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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Academy st, 570-8 (or Sherman av, 109-35).
Cherry st, 14-16 & 384.
Essex st, 130½-132.
Lafayette st, 419-21.
*Lewis st, 72½-74 (or Rivington st, 304-6).
Ludlow st, 40 & 151.
Maiden la, 131.
Mott st, 100.
*Rivington st, 116 (or Essex st, 130½-132).
Rivington st, 304-6.
*Scammel st, 45-7 (or Cherry st, 384).
South st, 164 & 197.
Vandewater st, 40.
Washington pl, 85.
Washington st, 508-10.
*5th st, 239-41 E (or 2d av, 87-9).
13th st, 509-11 E.
13th st, 8-10 W.
17th st, 110 W.
19th st, 40-2 E.
20th st, 26 E.
22d st, 213 W.
33d st, 203-9 E.
34th st, 136 W.
35th st, 131-7 W.
44th st, 407 W.
37th st, 146 E.
47th st, 407 W.
55th st, 138 & 540 W.
50th st, 533 & 552 W.
60th st, 22 W.
61st st, 415 E.
*65th st, 25 E (or n w c Mad av), blk 1380-17.
66th st, 245 W.
67th st, 7-9 W.
68th st, 61 W.
71st st, 517-23 E.
*72d st, 513 E (or 71st st, 517-23 E).
72d st, 126 W.
73d st, 223 E.
78th st, 230 W.
83d st, 123 W.
85th st, 323 E.
87th st, 8 W.
89th st, 127-31 W.
94th st, 62 E.
97th st, 234 E.
97th st, 64 W.
101st st, 313 E.
102d st, 316-8 E.
104th st, 66 W.
109th st, 227 W.
*111th st, 154 W (or 7th av, 1807-15).
111th st, 526 W.
113th st, 103 E.
115th st, 8-10 W.
*122d st, 50 E (or Mad av, 1881).
122d st, 110 E.
122d st, 136 W.
128th st, 238 E.
129th st, 110-2 W.
133d st, 61 E.
133d st, 35-35½ W.
134th st, 206 W.
137th st, 218 W.
138th st, 101-3 W.
147th st, 510-2 W.
148th st, 540 W.
*169th st, 701 W (or Ft Wash av, w s), blk 2139-159.
*185th st, 521 W (or Audubon av, 399).
*186th st, 530 W (or Audubon av, 411).
*192d st W (nec St Nich av), blk 2161-17.
*192d st W (nwc St Nich av), blk 2169-18.
*193d st W (sec 193d st), blk 2161-17.
Av A, 1652.
Amsterdam av, 2153.
Audubon av, 399-411.
Claremont av, ws, blk 1994-63.
*Fairview av (swc St Nich av), blk 2170-251.
Ft Washington av, ws, blk 2139-159.
Lenox av, 86 & 220.
Lexington av, 1626-8 & 1795.
Lexington av, 1713-15.
Madison av (nwc 65th st, 25 E), blk 1380-17.
Madison av, 1881.
Pleasant av, 289.
*Post av, 22-40 (or Sherman av, 109-35).
St Nicholas av (n w c 192d st), blk 2169-18.
St Nicholas av, nec 192d st), blk 2161-17.
St Nicholas av (s w c Fairview av, blk 2170-251.
Sherman av, 109-35.
Vermilyea av, ws, blk 2234-36-38.
*Wadsworth av, ns (or St Nich av, swc Fairview av), blk 2170-251.
1st av, 846.
2d av, 87-9, 1976 & 2270.
3d av, 1893 & 2336.
7th av, 1807-15.
8th av, 30-2 & 464.

WILLS.

Delancey st, 36-8.
29th st, 113 E.
57th st, 48 E.
3d av, 1435.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. & G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:483—10, denote that the property mentioned is in section 2, block 483, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street, st, 1.
T &c—ta-sty h e.
tnts—tene Edw
w—west.
y—years.
O C & 100—consideration and $100.
TS—Torrens S[illegible]m.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 24, 26, 28, 29 & 30.

Academy st, 570-8, see 7 av, 1807-15.

Cherry st, 14 (1:112-52), ns, 84.2 e Franklin sq, 24x99.8x25x95.8, es; also CHERRY ST, 16 (1:112), ns, abt 110 e Franklin sq, —x—, with rights to alleys, &c, 6-sty bk tnt & str; Union Constn & Realty Co to Simon P Flannery [129 Park row], 574 Ocean Pkway, Bklyn; AL; Dec 23; Dec30'14; A$28,000-65,000 (R S $1). O C & 50

Cherry st, 16, see Cherry, 14.

Cherry st, 384 (1:261-6), nwc Scammel (Nos 45-7), 25x101.10x25x100.2; also LOT adj, 20x25, 6-sty bk tnt & strs; Eugenie Gordon to B & E Gordon Co, 1881 Mad av; ½ RT&I; AL; Dec24; Dec26'14; A $14,000-36,000 (R S $1). O C & 100

Essex st, 130½-132 (2:354-1), nec Rivington (No 116), 75x40, 6-sty bk tnt & strs; Benson Constn Co to Meyer Vesell, A 317 W 89; mtg $77,000 & AL; Dec29'14; A $60,000-90,000 (R S $54.50). O C & 100

Lafayette st, 419-21 (2:544-13), es, 410.7 sw Astor pl, runs e76.11xn—xe33.4xs1xe35.1 & 30x23.7xnw10.4xsw28.6xnw150 to st xne 52.1 to beg, 8 & 9-sty bk loft & str bldg; Jennie W Schiffer et al, EXRS &c Walter A Schiffer, to Jack W Schiffer, 555 Park av; ½ pt; June1; Dec24'14; A$86,000-180,000 (R S $106.50). court order

Lewis st, 72½-74, see Rivington, 304-6.

Ludlow st, 40 (1:310-4), es, 125.6 n Hester, 25.3x87.6x25.2x87.6, 5-sty bk tnt & strs; Abram C Weingarten to Jacob H Hirschkowitz, 140 Rivington; AT; mtg $28,000; Dec7; Dec28'14; A$20,000-27,000. O C & 100

Ludlow st, 151 (2:411-23), ws, 125.4 s Stanton, 25.1x87.6, 5-sty bk tnt & strs & 4-str bk rear tnt; judgmt of registration & ordered that Eliz wife & Nicholas Fish, abt Dec6'27, then owners of above, made deed to Edw Gumbs & that QC deed is valid, &c also ordered that pltf has absolute possession; Saml Ershowsky, 57 E 3, pltf, vs Stuyvesant F Morris et al, defts; AL; Dec 18; Dec24'14; A$23,000-28,000. Torrens System

Maiden la, 131 (1:70-4), ns, 20.9 w Water, 19.7x55.4x20.10x55, 4-sty bk loft & str bldg; No 4 W 57th St Co to Rexton Realty Co, 37 Liberty; CaG; mtg $15,000 & AL; Dec28'14; A$22,000-26,000 (R S $25). O C & 100

Mott st, 100 (1:204-4), es, 175 s Hester, 25x94, 5-sty bk tnt & strs & 5-sty by rear tnt; Federal Union Surety Co, of Indiana, to Donato Boffa & Donato Di Sessa, both at 114-6 Mulberry; QC; Dec19; Dec29'14; A$18,500-30,000. nom

Rivington st, 116, see Essex, 130½-132.

Rivington st, 304-6 (2:329-78), nec Lewis (Nos 72½-74), 25x100, 6-sty bk tnt & strs; Lena Stoloff et al to Edw Ash, 316 W 103; AL; Dec18; Dec24'14; A$24,500-48,000 (R S 50 cts). O C & 100

Scammel st, 45-7, see Cherry, 384.

South st, 164 (1:108-6), ns, abt 40 e Dover, 20x71.10x20.9x71.10, 4-sty bk tnt & strs; Union Constn & Realty Co to Simon P Flannery, 574 Ocean Pkway, Bklyn; AL; Dec23; Dec30'14; A$9,500-16,000 (R S $1). O C & 50

South st, 197 (1:251-10), ns, 50 e Oliver, 25x80, 4-sty bk tnt & strs, 2-sty ext; Union Constn & Realty Co to Simon P Flannery, 574 Ocean Pkway, Bklyn; AL; Dec23; Dec 30'14; A$9,500-13,500 (R S $1). O C & 50

Vandewater st, 40 (1:113-16), ss, abt 65 w Pearl, 21.1x35.11x21.5x34.6, es, 4-sty bk tnt & strs; Union Constn & Realty Co to Simon P. Flannery, 574 Ocean Pkway, Bklyn; AL; Dec23; Dec30'14; A$4,500-7,000 (R S $1). O C & 50

Washington pl, 85 (2:552-71), ns, abt 75 e 6 av, —x—, 4-sty & b bk dwg; Chas A Garland to Susan E Garland, his wife, 510 W 143; AT; B&S; AL; Dec26; Dec30'14; A$16,000-18,500. nom

Washington st, 508-10 (2:596-35-36), ws, 142 n Spring, 40.3x115, 4-sty bk storage bldg; Frances E Baker et al, EXRS &c Frederic Baker, to Baker & Williams, 512 Washington; mtg $20,000; Dec24'14; A$23,000-32,000 (R S $18). 38,000

5TH st, 239-41 E, see 2 av, 87-9.

13TH st, S W (2:576-34), ss, 195 w 5 av, 20x83.7x—x77.9; also 13TH ST, 10 W (2:576), sws, 215 nw 5 av, runs sw87xw10.6 xsw9.6xnw10xne100 to st xse20 to beg, 11-sty bk loft & str bldg; Geo J Rick to Geo W Webb, 17 Gansevoort, Jersey City, NJ; mtg $147,500 & AL; Dec24'14; A$40,000-160,000 (R S $1). O C & 100

13TH st, 10 W, see 13th, 8 W.

13TH st, 509-11 E (2:407-56), ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Alfred Steckler Jr, ref, to N Y Trust Co, 26 Broad, pltf; FORECLOS Dec23; Dec24; Dec 26'14; A$21,000-34,000 (R S $40). 40,000

17TH st, 110 W (3:792-44), 175 w 6 av, 25x92, 7-sty bk loft & s g; Jeannette K Harris to No 4 W St Co, 30 Pine; CaG; mtg $45,000 & AL; Dec28'14; A$19,500-P44,000 (R S $27.50). O C & 100

19TH st, 40-2 E (3:847-50), ss, 231 e Bway, 42x92, 9 & 10-sty stn loft & str bldg; 40 E 19th St Realty Co to Emily I Mommer, 54 E 91; B&S; AL; Dec23; Dec26'14; A$96,500-182,000 (R S $1). nom

20TH st, 26 E (3:848-56), sws, 325 nw 4 av, 25x92, 4-sty bk loft & str bldg, 1-sty ext; Conrad Czarra to Nowell P Cayley, of Riverside, Cal; mtg $47,500 & AL; Nov 12; Dec30'14; A$57,500-65,500. nom

22D st, 213 W (3:772-38), ns, 101.2 w 7 av, 15x78.5x15x78.7, 3-sty & b stn dwg; Eliphalet L Davis to Willie Lee Inman, 57 E 67; mtg $8,000 & AL; Dec30'14; A$9,-000-12,000 (R S $6). nom

33D st, 203-9 E (3:914-5-8), ns, 81.1 e 3 av, 98.11x107.4, 4-5-sty bk tnts & strs; Salomon Block to Julius B Fox, 520 Ocean av, Jersey City, NJ; QC; Dec19; Dec24'14; A$53,000-121,000. O C & 100

33D st, 203-9 E; (3:914-5-8), ns, 81.1 e 3 av, 98.11x107.4, 4-5-sty bk tnts; Salomon Block to Leo Rovere, 45 Gerry av, Elmhurst, Bor of Q; Dec19; Dec24'14; A$53,000-121,000(R S 50 cts). O C & 100

33D st, 203-9 E; Leo Rovere & ano to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; Dec22; Dec24'14 (R S $2,50). O C & 100

33D st, 205 E (3:914-6), ns, 105.9 e 3 av, 24.8x107.5, 5-sty bk tnt; Abr Goldenblum to Julius B Fox, 520 Ocean av, Jersey City, NJ; QC; Dec21; Dec24'14; A$13,000-30,000. O C & 100

34TH st, 136 W (3:809-65), sws, 325 se 7 av, 25x98.9, 5-sty stn tnt & strs; No 136 W 34th St, a corpn, to Jos F Dempsey [59 Wall], 275 Macon, Bklyn; mtg $115,000 & AL; Dec29'14; A$130,000-137,500 (R S 50 cts). nom

35TH st, 131-7 W (3:811-16), ns, 350 e 7 av, 75x98.9, 13-sty bk loft & str bldg; McMorrow Engineering & Constn Co to Minaret Building Co, both at 271 W 125; B&S; mtg $385,000; Dec23; Dec24'14; A$165,000-$——— (R S $20). nom

37TH st, 146 E (3:892-56), ss, 166 e Lex av, 14x98.9, 4-sty & b stn dwg; Susanna H A Faber to Helena W Faber, Atlantic av, Far Rockaway, LI; ½ pt; Dec29; Dec30 '14; A$14,000-21,000 (R S $2). nom

37TH st, 146 E; Helena W & Susanna H A Faber to Isabel Kingsley, of Beacon, Dutchess Co, NY; mtg $18,000; Dec29; Dec 30'14 (R S $2). nom

44TH st, 407 W (4:1054-27), ns, 125 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear tnt; Julia T Farley, EXTRX Bridget Tracy, to Mary B Branigan, 320 W 45; mtg $13,000; Dec23; Dec24'14; A$13,000-16,500 (R S $2.50). 16,250

47TH st, 407 W (4:1057-28), ns, 105 w 9 av, 20x100.5, 3-sty stn tnt; Isabella L Beekman et al to Philip Levey, 258 W 34; B&S; AL; Nov27; Dec28'14; A$9,500-11,500. O C & 100

47TH st, 407 W; Jos Bayley to same; AT; B&S; AL; Nov27; Dec28'14 (R S 50 cts). O C & 100

47TH st, 407 W; Philip Levey to Ellen S Hoetzer, 2397 8 av; AL; Dec26; Dec28 '14 (R S $4.25). nom

50TH st, 533 W (4:1079-15), ns, 425 e 10 av, 25x100.5, 4-sty stn tnt; Fredk Krey to August H Eicke, Town of Union, Hudson Co, NJ; mtg $13,000; Nov3; Dec28'14; A$9,000-14,000. nom

50TH st, 552 W (4:1078-59), ss, 128.2 e 11 av, runs s93.6xe17.4xse15.5xn102.3 to st xw30.1 to beg, except pt as lies s & w of cl of Verdant la (closed), with all title to any strips or gores adj, 3-sty bk church; August H Von Haller to Saints Cyril Methodius Catholic Church for Croatians 552 W 50; mtg $12,000; Dec30 '14; A$10,500-13,000 (R S $10.50). O C & 100

55TH st, 138 W (4:1007-50), ss, 425 w 6 av, 25x100.5, 1 & 3-sty bk stable; Thos H Hubbard to Sibyl F Hubbard, his wife, 16 W 58; Dec22; Dec24'14; A$32,000-37,000 (R S $37). nom

55TH st, 540 W (4:1083-55), ss, 225 e 11 av, 25x100.5, 5-sty bk tnt & strs; Chas Mayer & ano, EXRS Leopold Mayer, to Jas V Macdonald, 170 W 74; mtg $10,000 & AL; Dec29; Dec30'14; A$9,000-15,500 (R S 50 cts). 500

55TH st, 540 W; Augusta Mayer, widow, to same; QC; AL; Dec29; Dec30'14. nom

60TH st, 22 W (4:1112-52), ss, 287.6 e Col av, 37.6x100.5, 5-sty bk tnt & strs; Belgomore Holding Co to Eliz M Bracher, 349 W 85; mtg $42,000 & AL; Dec29; Dec 30'14; A$45,000-60,000 (R S $6). O C & 100

61ST st, 415 E (5:1456-10), ns, 220 e 1 av, 20x90.1x20.2x93.3; Arthur M Levy, ref, to Hereford Realty Co, 149 Bway; FORECLOS Nov11; Nov30; Dec26'14; A$5,500-5,500. 5,880

65TH st, 25 E, see Madison av, nwc 65.

66TH st, 249 W (4:1158-7), ns, 150 e West End av, 25x100.5, 5-sty bk tnt; Eugenie Gordon to B & E Gordon Co, 1881 Mad av; AL; Dec24; Dec26'14; A$8,000-15,-000 (R S $1). O C & 100

67TH st, 7-9 W (4:1130-23-28), ns, 100 w Central Park W, 150x100.5, 1-sty fr shop & vacant; Fullerton Weaver Realty Co to Hotel Des Artistes Inc, 33 W 67; mtg $155,000 & AL; Dec23; Dec24'14; A$135,000-135,000 (R S $25). O C & 100

68TH st, 61 W (4:1121-71), ns, 169 e Col av, 18x100.5, 3 & 4-sty & b stn dwg; Nathan A Seagle & ano, EXRS Annie J Dade, to Shirley Realty Co, 71 W 55; Dec 29; Dec30'14; A$15,500-24,000 (R S $18.50). 18,500

71ST st, 517-23 E (5:1483-19), ns, 372.6 e Av A, 100x100.2; also, 72D ST, 516 E (5:1483), ss, 298.6 e Av A, 95x102.2, 4-sty bk bakery & 2-sty bk stable; Herschman & Meier to Cushman's Sons, Inc [517 W 59], 60 Bway; mtg $95,000; Dec22; Dec29'14; A $33,000-80,000 (R S $42). O C & 100

72D st, 515 E, see 71st, 517-23 E.

72D st, 126 W (4:1142-42), ss, 250 w Col av, 25x102.2, 4-sty & b stn dwg; Ino E Redman to Edw H Reynolds, 104 W 79; mtg $13,000; Dec28; Dec29'14; A$15,000-60,000 (R S $22). O C & 100

73D st, 223 E (5:1428-13), ns, 27 av, 25x102.2, 5-sty stn tnt & strs; El D Curtis to Annie M Christie, 2 E 32; Dec15; Dec26'14; A$9,000-18,000 (R S $ O C & 100

78TH st, 230 W (4:1169-44), ss, 275 w Ams av, 17x102.2, 3-sty & b stn dwg; Jennie W Schiffer et al, EXRS &c Walter A Schiffer, to Jack W Schiffer, 555 Park av; June1; Dec24'14; A$15,000-20,000 (R S $21.50). court order

83D st, 123 W (4:1214-23½), ns, 215 w Col av, 17x102.2, 3-sty & b stn dwg; Milly L Larson to Alfred W Herzog, 123 W 83; Oct21; Dec30'14; A$10,000-13,500. nom

85TH st, 323 E (5:1548-13), ns, 300 e 2 av, 25x102.2, 5-sty bk tnt; Herman Heinemann et al to The 323 E 85th St Co, Inc, 323 E 85; AL; Dec30'14; A$9,000-20,500 (R S $2). O C & 100

87TH st, 8 W (4:1200-38), ss, 130 w Central Park W, 20x100.8, 5-sty & b bk dwg; Arthur V Gwynne & ano, as GDN Anna R Gwynne, to Cettie G Shepherd, GDN Abram E, Josephine C, Beatrice A & Hy C Gwynne, 16 E 63; AT; B&S; Dec24; Dec28'14; A$16,000-32,000 (R S $6). 6,000

89TH st, 127-31 W (4:1220-14), ns, 325 e Ams av, 75x100.8, 2-sty bk church; mtgs $38,000; also 138TH ST, 101 W (7:2007-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; A$8,000-19,000; also 138TH ST, 103 W (7:-2007-27), ns, 100 w Lenox av, 25x99.11, 5-sty bk tnt; mtgs on 2d & 3d parcel, $24,-600 each; A$8,000-19,000; TRSTES for the Corpn of the African Methodist Episcopal Church, to Zion Church, to Jerome B Burge, 17 W 132; Dec24; Dec26'14; A Exempt-Exempt. court order & 2,000

94TH st, 62 E (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; Elek J Ludvigh, ref, to Dawson C Glover, at Fairfield, Conn [24 Broad], TRSTE will Caroline A Geiser, pltf; FORECLOS Dec22; Dec 23; Dec24'14; A$15,000-25,000 (R S $20). 20,000

97TH st, 234 E (6:1646-29), ss, 100 w 2 av, 25x100.11, 4-sty & b stn tnt; Jos Berkowitz et al to De Witt H Warren, at Newburgh, NY; AL; Dec28; Dec30'14; A $9,000-12,500. nom

97TH st, 64 W (7:1832-57), ss, 182 e Col av, 19x100.11, 4-sty & b bk dwg; Mary C Hendrick to Jere D Toomey, 130 Claremont av, Mt Vernon, NY; mtg $16,000; Nov6; Dec28'14; A$11,500-19,000. nom

101ST st, 313 E (6:1673-9), ns, 200 e 2 av, 25x100.11, 4-sty & b strs; Silas Downing to Annie M Christie, 20 E 32; mtg $10,500; Dec29; Dec30'14; A$7,000-15,-000 (R S $6.50). nom

102D st, 316-8 E (6:1673-40), ss, 275 e 2 av, 50x100.11, 6-sty bk tnt & strs; Christopher Pitkin Co to Giuseppe Lovaglio, 316 E 102; mtg $45,000; Nov30; Dec26'14; A$14,000-48,000. nom

103D st, 53 W (7:1839-60), ss, 100 e Col av, 31.4x100, 5-sty bk tnt; Adelino C Wilcox to Theresa Lemmon, 319 W 94; mtg $30,000; Dec24'14; A$21,500-38,000 (R S 50 cts). O C & 100

104TH st, 66 W; Theresa Lemmon to Harry Hirschfeld, 122 W 114; mtg $30,000 (R S $3.50). O C & 100

109th st, 227 W, see 7 av, 1807-15.

111th st, 154 W, see 7 av, 1807-15.

111H st, 526 W (7:1882-47), ss, 341.8 w Ams av, 108.4x91.10, 6-sty bk tnt; Alma C Stem & Maisie C, his wife, to Mortimer B Bernstein, 55 Mt Morris Park W; mtg $188,500 & AL; Dec28; Dec30'14; A$82,000-180,000. O C & 100

113TH st, 103 E (6:1641-2), ns, 20 e Park av, 16x100.11, 3-sty & b bk dwg; Chas D Donohue, ref, to Margt W Burdsall, 130 Franklin av, New Rochelle, NY, pltf; FORECLOS Dec22; Dec29; Dec30'14; A$7,-000-7,500 (R S $6). 5,900

115TH st, 540 W (6:1598-42-43), ss, 145 w 5 av, 50x100.11, 2-5-sty stn tnts; Eberhardt & Podgur to Progress Holding Co, 35 Nassau; mtg $39,500; Dec23; Dec24'14; A$28,000-54,000 (R S $10). nom

121ST st W, nec Lenox av, see Lenox av, 220.

122D st, 50 E, see Madison av, 1881.

122D st, 102 (110 old) E (6:1770-68), ss, 90 e Park av, 22.6x100.11, 2-sty & b fr dwg; Fredk A Hall, ref, to Rockwood Park Co, 22 E 42; FORECLOS Dec4; Dec 28'14; A$8,000-8,000 (R S $4). 3,550

122D st, 136 W (7:1906-49), ss, 374.9 w Lenox av, 17.6x100.11, 4-sty & b stn dwg; Wallace S Risley to August Herzog, 60 Flushing av, Jamaica, B of Q; mtg $13,750 & AL; Dec23; Dec24'14; A$9,200-15,500 (R S $8.50). 20,000

128TH st, 228 E (6:1792-32), ss, 179 w 2 av, 26x99.11, 5-sty bk tnt; C Isabelle Miller to Supreme Chocolate Co, 33 Commerce; mtg $14,000 & AL; Dec15; Dec29 '14; A$7,500-16,000 (R S $1). nom

129TH st, 110 W (7:1913-38), ss, 97 w Lenox av, 26.6x99.11, 5-sty stn tnt; Jas A Lynch, ref, to Louis Haupt, 232 E 19; FORECLOS Nov23; Dec24'14; A$11,700-26,-000 (R S $22.50). 21,500

129TH st, 112 W (7:1913-39), ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Jas A Lynch, ref, to Otto F Meeske, 720 Riverside dr; FORECLOS Nov23; Dec24'14; A $11,700-26,000 (R S $22.50). 21,500

133D st, 61 E (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Marion W Rossi to Wm Lane, 57 Ashford, Bklyn; ½ int; mtg $20,500; Dec23; Dec26'14; A$5,-500-15,000. nom

133D st, 35-35½ W (6:1731-19-1914), ns, 435 e Lenox av, 33.4x99.11, 2-3-sty & b bk dwgs; Genevieve Eusner to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $10,500; Dec 24; Dec29'14; A$9,000-10,000. nom

134TH st, 206 W (7:1930-38½), ss, 118 w 7 av, 17x99.11, 3-sty bk synagogue; Simon J Harsing to Jos L Goodman, 1359 Lyman pl, Bronx; CaG; AL; Dec23; Dec 28'14; A$6,100-7,500. nom

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137TH st, 218 W (7:1942-43), ss, 242 w 7 av, 16x99.11, 3-sty & b stn dwg; David L Lustig to Michl Mass, 1959 7 av; mtg $9,000; Dec23; Dec29'14; A$9,400-11,000 (R S 50 cts). nom

138TH st, 101-3 W, see 89th, 127-31 W.

141ST st, 510-2 W (7:2018-41), ss, 200 w Ams av, 99x99.11, 9-sty bk tnt; Bolyview Realty Co to Root C Ryder, 344 W 24; B&S & CaG; mtg $60,000 & AL; Dec23; Dec30'14; A$29,000-62,000 (R S 50 cts).
O C & 100

147TH st, 510-2 W; Robt C Ryder to Eliza Bartlett, 229 W 139; B&S & CaG; mtg $60,000 & AL; Dec23; Dec30'14 (R S 50 cts). O C & 100

147TH st, 510-2 W; Eliza Bartlett to Geo R Cannon, 229 W 139; B&S & CaG; mtg $60,000 & AL; Dec23; Dec30'14 (R S 50 cts). O C & 100

148TH st, 540 W (7:2079-50), ss, 324.11 e Bway, 17.1x99.11, 3-sty & b bk dwg; Matthew F Doyle, ref, to Jno G Peppler, 420 Blvd Loop, Weehawken, NJ 153 Park row; mtg $10,000; FORECLOS Dec23; Dec 26'14; A$5,000-12,000. **25**

169TH st, 701 W, see Ft Washington av, ws, 100 s 170.

185TH st, 521 W, see Audubon av, 399-411.

192D st W, nec & nwc St Nicholas av, see St Nicholas av, 192.

193D st W, sec St Nicholas av, see St Nicholas av, nec 192.

196TH st, 550 W, see Audubon av, 399-411.

Av A, 1652 (5:1583-50A), es, 16.8 s 87th, 16.1x81, 3-sty & b stn dwg; Anna H & Marie F Leonhardt to Chas F G Leonhardt, 114 W 190, & Carl A Leonhardt, 117 Pearsall av, Jersey City, NJ, & Ernest W Leonhardt, 112 W 190; QC; AL; Dec21; Dec 30'14; $6,000-8,000 (R S 50 cts). nom

Amsterdam av, 2158 (8:2111-34), es, 122 s 167th, 80x100, 6-sty bk tnt & strs; Meyer Vesell to Benson Constn Co, 63 Orchard; mtg $42,000; Dec29'14; A$29,000-66,000 (R S $22). O C & 100

Audubon av, 399-411 (8:2156-33-39), nec 185th (No 521), runs e120xn53.10xw26xn 160.11 to ss 185th (No 530) xw95 to es Audubon av xs214.10 to beg, 4-6-sty bk tnts; Aspinwall Apartments, Inc, to Allenel Constn Co, 30 E 42; mtg $245,000; Dec22; Dec24'14; A$81,000-$——— (R S $100). O C & 100

Claremont av (7:1994-63), ws, 900 n 122d, 25x100, vacant; Grace T Van Norden to Edith T Bates, 71 W 11; Nov23; Dec28'14; A$15,000-15,000. nom

Fairview av, swc St Nicholas av, see St Nicholas av, nec 192.

Fort Washington av (8:2139-159), ws 100 s 170th, runs w98.5xs106.7 to 169th (No 701) xse113.11 to av xnw13.3xn on curve 95.10 to beg, except pt for 169th, 6-sty bk tnt; 114th St & 7th Av Constn Co to Isidor Reis, 68 Lenox av; mtg $178,000 & AL; Dec24; Dec28'14; A$14,000-$——— (R S $11). O C & 100

Lenox av, 86 (6:1598-4), es, 100.11 s 115th, 25x75, 5-sty bk tnt & strs; Israel Hoffman to A & H Realty Co, 115 Bway; mtg $29,000; Dec30'14; A$21,000-29,500. nom

Lenox av, 220 (6:1720-35), nec 121st, 22.10x100, 4-sty & b stn dwg; Theresa Lemmon to Saml Weil, 222 Lenox av; B &S; ——— $20,000; Nov30; Dec30'14; A$28,-000-32,000. nom

Lexington av, 1626-8 (6:1630-56), ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; Frank Cochrane, ref, to Lexington Av & 102d St Co, 331 Mad av; mtg $30,000; FORECLOS Dec11; Dec28'14; A$19,000-51,-000 (R S $1). **650**

Lexington av, 1713-15, see 7 av, 1807-15.

Lexington av, 1795 (6:1639-52), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; Margt J Crawford to Jos B Peck, at Rochester, NY; AL; Feb13; re-recorded from Feb16; Dec30'14; A$11,000-22,000. nom

Madison av (5:1380-17), nwc 65th (No 25), 100.5x22, 4-sty & b bk dwg; Greenwich Savgs Bank to Charlotte Weatherley, 161 Middle dr, Plandome, LI; Dec28; Dec29'14; A$100,000-110,000 (R S $52.50). O C & 100

Madison av, 1881 (6:1747-72), sec 102d (No 50), 19x100, 3-sty & b stn dwg & 1-sty bk garage; Eugenie Gordon to B & E Gordon Co, 1881 Mad av; AL; Dec24; Dec 26'14; A$19,000-25,000 (R S $1). O C & 100

Pleasant av, 289 (6:1709-23), ws, 60.7 n 115th, 15x74, 3-sty stn tnt & str; Angela Grippo to Antonio Trezza, 313 E 114; mtg $3,500; Dec24'14; A$4,500-7,000 (R S $3). nom

Post av, 22-40, see 7 av, 1807-15.

St Nicholas av (8:2161), nec 192d, 100x 100, vacant; also ST NICHOLAS AV (8:-2161—this & parcel above lot 17), sec 193d, 100.5x200x100x193.4, vacant; A$105,-000-105,000; also ST NICHOLAS AV (8:-2170-251), swc Fairview av, runs w102.1xs 175.1 to ns Wadsworth av xe & curve along ns Wadsworth av & ws St Nicholas av 210.1 to beg, vacant; A$50,000-50,000; also ST NICHOLAS AV (8:2169-18), nwc 192d, runs n88.4 to ss Wadsworth av xsw 209.5 to ns 192d xe185.5 to beg, vacant; Henry Morgenthau Co to Utility Realty Co, 31 E 42; B&S; Dec29; Dec30'14; A$55,-000-55,000 (R S $10). nom

St Nicholas av, swc 193d, see St Nicholas av, nec 192.

St Nicholas av, swc Fairview av, see St Nicholas av, nec 192.

Sherman av, 109-35, see 7 av, 1807-15.

Vermilyea av, ws, 150 n Academy, see 7 av, 1807-15.

Wadsworth av, ns & ss, see St Nicholas av, nec 192.

1ST av, 846 (5:1359-2), es, 26 n 47th, 24.10x80, 5-sty bk tnt & strs; Jno H Loscarn to Chas J King, 473 W 145; QC; Aug 23'13; Dec30'14; A$10,500-20,000 (R S 50 cts). nom

2D av, 87-9 (2:461-35), nwc 5th (Nos 239-41), 48.6x100, 6-sty bk tnt & strs; Alfred Hahn & Viola, his wife, to Annie Golding, 101 W 115; ½ pt; mtg $110,000; Oct1'14; Dec30'14; A$60,000-120,000.
O C & 100

2D av, 87-9, nwc 5th (Nos 239-41); Annie Golding to Berthold Hahn, 20 W 91; ½ pt; mtg $110,000; Dec23; Dec30'14 (R S $10). nom

2D av, 1976 (6:1673-52), es, 75.11 s 102d, 25x100, 5-sty stn tnt & strs; Alex E Cohen to Isaac Rosh, 1918 2 av; mtg $20,000; Dec 29'14; A$10,000-20,000. O C & 100

2D av, 2270 (6:1666-53), es, 75.5 s 114th, 25.6x84.10, 4-sty bk tnt & strs; Sami J Wagstaff, ref, to Theresa Niekemper, 980 Manhattan av, pln; sub to transfer tax lien for $1,865.50; FORECLOS Dec23; Dec 24'14; A$10,000-10,000 (R S $10). **15,000**

3D av, 1563 (6:1664-47), es, 20.8 s 104th, 23.5x74, 4-sty bk tnt & strs; Eugenie Gordon to B & E Gordon Co, 1881 Mad av; AL; Dec24; Dec26'14; A$16,000-21,000 (R S $1). O C & 100

3D av, 2336 (6:1775-38), ws, 49.11 s 124th, 24.11x100, 4-sty bk tnt & strs; W S Kelley, ref, to Jno D Hass, 247 W 102, ADMR Will Jno Hass, decd, & FORECLOS Decs; Dec16; Dec24'14; A$23,000-32,000 (R S $31.10). **31,100**

7TH av, 1807-15 (7:1820-61), sec 111th (No 154), 100.11x110, 6-sty bk tnt; mtg $230,000; A$120,000-200,000; also 109TH ST, 227 W (7:1881-41), ns, 344.4 w Ams av, 55.8 x100.11, 9-sty bk tnt; mtg $130,000; A$40,-000-110,000; also SHERMAN AV, 109-35 (8:2220-11-23 & 33-41), swc Academy (Nos 570-8), runs w along av 350x310 to ns Post av (Nos 22-40), xe250xn150xe100 to ws Academy xn160 to beg, 12-5-sty bk tnts, strs on cor; mtg $447,000; A$168,000-P$168,000; also LEXINGTON AV, 1713 (6:-1635-23), es, 17.7 n 107th, 16.8x65, 4-sty stn tnt & str; A$6,500-9,500; also LEXINGTON AV, 1715 (6:1635-22½), es, 34.3 n 107th, 16.8x65, 4-sty stn tnt & str; A$6,500-9,500; mtg on this & above $21,000; also VERMILYEA AV (8:2234-36-38), ws, 150 n Academy, 75x150, vacant; mtg $9,600; A $18,000-18,000; Bendheim Constn Co to Gertrude A Vanderbeck, 129 W 126; Dec 30'14 (R S $140). O C & 100

8TH av, 30-2 (2:625-54 & 55), es, 81.7 s Jane, runs se52xw22.6xs6.6xw16xn6.6xw25 xn4 to s av xn39.9 to beg, 2-3-sty bk tnts; Rice Mcdonald to Claude N Comstock, at Albany, Missouri; 1-24 pt; Aug12; Dec28'14; A$11,500-14,500 (R S $1). 700

8TH av, 464 (3:783-3), es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & strs & 4-sty bk rear tnt; Macdonald DeWitt, ref, to Emma H Ellsworth, 81 W Hazelwood av, Rahway, NJ; FORECLOS Decs; Dec23; Dec28 '14; A$44,000-49,000 (R S $1). **25**

8TH av, 464; Emma H Ellsworth to Bond & Mtg Guar Co, 176 Bway; mtg $45,000 & AL; Dec23; Dec28'14. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Chambers st, 83 (miscl); also READE ST, 65; also 10TH ST, 16 E; power of atty; Harriet Post, heir Geo H Draper, to J Langdon Ward, 16-8 Exch pl; AT; Dec8; Dec24'14.

Chambers st, 83 (miscl); also READE ST, 65; also 10TH ST, 16 E; power of atty; Frances A Rives, heir &c Geo W Draper, to same; AT; Dec8; Dec24'14.

Reade st, 65, see Chambers, 83.

10TH st, 16 E, see Chambers, 83.

11TH st, 400-2 E, see 1 av, 180.

12TH st E, sec 3 av, see 3 av, 77-83.

12TH st E, swc 3 av, see 3 av, 74-84.

13TH st W, nec 7 av, see 7 av, nec 13.

19TH st, 8-10 W (miscl); power of atty to Ls &c; Round Robin Realty Corpn to Arthur C Levi, 271 Central Park W; Dec 28'14.

19TH st, 23 W, see 20th, 18-22 W

20TH st E, sec 3 av, see 3 av, 243.

20TH st, 18-22 W (miscl); also 19TH ST, 23 W; power of atty to Ls, &c; Arragon Holding Corpn to Arthur C Levi, 271 Central Park W; Dec28'14.

36TH st, 15 W (miscl); power of atty to conduct business &c; Isidore Saltz to Max Saltz, 12 W 119; Dec16'14.

47TH st, 407 W (4:1057-78), ns, 105 w 9 av, 20x100.5, 3-sty stn tnt; re judgmt; Sarah Bayley, individ & EXTRX Jos Bayley, to Isabella L Beekman, 38 E 76; AT; Dec16; Dec28'14; A$9,500-11,500. nom

59TH st E, ss, 112 e 5 av, see 5 av, sec 89.

59TH st E, sec 5 av, see 5 av, sec 89.

127TH st, 201 W, see 7 av, 2140.

183D st, cl at cl 12 av, see 12 av, cl at cl 183.

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 95.11x125; asn rents to secure $4,945.45; 160 Broadway Holding Corpn to Jacob Rosenthal, 1393 7 av; Dec29'14. nom

Bowery, 44-6 (2:202); consent to 3d track; Eugenia L de Nottbeck, of Geneva, Switzerland, to Manhattan Railway Co; ¾ pt; Nov4; Dec30'14. nom

Bowery, 44; consent to 3d track; Cecelia L de Nottbeck, of Dorset, Vt, et al, to same; ¾ pts; Sept3; Dec30'14. 701

Pleasant av, 289 (6:1709-23), ws, 60.7 n 115th, 15x74, 3-sty stn tnt & str; re mtg; Annie Bodde to Angela Grippa, 440 E 115; Dec24'14; A$4,500-7,000. nom

1ST av, 180 (2:438), sec 11th (Nos 400-2), 23.8x94; consent to 3d track; Hy Bernhardt et al to Manhattan Railway Co; mtg $5,500; Nov21; Dec29'14. 284

1ST av, 180; consent to 3d track; German Savgs Bank of N Y, mortgagee, to same; mtg $5,500; Nov30; Dec29'14. nom

2D av, 771 (5:1315); consent to 3d track; Florence Butterbrodt to Manhattan Railway Co; Dec18; Dec24'14. 913.44

2D av, 908 (5:1341); consent to 3d track; Wm H Stauf, 234 W 132, to Manhattan Railway Co; mtg $10,000; Dec24; Dec30'14. 301

2D av, 908; consent to 3d track; Lawyers Title Ins & Trust Co, as TRSTE Mary M Johnston, decd, for Irene M & Mabel S Aitken, mortgagee, to same; mtg $10,000; Dec28; Dec30'14. nom

2D av, 1408-10 (5:1448); consent to 3d track; David Rader, 205 E 79, to Manhattan Railway Co; mtg $50,000; Nov9; Dec 30'14. 613

2D av, 1408-10; consent to 3d track; Carrie A Ducker, mortgagee, to same; mtg $15,000; Dec19; Dec30'14. nom

2D av, 1408-10; consent to 3d track; Richd E & Carrie Allen, mortgagees, to same; mtg $15,000; Dec19; Dec30'14. nom

3D av, 49-53 (2:466), es, 21 n 10th, 63.1x80; consent to 3d track; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuyvesant, to Manhattan Railway Co; Nov16; Dec29 '14. 778

3D av, 74-84 (2:556), swc 12th, runs w 57xs38.9xw18xs38.8xw25xs51.8xe100 to av xn129.1; consent to 3d track; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuyvesant, to Manhattan Railway Co; Sept16; Dec26'14. 516.33

3D av, 77-83 (2:467), sec 12th, 50.11x 109; consent to 3d track; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuyvesant, to Manhattan Railway Co; Nov16; Dec26 '14. 283.21

3D av, 243 (3:900), sec 20th, 19.6x70; consent to 3d track; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuyvesant, to Manhattan Railway Co; Nov17; Dec26'14. 43.88

3D av, 459-63 (3:912); consent to 3d track; Jno Wells & Florence, his wife, 11 Fitzallen rd, Sussex, Eng, to Manhattan Railway Co; Dec10; Dec30'14. 739.25

3D av, 459-63; consent to 3d track; Florence Wells, mortgagee, to same; mtg $27,000; Dec22; Dec30'14. nom

3D av, 459-63; consent to 3d track; same, mortgagee, to same; mtg $12,000; Dec12; Dec30'14. nom

5TH av (5:1500), sec 89th, —x112; also 89TH ST E, ss, 112 e 5 av, 23x—; sobrn of mtg for $250,000 to agmt recorded June23 '13 as to easement & use of alley for light & air, &c; U S Trust Co of N Y, 45 Wall, mtgee, City Real Estate Co, 176 Bway, owner of 2d parcel, & Benj N Duke, 1076 5 av, owner of 1st parcel; Dec21; Dec24'14. nom

7TH av (2:609-1), nec 13th; consent to stairway to 14th st station; Wm G Howenstine to City NY; Dec28; Dec29'14. nom

7TH av, 2140 (7:1933), nwc 127th (No 201), 5-sty stn tnt & strs; re legacy to enable party 2d pt to obtain loan of $24,000; Carrie Coleman, 111 W 9, et al, legatees will Mina Windholz, to Frank Windholz, 111 W 49; Dec14 (re-recorded from Dec23 '14, then in miscl); Dec24'14. nom

7TH av, 2140 (7:1933); agmt as to encroachment in rear of No 2142 7 av; Frank Windolz, 111 W 49, owner, with Hy Wollman, 1 W 70, mortgagee of No 2140; Dec 26; Dec28'14. O C & 100

8TH av, 2717 (7:2044); consent to 3d track; Hy P Lipner, NY, to Manhattan Railway Co; mtg $37,500; Nov30; Dec30'14. 466.67

8TH av, 2717; consent to 3d track; Esther Lipner, mortgagee, to same; mtg $15,500; Dec21; Dec30'14. nom

8TH av, 2717; consent to 3d track; Yale University, mortgagee, to same; mtg $22,-000; Dec14; Dec30'14. nom

8TH av, 2741 (miscl); power of atty to conduct business &c; Fannie D Goldberg to Saml Goldberg; Dec22; Dec24'14.

12TH av (8:2180), cl at cl 183d, runs s55 xe54.2 to cl blk bet Bway & Bennett av x n79.9 to pt 24 n of cl 183d xw43.4 to cl 12 av xs24 to beg, being an interior plot, vacant; re mtg; Harry C Horton & ano to Bennett Ave Realty Co, 549 W 52; Dec23; Dec24'14. 4,000

Appointment (miscl) of substituted TRSTE & acceptance of same; Kath O'Brien, EXTRX &c Jno Fox, to Equitable Trust Co of N Y, 37 Wall, as TRSTE Co-TRSTE same will; Dec26; Dec29'14.

Power of atty (miscl); Herman Le Roy Jones, 175 W 72, to Frederic de P Foster, at Tuxedo Park, NY; Dec23; Dec29'14.

Power of atty (miscl); Mary K Bradford, 2020 Bway, to Frederic de P Foster, at Tuxedo Park, NY; Dec23; Dec29'14.

Power of atty (miscl); Ambrose K Jones, 175 W 72, to Frederic de P Foster, at Tuxedo Park, NY; Dec23; Dec29'14.

Power of atty (miscl); Anna C Church to Geo W Murray et al, firm Howland, Murray & Prentice, 35 Wall; June9'10; Dec28'14.

WILLS.

Borough of Manhattan.

Delancey st, 36-8 (2:420-78), nec Forsyth, 50x65, 6-sty bk tnt & strs; A$65,-000-$99,000; also 57TH ST, 48 E (5:1292-42), ss, 125 w Park av, 24x100, 4-sty stn dwg & 2-sty ext; A$72,000-87,000; also 3D AV, 1435 (5:1527-1), nec 81st (Nos 203-207), 25x101, 2-4-sty bk tnts & strs; A $34,000-45,000; Henry C Tinker Est, Wm L Tinker, EXR, 40 Wall; attys, Choate, Larocque & Mitchell, 40 Wall. Will filed Dec15'14.

Forsyth st, nec Delancey, see Delancey, 36-8.

29TH st, 113 E (3:885-12), ns, 205 e 4 av, 20x98, 4-sty bk & fr dwg; Sarah L Thurston Est, Edw D Thurston, EXR, 113 E 29; atty, Fredk de P Foster, 44 Wall; A$32,-000-37,000. Will filed Dec21'14.

57TH st, 48 E, see Delancey, 36-8.

81ST st, 203-7 E, see Delancey, 36-8.

3D av, 1435, see Delancey, 36-8.

CONVEYANCES.

Borough of the Bronx.

Chauncey st (*), sec Poplar, 33.9x100x 52.9x101.8; Morton Green to Smada Realty Co, 391 E 149; Dec24'14 (R S $2). O C & 100

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Chauncey st (*), same prop; Smada Realty Co to Jno Whalen, 577 E 139; mtg $2,000; Dec24'14 (R S 50 cts.) O C & 100

Clinton pl, 54 (11:3207), ss, 50 w Grand av, 25x100, 2-sty fr dwg; Anna H Leonhardt & ano to Chas F G Leonhardt, 114 W 190; Carl A Leonhardt, 117 Pearsall av, Jersey City, NJ, & Ernest W Leonhardt, 112 W 190; mtg $——; Dec21; Dec28'14 (R S 50 cts). O C & 100

Faile st, 1010 (10:2748), es, 100 n Aldus, 20.8x100, 3-sty bk dwg; Max Rivlin to Rosse Horwitz, 1010 Faile; mtg $——; Jan 8'13; Dec29'14. O C & 100

Freeman st, 950 (11:2986), ss, 100 e Hoe av, 25x85, 1-sty bk str; Jno J Tomich to Frida Wattenberg, 1109 Forest av; mtg $7,746.30; Dec28; Dec29'14. O C & 100

Gilbert pl, 1221 (10:2761), ns, 25 w Faile, 25x100, 2-sty bk dwg; Margt Rendall to Emma A Mayhew, 1522 Pacific, Bklyn; Dec 18; Dec24'14. nom

Hoffman st (11:3066), es, — n 187th, being lot A D, map 70 lots Cedar Hill, plot 22x78.7x25x118.9, except pt for av; T J Cunningham Co to Theresa McEvenie, 228 E 9, Bklyn; Dec23; Dec24'14 (R S $1.50). O C & 100

Manida st, 861 (10:2740), sws, 158.1 se Garrison av, 25x100, 2-sty bk dwg; Dorothy Reutler to Emily Veit, 434 E 153; mtg $9,000; Dec2; Dec24'14. nom

Manida st (10:2768), sec Randall av, 225 x100, 2-sty bk dwg & vacant; Simon Dressel to Andw Benhard & Anna Dressel, all at sec Randall av & Manida st, & Barbara Osterhohl, 694 Trinity av; B&S; Dec22; Dec 29'14 (R S $2.50). nom

Poplar st, sec Chauncey, see Chauncey, sec Poplar.

Rogers pl, 975 (10:2698), ws, 593.10 n Westchester av, 20x78x20x75.11, 2-sty fr dwg; Smada Realty Co to Morton M Green, 3078 Perry av; mtg $3,000; Dec22; Dec24'14. O C & 100

Simpson st, 1158 (10:2728), es, 124.11 s Home, 25x100, 4-sty bk tnt; Jos F Scanlan to August F Karsten, 202 W 82; mtg $14,500; Dec23; Dec26'14 (R S $30). nom

Simpson st, 1227 (11:2974), ws, 252.1 n Home, 25x100, 2-sty fr dwg; Jno Reinschmidt to Amelia Reinschmidt, 2426 Morris av; Nov25; Dec24'14. O C & 100

133D st E (10:2561), ss, 29 w Willow av, 25x100, vacant; J F M Co to Cath Cunningham, 12 Temple ct, Bklyn; Dec23; Dec24'14 (R S $1.50). nom

135TH st, 580 E (10:2547), ss, 134.6 e St Anns av, 18x100, 2-sty & b bk dwg; Chas F Kehoe to Evelyn K Kehoe, 565 Park av; 1-6 pt; Dec22; Dec28'14 (R S 50 cts). O C & 100

138TH st, 615-7 E (10:2552-2553), ns, 462.6 e St Anns av, 37.6x100, 6-sty bk tnt & strs; Chas A Rosen to Bertha Michaels, 1076 Teller av; mtg $50,000; May7; Dec28'14. O C & 100

140TH st, 603 E (10:2552-2553), ns, 420 e St Anns av, 40x95, 5-sty bk tnt; Moses Gluck to Frank Dill, 334 E 92; mtg $28,000; Dec29; Dec30'14 (R S $7). nom

146TH st, 236-8 E (9:2335), ss, 300 w Morris av, 50x100, 3-sty bk tnt & strs & 2-sty fr dwg; Max Bendit, ref, to Frances H Bolton, 876 Clermon av, Bklyn, & J Albert Lane, 209 E 7, Plainfield, NJ; FORECLOS Dec15; Dec22; Dec24'14 (R S $40). 8,000

149TH st, 368 E (9:2327), ss, 175 e Courtlandt av, 25x106.6, except part for st, 3-sty bk theatre; Abr Kaufman to Chas S Levy, 1956 Crotona Pkway, & Pauline Levy, 601 W 113; AL; Dec29'14. O C & 100

149TH st, 368 E; Chas S Levy to Charbert Realty Co Inc, 1029 Tremont av; AL; Dec29'14 (R S $4.50). nom

149TH st, 374-6 E (9:2327), ss, 154.7 w 3 av, 50x106.6, except pt for st, 3-sty bk str; Geo F Moody to Henry L Morris, 12 W 53, & J Clarence Davies, 14 E 81; mtg $50,000; Dec23; Dec30'14 (R S 50 cts). O C & 100

149TH st, 374-6 E (9:2327), ss, 154.7 w 3 av, 50x106.6, except pt for st, 3-sty bk str; Henry L Morris et al to Geo F Moody, 631 W 148; B&S; mtg $50,000; Dec21; Dec 28'14 (R S 50 cts). O C & 100

150TH st, 527 E (9:2276), ns, 150 e Brook av, 25x100, 5-sty bk tnt; David Cohen to Harry H Cohen, 126A W 127; mtg $16,500; Dec23; Dec24'14 (R S 50 cts). O C & 100

157TH st, 331 E, see Courtlandt av, 777.

160TH st, 322 E, see Courtlandt av, 843.

170TH st, 602 E (11:2931), ss, 119.9 w Franklin av, 18.11x123x18.10x124, 2-sty & b fr dwg; Anna H Leonhardt & ano to Chas F G Leonhardt, 114 W 190; Carl A Leonhardt, 117 Pearsall av, Jersey City, NJ, & Ernest W Leonhardt, 112 W 190; AL; Dec21; Dec28'14 (R S 50 cts). nom

177TH st E, sec Larkin av, see Larkin av, sec 177.

178TH st, 544 E, see Monterey av, 1935-9.

178TH st, 593 E, see Anthony av, 1952.

184TH st, 525 E, see Valentine av, 2375-81.

230TH st W, nec Heath av, see Heath av, 3000.

230TH st E (*), nes, 250 se Paulding av, 50x114, Wakefield; Felice Bassi to Gatanninni, wife Felice Bassi, 2503 Hughes av; ⅓ pt; AL; Dec30'14 (R S 50 cts). O C & 100

232D st E (*), nes, 105 se Paulding av, 25x $9.10; Anton Gronich to Roman Dombkowski, 317 Flatbush av, Bklyn; B&S; Nov 9; Dec30'14. O C & 100

234TH st E (*), ns, 185.3 w Kingsbridge rd, 25x114.6; Domenico Paladino to Wm J Thompson, 1701 Bussing av; Dec28'14 (R S 50 cts). 250

236TH st E, see Kepler av, see Kepler av, see 236.

252D st W, nec Independence av, see Independence av, nec 252.

Anthony av, 1952 (11:2814), nec 178th (No 593), 21.2x90, 3-sty fr tnt; Wm Schmitz to Emily Schmitz, 1960 Anthony av; mtg $10,000; Dec21; Dec26'14. O C & 100

Bathgate av, 1775 (11:2916), ws, 295.1 s 176th, 22x92.5, 2-sty fr dwg; Jno P Dunn, ref, to Carrie Westerheid, 234 W 71; FORECLOS Dec21; Dec23; Dec26'14. 5,000

Boston rd, 1038 (10:2622), es, 118.11 n 160th, 32.11x67.11x70x112.5, 6-sty bk tnt; Graymont Realty Co, Inc, to Philip K Sweet, Westwood, NJ; mtg $55,000; Dec 21; Dec28'14. nom

Bryant av, 1492 (11:3000), es, 200 s 172d, 18.9x100, 3-sty bk dwg; Scottish Holding Co, Inc, to Delia H F Scott, 821 E 16, Bklyn; mtg $6,000; Dec23; Dec29'14 (R S $4). O C & 100

Courtlandt av, 777 (9:2417), nwc 157th (No 331), 26.6x98, 4-sty bk tnt & strs; Simon Dressel to Andw, Benhard & Anna Dressel, all at sec Randall av & Manida st, & Barbara Osterhohl, 694 Trinity av; B&S; Dec22; Dec29'14 (R S $2). nom

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Carrie N Miller to Constantine Pampos, 337 W 14; mtg $8,500; Dec15; Dec29'14. nom

Crotona av, 1934 (11:2950), es, 100.3 s 177th, 16.8x70, 2-sty fr dwg; Sarah McGowan to Jno McGowan, 1934 Crotona av; May14; Dec30'14. O C & 100

Crotona Pkway (11:3119), es, 84.2 n 180th, 75.10x6x——x.6, vacant; Jos R Truesdale, ref, to Wertheim Realty Co, 149 Bway; FORECLOS transfer tax lien; Oct 23; Dec21; Dec28'14 (R S 50 cts). 350

Crotona Pkway, es, 84.1 n 180th, see Mohegan av, nws, 133 ne 180.

Crotona Pkway, ses, abt 133 n 180th, see Mohegan av, nws, 133 ne 180.

Eastern blvd (*), ws, 225 s Tremont rd, 50x200 to Gainsborg av; Katherina Opper to Patk J Cullinan, 619 Lenox av; mtg $2,000; Dec26; Dec29'14 (R S $1). O C & 100

Edwards av (*), es, 281.5 n Marrin, 25.7x 100; Smada Realty Co to Morton M Green, 3078 Perry av; mtg $3,750; Dec22; Dec24 '14. O C & 100

Gainsborg av, es, 225 s Tremont rd, see Eastern blvd, ws, 225 s Tremont rd.

Grant av, 1068 (9:2448), es, 57 s 166th, 25x100.6, 3-sty bk dwg; Vincent C Pepe to Michl E Pepe, 38 King; AL; Apr27; Dec30 '14. nom

Heath av, 3000 (12:3256), nec 230th, 75x 100x74.8x104.2, vacant; Harry Cahn et al to Frank Willetts, 1887 Vyse av; mtg $5,550; Dec22; Dec28'14 (R S $1.50). O C & 100

Independence av (13:3424), nec 252d, 172 x312.8x183x304.4, 2-sty fr dwg; Kath G, wife of & Geo B Hayes to National Surety Co, 115 Bway; Dec17; Dec30'14. nom

Kepler av (12:3376), sec 236th, 100x100, 2-sty fr dwg & vacant; Moses Berson to Lewis Smith, 158 Sherman; mtg $9,000; Dec28; Dec29'14 (R S $1). O C & 100

Larkin av (*), sec 177th, 116.5x108x133.4 x106.8; Michl Sholtz et al to Danl J Kelly, Daytona, Fla; mtg $1,150; Dec8; Dec28'14 (R S 50 cts.). nom

Longfellow av, 1546 (11:3009), es, 275 n 172d, 25x100, 2-sty bk dwg; Vincenzo Ticiotti & ano to Pasquale Ferullo, Bar row; mtg $5,000; Dec22; Dec24'14 (R S $4). O C & 100

Mapes av, 2064 (11:3108), ses, 851.1 ne Tremont av, 66.1x150.2, except pt for Mapes av, 2-sty fr dwg; Gertrude F Glennon to Sarah Langan, 2064 Mapes av; mtg $16,000; June21; Dec28'14. nom

Marion av, 2380 (Bainbridge) (11:3024), ses, 47 ne 184th, 25x127, except pt for Marion av, 2-sty fr dwg; Eliz Geisendorfer & ano, by GDN, to Wilker Realty Co, 1281 Franklin av; Dec24; Dec28'14 (R S $1). 920

Marion av, 2380 (Bainbridge); Chas J Geisendorfer to same; QC; Dec24; Dec28 '14 (R S 50 cts). nom

Marion av, 2380 (Bainbridge); Mary G Selbach et al to same; Dec24; Dec28'14 (R S $1.50). nom

Merriam av, ws, abt 175 s University av, see University av, es, 175 s Merriam. av.

Mohegan av, 2093 (11:3118), ws, 73 s 180th, 45x70, 5-sty bk tnt; Annie Cohen to Margt Friedman, 572 E 166; B&S & CaG; June5; Dec29'14. nom

Mohegan av (11:3119), nws, 133 ne 180th, 66x150 to Crotona Pkway, vacant, except pt for av; also CROTONA PKWAY (11:3119), ses, pt lot 188 same map, strip 25x 0.5; also CROTONA PKWAY (11:3119), es, 84.1 n 180th, strip 75.1x0.5x75.1x0.6, vacant; Edith A Reiffert to Irwin Untermyer, 6 W 70; ¼ pt; B&S; Dec21; Dec28; Dec30'14. nom

Mohegan av (11:3119); also CROTONA PKWAY; same prop; Wertheim Realty Co to Edith A Reiffert, 451 Convent av; ¼ pt; B&S; Dec21; Dec29'14 (R S 50 cts). nom

Monterey av, 1935-9 (11:3060), swc 178th (No 544), 100x20, 3-sty fr tnt & strs; Maria A, wife Lars E Bergensten, to Lena Cohn, 4249 3 av; mtg $7,500; Dec28'14. O C & 100

Ogden av (9:2526), ws, 275 s 167th, 25x 163, vacant; Sadie K Schmidt to Vincent Camovito, Lakewood, NJ; mtg $1,500; Dec 19; Dec28'14. 50

Post rd (11:3139), leading from N Y to Boston, adj land late Jno Cornell, runs se 61.7xse6.7xw3.7xnw64xnw9.6 to rd xne25 to beg, except pt for rd; G De Witt Clocke to T Emory Clocke, 800 Riverside dr; ½ pt; Dec8 (R S $3). O C & 100

Prospect av, 651 (10:2674), ws, 20.3 s 152d, 18.6x100, 2-sty & b bk dwg; Louis Lewis to Adelaide Lewis, 651 Prospect av; mtg $——; Dec22; Dec24'14 (R S $1). nom

Prospect av, 1388 (11:2971), es, 126.9 s Jennings, 40x104.9x40.9x98.9, 3-sty bk tnt; Ira L Wood to Rebecca Mayer, 45 E 82; mtg $26,000; Dec21; Dec24'14 (R S $8.50). nom

Randall av, sec Manida, see Manida, sec Randall av.

Robin av (*), es, 200 s Tremont av, 25x 100; Julian Baily et al to Hermine, wife Alphonse de Bouver, Cedarhurst, LI; mtg $3,000; Nov13; Dec29'14 (R S $4). O C & 100

Robin av (*), es, 225 s Tremont rd, 25x 100; Wellman Finance & Realty Co to Hermine de Bouver, Cedarhurst, LI; Nov13; Dec29'14. O C & 100

Ryer av, 2374, see Valentine av 2375-81.

St Ann's av, 656 (10:2617), es, 296.9 n Westchester av, 20.10x83.9x20x61, except part for st Ann's av, 3-sty fr tnt; Simon Dressel to Andw, Benhard & Anna Dressel, all at Randall av, see Manida, & Barbara Osterhohl, 694 Trinity av; B&S; Dec 22; Dec29'14 (R S $1.50). nom

St Mary's av (*), ws, 150 n Central av, 50x100; Edw F McDermott to Martha Ferguson, Waterbury, Conn; Nov16; Dec28'14. nom

St Mary's av (*), same prop; Caroline Broshoiz to same; QC; Nov16; Dec28'14. O C & 100

Tenbroeck av (*), es, 150 s Pelham Pkway S, 25x125; Harry Sado to Sol Sado, 770 Prospect av; mtg $907.50; Dec26; Dec 28; Dec30'14 (R S 50 cts). O C & 100

Tiebout av, 2493, see Valentine av, 2490.

Tinton av, 668-70 (10:2668), es, 105.5 n 152d, 40.9x112.1x40x104.2, 5-sty bk tnt; Nathan Loewus to Leopold Loewus; ¼ pt; mtg $36,000; Mar25'09; Dec30'14. O C & 100

University av (9:2534), es, 175 s Merriam av, 75x133.2 to Merriam av x75x113.8, vacant; Vincent C Pepe to Michl E Pepe, 38 King; ½ pt; B&S; Apr27; Dec26'14. nom

Valentine av, 2375-81 (11:3152), nwc 184th (No 625), 81.4x167.5 to Ryer av (No 2374) 449.9x100.2, 2-sty fr dwg; Petit Bldg Co to Andw Beenmann, 660 E 170; Dec22; Dec28'14 (R S $8). nom

Valentine av, 2375-81 (11:3152),; Ida A Lemon, individ & as EXTRX Andw Lemon, to same; QC & correction deed; Dec23; Dec24'14 (R S $2). nom

Valentine av, 2490 (11:3148), es, 110.5 s Fordham rd, 100x250 to Tiebout av (No 2493), except pt for Valentine av; Progress Holding Co to Eberhardt & Podgur, 1029 E 163; mtg $18,000; Dec23; Dec24'14 (R S $10). nom

Van Nest av, 863 (*), ns, 25x100, except part for av; Fredericka Schill to Rebecca Elson, 2147 Honeywell av; mtg $4,000 (R S $1). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Arthur st (*), ss, lot 1022, map Laconia Park, 25x10; re mtg; Laura Curry to Eliz Ryan, 148 W 67; Oct1; Dec30'14. nom

138TH st E, nwc Alexander av, see Alexander av, nwc 138.

170TH st E, swc 3 av, see 3 av, 3681-3.

Alexander av (9:2314), nwc 138th, being lot 30, blk 2314, tax map; consent to two stairways; Arnold F Riegger to City NY; Dec24; Dec29'14. nom

Tiebout av, 2493, see Valentine av, 2490.

Valentine av (11:3148), es, 110.5 s Fordham rd, 100x250 to Tiebout av (No 2493), except pt for Valentine av; agmt as to re of pt of above premises; Henrietta Ingber with Eberhardt & Podgur, 1029 E 163; Dec22; Dec28'14. nom

3D av, 3500 (10:2609); consent to 3d track; Eliz A Hays, 324 Carlton av, Bklyn, to Manhattan Railway Co; mtg $17,500; Nov5; Dec29'14 (R S 50 cts). 152.50

3D av, 3500; consent to 3d track; Dollar Savgs Bank to same; Dec16; Dec29'14. nom

3D av, 3681-3; consent to 3d track; Harry F Bartlett to Manhattan Railway Co; May27; Dec28'14. nom

3D av, 3681-3; consent to 3d track; same to same; May27; Dec28'14. nom

3D av, 3681; consent to 3d track; Kath Rainsford to Manhattan Railway Co; May26; Dec28'14. nom

3D av, 3681-3 (11:2910), swc 170th, 52x 77x52x82.6; consent to 3d track; Sophia Yehle, 2616 Briggs av, to Manhattan Railway Co; mtg $24,100; Dec24'14 (R S 50 cts). 260

3D av, 3683; consent to 3d track; Mutual Life Ins Co to same; Dec23; Dec24 '14. nom

3D av, 3905-7 (11:2919); consent to 3d track; Fannie Adler, 230 W 97, to Manhattan Railway Co; mtg $46,000; July15; Dec28'14 (R S 50 cts). 251.20

3D av, 3905-7; consent to 3d track; Edw F Timme to same; Dec24; Dec28'14. nom

3D av, 3905-7 (11:2919); consent to 3d track; Saml Simon & ano to Manhattan Railway Co; Nov21; Dec30'14. nom

Parcel 39C (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; David Daly to City N Y; June15; Dec30'14. nom

Parcel 32 (*) on damage map to open same; re mtg; Henry F Lippold to same; Nov16; Dec30'14. nom

Parcel 41 (*) on damage map to open same; re mtg; Fishkill Savgs Institute to same; Dec30'14. nom

Parcels 13 & 13A (*) on damage map to open same; re mtg; Sarah J Gedney to City N Y; June12; Dec30'14. nom

Parcel 7 (*) on damage map to open Bronx River av from Walker av to E 174th; re mtg; Mollie Glauber to City N Y; Sept30; Dec30'14. nom

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Parcel 47 (*) on damage map to open Sedgwick av from Jerome av to line bet 263d & 264th Wards, at 199th; re mtg; American Swedenborg Printing & Publishing Soc to City NY; Aug15; Dec30'14. nom

Parcel 51 (*) on damage map to open same; re mtg; Jos Schwartz to same; Sept 29; Dec30'14. nom

Parcel 49 (*) on damage map to open Pugsley av from McGraw av to Clasons Pt rd; re mtg; Emily Dorland et al to City N Y; Nov7; Dec30'14. nom

Parcels 14 & 14A (*) on damage map to open same; re mtg; Jennie M Farrington to City NY; Nov13; Dec30'14. nom

Parcel 325 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; re mtg, Ida M Reynard to City N Y; Aug14; Dec30'14. nom

Parcel 112 (*) on damage map to open Lyvere, Fuller, Buck, Maclay & Dorsey sts; re mtg; Josephine Jelinek to City N Y; Sept22; Dec30'14. nom

Parcel 110 (*) on damage map to open same; re mtg; Mary J Haviland to same; Oct5; Dec30'14. nom

Parcel 110 (*) on damage map to open same; re mtg; Sophie Bauerley to same; Nov16; Dec30'14. nom

Parcel 201 (*) on damage map to open Zerega av from Castle Hill av, near Hart st, to Castle Hill av near West Farms rd; re mtg; Wm H Weygandt to City N Y; Oct7; Dec30'14. nom

Parcels 69A & 70 (*) on damage map to open 217th st from White Plains rd to Oakley st; re mtg; Central Mtg Co to City N Y; Nov20; Dec30'14. nom

Percels 69A & 70 (*) on damage map to open same; re mtg; Vincenzo Laporta to same; Nov19; Dec30'14. nom

Parcel 39M (*) on damage map to open Garfield st from Morris Park av to N Y, N H & H R R Co; re mtg; Karoline Behrens to City N Y; Aug18; Dec30'14. nom

Parcel 18B (*) on damage map to open Virginia av from Public pl at Westchester av to Ludlow; consent to payment of award; Jno Bussing Jr to City N Y; Sept 18; Dec30'14. nom

Parcel 18 (*) on damage map to open Paulding av from 233d to 222d; re mtg; Edw S Clinch to City N Y; Feb24; Dec 30'14. nom

Parcel 51 (*) on damage map in matter of City Aqueduct Sect 1; re mtg; American Swedenborg Printing & Publishing Soc to City N Y; Aug18; Dec30'14. nom

LEASES.

Borough of Manhattan.

DEC. 24, 26, 28, 29 & 30.

Cathedral Pkway, 145-51 (7:1820-6 to 9), ns, 100 e 7 av, 100x70; leasehold; Maurice B Blumenthal, ref, to Autocar Co, at Ardmore, Pa, plft; sub to taxes &c; FORECLOS Jan21; Feb20; re-recorded from Feb 24; Dec28'14. 5,000

Christopher st, 53 (2:610), all; Myra H Harer to Ycre French Bakery Co, 937 8 av; 5 3-12yf Feb1'15; 2yren; Dec26'14. 1,900

Goerck st, 152 (2:356), nec Houston, cor str; Barnet Siegel to Isidor Moskowitz, 152 Goerck; 5yf May1; Dec30'14. 900

Greenwich st, 750 (2:633), all; Elsa R Miller to Roos Schage, 239 E 13; 10yf Jan 1; Dec30'14. 1,800

Hester st, 103 (1:307); asn Ls; Abr Levinsky & ano to Morris Goldstein, 75 2 av; Dec29; Dec30'14. nom

Houston st, nec Goerck, see Goerck, 152.

Hudson st, 254-6 (2:578), es, 63.5 s Dominick, 42.1x70x42.9x70, all; Bazena T D Merriman to Benj B Davis, 250 Hudson; 21yf Jan1'15 & two 21y rens; Dec30'14. taxes &c & 900 to 1,200

Warren st, 45 (1:133), ss, 25x75, the land; Rector, etc, of Trinity Church to Louis Davis, 392 Tompkins av, Bklyn; 21y f May1'15; Dec29'14. taxes, &c, & 2,000

William st, 198 (1:103), stand front 14.6x2.6; Wm L Kurtze to Athanassios Maniotis, 198 William; 4yf July1'15; Dec 28'14. 1,350

Wooster st, 73-5 (2:487), str & b, 50x50; Elias A Cohen to A Moses Sons & Co, 73 Wooster; 5yf Feb1'15; 5y ren; Dec30'14. 1,200

16TH st, 418 E (3:947), sws, 269 se 1 av, 25x103.3; asn Ls; Fredk J Feuerbach & ano to Tinton Realty Co, 207 E 84; Dec24; Dec28'14. O C & 100

23D st, E R (3:980 & 981), franchise to operate ferry from ft E 23d, NY, to ft Greenpoint av, Bklyn, with wharf prop, &c; City N Y, by Comr of Docks, to Interborough-23d St Ferry Co, Inc, office ft of Greenpoint av, Bklyn; 10yf May1'13; Dec28'14. 7,500

39TH st, N R (3:665), 300 ft of ns pier ft of W 39th, being 150 ft at inner end of pier & 150 ft at inshore end of pier, abt 631 e from outer end of pier & extends e 150 to w end of 1st parcel; City N Y, by Comr of Docks, to N Y Butchers Dressed Meat Co, 495 11 av; from Jan1'15 to Apr1 '24; Dec28'14. 3,712.50

50TH st, 657 W (4:1098); asn Ls; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, 407 E 59; June6'13; Dec29'14. 600

59TH st, 410 E (5:1370), str & pt b; Gustav J Staats to Fritz Gerspacher, 410 E 59, & ano; 5yf Dec1; Dec29'14. 720 to 900

88TH st E, swc Park av, see Park av, 1076.

113TH st W, swc Lenox av, see Lenox av, 57.

158TH st W, nwc Amsterdam av, see Amsterdam av, 1980.

Av A, 1679 (5:1568), s str fl & c; Jno Reinhardt to Hy Fleck, 1679 Av A; 5yf Mar1'15; Dec28'14. 384

Amsterdam av, 1980 (8:2117), nwc 158th, all; Mark L Kelly to Merritt Rockfellow, 450 St Nicholas av; 5yf Jan1'15; Dec24'14. 3,600 to 3,900

Bowery, 317 (2:457), 2d to 6th lfrs; Herman Bruns Jr, of Bklyn, to Geo F Langenbacher, 156 E 18; 9yf Jan1'15; Dec24 14. 3,100

Lenox av, 57 (7:1822), swc 113th, cor str 14 ft wide & pt b; Florence L Roome to Saml A Jarnel, 113 W 113, & Jacob Bachnel, 57 Lenox av; 4 5-12yf Dec1; Dec29'14. 1,600

Park av, 1076 (5:1499), swc 88th; str & b; Rosa Herschman & ano to Herschman & Bieler, 315 E 72; Dec21; Dec28'14. O C & 100

Park av, 1076 (5:1499), swc 88th, str & b; asn Ls; Herschman & Bieler to Cushman's Sons, Inc; Dec22; Dec28'14. O C & 100

2D av, 1551 (5:1526), all; Katie F Jakel to Jno P Mohr, 550 Central av, Bklyn & ano; 5yf Jan1'15; Dec30'14. 1,992

3D av, 41 (2:466), str & b; asn Ls; Jno Mangini to Angelo Ertola, 502 E 189, et al; AT; Dec28; Dec29'14. nom

6TH av, 489 (3:805), 2d fl; Hy & Rebe Vogel to Mechali Companis, 166 W 44; 5yf Feb1'15; Dec29'14. 1,020 & 1,200

Pier (new) 22, N R (1:130), with bulkhead pt 82.3 s of ss said pier to pt 84.3 n of ns said pier, with land under water, &c; City NY, by Comr of Docks, to Baltimore & Ohio R R Co, 2 Wall; 10yf Jan1; Dec28'14; $63,472.12 & the further sum of $27.50 per sq ft of land under water.

LEASES.

Borough of the Bronx.

Beck st, 676-86 (10:2684), all; American Land Credit Corpn to Abr Rabinowitz, 29 W 113; 3yf Dec15; Dec29'14. 15,500.04

Beck st, 654 (10:2684), cor str & c; Normal Constn Co to Henry Barrack, 654 Beck; from Oct3 to Sept30'21; Dec26'14. 720 & 1,200

Beck st, 654 (10:2684); asn Ls; Abr Barach & ano to Julius Feldman, 149 E 173; Oct3; Dec26'14. nom

Jennings st, 876 (11:2976), ss, 125 e Wilkins av, —x—; asn Ls; Saml Wilfand to J Calvin Bogert, 90 Oak, Ridgewood, NJ; Dec24; Dec26'14. nom

135TH st, 299 E (9:2311), all; Michl Cunningham to Thos Leavy, 299 E 135; 5yf Dec1; Dec30'14. 780

135TH st, 299 E (9:2311); asn Ls; Thos Leavy to Ebling Brewing Co, 760 St Anns av; Nov23; Dec30'14. nom

155TH st E, see Melrose av, see Melrose av, see 155.

Brook av, 519 (9:2293); asn Ls; Luke McSherry to Gertrude Halocher, 511 W 181; Dec21; Dec30'14. nom

Bryant av, 1872 (11:3004); asn Ls; Johanne Reuter to Jno J Neller, 1621 1 av; Dec24; Dec30'14. nom

Melrose av (9:2376), sec 155th, cor str; Nathan Lowenstein & ano to August Bay, 692 Melrose av; 5yf May1'15; Dec30'14. 1,500

Plot (*), begins at h w mark on ws of property of party 1st part, runs n— to pt 50 s Clason Point rd xe— to pt 138 e from ws of property party 1st pt xs— to said h w mark, xw— to beg; also LAND lying outside the high water mark in front of & adj above, all; Clason Beach Realty Co to Dale Boat Co Inc, 557 Walton av; 5yf Dec 1; Dec29'14. 400 to 800

Property in section 11, blk 3051, but not given in lease; asn Ls; Alfonsina Trapani to Rocco Strollo, 541 E 182; Nov12; Dec30 '14. 700

MORTGAGES.

Borough of Manhattan.

DEC. 24, 26, 28, 29 & 30.

Academy st, 570-8, see 7 av, 1807-15.

Baxter st, 142 (1:235), nws, abt 150 n Hester, 25x77x25x75.10, ns; pr mtg $12,500; Dec23; Dec24'14; due & int as per bond; Magdalena Naumann, 228 E 52, to Clara Wiener, 16 E 87. 4,500

Canal st, 100 (1:292), ss, 49.5 e Forsyth, 25x75; asn rents; Dec24'14; due & int as per agmt; Geo T Raab, 75 Hamilton av, White Plains, NY, to The Royal Co of NY, 93-5 Nassau. 1,000

Cathedral Pkway, 45-63, see Lenox av, nec Cathedral Pkway.

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Eldridge st, 100-4, see Grand, 290.

Forsyth st, 55-7, see 12th, 345-7 E.

Grand st, 290 (2:413), nec Eldridge (Nos 100-4), 25x87.6; Dec30'14; 5y5%; Saml Kamlet & Barnet & Saml Klar to Max Kashowitz, 210 Riverside dr. 40,000

Grand st, 290, nec Eldridge (Nos 100-4); subrn of mtg for $36,000 to mtg for $40,000; Dec30'14; Isidor Lewkowitz, 40 E 67, with same. nom

Houston st, 346 E, see 2d, 249 E.

Madison st, 5 (1:118); ext of mtg for $12,000 to Nov29'19, 5½%; Dec10; Dec29 '14; Lawyers Mtg Co with Mary J McShane, individ et al, exrs &c Mary E Cohen. nom

Roosevelt st, 77-9 (1:112); ext of mtg for $10,000 to Dec28'17, 5½%; Dec28; Dec 29'14; Title Guar & Trust Co with Cath Schnakenberg et al, exrs &c Jno Schnakenberg. nom

Waverly pl, 118 (2:552), ss, 159.3 e 6 av, runs se22xsw104xnw33xne7xse97 to beg; pr mtg $18,000; Dec29; Dec30'14; due & int as per bond; Helen A Roche, of New Rochelle, NY, to Agnes V O'Sullivan, 322 W 100. 1,000

Wooster st, 223-7, see 3d, 44-8 W.

1ST st, 54 E (2:443), ns, 270.8 w 1 av, 20.8x100.8x25.3x100.4; pr mtg $28,800; Dec 28; Dec29'14; due Dec1'18, 6%; Abr Neuman, 179 Essex, & Saml Resler, 141 Suffolk, to Saml Kadin, 1800 7 av. 3,000

2D st, 249 E (2:354), ss, abt 125 w Av C, 25x66.6x25.1x66.4, nws, ext of mtg for $41,000 to Dec20'18, 5½%; Dec20, Dec29'14. Fanny Ellinger, 19 E 61, with Rudin Stillman, 600 Mead, Bronx. nom

2D st, 249 E (2:384), sws, abt 125 w Av C, 25x66.6x25.1x68.4, nes, also HOUSTON St, 346 E (2:354), ns, abt 140 w Av C, 25x66.9x25.1x66, ws; pr mtg $ —; Dec 29; Dec29'14, demand, 6%, Rudolph Stillman, 600 Mead, Bronx, to Jonas Weil, 21 E 62, & Bernhard Mayer, 41 E 72. 1,000

3D st, 44-8 W (2:536), swc Wooster (Nos 223-7), 71.4x75; ext of mtg for $140,000 to Dec1'19, 5%; Dec22; Dec26'14; Sundel Hyman, 2069 5 av, with Metropolitan Life Ins Co, 1 Mad av. nom

3D st, 55-7 W, see West Bway, 567-73.

4TH st, 95 E (2:446); also 12TH ST, 435 E (2:440); also 11TH ST, 205 E (2:389); also WEST END AV, 180 (4:1160); also LENOX AV, 314-6 (6:1725); also LENOX AV, 624-8 (6:1755); also LENOX AV, 444 (6:1730); also 3D AV, 2101 (6:1664); also AMSTERDAM AV, 2140 (8:2123); also PROPERTY at Lawrence, LI; the undivided RT&I; Dec30'14; due & int as per bond; Anna M B Smith of Plainfield, NJ, to Albt Brunker, 2694 Briggs av, Bronx. 5,000

5TH st, 748 E (2:374); ext of mtg for $11,500 to Nov23'17, 5%; Nov21; Dec24'14; Akin Hall Assn with Arthur A & Lena Landsman. nom

9TH st, 623 E (2:392); ext of mtg for $26,000 to Jan4'18, 5%; Dec1'; Dec28'14; Geo G Kip with Sam Etlinger, 1057 Eastern Pkway, Bklyn, & Jacob Etlinger, 306 E 19, NY. nom

10TH st, 374-8 E (2:392); ext of mtg for $50,000 to Dec5'17, 5½%; Nov25; Dec28'14; N Y Life Ins Co with Sol D & Jennie Berler. nom

12TH st, 343-5 E (2:454); ext of mtg for $50,000 to Jan1'18, 6%; Dec28; Dec29'14; Gibraltar Mtg Co with Fannie Wolf. nom

12TH st, 345-7 E (2:454), ns, 95 w 1 av, 50x103.3; also FORSYTH ST, 55-7 (1:302), ws, 51.8 s Hester, 50x99.9x50.1x100; pr mtg $——; Dec28; Dec29'14; due Dec1'17, 6%; Fannie Wolf, 137 W 110, to Saml Kadin, 1800 7 av. 12,000

12TH st, 435 E, see 4th, 95 E.

17TH st, 203 E, see 4th, 95 E.

17TH st, 501-7 E, see Av B, 293.

17TH st, 110 W (3:732), ss, 175 w 6 av, 25x92; Dec28'14; due Jan1'18, 5%; Jeannette K Harris, 2 W 72, to Saml Kempner, 38 E 75, & ano. 45,000

18TH st, 600-6 E, see Av B, 301.

18TH st, 245-7 W (3:768), ns, 249.6 e 8 av, runs n69xw16.2 & 27.9xs66 to st at pt 204 e 8 av xe49.6 to beg; ext of mtg for $11,000 to Sept29'15, 5½%; Nov20; Dec29 '14; Rehcansie Realty Co, 413 E 31, & Geo W Eccless, at Flushing, B of Q, with Columbia Trust Co, 60 Bway, trste Mary A Kilmer. nom

18TH st, 245-7 W; certf as to consent to ext of mtg dated Nov20'14; Dec14; Dec29 '14; Rehcansie Realty Co with Columbia Trust Co, as trste will Mary A Kilmer.

22D st, 327 W (3:746), ns, 345 w 8 av, 22.4x98.8; Dec30'14; due & int as per bond; Wm H & Randall P Barron, exrs Jas S Barron, to Jno C Gulick, of Carmel, Putnam Co, NY. 8,000

25TH st, 151-5 W (3:801); agmt as to ownership of bond & mtg for $225,000; Nov2; Dec30'14; N Y Life Ins Co, 346 Bway, with Wiesen & Goldstein, Inc, 15 E 26. nom

30TH st, 429 W (3:728), nes, 325 nw 9 av, 25x113.11x25x115.6; pr mtg $——; Dec 28; Dec29'14; 1y or sooner, 6%; Sandrock Realty Co to Myron Straus or Strauss, 149 Lenox av. 1,500

30TH st, 429 W; certf as to mtg for $1,500; Dec26; Dec29'14; same to same.

31ST st, 165-7 W, see 7 av, 333-5.

41ST st, 305-9 W (4:1032); ext of mtg for $15,000 to Dec18'17, 5%; Dec18; Dec24 '14; Wm H Gunther with Bowery Savgs Bank, 128 Bowery. nom

47TH st, 407 W (4:1057), ns, 105 w 9 av, 20x100.5; PM; Dec26; Dec28'14; due & int as per bond; Ellen S Hoetzer to Title Guar & Trust Co. 5,000

50TH st, 552 W (4:1078), ss, 123.2 e 11 av, runs s93.6xe17.4xse15.5xn102.3 to st xw 30.1 to beg, except so much as lies s & w of Verdant la (closed), together with AT to any strips or gores adj; PM; Dec30'14; due & int as per bond; Saints Cyril & Methodius Catholic Church for Croatians to August H Von Hollen, 2431 Morris av, Bronx. 5,500

52D st, 211 E (5:1326), ns, 143.4 e 3 av, 16.8x100.5; Dec30'14; 5y5%; Ellen F McEntyre to Emigrant Indust Savgs Bank. 2,000

63D st, 185 W, see Ams av, 81-7.

65TH st, 25 E, see Madison av, nwc 65.

67TH st, 7-9 W (4:1120), ns, 100 w Central Park W, 150x100.5; PM; pr mtg $——; Dec23; Dec24'14; 2y or sooner, 4½%; Hotel Des Artistes, Inc, to Fullerton Weaver Realty Co, 30 E 42. 32,625

68TH st, 61 W (4:1121), ns, 169 e Col av, 18x100.5; PM; Dec29; Dec30'14; 3y5%; The Shirley Realty Co, Inc, to Columbia Trust Co of N Y, 60 Bway, trste Frederic K Agate, decd. 13,500

72D st, 126 W (4:1143), ss, 250 w Col av, 25x102.2; ext of mtg for $43,000 to Dec1'16, 5%; Dec24'14; Mutual Life Ins Co with Jno F Erdmann, 60 W 52. nom

72D st, 126 W (4:1143), ss, 250 w Col av, 25x102.2; PM; pr mtg $——; Dec29'14; due July14'15, 6%; Edw H Reynolds, 124 W 72, to Jno F Erdmann, 60 W 52. 12,000

73D st, 223 E (5:1428), ns, 275 w 2 av, 25x102.2; PM; Dec21; Dec26'14; due Jan21 '15, 6%; Annie M Christie to Maria H Rider, 53 8 av, Bklyn. 5,000

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79TH st, 414 E (5:1473), ss, 219 e 1 av, 25x102.2; pr mtg $——; Dec30'14; due Jan 1'15, 5%; Irene Dudensing Jr, 1075 Mad av, to Minna N Semmler, 169 W 126. 4,000

80TH st, 164 E (5:1508), ext of mtg for $25,000 to Dec1'14, 5½%; Dec17; Dec29 '11; Jno A Weser, 861 West End av, with Frederic de P Foster, at Tuxedo Park, NY. nom

86TH st, 309-11 W (4:1218), agmt to to ownership of bond & mtg for $13,000, Dec30'14; Louis & Harry Jaumulowsky, firm S Jarmulowsky, with Akron Building Co, 119 W 40. nom

87TH st, 150 W (4:1217), ss, 287.9 e Ams av, 32.3x100.5; pr mtg $25,500; Dec29'14; due Jan1'18, 6%; Princeton Constn Co, 30 E 42, to Abel King, 148 E 66, & Isaac Schorsch, 38 W 97. 25,000

87TH st, 450 W; certf as to mtg for $——, nw, Dec29'14; same to same. ——

93D st, 158 W (4:1223), ss, 211.6 e Ams av, 15.6x100.8; Dec29; Dec30'14; demand, 6%; Georgia Snelling to Geo E Moore, 177 W 126. 1,000

96TH st, 161 E (6:1621), ext of mtg for $22,000 to Jan1'18, 5%; Dec21; Dec29'14; Ludwig Ullmann, 1730 Bway, with Schan Neuhof, 1270 Mad av. nom

97TH st, 315 W, see Riverside dr, 250.

99TH st, 244 W, see Bway, 2610-7.

101ST st, 313 E (6:1673), ns, 200 e 2 av, 25x100.11; Dec29; Dec30'14; 3y5½%; Annie M Christie to Jno A Brann, 562 Riverside dr, as trste estate of Mary J Buchanan, decd. 10,500

102D st, 316-8 E (6:1673), ss, 275 e 2 av, 50x100.11; PM; pr mtg $——; Nov30; Dec 26'14; due Nov15'24, 6%; Giuseppe Lavaglio, 316 E 102, to Christopher Pitkin Co, 378 Grand. 10,000

104TH st, 5 E (6:1610), ns, 125 e 5 av, 25x100.11; ext of mtg for $21,000 to Mar 1'17, 5%; May7; Dec26'14; Edgar J Lauer 36 Central Park S, with Benj Stern, 59 W 55. nom

104TH st E (6:1610), ns, 150 e 5 av, 50 x100.11; certf as to payment of $5,000 on a/c of mtg for $20,000 & that $15,000 now remains; Dec23; Dec26'24; Title Guar & Trust Co to August Heckscher, at Huntington, LI. ——

104TH st, 66 W (7:1839), ss, 100 e Col av, 31.4x100.11; ext of mtg for $30,000 to May6'18, 5%; Dec24'14; Louise & Emily M Punnett, at sec Mt Royal av & St Paul st, Baltimore, Md, with Theresa Lemmon, 319 W 93. nom

105TH st, 32 W (7:1840), ss, 140 e Manhattan av, 16.8x100.11; also 105TH ST W, ss, 139.7 e Manhattan av, a strip 0.4½x 100.11x0.1x100.11; pr mtg $8,000; Dec26; Dec28'14; 2y6%; Thos J Clark to Jas A Clynes, 202 16th, Jersey City, NJ. 2,000

105TH st W, ss, 139.7 e Manhattan av, see 105th, 32 W.

109TH st, 227 W, see 7 av, 1807-15.

111TH st, 154 W, see 7 av, 1807-15.

112TH st, 539 W (7:1884); ext of mtg for $150,000 to Nov23'17, 5½%; Dec11; Dec 28'14; N Y Life Ins Co with Jno P & Eliz M Nolan. nom

116TH st, 75-9 E (6:1622), ns, 110 e Mad av, 50x100.11; leasehold; sub to asn of rents & pr mtgs $37,666.66; Dec23; Dec24 '14; installs, 6%; Christian Dages to Elias Alper, 327 Rockaway av, Bklyn. 1,250

116TH st, 75-9 E (6:1622); asn rents due under lease to secure $1,250; sub to pr asn of rents & pr mtg $——; Dec23; Dec24 '14; installs, 6%; Christian Dages to Elias Alper, 327 Rockaway av, Bklyn. nom

116TH st E, see Madison av, see Madison av, 1767.

117TH st, 138 W (7:1901), ss, 300 e 7 av, 25x100.11; pr mtg $20,000; Dec28; Dec29 '14; due June5'16, 6%; Sarah Goldsmith, 138 W 117, to Edwin S Kassing, 152 E 46. 5,600

117TH st, 138 W; ext of mtg for $20,000 to June7'16, 5%; Dec28; Dec29'14; same with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Susan Tuckerman et al, with Louise Minturn. nom

122D st, 102 (formerly 110) E (6:1775), ss, 90 e Park av, 22.6x100.11; PM; Dec28 '14; 3y5½%; Knollwood Park Co, 22 E 42, to Peter S Bogart, 2 av, ws, nr 74th, Bklyn, & ano, trstes will Eliz C Bogart. 3,500

122D st, 102 (110) E; certf as to mtg for $3,500; Dec28'14; same to same. ——

127TH st, 201 W, see 7 av, 2110.

128TH st, 238 E (6:1762), ss, 179 w 2 av, 26x98.11; PM; Dec24; Dec29'14; due Jan1 '16, 6%; Supreme Chocolate Co, 73 Commerce, & Basil Pampas, 337 W 11, to United Realty Co of NY, 280 Bway. 1,000

129TH st, 110 W (7:1913), ss, 97 w Lenox av, 26.6x99.11; PM; Dec24'14; 1y6%; Louis Haupt to Chas F Bochmann, 2048 Locust st, Phila, Pa. 15,000

129TH st, 112 W (7:1913), ss, 123.6 w Lenox av, 26.6x99.11; PM; Dec24'14; 1y6%; Otto F Meeske to Chas F Bochmann, 2048 Locust, Phila, Pa. 15,000

133D st, 156 W (7:1917), ss, 216.10 e 7 av, 16.8x99.11; Dec23; Dec24'14; 3y5%; Dora E Sarasohn, 696 West End av, to G Emily Reynolds, 508 W 114. 4,000

138TH st, 69-71 W, see Lenox av, 554-6.

147TH st, 510-12 W (7:2078), ss, 280 w Ams av, 50x99.11; ext of mtg for $44,000 to Jan16'18, 5½%; Dec23; Dec30'14; N Y Mtg & Security Co, a corpn, 135 Bway, with Eliza Bartlett, 229 W 139. nom

147TH st, 510-12 W (7:2078), ext of mtg for $6,000 to Jan16'17, 6%; Dec23; Dec30 '14; Montrose Realty Co, 135 Bway, with Eliza Bartlett, 229 W 139. nom

149TH st W (8:2136), ns, 271.7 w Ft Washington av, 125x99.11; Dec24'14; 2y6%; Hudson View Constn Co, Inc, 189 Bway, to Farmers Loan & Trust Co, 22 William. 30,000

160TH st W (8:2136); same prop; certf as to mtg for $30,000; Dec24'14; same to same. ——

160TH st W (8:2136), same prop; subrn of mtg for $50,000 to mtg for $30,000; Dec 24'14, C Augustus Meier with same. nom

160TH st W (8:2136), ns, 396.7 w Ft Washington av, 125x99.11; Dec24'14; 2y6%; Hudson View Constn Co, 189 Bway, to Farmers Loan & Trust Co, 22 William. 29,000

160TH st W (8:2136); same prop; certf as to mtg for $20,000; Dec24'14; same to same. ——

160TH st W (8:2136); same prop; subrn of mtg for $50,000 to mtg for $30,000; Dec 24'14; C Augustus Meier with same. nom

169TH st, 701 W, see Ft Washington av, ws, 100 s 170.

172D st W, nec Audubon av, see Audubon av, 145.

173D st W, nec Audubon av, see Audubon av, 155.

Av B, 181 (2:394), es, 68.11 n 11th, 17.2 x71; pr mtg $8,500; Dec23; Dec28'14; 1y 6%; Rose B Greenberg to Sarah Davidoff, 10 E 116. 600

Av B, 293 (3:985), nec 17th (Nos 601-7), 36x100; Dec1; Dec29'14; 3y5%; Montrose Realty Co to N Y Mtg & Security Co. 30,000

Av B, 293, nec 17th (Nos 601-7); certf as to mtg for $30,000; Dec1; Dec29'14; same to same. ——

Av B, 301 (3:985), sec 18th (Nos 600-6), 36x100; Dec1; Dec29'14; 3y5%; Montrose Realty Co to N Y Mtg & Security Co. 30,000

Av B, 301, sec 18th (Nos 600-6); certf as to mtg for $30,000; Dec1; Dec29'14; same to same. ——

Amsterdam av, 81-7; also 63D ST, 185 W (4:1135); ext of mtg for $28,000 to Jan 1'18, 5%; Dec14; Dec30'14; Edw A Merdian, at Middletown, NJ, & ano, trstes Louis Gans, with Rose Selig, 498 West End av, & ano, trstes will Moses Selig. nom

Amsterdam av, 349 (4:1148); ext of mtg for $24,000 to May11'17, 5%; Dec21; Dec 29'14; Geo M Welch, at Huntington, LI, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes Mary H Tompkins, will of Ambrose C Kingsland, the elder. nom

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 95.11x125; pr mtg $483,851.44; Dec29'14; due & int as per bond; One-Sixty Broadway Holding Corpn to Jacob Rosenthal, 1893 7 av. 4,945.45

Amsterdam av, 1020-6, nwc Cathedral Pkway (Nos 501-7); certf as to mtg for $4,945.45; Dec29'14; same to same. ——

Amsterdam av, 2140, see 4th, 95 E.

Audubon av, 145 (3:2129), nec 172d, 94.6 x95; pr mtg $——; Nov1k; Dec29'14; 5y 6%; Herbstone Realty Corpn, 52 William, to Thos J Morrow, 7 Highland pl, Yonkers, NY. 7,500

Audubon av, 145-55; certf as to two mtgs for $7,500 each; Nov17; Dec29'14; same to same. ——

Audubon av, 145-55; sobrn of two mtgs for $7,500 each to two mtgs for $7,500 each; Nov17; Dec29'14; same & Abr L Kass, 226 S 9, Bklyn, with same. nom

Audubon av, 145 (3:2129), nec 172d, 94.6 x95; ext of mtg for $125,000 to Nov18'19, 5%; Nov17; Dec28'14; N Y Life Ins Co with Herbstone Realty Corpn. nom

Audubon av, 155 (3:2129), sec 173d, 100x 95; ext of mtg for $130,000 to Nov18'19, 5½%; Nov17; Dec28'14; N Y Life Ins Co with Herbstone Realty Corpn. nom

Audubon av, 155 (3:2129), sec 173d, 100x 95; pr mtg $——; Nov18; Dec29'14; 5y6%; Herbstone Realty Corpn to Thos J Morrow, 7 Highland pl, Yonkers, NY. 7,500

Broadway, 2615-7 (7:1870), swc 99th (No 244), 45.11x100; ext of mtg for $85,000 to Dec30'17, 5%; Dec29; Dec30'14; Lawyers Title Ins & Trust Co with Louis N Kramer, 44 W 44. nom

Broadway, 2625-31 (7:1871), ws, 50.11 n 99th, 50x100; ext of mtg for $100,000 to May31'17, 5%; Mar28; Dec24'14; Wm N Cohen, NY, with Gustav Stillgebauer, 75 Greenridge av, White Plains, NY. nom

Columbus av, 182-4 (4:1140), ws,, 20.5 n 68th, 40x80; Dec29'14; due Jan1'20, 5%; Geo Form, 111 W 83, to Harris D Colt, 515 Park av, trstes will Marie L Cameron. 29,000

Ft Washington av (8:2139), ws, 100 s 170th, runs w98.5xs106.7 to 169th (No 701) xse113.11 to av xnw13.3 & n on curve 95.10 to beg, except pt for 169th; PM; pr mtg $166,000; Dec24; Dec28'14; 2y or sooner, 6%; Isidor Reis to 114th St & 7th Av Constn Co, 1884 7 av. 12,000

Lenox av, 344-6, see 4th, 95 E.

Lenox av, 444, see 5th, 95 E.

Lenox av (6:1594), nec Cathedral Pkway (Nos 45-63), 100x250; agmt as to ownership of bond & mtg for $135,000; Dec24; Dec26'14; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, with Hyman Sonn, 40 W 86, & Hy Sonn, 32 W 86. nom

Lenox av, 554-6 (6:1736), nec 138th (Nos 69-71), 49.11x85; ext of mtg for $65,000 to Jan1'18, 5½%; Dec11; Dec24'14; N Y Life Ins Co, 346 Bway, & N Y Mtg & Security Co with Wm S Overend, 130 N 5, Bklyn, & Rutherford Realty Co, 34 Nassau consents. nom

Lenox av, 624-8, see 4th, 95 E.

Lexington av, 1713, see 7 av, 1807-15.

Lexington av, 1715, see 7 av, 1807-15.

Madison av, 453-5, see interior lot at cl blk bet 50th & 51st.

Madison av (6:1380), nwc 65th (No 25), 100.5x22; PM; Dec28; Dec29'14; 5y, int as per bond; Charlotte Weatherley to Greenwich Savgs Bank, 246 6 av. 60,000

Madison av, 1473 (6:1607), es, 25.5 n 101st, 25.2x84.7x25.9x79.1; ext of mtg for $350 to Jan1'18, 6%; Dec23; Dec30'14; Annie Benedict, 916 Tiffany, et al, with Louis Golde, 44 W 3. nom

Madison av, 1763 (6:1621), es, 51 s 116th, 25x82.11; Dec1; Dec30'14, due & int as per bond; Emily H & Saml H Hoppin, NY, & Hamilton L Hoppin & Cornelia V R, his wife, of Bedford, NY, to Title Guar & Trust Co. 11,000

Madison av, 1765 (6:1621), es, 26 s 116th, 25x82.11; Dec1; Dec30'14; due & int as per bond; Emily H & Saml H Hoppin, NY, & Hamilton L Hoppin & Cornelia V R, his wife, of Bedford, NY, to Title Guar & Trust Co. 12,000

Madison av, 1767 (6:1621), sec 116th, 26x 82.11; Dec1; Dec30'14; due & int as per bond; Emily H & Saml H Hoppin, NY, & Hamilton L Hoppin & Cornelia V R, his wife, of Bedford, NY, to Title Guar & Trust Co. 20,000

Pleasant av, 287-9 (6:1709), ws, 45.7 & 60.7 n 115th, 2 lots, ea 15x74; ext of mtg for $3,500 to Dec14'17, 6%; Dec24'14; Annie Dodd, 576 Ocean av, Jersey City, NJ, with Rosina Leo, 287 Pleasant av. nom

Pleasant av, 289 (6:1709), ws, 60.7 n 115th, 15x74; Dec24'14; due & int as per bond, Angela Grippa to Annie Dodd, 576 Ocean av, Jersey City, NJ. 3,500

Post av, 22-40, see 7 av, 1807-15.

Post av, 123 (8:2219); ext of mtg for $18,000 to Dec20'17, 5%; Dec15; Dec28'14; Mutual Trust Co of Westchester Co, at Portchester, NY, trste will Jno F Gray, with Hedwig Klipstein, at Hotel Gramatan, Bronxville, NY. nom

Riverside dr, 250 (7:1887), nec 97th (No 315), 101.4x115x100.11x123.6; ext of two mtgs for $300,000 & $25,000, respectively, to Nov1'16, 5%; Dec30'14; Lillie J Earle with Union Dime Savings Bank, 701 6 av. nom

Sherman av, 109-35, see 7 av, 1807-15.

Vermilyea av, ws, 150 n Academy, see 7 av, 1807-15.

Broadway, 567-73 (2:538), nec 3d (Nos 55-7), 90x50; additional participation agmt to extent of $5,000 in participation agmt for $80,000, held by party 1st pt in mtg for $100,000 at 5½%; Dec24; Dec30'14; Mutual Life Ins Co of NY, 32 Nassau, with Robt L Ireland, at Bratemahl, Ohio, as sub-trste Charlotte Brinckerhoff. 5,000

West End av, 180, see 4th, 95 E.

West End av, 696 (4:1241), es, 18.5 s 94th, runs e43x81.6xse12xs19.8xw1xn10.2x w43 to w xn22 to beg; Dec30'14; 3y5½%; Dora E Sarasohn, 696 West End av, to Lawyers Title Ins & Trust Co. 2,000

West End av, 696; agmt co-ordinating & consolidating two mtgs for $14,000 & $2,000; Dec30'14; same with same. ——

3D av, 2101, see 4th, 95 E.

5TH av, 304 (3:838), ws, 31 ne 36th, runs nw9.9xnw9.8xsw0.8xnw1.2xne13.1xnw 7.10xne4.6xse100 to av xsw18.4 to beg; co-ordinate with mtg $90,000; Dec30 '14; due Jan5'18, 5%; Geo C Boldt to Columbia Trust Co, 60 Bway. 110,000

5TH av, 1412 (6:1599), ws, 80.11 s 116th, 20x100; ext of mtg for $5,400 to Dec24'16, 6%; pr mtg $23,000; Dec24; Dec26'14; State Bank with Barnett Goldstein. nom

7TH av, 1807-15 (7:1820), sec 111th (No 154), 100.11x110; also 109TH ST, 227 W (7:1881), ns, 344.4 w Ams av, 55.8x100.11; also SHERMAN AV, 109-35 (8:2220), swc Academy (Nos 570-8), runs w along av 350 xs310 to ns Post av (Nos 22-40), xe250xn 150xe100 to ws Academy xn160 to beg; also LEXINGTON AV, 1713 (6:1635), es, 17.7 n 107th, 16.8x65; also LEXINGTON AV, 1715 (6:1635), es, 34.3 n 107th, 16.8x65; also VERMILYEA av (8:2334), ws, 150 n Academy, 75x150; also LOT 123 (*), map Schieffelin Estate, Bronx; also 133D ST E (9:2278), ns, 265 e Willis av, 50x100; sub to pr mtg $——; Dec30'14; demand, 6%; Gertrude A Vanderbeck to Edwin Bendheim, 645 West End av & ano, exrs Adolph M Bendheim. 130,000

7TH av, 2140 (7:1933), nwc 127th (No 201), 29.11x84.11; Dec26; Dec28'14; 5y5%; Frank Windholz, 111 W 49, to Hy Wollman, 1 W 70. 24,000

7TH av, 383-5 (3:807), nec 31st (Nos 165-7), 33.9x60; Dec28'14; due & int as per bond; Cath Getzger, of Bklyn, to Kath L Meuser, 182 Prospect pl, Bklyn. 10,000

8TH av, 201 (3:744), ws, 38.3 n 20th, 18.1 x79.9; pr mtg $5,000; Dec1'8; Dec30'14; due & int as per bond; Jas F Bragg, of Bklyn, to Jno Hild, 261 W 25. 4,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Interior lot (5:1286), at cl blk bet 50th & 51st & 73.2 e Mad av, runs e101.10xs 35.9xw75xn6xw26.10xn29.9 to beg; all of above & 1-12 pt as follows: MADISON AV, 453-5 (5:1286), es, 60 n 50th, 80.10x73.2; pr mtg $45,000, held by party 2d pt; Dec 29; Dec30'14; due & int as per bond; Artemas H Holmes to Manhattan Savgs Instn, 644 Bway. 10,000

1ST Ward, B of Q (misc); certf as to mtg for $16,000; Nov30; Dec28'14; East River Building Co, Inc, to Woodward-Brown Realty Co. ——

Flushing, B of Q (misc); certf as to mtg for $118,500; Dec22; Dec26'14; Broadway-Flushing Co to Adolph Lewisohn. ——

MORTGAGES.

Borough of the Bronx.

Chauncey st (*), sec Poplar, 33.9x100x 52.9x101.8; PM; Dec24'14; due &c as per bond; Jno Whalen, 577 E 139, to Smada Realty Co, 391 E 149. 2,500

Fox st, 1040 (10:2726); sobrn agmt; Dec 23; Dec24'14; Israel & Morris Karp with Manhattan Mtg Co, 200 Bway. nom

Fox st, 1040 (10:2726); ext of $35,000 mtg to Dec23'19 at 5½%; Dec23; Dec29 '14; Josiah H De Witt with Max Bldg Co, Inc, 1062 Morris av. nom

Garden pl, ws, abt 125.5 n Sommer pl, see White Plains av, es, 125.5 n Sommer pl.

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Odell st, sec Starling av, see Starling av, sec Odell.

Poplar st, sec Chauncey, see Chauncey, sec Poplar.

Rogers pl (10:2699), ses, 672.4 ne Westchester av, 30x74x23.9x78.11; Dec22; Dec 24'14; 5y5½%; Jos M, Henry F, Thos F, Jno A & Jas E Markham, heirs Sarah E Markham, to A Starr Best, 1936 Orrington av, Evanston, Chicago, Ill, & ano, trstes Ralph W Best. 2,000

133D st E, ns, 265 e Willis av, see 7 av, 1807-15, Manhattan Mortgages.

143D st, 475 E (9:2288), ns, 240 w Brook av, 25x100; assn rents to secure loan of $600; Dec24; Dec28'14; due &c as per notes; Augustus S Frazee to Moses K Manookian, 607 W 137. 600

145TH st, 426 E (9:2289); ext of $4,000 mtg to Jan1'20 at 5%; Dec28; Dec30'14; Lawyers Title Ins & Trust Co with Nicola Ferrante, 339 E 143. nom

160TH st, 322 E, see Courtlandt av, 843.

167TH st W (9:2527), ss, 288.7 e Lawrence av, 25x100; Dec24; Dec29'14; installs. 6%; Cath Connelly to Bronx Security & Brokerage Co, 258 E 138. 550

178TH st, 593 E, see Anthony av, 1952.

178TH st E, swc Monterey av, see Monterey av, 1935-9.

178TH st, 544 E, see Monterey av, 1935-9.

184TH st, 525 E, see Valentine av, 2375-81.

229TH st, 814 E (*), ss, 25x114; pr mtg $4,000; Dec28; Dec29'14; 1y6%; Julia Epstein, 814 E 229, to Saml Levy, 872 E 227. 1,000

230TH st W, nec Heath av, see Heath av, 3000.

Anthony av, 1952 (11:2814), nec 178th (No 593), 21.2x90; Dec21; Dec26'14; due Jan1'16, 6%; Wm Schmitz to Julius Heiderman, 783 Elton av. 1,000

Bailey av (12:3266), ws, 169.4 s 231st, 40 x80.2x43.1x96.2; Dec28; Dec29'14; 5y5%; Bertelsen Realty Co, Inc, to Wm Jay, Bedford, NY, trste Mary E B Field. 20,000

Bailey av (12:3266); same prop; certf as to above mtg; Dec28; Dec29'14; same to same. ——

Barnes av (*), ws, 69.3 s 223d, 22.9x 105; ext of $4,000 mtg to Jan27'18 at 6%; Dec28'14; Duane S Everson with Frank Boyle, 291 W 201. nom

Boston rd, 1443-5 (11:2938); ext of 2 mtgs for $24,000 ea to Jan19'17 at 5%; Nov16; Dec28'14; Adolph Mandel, 56 E 87, with Louis Lowenstein, 42 E 74, et al, trstes Isaias Meyer, for Linda Meyer. nom

Boston rd, 2023-5 (11:3135); ext of $17,500 mtg to Dec28'17 at 5½%; Dec28; Dec 30'14; Title Guar & Trust Co with Falkenau & Hamershlag, Inc, 35 Nassau (R S $8.75). nom

Bryant av, 1872 (11:3004); sal Ls; Dec 24; Dec30'14; demand, 6%; Jno J Neller to A Hupfel's Sons, a corpn, 842 St Anns av. 3,622.50

Burnside av, swc Jerome av, see Jerome av, swc Burnside av.

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x87.7; PM; Dec24; Dec29'14; due Jan1'16, 6%; Constantine Pampos, 337 W 14, to United Realty Co, 280 Bway. 2,000

Crotona Pkway (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; pr mtg $22,000; Dec23; Dec26'14; due Jan1'17, 6%; Fraser & Berau, Inc, 749A Macon, Bklyn, to Otto J Martens, 915 Prospect av. 3,000

Crotona Pkway (11:3119); same prop; certf as to above mtg; Dec23; Dec26'14; same to same. ——

Elliott av (*), es, 150 n Juliana, 50x125; Dec3; Dec29'14; due &c as per bond Hermann von der Heyde to Peter von der Heyde, 94 W 104. 1,000

Fulton av (10:2609), ws, 135.3 n 167th, 35.11x125x35.9x125; Dec23; Dec26'14; due Jan1'16, 6%; Jacob Ried & Philip Jaeger to Julius Heiderman, 783 Elton av. 1,500

Gleason av (*), ss, bet Castle Hill & Olmstead avs, being plots 291-5, map Unionport; transfer of tax lien for yrs 1906 to 1911, assessed to ——; Jan27'13; Dec29'14; 3y, no int; City N Y to Fred Judge, 1433 Zerega av. 367.68

Heath av, 3000 (12:3256), nec 230th, 75 x100x74.8x104.2; PM; pr mtg $——; Dec28 '14; 1y6%; Frank Willetts, 1887 Vyse av, to Harry Cahn, 2540 Grand av, & ano. 1,350

Hunts Point av, 859 (10:2740); ext of $20,000 mtg to Dec16'17 at 5½%; Dec18; Dec29'14; Bond & Mtg Guar Co with Hunts Point Constn Co, 30 E 42. nom

Jackson av, 766 (10:2646), es, 255 n 156th, 25x87.6; ext of $5,000 mtg to Jan1 '18 at 5½%; Dec19; Dec29'14; Nellie Seymour with Yettchen Levy, 1038 Trinity av. nom

Jerome av (11:2863), swc Burnside av, runs w227.9 to es Davidson av xs3.6xe— to pt 76.8 s Burnside av xn76.8 to beg; Dec23; Dec30'14; demand, 6% Julia M Broderick to A Hupfel's Sons, 842 St Anns av. 1,000

La Salle av (*), ss, abt 1115 e Ft Schuyler rd, 42.7x103.4x26.9x102.1; Dec24; Dec 30'14; demand, 6%; Jno J Neller to A Hupfel's Sons, 842 St Anns av. 600

Livingston av (*), es, 620.3 s Kingsbridge rd, 50x127.10x68.8x164.5; pr mtg $—; Dec28; Dec29'14; 2y6%; Maria G Russo & Carmela Barba to Antonio Mastromonaco, 312 E 115. 650

Longfellow av, 1546 (11:3009), es, 275 n 172d, 25x100; PM; pr mtg $5,000; Dec22; Dec24'14; due Jan1'15, 6%; Pasquale Ruffolo to Vincenzo Picciotti, 560 E 189. 2,000

Marion av (11:3026), ws, 223.1 s 189th, 25x81.1x25x81.11; Dec23; Dec30'14; 3y5½%; Margt E Cone, Clinton, NY, to Alma D Hamlin, Clinton, NY. 1,500

Monterey av, 1935-9 (11:3060), swc 178th, 100x20; ext of $7,500 mtg to Aug1'17 at 5%; Oct15; Dec29'14; Sarah E Strickland with Maria A Bergenstern, 522 E 149. nom

Monterey av, 1935-9 (11:3060), swc 178th (No 544), 100x20; PM; pr mtg $7,500; Dec 28'14; 5y6%; Lena Cohn, 4249 3 av, to Maria A Bergensten, 522 E 149. 6,000

Powell av (*), ns, bet Castle Hill & Olmstead avs, being plots 291-3, map Unionport; transfer of tax lien for yrs 1906 to 1911, assessed to ——; Jan27'13; 3y no int; Dec29'14; City NY to Fred Judge, 1433 Zerega av (assigned to Sidney E Hickox, 2246 Gleason av). 414.20

Robin av (*), es, 200 s Tremont rd, 50 x100; PM; Nov13; Dec29'14; due &c as per bond; Hermine de Bouver to Wellman Finance & Realty Co, 120 Westchester sq. 718

Ryer av, 2374, see Valentine av, 2375-81.

St Anns av, 225 (9:2266); ext of $12,000 mtg to Dec28'17 at 5½; Dec28; Dec30'14; Title Guar & Trust Co with Louis Schlaefer, 601 E 135. nom

Starling av (*), see Odell, ——; transfer of tax lien for yrs 1902 to 1911, assessed to ——; Mar10'13; Dec26'14; City N Y to Wm Grantham, 74 72d, Bklyn. 2,588.55

Valentine av, 2375-81 (11:3152), nwc 184th (No 525), 81.4x187.5 to es Ryer av (No 2374) x49.9 to st x190.2; bldg loan; Dec24; Dec28'14; due July1'15, 6%; Andw Bechmann to Jacob Wicks Jr, 701 Mad av. 65,000

White Plains rd (*), es, adj nwc lot 109, map partition Lott G Hunt Est, runs n27 xe—xs25xw— to beg; Oct30; Dec30'14; 3y 5½%; Wm H Sweny to Blanche A Sweny, 37 Park av. 3,000

White Plains av (*), es, 125.5 n Sommer pl, 48.3x89.11 to Garden pl x48.2x91.11 xn48.2 to beg; ext of $6,500 mtg to July 3'19 at 6%; Dec14; Dec24'14; Angelo Perito to Jno Bussing Jr, Mt Vernon, NY. nom

3D av (11:2929), es, 200 s 172d, 25x125; PM; Dec22; Dec26'14; 3y5¼%; Moses Hodes to Hugh H Piesen, 160 Marlborough rd. 12,000

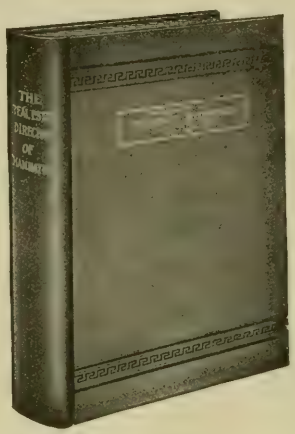
Lot 222 (12:3351), map Norwood; ext of $2,000 mtg to May28'20; Dec29; Dec30 '14; Frank Twing with Jos Ettlinger, 317 E 18. nom

Lots 587 & 588 (*) map Laconia Park; Dec30'14; due &c as per bond; Victor Marchetti to Herbt Chiesa, 302 E 104. 550

Lot 123, map Schaffelin Est, see 7 av, 1807-15, Manhattan Mortgages.

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2443 New York, January 9, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Bank st, 23.
Barclay st, 36-8.
Canal st, 394.
Cannon st, 93-5.
Cherry st, 14-16, 105½-7 & 256.
Church st, 274-6.
Columbia st, 111.
*De Peyster st, 25 (or Front st, 139).
Division st, 105 & 280.
Downing st, 40.
Ft Charles pl, ss, blk 3402-494.
Front st, 139.
Grand st, 64, 391 & 555.
*Grand st, 469 (or Division st, 280).
Gt Jones st, 35.
Houston st E, 509.
*Liberty st, 13 (or Maiden la, 66).
Ludlow st, 19 & 144.
Maiden la, 66 & 97.
Mangin st, 29.
*Mangin st, 145 (or Houston st E, 509).
Murray st, 20.
Orchard st, 127-9.
*Park pl, 23 (or Murray st, 20).
Pearl st, 397.
Perry st, 25.
Pitt st, 11.
Rutgers pl, 12-13.
*Rutgers st, 57-9 (or Cherry st, 256).
Stanton st, 241.
*Suffolk st, 32 (or Grand st, 391).
Suffolk st, 44.
*Washington st, 719-21 (or 11th st, 337-45 W).
Washington st, 786-8.
Water st, 626.
West st, 140-141.
Willett st, 52.
*Willett st, 100-2 (or Stanton st, 241).
*William st, 80-2 (or Maiden la, 66).
3d st, 62 E.
10th st, 27 E.
11th st, 329-31 E.
11th st, 337-45 W.
14th st, 226-32 E.
*19th st, 1-3 E (or 5 av, 119-21).
19th st, 131 E.
21st st, 228-32 & 407 W.
22d st, 207-15 & 419-21 E.
26th st, 446 W.
30th st, 14 E.
32d st, 9 W.
*31st st, 1-3 E (or 5 av, 303-5).
34th st, 426-8 W.
36th st, 347 W.
39th st, 322 & 328 E.
43d st, 139 E.
50th st, 136 W.
51st st, 554 W.
53d st, 45 & 402 E.
*53d st, 201-5 W (or 7th av, 824).
56th st, 231 E.
58th st, 40 E.
64th st, 232 E.
65th st, 13 E.
68th st, 30 E (or Madison av, 812).
68th st, 236-8 W.
*71st st E (sec Park av, 733, blk 1405-72.
71st st, 31 W.
73d st, 304 & 8 E.
74th st, 134 W.
75th st, 331 E.
78th st, 432 E.
78th st, 221 W.
79th st, 231-3 E.
80th st, 218-20 E.
83d st, 610 E.
83d st, 166 W.
*84th st, 1 E (or 5th av, 1030).
85th st, 420 E.
85th st, 253-5 W.
86th st, 36 W.
87th st, 8 W.
77th st, 109 E.
92d st, 31 W.
93d st, 111 W.
*94th st, 138 E (or Lex av, 1442).
94th st, 219 E.
*95th st, 230 W (or Bway, 2536).
100th st, 64 W.
103d st, 16-20 & 218-20 E.
104th st, 161 E.
104th st, 18 W.
105th st, 100 E.
107th st, 228 & 328 E.
108th st, 331-3 E.
110th st, 213-5 E.
112th st, 257 W.
114th st, 118 W.
115th st, 420 E.
118th st, 39 W.
119th st, 115 & 408-12 E.
123d st, 141-3 W.
125th st, 114 W.
129th st, 23 E.
*129th st W (sec St Nicholas av, 370), blk 1955-23.
132d st W, ss blk 1998-50-56.
134th st, 68 W.
138th st, 137 W.
137th st, 6-20 W.
141st st, 552-4 W.
142d st, 458 W.
144th st, 512 & 520 W.
146th st, 427 W.
153d st, 530 W.
158th st, 520-2 & 648 W.
*178th st, 598 W (or St Nich av, 1356-8).
*179th st W (sec Ft Wash av), blk 2176-20.
*180th st W (nec Haven av, 325), blk 2177-168.
*184th st W (nec Wadsworth av, 221), blk 2166-1.
*189th st W (sec Audubon av), blk 2159-43.
190th st, 607 W.
228th st W, ns, blk 3402-177.
Amsterdam av, 108 & 2145.
Audubon av (sec 189th st), blk 2159-42-43.
Broadway, 2536.
Columbus av, 629 & 973.
Edgecombe av, ws, blk 2053-96-98.
Ft Washington av (sec 179th st), blk 2176-20.
Haven av, 325.
Lenox av, 452.
Lexington av, 1434, 1442 & 1736.
Madison av, 812 & 1885.
Northern av, es, blk 2179-142.
Park av, 733, 929-31 & 1613.
*Park av, 1407 (or 105th st, 100 E).
St Nicholas av, 370 & 1356-8.
Seaman av, ses, blk 2243-372.
Sherman av, 156-8.
Sherman av, es, blk 2174-pt 38.
Wadsworth av, 221-3.
1st av, 697 & 991.
2d av, 2067, 2070 & 2156.
3d av, 1591-3, 1813 & 1968.
5th av, 119-21, 303-5, 518 & 1030.
7th av, 824.
8th av, 2379.

WILLS.

37th st, 307 W.
75th st, 169 E.
76th st, 205 E.
2d av, 1161.
3d av, 383.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVMATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or doubtful the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 31, JAN. 2, 4, 5, 6 & 7.

Bank st, 23 (2:615-47), ns, 306.1 w Greenwich av, 21.10x80, 4-sty bk tnt; Cath E Sturcke to Dorothea M Lotz, at Pompton Plains, NJ; ½ pt; AT; mtg ½ pt of $8,000; Jan4; Jan5'15. A$10,000-15,000 (R S $1,500). O C & 100

Barclay st, 36-8 (1:86-12), ss, abt 150 w Church, 50x100, 5-sty stn loft & str bldg; Nicholas C Benziger et al to Theo De Witt, 1 W 30; B&S; AL; Dec21'14; Jan5'15; A$125,000-165,000 (R S $60). O C & 100

Barclay st, 36-8; Theo De Witt to Nicholas C & Xavier N Benziger, both at 745 Springfield av, Summit, NJ [36 Barclay], as joint tenants; B&S; AL; Dec21'14; Jan5'15 (R S $60). O C & 100

Canal st, 394 (1:212-20), ss, 84.3 nw West Bway, runs sw86xw19.10xn6.2xw3.8xn3xe10.7xn9.9xne78.9 to st xse21.1 to beg, 6-sty bk loft & str bldg; Julia C Huntley to Max Korman, 132 Nassau, NY, & 8813 17 av, Brklyn; mtg $24,000; Jan4; Jan6'15; A$16,000-29,000 (R S $5). nom

Cannon st, 93-5 (2:334-62), ws, 225 n Rivington, 50x100, 6-sty bk tnt & strs; Rebecca I Goldsmith to Fredk H Hoffman, 126 Hauxhurst av, Weehawken, NJ [212 11 av]; AL; Dec31'14; Jan4'15. A$32,000-67,000. O & 100

Cherry st, 14 (1:112-52), ns, 84.2 e Franklin sq, 24x99.8x25x95.8, es; also CHERRY ST, 16 (1:112), ns, abt 108.2 e Franklin sq, —x—, with rights to alleys, 6-sty bk tnt & strs; Simon P Flannery to Mary E Flannery, 574 Ocean Pkway, Brklyn; AL; Dec28'14; Jan5'15; A$28,000-65,000 (R S $1). O C & 100

Cherry st, 16, see Cherry, 14.

Cherry st, 105½ (1:251, this & 107 Cherry st, 68) ss, 50.2 e Oliver, runs s60 xe6.9xs0.4xe10.5xn60.6 to st xw16.8 to beg, 4-sty bk tnt & str; also CHERRY ST, 107 (1:251), ss, 66.10 e Oliver, 16.8x60, 4-sty bk tnt & str; Thos F Connery Jr to Jno J Connery, 397 Pearl; AL; Dec28; Dec31'14; A$9,000-13,000 O C & 100

Cherry st, 107, see Cherry, 105½.

Cherry st, 256 (1:256-1), nec Rutgers (Nos 57-9), 26.3x96.2x26.3x96.9, 6-sty bk tnt & strs; Louis V Ennis & ano TRSTES under agmt to Annie Roth, 600 West End av; QC; mtg $38,000 & AL; Oct28'13; Dec 31'14; A$27,000-50,000 (R S $12). nom

Church st, 274-6 (1:178-33), ws, 72.7 s White, runs w100.3xs49.7xe34.8xs0.8xe65.8 to st xn50.9 to beg, with machinery, &c, 6-sty stn loft & str bldg; Central Bldg, Impt & Investment Co to 274 Church St Co, 41 Park row; mtg $85,000 & AL; Dec 31'14; Jan4'15; A$70,000-110,000 (R S $30). O C & 100

Columbia st, 111 (2:335-28), ws, 125 n Stanton, 25x100, 5-sty bk tnt & strs; Jos L B Mayer to David Paley, 494 E 157; B&S; mtg $16,000 & AL; Oct29'14; Jan7'15; A$17,000-24,000. O C & 100

Depeyster st, 25, see Front, 139.

Division st, 105 (1:282-67), ss, 21.5 w Pike, 21.4x53.3xn21.2x53, 3-sty bk loft & str bldg; Fajbush Libman to Benj Goldberg, 105 Division, & Irving Goldberg, 173 New; mtg $23,000 & AL; Jan6; Jan7'15; A $13,000-16,000 (R S $7). O C & 100

Division st, 280, or Grand 469 (1:288-67), ss, 65.3 e Gouverneur, 21.9x48.11x21.9x49.2, 2-sty bk tnt & strs; A$9,000-10,000; also WATER ST, 626 (1:260-3), ns, 48.3 e Gouverneur, 24.8x72.6x24.4x71.6, vacant; Maria L & Von Koenitz to Caroline G Ewen, 45 W 92; ½ pt; B&S; Apr7'13; Jan7'15; A $5,000-5,000. nom

Downing st, 40 (38) (2:528-35), ss, abt 100 w Bedford, 25x111.5x25.11x105.1, ws, 5-sty bk tnt; Michele D'Alesandro to Natale Repetti, 40 Downing; ½ pt; mtg $15,000; Jan4; Jan5'15; A$12,500-28,000 (R S $4.50). nom

Ft Charles pl (13:3402-141), ss, 329.5 w on curve from ws Marble Hill av, runs ne 50.5xse64.11xsw50xnw70 to beg, vacant; Marble Hill Real Estate Co to Jos Sinsheimer, 509 W 110; AL; Dec29; Dec31'14; A$4,800-4,800 (R S $5). O C & 100

Front st, 139 (1:37-29), ses, at nes Depeyster (No 23), 18x57.10xn8.5, Ewen, bk loft & str bldg; Nathan Horwitz to Morris I Horwitz, 18-20 E 118; ½ pt; AT; mtg $18,000; Jan4; Jan7'15; A$25,000-31,000 (R S $5). O C & 100

Grand st, 64 (2:475-31), ns, 75 w Wooster, 25x100, 5-sty bk loft & str bldg; Roger Sherman, ref, to Metropolitan Life Ins Co, Madison sw, pliff; FORECLOS Dec22'14; Jan4'15. A$23,000-40,000 (R S $30). **30,000**

Grand st, 301 (1:313-13), sec Suffolk (No 32), 20.1x80.1, 5-sty bk tnt & strs; Rebecca I Goldsmith to Nathan Burnstine, 54 Morningside dr; AL; Dec31'14; Jan6'15; A$37,000-56,000. O C & 100

Grand st, 469, see Division, 280.

Grand st, 535, see Madison, 399.

Grant Jones st, 35 (2:520-24), sws, abt 175 e Lafayette, 27x90, 7-sty bk loft & str bldg; 35 Great Jones St Inc, 2 Rector, to David W De Lucy, 311 W 111; AL; Dec30'14; Jan5'15; A$24,000-50,000 (R S 50 cts). 500

Houston st, 509 E (2:325-20), swc Mangin (No 115), 20x75, 5-sty bk tnt & strs; Mary Gottesche to The Frank Brewery, on Cypress av, cor Weirfield & Hancock sts, Brklyn; mtg $9,500; Dec19'14; Jan6'15; A $11,000-13,000 nom

Liberty st, 13, see William, 80-2.

Ludlow st, 19 (1:298-24), nws, 157.11 sw Hester, 19x87, 6-sty bk loft & str bldg; Rosa Saberski to Rosetta Weissberg, 40 Lee av, Brklyn; mtg $16,000; Jan5; Jan6'15; A$15,500-27,000 (R S $4). exch

Ludlow st, 144 (2:411-45), es, 175 n Rivington, 25x89.4, 6-sty bk tnt & strs & 4-sty bk rear tnt; Alice Rihard to Lena Katz, 1117 Westchester av; AL; Dec28'14; Jan4'15; A$23,000-35,000 (R S $4). nom

Madison st, 399 (1:265-60 & 70), ns, 125 e Jackson, 25x79 to ss Grand (No 555), 28x92.9 to beg, 1-3 & 1-5-sty bk tnts & strs; Nathan Burnstine to Fredk H Hoffman, 126 Hauxhurst av, Weehawken, NJ [212 11 av]; AT; AL; Dec31'14; Jan4'15; A$17,500-24,000. O C & 100

Maiden la, 66, see William, 80-2.

Maiden la, 97 (1:69-15), ns, 79.5 e Gold, 21x62.3x21x63.4, 4-sty bk loft & str bldg; L Napoleon Levy to Gertrude Kane, 454 W 151; B&S; mtg $36,000; Dec1; Dec31'14; A$35,000-40,000 (R S $5). nom

Mangin st, 29 (2:323-20), ws, 150 n Broome, 25x100, 7-sty bk loft & str bldg; Blake Miller Co of Bklyn to G & I Realty Co, 87 Ross st, Bklyn; mtg $21,150 & AL; Dec30; Dec31'14; A$9,500-27,000. nom

Mangin st, 145, see Houston, 509 E.

Murray st, 20, see Park pl, 23.

Orchard st, 127-9 (1:415-72), ws, 227.1 s Rivington, 45.9x74.9x39.7x75.1, 6-sty bk tnt & strs; Nathan Bober to Nathan Oshinsky, 188A Vernon av, Bklyn; ½ pt; mtg $35,500 & AL; Dec31'14; Jan4'15; A$34,000-53,000 (R S $8.50). O C & 100

Park pl, 23 (1:124-10), ns, abt 70 e Church, 28.8x150 to ss Murray (No 20), 5-sty stn loft & str bldg; David Banks to Lucetta Mc Kenzie, at Lawrence, LI; A T; mtg $80,000 & AL; Dec14; Dec31'14; A $125,000-140,000 (R S $30). O C & 100

Pearl st, 397 (1:113-20), nws, 15x89; Thos F Connery Jr to Jas E Crawford, 397 Pearl; mtg $11,080; Dec30; Dec31'14; A$8,000-11,000. O C & 100

Perry st, 25 (2:613-32), ns, 78.4 w Waverly pl, runs n75xe2.11xn2xw23x95 to st xe21.8 to beg, 3-sty & b bk dwg; Fanny H von Schmid et al to Danl Williams, 66 W 10; mtg $10,000 &AL; Dec16'14; Jan5'15; A $9,500-12,000 (R S $2). O C & 100

Pitt st, 11 (2:341-55), ws, 150 n Grand, 25.8x128, 5-sty bk tnt & strs; Ella Mack to Lena Weissberg, 40 Lee av, Bklyn; mtg $36,000 & AL; Dec29'14; Jan6'15; A$20,000-40,000 (R S $3). O C & 100

Pitt st, 11; Lena Weissberg to Rosa Saberski, 121 Norfolk; mtg $32,000; Jan5; Jan6'15 (R S $10). O C & 100

Rutgers pl, 12 (1:257-25), ss, 129.1 e Jefferson, 25.7x127x25.7x127.7, 6-sty bk tnt & strs; Mayer Aronin to Rose Randell, 318 Broome; mtg $46,000; Jan4; Jan 7'15; A$23,000-41,000. nom

Rutgers pl, 13 (1:270-7), ns, 182.6 w Clinton, 26x110, 6-sty bk tnt & strs; Nathan Oshinsky to Nathan Bober, 117 Van Buren, Bklyn; ½ pt; mtg $30,000 & AL; Dec31'14; Jan4'15; A$21,000-40,000 (R S $5). O C & 100

Rutgers st, 57-9, see Cherry, 256.

South st, 152, see South, 152, Manhattan mtgs.

Stanton st, 241, see Willett, 100-2.

Suffolk st, 32, see Grand, 391.

Suffolk st, 44 (2:346-3), es, 100 n Grand, 25.5x100, 5-sty bk tnt & strs; Kath E Ach, of Bklyn, to 44 Suffolk St Realty Corpn, 419 Beverly rd, Bklyn; Jan7'15; A $22,500-27,000 (R S $1). 35,000

Washington st, 719-21 (2:634-47), nec 11th (Nos 337-45), runs n75xe11.5 & 86.8xs 60 to 11th xw115.10 to beg, 6-sty bk loft & str bldg; Van Schaick Estates, Inc, to Jas H Merwin, 100 Paul Bldg, Utica, NY; mtg $130,000; Jan4; Jan5'15; A$50,000-160,000. nom

Washington st, 786-8 (2:642-25-26), ws, 19 n Jane, 39x69.10, 2-3-sty bk tnts; Jno H Doermer to Fredk H Doermer, 3099 Bway; mtg $3,500; Dec14; Dec15'14; A $13,000-14,000 (R S $10). Corrects error in issue Dec19 as to location of property. nom

Water st, 626, see Division, 280.

West st, 140 & 141 (1:84-13-14), es, 43.10 n Vesey, 43.3xe130.4x irr 81.10, 3-sty bk strs; Herman Joseph, ref, to Bowery Savings Bank, 128 Bowery, Piff; FORECLOS Dec31'14; Jan5; Jan6'14; A$40,000-43,000 (R S $25). **25,000**

Willett st, 52 (2:338-40), es, 100 n Delancey, 16.8x100; also all RT&I to strip in rear 10 ft wide or right of way to Sheriff st, 6-sty bk tnt str bldg; Saml Miller to Reuben Zirin, 1331 Sterling pl, Bklyn; mtg $13,500; Dec26'14; Jan4'15; A $12,500-20,000. O C & 100

Willett st, 100-2 (2:339-52), sec Stanton (No 241), 75x25, 6-sty bk tnt & strs; B B P Holding Co to Martha Cesner, 1645 Mod; QC; mtg $41,500 & AL; Dec22'14; Jan4'15; A$26,000-44,000. O C & 100

William st, 80-2 (1:68-6), es, from ns Liberty (No 13) to ss Maiden la (No 66), 72.8x32.7 on Maiden la x61.11 on rear x25.7 on Liberty, 5 & 13-sty bk office bldg; Morris S Greenbaum of Chicago, Ill, to Jno A Stewart at Morristown, NJ [80 William]; Edmund D Randolph at Mt St Vincent, NY, & Walter C Hubbard at Mamaroneck, NY, as TRSTEES in N Y of the Liverpool & London & Globe Ins Co, Limited; AT; QC; Dec24; Dec31'14; A$180,000-270,000. nom

3D st, 62 E (2:444-20), ss, 225 e 2 av, 18.9x101.3x18.9x101.4, 3-sty & b bk dwg; Mary Lamg to David Galewski, 145 W 127; mtg $9,000; Nov2'14; Jan6'15; A$15,000-17,000. O C & 100

10TH st, 27 E (2:562-44), ns, 154 e University pl, 24.10x94.9, 7-sty bk loft & str bldg; Wm C Arnold, ref to Jno H Keatinge, 57 Madison st, Bklyn; FORECLOS Dec30'14; Jan5; Jan6'15; A$33,000-60,000 (R S $5.50). **60,100**

10TH st, 27 E; Jno H Keatinge to Emily M Roemer, 491 Greene av, Bklyn; B&S; mtg $64,000; Jan5; Jan6'15 (R S $1). nom

11TH st, 329-31 E (2:453-52), ns, 225.4 w 1 av, runs n40xnw25.2xn3.8xe6xn—xsw—xnw— to middle of Stuyvesant xsw—xs 107.4xe50 to beg, 6-sty bk tnt & strs; Wm C Arnold, ref, to Anna Rosenblum, 442 E 58, pliff; mtg $40,000; FORECLOS Dec29'14; Jan4; Jan7'15; A$33,000-79,000 (R S $5). **5,000**

11TH st, 329-31 E (2:453-52), ns, 225.4 w 1 av, runs n40xne25.2 & 3.8xse6xne—to ss Stuyvesant xw—xn— to cl said st xw— to pt 7.11 e from line parallel with cl blk bet 11th & 12th xs107.4 to ns 11th at pt 275.5 w 1 av xe50 to beg; Anna Rosenbaum to Hyros Realty Co, Inc, 442 E 58; mtg $64,000 Jan5; Jan7'15; A$33,000-79,000 (R S $1.50). **1,500**

11TH st, 337-45 W, see Washington st, 719-21.

14TH st, 226-8 E (2:469-21), ss, 278.11 w 2 av, 46.4x103.3, 6-sty bk tnt & strs; Louis V Ennis & ano TRSTES under agmt to Annie Roth, 600 West End av; QC; mtg $69,000 & AL; Oct28'13; Dec31'14; A$40,000-78,000 (R S $6). nom

14TH st, 230-2 E (2:469-23), ss, 231.9 w 2 av, 46.4x103.3, 6-sty bk tnt & strs; Louis V Ennis & ano TRSTES under agmt to Annie Roth, 600 West End av; QC; mtg $68,000 & AL; Oct28'13; Dec31'14; A$40,000-78,000 (R S $7). nom

19TH st, 1-3 E, see 5 av, 119-21.

19TH st, 131 E (3:875-29), ns, 135 e Irvpl, 24x79, 5-sty bk tnt; Estelle Leland TRSTE will Annie T Morgan to Ina L Smith at Saratoga Springs, NY; AL; Jan 4; Jan5'15; A$21,500-30,500. nom

21ST st, 228 W (3:770-56), ss, 432.1 e 8 av, 16x92, 4-sty stn tnt; Jno R Burchill to Jno Burchill, 31 W 92; mtg $10,000; Sept25; Dec31'14; A$9,500-12,000. O C & 100

21ST st, 230 W (3:770-57), ss, 416.1 e 8 av, 16x92, 4-sty stn tnt; Margt Burchill to Jno Burchill, 31 W 92; mtg $9,000; Mar26'12; Dec31'14; A$9,500-12,000. O C & 100

21ST st, 232 W (3:770-58), ss, 383.11 w 7 av, 16.6x92, 4-sty stn tnt; Margt Burchill to Jno Burchill, 31 W 92; Mar26'12; Dec31'14; A$9,500-13,500. O C & 100

21ST st, 407 W (3:719-35), ns, 109 w 9 av, 22x90, 4-sty & b stn dwg; Jas B Horner to Lillian E Horner [407 W 21]; AL; Dec6'06; Jan2'15; A$9,500-14,500. nom

22D st, 207-15 E (3:903-7 & 12), ns, 100 e 3 av, runs n98.9xe110xs23.9xe18.9xs75 to st xw128.9 to beg, 1 & 6-sty bk factory; Rachel Lehmaier et al, firm Lehmaier, Schwartz & Co, to Jas M Lehmaier, 450 West End av; B&S; mtg $80,000; Dec26'14; Jan4'15; A$95,000-158,000 (R S $60). nom

22D st, 207-15 E; Jas M Lehmaier to Hy J Schwartz, 600 West End av; Bernhard N Schwartz, at Lawrence, LI [207 E 22], & Jos L Gitterman, 600 W 116; mtg $80,000; Jan2; Jan4'15 (R S $60). nom

22D st, 419-21 E (3:954-13-15), ns, 260.6 e 1 av, 62.6x98.9, 2-4-sty bk tnts & strs; Barnet Michalover et al to Annie Segal, 169 Hewes, Bklyn; mtg $37,000; Dec29'14; Jan4'15; A$25,000-39,000 (R S $4). O C & 100

26TH st, 446 W (3:723-62), ss, 275 e 10 av, 25x98.9, 4-sty bk tnt; Jake Schlesinger to Frances Kaufmann, 451 E 140; mtg $8,000; Dec29'14; Jan6'15; A$10,000-12,000 (R S $2). O C & 100

30TH st, 14 E (3:859-77), ss, 227.9 e 5 av, 22.3x98.9, 4-sty & b stn dwg; Ethel Zabriskie to Rector, etc, of the Church of the Transfiguration, 1 E 29; Apr 21; Dec31'14; A$66,500-82,000. nom

31ST st, 1-3 E, see 5 av, 303-5.

32D st, 9 W (3:834-35), ns, 175 w 5 av, 25x98.9, 5-sty stn bldg & str, 2-sty ext; Belle Hazen Realty Co to Wm V Astor, at Rhinebeck, NY [23 W 26]; mtg $60,000 & AL; Dec30; Dec31'14; A$112,000-124,000 (R S $63.50). O C & 100

34TH st, 426 W (3:731-60), ss, 250 w 9 av, 20x98.9, 3-sty & b bk dwg; Wm R Hunt to Ellen Downey, 552 W 35; AL; Jan5; Jan6 '15; A$14,500-16,500 (R S $12.50). nom

34TH st, pt of 428 W (3:731), ss, 320 w 9 av, 1x98.9; Wm R Hunt to Fredk W Simons, 444 W 34; AL; Jan5; Jan6'15 (R S 50 cts). nom

34TH st, 428 W (3:731-61), ss, 300.8 w 9 av, 19.4x98.9, 3-sty & b bk dwg; Ely B Fischer, ref, in matter of application of Jeannette P Hunt et al for sale of property to Fredk W Simons, 444 W 34; AL; Jan5; Jan6'15; A$15,000-17,000 (R S $15.50). **15,500**

34TH st, pt 428 W (3:731), ss, 300 w 9 av, .07½x98.9; same, ref, in same matter to Ellen Downey, 552 W 35; AL; Jan5; Jan 6'15. (R S 50 cts). **500**

36TH st, 347 W (3:760-15), ns, 250 e 9 av, 25x98.9, 4-sty bk tnt; Peter L Ughetta, EXR Peter Louazon, to Jesse J Culling, 454 E 172; mtg $12,500 & AL; Jan5; Jan6 '15; A$13,000-14,500 (R S $4). **16,500**

36TH st, 347 W (3:760-15), ns, 250 e 9 av, 25x98.9, 4-sty bk tnt; Jesse J Culling to Ida M Roth, 1 W 94; mtg $12,500; Jan 5; Jan6'15; A$13,000-14,500 (R S $4). nom

39TH st, 322 E (3:944-41), ss, 275 e 2 av, 25x98.9, 5-sty bk tnt & strs; Kassel Levy to Jas H Aldrich [Maycroft], Sag Harbor, LI; Spencer Aldrich, Bay Shore, LI; J Nevett Steele & Jacob B Underhill, both at East Hampton, LI, & Thos U Dudley Sr, at Middleburg, Va, TRSTEES will W Aldrich; CaG; mtg $18,000; Dec28; Jan2'15; A$10,500-16,500 (R S $1). nom

39TH st, 328 E (3:944-38), ss, 350 e 2 av, 25x98.9, 5-sty bk tnt & strs; Annie J Morgan to Rose Rosenberg, 932 Eastern Pkway, Bklyn; mtg $9,000 & AL; Dec23'14; Jan5'15; A$10,500-16,000 (R S $1). nom

43D st, 539 E (5:1290-27), ns, 225 w 2 av, 20x100.5, 3-sty & b stn dwg; Wm J MacDonald et al EXRS, &c, Theresa Smith, to Jos A McAllister, 437 Lex av; Dec28'14; Jan6'15; A$18,200-21,000 (R S $5.50). O C & 100

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50TH st, 136 W (4:1002-51), ss, 450 w 6 av, 25x100.4, 3-sty b& garage; Wm H Dinsmore to Jas F Knight, 194 Riverside dr, & Jno L Knight, 221 W 49; mtg $39,000 & AL; Dec29'14; Jan7'15; A$32,000-34,000 (R S $4). O C & 100

51ST st, 554 W (4:1079-60), ss, 100 e 11 av, 25x109.1x25.3x105.4, 5-sty bk tnt & 3-sty fr rear tnt; Saml Schwartz to Moses Loewenstein, 927 E 180; ½ pt; mtg $8,000; Jan5; Jan6'15; A$9,500-18,000 (R S $5.50). O C & 100

53D st, 45 E (5:1289-28), ns, 185 e Mad av, 20x100.5, 5-sty bk dwg; Saml Sloan to Kath C Sloan, his wife [The Cottage], Garrison, NY; Dec21; Dec31'14; A$39,000-65,000 (R S $50). nom

53D st, 462 E (5:1364-48½), ss, 54 w 1 av, 20x74x20.4x82, 3-sty bk tnt; August Schneider to Marie Schneider, his wife, both at Sanford, Fla; mtg $4,500; Sept2'14; Jan5'15; A$4,500-5,500. gift

53D st, 201-5 W, see 7 av, 2536.

56TH st, 231 E (5:1330-13), ns, 275 w 2 av, 25x100.5, 5-sty bk tnt & strs; Jacob Moeckeller et al to Ellen L Coughlin, 510 W 85; Dec30'14; Jan5'15; A$11,000-22,000 (R S $4). nom

58TH st, 40 E (5:1293-49), ss, 80 e Mad av, 20x50.4, 4-sty & b stn dwg; Van Schaick Estates, Inc, to Jas H Merwin, 100 Paul Bldg, Utica, NY; mtg $33,500; Jan4; Jan5'15; A$25,000-30,000. nom

58TH st, 232 E (5:1418-31), ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & strs; Aimee Oppenheimer to Chas Pitthan, 423 E 71; mtg $23,000; Dec17; Dec31'14; A$12,000-32,000 (R S $3). nom

65TH st, 13 E (5:1380-11), ns, 145 w Mad av, 22x100.5, 4-sty & b stn dwg, 2-sty ext; Wm V Astor to Belle Hazen Realty Co, 516 5 av; Dec30; Dec31'14; A$80,000-95,000 (R S $80). O C & 100

68TH st, 60 E, see Madison av, 812.

68TH st, 236-S W (4:1159-50), ss, 425 w Ams av, 50x100.5, 5-sty bk garage; Thos F Devine to Amos Riehl, 505 W 41; mtg $50,000; Dec30; Dec31'14; A$20,000-$——— (R S $21). nom

71ST st E, see Park av, see Park av, 733.

71ST st, 31 W (4:1124-18), ns, 350.6 w Central Park W, 25x102.2, 3-sty & b stn dwg; Lucius M Stanton to Edw W Browning, 110-2 W 72; mtg $20,000 & AL; Jan2; Jan4'15; A$22,500-30,000 (R S $17). O C & 100

73D st, 304 E (5:1447-48), ss, 100 e 2 av, 25x102.2, 4-sty stn tnt; A$9,000-14,500; also 73D ST, 308 E (5:1447-46), ss, 150 e 2 av, 25x102.2, 4-sty stn tnt; A$9,000-14,500; Frieda Goldbaum to Gershon Goldbaum, 79 Willett; Aug1; Dec31'14. nom

73D st, 308 E, see 73d, 304 E.

74TH st, 134 W (4:1145-47), ss, 340 w Col av, 20x102.2, 4-sty & b stn dwg; Wm C Schmidt to Robt M Skinner, 1616 Av U, Bklyn; mtg $22,000 & AL; Jan2; Jan4'15; A$16,000-30,000 (R S $1). nom

75TH st, 331 E (5:1450-18), ns, 200 w 1 av, 28.4x102.2, 4-sty stn tnt & strs; St Louis Constn Co to Carrie Nichols, 205 Patchen av, Bklyn; mtg $11,000; Dec30'14; Jan2'15; A$10,500-17,500 (R S $5). O C & 100

75TH st, 331 E (5:1450-18), ns, 200 w 1 av, 28.4x102.2, 4-sty stn tnt & strs; Carrie Nichols to Lemuel C Butler, 2573 Amboy rd, New Dorp, SI; R; mtg $13,900; Dec31'14; Jan5'15; A$10,500-17,500 (R S $3). nom

78TH st, 432 E (5:1472-36½), ss, 260.8 w Av A, 16.8x102.2, 3-sty & b bk dwg; Lemar S Abberley to Erba Realty Co, Inc, 277 Bway; B&S; AL; Dec31'14; Jan5'15; A$5,-000-7,000 (R S $1). O C & 100

78TH st, 221 W (4:1170-22), ns, 241 w Ams av, 20x102.2, 3-sty & b stn dwg; Blanche B Flanagan to Susan M Daly, 101 W 78; mtg $10,000 & AL; Jan5; Jan6'15; A $17,000-24,000 (R S $12.50). O C & 100

79TH st, 231-3 E (5:1525-16-17), ns, 375.2 e 3 av, 50x102.2, 2-4-sty stn tnts; Lucy Spiro to Katherinne M McCann, 153 Av B; AL; Dec24'14; Jan4'15; A$25,000-40,000 (R S 50 cts). nom

80TH st, 218-20 E (5:1525-37-38), ss, 250 e 3 av, 50x102.2, 2-5-sty bk tnts; Esther Dryfoos to Vermilyea Realty Co, 530 W 207; mtg $38,000; Jan4; Jan5'15; A$22,000-44,000 (R S $8). nom

83D st, 610 E (5:1590-20), ss, 173 e East End av, 25x87.2x25.3x83.8, 5-sty bk tnt; Hy N Goebbels to Hermine E Molke, 458 E 137; mtg $15,000; Dec31'14; Jan4'15; A $7,000-15,500 (R S $8). nom

83D st, 166 W (4:1213-60), ss, 105 e Ams av, 25x109.8x25.1x107.8, 5-sty bk tnt; Chas Jagels to Saml De Noyelles, 381 Webster av, Jersey City, NJ [31 Lawton av, West Washington Market], & Anton Snizek, 428 Ams av; mtg $28,000; Dec31'14; Jan2'15; A$16,000-28,500 (R S $7). O C & 100

84TH st, 1 E, see 5 av, 1030.

84TH st E, ns, 115 e 5 av, see 5 av, 1030.

85TH st, 420 E (5:1564-40), ss, 260 e 1 av, 20x102.2, 4-sty stn tnt; Esther & Hermina Printz to Mathilde Kisch, 36 Bradford st, Bklyn; mtg $11,650 & AL; Dec31'14; Jan5'15; A$6,500-11,500 (R S 50 cts). nom

85TH st, 253 W (4:1233-7¼), ns, 164 e West End av, 16x102.2, 4 & 5-sty & b bk dwg; mtg $12,000; A$14,000-25,000; also 85TH ST, 255 W (4:1233-7), ns, 148 e West End av, 16x102.2, 4 & 5-sty & b bk dwg; mtg $16,000; A$14,000-25,000; Staten Island & Manhattan Realty Co to Chas J Bulkeley, 149 Bway; Dec3'13; Jan4'15. **50,000**

85TH st, 255 W, see 85th, 253 W.

86TH st, 36 W (4:1199-53), ss, 500 w Central Park W, 25x102.2, 5-sty & b bk dwg; Sophia Burland to Horace A Sakes, 60 E 73; mtg $45,000 & AL; Jan4; Jan5'15; A $28,000-67,000 (R S $5). O C & 100

87TH st, 8 W (4:1200-38), ss, 130 w Central Park W, 20x100.8, 5-sty & b bk dwg; Cornelius R Waterbury as TRSTE to Arthur V Gwynee, 904 Union st, Bklyn; AT; B&S; Feb9; Dec31'14; A$16,000-32,000. nom

88TH st, 109 E (5:1517-8), ns, 153.10 e Park av, 25.6x100.8, 5-sty stn tnt; Terence Smith to Emma B R Dittrich, 158 E 81; mtg $18,000 & AL; Jan2; Jan4'15; A$15,000-25,000 (R S $7). nom

92D st, 31 W (4:1206-21½), ns, 525 e Col av, 15.10x100.9x20.1x100.8, 3-sty & b stn dwg; Margt Burchill to Jno Burchill, 31 W 92; mtg $5,000; Mar26'12; Dec31'14; A$11,-000-14,000. O C & 100

93D st, 111 W; as 30 W Edwards, husband of above, to same; Jan4; Jan6'15. nom

94TH st, 138 E, see Lexington av, 1442.

94TH st, 219 E (5:1540-11½), ns, 275 e 3 av, runs n93xse10.6xni2xe14.9xs100.8 to st xw24.9 to beg, 5-sty bk tnt; mtg $24,000; A$8,000-23,000; also LEXINGTON AV, 1434 (5:1522-57), ws, 100.8 n 93d, 16.9x75, 4-sty stn tnt & str; mtg $13,200; A$11,000-14,000; Hirsch Rosenfeld to Max Kershenbluth, 1434 Lex av; Jan4; Jan5'15. nom

95TH st, 230 W, see Bway, 2536.

100TH st, 64 W (7:1835-57), ss, 174.6 e Col av, 25x100.11, 5-sty bk tnt; Geo J McCarthy et al to Mary A Baker, 310 W 121; mtg $13,000; Jan4; Jan6'15; A$15,000-21,-000 (R S $20.50). O C & 100

100TH st, 104 W; Margt McCarthy, widow, & ano, heirs &c Alex McCarthy, to same; QC; Jan2; Jan6'15 (R S 50 cts). O C & 100

103D st, 16-20 E (6:1608-59-61), ss, 275 e 5 av, 75x100.9, 2-6-sty bk tnts; Carrie Lasker to Clementine Sostman, 114 W 69; ½ pt; AT; Dec31'14; Jan5'15; A$38,000-93,000 (R S $1). O C & 100

103D st, 218 E (6:1652-40), ss, 205 e 3 av, 25x100.9, 4-sty bk tnt & strs; Hugh Reilly to Sadie Nathanson, 820 Monroe av, Plainfield, NJ; mtg $16,500 &AL; Dec22; Dec31'14; A$9,000-14,000. O C & 100

103D st, 220 E (6:1652-39), ss, 230 e 3 av, 25x100.9, 4-sty bk tnt & strs; Hugh Reilly to Sadie Nathanson, 820 Monroe av, Plainfield, NJ; mtg $13,000 & AL; Dec22; Dec31'14; A$9,000-14,000. O C & 100

104TH st, 161 E (6:1632-26), ns, 250 w 3 av, 25x100.11, 4-sty bk tnt & strs; Albt L Kelly to A Julian Fox, 553 W 159; mtg $11,500; Dec16'14; Jan2'15; A$10,000-14,000. O C & 100

104TH st, 18 W (7:1839-44), ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; Ezekiel Fixman, ref, to Archibald H M Sinclair at Thurso Castle, Caithness, Scotland; FORECLOS Oct7'14; Dec31'14; Jan5'15; A$13,500-20,000. **22,500**

105TH st, 100 E (6:1632-72), sec Park av (No 1707), 20x100.11, 4-sty stn tnt & str; Henry Bischoff to Louis Lust, 102 E 105; mtg $10,000; Jan2; Jan6'15; A$13,000-16,000 (R S $4.50). O C & 100

107TH st, 228 E (6:1656-34), ss, 225 w 2 av, 25x100.11, 4-sty bk tnt & strs; Dina Beinhauer, EXTRX &c Fredk W Beinhauer, to Tommaso, Alfonso & Anthony Naclerio, all at 231 E 109; mtg $9,950 & AL; Dec24'14; Jan7'15; A$8,000-14,000 (R S $2). **10,950**

107TH st, 328 E (6:1678-36), ss, 212.6 w 1 av, 37.6x100.11, 6-sty bk tnt & strs; Rachel Lederer to, Randegg Realty Co, 309 Bway; AL; Dec22; Dec31'14; A$10,500-36,-500. O C & 100

108TH st, 331-3 E (6:1680-19), ns, 150 w 1 av, 50x100.11, 6-sty bk tnt & strs; Eugene A Donohue to Lawyers Mtg Co; B&S; AL; Mar27; Dec31'14; A$14,000-49,000. nom

110TH st, 213-5 E (6:1660-8-9), ns, 185 e 3 av, 50x100.11, 2-4-sty stn tnts; Martha Schlesinger to Irving G Schreyer, 8 N 8 av, Mt Vernon, NY; mtg $276,000; Dec31'14; Jan2'15 A$16,000-27,000 (R S $1). O C & 100

112TH st, 257 W (7:1828-9), ns, 193.9 e 8 av, 31.3x100.11, 5-sty bk tnt; Alfred L Rheinhold to Augusta F Snecht, 294 Court, Bklyn; mtg $33,300; Dec23'14; Jan4'15; A $18,500-36,000 (R S 50 cts). nom

114TH st, 117 W (7:1823-45), ss, 279 w Lenox av, 26x100.11, 5-sty bk tnt; Martha, wife Leo Blumenthal, to Simon Unger, 118 W 114; mtg $19,000 & AL; Feb14'10; Jan4 '15; A$16,500-27,000. O C & 100

115TH st, 420 E (6:1708-40), ss, 195 e 1 av, 25x100.10, 4-sty bk tnt & strs; Edw R Finch, ref, to Caroline A Lane, 242 Sanford av, Flushing, R of L, pltf; FORECLOS Dec17; Dec23'14; Jan4'15; A$8,000-13,000 (R S $50). **10,000**

115TH st, 39 W (6:1717-14), ns, 310 e Lenox av, 25x100.11, 5-sty bk tnt; Rose B Marx to Charose Holding Co, 200 5 av; mtg $20,000; Dec31'14; Jan2'15 A$14,000-24,000 (R S 50 cts). O C & 100

119TH st, 108 E (6:1768-7), ns, 140 e Park av, 21.10x100.11, 5-sty bk tnt & strs; Saml Kaufman to Rella Meisel, 19 E 89; mtg $21,500; Dec31'14; Jan4'15; A$10,875-25,500 (R S $9). nom

119TH st, 408-12 E (6:1806-43-45), ss, 94 e 1 av, 51x100.10, 3-3-sty & b stn dwgs; Robt L Neeson to Blanche I Harison, 25 E 41, Bayonne, NJ; AT; B&S; Jan5; Jan7 '15; A$15,000-19,500 (R S $1.50). nom

123D st, 141 W (7:1908-14), ns, 440.11 w Lenox av, 19x100.11, 3-sty & b stn dwg; Adelaide G Hoyt to Florence L Minor, 30 W 11 Roseville, Newark, NJ; AT; Jan4; Jan6'15; A$9,800-14,000 (R S $2.50). O C & 100

123D st, 143 W (7:1908-13), ns, 459.11 w Lenox av, 19.9x100.11, 3-sty & b stn dwg; Adelaide G Hoyt to Florence L Minor, 30 W 11 Roseville, Newark, NJ; mtg $11,000 e. AL; Jan4; Jan6'15; A$9,700-13,000 (R S $2.50). O C & 100

125TH st, 114 W (7:1909-11), ss, 170 w Lenox av, 30x100.11, 2-sty stn tnt & strs; Bent Tuska, ref, to Moritz Walter as E Co & Isaac N Walter, 1863 Franklin st, San Francisco, Cal; EXRS &c Emanuel Walter, Pltf; FORECLOS Jan4; Jan5'15; A$6,-100-107,000 (R S $75.50). **75,500**

125TH st, 23 E (6:1754-12), ns, 126.8 w Mad av, 16.8x99.11, 3-sty & b stn dwg; Thos Manahan Jr & ano EXRS Margt E Manahan to Hy L Atkinson, 135 Hamilton pl; mtg $9,000 & AL; Nov20; Dec31'14; A $6,500-7,500 (R S $3.50). O C & 100

129TH st W, sec St Nicholas av, see St Nicholas av, 370.

132D st W (7:1998-50-56), ss, 200 e 12 av, 175x99.11, vacant; Standard Gas Light Co to Consolidated Gas Co of NY, 130 E 15; Dec31'14; Jan6'15; A$50,500-83,000 (R S $50). O C & 100

134TH st, 68 W (6:1731-62), ss, 235 e Lenox av, 25x99.11, 5-sty stn tnt; Florence E W Schnefel to Chas O Stanley, 181 E 111; ½ pt; AT; mtg $9,000 on whole; Dec 15'14; Jan7'15; A$7,000-17,000 (R S $1). O C & 100

134TH st, 68 W; Arthur McKenna to same; ½ pt; AT; mtg $9,000 on whole; Dec28'14; Jan7'15 (R S $3.50). O C & 100

137TH st, 6-20 W (6:1734-41-45), ss, 85 w 5 av, 150x99.11, 4-6-sty bk tnts & strs; Alb Jarmulowsky et al, EXRS Estate of Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, firm of S Jarmulowsky, 54 Canal; B&S & CaG; AL; Dec8'14; Jan2 '15; A$42,000-158,000. nom

138TH st, 137 W (7:2007-9), ns, 178 e 7 av, 26x99.11, 5-sty stn tnt; Advance Mtg Co to Oscar L Graf, 200 W 54; mtg $20,000 & AL; Jan2; Jan4'15; A$8,000-20,000 (R S 50 cts). O C & 100

141ST st, 552-4 W (7:2072-55), ss, 170 e Bway, 55x99.11, 6-sty bk tnt; Long Realty Co to Irving G Schreyer, 8 N 8 av, Mt Vernon, NY; B&S; mtg $65,000 & AL; Dec 30'14; Jan2'15; A$31,000-82,000 (R S $8.50). O C & 100

141ST st, 552-4 W; Irving G Schreyer to Fredk S Schlesinger, 920 Av St John, Bronx; mtg $62,500 & AL; Dec31'14; Jan 2'15 (R S $8.50). O C & 100

141ST st, 552-4 W; Fredk S Schlesinger to Martha Schlesinger, his wife, 920 Av St John; AL; Dec31'14; Jan2'15 (R S $1). nom

142D st, 458 W (7:2058-21), ss, 154 w Convent av, 18x99.11, 4-sty stn dwg; Chas Meisel individ & EXR Anna C Meisel to Chas Shlivek, 817 West End av; mtg $13,-000; Dec30; Dec31'14; A$8,600-16,000 (R S $7). nom

144TH st, 520 W (7:2075-43) ss, 225 w Hamilton pl, 87.6x99.11, 6-sty bk tnt; Rebecca I Goldsmith to Nathan Burnstine, 54 Bloomingdale dr; AL; Dec30; Dec31'14; A $54,000-140,000 (R S $10). O C & 100

144TH st, 313 W (7:2044-24), ns, 199.6 w 8 av, 26x99.11, 5-sty bk tnt; Millie Schwarz to Wm Hyman, 515 W 185; AL; Dec15'13; Jan4'15; A$9,000-19,500 (R S $4). O C & 100

146TH st, 427 W (7:2061-22½), ns, 107.8 e Convent av, 14.3x99.11, 3-sty & b stn dwg; Leo Co to Walter W Thompson, 409 Madison, Bklyn; B&S; mtg $10,000; Jan2; Jan7'15; A$7,200-11,500 (R S $1.50). O C & 100

149TH st W, cl at ws Edgecombe av, see 1 av, 697.

153D st, 530 W (7:2084-50), ss, 425 w Ams av, 37.6x99.11, 5-sty bk tnt; Edw Elbaum to Aaron Lang, 115 W 98; AL; Dec 19'14; Jan2'15; A$20,000-44,000. O C & 100

158TH st, 540-2 W (8:2116-15), ss, 225 e Bway, 49.9x99.11, 6-sty bk tnt; Riverview Constn Co to E B Realty Co, 149 Bway; mtges $64,000; Dec15'14; Jan7'15; A$26,000-66,000 (R S 50 cts). O C & 100

158TH st, 648 W (8:2134-148), ss, 805.6 n Bway, 19.6x100, with all title of Jane adj on w, 3-sty & b bk dwg; Fannie H Dike to Cornelia A & Fannie L Dike, 648 W 158; mtg $12,000 & AL; July2'12; Dec31 '14; A$6,000-13,500 (R S $1). nom

158TH st, 598 W, see St Nicholas av, 1356-8.

179TH st W, sec Ft Washington av, see Ft Washington av, sec 179.

180TH st W, nec Haven av, see Haven av 325.

184TH st W, nec Wadsworth av, see Wadsworth av, 221.

189TH st W, sec Audubon av, see Audubon av, sec 189.

190TH st, 607 W (8:2169-60), ns, 120 w St Nicholas av, 80x100, 5-sty bk tnt; Weber-Turek Building Co to Shenk Realty & Constn Co, 62 W 107; B&S; Nov2'14; A$22,-300-P22,300. Corrects error in issue Nov 7 '14, when house No was 807. nom

Amsterdam av (13:3402-177), ns, 429.10 w Marble Hill av, 40x70x46.10x70, vacant; Martin L Stover, ref, to Augustus S Frazee, 475 E 143, Deft; FORECLOS Dec1-Dec31'14; A$2,600-2,600. **4,900**

Amsterdam av, 108 (4:1156-33), ws, 100.2 n 91th, 25.3x100, 5-sty stn tnt & strs; Neilson Alcott, 2d, ref, to Isidor Abraham, 8 W 103; mtg $28,000; FORECLOS Dec14'14; Jan 4; Jan5'15; A$15,000-25,000 (R S $5). **4,900 over & above said mtg**

Amsterdam av, 2145 (8:2111-83), ws, 97.6 n 166th, 37.6x100, 5-sty bk tnt & strs; Wm Prager to Guiseppe Bozzo, 278 W 115; ½ pt; mtg $47,750 & AL; Jan5; Jan7'15; A $21,000-41,000 (R S $3.50). nom

Amsterdam av, 2145; Isaac Lowenfeld et al, EXRS &c Princus Lowenfeld, to same; ½ pt; mtg $47,750 & AL; Jan6; Jan7 '15. exch & 2,500

Audubon av (8:2159-42-43), sec 189th, 49.11x100, vacant; Rosa Rosenbaum to Jas Murray, 540 W 165, & Robt Hill, 145 W 131; mtr $10,000; Dec31'14; Jan2'15; A$20,-000-20,000 (R S $10). O C & 100

Broadway, 2536 (4:1242-42), sec 95th (No 2536), 25.6x100, 5-sty bk tnt & strs; A$70,-000-80,000; also 77TH av, 824 (4:1025-29), nwc 53d (Nos 201-5), 25x100, 5-sty bk hotel; A$75,000-83,000; Ellen Connell to Elkton Realty Corpn, 300 W 106; AL; Jan 7'15 (R S $98). nom

Columbus av, 629 (4:1204-64), es, 75 s 91st, 25.8x75, 5-sty bk tnt & strs; Mary R Ives to Ludwig & Paul H Bechtel, 629 Col av; B&S; Dec30; Dec31'14. $21,000-30,-000 (R S $28). O C & 100

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Columbus av, 973 (7:1843-62), es, 25.11 s 108th, runs e100xs25xw100 to av xn50 (?) to beg (probable error), 5-sty bk tnt & strs; Ada M Ramos et al to Nancy J Kennard, 205 W 147; AL; Dec31'14; A$21,000-33,000. O C & 100

Edgecombe av, ws at cl 149th, see 1 av, 697.

Fort Washington av (8:2176-20), sec 179th, 92.7x129.1x92.6x125, 6-sty bk tnt; H M Constn Co to Henry Morgenthau Co, 30 E 42; B&S; mtg $180,000 & AL; Jan5; Jan6'15; A$62,200-$—— (R S $45). O C & 100

Haven av, 325 (8:2177-168), nec 180th, 129.1x92.7x125x125, vacant; Central Bldg Impt & Investment Co to Great Northern Constn Co, 3785 Bway; Jan4; Jan5'15; A $——$—— (R S $75). O C & 100

Lenox av, 452 (6:1730-72), es, 75 s 133d, 24.11x84, 5-sty bk tnt & strs; Ernest M Meyer to Adele Kneeland of Lenox, Mass, EXTRX, &c, Chas Kneeland; QC; AL; Nov 25'14; Jan5'15; A$18,000-29,000. nom

Lexington av, 1434, see 94th, 219 E.

Lexington av, 1442 (5:1522-58¾), swc 94th (No 138), 34.3x75, 7-sty bk tnt & strs; Joel M Marx to Carrie Lasker, 114 W 69; AL; Dec31'14; A$33,000-62,000 (R S $10). O C & 100

Lexington av ,1736 (6:1636-17), ws, 51 n 108th, 25x75, 5-sty stn tnt & strs; Jos D Kelly, ref, to Bertha Kaufmann, 1496 Lex av; FORECLOS Dec21'14; Jan4'15: A$10,-500-18,000 (R S $4). **19,000**

Lexington av, 1736 (6:1636-17), ws, 51 n 108th, 25x75, 5-sty bk tnt & strs; Bertha Kaufmann to Jos Mandl, 1756 Lex av; mtg $15,000; Jan4; Jan5'15; A$10,500-18,-000 (R S $4). O C & 100

Madison av, 812 (5:1382-56), swc 68th (No 30), 100.5x20.6, 4 & 5-sty bk & stn dwg; Mutual Life Ins Co of NY to Jas A Hawes, 60 E 55; CaG; Dec31'14; A$120,000-140,000 (R S $5). O C & 100

Madison av, 1885 (6:1748-1½), es, 111 n 122d, 20x100, 3-sty & b stn dwg; Title Guar & Trust Co to Morris Bobrow, 58 E 121; B&S; Dec28'14; Jan6'15; A$13,500-15,-000. O C & 100

Northern av (8:2179-142), es, 556.2 n 181st, 100x212.2x103.9x224.2, vacant; Louisa H Just & ano to Margt Miles, — Linda av, White Plains, NY; AL; Jan7'15; A$24,-000-24,000 (R S 50 cts). O C & 100

Park av, es, 96.5 s 71st, see Park av, 733.

Park av, 733 (5:1405-72), sec 71st, 96.5x42.6, 5-sty bk dwg; also all RT&I as follows: PARK AV, es, 96.5 s 71st, 4x42.6, & any strips or gores adj; Eugene Meyer Jr to Marcia M B Tucker, 903 Park av; mtg $200,000 & AL; Dec22'14; Jan4'15; A$103,-000-205,000 (R S $137.50). nom

Park av, 929-31 (5:1509-1), es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; Phoenix Ingraham, ref, to Jacob Pawel, 432 W 148; Jno C O'Neil, 528 Pt Washington av, & Walter S Thomson, nec Fordham rd & Grand blvd & concourse; mtg $265,000 & int of $12,-589.59; also other int $——; FORECLOS mechanics lien Dec28; Dec31'14; Jan2'15; A$115.000-290,000 (R S $14). **13,850**

Park av, 1407, see 105th, 100 E.

Park av, 1613 (6:1642-71), es, 50.11 s 113th, 25x80, 5-sty bk tnt & strs; Martha Schlesinger to Poundridge Realty Co, 277 Bway; mtg $16,500; Dec31'14; Jan2'15; A $8,000-16,000 (R S $1). O C & 100

St Nicholas av, 370 (7:1955-23), sec 129th, 101x47.8x99.11x32.10, 5-sty bk tnt; Fredk C McLaughlin to Chas D Folsom, 464 Riverside dr; mtg $40,000 & AL; Dec 31'14; A$40,000-60,000 (R S $15). nom

St Nicholas av, 1356-8 (8:2133-66), sec 178th (No 598), 36.5x100, 5-sty bk tnt & strs; Herman Reher et al to Corporal Realty Co, 55 Liberty; mtg $45,000; Jan2; Jan5'15; A$34,000-63,000 (R S $7). O C & 100

Seaman av (8:2243-372), ses, 80 sw 218th, 150x100, vacant; Wm E Paine & Nora F, his wife, to Wm E Jr & Albt I Paine, all at 328 W 108; AL; Apr30'13; Jan4'15; A $15,000-15,000. nom

Sherman av, 156-8 (8:2225-36), ns, 300 w 204th, 50x150, 5-sty bk tnt; Vermilyea Realty Co to Alfd L Anderson at Closter, NJ; mtg $43,000; Jan5'15; A$11,000-47,000 (R S $18). O C & 100

Sherman av, 156-S; Alfd L Anderson to Esther Dryfoos, 106 E 85; mtg $52,000; Jan 5'15 (R S $10). nom

Sherman av (8:2174-pt 38), es, 100 s Dyckman, 50x100, vacant; St Clair Realty Co to Jas Livingston, 326 Audubon av; mtg $5,000; Jan4; Jan6'15; A$——$—— (R S 50 cts). O C & 100

Wadsworth av, 221 (8:2166-1), nec 184th, 24.11x75.4, vacant; A$12,000-12,000; also WADSWORTH AV, 223 (8:2166-2), e s, 24.11 n 184th, 25x75, 2-sty bk dwg; A$8,000-10,000; Flora R Burnstine to Fredk H Hoffman, 126 Hauxhurst av, Weehawken, NJ [212 11 av]; AL; Dec31 '14; Jan4'15 (R S $4.50). nom

Wadsworth av, 223, see Wadsworth av, 221.

1ST av, 697 (3:945-32), ws, 24.10 s 40th, 24.6x75, 5-sty bk tnt & strs; A$10,000-16,-000; also EDGECOMBE AV (7:2053-96-98), ws, at cl 149th, runs n79.11xw100x79.11xe 100 to beg, vacant; A$29,000-29,000; Hugh F Skelly to Podgur Realty Co, 1029 E 163; AL; Dec30; Dec31'14 (R S $32). O C & 100

1ST av, 901 (5:1347-25), ws, 61 n 54th, runs w68xs.07xw12xn20xe12xn0.7xe— to av xs20 to beg, 1-sty bk tnt & strs; Max Schwartz & Ida, his wife, to Ida Schwartz, 178 Chrystie; mtg $12,500; Jan6 Jan7'15; A$8,000-12,000 (R S $1). O C & 100

2D av, 2067 (6:1656-23), ws, 50.11 n 106th 25x75, 4-sty bk tnt & strs; A$10,000-15,500; also 2D AV, 2070 (6:1678-4), es, 75.9 n 106th 25x75, 1-sty bk tnt & strs; A$10 -000-15,500; also 2D AV, 2156 (6:1682-51), es, 50.11 s 111th, 25x100, 5-sty bk tnt & strs; A$10,000-32,000; Reuben L Michel to Celia R Michel, both at 3 E 106; 1-5 pt; AL; Dec19'14; Jan7'15 (R S $2.50). nom

2D av, 2070, see 2 av, 2067.

2D av, 2156, see 2 av, 2067.

3D av, 1591 (5:1535-4), es, 100.3 s 90th, 25.3x110x25x110, 5-sty bk tnt & strs; Anna Walter to Emilie Lampe, 508 E 87; ¼ pt; AT; mtg $16,000 & AL; Jan1; Jan6'15; A $20,500-36,000. O C & 100

3D av, 1593 (5:1535-49), es, 75.3 s 90th, 25x85, 5-sty bk tnt & strs; Emilie Lampe to Anna Walter, 508 E 87; ¼ pt; AT; mtg $14,000 & AL; Jan1; Jan6'15; A$18,500-30,-000. O C & 100

3D av, 1813 (6:1650-46), es, 25.11 s 101st, 25x100, 5-sty stn tnt & strs; Sampson H Weinhandler, ref, to Mayer Katzenberg, 206 E 60, piff; FORECLOS Jan5; Jan6'15; A$15,000-25,000 (R S $17). **17,000**

3D av, 1968 (6:1636-34), ws, 25.5 n 108th, 25x100, 5-sty stn tnt & strs; D Strauss Realty Co to Chas P Foster, 179 E 11; mtg $24,000 & AL; Jan5; Jan6'15; A$18,000-34,-000 (R S $1). O C & 100

5TH av, 119-21 (3:848-1), nec 19th (Nos 1-3), runs e125xn92xw25xs45.8xw100 to es 5 av xs46.8 to beg, 8-sty bk loft & str bldg; Richd A Barker to Alfred P Gardiner, 14 W 86 AT; CaG; AL; Oct31'14; Jan7'15; A$355,000-550,000. O C & 100

5TH av, 303-5 (3:861-1), nec 31st (Nos 1-3), 56.9x150, 20-sty bk office & str bldg; Philipse Manor Co to Surrey Investors Inc, 140 Nassau; mtg $1,450,000 &AL; Dec31'14; A$820,000-1,500,000 (R S $450). nom

5TH av, 518 (5:1259-34), ws, 29 n 43d, 28 x125, 8-sty bk loft & str bldg; Hy G Trevor to Le Gramo Realty Co, 176 Bway; mtg $300,000; Dec29; Dec31'14; A$390,000-485,000. O C & 100

5TH av, 1030 (5:1496-1), nec 84th (No 1), 42.2x115, 9-sty & b stn dwg & 2-sty stn stable, with all RT&I to strip on 84th, ns, 115 e 5 av, 10x42.2; Cath H Hinckley to Louis G Hamersley, at Red Hook, NY; ¼ pt: AT; CaG; Jan2; Jan4'15; A$300,000-350,000 (R S $212.50). nom

7TH av, 824, see Bway, 2536.

8TH av, 2379 (7:1954-35), ws, 25 s 128th, 25x84, 5-sty bk tnt & strs; Max Bernstein to Bermax Realty Co, 273 W 125; mtg $20,-000; Jan6; Jan7'15; A$17,000-25,000 (R S $5). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 121 (2:415); consent to 3d track; Nellie Lipschitz, 1499 Eastern Pkway, Bklyn, to Manhattan Railway Co; mtg $25,000; July23'14; Jan6'15. 550

Allen st, 121; consent to 3d track; J Henry Alexander Jr & ano, EXRS &c J Henry Alexander, mortgagee, to same; mtg $5,000; Aug28'14; Jan6'15. nom

Allen st, 121; consent to 3d track; Citizens Savgs Bank, mortgagee, to same; mtg $20,000; Nov18'14; Jan6'15. nom

Barrow st, 18 (2:591); consent to subway, &c; Martha E, Matilda J, Robt G & Sami A McKeown to City NY; Oct11'12; Dec31'14.

Barrow st, 18 (2:591); consent to subway, &c; Jane McKeown to City NY; Oct2 '12; Dec31'14.

Barrow st, 20 (2:591); consent to subway, &c; Martha E McKeown to City NY; Oct2'12; Dec31'14.

Barrow st, 39 (2:587); consent to subway, &c; Jas D McClelland to City NY; Aug28'12; Dec31'14.

Baxter st, nec Park row, see Park row, 168-70.

Beach st, ns, see Laight, ss.

Bleecker st, 303 (2:591); consent to subway, &c; Nicola & Maria R Mesce to City NY; June22'12; Dec31'14.

Bleecker st, 305-7 (2:591); consent to subway, &c; Anton Trabert to City NY; July26'12; Dec31'14.

Canal st, 417 & 423-9, see Varick, 34-50.

Canal st, 428-30 (1:221); consent to subway, &c; Eleanor T Smith & David B Ingersoll to City NY; June7'12; Dec31'14.

Canal st, 431-3 & 437, see Varick, 34-50.

Canal st, 523-7, see Greenwich, 480½-82.

Charles st, 24-28 (2:611); consent to subway, &c; Morris Benjamin to City NY; Sept27'12; Dec31'14.

Charles st, 25-7 (2:612); consent to subway, &c; Henry Kopf to City NY; July 24'12; Dec31'14.

Charles st, 33-7 (2:612); consent to subway, &c; Morris A Weinberg to City NY; July23'12; Dec31'14.

Charles st, 42-4 (2:611); consent to subway, &c; Anna M Henrietta Grupper to City NY; June24'12; Dec31'14.

Charles st, 52 (2:611); consent to subway, &c; Mary T Thompson to City NY; July26'12; Dec31'14.

Charlton st, 53-5, see Varick, 34-50.

Cherry st, 388-9 (misc); power of atty to conduct business, Fannie Kossoff to Hyman Kossoff, her husband, 212 Av B; Dec15'14; Jan6'15.

Christopher st, 59 (2:610); consent to subway, &c; Mary J Bogert to City NY; July9'12; Dec31'14.

Clinton st, 157 (2:346), ws, 83.5 n Grand, 20x30; assn rents to secure $2,400; Chas I, Singer to Louis A Goldberg, 89 Hooper, Bklyn; AT; Mar10'14; Jan7'15. 2,400

Commerce st, 14 (2:587); consent to subway, &c; Sampson H Schwarz & David Lippman to City NY; Sept24'12; Dec31'14.

Commerce st, 18 (2:587); consent to subway, &c; Ernst Grob to City NY; July18 '12; Dec31'14.

Downing st, 62 (2:528); consent to subway, &c; David J Christie to City NY; June26'12; Dec31'14.

Franklin st, 132-42 (1:189); consent to subway, &c; David S Walton to City NY; Oct28'12; Dec31'14.

Grand st, 37, see Varick, 34-50.

Greenwich st, 258 (1:129), swc Murray, runs w81xs34.4xe56.6xne26.3 to Greenwich xn29.2 to beg; consent to 3d track; Estate of Eugene A Hoffman Inc, 258 Bway, to Manhattan Railway Co; Sept22; Dec31'14. 641.67

Greenwich st, 258; consent to 3d track; Farmers Loan & Trust Co mtgee to Manhattan Railway Co; mtg $4,200,000 on this & other property; Nov24; Dec31'14. nom

Greenwich st, 325 (1:141); consent to 3d track; Jno D Peabody, 224 Madison av, as TRSTEE to Manhattan Railway Co; Dec 29; Dec31'14. 663.29

Greenwich st, 480½-482 (2:595), nwc Canal (Nos 523-7), runs w66xn31xse7xe29 to st xs59.3 to beg; consent to 3d track; Elias G & Julia D Brown, 35 W 130, EXRS &c Elias G Brown, decd, to Manhattan Railway Co; Sept30; Dec31'14. 1,303.50

Houston st, 206-8 W (2:528); consent to subway, &c; Chas A Bristed to City NY; Sept9'12; Dec31'14.

Houston st, 229 W, see Varick, 34-50.

Hudson st, es, see Laight, ss.

King st, 55, see Varick, 34-50.

King st, 60-2 (2:519); consent to subway, &c; Eugene Gerbereux, Yonkers, NY, to City NY; June29'12; Dec31'14.

Laight st, ss; also HUDSON ST, es; also BEACH ST, ns; also VARICK ST, ws, the blk (1:213); consent to subway, &c; N Y Central & H R R Co to City NY; Oct8'12; Dec31'14.

Morton st, 15 (2:587); consent to subway, &c; Wm Pollard to City NY; Sept28 '12; Dec31'14.

Murray st, swc Greenwich, see Greenwich, 258.

Perry st, 3 (2:613); consent to subway, &c; Mary H Hill to City NY; Aug31'12; Dec31'14.

Perry st, 8 (2:612); consent to subway, &c; Cath McDermott to City NY; Jan13 '13; Dec31'14.

Perry st, 11 (2:613); consent to subway, &c; Alphonsus L Poole TRSTE Rebecca G Poole to City NY; Dec12'12; Dec31'14.

Perry st, 16 (2:612); consent to subway, &c; Chas O Davis, Irene Hubner, Lavinia E Davis & Geo A Young to City NY; May3 '13; Dec31'14.

Perry st, 17 (2:613); consent to subway, &c; Millie Prochazka to City NY; Dec16'12; Dec31'14.

Perry st, 18 (2:612); consent to 3d track; Maurice Mandelbaum to City NY; Oct18'12; Dec31'14.

Spring st, 254-6 (2:491); consent to subway, &c; Harris Mandelbaum to City NY; Oct18'12; Dec31'14.

Spring st, 257-9, see Varick, 34-50.

Vandam st, 43-5, see Varick, 34-50.

Varick st, 22-4 (1:290); consent to subway, &c; Alfd Hutter EXR of Leopold Hutter to City NY; June7'12; Dec31'124.

Varick st, 34-50 (1:212); also CANAL ST, 417 & 423-9; also GRAND ST, 37 (1:-227); also CANAL ST, 431-3 & 437; also VARICK ST, 89-93; also VARICK ST, 79-85 (1:226); also VARICK ST, 80-92 (2:-477); also VARICK ST, 114-8; also VARICK ST, 128-30 (2:491); also VARICK ST, 125-9; also VARICK ST, 135-9 & 149-51 (2:579); also VARICK ST, 117-21 2:-578); also VARICK ST, 140-54; also SPRING ST, 257-9 (2:505); also VANDAM ST, 43-5; also VARICK ST, 162-4 (2:506); also VARICK ST, 183-7; also VARICK ST, 175 (2:580); also VARICK ST, 176-88; also CHARLTON ST, 53-5 (2:519); also VARICK ST, 190-204; also HOUSTON ST, 229 W; also KING ST, 55 (2:520); also VARICK ST, 189-205 (2:581); also VARICK ST, 207-225; consent to subway, &c; Rector, &c, Trinity Church in the City of NY; Nov21'12; Dec 31'14. O C & 100

Varick st, 52-6 (1:212); consent to subway, &c; Helen C Julliard to City NY; Nov6'12; Dec31'14.

Varick st, 63 (1:220); consent to subway, &c; Anais C Bliss to City NY; July8 '12; Dec31'14.

Varick st, 80-92, see Varick, 34-50.

Varick st, 89, 93, 79 & 85, see Varick, 34-50.

Varick st, 97-9 (2:578); consent to subway, &c; Wm C Smith to City NY; June16 '12; Dec31'14.

Varick st, 100-2 (2:477); consent to subway, &c; Bartholomew Sbarboro to City N Y; June8'12; Dec31'14.

Varick st, 104 (2:477); consent to subway, &c; Augusta Kelly to City NY; June 14'12; Dec31'14.

Varick st, 106-8 (2:477); consent to subway, &c; Stephen Hickson to City NY; June7'12; Dec31'14.

Varick st, 114-8, see Varick, 34-50.

Varick st, 117-21, see Varick, 34-50.

Varick st, 125-9, 135-9 & 149-51; also **Varick st, 128-30,** see Varick, 34-50.

Varick st, 140-54, see Varick, 34-50.

Varick st, 162-4, see Varick, 34-50.

Varick, 175, see Varick, 34-50.

Varick st, 176-88, see Varick, 34-50.

Varick st, 183-7, see Varick, 34-50.

Varick st, 189-205, see Varick 34-50.

Varick st, 190-204, see Varick, 34-50.

Varick st, 207-225, see Varick, 34-50.

Varick st, 229 W, see Laight, ss.

Waverly pl, 202-4 (2:611); consent to subway, &c; Marget M Fritz to City NY; June24'12; Dec31'14.

Waverly pl, 211 (2:612); consent to subway, &c; Auguste Rosenberg to City NY; July6'12; Dec31'14.

Waverly pl, 227-9 (2:613); consent to subway, &c; Wm & Louisa Muller to City NY; Aug10'12; Dec31'14.

2D st, 160-8 W, see 7 av, 7-9.

4TH st, 225-35 W (2:610); also 10TH ST, 174-182 W; consent to subway, &c; Harris & Maurice Mandelbaum to City NY; Oct10-12; Dec31'14.

4TH st, 233 W (2:611); consent to subway, &c; Julia F Karsch to City NY; Dec 5'12; Dec31'14.

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10TH st, 165 W (2:611); consent to subway, &c; Robt E Stokley & Alex H Ross, EXs of Stephen D Gedney to City NY; Aug5'12; Dec6'14. nom

10TH st, 174-82 W, see 4th, 225-35 W.

10TH st, 175 W (2:611); consent to subway, &c; Arthur F Eife to City NY; Aug 23'12; Dec31'14.

10TH st, 177 W (2:611); consent to subway, &c; Frances J Crawford to City NY; July1'12; Dec31'14.

10TH st, 179 W (2:611); consent to subway, &c; Mary Ella Troup to City NY; June25'12; Dec31'14. nom

55TH st W, sec 9 av, see 9 av, 830-40.

60TH st, 22 W (4:1112-52), ss, 287.6 e Col av, 37.6x100.5, 5-sty bk tnt & strs; re jdgt; Frank E Campbell to Bellemore Holding Co, 61-3 Park Row; Dec30; Dec 31'14; A$45,000-60,000.

80TH st, 8 E (5:1491-65½), ss, 165 e 5 av, 20x102.2, 4-sty & b stn dwg; CONTRACT; Amelia G Friedman, 8 E 80, with Chas E F McCann, 9 E 80; mtg $20,000; May25'14; Jan5'15; A$45,000-60,000. **95,000**

83D st, 41-3 W (4:1197); re asn rents; Albt Jarmulowsky et al, EXRS & Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W; final m S Jarmulowsky, 54 Canal; Dec30'14; Jan2'15. O C & 100

114TH st W, nwc Morningside dr, see Morningside dr, nwc 114.

120TH st, 103-5 W (7:1905), ns, 100 w Lenox av, 50x100.11; asn rents; Mesaba Realty Co, 2790 Bway, to Royal Co of N Y, 93-5 Nassau; Dec31'14; Jan5'15. 1,000

125TH st, 201-3 E, see 3 av, 2305-7.

132D st W (7:1998-50-56), ss, 200 e 12 av, 175x99.11, vacant; re mtg; Bankers Trust Co to Consolidated Gas Co of NY, 130 E 15; QC; Dec31'14; Jan6'15; A$50,500-83,000. nom

141ST st, 552-4 W (7:2072-55), ss, 100 e Bway, 55x99.11, 6-sty bk tnt; re judgt; Frank M Escalona to Long Realty Co, 68 Broad; May18'14; Jan2'15; A$31,000-82,000. nom

151ST st W, swc 8 av, see 8 av, 2825-31.

Broadway, 1365 (3:812-55), ws, 43.5 s 37th, 22x93.8x20.7x86.1; agmt modifying deed of trust recorded Mar16'08 as to disposal of ½ interests or parties 2d pl & restrictions of same; Isabella & Danl A Loring, Sr, 1 W 70, with Jos C Hand & Ida M, his wife, 28 New st, Catskill, NY; May3'13; Jan7'15. nom

Columbus av, 629 (4:1204); agmt that no easement or rights shall pass by deed of above for use of water from tank on roof of 631 Col av; Ludwig & Paul H Bechel wi/o Mary B Ives; Dec30; Dec31'14. nom

Greenwich av, 72 (2:606); consent to subway, &c; Morris I Maibrunn & S Bloch EXRS of H Maibrunn to City NY; June26 '12; Dec31'14.

Morningside dr (7:1867), nwc 114th, 104.1 x191.1x100.11x216.11; order of court confirming PM mtg for $40,000 recorded Jan 9'09; Noviciate of Novitiate of the Fathers of Mercy, a corpn, to Johnston Livingston of N Y; Dec31'14. court order

Park Row, 168-170 (1:161), nec Baxter, 48.4x75.1x46.6x78.10; consent to 3d track; Estate of Eugene A Hoffman Inc, 258 Bway, to Manhattan Railway Co; Sept22'13; Dec31'14. 2,996.67

Park Row, 168-170; consent to 3d track; The Farmers Loan & Trust Co mtgee to Manhattan Railway Co; mtg $4,200,000 on this & other property; Nov24; Dec31'14. nom

1ST av, 154 (2:437); consent to 3d track; Regina Huppert, 54 16th, Flushing, B of Q, et al, to Manhattan Railway Co; mtg $34,500; Apr21'14; Jan6'15. 277

1ST av, 154; consent to 3d track; Xesia C Forman, indivíd & EXTRX Allan Forman, mortgagee, to same; mtg $22,000; Nov9'14; Jan6'15. nom

1ST av, 154; consent to 3d track; Hy D Cox, mortgagee, to same; mtg $3,000; Aug 21'14; Jan6'15. nom

1ST av, 154; consent to 3d track; Annie Rothfeld et al, mortgagees, to same; mtg $8,000; Dec21'14; Jan6'15. nom

1ST av, 154; consent to 3d track; Regina Huppert, mortgagee, to same; mtg $1,500; Dec16'14; Jan6'15. nom

2D av, 655 (3:916); consent to 3d track; Mary Zolka, 238 E 51, & Isaac Gevertz, 138 E 60, to Manhattan Railway Co; mtg $16,700; Nov13; Dec31'14. 296.25

2D av, 655; consent to 3d track; Lawyers Title Ins & Trust Co, mtgee to same; mtg $14,000;Dec17;Dec31'14. nom

2D av, 655; consent to 3d track; Yatty Kramer mtgee to same; mtg $2,700; Nov 25; Dec31'14. nom

2D av, 741 (3:920); consent to 3d track; New York Bible & Common Prayer Book Soc, mortgagee, to Manhattan Railway Co; mtg $11,500; Dec15'14; Jan7'15. nom

2D av, 894 (5:1340), es, 75.4 s 48th, 25.1x 100; consent to 3d track; Fannie Rottenberg, 3681 Bway, to Manhattan Railway Co; mtg $24,500; Nov21; Dec31'14. 301

2D av, 894; consent to 3d track; Ignatz Reich & ano mtgees to same; mtg $6,500; Dec3; Dec31'14. nom

2D av, 894; consent to 3d track; Excelsior Savings Bank mtgee to same; mtg $18,000; Dec31'14. nom

2D av, 896 (5:1340); consent to 3d track; Annie Reich, 560 W 165, to Manhattan Railway Co; mtg $25,500; Nov21'14; Jan2 '15. 301

2D av, 896; consent to 3d track; Excelsior Savgs Bank, mortgagee, to same; mtg $18,000; Dec31'14; Jan2'15. nom

2D av, 898; consent to 3d track; Ignatz Reich & ano, mortgagees, to same; mtg $7,500; Dec3'14; Jan2'15. nom

3D av, 1876 (6:1631), ws, 75 s 104th, 25.11 x80; consent to 3d track; Elias G & Julia D Brown, 35 W 130, EXRS, &c, Elias G Brown, decd, to Manhattan Railway Co; Sept30; Dec31'14. 90.71

3D av, 2305-7 (6:1790), nec 125th (Nos 201-3), 49.11x57; consent to 3d track; Jacob A Smith, 50 W 128, et al, to Manhattan Railway Co; mtg $11,500; Dec23'14; Jan4'15. 2,096.50

3D av, 2305-7; consent to 3d track; Harlem Savgs Bank, mortgagee, to same; mtg $11,500; Nov9'14; Jan4'15. nom

7TH av, 2-15 (2:617); consent to subway, &c; Rhinelander Real Estate Co to City NY; June24'12; Dec31'14.

7TH av, 7-9 (2:607); also 7TH AV, 13-15; also 2D ST, 160-8 W; consent to subway, &c; St Vincent Hospital of City NY to City NY; Oct4'12; Dec31'14.

7TH av, 13-15, see 7 av, 7-9.

7TH av, 20 (2:617); consent to subway, &c; Rhinelander Real Estate Co to City N Y; Jan14'13; Dec31'14.

8TH av, 2713; consent to 3d track; N Y Physicians Mutual Aid Assn, mortgagee, to same; mtg $20,000; Dec21'14; Jan7'15. nom

8TH av, 2713 (7:2044); consent to 3d track; Conradine Friess, 428 Summit av, South Orange, NJ, to Manhattan Railway Co; mtg $20,000; Nov24'14; Jan7'15. 458.33

8TH av, 2825-31 (7:2046), swc 151st, runs w100xs99.11xe13.6xn0.1xe86.6 to av xn99.10; consent to 3d track; Barwood Realty Co, 100 Bway, to Manhattan Railway Co; mtg $112,192.32; Nov30; Dec31'14; Jan5'15. 748.75

8TH av, 2825-7; consent to 3d track; Geo E Chisolm et al TRSTES for Mary E Schieffelin mtgee to same; mtg $48,000; Dec22; Dec31'14. nom

8TH av, 2825-31; consent to 3d track; Emanuel J Myers, EXR Alex Stein mtgee to same; mtg $65,000; Nov27; Dec31'14. nom

8TH av, 2829-31; consent to 3d track; Central Trust Co of NY mtgee to same; mtg $62,000; Dec2; Dec31'14. nom

8TH av, 2905-7 (7:2047); consent to 3d track; Louis Haack, 136 W 113, to Manhattan Railway Co; mtg $40,000; Dec18'14; Jan4'15. 1,387.50

9TH av, 830-40 (3:1045), sec 55th, runs e50xs100.5xe50xs34.10xw100.9 to av xn122.11 to beg; consent to 3d track; Robt W Chanler, 147 E 19, to Manhattan Railway Co; mtg $72,000; Nov17; Dec31'14. 1,413.54

9TH av, 830; consent to 3d track; Geo F Harriman mtgee to same; mtg $12,000; Dec 18; Dec31'14. nom

9TH av, 832-40; consent to 3d track; Mutual Life Ins Co of NY mtgee to same; mtg $60,000; Dec24; Dec31'14. nom

Tunnel (8:2169), extending from Broadway to subway station at W 191st & St Nicholas av, being parcel No 8 on damage map to open said st; re mtg; Title Guar & Trust Co to City NY; QC; Oct17; Dec31'14; Jan6'15.

Certified copy last will; Mary E Stephens, late of Richfield Springs, NY, to Cornelia E Martinez, her daughter; Oct18'09; Jan6'15.

Power of atty (miscl); Gertrude H Gardiner to Ida A Gardiner; Sept22'13; Jan7'15.

Power of atty (miscl); Louise M Stevens, B of Q, to Hy Hellman, NY; Apr11'14; Jan 4'15.

WILLS.

Borough of Manhattan.

37TH st, 307 W (3:761-30), ns, 100 w 8 av, 25x98, 6-sty bk loft & str bldg; A$13,-000-33,000; also 2D AV, 1161 (5:1416-21), n wc 61st, 257 E, 21x48, 4-sty bk tnt & str; A$18,000-25,000; Lizzie McGovern Est, also known as Lizzie M McGovern; Cecelia C Higgins, EXTRX, 148 E 63; attys, Deyo & Bauerdorf, 111 Bway. Will filed Dec26'14.

41ST st, 257 W, see 37th, 307 W.

75TH st, 169 E (5:1410-28½), ns, 190 w 3 av, 20x102, 4-sty stn tnt; A$12,000-18,000; also 76TH ST, 205 E (5:1431-4½), ns, 77 e 3 av, 28x102, 4-sty bk loft & str bldg; A $12,500-23,000; Edw Hanley Est, Cath C Hanley, EXTRX, Hotel Martinique, 32d st & Bway; attys, McClure & Prentice, 61 Bway. Will filed Dec24'14.

76TH st, 205 E, see 75th, 169 E.

2D av, 1161, see 37th, 307 W.

3D av, 383 (3:908-5), es, 78 n 27th, 20x 70, 3-sty bk tnt & str; Chas Kantler Est, Emma Kantler, EXTRX, 383 3 av; atty, F J Kuerzi, 32 Nassau; A$13,500-17,500. Will filed Dec24'14.

CONVEYANCES.

Borough of the Bronx.

Aldus st, 945, see So blvd, 1000-12.

Barretto st, 1098, see 167th, 931 E.

Beck st, 650-4 (10:2684), see Av St John (Nos 973-5), 110x67, 2-sty bk tnt & strs; Normal Constn Co to 152d St Constn Co; mtg $60,000; Jan5; Jan7'15 (R S $15). O C & 100

Beck st, 895 (10:2711), ws, 194.11 n Intervale av, runs w100xs23xe115 to st xn 79.11 to beg, 5-sty bk tnt; also INTERIOR PLOT beginning n Intervale av & 115 w Beck, runs n20xs17.3xe9.1 to beg, vacant; Absar Realty Co to Edna Sieradzka, 338 E 51; mtg $38,000; Jan4; Jan5'15 (R S $10). O C & 100

Bonner pl, 5 & 7 (9:2423), ns, 100 e Morris av or pl, 66.8x75, 2-4-sty bk tnts; Thos D Malcolm Constn Co to Franciska B Hohmann, 195 Valentine rd, West Orange, NJ; mtg $35,000; Dec19; Dec31'14 (R S $12). nom

Bronx pl (*), ws, 143.6 n Mechanic, runs w218.9xn241.5xse3xse108.2xse17.8xnw 36.6xnw3xne27xse100xse91.1 to pl xsw307.3 to beg; Hodgman Rubber Co to A R Mosler & Co, on Bronx River rd, Yonkers, NY; Dec30'14; Jan2'15 (R S $7.50). O C & 100

Church ln, see 236th W, ss, 100 w Bway.

Fairmount pl, nec So blvd, see So blvd, nec Fairmount pl.

Fox st, 973 (10:2714), ws, 325 n 163d, 40 x105.3x40x105.10, 5-sty bk tnt; Wm Schmitts to F J Bldg Co, Inc, 1879 So blvd; mtg $24,000; Jan6; Jan7'15 (R S $15). O C & 100

Fox st, nec Av St John, see Av St John, nec Fox.

Fox st, nwc Av St John, see Av St John, nwc Fox.

Freeman st, 883 (11:2965), ns, 165 e Stebbins av, 40x121.5x39.11x118.11, 5-sty bk tnt & strs; Israel Hoffman to A & H Realty Co, 115 Bway; mtg $35,000; Dec30 '14; Jan2'15. nom

Home st, sec Vyse av, see Vyse av, sec Home.

Loring pl, 2226 (11:3224), es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; Cedric H Ostrom to Oscar T Mackey, 165 W 81; B&S; mtg $12,000; Jan 6; Jan7'15 (R S $12). nom

Loring pl, 2226 (11:3224), es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; Ernest Hall, ref, to Cedric H Ostrom, 137 Crescent av, Plainfield, NJ; FORECLOSED, drawn & recorded Dec9 '14; Jan6'15 (R S $24). **23,800**

Lyman pl, 1346 (11:2970), es, 85.8 n Stebbins av, runs e71.11 to ns Stebbins av xne 17.3xn20xw83.1 to Lyman pl xs33.4 to beg, 4-sty bk tnt; also LYMAN PL, 1350 (11:-2970), es, 119 n Stebbins av, 33.6x83.1, 4-sty bk tnt; Sylvester Hope et al, TRSTES Josephine L Peyton, to Richd C Daniel, 107 W 43; Dec30'14; Jan5'15 (R S $3). **39,000**

Lyman pl, 1346 & 1350; Richd C Daniel to Willard U Taylor, 44 W 45; mtg $36,-000; Jan2; Jan5'15. O C & 100

Lyman pl, 1350, see Lyman pl, 1346.

Main st, ws, 80.6 n Carroll, see Main, ws, 61 n Carroll.

Main st (*), ws, 61 n Prospect, 19.6x100; also MAIN ST, ws, 80.6 n Carroll, 29.6x 100, except pt for Main, City Island; Mary L Roeder to Frances C Forsey, 67 Bay st, City Island; mtg $4,000; Jan2; Jan5'15 (R S $1). O C & 100

Manida st, 860 (10:2740), nes, 588.10 nw Lafayette av, 25x100, 2-sty bk dwg; Manida Co to Rose Levine & Lizzie Ostrove, 942 Leggett av; mtg $7,500; Dec30'14; Jan4'15 (R S $1.50). O C & 100

Merrill st, nwc Commonwealth av, see Commonwealth av, nwc Merrill.

St George's Crescent, 155 (12:3313), ns, 156.6 e Cordova pl, 25x110.11x125x103.6, 2-sty fr dwg; Ida G, wife of & Louis E Larsson to Jas D Murphy, 2308 Jerome av; Jan4; Jan6'15. nom

St Marys st, sec Concord av, see Concord av, sec St Marys.

St Pauls pl, nwc Washington av, see Washington av, 1442.

Seminole st, swc Stillwell av, see Stillwell av, swc Seminole.

Simpson st, 989 (10:2724), ws, 480.8 n 163d, 42x107.4x42x107.9, 5-sty bk tnt; Jas Murray et al to Rosa Rosenbaum, 1252 81st, Bklyn; mtg $35,000; Dec30'14; Jan2 '15 (R S $10). nom

Tiffany st, 1059 (10:2716), ws, 401.3 n 165th, 45x100, 5-sty bk tnt; Thos D Malcolm Constn Co to Alfred W Levi, 60 W 129; mtg $31,000; Dec30; Dec31'14 (R S $14). O C & 100

133D st E, ns, 265 e Willis av, see 225th E, ns, 196.11 e Bronxwood av.

136TH st, 586 E (10:2548), ss, 150 e St Anns av, 25x100, 4-sty bk tnt; Herman Weil to Sydney Weil, 201 St Anns av; mtg $10,000; Dec16'14; Jan5'15. nom

139TH st, 308 E (9:2314), ss, 75 w Alex av, 18.9x100, 4-sty bk tnt; Alfred W Levi to Thos D Malcolm Constn Co, 3651 3 av; mtg $7,500; Dec30; Dec31'14 (R S $9). O C & 100

146TH st, 471 E (9:2291), ns, 70 w Brook av, 20x50, 3-sty bk tnt & strs; Theresa, wife Antonio Amorino, to Antonio Amorino, 471 E 146; AL; Dec31'14; Jan4'15 (R S 50 cts). O C & 100

149TH st, 311-3 E (9:2331), ns, 400 w Courtlandt av, 50x180 to 150th (Nos 308-10), 2-4-sty bk tnts & strs in 149th & 1-2 & 1-3-sty fr tnts in 150th; Benenson Realty Co to Eugene J Busher, 653 E 164; mtg $47,000; Jan5; Jan6'15 (R S $28). O C & 100

149TH st E (10:2641), ns, 104 e Jackson av, 50x100, except pt for st, vacant; Isidor Niner to Leoville Realty Co, 290 Bway; Dec30'14; Jan4'15 (R S $9.50). nom

150TH st, 308-10 E, see 149th, 311-3 E.

152D st, 271 E, see Morris av, 642-4.

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100, 2-sty bk dwg; Chas Putzel, ref, to Carrie Lazar, 724 Beck, & Goldie Cowen, 891 Irvine; mtg $8,000; FORECLOS Nov9; Nov27'14; Jan2'15 (R S 50 cts). **50**

160TH st, 770 E, see Tinton av, 825-9.

162D st, 497 E (9:2367), ns, 80.6 e Brook av, 25x100, 5-sty bk tnt; Stephen F Leahy to Eliz A Koenemann, 450 E 161; mtg $13,000; Jan4; Jan5'15 (R S $9.50). O C & 100

163D st, 739 E, see Forest av, 947.

165TH st, 481 E, see Washington av, 1040.

167TH st, 841 E, see Stebbins av, ses, at ns 167.

167TH st, 931 E (10:2718), nec Barretto (No 1098), 79.11x57.10x54.7x82.2, 5-sty bk tnt; Nathan Hutkoff to Mamie Scholem, 134 W 103; Nov30'14; Jan4'15 (R S 50 cts). O C & 100

169TH st W, sws, 68.2 w Nelson av, see 169th st W, swc Nelson av.

169TH st W (9:2518), swc Nelson av, 25x108, vacant; also 169TH ST W (9:2518), sws, 68.2 w Nelson av, 26x79.3x25x80, vacant; Minnie Smith to E Osborn Smith, 255 Ft Wash av; QC; Nov11; Jan4'15. nom

169TH st W (9:2518), same prop; E Osborne Smith to Thos H Reynolds, 982 Anderson; Dec28'14; Jan4'15. O C & 100

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169TH st W (9:2518), same prop, Nellie J Polhamus to Minnie Smith, 315 W 97; B&S & CaG. Aug24'14; Jan4'15. nom

170TH st, 580 E (11:2931), ss, 90.7 e Fulton av, 16.9x85.10x17.4x109.8, 2-sty fr dwg; Charlotte J Herbst to Geo Ringler & Co, 203 E 92; mtg $11,100 on this & other prop, Dec23'14; Jan5'15 (R S $1.50). nom

170TH st E (*), ns, 110.4 w Pugsley av, 50x100x50x100.1, Lillie Bohm to Otto Kuhlmann, 1445 Longfellow av; Jan2; Jan 4'15 (R S 50 cts). O C & 100

170TH st W, at es Boscobel av, see Boscobel av, es, at ses 170.

173D st, 495 E (11:2915), ns, 44.5 w Bathgate av, 42x100, 5-sty bk tnt; Fulle Bldg Co to Diedrich Fulle, 107 E 109, & Henry Fulle, Valley Cottage, Rockland Co, NY; mt~ $34,500; Dec22'14; Jan7'15 (R S $11). nom

175TH st E (*), ws, 200 n Gleason av, 25x100; Hugh O'Brien to Marie F Gerz, 732 Van Nest av; mtg $4,500; Jan5; Jan7 '15 (R S $1.50). O C & 100

175TH st E (*), same prop, Marie F Gerz to Cath M O'Brien, 1221 Theriot av; mtg $4,500; Jan6; Jan7'15. O C & 100

177TH st, 761-9 E (11:3106), nec Prospect av (No 1960), 100x100, 1-sty bk strs; Geo Hahn et al to Hopkins G Barrett Co, 460 Tremont av; mtg $——; Dec21'14; Jan 6'15. nom

179TH st E, see Walton av, see Walton av, sec 179.

182d, 744 E (11:3098-3099), ss, 53.5 e Crotona av, 25x70, 2-sty bk dwg; Wm Schmitz to Emily Schmitz, 1960 Anthony av; mtg $6,000; Dec30'14; Jan5'15 (R S $1.50). O C & 100

183D st, 400 E, see Jerome av, sec 183.

183D st, 789 E, see So blvd, nwc 183.

183D st E (11:3030), ss, 50 w Webster av, 42x93.3x irr, vacant; Remlu Realty Corpn to Henry U Singhi, 121 West Kingsbridge rd; B&S & CaG; Jan5; Jan6'15. nom

186TH st, 444 E (11:3039), ss, 40 e Park av, 20x100, 2-sty bk dwg; Surety Realty Co to Magdelena & Emily Boertzel, 444 E 186; Jan4; Jan5'15 (R S $5.50). O C & 100

213TH st E, see Maple av, see Maple av, sec 213.

218TH st E (*), ws, 75 n Bronxwood av, 39x105, Wakefield; Edw L'Estrange Phipps to Antonio Brandi, 3677 White Plains av; mtg $1,650; Jan4; Jan5'15 (R S $1). O C & 100

218TH st E (*); same prop; Jos C Kluender to Edw L'Estrange Phipps, 102 E 6 av, Mt Vernon, NY; mtg $1,000; Jan4; Jan 5'15. nom

223TH st E (*), ns, 196.11 e Bronxwood av, 25x109; also 133D ST E (9:2278), ns, 265 e Willis av, 50x100, vacant; Bendheim Constn Co to Gertrude A Vanderbeck, 149 W 126; mtg $9,000; Dec30'14; Jan5'15 (R S $10). O C & 100

230TH st E (*), sws, 255 se Paulding av, 25x114.5; Francesco or Frank Mazzeo to Esther Mazzeo, his wife, 3645 Barnes av; Dec29; Dec31'14 (R S $1). nom

236TH st, 123 E (12:3371), ns, 200 e Oneida av, 25x100, 2-sty fr dwg; Jos McCue to Rachel Singer, 2540 Grand av; mtg $5,300; Dec30'14; Jan6'15 (R S 50 cts). nom

236TH st W (13:3405), ss, 100 w Bway, 50.11 to Church la x32.8x77.7x29.3, vacant; Hickory Realty Corpn to Chas B Ames, 3350 Kingsbridge av, & Jas M Ames, 2700 Heath av; Dec30; Dec31'14 (R S $3). O C & 100

236TH st W (13:3405), ss, 150.11 w Bway, 27.4x27.10x23.8x32.8, vacant; Max Marx to Chas B Ames, 3350 Kingsbridge av, & Jas M Ames, 2700 Heath av; QC; Dec30; Dec31'14 (R S 50 cts). nom

Av St John, 973-5, see Beck, 650-4.

Av St John, 977 (10:2684), es, 67 s Beck, 58x110, 5-sty bk tnt; Normal Constn Co to Wm Goldstone, 2 W 89, & Norbert D Light, 131 Riverside dr; mtg $40,000; Dec 31'14; Jan6'15 (R S $25). O C & 100

Av St John (10:2684), ws, 50 n Fox, 50x100, vacant; Realty Operating Co to Podgur Realty Co, 1029 E 163; mtg $12,125; Jan4; Jan5'15. O C & 100

Av St John (10:2684), nwc Fox, 50x100, vacant; Realty Operating Co to Howala Constn Co, 1029 Tremont av; mtg $13,000; Jan4; Jan5'15. O C & 100

Av St John (10:2684), nec Fox, 125x110; vacant; Norbert D Light et al to Av St John & Fox St Corpn, 320 Bway; mtg $12,500; Jan5; Jan6'15 (R S $17.50). O C & 100

Andrews av (11:3231), ws, 147.11 s 179th, 50x140x50.8x131.8, vacant; Forbes J Hennessy et al, EXRS &c Ellen M Hennessy, to Jacob Friedland, 740 Jennings; May26 '14; Jan6'15 (R S $5.50). 5,200

Bathgate av (11:3050), ws, 49 n 182d, 48x87, vacant; Salvatore De Rosa to Benenson Realty Co, 407 E 153; Jan5; Jan7'15 (R S $6.50). O C & 100

Bay av (*), ns, 60 e North, 30x100, City Island; Frances C Forsey to Edw Rottzek, 1018 E 163; mtg $2,000; Jan2; Jan5'15 (R S $2). O C & 100

Beach av (*); same prop; Classon Realty Co to Margt Hally, 2275 Lyon av; Jan6; Jan7'15 (R S $1). O C & 100

Beach av (*), ws, 50 n Randall av, 25x100; Margt Hally to Louisa B Diener, 1768 Gleason av; mtg $500; Jan6; Jan7'15 (R S 50 cts). O C & 100

Boscobel av (11:2871), es, at ses 170th, runs n221.6xe99.1 to ws Cromwell av xs 172.1xw168.2 to Boscobel av xn10.11 to beg, vacant; Marguerite Gessner to Emma T & Eliza A Gessner, 1302 Boscobel av; AL; Mar24; Dec31'14. nom

Boston rd (11:2934), nws, — n McKinley sq, being pt lot 91 map Morrisania, runs nw131xne37.6xse142 to rd xsw35.11 to beg, except pt for st; Franciska B Hohmann to Thos D Malcolm Constn Co, 3651 3 av; mtg $15,000; Dec30; Jan7'15 (R S $12). O C & 100

Brook av, 1405, see Westchester av, 1111-5.

Brook av, 1465 (11:2896), ws, 77.9 n St Pauls pl, 22.2x45.2 to ws Old Mill Brook x 22.2x3.0, 3-sty bk tnt & strs; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg $4,000; Dec15; Dec31'14 (R S $1). O C & 100

Bruner (*), ws, 350 s Nereid av, 100x97.6; Geo A Devermann to Jno Schultz, 1387 Gates av, Bklyn; Ernst Schultz, 348 Hamburg av, Bklyn, & August Jahn, 9 Bremen st, Bklyn, mtg $1,800; Jan4; Jan5 '15 (R S $1). O C & 100

Burke av, 713-9 (*), nwc Cruger av, 100 x100; Carrie E Sawyer to Sol Rogers, 39 Brookmire pl, New Rochelle, NY; Dec30'14; Jan5'15 (R S $2.50). nom

Cedar av, 1793-5, see Cedar av, 1797.

Cedar av, 1797 (11:2882), ws, 405.1 s 177th, 18.9x82.4, 2-sty bk dwg; also CEDAR AV, 1795 (11:2882), ws, 423.10 s 177th, 18.9x82.4, 2-sty bk dwg; also CEDAR AV, 1793 (11:2882), ws, 442.7 s 177th, 18.9x82.4, 2-sty bk dwg; Jas A Regan to F Hamilton Reeve, Liberty rd, Englewood, NJ, B&S & CaG; Dec29'14; Jan 4'15 (R S 50 cts). nom

Clinton av, 1837-9 (11:2949), ws, 57.10 s 176th, 50x100, 5-sty bk tnt; Hargton Bldg Co, inc, to Cath Darling, 1380 Wash av; mtg $34,000; Jan5; Jan6'15 (R S $11). O C & 100

Clinton av, 1837-9; Cath Darling to Jas T Barry, 1149 Boston rd; mtg $39,000; Jan 5; Jan6'15. O C & 100

Commonwealth av (*), nwc Merrill, 50x 100, except pt for av; Jas J Cahill to Arthur F Probst, 135 Walter st, Roslindale, Mass; mtg $2,000; Dec30; Jan7'15. nom

Concord av (10:2514), sec St Marys, runs s127.11xe227.10 to Wales av xn25.1xnw 238.11 to st xe9.11 to beg, 2-sty bk shop; Ward Motor Vehicle Co to Ward Baking Co, at So blvd & St Marys st; Dec14'14; Jan5'15 (R S $48). O C & 100

Cromwell av, ws, — s 170th, see Boscobel av, es, at ses 10.

Crotona av, 2344 (11:3102), es, 440 n 183d, 20x100, 2-sty bk dwg; Amelia U Rieger to Alberto Tammaro, 2469 Crotona av; mtg $6,450; Dec31'14; Jan4'15 (R S $2). O C & 100

Cruger av, nwc Burke av, see Burke av, 713-9.

De Kalb av (12:3327), cl 277.9 s Gun Hill rd, runs w130xs50xe130 to cl De Kalb av xn50 to beg, vacant; Jno Reinschmidt to Amelia Reinschmidt, 2426 Morris av; B&S; Nov25; Dec31'14. O C & 100

Findlay av, 1118-20 (9:2434), es, 193.4 s 167th, 38.4x100, 5-sty bk tnt; A J Schwarzler Co to Anna Fichtel, 639 St Anns av; mtg $20,000; Jan6; Jan7'15 (R S $9). O C & 100

Fordham rd, 578 (11:3067), ss, 150 w Arthur av, 25x108, 2 & 3-sty fr tnt & str; Carl Remy to Anthony F Nuzzi, 578 Fordham rd E, & Jno Pizzoferrato, 4464 Park av; mtg $4,500; Dec30'14; Jan5'15 (R S $1). O C & 100

Forest av, 947 (10:2649), nwc 163d (No 739), 67.5x27.6, 4-sty bk tnt & strs; Jno A Bennett to Fredk J Riehm, 1132 Tinton av; mtg $20,000; Jan4; Jan7'15 (R S $2.50). O C & 100

Forest av 1129 (10:2651), ws, 190 s Home, 20x87.6, 3-sty bk dwg; Eliz A Koenemann to Stephen F Leahy, 499 E 162; mtg $7,500; Jan2; Jan5'15 (R S $4). O C & 100

Franklin av (10:2607), es, 290.6 s 166th, 27x201.9x27x201.10, vacant; Jno Reinschmidt to Amelia Reinschmidt, 2426 Morris av; B&S; Nov24; Dec31'14. O C & 100

Garrison av (10:2762), ss, 25 w Whittier, 75x100, vacant; Polatschek-Spencer Realty Co to Fairfield Holding Corpn, 100 Bway; CaG; mtg $3,500; Dec30; Dec31'14. O C & 100

Gifford av (*), ns, 605.8 e Balcom av, 25 x100.6x25x100.5; Robt V Gardiner to Emma N Polak, 1806 Arthur av; Jan5; Jan 6'15 (R S 50 cts). nom

Gleason av (*), ss, bet Castle Hill & Olmstead avs, being lot 29, blk 3811, sec 14, tax map; Francis X Kelly, ref, to Sidney B Hickox, 2246 Gleason av; FORECLOS Dec9; Jan2; Jan4'15. 1,050

Gun Hill rd, ss, abt 236.9 n Mosholu Pkway N, see Mosholu Pkway N, nes, 312.1 n Gun Hill rd.

Hughes av, 2017 (11:3069), ws, 41.11 n 179th, 32.10x85.8x32.10x85.8, 4-sty bk tnt; Jas C Brady, ref, to Chas P Buckley, Tenafly, NJ, & Nathaniel Niles, Madison, NJ, TRSTES Saml I Hunt; FORECLOS Dec29; Dec31'14; Jan4'15 (R S $7). 14,000

Intervale av, 1046 (10:2705), es, 415 s 167th, 25x100, 3-sty fr tnt & strs; Chas Lopard to Jno H Gabel, 1316 Boston rd; Dec29'14; Jan6'15 (R S $1.50). O C & 100

Jackson av, 884 (10:2643), es, 114.6 n 161st, 19.9x84, 2-sty & b bk dwg; Alex Guest to Jeanne Guest, 41 Convent av; mtg $2,000; Dec4'14; Jan4'15. nom

Jerome av (11:3186), sec 183d (No 400), runs e 200x45.9x5 to ws Walton av xs25x w195 to av xn68 to beg, except pt for avs & st, vacant; Hartford Realty Co to Henry U Singhi, 121 W Kingsbridge rd; mtg $40,000; Jan5; Jan6'15. O C & 100

Jessup av, 1407 (11:2872), ws, 259.1 s Jessup pl, 100x100, 2-sty fr dwg; Nellie Wood to Susan M & Florence M Auld, 1407 Jessup av; mtg $10,650; Dec31'14; Jan6'15. O C & 100

Jessup av (11:2871), nws, 100 s Highbridge, 50x—, vacant; Margurite Gessner to Emma T & Eliz A Gessner, 1302 Boscobel; AL; Mar24; Jan7'15. nom

Macombs rd (11:2876), ws, 31.8 s 175th, 31.8x107.9x25x127.2, vacant; Jas T Barry to Hargton Bldg Co inc, 1478 Vyse av; Jan5'15 (R S $1.50). O C & 100

Maple av (*), sec 213th, 100x25; Antonio & Theresa Amorino to Antonio Amarino, 171 E 146; AL; Dec21'14; Jan4'15 (R S $2). O C & 100

Marmion av, 2017 (11:3107), ws, 39 s 179th, 36x78.2, 4-sty bk tnt; Saml H Fleishman to Beatrice Lesser, 83 Lee av, Bklyn; Jan2; Jan4'15 (R S 50 cts). O C & 100

Mohegan av, 2093 (11:3118), ws, 73 s 180th, 45x70, 5-sty bk tnt; Jas S Friedman to Barnett Burechson, 1001 2 av; Jan5; Jan 7'15. nom

Mohegan av, 2093 (11:3118), ws, 73 s 180th, 45x70, 5-sty bk tnt; Margt Friedman to Jas S Friedman, 572 E 166; Jan5; Jan7'15. nom

Morris av, ws, 93 s 183d, see Walton av, es, 93 s 183.

Morris av, 642-4 (9:2412), nec 152d (No 271), 50x100.3, except pt for av, 3-sty fr tnt & strs & 1-sty fr str; Paul Rauminello et al to Geo Eacobacci, 301 E 149; Aug22 '14; Jan4'15. nom

Morris av, 642-4; Geo Eacobacci to Paul Rauminello, 645 Morris av, & Donato Guerriero, 642 Morris av; Aug25'14; Jan4 '15. nom

Morris av, 642-4; Paul Rauminello to Sunday, wife Paul Rauminello, 645 Morris av; mtg $13,000; Dec21'14; Jan4'15 (R S 50 cts). nom

Morris av, 642-4; Donato Guerriero to Paul Rauminello, 645 Morris av; AT; mtg $13,000; Nov10; Jan4'15. O C & 100

Morris av, 2028 (11:2807), es, 281.3 n 179th, 18.9x100, 2-sty bk dwg; Peter L Mullally, ref, to Anna C Stephens, 285 Central Park W; FORECLOS Dec22; Dec31 '14; Jan4'15 (R S $8). 8,000

Morris av, 2074 (11:3178 & 3179), es, 238.9 n Burnside av, 25x100, 2-sty bk dwg; Alfred Lewin to Marie T Bondal, at U S Hospital, Ellis Island, NY Harbor; mtg $4,000; Jan5; Jan6'15 (R S $2). nom

Mosholu Pkway N (12:3324), nes, 312.1 e Gun Hill rd, runs n239.11 to ss Gun Hill rd xe54.1xs285.7 to Mosholu Pkway N xw 56.5 to beg, vacant; Chas Dickinson to Jno C Fisher, 752 St Nicholas av; CaG; Jan4; Jan5'15 (R S $7.50). nom

Mulford av (*), es, 378.1 n Pelham rd, 25x100; Henry L Stumpfel to Susan S Purdy, 11 S Lex av, White Plains, NY; Jan6'15 (R S $1). nom

Munroe av (*), es, 200 n Morris Park av, 50x100; Thos Hartnett to Patk O'Dare, 792 Tremont av; Nov7'14; Jan4'15. 300

Nelson av, swc 169th, see 169th W, swc Nelson av.

Old rd (Court Orders) nec Zulette av, 100.8x121.3x100x133.6, except ZULLETTE AV (*), ns, 83.6 e Old rd, 50x100; certf copy of decree declaring deed & mtg void; Sarah E Elliott & ano, piff, agt Avis Doherty et al, defts; Dec5'14; Jan6'15. order of court

Old Benson or Carr av (10:2617), ws, at line bet lots 8 & 9, map Bensonia, runs n 25xe20xs25xw20 to beg; Henry L Morris, TRSTES Gouverneur Morris, to Jno F Doyle, 634 St Anns av; QC; AT; Nov25; Jan4'15. 160

Olinville av (*), ws, 113.5 n Adee av, 18.1x115.8x18.11x115.2, North Bronx Realty Sec to Francis J McGarry Jr, 762 E 219; mtg $2,500; Jan2; Jan4'15. 800

Olmstead av (*), es, 105 s Starling av, 25x100; Wm L Phelan to Edw P Donohue, 619 E 136; mtg $5,600; Dec28'14; Jan4'15. O C & 100

Powell av (*), ns, bet Castle Hill & Olmstead avs, being lot 51, blk 3811, sec 14, tax map; Francis X Kelly, ref, to Sidney B Hickox, 2246 Gleason av; FORECLOS Dec19'14; Jan2; Jan4'15. 1,900

Prospect av, 988 (10:2690), es, 74.7 n 164th, 54x85, 5-sty bk tnt; Chas Shlivek to Chas Meisel, 458 W 142; mtg $37,000; Dec30; Dec31'14 (R S $16). 100

Prospect av, 1960, see 177th, 761-9 E.

Randall av (*), nwc Wilder av, 50x100; Land Corp of Estenwald to Bridget Quinn, 15 E 65; Nov12'14; Jan7'15. nom

St Anns av (10:2617), es, 123.1 n Westchester av, 25x77x25x69.5, 2-sty fr dwg; Jno F Doyle, ref, to Jacob Marx, 170 W 74; Jan2; Jan4'15 (R S $2.50). O C & 100

Seofield av (*), ss, 59 w William, 50x100; Chas P Fiore to Pierrepont Davenport, Bolton rd & 213th; mtg $900; June19'14; Jan7'15. nom

Southern blvd, 463, see Tinton av, 484-6.

Southern blvd, 1000-12 (10:2743), nec Aldus (No 945), 100x110, 5-sty bk tnt & strs; Podgur Realty Co to U E Realty Co, 650 1 av; mtg $138,000; Dec30; Dec31'14 (R S $32). O C & 100

Southern blvd (11:3114), nwc 183d (No 789), 35.5x112.6x35x117.11, 5-sty bk tnt; Phoenix Ingraham, ref, to Pollack & O'Neill, a corpn, 3200 Bway; mtg $32,000; FORECLOS Dec1; Dec31'14; Jan4'15 (R S $9). 9,000 over mtg

Southern blvd (11:2960), nec Fairmount pl, 54.11x105.10x50x128.6, 5-sty bk tnt; P J Bldg Co, Inc, to Jno E Schmults, 965 Fox; mtg $53,000; Jan6; Jan7'15 (R S $25). nom

Stebbins av (10:2692), ses, at ns 167th (No 841), 62.6x19x61.2x25, 3-sty fr tnt & str; Charlotte J Herbst to Geo Ringler & Co, 203 E 92; mtg $11,850 on this & other prop; Dec23'14; Jan5'15 (R S $1.50). nom

Stillwell av (*), swc Seminole, 109.4x 90x102x110; Elise Molke to Henry N Goebels, 1532 Vyse av; Dec31'14; Jan5'15. nom

Teller av, 1121 (9:2434-2429), ws, 193.4 s 167th, 38.4x100, 5-sty bk tnt; Kate Ley to Louis Werner, 728 W 181; mtg $25,000; Jan 1; Jan4'15 (R S $8). O C & 100

Teller av, 1125 (9:2434-2429), ws, 155 s 167th, 38.4x100, 5-sty bk tnt; Kate Ley to Sophia, wife Matthias Goeren, 1210 Clay av; mtg $20,000; Jan1; Jan4'15 (R S $8). O C & 100

Tinton av, 484-6 (10:2582), es, 120.5 n So blvd, runs n50xe100xs22.4 to nws So blvd (No 463) xsw33.4xw81.4 to beg, except pt for So blvd, 2-sty fr dwg, 2-sty fr dwg

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& str, 1-sty fr str; Fox St Constn Co to Emma Kroog, 1496 Vyse av; mtg $10,375. Dec31'14; Jan4'15. O C & 100

Tinton av, 825-9 (10:2656), swc 160th (No 1), 115.1x15.6, 3-sty bk tnts; Fredk J Feuerbach et al to Tinton Realty Co, 207 E 84; mtg $62,000; Dec24'14; Jan6'15. nom

Undercliff av (11:2880), ws, 169.11 n Washington Bridge Park, 50x143.9x50x144.1, vacant; Thos H Reynolds to E Osborne Smith, 255 Ft Wash av; mtg $2,700; Dec28'14; Jan4'15. O C & 100

Valentine av (11:3147), es, 176.5 n 184th, 115x100.1, vacant; Jas T Barry to Hargton Bldg Co, Inc, 1478 Vyse av; mtg $5,-740; Jano; Jan6'15 (R S $4). O C & 100

Vyse av (10:2753), sec Home, 100.4x100.8, vacant; Wm J Mullin & ano, TRSTEs, to Peter Sinnott, 967 E 165; B&S; Dec29'14; Jan6'15. **20,000**

Vyse av, 1837 (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x141.2, 5-sty bk tnt; Eliz Willetts to Clara Rothermel, 830 E 179; mtg $40,000; Jano; Jan7'15 (R S $16). O C & 100

Vyse av (11:2995), es, 175 s 172d, 25x100, vacant; Jno Hamett to Jno D Kroog, 941 E 172; AL; Dec29'14; Jan2'15. O C & 100

Vyse av (11:3128), ws, 125 s 181st, 50x125, vacant; Wm Veigh to Mott Av Realty Co, 447 Tinton av; Jan5; Jan6'15. O C & 100

Wales av, ws, — s St Marys, see Concord av, sec St Marys.

Walton av (9:2421), nec 164th, 100.2x35x100.6x23, vacant; Dora P McCaffray to Frank J Muhlfeld, 805 Crotona av; QC; Dec30'14; Jan5'15. nom

Walton av (9:2471); same prop; same to same; Dec30'14; Jan5'15 (R S $6.50). O C & 100

Walton av (11:2829), sec 179th, 50x100, vacant; Henry Morgenthau Co to H Md Constn Co, 927 E 163; B&S; Jan4; Jan6'15 (R S $10). nom

Walton av, ws, 43 s 183d, see Jerome av, sec 183.

Walton av (11:3182), es, 93 s 183d, 50x200.2 to ws Morris av x50x200.11, vacant; Henry Morgenthau Co to H M Constn Co, 927 E 163; B&S; Jan4; Jan6'15 (R S $10). nom

Washington av, 1040 (9:2370), nec 165th (No 481), 25x85.3x25x85.2, vacant; Geo F Moody to J Clarence Davies, 14 E 81; mtg $——; Oct31; Jan5'15 (R S 50 cts). O C & 100

Washington av, 1443 (11:2902), nwc St Pauls pl, 65.3x100.5x70.10x100.8, 5-sty bk tnt; Hermann M Hess et al to Rica Kelsey, Rockaway, NJ; Dec7'14; Jan7'15 (R S 50 cts). O C & 100

Washington av, 1718 (11:2915), es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; Chas Maisel to Abr Eisenberg, 3894 Park av; mtg $29,500; Jan4; Jan6'15 (R S $2). O C & 100

Washington av, 1178-80 (9:2372), es, 148.4 n 167th, 41.8x127.2x41.8x127.1, 6-sty bk tnt; Wm Ebling to Louis M Ebling, 285 Central Park W; Dec24; Dec31'14 (R S $7). nom

Waterbury av (*), ss, 225 e Wilcox av, 50x79.10x51.10x90.2; Hermine E Molke to Henry & Goebbels, 1532 Vyse av; 633 '14; Jan5'15 (R S $1). O C & 100

Westchester av, 1111-5 (10:2751), ns, 91.11 e Hoe av, runs n57.2xne101.11xs76.11 to av xw100 to beg, 2-5-sty bk tnts; also BROOK AV, 1405 (11:2896), nwc 170th, 50x 90, 5-sty bk tnt & strs; Gottlob Klein to Wendelin Bernhard, 415 E 148; AL; Nov 16; Dec31'14. nom

Whitlock av, 848 (10:2731), es, 392 s Tiffany, 39x90, 5-sty bk tnt; Gertrude K Graham to Mary A Coyle, 132 E 96; mtg $27,600; Dec29; Dec31'14. nom

Wilder av, nwc Randall av, see Randall av, nwc Wilder av.

Woodycrest av, 981 (9:2511), ws, 100.9 n 163d, 37.9x95.2x37.6x90.6, 2-sty & fr dwg; Edgar F Rumler to Winifred L Hanigan, 985 Woodycrest av; mtg $6,500; Jan2; Jan5'15 (R S $2). nom

Plot (13:3402) begins at swc land conveyed by party 2d pt to Michl Foncellino by deed recorded Apr15'11, runs se10xne60 xnw10xsw60 to beg; Stevenson Supply Co to Bridgehill Terraces Co, 84 William; QC; Dec30'14; Jan7'15. nom

Plot (*), begins 590 e White Plains rd at point 1245 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Chas A Laumeister to Teasdale Realty Co, 391 E 149; ½ pt; AT; Dec31'14; Jan5'15 (R S $1). O C & 100

West part lots 19 & 20 (11:3068), map Saml Ryer Homestead, 33x100x38.6x100; Henry G Cooper to Minnie H Dunham, 205 W 87; Sept19'14; Jan7'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st, nwc Av St John, see Av St John, ws, 50 n Fox.

177TH st, 305 E (9:2314), ss, 75 w Alex av, 18.9x100, 4-sty bk tnt; re mtg; Elkan Kahn to Alfd W Levi, 60 W 129; Dec28; Dec31'14. 1,025

177TH st E, late Morris st (11:3043), n s, bet Bathgate av, late Madison av, as on map Upper Morrisania, & 3d av; easement to land in bed of st; Edw Becker to Chas F Heinz, Mt Kisco, NY; Nov19; Dec31'14. nom

236TH st W (13:3405), ss, 100 w Bway, 50.10x32.8x77.7x29.3, vacant; re mtg; Peter Alexander to Hickory Realty Corpn, 128 Bway; Dec29; Dec31'14. nom

236TH st E (12:3371), ns, 200 e Oneida av, 25x100; re judgt; S Trimmer & Sons to Ernest Keller; Dec23'14; Jan7'15. 100

Av St John, nwc Fox, see Av St John, ws, 50 n Fox.

Av St John (10:2684), ws, 50 n Fox, 50x 100, owned by party 1st pt; also AV ST JOHN (10:2684), nwc Fox, 50x100, owned by party 2d pt, party wall agmt; Podgur Realty Co with Howala Constn Co, Inc, 1029 Tremont av; Jan4; Jan5'15. nom

Beach av (*), ws, 50 n Randall av, 25x 100; re mtg; Wooster Beach et al to Classon Realty Co, 2069 Westchester av; Jan 5; Jan7'15. 250

Findlay av (9:2429 & 2434), es, 155 n 166th, 38.4x100; agmt as to re of above premises from mtg agmt recorded June5'14; City Mtg Co & ano with N Y Trust Co, 26 Broad; Jan5; Jan6'15. nom

Findlay av (9:2434), es, 193.4 s 166th, 38.4x100; agmt as to re of above premises from mtg agmt recorded June5'14; City Mtg Co & ano with N Y Trust Co, 26 Broad; Jan5; Jan6'15. nom

Fort Schuyler rd (*), ws, lot 5, map Seton Homestead; re mtg; Mamie Cohn to Delia Moyninan, 1489 Ft Schuyler rd; Jan 2; Jan7'15. 1,000

Prospect av, 982 (10:2690); encroachment agmt; Chas Shlivek with Chas Meisel; Dec 30; Dec31'14 (R S 50 cts). nom

St Anns av, 634 (10:2617), owned by party 1st pt; also ST ANNS AV, es, adj above on n; boundary agmt; Jno F Doyle with Valentine Borst, 640 St Anns av, et al; Oct23'14; Jan4'15. nom

St Anns av, 634 (10:2617); also ST ANNS AV, es, adj above on s; boundary agmt; Jno F Doyle with Saml E Jacobs, 27 W 85; Nov18'14; Jan4'15. nom

Teller av, 1121-5 (9:2434-2429), ws, 155 s 167th, 76.8x100.1, 2-5-sty bk tnts; re mtg; O J Schwarzler Co to Kate Ley, 1121 Teller av; Jan2; Jan4'15. **9,600**

Tremont av, 228 E (11:2804), ss, 100 e Mt Hope av, 42x84.5x41.6x84.8; also TREMONT AV, 228 E (11:2804), ss, 268 e Mt Hope av, 41.11x83.6x42.10x83.9, 5-sty bk tnt; re mtg; Jas McCarthy to Aug Jacob Constn Co, 2005 Morris av; Dec30; Dec31 '14. 5,000

Tremont av, 228 E, see Tremont av, 212 E.

3D av (11:3060), es, 100 s 178th, 45x90; consent to 3d track; Cath Kountze to Manhattan Railway Co; Dec4; Jan2'15 (R S 50 cts). 225

3D av, 3729 (11:2911); consent to 3d track; Sophia Hagemann, 3729 3 av, to Manhattan Railway Co; Oct2'14; Jan7'15 (R S 50 cts). 130

Parcel 17 (*) on damage map to open 213th st from Bronx blvd to Boston rd; re mtg; Railroad Co-operative B & L Assn to City NY; May14; Dec31'14. nom

Parcel 20 (*), on damage map to open White Plains rd from Morris Park av to n line of City of N Y; consent to award; Emigrant Indus Savgs Bank to City NY; May18'13; Dec31'14. nom

Plot (*), (Contracts) begins at ss land now or late of King Est, distant 104.4 s Ditmars, runs w253xe165.8xe255xnw170.6 to beg, City Island; CONTRACT; Benj F Jayne to Mary L Roeder, City Island, NY; mtg $2,000; Dec31'14; Jan5'15. **1,001**

Power of Atty; Jennie Dreiwitz to Max Dreiwitz, 1351 Prospect av; Dec30'14; Jan4 '15. nom

LEASES.

Borough of Manhattan.

DEC. 31, JAN. 2, 4, 5, 6 & 7.

Canal st, 394 (1:212), top loft; Julia C Huntley to Louis Schanz, 515 W 171; 2yf Dec1; Dec31'14. 456

Cannon st, 127 (2:335), all; Jennie Gelb to Saml Tessler, 127 Cannon; 3yf Dec1'14; 2y ren; Jan5'15. 900

Eldridge st, 66 (1:307), all; Jacob Richman to Morris Dorff, 118 Eldridge; 10yf May1'15; Jan2'15. 3,300

Eldridge st, 193, see Rivington, 52.

Essex st, 130 (2:354), cor Rivington, rear str; Barnet & Aaron Silverman to Harry Zborovor, 135 Rivington; 2yf May1'14; Jan 6'15. 540 & 600

Grand st, 374 (2:351), nec Norfolk, all; Saml Kass to Harry Bell, 374 Grand, & Saml Berman, 536 E 149, firm Bell & Berman; 6 5-12yf Dec1'13; Jan7'15. 2,850 & 3,000

Hester st, 176 (1:205) str & b; asn Ls; Lorenzo Scinto to Lorenzo Scinto, 176 Hester; Jan4; Jan6'15. nom

Houston st, 262 E (2:397), w str & b; Goldie Rosenbaum & ano to Saml Hiller, 368 Hudson av, Bklyn; 3yf Sept1'14; 2y ren; Jan5'15. 1,140

Murray st, 69 (1:132), str fl; Anthony L Aste, doing business as Griffin Mfg Co, to W & B Douglas, 83 John; 3yf May1'15; Jan6'15. 1,800

Norfolk st, nec Grand, see Grand, 374.

Rivington st, 52; also ELDRIDGE ST, 193 (2:421); asn Ls & bill of sale of chattels; Chas Friedmann to Michl Sohn, 180 Eldridge; AT; Dec29'14; Jan5'15. 800

Rivington st, cor Essex, see Essex, 130.

Suffolk st, 141 (2:354), all; Rubin Resler to Jennie Resler, 141 Suffolk; 10yf Jan1'15; Jan7'15. 2,600

4TH st, 66-8 E (2:459), Manhattan Lyceum 74 E 4, Floral Garden cloak room checking privileges, &c; Chas & Sarah Hirsch to Saml Hazan, 2 E 115; 2yf May1; Jan5'15. for term 950

4TH st, 74 E, see 4th, 66-8 E.

8TH st, 400-2 E (2:377), all; Sol Solovinsky & ano to David Dibner, 400 E 8; 3yf Jan1'15; Dec31'14. 4,262

9TH st, 604 E (2:391), all; Morris Rosenbaum et al to Meier Helcul, 63 Sheriff, & ano; 3yf Mar1'14; Jan7'15. 3,100

10TH st E, nec 2 av, see 2 av, nec 10.

16TH st, 5-7 W (3:843), 11th loft; Walter D Lewisheim to Nathan Mannheimer, 938 St Nicholas av, et al, firm Mannheimer, Spiro & Jeske, on premises; 1yf Feb1'15; 1y ren; Jan7'15. 2,000

21ST st, 19-27 W (3:823),, entire 1st loft & 3,000 sq ft of 2d loft; David Spero to World Examining Works, Inc, on premises; 3yf Feb1'18; Jan4'15. 4,800

23D st E, nwc 3 av, see 3 av, 302.

41ST st W, see Bway, see Bway, 1448-50.

49TH st, 205 W (4:1021), ns, 96 w 7 av, 41.9 to es Bway (No 1612), 26.6x42.11x25.5; asn Ls & agmt as to liabilities, etc; Chas J Stumpf et al of Milwaukee, Wis, to Sidney S Cohen, 148 W 118; ⅓ pt; Aug25'12; Dec31'13. nom

54TH st, 402-6 E (5:1365); Benj J Weil to The I & M Realty Co, Inc, 44 W 15; 3yf Jan1'15; Jan2'15. 4,920

54TH st, 203-11 W (4:1026); asn Ls; Bettie S Lindeman to Jean Venetos, 379 Washington av, Bklyn; Jan2; Jan4'15. nom

64TH st W, see Bway, see Bway, 1916.

75TH st E, swc 3 av, see 3 av, 1304.

80TH st, 512 E (5:1516), str fl & b; Santa Rumore to Leonardo Tarulli, 512 E 80; 5yf Nov1'14; Dec31'14. 480

100TH st, 305-7 E (6:1672), all; Edw Banks to Abr Goldberg, 302 E 100; 3yf Jan 1'15; Dec31'14. 3,500

100TH st, 125 W (7:1855); asn Ls; Patk O'Hara to Hugh Fitzsimmons, 400 W 50; Jan6'15. O C & 100

101ST st, 511 E (6:1673), all; Nebo Realty Co, 175 E 79, to Victor Batkin, 335 E 101; ext for 2yf Sept1'14; Jan5'15. 3,360

102D st, 123-5 E (6:1630), all; Gertrude L Smith to Abr Weisinger; 3yf Jan1; Jan4 '15. 4,600

109TH st, 118 E (6:1636), all; Sholom Immerman to Manhattan Metallic Casket Co, 115 E 109; 4yf Feb1; Jan4'15. 900

110TH st, 145-51 W (7:1820); asn Ls; The Autocar Co of Ardmore, Pa, to Hy B Rubin, 53 W 110; AT; Dec23'14; Jan2'15. nom

110TH st, 145-51 W; consent to asn above ls, Hy B Rubin; J Sergeant Cram indivd et al TRSTEs, &c, Hy A Cram, Jr, et al to Autocar Co of Ardmore, Pa; AT; Dec16'14; Jan2'15. nom

181ST st W, see Audubon av, see Audubon av, 317-9.

Av A, 44 (2:399), es, 24 n 3d, 24x100; Hurwitz Contracting Co to Rebecca Danson, 187 Henry; Jan5; Jan7'14. nom

Av A, 97-9 (2:434); asn two leases; Hurwitz Contracting Co to Frank Gens & Co, 230 Grand; AL; Dec18'14; Jan6'15. nom

Audubon av, 317-9 (8:2152), sec 181st; asn all RT&I in two leases & chattels; Wm Jaeger to Gustav Paetzold, 203 E 46; mtg $5,000; Dec31'14; Jan5'15. nom

Broadway, 1448 (4:993), rear pt str, —x 32; Sanford Hotel Co, Inc, to Herman Gertner, 238 W 106; from Jan4'15 to June 30'24; Jan7'15. 3,000

Broadway, 1448-50 (4:993), sec 41st, b restaurant, grill room, kitchen, &c & 6 rooms & 3 bathrooms on 2d fl; also b under restaurant & pt sub c, except pt occupied by machinery, boilers, &c; Sanford Hotel Co, Inc, lessor, to Ignatz H Rosenfeld, 130 W 41, lessee; from Dec24'14 to Nov30'24; Jan4'15. 14,000

Broadway, 1448-50 (4:993), sec 41st, pts of sub b used for power plant, with boilers, engines, &c; Sanford Hotel Co, Inc, to Ignatz H Rosenfeld, 130 W 41; from Dec24'14 to Nov30'24; Jan4'15. as per agmt & 1.00

Broadway, 1448-50, sec 41st, restaurant, power plant, &c, as contained in above two leases; Ignatz H Rosenfeld to Atlantic Restaurant, Inc, 130 W 41; from Dec26'14 to Nov30'24; Jan4'15. as per agmt & 14,000

Broadway, sec 41st; agmt as to performance of covenants in Ls, &c; No 1450 Broadway Corpn with Ignatz H Rosenfeld; Dec24'14; Jan4'15. nom

Broadway, 1612, see 49th, 205 W.

Broadway, 1916 (4:1116), sec 64th, str & b; Kenneth H Wood to Thos Crimmins, 21 W 64; 8yf Oct1'14; Jan7'15. 3,500 to 4,500

Lenox av, 231 (7:1906), 20.11x80, all; Mary F Dodge to Paramount Contracting Co, 53 W 125; 10 9-12yf Aug1'14; re-recorded from Sept2'14, then in sec 6, blk 1720; Jan4'15. 1,300 & 1,400 or for term 13,500

1ST av, 1685 (5:1550), centre str & b; Wm Rifkin to Robt Hammel, 1685 1 av; 4 8-12yf Aug1'14; Jan5'15. 600

2D av (2:452), nec 10th, 25x105; asn Ls; Bessie Saul, of Atlanta, Ga, to Partola Mfg Co, 201-3 E 10; mtg $13,000; Dec30; Dec31'14. O C & 100

2D av, 127 (2:463), n str & b; David Bloom to Reuben Siegel, 36½ Stanton; 3 3-12yf Feb1'15; 2yren; Jan6'15. 960

2D av, 2103 (6:1658), all; Saml Rodman to Jno B Miano, 2103 2 av; 2½yf Jan1; Jan 6'15. 2,160

2D av, 2395 (6:1787), str fl & pt c; Jno McKee to Edw J McCabe, 2395 2 av; 3yf Oct1'14; Jan5'15. 1,200

2D av, 2395 (6:1787); power of atty to Ls, &c; Jno McKee, 113 Columbia Heights, Bklyn, to Jas Henry, 325 E 123; Dec31'14.

3D av, 302 (3:879), nwc 23d, 24.8x84, all; Louis L Lorillard & ano, TRSTEES Kath B Lorillard, will of Peter Lorillard et al, to Jno A Flynn, 216 Bedford Park blvd; 15yf May1'14; Jan7'15, taxes &c & 7,000 & 8,500

3D av, 302; asn Ls; Jno A Flynn to Edw J Flynn & Co, 302 3 av; mtg $20,-000; Dec22'14; Jan7'15. nom

3D av, 1304 (5:1109), swc 75th, str fl & b; Cath C Hanley to Thos Sheehan, 1853 62d, Bklyn; 10yf Jan1; Jan6'15. 1,500 & 1,700

3D av, 1304; asn Ls as collateral to secure $2,500; Thos Sheehan to The Jacob Hoffmann Brewing Co, 211-3 E 55; Dec23 '14; Jan6'15. nom

5TH av, 244 (3:829), str fl &-b; Andw J Commick to Dobbs & Co, Inc, 242 5 av; 5yf May1; Jan4'15. 1,500

7TH av, 115 (3:792); asn ls & deposit; Albt Feckelsberg to Hugh O'Neill, 530 Brook av, Bronx; Jan6'15. nom

8TH av, 104 (3:765), es, 25 n 15th, 26.1 x93.6; asn Ls; Letitia K Ketterer & ano, EXRS & c Letitia K Arnold to Hurwitz Contracting Co, 44 Av A; Jan1; Jan6'15. 11,000

8TH av, 104 (3:765), es, 25 n 15th, 26.1x 93.6; asn Ls; Hurwitz Contracting Co to Saml Dapson, 187 Henry; mtg $7,000; Jan 5; Jan6'15. nom

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8TH av, 626 (4:1012); asn Ls; Abr Jacobson to Robt J Wallace, 268 Ralph av, Bklyn; Dec29; Dec31'14. nom

8TH av, 626; asn Ls; Robt J Wallace to Rosenthal Lunch Co; Dec30; Dec31'14. nom

8TH av, 847 (4:1041), asn Ls & bill of sale of chattels; Thos Fagan to J S Leatherman, both at 847 8 av; mtg $6,500, Aug 25'14; Jan7'15. 15,000

10TH av, 509 (4:1072), str, bake shop, 4 rooms on 1st fl & shed in yard; Katharina Muller to Michl Maerkle, 599 10 av; 3yf May1'14; Jan6'15. 1,200

10TH av, 652 (4:1055), str & pt b; Jas McClenahan to Jno J Browne, 460 W 46; 5yf May1'14; Jan5'15. 1,500

LEASES.

Borough of the Bronx.

Beck st, 866, see Intervale av, 885.

Kelly st, 1118-24 (10:2706), all; Jus Realty Corpn to Isaac Workin, 1699 Wash av; 3yf Nov1; Dec31'14. 9,000

St Paul's pl, 490 (11:2911), ss, 100 e Wash av, 40x115, all; Jeanette Jacobs to Morris Bogdanoff, 1426 Wash av; 3yf July 1'14; Jan6'15. 4,450

149TH st, 290 E (9:2330), str & c; Michl Del Giudice to Leo & Isidore Grasso, 327 E 106; 5yf Jan1; Jan5'15. 600

155TH st, 453-7 E (9:2380); asn Ls; Geo Horowitz to Carolus Realty Co, 4 St Marks pl; Nov30'14; Jan5'15. nom

170TH st E, see Prospect av, see Prospect av, 1422.

177TH st E, swc 3 av, see 3 av, 4213.

Bathgate av (11:2918), ws, 79.9 s Tremont av, 108x134, all; Church of St Joseph of Tremont to Wm Hauser, Bloomfield, NJ; 15yf Feb1; Jan7'15. taxes &c & 3,900

Bathgate av (11:2918); same prop; asn Ls; Wm Hauser to Merchants Public Market Co, Inc; Dec31'14; Jan7'15. nom

Belmont av, 2476 (11:3075), 1st fl; Pasquale Reale to Pasquale Treppiccione, 2476 Belmont av; 3yf Aug1'14; Jan4'15. 300

Hoe av, 946 (10:2746), sur Ls; Ellkay Realty Co Inc to Aldus Constn Co; Dec30; Dec31'14. nom

Intervale av, 885; also BECK ST, 866 (10:2709), all; Winnie Realty & Constn Co to Nathan Newman, 796 So Blvd; 3 4-12 yf Jan1'15; Jan2'15. 600 to 660

Morris Park, 574 (*), cancellation of Ls; Chas Nissen to Chas A Myers, 574 Morris Park av; Oct13'14; Jan2'15. nom

Prospect av, 882 (10:2690), str & c; Gabriel Berkowitz to Alex Selkin, 959 Prospect av; 5 4-12yf Jan1; Jan7'15. 1,140 to 1,260

Prospect av, 1139 (10:2680), n ½ of str; J C Gaffney Constn Co to Morris Abraham, 104 W 114; 5yf Jan1'15; Dec31'14. 780

Prospect av, 1422 (11:2963), sec 170th, str & c; Ernest C H Bauer to Christian Goerges, 15 Short st, Mt Vernon, NY; 3 4-12yf Jan1; Jan5'15. 900

Southern blvd, 1070 (10:2744), str; Reville-Siesel Co to Isidore Donay, 1082 So blvd; 5yf Nov1'14; Jan5'15. 300 & 420

Tremont av (11:2951), ss, 20 e Clinton av, str; Henry Wendt to Davide Amodio; 3yf May1; Jan5'15. 840 & 900

Union av, 868 (10:2677), all; American Land Credit Corpn to Carolus Realty Co, Inc, 4 St Marks pl; 3yf Dec1'14; Jan5'15. 6,500.04

Van Nest av (*), ns, 70 w Victor, 1st fl & b & stable in rear; Otto Hassold to Wm Roller, 308 E 153; 5yf Jan1; Jan5'15. 720

Whitlock av, 864 (10:2731), all; Utility Realty Co to Carolus Realty Co, 4 St Marks pl; 3yf Dec1'14; Jan5'15. 2,239.20

Whitlock av, 868, all; Tiffany Impt Co, Inc, to Carolus Realty Co, 4 St Marks pl; 3yf Dec1'14; Jan5'15. 2,246.40

Whitlock av, 872, all; Tiffany Impt Co, Inc, to Carolus Realty Co, 4 St Marks pl; 3yf Dec1'14; Jan5'15. 4,838.40

Willis av, 126 (9:2278), str & c; Vincenzo Palumbo (as agent) to Jas J Sullivan; 2yf Sept1'14; Jan4'15. 240

Willis av, 126 (9:2278), str & c, to be used as cigar str; same to Louis Bernet; 2yf Sept1'14; Jan4'15. 240

3D av, 4048 (11:2930), es, 89.10 n 174th, theatre; Zarland Realty Co to Boris L Feinblatt, 667 Crotona Park N, & ano; 5yf Apr1'14; Jan5'15. 2,400 to 3,600

3D av, 4213 (11:2924), swc 177th, asn Ls; C F Gerhard Schirmer to Wilhelm Teischow, 16 Ayer pl, Rutherford, NJ, & ano; Dec29'14; Jan5'15. nom

MORTGAGES.

Borough of Manhattan.

DEC. 31, JAN. 2, 4, 5, 6 & 7.

Allen st, 21 (1:300), ws, 100.2 n Canal, 25.2x65.7; ext of mtg for $3,500 to Jan2'18, 6%; Jan2; Jan4'15; Benj Forman ,1932 Crotona Pkway, Bronx, & ano with Adolph Silverstone, 247 East Bway. nom

Allen st, 93-5 (2:414), ws, 75 n Broome, 51.3x38.5x51.5x38.5; 1-6 pt; AT; Dec21; Dec 31'14; due Jan1'18 or sooner, 6%; Lillian Reichenbacher, 1077 Sterling pl, Bklyn, to Dora Rohrberg, 380 Madison st, Bklyn. 2,350

Apthorp or Jaunceys la, see 93d, 123 W.

Batavia st, nec Roosevelt, see New Chambers, 70.

Battery pl, 1-5, see Greenwich, 2-8.

Beaver st, 37 (1:25); ext of mtg for $45,000 to Oct1'17, 5%; Dec1'14; Jan4'15; Frederic B Jennings, NY, & Jno G McCullough, of Bennington, Vt, with Saml Woolverton, at Scarsdale, NY, trste will Ann E Cairns. nom

Bedford st, 42-4 (2:586), sec Leroy (Nos 31-8), runs s40x.6-60xs20xe15xn60 to ss Leroy xsw78 to beg; pr mtg $18,500; Jan2; Jan4'15; due & int as per bond; Fredk Rabbe to Jno D Schroeder, 228 W 18. 3,000

Canal st, 394 (1:212), ss, 84.3 nw West Bway, runs sw86xw19.10xn6.2xw3.8xn3xe 10.7xn9.9xne78.9 to st xse21.1 to beg; PM; pr mtg $24,000; Jan4; Jan6'15; 3y, int as per bond; Max Korman, 8813 17 av, Bklyn, to Fredericka Dessar, 234 E 61. 8,000

Cannon st, 93-5, see Wadsworth av, 221-3.

Cannon st, 98 (2:329); ext of mtg for $35,000 to Dec27'17, 5½% Nov25'14; Jan6 15; N Y Life Ins Co with Eisek & Sarah Korn. nom

Charlton st, 43 (2:519), ns, 132 e Varick, old line, 21.4x100x20.1ux100; Jan2; Jan5'15; due & int as per bond; Jos Personeni to Vincenzo Mannini, 31½ MacDougall. 12,000

Chrystie st, cor Houston, see E Houston cor Chrystie.

Depeyster st, nes, at ses Front, see Front, 139.

Division st, 105 (1:282), ss, 21.5 w Pike, 21.4x53.3x21.2x53; PM; pr mtg $13,000; Jan 6; Jan7'15; due Jan2'21 or sooner, 6%; Benj Goldberg, 101 Division, & Irving Goldberg, 173 New, to Fajbush Libman, 180 E 64. 10,000

Downing st, 40 (38) (2:528), ss, 100 w Bedford, 25x111.5x25.11x105.1, ws; pr mtg $15,000; Jan4; Jan5'15; 3y6%; Natale Repetti to Michele D'Alesandro, 206 Sullivan. 4,000

East Broadway, 183 (1:284), ss, 78.3 w Jefferson, 26.1x100; pr mtg $30,000; Jan2; Jan5'15; 5y6%; Abr Rothkrug, 1342 55th, Bklyn, to Wolf Cohen, 66 Orchard. 4,000

Eldridge st, 44 (42) (1:300), es, 150.11 n Canal, 25x87.6; ext of mtg for $20,000 to Jan1'20, 5%; Dec29'14; Jan5'15; Israel W Schenker, 200 Cass av, Mt Clemens, Mich, with Julius Bachrach, 16 E 96, exr, &c, Sol Bachrach. nom

Eldridge st, 48 (1:300), es, 200.11 n Canal, 25x87.6; ext of mtg for $19,000 to Jan1'20, 5%; Dec29; Jan5'15; Israel W Schenker, 200 Cass av, Mt Clemens, Mich, with Julius Bachrach, 16 E 96, exr, &c, Sol Bachrach. nom

Front st, 139 (1:37), ses, at nes Depeyster, 18x67x16.8x68.5; pr mtg $——; Jan4; Jan7'15; due Jan1'20, 6%; Morris 1 Horwitz to Rachel Horwitz, 101 W 112. 5,000

Gouverneur st, 42 (1:266), es, abt 75 n Monroe, 74x102.3x74x102, ss; Dec31'14, due Oct30'17, 6%; Rose Solomon, individ & extrx Max Goldstein, to Kive Siegel, 168 Lenox av. 3,000

Grand st, 391 (1:313), sec Suffolk (No 32), 20.1x80.1; sobrn of mtg for $7,000 to mtg for $32,000; Jan5; Jan6'15; Nathan Burnstine, 54 Morningside dr, with Abr Schlusselberg, 43 McDonough, Bklyn, & ano. nom

Grand st, 391, see Wadsworth av, 221-3.

Grand st, 555, see Wadsworth av, 221-3.

Greenwich st, 2-8 (1:14), nwc Battery pl (Nos 1-5), runs 110x145.8 to es Washington (Nos 3-9) x110.6 to ns Battery pl x—to beg; Dec31'14; due Mar1'18, 6% until Dec31'16, & 5½% thereafter; Edw F Searles to Metropolitan Life Ins Co, 1 Mad av. 300,000

Greenwich st, 72 (1:18); ext of mtg for $15,000 to Dec1'17, 5%; Dec21'14; Jan5'15; Helen M Kelly, gdn Eugenia Kelly with Regina B Saportas at Saratoga Springs, N Y. nom

Houston st, 249 E (2:355), ss, 37.6 e Norfolk, 18.9x75; pr mtg $——; Jan4; Jan5'15; 3y or sooner, 6%; Fishel Plancer to Sarah Walteter, 133 Suffolk. 2,000

Houston st E (2:427), cor Chrystie; certf as to chattel mtg to secure notes for $5,000; Jan6; Jan7'15; Thomashofsky Theatre Co, Inc, 61-3 Park row, to Martin Berlin & Max Sapiro. ——

Irving pl, 78 (3:874), sec 19th (No 124), 27x88.8; pr mtg $——; June1; Dec31'14; 3y 5%; Arkell R McMichael, 971 Mad av, to Amy E McMichael, 971 Mad av, his wife, et al. 5,000

Leroy st, 34-8, see Bedford, 42-4.

Ludlow st, 19 (1:298), nws, 157.11 sw Hester, 19x87; PM; pr mtg $——; Jan5; Jan6'15; demand, 6%; Rosetta Weissberg of Bklyn, to Paul Hellinger, 67 E 90. 1,000

Madison st, 399, see Wadsworth av, 221-3.

Mangin st, 29 (2:322), ws, 150 n Broome, 25x100; PM; Dec30; Dec31'14; 1y6% G & I Realty Co of Bklyn to Abr Mandiberg, 766 Bway, Bklyn. 1,200

New Chambers st, 70 (1:111), begins Roosevelt (No 78), nec Batavia, runs n 23.9xe81.3 to sws New Chambers xse28.4 xsw2.6 to ns Batavia xw100.2 to beg; also all RT&I to following: NEW CHAMBERS ST, sws, at ns Batavia, runs w2.5xn2.6xse 4 to beg gore; ext of mtg for $20,000 to Jan5'20, 5%; Jan5; Jan6'15; Chas M Cannon, sub trste Wm H Dannat, with Wolf Finkelstein, 121 Chrystie. nom

Pike st, 29 (1:273); ext of mtg for $20,000 to Nov10'19, 5%; Dec2'14; Jan4'15; Gussie Spektorsky, widow, with Saml Woolverton, at Scarsdale, NY, trste will Ann E Cairns. nom

Rivington st, 118 (2:354), ns, 40 e Essex, 20x74.11; Dec31'14; Jan6'15; due & int as per bond; Nathan Tuckman & Ida Spies to Title Guar & Trust Co, a corpn, 176 Bway. 12,000

Rivington st, 118; sobrn of mtg for $5,000 to mtg for $12,000; Jan4; Jan6'15; Miriam Tuckman with Title Guar & Trust Co, 176 Bway.

Rivington st, 118; sobrn of mtg for $5,000 to mtg for $1,500; Jan4; Jan6'15; same with Flora Stark, 297 E 70. nom

Rivington st, 118; pr mtg $12,000; Jan4; Jan6'15; due & int as per bond; Nathan Tuckman & Ida Spies to Flora Stark, 297 E 70. 1,500

Roosevelt st, 78, see New Chambers, 70.

Rutgers pl, 4 (1:257); ext of mtg for $27,500 to Jan1'18, 5½%; Dec24'14; Jan5'15; Danl J & Julia Quinlan with Abr Rosenthal, 24-30 W 111. nom

South st, 152 (1:107), ns, runs e24.6xn 70.6xe2.9xn7.6xw26.5xs76 to beg; deed recorded as mtg as per statement filed & tax paid of $16, pr mtg $16,000; Dec31'14; Jan4'15, due & int as per agmt; Harry Paltrowitz, 141 Convent av, to Casualty Co of America, 68 William. nom

Suffolk st, 32, see Grand, 391.

Suffolk st, 32, see Wadsworth av 221-3.

Suffolk st, 44 (2:436), es, 100 n Grand, 25.5x100, PM; Jan7'15; 1y½%; No 44 Suffolk St Realty Corpn to Kath E Ach, 419 Beverly rd, Bklyn. 30,000

Suffolk st, 155 (2:355); ext of mtg for $22,000 to Jan1'18, 5 & 4¾%; Dec29'14; Jan 6'15; Robt B Hirsch at Hubbard av, Stamford, Conn, & ano, trstes Wm Openhym, with Jonas Cohen, 171 Taylor, Bklyn. nom

Washington st, 3-9, see Greenwich, 2-8.

Water st, 648, see Water, 650.

Water st, 650 (1:260), ns, 207.10 e Scammel, runs n42.7 & 40.9xe16.6xs84.1 to st xw 15.3 to beg; also WATER ST, 648 (1:260), ns, 187.10 e Scammel, 20.6x½ blk; Dec29; Dec31'14; 5y5%; Jas S & Danl L Reardon of Bklyn, to Chas F Schmale, 222 Covert st, Bklyn. 10,000

1ST st, 76-8 E, see 1 av, 12.

1ST st, 78 (2:429); ext of mtg for $12,500 to Jan5'20, 5%; Jan5; Jan6'15; Union Square Savgs Bank, 20 Union Sq, with Anetta Bockar, 631 E 168. nom

1ST st, 78 E (2:429), ns, 70 e 1 av, 30x57; Jan5'15; 5y5%; Anetta Bockar, 631 E 168, to Union Square Savings Bank, 20 Union Sq. 3,000

1ST st, 78 E; sobrn of mtg for $8,000 to mtg for $3,000; Jan5'15; Louise Stolzenberg, 1646 Av A, with same. nom

4TH st, 52, see 1 av, 51 E.

4TH st, 61 E (2:460), ns, 142.5 e Bowery, 25x96.2; also all RT&I as follows: 4TH ST, 59 E (2:460), ns, 117.5 e Bowery, 25x 96.2; pr mtg $39,750; Dec29;'14; Jan7'15; due Jan1'18, 6%; Jos & Herman Bauman & Mollie Melitzer, all at 79 E 4, to Isaac Goldblatt, 18 Av B. 8,000

10TH st, 27 E (2:562), ns, 154 se University pl, 24.10x94.9; PM; Jan5; Jan6'15; due as per bond, 5%; Jno H Keatinge to Greenwich Savgs Bank, 248 6 av. 55,000

10TH st E, nec 2 av, see 2 av, 158.

11TH st, 329-31 E (2:453), ns, 225.4 w 1 av, runs n40xne25.2 & 3.8xse6 ne— to ss Stuyvesant xw—xn— to cl said st xw to pt 7.11 e from line parallel with cl blk bet 11th & 12th xs107.4 to 11th at pt 275.5 w 1 av xe50 to beg; pr mtg $47,000; Jan 5; Jan7'15; due Jan1'18, 6%; Anna Rosenblum to Abr Rosenblum, 442 E 58. 7,000

11TH st, 341 E (2:507), ns, 123 nw 6 av, runs nw30xne103.3xs50xsw20xnw20x sw83.3 to beg; pr mtg $——; Jan6; Jan7'15; due Jan1'17, 6%; Geo M Hammond, of Bklyn, to Edw F Gundrum, 1185 Bushwick av, Bklyn, & ano. 5,000

12TH st, 539 E (2:406), ns, 148 w Av B, 22x103.3; pr mtg $——; Dec26'14; Jan4'15; due Dec26'15, 6%; Herbt H Herrman, 601 W 113 to Barbara Osterthahl, 694 Trinity av, Bronx, NY. 1,200

15TH st, 141 W (3:791); ext of mtg for $10,000 to Jan1'18, 5%; Dec31'14; Wm Parkin, trste will Susan A Remsen, with Thos W Tovey. nom

17TH st, 147-9 W, see 17th, 151-3 W.

17TH st, 151-3 W (3:793), ns, 154 e 7 av, 54x53.3x54x52.8; also 17TH ST, 147-9 W (3:793), ns, 208 e 7 av, 48x92x46.3x irreg; ext of mtg for $26,668.60 & int to July 1, 1892, 6%; Dec3,1889; Jan7'14; Wm Foster, trste will Albt Weber, with Margie B Lacey, extrx Fredk Lacey. nom

17TH st, 155-7 W (3:793), ns, 100 e 7 av, 54x52.8x54x51.6; ext of mtg for $10,938.30 & int to July1, 1892, 6%; Dec3, 1889; Jan7'14; Wm Foster, trste will Albt Weber, with S Van Rensselaer Cruger et al, trstes will Alex Van Rensselaer. nom

18TH st, 233 W (3:768), ns, 425 w 7 av, 25x92; pr mtg $3,500; Jan4; Jan5'15; 3y6%; Christina Boyle, 466 W 146, to Cath Heycock, 520 W 145. 2,000

19TH st, 124 E, see Irving pl, 78.

21ST st, 332 W, see 21st, 338½ W.

21ST st, 338½ W (3:744), ss, 250 e 9 av, 25x91.11; also 21ST ST, 338 W (3:744), ss, 275 e 9 av, 25x91.11, leasehold; Jan6; Jan 7'15; 3y6%; Albt E Straker, 313 W 127, to Wm O Saxton Jr, 410 West End av. 4,500

22D st, 365-7 W, see 9 av, 198.

23D st, 461 W (3:721), nes, 305 nw 10 av, 22x117.6; Dec29; Dec31'14; 3y5%; Kath T Moore at Scarborough, NY, to Kath E Moore, 43 Ave du Bois de Boulogne, Paris, France. 11,000

24TH st, 305-7 W, see 8 av, 281-3.

26TH st, 127-33 W (3:802); agmt modifying mtg for $70,000 recorded July10'13; Dec31'14; Jan7'15; Isaac Josephson, 208 W 121, & ano, with Louise M Stevens, 63 Grand, Corona, LI, et al. nom

34TH st, 263 W (3:784), ns, 103.4 e 8 av, 21.8x98.8, with all RT&I to strip adj on w in rear, 3.4x20 to cl of blk; pr mtg $——; Jan4; Jan5'15; 1y6%; Cornelius F Sheahan to Jas A Clynes, 202 16th st, Jersey City, NJ. 5,000

34TH st, 426 W (3:731), ss, 280 w 9 av, 20.7½x98.9; PM; Jan5; Jan6'15; due & int as per bond; Ellen Downey to Emma J Cook, 225 West End av. nom

34TH st, 428 W (3:731), ss, 300.7½ w 9 av, 20.4½x98.9; PM; Jan5; Jan6'15; due & int as per bond; Fredk W Simons to Jno S Sims, 343 W 20. 7,000

36TH st, 347 W (3:760), ns, 250 e 9 av, 25x98.9; PM; Jan5; Jan6'15; 3y or sooner, 6%; Jesse J Culling to Peter L Ughetta, 939 6 av, exr Peter Louazon. 12,500

37TH st, 145 E (3:893); ext of mtg for $18,000 to Dec30'17, 6%; Dec30'14; Jan6'15; The Baron De Hirsch Fund, 80 Malden la, with Nancy & Arnold S Furst. nom

37TH st, 145 E; agmt as to ownership of bond & mtg for $18,000; Dec30'14; Jan6'15; same with Arnold S Furst, 565 Park av. nom

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37TH st, 327 E (3:943), ns, 263 w 1 av, 20x106.3x20.2x109.5; ext of mtg for $7,000 to Jan3'18, 5%; Jan4; Jan6'15; Thos F Quinlan, 221 E 39, with Eliz & Annie Bonnie, 329 E 37. nom

39TH st, 210 E (3:919), ss, 137.10 e 3 av, 12.2x98.9; Jan6; Jan7'15; 2½½%; Anna or Annie Egan to Henriette Bachrach, 74 E 92. 1,500

43D st, 139 E (5:1298), ns, 225 w 3 av, 20x100.5; PM; Jan6'15; 5y or sooner, 4½%; Jos A McAllister to Wm J MacDonald, 219 E 50. 18,000

43D st, 427 W (4:1053), ns, 313.4 w 9 av, 18.4x100.5; pr mtg $——; Jan5; Jan6'15; 1 y6%; Michl J Quinn to Geo Ehret, 1197 Park av. 5,000

44TH st, 407 W (4:1054), ns, 125 w 9 av, 25x100.4; Dec31; Jan2'15; 2y6%; Mary D Brannigan, 320 W 45 (Julia T Farley in bond) to Thos J Ryan, 320 W 45. 1,000

49TH st, 111 W (4:1002), ns, 175 w 6 av, 20.10x100.5; pr mtg $25,000; also 7TH AV, 2140 (7:1933), nwc 127th (No 201), 30.1x84.10x30.8x84.11; pr mtg $24,000; also 7TH AV, 2142 (7:1933), ws, 29.11 n 127th, 23.4x84.10; pr mtg $15,000; Dec14'14; Jan 4'15; 3y4%; Frank Windhoiz, 111 W 49, to Carrie Coleman, 111 W 49. 10,000

50TH st, 136 W (4:1002), ss, 450 w 6 av, 25x100.4; Dec28'14; Jan6'15; due Jan23'15, —4%; Wm B Dinsmore of Tuxedo Park, N Y, to J B English, 1351 Bway. note 350

51ST st, 554 W (4:1079), ss, 100 e 11 av, 25x109.1x25.3x105.4; PM; pr mtg $8,000; Jan5; Jan6'15; 5y or sooner, 6%; Moses Loewenstein, 927 E 180, to Saml Schwartz, 27 W 111. 5,000

56TH st, 231 E (5:1330), ns, 275 w 2 av, 25x100.5; PM; Jan4; Jan5'15; 5y5½%; Jos len L Coughlin to Jacob Moersfelder, 1128 Jackson av, Bronx, et al. 12,750

58TH st, 344-6 E (5:1350), ss, 100 w 1 av, 40x100.5; Jan6'15; 3y5%; Caroline B wife of & Sidney Jones, to Franklin Savings Bank, 656 8 av. 21,000

62D st W, nwc Central Park W, see Central Park W, 21.

62D st, 140 W (4:1133); sobrn of mtg for $1,000 to mtg for $15,000; Dec4'14; Jan 4'15; Dora H Hermes, 661 W 180, owner, & F Milton Welch, at White Plains, NY, mortgagee, with Christian H Zurmuehl, at East Marion, LI, mortgagee. nom

62D st, 140 W (4:1133), ss, 450 w Col av, 25x100.5; Jan4'15; 3y5½%; Dora H Hermes to Christian H Zurmuehl, 747 9 av. 15,000

63D st 16 W, see Central Park W, 21.

64TH st, 154 E (5:1398), sec Lex av, 19x 80.5; Jan5; Jan6'15; due & int as per bond; Lillie Cohn to Margaretha Reinken, 124 E 62. 10,000

64TH st, 232 E (5:1418), ss, 155 w 2 av, 25x100.5; PM; pr mtg $——; Dec30; Dec3'14; 3y6%; Chas Fitzhan, 423 E 72 to Aimee Oppenheimer, 23 Morningside av. 2,000

64TH st W, see Bway, see Bway, 1916.

65TH st, 13 E (5:1380), ns, 145 w Mad av, 22x100.5; PM; Dec31'14; due Sept1'18, 5%; Belle Hazen Realty Co to Wm V Astor at Rhinebeck, NY. 50,000

65TH st, 13 E; certf as to mtg for $50,000; Dec31'14; same to same. ——

68TH st, 60 E, see Madison av, 812.

70TH st, 312 W (4:1181); ext of mtg for $5,000 to Dec30'17, 5½%; Dec30'14; Jan2'15; Title Guar & Trust Co with Louis W Boynton, 72 Putnam av, Bklyn. nom

71ST st E, see Park av, see Park av, 733.

71ST st, 113 W (4:1143), ns, 100 w Col av, 25x102.2; also 71ST ST, 115 W (4:1143), ns, 125 w Col av, 24.11x102.2; pr mtg $165,-000; Jan6; Jan7'15; 3y6%; Hennessey Realty Co to Pollack & O'Neill. 7,500

71ST st, 115 W, see 71st, 113 W.

74TH st, 168 E (5:1408), ss, 165 w 3 av, 30x102.2; ext of mtg for $15,000 to Oct20'17, 5%; Dec8'14; Jan4'15; Neerg Realty Co with Saml Woolverton, at Scarsdale, NY, trste will Ann E Cairns. nom

74TH st, 168 E; consent of stockholders to above ext of mtg for $15,000; Dec8'14; Jan4'15; same to same. ——

74TH st, 168 E; certf as to consent to ext of above mtg; Dec8'14; Jan4'15; same to same. ——

75TH st, 331 E (5:1450), ns, 200 w 1 av, 28.4x102.2; pr mtg $——; Dec31'14; Jan2'15; due Apr1'18, 6%; Carrie Nichols of Bklyn, to Simon J Harding, 60 8 av, Bklyn. 2,900

80TH st, 512 E (5:1576), sal Ls; Dec29; Dec31'14; demand, 6%; Leonardo Tarulli & Saverio Abbatecola, 512 E 80, to Kips Bay Brewing & Malting Co, 650 1 av. 1,862.90

83D st, 610 E (5:1590), ss, 173 e East End av, 25x87.2x25.3x83.8; PM; pr mtg $——; Dec31'14; Jan4'15; 1y6%; Hermine E Molke, of Bronx, to Hy N Goebbels, 1532 Vyse av. 600

83D st, 166 W (4:1213), ss, 105 e Amsterdam av, 25x109.9x25.1x109.8; PM; pr mtg $23,-000; Dec31'14; Jan2'15; due & int as per bond; Saml De Noyelles of Jersey City, N J, & Anton Snizek to Chas Jagels, 171 W 80. 5,000

84TH st, 1 E, see 5 av, 1030.

85TH st, 221 E (5:1531); ext of mtg for $20,000 to Jan3'20, 5%; Jan4; Jan6'15; Anna M Goebel, 120 E 95, with Bertha, wife of & Morris J Simon, 58 W 128, et al. nom

86TH st, 330 W (4:1247), ss, 100 w West End av, 20x102.2; pr mtg $26,500; Dec31'14; Jan4'15; 1y or sooner, 6%; Hy J Finlay, of Summit, NJ, to Gaston Tisne, 700 W 179. 2,500

87TH st, 108-10 E (5:1515), ss, 102.2 e Park av, 55.10x100.8; pr mtg $58,000; Jan 6; Jan7'15; installs, $400 mo 6%; Johanna C Wenzel, 110 E 87, & Hedwig M Geyer & Ottilie E Nagel, 1962 Anthony av, to Theo Gutman, 1075 Eastern Pkway, Bklyn. 2,000

88TH st, 113 E (5:1517), ns, 209.10 e Park av, 25.7x100.8; pr mtg $18,000; Jan2; Jan5 '15; due & int as per bond; Jas T Smith to Michl De Vries, 405 W 35. 2,500

91ST st, 425-7 E (5:1571), ns, 169 w Av A, 50x100.8; Jan4; Jan5'15; 2y5%; Hy Heisner of West Camp, Ulster Co, NY, to Geo Ehret, 1197 Park av. 4,000

93D st, 123 W (4:1224), ns, 233.1 w Col av, 16.10x72.5 to ss old Apthorps or Jauncey's la x16.10x71.5 with lot in rear, 16.10 x18.4 to cl said la; pr mtg $11,000; Jan4; Jan5'15; 2y or sooner, 6%; Dorothea H Simmons to Mary L Hays, 2 E 45. 2,000

95TH st, 35 W (4:1209), ns, 362 w Central Park W, 16x100.8; pr mtg $5,000; Dec 30; Dec31'14; due & int as per bond; Lillian L Amouroux to Walter Trimble, 122 E 80. 1,500

95TH st, 230 W, see Bway, 2536.

100TH st, 125 W (7:1855), sal Ls; Jan6 '15; demand, 6%; Hugh Fitzsimmons to Jacob Ruppert, a corpn, 1639 3 av. 4,000

101ST st, 182 E (6:1628); ext of mtg for $18,500 to Feb1'20, 5%; Dec31'14; Jan5'15; East River Savings Instn, 291-5 Bway, with Mary Ullnick, 161 W 140. nom

102D st, 116 E (6:1629), ss, 205 e Park av, 25x100.11; ext of mtg for $14,000 to Jan1'18, 5%; Jan3; Jan7'14; Francis Huber with Richd W Gerken. nom

107TH st, 228 E (6:1656), ss, 225 w 2 av, 25x100.11; PM; pr mtg $——; Jan5; Jan7'15; due & int as per bond; Tommaso, Alfonso & Anthony Naclerio, 231 E 109, to Dina Beinhauer, 780 Park av, extrx &c Fredk W Beinhauer. 950

109TH st, 211-3 E (7:1881), ext of mtg for $30,000 to Jan1'18, 4½%; Dec30'14; Jan 5'15; Seymour Realty Co, 25 Broad, with Adolph Breslauer, 200 W 54. nom

116TH st, 75-9 E, see 123d, 170-4 E.

120TH st, 125 W (7:1905), ns, 330 w Lenox av, 20x100.11; ext of mtg for $19,-000 to Nov20'18, 5%; Nov27'14; Jan4'15; Harold M Sill & Thos H Dougherty, of Phila, Pa, trstes Amelia M Dougherty, with Morris Lehman. nom

120TH st, 217 W (7:1926), ns, 250 w 7 av, 25x100.11; Jan4; Jan5'15; due & int as per bond; Geo Groeling, 206 W 121, to Oscar Kunath, 136 E 7, et al. 15,000

121ST st, 434 E (6:1808), ss, 224.4 w Pleasant av, 25.8x100.11; ext of mtg for $8,100 to July16'19, 6%; Dec12'12; Jan6'15; Christian Biersack, of Bronx, with Isidore & Louis Rubin, 410 E 141. nom

122D st, 171-3 E, see 123d, 170-4 E.

123D st, 170-4 E (6:1771); also 122D ST, 171-3 E (6:1771); also 116TH ST, 75-9 E (6:1622); ext of mtg for $27,000 with last two parcels added as additional security to Dec2'15, 5½%; pr mtg $22,250; Dec26; Dec31'14; Jacob Manheimer, 723 St Nicholas av, with Christian Dages, 174 E 123. nom

123D st, 204 W (7:1928), ss, 96 w 7 av, 16x100.11; pr mtg $9,000; Feb15; Dec31'14; 1y6%; Adelaide G Hoyt to Helen M Hayes, 151 E 19. 1,000

123D st, 258 W (7:1928), ss, 216.8 e 8 av, 16.8x100.11; pr mtg $——; Jan4; Jan6'15; 1 v6%; Cath A Power to Myron Straus, 149 Lenox av. 500

124TH st, 348 E (6:1800), ss, 172.6 w 1 av, 18x100.11; pr mtg $——; Jan4; Jan6'15; 2y6%; Cono Brigante, 348 E 124, to Miriam Tuckman, 601 W 168. 1,000

124TH st, 31 W (6:1722), ns, 347.6 w 5 av, 42.6x100.11; ext of mtg for $40,000 to Jan1'20, 4½%; Dec30'14; Jan4'15; Lawyers Title Ins & Trust Co with Benj Rosenstiel, 31 W 124. nom

127TH st, 126A W (7:1911), ss, 300 w Lenox av, 50x99.11; ext of mtg for $50,000 to Jan5'20, 5%; Dec28'14; Jan4'15; Henrietta Koenigsberger, widow, with Excelsior Savings Bank. nom

127TH st, 201 W, see 49th, 111 W.

129TH st, 23 E (6:1754), ns, 126.8 w Mad av, 16.8x99.11; pr mtg $——; Dec30; Dec31 '14; 2y6%; Hy L Atkinson to Hunley Abbott at Athens, Ga. 1,250

130TH st, 210 W (7:1935), ss, 155 w 7 av, 15x99.11; Jan5; Jan6'15; due & int as per bond; Nathan I Bennett to Morris Schwartz, 126 W 125. 4,000

132D st, 159 W (7:1917), ns, 135 e 7 av, 20x99.11; pr mtg $——; Jan5'15; due Aug5 '15, 6%; Baptist Temple to Bronx Security & Brokerage Co, 258 E 138. 900

133D st, 49-51 E (6:1758), ns, 190 w Park av, 50x99.11; pr mtg $32,500; Dec31'14; Jan 5'15; due May1'15, 6%; Cassel Cohen, 207 W 139, to Max Rubel, 450 West End av. 7,500

133D st, 53-5 E (6:1758), ns, 140 w Park av, 50x99.11; pr mtg $30,000; Dec31'14; Jan 5'15; due May1'15, 6%; Cassel Cohen, 207 W 139, to Max Rubel, 450 West End av. 7,500

139TH st, 126 W (7:2007), ss, 308 e 7 av, 26x99.11; ext of mtg for $13,000 to Dec24 '19, 5%; Dec24; Dec31'14; Mary E D Mitchell, 24 W 10, with Hickory Realty Corpn, 215 Audubon av, & ano. nom

139TH st, 128 W (7:2007), ss, 282 e 7 av, 26x99.11; ext of mtg for $13,000 to Dec24 '19, 5%; Dec24; Dec31'14; Mary E D Mitchell, 24 W 10, with Hickory Realty Corpn, 215 Audubon av & ano. nom

141ST st, 313-5 W (7:2043); ext of mtg for $11,000 to Jan5'18, 5½%; Jan5; Jan7 '15; Title Guar & Trust Co with N Brigham Hall, 202 W 103. nom

141ST st, 552-4 W (7:2072), ss, 170 e Bway, 55x99.11; PM;; pr mtg $——; Dec31 '14; Jan2'15; 2y or sooner, 6%; Fredk S Schlesinger of Bronx to Irving G Schreyer, 8 N 8th av, Mt Vernon, NY. 7,500

141ST st, 552-4 W; ext of mtg for $62,-500 to Dec15'17, 5%; Dec30'14; Jan2'15; Mary J Kingsland, NY, with same. nom

144TH st, 520 W, see Wadsworth av, 221-3.

146TH st, 427 W (7:2061), ns, 107.8 e Convent av, 14.3x99.11; PM; pr mtg $——; Jan2; Jan7'15; due Aug1'16, 6%; Walter W Thompson, of Bklyn, to Jno P Leo, 770 St Nicholas av. 2,000

147TH st, 507-9 W (7:2079), ns, 150 w Ams av, 50x99.11; ext of mtg for $51,000 to Oct1'15, 5%; Aug12'14; Jan6'15; Noillacs Realty Co, 541 Manhattan av, with Sarah C Smith, at Dinard, France, et al, trstes will Fredk Butterfield. nom

151ST st, 296 W (7:2036), ss, 475 w 7 av, 37.6x99.11; agmt as to ownership of bond & mtg for $30,000; Jan5; Jan6'15; Isidore Rogatz, 78 E 91, with David Shapiro, 371 Edgecombe av. nom

178TH st, 598 W, see St Nicholas av 1356-8.

180TH st W, nec Haven av, see Haven av, 325.

184TH st W, nec Wadsworth av, see Wadsworth av, 221-3.

188TH st, 546 W (8:2158), ss, 258.4 e St Nicholas av, 16.8x94.10; Jan5'15; 3y5½%; Richd Webber Jr of New Rochelle, NY, to Lawyers Title Ins & Trust Co. 5,000

189TH st, 550 W (8:2158), ss, 225 e St Nicholas av, 16.8x94.10; Jan5'15; 3y5½%; Wm Webber to Lawyers Title Ins & Trust Co. 5,000

191ST st, 550 W, see Audubon av, swc 191.

191ST st W (8:2161), ss, 50 w Audubon av, 50x95.9x50.1x92.11; sub to bldg loan $50,000; also another mtg for $30,000 on this & other prop; Jan6; Jan7'15; 1y6%; Tralow Realty Corpn, 1931 Bway, to Celia Lowenstein, 12 West Fordham rd, Bronx. 8,000

228TH st W (13:3402), ns, 429.10 w Marble Hill av, 40x70x46.10x70; PM; Dec31'14; due Jan1'18, 6%; Augustus S Frazee, 475 E 173, to Emma E Steele, 703 Franklin st, Watertown, NY. 1,000

Av A, 1623 (5:1565), ws, 77.2 n 85th, 25 x94; pr mtg $——; Jan7'15; 3y6%; Henry Frank, 171 E 83, to Arthur G Frank, 220 W 98. 2,250

Amsterdam av, 1484-6 (7:1987), ws, 119.10 s 134th, 40x100; ext of mtg for $9,-500 to Feb21'19, 6%; Jan7'15; Amalie November, 121 St Nicholas av, with Louisa Rice, 610 W 115. nom

Audubon av (8:2161), swc 191st (No 550), 90.2x50.1x92.11x50; sub to bldg loan of $50,000; also another mtg of $30,000 on this & other prop; Jan6; Jan7'15; 1y6%; Tralow Realty Corpn, 1931 Bway, to Celia Lowenstein, 12 West Fordham rd, Bronx. 10,000

Broadway, 1916 (4:1116), sec 64th; sal Ls; Jan7'15; demand, 6%; Thos F Crimmins to Geo Ehret, 1197 Park av. 4,000

Broadway, 1916; sal Ls; pr mtg $4,000; Jan7'15; due as per notes, 6%; same to Elly T Rieser, 31 E 57. 2,450

Broadway, 2536 (4:1242), sec 95th (No 230), 25.6x100; Jan7'15; due & int as per bond; Elkon Realty Corpn to Geo F & Hy K Vingut, both in Suffolk Co, LI, sub trstes will Eliz F Floyd. 55,000

Broadway, 2536, sec 95th (No 230); certf as to mtg for $55,000; Jan7'15; same to same. ——

Central Park W, 21 (4:1115); nwc 62d, runs w225xn100.5xe25xn100.5 to ss 63d (No 16) xe200 to Central Park W xs200.10 to beg; for alterations to bldg; pr mtg $1,-750,000 & any other mtgs; June1; Dec31 '14, 10y5%; New Theatre, 15 W 62, to Wm K Vanderbilt of Oakdale, LI. gold 100,000

Columbus av, 629 (4:1204), es, 75 s 91st, 25.8x75; PM; pr mtg $18,000; Dec30; Dec 31'14; 5y6%; Ludwig & Paul H Bechtel to Mary B Ives, 117 W 58. 5,000

Columbus av, 629 (4:1204), es, 75 s 91st, 25.8x75; PM; Dec30; Dec31'14; due & int as per bond; Ludwig & Paul H Bechtel to Title Guar & Trust Co. 18,000

Columbus av, 992 (7:1863), ws, 25.5 s 109th, 25.2x100; pr mtg $——; Jan5'15; due July3'17, 6%; Wm Begg, 1527 73d, Bklyn, to Anton Larsen, 826 Ams av, NY. 2,000

Ft Washington av (8:2180), es, 197.9 s Overlook ter, 112x90x105x115; agmt correcting description in mtg for $22,500 recorded July7'14; Oct23'14; Jan6'15; Jonas M Libbey, 1 E 39, with Hy M Sanders, 9 E 39. nom

Haven av, 325 (8:2177), nec 180th, 129.1x 92.7x125x125; PM to extent of $65,000 & building loan; Jan4; Jan5'15; due Dec21'15, 6%; Great Northern Constn Co to Chateau Holding Co, 149 Church. 185,000

Haven av, 325, nec 180th; certf as to mtg for $185,000; Jan4; Jan5'15; same to same. ——

Haven av (8:2139), ws, 150 n from ss 170th, runs w103.3 & 193.1 to Riverside dr xs51.6xe185.2 & 103.3 to Haven av xn50 to beg; Jan6; Jan7'15; 3y6%; Alfred Bartels to Jno H Stube, 338 W 51. 8,000

Lenox av, 429-31 (7:1916), ws, 49.11 n 131st, 49.11x75; pr mtg $——; Jan7'15; 3y 6%; Matilda D Minck to Abr Samuels, 172 Hillside av, Asheville, NC. 4,500

Lexington av, 176 (3:886), ws, 19.9 s 31st, 19.9x64; pr mtg $23,000; Dec28; Dec31'14; 1y6%; Leon Kauffman to Sol Kauffman, 536 157. 2,000

Lexington av, nec 64th, see 64th, 154 E.

Lexington av, 1736 (6:1636), ws, 51 n 108th, 25x75; PM; Jan4'15; 5y5%; Bertha Kaufmann to Chas G Moller, 290 Mad av, & ano, exrs Eliz E Moller. 15,000

Lexington av, 1736 (6:1636), ws, 51 n 108th, 25x75; PM; pr mtg $——; Jan4; Jan 5'15; 3y6%; Jos Mandel to Jonas Weil, 21 E 82, & ano. 2,000

Madison av, 812 (5:1382), swc 68th (No 30), 100.5x20.6; PM; Dec31'14; due & int as per bond; Jas A Hawes to Mutual Life Ins Co of N Y. 70,000

Madison av, 1475 (6:1607), es, 50.7 n 101st, —x —; ext of mtg for $14,000 to Jan 4'20, 6%; Jan4'15; American Mtg Co with Fritz & Emma M Guggenhuhl. nom

Madison av, 1885 (6:1748), es, 20.11 n 122d, 20x100; PM; Jan5; Jan6'15; due & int as per bond; Morris Bobrow to Title Guar & Trust Co. 8,500

Park av, 733 (5:1405), sec 71st, 96.5x42.6; also all RT&I to strip on Park av, es, 96.5 s 71st, 4x42.6, to any strips or gores adj; PM; Dec22'14; Jan4'15; due Jan4'18, or

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sooner, 5½; Marcia M B Tucker, 903 Park av, to Eugene Meyer Jr, 733 Park av. 200,000

Riverside dr, es, abt 150 n from ss 170th, see Haven av, ws, 150 n from ss 170th.

St Nicholas av, 1356-8 (8:2153), sec 11sth, (No 598), 36.5x100; PM; pr mtg $45,000, Jan4; Jan5'15; 3y or sooner, 6%, Corporal Realty Co, 55 Liberty, to Herman Reiter, 276 W 11, & ano. 15,000

Sherman av, 1356-8 (8:2225), ns, 300 w 201th, 50x150, PM; pr mtg $——; Jan5'15, due Mar1'15 or sooner, 6%; Alfd L Anderson at Closter, NJ, to Vermilyea Realty Co, 530 W 207. 9,000

Sherman av (8:2174), es, 100 s Dyckman, 50x100, PM; pr mtg $5,000; Jan4; Jan6'15; due & int as per bond; Jas Livingston, 320 Audubon av, to St Clair Realty Co, 49 Wall. 12,500

Wadsworth av, 224-8 (8:2166), nec 184th, 49.11x75; sub mtg $12,000; also GRAND ST, 555 (1:265); also MADISON ST, 399 (1:265); sub to mtg $20,500; also CANNON ST, 93-5 (1:334); sub to mtg $59,500; also GRAND ST, 391 (1:313); also SUFFOLK ST, 32; party 1st pt agrees to loan party 2d pt $15,000 on deeds as follows: $9,000 upon execution of this agmt & $6,000 as soon as party 2d pt delivers deed in fee simple of 520 W 144 to party 1st pt; Dec 31'14; Jan4'15; due Jan1'18 or per agmt —%; Fredk H Hoffman, of Weehawken, NJ, with Nathan Burnstine, 54 Morningside dr, owner.

1ST av, 12 (2:429), nec 1st (No 76), 24.2x 70x24.6x70; Jan5'15; 5y5%; Anetta Bockar, 631 E 168, to Union Square Savings Bank, 20 Union Sq. 7,000

1ST av, 12, nec 1st (No 76); sobrn of mtg for $8,000 to mtg for $7,000; Jan5'15; Louise Stolzenberg, 1646 Av A, with same.

nom

1ST av, 12 (2:429), nec 1st (No 76), 24.2x 70x24.6x70; also 1ST ST, 78 E (2:429), ns, 70 e 1 av, 30x57; ext of mtg for $8,000 to Jan1'18, 6%; Jan5'15; Louise Stolzenberg, 1646 Av A, with Anetta Bockar, 631 E 168.

nom

1ST av, 12 (2:429): ext of mtg for $17,500 to Jan5'20, 5%; Jan5; Jan6'15; Union Square Savgs Bank, 20 Union Sq, with Anetta Bockar, 631 E 168. nom

1ST av, 697 (3:945), ws, 24.10 s 40th, 24.6 x75; Dec30; Dec31'14; 1y6%; Podgur Realty Co to Hugh P Skelly, 24 W 83. 7,000

1ST av, 697; certf as to mtg for $7,000; Dec30; Dec31'14; same to same.

2D av, 158 (2:452), nec 10th, 25x105; leasehold; PM; pr mtg $13,000; Dec30; Dec31'14; installs, $325 monthly, 6%; Parfold Mfg Co, 201-3 E 10, to Bessie Saul, 251 Rawson st, Atlanta, Ga. 14,000

3D av, 1968 (6:1636); ext of mtg for $24,000 to Apr11'18, 5%; Apr11'13; Jan6'15; American Mtg Co, a corpn, 46 Cedar, with D Strauss Realty Co, Inc, 126 St Marks pl. nom

5TH av, 166 (3:823), ws, 55.1 s 22d, 26x 120x25.11x120; sub to easement to 10 ft alley on rear to 22d st; supplemental to mtg for $100,000 at 5% recorded June30 '05, & since reduced to $85,000, & to secure same the following prop is given: 5TH AV, ws, 29 s 22d, 26x120, sub to said alley; Dec30'14; Jan4'15; due as per bond; Malcolm MacMillan & Eliz M Maxwell to Greenwich Savgs Bank, 246 6 av. nom

5TH av, 119-21 (3:848); ext of mtg for $600,000 to Nov15'19, 5%; Oct8'14; Jan7'15; Title Guar & Trust Co with Alice M Moynan, at Tarrytown, NY, et al. nom

5TH av, 119-21; asn rents due under Ls to secure ext of mtg for $600,000 for 5yf Nov15'14, at 5%; Oct8'14; Jan7'15; Alice M Moynan, of Tarrytown, NY et al, to Title Guar & Trust Co. nom

5TH av, 119-21; asn all RT&I to rents due under Ls to secure ext of mtg as above; Dec17'14; Jan7'15; Gotham Natl Bank of N Y, 900 8 av, to same. nom

5TH av, 518 (5:1259), ws, 29 n 43d, 28x 125; pr mtg $300,000; Dec31'14; due & int as per bond; Le Gramo Realty Co to Maximilian Fleischmann Co, 1 Mad av. 50,000

5TH av, 518; certf as to mtg for $50,000; Dec31'14; same to same.

7TH av, 1630 (5:1496), nec 84th (No 1), 42.2x115, with all RT&I to strip on 84th, ns, 115 e 5 av, 10x42.2; Jan2; Jan4'15; 5y or sooner, 4½%; Louis G Hamersley, of Red Hook, NY, to Cath H Hinckley, 151 W 55. 12,500

6TH av, 800 (5:1261), es, 60.5 n 45th, 20 x60; pr mtg $34,000; Jan5'15; 5y6%; Eliz Horling to M Madeleine Gress, 444 E 72. 6,500

7TH av, 115 (3:792); sal Ls; Jan6'15; demand, 6%; Hugh O'Neil to Jacob Ruppert, a corpn, 1639 3 av. 3,848.46

7TH av, 123-5 (3:793), es, 81 s 18th, 51.6 x100x52.8x100; ext of mtg for $23,387.14 & taxes for $600 to Jul1'92, 6%; Dec3'89; Jan5'15; Wm Foster, trste will Albt Weber, with Maggie B Lacey, extrx Fredk Lacey. nom

7TH av, 2140-2, see 49th, 111 W.

8TH av, 104 (3:765), es, 25 n 15th, 26.1x 93.6; leasehold; PM; Jan1; Jan6'15; 5x5¾ & 6%; Hurwitz Contracting Co Inc, 14 Av A, to Letitia K Ketterer, 33 W 74 & ano, exrs Letitia K Arnold. 7,000

8TH av, 284-8 (3:748), nws at nec 24th (Nos 305-7), 44.2x100; Dec9'14; Jan6'15; due Dec30'19, 5%; Kath E Moore of Paris, France, to Frederic de P Foster at Tuxedo Park, NY trste for Lena C Evans, will Edith C Evans, 44 Wall. 26,000

8TH av, 782 (4:1019), es, 13.3 s 48th, 17.8x97x17.11x97; ext of mtg for $10,000 to Dec31'15, 5%; Dec31'14; Jan5'15; Bankers Trust Co, 16 Wall, trste Geo T Perkins, with Cecilia Potosky, 327 Central Park W. nom

8TH av, 2825-31 (7:2046); certf that on Mar28'13 Emanuel J Myers qualified as exr of Max Stein & that there is now due on bond & mtg $17,182.22 which was originally for $65,000; Dec30; Dec31'14; Barwood Realty Co to Manhattan Railway Co.

9TH av, 198 (3:746), nec 22d (No 365-7), 24.8x78. Dec30; Dec31'14; 5½%; Kath T Moore of Scarboro, NY, to Francis H Page, 120 Willow st, Bklyn, trste Abby J Strickland, will of Wm Strickland. 9,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Bowne Park, Flushing (B of Q); certf as to mtg for $60,000; Dec29; Dec31'14; Bowne Park Realty Corpn to Title Guar & Trust Co, a corpn, 176 Bway.

Chattel mtg (misc); certf as to mtg to secure note for $1,000; Dec31'14; Jan4'15; Schildwachter Automobile Co, Inc, to whom it may concern.

Edgemere, B of Q, (misc); certf as to mtg for $3,500; Dec31'14; Jan7'15; Rockaway Coast Realty Co, at Cedarhurst, LI, to whom it may concern.

MORTGAGES.

Borough of the Bronx.

Bronx pl (*), ws, 143.6 n Mechanic, runs w218.9xn241.5xne83xse105.2xse17.8xnw86.6 x nw3xne27xse100xse91.1 to pl xsw307.3 to beg; Dec30'14; Jan2'15; 4y5%; A R Mosler & Co to Hodgeman Rubber Co, Yonkers, NY. 22,500

Buchanan pl, nec Grand av, see Grand av, nec Buchanan pl.

Fairmount pl (10:2960), nwc So blvd, 128.63x44.11; ext of $53,000 mtg to Jan4'18 at 5%; Jan4; Jan5'15; City Mtg Co with P J Bldg Co, Inc, 906 E 176. nom

Fairmount pl, nwc So blvd, see So blvd, nwc Fairmount pl.

Fox st (10:2684), nec Av St John, 110x 125; Jan5; Jan6'15; due &c as per bond; Av St John & Fox Tc Corpn to Norbert J Light, 131 Riverside dr, & ano. 3,000

Fox st (10:2684); same prop; certf as to above mtg; Jan5; Jan6'14; same to same.

Fox st, nwc Av St John, see Av St John, nwc Fox.

Green la or av, es, 25 s 5th, see 155th E, ns, 250 e Courtlandt av.

Home st, see Vyse av, see Vyse av, sec Home.

Jennings st (11:2976), ss, 100 e Wilkins av, 78x129.10x80x126; pr mtg $——; Jan2; Jan4'15; 3y5½%; Beck St Constn Co, 761 E 169, to Eleonora Wallach, 235 W 103. 19,000

Jennings st (11:2976); same prop; certf as to above mtg; Jan2; Jan4'15; same to same.

Kelly st, 1037 (10:2705); ext of $10,000 mtg to Jan7'20 at 5%; Jan7'14; Louis W Osterweis with Saml Gans, 1037 Kelly. nom

Loring pl, 2226 (11:3224) es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5; PM; Jan6'15; 3y5%; Cedric H Ostrom to David S Veitch, 1273 Bergen, Bklyn. 12,000

Lyman pl, 1346 (11:2970), es, 85.8 n Stebbins av, runs e71.11 to Stebbins av x ne17.3xn20xw83.1 to pl xs33.4 to beg; PM; Dec30'14; Jan5'15; 3y5%; Richd C Daniel, 107 W 43, to Sylvester Pope, 424 Central Park W, et al, trstes Josephine L Peyton. 18,000

Lyman pl, 1350 (11:2970), es, 119 n Stebbins av, 33.6x83.1; PM; Dec30'14; Jan5'15; 5y5%; Richd C Daniel to Sylvester Pope, 424 Central Park W, et al, trstes Josephine L Peyton. 18,000

Manida st, 860 (10:2740), nes, 588.10 nw Lafayette av, 25x100; pr mtg $7,500; Dec 30'14; Jan4'15; 3y6%; Rose Levine & Lizzie Ostrove, 942 Leggett av, to Saml Levine, 942 Leggett av. 1,250

Magenta pl (*), ws, 100 s Magenta av, 25x100, except pt for Cruger av; June5'14; Jan5'15; 3y6%; Sidney B Hickox to Caroline Walters, 2121 Westchester av. 500

133D st, 353 E (9:2296), ns, 231.6 e Alex av, 20x100; pr mtg $——; Jan5; Jan6'15; due Dec15'15, 6%; Margt E Weill, 634 W 138, to Agency Realty & Mtg Co, 31 Nassau. 1,000

134TH st E (10:2563), ns, at es 134th, runs n107.7 to ses Southern blvd xne122.3 to ss 135th xe88.5xs200 to ns 134th xw 168 to beg; Dec30; Dec31'14; due Nov6'16, 6% Jos Oktavec to Eliz A Le Cato, 208 Knox, Grantwood, NJ. 20,000

135TH st pl, ss, at ses So Blvd, see 134th, E, ns, at es 134.

140TH st, 603 E (10:2552-2553), ns, 420 e St Ann's av, 40x95; pr mtg $28,000; Dec29; Dec31'14; 3v6%; Frank Dill to Moses Gluck, 236 E 68. 1,500

155TH st E (9:2402), ns, 250 e Courtlandt av, 25x100; also GREEN LA OR AV (*), ns, 25 s 5th, 19x100; Dec30'14; Jan7 '15; 3y5%; Wilhelmina Lanzer to Henry Doll, 871 Hunts Point av. 2,000

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100; PM; pr mtg $——; Nov27; Jan 2'15; installs, 6%; Carrie Lazar & Goldie Cowen to Saml L Feldman, 543 E 171. 709.47

158TH st E, nec Elton av, see Elton av, nec 158.

159TH st E (9:2405), ss, 167 e Courtlandt av, 25x98.5; Jan7'15; 5y5%; Frank J Farsen to Philip T Ditter, 823 Eagle av. 2,000

162D st, 497 E (9:2367), ns, 80.6 e Brook av, 25x100; pr mtg $12,000; Jan4; Jan5'15; 5y6%; Elizabeth A Koenemann to Lizzie Hoffmann, 957 Grant av. 4,000

169TH st, 457 E (11:2901); ext of $35,000 mtg to Jan6'19 at 5½%; Dec29'14; Jan5 '15; Lulu L Thorndike, gdn Louise Thorndike with Louis & Marian De Vos, 2023 Wesch av. nom

169TH st, 806 E (10:2682), ss, 62.10 e Union av, 18.7x67.10x18.4x73.11; Jan5'15; due &c as per bond; Victor Gerhards to Rudolph Link, 1292 Chisholm. 4,500

169TH st, 806 E; sobrn agmt; Jan5'15; Chas A Benkiser with same. nom

174TH st E, swc Hoe av, see Hoe av, sw c 174.

177TH st, 761-9 E (11:3106), nec Prospect av (No 1960), 100x100; Jan5; Jan6'15; 5½%; Hopkins G Barrett Co to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn. 45,000

177TH st, 761-9 E; certf as to above mtg; Jan5; Jan6'15; same to same.

178TH st E (11:3136), ns, 98.2 w Boston rd, 87.6x100; pr mtg $——; Jan6'15; due &c as per bond; Hull Bldg Co, Inc, to Estates Settlement Co. 850

178TH st E (11:3136); same prop; certf as to above mtg; Jan6'15; same to same.

178TH st, 218 E (11:2810); ext of $3,000 mtg to Dec22'17 at 5½%; Dec22'14; Jan6 '15; Title Guar & Trust Co with Mary E Fay, Emma or Emily McConnell, Frank B Whitney & Rose McConnell. nom

178TH st E (11:3136), ns, 142.5 w Boston rd, 43.3x100; ext of $27,000 mtg to Jan 6'20 at 5½%; Jan6; Jan7'14; M Saml Stern with Hull Bldg Co, Inc, 3185 Hull av. nom

183D st E, ss, 84 e Webster av, see Jerome av, sec 183.

183D st, 400 E, see Jerome av, sec 183.

209TH st E, nec Perry av, see Perry av, nec 209th.

218TH st E (*), ws, 75 n Bronxwood av, 39x105; PM; Jan4; Jan5'15; 1y6%; Antonio Brandi to Edw L'Estrange Phipps, 102 S 6 av, Mt Vernon, NY. 650

221ST st E (*), ns, abt 400 w White Plains av, 50x114; also BRONX PARK AV (*), es, 100 s Mace av, 50x125.7; Dec 31'14; Jan5'15; 3y5%; Augusta C Reichmann, 1291 Union av, to Anna M S Baier, 971 Lex av. 7,100

Av St John, 977 (10:2684), es, 67 s Beck, 58x110; ext of $40,000 mtg to Sept13'15 at 6%; Dec29'14; Jan6'15; Rockland Realty Co with Normal Constn Co, 320 Bway. nom

Av St John (10:2684), nwc Fox, 50x100; bldg loan; Jan4; Jan5'15; demand, 6%; Howala Constn Co to City Mtg Co, 15 Wall. 45,000

Av St John (10:2684), nwc Fox; same prop; certf as to above mtg; Jan4; Jan5 '15; same to same.

Av St John (10:2684), nwc Fox; same prop; PM; pr mtg $45,000; Jan4; Jan5'15; demand, 6%; same to Realty Operating Co, 15 Wall. 13,000

Av St John (10:2684), ws, 50 n Fox, 50 x100; bldg loan; Jan4; Jan5'15; demand, 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 38,000

Av St John (10:2684); same prop; certf as to above mtg; Jan4; Jan5'15; same to same.

Av St John (10:2684); same prop; PM; pr mtg $38,000; Jan4; Jan5'15; demand, 6%; same to Realty Operating Co, 15 Wall. 12,125

Av St John, nec Fox, see Fox, nec Av St John.

Andrews av (11:3221), ws, 147.11 s 179th, 50x140x50.8x131.9; May26'14; Jan6'15; 5y 5%; Jacob Friedland to Forbes J Hennessy, 38 W 70, et al, exrs Elien M Hennessy. 3,640

Arthur av (11:3065), ws, 39.8 s 187th, 25 x51.8x25x51.5; Dec30'14; Jan2'15; due, &c, as per bond; Pietro Cinelli to Mary A D Lange, 5 W 124. 5,000

Bailey av (12:3262), es, 604.5 n Albany Crescent, 50x90x51.9x78.7; Dec21; Dec31'14; 1y5%; Johanna M Devanney, 231 W 21, to Thos F Scanlan, 856 E 169. 1,800

Bathgate av (11:3050), ws, 49 n 182d, 48x97; PM; Jan6; Jan7'15; 1y6%; Benenson Realty Co to Christina Baer, 2114 Windsor pl, Bklyn. 4,000

Bay av (*), ss, 48.4 w North, 50x100; Jan4; Jan6'15; due &c as per bond; A Benj Martin to Josephine Reihm, 1132 Tinton av. 1,000

Beach av (*), ws, 125 s Mansion, except pt for Beach av; Dec31'14; Jan4'15; due, &c, as per bond; Josef Ardelt, 4489 Beach av, to Emma A Bedell, 2317 Loring pl. 2,200

Beach av (*), ws, 50 n Randall av, 25x 100; PM; Jan6; Jan7'15; due &c as per bond; Louisa B Diener to Margt Hally, 2275 Lyon av. 500

Beach av (*), ws, 40.4 s Randall av, runs s39.83xw63.3xne89.11 to beg; also PLOT begins at nwly blk bet Beach av & Taylor av, distant 21.5 n Randall av, runs sw32.4 to ns Randall av xe24.3xn21.5 to beg; Jan5'15; due &c as per bond; Classon Realty Co to Wooster Beach, 2555 St Raymonds av. 250

Beach av (*); same prop; certf as to above mtg; Jan5'15; same to same.

Boston rd (10:2614), ws, 212.2 n 167th, 170.6x162.11x170.6x163.2; pr mtg $——; Jan 4; Jan5'15; 3y6%; Jno M Haffen Corpn to Jno M Haffen, 953 Grant av. 25,000

Boston rd (10:2614); same prop; certf as to above mtg; Jan4; Jan5'15; same to same.

Briggs av, 2660 (12:3294); ext of $4,000 mtg to Apr5'14 at 5%; Apr18'11; Jan7'14; Arthur D Dunn with Sarah A Brush. nom

Briggs av, 2660; estoppel certf; Nov22 '07; Jan7'14; same to same.

Bronx Park av, es, 100 s Mace av, see 221st E, ns, 400 w White Plains av.

Bruner av, ws, 128.7 n 233d, see Wickham av, es, 122.9 n 233.

Bruner av (*), ws, 350 s Nereid av, 100x 97.6; PM; Jan4; Jan5'15; due &c as per bond; Jno Schultz, Ernst Schulz & August Jahn, all of Bklyn, to Geo A Devermann, on Orchard st, White Plains, NY. 1,800

Bryant av (10:2761), es, 125 s Garrison av, 25x100; Jan4; Jan5'15; 3y6%; Wm Oberhardt Jr to Chas Cerriter, 920 Bryant av. 3,000

Clinton av, 1837-9 (11:2948), ws, 57.10 s 176th, 50x100; PM; pr mtg $36,000; Jan5; Jan6'15; 3y6%; Cath Darling to Harston Bldg Co, 1478 Vyse av. 5,000

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Concord av (10:2573), ws, 50 n 142d, 50x 100; Jan2; Jan6'15; due &c as per bond; Vincenzo Ambrasiano to Julius Figliuolo, 719 Union av. 1,250

Crotona av, 2344 (11:3102), es, 440 n 183d, 20x100; PM; pr mtg $6,450; Jan2; Jan 4'15; installs, 6%; Alberto Tammaro to Amelia U Rieger, 2344 Crotona av. 1,000

Duncomb av (*), es, 300 s Elizabeth, 50 x125, except pt for Bronx blvd; Dec22'14; Jan4'15; demand, 6%; Cath Reilly, 127 E 120, to Ebling Brewing Co, 760 St Anns av. 5,000

Edison av (*), ws, 94.9 n Liberty, 25x 100; Dec29'14; Jan7'15; 3y6%; Jno & Emma Faith to Michl Fuchs, 80 E 156. 200

Elton av (9:2380), nec 158th, 27x100; Jan 4; Jan5'15; 5y5%; Fannie Lederer to Lawyers Title Ins & Trust Co. 20,000

Findlay av (9:2434), es, 193.4 s 167th, 38.4x100; ext of $20,000 mtg to Jan1'20 at 5%; Jan5; Jan6'15; Katharina M & Ernest F Gams, 1047 Stebbins av, with A J Schwarzler Co, 360 E 167. nom

Findlay av (9:2434), es, 155 n 166th, 38.4x100; ext of $20,000 mtg to Jan6'20 at 5%; Jan6; Jan7'14; Marie E B Neher with A J Schwarzler Co. nom

Gleason av (*), ss, 178.11 w Castle Hill av, 49.11x206.1 to Powell av; PM; Jan2; Jan4'15; 3y6%; Simon B Hickox to Peter Duncan, 1019 E 179. 2,000

Grand av (11:3196), nec Buchanan pl, 25x100; Jan6; Jan7'15; 3y5½%; Agnes Douglas to Christian Willand, 2164 8 av. 6,000

Grand av (11:3196); same prop; pr mtg Jan6; Jan7'15; demand, 6%; same to Emil W Klappert, 873 West End av. 500

Grand blvd & concourse (11:3158), es, 143 s 183d, 75x100; Jan6; Jan7'15; due &c as per bond; Eveline G McDonald to Title Guar & Trust Co, 176 Bway. 12,000

Hall av (*), es, 125 n 205th, 25x100; Dec31'14; Jan6'15; due &c as per bond; Julia C Martin to Chas Griete, 1311 Clay av. 3,500

Hall av (*); same prop; sobrn agmt; Jan5; Jan6'15; Jno Isenhart with same. nom

Hoe av (11:2983), swc 174th, 100x38; ext of $36,000 mtg to Dec30'19 at 5%; Dec30; Dec31'14; Mary E Goodwin & ano trstes Jno Goodwin, with Trask Bldg Co, 1662 Boston rd. nom

Hughes av, 2174 (11:3082); ext of $33,-000 mtg to Dec15'19 at 5½%; Dec2'14; Jan6 '15; Excelsior Savgs Bank with Anthony & Caroline Fenninger. nom

Hull av (12:3348), ws, 407 s Gun Hill rd, runs w100xs34.3xs5.3xe100 to av xn19.2 xn48.2 to beg; Dec31'14; Jan6'15; 3y6%; Wm S Kelly to Wm Dunn, on Ft Washington av. 4,000

Jerome av (11:3186), sec 183d (No 400), runs e100xs43xe95 to Walton av xs25xw 195 to Jerome av xn68 to beg, except pt for avs & st; also 183D ST E (11:3030), ss, 84 e Webster av, 42x93.8x41.11x95.10; PM; Jan5; Jan6'15; due &c as per bond; Henry U Singhi to Hartford Realty Co, 47 Cedar. 40,000

Macombs rd (11:2876), ws, 31.8 s 175th, 31.8x107.9x25x127.2; Jan5'15; 3y6%; Hargton Bldg Co to Frank G Banister, 86 Fisher av, White Plains, NY. 1,200

Macombs rd (11:2876), same prop; certf as to above mtg; Jan5'15; same to same. ——

Matilda av (*), ws, 200 n Becker av, 50 x100; pr mtg $2,400; Jan8; Dec31'14; 3y 6%; Louis Schoen & Jacob Schlesinger to Agnes S Appell, on Cedar st, Bronxville, NY. 350

Mohegan av, 2093 (11:3118), ext of $25,-000 mtg to Aug17'17 at 5½%; Dec26'14; Jan7'15; Hannah Wallace et al trste Isaac Wallach with Margt Friedman, 572 E 166. nom

Monterey av, ws, 253.11 s 179th, see Monterey, ws, 203.1 s 179.

Monterey av (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97; also MONTEREY AV (11:3061), ws, 253.11 s 179th, 50.9x95.7x50.9 x96.4; pr mtg $61,000; Dec30'14; Jan2'15; due Apr30'15, 6%; Minnie & Nathan Cohen to Rebekah Kohut, 302 E 87. 5,000

Morris av, 884 (9:2421), es, 123 n 161st, 21x101; Jan4'15; 5y5½%; Thos J Lynskey to Elisabetha Ludtke, 1256 Brook av. 3,500

Morris av, 2074 (11:3178-3179), es, 238.9 n Burnside av, 25x100; PM; Jan5; Jan6'15; installs, 6%; Marie T Bandal to Alfred Lewin, 901 Prospect av. 1,700

Morris av (11:3178-3179), es, 238.9 n Burnside av, 25x100; ext of $4,000 mtg to Dec15'17, at 5%; Jan4; Jan7'14; Luther Kountze trste for Cath Kountze will Augustus Kountze with Alfd Lewin. nom

Mosholu Pkway N (12:3324), nes, 312.1 e Gun Hill rd, runs n239.11 to Gun Hill rd xe54.1xs285.7 to Mosholu Pkway N xw56.5 to beg; PM; Jan4; Jan5'15; 2y6%; Jno C Fisher to Chas Dickinson, 1190 Bway. ——

Perry av (12:3348), nec 209th, 25x100; Jan7'15; 3y6%; Rebecca A S Edwards to Sadie A Byrne, 1019 Trinity av. 1,500

Powell av, ns, 178.11 w Castle Hill av, see Gleason av, ss, 178.11 w Castle Hill av.

Prospect av (10:2675), ws, 125.10 n Dawson, 25x104.9x25x103.11; pr mtg $——; Dec 31'14; Jan2'15; due Jan1'16, 6%; Jacob Rumpf to Isaac Haft, 175 Hewes, Bklyn. 1,000

Prospect av, 988 (10:2690), es, 74.7 n 164th, 54x85; PM; pr mtg $37,000; Dec30; Dec31'14; due Jan1'20, 6%; Chas Meisel, 458 W 142, to Chas Shlivek, 817 West End av. 6,000

Prospect av, nec 177th, see 177th, 761-9 E.

St Anns av (10:2551), es, 54.8 s 141st, 27x 100.11x27x102.10; Jan4; Jan5'15; 3y5%; Jno F Hornkohl to Diedrich Schlichtmann, 129 15 av, Astoria, LI. 1,000

So Chestnut dr (*), ss, being lot 138, map amended Bronxwood Park, 35x97.5x 35x98; ext of $1,500 mtg to Feb25'16 at 6%; Nov14'14; Jan4'15; Cecelia Cunningham, 2123 5 av, with Leslie B McClure, 1222 Vyse av, & Saml Robinson, 178 Ams av. nom

Southern blvd (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.6; PM; Jan6; Jan7 '15; due &c as per bond; Jno E Schmuits to Wm Schmuits, 420 E 237. 16,000

Southern blvd, nwc Fairmount pl, see Fairmount pl, nwc So blvd.

Southern blvd, ses at ss 135th, see 134th E, ns at es 134.

Spuyten Duyvil Pkway (13:3417), ns, at line bet premises hereby described & land now or late Patk Kane, runs n197.8 xw75xs50xw12.6xs50xw150 to es Park av xs50xe150xs106.4 to Pkway xne105.3 to beg; Jan6; Jan7'15; 3y5½%; Willis H Thorn to Jas Douglas, residing e of Palisade av & n of 237th. 10,000

Stebbins av, ws, 111.4 n Lyman pl, see Stebbins av, 1346.

Teller av, 1121 (9:2434, 2429), ws, 193.4 s 167th, 38.4x100; PM; pr mtg $20,000; Jan 1; Jan4'15; 3y6%; Louis Werner, 728 W 181, to Kate Ley, 1121 Teller av. 5,000

Tremont av, 212 E (11:2804), ss, 100 e Mt Hope av, 42x84.5x41.6x84.8; pr mtg $——; Dec30; Dec31'14; due May1'15, 6%; Aug Jacob Constn Co, 2000 Morris av, to Kate J Flohr, 2001 Morris av. 1,200

Tremont av, 212 E; certf as to above mtg; Dec30; Dec31'14; same to same. ——

Tremont av, 228 E (11:2804), ss, 268 e Mt Hope av, 41.11x83.6x42.10x83.9; pr mtg $——; Dec30; Dec31'14; 1y6%; Aug Jacob Constn Co, 2000 Morris av, to Henry Kramer at Pelham av & White Plains av. 2,500

Tremont av, 228 E; certf as to above mtg; Dec30; Dec31'14; same to same. ——

Union av, 1174 (10:2681); ext of $3,000 mtg to Jan2'18 at 5%; Jan2; Jan4'15; Robt W Todd, exr Cath H Ranney, to Ernestina Rosenthal, 1174 Union av. nom

Union av, 1174; certf as to payment of $1,500 on a/c of mtg; Jan2; Jan4'15; same to Ernestine Rosenthal. ——

Valentine av (11:3147), es, 176.5 n 184th, 2 lots, ea 40.11x115; 2 mtgs, ea $35,000; 2 pr mtgs, ea $——; Jan5; Jan6'15; due &c as per bond; Hargton Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 70,000

Valentine av (11:3147); same prop; 2 certfs as to above mtgs; Jan5; Jan6'15; same to same. ——

Vyse av (10:2753), sec Home, 100.4x 100.8; PM; Jan4; Jan6'14; 1y5½%; Peter Sinnott to Wm J Mullin, 960 Mad av, & ano, trstes. 17,000

Vyse av (11:3128), ws, 125 s 181st, 50x 125; PM; Jan5; Jan6'15; due &c as per bond; Mott Av Realty Co to Wm McVeigh, 80 River st, Hoboken, NJ. 4,500

Vyse av (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x147.2; PM; pr mtg $40,000; Jan6; Jan7'15; 1y6%; Clara Rothermel to Eliz Willetts, 458 Jelliff av, Newark, NJ. 6,000

Wales av (10:2576), es, 50 s 145th, 48x 100; Jan4; Jan5'15; 3y6%; Timothy Doorley to Caroline Quade, on Lilac ter, New Brunswick, NJ. 2,000

Walton av, ws, 43 s 183d, see Jerome av, sec 183.

Washington av (11:2911), es, 100.10 n 170th, 51.3x140.1x55.5x140.1; certf as to mtg for $20,000; Dec21; Jan2'15; L & S Constn Co to Bessie Leader. ——

Washington av (11:2911), es, 100.10 n 170th, 51.3x140.1x55.5x140.1; pr mtg $20,-000; Dec21; Dec31'14; 3y5%; L & S Constn Co to Bessie Leader, 1834 Clinton av. 20,000

Washington av (*), es, 375.1 s 2d, 50x 135x76.8x186.5; Jan5; Jan7'15; due &c as per bond; Josephine, wife Denis Ward, to Francis C McIntyre, 2923 Eastern blvd, & ano. 1,900

Webster av (12:3353), ws, 200 n 204th, 25x112.6; Dec28'14; Jan4'15; due &c as per bond; Ablan Tanory, 50 New Brunswick rd, Bound Brook, NJ, to Henry Brodhead, 2963 Briggs av. 2,000

Webster av (11:2895), es, 200 s Kinderman pl, 25x90; Jan4'15; due &c as per bond; Katharina Welty, individ & as extrx Fredk Welty, to Philip J Schaaf, 3411 3 av. 4,000

Westchester av, 750 (10:2654); ext of $10,000 mtg to Dec30'17 at 5½%; Dec30'14; Jan7'14; Title G & T Co with Mary A Kelly, 741 E 217 et al. nom

Westchester av (*), sws, 121.1 nw Marian, 24.2x103.2; Jan4; Jan6'15; 3y6%; Clinton McDonald, 526 E 145, to Wm M Broomfield, 2497 Tiebout av. 1,000

Wickham av (*), es, 122.9 n 233d, 13.1x 101.11x33.1x100; also BRUNER AV (*), ws, 128.7 n 233d, 209x101.11x108.1x128.4; given as collateral security for payment of bond dated Sept29'08; also supplemental to mtg for $23,000 at 6% recorded Oct1'08; Dec 22'14; Jan6'15; due, &c, as per mtg recorded Oct1'08; Monatiquot Real Estate Co to Matilda A & Eliza S Gillespy, 61 E 86. ——

Lots 209 & 210 (*) map Sec 3, St Raymond Park; Jan5; Jan7'15; due &c as per bond; Giuseppe Parrillo to Vito Corrado, 271 W 144. 1,000

Lot 3 (*) of plot 4, map Arden prop, 25 x100, except pt for 222d; Jan7'15; 3y6%; Jeremiah Sullivan to Rose Apt, 220 Cathedral Pkway. 1,700

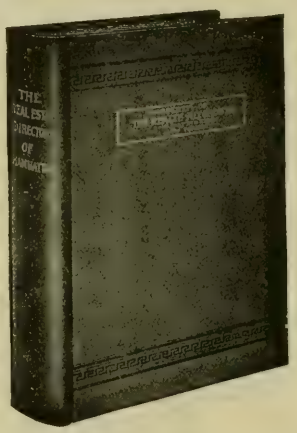
Lot 3 (*) of plot 5, map Arden prop, 25 x100; Jan7'15; 3y6%; Jeremiah Sullivan to Rose Apt. 800

Lots 95 & 96 (*), map 143, lots Paul Est; Jan6; Jan7'15; 3y6%; Albt Paul to Wm Hejduk, 413 E 159. 1,000

Lots 35 & 36 (*), map 37 lots Nellie Marvin; ext of $1,000 mtg to Jan6'17 at 5½%; Jan6; Jan7'14; Henry Falk with Natalina Baragiola & Rosa Ferri, 35 Marvin pl. nom

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2444 New York, January 16, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Bleecker st, 18-24 & 203.
Broome st, 32 & 477-81.
Canal st, 526.
Cherry st, 444.
Elizabeth st, 309.
*Elizabeth st, 311-3 (or Bleecker st, 18).
*Goerck st, 22-4 (or Broome st, 32).
Goerck st, 35.
*Hamilton st, 48 (or Market st, 59-61).
Horatio st, 1.
James st, 93.
Lewis st, 115.
Market st, 59-63.
Mercer st, 113-5 & 165-7.
Rivington st, 168.
Stanton st, 143.
Thompson st, 128-30.
Varick st, 105.
*Washington st, 472 (or Canal st, 526).
Water st, 336-338.
10th st, 114 E.
13th st, 509-11 E.
16th st, 223 W.
18th st, 15 E.
*18th st, 17 E (or Bway, 873-9).
19th st, 37 W.
21st st, 137 E.
*21st st, 400-2 E (or 1 av, 356).
21st st, 404 E.
21st st, 132-40 W.
24th st, 160 W.
27th st, 235 E.
*27th st W (nwc 6 av, 449), blk 803-35.
43d st, 432 W.
47th st, 341 E.
49th st, 512 W.
50th st, 234-6 & 423 E.
56th st, 218 E.
58th st, 242 E.
61st st, 5 E.
65th st, 325 E.
66th st, 52 E.
69th st, 366 E.
69th st, 333 W.
75th st, 234 E.
76th st, 124 & 130 E.
83d st, 215-7 W.
84th st, 154-6 E.
85th st, 21 W.
87th st, 8 W.
91st st, 127 E.
92d st, 35 E.
97th st, 203 E.
99th st, 310-4 W.
*101st st W (nec Riv dr, 290), blk 1889-40.
*102d st, 300 E (or 2 av, 1982).
102d st, 311 W.
103d st, 210 E.
104th st, 144 W.
107th st, 66-8 E.
111th st, 160 E.
114th st, 207 E.
115th st, 215 W.
116th st, 123 E.
119th st, 158 W.
120th st, 203 W.
121st st, 231 W.
122d st, 512 W.
126th st, 121-3 E.
126th st, 29, 129 & 369-71 W.
128th st, 58 W.
131st st, 53 & 157 W.
132d st, 626-8 W (blk 1998-50-56).
133d st, 32 W.
134th st, 528 E.
134th st, 68, 247 & 502-4 W.
*134th st W (nwc Park av, 2000), blk 1759-33.
*135th st E (swc Park av, 2010), blk 1759-40.
136th st, 614-6 W.
140th st, 213 W.
141st st, 108-16 W.
142d st, 64, 466 & 537 W.
146th st W, ss, blk 2060-53.
146th st W, ss, blk 2092-46.
*174th st W (nec Audubon av, 185-7), blk 2131-29.
184th st, 649-51 W.
185th st, 517 W.
Av B, 235-7.
Audubon av, 185-7.
Bolton rd, ws, blk 2255-150, blk 2256-11f & blk 2257-30 & 40.
Broadway, 873-9.
Columbus av, 826.
East End av, 64 & 102.
Haven av (sec 169th st), blk 2139-50.
Lenox av, 437.
Lexington av, 186 & 1202.
Park av, 929-31 & 2000-2010.
Riverside dr, 290.
St Nicholas av, 720.
1st av, 356 & 2159.
2d av, 1982.
4th av, 86.
6th av, 449 & 841.

WILLS.

Gouveneur st, 41.
Gramercy Pk W, 2.
Howard st, 54.
Wooster st, 211-3.
15th st, 232 E.
44th st, 126 & 160 E.
46th st, 8 E.
63d st, 146-50 W.
64th st, 109-23 W.
72d st, 216 W.
73d st, 268 W.
133d st, 168 W.
Broadway, 1970 & 2148-56.
Madison av, 605.
West Broadway, 502-4.
1st av, 1647.
3d av, 698-700.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a. G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly a srecorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part or name or address of which it is a correction.

Conveyances marked with an * are being investigated and found incorrect will be shown in a later issue.

JAN. 8, 9, 11, 12, 13 & 14.

Bleecker st, 18-24 (2:521-40-44), swc Eliz (Nos 309-13), runs w92xs70xe12xs20x e80xn90 to beg, 2-2, 3-3 & 3-4-sty bk loft & str bldgs; Richd M Henry, ref, to County Holding Co, 100 Bway, plff; FORECLOS Jan6; Jan11; Jan12'15; A$70,500-77,-000 (R S $75). 75,000

Bleecker st, 203 (2:542-61), ns, 150 w Macdougal, 25x96, 5-sty bk tnt & strs; Benedetto Casagrande to Domenico Casella, 242 Lincoln pl, Bklyn; ½ pt; mtg $28,000 (& int) Jan12; Jan14'15; A$16,500-31,000 (R S $7). nom

Broome st, 32 (2:322-33), nec Goerck (Nos 22-4), 25x75, 7-sty bk loft & str bldg; Saml Rauch to Leonard D Ward, 12 Arlington av, Elmhurst, LI; AL; Jan 11; Jan14'15; A$15,000-31,500 (R S 50 cts). 250

Broome st, 209, see Broome, 209, Manhattan Mortgages.

Broome st, 477-81 (2:475-41-43), ss, 100 w Greene, 75x99.6, 6-sty bk loft & str bldg; Millard F Cornwell et al to Pasquale Margarella, 119 Washington pl; mtg $50,000; Dec16'14; Jan11'15; A$76,000-120,-000 (R S $10). O C & 100

Canal st, 526 (2:595-15), swc Washington (No 472), 20x60, 4-sty bk tnt & strs; Wm McQuade to Grace A McQuade, both at 472 Washington; mtg $15,000; Jan7; Jan 8'15; A$17,000-20,000. nom

Cherry st, 444 (1:263-44), ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; Isidore Cohen, ref, to Lavinia Leitch, 226 W 123; FORECLOS Jan8; Jan11'15; A $14,000-15,000 (R S $4,50). 4,300

Elizabeth st, 309-13, see Bleecker, 18-24.

Goerck st, 22-4, see Broome, 32.

Goerck st, 35-7 (327-57), ws, 150 s Delancey, old line, 25x100, 7-sty bk loft & str bldg; Jeanette Dietz et al to Fanrose Realty Co, Inc, 442 E 58; AT; B&S; Jan 11; Jan14'15; A$12,000-30,000. nom

Hamilton st, 48, see Market, 59-61.

Horatio st, 1 (2:616-51), ns, 33.4 e 4th, 16.8x65.3, 4-sty bk tnt & strs; Henrietta M Horton to Henriette Garrison & Wm J Wygant, at Newburgh, NY; EXRS of Garrison; QC; Feb21'14; Jan11'15; A$9,000-11,000. nom

James st, 93 (1:111-36), ws, 49.6 s Batavia, 25x65.1 to New Chambers (No 81) x 33.7x86.1, 6-sty bk tnt & strs; Sadie Davis to Carucci Holding Co, 641 E 183; mtg $30,-000; Jan8'15; A$15,000-37,000 (R S $3). nom

Lewis st, 115 (2:330-25), ws, 150 s Houston, 25.1x100, 2 & 5-sty bk loft & str bldg; Hyman & Annie Silberman to Benenson Realty Co, 401 E 152; mtg $16,000 & AL; Jan12; Jan13'15; A$14,500-21,000 (R S $7). O C & 100

Market st, 59-61 (1:253-37), swc Hamilton (No 48), 44.1x57.5x25.7x59.6; also MARKET ST, 63 (1:253), ws, 41.1 s Hamilton, 25x57.8, 5-sty bk tnt & strs; Highstone Co, 357 Sheffield av, Bklyn, to Ida Cole, 53 Lenox av; AL; Jan7; Jan11'15; A$30,000-66,000 (R S 50 cts). nom

Market st, 63, see Market, 59-61.

Mercer st, 113-5 (2:499-30-31), ws, 150 n Spring, 50x100, 2-5-sty stn loft & str bldgs; Anne B C Hillis to Wilson J Smith, East Orange, NJ; CaG; mtg $70,000 & AL; Nov5'14; Jan9'15; A$44,000-64,000. nom

Mercer st, 113-5 (2:499-30-31), ws, 150 n Spring, 50x100, 2-5-sty stn loft & str bldgs; Wilson J Smith to Bellemore Holding Co, 63 Park Row; mtg $70,000 & AL; Nov20'14; Jan13'15; A$44,000-64,000. nom

Mercer st, 165-7 (2:513-23-24), ws, 150 s Houston, 50x100, 2-5-sty bk loft & str bldg; Ralleis Realty Co, 90 West, to Real Securities Investment Co, 786 Broad, Newark, NJ; mtg $100,000 & AL; Jan7; Jan 14'15; A$44,000-66,000. nom

New Chambers st, 81, see James, 93.

Rivington st, 168 (2:349-72), ns, 50.6 e Clinton, 25x57, 5-stv bk tnt & strs; Fany Greines to Alex Golenternik, of Tyler, Texas; mtg $20,000; Jan11; Jan12'15; A $17,000-23,000 (R S 50 cts). 450

Stanton st, 143 (2:354-53), sws, 57 se Norfolk, 25x50, 3-sty bk tnt & strs; Harry Yarm, TRSTE in bankruptcy of Morris Mandelskorn, bankrupt, to Max Gross, at Lincoln av, Jamaica, B of Q; AT; Nov24 '14; Jan13'15; A$14,000-15,500. O C & 100

Stanton st, 143; Morris Mandelskorn to same; AT; QC; Dec10'14; Jan13'15. nom

Stanton st, 143; Max Gross to Clara Fischer, 155 W 85; AL; Dec28'14; Jan13 '15. nom

Thompson st, 128-30 (2:516-2), es, 75 n Prince, 40x95.6x40x95.4, 6-sty bk tnt & strs; Benedetto Casagrande to Paolo Corsiglia, 200 Sackett, Bklyn; ½ pt; mtg $40,000; Jan12; Jan14'15; A$27,000-57,000 (R S 50). nom

Varick st, 105 (2:578-23), ws, abt 40 s Broome, 25 x irr x 6-stv bk tnt; Louisa J Black to Equitable Trust Co of NY; 37 Wall; B&S; Jan8; Jan11'15; A$8,500-9,000. nom

Washington st, 472, see Canal, 526.

Water st, 336, see Water, 338.

Water st, 338 (1:110-38), ns, abt 85 e Roosevelt, 19x65.6x18x64, ws, 4-stv bk tnt & strs; A$6,000-8,000; also WATER ST, 336 (1:110-39), ns, abt 65 e Roosevelt, 18.9x 67.3x19.6x65.6, es, 4-sty bk tnt & strs; A$6,-000-8,500; Sadie Davis to Carucci Holding Co, 641 E 183; mtg $13,000 & AL; Jan8'15 (R S $1.50). nom

10TH st, 114 E (2:465-14), ss, 193.4 e 3 av, 18x50.6x19.2x57.5, 5-sty bk tnt; Louis B Hasbrouck, EXR August F Zimmermann, to Pauline Zeeb, or Oechsel, or Oxle, 26 Geisenberg Strasse, Ulm a/ Donan, Germany, legatee August F Zimmermann; Nov21'14; Jan12'15; A$8,000-12,-000 (R S $1.50). 1,451.53

13TH st, 509-11 E (2:407-56), ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; N Y Trust Co to Benj Harris, 697 Dawson, Bronx; mtg $78,000; Jan13; Jan14'15; A $21,000-48,000 (R S $5). O C & 100

13TH st, 509-11 E; Benj Harris to Mack Constn Co, 957 Hoe av; mtg $38,000; Jan 13; Jan14'15 (R S $5). O C & 100

16TH st, 223 W (3:766-28), ns, 262 w 7 av, 25x92, 5-sty stn tnt & strs; Ansbac Realty Co to Dora Ansbacher, 415 W 38; mtg $25,500 & AL; Jan11'15; A$12,000-30,-000 (R S $4,50). nom

18TH st, 15 E, see Bway, 873-9.

18TH st, 17 E, see Bway, 873-9.

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92, 7-sty bk loft & str bldg; Morris Shulita to 37 W 19th St Realty Co; mtg $57,500 & AL; Dec16'14; Jan14'15; A$47,-500-73,000. O C & 100

21ST st, 137 E (3:877-31), ns, 210.6 w 3 av, 20.6x98.9; Cornelius Huth, ref, to Union Trust Co of N Y, 80 Bway, plff; FORECLOS Jan6; Jan7; Jan8'15; A$36,500-43,000. 20,000

21ST st, 132-4 W (3:796-58), ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; Edw D Dowling, ref, to Rexton Realty Co, 37 Liberty; mtg $130,000; FORECLOS Jan5; Jan6; Jan9'15; A$60,000-177,000 (R S $33). 33,000

21ST st, 400-4 E, see 1 av, 356.

21ST st, 136-40 W (3:796-60), ss, 297.6 e 7 av, 69x92; Edw D Dowling, ref, to Rexton Realty Co, 37 Liberty; mtg $230,000; FORECLOS Jan5; Jan6; Jan9'15; A$90,000-267,000 (R S $32). 32,000

24TH st, 160 W (3:799-73), ss, 80 e 7 av, 20x90, 4-sty bk tnt & strs; Annie M Rohe to Chas E Diefenthaler, 303 W 91; ¼ pt; Geo T Diefenthaler, 620 Riverside dr, ¼ pt; Geo E Diefenthaler, of Chatham, NJ, ⅛ pt, & Grace E McCully, 140 Clermont av, ⅛ pt; in all ¾ int; B&S; AL; Dec25'14; Jan8'15; A$26,000-27,000 (R S $6). nom

27TH st, 235 E (3:908-22), ns, 150 w 2 av, 25x98.9, 5-sty bk tnt; Saml M Rosendorf to Coral Realty Co, 58 W 128; B&S; Oct17'14; Jan12'15; A$12,000-28,000. nom

27TH st w, nwc 6 av, see 6 av, 449.

43D st, 432 W (4:1052-46), ss, 319 w 9 av, 19x100.4, 3-sty & b bk dwg; Anastasia Smith, heir &c Thos Carolin, to Jennie E C Baker, 473 W 158; ½ pt; AT; Jan8; Jan 9'15; A$10,500-13,500 (R S $3.50). O C & 100

47TH st, 341 E (5:1340-22½), ns, 79 w 1 av, 21x50.3, 5-sty bk tnt & strs; Union Holding Co of Bklyn to Sylvan Levy, 920 St Marks av, Bklyn; AL; Oct13'14; Jan11 '15; A$5,000-10,500. nom

49TH st, 512 W (4:1077-42), ss, 217 w 10 av, 26.4x100.5, 5-sty stn tnt & strs; Louis Lowenfels to Martha Lowenfels, 968 Tiffany; ½ pt; AT; mtg $21,000; Jan5; Jan12'15; A$9,500-19,000 (R S $1). nom

49TH st, 512 W (4:1077-42), ss, 217 w 10 av, 26.4x100.5, 5-sty stn tnt & strs; Louis Lowenfels to Rosenau, 2423 7 av; ½ pt; mtgs $21,000 & AL; Jan5; Jan8'15; A$9,500-19,000 (R S $3.50). nom

50TH st, 234-6 E (5:1323-34), ss, 187.6 w 2 av, 41.8x100.5, 6-sty bk tnt; Domenico Casella et al to Benedetto Casagrande, 287 Sackett, Bklyn; ⅔ pts; mtg $40,000 & AL; Jan12; Jan14'15; A$20,000-60,000 (R S $14.50). nom

50TH st, 423 E (5:1362-10), ns, 215 e 1 av, 20x100.5, 4-sty & b stn dwg; Jno S Parsons, TRSTE of Hy T Neidlinger, a bankrupt, of Oswego, NY, to Robt A Downey, 8 Montcalm st, Oswego, NY; Jno W Downey, 39 W 5, Oswego, NY, & Grace B Brinsmade, 302 W 83, NY; AT; QC; Jan 2; Jan12'15; A$6,500-11,000 (R S $2). nom

56TH st, 218 E (5:1329-39), ss, 235 e 3 av, 25x100.4, 5-sty stn tnt; Rosa Stone et al heirs, &c, Julius Stone to Hannah Cohn, 200 W 112; also heir Julius Stone; ½ pt; AT; B&S; Dec31'14; Jan13'15; A$11,-000-22,500 (R S $4.50). nom

58TH st, 242 E (5:1331-29½), ss, 120 w 2 av, 20x100.5, 3-sty & b stn dwg; Isaac J Danziger to Doris Schwarz, 50 E 91; QC; Dec21'14; Jan12'15; A$9,500-13,000. nom

58TH st, 242 E; Mary Danziger to same; mtg $13,000 & AL; Dec21'14; Jan12'15. nom

61ST st, 5 E (5:1376-7), ns, 150 e 5 av, 50x100.5, 5-sty stn dwg; Pembroke Jones to Sarah W Jones, his wife, at Wilmington, NC; AL; Mar10'14; Jan11'15; A$205,-000-350,000 (R S $1). 1,000

65TH st, 325 E (5:1440-13), ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; Percival H Gregory, ref, to Mary N Murtaugh, on Irving Place, Floral Park, LI; FORECLOS Dec15'14; Jan11'15; A$7,000-9,000. 6,050

66TH st, 52 E (5:1380-46), ss, 220 w Park av, 20x100.5, 4-sty & b stn dwg; A$45,000-51,000; also 6TH AV, 449 (3:803-35), nwc 27th, 23.5x60, 4-sty stn loft & str bldg; A$82,000-95,000; Louisa, wife Wm Hirschfeld, of Paris, France, to Wilma Hirschfeld, 93 Ave de Champs Elysees, Paris, France, in trust for parties 1st pt; B&S; Dec5'14; Jan11'15. nom

69TH st, 366 E (5:1443-30½), ss, 541.8 e 2 av, 16.8x77.4, 2-sty & b stn dwg; Fabian Wittmann to Teresa Wittmann, both at 409 E 64; AT; QC; mtg $5,000 & AL; Jan 11; Jan12'15; A$5,100-7,500 (R S $2.50). nom

69TH st, 333 W (4:1181-14), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; Mary N Agnew to St Johns Park Realty Co, 55 Liberty; AL; Dec21'14; Jan13'15; A$8,000-16,000 (R S $12). nom

75TH st, 234 E (5:1429-33), ss, 199.2 w 2 av, -20.1x102.2x20.11x102, 4-sty bk tnt & strs; Paolo Torregrosso to Salvatrice Ricotta, 422 E 80; ½ RT&I; mtg $13,500; Jan 5; Jan8'15; A$9,000-14,500 (R S $1). nom

76TH st, 124 E (5:1410-63½), ss, 169 w Lex av, 17x102.2, 3-sty & b stn dwg; mtg $18,000; A$13,000-16,500; also 76TH ST, 130 E (5:1410-61½), ss, 116 w Lex av, 18x 102,2, 3-sty & b stn dwg; mtg $16,000; A $14,000-18,000; Gertrude A Vanderbeck to Julius Tishman & Son, 18 E 40; Jan11; Jan12'15 (R S $10). O C & 100

76TH st, 124 E (5:1410-63½), ss, 169 w Lex av, 17x102.2, 3-sty & b stn dwg; Chas Levi et al to Gertrude A Vanderbeck, 149 W 126; Jan11; Jan12'15; A$13,000-16,500 (R S $9,50). O C & 100

76TH st, 130 E (5:1410-61½), ss, 116 w Lex av, 18x102.2, 3-sty & b stn dwg; Clara A Feuchtwanger to Gertrude A Vanderbeck, 149 W 126; Jan11; Jan12'15; A$14,-000-18,000 (R S $5). O C & 100

76TH st, 130 E, see 76th, 124 E.

83D st, 215-7 W (4:1231-27-28), ns, 100 w Ams av, 49.4x102.2, 2-5-sty bk tnts; Rosa Coshland to Premium Holding Corpn, 149 Church; correction deed; B&S; mtg $50,000; Jan8; Jan12'15; A$35,000-66,-000. O C & 100

84TH st, 154-6 E (5:1512-44-45), ss, 174.6 w 3 av, 54x102.2, 2-5-sty stn tnts & strs; Chas L Hirsh to Jos J Hirsh, 2173 Bway; undivided int; AL; Jan11; Jan12'15; A$30,-000-50,000 (R S $4). nom

85TH st, 21 W (4:1199-26), ns, 170 w Central Park W, 20x102.2, 5-sty & b stn dwg; Paul J Sachs to Sami Sachs, 755 Park av; AL; Jan2; Jan14'15; A$17,000-43,000 (R S $58). O C & 100

87TH st, S W (4:1200-38), ss, 130 w Central Park W, 20x100.8, 5-sty & b bk dwg; Cornelius R Waterbury, as TRSTEE, to Arthur V Gwynne, 904 Union, Bklyn; AT; B&S; Feb9; Dec31'14; A$16,000-32,000 (corrects error in last issue, when grantee was Arthur V Gwynee). nom

91ST st, 127 E (5:1520-11½), ns, 127.5 w Lex av, 17.5x100.8, 3-sty & b stn dwg; Nathan Sanders to Nathan Sanders & Minnie, his wife, 127 E 91, tenants by entirety; mtg $13,500; Jan14'15; A$10,500-14,000. gift

92D st, 346 E (5:1554-31), ss, 100 w 1 av, 25x100.8, 5-sty bk tnt & strs; Rae Marcus to Edith Zeman, 344 Manhattan av, c/o M Collender; AL; Jan11; Jan13'15; A$8,-500-18,500). nom

97TH st, 203 E (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & strs; Paolo Torregrosso to Rosario Lavanco, 102 E 90; ⅛ RT&I; mtg $10,000; Jan5; Jan8'15; A $9,000-15,000 (R S $1). nom

99TH st, 310-4 W (7:1888-31), ss, 116.1 e Riv dr, 120x100.11, 7-sty bk tnt; Central Bldg Impt & Investment Co to Premium Holding Corpn, both at 149 Church; mtg $160,000; Jan15'14; Jan13'15; A$105,000-240,-000. O C & 100

101ST st W, nec Riverside dr, see Riverside dr, 290.

102D st, 300 E, see 2 av, 1982.

102D st, 311 W (7:1890-10), ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Irving Washburn, ref, to Jos M O'Brien & Lore'Ann Congreve, both at 252 W 72; mtg $17,500; FORECLOS Apr28; July16'14; Jan12'15; A$17,000-24,000. 3,000

103D st, 210 E, see 126th, 121-3 E.

104TH st, 144 W (7:1858-51), ss, 460 w Col av, 34.6x100.11, 5-sty bk tnt; Max Geller et al to August E Uihlein, 600 West End av; correction deed; AL; Dec12'14; Jan8'15; A$22,000-43,000. O C & 100

107TH st, 66 E, see 107th, 68 E.

107TH st, 68 E (6:1612-41), ss, 100 w Park av, 25x100.11, 5-sty bk tnt; A$11,000-22,000; also 107TH st, 66 & 68 (6:1612-42), s s, 125 w Park av, 25x100.11, 5-sty bk tnt; A$11,000-22,000; Delancey Properties Corpn to Borough Security Corpn, 233 Bway; mtg $31,000; Jan11; Jan13'15 (R S $17). nom

111TH st, 160 E (6:1638-48½), ss, 87.6 e Lex av, 18.9x100.11, 3-sty stn tnt; Herman Minzesheimer to Babetha Ettlinger, 107 W 88; mtg $7,000; Jan13; Jan14'15; A $8,000-9,500. O C & 100

114TH st, 207 E (6:1664-7), ns, 135 e 3 av, 25x100.11, 5-sty stn tnt; Hannah Cohen to Luigi Piccoli, 14 Roosevelt; mtg $14,000; Jan14'15; A$8,000-17,500 (R S $2). O C & 100

115TH st, 215 W (7:1831-21), ns, 265 w 7 av, 20x100.11, 5-sty stn tnt; Anita H Trop to Max Cederbaum, of Bridgeport, Conn; QC; mtg $14,000; Dec23'14; Jan8'15; A$11,000-16,000. nom

115TH st, 215 W; Max Cedarbaum to Bessie Duke, 18 E 111; mtg $15,750; Dec29 '14; Jan8'15 (R S 50 cts). nom

116TH st, 123 E (6:1644-11), ns, 256 e Park av, 25x100.11, 7-sty bk tnt & strs; Isedor or Isadore Zagon to Stephen H J Jackson, 151 W 121; mtg $75,000; AL; Dec31'14; Jan12'15; A$15,000-45,000. O C & 100

119TH st, 158 W (7:1903-59), ss, 100 e 7 av, 17x100.11, 3-stv & b stn dwg; F D'Onofrio, Inc, to Anthony C Durschang, 321 E 17; mtg $13,000; Jan12; Jan13'15; A$8,-800-13,000 (R S $3). nom

120TH st, 203 W (7:1926-27), ns, 99.10 w 7 av, 98.2x100.11, 5-sty bk tnt; St Johns Park Realty Co to Mary N Agnew, at Spakrill, NY; AL; Jan13'15; A$14,000-25,-000 (R S $13). O C & 100

121ST st, 231 W (7:1927-15), ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; Sarah Gluck to Isaac Goodstein, 36 W 119; B&S; Dec 3'14; Jan12'15; A$14,000-25,000. nom

122D st, 512 W (7:1976-41), ss, 200 w Ams av, 50x95.11, 6-sty bk tnt; Simon Tion Realty Co, 15 Bway; mtg $68,000; Nov27'14; Jan12'15; A$38,000-85,-000. O C & 100

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126TH st, 121-3 E (6:1775-13), ns, 290 e Park av, 50x99.11, 2-6-sty bk tnts & strs; mtg $24,833; A$21,000-61,000; also 103D ST, 210 E (6:1652-41), ss, 180 e 3 av, 25x100.9, 5-sty bk tnt & strs; A$9,000-18,500; Bessie J Moynihan to Phoenix Ingraham, 80 Irving pl, committee Edw A Moynihan; QC & CaG: Dec21'14; Jan11'15. nom

126TH st, 29 W (6:1724-24½), ns, 328.9 w 5 av, 18.9x99.11, 3-sty & b tnt dwg; Augusta Filler to Rachel Louis, Maurice & Jos Hyman, EXRS &c Gerson Hyman, at Neilson av & Bway, Far Rockaway, LI; mtg $12,000; Nov30'12; Jan8'15; A$9,000-12,-000. O C & 100

127TH st, 29 W; Rachel Hyman et al, EXRS &c Gerson Hyman, to Enriva Realty Corpn, 135 Bway; mtg $12,000; Dec17'14; Jan8'15. nom

128TH st, 129 W (7:1911-19), ns, 300 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; M M Realty Co to Hickory Realty Corpn, 128 Bway; mtg $8,000; Dec31'14; Jan9'15; A$8,600-14,000 (R S 50 cts). O C & 100

126TH st, 369-71 W (7:1953-5-6), ns, 100 e Col av or Morningside av E, 50x99.11, 2-5-sty bk tnts; Fredk S Justice to Wm J McLaughlin, 33 Innis av, Poughkeepsie, NY, & Maurice J Van Wyk, at Blvd Knolls, Poughkeepsie, NY; mtg $45,700 & AL; Jan 6; Jan11'15; A$24,000-40,000. nom

128TH st, 58 W (6:1725-63), ss, 210 e Lenox av, 25x99.11, 5-sty bk tnt; Saml M Rosendorf to Coral Realty Co, Inc, 58 W 128; B&S; Oct17'14; Jan12'15; A$12,000-27,-000. nom

131ST st, 53 W (6:1729-12), ns, 260 e Lenox av, 25x98.11, 5-sty bk tnt; Jno J Hynes, ref, to Manuel A Gonzalez, 801 Prospect pl, Bklyn, & Lawyers Title Ins & Trust Co, EXRS & TRSTES Antonio Gonzalez, plffs; FORECLOS Dec23'14; Jan 11; Jan12'15; A$10,000-23,000. **20,000**

131ST st, 157 W (7:1916-9), ns, 175 w 7 av, 17x99.11, 3-sty & stbl dwg; Harry M Levy, ref, to Anna Kortlang, at Brielle, NJ, & c/o J Brielle, 138 Bleecker, NYC, one of the defts; FORECLOS Dec22'14; Jan14'15; A$6,800-9,000 (R S $8). **8,000**

132D st, 626-8 W (7:1998-50-56), ss, 200 e 12 av, 175x99.11, 1-sty bk bldg & vacant; Standard Gas Light Co of N Y to Consolidated Gas Co of N Y, Jan6'15; Dec31'14; re-recorded from Jan6'15; Jan14'15; A$50,-500-52,500 (R S $50). O C & 100

133D st, 32 W (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Emma A Mayhew to Rubin Siegel, 207 W 110; AL; Jan7; Jan9'15; A$7,000-16,000 (R S 50 cts). nom

134TH st, 52-8 E (6:1758-46-49), ss, 85 e Madison av, 100x99.11, 2-sty fr dwg & vacant; Louis Lese to Wm Crawford, at Monroe, NY [& 11 W 19]; AL; Jan12; Jan 14'15; A$20,000-20,000. nom

134TH st E, nwc Park av, see Park av, 2000-10.

134TH st, 68 W (6:1731-62), ss, 235 e Lenox av, 25x99.11, 5-sty stn tnt; Chas O Stanley to Albt Mathias, 306 E 83; mtg $9,000; Jan14'15; A$7,000-17,000 R S $6,500). O C & 100

134TH st, 247 W (7:1940-14), ns, 315 e 8 av, 15x99.11, 3-sty bk tnt & str; Indianla Giberson to Wm J Harnisch, 23 Watson av, East Orange, NJ; QC; AL; Jan6; Jan 14'15; A$5,000-7,000 nom

134TH st, 502-4 W (7:1987-37), ss, 100 w Ams av, 50x99.11, 5-sty bk tnt; Joseph Rosenthal Realty Co to Wm J Murphy, 601 E 187; mtg $49,500; Jan11; Jan12'15; A $22,000-55,000 (R S $2). O C & 100

135TH st E, swc Park av, see Park av, 2000-10.

136TH st, 614-6 W (7:2002-39), ss, 179.6 w Bway, 54x99.11, 5-sty bk tnt; Louis A Rodenstein to Arthur C Jones, 182d & 3 av, Bronx, NY; AL; Jan7; Jan8'15; A $33,500-65,000. O C & 100

136TH st, 614-6 W; Arthur C Jones to Louis A Rodenstein & Sarah C, his wife, 790 Riverside dr, as tenants by entirety; AL; Jan7; Jan8'15. O C & 100

140TH st, 213 W (7:2026-22), ns, 240 w 7 av, 28x99.11, 5-sty bk tnt; A Marie Tavin to Jno W Ritchie, 31 Central Park W; mtg $20,000 & AL; Dec29'14; Jan11'15; A $13,000-29,000 (R S $12.50). nom

141ST st, 108-16 W (7:2009-39), ss, 120 w Lenox av, 123x99.11, 7-sty bk tnt; Central Bldg, Impt & Investment Co to Premium Holding Corpn, 149 Church; ¾ nts; mtg $125,000; Jan15'14; Jan14'15; A$54,000-160,000. O C & 100

142D st, 64 W (6:1739-64), ss, 175 e Lenox av, 25x99.11, vacant; Wm Forster, ref, to Eliz Snook, 818 Marcy av, Bklyn; AL; PARTITION; May20; July15'13; Jan 14'15; A$4,000-4,000. **4,700**

142D st, 466 W (7:2058-23½), ss, 223 w Convent av, 16x99.11; Gertrude A Vander-beck to Premium Holding Corpn, 149 Church; correction deed; mtg $12,000 & AL; Jan8; Jan12'15; A$7,600-14,500. O C & 100

142D st, 537 W (7:2074-10), ns, 195 e Bway, runs n80xw20xn20xe50xs100 to st xw 30 to beg, 3-sty bk tnt & 2-sty bk rear stable; Wm Gamble to Wm Gamble Realty Co, 292 Washington; mtg $12,000; Jan5; Jan8'15; A$17,500-20,000 (R S $8). O C & 100

146TH st W (7:2060-53), ss, 260 e Ams av, 40x99.11, 4-sty bk garage; Wm Gamble to Wm Gamble Realty Co, 292 Washington; mtg $25,000; Jan5; Jan8'15; A$20,000-36,000 (R S $10). O C & 100

146TH st W (7:2002-46), ss, 250 w Bway, runs s99.11xw75xn24.11 to es Riverside dr xne77.5 to ss 146th xe58.10 to beg, vacant; Wm Gamble to Wm Gamble Realty Co, 292 Washington; ¼ pt; mtg $9,000; Jan5; Jan 8'15; A$55,000-55,000 (R S $15.50) O C & 100

146TH st W, see Bway, see 146th W, ss, 250 w Bway.

169TH st W, see Haven av, see Haven av, see 169.

174TH st W, nec Audubon av, see Audubon av, 185-7.

184TH st, 649-51 W (8:2167-27), ns, 95 w Wadsworth av, 50x99.11, 5-sty bk tnt; Aldus Constn Co to Corporal Realty Co, 55 Liberty; mtg $40,000; Jan7; Jan8'15; A $10,000-$—— (R S $23). O C & 100

184TH st, 649-51 W; Corporal Realty Co to Geo H Budke, 190 Belmont av, Jersey City, NJ; mtg $40,000; Jan7; Jan8'15 (R S $23). O C & 100

185TH st, 517 W (8:2156-pt lot 63), ns, 216 w Ams av, 17x53.10x17x53.8, 3-sty & b fr dwg; Andw Nilson, 517 W 185, to Gerda E & Thekla W Nilson, his daughters, both at 2032 Madison av; party 1st pt reserves life estate; QC; Jan13; Jan 14'15; A$—— gift

Av B, 235-7 (3:982-2-3), es, 28.3 n 14th, 40.6x61.3x40.1x60.8, 2-5-sty bk tnts & strs; Anthony C Durschang to F D'Onofrio, Inc, 157 W 118, or 158 W 119, or 7 W 125; mtg $21,000 & AL; Jan8; Jan13'15; A$13,300-21,500 (R S $3). O C & 100

Audubon av, 185-7 (8:2131-29), nec 174th, 63x100, 5-sty bk tnt; Chas L Acker Estate to Thos J Mullin, 328 E 90; mtg $67,000 & AL; Jan12'15; A$33,500-87,000 (R S $23). O C & 100

Audubon av, 185-7, nec 174th; Thos J Mullin to Ramsay Peugnet, — Casselis av, Armour Villa Park, Yonkers, NY [354 4 av]; Jules J Peugnet, 1 University pl, NY, & Eliza H Peugnet, 2474 Valentine av, Bronx; mtg $67,000 & AL; Jan12'13. nom

Bolton rd (8:2256-111 & 2257-30 & 40), ws, 60 n 208th, 139.11x533 to Mosholu Parkway; contains 2 310-1000 acres; also PARCEL OF LAND (8:2255-150) beg at a point 112.10 n 208th, runs w —— to Bolton rd xse, e & ne—xnw— to beg, contains 3 18-100 acres, 2-sty fr dwg & vacant; Geo F Harriman, ref to Postal Life Ins Co, 35 Nassau, plff; FORECLOS Dec 24; Dec31'14; Jan13'15; A$67,200-74,700 (R S $105). **105,000**

Bolton rd; same prop; Postal Life Ins Co to Jno J Kaplan, 1715 North Charles st, Baltimore, Md; Dec31'14; Jan13'15 (R S $20). O C & 200,000

Broadway, 873-9 (3:847-16), nwc 18th (No 17), runs n110.6xw101xs28.6xw3.6xs 76.8 to ns 18th xe138.3 to beg, 6 & 8-sty stn str; A$885,000-1,035,000; also 18TH ST, 15 E (3:847-74), ns, 269.10 e 5 av, 23x77, 8-sty stn str; A$51,000-77,000; 879 Bway Corpn, party 1st pt, & Max M Warburg, party 2d pt, to Bway Property Corpn, 52 William; deed by party 1st pt with agmt to re mtg & QC by party 2d pt, & consent of stockholders to deed, &c; AL; Jan11; Jan12'15. nom

Columbus av, 826 (7:1855-32), ws, 75.11 n 100th, 25x100, 5-sty bk tnt & strs; A$22,-000-32,000; also COLUMBUS AV (7:1855), ws, 100.10 s 101st, a strip, runs s—— to el blk xw68.2xn.04xe68.2 to beg; Simon*Rauner to Benj & Chas Rauner, 7 W 101; mtg $17,000; Sept10'12; Jan8'15. O C & 100

East End av, 64 (5:1579-25), ws, 50.4 n 82d, 25.4x98, 5-sty bk tnt & strs; Mina Lechner to Philip S Steinacher, 64 East End av, & Otillie Michel, 1306 Clay av, Bronx; mtg $12,000; Jan12; Jan13'15; A $8,500-18,000 (R S $6). O C & 100

Edgecombe av, 102 (7:2042-1¼), es, 18 n 139th, 17x80, 3-sty & b bk dwg; Jos K Wells to Broadedge Corpn, 135 Bway; mtg $7,500; Jan12; Jan13'15; A$7,200-12,000 (R S $5). nom

Haven av (8:2139-50), sec 169th, runs s 1.10xn1.9 to 169th xw0.5 to beg, gore; Adolph Wurzburger to Jas A Mahony, 111 E 55; QC; Dec17'14; Jan11'15; A$10-10. **50**

Lenox av, 437 (7:1916-35), ws, 24.11 s 132d, 25x75, 1-sty fr shop; Nellie L Archer to 132d St Realty Corpn, 100 W 132; AL; Jan7; Jan8'15; A$15,000-15,000 (R S $9.50). nom

Lexington av, 186 (3:887-21), ws, 65.4 n 31st, runs w54xn7xw46xn15.6xe100xs22.6 to beg, 3-sty bk tnt & strs; Pho nix Incraham ref to Saml Stern, 518 W 142; FORECLOS Dec31'14; Jan7; Jan8'15; A$24,300-27,500 **25,000**

Lexington av, 1262 (5:1510-56¼), ws, 70 s 82d, 32.2x55, 5-sty bk tnt; Rachel Meyers to Chas Meyers, 1245 Madison av; mtg $25,000 & AL; Jan5; Jan13'15; A$19,500-28,000 (R S $12.50). O C & 100

Park av, 929-31 (5:1509-71), es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; Jacob Pavel et al to Park Union Holding Co, 3200 Bway; CaG; mtg $265,000; Dec31'14; Jan12'15; A $115,000-200,000 (R S $14). nom

Park av, 2000-10 (6:1759-33-40), ws, from ns 134th to ss 135th, 100.10x99, fr sheds of lumber yard; Chas F Fischer Lumber Co to Pescetore Realty Corpn, 1916 Park av; mtg $62,500; Jan8; Jan11'15; A$68,500-70,500 (R S $20). O C & 100

Riverside dr, 200 (7:1880-40), nec 101st, runs e112.10xn100.11xw20xs20.11xw10xs52x w107.6 to dr xs27.7 to beg, vacant; Douglas Realty Co to Gramercy Parkhold Co, 32 Liberty; AT; AL; Jan8'15; A$50,000-50,000 O C & 100

Riverside dr, see 146th, see 146th W, ss, 250 w Bway.

St Nicholas av, 720 (7:2053-71), es, 26.4 n 145th, 18.6x100, 2 & 5-sty & b stn dwg; Chas A Porst to Wm H Hartnell Jr 14 W 60; mtg $15,000 & AL; Dec17'14; Jan9'15; A$10,500-14,000. nom

1ST av, 356 (3:952-50), sec 21st (Nos 100 to 122), 22x69, 3-sty bk tnt & strs; A $14,000-17,500; also 21ST ST, 404 E (3:952-58), ss, 66 e 1st av, 27x69, 4-sty bk tnt & strs; A$9,500-14,500; Anna Lutz to Geo Lutz, 922 Garrison av, Mapnath P of O; AL; Jan7; Jan8'15 (R S $3.50). O C & 100

1ST av, 2159 (6:1683-27), ws, 75.10 s 112th, 25x100, 6-sty bk tnt & strs; Elvira Florio to Elvira Pocarile, 47 Isabella st, Astoria, LI; ref to apt; AL; Jan9; Jan11'15; A$12,000-20,000 (R S 50 cts). nom

2D av 1982 (6:1673-19), sec 102d (No 200), 25.11x100, 5-sty stn tnt & strs; Edmund Wright, of Nutley, NJ, assignee for benefit of creditors of Harry A Wilkus, trading as Wm Morris & Co, to Harry A Wilkus, 18 Jumel ter; QC; Jan6; Jan13'15; A$16,500-30,000. nom

4TH av, 86 (2:557-37), ws, abt 150 n 10th, runs w76.10 to es prop of Grace Church xs19.8xe76.5 to av xn19.9 to beg, 6-sty stn choir house; Geo C Graves to Rector &c of Grace Church, 804 Bway; AL; Dec7'14; Jan8'15; A$23,000-40,000. nom

6TH av, 841 (4:1000-34), ws, 60.5 s 48th, 20x84, 4-sty bk tnt & str; also INTERIOR STRIP 60.5 s 48th & 46 w 6 av, runs w38 xn2.5xe38xs2.5 to beg; Bernard M Baruch to Richd P Lydon, 149 E 61; B&S; Jan12; Jan13'15; A$37,000-40,000 (R S $10). nom

6TH av, 449, see 66th, 52 E.

Interior strip 60.5 x 48th, see 6 av, 841.

Interior strip (2:616), begins 65 n Horatio & 33.4 e 4th, runs n.01¼xe16.8xs.02¼ xw16.8 to beg; Herman Hanauer to Gertrude Malbin, 54 W 116; AT; CaG; Apr21 '14; Jan11'15. nom

Interior strip (2:616) begins 65 n Horatio & 33.4 e 4th, runs n.01¼xe16.8xs.02¼ xw16.8 to beg; Herman Hanauer to Gertrude Malbin, 54 W 116; AT; CaG; Apr21 '14; Jan11'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 477-81 (misc); power of atty; Alma B L Slater to Mortimer Van Cott, Jr; Dec12'14; Jan11'15.

Broome st, 477-81 (misc); power of atty; Eva V A Kennedy to Mortimer Van Cott Jr; AT; Dec7'14; Jan11'15.

Chrystie st, see Rivington, see Rivington, 19-21.

Chrystie st, 138-40, see Rivington, 19-21.

Delancey st, 21-5, see Rivington, 19-21.

Greenwich st, 40 (misc1); also WASHINGTON ST, 39; copy of will; Frances A Munro, of Bartow, NY, to Augustus Van Cortlandt, for life, & then to Augustus Van Cortlandt Jr et al; ½ pt; AT; Apr18 '10; Jan12'15.

New Bowery, 34 (1:117), begins Roosevelt, es, 55.2 n from ws New Bowery, runs n26xe80.10 to ws New Bowery xsw36.1xw 55.10 to beg; consent to 3d track; Martin T Garvey to Manhattan Railway Co; mtge $11,000; Dec12'14; Jan8'15. 3,500.08

New Bowery, 34; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $11,000; Decv24'14; Jan8'15. nom

Rivington st, 19-21 (2:420-11), sec Chrystie, 50x81, 6-sty bk tnt & strs; A $60,000-102,000; also CHRYSTIE ST, 138-40 (2:419-10), sec Delancey (Nos 21-5), 50.7x100.6x50.6x100.5, 6-sty bk tnt & strs; A$110,000-165,000; also RIVINGTON ST, 146 (2:354-72), nwc Suffolk (Nos 119-23), runs w34xn75xw44xn25xe78 to ws Suffolk xs100 to beg, 2-6-sty bk tnts & strs; A $105,000-170,000; subrm of Ls to mtg for $11,000; Louis Perlstein, owner, & Jacob B Wagner, 340 E 15, lessee, with Morris Levy, 143 W 111, mortgagee; Jan13'15. nom

Rivington st, 146, see Rivington, 19-21.

Suffolk st, 119-23, see Rivington, 19-21.

Washington st, 39, see Greenwich, 40.

9TH st, 113 E, see 3 av, 20-16.

10TH st, 98 E, see 3 av, 30-46.

10TH st, 114 E (misc1); power of atty; Pauline Zeeb to Carl Wittman, 451 W 51; Dec29'14; Jan12'15.

16TH st, 149 E, see 3 av, 166-74.

17TH st, 16 E (3:844-33), ss 250 w Union sq W, 25x92, 8-sty bk loft & str bldg; re judgmt; Motor Finance Co to Franklin Savgs Bank, 656 8 av; Jan14'15; $50,000-100,000 nom

17TH st, 16 E (3:844-33), ss, 250 w Union sq W, 25x92, 8-sty bk loft & str bldg; re judgt; The Amms Co to Franklin Savgs Bank, 656 8 av; Jan2; Jan13'15; A $52,500-100,000 nom

17TH st, 16 E; re judgt; Chas F Hickey to same; Jan13'15. nom

18TH st, 157 E, see 3 av, 206-12.

18TH st, 200-2 E, see 3 av, 197-203.

18TH st, 201-5 E, see 3 av, 205-13.

19TH st, 220 E, see 1 av, 219-31.

20TH st, 201-5 E, see 3 av, 245-51.

24TH st, 316 E (2:990-51), ss, 231.2 e 2 av, 18.9x98.9, 4-sty bk tnt; re judgt; Emil Pfizer to Bond & Mtg Guar Co, 176 Bway; AT; Jan7; Jan8'15; A$8,500-10,000. 125

37TH st E, nwc 3 av, see 3 av, 558.

66TH st, 52 E, see 6 av, 449.

70TH st, 200 E, see 3 av, see 72.

72D st E, nwc 2 av, see 2 av, 1289-93.

115TH st, 109 W (7:1895-27), ns, 100 w Lenox av, 25x100.11, 5-sty bk tnt; A$16,-000-26,000; also 115TH ST, 111 W (7:1895-26), ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; A$30,000-52,000; also 115TH ST, 378 (6:2288), es, 25 n 143d, 25x90.6, 5-sty bk tnt & strs; assignt; Sarah T Greenwood to Isaac J Greenwood, 33 W 67, her husband; AT; Dec17'14; Jan8'15. nom

115TH st, 111 W, see 115th, 109 W.

118TH st, 268-70 W (7:1923-55-56), ss, 200 e 8 av, 50x100.11, 2-5-sty stn tnts; declaration by Hannah Englander that Louis Stern, of 2709 s av, is owner of an 50-100 int of above; Jan14'15; A$28,000-44,000 O C & 100

132D st, 626-8 W (7:1998), ss, 200 e 12 av, 175x99.11, 1-sty bk bldg & vacant; re rec Standard Gas Light Co to Consolidated Gas Co of N Y, 130 E 15; QC; Dec31'14; re-recorded from Jan6'15; Jan14'15; A$50,-500-52,500 nom

134TH st, 52-8 E (6:1758-46-49), ss, 85 e Madison av, 100x99.11, 2-sty fr dwg & vacant; re judgmt; Leopold Levy to Louis Lese, 133 E 80; Jan12; Jan14'15; A$20,000-20,000 nom

137TH st, 100 W (7:1921), swc Lenox av, owned by party 1st pt; also 137TH ST, 102 W, owned by party 2d pt; agmt as to encroachment of e wall of 2d parcel; Peter

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Doelger Brewing Co with Temple Impt Corpn, Bklyn; Dec24'14; Jan8'15. O C & 100

137TH st, 102 W, see 137th, 100 W.

169TH st W, see Haven av, see Haven av, see 169.

Bowery, 10 (1:162), consent to 3d track; Realty Redemption Co of N Y, 68 William, to Manhattan Railway Co, mtg $9,000, Nov23'14; Jan12'15. 714

Bowery, 10; consent to 3d track; Julia B Stephens, mortgagee, to same; mtg $9,000; Dec29'14; Jan12'15. nom

Haven av (N 2139-50), see 169th, runs s 1.10xn1.9 to 169th xw0.5 to beg, gore; re mtg; Nathan Foltz to Jas A Mahony, 111 E 59; Dec17'14; Jan8'15. nom

Park av, 1700 (6:1746-33); gen re; Amelia M Bohnert, 205 W 84, to Jos Kaiser, of Los Angeles, Cal; Jan11'15. 3,500

1ST av, 329-31 (3:925), nwc 19th, 45.8x 79.9; consent to 3d track; Margt N Keith, of Warrington, Va, & ano, to Manhattan Railway Co; mtg $5,000; Nov14'14; Jan13 '15. 5,175

1ST av, 329 (3:925); consent to 3d track; Bank for Savgs, mortgagee, to Manhattan Railway Co; mtg $5,000; Dec23'14; Jan13 '15. nom

2D av, 591 (3:913); consent to 3d track; Rolland R Baker, of Nichols, Tioga Co, NY, et al, EXRs &c Robt B Baker et al, to Manhattan Railway Co; ¾ pt; mtg $9,000; Sept23'14; Jan12'15. 192

2D av, 591; consent to 3d track; Henrietta Cohn & ano, EXRS &c Jacob Cohn, mortgagees, to Manhattan Railway Co; mtg $9,000; Dec24'14; Jan12'15. nom

2D av, 741 (3:920); consent to 3d track; Louise S Wilson to Manhattan Railway Co; mtg $15,000; Nov21'14; Jan8'15. 296.25

2D av, 891 (5:1321); consent to 3d track; Saml J Weinberg, 817 2 av, et al, to Manhattan Railway Co; mtg $7,000; Nov27'14; Jan14'15. 235

2D av, 891; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $7,000; Dec11'14; Jan14'15. nom

2D av, 952 (5:1343); consent to 3d track; Meyer Schneider to Manhattan Railway Co; mtg $7,000; Nov18'14; Jan8'15. 140

2D av, 952 (5:1343); consent to 3d track; Alfred Harris, TRSTE will Henry Harris, mortgagee, to Manhattan Railway Co; mtg $7,000; Nov28'14; Jan8'15. nom

2D av, 1073 (5:1330); consent to 3d track; Fredk Leschhorn et al to Manhattan Railway Co; mtg $13,000; Dec3'14; Jan9'15. 3,300

2D av, 1073; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $10,500; Dec17'14; Jan9'15. nom

2D av, 1073; consent to 3d track; same, mortgagee, to same; mtg $2,500; Dec17'14; Jan9'15. nom

2D av, 1389-93 (5:1427), nwc 72d, runs w21xn75.2xw54xn27xw25xn25.6xe100 to av xs127.8 to beg; consent to 3d track; Nathilde E Sutro to Manhattan Railway Co; mtg $100,000; Sept21'14; Jan11'15. 1,532

2D av, 1389-93; consent to 3d track; Harlem Savgs Bank, mortgagee, to same; mtg $100,000; Sept30'14; Jan11'15. nom

2D av (5:1446), sec 72d (No 300), runs s 54.5xe16.3xn0.6xe3.6xn53.11 to ss 72d xw 19.9 to beg; consent to 3d track; J Frederic Kerrchan & ano, as committee Marie Marshall, to Manhattan Railway Co; Dec 18'14; Jan13'15. 653

2D av, 1696 (5:1550), es, 25.8 s 88th, 25x 75; consent to 3d track; Chas B Gumb, 20 W 101, to Manhattan Railway Co; mtg $14,000; Dec18'14; Jan13'15. 300

2D av, 1696; consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $14,000; Dec28'14; Jan13'15. nom

3D av, 30-46 (3:955), swc 10th (No 99), runs w58.8xs40xw1xs144.6 to ns 9th (No 113) xe60 to av xn184.6 to beg; consent to 3d track; Hamilton Fish Corpn, 52 Wall, to Manhattan Railway Co; mtg $750,000; Jan4; Jan12'15. 3,615.75

3D av, 30-46; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $750,-000; Jan8; Jan12'15. nom

3D av, 39 (3:965), es, 92 n 9th, 23x70; consent to 3d track; Hamilton Fish, at Garrison, NY, to Manhattan Railway Co; Jan8; Jan13'15. 425 50

3D av, 166-74 (3:872), nwc 16th (No 149), 92x60; consent to 3d track; Hamilton Fish Corpn to Manhattan Railway Co; Jan4; Jan11'15. 1,104

3D av, 197-203 (3:898), sec 18th (Nos 200-2), 82x80; consent to 3d track; Hamilton Fish Corpn to Manhattan Railway Co; mtg $750,000; Jan4; Jan11'15 984

3D av, 197-203; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $750,000; Jan8; Jan11'15. nom

3D av, 205-13 (3:899), nwc 18th (Nos 201-5), 92x100; consent to 3d track; Hamilton Fish Corpn to Manhattan Railway Co; mtg $750,000; Jan4; Jan11'15. 1,104

3D av, 205-13; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $750,000; Jan8; Jan11'15. nom

3D av, 206-12 (3:874), nwc 18th (No 157), 92x100; consent to 3d track; Hamilton Fish Corpn to Manhattan Railway Co; mtg $750,000; Jan4; Jan11'15. 1,104

3D av, 206-12 (3:874); consent to 3d track; Bank for Savgs, mortgagee, to Manhattan Railway Co; mtg $750,000; Jan8; Jan11'15. nom

3D av, 245-51 (3:901), nec 20th (Nos 201-3), 82.10x75; consent to 3d track; Hamilton Fish Corpn to Manhattan Railway Co; mtg $750,000; Jan4; Jan11'15. 1,131.75

3D av, 245-51 (3:901); consent to 3d track; Bank for Savgs, mortgagee, to Manhattan Railway Co; mtg $750,000; Jan 8; Jan12'15. nom

3D av, 524-32 (3:891), nwc 35th, 98.9x 100; consent to 3d track; Mary T Yourell of Dublin, Ireland, & ano to Manhattan R R Co; Apr8'14; Jan13'15. 1,185.50

3D av, 558 (2:396), swc 37th, 23x80; consent to 3d track; Francis E Johnson, of East Orange, NJ, individ et al, EXRS &c Stephen Johnson et al, to Manhattan Railway Co; Oct13'14; Jan12'15. 276

3D av, 558; consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $25,000; Dec24'14; Jan12 '15. nom

3D av, 2234-7 (6:1786); consent to 3d track; Andw Davey to Manhattan Railway Co; mtg $130,000; Oct29'14; Jan8'15. 214.19

3D av, 2231-7; consent to 3d track; Bennett J King & ano, mortgagees, to same; mtg $130,000; Nov30'14; Jan8'15. nom

6TH av, 449 (miscl); also 66TH ST, 52 E; power of atty; Wilma Hirschfeld, of Paris, France, as TRSTE Louisa Hirschfeld, to Geo E Melendy; Dec5; Jan11'15.

8TH av, 2358-62 (7:1932); consent to 3d track; Thos C Field of Cedarhurst, LI, EXR &c Hy Weil, to Manhattan Railway Co; Nov16'14; Jan14'15. 900

Copy of adjudication (miscl) in bankruptcy of Henry T Neidlinger, bankrupt, to Jno Kam Matting Co et al, petitioners; Mar12'13; Jan12'15.

Court order approving bond for $10,000 of Jno S Parsons, as TRSTE in matter of Henry T Neidlinger, a bankrupt, of Oswego, NY; Apr3'13; Jan12'15.

East River (6:1819 & 1811), adj lands of Sc la Montaugies & Sr Jochim Pietersens land, contains 100 morgens of land for a farm called the Otterspoor (otter track); (certified copy of a grant dated year 1645), Willem van Wm Kieft, director general & council, on behalf of the high & mighty Lords the States General of the United Netherlands, His Highness Price of Orange & the Noble Lords the managers of the General Incorporated West India Co in New Netherland to Cornelius Van Tienhoven; (perfecting title in Coenraet Van Cenlen); July—,1645; Jan14'15. grant

General re (miscl); Geo R Percy & Sarah S Deey to L Jennie Percy; July9'90; Jan13'15. nom

General assn for benefit of creditors (miscl); Herbert Oil Co to Harry N Wessel, in trust; Jan6; Jan8'15. nom

Power of atty (miscl); Henry Morgenthau to Robt E Simon; July2'09; Jan12'15.

WILLS.

Borough of Manhattan.

Gouverneur st, 41 (1:268-19), ws, 73.6 s Madison, 20x63.4; prev conv to bk tnt; $7,500-9,000; also 73D ST, 268 W (4:1164-59), ss, 136 e West End av, 18x100, 4-sty bk dws; A$18,-000-30,000; Wm J Underwood Est, Ada H Underwood EXTRX, 268 W 73d; atty, Robt L Moffett, 52 William. Will filed Jan6'15.

Gramercy Park W, 2 (3:876-11), ws, 26 s 21st, 26x110, 4-sty bk dwg & 1-stv stn ext; A$44,000-56,000; also HOWARD ST, 54 (1:231-18), nec Mercer, 30x58, 5-sty bk & stn loft bldg; A$32,000-38,000; also WOOSTER ST, 211-3 (2:536-27), ws, 163 sw 3d, 55x74x irreg, 5-sty bk loft bldg; A$28,000-40,000; also 46TH ST, 8 E (5:1281-65), ss, 160 e 5 av, 40x100, 6-stv bk bldg; A$190,000-260,-000; also 63D ST, 146-50 W (4:1134-58), ss, 100 e Ams av, 75x100, 3-sty bk bldg; A$45,000-90,000; also 64TH ST, 109-23 W (4:1136-24 to 29), ns, 77 w Col av, 148x100.8, 4-sty stn dwgs; A$110,000-168,000; also BROADWAY, 1970-2 (4:1138-43), es, 70 s 67th, 42x42x irreg, 5-sty blk & stn hotel; A$115,000-140,000; also BROADWAY, 2148-2156, sec 76th (4:1167-40), 127x100x irreg, 5 & 6-stv bk bldg & strs; A$215,000-245,000; also MADISON AV, 605 (5:1293-51), es 50 s 58th, 25x100, 3-stv bk loft bldg; A$85,000-75,000; also WEST BROADWAY, 74-6 (2:525-51 & 52), ws, 175 s Bleecker, 50x75, 2-5-sty bk loft bldgs & strs; A$34,000-40,000; Mary E Pinchot Est, Amos R Pinchot, EXR, 960 Park av; attys, Gavlord U Smith, 60 Bway. Will filed Sept23'14.

Howard st, 54, see Gramercy Park W, 2.

Wooster st, 211-3, see Gramercy Park W, 2.

15TH st, 232 E (3:896-33), ss, 193 w 2 av, 24x103, 4-sty bk dwgs; Anna V Brunner Est, Aug J Herrlich EXR, 1963 Grand Concourse; Attv Hy Wendt, 99 Nassau. A $21,600-28,500. Will filed Jan5'15.

44TH st, 126 E (5:1298-52), ss, 34 e Bway, 16x83, 4-stv stn dwg; pt int; A $33,000-35,000; also 44TH ST, 160 E (5:-1298-40¾), ss, 50 w 3 av, 30x42; pt int; A $14,000-21,000; also 72D ST, 216 W (4:-1163-43), ss, 530 e West End av, 20x102, 4-stv bk dwgs; pt int; A$32,000-50,000; also 3D AV, 698-700 (5:1298-39 & 40), swc 44th, 42x50, 2-4-stv bk tnts & strs; pt int; A$33,-000-45,000; Julia E Grogan Est, Jeremiah J Grogan EXR, 440 Riversido dr; attv Michl J Eagan, 2 Rector. Will filed Oct14'14.

44TH st, 160 E, see 44th, 126 E.

46TH st, 8 E, see Gramercy Park W, 2.

63D st, 146-50 W, see Gramercy Park W, 2.

64TH st, 109-23 W, see Gramercy Park W, 2.

73D st, 268 W, see Gouverneur, 41.

133D st, 168 W (7:1917-58¼), ss 117.6 e 7 av, 17x99, 2-stv bk dwgs; A$5,700-7,500; also 1ST AV, 1647 (5:1548-27¾), ws 51 s 86th, 25x75, 1-stv stn bldg & strs; A$12,500-21,500; Jas B Fisher Est, Lillian M Donald, EXTRX, 168 W 133; atty, Louis H Porter, 140 Nassau. Will filed Dec28'14.

Broadway, 1970, see Gramercy Park W, 2.

Broadway, 2148-56, see Gramercy Park W, 2.

Madison av, 605, see Gramercy Park W, 2.

West Broadway, 502-4, see Gramercy Park W, 2.

1ST av, 1647, see 133d, 168 W.

3D av, 698-70, see 44th, 126 E.

CONVEYANCES.

Borough of the Bronx.

Bronx Park E (*), es, 100 s Thwaites pl, 125x150x100.6x136.5; Arthur W A Weyerts to Chas P Hallock, 2070 Honeywell av; mtg $6,000, Jan5, Jan14'15 (R S $14). O C & 100

Bush st, 211 (11:2813), ns, 100 e Grand blvd & concourse, 43.11x80x20.6x82.5, 2-sty fr dwg; Frank A Schorer to A Edw Fisher, 206 E 205; mtg $7,000; Dec31'14; Jan14 '15 (R S $1). O C & 100

Bush st, 211; A Edw Fisher to Eleanor Schorer, 211 Bush; mtg $7,000; Dec31'14; Jan14'15. nom

Crotona Park N, 857-9 (11:2957), ns, 145 e Marmion av, 50x93.8x50x93.7, 5-sty bk tnt; Benenson Realty Co to Frank J Muhlfeld, 805 Crotona Park N; mtg $32,000; Jan14'15 (R S $18.50). O C & 100

Garden st, 730 (11:3099), ss, abt 45 w Prospect av, 50x100; Anthony Reale to Pasquale Reale, 192 Bleecker; AL; Nov30 '14; Jan11'15 (R S $1). O C & 100

Home st, 990 (10:2753), sec Vyse av, 100.5x100.4, vacant; Peter Sinnott to Vyse Bldg Corpn, 967 E 165; mtg $17,000; Jan 8; Jan12'15 (R S $3). O C & 100

Jennings st, 775 (11:2962), nwc Prospect av (Nos 1105-7), 74.1x67.7x80.10x43, 3-sty bk tnt & strs; Julius A Schulze to Saml Teishoff, 77 E 113; mtg $35,000; Jan7; Jan 8'15. nom

Jennings st, 806 E (11:2972), ss, 75 e Chisholm, 50x95, 2-sty fr dwg; Emanuel Hertz, ref, to Bond & Mtg Guar Co, 176 Bway; FORECLOS Decl; Dec7'14; Jan11 '15. 5,000

Magenta st (*), ns, 1073.8, lots 188 & 189, map bldg lots near Williamsbridge Station; Raphael Pontano to Michele Pontano, 795 Magenta; Jan2; Jan 12'15. O C & 100

Main st (*), es, adj land Sarah Boulle, runs e100xn25xw100xs25 to beg; also LANE (*), running from East Fordham av s to land Fredk Gebhart, es, 130 s Fordham av, 30x103.1x30x103.11, except part for sts, City Island; Francis S McEvoy, ref, to A Benj Martin, 11 Scofield, Bklyn; FORECLOS Jan6; Jan12; Jan13'15 (R S $8.50). 8,825

North st (11:2826), ns, 120 w Morris av, 75x100, vacant; Frank A Schorer to Wentworth Mort Co, 1204 Tinton av; Dec31'14; Jan11'15 (R S $1.25). O C & 100

Scofield st or av (*), swc William, 59x 100, City Island; Hannah M Cochran to Jno C Bresnen, 528 Minniford av; mtg $1,500; Jan9; Jan11'15 (R S $1.50). O C & 100

Simpson st, 1098 (10:2727), es, 226 s 167th, 38x100, 5-sty bk tnt; Meemor Realty Co to Benenson Realty Co, 407 E 153; mtg $31,000; Jan7; Jan13'15 (R S $9). O C & 100

Simpson st, 1098; Benenson Realty Co to Hyman Silberman, 1085 Simpson; mtg $31,-000; Jan12; Jan13'15 (R S $10). O C & 100

Walkley pl, nec White Plains rd, see White Plains rd, nec Walkley pl.

134TH st, 400 E, see Willis av, 132-6.

135TH st, 228-30 E (9:2319), ss, 133.11 w 3 av, runs s100xe33.9xn65xe10.9xn35 to st xw45 to beg, 4-sty fr tnt & strs & 3-sty bk & fr tnt & strs; Benj F Gerding, ref, to Leo Schloss, 109 Bway; 113; mtg $4,036.67; FORECLOS Dec4; Jan8'15 (R S $1.50). 7,500

135TH st, 228-30 E; Leo Schloss to Bronx Investment Co, 100 Bway; mtg $6,-236.67; Jan8'15 (R S 50 cts). nom

138TH st, 594 E (10:2550), ss, abt 275 e St Ann's av, 37.6x100, 5-sty bk tnt; Wm H Schaefer to Josephine F Burghard, 1 E 93; RAS; AL; Dec14'14; Jan8'15. nom

140TH st, 269 E (9:2321), ns, 200 e College av, 14.8x100, 2-sty fr dwg; Frank Gazzola to Maria Cebrelli, 28 Clarke pl; mtg $2,500; Jan8; Jan11'15. nom

145TH st, 463 E (9:2290), ns, 265 w Brook av, 36x99.11, 2-sty bk synagogue; Sinai Congregation of The Bronx to Beth Hamedosh Hagodel Adath Jeshurin of The Bronx; mtg $11,500; Jan6; Jan8'15 (R S $1,500). 7,500

146TH E or Burnet pl (10:2737), ss, 75 e Garrison (Whitlock) av, 25x100, vacant; Isaac Lahm to Israel Jurow, 164 Vernon av, Bklyn; Jan2; Jan11'15. nom

170TH st, 417 E, see Westchester av, 1111.

173D st E (*), es, 256.8 n Gleason av, 25x100; Jno Davis, ref, to Camille Zurla, 157 E 33; FORECLOS Dec31'14; Jan9; Jan 14'15 (R S $2). 3,000

177TH st, 488-90 E, see Bathgate av, 1899.

177TH st, 761-9 E (11:3106), nec Prospect av (No 1960), 100x100, 1-stv bk strs; Honkins G Barrett Co to Clement H Smith, 1851 Mt Hope av; ½ pt; mtg $55,-000; Jan5; Jan13'15. nom

177TH st, 761-9 E, nec Prospect av (No 1960); same to Geo Hahn, 160 W 87; ½ pt; mtg $45,000; Jan5; Jan13'15. nom

177TH st, 761-9 E, nec Prospect av (No 1960); same to Saml Baumann, 51 W 89; ¼ pt; mtg $45,000; Jan5; Jan13'15. nom

178TH st E (11:2814), ns, 90 e Anthony av, runs n93.6xw90 to es Anthony av (No 1960) xw36.1xs153.1xs122.1 to st xw27.11 to beg, 2-stv fr dwgs, 1-stv fr bldg & vacant; Geo B Hawes, ref, to Susan E Sammis, Huntington, NY; FORECLOS Jan6; Jan13; Jan14'15 (R S $10). 10,000

180TH st E see Valentine av, see 180th E, ss 160 w Webster av.

180TH st E (11:3142-3144), ss, 100 w Webster av, runs w307.2 to es Valentine av xs67.5xe97.6 to ss Tiebout av xs43.5xe110.10xn13.10xe80xn95 to beg, vacant; Morris H Mann to Progressive Investment Co, 800 Broad, Newark, NJ; mtg $19,000; Jan 6; Jan8'15 (R S $5). nom

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181ST st, 650 E (11:3081), ss, 50 w Belmont av, 31.8x106.6x33.7x97.11, 5-sty bk tnt; Michl Roth to Minnie Clemens, 650 E 181, mtg $——; Dec5'14; Jan11'15 (R S $1). O C & 100

181ST st, 650 E; Minnie Clemens to Bronx Enterprise Co, 309 Bway; mtg $4,-——; Jan7, Jan11'15 (R S $1). O C & 100

182D st, 251 E, see Ryer av, 2230.

183D st E, nwc Hughes av, see Hughes av, swc 183.

187TH st E, nwc Crotona av, see Crotona av, 2401.

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Harry N French, ref, to Matilda A Bucking, 313 Hudson, Hoboken, NJ; FORECLOS Dec29'14; Jan5, Jan11'15 (R S $15). **15,000**

187TH st, 546 E, see Valentine av, sec 187.

187TH st, 466 E (11:3040), ss, 151 w Wash av, 16.10x100; 2-sty fr dwg; Chas E Moore, ref, to Margt Broderick, 403 E 146; FORECLOS Jan5; Jan13'15 (R S $3.50). **2,500**

188TH st E, nwc Tiebout av, see Valentine av, nec 188.

188TH st E, nec Valentine av, see Valentine av, nec 188.

188TH st, 438 E, see 3 av, 4697-4701.

213TH st E (*), nec Laconia av, 25x100; Anna Lutz to Geo Lutz, 222 Garrison av, Maspeth, L.I; mtg $ —, Jan7; Jan8'15. O C & 100

219TH st E (*), ns, 200 e Carpenter av, 50x114, Wakefield; Phoenix Ingraham, ref, to Rose Frey, 206 W 124; FORECLOS Dec 8'14; Jan8; Jan13'14. **3,750**

230TH st E (*), ns, 300 w Barnes av, 100x114, Wakefield; Selig Diamond to Jacob Diamond, 508 W 134, & Morris Diamond, 2 E 108; mtg $——; June17'14; Jan 14'15. nom

231ST st W (12:3267), nec Albany rd, — to land Roger Morrison x—; N Y C & H R R R Co to Mary O'Neill, 46 Henry, Bklyn; QC; Dec18'14; Jan13'15. nom

232D st E (*), ns, 405 e Bronxwood av, 50x114, Wakefield; Maiche Marino to Filomena Mercadante, 2391 Hoffman; AL; Dec 21'14; Jan8'15 (R S $2). O C & 100

240TH st E (*), nwc White Plains rd, 59.2x102.4x59.2x100.2, Max Marx to Frank Perito, 4638 White Plains av; Jan8; Jan 9'15 (R S $5). O C & 100

240TH st E (*), nwc White Plains rd, runs w100.2xn150xw8.4xn9.1xe— to rd xs 159.2 to beg; Bendheim Constn Co to Max Marx, 419 Convent av; mtg $14,500; Dec30 '14; Jan9'15 (R S $6.50). O C & 100

Albany rd, nec 231st, see 231st W, nec Albany rd.

Anthony av, 1960, see 178th E, ns,, 90 e Anthony av.

Arlington av (13:3407), nws, 380 ne 227th, 80x150, 2-sty & b bk dwg; also JOHNSON AV (13:3407), nws, 101.8 sw 227th, 101.9x166.8x100x185.3, vacant; The "W" Parcels Co to Edgehill Terraces Co, 84 William; B&S; Jan8; Jan13'15. nom

Arnow av, nwc Eastern blvd, see Eastern blvd, ws.

Arthur av (11:3065), ws, 319 n 184th (late Kingsbridge rd), 100x125, vacant; Pasquale Gargiulo to Vico Realty Co, 47 Jay; AL; Jan4; Jan11'15 (R S $2.50). nom

Bathgate av, 1899 (11:2918), nws at sws 177th (Nos 488-90), 104x51.6x96.5x52.3, except part for avs, 2-4-sty bk tnts & strs; Louisa Schultz to Charlotte F Schultz, 1899 Bathgate av; Oct21'14; Jan13'15. O C & 100

Bathgate av, 1964-8 (11:3044), es, 55.6 n 178th, 53.5x80, 3-3-sty fr tnts; Jno E Griffiths to Wm L Phelan, 2047 Ryer av; mtg $18,800; Apr9'14; Jan11'15 (R S $1). O C & 100

Bathgate av, 1964-8 (11:3044), es, 55.6 n 178th, 53.5x80, 3-4-sty fr tnts; Wm L Phelan to Bronx Enterprise Co, 309 Bway; mtg $16,500; Jan7; Jan12'15 (R S $1.50). O C & 100

Bathgate av, 1964-8; Bronx Enterprise Co to Robt Clemens, 650 E 181; mtg $16,-500; Jan7; Jan12'15 (R S $1.50). nom

Beach av (*), ws, 431.8 s 173d, 25x100; Mary A Farrelly to Wm F Geier, 1129 Beach av; mtg $3,500; Jan7; Jan11'15 (R S 50 cts). O C & 100

Beaumont av, ws, abt 125 ne 188th, see Cambreleng av, es, 125 ne 188.

Belmont av, 2474 (11:3075), es, 237 n 188th, 17.1x100, 2-sty fr dwg; Giovanni Zarelli to Pasquale Reale, 192 Bleecker; mtg $3,500; Oct15'14; Jan12'15 (R S $1). O C & 100

Belmont av, 2474; Pasquale Reale to Smada Realty Co, 391 E 149; mtg $3,000; Jan4; Jan12'15 (R S $2). O C & 100

Bland av (*), es, 375 n Nelson av, 50x 100; Land Co "D" of Edenwald to Margt M Kenny, 239 W 72; May12; Jan13'15. nom

Boscobel av, es, at nws Shakespeare av, see Shakespeare av, nws, at es Boscobel av.

Broadway, es, 175 s Tremont rd, see Middletown rd, ns, 86.8 e Waldo pl.

Brook av, 1405, see Westchester av, 1111.

Cambreling av (11:3075), es, 618.6 s Fordham rd, 21.10x100, vacant; Benj Schmidt & ano to Pasquale Reale, 192 Bleecker; AL; June2'14; Jan11'15 (R S $1); re-recorded from July22'14. O C & 100

Cambreleng av (11:3090), es, 125 ne 188th, 75x155.10 to Beaumont av x75x151.1, except pt for Beaumont av, vacant; Martin S Kelly to Harry A Munroe, 460 W 145; mtg $6,500; Feb4; Jan14'15 (R S 50 cts). nom

Cambreling av (11:3075), es, 618.6 s Fordham rd, 21.10x100, vacant; Pasquale Reale to Smada Realty Co, 391 E 149; mtg $3,000; Jan4; Jan12'15. O C & 100

Chatterton av (*), ss, 240.5 w Zerega av, runs w80xs82.1xse116.9xn89.4xw50xn103 to beg; Emma L Hendricks to Madelene Murray, 1042 Dean, Bklyn, Jan7, Jan8'15 (R S 50 cts). nom

Claremont Pkway, 429 (Wendover av) (11:2897), ns, 259.5 e Webster av, 37.6x84x irr.6xSs3.10, 4-sty bk tnt & strs, Isidor Simenoff to Sadie R Mass, 429 Claremont Pkway; mtg $20,000; Dec29'14; Jan9'15 (R S $3). nom

Courtland av, 566 (9:2328), es, 50 s 150th, 25x100, 3-sty bk tnt & strs, Smada Realty Co to Pasquale Reale, 192 Bleecker; mtg $15,000; Dec22'14, Jan11'15 (R S $5). O C & 100

Courtlandt av, 927 (9:2409), ws, 150 n 162d, 20x100.9x20.2x140, 3-sty bk tnt; Chas H Friedrich, ref, to Josephine Eoff, 340 Franklin pl, Tramheld, NJ; FORECLOS Jan6, Jan14'15 (R S $20). **10,700**

Crescent av, ws, at nes Hughes av, see Hugnes av, nes, at ws Crescent av.

Crotona av, 2069 (11:3080), ws, 75 n Oakland pl, 25x100, 2-sty ir dwg; Delia A Beaty to Jno J Kelly, her nusband, 2069 Crotona av, Jan8; Jan9'15 (R S $6). nom

Crotona av, 2401 (11:3105), nwc 187th, 75 x80; Vacant; Hyman Grobe et al to Cosenzo Bldg Co, 324 E 151, mtg $9,300, Dec30'14; Jan9'15. O C & 100

Decatur av, 2641 (12:3282), ws, 100 n 194th, 50x161.4xsou164, except pt for av, 2-sty fr dwg; Mary Annan to Helen Strauss, 396 E 149, mtg $5,000, Dec31'14; Jan8'15 (R S $1). O C & 100

Eastern blvd (*), ws, being plot begins at e line of lands now or formerly of Baxter Estate, distant 142 s rd leading from Westchester to Pelham, runs s60.6 to ws Eastern blvd xn80 to rd from Westchester to Pelham xw210xs142xw135 to beg, except pt conveyed by Susan A Snedeker to Josephine Mack by deed dated Oct 4'92; also EASTERN BLVD (*), nwc Arnow av, runs n—xe3xs— to blvd xsw3 to beg; Jno B Gilbert to Saml Cohen, Mamaroneck, NY; B&S; mtg $16,000; Jan6, Jan 11'15 (R S 50 cts). nom

Eastern blvd (*), same prop Saml Cohen to Chas Rosenberg, 77 Boyd, Stapleton, SI; mtg $16,000; Jan8; Jan11'15 (R S $5). nom

Eastern blvd, nwc Arnow av, see Eastern blvd, ws.

Ellsworth av (*), ws, 200 s Baisley av, 25x100; Fred M Weiss to Isaac Eichenbaum, 237 E 115; Dec30'14; Jan8'15 (R S $4.06). nom

Fillmore st (*), ws, 100 n Van Nest av, 25x100; Aug Muller to Carl F Gruner, 1711 Fillmore; mtg $3,000; Jan11; Jan12'15. nom

Findlay av, 1114-6 (9:2429-2434), es, 231.8 s 167th, 38.4x100, 5-sty bk tnt; A J Schwarzler Co to Minnie Hornig, 1170 Clay av; mtg $24,500; Jan1; Jan8'15 (R S $9). O C & 100

Franklin av, 1064-70 (10:2607), es, 345.4 s 166th, 109.8x201.6x109.8x201.9, 2-5-sty bk tnts; Realty & Commercial Co to Philon Realty Co, 35 Nassau; mtg $57,250; Jan 12; Jan14'15 (R S $35). O C & 100

Honeywell av, 2070 (11:3122), ses, 245 s w 180th, 56.11x98.11, 2-sty fr dwg & 1-sty fr rear garage; Chas P Hallock to Arthur W A Weyers, 2244 Bronx Blvd; Jan5; Jan 13'15 (R S $12). O C & 100

Hughes av (11:3074), nes, at ws Crescent av, 139.7x2.2x87.6x111, except pt for Crescent & Hughes avs, vacant; Patk S Treacy to Laura Farago, 2407 Beaumont av; mtg $2,500; Jan5; Jan11'15. O C & 100

Hughes av (11:3071), swc 183d, 75x25; vacant; Frank A Schorer to A Edw Fisher, 206 E 205; mtg $4,500; Dec31'14; Jan 14'15 (R S $1). O C & 100

Hughes av (11:3071); same prop; A Edw Fisher to Eleanor Schorer, 211 Bush; mtg $4,500; Dec31'14; Jan14'15 (R S $1). nom

Intervale av, 1353, see Intervale av, 1357.

Intervale av, 1357 (11:2965), ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; also INTERVALE AV, 1353 (11:2965), ws, 227.10 s Jennings, 42.6x110, 5-sty bk tnt; Max Moskowitz et al to Term Realty Co, 299 Bway; mtg $60,000; Dec15'14; Jan11'15 (R S $1). 1,000

Jackson av, 738 (10:2645), es, 108.9 s 156th, 18.9x87.6, 3-sty fr tnt; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $5,000; Dec23 '14; Jan13'15. O C & 100

Johnson av, nws, 101.8 sw 227th, see Arlington av, nws, 380 ne 227.

Laconia av, nec 213th, see 213th E, nec Laconia av.

Lyon av (*), ss, 50 e Parker av, 25x100; Barbara Maixner to Joseph Maixner, 2356 Lyon av; mtg $——; Dec31'14; Jan14'15 (R S 50 cts). O C & 100

Lyon av (*); some prop; Jos Maixner to Barbara Maixner, 339 E 80; mtg $——; Dec30'14; Jan14'15 (R S 50 cts). O C & 100

Middletown rd (*), ns, 86.8 e Waldo pl, 125x98.8x125x103; also BROADWAY, es, 175 s Tremont rd, 50x100; Wellman Finance & Realty Co to Poplar Realty Co, 120 Westchester sq; mtg $2,000; Jan12; Jan14'15. O C & 100

Morris av, 2776 (12:3318), es, 244.9 n 196th, 25x95.3, 2-sty fr dwg; Emily F Marrin to Eugene C Keenan, 2315 Loring pl; mtg $6,000; Jan8; Jan14'15 (R S $4.50). O C & 100

Morris av, 2797 (12:3318), ws, 476.6 n 196th, 25.1x98.8x25.8x102.1, 2-sty fr dwg; Helene Smith to Geo C Smith, 2797 Morris av; mtg $5,000; Dec18'14; Jan11'15 (R S $2). nom

Nelson av, 1665 (11:2876), ws, 112.6 s Brandt pl, 37.6x100, 4-sty bk tnt; Florence I Squires to Wm H McIntyre, 1638 W 11; mtg $23,000; Dec31'14; Jan8'15 (R S $4). O C & 100

Olinville av (*), es, 200 s 213th, 50x 100, except pt for Pleasant or Olinville av; Chas E Moore, ref, to Emily M Garside, 501 E 162; FORECLOS Dec29'14, Jan 5; Jan8'15 (R S $1.50). **1,050**

Perry av, 3330 (12:3348), es, 400 s Gun Hill rd, 25x100, 2-sty fr dwg; Alex Karnin, ref, to Lillie Sanger, 402 W 153; FORECLOS Dec24'14; Jan11; Jan14'15 (R S 50 cts). **500**

Prospect av, 1057-9 (10:2679), ws, 169.10 s 166th, 36.10x144.8xs37.10x144.1, 5-sty bk tnt; given in place of deed dated Mar—'14, which has been lost; Herman Hochstein to Max Kalter, 501 W 151; ½ pt; mtg; Dec22'14; Jan13'15. nom

Prospect av, 1405-7, see Jennings, 775.

Prospect av, 1960, see 177th, 761-9 E.

Road from Westchester to Pelham, see Eastern blvd, ws.

Ryer av, 2230 (11:3150), nec 182d (No 2247), 39.11x100x51.9x100.8, 5-sty bk tnt; Phelan Bros Constn Co to Wedgwood Co, 403 E 163; mtg $42,000; Jan13; Jan14'15. O C & 100

Shakespeare av (11:2873), nws, at es Boscobel av, runs ne197.6xe162.4 to Boscobel av xs129.8 to beg, vacant; Wm Gamble to Wm Gamble Realty Co, 292 Washington; Jan5; Jan8'15 (R S $11). O C & 100

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg, vacant; Peter Radicchi to Asher Cohen, 111 Concord, Bklyn; mtg $1,500; Dec28'14; Jan8'15 (R S 50 cts). nom

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne68.4xw44.11xn53.6 to beg, vacant; Asher Cohen to Lysteb Realty & Holding Co, 51 Chambers; mtg $1,500; Dec 28'14; Jan12'15 (R S 50 cts). O C & 100

Stebbins av, 1282 (11:2973), ses, 250 n 169th, 26.5x132.10x26.5x131.4, 5-sty bk tnt; N Y & Westchester Suburban Land Co to Realty & Commercial Co, 30 Church; mtg $30,075; Dec1'12; Jan14'15. O C & 100

Stebbins av, 1282; Realty & Commercial Co to Philon Realty Co, 35 Nassau; mtg $23,650; Jan12; Jan14'15 (R S $7). O C & 100

Stebbins av, 1282; Paul F Stohn to Realty & Commercial Co, 30 Church; B&S & CaG; Sept2'14; Jan14'15. O C & 100

Tiebout av, nwc 188th, see Valentine av, nec 188.

Tinton av, 633-7 (10:2653), ws, 100 s 152d, 75x100, 2-5-sty bk tnts; Gottlieb Glauber to Henrietta Glauber, 29 E 125; ½ pt; mtg $68,000; Jan19'14; Jan12'15 (R S 50 cts). O C & 100

Tinton av, 633-7; Henrietta Glauber to Bernhard Block, 31 W 115; ½ pt; mtg $29,250; Jan1; Jan12'15. nom

Tremont av, 608 (10:2635), es, 381.3 s 156th, 18.9x78.7x18.9x79.4, 2-sty & b fr dwg; Bridget McMahon to Belle Robins, 333 Hamburg av, Bklyn; mtg $2,500; Jan 13; Jan14'15 (R S $1). nom

Valentine av, sec 180th, see 180th E, ss, 100 w Webster av.

Valentine av (11:3147), sec 187th (No 546), runs e100xs38.3xw15xn25xw85 to Valentine av xn113.3 to beg, vacant; Theta Realty Co to Russo-Iodice Realty Co, Inc; Jan8; Jan9'15 (R S $2.50). O C & 100

Valentine av (11:3148), nec 188th, 102.9x 235 to Tiebout av, vacant; Jos O B Webster et al to Tieval Bldg Co Inc, 1794 Prospect av; mtg on this & other prop $24,000; Jan11; Jan13'15 (R S $55). O C & 100

Vyse av, see Home, see Home, 670.

Westchester av, 1111 (10:2751), ns, 91.11 e Hoe av, 57.2x76.11x76.11x100, 5-sty bk tnt; also BROOK AV, 1405 (11:2896), nwc 170th (No 417), 50x90, 5-sty bk tnt & strs; Wendelin Bernhard to Pauline Klein, 1201 Bloomfield, Hoboken, NJ; all liens; Jan11; Jan12'15. nom

White Plains rd (*), nec Walkley pl, 95.9x68.1x95x75; Louis Barnett & ano to August Miller, 16 W 111; AL; Jan4; Jan 8'15 (R S 50 cts). nom

White Plains rd, nwc 240th, see 240th E, nwc White Plains rd.

Whitlock av, 852 (10:2731), es, 353 s Tiffany, 39x90, 5-sty bk tnt; Gertrude K Graham to Albt J King, 227 Audubon av; Jan11; Jan14'15. nom

William st, swc Scofield, see Scofield, swc William.

Willis av, 130, see Willis av, 132-6.

Willis av, 132-6 (9:2278), sec 134th (No 400), 25x75; also WILLIS AV, 130 (9:2278), es, 25 s 134th, 40x75, 6-sty bk hotel; Phoenix Ingraham, ref, to Atlantic Dock Co, at No 1 North Pier, Atlantic Basin, Bklyn, NY; FORECLOS Dec22'14; Jan13; Jan14'15. **40,000**

Woodycrest av (11:2873), ws, 197.6 n Boscobel av, runs n22.4xw100xs25xse65.5xe 61.1 to beg, vacant; Wm Gamble to Wm Gamble Realty Co, Inc, 292 Washington; Jan5; Jan8'15 (R S $6). O C & 100

2D av (*), ws, 400 n 2d, 25x100, except pt for Olinville av; Victor Gerhards to Bertha Fahrenholz, 1394 Crotona av; mtg $4,500; Jan12; Jan14'15 (R S $3). O C & 100

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x128.8x100x125.2, 3-2-sty bk tnts & strs; Henalma Realty Co, Inc, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; mtg $40,000; Jan7; Jan8'15. O C & 100

3D av, 4697-4701 (11:3041), swc 188th (No 438), 58.3x104.3x55.10x75.11, 4-sty bk tnt & strs; Peter Otten to Chas Weber, 19 Peck sl; mtg $33,000; Jan7; Jan8'15; (R S $8). nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

187TH st, 546 E, see Valentine av, sec 187.

217TH st E (*), ss, 250 w Paulding av, 50x100; re a strip 5 ft wide across front of above premises; re mtg; Patk J Bowen to City N Y; Dec8'14; Jan14'15. nom

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240TH st E (*), nwc White Plains rd, 59.2x102.4x59.2x100.2, re mtg; Corn Exchange Bank to Max Marx, 419 Convent av; Jan7; Jan9'15. 8,000

Fulton av (10:2609), ws, 50 s 168th, 53.9 x125, vacant; re mtg; Mutual Life Ins Co of N Y to Wm J Diamond, 499 E 179; Jan 11'15. nom

Valentine av (11:3147), sec 187th (No 540), runs e100x88.3xw155x135xw85 to av xn13.3 to beg, vacant; re mtg; Mary C Barrett to Theta Realty Co, 509 Willis av; Jan8; Jan9'15. nom

Westchester av (10:2614), ss, 140.2 s Wales av, 25x108.1x30x108.1; consent to station platform extension of elevated R R; Long Stone Assn et al to City N Y; Nov. '14; Jan14'15. 1,000

White Plains rd, nwc 240th, see 240th E, nwc White Plains rd.

Willis av, 378, see 115th, 109 W, Manmattan miscellaneous cons.

3D av, 3024; consent to 3d track; Max M Warburg to same; Dec23'14; Jan11'15. nom

3D av, 3423 (9:2371); consent to 3d track; Frank D Cook, 3423 3 av, to Manhattan Railway Co; mtg $9,000; Dec28'14; Jan14'15 (R S 50 cts). 125

3D av, 3423; consent to 3d track; North Side Savgs Bank to same; Jan5; Jan14'15. nom

3D av, 3484 (10:2609); consent to 3d track; Acme Theatre Co, 1402 Bway, to Manhattan Railway Co; mtg $165,000; Dec 16'14; Jan11'15 (R S 50 cts). 100.63

3D av, 3484 (10:2609); consent to 3d track; Saml Greenbaum to Manhattan Railway Co; Dec28'14; Jan11'15. 115

3D av, 3723 (11:2911); consent to 3d track; Michl Berensky, 511 E 149, to Manhattan Railway Co; mtg $7,500; Aug8'14; Jan12'15 (R S 50 cts).

3D av, 3723; consent to 3d track; Moses Cowen to same; Dec21'14; Jan12'15. nom

Agreement (*), as to release of dower rights to all land situate in Bronx Co & ½ right to any savings Bank account; Genevieve E Cuddihy et al with Nora Cuddiby, 961 Cauldwell av; Jan8'14; Jan14'15. nom

Parcel 50 (*), on damage map to open Lyvere st, &c; re mtg; Annie E Hass & ano TRSTE Rd Hass to Ida L Marquardt, 2449 Macdy av; Sept25'14; Jan13'15. nom

Parcel 50 (*), on damage map to open same; re mtg; Bertha Bertsche to same; July16'14; July13'15. nom

Parcel 41 (*), on damage map to open Maclay av from Parker st to West Farms rd; re mtg; Title G & T Co to City NY; Nov27'14; Jan13'15. nom

Parcel 25 (*), on damage map to open Pugsley av from McGraw av to Classons Pt rd; re mtg; Henry Kurz to City NY; Oct31'14; Jan13'15. nom

Parcels 31, 31B & 32 (*), on damage map to open same; Louisa Parchen to City N Y; Oct1'14; Jan13'15. nom

Parcels 86, 86A, 86B, 86E, 87, 87A, 87E & 88 (*), on damage map to open same; re mtg; Georgie A McDonald to City NY; Oct 13'14; Jan13'15. nom

Parcels 1, 5 & 5C (*), on damage map to open Zerega av from Castle Hill av, near Harts st, to Castle Hill av, near West Farms rd; re mtg; Georgie A McDonald to City NY; Aug31'14; Jan13'15. nom

Parcel 39G (*), on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Hattie F Kellogg to City NY; Sept2'14; Jan13'15. nom

Parcel 39H (*), on damage map to open same; re mtg; May J Ogden & ano EXRS Herbert S Ogden, to City NY; June15'14; Jan13'15. nom

Parcel 11E (*), on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Caroline Kratz to City NY; Nov14'14; Jan13'15. nom

Parcel 31 (*), on damage map to open Garfield st from Morris Park av to Van Nest av; re mtg; Augusta L Du Val to City NY; Dec1'14; Jan13'15. nom

Power of atty; Flora Lessler to Saml S Breslin; Dec15'14; Jan11'15. ——

LEASES.

Borough of Manhattan.

JAN. 8, 9, 11, 12, 13 & 14.

Chrystie st, swc Houston, see Houston E, swc Chrystie.

Clinton st, sec Madison, see Madison, se c Clinton.

Forsyth st, 84, see Grand, 281.

Goerck st, 117, see Stanton, 319.

Gouverneur st, nwc Madison, see Madison, 319.

Grand st, 281 (1:306); also FORSYTH ST, 84; asn Ls; Louis Shulsky to Villa Site Realty Co, 146 Av D; Jan12; Jan13'15. nom

Grand st, 284 (2:418), all; Aaron I Binsky to Louis Rosenberg, 265 Grand; 4 3-12yf Feb1; Jan14'15. 1,930 & 2,050

Houston st, 210 E (2:428), top fl; Abr Sacks to Trembowler Achim Verein Lodge I O B A 712 at 210 E Houston; from Jan 1 to Aug15'19; Jan13'15. 200

Houston st E (2:427), swc Chrystie, theatre, lobby & c; asn Ls; Martin Berlin to Thomashefsky Theatre Co; Jan5; Jan 14'15. O C & 100

Hudson st, 114 (1:189); asn Ls; Dietrich & Fredk Degenhardt to Stephen M Spear, 132 W 45; Jan7; Jan12'15. nom

Lewis st, 179-83 (2:360); asn Ls; Louis Shulsky to Villa Site Realty Co, 146 Av D; Jan12; Jan13'15. nom

Madison st, 349 (1:268), nwc Gouverneur, str & b; Fannie Goldman, individ & as TRSTE, to Mendel Garber, 319 Madison; 5yf May1; Jan13'15. 900

Madison st (1:269), sec Clinton, —x—; asn Ls; Louis Shulsky to Villa Site Realty Co, 146 Av D; Jan12; Jan13'15. nom

Manhattan st, 1 (7:1966), all; City Real Estate Co to Margt, wife of & Geo Reynolds, 543 W 146; 10yf Dec15'14; Jan14'15. 1,700 to 1,800

Manhattan st, 1 (7:1966),; also 125TH ST, 415 W, asn Ls & deposit; Geo W Reynolds to Margt Reynolds, 543 W 146; AT; Jan12; Jan14'15. nom

Mulberry st, 118 (1:205), str & two bs; Domenico Volpe to Bartolomeo Di Costanzo; 3yf May1'14; 3y ren; Jan14'15. 1,440

Pearl st, 257 (1:75), all; M Orme Wilson et al TRSTS Caroline S Wilson will of Caroline W Astor to Mabee & Reynard, Inc; 5yf May1; Jan13'15. 3,250

Rivington st, 237 (2:338), ss, 45 e Attorney, 20x70, all; Mary J Quinn to Manes Braslauer, 220 Columbia, & Saml J Wind, 273 Stanton; 5 3-12 yf Feb1; Jan9'15. 1,800

Stanton st, 319 (2:329); also GOERCK ST, 117, str fl & b; Arthur A Miller to Sol Juskovitz, 125 Goerck; 5yf Oct1'14; Jan13 '15. 1,200

Thomas st, 79 (1:144), str & b; Chas A Briggs to Wendelin Hoeppel, 416 W 53; 3 yf, Mar1; Jan8'15. 1,100

Thompson st, 218-20 (2:537), str & b; Luigi De Santis to Angelina Colucci, 218 Thompson; 5yf Jan1; Jan13'15. 900

Vesey st, 41-3 (1:85), e part of str, 26x 79, & pt c; Jas J Callanan to Walter R Usher, 220 Cathedral Parkway; 5yf Nov9 '14; Jan9'15. 3,000

Warren st, 45 (1:133); asn two Ls; Louis Davis to Morris Davis, 244 Leland av, Plainfield, NJ, firm D Davis & Sons, on premises; Jan14'15. O C & 100

Warren st, 45; consent to asn above Ls; Rector &c of Trinity Church to Louis Davis, 392 Tompkins av, Bklyn; Jan3; Jan14'15. ——

8TH st, 56 W or Clinton pl, 124 (2:553), all; Mary H Tompkins to R Geissler, Inc, 5yf May1; Jan11'15. 2,500

13TH st E, nr A B, see Av B, 215.

18TH st E, swc 1 Av, see 1 av, 311.

28TH st, 117 W (3:804), all; Morris B Baer to Denison P Chesebro, 8 Fountain pl, New Rochelle, NY; 21yf Dec7'14, with 5 rens of 21 yrs each; Jan8'15. taxes, &c, & 1,375

30TH st, 365 W (3:754), ns, 51 sw 9 av, 19.1x24.8, the land; Marie M I De Courval to Paris, Fr, & Livingston Middleditch at Highlands, NJ, EXR Margt Middleditch; 21yf Dec1'13; option of ren; Jan 8'15. taxes, &c, & 210

39TH st, 25-31 W (3:841), ns, owned by party 1st pt; also 40TH ST, 32 W, owned by party 2d pt; party 1st pt grants privilege to party 2d pt to use of roadway for coal delivery, etc, for $100 per annum for indefinite term at option party 1st pt; United Engineering Society, a corpn, with Engineers Club, a corpn; Feb28'12; Jan 8'15. ——

39TH st, 613-33 W, see 40th st, 608-36 W.

40TH st, 608-36 W (3:685), ss, 125 w 11 av, runs s98.9xw124.11xs98.9 to ns 39th (Nos 613-33), xw300.1xn197.6 to ss 40th, xe 425 to beg, 29 lots; agmt as to ext of Ls for 21 yrs from May1'15 for 21 yrs rens if new bldg erected, &c; Chas E Appleby, of Glen Cove, LI, with Jos Stern & Sons, 616 W 40; Feb28'12; Jan8'15. taxes, &c, & 5% upon land valuation

41ST st W, see Bway, see Bway, sec 41.

42D st E, sec 5 av, see 5 av, sec 42d.

50TH st, 647-9 W (4:1098), ns, 125 e 12 av, 50x100.5; asn Ls; N Y Scaffolding Co, 1167 1 av, to American Safety Device Co, 30 Lincoln; Oct31'14; Jan13'15. nom

51ST st, 333 W (4:1043), rear room on parish fl & pt b, with use of front room on parlor fl; Olive M Frees to Wm A Dessingue, 161 E 28; 2yf Jan11; 3yren; Jan 13'15. 660

54TH st, 142 W (4:1006), all; Carrie B Colby to Emma De Winter, 39 W 61; 3yf Jan25; Jan8'15. 1,700 & 1,800

67TH st, 205-17 E (5:1422), the concert hall & 1-sty bldg adj on e; Knywen Realty to Ernest Ackerman, 1128 1 av; from Jan 1 to July31'24; Jan13'15. 4,500 to 6,000

71ST st, 86 E, see 1 av, 113.

74TH st, 340 E (5:1145), w str fl & c; Josef Jodlicka to Martin Teyerl, 340 E 71; 5yf Jan1; Jan14'15. 600

85TH st E, sec 2 av, see 2 av, sec 85.

112TH st, 3 E, see 112th, 3 E, Manhattan mtgs.

113TH st, 501 W (7:1885), nwc Ams av, all; No 501 W 113th St, Inc, to Hovhannes Moushekian, 444 W 164; 8 mos fr Jan1; Jan 1'15; int due on mtg for $70,000 amounting to $1,750; also taxes for 1st ½ of 1915; also further sum of $1,800 as per agmt, & for term $200. ——

114TH st W, nwc 5 av, see 5 av, 1376.

116TH st W, swc Lenox av, see Lenox av, swc 116.

125TH st, 65 E (6:1750), all; Jennie Currier & ano, EXRS Geo C Currier, to Wm Newman, 2030 Lex av; 5yf May1'13; Jan14'15. taxes &c & 2,400

125TH st, 415 W, see Manhattan, 1.

150TH st, 301-3 W (7:2046), nwc 8 av, all; Markert Realty Co to Pincus Cohen, 941 Av St John; 1yf Jan1; 2yren at $13,000; Jan8'15. 12,500

163D st W, see Ams av, see Ams av, 2071-3.

181ST st, 604 W (8:2162), w ½ str; asn Ls; Perry Phillips to Phillips Millinery Co, 604 W 181; Jan6; Jan9'15. nom

181ST st, 604 W; consent to asn above Ls; Morris Singer to Perry Phillips, on premises; Jan6; Jan9'15.

AV A, 1345 (5:1465), n str & b; Sofie Weiss to Vaclav Bradac & ano, 1315 Av A; 5y & 20 days from Jan11; Jan14'15. 420

Av B, 215 (2:396), nec 13th, str & b; Lena Jacobowitz to Eliz Kopp, 585 E 164; 5yf Jan1; Jan12'15. 1,200

Av B, 215 (2:396), str & b; asn Ls & deposit; Eliz Kopp to Morris Dlugasch, 715 Eastern Pkway, Bklyn; Jan5; Jan12'15. nom

Amsterdam av, 69 (4:1154), n str fl & b; Ida Kempner to Abr Leshin, 138 W 62; 5yf Oct1'14; Jan9'15. 900 & 960

Amsterdam av, 2071-3 (8:2110), sec 163d, sti & b; Germania Life Ins Co to Mary A Fitzgibbons, 452 W 163; 10yf Mar1; Jan9 '15. 900 & 1,000

Amsterdam av, nwc 113th, see 113th, 501 W.

Broadway (1:993), sec 41st; parts of; agmt as to terms & conditions in relation to two leases recorded Jan4 as to uses, occupation, etc, Ignatz H Rosenfeld, 130 W 41, with Sanford Hotel Co, Inc, 1140 Bway, Dec24'14; Jan13'15. ——

Broadway (4:993), sec 41st; parts of; consent to sub-let to Atlantic Restaurant, Inc, to two leases recorded Jan4, Sanford Hotel Co, 1140 Bway to Ignatz H Rosenfeld, 130 W 41; Jan12; Jan13'15. ——

Edgecombe av, 132 (7:2043), double str fl & c; Konrad Von Elt to Hy Steitz, 52 Greenwich av; 5yf Jan1; 5y ren; Jan14'15. 900 & 1,000

Lenox av, 200 (6:1720), all; Erasmuda Von Minden to Salomon Rubinstein, 202 Lenox av, 4yf May15'14; Jan12'15. 1,200 to 1,500

Lenox av, 200; asn Ls; Salomon Rubinstein to Saml Schwartz, 200 Lenox av; Jan7; Jan12'15. 650

Lenox av (7:1825), swc 116th, part 2d fl, 61x40; S Jonas Co to Gustav Wurzburger, 68 W 117, & ano, 10yf May1'16, Jan9'15. 2,200

1ST av, 17 (2:443), str & b; B Kaplan to Ignatz Szathmary, on premises; 2yf Jan 15, Jan8'15. 720

1ST av, 113 (2:448), cor 7th (No 86), str & b; Max Roth to Louis E Gluck, 86 E 7, 9yf Jan1, Jan14'15. 1,680 & 1,800

1ST av, 311 (3:923), swc 18th, str & c; asn Ls; Michl M Ahern to Dennis O'Brien, 301 E 39; mtg $2,575; Jan11'15. O C & 100

1ST av, 365-7 (3:927), nws, 49.9 ne 21st, 50x100; asn Ls; Anna Lutz to Geo Lutz, 222 Garrison av, Maspeth, L I, of Q; AL; Jan7; Jan15'15. O C & 100

1ST av, 1060 (5:1369), str & b; Gesine M Kornarens to Jos Klein, 339 E 57; ext Ls 5yf Jan1; Jan14'15. 540

2D av, 26 (2:443), s str & b; Simon C Bernstein to Joe Conte, 31 2 av; 3 3-12yf Feb1'14; Jan12'15. 1,020 & 1,200

2D av, 141-3 (2:464), cor str; also str & b on 9th st; Saml Fein to Saml Gruber, 133 & 143 2 av; 4 2-12yf Nov1; Jan11'15. 1,500

2D av, 141-3 (2:464); Herman Weisner to same; from Feb1 to Oct31; Jan11'15. monthly 150

2D av, 1638 (5:1547), str & front b; Edw G Glennon to Cornelius D O'Sullivan, 1671 2 av; 5yf June1'14; Jan11'15. 1,560

2D av (5:1547), sec 85th; str; asn Ls; Cornelius D O'Sullivan to Walter Burke, 1195 3 av; mtg $——; Sept24'14; Jan11'15. nom

3D av, 1857 (6:1662), n str & fl above; Wm Shretski to Morris Alter, 1857 3 av; 5yf June1'14; Jan8'15. 840

3D av, 1905 (6:1655); asn Ls & bill of sale of chattels, etc; Jacob H Mayers, auctioneer, to Thos A Hanlon, of Yonkers, N Y; mtg $——; Jan7; Jan13'15. O C & 100

3D av, 1905 (6:1655); asn Ls & bill of sale of chattels, &c; Thos A Hanlon to Michl Marks, 794 Elsemere pl; AT; Jan7; Jan13'15. nom

5TH av (5:1276), sec 42d, 73.3x100; asn Ls; Oliverage Co & The 501 5th Av Co, Inc, to Oceanic Investing Co, 49 Wall; Dec 31'14; Jan14'15. nom

5TH av, 1376 (6:1598), nwc 114th, str & b, 42x19; Clara Margulies et al to Morris & Bernard Haimowitz, Haimowitz Bros, 87 Hester; 5yf May1'14; 5yren; Jan9'15. 2,700

8TH av, nwc 150th, see 150th, 301-3 W.

LEASES.

Borough of the Bronx.

Dawson st, see Intervale av, see Intervale av, see Dawson.

Dawson st, 890 (10:2702); asn Ls; Abe Busch & ano to The S S Sherman, Inc; Jan9; Jan12'15. nom

Kelly st, 1030 (10:2716); asn Ls; Normal Constn Co to 152d St Constn Co; Jan7; Jan 9'15. nom

136TH st E, nec Brook av, see Brook av, 192.

138TH st, 373-5 E (9:2301), str & rooms on 2d fl for post office; Milly L Moschcowitz to United States of America; 10yf July15'14; Jan11'15. 7,700

178TH st, 936 E (11:3126); sur Ls; Caroline Keil to Chas L Keil, 2061 Ryer av; Dec30'14; Jan5'15. nom

179TH st, 415 E (11:3036); agmt as to sale of all title in lease dated Dec16'14; Saml Horowitz with Wm Rollin, 1296 College av; Dec30'14; Jan11'15. nom

229TH st E (*), ss, 200 e White Plains av, 100x114, $1,000 yr tax Ls; Wm Archer to G Arnold Moses, 3721 Bronx blvd; B&S; Jan9; Jan12'15. 2.42

229TH st E (*); same prop; 1,000 yr tax Ls; same to same; Jan9; Jan12'15. 2.42

Arthur av ,2328 (11:3073), str; Thos Amabile to Pasquale Acciaro, 2328 Arthur av, & ano; 5yf Jan1; Jan8'15. 420 & 780

Av St John, 977 (10:2683), all; Wm Goldstone & ano to Ave St John & Fox St Corpn, 320 Bway; 5yf Jan1; Jan9'15. 5,000

Av St John, 977; asn Ls; Av St John & Fox St Corpn to 152d St Constn Co; Jan7; Jan9'15. nom

Bronxdale av, 1879 (*), str fl; Mariane Scandura & ano to Francesco Paranzino, 1879 Bronxdale av; 4 7-12yf Dec1'14; Jan 8'15. 480 to 720

Brook av, 192 (9:2264), nec 136th, cor str; Anna M Sottong to Geo I Robinson; 3 yf Dec1; Jan8'15. 900

Intervale av (10:2702), see Dawson, cor str & c; Winnie Realty & Constn Co to Abe Busch, 912 Kelly, & ano; from Nov1 '14 to Oct31'19; Jan12'15. 1,800 & 2,000

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Park av (11:3037), es, lot 37, map Abr Bassford, 50x141, all; T Mulhare Constn Co to National Biscuit Co, 15th & 9 av; 10 yf Marl (privilege 5 yrs renewal); Jan 13'15). 1,500

Park av, 4121-5, see Webster av, 181s-24.

Webster av, 181S-24; also PARK AV, 4121-5 (11:2900), ground floor; Edgar S Appleby & ano to Oxy-Acetylene Welding & Machine Co, Inc, 181S Webster av; 5yl, Sept1'14; Jan9'15. 2,000

MORTGAGES.

Borough of Manhattan.

JAN. 8, 9, 11, 12, 13 & 14.

Bleecker st, 38-24 (2:521), swc Elizabeth (Nos 309-13), runs w92x87.9xe12xs20x e80 to Elizabeth xn90 to beg; PM, Jan11; Jan12'15; 3y5%; County Holding Co to N Y Trust Co, 26 Broad. 73,000

Bleecker st, 203 (2:542), ns, 150 w Macdougal, 25x96; pr mtg $25,000; Jan12; Jan 14'15; due Jan2'20, 5%; Domenico Casella, of Bklyn, to Benedetto Casagrande, 287 Sackett, Bklyn. 5,000

Broome st, 209 (2:351), sec Norfolk (No 66), 25x51.7; deed recorded as mtg & given as collateral to secure loan of $2,000 as per statement filed; pr mtg $23,000; Beni Asch to Herman Tolk, 367 Grand; Jan11; Jan14'15. nom

Broome st, 477-81 (2:475), ss, 100 w Greene, 75x99.6; PM; pr mtg $3,500; Jan9; Jan11'15; 3y or sooner, 5%; Pasquale Margarella, 119 Washington pl, to Millard F Cornwell, 147 Broad, Red Bank, NJ, et al. 46,500

Canal st, 100 (1:292), ss, 50 e Forsyth, 25x75; Jan12'15; 5y5%; Geo T Raab to Orris S Eldredge, 120 Wellington rd, Garden City Estates, LI. 23,500

Charlton st, 45 (2:519), ns, 110.8 e Varick, 21.3x100; 3y or sooner, Dec1'14; Jan8'15; due & int as per bond; Avis S Birdsall, of Truel Court, Central av, Plainfield, NJ, to Saml Baumohl, 392 3 av, Bklyn. 1,100

Cherry st, 101 (1:251), str Ls; pr mtg $4,247.36; Jan8'15; due & int as per note; Anthony Iorio, 82 Weirfield, Bklyn, & Philip Iorio, 333 E 106, to Saranac Realty Co, 149 Bway. 1,000

Chrystie st, cor Houston, see Houston E, cor Chrystie.

Chrystie st, 138-40, see Rivington, 19-21.

Chrystie st, see Rivington, see Rivington, 19-21.

Croton st (8:2123), ss, 85.5 w Ams av, 25x18.5 to ns 165th x25.4x14.5; also 165TH ST (W) (8:2123), ns, 139.5 w Ams av, 25.4x 26.6 to ss Croton x20x22.6; also AMSTERDAM AV (8:2123), swc Croton, 24.8x93x 24x89.5; also AMSTERDAM AV (8:2123), ws, at ss land estate Eliza B Jumel, runs w100xs50xe50 to av xn50 to beg; this prop given as additional security to mtg recorded Dec17'08; pr mtg $——; Nov5'14; Jan13'15; 5y6%; Perry Av Constn Co, 71 Nassau; Andw T Gregory in bond; to Henry Siebert Jr, 562 W 161. 5,000

Croton st, ns, 85.5 & 139.5 w Ams av, see Croton, ss, 85.5 w Ams av.

Croton st, swc Ams av, see Croton, ss, 85.5 w Ams av.

Delancey st, 21-5, see Rivington, 19-21.

Elizabeth st, 309-13, see Bleecker, 18-24.

Goerck st, 117, see Stanton, 319.

Grand st, 208 (2:470), ext of mtg for $31,000 to Sept14'19, 5%; Nov30'14; Jan13 '15; Geo G Kip with Onofrio Lopinto, 5 Lafayette, et al. nom

Grand st, 208 (2:470); agmt to apply rents of $340 monthly up to Dec1917 to secure 2d mtg for $10,000; pr mtg $41,000; Jan8; Jan12'15; Raymond Guarini & Domenico Candela, 23-5 Bowery, holders of 2d mtg, with Onofrio & Carmelo Lopinto & Pietro Meli, owners of prop. nom

Hamilton ter, 53-61 (7:2050), es, 504.6 n 141st, —x—; ext of mtg for $162,500 to Dec20'17, 5¾%; Dec29'14; Jan12'15; Excelsior Savgs Bank with Hamilton Terrace Co. nom

Hamilton Terrace, 53-61; agmt as to ownership of bond & mtg for $162,500; Jan6; Jan12'15; Lawyers Mtg Co with Excelsior Savgs Bank, 50 W 24. nom

Houston st E (2:427), cor Chrystie; leasehold, theatre, chattels, etc.; Jan6; Jan9'15; due & int as per notes; Thomashersfsky Theatre Co to Martin Berlin, 31 5 av, Rockaway Park, LI, & Max Sapiro, 58 W 118. 5,000

Hudson st, 114 (1:189); sal Ls; Jan7; Jan12'15; demand, 6%; Stephen M Speth to Lion Brewery, 104 W 108. 2,000

Jackson st, 39 (1:261), ws, 50 n Cherry, 25x100x28.4x100; ext of mtg for $19,500 to Dec16'19, 5%; Dec16'14; Jan14'15; Ida Jaffe, 22 Hope st, Bklyn, with Jos S Parry, gdn of Lydia & Maria W Parry. nom

Lenard st, 51 (1:179), ns, 188.10 e Hudson, 25x74.6x25x74.3; Jan13'15; 5y5%; Robt L Shepard to American Mtg Co. 8,000

Ludlow st, 20 (1:297), es, 151.7 s Hester, 25.1x87x25.3x87; deed recorded as mtg & given as collateral security for loan of $2,000 as per statement filed & RT of $10 paid; pr mtg $22,500; Jan11; Jan14'15; Beni Asch to Herman Tolk, 367 Grand.

Madison st, 211 (1:271); ext of mtg for $27,000 to Jan1'20, 5%; Sept24'14; Jan13 '15; Alonzo G Van Nostrand, 1 Main st, Fairhaven, Mass, with Saml & Jennie Katz, 120 W 112, & Celia & Jos Lampert, 211 Madison. nom

Mulberry st, 118 (1:205); str Ls; Jan13; Jan14'15; demand, 6%; Bartolomeo Di Costanzo to Saranac Realty Co, 149 Bway. 1,500

Mulberry st, 227 (2:495), ws, 141.9 n Spring, runs w98.11xn24.11xe26.11xn0.1xe—to st xs25 to beg; pr mtg $5,000; Jan12; Jan14'15; 2y6%; Mary Levien & Eleanor or Nellie McGill Conner to Esther Schnitzer, at the Bon Ray, 92 5 & Madi av. 2,000

Norfolk st, 66, see Broome, 209.

Perry st, 173, see West, 417-9.

Prospect pl, 48 (5:1355), ext of mtg for $4,000 to Dec19'17, 5%; Jan2; Jan8'15; Louis M Josephthal, 26 E 73, as trste, with Theresa Nevin, 48 Prospect pl, indivíd & admrx Thos Nevin, decd. nom

Rivington st, 19-21 (2:420), sec Chrystie, 50x51, also CHRYSTIE ST, 138-40 (2:419), sec Delancey (Nos 21-5), 50.7x100.6x50.6x 100.5; also RIVINGTON ST, 146 (2:354), nwc Suffolk (Nos 119-23), runs w34xn7.6xw44xn25xe78 to ws Suffolk xs100 to beg; Jan13'15; due Jan1'19, 6%; Louis Perlstein to Morris Levy, 143 W 111. 11,000

Rivington st, 146, see Rivington, 19-21.

Stanton st, 319 (2:329), also GOERCK St, 117, sal Ls, Jan12; Jan13'15; demand, 6%; Sol Juskovitz to Jacob Ruppert, 1639 3 av. 2,500

Suffolk st, 119-23, see Rivington, 19-21.

Sylvan pl (8:2109), ss, begins 20 W Jumel ter & 75 n 160th, runs n34.6 to ss Sylvan pl xw19.6xs34.6xe19.6 to beg, with AT to land in said pl; sub right of way; Jan 11'15; 3y6%; also S Routh to Commonwealth Savgs Bank, 2007 Ams av. 2,000

Thompson st, 128-30 (2:516), es, 95 n Prince, 40x95.6x40x95.4; pr mtg $40,000; Jan12; Jan14'15; 5y5%; Paolo Corsiglia, of Bklyn, to Benedetto Casagrande, 287 Sackett, Bklyn. 7,000

Thompson st, 218-20 (2:537); sal Ls; Jan 5; Jan13'15; demand, 6%; Angelina Colucci to Lion Brewery, 104 W 108. 4,772.53

West st, 373 (2:603), store fl; also WEST ST, 373-5, 2d fl; mtg on Ls to secure performance of assumption of balances of $3,250 & $750 due on chattel mtgs; Dec29 '14; Jan8'15; due & int as per chattel mtg; Barnett Itkin to Morris Fishbein, 101 E 115. 4,000

West st, 373-5, see West, 373.

West st, 417, 418 & 419 (2:637) nec Perry (No 173), 73x70.6x54.8x86.4; agmt modifying clause in mtg recorded Dec5'14 which provides that mtg shall be sub to mtg for $5,500 to be placed on 419 West st or any new mtg in lieu of mtg for $26,000 & such mtg for $5,500 not to exceed $31,500, etc; Jan13; Jan14'15; St Johns Park Realty Co, 55 Liberty, with Wm L Condit, at Hoboken, NJ. nom

41H st, 77 E (2:460), ns, 200 w 2 av, 25 x96.2; pr mtg $30,000; Jan2; Jan14'15; 3y 6%; Nathan Paul, of Bklyn, to Emilie Falkenstein, 420 W 118. 5,000

41H st ,167 E (2:482), asn Ls by way of mtg in trust to secure $1,000; pr mtg $3,400; Feb18'14; Jan9'15; installs, monthly, 2½%; Thos Windmuller of St Albans, B of Q, to Sophie Cassellius, 487 1 av. 1,600

5TH st, 431 E (2:433); receipt of $3,150 on a/c of mtg for $6,500 & now existing $2,600 unpaid; Jan11; Jan12'15; Frances Grisch to Moses L Krim, 431 5th. ——

10TH st, 114 E (2:465), ss, 193.4 e 3 av, 18x80.6x18.6x77.7; Nov21'14; Jan12'15; due Jan12'16, 6%; Pauline Zeeb or Oechsle, of Ulm, Germany, to Clara Czerny, 1136 E 15, Bklyn. 3,000

11TH st, 318 E (2:452), ss, 350 w 1 av, 25 x94.10; ext of mtg for $26,000 to Dec15'19, 5%; Dec15'14; Jan8'15; Meyer Goldberg, 301 Grand, with Mary W Pell. nom

12TH st, 72 W (2:530), ss, 187.10 e 6 av, 19.4x103.3; Jan14'15; 3y5½ & 6%; Pierre F Macdonald to Harford W H Powel, 22 Kay st, Newport, RI, et al, trstes Saml Powel. gold 12,000

13TH st, 509-11 E (2:407), ns, 121 e Av A, 37.6x103.3; PM; Jan13; Jan14'15; 3y5%; Benj Harris to N Y Trust Co, 26 Broad. 38,000

15TH st, 58 W (3:816), ss, 25x103.3; ext of mtg for $45,000 to Jan1'18, 4½%; Jan 7; Jan13'15; Wm Ottmann, gdn Arthemise B Ottmann, with Louis Ottmann. nom

15TH st, 243 W (3:765); ext of mtg for $20,500 to Jan2'18, 5% Nov15'14; Jan12'15; Jno Muth, 44 Cliff av, Yonkers, NY, with Bessy C Coles, 2010 Delancey pl, Phila, Pa. nom

18TH st E, swc 1 av, see 1 av, 311.

19TH st, 352 W (3:742); ext of mtg for $8,000 to Jan8'18, 5½%; Jan11'15; Title Guar & Trust Co with Fredk Glock, 352 W 19. nom

21ST st, 2-8 E, see 5 av, 141-7.

27TH st, 235 E (3:908), ns, 150 w 2 av, 25x98.8; PM; pr mtg $23,500; Oct17'14; Jan 12'15; 5y6%; Coral Realty Co, 58 W 128, to Sam'l Rosendorf, 125 E 83. 8,000

31ST st, 113-113½ E (3:887), ns, 166 e 4 av, 34x98.9; ext of mtg for $31,000 to Jan7'20, 5%; Jan7; Jan12'15; Josephine E Daly with Bowery Savgs Bank, 128 Bowery. nom

32D st 410 E (miscl); certf as to chattel mtg for $8,500 to secure note; Jan7; Jan 9'15; Acme Electric Garage to Herman Hirsch.

34TH st, 206 E (3:914), ss, 80 e 3 av, runs s44.5xe1.1xs45.9xe23.11xn90.2 to st xw 25 to beg; Jan11'15; due & int as per bond; Carlotta or Charlotte M Dressler to Title Guar & Trust Co. 15,000

35TH st, 112 E (3:890), ss, 163.4 e Park av, 16.8x98.9; ext of mtg for $30,000 to Feb 14'18, 5%; Jan12; Jan14'15; Bankers Trust Co, 16 Wall, trste will Geo T Perkins, with Walter E Lambert, 112 E 35. nom

36TH st, 506 W (3:707), ss, 100 w 10 av, runs s98.9xw50xn13.8xe31xn85 to st xe19 to beg; AT; pr mtg $6,000 on this & prop adj on w; Jan4; Jan14'15; due & int as per bond; Andw J Kiernan of Leonia, NJ, to Laurence Curnen, 259 W 44. 3,417.74

40TH st, 520 W (3:711), ss, 300 w 10 av, 25x98.9; AT; pr mtg $——; Dec31'14; Jan 11'15; due & int as per bond; Hannah Fox, 1890 7 av, to Nathan Goldberg, 67 St Nicholas av. 3,000

48TH st, 601 W, see 11 av, 665.

49TH st, 308 W (4:1039), ss, 175 w 8 av, 25x100.5; Jan9; Jan11'15; due Jan15'18, 5%; Louis K Zitz, of Bklyn, to Chas Faust, 237 Starr, Bklyn. 7,000

51ST st, 220 E (5:1324), ss, 235 e 3 av, runs s100.5xw10xs10xe35xn110.5 to st xw 25 to beg; Dec30'14; Jan13'15; 1y6%; Adolph Bowsky to Richd B Kelly, 16 W 42. 8,000

52D st, 130 W (4:1004), ss, 425 w 6 av, 25x50.10; Jan8'15; 5y5%; Annie Bonner to American Mtg Co. 10,000

55TH st, 444 W (4:1064), ss, 250 e 10 av, 20x100.5; deed recorded as mtg as per statement filed & recording tax of $30 paid to secure bond; pr mtg $3,000; Jan8; Jan13'15; due & int as per bond; Thos F Devine to National Surety Co, 115 Bway. nom

63D st, 403 E (5:1458); ext of mtg for $13,000 to Jan2'18, 5%; Jan2; Jan14'15; Chas A Robinson, 62 Winter st, Portland, Me, & ano, trstes Chas A Robinson, will Agnes H Robinson, with Danl Spitzer, 24 Nassau pl, et al. nom

64TH st, 170 E (5:1398), ss, 254.2 w 3 av, 20.10x100.5; pr mtg $10,000; Jan14'15; 3y4%; Fanny Blath to Saml M Schwab Jr, 24 White. 1,500

64TH st, 345-9 E, see 1 av, 1185-7.

65TH st, 325 E (5:1440), ns, 335 w 1 av, 20x100.5; PM; Jan11'15; due Jan1'18, 5½%; Mary N Murtaugh, of Irving av, Floral Park, LI, to Theo W Rockwell, 360 W 120. 4,500

66TH st, 217 E (5:1421), ns, 270 e 3 av, 40x100.5; ext of mtg for $27,000 until Mar 27'16, 4½%; Mar27'13; Jan8'15; N Y Title Ins Co with Geo Willi Jr, 117 E 86. nom

71ST st, 340 E (5:1445); sal Ls; Jan13; Jan14'15; demand, 6%; Martin Teyere to Jacob Ruppert, 1639 3 av. 1,481.10

71ST st, 113 W (4:1113), ns, 100 w Col av, —x— also 71ST ST, 115 W, ns, 150 w Col av, —x—; certf as to two mtgs for $7,500 ea; Jan4; Jan13'15; Hennessy Realty Co to Pollack & O'Neill, 320 Bway. ——

71ST st, 115 W, see 71st, 113 W.

72D st, 28 E (5:1386), ss, 40 e Mad av, 18.3x80; pr mtg $——; Aug30'14; Jan14'15; demand, 6%; 784 6th Av, Inc, to Robt E Phelan, of Garden City, LI. 9,000

72D st, 28 E; certf as to mtg for $5,000; Aug30'14; Jan14'15; same to same. ——

73D st, 109 E (5:1408); ext of mtg for $60,000 to Apr16'18, 5%; Jan9; Jan12'15; Hy T Sloane with Chas H Russell. nom

73D st, 126 E (5:1407), ss, 231.3 e Park av, 18.9x102.2; Jan13'15; 3y5%; Jeannette Le Brun Parsons to Bowery Savgs Bank, 42 Bowery. 9,000

73D st, 509 E (5:1487), ns, 248 e Av A, 25x108.1x25.4x112.3; pr mtg $8,000; Jan 5; Jan12'15; 3y6%; Pokrok Realty Co, 324 E 71, to Jos Klecka, 311 E 61. 2,000

75TH st, 258 W (4:1166), ss, 41 e West End av, runs s25.6xse8.2xs13.9xse5.7xs23.10 xe11.3xn72.5 to st xw22 to beg; Jan14'15; 3y5%; Guiseppino E Dietz, 258 W 75, to N Y Trust Co, 26 Broad. 10,000

76TH st, 124 E (5:1410), ss, 169 w Lex av, 17x102.2; PM; Jan11; Jan12'15; due & int as per bond; Gertrude A Vanderbeck to Chas Levi, 124 E 76, et al. 18,000

76TH st, 130 E (5:1410), ss, 116 w Lex av, 18x102.2; PM; Jan11; Jan12'15; due & int as per bond; Gertrude A Vanderbeck to Ciara A Feuchtwanger, 6 W 70. 18,000

78TH st, 443 E (5:1473), ns, 144 w Av A, 25x102.2; Jan2; Jan8'15; due & int as per bond; Stephan Kaldrovics & Morris Kite to Ernst Koch, 781 E 176. 13,500

78TH st, 443 E; sobrn of mtg for $4,000 to mtg for $13,500; Jan7; Jan8'15; Andw J Neubauer, 141 India, Bklyn, with same. nom

86TH st, 28 W (4:1199); ext of mtg for $27,500 to Jan1'18, 5%; Jan4; Jan13'15; Albt W Scholle & Alex Herman, firm Scholle Bros, with Benj H Homan, 28 W 86. nom

87TH st, 72 E (5:1498); ext of mtg for $23,000 to Jan1'18, 5%; Jan4; Jan11'15; Stella M Neuberger et al, trstes for Florence Neuberger, will Benno Neuberger, with Jessie Ash, 1200 Madison av, et al. nom

87TH st, 244 E (5:1532), ss, 125 w 2 av, 25x100.8; ext of mtg for $15,000 to Jan14 '19, 5%; Jan14'15; Julius Goebel, 120 E 95, with Sophia Fry, 173 E 95. nom

89TH st, 75-7 W, see Col av, 601-7.

93D st, 340 E (5:1555), ss, 75 w 1 av, 25x 75; pr mtg $13,000; Jan7; Jan8'15; due Jan1 18 or sooner, 6%; Mary Nauen to N Henry W Schutt, 32 Eldorado pl, Weehawken, NJ. 2,400

96TH st, 161 E (6:1621), ns, 120 e Lex av, 25x100.11; pr mtg $——; Jan5; Jan8'15; due April'17, 6%; Selian Neuhof & Della, his wife, to Olga G Neuhof, 157 E 81. 2,500

96TH st, 161 E; agmt as to equality of two mtgs each for $2,500, held by parties of 2d & 3 pts; pr mtg $17,000; Jan5; Jan 8'15; Selian Neuhof, owner of premises, with Oscar Malnek & ano, gdns of Janet Malnek, 35 W 96, party 2d pt, & Olga G Neuhof, 157 E 81, party 3d pt. nom

97TH st, 13 W (7:1833), ns, 150 w Central Park W, 25x100.3; Jan12'15; 1y5%; Cath Farrell to Bowery Savgs Bank, 128 Bowery. 6,000

101ST st, 104 E (6:1628); ext of mtg for $6,000 to Oct28'17, 5½%; Jan12; Jan 14'15; Joel Rosenthal, 104 E 101, with Bernhard Lichtenberg, 9 N 10 av, Mt Vernon, NY. nom

101ST st, 186 E (6:1628); ext of mtg for $16,000 to Feb1'18, 5%; Dec31'14; Jan12 '15; Margaretha Boehm with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

101ST st, 124 W (7:1855), ss, 350 w Col av, 25x100.11; pr mtg $18,000; Jan4; Jan 12'15; 3y or sooner, 6%; Saml J Hyman, 111 W 117, to Eliz Dillon, 1435 Lex av. 3,000

104TH st, 144 W (7:1858), ss, 460 w Col av, 24.6x100.11; ext of mtg for $32,000 to Nov1'17, 5%; Dec31'14; Jan8'15; August E Uihlein, 600 West End av, with Union Dime Savgs Bank, 701 6 av. nom

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108TH st, 410-2 E (6:1701), ss, 195 e 1 av, 40x100.11; 1-6 pt, Dec31'14; Jan11'15; 6 each, nos as per agmt, Fannie Hirsch, o, Washington, ld, to Bertha Staud, of ... 3,500

111TH st, 62-6 W (6:1594), ss, 100 e Lenox av, 25x8x71.10, Jan15, Jan11'15, 3y 6%, 111th St Constn Coupn to Ely C Ross-man, 31 E 63, & ano, trstees will Alice Chrauin, at E 63, & ano, trstees will Alice Chrauin, at E 63, & ano, trstees will Alice Chrauin, at

149TH st E (9:2327), ss, 154.7 w 3 av, 50x106.6; ext of $50,000 mtg to June7'17 at 4½%; Dec22'14; Jan9'15; Geo F Moody with Michl J Adrian Corpn, 137 E 34 (R S 50 cts). nom

154TH st, 412-4 E (9:2375), ss, 120 e Melrose av, 50x100; Jan5; Jan9'15; 3y6%; Paul Mittelstaedt, 412 E 154, to Veronica Valentine, 487 E 144. 5,000

169TH st E (10:2718), ss, 93.5 nw Fox, runs sw67.2xs30xw20.11xn42.11xw12.3xnw 41.5xne28.7xne61.4 to st xse60 to beg, except gore at sec lot 21, blk 471, map pt Fox Est, runs n30xs— to nec lot 24 xe 20.11 to beg; bldg loan; Jan8; Jan12'15; due July11'15, 6%; May Holding Co to Freehold Constn Co, 200 Bway. 3,500

169TH st E (10:2718); same prop; certf as to above mtg; Jan9; Jan12'15; same to same. ——

169TH st E (10:2718); same prop; sobrn agmt; Jan7; Jan12'15; same & Matilda Landsman with same. nom

169TH st E (11:2931), ns, 209.2 e Fulton av, 61x106; ext of $12,000 mtg to Jan 6'18 at 5½%; Jan6; Jan8'15; Title Guar & Trust Co with Second Church of The Disciples of Christ, 595 E 169. nom

187TH st E, swc Crotona av, see Crotona av, 2401.

187TH st E, sec Valentine av, see Valentine av, sec 187.

187TH st E (11:3040), ss, 151 w Wash av, 16.10x100; PM; Jan5; Jan13'15; due Jan1'18, 5½%; Margt Broderick to Annie M Atwood, 17 W 126. 2,000

188TH st E, swc Valentine av, see Valentine av, nec 188.

188TH st E (11:3148), ns, 42.6 e Valentine av, 3 lots, ea 50x102.9; 3 mtgs, ea $36,000; 3 pr mtgs, $—— ea; Jan12; Jan 13'15; due &c as per bond; Tieval Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 108,000

188TH st E (11:3148); same prop; 3 certfs as to above mtgs; Jan12; Jan13'15; same to same. ——

188TH st E (11:3148), ns, 192.6 e Valentine av, 42.6 to ws Tiebout av x102.9; pr mtg $——; Jan12; Jan13'15; due &c as per bond; Tieval Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 38,000

188TH st E (11:3148); same prop; certf as to above mtg; Jan12; Jan13'15; same to same. ——

198TH st E (12:3315), ss, 75 e Creston av, 25x98; pr mtg $——; Dec2; Jan9'15; installs, 6%; Mary S Ryan to Anna Pekowsky, 450 Audubon av. 300

203D st E, swc Hall av, see Post av, sec 203.

203D st E, sec Post av, see Post av, sec 203.

204TH st, 369 E (12:3353), nes, 104.7 nw Webster av, 26.1x136.7x25x144.3; Jan8; Jan 9'15; due &c as per bond; Jacob Zurnieden to Workmens Furniture Fire Ins Co, 241 E 84. 9,000

240TH st E (*), nwc White Plains rd, 59.2x102.4x59.2x100.2; PM; Jan8; Jan9'15; 5x5%; Frank Perito to Max Marx, 419 Convent av. 12,500

241ST st, 321 E (12:3390), ns, 377.4 w Martha av, 25x100; Jan13; Jan14'15; due &c as per bond; Louis R Hall to Title Guar & Trust C, 176 Bway. 1,500

Bartholdi av (*), ns, 25 e Pine av, 25x 100; pr mtg $1,000; Jan6; Jan14'15; 1y6%; Lillian V Algie to Fagan Iron Works, Jersey City, NJ. 375

Bathgate av, 1966 (11:3044), es, 73.3 n 178th, 18x80; pr mtg $5,000; Jan7; Jan 12'15; 2y6%; Bronx Enterprise Co to Wm L Phelan, 2045 Ryer av. 500

Bathgate av, 1968 (11:3044), es, 91.6 n 178th, 17.5x80; PM; pr mtg $——; Jan7; Jan12'15; 3y6%; Bohl Clemens to Bronx Enterprise Co, 309 Bway. 1,000

College av (9:2439), ws, 380 s 169th, 25x 82x20x85; pr mtg $5,000; Jan4; Jan9'15; due &c as per bond; Phelan Bros Constn Co, 2045 Ryer av, to Mary E Shea, 593 E 180. 1,450

Crotona av, 2401 (11:3105), nwc 187th, 75x80; pr mtg $5,000; Jan4; Jan9'15; due &c as per bond; Cosenzo Bldg Co, 724 E 187, to Hyman Globe, 1303 Franklin av, & ano. 4,300

Decatur av (12:3275), es, 178.10 n Kingsbridge rd, 25.2x80.9 to Webster av x25x 77.9; Jan11; Jan12'15; demand, 6%; Hitchcock Bldg & Constn Co to Jas G Wortz, 337 West End av. 12,000

Decatur av (12:3275); same prop; certf as to above mtg; Jan11; Jan12'15; same to same.

Decatur av, 2641 (12:3282), ws, 100 n 194th, 50x161.1x50x164, except pt for av; PM; Dec24'14; Jan8'15; due &c as per bond; Helen Strauss, 396 E 170, to Mary Annan, 2545 Webster av. 2,000

Ellsworth av (*), ws, 200 s Baisley av, 25x100; Dec30'14; Jan8'15; due &c as per bond; Isaac Fichenbaum to Herbt W Buehrle, 1741 Taylor av. 350

Findlay av, 1114-6 (9:2429-2434), es, 231.8 s 167th, 38.4x100, PM; pr mtg $——; Jan 1; Jan8'15, 5½%; Minnie Hornig to A J Schwarzler Co, 369 E 167. 4,500

Fulton av (10:2609), ws, 50 s 168th, 53.9x 125; Jan11'15; 5y5½%; Wm J Diamond to Lawyers Title Ins & Trust Co, 160 Bway. 35,000

Glebe av (*), ss, 26 e Grace av, 26x 106.11x26x106.9. Jan2; Jan8'15; 3y6%; Alice V Conklin to Wm H Weygandt, 1050 Greene av, Bklyn. 1,000

Gun Hill rd, ss, see Mosholu Pkway N, nes, 312.11 e Gun Hill rd.

Hall av, swc 203d, see Post av, sec 203.

Hoe av, 1160 (10:2752), es, 300 n 167th, 25x100; pr mtg $16,000; Jan5; Jan14'15; installs, 6%; Jennie Amdur, 1028 Prospect av, to David M Palley, 1438 Lincoln pl, Bklyn. 2,800

Honeywell av, 2070 (11:3122), ses, 245 sw 180th, 56.11x98.11; Jan5; Jan13'15; 3y 6%; Arthur W A Weyers to Kate O Reiss, 1439 Morris av. 6,000

Hull av (12:3351), es, 25 s 209th; ext of $2,000 mtg to May28'20, 5%; Dec29; Dec30 '14; Frank Twing with Jos Ettlinger, 317 E 18. (Corrects error in issue of Jan2 when description & per cent were omitted). nom

Jackson av, 738 (10:2645); ext of $5,500 mtg to Nov26'17 at 5½%; Dec22'14; Jan 13'15; Lawyers Mtg Co with Chas T Streeter Constn Co. nom

Monaghan av (*), es, 275 n Jefferson av, 25x100; Jan11; Jan12'15; 3y6%; Saml Fishbein to Wolf Scholnik, 25 Lewis. 1,000

Mosholu Pkway N (12:3324), nes, 312.1 e Gun Hill rd, runs n239.4 to ss Gun Hill rd xe54.1xsw285.7 to Mosholu Pkway N xw 56.5 to beg; pr mtg $5,600; Jan4; Jan8'15; 1y6%; Jno C Fisher to Edw A Acker, 776 Forest av. 2,000

Nelson av (11:2876), nws, at nes Brandt pl, 25x100; Jan8; Jan11'15; 3y6%; Mary F & Sarah I Burke to Louisa Brosang, 563 W 163d. 3,000

North Chestnut dr (*), ss, lot 107 amended map Bronxwood Park, 40x100; Jan7; Jan11'15; 3y6%; Charlotte E Horne, Yonkers, NY, to Paul Zieger, 4226 Matilda av. 1,000

Olinville av (*), es, 200 s 213th, 50x100, except pt for av; PM; Jan7; Jan8'15; 3y 6%; Emily M Garside to Smith Williamson, White Plains, NY. 1,000

Post av (*), sec 203d, 150x100; also HALL AV (*), swc 203d, 100x100, except pt for Adee av; Jan7; Jan8'15; due &c as per bond; Jno Knewitz to Fred Rohl, at Cuba, NY. 4,000

Post av (*); also HALL AV; same prop; sobrn agmt; Jan7; Jan11'15; Marie E Fiorke with same. nom

Prospect av, 1405-7 (11:2962), nwc Jennings (No 775), 43x90.10x67.7x74.4; PM; pr mtg $35,000; Jan7; Jan8'15; due &c as per bond; Saml Teishoff, 77 E 113, to Julius A Schulze, 1312 Chisholm. 6,000

Prospect av, 1405-7; PM; pr mtg $41,000; Jan7; Jan8'15; due &c as per bond; same to Abr Garfunkel, 540 W 144, & ano. 3,000

Prospect av (11:3101), ws, 117.5 s 183d, 23.5x87.9; Jan7; Jan11'15; 3y6%; Margt McSweeney, 2261 Prospect av, to Daisy Freutel, 533 Bergen av. 2,800

Quimby av (*), ss, 299 w Castle Hill av, 50x103, Unionport; Jan7; Jan8'15; 3y6%; Lina Hoffman to Dina Conrad, 917 Olmstead av. 1,000

Quimby av, swc Zerega av, see Zerega av, ws, from Story to Quimby avs.

Road (*), from Westchester to Pelham Bridge —s adj land now or formerly Simon Paul, runs —551.10xse206.9xsw483.2 to beg, except pt for Westchester av; May2'13; Jan14'15; 2y6%; Chas C Jacobs, Bklyn, to Emil Drosse, 2048 7 av. 1,250

Road (*); same prop; Jan2'14; Jan14'15; 1y6%; same & Mary G Reilly, of N Y, to Mabelle S Lamont, 18 3 pl, Bklyn. 1,000

Road (*); same prop; July6'14; Jan14'15; 1y6%; same & Jerome F Reilly to Flora Samuels, 86 Stuyvesant av, Bklyn. 1,050

Sherman av (9:2455), ws, 252.6 n 163d, 45x100; agmt as to share ownership in mtg; Jan7; Jan9'15; American Real Estate Co with Sylvester Pope, 424 Central Park W, et al, trstes Josephine L Peyton. nom

Sherman av (9:2455), ws, 252.6 n 163d, 45x100; agmt as to share ownership in mtg; Jan7; Jan9'15; American Real Estate Co with Wm L Condit, Hoboken, NJ. nom

Southern blvd, nwc Fairmount pl, see Fairmount pl, nwc So blvd.

Stebbins av (11:2970), ns, 128.4 nw Lyman pl, runs nw69.4xw44.11xs53.6 to beg; PM; Dec28'14; Jan8'15; due May1'15, 6%; Asher Cohen, Bklyn, to Peter Radicchi, 2525 Ams av. 1,500

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs nw69.4xw10.11xs53.6 to beg; PM; pr mtg $1,500; Dec28'14; Jan8'15; due May1'15, 6%; Lystch Realty & Holding Co to Asher Cohen, 111 Conover, Bklyn. 500

Stebbins av (11: 2973), ses, 250 n 169th, 26.5x132.10x26.5x131.4; ext of $5,650 mtg to Sept15'15 at 6%; July22'14; Jan14'15, Henry Wacker with Realty & Commercial Co, 30 Church. nom

Story av, nwc Zerega av, see Zerega av, ws, from Story to Quimby avs.

Taylor av (*), ws, 225 s Morris Park av, 25x95; ext of $3,500 mtg to Jan7'18 at 5½%; Jan5; Jan8'15, Philip J Scuard with Jno J McNamara, 1739 Taylor av (R S 50 cts). nom

Tiebout av, ns, 192.6 e Valentine av, see 188th st E, ns, 192.6 e Valentine av.

Tinton av, 956 (10:2669), es, 162.4 n 163d, 72.11x132.2; certf as to mtg for $8,000; Jan31'12; Jan13'15; Kramer Contracting Co to Abel King & ano. ——

Tinton av, 956; certf as to mtg for $8,000; Jan31'12; Jan13'15; same to same. ——

Topping av (11:2798), ws, 280 n 174th, 50x100; ext of $4,000 mtg to Oct31'16 at 6%; Jan6; Jan14'15; Edw Perpect with Topping Ave Co, 1751 Topping av. nom

Undercliff av (11:2880), ws, 169.11 n Washington Bridge Park, 50x143.9x50x 140; Jan13; Jan14'15; due June10'16, 6%; E Osborne Smith to Eckardt V Eskesen, Perth Amboy, NJ. 3,500

Valentine av (11:3148), nec 188th, 102.9 x12.6 pr mtg $——; Jan12; Jan13'15; due &c as per bond; Tieval Bldg Co to Manhattan Mtg Co, 200 Bway. 38,000

Valentine av (11:3148); same prop; certf as to above mtg; Jan12; Jan13'15; same to same. ——

Valentine av (11:3147), sec 187th, runs e100xs33.3xw15xn25xw85 to av xn13.3 to beg; Jan8; Jan11'15; due &c as per bond; Russo-Iodice Realty Co to North Side Mtg Corpn, 391 E 149. 3,000

Van Nest av, 618 (*); ext of $4,000 mtg to Jan1'20 at 5%; Jan7; Jan11'15; Chas Sass with Jacob A Zaug, 618 Van Nest av. nom

Wales av (10:2653), es, 200 n 150th, 25 x105; also WALES AV (10:2653), es, 175 n 150th, 25x105; Jan7; Jan8'15; installs, 6%; Mary E Hoar to Bronx Security & Brokerage Co, 258 E 138. 270

Wales av, es, 175 n 150th, see Wales av, es, 200 n 150.

Webster av, ws, abt 178.10 n Kingsbridge rd, see Decatur av, es, 178.10 n Kingsbridge rd.

White Plains rd, nwc 240th, see 240th E, nwc White Plains rd.

Willis av (9:2287), es, old line, 110 n 142d, 20x100; pr mtg $7,000; May2'14; Jan 8'15; 3y6%; Fredk & Wm Kroepke to Augusta Kroepke, 413 E 146, et al. 1,600

Zerega av (*), ws, from Story av to Quimby av, 216x305; also ZEREGA AV (*), es, from Story av to Quimby av, 216x105; also WESTCHESTER CREEK, (*), ws, from Story av to Quimby av, 216x250 on Story av x—x214 on Quimby av, with rights to creek, &c, Unionport; certf as to mtg for $30,901.18; Jan8; Jan11'15; Municipal Asphalt Co, Inc, to Fredk J Beale. ——

Zerega av (*), ws, extends from Story to Quimby avs, 216x305, except pt for av also ZEREGA AV (*), es, bet Story & Quimby avs, 216x105; also WESTCHESTER CREEK (*), ws, extends from Story to Quimby avs, 216x214x216x250; Jan8; Jan 11'15; 1y6%; Municipal Asphalt Co, Inc, 1451 Bway, to Fredk J Beale, 535 W 155 30,901.18

Zerega av, es, from Story to Quimby avs, see Zerega av, ws, from Story to Quimby avs.

2D av (*), ws, 400 n 2d, 25x100, except pt for Olinville av; pr mtg $4,500; Jan13; Jan14'15; due Jan1'17, 6%; Bertha Fahrenholz, Jersey City, NJ, to Matilda Nolte, 355 E 88. 1,000

3D av (11:2941), ws, 17.9 s St Pauls pl, 26x129.9x25.10x131.4; pr mtg $5,100; Jan7; Jan14'15; 2y6%; Miel Berensky, 511 E 149, to Annie Goldstein, 1539 Fulton av. 1,200

3D av (11:2921), ws, 150 ne 170th, 50x 128.8x50x124.9; ext of mtg for $48,000 to Oct1'19 at 5%; Jan5; Jan8'15; Madeira Realty Corpn with Metropolitan Life Ins Co, 1 Mad av. nom

3D av (11:2921), ws, 201.9 n 173d, 50.1x 131.8x50x131.3; ext of mtg for $48,000 to Oct1'19 at 5%; Jan5; Jan8'15; Madeira Realty Corpn with Metropolitan Life Ins Co, 1 Madison av. nom

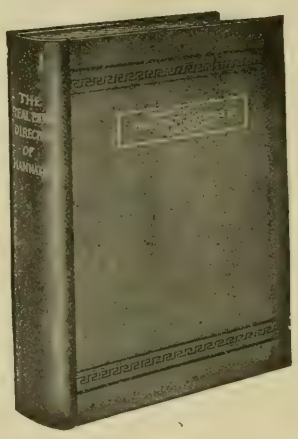
Plot (10:2606) begins 630.11 n Eastern blvd & 330 e lands N Y, N H & H R R Co, runs w130xn100xe130xs100 to beg, except easement of right of way 30 ft wide; pr mtg $——; Oct28'14; Jan9'15; demand, 6%; Factory Sites, Inc, to East Bay Land & Impt Co, 25 Pine. 15,000

Plot &c (10:2606); same prop; certf as to above mtg; Oct28'14; Jan8'15; same to same. ——

Westchester Creek, ws, from Story to Quimby avs, see Zerega av, ws, from Story to Quimby avs.

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2445 New York, January 23, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, ws, blk 2237-43-44.
Allen st, 44, 128-30 & 169-71.
*Ann st, 44-50 (or Fulton st, 119-125).
Bedford st, 14-6.
Canal st, 394.
Chatham sq, 11-12.
Forsyth st, 39-39½
Fulton st, 119-125.
Mercer st, 276-8.
Monroe st, 39.
Prince st, 177.
Sullivan st, 142.
Thompson st, 222-4.
*Washington pl, 4-6 (or Mercer st, 276-8).
Washington sq E, 80.
Washington st, 23.
Willett st, 5.
4th st, 116 E.
*4th st, 41 W (or Washington sq E, 80).
5th st, 817 E.
6th st, 522 E.
8th st, 316 E.
9th st, 642 E.
10th st, 238 E.
11th st, 846 E.
12th st, 269-71 W.
13th st, 333 E.
16th st, 645 E.
16th st, 423 W.
19th st, 423-7 W.
20th st, 24 W.
27th st, 49-55 W.
28th st, 325-7 E.
33d st, 313 E.
39th st, 125 E.
43d st, 511-3 W.
44th st, 220-2 E.
52d st, 9 W.
54th st, 434 W.
57th st, 47 E.
58th st, 116-20 E.
60th st, 207 W.
69th st, 333 W.
71st st, 25 & 58 W.
76th st, 122, 126-8 & 134 E.
80th st, 443 E.
82d st, 16 E.
83d st, 166 E.
89th st, 70 W.
*91st st, 26-8 E (or Mad av, (1266-70).
*92d st, 301 W (or West End av, 661).
93d st, 253-5 W.
96th st, 113 E.
99th st, 85 E.
*100th st, 23 W (or Manhattan av, 2).
103d st, 119 E.
*108th st, 301-3 E (or 2d av, 2102).
108th st, 315-37 E.
*108th st, 339-41 E (or 1st av, 2105-7).
110th st, 170 E.
111th st, 25-7 & 70 E.
112th st, 174 E.
112th st, 203-5 W.
113th st, 200 W.
*113th st, 319 W (or Manhattan av, 312).
114th st, 233 E.
117th st, 169 E.
117th st, 54 W.
118th st, 513-7 E.
119th st, 417-9 E.
120th st, 329-35, 339 & 406-8 E.
*120th st E (nec Madison av, 1839), blk 1747-1.
120th st, 221 W.
121st st, 244 W.
123d st, 240 W.
124th st, 310 & 360 E.
126th st, 40 E.
127th st, 126 E.
130th st, 118 W.
133d st, 31-3 E.
133d st, 12, 43 & 47 W.
136th st, 102 W.
137th st, 124 & 178 W.
140th st, 57 & 219 W.
143d st, 233 & 252 W.
*144th st, 448 W (or Convent av, 336).
144th st, 520 W.
150th st, 420 W.
165th st, 550 W.
170th st, 555-61 W.
*176th st, 594-6 W (or St Nich av, 1324-8).
183d st, 565 W.
*191st st, 601 W (or St Nicholas av, 1609-27).
*192d st, 600 W (or St Nicholas av, 1609-27)
209th st W, ns, blk 2190-35.
210th st W, ss, blk 2190-15.
213th st W, ns, blk 2194-42-45.
Av B, 197-9.
Broadway, 241 & 3254.
Broadway, es, blk 2170-96.
Central Park W, 442-3.
Columbus av, 973.
Convent av, 336.
Ft Washington av, 97.
*Haven av, ws (or Riverside dr, es), blk 2177-216.
Madison av, 1266-70, 1483 & 1839.
*Madison av (swc 126th st, 40 E), blk 1750-56.
Manhattan av, 2 & 312.
Morningside av E, 32.
Park av, 1406.
Pleasant av, 1406.
Pleasant av, 389-93.
Riverside dr, 865.
Riverside dr, es, blk 2177-216.
St Nicholas av, 454, 1324-8 & 1609-27.
West End av, 661.
1st av, **504, 997** & 2105-7.
2d av, 544, 655, 2102, 2272 & 2290-2.
3d av, 1813 & 1869-73.
5th av, 1466-72 & 1489.
*7th av, 1862 (or 113th st, 200 W).
7th av, 2528 & 2308-10.
8th av, 2123-5, 2655 & 2672.
10th av, 643.
10th av, es, blk 2206-4-6.

WILLS.

Mulberry st, 229.
90th st, 111 W.
3d av, 1568.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrents System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
Ts—Torrents System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as srecorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 15, 16, 18, 19, 20 & 21.

Academy st (8:2237-43-44), ws, 225 n Bway, 50x145.5x50.7x137.6 with AT to any strip adj on w, vacant; Jos E Marx to Hudson Investing Co, 27 Cedar; mtg $5,000; Jan16; Jan18'15; A$7,000-7,000 (R S $2). nom

Allen st, 44 (1:308-1), es, 75 n Hester, 25x65.7, 5-sty bk tnt & strs; Reciprocity Realty Co to Rose Weiss, 203 E 174; AL; Sept14'14; Jan19'15; A$16,000-22,000. O C & 100

Allen st, 128-30 (2:415-52), ses, 151 s Rivington, 42x87.6, 6-sty bk tnt & strs; David Wasser to Ida Galewski, 145 W 127; mtg $52,500 & AL; Jan14; Jan18'15; A$33,-000-58,000 (R S $1). O C & 100

Allen st, 169-71 (2:416-20-21), ws, 75 s Stanton, 50x87.6, 2-6-sty bk tnts & strs; Rose Greenberg to Bertha Greenberg, 1721 Fulton av, Bronx; mtg $61,140 & AL; Dec 10'14; Jan18'15; A$34,000-62,000 (R S 50 cts). O C & 100

Ann st, 44-50, see Fulton, 119.

Bedford st, 14-6 (2:527-7), es, 58.10 s Downing, runs e75.1xs17.6xe24.1xs13.3xw 99.8 to st xn38.11 to beg, 6-sty bk tnt & strs; Marietta Bagarozy to Battista Laraia, 3 King; mtg $34,150; Jan2; Jan19'15; A$16,000-42,000 (R S $2.50). O C & 100

Canal st, 394 (1:212-29), ss, 84.3 nw West Bway, runs sw86xw19.10xn6.2xw3.8 xn3xe10.7xn9.9xne78.9 to Canal xse21.1 to beg, 6-sty bk loft & str bldg; Max Korman, of Bklyn, to Harold G Olena, 402 Hancock, Bklyn [46 Vesey] & Adele Q Hover, Ridgewood, NJ; mtg $32,000; Jan6; Jan16'15; A$16,000-29,000. nom

Chatham sq, 11 & 12 (1:162-35-36), ns, 20.5 w Doyers, 40x79.11x37.5x78.6, 1 & 2-sty bk lodging house & strs; Cecilia D Faile et al to Jos Larocque Jr at Bernardsville, N J [40 Wall]; Louise L Tinker, 48 E 57, & Adele L Thomas, at Ridgefield, Conn; AT; AL; Jan6; Jan15'15; A$33,000-43,000 (R S $15). O C & 10

Forsyth st, 39 & 39½, on map 39 (1:-302-27), ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; Albert T Ritchie, ref, to 39 & 39½ Forsyth St Co, 20 E 48; mtg $33,000; FORECLOS Dec29'14; Jan15'15; A$27,000-43,000. **1,000**

Fulton st, 119 (111) (1:91-8), ns, 176.1 e Nassau, 25.2x119.11 to ss Ann (No 50) x25.2 x119.7, 4 & 5-sty bk loft & str bldg; A $90,000-105,000; also FULTON ST, 121 (113) (1:91-9), nes, 150 e Nassau, 25x119 to ss Ann (No 48, old No 34), 5-sty bk loft & str bldg; A$90,000-105,000; also FULTON ST, 123 (1:91-10), ns, 125 e Nassau, 25x119 to ss Ann (No 46), 4-sty bk loft & str bldg; A$92,000-102,000; also FULTON ST, 125 (117) (1:91-11), ns, abt 95 e Nassau, 25x 118.11 to ss Ann (No 44) x25.2x118.11, 5 & 6-sty bk loft & str bldg; Harris Mandelbaum et al to 119 Fulton St Corpn [135 Bway]; AL; Jan18'15; A$92,000-105,000 (R S 50 cts). O C & 100

Fulton st, 121-5, see Fulton, 119.

Mercer st, 276-8 (2:546-31), sec Washington pl (Nos 4-6), 49.9x100, 11-sty bk loft & str bldg; Central Bldg, Impt & Investment Co to Premium Holding Corpn, Investment Co to Premium Holding Corpn, 149 Church; mtg $290,000; Jan15; Jan16'15; $80,000-210,000. O C & 100

Monroe st, 39 (1:276-20), ns, 89.4 w Market, 25x100, 4-sty bk tnt & strs & 6-sty bk rear tnt; ½ pt; A$15,500-22,000; also WILLETT ST, 5 (2:336-20), ws, 100.8 n Grand, 27.1x100, 5-sty bk tnt; ½ pt; A$19,000-39,-000; also WILLETT ST (2:336), ws, 100 n Grand, a strip 0.9x100; all title; Harris Poorvu to David Kotler, 5 Willett; B&S; AL; Jan9; Jan15'15 (R S $5). nom

Prince st, 177 (2:517-40), ns, 100.6 Sullivan, 25x95.6, 6-sty bk tnt & strs; Phoenix Ingraham, ref, to Stephen P Sturgess, as TRSTE, at Shelter Island, NY [56 Liberty], plf; FORECLOS Nov10'14; Jan18'15; A$17,000-25,000. **20,000**

Sullivan st, 142 (2:518-37), ws, 175 n Prince, 25x125, 7-sty bk tnt & strs; Jno J Jennings to Jennie Marino, 54 Oak; mtg $40,000; Jan11; Jan20'15; A$17,500-52,-000 (R S $6). nom

Thompson st, 222-4 (2:537-8), es, 275 n Bleecker, 50x85, 6-sty bk tnt & strs; Pietro Perniciaro to Nicola Perniciaro, 222-4 Thompson; mtg $46,000; Jan15; Jan21'15; A$30,000-62,000. O C & 100

Washington st, 4-6, see Mercer, 276-8.

Washington st, 23 (1:14-14), es, 244.7 s Mor, 36.8x67, 5-sty bk tnt & strs; Miriam Rose to Wm F Buzaid, 112 Elm, Danbury, Conn; mtg $23,500 & AL; Jan16; Jan 18'15; A$25,000-31,000 (R S $4.50). O C & 100 av,

Washington sq E, 80 (2:546-3), ses, 56.5 ne 4th, runs ne56xse109.6xsw16xse15.6xsw96.5 to 4th (No 4) xnw25xne56.5xnw100 to beg, 6 & 7-sty bk tnt, str in 4th st; Central Bldg, Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $100,000; Jan15; Jan16'15; A$90,000-105,-000. O C & 100

Willett st, 5, see Monroe, 39.

4TH st, 41 E, see Washington sq E, 80.

4TH st, 116 E (2:541-43), ss, 100 e 2 av, 25x96.2, 5-sty bk tnt & strs; L & S Realty Co to Sadie Harris, 317 E 13; mtg $28,500 & AL; Jan18; Jan21'15; A$18,500-30,000. O C & 100

5TH st, 817 E (2:360-64), ns, 191.4 e Av D, 26.9x97x26.8x97, 6-sty bk tnt; Max Borck et al to Annie Laber, 317 E 4; AT; QC & correction deed; Sept30'14; Jan19'15; A$13,-000-31,000. nom

6TH st, 522 E (2:401-21), ss, 324.7 e Av A, 25.1x97, 5-sty bk tnt & strs; Margaretha Stienes, widow & LEGATEE Louis Stienes to Wm Stienes, 522 E 6, ½ pt, AT; mtg $8,000; Jan14; Jan15'15; A$17,000-22,000 (R S $5). O C & 100

8TH st, 316 E (2:390-15), ss, 288.6 e Av B, 19.10x97.6, 6-sty bk tnt & strs; Minnie Mandel to Louis Wolff, 262 E 7; mtg $28,-250 & AL; Jan19; Jan21'15; A$13,000-27,000 (R S 50 cts). nom

9TH st, 642 E (2:391-27), ss, 133 w Av C, 25x93.11, 5-sty bk tnt & strs; Saml Grossmann to Edw Greenebaum, 301 W 109; mtg $23,500; Jan7; Jan20'15; A$18,000-22,000 (R S 50 cts). V C & 150

10TH st, 238 E (2:451-30), ss, abt 105 w 1 av, 25x92.4, 5-sty bk tnt & strs, 1-sty ext; Star Mtg Co to Abr A Silberberg, 64 E 91; AL; Dec26'14; Jan20'15; A$17,000-24,000. nom

11TH st, 646 E (2:393-30), ss, 83 w Av C, 25x94.9, 5-sty bk tnt & strs; Star Mtg Co to Abr A Silberberg, 64 E 91; AL; Dec 21'14; Jan20'15; A$15,000-21,000. nom

12TH st, 260-71 W (2:615-94), ns, 106 e 4th, runs e54.1xn70.6xw25xn10xw24xs—xe 2.2xse34.10xs22.10 to beg, 6-sty bk tnt; Chas Rubinger to Regina Jacoby, 183 6 av; mtg $70,000 & Jan20; Jan21'15; A$24,-000-80,000 (R S $15). O C & 100

13TH st, 333 E (2:455-49), ns, 221.8 w 1 av, 28.4x103.3, 5-sty stn tnt; Adavine Constn Corpn to Ezekiel Yachnowitz, 656 E 166; B&S; AL; Jan20; Jan21'15; A$21,000-39,000 (R S 50 cts). nom

16TH st, 645 E (3:984-22), ns, 488 e Av B, 25x92, 5-sty bk tnt & strs; Rosa Meyer to Hyman J Levy, 20 E 97; Nov28'14; Jan 20'15; A$7,000-13,000. nom

16TH st, 645 E; Hyman J Levy to Edw Greenebaum, 301 W 109; Jan18; Jan20'15. nom

18TH st, 423 W (3:714-22), ns, 275.2 w 9 av, 24.11x92, 5-sty bk tnt & strs, Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Dec30'14; Jan15'15; A$9,500-16,000. O C & 100

18TH st, 423 W; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Jan11; Jan15'14 (R S $2). O C & 100

19TH st, 423 W (3:717-24), ns, 275 w 9 av, 17x75, 3-sty bk dwg; A$6,000-7,500; also 19TH ST, 425 W (3:717-23), ns, 292 w 9 av, 16.4x75, 3-sty bk dwg; A$6,000-7,500; also 19TH ST, 427 W (3:717-22), ns, 309.4 w 9 av, 16.8x75, 3-sty bk dwg; A$6,000-7,500; Wm W Owens & ano to O S J Realty Co, 93 Nassau; AL; Jan18; Jan19'15 (R S $1). nom

19TH st, 425-7 W, see 19th, 423 W.

20TH st, 24 W (3:821-58), ss, 420 w 5 av, 25x92, 4-sty stn tnt & str, 2-sty ext; Edw D Dowling, ref, to Seamens Bank for Savings, 76 Wall, Plff; FORECLOS Jan18; Jan 14; Jan15'15; A$47,000-57,000 (R S $50). **50,000**

27TH st, 49-55 W (3:829-7), ns, 100 e 6 av, 100x98.9, 10-sty bk hotel Earlington; Metropolitan Impt Co to Earlington Realty Corpn, 100 Bway; CaG; mtg $375,000; Dec17'14; Jan18'15; A$330,000-470,000 (R S $50). O C & 100

28TH st, 325-7 E (3:934-14), ns, 284.2 e 2 av, 40.6x98.9, 6-sty bk tnt & strs; Star Mtg Co to Abr A Silberberg, 64 E 91; AL; Dec30'14; Jan22; Feb2'15; A$17,500-51,000. O C & 100

33D st, 313 E (3:939-11), ns, 179 e 2 av, 16x98.9, 3-sty & b stn dwg; Stuyvesant Real Estate Co to Patk Toner, 309 E 33; Jan6; Jan20'15; A$6,360-8,300 (R S $7.50). **7,250**

39TH st, 125 E (3:895-18), ns, 78 w Lex av, 19.7x98.9, 5-sty stn dwg; J & C Realty Co to Bellemore Holding Co, Inc, 63 Park row; mtg $53,000; Jan20'15; A$40,000-54,-500 (R S $1). O C & 100

43D st, 511-3 W (4:1072-24-25), ns, 175 w 10 av, 50x100.5, 2-5-sty bk tnts & strs; Mortimer Rouse & ano, EXRS Callman Rouse, to Cornelia M Herron, 77 Price av, Lambertville, Pa; mtg $13,000; Jan19; Jan 20'15; A$18,000-37,000 (R S $23). O C & 100

47TH st, 220 E (5:1320-38), ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; Mary Molloy to Wm J Wuest, 238 E 47; mtg $8,000; Jan19; Jan20'15; A$7,500-12,000 (R S $4). nom

47TH st, 222 E (5:1320-37½), ss, 292 w 2 av, 19x100.5, 5-sty bk tnt & str; Mary Molloy et al to Wm J Wuest 238 E 47; Jan19; Jan20'15; A$7,500-12,000 (R S $12). nom

52D st, 9 W (5:1268-27) ns, 250 w 5 av, 25x100.5, 5-sty stn dwg, 3-sty ext; Marion W, wife of & Chas Deering, to Ernest R Winn, 1273 Victor av, Chicago, Ill; QC; Nov18'14; Jan15'15; A$88,000-117,000. O C & 100

52D st, 9 W; Ernest R Winn to Chas Deering, 9 W 52; QC; Nov23'14; Jan15'15. O C & 100

54TH st, 434 W (4:1063-50), ss, 350 e 10 av, 33.4x52.2x33.5x49.8, 5-sty bk tnt & strs; Ensign Realty Co to Eleanor Zeller, 1505 St Nicholas av; mtg $9,000; Jan16; Jan18 '15 & A$9,500-15,000 (R S $2). O C & 100

57TH st, 47 E (5:1293-34), ns, 39 w Park av, 20x80.5, 4-sty & b stn dwg; Morgan J O'Brien Jr to Granby Corpn, 150 Bway; FORECLOS Dec18'14; Jan15; Jan16'15; A $49,000-60,000. **8,100**

58TH st, 116-20 E (5:1312-65), ss, 201 w Lex av, 57x100.5, 9-sty bk tnt; B Farquhar Curtis to Annabella Curtis, both at Scarborough-on-Hudson, NY; B&S; mtg $210,000 & AL; Jan1; Jan18'15; A$73,000-270,000 (R S $65). O C & 100

60TH st, 207 W (4:1152-27), ns, 125 w Ams av, 25x100.5, 5-sty stn tnt & strs; Annie Goldberg to Eva Nitzberg, 62 E 102; ½ pt; QC; AL; Jan15; Jan18'15; A$6,000-14,000. nom

69TH st, 333 W (4:1181-14), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; St John's Park Realty Co to Geo H Budke, 190 Belmont av; mtg $8,000; Jan20'15; A $8,000-16,000. nom

71ST st, 25 W (4:1124-20), ns, 294.7 w Central Park W, 19x102.2, 4-sty & b stn dwg; Alfred Vondermuhill to Antonio Stella, 214 E 16; AL; Jan14; Jan19'15; A $17,000-34,500 (R S $25.50). O C & 100

71ST st, 58 W (4:1123-58), ss, 145 e Col av, 20x100.5, 4-sty & b bk dwg; Yorkshire Realty Corpn to Jas K Hackett, 502 Park av; mtg $22,500; Jan18; Jan20'15; A$18,000-35,000 (R S $8). O C & 100

76TH st, 122 E, see 76th, 134 E.

76TH st, 126-8 E, see 76th, 134 E.

76TH st, 134 E (5:1410-60), ss, 80 w Lex av, 18x102.2, 3-sty & b stn dwg; A$14,000-18,000; also 76TH ST, 126-8 E (5:1410-62-63), ss, 134 w Lex av, 33x102.2, 2-3-sty & b stn dwgs; A$22,000-34,500; also 76TH ST, 122 E (5:1410-64), ss, 202 e Park av, 17x 102.2, 3-sty & b stn dwg; A$13,000-16,500; Frank H Zabriskie, EXR & TRSTE Virginia Zabriskie, to Julius Tishman & Sons, Inc, 18 E 41; mtg $50,500; Jan5; Jan15'15 (R S $21.50). O C & 100

80TH st, 443 E (5:1560-18), ns, 156.2 w Av A, 18.2x102.2, 3-sty & b bk dwg; Hy Pfonnermann to Augusta P Price, 150 Chestnut, Eastpn, mtg $4,000; AL; Jan 20; Jan21'15; A$6,000-7,000 (R S $1). nom

82D st, 16 E (5:1493-62), ss, 250 e 5 av, 25x102.2, 4-sty & b stn dwg, 2-sty ext, Julia C Onativia to J Victor Onativia, her husband, 16 E 82; AL; Dec30'14; Jan15'15; A$60,000-70,000. gift

83D st, 166 E (5:1511-43), ss, 149.8 w 3 av, runs s102.2xw16.1xno.2xeo.6xn52 to st xe15.7 to beg, 4-sty stn tnt; Ashton Parkes, ref, to wm Ashton Parkes, dec'd, 1417 Walnut st, Richmond Hill, NY; FORECLOS Jan3; Jan19'15; A$8,-000-10,000 (R S $6). **6,000**

89TH st, 70 W (4:1202-60), ss, 100 e Col av, 20x100.8, 4-sty & b bk dwg; Fredk W Marks to Lina Weil, 19 E 98; mtg $25,-000 & AL; Jan21'15; A$16,000-29,000. nom

91ST st, 26-8 E, see Madison av, 1266-70.

92D st, 301 W, see West End av, 661.

93D st, 253-5 W (4:1241-8½-9), ns, 100 w Bway, 37x100.8, 2-4-sty & b bk dwgs; Anna M Meeks et al to Bellemore Holding Co, Inc, 63 Park row; mtg $40,000; Jan19; Jan 20'15; A$24,500-55,000 (R S $4). O C & 100

96TH st, 113 E (6:1624-6), ns, 125 e Park av, 25x100.11, 5-sty stn tnt; Albt Jarmulowsky et al, EXRs & TRSTEs of Sender Jarmulowsky, to Jos Jessom Realty Corpn, 135 Bway; mtg $27,000; Jan14; Jan20'15; A$15,000-27,000 (R S $30). **30,000**

99TH st, 85 E (6:1605-35), ns, 25 w Park av, 25x100, 5-sty bk tnt; A$10,000-17,000; also PARK AV, 1406 (6:1610-38), ws, 75.11 s 105th, 25x80, 5-sty stn tnt; A$7,000-14,-000; also 112TH ST, 174 E (6:1639-41), ss, 119.6 w 3 av, 25.6x100.11, 5-sty bk tnt & strs; A$10,000-18,500; also 117TH ST, 169 E (6:1645-26½), ns, 24.6 w 3 av, 19.1x 100.11, 4-sty & b bk dwg; A$8,000-9,000; also 114TH ST, 233 E (6:1664-15), ns, 225 w 2 av, 25x100.11, 5-sty bk tnt; A$8,000-15,500; also 2D AV, 2272 (6:1688-52), es, 50.5 s 117th, 25x84.10, 4-sty bk tnt & strs; A$10,500-16,000; also 2D AV, 2290-2 (6:-1689-51-52), es, 50.5 s 118th, 50.6x100, 2-5-sty bk & stn tnts & strs; A$20,000-36,-000; also 113TH ST, 246 E (6:1731-15), ns, 335 e Lenox av, 16.8x99.11, 3-sty bk tnt & strs; A$4,500-5,000; also 133D ST, 43 W (6:1731-16), ns, 368.4 e Lenox av, 16.8x 99.11, 3-sty & b bk dwg; A$4,500-5,000; also 133D ST, 31-3 E (6:1758-13½-16½), ns, 325 e 5 av, 75x99.11, 2-sty bk & 3-sty fr club house, vacant; A$18,000-19,500; also 127TH ST, 126 E (6:1775-62), ss, 240 e Park av, 19.11x99.11, 3-sty & fr dwg; A $10,000-10,500; also 120TH ST, 329 E (6:1797-14-16), ns, 325 e 2 av, 66.8x100.11, 4-3-sty & b stn dwgs; A$21,200-25,200; also 120TH ST, 339 E (6:1797-17), ns, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; A $5,300-6,300; also 124TH ST, 360 E (6:-1800-30¼), ss, 60 w 1 av, 20x79x26.11x61, 3-sty stn loft bldg; A$4,500-5,500; also 124TH ST, 358 E (6:1800-47), ss, 118.9 e 2 av, 18.9x100.11, 3-sty & b stn dwg; A $6,000-7,000; also 120TH ST, 406-8 E (6:-1807-44-45), ss, 100.2 e 1 av, 37.4x100.11, 2-4-sty bk tnts; A$10,000-18,000; also 119TH ST, 417-9 E (6:1807-11-12), ns, 338 w Pleasant av, 50x100.11, 2-3-sty stn tnts, str in 417; A$14,000-20,500; also PLEASANT AV, 389-93 (6:1808-27-28), ws, 52.10 s 123st, 48x75.3x48x75.11, 3-3-sty & b stn dwgs; A$12,000-15,000; also 118TH ST, 513-7 E (6:1815-8-11), ns, 181.4 e Pleasant av, 91.8x100.11, 4-3 & 1-2-sty & b bk dwgs; A$19,000-23,500; Louis Lese, 133 E 80, to Melrah Realty Co, 35 Nassau; Jan16'15 (R S $10). nom

100TH st, 23 W (7:1836-21), ns, 275.3 w Central Park W, 94.8 to Manhattan av (No 2), x25.11, 5-sty bk tnt & strs; Louis Davis et al to J & C Realty Co, 518 Bway; mtg $48,000; Jan19; Jan20'15; A$27,000-52,000 (R S $16). O C & 100

102D st, 123-5 E, see 102d, 123-5 E, Manhattan mtgs.

103D st, 119 E (6:1631-7), ns, 140 e Park av, 15x100.11, 3-sty & b stn dwg; Irving H Tifft, ref, to City Real Estate Co, 176 Bway; FORECLOS Dec14'14; Jan19; Jan 20'15; A$5,500-6,000. **4,000**

108TH st, 301-3 E, see 2 av, 2102.

108TH st, 315-37 E, see 2 av, 2102.

108TH st, 339-41 E, see 2 av, 2102.

108TH st, 339-41 E, see 1 av, 2105-7.

110TH st, 170 E (6:1637-42), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & strs; Sophie D Levy to Jos Sananes, 2750 W 3, Bklyn; AL; Jan21'15; A$11,000-29,000 (R S $11). nom

111TH st, 25-7 E (6:1617-11½-12), ns, 100 w Madison av, 50x100.11, 2-5-sty bk tnts; Louis Barnett to Bab Realty Co, Inc, 6-8 W 32; mtg $44,000; Jan13; Jan20'15; A$26,000-52,000 (R S $2.50). nom

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111TH st, 70 E (6:1616-46½), ss, 230 w Park av, 16.8x100.11, 3-sty & b stn dwg; Harry Knopp to David Katz, 200 W 113; B&S & CaG; mtg $9,000; Nov10'14; Jan21'15; A$7,500-8,500. nom

111TH st, 70 E; David Katz to Gerson E Citron, 68 E 111; Dec31'14; Jan21'15 (R S $3,500). O C & 100

112TH st, 174 E, see 99th, 85 E.

112TH st, 203-5 W (7:1828-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; A Welles Stump, ref, to German Savgs Bank, 100 E 14, pliff; mtg $65,000; FORECLOS Jan5; Jan18; Jan21'15; A$31,000-81,000. **12,000**

113TH st, 200 W (7:1828-34), swc 7 av, (No 1862), 100x75.11, 7-sty bk tnt; Edw Jacobs, ref, to German Savgs Bank, 100 E 14, pliff; mtg $100,000; FORECLOS Jan5; Jan18; Jan21'15; A$84,000-185,000. **40,000**

113TH st, 319 W, see Manhattan av, 312.

114TH st, 233 E, see 99th, 85 E.

115TH st, 300-2 W, see 8 av, 2123-5.

117TH st, 169 E, see 99th, 85 E.

117TH st, 54 W (6:1610-45), ss, 200 e Lenox av, 25x100.11, 5-sty bk tnt; Anna Stein to Cath Galle, Rome, NY; AL; Oct30'14; Jan20'15; A$14,000-26,000. O C & 100

118TH st, 513-7 E, see 99th, 85 E.

119TH st, 417-9 E, see 99th, 85 E.

120TH st, 329-35 E, see 99th, 85 E.

120TH st, 339 E, see 99th, 85 E.

120TH st, 406-8 E, see 99th, 85 E.

120TH st E, nec Madison av, see Madison av, 1839.

120TH st, 221 W (7:1926-19), ns, 300 w 7 av, 25x100.11, 5-sty bk tnt; Herman A Berls & Lily, D, his wife, to Kath O Berls of Cliffside Park, Grantwood, NJ; ½ RT&I; B&S; mtg $13,500; Dec24'14; Jan15'15; A $14,000-23,000 (R S $1). nom

121ST st, 244 W (7:1926-51), ss, 425 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Lewis A Abrams, ref, to Chas Hernsheim, — Mountain av, West Orange, NJ, & Louis A Cerf, — Lloyd rd, Montclair, NJ, as committee Frank I Hernsheim, pliff; FORECLOS Jan13; Jan18; Jan19'15; A$8,600-10,-500. **7,200**

123D st, 240 W (7:1928-50), ss, 355.9 e 8 av, 13.10x100.11, 3-sty & b stn dwg; Katie F Tucker to Mary E Kennedy, 230 W 126; mtg $6,500; Jan16; Jan18'15; A$7,-200-8,000 (R S $2.50). O C & 100

124TH st, 310 E, see 99th st, 85 E.

124TH st, 360 E, see 99th, 85 E.

126TH st, 40 E (6:1750-56), swc Mad av, 20x83, 3-sty & b stn dwg; Anna E Purdy to Alida M Purdy, 40 E 126; Jan19; Jan 20'15; A$20,000-23,000 (R S $20,500). O C & 100

127TH st, 126 E, see 99th, 85 E.

130TH st, 118 W (7:1914-42), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Beatrice Weymann to Florence M Goodman, 4503 13 av, Bklyn; Nov25'14; Jan20'15; A$11,000-26,000 (R S $2). nom

133D st, 31-3 E, see 99th, 85 E.

133D st, 12 W (7:1730-14), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Ellen McGuire to Greater Cities Investing Co, 256 Bway; mt~ $16,280 & AL; Jan14; Jan19'15; A$7,-000-16,000 (R S $1). nom

133D st, 43 W, see 99th, 85 E.

133D st, 47 W, see 99th, 85 E.

136TH st, 102 W (7:1920-37), ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Walter A Hirsch, ref, to Morris E Weber, 542 W 112, TRSTE will Abbott Hodgman, for Sara K Brush, pliff; FORECLOS Jan4; Jan8; Jan21'15; A$7,000-8,500 (R S $8). **8,000**

137TH st, 124 W (7:1921-46), ss, 300 w Lenox av, 25x99.11, 5-stv stn tnt; Gustav P Helfrich to Chas Mohr, 103 W 137; mtg $21,000; Jan15'15; A$8,000-23,000 (R S $1). O C & 100

137TH st, 178 W (7:1921-58), ss, 125 e 7 av, 25x99.11, 5-sty stn tnt; Chas A Runk, ref, to Rebecca S Jacobus & Jno S Jacobus, Ossining, NY, TRSTES Saml M Jacobus; FORECLOS Nov30'14; Jan15; Jan16'15; A $16,000-46,000. O C & 100

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41x99.11, 6-sty bk tnt; Mildred S Helm to Abr & Silberberg, 64 E 91; mtg $45,000; Aug12'14; Jan20'15; A$8,000-37,-000. nom

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt; Star Mtg Co to Mildred S Helm, 85 Elliott av, Yonkers, NY; mtg $45,000; Aug12'14; Jan 20'15; A$8,000-37,000. nom

140TH st, 219 W (7:2026-18), ns, 324 w 7 av, 28x99.11, 5-sty bk tnt; Eliz Gillies to Karoline A Marschat at Ashley Falls, Mass; mtg $29,000 &AL; Jan14; Jan15'14; A$13,000-29,000 (R S $4). O C & 500

143D st, 233 W (7:2029-22), ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; Minnie Heyman to Louisa Dienemann, 233 W 143; QC; mtg $——; Jan18; Jan19'15; A$10,500-17,000. nom

143D st, 252 W (7:2028-53), ss, 275 e 8 av, 25x99.11, 4-stv bk tnt; Le Grand L Clark to Yale D Benner, 395 E 197, Bronx; B&S; AL; Dec12'14; Jan18'15; A$10,500-13,000. nom

144TH st, 448 W, see Convent av, 336.

144TH st, 520 W (7:2075-43), ss, 225 w Hamilton pl, 87.6x99.11, 6-sty bk tnt; Nathan Blumstine to Fredk H Hoffman, 120 Hauxhurst av; AL; Dec31'14; Jan15'15; A $54,000-140,000. nom

150TH st, 420 W (7:2064-43), ss, 67 e Convent av, 16.6x81.11, 3-sty & b bk dwg; Corporal Realty Co to Katie F Tucker, 149 W 129; mtg $7,000; Jan15; Jan18'15; A $5,500-10,300 (R S $3.50). O C & 100

160TH st W, swc 8 av, Washington av, see Ft Washington av, 97.

163TH st, 550 W (8:2122-81), ss, 148.7 e Bway, 16x103.4x16x104.10, 4-sty & b stn dwg; Maud F, wife Constant N Kauffmann, to Florence S, wife B Elliott Burston, 550 W 165; ½ pt; Jan18'15; A$8,000-12,000 (R S $2.50). O C & 100

170TH st, 555-61 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Isaac F Cohen, ref, to Margt Cameron, 241 W 120, pliff; mtg $——; FORECLOS Jan11; Jan19; Jan21'15; A$30,000-105,000 (R S $1). **1,000**

176TH st, 594-6 W, see St Nicholas av, 1324-8.

183D st, 565 W (8:2154-94), ns, 180 e St Nicholas av, 20x99.11, 3-sty & b bk dwg; Alex D Duff to Eliphalet L Davis, 249 W 22; mtg $11,500 & AL; Jan15; Jan19'15; A $7,200-13,000. nom

191ST st, 601 W, see St Nicholas av, 1609-27.

192D st, 600 W, see St Nicholas av, 1609-27.

192D st, 600 W (8:2169-pt lot 29), swc St Nicholas av (Nos 1619-27), 100x100, 6-sty bk tnt & strs; Roswell C Otheman, ref, to Henry Morgenthau Co, 30 E 42, Pliff; mtg $145,000; also $10,000 on this & adj premises; FORECLOS Jan5; Jan15'15; $—— $34,000

209TH st W (8:2190-15 & 35), ns, 306.6 e 9 av, runs n to ss 210th, being land under water lying n of ns 209th prolonged & ws of above; vacant; Jennie McClenahan, Portchester, NY, to Jas McClenahan, Portchester, NY, or 540 W 39; Jan14; Jan16'15; A$15,000-15,000. nom

210TH st W, ss, — e 9 av, see 209th W, ns, 306.6 e 9 av.

213TH st W (8:2194-42-45), ns, 100 e 9 av, 100x99.11, vacant; Wm Webber & ano to Daisy D Moran, 454 Convent av; mtg $6,000; Dec1'14; Jan20'15; A$12,000-12,000 (R S $6). nom

Av B, 197-9 (2:395-3), es, 50 n 12th, 39x93, 6-sty bk tnt & strs; Peerless Holding Co to Theresa Lemmon, 319 W 94; AL; Jan14; Jan15'15; A$26,000-50,000. nom

Broadway, 241 (1:124-27), ws, 50.7 n Park pl, 25.1x100.10x25x100, 5-sty stn office & str bldg; Gherardi Davis to Ellen King, 34 E 39; ½ pt; Jan11; Jan18'15; A $225,000-240,000. nom

Broadway, 3254 (7:1985-62), es, 25 s 131st, 24.11x100, 5-sty bk tnt & strs; Gustav Stillgebauer, White Plains, NY, to Andw Walz, 504 W 111; mtg $16,000; Jan 15; Jan16'15; A$15,000-26,000 (R S $1.50). O C & 100

Broadway (8:2170-96), es, 150.8 s Hillside av, 50.8x150x50.11x155.9, vacant; Rosa Nathan et al, EXRS Marcus Nathan, to Emil Fried, 77 W 85; Leo Fried, 229 W 78, & Nathan Fried, 251 W 81; mtg $12,-000; Jan15; Jan16'15; A$13,000-13,000. **6,100**

Central Park W, 2, see 100th, 23 W.

Central Park W, 442-3 (7:1840-30-31), ws, 27.8 n 104th, 54.2x100, 2-5-sty bk tnts; Jno Schreyer to Jno F Schreyer, 53 W 83; B&S; AL; Jan16; Jan18'15; A$65,000-80,000 (R S 50 cts). nom

Columbus av, 973 (7:1843-62), es, 25.11 s 103th, 25x100, 5-sty bk tnt & strs; Ada M Ramos et al to Nancy Clenkard, 205 E 104; 147; correction deed; AL; Dec31'14; Jan19 '15; A$21,000-33,000 (R S $7). O C & 100

Convent av, 336 (7:2059-18), swc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Ensign Realty Co to Jno W Ahern, 517 W 184; mtg $18,000; Jan15; Jan18'15; A$22,-000-27,000 (R S $2). O C & 100

Ft Washington av, 97 (8:2136-195), swc 163d, 100.2x114.7x99.11x120, 6-sty bk tnt; Riverside Viaduct Realty Co to Otto R Hartmann, 1196 Warburton av, Yonkers, NY [56 Pine]; mtg $216,000 & AL; Jan15; Jan18'15; A$60,000-220,000 (R S $39). O C & 100

Haven av, ws, abt 466.6 n 177th, see Riverside ter, es, 466.6 n 177.

Madison av, 1202-70 (5:1502-56), swc 91st (Nos 28-8), 200.8x62.3, 6-sty bk tnt & strs; Hugh C Murray, sub TRSTE Wolf Kronethal, to Angela A Cole, 357 W 56; AT; mtg $65,000; Jan5; Jan21'15; A$145,-000-185,000 (R S $55.50). **120,250**

Madison av, 1483 (6:1607-50), es, 25.5 s 102d, 25x106.5x25.9x111.10, 5-sty bk tnt & strs; Star Mtg Co to Abr A Silberberg, 64 E 91; mtg $25,000; Dec10'14; Jan20'15; A$18,000-30,000. nom

Madison av, 1839 (6:1747-1), nec 120th, 17.9x83, 3-sty stn tnt & strs; Percival H Gregory, ref, to Eversley Childs, at Setauket, LI [17 Battery pl], pliff; FORECLOS Jan12; Jan18'15; A$16,000-20,000 (R S $15). **15,000**

Madison av, swc 126th, see 126th, 40 E.

Manhattan av, 312 (7:1847-42), nec 113th (No 310), 100.11x95, 6-sty bk tnt; Sally H Walker to Wm F McManus, 100 W 144; mtg $130,000; Jan18'15; A$90,000-180,000 (R S $50). O C & 100

Morningside av, 32 E (7:1944-2), es, 25 n 117th, 25x100, 5-sty stn tnt; Martha P Prager, widow, et al, to Cecelia M Shannon, as TRSTE, 324 W 71; mtg $25,000 & AL; June30'14; Jan18'15; A$18,000-29,000 (R S 50 cts). nom

Park av, 1406, see 99th, 85 E.

Pleasant av, 389-93; see 99th, 85 E.

Riverside dr, 865 (8:2135-28), ws, 95 n of cl 159th if extended, or 130.8 n on curve of dr from cl 159th if extended, 24.9x59.11x 20.5x70.3, 3-stv & b bk dwg; Otto R Hartmann to Amelia Newmark, 951 Sherman av, Bronx; mtg $9,500 & AL; Jan14; Jan18 '15; A$6,000-14,500 (R S $15). O C & 100

Riverside dr or ter (8:2177-216), es, 466.6 n 177th, 50x199.3 to Haven av x50.6x192.1, vacant; Chelsea Realty Co to Leo Schloss, 100 W 113; B&S; AL; Dec23'14; Jan19'15; A$20,000-20,000 (R S $6.50). nom

St Nicholas av, 454 (429) (7:1958-39), es, 26.4 s 133d, 37.6x81.8x36.11x87.11, 5-sty bk tnt; Gustave G F & Geo J Kessler to Fredk Frenz, 515 3 av; QC; mtg $28,000 & AL; Jan15; Jan21'15; A$18,500-31,000. nom

St Nicholas av, 1324-8 (8:2133-7), sec 176th (Nos 594-6), 65.10x100.3x73x100, 1-sty bk theatre & strs; Central Bldg. Impt & Investment Co to Premium Holding Corpn, both at 149 Church; mtg $20,000; Jan15'14; Jan18'15; A$34,000-34,000 O C & 100

St Nicholas av, 1609-17 (8:2169-pt lt 29), nwc 191st (No 601), 100x100, 6-sty bk tnt & strs; Roswell C Otheman, ref, to Henry Morgenthau Co, 30 E 42, Pliff; mtg $145,000 & also $10,000 on this & adj premises; FORECLOS Jan5; Jan15'15; A——$—— (R S $34). **34,000**

St Nicholas av, 1609-27 (8:2169-29), ws, from ns 191st (No 601), to ss 192d (No 600), 200x100, 2-6-sty bk tnts & strs; Henry Morgenthau Co to Utility Realty Co, both at 30 E 42; B&S; Jan15'15; A$118,000-345,-000. nom

St Nicholas av, 1619-27, see 192d, 600 W.

West End av, 661 (4:1252-15), nwc 92d (No 301), runs n38.1x25x11.2xw85.4½.3 to st xe33 to beg, 5-sty & b bk dwg; Fidelia S Phinny to Harvey J Lefler, 302 W 99, & Arthur W Corse, 178 W 94; mtg $30,-000 & AL; Jan15'15; A$40,000-50,000 (R S $12). O C & 100

1ST av, 504 (3:961-3), es, 49.4 n 29th, 24.8 x75, 5-sty bk tnt & strs; Carl C Weinert et al to Crescent-Star Realty Co, 511-2 E 55; mtg $23,440.56; Jan15; Jan18'15; A$9,-200-17,000. nom

1ST av, 997 (5:1347-28), ws, 60.5 s 55th, 20x80, 4-sty bk tnt & str; Sam Harris to Fannie Harris, 16 Devoe, Bklyn; mtg $8,-500; Jan16; Jan19'15; A$8,000-12,000. O C & 100

1ST av, 2105-7 (6:1680-23), nwc 108th (Nos 339-41), 50x100, 6-sty bk tnt & strs; Columbus Holding Co to Elihu Chauncey, 208 Madison av; Ambrose S Murray, Jr, at Goshen, NY, & Jno A Dix, 119 E 79, joint tenants; B&S; AL; Jan8; Jan21'15; A$25,-000-76,500. nom

1ST av, 2105-7, see 2 av, 2102.

2D av, 544 (3:936-2), es, 20 n 30th, 19x 60, 4-sty bk tnt & strs; Chas I Haddox to Frances M Hadden, 233 E 26; mtg $12,000 & AL; Jan15; Jan18'15; A$8,000-10,500 (R S $1). nom

2D av, 655 (3:916-35), nws, 49.4 sw 36th, 24.8x100, 1 & 2-sty bk theatre; Isaac Gevertz to Mary Zalka, 238 E 51; ¼ pt; AT; mtg $16,700 on whole & AL; Jan18; Jan19 '15; A$17,300-22,000 (R S $1). nom

2D av, 2102 (6:1680-1), nec 108th (Nos 301-3), 50.5x100, 6-sty bk tnt & strs; mtg $30,000; A$28,000-69,000; also 1ST AV, 2105-7 (6:1680-23), nwc 108th (Nos 339-41), 50.5x100, 6-sty bk tnt & strs; mtg $30,-000; A$25,000-76,500; also 108TH ST, 315-37 E (6:1680-11-21), ns, 250 e 2 av, 300x 100.11, 6-6-sty bk tnts & strs; mtg $115,-000; A$84,000-294,000; Loretta M Cassidy et al to Raphael Kurzrok [409 E 50]; AT; confirmation deed; June25'06; Jan21'15. nom

2D av, 2272, see 99th, 85 E.

2D av, 2290-2, see 99th, 85 E.

3D av, 1813 (6:1650-46), es, 25.11 s 101st, 25x100, 5-sty bk tnt & strs; Mayer Katzenberg to Herman Brown, 656 11 av; mtg $14,000; Jan19; Jan20'15; A$15,000-25,000 (R S $2). O C & 100

3D av, 1869-73 (6:1653-3), es, 50.6 n 103d, 50.10x110, all title to strip 0.1x110 s of above premises, 6-sty bk tnt & strs; Star Mtg Co to Abr A Silberberg, 64 E 91; mtg $62,000; Dec1'14; Jan20'15; A$36,000-74,000. nom

5TH av, 1466 (6:1717-36), ws, 75.11 n 118th, 25x100, 5-sty bk tnt & strs; A$20,-000-28,000 (R S $2.50); also 7TH av, 1468-72 (6:1717-37-39), ws, 25.11 s 119th, 75x100, 3-5-sty bk tnts & strs; Bertha Hoffmann, individ & EXTRX Simon Hoffmann, to 1328 Realty Corpn, 74 Bway; mtg $——; Jan14; Jan16 '15; A$60,000-87,000. nom

5TH av, 1468-72, see 5 av, 1466.

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Lawyers Mtg Co to Matthew Realty Co, Inc, 31 Nassau; B&S; Jan11; Jan19'15; A$29,000-54,000 (R S $5.50). O C & 100

7TH av, 1862, see 113th, 200 W.

7TH av, 2308, see 7 av, 2310.

7TH av, 2310 (7:1941-34), ws, 25 s 136th, 37.5x100, 5-sty bk tnt & strs; A$27,000-43,-000; also 7TH AV, 2308 (7:1941-33), ws, 62.6 s 136th, 37.5x100, 5-sty bk tnt & strs; A$27,000-43,000; Otto Loewenthal to EXR Adolph Seelig, to Anna Simon, 144 E 17; mtg $60,000; Jan29'14; Jan18'15 (R S $7). **66,750**

7TH av, 2528 (7:2032-32), ws, 80.7 n 146th, 19.3x100, 5-sty bk tnt & strs; Ella S West to Jno B Haskin Estates, 140 Nassau; mtg $15,000; Jan8; Jan20'15; A $11,000-19,000. O C & 100

8TH av, 2123-5 (7:1848-18-19), swc 115th (Nos 300-2), 50.7x100, 5-sty bk tnt & str, 5-sty bk hotel & 1-sty bk str; Sarah Alexander, widow, et al, heirs & Jos M Alexander, to 2123-2125 8th Av Co, Inc, 320 Bway; mtg $75,000; Jan18; Jan19'15; A$57,-000-80,000 (R S $15). O C & 100

8TH av, 2655 (7:2043-17), ws, 24.11 s 142d, 25x100, 5-sty bk tnt & strs; Chas Wynne to Charwyn Realty Co, 135 Bway; mtg $24,000; Jan7; Jan15'15; A$15,000-28,-000 (R S $1). O C & 100

8TH av, 2672 (7:2028-2), es, 24.11 n 142d, 25x100, 5-sty bk tnt & strs; Henry Rosenberg to Jacob Westheimer, 846 Summit av, St Paul, Minn; mtg $31,000 & AL; Nov18 '14 Jan19'15; A$16,000-31,000. nom

10TH av, 643 (4:1074-32), ws, 75.3 n 45th, 95.1x100, 5-sty bk tnt & strs; Sarah W Kufeld to Sarah Goldstein, 8 E 97, & Hannah Blankfort, 1878 7 av; mtg $29,900; May17'10; Jan20'15; A$15,000-27,000. O C & 100

10TH or Amsterdam av (8:2206-4-6), es, 74.11 n 209th, 75x100; executor; Ensign Realty Co to Geo W Whitaker, 242 W 123; mtg $20,000; Jan19; Jan20'15; A$18,000-38,-000 (R S 50 cts). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 122 (2:415); consent to 3d track; Betsy Spring 122 Allen, to Manhattan Railway Co; mtg $32,500; Jan9; Jan19'15. 250

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Allen st, 122; consent to 3d track; Constance Marks, mortgagee, to same; mtg $13,500. Jan15; Jan19'15. nom

Allen st, 122; consent to 3d track; Greenwich Savgs Bank to same; mtg $18,000; Jan15; Jan19'15. nom

Allen st, 122; consent to 3d track; Saml Fliegelman, mortgagee, to same; mtg $1,000; Jan16; Jan19'15. nom

Broome st, 365-9 (2:470-9), sec Mott (Nos 166-70), 72.8x103.4x70.8x108.9, 2-6-sty bk tnts & strs; re dower; Sarah F, wife Patk H Sullivan, to Jas E March, 233 Lafayette, AT; QC; Aug20'11; Jan18'15. A $85,000-170,000. nom

Broome st, 365-9, see Mott (Nos 166-70); re dower; Harriett A, wife Lawrence Mulligan to same; AT; QC; Aug7'14; Jan18'15. nom

Greenwich st, 516 (2:596), nwc Spring, 50x20.3; consent to 3d track; Annie McGuiness to Manhattan Railway Co; mtg $8,000; Sept24'14; Jan20'15. $80

Greenwich st, 516; consent to 3d track; Title Guar & Trust Co to same; Dec12'14; Jan20'15. nom

Greenwich st, 516; consent to 3d track; Jas Coleman to Manhattan Railway Co; Dec30'14; Jan20'15. nom

Ludlow st, 145-7, mtg $30,000; also 9TH ST, 341 E, mtg $19,000; also 28TH ST, 142-4 W, mtg $45,000; also 5TH ST, 746 E, mtg $12,000; also STANTON ST, 247, mtg $15,000; also 7TH AV, 307-9, mtg $60,000; also PITT ST, 131, mtg $19,000; also 92D ST, 16 E, mtg $18,000; also 84TH ST, 27 W, mtg $25,000; also AV D, nwc 7th, —x—, mtg $38,000; also 134TH ST, 778 E (Bronx), mtg $20,000; also 3D AV, 2721 (Bronx), mtg $10,000; exemplified copy of distribution of above bonds & mtgs & other estate of Louise M Lee, late of Hartford, Conn, as follows: to Chas N Lee 6-30 pts; Robt L Lee, 6-30 pts; Grace Lee Smidt, 6-30 pts; Chas N Lee, TRSTE for Thos G Lee, 5-30 pts; Chas N Lee, as TRSTE for Louisa M Lee, 5-30 pts; Thos G Lee, 1-30 pt, & Louisa M Lee, 1-30 pt; Jan8; Jan15 '15. ——

Mott st, 166-70, see Broome, 365-9.

Pearl st, 386 (1:112); consent to 3d track; Nicholas F Walsh, 65 Madison, et al, to Manhattan Railway Co; Nov30'14; Jan16'15. 1,209.00

Pitt st, 131, see Ludlow, 145-7.

Spring st, nwc Greenwich, see Greenwich, 516.

Stanton st, 247, see Ludlow, 145-7.

4TH st, 161 W (2:592), 20x98.9; agmt to cancel ante nuptial agmts recorded Nov 25'96, & also one recorded Nov13'01; Isaac Manheimer with Fannie Manheimer, his wife, both at 602 St Nicholas av; Nov22'11; Jan18'15. nom

5TH st, 746 E, see Ludlow, 145-7.

7TH st E, nwc Av D, see Ludlow, 145-7.

10TH st, 100 E, see 3 av, 43-5.

10TH st, 101 E, see 3 av, 47.

11TH st, 124-6 E, see 3 av, 64.

17TH st, 145 E, see 3 av, 188-94.

17TH st, 200-4 E, see 3 av, 179-85.

19TH st, 148-50 E, see 3 av, 220-2.

19TH st E, nec 3 av, see 3 av, 220-2.

20TH st, 151 E, see 3 av, 244-6.

23D st, 108 E (3:878), owned by party 1st pt; also 23D ST, 110 E, owned by party 2d pt; party wall agmt, &c; United Charities, 105 E 22, with Oswald Oelschlaeger, 918 Hudson, Hoboken, NJ; Jan7; Jan18'15. nom

23D st, 110 E, see 23d 108 E.

25TH st, 24 W (3:826); asn rents to secure int on mtg, taxes, &c; 25th Constn Co, 1170 Bway, to Josef Steiner, 304 W 87; June5'14; Jan19'15. nom

28TH st, 142-4 W, see Ludlow, 145-7.

60TH st, 23 E (misc1), 21x73.3; valuation $61,000; certf as to payment of transfer tax for $1,263.40; Jas A Wendell, Deputy Comptroller of State NY, to Francis B Fay, EXR Alice B McNamee; Jan14; Jan 15'15. ——

63D st W, sec Col av, see Col av, 69-75.

79TH st, 216 W (4:1170-41); party 1st pt agrees to convey his int in above to party 2d pt so that party 2d pt will hold all & manage same for both parties, &c; Albt O Whitney to Louise W Landeau; mtg $19,000; Sept30'14; Jan21'15. nom

84TH st, 27 W, see Ludlow, 145-7.

91ST st, 341 E, see Ludlow, 145-7.

92D st, 16 E, see Ludlow, 145-7.

93D st, 253-5 W (misc1); also 111TH ST, 528-34 W; power of atty; Reginald V Meeks to Claude M Meeks; Nov5'14; Jan 21'15. ——

110TH st, 170 E (6:1637), ss, 145 w 3 av, 25x100.11; asn rents to secure loan of $650; Jos Sananes, of Bklyn, to Moses K Manookian, 607 W 137; Jan9; Jan21'15. nom

111TH st, 528-34 W, see 93d, 253-5 W.

127TH st, 300-2 W see 8 av, 2363-5.

Av D, nwc 7th, see Ludlow, 145-7.

Columbus av, 69-75 (4:1115), sec 63d, 100.5x100; consent to 3d track; Morewood Realty Holding Co, 71 Bway, to Manhattan Railway Co; mtg $600,000; Nov24'14; Jan21'15. 72

Columbus av, 69-75; consent to 3d track; Dime Savgs Bank of Bklyn, mortgagee, to same; mtg $600,000; Jan2; Jan21'15 nom

1ST av, 169 (2:452); consent to 3d track; Franz Alter to Manhattan Railway Co; mtg $14,000. Dec29'14; Jan21'15 278

1ST av, 169; consent to 3d track; Dry Dock Savgs Instn, mortgagee, to same; mtg $8,000; Jan20; Jan21'15 nom

1ST av, 169; consent to 3d track; same, mortgagee, to same; mtg $2,000; Jan20; Jan21'15 nom

1ST av, 188 (2:439); consent to 3d track; Jno Ehrlich to Manhattan Railway Co; mtg $16,000; Jan5; Jan20'15. 318.75

1ST av, 188; consent to 3d track; Dry Dock Savgs Instn to same; mtg $——; Jan 20'15. nom

2D av, 988 (5:1345); consent to 3d track; Bertha Levy to Manhattan Railway Co; mtg $13,400; June25'14; Jan20'15 (R S $1). 840

2D av, 988; consent to 3d track; Louis Salant to same; Jan15; Jan20'15. nom

2D av, 988; consent to 3d track; Anna C Cremin to same; Jan12; Jan20'15. nom

2D av, 1106 (5:1351); consent to 3d track; Josephine Welden to Manhattan Railway Co; Nov21; Jan15'15. 1,386

3D av, 33-5 (2:465); consent to 3d track; Augustus V H Stuyvesant to Manhattan Railway Co; Apr16'14; Jan18'15. 1,103

3D av, 43-5 (2:465), sec 10th (No 100), 46.6x70; consent to 3d track; Augustus V H Stuyvesant to Manhattan Railway Co; Apr16'14; Jan18'15. 627.75

3D av, 47 (2:466), nec 10th (No 101), 21x80; consent to 3d track; Augustus V H Stuyvesant to Manhattan Railway Co; Apr16'14; Jan18'15. 273

3D av, 58 (2:556); consent to 3d track; Lucius H Beers, of Westhampton Beach, LI, & ano, TRSTEES will Robt R Stuyvesant, to Manhattan Railway Co; AL; Apr30'14; Jan18'15. 260.70

3D av, 58-64 (2:556), mtg $90,000; also 3D AV, 214-6 (3:874); also 3D AV, 220-2 (3:874); mtg $150,000 on last two parcels; consent to 3d track; U S Trust Co of NY, mortgagee, to Manhattan Railway Co; Jan 15; Jan18'15. nom

3D av, 60 (2:556); consent to 3d track; Lucius H Beers, of Westhampton Beach, LI, & ano, TRSTEES will Robt R Stuyvesant, to Manhattan Railway Co; AL; Apr30'14; Jan18'15. 248.80

3D av, 62 (2:556); consent to 3d track; Lucius H Beers, of Westhampton Beach, LI, & ano, TRSTES will Robt R Stuyvesant, to Manhattan Railway Co; AL; Apr30'14; Jan18 '15. 224.40

3D av, 179-85 (3:897), sec 17th (Nos 200-4), runs e100xs35xw30xs34xw70 to es 3 av xn369 to beg; also 3D AV, 214-6 (3:874), ws, 92 n 18th, 36x60; consent to 3d track; Lucius H Beers, of West Hampton Beach, LI, & ano, TRSTEES will Robt R Stuyvesant, to Manhattan Railway Co; AL; Apr30'14; Jan18'15. 1,260

3D av, 188-94 (3:873), nwc 17th (No 145), 92x100; consent to 3d track; Augustus V H Stuyvesant to Manhattan Railway Co; Apr16'14; Jan18'15. 1,104

3D av, 214-6, see 3 av, 179-85.

3D av, 214-22, see 3 av, 58-64.

3D av, 220-2 (3:874), swc 19th (Nos 148-50), 38x60; also 3D AV, 227-9 (3:899), nec 19th, 54x110; consent to 3d track; Lucius H Beers, of West Hampton Beach, LI, & ano, TRSTES will Robt R Stuyvesant, to Manhattan Railway Co; AL; Apr30'14; Jan 18'15. 1,104

3D av, 227-9, see 3 av, 220-2.

3D av, 244-6 (3:876), nwc 20th (No 151), 48x75; consent to 3d track; Augustus V H Stuyvesant to Manhattan Railway Co; Apr 16'14; Jan18'15. 576

3D av, 453 (3:912); consent to 3d track; Benj Pincus, 453 3 av, to Manhattan Railway Co; mtg $21,000; Oct19'14; Jan18'15. 294

3D av, 453; consent to 3d track; Frances A Cowles et al, EXRS Eliz M Thomson, mortgagee, to same; mtg $21,000; Nov5'14; Jan18'15. nom

7TH av, 307-9, see Ludlow, 145-7.

8TH av, 2363-5 (7:1953), swc 127th (Nos 300-2), runs w91.3xsw22.3xs29.5xe100 to av xn49.11 to beg; consent to 3d track; Parr Estate, Inc, 135 Bway, to Manhattan Railway Co; mtg $37,000; Nov6'14; Jan21'15. 456

8TH av, 2363-5; consent to 3d track; Wm Volk, GDN of Nicholas & Gretchen Volk, mortgagees, to same; mtg $37,000; Jan13; Jan21'15. nom

Assigns all title & ⅓ share in Estate of Sol Rosener, father of & including any & all personal & real prop wheresoever situated; Edmond J Rosener, 2109 Bway, to Natalie J Rosener, 2109 Bway; Dec9'14; Jan20'15. O C & 100

Certified copy of last will of Christina M Cammann, late of Geneva, NY; Jan12'07; Jan21'15. ——

Power of atty (misc1); Rosetta L Hodgman, widow, to Jno A Lewis, her brother, both at 112 Park av; Nov9'14; Jan18'15. O C & 100

WILLS.

Borough of Manhattan.

Mulberry st, 229 (2:495-35), ws, 166 n Spring, 24x98, 1-3-sty bk & fr tnt, 1-sty bk tnt & 5-sty bk tnt in rear; A$19,000-20,500; also 3D AV, 1568 (5:1517-33), nwc 88th, 26x100, 4-str bk tnt & strs; A$39,000-50,000; Peter McGuiness Est, Anastasia M Connors, EXTRX, 1048 Park av; attv, E E Mercelis, 69 Wall. Will filed Jan12'15.

90TH st, 111 W (4:1221-25), ns, 170 w Col av, 26x100, 5-sty stn tnt; Ellen M Grant Est, Jno H Grant, EXR, 111 W 90; attv, Jno H Schmid, 44 Court, Bklyn; A $15,000-29,000. Will filed Jan13'15.

3D av, 1568, see Mulberry, 229.

CONVEYANCES.

Borough of the Bronx.

Clarke pl, 1, see Jerome av, 1301-5

Crotona Park N (11:2952), ns, 317 e Prospect av, 50x86.5x50x96.11, vacant; Frank J Muhlfeld to Benenson Realty Co, 107 E 153; mtg $4,200; Jan14; Jan18'15 (R S $5). O C & 100

Elsmere pl, 851-7 (11:2960), nec Marmion av (No 1940), 96.3x100, 5-sty bk tnt & strs; Lillian Friedman to Grand Blvd Holding Corpn, 35 Nassau; mtg $62,500; Jan15; Jan19'15 (R S $6). O C & 100

Grote st (late rd) ((11:3100), from Fordham to West Farms, sws, abt 487.1 se Orchard ter, 100x127.7x100x126, except pt for Grote; Milicent T Roelker to Theo Bandzakis, 1125 2 av; Dec24'14; Jan15'15 (R S 50 cts). O C & 100

Grote st (late rd) (11:3100), same prop; Theo Bandzakis to A Moses Sons & Co, 73 Wooster, mtg $10,000, Jan8; Jan15'15 (R S 50 cts). nom

Guion pl (*), ns, 150 e St Lawrence av, 25x80, Harry Cohen to Minnie Cohen, 1195 Guion pl; mtg $2,000; Jan29; Jan21 15. nom

Hoffman st, 2401 (11:3056), nwc 185th, 100x96.11x99x96.11, vacant, also WALTON AV, 1535 (11:2356), ws, 51.2 s Hawkstone, runs e71.6xs125xw125xn59.6 to av xn21.9 to beg, except pt for av, 2-sty fr dwg & vacant; also 183D ST W (11:3208), ss, 150 w Grand av, 25x100, vacant; also 216TH ST E (*), ss, 50 w Lacoma av, 25x100, also MORRIS AV, 561-3 (9:2338), swc 169th (No 2452), 50x100, 3-3-sty fr tnts & strs; Thoth, Hatch & Co to Beatrice Thoth, 1538 Walton av; QC; Jan19; Jan20'15. nom

Hoffman st, 2401, see 187th E, nwc Hoffman.

Home st, 844 (10:2650), ss, 91.9 w Prospect av, runs s72.3xs47.11xnw64.1xne99.6xe 40.1 to beg, 3-sty bk tnt, Louis O Van Doren, rec to Germania Fire Ins Co, 62 William; FORECLOS Jan12, Jan14; Jan15 '15 (R S $39). 30,000

Kinderman pl, swc Brook av, see Brook av, 1351.

Kinderman pl, 400, see Webster av, 1390-4.

Kingsbridge ter (Nathalie av) (12:3256-3260), swc 230th, runs w112.6xn30 to ns 230th xe112.6 to av xs30 to beg, vacant; also HEATH AV (12:3256-3260), sec 230th, runs n30 to ns 230th xe112.6xs30 to es 230th xw112.6 to beg, vacant; also HEATH av (12:3256-3260), swc 230th, runs n 30 to el 230th xw100.7xs30 to st xe100.7 to beg; vacant; Martha Roman to Leo Fried, 229 W 78; Emil Fried, 77 W 85; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; AL; Dec26'14; Jan19'15. O C & 100

Kingsbridge ter; also HEATH AV (12:3256-3260); same prop; Harry Fried et al to Rosalie Sinsheimer, 2020 Wash av; B&S; Dec30'14; Jan19'15. O C & 100

Kingsbridge ter; also HEATH AV (12:3256-3260); same prop; Rosalie Sinsheimer to Geo McCauslan, 3 6th, Weehawken, NJ; mtg $5,000; Jan14; Jan19'15 (R S $6). O C & 100

Loring pl (11:3224), es, 466.11 n Hall of Fame ter, runs e127.11xn2.1xsw3.8xw124.9 to pl xs0.6 to beg; Wm E Smith to Oscar T Mackey, 165 W 81; CaG; Jan8; Jan19'15. nom

Magenta st (*), ns, lots 188 & 189, map bldg lots near Williamsbridge station; Michl Pontano to Raphael, Jno & Peter Pontano, 795 Magenta; Jan4; Jan21'15. O C & 100

North st, 32 (11:3197), ss, 100 e Grand av, 25x100, 3-sty fr tnt; Emma W Seaman to Sophie E Huke, Park Ridge, NJ; B&S & CaG; mtg $2,000; Aug15'14; Jan18'15. nom

Tompkins st (*), sws, 325 ne 152d, 25x100; Lena Bessel to Rosie Lipsitz, 316 S 5, Bklyn; mtg $400; Feb13'13; Jan19'15. nom

Tompkins st (*), sws, 325 ne 152d, 50x100; Bessie Block to same; mtg $800; Jan 12; Jan19'15. O C & 100

Tompkins st (*); same prop; Rosie Lipsitz to Jos Ferro, 346 E 104; mtg $800; Jan8; Jan19'15. O C & 100

134TH st E, ss, 75 e Brook av, see 134th E, ns, 100 e Brook av.

134TH st E (9:2262), ns, 100 e Brook av, 49.9x100, vacant; also 134TH ST E (9:-2261), ss, 75 e Brook av, 50x100, vacant; also BROOK AV, 367-9 (9:2287), ws, 50 n 142d, 50x90, 3-sty fr tnt & str & vacant; also 147TH ST E, ss, 190 w Brook av, 25x 99.11, vacant; also COURTLANDT AV, 710, es, 75 s 155th, 25x100, 3-sty fr tnt; also COURTLANDT AV, 766 (9:2403), es, abt 100 s 157th, 20x100, 3-sty fr tnt & strs; also 155TH ST E (9:2415), ns, 475 w Courtlandt av, 75x100, 2-sty fr dwg; also COURTLANDT AV, 725 (9:2415), ws, 75 n 155th, 25x100, 4-sty bk tnt & strs; also COURTLANDT AV, 809 (9:2418), ws, 23.6 n 158th, 28x98, 3-sty fr tnt; Sarah Lese to Melrah Realty Co, 35 Nassau; Jan16'15 (R S 50 cts). nom

136TH st, 303 (553) E (9:2312), ns, 200 w Alex av, 25x100.11, 4-sty bk tnt; Jno M Bunte et al to Anna C H Undutsch, 307 E 136; mtg $8,000; Jan18; Jan19'15 (R S $2). O C & 100

138TH st, 630 E (10:2550), ss, 176.11 w Cypress av, 37.6x100, 6-sty bk tnt & strs; Chas Wynne to Charwyn Realty Co, 135 Bway; mtg $28,500; Jan7; Jan16'15 (R S $1). O C & 100

140TH st, 141 E, see Walton av, 334.

147TH st E, ss, 190 w Brook av, see 134th E, ns, 100 e Brook av.

149TH st E (9:2337), ss, 225 w Morris av, 25x106.6, vacant, except pt for st; Robt S Mullen, ref, to May Owen, 349 E 149; FORECLOS Jan12; Jan15; Jan16'15 (R S 50 cts). 5,000

149TH st E (9:2337); same prop; May Owen to Eugene J Busher, 651 E 164; mtg $7,000; Jan15; Jan16'15 (R S $1.50). O C & 100

150TH st, 262 E, see Hoffman, 2401.

150TH st E, swc Wales av, see Wales av, 585-7.

150TH st, 301 E (9:2410), ns, 320.3 e Morris av, 25x118.5, 2-sty & b fr dwg; Jno Gaudiosi to Maria Sanza, 301 E 150; Jan 14; Jan19'15. O C & 100

151ST st, 750 E, see Concord av, see 151.

155TH st E, ns, 475 w Courtlandt av, see 134th E, ns 100 e Brook av.

164TH st, 456-8 E (9:2385), ss, 90 w Wash av, 30x100, 2-2-sty & b fr dwgs; Abram Zucker to Chas Zucker, 791 Prospect av; mtg $8,000; Jan13; Jan18'15 (R S $2.50). O C & 100

165TH st W, sec Woodycrest av, see Woodycrest av, 1046-8.

176TH st, 921 E, see Crotona Pkway, nec 176.

176TH st E, ns, 53.6 w Daly av, see Crotona Pkway, nec 176.

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177TH st E (*), nwc West Farms rd, 15.6x100x50.11x77.11; Geo McCauslan to Rosalie Sinshemer, 2020 Wash av; Jan13; Jan19'15 (R S $5). O C & 100

178TH st E, swc Marmion av, see Marmion av, swc 178.

181ST st E (11:3081), ss, 40.3 e Belmont av, runs e45.5xs140.2xw68.4 to es Belmont av xn40.6xe40.3xn100.9 to beg, vacant; Wm J McKeown, rcf, to Robt Eff Corpn, 86 Franklin; FORECLOS Dec22'14; Jan8; Jan 15'15. **1,000**

183D st, 710 E, see Crotona av, swc 183.

183D st W, ss, 150 w Grand av, see Hoffman, 2401.

187TH st, 588 E, see Arthur av, 2395.

187TH st E (11:3056), nwc Hoffman (No 2401), 96.11x98x96.11x100, vacant; Giuseppina Santangelo to Garibaldi Realty & Constn Co, 311 E 60; mtg $8,000; Jan19; Jan20'15. nom

187TH st E, nwc Hoffman, see Hoffman, 2401.

198TH st, 237 E (12:3302), nes, 51.9 se Valentine av, 25.10x85.9x25x92.5, 2-sty fr dwg; Carl A Lindgren to Anthony Reichert, 4056 Barnes av; mtg $4,000; Jan20'15 (R S 50 cts). O C & 300

215TH st E (*), ss, 100 e Paulding av, 50x100; Luigi Bracchi to Peter A Zanelli, 303 E 104; Jan12; Jan18'15 (R S 50 cts). nom

216TH st E, ss, 50 w Laconia av, see Hoffman, 2401.

220TH st, 853 E (*), ns, — w Bronxwood av, 25x114, pt lot 249, map Wakefield; Max Bendit, ref, to Saml Martin, 730 E 227; FORECLOS Jan12; Jan15; Jan20'15 (R S $1.50). **1,500**

223D st E (*), ss, abt 215 w Laconia av, 25x144.5x30.1x161.2; Ferdinando Martignetti to Graziantonio Martignetti, 111 Barnett pl; Dec22'14; Jan21'15. O C & 100

228TH st E, nec Paulding av, see Paulding av, nec 228.

230TH st E (*), sec Barnes av, 105x114, Wakefield; Jos Weisman to Jas Wilson, 730 W 229; mtg $1,500; Jan16; Jan21'15 (R S $3). nom

230TH st W, sec & swc Heath av, see Kingsbridge ter, swc 230.

230TH st W, sec Heath av, see Heath av, sec 230.

230TH st W, swc Kingsbridge ter, see Kingsbridge ter, swc 230.

232D st E (*), ns, 300 e White Plains av, 100x114; Chas Wynne to Charwyn Realty Co; Jan7; Jan16'15 (R S $1). O C & 100

233D st, 778 E (*), ss, $3.10 e Barnes av, 18.9x100; Title Guar & Trust Co to Maria, wife of & Antonio Alvino, 617 E 182; B&S; Jan16; Jan18'15. O C & 100

235TH st, 510 E (12:3396), ss, 108 e Verio av, 50x100, 2-sty fr dwg; Alice E Campbell to Mary A Rufo Ferry, 163 W 78; mtg $4,000; Jan11; Jan16'15. nom

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; David Polansky to Emilie & Gustav Kaestner, 710 E 183; mtg $4,500; Jan14; Jan15'15. O C & 100

Andrews av, 2229 (11:3224), ws, abt 162 s 183d, 75.11x100x27.11x110.10, 2-sty fr dwg; Phoenix Ingraham, ref, to Anna M Hobbs, TRSTES Marietta H Hull, 391 Westfield av, Roselle Park, NJ; FORECLOS Dec10 '14; Jan7; Jan15'15. **4,000**

Anthony av, 1911, see Tremont av, 265-9.

Arthur av, 2395 (11:3065), swc 187th (No 588), 39.4x51.2x40.8x50.9, 5-sty bk tnt & strs; Russo-Iodice Realty Co to Vincenzo Bifulci, 318 E 116; Leonardo Melaragno, 319 E 116, & Angelo Salottolo, 318 E 116; mtg $20,000; Jan19; Jan20'15 (R S $9). nom

Bainbridge av, 2023 (12:3297), ws, 76.5 n 199th, 25.5x100x25x104.10, 2-sty fr dwg; Chas Wynne to Charwyn Realty Co, 135 Bway; mtg $5,000; Jan7; Jan16'15 (R S $1). O C & 100

Bailey av, 2882 (12:3260), es, 150 s 230th, 25x100.7, 3-sty bk dwg; Albt Mamlock to Harry Calin, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $4,000; Jan 13; Jan16'15 (R S $1.50). O C & 100

Barnes av, see 230th, see 230th E, sec Barnes av.

Baychester av (*), es, 150 n Edenwald av, 25x75; Nicola Pascale to Rosina Pascale, 980 Willoughby av, Bklyn; Sept19'14; Jan21'15. nom

Belmont av, es, abt 100 s 181st, see 181st E, ss, 40.3 e Belmont av.

Boston rd (*), nwc De Reimer av, 100x 102.10x100x109.6; Wm Loeb to Oscar Lindquest, Saugerties, NY; mtg $2,500; Jan16; Jan18'15. O C & 100

Broadway (12:3266), es, 94.1 s 231st, runs ne78.6xsw70.6xsw78.6 to Bway xne70.6 to beg, except pt conveyed by deed in 1 33 p 394, vacant; Penn Realty Co to Jesse S L'Amoreaux, Ballston Spa, NY, & Daniel E Wing, at Hackensack, NJ, EXRS Jno C Martin; mtge $19,202.13; Jan16; Jan21'15 (R S 50 cts). O C & 100

Bronx & Pelham Pkway (*), nwc Pelham Bay Park, runs nw251.3xne561xnw 207.3xsw30.10xsw20xsw240.6xs10xsw40xn10 xsw225.6xs12xsw20xsw233.4xs12xsw20xn 12 xsw68.1xse260.7xse163.5 to Pkway xne407.8 to beg; Henry F Samstag to Moritz Hilder, 28 W 85, & Jacob Hilder, 125 Riverside dr; Dec30'14; Jan19'15 (R S $5). nom

Brook av, 365 (9:2287), ws, 24.11 n 142d, 24.11x90, 5-sty bk tnt & strs; Susanna J Cowan to Maud B Sander, 1329 Prospect av; mtg $16,000; Jan16; Jan18'15. O C & 100

Brook av, 367-9, see 134th E, ns, 100 e Brook av.

Brook av, 1351 (11:2893), swc Kindermann pl, 50x90, 4-sty bk storage & 2-sty fr stable; Julius Kindermann Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan 12; Jan19'15. nom

Brook av, 1498 (11:2895), es, 75 s 171st, 25x100.9, 4-sty bk tnt & strs; Oscar Lowinson to 1498 Brook Av Corpn; Jan12; Jan 15'15. O C & 100

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11, 4-sty bk tnt & strs; Hyman Goldstein to Abr Goldstein, 1528 Brook av; mtg $13,000; Dec18'14; Jan15'15 (R S $3). O C & 100

Bruner av (*), es, 175 n Willis pl; Hudson P Rose Co to Frank Triolo, 21 French pl, Corona, LI; Dec30'14; Jan21'15 (R S $1). nom

Bryant av, 1503 (11:2995), ws, 80 s 172d, 20x100, 3-sty bk dwg; Gabriel J Cohen to Micia Herrman, 1499 Bryant av; B&S; mtg $8,000; Jan19; Jan21'15. nom

Cauldwell av, 817-9 (10:2626), ws, 197.11 n 158th, 50.3x130x50.2x130, 5-sty bk tnt; Geo Tremberger to McEvoy & Koester Constn Co, 1902 Marmion av; QC; Jan9; Jan 19'15. nom

Cauldwell av, 817-9; Nanette L Schneider, heir Helen Tremberger, to same; QC; Jan9; Jan19'15. nom

Cauldwell av, 817-9; Margarethe Stein to same; QC; Jan14; Jan19'15. nom

Cedar av (11:3231), ws, 100 n land Lewis G Morris, 50x98.10x50x97.1; Jno Schreyer to Louisa A Fields, 300 W 107; B&S; Jan 16; Jan21'15 (R S 50 cts). O C & 100

Clay av, 1297 (11:2782), ws, 50.1 n 169th, 24.9x88.5x24.9x88.10, 2-sty fr dwg; Betsey Carlisle to Annetta E Sherwood, 1047 Clay av; mtg $5,000; Jan16; Jan18'15 (R S $1). O C & 100

College av, 1043 (9:2437), cl 238 n 165th, runs w122.6xn22xe122.6xs22, except pt for av, 3-sty bk dwg; Jos H Truesdale, ref, to Wm H Lefferts, 308 Lex av, EXR Sarah H Crane; FORECLOS Nov23; Dec14'14; Jan20'15. **9,500**

Commonwealth av (*), es, 125 n Tacoma, 25x100, except pt for Commonwealth av; Pietro Viscardi et al to Gorton Boyd, 515 W 110; AL; Jan16; Jan19'15. nom

Concord av (10:2642), sec 151st (No 750), 173.7x94, vacant; Thos Mulligan to Frederminster Co, Inc, 1474 Shakespeare av; mtg $18,500; Jan15; Jan19'15. O C & 100

Concord av (10:2642), sec 151st (No 750), 173.7x94x173.7x94, vacant; Walter Wolcott to Thos Mulligan, 1474 Shakespeare av; mtg $18,500; Jan15; Jan18'15 (R S $2). O C & 100

Coster av (*), ns, 611.6 w Kingsbridge rd, 50x100; Annie Polster to Otto Ehrlich, 4302 Boyd av; mtg $——; Jan13; Jan15'15. nom

Courtlandt av, 710, see 134th E, ns, 100 e Brook av.

Courtlandt av, 725, see 134th E, ns, 100 e Brook av.

Courtlandt av, 766, see 134th E, ns, 100 e Brook av.

Courtlandt av, 809, see 134th E, ns, 100 e Brook av.

Crotona Pkway (11:2985), nec 176th (No 921), 147.1x31.3x75.3x162.2, 5-sty bk tnt & strs; also 176TH ST E (11:2985), ns, 53.6 w Daly av, 37.8x162.2x37.8x163.3, 5-sty bk tnt & strs; Crotona Holding Co, Inc, to S B Bldg Corpn, 503 5 av; mtg $16,000; Dec28'14; Jan16'15 (R S $5.50). O C & 100

Crotona Pkway (11:2985), nec 176th; same prop; S O Constn Co to S B Bldg Corpn, 503 5 av; QC; Jan14; Jan16'15. nom

Crotona av, 2308 (11:3102), es, 150 n 183d, 50x100, 5-stv bk tnt; Edw F Moran, ref, to Rudolph Schreiber, 600 W 150; mtg $34,000; FORECLOS Jan6; Jan20'15 (R S $1). **1,000**

Crotona av (11:3101), swc 183d (No 710), 95.9x27.4x95x30.8, 3-1-sty bk strs & 3-sty fr tnt & strs; Emilie Kaestner et al to Mendel Marcus, 258 E 138; mtg $11,000; Jan14; Jan15'15. O C & 100

Decatur av (12:3349), ns, 120 w 205th, 50 x100, vacant; Gifford Bldg Co, Inc, to Sigur Olson, 118 Bway, Yonkers, NY; mtg $2,-990; Jan15; Jan21'15. nom

Decatur av, 3156 (12:3353), es, 238.6 s 205th, 25x12.6, 2-sty fr dwg; Annie Sponheimer to Raphael Link, 3155 Decatur av; mtg $5,500; Jan18; Jan19'15 (R S $3). O C & 100

De Reimer av, nwc Boston rd, see Boston rd, nwc De Reimer av.

Evergreen av (*), es, 264 n Westchester av, 40x100; Lillian Philips to American Real Estate Co, 527 5 av; mtg $24,000; Jan 15'15 (R S 50c). O C & 100

Elliott av (*), es, 50 s Rosewood, 50x 100, except pt for st; Thos F Walsh to Wm Whyte, 410 E 139; Jan15; Jan16'15 (R S $2.50). O C & 100

Fordham rd, 617-9 E (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & strs; Port Jervis Land Impt Co to Nat Weston, 114 W 47; AL; Jan19; Jan20'15 (R S 50 cts). O C & 100

Fox av (*), ws, 117.4 s Kingsbridge rd, 50x100; also MONTICELLO AV (*), sec Jefferson av, 175x100; also MONTICELLO AV (*), es, 157.4 s Kingsbridge rd, 75x100; also FOX AV (*), ws, 167.4 s Kingsbridge rd, 50x100; Chas S Terrett to Percy D Adams, Sound Beach, Conn, & Bernard Hahn, 467 E 141; mtg $10,100; Jan25'11; Jan15'15. O C & 100

Fox av, ws, 167.4 s Kingsbridge rd, see Fox av, ws, 117.4 s Kingsbridge rd.

Garrison av, ws, 12.11 s Lafayette av, see Lafayette av, swc Garrison av.

Garrison av, swc Lafayette av, see Lafayette av, swc Garrison av.

Garrison av (10:2731), ws, strip extends from ss Lafayette av to ss Lafayette la, —x— Austen G Fox, ADMR Geo S Fox, to Haffen Realty Co, 398 E 152; Jan16; Jan20'15. **200**

Gerard av (9:2477), es, 525 s 165th, 25x 100, vacant; Wm H Brehm to Edw Brehm, Sea Bright, NJ; Jan7; Jan20'15 (R S $1). nom

Heath av (12:3256), sec 230th, runs n 30 to ns 230th xe224.2 to Kingsbridge ter xs30 to ss 230th xw235 to beg, vacant; Rosa Nathan et al to Harry Fried, 1 W 93, Emil Fried, 77 W 85; Leo Fried, 229 W 78, & Nathan Fried, 251 W 89; Jan15; Jan 19'15. nom

Heath av, sec & swc 230th, see Kingsbridge ter, swc 230.

Hoe av, 949 (10:2742), ws, 252 s Aldus, 42x150, 5-sty bk tnt; Ensign Impt Co to American Real Estate Co, 527 5 av; mtg $38,500; Jan12; Jan16'15 (R S 50c). nom

Hoe av, 949 (10:2742), ws, 252 s Aldus, 42x150, 5-sty bk tnt; Ensign Impt Co to American Real Estate Co, 527 5 av; mtg $38,750; Jan12; Jan16'15 (R S 50 cts). nom

Houghton av (*), ss, 180 w Havemeyer av, 25x108; Chas or Chas J Priester to Minnie Priester, his wife, 2260 Houghton av; AL; Jan16; Jan18'15 (R S 50 cts). O C & 100

Hughes av, 2496 (11:3078), es, 165 n 189th, 25x87.6, 3-sty bk tnt & strs; Wm J Gabel to Louis F Tommasillo, 205 Union av, Bklyn; B&S; mtg $7,500; Jan13; Jan15 '15. O C & 100

Hughes av, 2498 (11:3078), es, 190 n 189th, 25x87.6, 3-sty bk tnt & strs; Wm J Gabel to Nicola Bellettieri, 70 Thompson; B&S; mtg $7,500; Jan13; Jan15'15. O C & 100

Intervale av, 993-5 (10:2699), ws, 293.10 n Westchester av, 50x100, 5-sty bk tnt & strs; Angel Constn Co to Henry Greenspan, 351 W 114; mtg $40,000; Jan19'15 (R S $8). O C & 100

Jefferson av, sec Monticello av, see Fox av, ws, 117.4 s Kingsbridge rd.

Jerome av, 1301-5 (11:2855-2856), nwc Clarke pl (No 1), runs w117xn76.10xe25xs 75xe103.9 to av xs12.8xs50.10 to beg, 2-2-sty fr tnts & strs; Jacob E Salomon, ref, to Irene M Keirns, 606 Bainbridge st, Bklyn, & Wilhelmina Kearns, 22 Kingsbridge rd E; mtg $9,000; FORECLOS Dec2'14; Jan20; Jan21'15. **3,480**

Jerome av, 3120 (12:3322), es, 50 n 204th, 25x100, 3-sty fr tnt & strs; Thos F Bligh to Jno B Stevens, Westhampton, LI; mtg $4,000; Julyl'14; Jan21'15. O C & 100

Lafayette av (10:2731), swc Garrison av, strip runs s12.11xw12 to ss Lafayette rd xw— to Lafayette av xe— to beg; also GARRISON AV (10:2731), ws, 12.11 s Lafayette av, 7.8x100x6.4x100; Max Leckner, EXR Arthur Leckner, to Haffen Realty Co, 398 E 152; Dec29'14; Jan20'15. O C & 100

Lafayette av (10:2731); same prop; same, individ, to same; QC; AT; Dec28'14; Jan20'15. nom

Lafayette av (10:2731); same prop; Amelie Leckner to same; QC; AT; Dec12 '14; Jan20'15. nom

Lafayette av (10:2731); same prop; Gertrude Lehmann to same; QC; AT; Dec12 '14; Jan20'15. nom

Longfellow av (10:2755), ws, 125.6 n Garrison av, 25x100, vacant; Polatschek-Spencer Realty Co to Lawrence Davis, 76 Green, Newark, NJ; mtg $700; Jan19; Jan 21'15 (R S $1.50). O C & 100

Macombs rd (11:2876), ws, 175 s Nelson av, 25x66.8x26.9x76.2; also NELSON AV (11:2876), ses, 175 sw Macombs rd, 50x85.9 x53.6x66.8, vacant; Geo W Whiteside to Florence W Whiteside, at Laurelton, LI; Jan6; Jan16'15 (R S $1). nom

Marmion av (11:3107), swc 178th, 99.4x 150.2x99.7x150.2, vacant; Gertrude Comes to Eifel Constn Co, 1822 Mohegan av; mtg $6,000; Jan7; Jan16'15 (R S $14). nom

Marmion av, 1940, see Elsmere pl, 851-7.

Monticello av, ses, 157.4 s Kingsbridge rd, see Fox av, ws, 117.4 s Kingsbridge rd.

Monticello av, sec Jefferson av, see Fox av, ws, 117.4 s Kingsbridge rd.

Morris av, 561-3, see Hoffman, 2401.

Morris av (12:3318), ns, 111.8 e Park View ter, 30x131.4x125.1x95.1, vacant; Peter S O'Hara to Patk M Burke, 326 E 21; mtg $3,500; Jan18'15 (R S $3.50). O C & 100

Nelson av, ses, 175 sw Macombs rd, see Macombs rd, ws, 175 s Nelson av.

Olinville av (*), sec Lester, 25x59.11 to Elliott av x26.2x51.11; North Bronx Realty Co to Chas McGarry, 3013 Olinville av; Jan 20; Jan21'15 (R S 50 cts). O C & 100

Paulding av (*), es, 209.10 s Esplanade, 25x100; Jno F Wenzel to Delphine Malbrun, 117 Sherman av; B&S; Jan6; Jan20 '15. nom

Paulding av (*), nec 228th, 46.9x80; Nunziata Amenna, widow, to L Josephine Moses, 3721 Bronx blvd; Dec19'14; Jan16 '15. O C & 100

Penfield av (*), ss, 321.8 e Baker av, 75x 103.5; Lester Cohn et al to Rose Cohn; ½ pt; QC; Jan16; Jan21'15 (R S 50 cts). O C & 100

Perry av, 3286 (12:3347), es, 325 s 209th, 25x100, 2-sty fr dwg; Mary Frazor to Florence Frazor, 3268 Perry av, & Stella Stiebeling, 3268 Perry av; mtg $3,100; Dec 10'14; Jan18'15 (R S $2). O C & 100

Popham av, 1795 (11:2877), ns, 86.1 w Montgomery av, 50x100, 2-sty fr dwg & vacant; Jno Schreyer to Louisa A Fields, 300 W 107; B&S; AL; Jan16; Jan21'15 (R S 50 cts). nom

Prospect av, 586-90 (10:2684), es, 80.6 ne Fox, 75x100, 2-5-sty bk tnts; Delancey Properties Corpn to Henry Jefferson Security Corpn, 233 Bway; Jan11; Jan16 '15 (R S $26). nom

St Anns av, 145 (9:2262), ws, 75.6 n 134th, 24.6x100, 5-sty bk tnt & strs; Benenson Realty Co to Gustave Humbeutel, 149 Brook av; mtg $13,000; Jan16; Jan18 '15 (R S $5). O C & 100

Teller av, 1113 (9:2429 & 2434), ws, 116.8 n 166th, 38.4x100, 5-sty bk tnt; Kate Ley to Jadwiga Grunert, 1236 Clay av; mtg $20,000; Jan14; Jan15'15 (R S $8). O C & 100

Teller av, 1379 (11:2782 & 2783), nws, 746.6 ne 169th, 28.4x76.9x20.6x84.10, 2 & 3-sty & b bk dwg; Henrietta Schubert to Mary N Priefer, 46 Pinehurst av; mtg $9,-500; Jan15; Jan16'15. O C & 100

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Theriot av, 1157 (*), ws, 131.10 s Gleason av, 25x100; Wm P Beach to Albt G Hubbell, 92 5 av; mtg $4,000; Jan16; Jan 21'15 (R S $2). nom

Topping av, 1757 (11:2798), ws, 270 n 174th, 50x95, 4-sty bk tnt; Topping Ave Co to Myra Rukeyser, 619 W 127; mtg $28,000; Jan15'15 (R S $7,500). O C & 100

Tremont av, 265-9 (11:2809), nwc Anthony av (No 1911), 95x99.11x95x100, except pt for Tremont av approach to Concourse, 2-5-sty bk tnts & strs; B Farquhar Curtis to Anne A Curtis, 57 W 45; ½ pt; B&S & CaG; mtg $62,500; Jan1; Jan8'15 (R S $19). O C & 100

Trinity av, 531 (10:2557), ws, 100 s 149th, 17.8x98x17.8x98, 2-sty fr dwg; Wm E Stevens to Grace L Stevens, 13 Jackson, New Rochelle, NY; mtg $4,550; Jan14; Jan 21'15 (R S $2). O C & 100

Undercliff av, 1455 (9:2538), ws, 21.3 s Washington Bridge Park, 75x89.5x60.1x100, 5-sty bk tnt; Highbridge Bldg Co to Robt W Todd, 520 Park av; mtg $55,000; Jan12; Jan18'15. nom

Unionport rd (*), ws, 124.5 n Van Nest av, 25.1x113.9x25x115.11; Phelan Bros Constn Co to Edw P Donohue, 619 W 136; mtg $10,000; Jan9; Jan15'15 (R S $2). O C & 100

Vyse av, 1223 (11:2986), ws, 247.7 n Home, 18.9x100, 3-sty bk dwg; Jas Harris to Otto Formica, 24 King; mtg $6,500; Jan 18; Jan20'15. nom

Vyse av, 1500-2 (11:2995), es, 50 s 172d, 50x100, 5-sty bk tnt; Jackson Associates to Henry F Linsmann, 2480 Elm pl; mtg $42,000; Jan15; Jan19'15. O C & 100

Wales av, 585-7 (10:2641), swc 150th, 50 x105, except pt for st, 5-sty bk storage; Julius Kindermann Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan12; Jan19'15. nom

Walton av, 334 (9:2345), nec 140th (No 141), 83x119x83x120.5, 1 & 2-sty fr studio; Clara C Kurtz to Harry P Knight, 967 Sherman av; ½ pt; Jan15; Jan21'15 (R S $5). nom

Walton av, es, 51.2 s Hawkstone, see Hoffman, 2401.

Webster av, 1350-4 (11:2893), sec Kinderman pl (No 400), 50x90, 3-3-sty fr tnts, strs on cor; Julius Kinderman Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan 12; Jan19'15. nom

Welton av, 334 (9:2345), nec 140th (No 141), 83x119x83x120.5, 1 & 2-sty fr studio; Clara C Kurtz to Harry P Knight, 967 Sherman av; ½ pt; Jan15; Jan21'15 (R S $5). nom

Walton av, es, 51.2 s Hawkstone, see Hoffman, 2401.

Webster av, 1350-4 (11:2893), sec Kinderman pl (No 400), 50x90, 3-3-sty fr tnts, strs on cor; Julius Kinderman Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan12; Jan19'15. nom

Welton av, 334 (9:2345), nec 140th (No 141), 83x119x83x120.5, 1 & 2-sty fr studio; Clara C Kurtz to Harry P Knight, 967 Sherman av; ½ pt; Jan15; Jan21'15 (R S $5). nom

Walton av, es, 51.2 s Hawkstone, see Hoffman, 2401.

Webster av, 1350-4 (11:2893), sec Kinderman pl (No 400), 50x90, 3-3-sty fr tnts, strs on cor; Julius Kinderman Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan12; Jan19'15. nom

Welton av, 334 (9:2345), nec 140th (No 141), 83x119x83x120.5, 1 & 2-sty fr studio; Clara C Kurtz to Harry P Knight, 967 Sherman av; ½ pt; Jan15; Jan21'15 (R S $5). nom

Walton av, es, 51.2 s Hawkstone, see Hoffman, 2401.

Webster av, 1350-4 (11:2893), sec Kinderman pl (No 400), 50x90, 3-3-sty fr tnts, strs on cor; Julius Kinderman Jr et al to Manderkin Bldg Co, 1349 Brook av; Jan12; Jan19'15. nom

West Farms rd, nwc 177th, see 177th E, nwc West Farms rd.

White Plains rd (*), es, 116 n St Ouen pl, 25.1x87.4x25x85.4; Nicholas J O'Neill to Esther Weiss, 1991 Wash av; mtg $5,000; Jan14; Jan15'15 (R S $1). O C & 100

White Plains rd (*), es, 116 n St Ouen, 25.1x87.4x25x85.2; Esther, wife Saml Weiss, to Sarah Weiss, 1991 Wash av; QC; Jan16; Jan20'15. O C & 100

Wilder av (*), es, 350 s Edenwald av, 25 x100; Land Co "A" of Edenwald to Otto G Bjork, 331 E 33; Nov11'14; Jan15'15. nom

Woodycrest av, 1046-8 (9:2508), sec 165th, 50x100.9, 4-sty bk tnt & strs; Jos P Hennessy, ref, to Jno F Kaiser, 2714 Bedford av, Bklyn; mtg $28,000; FORECLOS Jan12; Jan15; Jan21'15. **12,000 over mtg**

3D av, 2923-7 (9:2374), ws, 60.9 n 151st, 61.9x138.2x57x114.5, 1 & 2-sty bk office & str bldg; David L Phillips to 2923 3d Av Co, 261 Col av; mtg $50,000; Jan11; Jan 21'15 (R S $4). O C & 100

Plot 122 (*) revised map Givan Homestead; Wm Z Larned to Sarah Oakley; QC; Apr3'00; Jan21'15. nom

Lots 9 & 10 (9:2532), parcel 10, map Wm B Ogden; Jno Dawson to Philip Brady, 328 E 29; Jan20; Jan21'15 (R S $2.50). O C & 100

Lot 22 (*) blk 17; 27 to 30, blk 17, map Pelham Park, except pt for Main; 35 to 37, blk 32; 2 & 3, blk 37; 1 & 2, blk 38, same map, except pt for Main st; Geo L Lewis to Jas Wing, 337 Prospect av, Hackensack, NJ; CaG; Nov25'14; Jan21'15. nom

Strip (9:2389), 4 ft wide & 140 ft deep running n from ns 167th in blk bet Park & Washington avs; Florence M wife Fred Lawrie & ano to Margt L O'Brien, 457 E 167; QC; Mar26'14; Jan15'15. nom

Strip (9:2389), same prop; Fredk A Ford et al to same; QC; Nov18'13; Jan15'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Kingsbridge ter (12:3256), swc 230th, runs w124.5xn30xe124.5 to avxs30 to beg; vacant; re mtg; Emil Fried et al to Leo Fried, 229 W 78; Emil Fried, 77 W 85; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; ½ pt; Jan14; Jan19'15. nom

Kingsbridge ter (12:3256); same prop; re mtg; Elenora Bash to same; ½ pt; Dec 31'14; Jan19'15. nom

Kingsbridge ter (12:3256), swc 230th, runs w124.5xn30xe124 to av xs30 to beg, vacant; re mtg; Hermann H Cammann et al, TRSTES Nathaniel P Bailey, to Emil Fried, 77 W 85; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; Jan14; Jan19'15. 600

134TH st, 778 E, see Ludlow, 145-7, Manhattan miscellaneous cons.

157TH st, 510 E, see 3 av, sec 157.

176TH st E (11:2959), nes, 445.5 nw So Blvd, 50x150.8x50x150.2, 5-sty bk tnt; re mtg; Wm L Condit to J W R Realty Co; Jan14; Jan15'15. nom

Elliott av (*), es, 50 s Rosewood, 50x 100, except pt for sts; re mtg; American Savage Bank to Wm Whyte, 410 E 139; Jan 15; Jan19'15. 5,000

Heath av (12:3260), ws, at cl 230th, runs s55.2xw100.7xn55.2 to cl 230th xe100.7 to beg, vacant; re mtg; Herrmann H Cammann et al, TRSTE Nathl P Bailey, to Emil Fried, 77 W 85; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; Jan14; Jan19'15. nom

Heath av (12:3260), ws, 25 s 230th, runs w100.7xn55.2 to cl 230th xe100.7 to av xs 55.2 to beg, vacant; re mtg; Metzler Bldg & Constn Co to Emil Fried, 77 W 85; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; Jan9; Jan19'15. nom

Whitlock av, 852 (10:2731), es, 353 s Tiffany, 39x100, 5-sty bk tnt; re mtg; Fredk Johnson to Albt J King, 227 Audubon av; Jan11; Jan16'15. nom

3D av (9:2364), sec 157th (No 510), 25x 86.2x25x86.4; consent to 3d track; Eleonore K Klingenbeck, 2243 Bloebout av, to Manhattan Railway Co; mtg $8,000; Dec16'14; Jan15'15. 250

3D av (9:2364), sec 157th (No 510); consent to 3d track; Amelia Orth to same; Jan2; Jan15'15. nom

3D av, 2721, see Ludlow, 145-7, Manhattan miscellaneous cons.

3D av, 4030 (11:2930), sec 174th, 26.11x 100; consent to 3d track; Emma N Polak, 1806 Arthur av, to Manhattan Railway Co; Dec24'14; Jan19'15 (R S 50 cts). 382.11

3D av, 4030; consent to 3d track; Arthur L Livermore to same; Jan8; Jan19'15. nom

Lots 9 & 10 (9:2532), parcel 10, map Wm B Ogden; re mtg; Patk Duffy to Jno Dawson, 303 W 30; Jan21'15. nom

Agmt (11:2838) as to payment of $1,500 on or before Dec9'16 under an asn of judgmt of foreclosure, Higgins vs Swain, entered Jan8'15; Harold Swain to Anna R Crossin; Jan15; Jan21'15. nom

LEASES.

Borough of Manhattan.

JAN. 15, 16, 18, 19, 20 & 21.

Chrystie st, 82 (1:305); asn Ls & deposit; Pietro Pugliese to Jno Ignozza, 85 Central av, Bklyn; ½ pt; AT; Jan15; Jan 18'15. nom

Delancey st, 156-64 (2:348); agmt as to assuming all covenants under Ls; Stonemor Realty Co to Louis Hirsch, 153 Delancey, & Jos Abramowitz; Dec7'14; Jan 20'15. nom

Eldridge st, 66 (1:307), str & b; Morris Dorff to Chas Friedman, 312 Forsyth, & Morris Friedman, 75 Orchard, firm Friedman Bros; 10yf May1; Jan19'15. 2,100

Houston st, 74 E (2:521), space in cor str; Tommaso La Matta to Israel Gellman & Chas Greenberg, 74 E Houston; 5yf Oct 1'14; Jan19'15. 360

Hudson st, 498 (2:585), all; Hy L Meyer & ano to Geo Herdt Jr, 498 Hudson; 5yf May1; Jan18'15. 1,500

ner, 45 Sterling; mtg $4,000 (5:1313). nom

Lafayette st, 2 & 4 (1:155), space 25x5 in cafe for florist & fruit & candy stand; Frank Von Garrell & Jno Windhorst to Adolph Freireich, 703 E 5; 10yf Jan1; Jan 15'15. 2,000 & 2,400

Lafayette st, 2 & 4; agmt amending Ls with privilege of seling cigars, etc; same with same; Jan4; Jan15'15. nom

Mott st, 183 (2:480), str fi & front c; Geo E Lapp to Simon Amdursky, 350 Fulton, Bklyn; 5yf Dec1'16; Jan18'15. 900

Suffolk st, 112 (2:348), all; The Willar Realty Co, 220 Bway, to David L Falig, 1409 Longfellow av, & Hyman Segal, 11 E 116; 3yf May1'13; Jan20'15. 3,100

5TH st, 734-40 E (2:360), all; Davis Rosenkrentz, 236 W 155, to Jonah Latner, 53 St Marks pl, & Sam Lauber, 111 W 117; 3yf July15'14; 1y ren; Jan20'15. 13,642.00

8TH st, 31 E (2:560), ns, 475 e 5 av, 25x 93.11; consent to asn Ls; Marie Schroeder & Harry R Cooper to Barbara Raichie; Jan8; Jan16'15. ——

8TH st, 35 E (2:560), ns, 64.4 e University pl, 26.6x93.11, AT; asn Ls; Marie Schroeder to Harry R Cooper, Belmar, NJ; Oct15'14; Jan16'15. nom

9TH st E, nec Bowery, see Bowery, nec 9th.

16TH st, 4 W (3:817), str & b; Canebrake Realty Co to Central Electrical Supply Co; 10yf Feb15; Jan18'15. 2,250 & 2,500

18TH st, 413 E (3:950); asn Ls; Hurwitz Contracting Co to Frank Gens & Co, Inc; AL; Dec18'14; Jan21'15. nom

24TH st, 332 E (3:929); asn Ls; Antonio Pilliero to Jas Valentine, 494 2 av; Jan8; Jan15'15. ——

24TH st, 480 W (3:721), sws, 18.6 se 10 av, 17.6x80; consent to asn Ls; Kath E Moore to Josephine B Ransom, 478 W 24, & ano; Jan12; Jan20'15. ——

24TH st, 480 W; asn Ls; Amelia B Miller to Josephine B Ransom, 478 W 24; Jan12; Jan20'15. nom

26TH st W, swc 9 av, see 9 av, swc 26.

27TH st, 248 W (3:777), all; Myra V T Kerr to Joachim Devolny, 210 W 28; 15yf May1; Jan20'15. 4,000 to 5,000

30TH st, 200-4 E, see 3 av, 427-9 E.

33D st W, nwc 7 av, see 7 av, 420.

42D st W, nec 8 av, see 8 av, nec 42.

49TH st W, swc 7 av, see 7 av, 740.

50TH st, 44 W (5:1265); consent to asn Ls; TRSTESs of Columbia University, 63 Wall, to Henry T Hornidge; Jan14; Jan 20'15. nom

50TH st, 44 W (5:1265), ss, 561 w 5 av, 20x100; all; The TRSTES of Columbia College in City N Y to Herbt Noble, EXR & TRSTE Frances L Wilson, decd; 21yf Nov1'10; Jan16'15. 1,811

50TH st, 44 W; consent to asn Ls; same to Henry T Hornidge, 224 E 48; Apr7'14; Jan16'15. ——

50TH st, 44 W; asn Ls; Herbt Noble, EXR & TRSTE Frances L Wilson, decd, to Henry T Hornidge, 224 E 48; Apr7'14; Jan16'15. nom

65TH st, 242-4 E (5:1419), all; Ferdinand Reinert to Hy S Black, 51 E 97; 10yf Sept1'14; Jan18'15. taxes, &c, &2,700

96TH st W, swc Bway, see Bway, swc 96.

103D st, 227 E (6:1653); w str; Julius M Cohen to Chas Glickman; 3yf Nov1'14; Jan 19'15. 300

111TH st, 323-9 E (6:1635), all; Kaufman Lewenthal Realty Co to Bennett Kanter, 1511 Lex av, Max Wilkins, 309 E Broadway, firm Kanter & Wilkins, 10yf Feb1; Jan 20'15. 3,480 & 3,600

122D st, 402 E (6:1809), all; Adolph G Austin et al to Geo Bockmaus Co, 1854 Park av; 3yf June1'12; Jan19'15. taxes &c & 120

122D st, 402 E; asn Ls, Geo Bockmaus Co to Alex Goodfriend, 2023 Lex av, Jan12; Jan19'15. 250

122D st, 402 E; agmt as to renewal of above Ls for 20 yrs from May20'14, with ov rens of 20 yrs each at valuation of p o c; same with Alex Goodfriend, 2023 Lex av; Jan12'15; Jan19'15. nom

122D st, 404 E (6:1809); asn Ls; Geo Bockmaus to Alex Goodfriend, 2023 Lex av, Jan12, Jan19'15. 2,000

124TH st, 149 W; also 126TH ST, 150-60 W (6:1910); ground fl; Fredk Hollender to Saml Schuman & Jos Shuman, 149 W 125; 3yf Jan1; Jan15'14; Jan20'15. 3,000 & 5,000

126TH st, 150-60 W, see 124th, 149 W.

129TH st, 118-20 E (6:1770), ss, 210.2 e Park av, 40x99.11x39.8x99.11; asn Ls; Christian Dages to Vincent Vedovato, 141 E 116; ½ FT&I; Nov30'14; Jan19'15. nom

145TH st, 501 W (2:2011), str, Wm Hobson to Anthony Barbazzi & Louis Coln, 501 W 145; 6 5-12yf Dec1'14; Jan16'15. 2,400 to 3,000

152D st W, nec 8 av, see 8 av, nec 152.

Av A, 305 (3:390), asn Ls; Jno Schwenker to Katie Bussenschmitt, 349 E 150, Jan 20'15. nom

Amsterdam av, 194 (4:1160), cor str & c; Jno Mackey to Michl Tyne, 194 Ams av, ext 18 2 5-12yf May1; Jan16'15. 2,100

Bowery, 205 (2:456); asn Ls; Jno H Clifford to Jos Weintraub, c W 118, Saml Topper, 99 E 119, & Jke Rabinowitz, 222 E 2; Dec8'14; Jan16'15. nom

Bowery, 205; surrender Ls; Jos Weintraub & ano to Romeo H Schile, 95 Louis, Stapleton, SI, Jan7; Jan16'15. nom

Bowery (2:555), nec 9th, 25x90 to pt 125 w 3 av x52 to 9th x75.10, the land; Hamilton Fish Corpn to Jno W Huchting, 1140 Pacific, Bklyn; 14yf May1; 3 rens of 21y each; Jan18'15. taxes, &c, & 3,500

Broadway (7:1868), swc 98th, str n bldg, begins 27.6 s 96th & extends n11.5x 70 it deep; Jesse W Ehrich et al to Hygrade Wine Co, 35 9 av; 42yf April; Jan 18'15. 2,200

Lexington av, 415 (5:1298), all; Fanny J Kirkwood & ano to Jacob B Theiss, 39 W 119; Jno Maher, 203 W 108, & Geo J Theiss, 134 South Bway, White Plains, NY; 6 2-12yf Nov1'14; Jan16'15. aggregate 23,800

Lexington av, 415 (5:1298); asn Ls; Jacob B Theiss to Danl B Stilwell, 415 Lex av; Jan14; Jan16'15. 100

2D av, 1481 (5:1432); asn Ls; Jno Kaiser to Valentine Fries, 234 E 88; Jan19; Jan 20'15. nom

3D av, 427-9; also 30TH ST, 200-4 (3:-910); surrender Ls; Robt W Chedister to Estate Danl Daly, decd, 170 Bway; Dec30 '14 Jan16'15.

3D av, 429 (3:910), cor str on ground fl; Wm J B Daly & ano, EXRS Danl Daly, to Karl Gloss, 2902 W 3, Bklyn; 5yf Jan1; Jan16'15. 1,800 & 2,100

3D av, 664 (5:1297), all; Otto F Struse, TRSTE Anna M Rothmann, to Lena Labes, 664 3 av; 5yf May1; Jan8; Jan20'15. 2,340

3D av, 666 (5:1297), all; Otto F Struse, TRSTE Anna M Rothmann, to Frank Schnittjer, 666 3 av; 5yf May1; Jan6; Jan 20'15. 2,340

5TH av, 1363 (6:1619), str & b; asn Ls; Jos Krauthamer & ano to Jos Oster, 144 E Houston; Jan18; Jan19'15. nom

7TH av, 420 (3:783), swc 33d, portion str fl & b & all of upper portion; United Merchants Realty & Impt Co to Murray Rosenthal, 502 W 117; from Jan14 to Apr30 '28; Jan18'15. all taxes, &c, & 6,000 & 7,000

7TH av, 420 (3:783); asn Ls; A Murray Rosenthal to Eureka Distilling & Distributing Co; Jan14; Jan18'15. nom

7TH av, 740 (4:1020), swc 49th, all; Anna Rost et al TRSTES to Geo Mueller, 300 W 49; 3yf May1'14; Jan20'15. 4,500 & 5,000

8TH av (4:1014), nec 42d, stands 2 & 3; The Sens Corpn to Frank Sarli, 684 8 av; 5yf Oct15'14; Jan15'15. 780

8TH av, 628 (4:1012), all; Josephine M Ryan et al, GDN Ruth M Ryan, to Chas S Salomon, 583 8 av; 5yf May1; Jan21'15. 2,500

8TH av, 960-2 (4:1028), strs & b room; Jas K Holly & ano, EXR A F Holly, to Corn Exchange Bank, 13 William; 3yf May1'15; Dec18'14; Jan20'15. 5,000

8TH av (7:2038), nec 152d, str & pt c; Max Weisel or Weilsel to Thos O'Brien, 2852 8 av; 5yf Dec1'14; Jan19'15. 600 to 960

9TH av (3:723), swc 26th, 9th loft; Heywood, Strasser & Voigt Litho Co to Lent & Graff Co, 137-9 E 25; 10 4-12yf Jan1; Jan21'15. 4,500

11TH av, 392 (3:705), str; Cornelius Daly to Arthur Patt, 114 43d, Bklyn; 2 7-12yf Oct1'14; 3y ren; Jan19'15. 480

LEASES.

Borough of the Bronx.

Dawson st, 811 (10:2696), cor Longwood av; —x—; asn Ls; Saml Levitt & ano to Jno Schenk, 508 E 163; Jan14; Jan16'15. nom

136TH st, 236-8 E (9:2335), all; Frances H Bolton & ano, EXRS Wm H Bolton, to Philip Guarino, 238 E 146; 5yf Jan1; Jan 20'15. 660

161ST st, 652 E (10:2630), sec Cauldwell av, str; Merie Frerck to Herman Klein, 864 Cauldwell av; 10yf April; Jan 20'15. 600

172D st E, see Bathgate av, see Bathgate av, sec 172.

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Bathgate av (11:2919), sec 172d, —x—; asn Ls; David L Shmultoritz to Hyman Less, 1595 Bathgate av; Dec31'14; Jan18 '15. nom

Cauldwell av, nec 161st, see 161st, 652 E.

Longwood av, cor Dawson, see Dawson, 811.

Morris av, 678 (9:2413); all; Caroline Martin to Camillo & Dan Salvati, 649 Morris av; 3yf Feb1; Jan16'15. 1,140

Paulding av, 3724 (*), str & c; Vincenzo Laporta to August Klott, on premises; 5yf May1'14; Jan18'15. 400 to 600

Paulding av, 3724 (*), asn Ls; August Klott to Ebling Brewing Co, 760 St Ann's av; May1; Jan18'15. nom

Prospect av, 667, 671, 681 (10:2675), open & closed moving picture theatre; Goldie Cowen to Coleman Bros Inc; 5 8-12yf Jan 1; Jan15'15. 2,000 tot 2,500

Southern blvd, 1027 (10:2725), n str; Jacob Eckhoff to Nathan Streng, 1027 So blvd; 3yf May1'15; Jan19'15. 1,020 to 1,500

Westchester av, 98 (*), east store; Lewis A Mitchell to Saverio Scumaci, 98 Westchester av; 3 1-12yf Dec1'14; Jan18'15. 420 & 480

3D av, 2543 (9:2320), str; A Hupfel's Sons, a corpn, to Thos A O'Connor, 481 E 140; 5vf Jan1; Jan21'15. 2,700

3D av, 2904 (9:2362), s str; Geo W Fennell to Isadore Beaber, Bergen av, nwc 152d; 5yf May1'14; Jan19'15. 1,950

Lot 627 (*), map Wakefield; 1,000 yrs tax Ls; Gilbert S Lyon, County Treasurer, to Sami M Purdy; Mar4,1863; Jan21'15. 3.35

Lot 627 (*), same prop; asn Ls; Daniel Owen to L Josephine Moses; Oct7,1890; Jan21'15. nom

Lot 627 (*), same prop; asn Ls; Saml M Purdy to Daniel Owen; AT; Mar29,1887; Jan21'15. nom

MORTGAGES.

Borough of Manhattan.

JAN. 15, 16, 18, 19, 20 & 21.

Allen st, 93-5 (2:414), ws, 75 n Broome, 51.3x88.5; pr mtg $——; Jan8; Jan21'15; 1y 6%; Lillian Reichenbacher, of Bklyn, to Anna Kronmuller, 544 McDonough, Bklyn. 1,000

Bedford st, 14-6 (2:527), es, 58.10 s Downing, runs e75.1xs17.6xe24.1xs13.3xw 99.8 to st xn38.11 to beg; PM; pr mtg $34,150; Jan2; Jan19'15; 7y6%; Battista Laraia, 3 King, to Marietta Bagarozy, 408 W 57. 11,000

Bedford st, 14-6 (2:527); agmt as to ownership of PM bond & mtg for $11,000; Jan2; Jan19'15; Marietta Bagarozy, 408 W 57, with Antonio Ferrara, 195 Grand. nom

Bond st, see Bway, see Bway, 656-8.

Cannon st, 93-5, see Wadsworth av, nec 184.

Chambers st, 200-2, see West, 182-5.

Clinton st, 24 (2:350), es, 275 s Houston, 25x100.2x24.11x100.2; pr mtg $27,000; Jan 15; Jan21'15; due &c as per bond; Marie Marculescu, 567 W 149, to Abr Davis & Louis Davis, 241 W 113. 1,000

Columbia st, 132 (2:335), es, 175.1 s Houston, 24.11x100; pr mtg $——; Nov14 '14; Jan16'15; due Dec1'17, 6%; Aaron Sarner & Saml H Sarner, heirs of David Sarner, to Philip Goldstein, 364 E 8. 1,000

Division st, 101-101½ on map 101 (1:282), ss, 94 w Pike, 21.2.8.9 to East Bway (No 1101), 21x129.; certf of part payments of $5,000 & $6,000 on a/c of mtg & there is now unpaid $26,000; Jan13; Jan15'15; Chas Lanier & Wm Jay, trstes will Frances A Lawrence, for Wm G Lawrence, to Isaac Sakolski. nom

East Broadway, 110, see Division, 101-101½ on map 101.

Front st, 174, see West End av, 662.

Front st, 354-6 (1:243), ns, 325.2 w Jackson, 40.10x70; Jan20'15; 3y5%; Philip Jaroslawsky, 356 Front, to Benj Wachner, 554 W 148. 3,000

Grand st, 555, see Wadsworth av, nec 184.

Henry st, 149-53 (1:284), nec Rutgers (No 13), 104.6x25; ext of mtg for $50,000 to Jan14'18, 5½%; Jan14; Jan15'15; Title Guar & Trust Co with Louis Solinsky, 213 E 72. nom

Lafayette st, 401 (2:544), es, 100 n 4th, 24.8x100; Jan19; Jan20'15; due Feb1'16, 6%; Eugene Morgenthau, 72 E 91, to Corn Exchange Bank, 13 William. 3,000

Ludlow st, 144 (2:411); ext of mtg for $27,000 to Dec28'19, 5%; Jan18; Jan20'15; Fredk L De Grauw, ext & trste Walter N De Grauw Jr, 31 S Portland av, Bklyn, with Lena Katz, 1117 Westchester av. nom

Madison st, 399, see Wadsworth av, nec 184.

Manhattan st, 77 (7:1982); ext of mtg for $10,000 to Oct28'18, 5%; Dec14'14; Jan 16'15; Lawyers Title Ins & Trust Co with Marks & Frank, 43 W 42. nom

Monroe st, 39 (1:276), ns, 89.4 w Market, 25x100; pr mtg $20,000; Jan9; Jan15'15; due & int as per bond; David Kotler, NY, & Jacob Cutler, of Bklyn, to Harris Poorvu, 53 Ruthven st, Boston, Mass. 2,500

Rutgers st, 13, see Henry, 149-53.

Spring st, 193 (2:503), ns, 46.3 e Sullivan, 19.8x75; Jan4; Jan18'15; due Mar4'15, 6%; Silvestro Sozio to Anna B Fasola, at Woodcliff, NJ, doing business as A B Fasola & Co, 95 River st, Hoboken, NJ. 2,550.44

Sullivan st, 142 (2:518), ws, 175 n Prince, 25x125; pr mtg $40,000; Jan11; Jan20'15; due &c as per bond; Jennie Marino, 54 Oak, to Jno J Jennings, Cambridge, NY. 3,000

Thompson st, 216 (2:537), es, 200 n Bleecker, 25x100x24.8x100; pr mtg $7,500; Jan15'15; due & int as per bond; Alice J Shufelt, 29 E 29, to Empire Mtg Co, 62 Cedar. 1,200

West st, 182-5 (1:138), sec Chambers (Nos 200-2), 95.2x96.7x94.6x96.7; June12'13; Jan18'15; demand, —%; Caroline Truax to Wm Salomon, 1020 5 av, et al, frm Wm Salomon & Co, 25 Broad. note $23,500

Willett st, 5 (2:336), ws, 100.8 n Grand, 27.1x100, with all RT&I to strip as follows: WILLETT ST, ws, 100 n Grand, 0.9 x100; pr mtg $28,000; Jan9; Jan15'15; due & int as per bond; David Kotler, NY, & Jacob Cutler, of Bklyn, to Harris Poorvu, 53 Ruthven st, Boston, Mass. 2,500

Willett st, 65 (2:335); ext of mtg for $22,000 to Jan12'20, 5%; Jan13; Jan15'15; Lina Rossman, extrx & Nathan Rossman, with Sigmund Kraus. nom

3D st, 74 E (2:444), ss, 25x100.11; ext of mtg for $19,000 to Dec14'18, 5%; Jan15; Jan 21'15; Charlotte Trubenbach, 255 W 81, with Moritz Neuman, 114 W 120. nom

6TH st, 657 E (2:389); ext of mtg for $19,000 to Dec31'19, 5%; Jan14; Jan20'15; Ida S Costantini, Florence, Italy, with Lena Greenbaum, 637 E 6. nom

7TH st, 68 E (2:448), ss, 75 w 1 av, 20x 91; Jan21'15; 3y5%; Machziker Talmud Torah School to Lawyers Title Ins & Trust Co. 4,000

8TH st, 1 W, see 5 av, 10.

11TH st, 614 (2:384); ext of mtg for $23,000 to June29'19, 5%; Jan15; Jan19'15; Wolf & Louis Messinger with Edith Scholle, 11 E 76. nom

11TH st, 275 W (2:623), ns, 150 e Bleecker, 25x102; Nov28'06; Jan20'15; due &c as per bond; Edw C Bonde, 105 W 48, to Emma C Bonde. 6,000

12TH st, 269-71 W (2:615), ns, 106 e 4th, runs e34.1xn71.4xw25xn10xw7.4xs—xe2.2xse 34.10xs22.10 to beg; PM; pr mtg $——; Jan 20; Jan21'15; installs, $1,500 annually or sooner, 6%; Regina Jacoby to Chas Rubinger, 1990 7 av. 20,000

15TH st, 48 W (3:816), ss, 25x103.3; ext of mtg for $45,000 to Jan1'18, 4½%; Jan 7; Jan13'15; Wm Ottmann, gdn Artnemise B Ottmann, with Louis Ottmann (corrects error in last issue, wnen st No was 58). nom

15TH st, 263-7 W, see 8 av, 102.

16TH st, 423 W (3:714); ext of mtg for $14,000 to Oct8'18, 4½%; Dec30'14; Jan15 '15; Jeanette F Bonner, 21 E 64, with Bertha Kaufmann, 1496 Lex av. nom

19TH st, 1-3 E, see 5 av, 119-21.

19TH st, 416-8 W (3:716), ss, 225 w 9 av, 28.4x92; also 19TH ST, 422 W (3:717), ns, 275 w 9 av, 17x75; also 19TH ST, 423 W (3:717), ns, 292 w 9 av, 16.4x75; also 19TH ST, 427 W (3:717), ns, 308.4 w 9 av, 16.8x75; also 19TH ST (3:716), ss, 325 w 9 av, 25x92; also 5TH AV, 553 (5:1281), es, 78.5 n 45th, 22x51; AT; pr mtg $——; Jan18'15; due & int as per bond; Marie V Sherman, of Garrison-on-Hudson, NY, to Wm W Owens, 289 Fulton av, Bklyn. 3,500

19TH st, 416-8 W; also 19TH ST, 423-7 W; also 19TH ST, 423-7 W; also 5TH AV, 553; AT; pr mtg $——; Jan18'15; due & int as per bond; Eva L Johnson, of White Plains, NY, to same. *3,500

19TH st, 423-7 W, see 19th, 416-8 W.

24TH st, 332 E (3:929); sal Ls; Jan8; Jan 15'15; demand, 6%; Jas Valentine to Lion Brewery, Inc. 2,000

24TH st, 480 W (3:721), sws, 18.6 se 10 av, 17.6x80; leasehold; Jan19; Jan20'15; Josephine B Ransom, 478 W 24, to Amelia B Miller, 433 W 23. 700.00

27TH st, 129-33 W (3:803); ext of mtg for $250,000 to Dec29'19, 5½%; Dec10'14; Jan18'15; N Y Life Ins Co with Abr, Jacob & Meyer Epstein. nom

32D st, 166 E (3:887), ss, 100 w 3 av, 25x 54.10x25.3x58.7; pr mtg $——; Jan15; Jan 16'15; 2y6%; Josephine Coale or Cole to Camille Leiser, 188 St Nicholas av; ¼ int. 2,000

32D st, 242 E (3:912), ss, 162.6 w 2 av, 18.9x98.9; Jan21'15; 3y5%; Cath F Campbell to Marion B Isaacs, 214 W 92. 7,500

33D st W, nwc 7 av, see 7 av, 420.

41ST st, 347 E (5:1334), ns, 114 w 1 av, 31x98.9; Jan15'15; 5y5½%; Frances Daly, of Bronx, to Sadie L & Philip E Marrin, NY, to Lawyers Title Ins & Trust Co. 10,000

43D st E, nec Lex av, see Lex av, 415.

43D st, 347 W (4:1034); ext of mtg for $12,000 to Jan2'20, 5%; Jan19'15; Michl De Vries with Georgiana Flock, 1256 Bway. nom

47TH st, 220-2 E (5:1320), ss, 292 w 2 av, 38x100.5; Jan19; Jan20'15; 5y5%; Wm J Wuest to Bowery Savgs Bank, 128 Bowery. 12,000

49TH st, 306 E (5:1341), ss, 100 e 2 av, 25x100.5; Jan14; Jan15'15; due Oct1'19, 5%; Meyer Schneider, 616 2 av, to Eliz Seitz, 160 E 61. 14,000

50TH st, 242-6 E (5:1323), ss, 100 w 2 av, 50x100.5; ext of mtg for $50,000 to Jan 19'18, 5%; Jan19'15; Julius Goebel, 120 E 95, with Morris Jacoby, 285 Central Park W. nom

52D st, 344 E (5:1344), ss, 130 w 1 av, 20x100.5; Jan13; Jan20'15; 1y6%; Malia Meyer to Richd B Kelly, 46 W 72. 3,366.61

52D st, 51 W (5:1268); ext of mtg for $40,000 to Jan19'18, 5%; Jan19; Jan21'15; Columbia Trust Co, 60 Bway, with Louise C Mohlman, at Brielle, NJ. nom

55TH st, 256 W (4:1026), ss, 100 e 8 av, 25x100.5; consolidation & ext of mtgs for $4,750 to Jan18'16, 6%; pr mtg $33,500; Jan18; Jan19'15; Wm W Comstock, 479 Prospect pl, Bklyn, et al, with Terrain Realty Co, 95 Liberty. nom

56TH st W (5:1271), swc 5 av (No 718), 27x100; pr mtg $30,000; Jan20'15; due &c as per bond; Jno F & Chas A Baudouine Jr, exr & trste Chas A Baudouine, to City Real Estate Co, 176 Bway. 15,000

58TH st, 147-55 E, see Hoe av, nec Westchester av, Bronx morts.

59TH st, 146-60 E, see Hoe av, nec Westchester av, Bronx morts.

61ST st, 100-8 E, see Park av, 525.

61ST st, 236 E (5:1415), ss, 205 w 2 av, 20x100.5; ext of mtg for $12,000 to Mar1 '18, 5%; Jan12; Jan15'15; Bankers Trust Co, 16 Wall, trste will Oliver S Carter, with Jessie F Gatens, 236 E 61. nom

64TH st, 53 E (5:1379); ext of mtg for $17,500 to Jan1'18, 5%; Jan14; Jan15'15; Eliz R Delafield with U S Trust Co of NY. nom

64TH st, 53 E (5:1379), ns, 100 w Park av, 18x100.5; Jan14; Jan15'15; due Jan1'18, 5%; Eliz R Delafield, of Plainfield, NJ, to U S Trust Co of NY. 5,500

69TH st, 333 W (4:1181), ns, 450 w West End av, 25x100.5; Jan20'15; 3y5%; St Johns Park Realty Co to Lucy L Kilpatrick, 71 E 95. 8,000

69TH st, 333 W; certf as to above mtg; Jan20'15; same to same. ——

71ST st, 25 W (4:1124), ns, 294.7 w Central Park W, 19x102.2; PM; Jan18; Jan19 '15; due & int as per bond; Antonio Stella to Title Guar & Trust Co. 18,000

71ST st, 58 W (4:1123), ss, 145 e Col av, 20x100.5; ext of $22,000 mtg to Jan21'18, 5%; Jan19; Jan20'15; East River Savgs Instn with Jas K Hackett, Hotel Vanderbilt, swc 34th. nom

73D st, 126 E (5:1407); ext of mtg for $20,000 to Jan13'18, 5%; Jan13; Jan19'15; Jeannette Le Brun Parsons with Bowery Savgs Bank, 128 Bowery. nom

82D st, 16 E (5:1493), ss, 250 e 5 av, 25x 102.2; pr mtg $——; Jan7; Jan16'15; due &c as per bond; J Victor Onativia to S Stanwood Menken, 34 W 52. 50,000

91ST st, 26-8 E (5:1502), ss, 357.9 e 5 av, 62.3 to Madison av (No 1266-70) x100.8; PM; Jan21'15; 5y5%; Angela A Cole, 357 W 56, to Union Square Savgs Bank, 20 Union sq. 90,000

96TH st, 113 E (6:1624), ns, 125 e Park av, 25x100.4; Jan18; Jan20'15; due &c as per bond; Rehsom Realty Corpn to Louis Jarmulowsky, 160 W 87, & Harry Jarmulowsky, 418 Central Park W, firm S Jarmulowsky, 54 Canal. 20,000

96TH st, 113 E; certf as to above mtg; Jan18; Jan20'15; same to same. ——

97TH st, 256 W (7:1868), ss, 100 e West End av, 50x100.11; pr mtg $90,000; Apr24 '14; Jan21'15; due Apr15'18, 6%; Willmore Realty Co, 115 Bway, to Estate of Geo J Smith, decd, 366 5 av. 20,000

97TH st, 256 W; certf as to mtg for $20,000; Apr24'14; Jan21'15; same to same. ——

98TH st, 42 E (6:1603); ext of mtg for $16,000 to Mar22'18, 5%; Jan15; Jan21'15; Wm Schuster, 28 Cedar, Mt Vernon, NY, with A Francis Marshall Clark, 9 Rockledge rd, Saranac Lake, NY. nom

102D st, 123-5 E (6:1630), ns, 277.6 e Park av, 50x100.11; deed recorded as mtg as per statement filed & RT of $5 paid; sub mtg $46,900; Jan15; Jan19'15; Gertrude L Smith, 25 E 99, to Leo J Smith, 116 E 16 St & 1 O C & 100

104TH st, 242 E (6:1653), ss, 150 w 2 av, 25x100.11; ext of mtg for $17,500 to Dec31'17, 5%; Dec31'14; Jan15'15; Anna M Goebel, 120 E 95, with Louisa Egler, 259 W 122. nom

109TH st E, nwc Pleasant av, see Pleasant av, nwc 109.

111TH st, 70 E (6:1616), ss, 230 w Park av, 16.8x100.11; PM; Dec31'14; Jan21'15; 2y 5%; Gerson B Citron to David Katz, 200 W 113. 5,500

113TH st, 142 W (7:1822), ss, 120.3 e 7 av, 20.3x100.11; pr mtg $18,000; Jan5; Jan 18'15; due May26'16, 6%; Celia Schwortzreich, of Bklyn, to Leon T Parsons, 4180 Bway. 2,200

113TH st, 27 W (6:1598), ns, 395 w 5 av, 20x100.11; pr mtg $14,000; Jan15; Jan19'15; 3y6%; Abr Lewis to Max Weissman, 54 W 114. 2,250

115TH st, 300-2 W, see 8 av, 2123-5.

118TH st, 35 W (6:1717); ext of mtg for $18,000 to Oct30'17, 5%; Jan7; Jan21'15; Meyer Horowitz, 210 Riverside dr, & Jos Horowitz, 270 Riverside dr, with Frederic de Foster, at Tuxedo Park, NY, & ano, trstes will Louisa Minturn, decd, et al. nom

119TH st, 21 E, see Madison av, 1832.

123D st, 41-3 E (6:1748), ns, 289.6 w Park av, runs n100.11xw115.6 to es Madison av (Nos 1915-9), xs60xe81xs40.11 to 123d xe34.6 to beg; pr mtg $23,400; Jan 21'15; due & int as per bond; Hospital for Deformities & Joint Diseases to Title Guar & Trust Co. 35,000

123D st, 144 W (7:1907); ext of mtg for $9,000 to Feb1'18, 5½%; Dec28'14; Jan16 '15; Lawyers Title Ins & Trust Co with Louis Stein, 144 W 123. nom

132D st, 274 W (7:1937); ext of mtg for $8,000 to Dec1'17, 5½%; Dec24'14; Jan19 '15; Danl J Quinlan with Henry Goodwin, 274 W 132. nom

141ST st, 630 W (7:2088), sec Riverside dr, —x—; agmt as to ownership of bond & mtg for $50,800; Jan20; Jan21'15; Jan20; Jan21'15; Jos Shenk, 66 W 107, with Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

144TH st, 510 W (7:2075); ext of mtg for $140,000 to Apr18'17, 5½%; Dec22'14; Jan18'15; N Y Life Ins Co with Timmus Realty Co.

144TH st, 520 W, see Wadsworth av, nec 184.

145TH st, 501 W (7:2077); leasehold; Dec3'14; Jan16'15; due &c as per note; Anthony Balduzzy & Louis Colli to Harry M Wran. 500 W 145. 500

150TH st, 420 W (7:2064), ss, 67 e Convent av, 16.6x81.11; pr mtg $7,000; Jan16; Jan18'15; due & int as per bond; Katie F Tucker to Corporal Realty Co, 55 Liberty. 500

152D st W, nec 8 av, see 8 av, nec 152.

162D st, 433 W (8:2110), ns, 357 e Ams av, 18.8x112.6; pr mtg $10,000; Jan20; Jan 21'15; due & int as per bond; Wm Volckhausen & Rose, his wife, & Anna H Volckhausen, to Isaac H Wolfson, 537 E 139. 1,300

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178TH st, 511-3 W (8:2152); ext of mtg for $40,000 to May1'15, 5½; Jan1; Jan16'15; Herbt F Schwarz, Greenwich, Conn, with Alonzo L Tuska, Far Rockaway, LI. nom

178TH st, 515-7 W (8:2152); ext of mtg for $10,000 to May1'15, 5½; Jan1; Jan16'15; Herbt F Schwarz, 255 W 108, with Virginia Tuska, Far Rockaway, LI. nom

181ST st, 566 W (8:2155); leasehold, Jan 15; Jan16'15; due as per note; Adolph Bierman to Josef Meyer, 574 W 182. 7,000

184TH st W, nec Wadsworth av, see Wadsworth av, nec 184.

191ST st W (8:2161), swc Audubon av, 50x92.11x50.1x90.2; consent of stockholders to mtg for $10,000; Jan6; Jan15'15; Tralow Realty Corpn to Celio Lowenstein. —

191ST st W (8:2161), ss, 50 w Audubon av, 50x95.9x50.1x92.11; consent of stockholders to mtg for $8,000; Jan6; Jan15'16; Tralow Realty Corpn to Celia Lowenstein. —

Av C, 115 (2:3390); ext of mtg for $9,000 to Mar31'15, 5½; Jan19; Jan20'15; Saml Weiss, 115 Av C, with Elizabeth Graham, 667 Teasdale pl, & Jos Gottlieb, 58 E 96. nom

Amsterdam av, 194 (4:1160), cor stx & c; sal Ls; Jan12; Jan15'15; demand, 6%; Michl Tyne to Clausen-Flanagan Brewery, 441 W 25. 3,500

Amsterdam av, 643 (4:1222), es, 27.11 n 91st, 27x100; ext of mtg for $18,000 to Jan 1'20, 5½; Jan12; Jan16'15; Mary S Riggs, 710 E Front, Plainfield, NJ, with Cath Demarest, 245 W 104. nom

Amsterdam av, 1483 (7:1971), es, 25 n 133d, 25x100; certf as to payment of $2,000 on a/c mtg for $20,000; Jan19; Jan20'15; Henry Offerman to Wm Sauter. —

Audubon av, swc 191st, see 191st W, swc Audubon av.

Broadway, 656-8 (2:529), sec Bond, 58x 130 to 20 ft alley, with rights to alley; pr mtg $325,000; Jan8; Jan21'15; due Jan 1'17, 5%; Ehrick K Rossiter to Billings Estate Corpn, 115 Bway. 75,000

Broadway, 656-8; sobrn of two mtgs each for $180,000 to mtg for $75,000, said $75,000 to be applied to mtg for $400,000 & reducing same to $325,000; Jan8; Jan21 '15; same, owner, & Billings Estate Corpn, et al, parties 2d pt; Saml E Kilner & ano, parties 3d pt, with Billings Estate Corpn, 115 Bway, party 4th pt. nom

Broadway, 656-8 (2:529), sec Bond, 58x 130 to alley, with rights to alley; ext of mtg for $325,000 to Jan1'17, 5%; Jan8; Jan21'15; Title Guar & Trust Co with Ehrick K Rossiter. O C & 100

Broadway, 656-8, sec Bond; consent to above ext mtg; Jan8; Jan21'15; Saml E Kilner & Jno French, trstes will Eleazar Parmly, for benefit Ehrick K Rossiter, holders of mtg for $180,000, to Title Guar & Trust Co. —

Broadway, 656-8; consent to above ext mtg; Jan8; Jan21'15; Randolph Parmly et al, trstes will Eleazar Parmly, holders of mtg for $180,000, to same. —

Broadway, 878 (3:847), es, 44.7 n 18th, 21x91.4x20.6x84.10; ext of mtg for $40,000 to Apr1'18, 5½%; Jan13; Jan16'15; Emma B Moulton et al with Donchian Realty Corpn. nom

Broadway, 3254 (7:1985), es, 25 s 131st, 24.11x100; PM; pr mtg $16,000; Jan15'15; due & int as per bond; Andw Walz, 504 W 111, to Gustav Stillgebauer, at White Plains, NY, & Eliz C Stillgebauer, 304 W 99. 1,500

Lenox av, 533 (7:1921), ws, 25.4 s 137th, 27x75; Jan18; Jan19'15; 5y5%; Jacob Malatzky to Michl Caravatta, 101 W 91. 14,000

Lexington av, 415 (5:1298), nec 43d; sal. Ls; Jan14; Jan18'15; demand, 6%; Danl B Stilwell to Jacob Ruppert, 1639 3 av. 9,956.62

Madison av, 1266-70, see 91st, 26-8 E.

Madison av, 1832 (6:1746), nwc 119th (No 21), 25.10x100; Jan20'15; 5y5%; Richd M Bent to Emigrant Indust Savgs Bank, 51 Chambers. 20,000

Madison av, 1915-9, see 123d, 41-3 E.

Park av, 525 (5:1395), sec 61st (Nos 100-8), 100.5x99; Jan18; Jan20'15; E A L Park Av Co & Henry B Anderson, with Metropolitan Life Ins Co, 1 Mad av. nom

Pleasant av (6:1703-22½), nwc 109th; transfer of tax lien for years 1830 to 1907; Sept2'10; Jan18'15; 3y12%; City N Y to City N Y 1,864.59

Riverside dr, sec 141st, see 141st, 630 W.

Wadsworth av (8:2166), nec 184th, —x —: also GRAND ST, 555 (1:265); also MADISON ST, 399 (1:265); also CANNON ST, 93-5 (2:334); party 1st pt agrees to loan party 2d pt $15,000 as follows: $9,000 upon execution of this agmt & the delivery to party 1st pt of the premises as afore & the balance on $6,000 upon conveyance to party 1st pt of 520 W 144; the party 2d pt to take charge & manage 391 Grand & 32 Suffolk, &c; Dec31'14; re-recorded from Jan4 & Jan15; Jan21'15; Fredk H Hoffman, of Weehawken, NJ, with Nathan Burnstine, 54 Morningside dr (R S $75). nom

West End av, 662 (4:1210), es, 22 n 93d, 20x80, given as additional security for mtg $23,500 covering Front st, 174; Jan 14; Jan20'15; due Dec1'15 without int; Josephine A Coale to Mary Voorhees, 1 W 81. 5,500

2D av, 544 (3:936), es, 20 n 30th, 19x 60; pr mtg $10,000; Jan15; Jan18'15; due & int as per bond; Frances M Haddox, 233 E 26, to Chas I Haddox, 356 W 56. 550

2D av, 1315 (5:1424), ws, 25.5 n 69th, 25 x80; Jan15'15; 3y5½; Henrietta Stern to Ella V Eldredge, 366 Clinton av, Bklyn. 14,500

2D av, 1481 (5:1432); sal Ls; Jan19; Jan 20'15; demand, 6%; Valentine Fries to Jacob Ruppert, 1639 3 av. 5,910.64

2D av, 1636 (5:1547); ext of mtg for $11,000 to Jan14'20, 5%; Jan14; Jan15'15; Marie Lenz, 334 E 39, with Kath E Koop, individ, & ano, exrs &c Saml Koop. nom

2D av, 1852 (5:1557); ext of mtg for $18,000 to Jan12'18, 5%; Jan13; Jan18'15; Anna M Goebel, 120 E 95, with Samson & Augusta Topitz, 307 W 98. nom

2D av, 2295 (6:1847), ws, 29.4 s 118th, 21.1 x78.10; Jan19; Jan20'15; due &c as per bond; Second Av Methodist Episcopal Church to Title Guar & Trust Co, 176 Bway. 4,000

3D av, 1368 (5:1412), ws, 44.9 s 78th, 19.1 x99; Jan19'15; 3y5%; Cath A Mulry & Benj H McGlynn, both at Lawrence, LI, to N Y Title Ins Co. 5,000

3D av, 1813 (6:1650), es, 25.11 s 101st, 25 x100; PM; pr mtg $——; Jan19; Jan20'15; 3y5%; Hermann Brown to Mayer Katzenberg, 206 E 60. 14,000

5TH av, 10 (2:572), nwc 8th (No 1), 28.6 x100; ext of mtg for $60,000 to Jan11'18, 5½%; Jan6; Jan20'15; Title Guar & Trust Co with Mina M Edison, Llewellyn Park, NJ. nom

5TH av, 119-21 (3:848), nec 19th (Nos 1-3), runs e125xn92xw25xs45.6xw100 to av xs46.6 to beg; a life int in ½ pt; Dec23'14; Jan18'15; due Jan25'15, 6%; Alice M Moynan to The Gotham Natl Bank, 1819 Bway. note 10,000

5TH av, 553, see 19th, 416-8 W.

5TH av, 718, see 56th W, swc 5 av.

5TH st, 1328-30; certf as to above mtg; Jan16'15; same to same. —

5TH av, 1328, see 6 av, 1330.

5TH av, 1330 (6:1595), ws, 50.11 s 112th, 25x100; also 5TH AV, 1328 (6:1596), ws, 100.11 n 111th, 25x100; supplemental to mtg $6,000 covering 1466 to 1472 5 av; Nov 30'14; Jan16'15; installs $750 quarterly, 6%; 1328 Realty Corpn to Bertha Hoffmann, 212 W 137, et al, exrs Simon Hoffmann. 12,000

5TH av, 1470 (6:1717), ws, 50.11 s 119th, 25x100; ext of mtg for $20,000 to Jan16'18, 5½%; Jan14; Jan16'15; Franklin Pierce with 1328 Realty Corpn, 74 Bway. nom

5TH av, 1489 (6:1746) es, 63.2 s 120th, 37.8 x100; PM; Jan11; Jan19'15; due & int as per bond; Matterhorn Realty Co to Law-Mtg Co. 44,000

5TH av, 1489; PM; pr mtg $44,000; Jan 19'15; due & int as per bond; same to Jas P Reilly, 902 East Chelten av, Germantown, Phila, Pa. 6,000

5TH av, 1499; certf as to mtg for $6,000; Jan19'15; same to same. —

7TH av, 369 (3:806), es, 88.3 n 30th, 21x 75; Jan15'15; due & int as per bond; Henry Ungrich to Greenwich Savgs Bank, 246 6 av. 3,000

7TH av, 420 (3:783), nwc 33d; leasehold; Jan14; Jan18'15; demand, 5%; Eureka Distilling & Distributing Co to Pabst Brewing Co, 1917. 12,750

7TH av, 420; certf as to mtg for $12,750; Jan14; Jan18'15; same to same. —

7TH av, 740 (4:1020); sal Ls; Jan19; Jan 20'15; demand, 6%; Geo Mueller to Jacob Ruppert, 1639 3 av. 2,000

8TH av, 68-70 (2:618); ext of mtg for $17,000 to Jan19'20, 5%; Jan19'15; Archibald G Henderson, 2171 Bway, & ano, trstes will Jas D Smith, with Benj Fox, 45 W 34. nom

8TH av, 102 (3:765), nec 15th (Nos 263-7), 25x93.6; leasehold; Jan18'15; 5y6%; Chas L Ritzmann to Jno S Sutphen, 311 W 72. 12,000

8TH av, 2123-5 (7:1848), swc 115th (Nos 300-2), 50.7x100; Jan14; Jan19'15; due Feb 6'18, 6%; Sarah Alexander, widow, & Florence, Mae or Miriam Hellinger & Abr Alexander, heirs Jos M Alexander, to Lulu Weinstein, 1184 Madison av. 4,000

8TH av (7:2038), nec 152d; sal Ls; Jan 2; Jan19'15; demand, int as per note; Thos O'Brien, 303 W 145, to P Ballantine & Sons, 58 Freeman, Newark, NJ. 2,949.90

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

All (Decedents Estates) the undivided 1-5 pt of all real prop in City N Y whereof Serena Rhinelander died seized & generally all RT&I of parties 1st pt therein; Jan18; Jan19'15; 3y or sooner, 6%; Philip Rhinelander & Adelaide K, his wife, to Lincoln Trust Co, 204 5 av. 70,000

Jamaica Estates, B of Q (miscl); certf as to mtg for $2,000; Jan9; Jan18'15; A R Keller to Title Guar & Trust Co. —

Lake Ronkonkoma, LI (miscl); certf as to mtg for $3,930.68; Dec23'14; Jan15 '15; Adolph Wiechers Realty Co, 200 W 72, to Emily Wiechers. —

Mt Pleasant, NY (miscl); certf as to mtg for $600; Jan13; Jan15'15; Leaside Co, Inc, to Jos F Merriam, exr Geo F Merriam. —

MORTGAGES.

Borough of the Bronx.

Brown pl, 3-5 (9:2278), ws, 60 s 134th, 40x100; ext of $16,000 mtg to Jan11'20 at 5%; Jan11; Jan16'15; Christopher Bargfrede with Jno & Bertha Haut, 60 W 152. nom

Carlisle pl (*), ws, 214.4 n Ruskin, 25x 125; Jan8; Jan21'15; 3y5½%; Jas F Waldron, 149 40th, North Corona, LI, to Fredk Glittenberg, 349 W 52. 2,500

Clarke pl, nwc Jerome av, see Jerome av, nwc Clarke pl.

Elsmere pl, 851-7 (11:2960), nec Marmion av (No 1940), 96.3x100; pr mtg $62,500; Jan18; Jan19'15; 3y6%; Grand Blvd Holding Corpn to Abel King, 148 W 65. 12,000

Elsmere pl, 851-7 (11:2960), nec Marmion av (No 1940); certf as to above mtg; Jan 18; Jan19'15; same to same. —

Elsmere pl, 915-9 (11:2956); ext of $7x 500 mtg to Jan18'18 at 5½%; Jan18; Jan 19'15; Title Guar & Trust Co with Rosa C Klinkel, 817 Elsmere pl. nom

Home st, sws, at nws Westchester av, see Westchester av, nws, at sws Home.

Kingsbridge ter (12:3256-3260), swc 230th, runs w112.6xn30 to ns 230th xe112.6 to av xs30 to beg; also HEATH AV (12:-3256-3260), sec 230th, runs n30 to ns 230th xe112.6xs30 to ss 230th xw112.6 to beg; also HEATH AV (12:3256-3260), swc 230th, runs n30 to cl 230th xw100.7xs30 to st xe 100.7 to beg; Jan14; Jan19'15; due Oct18'17, 5½%; Rosalie Sinsheimer to Harry Fried, 1 W 93 et al. 5,000

Light st, nwc Merritt av, see Merritt av, nwc Light.

Main st (*), ws, 441.9 s Terrace pt, 25x 213.11x25x213.7; Jan20; Jan21'15; 3y6%; Chas J Northorn to Elsie M Becker, 352 E 140. 1,500

Poplar st (*), ns, 201.8 e Forest, 25.2x 102.6x25.1x99.1; pr mtg $3,000; Jan14; Jan 18'15; due &c as per note; Sarah Nerenberg to Sarah C Buckenham, 2590 Grand av. 500

Rogers pl, swc 163, see Stebbins av, sec 163.

Timpson pl, es, 133.4 n 144th, see Timpson pl, es, 150 n 149th.

Timpson pl (10:2600), es, 150 n 144th, 16.7 x95.5x17.4x200.3, also TIMPSON PL (10:-2600), es, 133.4 n 144th, 17.8x70.3x17.5x85.2; Jan13; Jan15'15; due Apr13'16, 6%; Hans I Bulitta to Bronx Security & Brokerage Co, 258 E 138. 400

Walker st (11:3131), ws, adj land Fredk A Archer, runs nw110xne38xnw17xne15xse 127 to st xsw46 to beg, except pt for Bryant av; pr mtg $3,000; Jan4; Jan21'15; 3y 6%; Mary M Victor S & Alex Stachnik to Cath Stacknik, 272 W 154. 2,000

Westchester sq, 98 (*); sal Ls; Jan7; Jan18'15; demand, 6%; Saverio Scimaci to Lion Brewery, 104 W 108. 655.30

136TH st, 303 E (9:2312), ns, 200 w Alex av, 25x100.11; pr mtg $8,000; Jan18; Jan 19'15; 3y5½%; Anna C H Undutsch to Jno M Bunte, on Homer Lee av, B of Q, NY. 2,000

143D st E, sec College av, see College av, sec 143.

146TH st, 236-8 E (9:2335); sal Ls; Dec 30'14; Jan20'15; demand, 6%; Philip Guarino to Lion Brewery, 104 W 108. 4,956.50

149TH st E (9:2337), ss, 225 w Morris av, 25x106.6, except pt for st; Jan15; Jan 16'15; 5y5%; May Owen to Mary O'Gorman, 377 E 140, & ano. 7,000

156TH st E, swc Cauldwell av, see Cauldwell av, swc 156.

163D st E, swc Rogers pl, see Stebbins av, sec 163.

163D st E, see Stebbins av, see Stebbins av, sec 163.

165TH st E (10:2715), ss, 100.6 e Tiffany, runs s46.3xse54 to nws Westchester av xne2xnw37.6xne160 to st xw70 to beg; Jan20; Jan21'15; 5y5%; Arthur L Page & Eliz, wife Wm H Page, to Bowery Savgs Bank, 128 Bowery. 1,500

166TH st E, nwc Prospect av, see Prospect av, nwc 166.

167TH st, 451-3 E (9:2389); ext of $7,000 mtg to Jan12'18 at 5½%; Jan14; Jan21'15; Mary E Fairbrother with Francisco Nicoletti, 51 E 167. nom

172D st E, sec Bathgate av, see Bathgate av, sec 172.

174TH st E, nec Hoe av, see Hoe av, nec 174.

174TH st E (*), es, 251.4 s Westchester av, 25x100; pr mtg $2,500; Jan2; Jan16'15; 1y6%; Geo A & Eliz T Devine to Arnold Kemner, 1263 Virginia av. 1,000

176TH st E, see Anthony av, see Anthony av, sec 176.

176TH st E (11:2959), nes, 445.5 n So blvd, 50x150; agmt as to share ownership in mtg; Jan14; Jan16'15; Malvina Russom with N Y Trust Co, 26 Broad. nom

176TH st E, nes, 495.5 nw So Blvd, see 176th E, nes, 445.5 nw So Blvd.

176TH st E (11:2959), nes, 445.5 nw So Blvd, 50x150.8x50x150.2; Jan14; Jan15'15; 3y 5½%; J W R Realty Co, 3114 3 av, to N Y Trust Co, 26 Broad. 42,000

176TH st E (11:2959), same prop; certf as to above mtg; Jan14; Jan15'15; same to same. nom

176TH st E (11:2959), nes, 445.5 nw So Blvd, 50x150.2x50x150.8; also 176TH ST E (11:2959), nes, 495.5 nw So Blvd, 50x149.8x50x150.2; pr mtg $84,000; Jan14; Jan15'15; due Apr1'18, 6%; Jos F Waldron Co, 3114 3 av, to Samh Grosner, 1361 Mad av. 10,000

176TH st E (11:2959), same prop; certf as to above mtg; Jan15'15; same to same. —

176TH st E (11:2959), nes, 495.5 nw So Bldg, 50x149.8x50x150.2; pr mtg $40,000; Jan14; Jan15'15; 3y5½%; J W R Realty Co to Wm L Condit, Hoboken, NJ. 2,000

176TH st E (11:2959), same prop; certf as to above mtg; Jan14; Jan15'15; same to same. —

176TH st, 857 E (11:2959); ext of $40,000 mtg to Jan14'18, at 5½%; Jan14; Jan15'15; Wm L Condit with J W R Realty Co Inc, 3114 3 av. nom

177TH st E (11:2992), ss, 108.4 e Daly av, 61.4x130, except pt for Tremont av or 177th; Jan18; Jan19'15; 3y5%; Kath Brodel, widow, to Marion D Risse, 599 Mott av. 5,000

177TH st E (*), es, 106.8 s Larkin av, 50x141.3x50.6x133.4; also EASTERN BLVD (*), nec 177th, 100x106.8; Jan16; Jan19'15; 2y6%; Selina H, wife Wm Giguere or Gigrieve, to Jesse H Clute, 201 W 117. 1,000

177TH st E, nwc 3 av, see 3 av, nwc 177.

183D st, 710 E, see Crotona av, swc 183.

192D st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 192.

202D st E (12:3330), ns, 160 e Webster av, 25x100; pr mtg $——; Jan18; Jan20'15; 3y5½%; Patk J Maloney to Jno E McCabe, 95 East End av. 1,000

215TH st E (*), ss, 100 e Paulding av, 50x100; PM; Jan15; Jan18'15; 5y5%; Peter A Zanelli to Luigi Bracchi, 334 E 105. 1,000

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219TH st E (*), ns, 52.6 w Barnes av, 52.6x114, map Wakefield; pr mtg $1,000; Jan19; Jan21'15; 3y5½%; Ludwig Reinecke to Heinrich Kix, 1057 1 av. 300

219TH st E (*), ns, 52.6 w Barnes av, 52.6 x114; ext of $1,000 mtg to Jan1'20 at 5½%; Jan2; Jan21'15; Bertha Ehresmann with Ludwig Reinecke, 101 E 86. nom

229TH st E (*), ns, 200 e Barnes av, 300 x114, Wakefield; Dec31'14; Jan16'15; 3y6%; Dennis R, Robt F, Peter A, Chas J, Richd & Geo Sheil & Marcella M Oakes to Oscar Schuyler, 362 E 193. 5,000

230TH st E (*), ns, 105 e Barnes av, 50x 114, Wakefield; Jan9; Jan21'15; due &c as per bond; Harriet E Haufield, 1074 Park pl, Bklyn, to North Side Mtg Corpn, 391 E 149. 1,750

230TH st W, swc & swc Heath av, see Kingsbrige ter, swc 230.

230TH st W, swc Kingsbridge ter, see Kingsbridge ter, swc 230.

233D st, 7TH E (*), ss, 83.10 e Barnes av, 18.9x100; PM; Jan16; Jan18'15; due &c as per bond; Maria, wife of & Antonio Alvino to Title Guar & Trust Co. 4,000

235TH st E (12:3375), ss, 300 e Kepler av, 50x100; Jan15'15; 3y6%; Emma Stuber, White Plains, NY, to Emil Matthiessen, 332 E 150. 1,200

Anthony av (11:2892), sec 176th, 78.4x 100x122.9x109; Jan20; Jan21'15; due &c as per bond; Jno Litter to Title Guar & Trust Co. 11,000

Bainbridge av, 2845 (12:3296), nws, 93.1 ne 198th, 25.2x142.5x25x139.6; ext of $3,625 mtg to May3'20 at 6%; Jan15; Jan19'15; Leopold Haidegger with Henry Miller, 2845 Bainbridge av. nom

Bassett av (*), ws, 147.6 s McDonald bldg loan; Dec15'14; Jan19'15; 3y6%; Antonio G Iscaro to Giuseppa Tedesco, 1432 Blondell av. 500

Bassett av (*), same prop; sobrn agmt; Dec14'14; Jan19'15; Hudson P Rose Co with same. nom

Bassford av, 2238 (11:3050); ext of $2,500 mtg to Nov20'17 at 5%; Jan20'15; August J Reichert with Clara Best. nom

Bathgate av (11:2919), sec 172d; sal Ls; Dec31'14; Jan18'15; demand, 6%; Hyman Less to Lion Brewery, 104 W 108. 1,050

Beach av, 1443 (*), ws, 75.6 s Merrill, 25.2x112.8x25x108.9; Jan15; Jan16'15; due &c as per bond; Annie P Masiello to Vincenzo Masiello, 1491 Beach av. 400

Bear Swamp rd, 2013 (*); sal Ls; Jan 13; Jan16'15; demand, 6%; Max Schaef to A Hupfel's Sons, 242 St Anns av. 2,000

Belmont av, 2537 (12:3273), ws, 245.5 n Fordham rd, 25x87.6; ext of $500 mtg to Dec1'18 at 4%; Dec1'14; Jan19'15; Marye Kokesch with Alois Miskovsky, 326 Ft Wash av. nom

Blackrock av, 2123 (*), ns, 230 e Olmstead av, 25x108, except pt for av; Jan20 '15; 3y6%; Walter J White to Ida J Wright, 123 W 120. 1,600

Blackrock av (*); same prop; sobrn agmt; Jan20'15; Charlotte A Saunders with same. nom

Briggs av (12:3293), es, 355.6 s 194th, 19.7x95,10x19x94.3; Jan12; Jan16'15; due &c as per bond; Chas Koniger to Figge & Hutwelker Co. 1,500

Brook av, 365 (9:2289), ws, 24.11 n 142d, 24.11x90; PM; pr mtg $16,000; Jan16; Jan 18'15; installs, 6%; Maud B Sander to Florence M Cowan, 266 E 198. 1,000

Brook av (9:2396), ws, 40 s 169th, 42x 100; Jan20; Jan21'15; 3y5½%; Benenson Realty Co to Louise H Jackson, widow, 871 Mad av. 26,000

Brook av (9:2396); same prop; certf as to above mtg; Jan20; Jan21'15; same to same.

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11; pr mtg $13,000; Jan14; Jan15'15; due Aug15'18, 6%; Abr Goldstein to Israel Moskowitz, 218 8th st, Hoboken, NJ. 2,000

Burke av (*), ss, 50 e Barker av, 25x 99.7; Jan14; Jan15'15; 3y6%; North Bronx Realty Co to Michl Brennan, 3617 White Plains av. 1,750

Burke av (*), same prop; certf as to above mtg; Jan14; Jan15'15; same to same.

Catherine av (*), es, 176.8 s 242d, 37.4x —x—x107; Jan16; Jan18'15; due Jan1'18, 5½%; Louise Vasold to Peter Ebert, 790 E 166. 1,500

Cauldwell av (10:2624), swc 156th, 20x 52.6; Jan18'15; due &c as per bond; Matilda Gebelin to Jno Hoffman, 662 Eagle av. 500

Cauldwell av, 817-9 (10:2626), ws, 197.11 n 158th, 50.3x130x50.2x130; pr mtg $40,000; Jan16; Jan19'15; due July18'17, 6%; McEvoy & Koester Constn Co, 1902 Marmion av, to Louis Livingston, 54 Edgecombe av. 8,000

Cauldwell av, 817-9; certf as to above mtg; Jan16; Jan19'15; same to same.

Cauldwell av, 817-9; sobrn agmt; Jan16; Jan19'15; Albt Mamlock with same. nom

Cauldwell av, 817-9; sobrn agmt; Jan16; Jan19'15; same with Germania Fire Ins Co, 62 William. nom

Cauldwell av, 817-9 (10:2626); ext of $40,000 mtg to Jan1'20 at 5½%; Jan18; Jan19'15; Germania Fire Ins Co with McEvoy & Koester Constn Co, 1902 Marmion av. nom

College av (9:2323), sec 143d, 25x100; pr mtg $8,100; Feb28'14; Jan18'15; demand, 6%; Wm H Kroepke to Fredk Kroepke, 413 E 146. 500

Commonwealth av (*), ws, 50 s Merrill, 50x100, except pt for Commonwealth av; Jan10'15; 3y5½%; Ellen wife Albt Sandford, to Eliz B Lynde, 54 E 54, & ano, trste. 4,000

Courtlandt av (9:2397), es, 148 n 150th, 29.7x100; ext of $18,000 mtg to Dec28'20 at 5% as per bond; Jan15; Jan16'15; Julia Dorfman with Julius Asmus, Edivid & as admr Phillipine Asmus, 529 E 146. nom

Crotona av (11:3101), swc 183d (No 710), 95.9x27.4x95x30.8; Jan5; Jan15'15; 3y5½%; Emile, Flora, Helen & Gustav Kaestner to Mary E Hastings, 530 West End av. 8,000

Crotona av (11:3101), swc 183d (No 710), same prop; sobrn agmt; Jan14; Jan 15'15; Selma Kadez with same. nom

Eastern blvd, nec 177th, see 177th E, es, 106.8 s Larkin av.

Elliott av (*), es, 50 s Rosewood, 50x 100 PM; Jan15; Jan16'15; 3y5%; Wm Whyte to Luise Kuntz, 1192 Fox. 3,500

Elton av, 761 (9:2378); ext of $3,500 mtg to Jan12'18, at 5½%; Jan12; Jan15'15; Title G & T Co with Jacob Klippel, 761 Elton av (R S 50c). nom

Fordham av, swc Washington av, see Grand blvd & concourse, swc 192.

Gerard av (9:2477), es, 525 s 165th, 25x 100; PM; Jan7; Jan20'15; 3y6%; Edw Brehm, Sea Bright, NJ, to Wm H Brehm, Long Branch, NJ. 1,000

Grand blvd & concourse (11:3167), swc 192d, 405.2x185.7 to Creston av, x406.4x 211.6; also FORDHAM AV, swc Wash av, runs w378xs226.9xe95xs2.9xe285.8 to Wash av xn228.8 to beg; pr mtg $180,000; Jan19; Jan20'15; due &c as per bond; Jno B Haskin Estates, Inc, to Geo W Short, 128 W 123. 22,000

Havemeyer av, sec Turnbull av, see Turnbull av, sec Havemeyer av.

Heath av, sec & swc 230th, see Kingsbridge ter, swc 230.

Hoe av (11:2990-2991), nec 174th, 37.6x 100; ext of $5,000 mtg to Jan13'20 at 6%; Jan13; Jan15'15; August C Ahrens with Trask Bldg Co, 1662 Boston rd. nom

Hoe av (10:2751), nec Westchester av, 48x78.10x47x91.11 (fee); also 58TH ST, 147-55 E (5:1313), ns, 100 w 3 av, runs n100.5 xe20xn80xw20xn20 to ss 59th (Nos 146-60), xw175xs200.10 to 58th xe175 to beg; leasehold; pr mtg $52,000; Jan19; Jan21'15; 2y6%; Adolph Suesskind, 145 E 58, to Fredk Hollender, 149 W 125. 10,000

Jerome av (11:2855 & 2856), nwc Clarke pl, runs w117xn76.10xe25xs75xe103.9 to Jerome av xs12.8xs50.6 to beg; pr mtg $——; Jan20; Jan21'15; 2y6%; Irene M Keirns, Bklyn, & Wilhelmina Kearns, to Chas A Kearns, 122 Kingsbridge rd E. 2,500

Jerome av (11:2855-2856), nwc Clarke pl, runs w117xn76.10xe25xs75xe103.9 to av xs 12.8xs50.6 to beg; ext of $9,000 mtg to Jan 15'18 at 5½%; Jan20; Jan21'15; Title Guar & Trust Co with Irene M Keirns, 606 Bainbridge, Bklyn, & ano. nom

Macombs rd (9:2476), ws, 175 s Nelson av, 25x61.8x76.9x76.2; also NELSON AV (11:2876), ses, 175 sw Macombs rd, 50x 85.9x53.6x66.8; Jan9; Jan16'15; due &c as per bond; Geo W Whiteside, Laurelton, LI, to Sarah J Whiteside, 520 W 124. 1,515

Marmion av, 1940, see Elsmere pl, 851-7.

Marian st (*), nws, 100 se Kossuth av, 250x100; ext of $5,500 mtg to Aug17'14 at 5½%; Aug5'12; Jan21'15; Thos W Thorne with Christian H Werner. nom

Martha av, 4341-3 (12:3387); 2 ext of mtgs for $3,500 each to Jan1'18 at 5½%; Jan 5; Jan16'15; Geo Gebhard with Geo Beller, 4335 Maretha av. nom

Matilda av (*), nws, 100 ne 241st, 200x 100, Washingtonville; pr mtg $6,000; Jan 14; Jan15'15; due Jan1'16, 5%; Emma M Mayer, widow, to Jana, wife of & Jno A Bruckner, 406 E 161. 1,500

Merritt av (*), nwc Light, 100x50; Jan 14; Jan20'15; due &c as per bond; Sebastian Serritella to Dyre Av Realty Co, 30 E 42. 1,800

Morris Park av, nec & nwc Mulliner av, see Muliner av, nec Morris Park av.

Mulliner av (*), nec Morris Park av, 66.10 x14.11x69.5x24.7; also MULLINER AV (*), n wc Morris Park av, 59.3x19.7x57.5x11.4; pr mtg $——; Jan14; Jan15'15; installs, 6%; Chas Gillis to Eliz K Dooling, 179 E 80. 2,000

Nelson av, ses, 175 sw Macombs rd, see Macombs rd, ws, 175 s Nelson av.

Orchard av (*), ss, 150 e Main, 75.6x 103.6x76x103; Jan20; Jan21'15; due &c as per bond; Bertha Mullen & Geo H Williams to Louise E McLure, 122 Horton, City Island. 2,000

Park av, 3930 (11:2905), es, 75 n 172d, 25 x90; Jan15'15; due, &c, as per bond; Bernard J McGinty to Title G & T Co, 176 Bway. 2,000

Prospect av, 2315-7 (11:3102); ext of $5,000 mtg to Jan13'18 at 5½%; Jan13; Jan 15'15; Title G & T Co with Jas A Kearney, 2317 Prospect av, & Viola E Stafford, 2317 Prospect av. nom

Prospect av (10:2680), nwc 166th, 80x 100; Jan19; Jan20'15; due &c as per notes; Angel Constn Co to Jas T Byrne, 1120 Jackson av. 1,225

Prospect av (10:2680); same prop; certf as to above mtg; Jan19; Jan20'15; same to same.

Prospect av (11:3114), es, 581.3 n 183d, 18.9x93x18.9x93.4; ext of $6,250 mtg to Dec 17'17 at 5%; Dec16'14; Jan19'15; Beatrice S R Ziegel with Jno J Leonard, 1418 Longfellow av. nom

St Anns av, 145 (9:2262), ws, 75.6 n 134th, 24.6x100; pr mtg $13,000; Jan16; Jan 18'15; due &c as per bond; Gustave Humbeutel to Harry Humbeutel, 458 E 144. 2,000

Stebbins av (10:2696), sec 163d, 127x 230 to ws Rogers pl; pr mtg $230,000; Jan 14; Jan16'15; 1y6%; Grossman Bros & Rosenbaum to Matilda Landsman, 26 Lenox av. 50,000

Stebbins av (10:2696); same prop; certf as to above mtg; Jan14; Jan16'15; same to same.

Teller av, 1113 (9:2429-2434), ws, 116.8 n 166th, 38.4x100; PM; pr mtg $20,000; Jan 14; Jan15'15; 5y6%; Jadwiga Grunert, 1236 Clay av, to Kate Ley, 1121 Teller av. 4,350

Teller av, 1379 (11:2782-2783), nws, 746.6 ne 169th, 28.4x76.9x22.11x84.5; PM; pr mtg $8,000; Jan15; Jan16'15; due &c as per bond; Mary N Priefer to Edmont Realty Co, 535 E 166. 1,500

Turnbull av (*), sec Havemeyer av, being gore B, map Unionport, 393x—x401.5; ext of $1,200 mtg to Jan1'18 at 6%; Jan 18; Jan21'15; Konrad Burkhardt with Andreas Kleemann. nom

Union av, 1237 (10:2673); ext of $6,750 mtg to Jan18'18 at 5½%; Jan18; Jan19'15; Title Guar & Trust Co with Max Schmetterling, 1237 Union av. nom

University av (11:2868), es, 449.8 w from ws Harrison av, measured along es University av & ss Burnside av, runs se169.11 xs45xw182.9 to av xn43 to beg; Jan18; Jan 19'15; due May18'17, 6%; University Bldg Co to Mary Haas, 2336 University av. 5,000

University av (11:2868); same prop; certf as to above mtg; Jan18; Jan19'15; same to same.

University av (11:2868), es, 363.5 w from ws Harrison av, measured along es University av & ss Burnside av, runs se16.11 xs30.6xw154.10 to av xn43.2 to beg; Jan18; Jan19'15; due May18'17, 6%; University Bldg Co to Mary Haas, 2336 University av. 4,000

University av (11:2868); same prop; certf as to above mtg; Jan18; Jan19'15; same to same.

University av (11:2868), es, 406.8 w Harrison av as measured along es University av & ss Burnside av, runs se154.10xs45xw 169.11 to avxn45 to beg; Jan18; Jan19'15; due May18'17, 6%; University Bldg Co to Mary Haas, 2336 University av. 4,000

University av (11:2868); same prop; certf as to above mtg; Jan18; Jan19'15; same to same.

Valentine av, 2931 (12:3320), ns, 75 e 199th, 50x100; Jan11; Jan18'15; 2y4½%; C Eliz Wetzel, widow, to Lottie V, wife Fredk Muller, Douglaston Park la, B of Q, NY. 2,000

Van Nest av, 789 (*); ext of $4,000 mtg to June1'17 at 5½%; Apr20'14; Jan21'15; Clarissa L Harris with Kath Rieger, 789 Van Nest av. nom

Van Nest av (*), ns, 50 w Madison, 25x 100, except pt for Van Nest av; Jan19; Jan21'15; due &c as per bond; Katharina, wife of & Carl L Rieger to Isidor H Vogel, 501 W 51. 500

Van Nest av (*), ss, 26 e Adams, 78x—x 75x—; Jan21'15; 1y6%; Concetta Totaro, 506 Van Nest av, to Peter Otten, 1321 Clinton av. 3,000

Van Nest av (*), ss, 75 e Taylor av, 25x 100, except part for Van Nest av; Jan20; Jan21'15; due Jan1'20, 5½%; Ferd Hebrank to Wm L Schaaf, 1913 Bogart av. 3,800

Washington av, 2001 (10:3035); ext of $4,500 mtg to Jan19'18 at 5½%; Jan18; Jan21'15; Title Guar & Trust Co with Della Mead, 1999 Wash av. nom

Washington av, swc Fordham av, see Grand blvd & concourse, swc 192.

Westchester av (10:2753), nws, at sws Home, 102.5x125.6x100x147.9; ext of $15,000 mtg to Jan17'18 at 6%; Jan16; Jan19'15; Lawyers Title Ins & Trust Co with American Real Estate Co, 527 5 av. nom

Westchester av, nws, see 165th E, ss, 100.6 e Tiffany.

Westchester av, nec Hoe av, see Hoe av, nec Westchester av.

White Plains rd (*), es, 116 n St Ouen pl, 25.3x87.4x25x85.4; Jan15'15; due Sept15 '18, 6%; Esther wife Saml Weiss to Harry Mindel, 1929 Wash av. 1,000

Woodycrest av (9:2507), es, 23 s 164th, 27x100; Jan15; Jan19'15; 3y5½%; Emily P, wife Arthur H Kirkpatrick, to Kathleen G Turle, 34 Monroe pl, Bklyn. 8,000

3D av, 2923 (9:2374); ext of $50,000 mtg to Jan19'20; Jan10; Jan21'15; 2923 Third Av, Inc, with Green-Wood Cemetery, 170 Bway (R S $25). nom

3D av, 2946 (9:2362); leasehold; Jan12; Jan21'15; demand, 6%; Justus Dulfer to Ernst Warmbold, 2954 3 av. 617.60

3D av, 3479 (9:2372), ws, 25x119.11x25x 121.8; ext of $9,000 mtg to Mar1'18 at 5½%; Jan15; Jan19'15; Chas A Flammer & ano trstes Andw Blum, with Max & Jacob Kleinman, 1225 Boston rd. nom

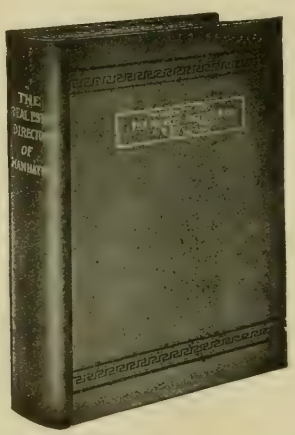
39 av (11:3043), nwc 177th, —x—; agmt modifying terms of mtg; Dec14'14; Jan15 '15; Tremont Holding Co with Mary M Barson, 260 Monroe, Bklyn, & Chas H Barson, 2366 Crotona av. nom

Lot 102 (9:2519), map Claremont, 76.5x 133x102.6x122, with strip in front, except pt for Nelson av; pr mtg $5,000; Jan19; Jan21'15; due Aug1'15, 6%; Nellie Wood to Rooke Pothman, 1522 Seabury pl. 1,250

Lots 39 to 44 (12:3336), map 181 lots Varian Est; Jan18; Jan21'15; 3y6%; Lizzie Baron, Bklyn, to Edwin Downing, Grumman av, Norwalk, Conn. 3,500

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The
Real Estate Directory
of the
Borough of Manhattan
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Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2446 New York, January 30, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Academy st, 584-8 (or Sherman av, 133-5).
Academy st, ws, blk 2237-43-44.
Allen st, 52.
Beekman pl, 34.
Broad st, 102-8.
*Broome st, 320 (or Chrystie st, 122).
Broome st, 567.
Chrystie st, 122-6 & 228.
Madison st, 212.
Maiden la, 97.
*Mercer st, 170 (or Bway, 597).
Monroe st, 235.
Pearl st, 44-6.
*Pearl st, 48 (or Broad, 102).
Pine st, 7.
Pitt st, 24-6.
St Marks pl, 96.
Stanton st, 116.
Thompson st, 222-4.
Water st, 16.
*Water st, 18-20 (or Broad, 108).
Waverly pl, 241.
Willett st, 52.
1st st, 56 & 88-90 E.
3d st, 138 W.
4th st, 307-9 E.
13th st, 528 E.
18th st, 116 E.
18th st, 239-41 W.
19th st, 211-15 W.
24th st, 13-15 W.
26th st, 319 E.
28th st, 41-3 E.
29th st, 403 E.
45th st, 17-9 W.
30th st, 128-32 W.
*31st st, 100-4 W (or 6 av, 517-9).
33d st W, ns, blk 783-6-8.
34th st, 113 E.
43d st, 204-10 E.
49th st, 216 E.
*51st st E (swc Beekman pl, 34), blk 1362-37.
53d st, 320 E.
53d st, 441 W.
54th st, 159 E.
58th st, 227-9 E.
58th st, 211 W.
60th st, 223 E.
61st st, 347 E.
*64th st, 238 E (or 2 av, 1215).
66th st W, ns, blk 1178-23.
73d st, 429-31 E.
76th st, 124 & 130 E.
76th st, 23 W.
77th st, 164 E.
78th st, 66 & 213 E.
*78th st, 271 E (or 2 av, 1501-7).
80th st, 123 E.
81st st, 104-6 E.
*82d st, 26 E (or Madison av, 1082-8).
83d st, 166 E.
83d st, 166 W.
84th st, 33 W.
85th st, 118-22 & 420 E.
*85th st, 291 W (or Ams av, 520-8).
*94th st W (nec West End av, 700), blk 1242-1.
*95th st, 330 W (or 1 av, 1841).
96th st, 113 E.
96th st, 18 W.
*98th st, 2 E (sec 5 av), blk 1603-69.
98th st, 38-40 W.
100th st, 168 E.
101st st, 136 E.
102d st, 208 E.
104th st, 79 W.
*105th st, 230 W (or Bway, 2732-6).
106th st, 202 W.
109th st, 227 W.
*111th st, 154 W (or 7 av, 1807-15).
112th st, 257 W.
115th st, 27-9 W.
117th st, 509 E.
118th st, 11-11A E.
*118th st, 159 W (or 7 av, 1961).
119th st, 72 W.
120th st, 64 E.
*120th st, 316 W (or Manhattan av, 462).
122d st, 165 & 230 W.
124th st, 325 E.
125th st, 311 E.
128th st, 236 E.
128th st, 119 E.
129th st, 159-61 W.
130th st, 208 W.
131st st, 204-6 & 207 W.
*131st st, 572 W (or Old Bway, 66).
132d st, 78 W.
133d st, 115-7 W.
136th st, 219 W.
143d st, 256 W.
*151st st, 308-10 W (sec Bradhurst av), blk 2046-20.
153d st, 536 W.
154th st, 308-10 W.
155th st W, ns, blk 2134-19.
174th st, 504 W.
*178th st, 821 W (or Pinehurst av, 24-6).
*225th st W (nes Marble Hill av, 2), blk 3431-534.
Amsterdam av, 520-8.
Bradhurst av (sec 151st st, 308-10 W), blk 2046-20.
Broadway, 450, 520-2, 597 & 2730-6.
Lexington av, 1713-5.
Madison av, 1082-8.
Manhattan av, 462.
Marble Hill av, 2.
Old Broadway, 66.
Park av, 1230 & 1503.
Pinehurst av, 24-6.
Post av, 22-40.
Riverside dr, 865.
Sherman av, 109-35.
Vermilyea av, ws, blk 2234-36-38.
West End av, 700.
1st av, 846, 1160-4 & 1841.
2d av, 869, 1207-15, 1164, 1636, 1207-15 & 1501-7.
5th av, 400 & 518.
5th av (sec 98th st, 2 E), blk 1603-69-72.
6th av, 517-9 & 626-8.
7th av, 1807-15 & 1961-9.
8th av, 2576.
10th av, 370-2 & 546.

WILLS.

52d st, 67 W.
83d st, 16 W.
127th st, 256 W.
170th st, 567 W.
11th av, 434.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrents System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenues in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
Ts—Torrents System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly a srecorded, both ar', however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 22, 23, 25, 26, 27 & 28.

Academy st (8:2237-43-44), ws, 225 n Bway, 50x145.5x50.7x137.6, with all R T & I to any strips or gores adj above on w, vacant; Jos E Marx, 790 Riverside dr, to Hudson Investing Co, 27 Cedar; mtg $5,000; Jan15; rerecorded from Jan18'15; Jan23'15; A$7,000-7,000 (R S $2). nom

Academy st, 584-8, see 7 av, 1807-15.

Allen st, 52, see Allen, 52, Manhattan mtgs.

Beekman pl, 34, see 51st E, swc Beekman pl.

Broad st, 102-8 (1:8-11-47), swc Pearl (Nos 44-50), runs s111.5 to ns Water (Nos 16-20) xw92.8xn109.4 to ss Pearl x e113.1 to beg, 6-5-sty bk loft & str bldgs; 102 Broad St Corpn, 52 Wall, to Empire Mtg Co, 62 Cedar; B&S; Jan27; Jan28'15; A $217,000-252,000 (R S $1). O C & 100

Broome st, 320, see Chrystie, 122-6.

Broome st, 567 (2:578-19), ss, abt 85 w Varick; deed reads runs e24, including alley xn64xw11.6x817.4x—xs81.4 on ws, with right of way through lane to Watts, 3-sty fr bk ft tnt; Henry Norris, EXR &c Mary Norris, of Phila, Pa, to Emily M Roemer, 494 Greene av, Bklyn; Nov21'14; Jan25'15; A$7,500-8,500 (R S $10). O C & 100

Broome st, 567; G Heide Norris, of Phila, Pa, et al, to same; Nov21'14; Jan25'15 (R S $10). O C & 100

Broome st, 567 (2:578-19), ss, abt 85 w Varick, deed reads runs e, including pt of 4-ft alley, 24xs64xw11.6xs17xw8xn81.4 to beg, with rights of alley to Watts st, 3-sty fr bk ft tnt; Emily M Roemer to Conveyneur Mtg Corpn, 150 Bway; mtg $5,000 & AL; Jan25; Jan26'15; A$7,500-8,500 (R S $5). nom

Chrystie st, 122-6 (2:419-1-3), nec Broome (No 320), 75x62.5, 3-5-sty bk tnts & strs; Kremruf Realty Co to Hy S Nadelweiss, 5103 14 av, Bklyn [299 Bway]; ½ pt; AL; Jan18; Jan23'15; A$59,000-84,000 (R S $4). nom

Chrystie st, 228 (2:422-8), es, 99.3 s Houston, 25x75, 6-sty bk tnt & strs; Peoples Trading Co, 233 Bway, to Martha A Kohn, 1326 Madison av; mtg $25,700 & AL; Jan22; Jan23'15; A$20,000-28,000 (R S $2). nom

Madison st, 212 (1:271-20), ss, 133 e Rutgers, 27.1x100, 6-sty bk tnt & strs; Bernhard Penner, 53 St Marks pl, to Antonie Schwartz, 218 W 112; 1-12 of ¼ pt; mtg $33,000; Jan13; Jan25'15; A$20,000-38,000 (R S $1.50). **1,400**

Maiden la, 97 (1:69-15), ns, 79.5 e Gold, 21x62.3x21x63.4, 4-sty bk loft & str bldg; Gertrude Kane to Theo Sternfeld, 126 W 74; Abr Goldsmith, 50 W 75, & Wm G Sickel, 105 E 53, EXRS &c TRSTEES Emil L Boas; B&S; mtg $36,000 & AL; Jan13; Jan 22'15; A$35,000-40,000 (R S $1). nom

Mercer st, 170, see Bway, 597.

Monroe st, 235 (1:266-20), ns, 168 e Scammel, 23.8x96x24x96, 5-sty bk tnt; Michl Rothstein & Bertha, his wife, of Bklyn, to Hannah Rothstein, 10 W 113; B&S; AL; Oct12'14; Jan25'15; A$14,500-24,-500. O C & 100

Pearl st, 44-50, see Broad, 102-8.

Pine st, 7 (1:46-5), ss, 125.6 e Bway, 21.1 x73.9x21x74.5, 10 & 11-sty bk office & str bldg; Livingston Platt, ref, to Seamen's Bank for Savings, 76 Wall, piff; FORECLOS Jan13; Jan27'15; $210,000-270,000 (R S $160). **160,000**

Pine st, 7; Seamen's Bank for Savings to Philip Scheurman, 2 Hooker st, Arndale, LI; B&S; mtg $145,000; Jan27'15 (R S $20). O C & 100

Pine st, 7; Philip Scheurman to Empire Trust Co, 42 Bway; mtg $145,000; Jan27 '15. O C & 100

Pitt st, 24-6 (2:337-3), es, 44.8 n Broome, 42.10x55, 6-sty bk tnt & strs; Lena Stacy to Jay J Ballin, 25 Broad; AL; Jan2; Jan 26'15; A$20,500-32,000 (R S 50 cts). nom

St Marks pl, 96, or 8th st (2:435-12), ss, 100 e 1 av, 25.10x97.6, 5-sty bk tnt & strs; David Goldberg to Herman Goldberg, 2968 Briggs av; mtg $26,000; Jan20; Jan22'15; A$19,000-36,000 (R S $3). O C & 100

St Marks pl, 96; Herman Goldberg to David Goldberg, 2968 Briggs av; mtg $26,000; Jan20; Jan22'15 (R S $3). O C & 100

Stanton st, 116 (2:412-74), ns, 22 w Essex, 22x80, 5-sty bk tnt & strs; David Goldberg to Herman Goldberg, 2968 Briggs av; mtg $24,000; Jan20; Jan22'15; A$17,000-25,000 (R S $4). O C & 100

Thompson st, 222-4 (2:537-8), es, 275 n Bleecker, 50x85, 6-sty bk tnt & strs; Nicola Perniciaro to Pietro Perniciaro, 222-4 Thompson; mtg $16,000; Jan20; Jan 28'15; A$30,000-62,000. O C & 100

Water st, 16-20, see Broad, 102-8.

Waverly pl, 241 (185) (2:611-46), es, 60 n 11th, 20x80, 3-sty & b bk dwg; Evelina Ballantine to Evelyn Ballantine, 286 West End av; Jan23; Jan28'15; A$4,000-7,000 (R S $5). O C & 100

Willett st, 52 (2:338-40), es, 100 n Delancey, 16.8x100, 6-sty bk loft & str bldg, with AT to strip 10 ft wide on rear, being right of way to Sheriff st; Reuben Zirin, 1831 Sterling pl, Bklyn, to Freda Adelewitz, 2681 45th, Cleveland, O; mtg $13,500; Jan22'15; A$12,500-20,000 (R S 50 cts). nom

1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & strs; Christopher Pitkin Co to Sarah Steiger, 241 E 7; mtg $30,500; Jan15; Jan22'15; A $18,000-36,000 (R S 50 cts). O C & 100

1ST st, 88-90 E (2:429-59), ns, 187 e 1 av, 42x105.11, 6-sty bk tnt & strs; Hy C S Stimpson, ref, to Mary Mades, 22 St Marks pl, piff; FORECLOS Mar27'14; Jan 25; Jan28'15; A$33,000-65,000 (R S $18.50). **18,500**

3D st, 138 W (2:543-10), ss, 60 e 6 av, 20 x50, 2-sty bk tnt & str; Jno McAleer to Jos Flynn, 73 6 av, Bklyn; mtg $4,500; Jan 25; Jan27'15; A$6,000-6,500 (R S $3). nom

3D st, 138 W; Jos Flynn to Farmers Loan & Trust Co, 22 Wm, in trust for life of Jno J Campbell & his children; AL; Jan 25; Jan27'15 (R S $3). nom

4TH st, 307 E, see 4th, 309 E.

4TH st, 309 E (2:474-65), ns, 108 e Av C, 21.5x96, all of this; also 4TH ST, 307 E (2:374), ns, 82.3 e Av C, 25.9x96; all title to this, 6-sty bk tnt; Aaron Mintz to Jacob B Prager, 307 E 4 [310 E 4]; B&S; Jan20; Jan22'15; A$30,000—$——. nom

13TH st, 528 E, see 73d, 429-31 E.

18TH st, 116 E (3:873-62), ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; Jno H Rogan, ref, to Emily S Dow, 13 Central Park w, piff; FORECLOS Jan8; Jan27'15; A$24,000-30,000 (R S $20). **20,000**

18TH st, 239-41 W (3:768-14), ns, 249.6 e 8 av, 49.6x83, 3-sty & bsmt bk tnt; Jerome L & Emanuel D Stein, EXRS David W Stein, to Marian Stein, 51 Clark, Bklyn; Jan27; Jan28'15; A$25,000-46,000. nom

19TH st, 211-5 W (3:769-29), ns, 150 w 7 av, 50x100.2x50.1x101.6, 5-sty bk factory; S Percival Kobler to Percival C Ketterer, 33 W 74; ½ pt; AT; B&S; AL; Jan22; Jan 26'15; A$25,000-60,000 (R S 50 cts). nom

24TH st, 13-5 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Wm Klein, ref, to Ewald Mommer, 54 E 91, piff; mtg $200,000; FORECLOS Jan11, Jan 12; Jan22'15; A$125,000-246,000 (R S $1). **750**

26TH st, 319 E (3:932-13), ns, 275 e 2 av, 25x98.9, 4-sty bk stable; Mary J Duncan, of Far Rockaway, B of Q, to Danl E Duncan, at Cornaga av & Smith st, Far Rockaway, B of Q; mtg $10,000; Jan20; Jan25'15; A$10,000-17,000 (R S $15). nom

28TH st, 41-3 E (3:858-32-33), ns, 100 w 4 av, 41.8x98.9, 2-3-sty & b bk dwgs; Inner Circle Realty Corpn, 24 Broad, to Geo W Olvian, 67 W 72; mtg $80,000; Nov12'14; Jan28'15; A$104,000-199,000. nom

29TH st, 403 E (3:961-5), ns, 75 e 1 av, 25x74, 5-sty bk tnt & strs; Jacob Gordon & ano EXRS, &c, Louis Gordon, to Simon Machiz, 751 E 150, Bronx; AL; Jan19; Jan 23'15; A$6,800-13,500. O C & 100

29TH st, 403 E; Barnett Levy et al to same; AL; Jan19; Jan23'15. O C & 100

30TH st, 128-32 W (3:805-81), ss, 363.7 e 7 av, 82.1x98.9, 3-sty fr str & strs; Chas L Hoffman, ref, to U S Realty & Imp Co, 111 Bway; PARTITION Dec22'14; Jan25; Jan26'15; A$181,000-184,000 (R S $105). **105,000**

31ST st, 100-4 W, see 6 av, 517-9.

33D st W (3:783-6-8), ns, 100 e 8 av, 60 x98.9, 1-sty fr rear bldg & vacant; 260 W 34th St Co to Columbus Holding Co, 31 Nassau; mtg $127,000 & AL; Jan19; Jan26 '15; A$84,000-84,000. O C & 100

34TH st, 113 E (3:890-10), ns, 162.6 e Park av, 21x98.9, 4-sty stn bldg & str; Anna P K Taylor to Kath K Phelan, 107 W 76 [Chestnut av, Larchmont, NY]; ½ pt; mtg $52,000; Mar11'13; Jan25'15; A$52,-500-56,500. O C & 100

43D st, 204-10 E (5:1316-43), ss, 105 e 3 av, 100x100.5, 4 & 5-sty bk factory; 4 $44,000-68,000; mtg $30,000; also 81ST ST, 104-6 E (5:1509-66-68), ss, 225 w Lex av, 83x102.2, 2-6-sty bk tnts; mtg $70,000; Mary Rooney to Margt Brady, 212 E 49; AT; Jan22; Jan25'15; A$73,000-151,000. nom

45TH st, 17-9 W (5:1261-27), ns, 233.6 w 5 av, 41.6x100.5, 10-sty stn office & str bldg; Midville Realty Co to Abby S Marshall, c/o Chas A, 3d Pine; also Millbrook, NY; mtg $326,336; Jan26; Jan28'15; A$170,-000-310,000 (R S $5). O C & 5,000

49TH st, 216 E (5:1322-42), ss, 180 e 3 av, 21x100.5, 4-sty stn tnt; Mary C Finnigan to Margt L Larney, both at 216 E 49; mtg $10,000; Nov20'11; Jan23'15; A$8,500-16,000. nom

51ST st E (5:1362-37), swc Beekman pl (No 34), 25x84, 4-sty & b stn dwg; Carl F Boker to Farmers Loan & Trust Co, 22 William, TRSTE; mtg $7,000 & AL; Jan15; Jan25'15; A$5,000-8,000. nom

53D st, 320 E (5:1345-43½), ss, 218.4 e 2 av, 18x100.5, 4-sty stn tnt; German Kahn et al to Isaac Kahn; 1/4 pt; B&S; AL; June 27'06; Jan22'15; $7,000-11,000. nom

53D st, 320 E; Isaac Kahn to Francis Goodman, 453 W 47; ¼ pt; B&S; AL; Apr 4'13; Jan22'15. nom

53D st, 441 W (4:1063-10), ns, 225 e 10 av, 25x100.5, 5-sty bk tnt & strs & 3-sty fr rear tnt; Flourish Realty Co to Pauline Ross, c/o Morris I Strauss, 73 E 90; Jan22; Jan23'15; A$11,000-17,500. nom

54TH st, 159 E (5:1300-31), ns, 120 w 3 av, 25x100.5, 4-sty bk garage; Chester R Dewey, of Utica, NY, to American Bridge Co, 51 Newark st, Hoboken, NJ; CaG; Jan 19; Jan25'15; A$16,000-23,000 (R S 50 cts). O C & 100

58TH st, 227-9 E (5:1332-15-15¼), ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Hy F Rabbe, ref, to Lawyers Mtg Co; FORECLOS Jan20; Jan22; Jan23'15; A$12,-000-15,000 (R S $15.50). **15,500**

58TH st, 211 W (4:1020-25), ns, 175.7 w 7 av, 25x100.5, 5-sty bk tnt & strs, 1-sty ext; 59th St Real Estate Co to T & S Realty Co, 99 Nassau; B&S; AL; Jan21; Jan23'15; A$38,000-54,000 (R S $1). nom

60TH st, 223 E (5:1415-12), ns, 275 e 3 av, 20x100.5, 4-sty & b stn dwg; Ensign Realty Co to Gertrude C McLoughlin, at Mamaroneck, NY; mtg $15,000 & AL; Jan 25; Jan26'15; A$12,000-18,000 (R S $1). O C & 100

61ST st, 347 E (5:1436-20), ns, 132.4 w 1 av, 23x100.5, 5-sty bk tnt & strs; Jas M Anderson, TRSTE Jas W Anderson, to Jas M Anderson at Roxbury, Conn; ½ pt; Jan 25; Jan27'15; A$8,000-18,000. nom

61ST st, 347 E; same to Jas A Benedict at Katonah, NY; ¼ pt; Jan25; Jan27'15. nom

61ST st, 347 E; same to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn; ¼ pt; Jan25; Jan27'15. nom

64TH st, 238 E, see 2 av, 1207-15.

66TH st W (4:1178-23), ns, 140 w West End av, 120x100.5, 1-sty fr stable & vacant; Newell Martin to Geo B Grinnell, 238 E 15; B&S; mtg $31,500; Jan14; Jan27 '15; A$34,000-34,000 (R S $69.50). nom

69TH st, 333 W (4:1181-14), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; St John's Park Realty Co to Geo H Hudke, 190 Belmont av, Jersey City, NJ; mtg $8,-000; Jan20'15; A$8,000-16,000. Corrects error in last issue as to address of grantee. nom

73D st, 429-31 E (5:1468-17-18), ns, 150 w Av A, 50x102.2, 2-5-sty bk tnts, strs in 431; A$16,000-44,000; also 13TH ST, 528 E (2:406-20), ss, 270 w Av B, 25x103.3, 5-sty bk tnt & strs; A$13,000-24,000; also 119TH ST, 72 W (6:1717-64), ss, 185 e Lenox av, 17x100.11, 3-sty stn tnt; A$9,000-13,000; Frederic E Klein to Rose Sobel & Philip & Fredric E Klein, EXRS & TRSTES Josef Klein, 72 W 119; B&S; AL; Jan26 '15. nom

76TH st, 124 E (5:1410-63½), ss, 169 w Lex av, 17x102.2, 3-sty & b stn dwg; mtg $18,000; also A$13,000-16,500; also 76TH ST, 130 E (5:1411-61-62), ss, 16 w Lex av, 18x102.2, 3-sty & b stn dwg; mtg $16,500; A$13,000-18,000; Gertrude A Vanderbeck to Julius Tishman & Sons, 18 E 41; B&S & correction deed; Jan21; Jan25'15. O C & 100

76TH st, 130 E, see 76th, 124 E.

77TH st, 164 E (5:1411-47), ss, 145 e Lex av, 25x102.2, 2 & 3-sty bk stable; Clara Bloomingdale, individ et al, EXRS &c Jos B Bloomingdale, to Marist Bros, a corpn, 153 E 76; Jan27; Jan28'15; A$13,500-20,000 (R S $5). **21,500**

76TH st, 23 W (4:1129-17), ns, 375 w Central Park w, 32.4x102.2, 4-sty & b bk dwg; Carl F Boker to Farmers Loan & Trust Co, 22 William, as TRSTEE; mtg $55,-000 & AL; Jan15; Jan25'15; A$40,000-80,000. nom

78TH st, 66 E (5:1392-41), ss, 100 w Park av, 17x102.2, 4-sty & b stn dwg; Cath M Burnham to Frances D Burnham, both at Manlius, Cal; Jan22; Jan28'15; A$24,000-30,000 (R S $3.50). nom

78TH st, 213 E (5:1433-7½), ns, 171.8 e 3 av, 16.8x102.2, 3-sty & b stn dwg; Emma S Bouden, heir &c Francis or Francesco Ramacciotti, to Albt De M Ramacciotti, 251 W 95; 1-10 pt; Jan25; Jan28'15: A$7,000-9,500 (R S 50 cts). **500**

78TH st, 27 E, see 2 av, 1501-7.

80TH st, 123 E (5:1509-11), ns, 256.3 e Park av, 18.9x100, 5-sty bk dwg; Walter E Hope to Florence T Hope, his wife, 123 E 80; mtg $30,000; Dec9'14; Jan22'15; A $15,000-28,000 (R S 50 cts). gift

81ST st, 104-6 E, see 43d, 204-10 E.

82D st, 26 E (5:1493-56), swc Madison av (Nos 1082-8) 35x102.2, 5-sty bk tnt & strs; Abr Stern, ref, to U S Trust Co of N Y, 45 Wall, piff; FORECLOS Jan11; Jan 23; Jan25'15; A$100,000-P180,000 (R S $115.) **115,000**

83D st, 166 E (5:1511-43), ss, 149.8 w 3 av, runs s102.2xw16.1xn50.2xe0.6xn52 to st xe15.7 to beg, 4-sty stn tnt; Wm McBrien, B of Q, to Archibald C Weeks, 222 Park pl, Bklyn; E&S & CaG; Jan23; Jan 25'15; A$8,000-10,000. nom

83D st, 166 E (5:1511-43), ss, 149.8 w 3 av, runs s102.2xw16.1xn50.2xe0.6xn52 to st xe15.7 to beg, 4-sty stn tnt; Ashton Parker, ref, to Wm McBrien, 1417 Walnut st, Richmond Hill, NY; FORECLOS Jan13; Jan19; Jan20'15; A$8,000-10,000 (R S $6). Corrects error in last issue when Wm O'Brien was the grantee. **6,000**

84TH st, 33 W (4:1178-13), ns, 310 e Col av, 20x102.2, 4-sty & b bk dwg; Wm T Quinn, ref, to Jno Haydock, 2171 Bway, plff; FORECLOS Jan15; Jan22; Jan26'15; A$15,000-25,000 (R S $24). O C & 100

85TH st, 118 E (5:1513-63), ss, 216.10 e Park av, 18.8x102.2, 3-sty & b stn dwg; Jno H Fitch to Anna J MacDonnell, 118 E 85; mtg $10,000; Jan19; Jan23'15; A$12,-000-14,000 (R S $7). O C & 100

85TH st, 120-2 E (5:1513-62), ss, 235.6 e Park av, 40.2x102.2, 6-sty bk tnt; Peter R Gatens, ref, to Ernest C Bliss, 410 Park av; FORECLOS Dec22'14; Jan22'15; A$26,-000-60,000 (R S $50). **50,000**

85TH st, 420 E (5:1564-40), ss, 260 e 1 av, 25x102.2, 4-sty stn tnt; Mathilde Kirsch of Bklyn to Minnie Gelst, 2658 Briggs av, Bronx; mtg $10,500; Jan28'15; A$6,500-11,-500 (R S 50 cts). nom

85TH st, 201 W, see Ams av, 520-8.

94TH st W, nec West End av, see West End av, 700.

95TH st, 339 E, see 1 av, 1841.

96TH st, 113 E (6:1624-6), ns, 125 e Park av, 25x100.11, 5-sty stn tnt; Rehsom Realty Corpn to Meyer Jarmulowsky, 395 Ft Washington av; Albt Jarmulowsky, 32 W 82; Louis Jarmulowsky, 152 W 87, & Max Markel, 1326 Madison av, EXRS &c Sender Jarmulowsky, 54 Canal; Jan18; Jan 26'15; A$15,000-27,000 (R S $10). O C & 100

96TH st, 18 W (4:1209-39), ss, 165 w Central Park W, 20x100.8, 4-stv & b stn dwg; Mary H, wife Elbe D Cordts, to said Elbe D Cordts, 18 W 96; mtg $15,000; Apr 17'11; Jan26'15; A$16,000-27,000. nom

98TH st, 2 E, see 5 av, sec 98.

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98TH st, 38-40 W (7:1833-48), ss, 360 w Central Park W, 40x100.11, 6-sty bk tnt; Jno Schreyer to Jno F Schreyer, 53 W 83; B&S; AL; Jan12; Jan26'15; A$24,000-53,500 (R $ 50 cts). nom

100TH st, 168 E (6:1627-42), ss, 125 w 3 av, 25x100.11, 5-sty bk tnt; Thos Maloney to Anna A Byrne, 66 W 93; mtg $12,500 & AL; Feb11'14; Jan25'15; A$9,000-16,500. O C & 100

101ST st, 136 E (6:1628-60), ss, 92.4 w Lex av, 17x100.11, 3-sty & b bk dwg; Isaac Silberberg, 64 E 91, to Star Mtg Co, 258 Bway; AL; Jan2'13; Jan25'15; A$7,000-8,-000. nom

101ST st, 136 E; Star Mtg Co, 258 Bway, to Abr A Silberberg, 64 E 91; mtg $5,000; Dec17'14; Jan25'15. nom

102D st, 208 E (6:1651-42), ss, 160 e 3 av, 25x100.11, 5-sty bk tnt & strs; Tinie, wife Harris Gettinger, of Bklyn, to Louis & Fannie Shulberg, all at 580 Greene av, Bklyn; mtg $24,750 & AL; Dec14'14; Jan 28'15; A$10,000-22,500 (R S $1). nom

104TH st, 79 W (7:1840-3), ns, 66.10 e Col av, 16.6x100.11, 4-sty & b stn dwg; Frank A Spencer Jr, ref, to N Y Bible & Common Prayer Book Soc, 4 av & 22d, plff; FORECLOS Jan19; Jan22'15; A$12,000-16,-000 (R S $1). **12,000**

105TH st, 230 W, see Bway, 2730.

106TH st, 202 W (7:1877-37), ss, 100 w Ams av, 25x100.11, 5-sty bk tnt; Julia McNamara to Jno McNamara, both at 500 W 114; QC; Jan21; Jan28'15; A$21,000-32,000. nom

109TH st, 227 W, see 7 av, 1807-15.

111TH st, 154 W, see 7 av, 1807-15.

112TH st, 257 W (7:1828-9), ns, 193.9 e 8 av, 31.3x100.11, 5-sty bk tnt; Abr Alexander to Alfred L Rheinhold, 620 W 122; mtg $34,200; Jan23'13; Jan22'15; A$18,500-36,000. O C & 100

115TH st, 27-9 W (6:1599-21-23), ns, 344.2 w 5 av, 76.4x100.11, 3-sty stn hall; Sol Kohn, ref, to Morris S Herrman & Rachel, his wife, 239 Prospect av, Mt Vernon, NY, as tenants by entirety, plffs; mtg $34,000, tax, &c; FORECLOS Jan19; Jan20; Jan 22'15; A$44,000-62,000 (R S $26). **26,000 above said mtg**

117TH st, 509 E (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & strs; Edw L Parris, ref, to P Chaunce Anderson, 128 E 60; sub to taxes & AL; FORECLOS Jan13; Jan23; Jan25'15; A$6,000-26,-000 (R S $1). **1,000**

118TH st, 11-11A E (6:1745-9-10), ns, 210 e 5 av, 50x100.11, 2-5-sty bk tnts & strs; Jacob & Nathan Lehr, of Bklyn to Saml Levy, 58 W 116; AL; Jan22; Jan23'15; A $26,000-50,000 (R S $5). nom

118TH st, 159 W, see 7 av, 1961-9.

119TH st, 72 W, see 73d, 429-31 E.

120TH st, 64 E (6:1746-43), ss, 220 e Mad av, 19x100.11, 5-sty stn tnt; Jno F McIntyre, ref, to U S Trust Co of N Y, 45 Wall, as trustee Jos Fisher, decd, for Josephine Elizabeth, Countess Della Gherardesca; FORECLOS Dec30'14; Jan23; Jan 25'15; A$8,500-14,500 (R S $14). **14,000**

120TH st, 316 W, see Manhattan av, 462.

122D st, 165 W (7:1907-4½), ns, 75 e 7 av, 15.8x100.11, 4-sty & b bk dwg; Hy Necarsulmer, ref, to Cecelia Lustberg, 86 W 119, plff; FORECLOS Jan11; Jan25; Jan 26'15; A$9,500-17,000 (R S $10). **10,000**

122D st, 230 W (7:1927-48), ss, 352 w 7 av, 34x100.11, 5-sty bk tnt & strs; Amelia Friedman to Thos F Tierney, 301 W 142; mtg $32,750; Jan22; Jan23'15; A$19,500-37,-000 (R S $1). O C & 100

124TH st, 325 E (6:1801-12), ns, 270 e 2 av, 20x100.11, 3-sty & b stn dwg; Albt Jarmulowsky, 82 E 92, et al, EXRS Sender Jarmulowsky, to Herman Fichter, 562 W 148; B&S; Aug4'14; Jan28'15; A$7,000-8,000 nom

125TH st, 311 E (6:1802-7), ns, 150 e 2 av, 20x99.11, 3-sty & b bk dwg; Joel M Marx to Julie Henschel, 126 Claremont av; mtg $7,000; Jan26'15; A$8,000-9,000 (R S $1). O C & 100

126TH st, 236 E, see 126th, 236 E, Manhattan mtgs.

128TH st, 119 E (6:1777-11), ns, 232 e Park av, 16x99.11, 3-sty & b stn dwg; Edw L Parris, ref, to Emilie J Murray, 221 W 130, plff; FORECLOS Dec8'14; Jan26; Jan 28'15; A$5,500-6,500 (R S $7.50). **7,500**

129TH st, 159-61 W (7:1914-8-9), ns, 150 e 7 av, 41.8x99.11, 3-sty & b fr dwg & 3-sty & b stn dwg; Theresa Lemmon to Hamilton Holding Co, 149 Bway; B&S; AL; Jan26; Jan28'15; A$17,600-21,000. nom

129TH st, 159-61 W (7:1914-8-9), ns, 150 e 7 av, 41.8x99.11, 3-sty & b fr dwg & 3-sty & b stn dwg; Hamilton Holding Co to Theresa Lemmon, 319 W 94; B&S; AL; Jan 26; Jan27'15; A$17,600-21,000. nom

130TH st, 208 W (7:1935-39½), ss, 140 w 7 av, 15x99.11, 3-sty & b stn dwg; Robt J Hare Powel, ref, to Minnie D Baehr, at Westwood, NJ, & Jessie D Barenborg, at Cresskill, NJ, plffs; FORECLOS Jan12; Jan18; Jan22'15; A$6,000-8,500 (R S $6). **6,000**

131ST st, 204-6 W (7:1936-37½-38), ss, 91.8 w 7 av, 33.4x99.11, 2-3-sty & b stn dwgs; Geo E Marshall, 820 6 av, to Prince Hall Building Assn, Inc, 203 Bway; mtg $9,000; Jan26; Jan28'15; A$13,200-18,000. O C & 100

131ST st, 207 W (7:1937-25¼), ns, 142.8 w 7 av, 16.8x99.11, 3-stv & b stn dwg; Isabel Mackin to Alfred T Robinson, 251 W 134; mtg $5,500; Jan22; Jan25'15; A $6,600-8,500 (R S $2). O C & 100

131ST st, 572 W, see Old Bway, 66.

132D st, 78 W (6:1729-66), ss, 129 e Lenox av, 18.8x99.11, 3-sty & b bk dwg; Anna M Smith, 1132 Mad av, to Wm M Colgate, 5 E 82; Jan2; Jan23'15; A$5,000-5,500 (R S $6.50). O C & 100

133D st, 115 W (7:1918-24½), ns, 166.8 w Lenox av ,16.8x99.11, 3-sty & b stn dwg; Theron G Strong, ref, to Jno C Wilmerding, 20 Summit, Flushing, LI [488 Bway], & Thos Watson, 200 9 av, NY, EXRS Wm McKee, plffs; FORECLOS Jan19; Jan21; Jan22'15; A$6,000-8,000 (R S $6). **6,000**

133D st, 117 W (7:1918-24), ns, 183.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Theron G Strong, ref, to Jno C Wilmerding, 20 Summit, Flushing, LI, & Thos Watson, 200 9 av, NY, EXRS Wm McKee, plffs; FORECLOS Jan19; Jan21; Jan22'15; A$6,000-7,000 (R S $6). **6,000**

136TH st, 219 W (7:1942-22), ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg; Sadie Frolichstein to Annie Friedland, 399 Stone av, Bklyn; mtg $10,000 & AL; Jan3'13; Jan 25'15; A$6,400-8,000. nom

143D st, 256 W (7:2028-55), ss, 225 e 8 av, 25x99.11, 6-sty bk tnt & strs; Adolph Stern, ref, to Hermine Debrovszky, 735 E 160, plff; FORECLOS Jan20; Jan25; Jan26 '15; A$10,500-28,000 (R S $22). **22,000**

151ST st, 308-10 W, see Bradhurst av, sec 151,

153D st, 536 W (7:2084-53), ss, 500 w Ams av, 25x99.11, 5-sty bk tnt; Emma E A White to Loretta A Harrison, 536 W 153; mtg $25,500 & AL; Jan11; Jan27'15; A$13,-000-27,000. O C & 100

154TH st, 308-10 W (7:2047-18-19), ss, 175 w 8 av, 50x99.11, 2-5-sty bk tnts; Geo Pfaff to Paul Kohn, 308-10 W 154; [Boston rd & Provost av, Eastchester, N Y.]; mtg $33,000; Jan21; Jan26'15; A$14,000-38,-000 (R S $27). O C & 100

155TH st W (8:2134-19), ns, 425 w Bway, 100x199.10 to ss 156th, vacant; Archer M Huntington to American Academy of Arts & Letters, 225 5 av; AL; Jan20; Jan23'15; A$77,000-77,000. nom

156TH st W, ss, 425 w Bway, see 155th W, ns, 425 w Bway.

174TH st, 504 W (8:2130-42), ss, 100 w Ams av, 50x100, 5-sty bk tnt; J B C Bldg Co to Morris Rosenblatt, 519 W 160; mtg $51,000; Jan21; Jan22'15; A$14,000-$——— (R S $11). O C & 100

178TH st, 821 W, see Pinehurst av, 24-6.

225TH st, 111-15 W, see Marble Hill av, 2.

Amsterdam av, 520-8 (4:1233-29), nwc 85th (No 201), 102.2x70, 5-sty bk tnt & strs; Geo C Engel to M Bayard Brown, 1 E 51, temporarily at Brightlingsea, Essex Co, England; mtg $150,000 & AL; Jan28'15; A$106,000-175,000 (R S $30). O C & 100

Bradhurst av (7:2046-20), sec 151st (Nos 308-10), 49.11x85, 6-sty bk tnt; Barbara Feiss to Berent C Gerken, 67 E 87; mtg $49,000; Nov24'14; Jan22'15; A$23,000-58,-000. O C & 100

Broadway, 450 (448) (1:232-8), ses, abt 105 s Grand, 25x120, 5-sty bk loft & str bldg; also BROADWAY, es, 104 s Grand, a strip, 1x120; Chas F Noyes to 450 Broadway Corpn, 92 William; mtg $75,000; Jan 22; Jan23'15; A$68,000-75,000 (R S $10). O C & 100

Broadway, 520-2 (2:483-15), es, 51.1 s Spring, 50x99.10, 11-sty stn loft & str bldg; Johns pl, Bklyn [also 165 Bway]; B&S; mtg $225,000 & AL; Jan21; Jan22'15; A $132,000-650,000 (R S 50 cts). O C & 100

Broadway, 597 (2:512-13), ws, abt 125 s Houston, 25x200 to es Mercer (No 170), 5-sty bk & stn loft & str bldg; Chas F Noyes to 597 Broadway Corpn, 92 William; mtg $90,000; Jan22; Jan23'15; A$92,000-100,000 (R S $10). O C & 100

Broadway, 2730 (7:1876-47), es, 38.3 s 105th, 33x101.8x31.11x110.2, 6-sty stn tnt; A$53,000-65,000; also BROADWAY, 2732-6 (7:1876-46), ses 105th, No 230), 38.3x110.2 x37x120, 5-sty stn tnt & strs; A$85,000-105,000; U S Trust Co to Rudolph G Leeds, of Richmond, Ind; CaG; Jan28'15. O C & 100

Broadway, 2732-6, see Bway, 2730.

Lexington av, 1713-5, see 7 av, 1807-15.

Madison av, 1082-8, see 82d, 26 E.

Manhattan av, 462 (7:1946-44), sec 120th (No 316), 20x94.10, 5-sty bk tnt & strs; Jno R Agnew, 135 Barry av, Mamaroneck, NY, to Haven Realty Co, 1411 Bway; mtg $28,000; Jan25'15; A$19,000-31,000 (R S $3.50). O C & 100

Marble Hill av, 2 (8:3431-534), ses at ne s 225th (Nos 111-15), runs ne117xse85xsw 99 to st xnw86.11 to beg, with all RT&I to strip 5 ft in width lying bet above & land of Wm A Roos, 6-sty bk tnt & strs; Walter Kirshner to Hyman Rubin, 53 W 110; mtg $135,000; Dec31'14; Jan27'15; A $42,000-157,000. nom

Old Broadway, 66 (7:1985-57), swc 131st (No 572), 25x97.4x24.11x95.9, 3-sty fr tnt & str & 1 & 2-sty bk & fr bldg in st; Mary T A J Ryan to Hubert Realty Co, 110 E 125; mtg $10,000; Jan19; Jan25'15; A$14,-500-16,000 (R S $2.50). 2,500

Park av, 1230 (5:1507-37), ws, 75.6 s 96th, 25.2x100, 5-sty bk tnt; Bernard A Ottenberg to Emma G Conboy, 2654 Marion av; mtg $24,000; Jan26; Jan28'15; A$21,500-32,000 (R S $9.50). O C & 100

Park av, 1503 (6:1637-4), es, 74 n 109th, 26.11x80, 4-stv bk tnt; Hy Fuller to Chas A Wachter, 1342 75th, Bklyn; mtg $10,000 & AL; Jan16; Jan28'15; A$7,500-10,000 (R S 50 cts). O C & 100

Pinehurst av, 24-6 (8:2177-66), nwc 178th (No 821), 50x100, 5-sty bk tnt; 178th (No 821), 50x100, 5-sty bk tnt; Geo L Haven Realty Co, 3411 Bway, to Geo L Tighe, 618 W 135; mtg $65,000 & AL; Jan Tighe, 618 W 135; mtg $65,000 & AL; Jan 25'15; A$24,000-69,000 (R S $20). nom

Pinehurst av, 24-6, nwc 178th (No 821); Geo L Tighe to Jno R Agnew, 135 Barry av, Mamaroneck, NY; mtg $65,000 & AL; Jan25'15. nom

Post av, 22-40, see 7 av, 1807-15.

Riverside dr, 863 (8:2135-28), ws, 130.8 n on curve from cl 159th, if extended, 24.9 x59.11x20.5x70.3, 3-sty & b bk dwg; Amelia Newmark to Otto R Hartmann, 1196 Warburton, Yonkers, NY; mtg $9,500 & AL; Jan27; Jan28'15; A$6,000-14,000 (R S $2.50). O C & 100

Sherman av, 109-35, see 7 av, 1807-15.

Vermilyea av, ws, 150 n Academy, see 7 av, 1807-15.

West End av, 700 (4:1242-1), nec 94th, 42.5x100.4x40.4x100, 5-sty bk tnt; Kath L Jockel to Karolina Betz, 265 Central Park W; B&S; Oct29'14; Jan28'15; A$70,000-95,-000. O C & 100

West End av, 700, nec 94th; Karolina Betz to Herald Realty Co, 265 Central Park W; B&S; Jan27; Jan28'15. O C & 100

1ST av, 846 (5:1350-42), es, 26 n 47th, 24.10x80, 5-sty bk tnt & strs; Jno H Loscarn to Chas J King, 473 W 145; mtg $16,-900 & AL; Jan22; Jan25'15; A$10,500-20,000. nom

1ST av, 846; Chas J King to Hubert Realty Co, 110 E 125; mtg $16,900 & AL; Jan23; Jan25'15. nom

1ST av, 1160 (5:1458-48), es, 75.5 s 64th, 25x80, 5-sty bk tnt & strs; Julia A Gimpel of Bklyn to Harry E Gimpel, 934 President, Bklyn; Aug2'09; Jan27'15; A$10,000-19,000. nom

1ST av, 1162 (5:1458-47), es, 50.5 s 64th, 25x81, 5-sty bk tnt & strs; Julia A Gimpel, Bklyn, to Arthur B. Gimpel, 934 President, Bklyn; Aug2'09; Jan27'15; A$10,000-19,000. nom

1ST av, 1164 (5:1458-46), es, 25.5 s 64th, 25x81, 5-sty bk tnt & strs; Julia A Gimpel of Bklyn, to Lewis T Gimpel, 94 Hawthorne; mtg $6,000; Aug2'09; Jan27'15; A 19,000. nom

1ST av, 1841 (5:1558-23), nwc 95th (No 339), 25.8x80, 5-sty bk tnt & strs; Frances wife of & Frank Mosner to Irving W Dimelow, 203 Lena av, Freeport, LI; mtg $18,250 & AL; Jan21; Jan27'15; A$14,000-19,000 (R S $4). nom

2D av, 869 (5:1320-25), ws, 75.5 n 46th, 25x100, 5-sty bk tnt & strs, 2-sty ext; Fredk Rebhan, 940 Crescent st, Astoria, LI, to Chas F Loeffler, 386 Park av; mtg $22,000; Jan20; Jan23'15; A$16,000-26,000 (R S $3). O C & 100

2D av, 1164 (5:1436-2), es, 25.5 n 61st, 25 x75, 5-sty bk tnt & strs; Clara Goldberg to Isaac Goldberg, both at 50 E 96; AL; Jan21; Jan22'15; A$13,000-21,000 (R S $2). nom

2D av, 1207-15 (5:1418-24-28), swc 64th (No 238), 125.5x105, 1-sty bk & fr stable & vacant; Kath S Galbraith of Wash, DC, & ano to Hollywood Garage Corpn, 244 E 64; mtg $70,000 & AL; Jan8; Jan27'15; A $74,000-74,500 (R S $10). O C & 100

2D av, 1501-7 (5:1433-24), nwc 78th (No 271), 82.2x41.8, 5-sty bk tnt & strs; Max Neuman, 631 W 135, to David L Neuman, 630 W 135, & Saml Newman, 504 W 149; ; pt; B&S; Jan27; Jan28'15; A$30,000-62,-000 (R S $1). nom

2D av, 1636 (5:1547-50), es, 25 s 85th, 25 x88, 4-sty stn tnt & strs; Kath E Kopp & Louisa Menzinger, EXTRXCES Saml Kopp, to Mildred Menzinger, 1636 2 av; Maxmile Kopp, 315 E 79; mtg $11,000; Jan14; Jan 22'15; A$13,500-22,000 (R S $11). **22,000**

5TH av, 400 (3:838-47), ws,, 65.4 s 37th, 27.7x120, 3 & 5-sty bk loft & str bldg; Chas A Hoffman, ref, to U S Realty & Impt Co, 111 Bway; PARTITION Dec22'14; Jan 25; Jan26'15; A$340,000-365,000 (R S $455). **455,000**

5TH av, 518 (5:1259-34), ws, 29 n 43d, 28x125, 8-sty bk loft & str bldg; Legramo Realty Co to Hy G Trevor, of South Hampton, LI [28 E 52]; mtg $350,000; Dec 31'14; Jan25'15; A$390,000-485,000. nom

5TH av (6:1603-69-72), sec 98th (No 2), 100.11x100, vacant; Ferd Siegel et al EXRS & TRSTES Gerson Siegel, to Tillie Siegman, Blanche Vogel & Irene Siegel, devisees [c/o Siegman & Weil, 20 E 27] Gerson Siegel; mtg $30,000; Jan25'08; Jan 23'15; A$155,000-155,000. nom

6TH av, 517-9 (3:806-43), swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; Bernhard J Hoffacker to Torimac Corpn, 62 Schenectady av, Bklyn; B&Sx; mtg $245,000; Sept 4'14; Jan26'15; A$350,000-393,000. nom

6TH av, 626 (3:838-90), es, 106.11 n 36th, 20.3x100, 4-sty stn tnt, 1-sty ext; A$73,000-77,000; also 6TH AV, 628 (3:838-89), es, 127.3 n 36th, 20.10x60, 4-sty bk tnt & strs; A$54,000-58,000; Thos A Devan et al heirs Mary C Devan to Frank S Cantrell, New York av, Huntington, LI; Geo Cantrell at Ridgewood, NJ; Emma C Gerard, 281 Jefferson av, Bklyn, & Mary J Cantrell widow at Huntington, LI; QC; Jan23; Jan27'15 (R S $3). nom

6TH av, 628, see 6 av, 626.

7TH av, 1807-15 (7:1820-61), sec 111th (No 154), 100.11x110, 6-sty bk tnt; mtg $230,000; A$125,000-260,000; also 109TH ST, 227 W (7:1831-17), ns, 344.4 w Ams av, 55.8x100.11, 8-sty bk tnt; mtg $130,000; A $40,000-160,000; also SHERMAN AV, 109-35 (8:2220-11-23 & 33-41), swc Academy (Nos 584-8), runs w350x350 to ns Post av (Nos 22-40), xe250xn150xe100 to ws Academy xn150 to beg, 12-5-sty bk tnts; mtgs $447,000; A$150,000-384,000; also LEXINGTON AV, 1713 (6:1635-23), es, 17.7 n 107th, 16.8x65, 4-sty str & str; A$6,500-9,500; also LEXINGTON AV, 1715 (6:1635-22½), es, 34.3 n 107th, 16.8x65, 4-stv stn tnt & str; mtg on 1713-15 $21,000; A$6,500-9,500; also VERMILYEA AV (8:2234-36-38), ws, 150 n Academy, 75x150, vacant; mtg $9,600; A$18,000-18,000; Gertrude A Vanderbeck to Duluth Realty Corpn, 128 Bway; sub to mtgs as above; also to mtg $130,000 on same & other property; Dec30'14; Jan23 '15 (R S $7). O C & 100

7TH av, 1961-9 (7:1903-1-3), nec 118th (No 159), 100.11x100, 3-5-sty bk tnts, strs on cor; Jacob H Lowenstine to Agra Holding Co, Inc, 160 Bway; B&S & CaG; all?; mtg $117,000; Jan22; Jan26'15; A$90,000-137,000 (R S 50 cts). O C & 100

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7TH av, 1061-9, nec 118th (No 159); Carrie K Galland, widow, & Nathan K Galland, son & heirs Eugene Galland, to same; ½ pt; B&S, mtg $17,000; Jan30; Jan26'15 (R S 50 cts). O C & 100

8TH av, 2570 (7:2023-4), es, 74.11 n 145th, 25x80, 5-sty bk tnt & strs; Adolph E Tuttle, sell of Bklyn to Ida Tonjes, 550 W 180, B &S; AL; Jan21; Jan24'15; A$16,500-24,000. nom

10TH av, 370-2 (3:729-2-3), es, 24.8 n 31st, 49.4x60, 2-4-sty bk tnts & strs; Adolph Fliegenheimer et al to Chas J Malone, 328 W 30; mtg $23,750. Jan19; Jan22 '15; A$18,000-24,000. nom

10TH av, 546 (4:1050-61), es, 78.9 s 41st, 20x64, 4-sty bk tnt & strs; Louis Lublin to Jacob Vogel, 494 9 av; AL; Jan20; Jan22 '15; A$9,000-12,500 (R S $8). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bethune st, 46, see Broome, 177-9.

Broome st, 47-49 (misc), also BROOME ST, 512-6; also WASHINGTON ST, 755-61; also BETHUNE ST, 46; also 10TH AV, 371-5; trust agmt & appointment of Richd S Newcombe, of NY, as TRSTE, to receive proceeds of sale of 1-9 int owned by Isabella V Kennedy, at time of death, & hold same during life of Edw V A Kennedy, Mortimer Van Cott, Jr, & Elbert Van Cott, of Mt Vernon, NY, with Edw V A Kennedy, of Mt Vernon, NY, all heirs of Jacob Weeks, decd; Sept23'10; Jan22'15. nom

Broome st, 512-4, see Broome, 177-9.

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Ludlow st, 145-7; mtg $30,000, also 9TH ST, 341 E, mtg $19,000; also 28TH ST, 142-4 W, mtg $45,000; also 5TH ST, 746 E, mtg $12,000; also STANTON ST, 247, mtg $18,000; also 7TH AV, 307-9, mtg $60,000; also PITT ST, 131, mtg $19,000; also 92D ST, 16 E, mtg $18,000; also 84TH ST, 27 W, mtg $25,000; also AV D, nwc 7th, —x—, mtg $3,000; also 134TH ST, 778 E (misc), mtg $20,000; also 3D AV, 2721, mtg $10,000; exemplified copy of distribution of above bonds & mtgs & other estates of Louise M Lee, late of Hartford, Conn, as follows: to Chas N Lee 6-30 pts; Robt L Lee, 6-30 pts; Grace Lee Smidt, 6-30 pts; Chas N Lee, TRSTE for Thos G Lee, 5-30 pts; Chas N Lee as TRSTE for Louisa M Lee, 5-30 pts; Thos G Lee, 1-30 pt, & Louisa M Lee, 1-30 pt; Jan8; Jan27 '15. ——

Pearl st, 465, see Park av, 152-4.

Rivington st, 127; power of atty to conduct business, etc (misc); Sarah Kraus to Harry Kraus; Nov9'14; Jan27'15.

Washington st, 755-61, see Broome, 477-9.

29TH st E, nec 2 av, see 2 av, 522-4.

31ST st, 5 W, see 32d, 2-4 W.

32D st, 2-4 W (3:861), owned by party 1st pt, of which party 3d pt is lessee of No 4 W 32; also 31ST ST, 5 W, owned by party 2d pt; agmt granting party 2d pt a revocable license for a ladder from rear fire escape of No 5 to yard in rear of No 4, &c; Maria H D Polk, 310 5 av, party 1st pt, with Abram Baudouine, 28 E 61, party 2d pt, & consent by Proudman Realty Co, 151 W 61, party 3d pt; Dec21'14; Jan25'15. nom

36TH st, 559 W (3:708), owned by party 1st pt; also 36TH ST, 561 W; mtg for $12,000, owned by party 2d pt, beam right agmt; Chas Shoemaker, 149 E 45, with Emilie Stein, 24 W 76; Jan25; Jan27'15. O C & 100

36TH st, 561 W, see 36th, 559 W.

43D st, 511-3 W (4:1072-24-25), ns, 175 w 10 av, 50x100.5, 2-5-sty bk tnts & strs; re dower; Flora Rouse, widow, to Cornelia M Herron, 77 Price av, Lansdowne, Pa; AT; Jan19; Jan22'15; A$18,000-37,000.

47TH st, 101-3 W (4:1000-29-29½), nwc 6 av, 40x80; declaration by Jno G Wendel that above is owned by Jno G Wendel, Rebecca A D Wendel Swope, Mary E A, Ella V, von E, Josephine J S, Georgianna G S & Augusta A S Wendel, as tenants in common, & each holds 1-7 int; July2'09; Jan22'15. A$100,000-113,000.

117TH st, 111 W (misc), power of atty; Mary Stacom, NY, to Patk Smith, of Hoboken, NJ; Jan20; Jan22'15. O C & 100

70TH st E, swc 2 av, see 2 av, 1327.

70TH st E, nwc 2 av, see 2 av, 1329.

94TH st W, nec West End av, see West End av, 700.

115TH st, 109 W (7:1825-27), ns, 100 w Lenox av, 25x100, 5-sty bk tnt; A$16,000-26,000; also 115TH ST, 111 W (7:1825-26), ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; A$16,000-26,000; also WILLIS AV, 378 (8:2288), es, 25 n 143d, 25x90.6, 5-sty bk tnt; re dower; Sarah T Greenwood to Isaac J Greenwood, 33 W 67; Dec17'14; Jan 22'15. nom

115TH st, 111 W, see 115th, 109 W.

122D st, 230 W (7:1927), ss, 352 w 7 av, 34x100.11; certf as to cancelling of assn of rents: Metropolitan Life Ins Co to Thos F Tierney; mtg $28,000; Jan27'15. ——

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 85.11 (?) x193.6x irr, assn rents to secure $3,925 160 Bway Holding Corp to Jacob Rosenthal, 1893 7 av; Jan27; Jan28'15. nom

Park row, 152-4 (1:150), nwc Pearl (No 465), runs n43xnw14xw21.11xs50.1 to ns Park row xe24.11 to beg; consent to 3d track; Jacob J & Geo H Janeway, of New Brunswick, NJ, TRSTES will Geo J Janeway to Manhattan Railway Co; Dec10'14. Jan22'15. 2,541.56

West End av, 700 (4:1242), nec 94th, assn rents to secure balance of PM mtg of $24,000; Herold Realty Co to Valentine Gumprecht, 611 W 114; Jan27; Jan28'15. nom

1ST av, 92 (2:447); consent to 3d track; Kalman Silverman to Manhattan Railway Co; mtg $24,000; Oct26'14; Jan27'15. 291

1ST av, 93 (2:447); consent to 3d track; Georgiana L McClellan & ano, mortgagees, to Manhattan Railway Co; mtg $24,000; Dec18'14; Jan28'15. nom

2D av, 522-4 (3:935), nec 29th, 44x57.7x 35.6x53.3; consent to 3d track; Martin Engel, 29 E 3, to Manhattan Railway Co; mtg $50,000; Nov21'14; Jan22'15. 528

2D av, 522-4; consent to 3d track; Carl Fischer, mortgagee, to same; mtg $40,000; Dec30'14; Jan22'15. nom

2D av, 522-4; consent to 3d track; Tillie Wacht, mortgagee, to same; mtg $10,000; Jan11; Jan22'15. nom

2D av, 1051 (5:1329); consent to 3d track; Augusta Hirsch, 23 E 88, & ano, to Manhattan Railway Co; mtg $4,000; Dec 23'14; Jan28'15. 1,240

2D av, 1051; consent to 3d track; Fanny Cowen, mortgagee, to same; mtg $4,000; Dec23'14; Jan28'15. nom

2D av, 1327 (5:1424), swc 70th, 25.3x80; consent to 3d track; Eldridge Realty & Constn Co to Manhattan Railway Co; mtg $24,000; Dec21'14; Jan28'15. 303.25

2D av, 1327; consent to 3d track; Philippine & Hy Wittner, EXRS Jno Wittner, mortgagees, to same; mtg $27,000; Jan26; Jan28'15. nom

2D av, 1329 (5:1425), nwc 70th, 25.5x72; consent to 3d track; Louis Bremer to Manhattan Railway Co; mtg $5,000; Dec 18'14; Jan25'15. 305

2D av, 1329; consent to 3d track; Martin Wulff, mortgagee, to same; mtg $5,000; Jan5; Jan25'15. nom

2D av, 1557 (5:1526); consent to 3d track; Mary E Werner to Manhattan Railway Co; mtg $7,500; Dec23'14; Jan26'15. 226

2D av, 1557; consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $7,500; Jan8; Jan26'15. nom

3D av, 286 (3:878); consent to 3d track; Minnie A Fletcher, 286 Grand, Newburgh, NY, to Manhattan Railway Co; Dec19'14; Jan22'15. 457.50

3D av, 286; consent to 3d track; Chas A Peterson, lessee, to same; Jan7; Jan22'15. nom

3D av, 379 (3:908); consent to 3d track; Fannie Levy to Manhattan Railway Co; mtg $6,000; Jan5; Jan26'15. 234

3D av, 379; consent to 3d track; Alex Gilchrist Jr, mortgagee, to same; mtg $6,000; Jan12; Jan26'15. nom

3D av, 511-3 (4:893); consent to 3d track; Saml Katz to Manhattan Railway Co; mtg $12,000; Jan9; Jan26'15. 240

3D av, 574; consent to 3d track; Hospital & Home of Rest for Consumptives to same; mtg $12,000; Jan14; Jan26'15. nom

3D av, 2721, see Ludlow, 145-7.

6TH av, 145 (misc); power of atty to conduct business, &c; Jno Balalas to Anastolos Balalas; Jan26; Jan28'15. ——

6TH av, nwc 47th, see 47th, 101-3 W.

8TH av, 2752 (7:2032); consent to 3d track; Irwin & Fanny Rosen, EXRS Harry Rosen, mtgees, to Manhattan Railway Co; mtg $3,000; Jan26; Jan27'15. nom

8TH av, 2752; consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $18,000; Jan15; Jan26'15. nom

8TH av (7:2032); consent to 3d track; The N & Z Realty Co to Manhattan Railway Co; mtg $21,000; Dec30'14; Jan26'15. 308.33

10TH av, 371-5, see Broome, 477-9.

All lands (misc), bonds, mtgs, notes, stocks & other property of which party 1st pt is seized or possessed; deed of trust; Adrian G Hegeman at Stamford, Conn, to Gerard C Hegeman, at Greenville, Greene Co, NY, & B Arthur Ayerigg, 445 Rlv dr, in trust for party 1st pt for life & then for heirs; Jan5; Jan27'15. nom

All lands, &c (miscl), same prop; revocation of deed of trust, &c, recorded Dec10 '09; same to same; Jan1; Jan27'15. ——

All RPAY in & to all prop, real & personal, which Jas B Haggin, the grandfather of grantor, died seized, &c; Jas B A Haggin to Wm H Goadby, 247 5 av; Allan McCulloh, 253 W 73, & Elliott M West, 934 E 19, Bklyn, as TRSTEs in trust for party 1st pt, et al; Oct3'14; Jan23'15. nom

Ass int in estate (misc) of Dora Landsberger, decd, to extent of $2,400; Sadie Isaacs to Jacob Landsberger, 101 W 78; mtg $5,000; Jan27; Jan28'15. nom

Power of atty (misc); Nathaniel S Sachs, of San Francisco, Cal, to Sophie Mellis, NY; Nov30'14; Jan28'15. ——

Power of atty (misc); Thurlow Ubsdell, of Guildford, Surrey, England, & Jno A Ubsdell, of Detroit, Mich, to Jesse McDonald, of St Louis, Mo; July20'14; Jan25 '15. ——

Power of atty (misc); Eva K Goodwin to W J De Lamater; Jan21'14; Jan25'15. ——

Revocation of power of atty (misc); Phillip Goettel to Clarence B Rice; Jan9; Jan22'15. ——

WILLS.

Borough of Manhattan.

52D st, 67 W (5:1268-11½), ns, 75 e 6 av, 20x100, 4-sty stn dwg & 2-sty ext; Julia M Schermerhorn Est, Edw G Schermerhorn, EXR, 67 W 52; attv, Chas E Hughes, Jr, to Wall; A$43,000-53,000. Will filed Jan26'15.

53D st, 16 W (4:1196-41), ss, 201 w Central Park W, 18x102, 3-sty stn dwg & ext; Eva M Bell Est, Jas M Bell, EXR, 16 W 53; attys, Greene, Hurd & Stowell, 13 Exchange pl; A$14,500-22,000. Will filed Jan23'15.

127TH st, 256 W (7:1932-51½), ss, 316 e Av, 16x99, 3-sty stn dwg; Eliz A Flood Est, Jno T Flood, EXR, 256 W 127; attys, Gilbert & Gilbert, 43 Exch pl; A$7,300-10,000. Will filed Jan22'15.

170TH st, 567 W (8:2127-28), ns, 100 e St Nicholas av, 25x100, 2½-sty bk & fr dwg & fr stable in rear; A$9,500-10,000; also 11TH AV, 434 (3:707-67), es, 24 s 36th, 24x100, 5-sty bk tnt & strs; A$10,000-18,000; Jas Rowan Est, Mary J Calhoun, EXTRX, 565 W 170; attys, Carrington & Pierce, 200 Bway. Will filed Jan21'14.

11TH av, 434, see 170th, 567 W.

CONVEYANCES.

Borough of the Bronx.

Beck st (10:2684), ss, 100 w Av St John, 100x125, 6-sty bk tnt; Matthew P Doyle, ref, to Gerson M Krakower, 1886 7 av; mtg $90,285; POREClOs Dec16'14; Jan19; Jan22'15. **6,000**

Beck st (10:2684); same prop; Gerson M Krakower to Benaben Realty Corpn, 140 Nassau; B&S; AL; Jan19; Jan22'15. O C & 100

Beck st, 818 (10:2709), es, 100 n Longwood av, 36.11x100, 4-sty bk tnt; Rosa Blumenthal to Flora Rosenfeld, 518 W 152; mtg $21,500; Jan21; Jan26'15. O C & 100

Echo pl, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc Echo pl.

Evadna st (*), ss, 100 w Blondell av, 50 x100; Michl J Cooney to Geo Hauser, 1379 Taylor av; B&S;; Jan23'15 (R S 50 cts). nom

Faile st, nwc Gilbert pl, see Gilbert pl, nwc Faile.

Fox st, 1052 (10:2726), es, 423.2 n 165th, 37.6x100, 5-sty bk tnt; Jno R Agnew, Mamaroneck, NY, to Haven Realty Co, 3411 Bway; mtg $34,500; Jan25; Jan26'15 (R S $11,50). nom

Gilbert pl (10:2761), nwc Faile, 25x100, vacant; Meehan Constn Co to Utility Realty Co, 30 E. 42; B&S; Jan19; Jan23'15. nom

Grand st, nec Franklin av, see Ellison av, ws, 300 n Marrin.

Hall pl, nec Rogers pl, see Intervale av, nws, at ses Rogers pl.

Herschel st, 108 (*), sws, 177.2 se Halsey pl, 25.3x98.10x25x94.10; Norwood Heights Realty & Constn Co to Bridget McBride, 2904 Valentine av, & Lena Stolz, 820 Ritter pl; AL; Jan25; Jan27'15 (R S $1.50). O C & 100

Home st, 721, see Jackson av, 1160.

Home st, 871, see Stebbins av, nec Home.

Light st (*), nwc Merritt av, 50x100; Dyre Av Realty Co to Sebastian Serritella, 336 E 106; mtg $1,800; Jan14; Jan25'15 (R S $2). nom

Mt Hope pl (11:2551), ss, 85.11 e Jerome av, 25x125, pt 2-sty fr dwg; Henning Minte to Dorothy E Mugler, 1905 Davidson av; Sept19'12; Jan27'15. nom

Marrin st, swc Edwards av, see Edwards av, swc Marrin.

Rogers pl, nec Hall pl, see Intervale av, nws, at ses Rogers pl.

Rogers pl, ses, at nws Intervale av, see Intervale av, nws, at ses Rogers pl.

Tiffany st, 1071 (10:2716), ws, 243.8 s 167th, 23x100, 2-sty fr dwg; Jos Klapholz to Wm E Johnson, 330 Chestnut st, Roselle Park, NJ; mtg $5,000; Nov7'14; Jan 25'15. nom

Van Buren st (*), ws, 250 s Van Nest av, 25x100; Rosa Martinelli, 671 Van Nest av, to Antonio Baroncini, 640 Morris Park ave; AL; Jan26'15. O C & 100

Walter st, swc Virginia av, see Virginia av, swc Walter.

133D st E (9:2278), ns, 265 e Willis av, 50x100, vacant; also 225TH ST E (*), ns, 196.8 e Bronxwood av, 25x109; Gertrude A Vanderbeck to Duluth Realty Corpn, 128 Bway; mtg $139,000 on this & other prop; Dec30'14; Jan23'15. O C & 100

134TH st, 540-2 E (9:2261), ss, 250 w St Anns av, 50x100, 5-sty bk tnt; Barbara Feiss to Berent C Gerken, 67 E 87; mtg $25,000; June3'14; Jan22'15. nom

134TH st E (10:2563), nes, at ses of parcel of land taken for opening 134th, runs se169xne200 to sws 135th xnw89 to ss So blvd xw122.3xsw107.7 to beg; Jos Oktavec to Laffargue Co, at sec Cypress av & 134th; mtg $20,000; Jan13; Jan22'15 (R S $45). **65,000**

135TH st, 534 E (9:2262), ss, 122 w St Anns av, 39x100, 6-sty bk tnt; Barbara Feiss to Berent C Gerken, 67 E 87; mtg $30,000; Apr1'14; Jan22'15. nom

135TH st E, sws, at ss So blvd, see 134th E, nes, at ses parcel taken for 134th.

138TH st, 376 (628) E (9:2300), ss, 156.6 w Willis av, 25x100, 5-sty bk tnt & strs; Alfred Stoliker to J Wm Kaiser; B&S; May 12'02; Jan22'15. nom

138TH st, 763-7 E (10:2590), ns, 269.1 e So blvd, 75x100, 2-6-sty bk tnts; Helena Realty Co to Minnie K Van Kirk, 1871 Mad av; mtg $64,000; Jan13; Jan22'15 (R S $3.50). O C & 100

147TH st, 875 E (10:2600), ns, 400 e Prospect, 24.2x100, 2-sty fr dwg; Mary Shiner, Bklyn, to Edna Elfin, 875 E 147; Jan27; Jan28'15. nom

148TH st, 206 E, see Park av, es, 25.4 s 148.

148TH st, 215-7 E (9:2337), ns, 143.3 e Park av, 50x106.6, 2-3-sty bk tnts; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22'15 (R S $3). O C & 100

148TH st E (9:2336), sws, 136.10 e Park av, 25x100, vacant; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22'15 (R S $2). O C & 100

150TH st, 218 E, see Park av, 2866-72.

161ST st, 700-2 E (10:2637), ss, 25 w Jackson av, 50x99.10, 6-sty bk tnt & strs; Agnes M Pragnell to Mabel A Pragnell, 819 Ritter pl; mtg $43,000; Dec31'14; Jan 25'15. nom

163D st, 307 E, see College av, 928.

165TH st W, nwc Lind av, see Lind av, swc 165.

165TH st W, swc Lind av, see Lind av, swc 165.

173D st, 348 E, see Clay av, 1665.

174TH st, 251 E, see Mt Hope av, 1724.

176TH st, 733 E, see Clinton av, 1872.

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179TH st, 51 E, see Walton av, 2000.

179TH st, 743 E (11:5003), ss, 156 w Prospect av, 36x95, 5-sty bk tnt; Geo Hoobs, 1001 Commonwealth av, to Louis Jaechnig, 369 Home, mtg $29,000; Jan25, Jan25 15 (R S $2,500). O C & 100

181ST st, 561 E, see Mohegan av, 2130.

184TH st W, ns, abt 44 e Cedar av, see Cedar av, es, 44.6 n 184.

198TH st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 198.

207TH st E (12:3346), ws, 75.11 s Perry av, 20.4x119.4x50x119.4, vacant; Louis J Sice to Mary Bohan, 3101 Webster av; mtg $4,000, Jan29, Jan29 15. Aug29'14; corrects error in issue Aug 29'14, when location was 100 w Bronxwood av. O C & 100

219TH st E (*), ss, 100 w White Plains rd, 20x100; Alice M Butler, widow, to Jno O'Brien, 3100 Olinville av; AL; Jan28; Jan 27'15. O C & 100

221ST st E (*), ss, abt 255 e Haines av, 50x114, Wakefield; Geo H Janss to Andw Sulinski, Bedford, NY; mtg $800; Jan25'15. O C & 100

223D st E (*), ss, 305 e Barnes av, 25x 114; Benj Traktman, Bklyn, to Murray Hurwitz, 138 1 av; QC; ¼ pt; AT; Jan25; Jan27'15. O C & 100

223D st E (*); same prop; Ben Traktman to Celia Mollner, 243 Meserole, Bklyn; —; AL; Jan25; Jan27'15. O C & 100

225TH st E, ns, 196.8 e Bronxwood av, see 133d E, ns, 265 e Willis av.

229TH st W, nwc Heath av, see Heath av, nwc 229.

232D st E (*), ss, abt 416 e Barnes av, 40x114, Wakefield; Norwood Heights Realty & Constn Co to Bridget McBride, 2904 Valentine av, & Lena Stolz, 820 Ritter pl; AL; Jan25; Jan27'15 (R S $2). O C & 100

235TH st, 242 E (12:3375), ss, 425 e Kepler av, 25x100, 2-sty fr dwg; Jno Donnell to Lillie Sanger, 402 W 153; mtg $5,200; Jan23; Jan27'15. nom

236TH st, 139 E (12:3371), ns, 125 w Kepler av, 25x100, 2-sty fr dwg; Harry Bijur, ref, to Arnold J D Heins, 108 Clarewill av, Upper Montclair, NJ, & Anna H & Sophia M Moldenke, at Watchung, NJ, TRSTEs Jno D Heins; FORECLOS Jan14; Jan16; Jan25'15. **3,800**

Alexander av, 225 (9:2313), ws, 46.8 n 137th, 26.8x75, 4-sty bk tnt & strs; Henry C Entrup to J Wm Kaiser, 158 Sickles av, New Rochelle, NY; ½ pt; mtg $7,500; Jan 11; Jan25'15 (R S $3.50). nom

Beach av, 631 (*), ws, 300 n Randall av, 25x100; Bertha Wright to Chas Mohr Jr, 2746 Decatur av; mtg $3,500; Jan22; Jan 25'15 (R S $1). O C & 100

Bear Swamp rd (*), nes, at ns Sackett av, 141.8x181.9x94.6x74.3; Dollar Savgs Bank to B & B Constn Co, Inc, 209 2 av; B&S & CaG; Jan12; Jan28'15 (R S $4.50). O C & 100

Beaumont av, 2409-11 (11:3090), ws, 100 n 187th, 50x63.6 to ses Crescent av x60x 95.8, 5-sty bk tnt; Laura Farago to Zennone Sabella, 2407 Beaumont av; ½ pt; mtg $24,000; Jan25; Jan26'15 (R S $1). O C & 100

Beaumont av, 2409-11; Laura Farago to Antonio Chiavaro, 2407 Beaumont av; ½ pt; mtg $24,000; Jan25; Jan26'15 (R S $1). O C & 100

Bogart av (*), ws, 425 s Neil av, 25x100; N Y Trust Co to Morris Park Estates, 25 Broad; Jan19; Jan22'15. nom

Bogart av (*); same prop; Lawyers Title Ins & Trust Co to same; Jan20; Jan 22'15. O C & 100

Bogart av (*), ws, 425 s Neil av, 25x 100; Morris Park Estates to Edith Hahn, 2107 Matthews av, & Eugene E Moran, 1486 St Lawrence av; Jan18; Jan22'15 (R S $1). nom

Bogart av (*), land in bed of av in front of land party 1st pt; also GOLDEN av (*), land in bed of av in front of prop party 1st pt; N Y, Westchester & Boston Railway Co & ano to City N Y; Jan14'14; Jan22'15. nom

Brady av (*); also MATTHEWS AV, being land in bed of avs in front of N Y, Westchester & Boston R R; N Y, Westchester & Boston Railway Co & ano to City N Y; Jan14'14; Jan22'15. nom

Broadway (12:2371), es, 150 n 238th, 25x 100, vacant; Mayer J Greenberg to Richel Kach, 1746 1 av; mtg $4,312.50; Jan20; Jan 25'15. nom

Bronx Park av (*), es, 50 s 178th, 25x 100; Herman Birnbaum to Anna, wife Herman Birnbaum, 417 Bronx Park av; mtg $4,000; Jan20; Jan22'15 (R S $0.50 O C & 100

Brook av, 472 (9:2273), es, 49.10 n 146th, 24.11x100, 5-sty bk tnt & strs; Alfred Stoliker to J Wm Kaiser; Apr7'06; Jan22 '15. nom

Bryant av, 2013 (11:3131), ws, 25.6 s 179th, 91.3x118.1x24.4x117.9, 2-sty fr dwg & 1-sty fr rear bldg; Lillian M Williams to Steinmetz Constn Co, 1416 Glover; mtg $15,100; Jan15; Jan25'15 (R S $5). O C & 100

Cambreleng av, 2491 (11:3091), ws, abt 245 s Fordham rd, 25.6x100, 2-sty fr dwg; Gennaro Tranzillo to Maria Tranzillo, 2491 Cambreleng av; mtg $4,500; Jan20; Jan 26'15 (R S 50 cts). O C & 100

Castle Hill av (*), ws, 50 s Hemany av, 25x100, except pt for Castle Hill av; Chas Walther, 843 Castle Hill av, to Henry Schiebel, 1235 Castle Hill av; Jan12; Jan 25'15 (R S $3). O C & 100

Cauldwell av, 1033 (10:2622), ws, 100.4 n 165th, 70x51.6, 6-sty bk tnt; Weiher Constn Co to Benj Knopp, 1030 Hoe av; mtg $34,250; Jan19; Jan27'15. O C & 100

Cedar av, 1812 (11:2881), es, 272.9 s 177th, 16.3x74.3x18.8x83.8; also CEDAR AV, 1814 (11:2881), es, 256.5 s 177th, 16.3x83.6 x18.8x92.9, 2-3-sty bk tnts & strs; Harry B Davis to Tillman Co; mtg $10,000; Dec4 '14; Jan28'15. O C & 100

Cedar av, 1814, see Cedar av, 1812.

Cedar av (11:3235), es, 44.6 n 184th, 25x 97.4 to 184th x43x62.4, except pt for sts, vacant; Jos A Powers et al, heirs Jas B Powers, to Henry A Dewey, at nec Tremont & University avs; B&S; Jan26; Jan 27'15. O C & 1,000

Cedar av (11:3235); same prop. Jos A Powers & ano, EXRS Jas B Powers, to same; B&S; Jan26; Jan27'15 (R S $1). O C & 1,000

Cedar av (11:3235); same prop; Margt M Powers, an annuitant under will Jas B Powers, to same; QC; Jan25; Jan27'15. O C & 1,000

Clason Point rd (*), es, 125 s O'Brien av, 25x111.6; Giuseppe Botta to Cath Botta, 258 Clason Point rd; AL; Jan21; Jan26'15. O C & 100

Clay av, 1665 (11:2790), swc 173d (No 348), 106.6x75.7x107.5x65.8, 4-sty bk tnt & strs; Friedman Constn Co to Sol Gettenberg, 801 N Chustnut dr; mtg $50,500; Jan 22; Jan25'15 (R S $9). O C & 100

Clay av, 1697 (11:2790), ws, 129.2 s 174th, 18.8x100, 2-sty bk dwg; Herman D Junge to August Oesting, 1697 Clay av; mtg $7,500; Jan23; Jan27'15. O C & 100

Clinton av, 1872 (11:2951), nec 176th (No 733), 101.11x42x103.8x40.1, 2-sty fr dwg & 1-sty fr rear garage; Arthur Southard, 1029 E 163, to Hermann G Eilers, Red Hook, NY; Sept16'14; Jan28'15. O C & 100

Colden av, land in bed, see Bogart av, land in bed.

College av, 928 (9:2423), nec 163d (No 307), 80x44.2, 4-sty bk tnt; also SOUTHERN BLVD, 1090 (10:2744), es, 248.7 n West Farms rd, 40x100, 5-sty bk tnt & strs; Columbia Constn Co to Patk J Tierney, 368 E 173; mtg $70,000; Jan24; Jan 27'15 (R S $5.50). O C & 100

College av, 1346 (11:2783-2785), es, 409.10 s 170th, 16.8x100, 2-sty & b fr dwg; Thos L Byrnes to Prokop Havlena, 1748 1 av; mtg $3,000; Jan23; Jan26'15 (R S $2). O C & 100

College av (11:2784 & 2786), es, 225 s 171st, 50x125, vacant; Giuseppe Botta or Botto to Cath Botta, 258 Clason Pt rd; AL; Jan21; Jan26'15. O C & 100

Concord av (10:2577), es, 100 s 147th, 100 x100, vacant; Jos Thiess to B & B Constn Co, Inc, 2091 2 av; mtg $32,000; Jan7; Jan 28'15 (R S $2). O C & 100

Cooper av, ws, 160 s Grant, see Ellison av, ws, 300 n Marrin.

Delafield av (13:3423), es, 150 n 260th, 32.11x102.8x9.9x100, vacant; also DELAFIELD AV (13:3423), es, 182.11 n 260th, 32x95x54.1x87.6, vacant; Prokop Havlena to Thos L Byrnes, 224 E 69; mtg $1,100; Jan23; Jan26'15 (R S $1.50). O C & 100

Delafield av, es, 182.11 n 260th, see Delafield av, es, 150 n 260.

Eagle av (10:2627), es, 100 n 161st, 100x 130, 2-5-sty bk tnts; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $38,000; Jan27; Jan28'15 (R S $25). nom

Edwards av (*), swc Marrin, 50x98.10x 50x100; J Homer Hildreth, ref, to Henry Stellman, TRSTE, Unionport Lodge No 859, Independent Order Odd Fellows, 1336 Herschel; FORECLOS Nov6; Nov27'14; Jan 25'15. **1,550**

Ellison av (*), ws, 300 n Marrin, 125x 100; also COOPER AV (*), ws, 100 s Grant, 25x100 to Franklin av; also FRANKLIN AV (*), sec Grant, 100x100 to Cooper av; Geo Joseph to Eliz Boess, 80 Westchester sq; Jan27; Jan28'15 (R S 50 cts). O C & 100

Findlay av (11:2783), ws, 627.8 n 169th, 75x100, vacant; Mary N Priefer to Edmont Realty Co, 535 E 166; mtg $5,600; Jan15; Jan22'15. nom

Fordham rd, 613-15 on map 611-3 E (12:3273), ns, 89.1 w Hughes av, 38.2x100, 5-sty bk tnt & strs; Port Jervis Land Impt Co to Chas Wynne, Mt Vernon, NY, & Nat Weston, 114 W 47; mtg $——; Jan20; Jan 23'15 (R S 50 cts). O C & 100

Franklin av, sec Grant, see Ellison av, ws, 300 n Marrin.

Gleason av, 1938 (*), ss, 50x108; Phebe McNeil to Michl J Carmody, 351 E 135; mtg $2,000; Jan21; Jan22'15 (R S $1). O C & 100

Grand av (11:2867), es, 300 n 174th, 25x 100, vacant; Susan I Becker to Murvin A Becker, 235 E 178; Jan16; Jan28'15 (R S $1.50).

Grand blvd & concourse (11:2808), nwc Echo pl, runs nw78.2xw56.4xn25xw25xs100 to st xe59.1 to beg, 2-sty fr dwg; Albt von den Driesch to Hermine von den Driesch, 1959 Grand blvd & concourse; mtg $15,000; Jan25; Jan26'15. O C & 100

Grand blvd & concourse, late Anthony av (12:3315), swc 198th, 42.4x98x51.9x98.11, except pt for Concourse; vacant; Jno J Hynes, ref, to Anne Bergin, 158 W 101; FORECLOS May26'14; Jan5; Jan25'15 (R S $2). **2,000**

Heath av (12:3260), nwc 229th, 249.2x 100.7x247.5x100.7, vacant; Ensign Realty Co to Thos D McBride, 742 St Nicholas av; mtg $11,500; Jan21; Jan23'15 (R S $1). O C & 100

Hoe av, 1321-3 (11:2980), ws, 50 s Jennings, 50x100, 5-sty bk tnt; Anne, wife of & Wallace Codwise, of Kingston, NY, to Josie E Ernst, 1229 Simpson; mtg $47,000; Apr29'14; Jan26'15. nom

Hornaday av, 862-6, see Mohegan av, 2130.

Huxley av (13:3423), ws, abt 193.4 s 262d, 25.4x96.9x25x101; Saml B Hamburger to Aaron Rosenfeld, 336 E 166; Jan21; Jan 22'15. nom

Intervale av (10:2700), nws, at ses Rogers pl, runs n221.7xw82.3xn25xw23.1xw74.2 to final pl xse on curve 342.9 to beg; vacant; Anna Maloney to Wm F Connor, 202 W 71; QC; Jan26; Jan28'15. nom

Jackson av, 1035 (10:2640), ws, 158.6 n 165th, 18.9x85, 2-sty bk dwg; Miriam Simonson to Otto Simonson, 1035 Jackson av; mtg $4,000; Jan22; Jan26'15 (R S $1.50). nom

Jackson av, 1041 (10:2640), ws, 215.2 n 165th, 19x85, 2-sty fr dwg; Chas L Steinmeyer to Herman Steinmeyer, 1041 Jackson av; mtg $3,000; Jan16; Jan22'15 (R S $3). nom

Jackson av, 1060 (10:2650), es, 159 s 166th, 17.6x97.6, 3-sty fr tnt; Clarence O Sacks, Brookline, Mass, to Jos W McConnell, 73 Pinckney st, Boston, Mass; mtg $5,000; Jan19; Jan23'15 (R S $2.50). nom

Jackson av, 1060; Jos W McConnell to Jos P Frey, 1058 Jackson av; mtg $5,000; Jan20; Jan23'15. O C & 1,000

Jackson av, 1160 (10:2652), nec Home (No 721), 100x40, 5-sty bk tnt; Ensign Realty Co to Geo W Whittaker, 543 W 123; mtg $31,000; May13'13; Jan23'15 (R S 50 cts). O C & 100

Kingsbridge rd, 32 (11:3191), swc Morris av, 18x80, 3-sty bk dwg; Mary B Morgan to J Canby Morgan, 127 E 72; mtg $10,500; Jan29'14; Jan26'15. nom

Lind av, nwc 165th, see Lind av, swc 165.

Lind av (9:2527), swc 165th, 155x98.10x 155x129.4; also LIND AV (9:2527), nwc 165th, runs w102.2xne108.2 to ws Lind av xs35.6 to beg, vacant; Jos H Jones to Jno J Bell, Upper Nyack, NY; AL; Jan16; Jan 23'15. nom

Longfellow av, 1540 (11:3009), es, 200 n 172d, 75x100, vacant; Vincenzo Picciotti to Antonio Buonocunto, 1546 Longfellow av; mtg $5,500; Jan23; Jan26'15 (R S $1). nom

Longfellow av (10:2741), ws, 125.5 n Garrison av, 25x100, vacant; Lawrence Davis to Mary C Smith, 1011 Greenwood av, Richmond Hill, NY; mtg $700; Jan25'15 (R S $1.50). O C & 100

Lyon av (*), ses, 105 ne Grace av, 25x 100, Florence Nuttall to Harry C Nuttall, 2308 Lyon av; B&S & CaG; AL; Mar31'11; Jan22'15. nom

McCombs rd (11:2877-2879-2880-2882 & 2884 & 2885), ws, at ss land formerly L G Morris, runs sw365 xsw116xnw2340 to Harlem River xne515xse1980 to beg, contains 22 578-1,000 acres; also LAND UNDER W'S, bd of Harlem River in front of & adj to above, with all riparian & other rights; also LAND UNDER WATER, begins at common high water mark on e shore Harlem River, adj land L G Morris, runs sw515xsw30xnw300 to pier line xne 280xne250xse460 to beg, contains 4 59-100 acres, except pt taken for sts; Alfred G Davis & ano to Warwick C Montgomery, 1743 Rhode Island av, Washington, DC, & Leita M, wife Edw White, 1717 Rhode Island av, Washington, DC; 2-81 pts; AT; CaG; Jan19; Jan22'15. **2,000**

Madison av (*), ws, 175 n Van Nest av, 25x100; Louise Schellmann to Margt Just, 1711 Van Buren; Jan19; Jan26'15 (R S $2.50). nom

Madison av (*); same prop; Margt Just to Anthony G & Louise Schellman, 1719 Barnes av; Jan20; Jan26'15 (R S $2.50). nom

Matthews av, see Brady av.

Merritt av, nwc Light, see Light, nwc Merritt av.

Minford pl, 1542 (11:2977), es, 225 n 172d, 30x100, 4-sty bk tnt; Louis Hopp to Michl Woolf, 1413 Prospect av; AL; Jan8; Jan23 '15. nom

Mohegan av, 2130 (11:3124), nec 181st (No 861), runs e61.10xn67.4xe50xn42.10 to ss Hornaday av (Nos 862-6) xw128.4 to ax xs120.4 to beg, 4-4-sty bk tnts, strs in 2130; Walter Wolcott to Thos H Roff, Morristville, NJ; B&S; Jan12; Jan28'15 (R S $6). nom

Morris av, swc Kingsbridge rd, see Kingsbridge rd, 32.

Mt Hope av, 1724 (11:2798), nec 174th (No 251), 25x95, 5-sty bk tnt; Inland Holding Co to Boniface Vandeputte & Lambert O Schoof, 1040 Stebbins av; B&S; CaG; AL; Jan23; Jan27'15. O C & 100

Muliner av, ws, 275 s Brady av, see Muliner av, es, 225 s Brady av.

Muliner av (*), es, 200 s Brady av, 25x 100; Fred L Hahn to Edith Hahn, 730 E 229, & Eugene E Moran, 1486 St Lawrence av; mtg on this & other prop $7,500; Jan11; Jan25'15 (R S $2). O C & 100

Muliner av (*), ws, 200 s Brady av, 25x 100; Robt L Moran et al to Belle F & Orin L Watson, joint tenants, 2023 Muliner av; mtg $4,000; Dec26'14; Jan25'15 (R S $2). O C & 100

Muliner av (*), es, 225 s Brady av, 75x 100; also MULINER AV, ws, 275 s Brady av, 25x100; also LAND in Westchester Co; Robt L Moran et al to Edith Hahn, 730 E 229, & Eugene E Moran, 1486 St Lawrence av; mtg $23,500; Jan11; Jan25'15 (R S $4). O C & 100

Muliner av (*), being land in bed of av in front of prop of party 1st pt; deed of cession; N Y, Westchester & Boston Railway Co & Morris Park Estates to City N Y; Jan14'14; Jan22'15. nom

Old Post rd from N Y to Boston (*), —s, at intersection Hutchinson Creek, runs w 78 xse 120xse94xsw85xsw94xsw107x sw167xse40xse224xse50xse30xse50xse25 xse 35xne153xse227xne400xn480xw—xnw — to beg; also SALT MEADOW, begins at ns New Canal Cut & es Hutchinson Creek, runs n, ne, se, s & sw along creek to ns New Canal Cut xw— to beg, except pt for Boston rd; Paul Kohn to Geo Pfaff, 537 W 148; B&S; AT; Jan22; Jan26'15 (R S $35). **35,000**

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Old Post rd from N Y to Boston (*); same prop; Thos A McKennell, GDN Mary C Kohn, to same; Bees; AT; Jan3; Jan26 '15. **25,000**

Park av, 2866-72 (9:2338), es, 25.11 s 150th, 77.7x391.2x74.6x71.5, 2-1-sty fr bldgs; also 150TH ST, 218 E (9:2338), ss, 93.10 e Park av, 20x100, 3-sty fr tnt & str; also PARK AV (9:2338), es, 51.4 n 149th, 20x 50x25x83.3, except pt for Railroad av E, 2-sty fr dwg; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22 '15 (R S $9.50). O C & 100

Park av, 3440 (9:2441), es, 126.4 n Gouverneur, 62.2x129x83.2x161.3, except pt for av, pt 3-sty fr dwgs & vacant; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22'15 (R S $6). O C & 100

Park av, 4121-5 (11:2900), ws, 100.8 n 175th, 72.8x284.7 to es Webster av (Nos 1818-24) x88.3x284.4, 1-sty bk factory & garage, Edgar S Appleby et al to Wm A Waite, 4215 Park av, Bklyn; Jan20; Jan23 '15 (R S $8). **36,000**

Park av, 4121-5 (11:2900), ws, 100.8 n 175th, 72.8x284.7 to Webster av (Nos 1818-24) x88.3x284.4, 1-sty bk factory & garage; Wm A Waite to Wm A Waite Co pm, 4215 Park av; mtg $33,000; Jan25; Jan 26'15 (R S $6). **38,000**

Park av (9:2336), es, 66.5 s 148th, runs s —xw3.7 to es Park av xn3.7 to beg, gore; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22'15 (R S 50 cts). O C & 100

Park av (9:2336), es, 25.4 s 148th, runs s76x6103.6xn100 to ss 148th (No 200) xw 25xs25xw66 to beg, except pt for Park av; vacant; Ensign Realty Co to Annie E Brown, 340 Convent av; Nov13'14; Jan22'15 (R S $1). O C & 100

Park av, es, 514 n 149th, see Park av, 286-72.

Parker av (*), nes, 125 nw St Raymond av, 60x100, except pt for Parker av; Julia Kadegan to Hedwig Fuchs, 262 Willis av; Jan2; Jan23'15 (R S $1). O C & 100

Prospect av, 1325 (10:2682), ws, 31.5 n 166th, 40x100, 3-sty bk tnt; Jacob M Tobias to Tobias Realty Co, 2808 3 av; mtg $31,950; Jan23; Jan27'15. O C & 100

Radcliff av (*), ws, 127 n Pierce av, 100 x100; Grace T Van Norden, 7 W 59, to Edith T Bates, 71 W 11; Jan26'15. nom

Road (*) leading from Eastchester Village school house to Williamsoridge, es, at end of stone fence adj lands now or late occupied by Spanish Consul, runs sw 495xnw300xnw116xne632 to rd xse449 to beg, contains 5½ acres, except pt conveyed by deed recorded in liber 922 p 197, Wm Schaefer Co, & deed dated Jan21'92; Thos Hoiden Jr, ref, to Felicite M bowns, at shore rd & 92d, Bklyn, & Howard S Bowns, 2211 Bway,EXR &c Hv E Bowns; mtg $9,000; FORECLOSED & drawn Jan 12; Jan25'15. **4,000**

Rombouit av (*), ws, 225 n Hollers av, 25x100; Hudson P Rose Co to Donato Tufaro, 415 E 115; Nov23'14; Jan22'15 (R S $1). nom

Sackett av, ns, at nes Bear Swamp rd, see Bear Swamp rd, nes, at ns Sackett av.

Sheridan av, 857 (10:2460), ws, 161.6 s 161st, 26.6x98x26.6x102, 2-sty & a fr dwg; Margt A Birmingnam to Adeline F Seaman, 857 Sheridan av; QC; Dec7'14; Jan 25'15. O C & 100

Southern Blvd, 1090, see College av, 928.

Southern blvd, ss, at sws 135th, see 134th E, nes, at ses parcel taken for 134th.

Stebbins av (10:2004), nec Home (No 871), 112.8x49.2x49.3x112.8, 3-sty bk tnt & strs; Saml Finkelstein et al to F & H Realty Co, 801 Bway; mtg $45,000; Jan21; Jan27'15. O C & 100

Union av, 1027 (10:2670), ws, 123.3 n 165tn, 17.11x110, 3-sty fr tnt; Geo W Roos to Chas A Keller, 1115 Boston rd; mtg $7,500; Jan27; Jan28'15. O C & 100

Virginia av (*), sws Walter 33.4x101.6 x38.11x101.3; Louise, wife Karl Aschenbrand, to Carl Wurm, 606 E 164; AL; Jan 19; Jan25'15 (R S 50 cts). O C & 100

Walton av, 2000 (11:2829), nec 179th (No 51), 25x100, vacant; Hamilton Holding Co to Notlaw Realty Corpn, 79 Tremont av W; mtg $3,000; Jan25; Jan26'15. nom

Walton av (11:3229), es, 25 n 179th, 50x 100, vacant; United Real Estate & Trust Co to Notlaw Realty Corpn, 79 Tremont av W; Jan22; Jan26'15 (R S $6.50). nom

Washington av, 2049 (11:3036), ws, 335.5 s 180th, 25x142.6, 4-stv bk tnt; Steinmetz Constn Co to Lillian M Williams, 2019 Bryant av; mtg $14,000; Jan15; Jan25'15 (R S $6). O C & 100

Washington av (11:3046), es, 248 n Quarry rd, 50x100, except pt for av, vacant; Martha D Callan to Marie Wiedhaas, 408 W 42; mtg $7,500; Jan14; Jan26'15 (R S $3.50). O C & 100

Webster av, 1818-24, see Park av, 4121-5.

Webster av, 2767 (12:3278), ws, 33.7 s 198th, 25x96.8x25.1x95.3, 3-sty fr tnt & strs; David Bennett to Jno Hofmann, 2767 Webster av; mtg $5,000; Jan22'15; (R S $3.50). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Elsmere pl (11:2960), ns, 21.3 e Marmion av, runs n100xw0.2xs100 to beg; re judgmt; Security Bank of N Y to Edmund Francis Realty Co, 20 Nassau; Apr27'14; Jan25'15. nom

Matilda st (misc), ses, lot 177, map Washingtonville, 30x—; order of court amending judgment declaring 2 deeds & 2 mtg void; Philip S Bolton, pltf, agt Wm H & Mary E Farrington & Pauline Smith & Wm Reilly, defts; Dec21'14; Jan28'15. Order of Court

137TH st, 413 E (9:2282 & contract), ns, 150 e Willis av, 25x100, 5-sty bk tnt; CONTRACT; Louis Drescher to Mary M Fischer, 415 E 137; mtg $18,000; Dec29'14; Jan 22'15. **23,250**

179TH st E, swc Daly av, see Daly av, s wc 179.

Bailey av (12:3252-3263), being land in bed of av in front of lots 332, 326, 602, 603, 613, 313, 611 & 612, 522 to 525, 608 & 609, 335 & 336 & 617 & 618, map Van Cortlandt Estate; re mtg; Augustus Van Cortlandt & ano, EXRS Augustus Van Cortlandt, to City N Y; Nov25'14; Jan22'15. nom

Bailey av (12:3263), being land in bed of av in front of lots 327, 328, 303, 405, 406, 404, 334, 334, 325, 330 & 331, 329, 314, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt & ano, EXRS Augustus Van Cortlandt, to City NY; Nov25'14; Jan22'15. nom

Bogart av (*); also COLDEN AV; also MATTHEWS AV; also MULINER AV; also BRADY AV, being land in bed of avs in front of land N Y, Westchester & Boston Railway; re mtg; N Y Trust Co to City N Y; Dec26'14; Jan22'15. nom

Brady av, see Bogart av.

Cunauwell av, 1055 (10:2622), ws, 100.5 n 166th, 70x51.6, 6-sty bk tnt; re mtg; Walter R Comfort to Weiher Constn Co, 76 E 86; Jan20; Jan27'15. nom

Colden av, see Bogart av.

Daly av (11:3122), swc 179th, 32.7x110.4 (owned by party 1st pt); also DALY AV (11:3122) ws, adj above on s (owned by party 2d pt); boundary line agmt; Herbst Realty Co with Thos Papanicolas, 51 Cortlandt; Jan12; Jan23'15. nom

Daly av (11:3122), ws, 83.7 n 179th, 44x 105.5x44.1x102.7; asn rents; Steinmetz Constn Co to Abr J Dworsky, 53 E 95; Dec2'14; Jan23'15. nom

Goodridge av (13:3415), es, 135 n 250th, 100x130.9x(6.4x142.1; grant of easements as to sewer, &c; Arthur I Keller, 876 to Nicholas av, with Delafield Estate, 27 Cedar; Jan25; Jan26'15. nom

Matthews av, see Bogart av.

Muliner av, see Bogart av.

Putnam av W (12:3271), land in bed of av in front lots 85, 88, 89 & 90, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr to City NY; Nov10'14; Jan22 '15. nom

Willis av, 378, see 115th, 109 W, Manhattan conveyance.

3D av, 3713 (11:2911); consent to 3d track; Canebrake Realty Co, 35 Nassau, to Manhattan Railway Co; mtg $11,500; Dec7 '14; Jan23'15 (R S 50 cts). 130

3D av, 3713; consent to 3d track; Broadway Savings Instn to same; Jan16; Jan23 '15 nom

3D av, 3959-61 (11:2920); consent to 3d track; Jos Lauber, 794 E 158, to Manhattan Railway Co; mtg $37,000; Dec1'14; Jan26'15 (R S 50 cts). 251.20

3D av, 3959-61; consent to 3d track; Julia Schwartz to same; Dec8'14; Jan26 '15. nom

3D av, 3959-61; consent to 3d track; Bernhard Lichtenstein to same; Dec8'14; Jan26'15. nom

3D av, 3959-61; consent to 3d track; Henry Steindler to same; Dec9'14; Jan26 '15. nom

3D av, 3959-61; consent to 3d track; Harlem Savgs Bank to same; Dec4'14; Jan 26'15. nom

3D av, 3959-61; consent to 3d track; same to same; Dec4'14; Jan26'15. nom

3D av, 4024-S (11:2930); consent to 3d track; Max Borck, 1324 Mad av, to Manhattan Railway Co; mtg $12,000; Dec29'14; Jan27'15 (R S 50 cts). 975

3D av, 4024; consent to 3d track; German Savgs Bank to Manhattan Railway Co; Jan11; Jan27'15. nom

3D av, 4026; consent to 3d track; German Savgs Bank to Manhattan Railway Co; Jan11; Jan27'15. nom

3D av, 4028; consent to 3d track; German Savgs Bank to Manhattan Railway Co; Jan11; Jan27'15. nom

Order of court appointing Phoenix Ingraham, 165 Bway, referee, &c, in matter of application of Mt Vernon Mtg Co; Jan 12; Jan26'15.

LEASES.

Borough of Manhattan.

JAN. 22, 23, 25, 26, 27 & 28.

Cherry st, 389 (1:260), basement; Annie Goldberg & ano to Fannie Kossoff, 212 Av B; 3 7-12y & 15 days f Nov15'14; Jan22'15. 180

Delancey st, 84 (2:415); also ORCHARD ST, 117; cor str & bs; Benson Constn Co to Sam Grosoff, 16 E 106, & ano; 5yf May 1; Jan25'15. 3,600

East Broadway, 241 (1:286), parlor fl & floor above; Barnett Hamburger to Louis Bernstein, 241 East Bway; 5yf May1'11; Jan27'15. 1,080

Elizabeth st, 13 (1:201), all; Convent Park Constn Co, 193 Bway, to Wm Witkin, 207 E Bway; 1-5 8-12yf Oct1'14; 5y ren at $1,200; Jan26'15. 3,900 to 4,200

Fletcher st. cor Pearl, see Pearl, 208.

Franklin st, 42-6, see Lafayette, 76-88.

Lafayette st, 76-88 (1:172); also WHITE ST, 87-95; also FRANKLIN ST, 42-6, 9th loft; Hallenbeck-Hungerford Realty Corpn to Isaac Goldmann Co, 200 William; 10yf May1 5y ren; Jan26'15. 11,000

Lafayette st, 78-88 (1:172); also WHITE ST, 87-95; also FRANKLIN ST, 42-6, 9th loft, before 10th fl; same to Gardiner Binding & Mailing Co, 214-8 William; 10yf May 1; 5y ren; Jan26'15. 11,000

Orchard st, 117, see Delancey, 84.

Pearl st, 208 (1:70), cor Fletcher, str & bs Fulton, H V B Frankel, Inc, 20 Vesey, to Park J Hughes, 631 Park pl, Bklyn, & ano, firm Hughes & Martin; 5yf Jan1; 5y ren, with privilege of No 206 Pearl if vacant; Jan25'15. 600

Pearl st, 208; asn all RT&I to sum of $1,500 that may become due under terms of Ls; Park J Hughes & ano to Lion Brewery; Jan13; Jan25'15. nom

Thompson st, 170 (2:525); asn Ls; Stefano Sponelli to Vincenzo Maccagnano, 170 Thompson; Jan22; Jan26'15. nom

Thompson st, 170; Asn Ls; Vincenzo Maccagnano to Jas Everard's Breweries, 12 E 133; Jan22; Jan26'15. nom

White st, 87-95, see Lafayette, 76-88.

Worth st, 109 (1:161); asn Ls; Jos R English TRSTE in bankruptcy of Eastern Brewing Co, bankrupt, of Bklyn, to Nicola Solomone, 2 James; Jan15; Jan22'15. nom

5TH st, 651 E (2:388), all; Benj Libman to Max Schwartz, 37 Broome; 3yf Feb1'14; Jan26'15. 3,270

10TH st, 81 E (2:556), nes, 200 nw 3 av, 25x94.8; asn two leases; Leo L Schwab, 35 W 96, to 6 East 14th St Inc at 6 E 14; Sept 22'13; Jan22'15. nom

11TH st, 624 E (2:393), all; Winar Realty Co to Leiser & David Biatt, 615 E 11; 3yf May1'11; Jan27'15. 2,900

12TH st, 340 E (2:453); asn Ls; Francesco Frasca to Marco Grottano, 170 1 av; mtg $——; Jan16; Jan25'15. nom

14TH st, 6 E (2:571); asn Ls & blgs; Leo L Schwab, 35 W 96, to 6 East 14th St Inc, at 6 E 14; Sept22'14; Jan22'15. nom

21ST st, 337 E (2:927), nes, 125 nw 1 av, 25x100, the land; Hamilton Fish Corpn to Anna Ackerler, 109 E 9; 21yf Aug1'14; Jan 22'15. taxes, &c, & 750

21ST st, 36 W (3:822); sur ls agmt; Jos M Adrian TRSTE Estate Charlotte A Mount, 305 East Bway, with Harry Fass, 72 W 118; Jan12; Jan22'15. mutual rel

28TH st W, nes, at ses 11 av, see 11 av, ses, nes 28.

29TH st W, nec 12 av, see 12 av, nec 29.

29TH st W, nes, 534 e 12 av, see 12 av, nec 29.

29TH st, 407 E (misc); power of atty to lease, etc; Liugi Costa, 304 E 29, to Benj Marino & Vincenzo Caruso, both at 407 E 29; Jan21; Jan22'15.

37TH st, 9-11 E (3:867); party 1st agrees to asn Ls of above & all title to bldg & party 2d pt to convey land at Great Neck, LI, &c; 9 E 37th St Co, at 9 E 37, with Eliot Cross, at Newfoundland, NJ; Jan2; Jan28'15. 15,000

37TH st, 9-11 E; asn above agmt; Eliot Cross to Bearfort Corpn, 10 E 47; Jan11; Jan28'15. nom

37TH st, 9-11 E (3:867), ns, 191.2 e 5 av, 53.9x98; asn Ls & all title to bldgs; 9 E 37th St Co, at 9 E 37, to Bearfort Corpn, 10 E 47; Jan27; Jan28'15. nom

40TH st, 300A W (3:763), rear str Jno E & Jos Daly to Peter Skularekes, 300A W 40; 5yf Sept1'14; Jan28'15. 1,000 & 1,200

46TH st, 106 W (4:958), str & b; asn Ls; Saml Unger to Joe Safier, 71 Meserole st, Bklyn, & ano; mtg $950; Dec11'14; Jan27 '15. nom

48TH st, 201 E, see 3 av, 777.

58TH st E, see 3 av, see 3 av, 969.

63D st, 240 W (4:1154), all; Jetty Dall to Wm Kreisberg, 14 Edison pl, B of Q; 5y f Jan1; Jan22'15. 1,450 to 1,800

76TH st E, swc Madison av, see Madison av, 962.

76TH st W, swc Bway, see Bway, swc 96.

97TH st E, swc 2 av, see 2 av, 1879.

116TH st, 251-3 W (7:1922), two strs; Patk McCarthy to Julius Horn, 245 W 116; 5yf July1'14; Jan26'15. 1,560

150TH st W, see Amsterdam av, see Ams av, 1815.

170TH st W, nwc Audubon av, see Audubon av, nwc 170.

Av A, 123 (2:435), str & b; Lillie Keller & ano EXTRXCES, &c, Theo Keller to Victor Soeller, 123 Av A; 5yf June1'14; Jan27'15. 1,200

Av A, 123; asn Ls; Victor Soeller to Chemia Ramer & Adolph Wertheimer, 125 1 av; Jan16; Jan27'15. nom

Amsterdam av, 1815 (7:2064), sec 150th; asn Luiz Bran to Herman H & Conrad G Koenig, 369 E 160; mtg $3,763.34; Jan23; Jan27'15. O C & 100

Audubon av (8:2127), nwc 170th, all; Minaret Bldg Co to Max Freedberger & Phillip Meyrowitz, both at 1007 So Blvd; 5yf Feb1; Jan22'15. 12,500

Broadway (4:1243), swc 96th, str in said bldg begins 27.6 s 96th & extends n 11.5x 70; Wm W Ehrlich et al to Hygrade Wire Co, 35 9 av; 4½yf Apr1; re-recorded from Jan18'15; Jan25'15. 2,200

Columbus av, 860 (7:1857), str fl & front b; Danl McNamara to Danl J Ford, 189 Audubon av; 10yf Feb1; Jan28'15. 2,500

Madison av, 962 (5:1390), swc 76th (No 30), 102.2x20, all; also agmt as to conditions in Ls & renewals, etc; Tailfer Co to Park & Tilford; 21yf Dec1'14, with renewals of 21 yrs; Jan22'15. taxes, &c, & 7,899.36

Park Row, 123 (1:119), all, except b; Crex Realty Co to Robt M Macdonald, 33 Crystal st, Bklyn; from Jan20'15 to May1 '18; Jan22'15. 2,000

2D av, 1542 (5:1543), s str, b & 5 rooms above str; Elias Pitzele & David Greenspan to Harry E Lowe, 2020 Pathgate av; 5vf Jan1; 5y ren at $936; Jan25'15. 876

2D av, 1879 (6:1646), swc 97th, str, b & 1st fl above str; Albina Goldstein to Antonio Mancini, 227 E 112; 5yf Dec1'13; Jan 26'15. 1,620

2D av, 2103 (6:1658); sur Ls; Battisto Liucci to Saml Rodman, 19 Rivington; AT; Dec21'14; Jan26'15. nom

3D av, 777 (5:1322), str & front b; also 48TH ST, 201 E, str adj above; Frank W Mosher to Jas Doris, 585 E 180; 5yf May1 '18; Jan25'15. 1,800

3D av, 969 (5:1331), sec 58th, str & b, 20x25; Herman Joveshof, 258 W 136, to Albt Feckelsberg, 115 7 av; 10yf Nov1'14; Jan28'15. 1,800 to 2,000

3D av, 2052 see 3 av, 2054.

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3D av, 2054 (6:1640), str & b; also 3D AV, 2052, rear ½ of b; Estate of Louis Gatzo to Geo A. Feld Co, 164 E 129; 5yf May1; Jan23'15. 1,500 to 1,600

6TH av, 695 (3:815); asn Ls; Jacob Gensler, auctioneer, to Geo Schuck, 481 Pleasant av; all RT&I which Jas Deery had on Mar27'14; Jan4; Jan26'15. nom

6TH av, 695; asn Ls; Geo Schuck to Demetrios Karagianis, 477 6 av; AT; Jan 16; Jan26'15. nom

7TH av (4:1019), ws, stores 5 & 6, being 6th & 7th stores s of 48th st; Felix Isman Inc, AGENT for The Broadway & 7th Ave Co, to Edw Ranzal, trading as Mack's Clothes Shop, 145 W 43; 5yf Mar15 '14; 5yren at $4,500; Jan27'15. 3,000 to 4,000

7TH av (4:1019), ws, strs 19 & 2 o,being 6th & 7th stores s 48th; same to same; 4 5-12y & 15 days f Oct1'14; 5yren $2,400; Jan27'15. 1,500 to 2,400

8TH av, 687 (4:1034), ws, 60 n 43d, 20.2x100; asn Ls; Veronica & Minnie Mock, 790 St Johns pl, Bklyn, to Chelsea Exchange Bank, 266 W 34; Jan28'15. nom

8TH av, 687 (4:1034), ws,, 60 n 43d, 20.2x 100, 4-sty bk office & str bldg; leasehold; Geo E Weller, ref, to Chelsea Exchange Bank, 266 W 34; FORECLOS Jano; Jan28 '15 (R S $10.50). 10,500

9TH av, 550 (4:1031), str &c; Abr Halprin & ano to Pincus Suskind, 835 3 av; 2 3-12yf Feb1; 3y ren; Jan28'15. 1,500

11TH av (3:700), ses, at nes 28th, 98.9x 200, 8 lots; Marie M I De Courval, at Paris, France, to Dunbar Box & Lumber Co, 282 11 av; 21yf May1'14; 21y ren; Jan 26'15. taxes &c & 7,300

12TH av (3:675), nec 29th, runs e534xn 98.9xw450xn49.4xw100 to av xs78.3 & again s71.7 to beg, 24 lots; also 29TH ST W (3:-675), nes, 534 e 12 av, 25x98.9, the lot; Marie M I De Courval, at Paris, France, to Dunbar Box & Lumber Co, 282 11 av; 21yf Sept1'13; 21y ren; Sept24'12; Jan26'15. taxes &c & 21,250

12TH av (3:765), nec 29th, runs e259xn 98.9xw175xn49.4xw100 to av xs78.3x again s71.7 to beg, 13 lots, with bldgs; agmt as to re of Ls of above 13 lots after Jan1'15 & balance of 12 lots as described under Ls dated Sept4'12, shall continue at rental of $9,000 per annum; Dunbar Box & Lumber Co, 282 11 av, with Marie M I De Courval, at Paris France; Nov6'14; Jan26'15. nom

LEASES.

Borough of the Bronx.

Fairmount pl (11:2960), nwc So blvd; cor str; P J Bldg Co Inc, to Chas E Froatz, 212 W 142; 10yf Nov1'14; Jan26'15. 1,080 to 1,680

138TH st, 615-17 E (10:2552-2553), all, Bertha Michaels to Abr Marmer, 121 Henry; 3yf Feb1; Jan27'15. 3,000

158TH st, 453 E (9:2380), cor str; Carolus Realty Co to Jacob Scherzer, 453 E 158; 3 5-12yf Dec2'14; Jan28'15. 540 & 600

174TH st, 465 E (11:2907), east flat on 1st fl; Tillie Flisser to Abr Gordon; 3yf Nov1'14; Jan22'15. 408

179TH st, 445 E (11:3036), nec Park av, all; Flora Lessler to Saml Horowitz, 1800 7 av, & Wm Rollin, 1296 College av; 5yf Jan1; Jan28'15. 5,323

187TH st, 616 E (11:3073); asn Ls; Rocco Paolino to Lorenzo Capalbo, 616 E 187; Jan7; Jan22'15. nom

187TH st, 616 E (11:3073); asn Ls; Lorenzo Capalbo to Ebling Brewing Co, 760 St Ann's av; Jan7; Jan22'15. nom

Anthony av, 1858 (11:2803), str; Adolph Le Mault Jr, as EXR Adolph Le Mault, to Adolf Liepmann, 1858 Anthony av; 3yf May1; Jan25'15. 540

Brook av, 420 (9:2271), all; Simon J Levy & ano to Simon Solloway; 5yf Feb 1; Jan27'15. 1,400

Park av, nec 179th, see 179th, 445 E.

Southern blvd, nwc Fairmount pl, see Fairmount pl, nwc So blvd.

Webster av, 1830-2 (11:2960), es, 146.10 s 176th, 40x148.6; asn Ls; Hyman Mottufsky & ano to Bernard Baff, 76 W 120; June6 '13; Jan23'15. O C & 100

3D av, 3683 (11:2910); asn Ls; Ralph Baron to Ferdinando Iareno, 3683 3 av; Dec2'14; Jan25'15. nom

3D av, 3683; asn Ls; Ferdinando Iareno to Ebling Brewing Co, 760 St Anns av; Dec24'14; Jan25'15. nom

MORTGAGES.

Borough of Manhattan.

JAN. 22, 23, 25, 26, 27 & 28.

Allen st, 52 (1:308), es, 25x87.6; deed recorded as mtg as per statement filed & RT of $50 paid; pr mtg $22,000; Jan20; Jan22 '15; Frieda Hart to Casualty Co of America, 68 William. O C & 100

Broome st, 567 (2:578), ss, 90 w Varick, runs s81xe8.6xn17xe11.6xn64 to st xw20 to beg, with right to alleys & strips & gores adj; Jan25'15; 3y5½%; Emily M Roemer, 494 Greene av, Bklyn, to Geo Koenig, 426 W 147. 5,000

Centre st, 218 (1:235), es, 23.7x35.8x23.8 x37.8, ss; ext of mtg for $10,000 to Jan27 '18, 5¼%; Jan28'15; N Y Title Ins Co with Ellen H Wasson, at Mattituck, LI, et al, individ & exrs, &c, Eva H Von Wahl. nom

Charles st, 20 (2:611), ss, 60 e Waverly pl, 20x74.11; pr mtg $4,200; Jan25'15; due & int as per bond; Herbt H Jackson to Manhattan Savgs Instn. 1,000

Clinton st, 176 (1:314), es, 174.10 s Grand, 25x100; pr mtg $27,000; Jan28'15; due & int as per bond; Max Sturtz, 3 W 104, to Moe Sturtz, 170 Bay 31, Bklyn. 3,000

Clinton st, 176 (1:314); sobrn of mtgs for $3,000 & 2,200 to mtg for $3,000; Jan 28'15; Albt Egelhoff, 172 Sterling pl, Bklyn, with same. nom

Forsyth st, 186 (2:421), es, 100 s Stanton, 25x100; pr mtg $28,000; Jan21; Jan22 '15; 5y or sooner, 6%; Israel Grinstein, 114 E 81, to Eliz Dillon, 1435 Lex av. 5,000

Gouverneur st, 42 (1:266); ext of mtg for $26,000 to Oct31'17, 5%; Dec22'14; Jan 28'15; Edw De Witt, trste will Sarah Tolman, with Rose Solomon, 193 Henry, individ & extrx Max Goldstein & ano. nom

Greenwich st, 460 (1:224), ws; ext of mtg for $20,000 to Jan1'20, 5%; Jan20; Jan 26'15; Hulda Gumpertz, of Halle, Germany, with August F Beckmann, at Palisade, NJ, & ano. nom

Henry st, 173 (1:284), nwc Jefferson; asn all RT&I of contract of rent asn due under Ls; Ls recorded Feb20'12; Jan2; Jan25'15; Max Lipman, NY, & Max Gold, of Bklyn, to Rosen Realty & Constn Co, Inc. nom

Hudson st, 612-4 (2:625), nec 12th (No 309), 80.6x16.6x80x25.6; pr mtg $21,000; Jan 21; Jan23'15; due & int as per bond; Fredk Rabbe, 294 W 4, to Jno Ahearn, 153 8 av. 6,000

Jefferson st, nwc Henry, see Henry, 173.

Laight st, 32 (1:220); ext of mtg for $38,000 to Jan21'18, 5½%; Jan21; Jan25'15; Wm B Boulton, of Convent, NJ, with Martin Ungrich, 57 St Nicholas pl. nom

Laight st, 32; sobrn of mtg for $2,000 to above ext of mtg for $38,000; Jan22; Jan 25'15; Walter S Watson, 5 McDonough, Bklyn, admr will Thos H Watson, with Wm B Boulton, at Convent, NJ. nom

Monroe st, 134½ (1:256), ss, 141.2 w Jefferson, 15.4x100; pr mtg $11,400; Jan1; Jan27'15; 3y or sooner, 6%; Michl Mackler to Benj Forman, 1932 Crotona Pkway, Bronx, & ano. 1,000

Mott st, 5, see Worth, 199.

Mott st, 13 (1:161); ext of mtg for $5,-500 to Jan2'18, 6%; Jan25; Jan26'15; Paul Gardella, 16 King, with Amelia Oliver, 13 Mott. nom

Mott st, 13 (1:161), ws, abt 105 s Park, 26x36x30.6x88.6, ss; pr mtg $5,500; Jan25 '15; due July25'15, 6%; Amelia Oliver to Mary Zerbarini, 2781 Bainbridge av, Bronx. 500

Pine st, 7 (1:46), ss, 125.6 e Bway, 21.1x 73.9x21x74.5; PM; Jan27'15; 3y5%; Philip Scheurman, 2 Hooker st, Glendale, B of Q, to Seamens Bank for Savings, 76 Wall. 145,000

Pearl st, 208 (1:70); sal Ls; Jan11; Jan 25'15; demand, 6%; Patk J Hughes & Albt A Martin to Lion Brewery, 104 W 108. 850

Worth st, 199 (1:161), str & b; also MOTT ST, 5, b; asn Ls by way of mtg as collateral to secure chattel mtg for $1,000; Nicola Salomone to Jacob Hoffmann Brewing Co, 211-3 E 55; Jan21; Jan22'15. nom

1ST st, 136 E (2:443), ns, 20.3 w 1 av, 20.3 x100.4x25.3x100; PM; pr mtg $26,000; Jan 15; Jan22'15; due & int as per bond; Sarah Steiger, 241 E 7, to Christopher Pitkin Co, 378 Grand. 4,500

8TH st, 335 E (2:391), ns, 139.6 w Av C, 24.9x93.11; pr mtg $27,000; Jan21; Jan23 '15; 4y6%; Sol Tenenbam to Saml & Isadore Deutsch, 69 Av A. 5,000

12TH st, 309 W, see Hudson, 612-4.

21ST st, 213 E (3:902), ns, 192.6 e 3 av, 24.1x98.9; Dec1'14; Jan27'15; due & int as per bond; Mary T Sullivan, 87 Hamilton pl, to Richd J Couch, 348 E 19. 250

21ST st, 12-4 W (3:822), ss, 244.6 w 5 av, 50.6x92; ext of mtg for $205,000 to Jan1'18, 5%; Jan22; Jan28'15; The Bklyn Savgs Bank, 41 Pierrepont, Bklyn, with Chas Kaye, 110 W 119. nom

27TH st, 358 W (3:750); ext of mtg for $7,000 to Jan22'20, 5%; Jan23'15; American Mtg Co with Rachel C Simpson, 349 W 20. nom

29TH st, 5-9 W (3:831), ns, 150 w 5 av, 74.6x98.9; certf of ownership of 2d mtg bonds for $51,000 & appointment of party 2d pt as trste in place of Harry D Kittinger; pr mtg $325,000; Jan21; Jan23'15; Julien T Davies to Warner B Matteson, 90 Quincy, Bklyn.

29TH st W, nec 7 av, see 7 av, 341.

30TH st, 128-32 W (3:805), ss, 363.7 e 7 av, 82.7x98.9; PM; Jan25; Jan26'15; due & int as per bond; U S Realty & Impt Co, 111 Bway, to Albt F Hagar, 54 W 40, trste Cath A Hedges. 70,000

36TH st, 219 E (3:917), ns, 233 e 3 av, 21 x98.9; pr mtg $8,500; also 36TH ST, 223 E, ns, 275 e 3 av, 22.6x98.9; pr mtg $8,500; also 37TH ST, 212 E, ss, 175 e 3 av, 25x 98.9; pr mtg $17,000; also 38TH ST, 305 E (3:944), ns, 100 e 2 av, 25x99.1x27.7x110.9; pr mtg $8,000; all of above are also sub to blanket mtg for $2,000; Jan15; Jan22'15; due & int as per bond; Valentine Jr & Alice V Cook, at Freeport, LI; Martin V & Harriet J Cook, 135 Highland Cross, Rutherford, NJ; Wm & Eliz Cook, at Whitestone, LI; Christine Straiton, 14 W 104, & Susanna Sands, 149 E 36, to Wm D Sands, 149 E 36. 1,500

36TH st, 219 E; also 36TH ST, 223 E; also 37TH ST, 212 E; also 38TH ST, 305 E; sobrn of mtg to ext of $5,000 to mtg for $1,500; Jan15; Jan22'15; Wm Cook, at Whitestone, NY, with same. nom

36TH st, 219 E; also 36TH ST, 223 E; also 37TH ST, 212 E; also 38TH ST, 305 E; sobrn of mtg to ext of $5,200 to mtg for $1,500; Jan15; Jan22'15; Christine Straiton, 14 W 104, with same. nom

36TH st, 223 E, see 36th, 219 E.

36TH st, 559 W (3:708), ns, 125 e 11 av av, 25x98.9; pr mtg $——; Jan27'15; 3y6%; Chas Shortmeier, 149 E 45, to Wm Koehler, 558 W 36. 4,000

37TH st, 212 E, see 36th, 219 E.

38TH st, 305 E, see 36th, 219 E.

41ST st, 540-6 W (3:1009), ss, 175 e 11 av, 100x98.9; Jan22'15; 3y5¾%; Loewer Realty Co to N Y Title Ins Co. 30,000

41ST st, 540-6 W; certf as to mtr for $30,000; Jan22'15; same to same.

45TH st, 124 E (5:1299); ext of mtg for $25,000 to Jan22'20, 6%; Jan11; Jan28'15; Emily A Hurry, of Hempstead, LI, et al, trstes will Edmund A Hurry, with Bowery Savgs Bank, 128 Bowery. nom

45TH st, 7-11 W (5:1261), ns, 155 w 5 av, 45x100.11; agmt as to ownership of bond & mtg for $158,000; Jan27; Jan28'15; Opp Realty Corpn, 99 Nassau, with Ormond Realty Co, 14 W 14. nom

45TH st, 7-11 W; agmt as to asn of mtgs & to ext of mtg for $48,000 to May1'19, —'—, &c; pr mtg $——; Jan1'14; Jan28'15; 45th St Realty Co, 7 W 45, with Chelsea Realty Co, 135 Bway, et al. nom

45TH st, 7-11 W; participation agmt in mtg for $158,000; Jan1'14; Jan28'15; Chelsea Realty Co, 135 Bway, & Abr L Kass, 226 S 9, Bklyn, with Fleischmann Bros Co, 505 5 av. nom

47TH st, 633 W (4:1095), ns, 475 w 11 av, 25x100.5; pr mtg $7,000; Jan22; Jan23'15; due Dec10'15, 6%; Henry Contracting Co, 633 W 47, to New Star Contracting Co, 299 Bway. 1,500

47TH st, 633 W; certf as to mtg for $1,500; Jan22; Jan23'15; same to same.

51ST st, 434 W (4:1060); sobrn of mtg for $3,500 to mtg for $8,000; Jan27; Jan 29'15; Mary E Brophy, 514 10 av, with Commonwealth Savgs Bank, 2007 Ams av. nom

51ST st, 434 W (4:1060), ss, 380 e 10 av, 20x100.5; Jan27'15; 5y5½%; Annie Rafferty to Commonwealth Savings Bank, 2007 Ams av. 8,000

51ST st, 436 W (4:1060), ss, 360 e 10 av, 20x100.5; Jan27; Jan28'15; 3y6%; Annie Rafferty, 403 W 57, to Terence F Gallagher, 29 W 60. 10,000

51ST st, 436 W; sobrn of mtg for $3,500 to mtg for $10,000; Jan27; Jan28'15; Mary E Brophy, 514 10 av, with same. nom

52D st, 313 E (5:1345), ns, 184.5 e 2 av, 20.1x100.5; Jan22'15; due & int as per bond; Karolina Krug to Title Guar & Trust Co. 6,000

52D st, 313 E; sobrn of two mtgs for $600 each to mtg for $6,000; Jan19; Jan22 '15; Bronx Security & Brokerage Co with same. nom

54TH st, 10 E (5:1289); ext of mtg for $25,000 to Jan22'19, 4½%; Jan22'15; Philip Lehman with Arnold Knapp, 10 E 54. nom

54TH st, 55 W, see 55th, 68-74 W.

55TH st, 68-74 W (5:1270), ss, 95 e 6 av, runs e75xs200.10 to ns 54th (No 55) xw16.8xn100.5xw58.4xn100.5 to beg; pr mtg $440,000; Nov2'14; Jan28'15; 10y6%; Oxford Realty Co to U S Mtg & Trust Co, 55 Cedar, in trust. gold bonds 130,000

55TH st, 68-74 W; also 54TH ST, 55 W; certf as to mtg for $130,000; Oct29'14; Jan 28'15; same to same.

64TH st, 238 E, see 2 av, 1207-15.

75TH st, 308 W (4:1184); ext of mtg for $50,000 to Jan22'20, 5%; Jan21; Jan25'15; Lawyers Title Ins & Trust Co with Adolph S Ochs, 308 W 75. nom

77TH st, 164 E (5:1411), ss, 145 e Lex av, 20x102.2; PM; Jan27; Jan28'15; due & int as per bond; The Marist Bros, a corpn, 153 E 76, to Clara Bloomingdale, 572 Madison av, et al, exrs &c Jos B Bloomingdale. 16,500

78TH st, 415 E (5:1473), ns, 244 e 1 av, 25x102.2; pr mtg $——; Jan16; Jan27'15; 1y 5%; Thos B Farrelly, exr, &c, Bridget Farrelly, to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY. 1,370

78TH st, 443 E (5:1473), ns, 144 w Av A, 25x102.2; pr mtg $——; Jan23'15; due & int as per bond; Morris Kite to Hy Michaelis, 615 Lex av. 1,500

83D st, 46-56 W (4:1196), ss, 225 e Col av, 100x102.2; agmt modifying conditions in mtg for $260,000, recorded Nov23'11; Dec15'14; Jan23'15; Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany, & New Netherland Bond & Mtg Co, 47 Wall, with Hermese Realty Co, 220 Bway. nom

84TH st, 67 E (5:1496), ns, 94 w Park av, 18.6x102.2; Jan22'15; due & int as per bond; Jno A Meehan to Edw E Black, 48 Glover av, Yonkers, NY. 5,000

87TH st, 150-60 W (4:1217), ss, 205.6 & 287.9 e Ams av, 2 plots, ea 82,3x100.8; 2 mtgs, ea $215,000; Jan25'15; due Mar1'20, 5½%; Princeton Constn Co, 30 E 42, to Metropolitan Life Ins Co. 430,000

87TH st, 150-60 W; certf as to above two mtgs for $215,000 each; Jan25'15; same to same.

87TH st, 150-60 W; sobrn of two mtgs for $20,000 each to two mtgs for $215,000 each; Jan25'15; same, owners, & Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same. nom

87TH st, 160 W (4:1217), ss, 205.6 e Ams av, 82.3x100.8; pr mtg $235,000; Jan25'15; due Jan1'18, 6%; Princeton Constn Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 25,000

87TH st, 160 W; certf as to mtg for $25,000; Jan25'15; same to same.

89TH st, 342 W (4:1245), ss, 480 w West End av, 20x100.8; Jan27'15; 3y5½%; Kath F Lindemann of Yonkers, NY, to Lawyers Title Ins & Trust Co. 18,000

90TH st, 111 W (4:1221); ext of mtg for $20,000 to Feb2'18, 5%; Nov24'14; Jan22 '15; Fanny Ellinger, 19 E 61, with Ellen M Grant, 112 W 90. nom

91ST st, 26-8 E, see Madison av, 1226-70.

93D st, 135 W (4:1224); ext of mtg for $15,000 to Feb1'18, 5%; Jan22'15; Robt G Mead, Jr, at Ossining, NY, trste Gertrude Mead, with J Burnet Nash, 135 W 93. nom

97TH st, 201 E, see 3 av, 1751.

98TH st, 2 E, see 5 av, sec 98.

103D st, 246-52 W (7:1874), ss, 100 e West End av, 72x100.11; PM; pr mtg $82,-000; Jan25; Jan28'15; due & int as per bond; Plainfield Estates, Inc, to Wesley Realty Co, 158 W 81. 5,000

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104TH st, 52 E (6:1609), ss, 120 e Mad av, 25x100.11; ext of mtg for $15,000 to Jan6'18, 5%; Nov1'14; Jan22'15; Lizetta A Thoms, 36 3d, Weehawken, NJ, with Jno S Jacobus, trste will Saml M Jacobus. nom

104TH st, 162 E, see Lexington av, 1643-5.

108TH st, 63 W (7:1844); ext of mtg for $18,000 to Jan21'18, 5½%; Jan21; Jan26'15; Title Guar & Trust Co with Rosa Kahl, 458 Manhattan av. nom

108TH st, 301 W, see Bway, 2801-23.

109TH st, 300 W, see Bway, 2801-23.

113TH st, 357 E, see 1 av, 2205.

114TH st, 158-60 E (6:1641); ext of mtg for $35,000 to July29'15, 6% as per bond; pr mtg $38,000; Jan22, Jan24 lo; Saml Zubinsky, 1 to 2 97, with Edwin Reed, 2171 Bathgate av. nom

114TH st, 508 W (7:1885), ss, 100 w Amsterdam av, 75x101, pr mtg $150,000; Jan26; Jan27'15; due Aug1'17, or sooner, 6%; Carolina T Paterno, 344 Northern av, to Anthony A Paterno, 344 Northern av. 11,000

114TH st, 508 W (6:1886); ext of mtg for $15,000 to Aug1'17, 6%; Jan26; Jan27'15; Jos Paterno, 435 Riverside dr, with Carolina T Paterno, 344 Northern av. nom

114TH st, 514 W (7:1885), ss, 175 w Amsterdam av, 75x101; pr mtg $180,000; Jan26; Jan27'15; due Aug1'17 or sooner, 6%; Carolina T Paterno, 344 Northern av, to Anthony A Paterno, 344 Northern av. 11,000

114TH st, 514 W; ext of mtg for $15,000 to Aug1'17, 6%, Jan26; Jan27'15; Jos Paterno, 435 Riverside dr, with Carolina T Paterno, 344 Northern av. nom

114TH st, 520 W (7:1885); ext of mtg for $45,000 to Aug1'17, 6%; Jan21; Jan27'15; Jos Paterno, 435 Riverside dr, with Marie S Paterno, 344 Northern av. nom

120TH st, 346 W (7:1946), see Manhattan av (No 462), 94.10x20; ext of mtg for $23,000 to Apr1'16, 5%; Apr16'14; Jan25'15; Madeline A Agart & Salo & Leopold Cohn with U S Life Ins Co. nom

121ST st, 229 W (7:1927), ns, 375 w 7 av, 25x100.11; ext of mtg for $4,500 to Mar16'19, 5%; pr mtg $17,000; Jan26; Jan27'15; Lisetta Lowenthal, 265 Ocean Pkway, Bklyn, & Hermann Israel, 2 W 120, with Mary Kennedy, 229 W 121. nom

122D st, 230 W (7:1927), ss, 352 w 7 av 34x100.11; ext of mtg for $28,000 to Mar1'18, 5%; Jan22; Jan23'15; Thos F Tierney with Metropolitan life Ins Co, 1 Mad av. nom

126TH st, 236 E (6:1790), ss, 130 w 2 av, 25x99.11; deed recorded as mtg as per statement filed in RT of $42.50 paid; Dec17'14; Jan25'15; Luke A Burke, 112 W 119, to National Surety Co, 115 Bway. nom

127TH st, 611-17 W (7:1955), ns, 192.8 w Bway, 100x150, additional collateral to secure mtg of $50,800 to extent of $20,000, owned by parties 2d pt against 141ST ST, 630 W, sec Riverside dr; pr mtg $195,000; Jan20; Jan25'15; insld $100,000 to $2,000 monthly, 6%; Bush Realty & Constn Co, 66 107, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 20,000

127TH st, 611-17 W; certf as to mtg for $20,000; Jan20; Jan25'15; same to same.

129TH st, 159-61 W (7:1914), ns, 150 e 7 av, 41.8x99.11; Jan26; Jan27'15; due Feb1'18 or sooner, 5½%; Theresa Lemmon, 319 W 94, to Daniel Burke, at Oxford, NY, & Louise M Underhill, 987 Madison av, trstes will Abr Underhill. 13,500

129TH st, 543 W (7:1984); ext of mtg for $48,000 to Feb1'18, 5%; Jan21; Jan25'15; Richd Lathers Jr, at New Rochelle, NY, & ano, exrs Richd Lathers, with Sadie Moses, 730 Riverside dr. nom

141ST st, 332 W, see St Nicholas av, 620-2.

141ST st, 630 W, see 127th, 611-7 W.

149TH st, 220-2 W (7:2034), ss, 420 e 8 av, 40x99.11; Jan28'15; 5y5%; Ready Realty Co, 80 Maiden la, to Wm Rankin, 119 W 77. 25,000

149TH st, 220-2 W; certf as to mtg for $25,000; Jan28'15; same to same.

149TH st, 224-2 W; pr mtg $25,000; Jan 28'15, 2y6%; same to Preferred Mtg Corpn at Great River, LI. 2,650

149TH st, 220-2 W; certf as to mtg for $2,650; Jan28'15; same to same.

154TH st, 308-10 W (7:2047), ss, 52.5 e Bradhurst av, 50x99.11, pr mtg $33,000, Jan22; Jan26'15; 5y6%; Paul Kohn, of Eastchester, NY, to Geo Pfaff, 537 W 148. 11,000

162D st, 539-41 W (8:2122), ns, 205 e Bway, 80x99.11; ext of mtg for $82,000 to Dec2'17, 5½%; Jan8; Jan22'15; N Y Life Ins Co, 346 Bway, & Real Estate Mtg Co of NJ, 63 Wall, with Simon Shloss, 254 W 76. nom

178TH st, 709-11 W (8:2176); ext of mtg for $11,000 to Jan18'17, 6%; Jan25; Jan26'15; Helen N Spraker, at Washington av & Roland rd, Ardsley-on-Hudson, NY, with Edwin F Caragher, 66 Morton. nom

178TH st, 752 W, see Pinehurst av, 11-9.

Av A, 123 (2:435); assn ls by way of mtg as collateral to secure $3,500; Jan16; Jan27'15; Chemia Remer & Adolph Wertheimer both at 125 1 av, to Ebling Brewing Co, 760 St Ann's av. nom

Av C, 19 (2:385), ws, 40.2 n 2d, 20.1x52.2x 20.1x50.2, pr mtg $——; Jan19; Jan23'15; 5y6%; Julius Stoloff, 314 E 4, to I Arthur Stoloff, 314 E 4. 2,000

Amsterdam av, 621 (4:1221); sal Ls; Jan 21; Jan23'15; demand, 6%; Wm O'Donnell to Jacob Ruppert, a corpn, 1639 3 av. 4,293.81

Amsterdam av, 877 (7:1857); sal Ls; Jan21; Jan23'15; demand, 6%; Jos Guilfoyle to Jacob Ruppert, a corpn, 1639 3 av. 6,584.50

Amsterdam av, 2145 (8:2111); ext of mtg for $33,000 to May1'18, 5%; Jan26; Jan28 '15; Hy F Schwarz, at Greenwich, Conn, with Giuseppe Bozzo, 278 W 115, & Thos Mulligan, 1474 Shakespeare av. nom

Broadway, 2801-23 (7:1893), nwc 108th (No 301), 201.10 to ss 109th (No 300) x100; pr mtg $500,000; Jan7; Jan26'15; 10y or sooner, 5%; Marbrick Realty Corpn, 527 5 av, to Carrie M Butler, at Ridgefield, Conn. 50,000

Broadway, 2801-23; certf as to mtg for $50,000; Jan26'15; same to same.

Columbus av, 986 (7:1886), ext of mtg for $15,000 to Jan1'19, 4½%; Jan25, Jan 28'15; Louis Frank, 318 W 22, with Fanny, wife of & Saml Heilbroner, 349 Central Park W. nom

Edgecombe av (7:2053), ws, 149.11 s 150th, 79.11 to ci 149th (closed) x100; bldg loan; Jan22; Jan23'15; demand, 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 75,000

Edgecombe av (7:2053); same prop; certf as to mtg for $75,000; Jan22; Jan23'15; same to same.

Lexington av, 227 (3:889); ext of mtg for $22,000 to Nov3'17, 5½%; Dec1'14; Jan 22'15; Cornelia W & Jno H Hall, at Tarrytown, NY, & ano, trstes will Martha J Hall, with Wm H English, 271 Berkley pl, Bklyn. nom

Lexington av, 1643-5 (6:1631), sec 104th (No 162), 50.11x95; pr mtg $34,000; Jan20; Jan22'15; due Apr15'16 or sooner, 6%; Jakob Herskovitz to Isaac Cohen, 315 Central Park W. 4,300

Madison av, 1266-70 (5:1502), swc 91st (Nos 26-8), 100.8x62.3; pr mtg $90,000; Jan ——; due & int as per bond; Angelina A Cole, 357 W 56, to Eliz M J Fenlon, 228 Corlies av, Pelham, NY. 6,500

Manhattan av, 462, see 120th, 316 W.

Park av, 1230 (5:1507), ws, 75.6 s 96th, 25.2x100; PM; pr mtg $24,000; Jan28'15; due & int as per bond; Emma G Conboy, of Bklyn, to Elmer A Miller, 963 Madison av. 5,250

Pinehurst av, 11-9 (8:2177), sec 178th (No 752), 127.6x96.3x127.7x101.11; ext of mtg for $140,000 to May20'20, 4½%; Jan 15; Jan26'15; Mary E Freeman, of Troy, NY, with Lincoln Mtg Co, 233 Bway. nom

Riverside dr, sec 141st, see 127th, 611-7 W.

St Nicholas av, 620-2 (7:2048), sec 141st (No 332), 38.4x102.1x37.10x103.9; pr mtg $——; due Apr28'15; 3y6%; Louis I Harris to Morris Weiss, 124 E 91. 5,500

Wadsworth av, 248-52 (8:2167), ws, 60.2 & 110.2 n 185th, 2 lots, ea 50x115x49.2x115 & 50x115; 2 mtgs, ea $12,000; 2 pr mtgs $42,500 ea; Jan28'15; due & int as per bond; Wadsworth-Washington Corpn, 2038 5 av, to Ver Planck Estate, a corpn, 331 Madison av. 24,090

Wadsworth av, 248-52; certf as to 2 mtgs, each for $12,000; Jan28'15; same to same.

Wadsworth av, 256 (8:2167), ws, 160.2 n 185th, 54.5x115; pr mtg $45,000; Jan28'15; due & int as per bond; Wadsworth-Washington Corpn, 2038 5 av, to Ver Planck Estate, a corpn, 331 Madison av. 12,735

Wadsworth av, 256; certf as to mtg for $12,735; Jan28'15; same to same.

1ST av, 2205 (6:1685), nwc 113th (No 357), 25x75; Dec21'14; Jan27'15; 3y6%; Domenico Taurone, 357 E 113, to Cono Marino, 320 E 108. 2,000

2D av, 1207-15 (5:1418), swc 64th (No 238), 125.5x105; PM; Jan23; Jan27'15; 5y or sooner, 5%; Hollywood Garage Corpn, 244 E 64, to Kath S Galbraith at Shoreham Hotel, Wash, DC, & Jane Sanders, 156 State st, Albany, NY. 70,000

2D av,1207-15; also 64TH ST, 238 E; sobrn of mtg for $5,000 to mtg for $70,000; Jan 23; Jan27'15; Ewen Duff with same.

2D av, 1542 (5:1543); sal Ls; Jan25'15; demand, 6%; Harry E Lowe to Geo Ehret, 1197 Park av. 1,000

2D av, 1636 (5:1547), es, 25 s 85th, 25x88.4 pt; AT; pr mtg $11,000; Jan15; Jan 22'15; demand, 4%; Mildred Menzinger to Louisa Menzinger, 1636 2 av. 2,500

3D av, 777 (5:1322); sal Ls; Jan18; Jan 25'15; demand, 6%; Jas Doris to Lion Brewery, 161 E 108. 6,500

3D av, 969 (5:1331); sal Ls; Jan27; Jan 28'15; demand, 6%; Albt Feckelsberg to Jacob Ruppert, a corpn, 1639 3 av. 3,200

3D av, 1201 (5:1424); sal Ls; Jan27; Jan 28'15; demand, 6%; Patk J O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 7,000

3D av, 1543 (5:1532), es, 26 s 87th, 19.8x 100; Jan26'15; 3y6%; Frank T Faulkner, of Bklyn, to Chas G Koss, 628 West End av. 7,000

3D av, 1751 (6:1647), nec 97th (No 201), 25.7x90; Jan20; Jan25'15; 3y5%; Jas W Gillespie, at Middle Granville, County of Washington, NY, to Jennie G Hannis, 123 W 82. 8,000

5TH av, 400 (3:838), ws, 65.4 s 37th, 27.7 x120; PM; Jan25; Jan26'15; due Feb1'18, 5½%; S Realty & Impt Co to Margt O Sage, 604 5 av. 325,000

5TH av, 473 (5:1275), es, 52.6 s 41st, 26x 98.4; Jan28'15; 5½%; Guardian Holding Co, Inc, to Oceanic Investing Co, Inc, 49 Wall. 125,000

5TH av, 473; certf as to mtg for $125,000; Jan26; Jan28'15; same to same.

5TH av (6:1603), sec 98th (No 2), 100.11 x100; ½ pt; pr mtg $30,000 on whole; Sept 1'14; Jan23'15; demand, 6%; Jerome Siegel to Wm R Rose, 309 W 81. note 11,000

5TH av (6:1603), sec 98th (No 2), 100.11x 100; ½ pt, pr mtg $41,000, Sept1'14; Jan27 '15, demand, 6%; Jerome Siegel to Jos B Greenhut, 135 Central Park W et al, firm J B Greenhut & Co, Bankers, note $60,000

6TH av, 626 (3:838), es, 106.11 n 36th, 20.3x100; also 6TH AV, 628 (3:838), es, 107.3 n 36th, 20.1x60, equal lien with mtg $60,000; Dec9'14; Jan27'15; due Sept8'19, 5%; Geo Cantrell of Ridgewood, NJ; Mary J Cantrell, widow, & Frank S Cantrell, both of Huntington, LI, & Emma C Beard, of Bklyn, to American Bible Society, 6 Bible House. 20,000

6TH av, 628, see 6 av, 626.

6TH av, 695 (3:815); leasehold; Jan16; Jan26'15; demand, 6%; Demetrios Karagianis, 695 6 av, to Jas Everards Brewories, 12 E 133. gold 7,500

7TH av, 341 (3:805), nec 29th, 24.9x75; pr mtg $——; Jan22'15; 2y5%; Jas Todd, of Bklyn, to Geo Ehret, 1197 Park av. 10,000

10TH av, 370-2 (3:729), es, 24.8 & 49.4 n 31st, 2 lots, ea 24.8x60; 2 PM mtgs, ea $10,000; Jan21; Jan22'15; due Jan6'23, 4½%; Chas J Malone & Encas J Leahy to Adolph Flegenheimer, 427 Ft Washington av. 20,000

10TH av, 370-2; PM; Jan21; Jan22'15; due Jan6'15, 5%; same to same. 3,750

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Ass int (miscl) in estate of Dora Landsberger, decd, to ext of $2,400; pr mtg $5,000; Jan27; Jan28'15; due on distribution of estate, 4%; Sadie Isaacs to Jacob Landsberger, 101 W 78. 2,100

Car locomotive Ls (miscl); agmt & gen mtg; Jan21; Jan22'15; 10y5%; Cuba Co, vendor, & U S Trust Co of N Y, lessor, with The Cuba R R Co, at Camaguey, Cuba, gold 550,000

Chattel mtg (miscl); certf & consent to mtg for $1,675; Jan22; Jan26'15; Adolf De Jong, Inc, to Gustina O'Donnell.

Chattel mtg (miscl); consent of stockholders to mtg for $1,475; Oct8'14; Jan27 '15; World American Ice Cream Co Inc to Abr Kraus, 84 Ridge.

Pinellas, Florida (miscl); consent to two mtgs, each for $750, to secure notes; Jan28'15; St George's Alexandrine Co, 37 Madison av, to M W Ulmer.

MORTGAGES.

Borough of the Bronx.

Hall pl, nec Rogers pl, see Intervale av, nws, at ses Rogers pl.

Home st, 1002 (10:2753), ext of $33,000 mtg to Jan25'20 at 5½%; Jan25; Jan27'15; Lawyers Mort Co with Wm Sinnott Co, 967 E 165. nom

Mt Hope pl, 247 (11:2804), ns, 190 w Anthony av, 20x100; pr mtg $8,500; Jan27; Jan28'15; 1y6%; Margt A Clarke, 247 Mt Hope pl, to Florence L Schiff, 106 Mt Hope pl. 1,000

Mt Hope pl (11:2851), ss, 85.11 e Jerome av, 25x125; Jan21; Jan27'15; due, &c, as per bond; Dorothy E Mugler, 1905 Davidson av, to Jacob Sobel, 984 Simpson. 2,000

Rogers pl, sec at ses Intervale av, see Intervale av, nws, at ses Rogers pl.

Villa pl (12:3322), ws, 188.4 s Van Cortlandt av, 100x100; Jan21; Jan22'15; due July21'15, 6%; Aloha Realty Co to N Y Title Ins Co, 135 Bway. 30,000

Villa pl (12:3322); same prop; certf as to above mtg; Jan21; Jan22'15; same to same.

Waldo pl (*), ws, 150 s Tremont rd, 50 x100; Jan15; Jan25'15; due &c as per bond; Jno Kadel, 2167 Glebe av, to Charwyn Realty Co, 135 Bway. 1,000

136TH st E (10:2651), ss, 384 e St Anns av, 341x100; ext of $8,000 mtg to July1'18 at 5%; Jan2; Jan22'15; Wm H Hottes, individ & as exr Conrad Hottes, with Philip S Hoffman, 1114 Jackson av. nom

138TH st, 323-9 E (9:2231), ns, 275 w Courtlandt av, 50x80; pr mtg $25,000; Jan 27; Jan28'15; due May15'17, 6%; Eliz M Wolski to Dora Klay, 523 E 150. 5,000

156TH st E (9:2378), ns, 100.8 w Elton av, 50x100; sobrn agmt; Jan27; Jan28'15; Enoch C Bell, Nyack, NY, with Title Guar & Trust Co, 176 Bway. nom

156TH st E (9:2416), ns, 165 e Park av, 100.2x100x100.2x101.7; also 156TH ST E (9:2416), ns, at prolongation of ws lot 696, map Melrose South, runs n100.2x82 to ns 156th xw100.2 to beg; Jan25; Jan26'15; 3y5%; Ulrich Schoch & Casper Fischer to Ernest O Fischer, 403 E 155. 10,000

158TH st E (9:2380), nes, 250 nw Elton av, 25x100; ext of $4,000 mtg to Oct2'19 at 5%; Dec1'14; Jan26'15; Jno Friedrich with Jno Moser, 413 E 158, & Fredk Ernst, 1663 1 av. nom

160TH st E, swc Park av, see Park av, swc 160.

165TH st E (10:2659), ss, 129.10 w Tinton av, 20x143.8; ext of $1,000 mtg to Mar 2'17 at 6%; Mar2'14; Jan26'15; Henry Scherf 724 Trinity av, with Henry Kruger, 764 E 165. nom

173D st E, swc Clay av, see Clay av, swc 173.

175TH st E, nwc Anthony av, see Anthony av, nwc 175.

179TH st E, swc Daly av, see Daly av, swc 179.

179TH st, 51 E, see Walton av, 2000.

183D st, 1019 E (11:3102), ns, 47 w Prospect av, 24x75; Jan9; Jan23'15; Israels, 6%; Sarah Peller, 743 E 183, to Jacob Gutterman, 2216 Adams pl. 600

187TH st E, sec Valentine av, see Valentine av, sec 187.

192D st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 192.

206TH st E (12:3312), ss, 388.2 w Ernescliffe pl, 25.6x25x92.6; PM; Oct28'14; Jan 22'15; due &c as per bond; Jno Cornell to Melitta C Witte, 385 Sterling pl, Bklyn. 6,000

219TH st E (*), ss, 100 w White Plains rd, 20x100; Jan25; Jan26'15; due &c as per bond; Jno J O'Brien to Danl Sullivan, 4 W 104. 5,000

222D st E (*), ns, abt 280 w Barnes av, 25x114, Wakefield; Jan20; Jan22'15; 3y6%; Vincenzo Palazzolo & Anna Sabella to Emil Matthiessen, 332 E 150. 700

226TH st, 856 E (*), ss, 205 w Bronxwood av, 25x114; PM; pr mtg $4,000; Dec 16'14; Jan27'15; 3y6%; Santa Pirri, also known as Santa Rumore, 856 E 226, to Saml Stecher, 144 Columbia & ano. 600

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229TH st E (*), ss, 510 e Barnes av, 30x114.6; pr mtg $3,500; Jan22; Jan23'15; 1y 6%; Wm A Burcknardt to Wilhelmina Sonnenberg, 879 E 223. 300

Alexander av (9:2312), ws, 85 n 136th, 15x80; Jan20; Jan22'15; 3y5½%; Jas S Bryant, 193 Alex av, to Sarah A Brush, 1 W 64. 4,000

Anthony av (11:2891), nwc 175th, 45x90; pr mtg $——; Jan19; Jan22'15; 1y6%; Fredk P & Jno D Kistel to Alfred E Fisher, 206 E 205. 5,000

Arthur av, 2110-2 (11:3070), es, 94.8 s 180th, 50.1x92.6x50.2x93; pr mtg $——; Jan 28'15; due May1'15, 6%; Uwanta Constn Co, Inc, 935 E 163, to Morris Morgenstern, 53 Lenox av. 1,500

Arthur av, 2110-2; certf as to above mtg. Jan28'15; same to same. ——

Arthur av, 2110-2 (11:3070); sobrn agmt; Jan26; Jan28'15; same & Philip Greenblatt, 939 Intervale av, with same. nom

Bailey av, 2876 (12:3260); ext of $6,000 mtg to Apr14'17 at 5½%; Dec11'14; Jan23 '15; Albt Mamlock with Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av. nom

Bailey av, 2892 (12:3260); ext of $6,000 mtg to Mar15'17 at 5½%; Dec15'14; Jan23 '15; Emma Michaels with Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av. nom

Bear Swamp rd (*), nes, at ns, Sackett av, 141.8x181.9x94.6x74.3; PM; Jan27; Jan 28'15; due June1'15, 5½%; B & B Constn Co, Inc, to Dollar Savgs Bank, 2808 3 av. 2,500

Bedford Park Blvd, sws, at es Jerome av, see Jerome av, es at sws Bedford Park Blvd.

Belmont av (11:3091), es, 107.2 s Fordham rd, 25x100; Jan20; Jan25'15; due &c as per bond; Gerardo De Angelis, 2510 Belmont av, to North Side Mtg Corpn, 391 E 149. 2,500

Bogart av (*), ws, 425 s Neil av, 25x100; PM; Jan20; Jan22'15; 3y6%; Edith Hahn & Eugene E Moran to Wm J Morrison, 204 E 96. 500

Boscobel av, 1302 (11:2871), ses, 50x253, except part for Boscobel & Cromwell avs; pr mtg $7,000; Jan19; Jan27'15; 1y6%; Emma T & Eliz A Gessner to Louis Reichardt, 62 W 120. 1,500

Boston rd, 1038 (10:2622); ext of $55,000 mtg to Jan14'18 at 5½%; Dec22'14; Jan 25'15; N Y Life Ins Co with Gramont Constn Co. nom

Bryant av (11:3131), ws, 22.6 s 179th; receipt for payment of $500 on a/c of mtg; Jan14; Jan23'15; Arthur A Fowler to Lillian M Williams, 2019 Bryant av. ——

Bryant av (11:3131), ws, 25.6 s 179th; receipt for payment of $400 on a/c of mtg; Jan4; Jan23'15; Minnie G Frankel to Lillian M Williams, 2019 Bryant av. ——

Cambreleng av, 2486 (11:3091), es, 606 n 188th, 18.8x157; Jan6; Jan26'15; due &c as per bond; Giuseppe Sassani to Giuseppe De Optatis, 1716 74th, Bklyn. 2,800

Cambreleng av, 2486; sobrn agmt; Jan 19; Jan26'15; Michele Giordano with same. nom

Cambreleng av, 2491 (11:3091), ws, abt 245 s Fordham rd, 25.6x100; pr mtg $4,500; Jan20; Jan26'15; due &c as per bond; Maria Tranzillo, 2491 Cambreleng av, to Michl Giordano, 2494 Cambreleng av. 500

Carter av (11:2892), ws, 209.3 s Tremont av, 18.9x115; Jan26; Jan27'15; due, &c, as per bond; Augusto Pellegrinelli to Lawyers Mort Co, 59 Liberty. 2,000

Castle Hill av (*), ws, 83 s Ellis av, 25x100; Jan27; Jan28'15; 3y6%; Lizzie B Hickox to Eliz Dellgmann, 851 E 169. 2,300

Castle Hill av (*), ws, 50 s Hermany av, 25x100, except pt for Castle Hill av; PM; Jan12; Jan25'15; due &c as per bond; Henry Schiebel, 1235 Castle Hill av, to Chas Walther, 843 Castle Hill av. 1,800

Clay av (11:2790), swc 173d, 106.6x75.7x107.5x65.8; pr mtg $43,000; Jan21; Jan 26'15; due Feb1'20, 6%; Sol & Nina Gettenberg to Friedman Constn Co, 189 Bway. 7,500

Courtlandt av (9:2402), es, 100 nw 155th, 25x100; ext of $6,000 mtg to Jan1'18 at int as per bond; Jan18; Jan22'15; Mark Wolder & ano with Adam Hunsinger, 733 E 237. nom

Cromwell av (11:2857), ses, 237.6 ne Highbridge st, 70x200x6.8x210; also 1ST ST, ses, 200 ne Highbridge st, 37.6x210x37.6x200; Mar7'10; Jan27'15; 2y5%; Chas H Dietz, Westfield, NJ, to Chas P Dietz. 10,000

Cromwell av (11:2857), ses, 350 ne Highbridge st, 100x120x168x206 Mar7'10; Jan27 '15; 2y5%; Chas Dietz, Westfield, NJ, to Chas P Dietz. 10,000

Crotona Pkway, 1922 (11:2985); ext of $35,000 mtg to Jan20'18 at 5½%; Jan20; Jan25'15; Julius J Frank with Honeoye Realty Corpn, & Rosa Realty Co (R S $17.50). nom

Daly av (11:3122), swc 179th, 32.6x110.4; bldg loan; Jan22; Jan23'15; demand, 6%; Herbst Realty Co to Jas G Wentz, 335 West End av. 20,000

Daly av (11:3122), same prop; certf as to above mtg; Jan22; Jan23'15; same to same. ——

Eagle av, 906 (10:2627); ext of $38,000 mtg to Jan26'18 at 5½%; Jan26; Jan28'15; Bessie, Fannie & Katie Burstein with Chas T Streeter Constn Co, 893 Elton av. nom

Edson av (*), es, 575 n Edenwald av, runs e100xn4.3xn20xn9.8xw81.5 to av xs 25 to beg; bldg loan; Jan21; Jan26'15; installs, 6%; Geo B Adams to German-American Bldg & Loan Assn, 1-3 3 av. 1,000

Edson av (*); same prop; bldg loan; pr mtg $1,000; Jan21; Jan26'15; due Jan 21'25, 6%; same to same. 1,000

Fordham rd, swc Washington av, see Grand blvd & concourse, swc 192.

Gleason av, 2348 (*), ss, 50x108; PM; pr mtg $2,000; Jan21; Jan22'15; 5y5%; Michl J Carmody to Phebe McNeil, 2309 Westchester av. 900

Goodridge av (13:3415), es, 135 n 250th, 100x130.9x76.4x142.1; bldg loan; Jan25; Jan26'15; 3y6% until last advance is made & thereafter 5½%; Arthur I Keller, 876 St Nicholas av, to Edw C Delafield, nr 246th W & Half Moon pl. 13,000

Grand blvd & concourse (11:3167), swc 192d, 405.3x185.7x406.4x211.6; also WASHINGTON AV (11:3033), swc Fordham rd, runs w226.9xe95xs2.9xe285.4 to Wash av xn228.8 to beg; certf as to mtg for $22,000; Jan19; Jan25'15; Jno B Haskin, Inc, to Geo W Short. ——

Heath av, 2689 (11:3239); ext of $4,500 mtg to Jan18'18 at 5½%; Jan18; Jan27'15; Title Guar & Trust Co with Sarah C Brooks, 2689 Heath av. nom

Intervale av (10:2700), nws, at ses Rogers pl, runs n221.7xw82.3xn25xw23.7xnw6.5xw74.2 to Hall pl xse on curve 342.6 to beg; Jan27; Jan28'15; 3y6%; Wm F Connor to Edgar S Appleby, Glen Cove, LI. 5,000

Jerome av (12:3320), es at sws Bedford Park Blvd, 57x107.2x50x134.8, except part for Bedford Park Blvd; pr mtg $——; Jan 21; Jan23'15; due July26'17, 5½%; Grover C, Helen M & Wm B Clark to Wm B Isham, 21 E 63. 2,000

Locust av (10:2598), ws, extends from 2d to 3d sts, being lots 112 to 116 & 163 to 167, map Wilton, Port Morris & East Morrisania, 200x125; pr mtg $30,000; Jan28'15; 2y5%; Lucy K & Nathan Birchall to Wm H Birchall, 331 E 200. 5,000

McGraw av (*), ns, 25 e Saxe av, 25x100; Jan21; Jan22'15; 3y5½%; Alice V Conklin to Henry Stevens, 2656 8 av. 2,000

Madison av (*), nec Robin av, 50x100; Jan26'15; due &c as per bond; Jno E Johnson to Sylvia Ehrlich, 1234 St Lawrence av. 400

Marion av (12:3287), ws, 195.3 s 196th, 27.1x155.1x27.1x154.9; Jan25'15; 1y6%; Emma L Lamb to N Y & Suburban Co-operative B & L Assn, 147 E 125 4,000

Muliner av (*), ws, 200 s Brady av, 25x100; PM; pr mtg $4,000; Dec26'14; Jan25 '15; due &c as per bond; Belle F & Orin L Watson, joint tenants, to Robt L Moran, 1486 St Lawrence av, & ano. 1,746

Old Post rd from N Y to Boston (*), —s, at intersection of Hutchinson Creek, runs w7xse120xse94xsw35xsw94xsw107xsw167xse 40 xse 224 xse 90xse30xse50xse25xse35xne 153xse22xne100xn480xw—xnw— to beg; also SALT MEADOW, begins at ns New Canal Cut & es Hutchinson Creek, runs n, ne, se, s & sw— along creek to ns New Canal Cut xw— to beg, except pt for Boston rd; PM; Jan9; Jan26'15, 5y 5%; Geo Pfaff, 537 W 148, to Thos A McKennell, gdn for Mary C Kohn, 42 Park av, Mt Vernon, NY. 20,000

Park av, 4121-5 (11:2900), ws, 100.8 n 175th, 72.8x287.7 to es Webster av (Nos 1818-24), xs2.3x287.4; PM; Jan21; Jan23'15; 5y5½%; Wm A Waite, 4215 Park av, Bklyn, to Edgar S Appleby, Glen Cove, LI, & ano. 33,000

Park av (9:2420), swc 160th, 135x—x120 x96.6; Jan22'15; due &c as per bond; Mathilda White to Aug Ruff, 52 W 120. 13,000

Park av (11:3037), es, being lot 37, map Abr Bassford, 50x150; Jan8; Jan22'15; 5y 5½%; T Mulhare Constn Co to Ellen Mulhare, 404 E 141. 10,000

Popham av, 1731 (11:2877), ws, 271.4 n 176th, 50x100; Jan26'15; due &c as per bond; Augusta Peterson to Title Guar & Trust Co, 176 Bway. 5,000

Prospect av (11:3109), es, bet 179th & 180th, being lot 9, blk 3109 tax map; transfer of tax lien for yrs 1904 to 1908, assessed to M L Cales; May29'11; Jan26 '15; 3y4%; City N Y to Tax Lien Co of N Y, 68 William. 680.10

Robin av, nec Madison av, see Madison av, nec Robin av.

St Lawrence av, 1473 (*), ws, 125 n Merrill, 25x100; Jan19; Jan25'15, 3y5½%; Chas A Widder, Geo J Kadel, Dorothy K Mohr & Louise & John Kadel & Jno Kadel as exr Louise Widder to Louisa M Salisbury, 1760 Topping av. 700

Sackett av, ns, at nes Bear Swamp rd, see Bear Swamp rd, nes, at ns Sackett av.

Valentine av (11:3147), sec 187th, runs e100xs38.3xw15xn25xw85 to av xn13.3 to beg; certf as to mtg for $3,000; Jan8; Jan25'15; Russo-Iodice Realty Co, Inc, to North Side Mtg Corpn. ——

Walton av (11:2829), es, 25 n 179th, 50x 100; PM; Jan22; Jan27'15; 2y5½%; Notlaw Realty Corpn, 79 West Tremont av, to United Real Estate & Trust Co, 1st Natl Bank Bldg, Omaha, Neb. 3,900

Walton av, 2000 (11:2829), nec 179th (No 51), 25x100; PM; Jan25; Jan26'15; 1y 6%; Notlaw Realty Corpn, 79 Tremont av W, to Hamilton Holding Co, 149 Bway. 3,000

Washington av, swc Fordham rd, see Grand blvd & concourse, swc 192.

Webster av, 1818-24, see Park av, 4121-5.

Westchester av (10:2644), ss, 115.2 w Wales av, 25x91.10x30.2x74.2; pr mtg $14,000; Jan20; Jan23'15; due, &c, as per bond; Giuseppe & Peter Conti to Henry E Siemer, 706 Westchester av. 4,000

Webster av (12:3278), ws, 53.7 s 198th, 25x96.6x25.1x95.3; PM; Jan28'15; 3y5%; Jno Hofmann to David Bennett, 15 E 11. 5,000

West Farms rd (*), ss, 80.6 w Bronx Park av, 26.10x102.7x25x112.3; Jan23; Jan 25'15; due Apr23'15, 6%; Frank L Bacon, Far Rockaway, NY, to Smith Williamson, at White Plains, NY. 500

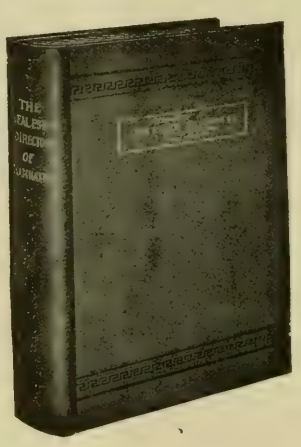
Westchester av (*), ss, 344.7 w Castle Hill av, 49x179.10x45.11x175.4; Jan25; Jan 26'15; 3v6%; Helen L Bailey, Sea Bright, NJ, to Julius Isaac, 808 Col av. 3,000

3D av, 2923 (9:2374); ext of $50,000 mtg to Jan19'20 at 5%; Jan19; Jan21'15; 2923 Third Av Inc with Green-Wood Cemetery, 170 Bway. Corrects error in last issue when % was omitted. (R S $25). nom

Lots 2 to 11 & 53 to 55 (*), map Jos Husson, Clason pt; pr mtg $18,000; Jan 27; Jan28'15; due Jan1'18, 6%; Geo Glerz to Carl Klug, 1153 Intervale av. 6,900

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2447 New York, February 6, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 96.
Bayard st, 60.
*Beaver st, 93-5 (or Wall st, 71-5).
Bleecker st, 132.
Broad st, 102-8 & 105.
Broome st, 213.
Canal st, 346.
Cherry st, 444.
Chrystie st, 128.
*Church st, 332 (or Canal st, 346).
Clinton st, 232.
Delancey st, 270.
*Desbrosses st, 1 (or Hudson st, 195).
Division st, 23 & 23½.
Duane st, 168.
Eldridge st, 205.
*Elizabeth st, 1-3 (or Bayard st, 60).
Essex st, 71.
Front st, 128.
Goerck st, 62.
Greene st, 106 & 151.
*Greene st, 119 (or Prince st, 109-11).
*Hancock st (n w c Houston st W, 170-2), blk 527-48.
Hester st, 68.
*Houston st W, 44-8 (or Greene st, 151).
Houston st W, 170-2.
Hudson st, 195.
*Isham st (nec Vermilyea av), blk 2228-7.
Jane st, 16-18.
Lafayette st, 405-7.
Ludlow st, 92.
Manhattan st, 107-13.
Minetta st, 16-22.
*Monroe st, 149-51 (or Clinton st, 232).
Mott st, 100.
Mulberry st, 114-6 & 117
*Orchard st, 37 (or Hester st, 68).
*Pearl st, swc Wall st, 71-5), blk 27-17.
Prince st, 109-11.
Private st, es, blk 2140-158.
Ridge st, 91.
Suffolk st, 112.
Sullivan st, 214-8 & 223.
Wall st, 71-5.
Washington st, 451-3.
*Water st, 22 (or Broad st, 105).
Water st, 501.
*Watts st, 135-41 (or Washington st, 451-3).
1st st, 4, 58 & 88-90 E.
4th st, 307-9 E.
5th st, 338 & 429 E.
9th st, 218 E.
11th st, 507 E.
12th st, 39-43, 44-8 & 47 W.
13th st, 438-40, 509-11 E.
14th st, 239 E.
*15th st, 1-3 E (or 5 av, 73).
18th st, 248-52 W.
20th st, 246 W.
21st st, 107 & 257 W.
22d st, 118-24 W.
23d st, 165 W.
24th st, 343 W.
25th st, 308-10 W.
29th st, 319-21 E.
29th st, 3-9 W.
30th st, 29-33, 106 & 634 W.
*31st st, 200-4 E (or 3 av, 449).
33d st, 127-31 W.
34th st, 406 W.
36th st, 208 E.
36th st, 332 W.
37th st, 15 W.
38th st, 48-56 & 307-13 W.
39th st, 532 W.
42d st, 407-9 W.
45th st, 132-8 E.
45th st, 524 W.
46th st, 61 & 107 W.
47th st, 353 W.
50th st, 338 E.
52d st, 137 E.
52d st, 409 W.
55th st, 108 E.
55th st, 538 W.
*59th st, 400-6 E (or 1 av, 1082).
61st st, 145 W.
63d st, 322-4 E.
68th st, 38 E.
71st st, 15 E.
71st st, 10 & 56 W.
72d st, 150-6 E.
76th st, 11, 148 & 324 W.
82d st, 29 & 107-9 W.
*83d st, 601 E (or East End av, 81).
85th st, 315 & 444 E.
85th st, 138 W.
86th st, 304-8 W.
89th st, 225 E.
89th st, 127-31 W.
93d st, 253-5 W.
94th st, 147 W.
100th st, 321 W.
101st st, 54 E.
101st st, 79 W.
103d st, 158 E.
103d st, 246-52 W.
104th st, 312 E.
*105th st, 1 E (or 5 av, 1240).
105th st, 71 & 312 E.
106th st, 119 E.
106th st E, ss, blk 1611-67-9.
108th st, 109 E.
109th st, 310 E.
117th st, 527-9 E.
118th st, 58 W.
119th st, 347 E.
120th st, 346 E.
121st st, 518 E.
124th st, 538-40 W.
128th st, 71 & 266 W.
132d st, 29 E.
135th st, 612 W.
137th st, 240 & 257-9 W.
141st st, 572-8 W.
142d st, 452 W.
152d st W, ns, blk 2099-17.
153d st W, ss, blk 2099-48.
158th st, 505 W.
159th st, 549 W.
163d st, 463 W.
164th st, 505 W.
169th st, 709-15 W.
*179th st W, sec Pinehurst av, 31-7), blk 2177-58.
180th st, 703-5 & 870 W.
184th st, 511 W.
*211th st W, ws, blk 2228-7.
Broadway, 1237-9 & 3450-6.
East End av, 81.
*Edgecombe av (nwc 139th), blk 2048-21.
Haven av, blk 2139-pt 264.
*Haven av (nec 169th, 709-15 W), blk 2139-140.
*Lexington av, 993-5 (or 72d st, 150-6).
Madison av, 1527.
Park av, 407.
Pinehurst av, 31-7.
St Nicholas av, 364 & 580.
Seaman av, nws, blk 2248-99-104.
Vermilyea av, nec Isham st, blk 2228-7.
1st av, 19, 330, 1076-82 & 1118.
2d av, 2012.
3d av, 25-7, 449 & 710.
5th av, 73 & 1240-8.
6th av, 502-4.
8th av, 2672.
9th av, 461.
10th av, 583.

WILLS.

70th st, 109 E.
104th, 256 W.
122d st, 224-6 E.
126th st, 59 E.
132d st, 27-9 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren s System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—reference.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
stv—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
Ts—Torrens System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly a srecorded, both ar:, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JAN. 29, 30, FEB. 1, 2, 3 & 4.

Allen st, 96 (2:414-34), es, 99.9 n Broome, 24.9x87.6, 5-sty bk tnt & strs; Jacob Gordon & Rose, his wife, to Jennie Gordon, 2026 7 av; QC; AT; Jan28; Feb4'15; A $19,000-29,000. nom

Bayard st, 60, see Houston, 170-2 W.

Beaver st, 93-5, see Wall, 71-5.

Bleecker st, 432 (2:521-13), ss, 75 e West Bway, 25x100, 7-sty bk loft & str bldg; Nathan Harrison Realties to Maxrose Realties, both at 63 Park Row; AL; Feb1; Feb2'15; A $24,000-45,000. O C & 100

Broad st, 102-8 (1:3-43-48), swc Pearl (Nos 44-50), runs s111.5 to ns Water (Nos 16-20) xw92.6xn109.4 to ss Pearl xe113.1 to beg, 9-5-sty bk loft & str bldgs; 102 Broad St Corpn to Empire Mtg Co, 62 Cedar; B& S; Jan27; Jan28'15; A $271,000-321,500 (R S $1). Corrects error in last issue when lot Nos were 44-47. O C & 100

Broad st, 105, see Water, 22.

Broome st, 213, see Houston, 170-2 W.

Canal st, 346 (1:211-39), swc Church (No 3323), 25.7x46.8x25x41.6, 5-sty bk loft & str bldg; U S Savings Bank to Jno W Cornish Constn Co, 805 Tremont av, Bronx; B&S; mtg $27,500; Jan29; Feb1'15; A $22,000-30,000 (R S $5). O C & 100

Cherry st, 444 (1:263-44), ns, abt 55 e Jackson, —x—, 2-sty fr dwg; Lavinia Leitch to Wm Lustgarten & Co, inc, 68 Wm; mtg $5,500; Jan19; Feb4'15; A $14,000-15,000. O C & 100

Chrystie st, 128 (2:419-4), ses, 75 ne Broome, 25x62.5, 5-sty bk tnt; A$16,000-22,500; also 1ST ST, 4 E (2:457-55), ns, abt 70 e Bowery, 23.7x59.11x23.5x62.11, es, 5-sty bk tnt & strs; A$11,000-17,000; also 1ST ST, 4 E, all RT&I under party wall agmt; also 2 AVE ST, 18 (2:615-58), ss, 215 e 4th, 24x66x24.1x68.2, 5-sty bk tnt; A $7,500-17,500; also JANE ST, 16 (2:615-69), ss, 239 e 4th, 24x63,10x24.1x66, 5-sty bk tnt; A$7,000-16,000; also 36TH ST, 332 W (3:759-60), ss, 350 w 8 av, 25x98.9, 5-sty bk tnt; A$13,000-31,000; also 46TH ST, 61 W (5:1262-8½), ns, 185 e 6 av, 20x100.5, 5-sty str; loft & str bldg; A$35,000-65,000; Emily L Southack, heir &c Edw Brown to Wm H Brown, individ, 61 W 46, & Wm H Brown & Jno J Boyd, 45 Rynda rd, South Orange, NJ, TRSTES will Edw Brown, decd, & Eliza B Boyd, 45 Rynda rd, So Orange, NJ, & Jno G Agar, 19 E 66, TRSTE for Clarence E Brown; AT; QC; AL; July 10'15; Feb3'15. O C & 100

Church st, 332, see Canal, 346.

Clinton st, 232, see Houston, 170-2 W.

Delancey st, 270 (2:333-75), ns, 49.9 e Columbia, 25x100, 6-sty bk tnt & strs; Caroline L Wiener to Jos Wiener Jr, 46 E 78; AL; Jan30; Feb2'15; A$18,000-35,000 (R S 50 cts). nom

Desbrosses st, 1, see Hudson, 195.

Division st, 23 & 23½ (2:181-53), ss, abt 265 e Cath, 24.10x65x25x65, 2-sty bk tnt & strs; Nathan Roggen to Sami Miller, 35 Catharine; mtg $45,000 on this & No 36 East Bway; Feb1; Feb2'15; A$17,000-19,-000 (R S $8). O C & 100

Duane st, 168 (1:141-30), ss, 44.7 w Hudson, 30.6x128.3x30.6x125.2, 8-sty bk loft & str bldg; Thornton Woodbury, of New London, Conn, et al, to Gordon Woodbury, of Bedford, NH; B&S & CaG; Feb1; Feb3'15; A $7,000-60,000 (R S $20). O C & 100

Eldridge st, 205 (2:421-68), ws, abt 200 n Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Chas M Russell, ref. to August Witzel, 31 Belvidere dr, Yonkers & Lena Pollock, 223 Bay 31, Bklyn, to Henry Gans, 529 53d, Bklyn; mtg $14,000 & AL; FORECLOS Oct9 '14; Jan23; Jan29'15; A$22,000-32,000.

17,000 over & above said mtg

Eldridge st, 205; August Witzel, EXR &c Julia W Noll, to Carl A & Carl E Rodenburg, 129 Paterson Plank rd, North Bergen, NJ, & Philip L Rodenburg, 493 Palisade av, West Hoboken, NJ; mtg $14,000 & AL; Jan28; Jan29'15. nom

Eldridge st, 205; August Witzel & Louise, his wife, to same; AT; B&S & CaG; AL; Jan27; Jan29'15. nom

Elizabeth st, 1-3, see Houston, 170-2 W.

Essex st, 71 (2:108-45), ws, 64.4 s Broome, 23.11x75, 4-sty bk tnt & strs; Louis & Lena Pollock, 223 Bay 31, Bklyn, to Henry Gans, 529 53d, Bklyn; mtg $22,-000; Jan27; Jan29'15; A$19,000-22,000 (R S $1.50). nom

Front st, 128 (1:38-37), nws, abt 65 sw Pine, 23.4x62.2x23.3x63.10, nes, 5-sty bk loft & str bldg; also LOT begins at sw end of division line bet rear of 127 & 128 Water, runs ne23 to nc No 128 xnw8xsw23 to swly of No 127, nsely to beg; Gordon Woodbury, of Bedford, N H, et al, to Thornton Woodbury, of New London, Conn; B&S & CaG; Feb1; Feb3'15; A$20,-000-28,000. O C & 100

Goerck st, 62 (2:323-4), es, 150 n Delancey, 25x99, 5-sty bk tnt; Jacob Gordon & Rose, his wife, to Jennie Gordon, 2026 7 av; AT; QC; AL; Jan28; Feb4'15; A$12,-000-19,500. nom

Greene st, 106 (2:499-8), es, 176 s Prince, 25x100, 5-sty bk loft & str bldg; Cath F & Josephine Bennett to Peter W Rouss, 320 Garfield pl, Bklyn; mtg $17,000; Jan 30; Feb1'15; A$22,000-34,000 (R S $13). O C & 100

Greene st, 119, see Prince, 109-11.

Greene st, 151 (2:524-62), nwc Houston (Nos 44-8), 20x79, 6-sty bk loft & str bldg; Helena Realty Co, 3025 3 av, Bronx, to Thos H Roff at Morganville, Monmouth Co, NJ; mtg $45,500; Jan29; Feb1'15; A$28,000-37,000 (R S $1). nom

Hancock st, nwc Houston, see Houston, 170-2 W.

Hester st, 68, see Houston, 170-2 W.

Houston st, 44-8 W, see Greene, 151.

Houston st, 170-2 W (2:527-48), nwc Hancock, 85.10x100, 6-sty bk tnt & strs; A $40,000-72,000; also RIDGE ST, 91 (57) (2:-343-21), ws, 102.11 s Rivington, runs s25x w125.7xn27.6xe25xs2.6xe100.7 to beg, 6-sty bk tnt & strs; A$22,000-37,000; also HESTER ST, 68 (1:299-21), swc Orchard (No 37), 25x75, 5-sty bk tnt & strs; A$34,000-50,000; also BAYARD ST, 60 (1:201-28), nw c Elizabeth (Nos 1-3), 23x70, 6-sty bk tnt & strs; A$22,000-35,000; also BROOME ST, 213 (2:351-14), ss, 25 w Norfolk, 25x75, 5-sty bk tnt & strs; A$22,500-30,000; also CLINTON ST, 232 (1:269-1), nec Monroe (Nos 149-51), 25x93.4, 6-sty bk tnt & strs; A$24,000-48,000; Jos Barnett to Benj Barnett, 532 W 111; Edw Greenwald & Lena, his wife, 73 E 90, & pt; B&S & CaG; AL; Jan13; Feb2'15 (R S $10). nom

Hudson st, 195 (1:222-12), swc Desbrosses (No 1), 25x75, 4-sty bk loft & str bldg; Evaline & Louise Zingsen of Hackensack, NJ, to Rector, etc, of Trinity Church, 187 Fulton; Feb1'15; A$24,000-30,-000 (R S $31). **31,000**

Isham st (8:2228-7), nec Vermilyea av, runs e148.2 to ws 211th xn91.6xw95.8 to es Isham xs75 to beg, vacant; Max Marx to Hickory Realty Corpn, 128 Bway; B&S; mtg $14,000; Jan22; Feb2'15; A$25,000-25,-000. O C & 100

Isham st (8:2228), same prop; Hickory Realty Corpn to Aldus Constn Co, 600 W 181; mtg $14,000; Feb3'15; A O C & 100

Jane st, 16-8, see Chrystie, 128.

Lafayette st, 405 (2:544-6), es, 151.4 n 4th, 26x145x25.2x145, 3 & 4-sty bk bldg; A$42,000-50,000; also all RT&I to land in rear, 26x5, & all title to court yard in rear of said premises & alley leading to Bowery or 4 av; also LAFAYETTE ST, 407 (formerly 20 Lafayette pl) (2:544-7), es, abt 175 n 4th, 28x150 to court in rear x27.2x150, with rights or use to said court 30 ft on ns, 30 on ss, 126.8 on ws & 126 ft on es; A$45,000-52,000; also use of alley 10 ft wide leading from said court to Bowery, 3 & 4-sty bk bldg; Gordon Woodbury, of Bedford, NH, et al, to Helen P W, wife Wm S Seamans, of Seabright, NJ; B&S & CaG; Feb1; Feb3'15 (R S $6). O C & 100

Lafayette st, 407, see Lafayette, 405.

Ludlow st, 92 (2:409-40), es, 162.6 s Delancey, old line, 14x87.6, 5-sty bk tnt & strs; Louis Pollack to Henry Gans, 529 53d, Bklyn; mtg $9,000; June11'14; Jan29 '15; A$11,500-15,000 (R S 50 cts). O C & 100

Manhattan st, 107-13 (7:1982-5), ns, 100 e Old Bway, 72x100x64x100.2, 6-sty bk tnt & strs; Edw L Parris, ref, to Albany Savings Bank, 20 N Pearl st, Albany, NY, plff; FORECLOS Dec15'14; Jan27; Feb2'15; A $50,000-125,000 (R S $80) **80,000**

Minetta st, 16-22 (1:542-14-17), nws, at sws Minetta la (Nos 19-21), 80x75, 2-2½ & 3-sty bk & fr tnts, strs in 19-21; Central Trust Co of NY, 54 Wall, to Giorgio De Scala, 23-5 Minetta la; AL; Jan18; Feb1'15; A$18,000-20,000 (R S $2). nom

Minetta la, 19-21, see Minetta st, 16-22.

Monroe st, 149-51, see Houston, 170-2 W.

Mott st, 100 (1:204-4), es, 175 s Hester, 25x93.4, 5-sty bk tnt; Mulberry & Donato Di Sesa, 116 Mulberry, to Donato Di Sesa, Private Bankers, 114 Mulberry; AL; Feb1; Feb3'15; A$18,500-30,000 (R S $7.50). O C & 100

Mulberry st, 114-6 (1:205-8-9), es, 150 s Hester, 50x100, 2-5-sty bk tnts & strs & 2-5-sty bk loft & bldgs; Donato Di Soffa, 114 Mulberry, & Donato Di Sesa, 116 Mulberry, firm of D Boffa & D Di Sesa, Private Bankers, 114 Mulberry; AL; Feb1; Feb3'15; A$38,000-68,000 (R S $20). O C & 100

Mulberry st, 117 (1:206-21), ws, abt 145 s Hester, 25x100, 7-sty bk loft & str bldg; Donato Di Soffa, 114 Mulberry, & Donato Di Sesa, 116 Mulberry, to firm of D Boffa & D Di Sesa, Private Bankers, 114 Mulberry; AL; Feb1; Feb3'15; A$19,000-50,000 (R S $24). O C & 100

Pearl st, swc Wall, see Wall, 71-5.

Prince st, 109-11 (2:514-35), nwc Greene (No 119), 50x95, 5-sty bk loft & str bldg; Thornton Woodbury, of New London, Conn, et al, to Gordon Woodbury, of Bedford, NH; B&S & CaG; Feb1; Feb3'15; A $60,000-80,000 (R S $20). O C & 100

Private st (8:2140-158), es, extdg n & s w of Riv dr at pt 501.1 s from es said Private st & sl Ft Washington Park, runs se along said st 125xe108.11xnw125xw108.11 to beg, being Lots 46 to 50, map filed in Co Clerk's office Oct19'97, vacant; Ward s Ward, vacant; Matilda Edelsten to Clifford Barbee & Lozell H Fielding, all of N Y; mtg $10,000 & AL; Mar19'10; rerecorded from Mar26'10; Feb1'15; A$10,000-10,000. O C & 100

Ridge st, 91, see Houston, 170-2 W.

St Marks pl, 3, see 1st, 58 E.

Suffolk st, 150 (2:345-29), es, 150 s Rivington, 25x100, 5-sty bk tnt & strs; Willar Realty Co, 220 Bway, to B T Realty Co, 309 Bway; mtg $29,500; Jan29; Jan30'15; A$25,000-40,000 (R S $5). O C & 100

Sullivan st, 214-8 (2:540-30), ws, 175 n Bleecker, 85x100, 6-sty bk factory; Gerbereux Co, of Yonkers, N Y, to Denis P Gerbereux, of Yonkers, NY, 1419 West Bway]; mtg $83,000; Jan22; Jan30'15; A $60,000-115,000 (R S $54). nom

Sullivan st, 223 (2:539-8), es, 300 n Bleecker, 25x100, 5-sty stn tnt & strs; Emidio Andreiuolo to Antonia Ferruggia, 216 6th; mtg $25,500; Jan29; Jan30'15; A$16,-000-26,000 (R S $1). O C & 100

Wall st, 71-5 (1:27-17), swc Pearl, runs w70.4xs60.9xse19 to Beaver (Nos 93-5) xe 61.6 to Pearl xn22.5 to beg, 7 & 8-sty bk office & str bldg; Enos S Booth, ref, to Equitable Life Assur Soc of U S, plff; FORECLOS Dec21'14; Jan8; Jan29'15; A $355,000-415,000. **225,000**

Washington st, 451, see Washington, 453.

Washington st, 453 (1:224-24), sec Watts, 23.3x56.7x23.8x56.9; also WASHINGTON ST, 451 (1:224), es, 23.8 s Watts, 26.4x56.6x26.2 x56.7; also WATTS ST, 135-7 (79-81), ss, 56.9 e Washington, 43.7x49.9x42.10x49.10, 6-sty bk loft & str bldg; Thornton Woodbury, of New London, Conn, et al, to Gordon Woodbury, of Bedford, NH; B&S & CaG; Feb1; Feb3'15; A$45,000-72,000 (R S $24). O C & 100

Water st, 22 (1:7-31), nec Broad (No 105), 46.10x35.9x37.8x36.5, 5-sty bk tnt & strs; A$51,000-60,000; also 33D ST, 127-31 W (3:809-20-22), ns, 350 e 7 av, 75x98.9, 3 & 4-sty bk & fr tnts & strs; A$270,000-272,500; Gertrude A Vanderbeck to Kath H Lillibridge, 425 West End av; ¼ pt; Gerard C Hegeman, at Greenville, Greene Co, NY, ¼ pt; Gerard C Hegeman & B Arthur Aycrigg, both at 445 Riverside dr, NY, as TRSTES for Adrian G Hegeman, ¼ pt, & Lucy M & Aletta Hegeman, each ¼ pt & both at 400 West End av, ½ pt; AT; B&S AL; Jan29; Feb3 '15 (R S $38.50). O C & 100

Water st, 501 (1:248-32), ss, 315.11 e Pike st, 24x77x24x75.8, 4-sty bk market; Star Mtg Co, 258 Bway, to Mildred Helm, 85 Elliott av, Yonkers, NY; mtg $10,000; Dec1'13; Jan29'15; A$6,000-10,000. nom

Water st, 501; Mildred Helm to Abr A Silberberg, 64 E 91; mtg $10,000; Jan15'14; Jan29'15. nom

Watts st, see Washington, see Washington, 453.

Watts st, 135-7 (79-81), see Washington, 453.

1ST st, 4 E, see Chrystie, 128.

1ST st, 58 E (2:443-48), ns, 225.1 w 1 av, runs w24.9xn144.7xse50.9xs38.2xw25xs100.9 beg, with all RT&I to strip on w .04¾x144.7¼x.05x144.7¼, 6-sty bk tnt & strs; A$26,000-60,000; also 3D AV, 25-7 (21-3) (2:464-3), es, 30 n St Marks pl, 40.1 to ss of alley x74, 6 & 7-sty bk office & str bldg; A$30,000-60,000; also ST MARKS PL, 3 (2:464-59), ns, 74 e 3 av, 24x75.4x24 x75, 4-sty str office & str bldg, 1-sty ext; Maud B Barclay, of Bayshore, LI, to Wright Barclay, of Bayshore, LI [29 Bway]; AL; Jan30'15; A$16,000-24,000 (R S $15). O C & 100

1ST st, 88-90 E (2:429-59), ns, 187 e 1 av, 42x105.11, 6-sty bk tnt & strs; Mary Mades, 22 St Marks pl, to Lena Haas & Geo Hornberger, 22 St Marks pl, & Louis Hornberger, 1080 Rodgers av, Bklyn; ¾ pts; Jan28; Jan29'15; A$33,000-65,000. nom

4TH st, 307-9 E (2:374-65-66), ns, 82.3 e Av C, 47.2x96, 6-sty bk tnt; Jacob B Prager, 309 E 4, to Angus Realty & Constn Co, 320 Bway; AL; Feb3'15; A$30,000-35,000 (R S $8). O C & 100

5TH st, 338 E (2:446-27), ss, 125 w 1 av, 25x96.2, 5-sty bk tnt; Henry Mandel to Max Mandel, both at Grantwood, NJ; mtg $39,-000; July13'11; Feb2'15; A$19,000-35,000. O C & 100

5TH st, 429 E (2:433-42), ns, 199.9 w Av A, 24.11x97, 5-sty bk tnt & strs; Simon Grun to Morris Davidowitz, 47 W 114; ½ pt; AT; mtg $23,750; Jan29; Jan30'15; A $17,000-25,000 (R S $1). nom

9TH st, 218 E (2:464-19), ss, 329 w 2 av, 21x75, 4-sty bk tnt & strs, 1-sty ext; Benn Barber, ref, to Chas R Pelgram, 250 W 91, EXR Eliz M Pelgram, plff; FORECLOS Jan21; Jan28; Jan29'15; A$11,000-17,000. **15,250**

11TH st, 507 E (2:405-58), ns, 95.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Morris Davidowitz to Simon Grun, 66 W 114; ½ pt; AT; mtg $20,000; Jan29; Jan30'15; A $15,000-22,000 (R S $1). nom

12TH st, 39 W (2:576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt; Chas L Hoffman, ref, to Centre-White Co, 135 Bway; PARTITION Dec22'14; Jan25; Jan29'15; A$24,-000-30,000 (R S $17.50). **15,100**

12TH st, 41-3 W (2:576-63), ns, 450 w 5 av, runs n54.6xw32.3xs6.9xsw13.8xse45.5 xe26.6 to beg, 2-sty bk tnts; Chas L Hoffman to Centre-White Co, 135 Bway; PARTITION Dec22'14; Jan25; Jan29'15; A$15,-000-21,000 (R S $14.50). **14,375**

12TH st, 44-8 W (2:575-31-32), ss, 454.7 w 5 av, 75.5x103.3, 2-sty bk tnts; Chas L Hoffman, ref, to Herman Hanauer, 247 E 58; PARTITION Dec22'14; Jan25; Jan29 '15; A$39,000-50,000 (R S $34). **33,825**

12TH st, 44-6 on rmp 44 W (2:575-32), ss, 454.7 w 5 av, 21x103.3, 4-stv & b stn dwg; Herman Hanauer to Centre-White Co, 135 Bway; mtg $11,500; Jan25; Jan29 '15; A$19,500-25,500. O C & 100

12TH st, 47 W (2:576-65), ns, 402 e 6 av, 21.7x49.6x—x92, 4-sty & b bk tnt; Chas L Hoffman, ref, to Herman Hanauer, 247 E 58; PARTITION Dec22'14; Jan25; Jan29 '15; A$13,000-16,000 (R S $10.50). **10,400**

12TH st, 47 W (2:576-65), ns, 402 e 6 av, 21.7x49.6x—x92, 4-sty & b bk tnt; Herman Hanauer to Livia Realty Co, 299 Bway; mtg $8,000 & AL; Jan25; Jan29'15; A$3,-000-16,000 (R S $3.50). O C & 100

12TH st, 48 W (2:575-31), ss, 475.7 w 5 av, 20.5x103.3, 4-sty stn dwg; Herman Hanauer to Annie R Greenberg, 1842 7 av; mtg $11,500; Jan25; Jan29'15; A$19,500-24,500. O C & 100

13TH st, 438 E (2:440-27), ss, 172.9 w Av A, 24.3x103.3, 5-sty bk tnt & strs; A $15,000-25,000; also 13TH ST, 440 E (2:-440-28), ss, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt & strs; A$15,000-25,000; Isidor Leibowitz to Liebowitz Realty Co, Inc, 150 Allen; B&S & correction deed; AL; Jan 29'15 (R S 50 cts). nom

13TH st, 440 E, see 13th, 438 E.

13TH st, 509-11 E (2:407-56), ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Mack Constn Co to Francesco Di Lorenzo, 238 Elizabeth; mtg $41,500; Feb1; Feb3'15; A $21,000-48,000 (R S $1). O C & 100

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14TH st, 239 E (3:396-19), ns, 130.11 w 2 av, 26x103.3, 5-sty stn college; Eclectic Medical College to Church Extension Committee of the Presbytery of NY, 156 5 av; mtg $21,000 &AL; Jan26; Feb'15; Aexempt-exempt (R S $1.50). O C & 1,500

15TH st, 1-3 E, see 5 av, 73.

18TH st, 248-52 W (3:767-68), ss, 100 e 8 av, 78x92, 5-sty bk stable; Jerome D Stein & ano, EXRS David W Stein, to Marion Stein, 51 Clark, Bklyn; Jan27; Jan 29'15; A$40,000-80,000, nom

20TH st, 246 W (3:769-63), ss, 175 e 8 av, 26.6x77x27x78, 4-sty bk tnt; Lulu C wife Chas F Smith, 90 Grove st, Tarrytown, N Y, to Julia wife David Laughlin, 501 W 171; mtg $10,000; Feb'24; Feb'15; A$11,500-15,500, nom

21ST st, 107 W (3:797-pt lot 40), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Arthur D Truax, ref, to Jno Wimmer, 661 Jefferson pl, Bronx; all RT&I of Anna O Pell; FORECLOSED, drawn & recorded Feb3 '15; A$——$—— (R S 50 cts). 500

21ST st, 257 W (3:777-30), ns, 125 e 8 av, 25x98.9, 5-sty stn tnt; Mary M Jones, 174 Summit av, Mt Vernon, NY, individ & ano, EXRS &c Robt O Jones, to Aaron Brown, 335 W 28; mtg $15,000; Jan14; Jan 29'15; A$15,000-27,000 (R S $5). 20,000

22D st, 118-24 W (3:797-54), ss, 225 w 6 av, 75x98.9, 12-sty bk loft & str bldg; Ewald Mommer to Rolf Tillmanns, 117 W 97; B&S; AL; Feb2'15; A$115,000-318,000 (R S 50 cts), nom

23D st, 165 W (3:799-8), ns, 100 e 7 av, 22x112.6, 5-sty bk office bdg & strs, 1-sty ext; Richd W Freedman, 90 Neptune av, New Rochelle, NY, to Ella M Thompson, 165 W 23; CaG; mtg $63,000 & AL; Jan26; Jan30'15; A$42,000-53,000 (R S 50 cts). 100

23D st, 165 W; Ella M Thompson to Demer Realty Co, 121 E 24; mtg $38,000 & AL; Jan29; Jan30'15 (R S $2). O C & 100

24TH st, 343 W (3:748-14), ns, 297.9 e 9 av, 26.1x98.9x26.3x98.9, 5-sty bk tnt; Wm E Good of Westwood, NJ, to Arthur McGlone of NY; CaG; mtg $25,000; Dec16'07; Feb2 '15; A$12,000-30,000, nom

24TH st, 343 W; Arthur McGlone to Wm E Good of Westwood, NJ; mtg $25,000, May1'08; Feb2'15. O C & 100

25TH st, 308-10 W (3:748-49-50), ss, 122.6 w 8 av, 40x98.9, 2-4-sty bk tnts; Rudolph Feibusch of Bronx to Bernhard Rosens, 15 W 144; mtg $30,000 &AL; Nov27'14; Feb1'15; A$17,000-24,000 (R S 50 cts) O C & 100

29TH st, 319-21 E (3:935-16), ns, 240 e 2 av ,35x98.9, 5-sty bk tnt; Phoenix Ingraham, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Jan21; Feb2'15; A$14,500-42,000 (R S $35). 35,000

29TH st, 5-9 W on map 3-7 (3:831-30), n s, 150 w 5 av, 74.6x98.9, 10-sty bk office & str bldg; Bancroft Realty Co, 34 Nassau, to E A L Realty Co, 505 5 av; mtg $300,-000 & AL; Jan29; Feb1'15; A$270,000-510,-000 (R S $160). O C & 100

30TH st, 29-33 W (3:832-pt lots 21 & 22 & lot 24), ns, 430 w 5 av, 70x98.9, pt 4-sty stn theatre; Dreblig Realty & Constn Co to Gresham Realty Co, 119 W 40; mtg $130,000 &AL; Jan29; Feb2'15; A$——$—— (R S $15). O C & 100

30TH st, 106 W (3:805-64), ss, 77 w 6 av, 25.8x90.8x26.3x85.5, 2-sty bk garage; Chas L Hoffman, ref, to Wm H P Oliver, at Morristown, NJ [165 Bway]; PARTITION; Dec29'14; Jan25; Jan29'15; A$55,000-57,000 (R S $30). 30,000

30TH st, 634 W (3:675-52), ss, abt 325 e 12 av, 25x98.9, 2-stv bk stable; Edw Lavin of Bklyn to Thos H Stewart, 2836 Decatur av, Bronx; AL; Dec31'14; Feb1'15; A$7,500-8,000 (R S $3). O C & 100

30TH st, 634 W; Thos H Stewart to Jno T Stanley Co Inc, 642-52 W 30; mtg $10,-000 & AL; Feb7'14; Feb1'15. O C & 100

31ST st, 200-4 E, see 3 av, 449.

33D st, 127-31 W (3:809-20-22), ns, 350 e 7 av, 75x98.9, 3 & 4-stv bk & fr tnts & strs; Jno H Towle, by Guaranty Trust Co of N Y, GDN, to Gertrude A Vanderbeck, 149 W 128; 1-5 pt; AT; B&S; Oct10'14; Feb 3'15; A$270,000-275,000 (R S $25). 25,000

33D st, 127-31 W, see Water, 22.

34TH st, 406 W (3:731-50), ss, 80 w 9 av, 20x98.9, 3-stv bk tnt & strs; 86th St & West End av Co to Mary A Howley, 421 W 34; mtg $16,000; Jan29'15; A$14,500-18,-000 (R S $4). O C & 100

36TH st, 208 E, see 50th, 338 E.

36TH st, 332 W, see Chrystie, 128.

37TH st, 15 W (3:839-31), ns, 320 w 5 av, 25x98.9, 4-stv & b stn dwg; Wm Klein, ref, to Greenwich Savgs Bank, 246 6 av, pltf; FORECLOS Jan11; Feb2; Feb3'15; A $100,000-107,500 65,000

38TH st, 48-56 W (3:839-73), ss, 225 e 6 av, 104x98.9, 12-sty bk loft bldg; Michl Coleman to Geo F Coleman, 132 W 87, & Mary E Florence & Frances Coleman, 50 W 51; B&S; mtg $90,000; Jan22; Feb1 '15; A$385,000-665,000, gift

38TH st, 307-13 W (3:762-27-30), ns 100.5 w 8 av, runs n44.9x again n54xw100xs98.9 to st xe99.7 to beg 3-4 & 1-3-stv bk tnts & strs & 1-3-stv bk rear tnt; Wm F Kohring to Jacob Feldenbach, 300 W 38; mtg $47,000; Jan27; Feb2'15; A$56,000-67,500 (R S $63) O C & 100

39TH st, 532 W (3:710-52), ss, 450 w 10 av, 25x98.9, 5-stv bk tnt & strs; Louis Offner to Hyman Bloch, 736 Forest av, Bronx; mtg $13,500; Jan30; Feb2'15; A$9,000-17,-500 (R S $1). nom

39TH st, 532 W; Hyman Bloch to Herman Miller, 441 W 124; ¼ pt; mtg $13,500; Feb1; Feb2'15 (R S 50 cts). O C & 100

42D st, 407-9 W (4:1052-27), ns 100 w 9 av, 50x100.4, 4-stv bk loft & str bldg; Ella Goffe to Clara Odell, both at 1086 Pelhamdale av, Pelham Manor NY; ¼ pt; B&S & Ca G; AL; Jan30; Feb2'15; A$38,000-51,000 12,850

45TH st, 132-8 E (5:1299-48-50), ss, 75 e Lex av, 75x100.5, 4-3-stv & b stn dwgs; Akron Bldg Co, 119 W 40, to Young Womens Christian Assn, 600 Lex av; Feb1; Feb 7'15; A$56,000-72,000 (R S $115). O C & 100

45TH st, 524 W (4:1073-47), ss, 350 w 10 av, 25x100.4, 5-stv bk tnt & strs; Wohlfarth Realty Co, 507 5 av, to Adam Urbach, 259 7 av; ½ pt; AT; mtg $14,100 & AL; Feb3; Feb4'15; A$9,000-17,500 (R S $2). O C & 100

46TH st, 61 W, see Chrystie, 128.

46TH st, 107 W (4:999-28), ns, 100 w 6 av, runs n100.5xw22xs32.11xs37.67.4 to st xe25 to beg, 9-stv stn tnt & str, 2-stv ext; Beekman Holding Co, 115 Bway, to Leo Rosenberg, 175 W 72; ½ pt; mtg $38,000; Oct1'14; Feb1'15; A$38,000-45,000. O C & 100

47TH st, 353 W (4:1038-6), ns, 127 e 9 av, 27x100.5, 5-sty bk tnt & strs; Sol Loewensohn to Julia Moore, 1938 Webster av, Bronx; ½ pt; B&S; Jan29'15; A$17,000-32,-000 (R S $1). nom

50TH st, 338 E (5:1342-37), ss, 255 w 1 av, 20x100.5, 4-sty & b stn dwg, all of; A $8,000-11,500, also 36TH ST, 208 E (3:956-56), swts, 150 e 3 av, 18x98.9, 5-sty bk tnt; all of; A$11,000-22,500; also 2D AV, 2012 (6:1675-52), es, 75.11 s 104th, 25.6x75, 4-sty bk tnt & strs; ½ pt; A$8,500-14,000; also EAST END AV, 81 (5:1590-36), nec 83d (No 601,) 26x81, 4-sty bk tnt & strs; ½ pt; A$11,000-21,000; Chas Seligmann to Tillie wife said Chas Seligmann, 338 E 50; AL; Jan27'15; Jan29'15 (R S $14.5). nom

52D st, 137 E (5:1307-23¾), ns, 70 e Lex av, 15x84.1, 3-stv & b stn dwg; Maria T Edwards et al EXRS, &c, Thos Edwards to Cornelia A Beekman, 35 E 38; Feb1'15; A$9,000-12,000 (R S $15). 15,000

52D st, 137 E; Maria T Edwards, 611 W 127, to same; B&S; Feb1'15. nom

52D st, 150 E (5:1062-27), ns, 125 w 2 av, 25x100.5, 5-stv bk tnt; Jno C Brinkmann, of Bronx, to Arthur D Cahn, 160 W 122; mtg $20,500 & AL; Feb1; Feb3'15; A $11,000-23,500 (R S $8). O C & 100

55TH st, 108 E (5:1309-68½), ss, 90 e Park av, 18.9x100.5, 4-stv & b stn dwg; Park Av & 54th St Co to Park Av & 55th St Corpn, both at 49 Wall; AT; Feb3; Feb4'15; A$25,000-35,000 (R S $5.15). O C & 100

55TH st, 538 W (4:1083-54), ss, 250 e 11 av, 24.11x100.5, 5-stv bk tnt; Wm H McIntyre to Eleanor Zeller, 1505 St Nicholas av; B&S & CaG; mtg $12,000 & AL; Dec 31'14; Jan29'15; A$9,000-15,500 (R S $1). O C & 100

55TH st, 538 W; Eleanor Zeller to Dorcas Corpn, 257 Bway; B&S; mtg $12,000 & AL; Jan28; Jan29'15 (R S 50 cts). O C & 100

59TH st, 400-6 E, see 1 av, 1076-82.

61ST st, 145 W (4:1133-14), ns, 458.4 w Col av, 13.10x100.4, 4-stv & b stn dwg; Lawrence S Greenbaum, ref, to Cath S Hunter, 125 South st, Morristown, NJ, pltf; FORECLOS Jan26; Jan29; Jan30'15; A$6,-000-9,000. 10,000

63D st, 322 E (5:1437-41), ss, 275 e 2 av, 25x100.5, 5-stv bk tnt & strs; Nathan Schwenk to Gottlieb F Sewing 2726 Crestion av, & Eric Botolf Oberg, 1985 Hunnewell av, Bronx; Jan15; Feb2'15; A$9,000-19,000 (R S 50 cts) nom

63D st, 324 E (5:1437-40), ss, 300 e 2 av, 25x100.5, 5-stv bk tnt & strs; Nathan Schwenk to Angelo Bianco & Rosina Albano, both at 328 E 63; Jan15; Feb2'15; A $9,000-19,000 (R S 50 cts). nom

66TH st, 36 E (5:1382-46), ss, 159 e Madison av, 16x102.2, 3-stv bk dwg; City Real Estate Co to Sophie von Brzezicka, 38 E 68; B&S; mtg $32,000; Feb1; Feb2'15; A $40,000-60,000 (R S $21). O C & 100

71ST st, 15 E (5:1386-14), ns, 70 w Mad av, 25x102.2, 4-stv & b bk dwg, 2-stv ext; Mary A Dean of Bronx to Fannie F Welch, 15 E 71; ½ pt; AT; AL; Jan27; Feb1'15; A $100,000-120,000 (R S $49). nom

71ST st, 10 W (4:1123-40), ss, 165 w Central Park W, 20x100.5, 4-stv & b stn dwg; Imogene Granbery, 10 W 71, to Inez I Carl, 34 E 40; mtg $28,000; Jan28; Jan 29'15; A$18,000-34,000 (R S $3). nom

71ST st, 56 W (4:1123-57½), ss, 165 e Col av, 20x100.5, 4-stv & b bk dwg; Florentine Lionel Stern to Jas K Hackett, 502 Park av; mtg $22,500; Feb2'15; A $18,000-35,000 (R S $13 50). nom

72D st, 150-6 E (5:1406-54), sec Lex av (Nos 993-5), 80x104.4, 12-stv bk tnt & strs; E A L Realty Co to 150 East 72d St Inc, 34 Nassau; mtg $465,000; Jan29; Feb1'15; A$117,000-$—— (R S $225). O C & 100

76TH st, 11 W (4:1129-23), ns, 225 w Central Park W, 25x102.2, 4-stv & b bk dwg; Gordon Woodbury, of Bedford, NH, et al, to Helen P W, wife Wm S Seamans, of Seabright, NJ; B&S & CaG; Feb1; Feb 3'15; A$30,000-60,000 (R S $6). O C & 100

76TH st, 148 W (4:1147-50½), ss, 345 e Ams av, 20x102.2, 4-stv & b stn dwg; Michl I Donnelly to Walter J Tammond, 215 W 101; mtg $20,000 Aug5'10; Feb2'15; A $16,000-32,000. O C & 100

76TH st, 324 W (4:1185-37), ss, 300 w West End av, 22x102.2, 4-stv & b bk dwg; Wm D Stieger, at Hewlett, LI, to Jas Dodd of Plainfield, NJ; B&S; mtg $21,000 & AL; Sept25'14; Feb3'15; A$22,000-39,000. nom

76TH st, 324 W; Jas Dodd to N Y Trust Co, 26 Broad; B&S; mtg $31,000 & AL; Feb1; Feb3'15 nom

82D st, 29 W (4:1196-16), ns, 387.6 e Col av, 22.6x102.9, 4-stv & b stn dwg; Geo C Towne, 355 S Johns pl, Elkton, to Louise Parsons of Kenilworth, Maine; B&S; Nov 23'11; Feb1'15; A$18,000-28,500 nom

82D st, 107-9 W (4:1213-26-28), ns, 100 w Col av, 82x102.2, 2-5-stv bk tnts; Andw J Kerwin Jr, 118 W 57, to Andw J Kerwin Co, 1123 Pwase, 1-6 pt; AT; AL; Jan27; Feb2'15; A$45,500-109,500 nom

83D st, 601 E, see 1 av, 1076-82.

85TH st, 315 E (5:1548-9), ns, 200 e 2 av, 25x102.2, 1-stv stn tnt; Marcel Yarnall of Bklyn to Warren H Yarnall, 196 Wilson st, Bklyn; B&S; mtg $13,000; Feb1; Feb2 '15; A$9,000-17,000 (R S 50 cts). nom

85TH st, 444 E (5:1564-39), ss, 94 w Av A, 25x102.2, 5-stv bk tnt; Louis Lehman, EXR Bertha Lehman, to Jno Finkbeiner, 962 Grand av, Bronx, EXRS Louise Finkbeiner; mtg $17,000 & AL; Jan29; Feb2'15; A$8,500-17,500 (R S 50 cts). 500

85TH st, 444 E; Edw Lehman et al heirs &c Bertha Lehman to same; CaG; mtg $17,000 &AL; Jan29; Feb2'15 (R S 50 cts). 500

85TH st, 138 W (4:1215-48½), ss, 396 e Ams av, 18x102.2, 3-stv & b bk dwg; Adeline Widmayer, 138 W 85, to Margt Bennett, 134 W 85; mtg $16,000 & AL; Feb1'15; A$10,500-18,500 (R S $3.50). O C & 100

86TH st, 304-8 W (4:1247-38-39½), ss, 119 w West End av, 62x102.2, 3-4-stv & b stn dwgs; Julius H Seymour to Realty Co of America, 2 Wall, B&S, mtg $85,000, also PM mtg for $65,500; Jan20; Feb4'15; A$62,000-99,000 (R S $5.50). nom

89TH st, 225 E (5:1535-16), ns, 200 w 2 av, 25x100.8, 5-stv bk tnt; Isaac D Miller to Benj P Moore, 236 W 139; B&S; mtg $18,000 & AL; Sept14'14; Feb3'15; A$10,000-22,000, nom

89TH st, 225 E; Benj P Moore, 236 W 139, to Eliz C Murray & Sadie M & Loretto M Loughran, all at 62 W 97; mtg $18,000 & AL; Feb2; Feb3'15 (R S 50 cts). O C & 100

89TH st, 127-31 W (4:1220-14), ns, 225 e Ams av, 75x100.8, 2-sty bk church; Jerome B Hall to N Y City Soc of the M E Church, 150 5 av; mtg $38,000; Feb2; Feb 4'15; A Exempt-Exempt (R S $11). 48,625

93D st, 253-5 W (4:1241-8½-9), ns, 100 w Bway, 37x100.8, 2-4-sty & b bk dwgs; Bellmore Holding Co to Robt S Streep, 43 W 82; mtg $43,000; Jan29'15; A$24,500-$55,-000 (R S $4). O C & 100

94TH st, 147 W (4:1225-14), ns, 318 e Ams av, 17x100.8, 3-sty & b stn dwg; Gertrude Hague to Jno McMullen, 13 Park Row; mtg $15,500; Jan27; Feb2'15; A$9,500-17,500 (R S 50 cts). O C & 100

100TH st, 321 W (7:1889-10), ns, 265 w West End av, 20x100.11, 5-sty bk dwg; Leah Isenborn to Josiah H De Witt, 40 W 51, GDN Helen A De Witt; mtg $30,000 & AL; Jan27; Jan30'15; A$17,000-31,000. O C & 100

101ST st, 54 E (6:1606-47), ss, 125 e Madison av, 25x100.11, 5-sty bk tnt & strs; Jos L B Mayer to Betsy Frank, 434 W 120; mtg $18,000; Jan29'15; A$10,000-19,000 (R S $4). O C & 100

101ST st, 79 W (7:1837-4½), ns, 80 e Col av, 20x100.11, 5-sty stn tnt; Christina Kunzmann to St John's Park Realty Co, 55 Liberty; mtg $11,000; Jan28; Jan30'15; A $12,000-15,000 (R S $9). O C & 100

103D st, 158 E (6:1630-47), ss, 128 e Lex av, 27x100.11, 5-sty stn tnt; Ida Pieper to Linda Von Borstel, 186 E 79; mtg $20,-500; Feb1; Feb2'15; A$11,000-20,000. O C & 100

103D st, 246-52 W (7:1874-58-60), ss, 100 e West End av, 72x100.11, 4-5-sty & b bk dwgs; Wesley Realty Co to Plainfield Estates, Inc, 616 Madison av; mtg $82,000 & AL; Jan25; Jan29'15; A$60,000-104,000 (R S $29.50). O C & 100

104TH st, 312 E (6:1675-48), ss, 100.6 e 2 av, 24.6x100.11, 4-stv bk tnt & strs; Jno F McIntyre, ref, to Jos Mazzocchi, 312 E 104; FORECLOS Jan7; Jan28; Jan29'15; A$7,-000-11,500 (R S $8.50). 8,150

105TH st, 1 E, see 5 av, 1240-8.

105TH st, 71 E (6:1611-31), ns, 130 w Park av, 25x100.11, 5-sty bk tnt; Danl L Korn to 71 E 105th St Corpn, 1451 Bway; AL; Feb4'15; A$11,000-24,000. O C & 100

105TH st, 312 E (6:1676-44), ss, 199.5 e 2 av, 25x100.11, 4-stv bk tnt; Bond & Mtg Guarantee Co to Giovanni F Merli, 311 E 104, & Louisa Zanelli, 303 E 104; B&S; Feb 4'15; A$7,000-10,500 (R S $3). O C & 100

106TH st, 2-10 E, see 5 av, 1240-8.

106TH st, 119 E (6:1634-11), ns, 158.4 w Lex av, 16.8x100,11, 3-stv & b stn dwg; Harry H Galinger, 56 W 84, to Michl H Hart, 587 W 178; mtg $8,500; Jan25; Feb 3'15; A$8,000-8,500. O C & 100

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-stv stn tnt; David Banks, 829 Park av, to Lucetta B Makepeace, at Lawrence, LI [c/o Frank B Jr, 111 Bway]; AL; Jan28; Jan29'15; A$11,000-14,000 (R S $8). 7,850

109TH st, 310 E (6:1680-48), ss, 125 e 2 av, 25x100.11, 5-stv bk tnt & strs; Wolf Elias to Levbuck Realty Bway; B&S; Jan 26; Jan30'15; A$7,000-26,000 (R S 50 cts). O C & 100

117TH st, 527-9 E (6:1716-13), ns, 285.6 e Pleasant av, 37.6x100.10, 6-sty bk tnt & strs; N Y Trust Co to Oakwood Constn Co, 391 E 149; CaG; mtg $22,000; Jan22; Jan29'15; A$7,500-30,000 (R S $5). O C & 100

118TH st, 58 W (6:1601-60), ss, 285 e Lenox av, 25x100.11, 5-sty bk tnt; Martha Broder to Gustave Jaretsky, 68 Lenox av; mtg $21,000; Feb2'15; A$14,000-26,000. O C & 100

119TH st, 347 E (6:1796-22), ns, 125 w 1 av, 25x100.11, 4-stv & bk tnt; Giuseppa Lapetina, et al to Melina Marino, 271 E 154; mtg $10,000 & AL; Feb1; Feb3'15; A$8,000-12,500. O C & 100

120TH st, 346 E (6:1796-34), ss, 125 w 1 av, 25x100.11, 5-sty bk tnt; Lina Scheinberg to Abram Morris, EXR Sol Scheinberg; mtg $18,000; Nov28'05; Feb11'15; A $8,000-17,500. 23,000

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av ,17x80, 3-stv & b bk dwg; Lillie wife Harry Blumberg to Maria G Verlangieri 518 E 121; confirmation deed; mtg $2,500; Feb2'15; A$2,000-4,000 O C & 100

124TH st, 538-40 W (7:1978-55), ss, 175 e Bway, 50x100.11, 6-sty bk tnt; Jos Moskey, ref, to Irving Savgs Instn, 115 Chambers, pltf; FORECLOS Jan27; Jan30; Feb1'15; A$29,600-76,000. 64,700

128TH st, 71 W (6:1726-9½), ns, 191.3 e Lenox av, 18.9x99.11, 5-stv stn tnt; Paula Wright at New Rochelle, NY, to Progress Holding Co, 35 Nassau; AL; Feb2'15; A $9,000-16,000 (R S $9). O C & 100

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128TH st, 73-7 W (6:1726-7-9), ns, 135 e Lenox av, 56.3x99.11, 3-5-sty stn tnts; D Sylvan Crakow, 530 W 157, to Grunstine Malmo, 1363 Stebbins av, Bronx; L&S & CaG, Nov30'14, Jan30'15; A$21,000-48,000. nom

128TH st, 266 W (7:1933-55), ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; Alfred L Anderson, of Closter, NJ, to Helen Katz & Leo Lesinsky, 1229 Park av, EXRS &c Chas Lesinsky; Nov12'14; Jan29'15; A$5,-300-14,000. nom

132D st, 29 E (6:1757-13), ns, 80 w Madison av, 20x99.11, 3-sty & b stn dwg; Jacob Hirsch to Albt B Gross, 12 Serpentine rd, New Rochelle, NY; mtg $7,000; Jan13; Feb 3'15; A$4,500-5,000. nom

132D st, 29 E; Albt B Gross to Michl Schlesser & Jennie, his wife, 29 E 132, tenants by entirety; mtg $10,500, Feb1; Feb3'15.

135TH st, 642 W (7:2001-16), ss, 293.2 w Bway, 38.7x99.11, 5-sty bk tnt; Louis J Meader, 244 W 99, to Ashbel Hubbard, 956 Government st, Mobile, Ala; mtg $48,000 & AL; Jan21; Feb1'15; A$23,500-47,000 (R S $8). O C & 100

137TH st, 240 W (7:1942-51), ss, 435 w 7 av, 18x99.11, 3-sty & b stn dwg; Manny Rosenthal to Leon W Rosenthal, 240 W 137; mtg $8,000 & AL; Jan23; Feb2'15; A $7,200-12,500 (R S 50 cts). nom

137TH st, 240 W; Leon W Rosenthal to Freeminstreet Co Inc, 27 Cedar; mtg $8,000 & AL; Jan23; Feb2'15 (R'S $5). nom

137TH st, 257-9 W (7:2023-7-74), ns, 596 w 7 av, 36x99.11, 2-5-sty & b bk dwgs; St John's Park Realty Co to Christina Kunzmann, 79 W 101; mtg $28,000; Jan30; Feb2 '15; A$15,800-22,000 (R S $4). O C & 100

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

141ST st, 572-8 W, see Bway, 3450-6.

142D st, 452 W (7:2058-19), ss, 100 w Convent av, 18x99.11, 4-sty stn dwg; Wm F Unger, ref, to Carolyn L Weaver, at Darien, Conn, deft; FORECLOS Dec23'14; Jan29; Feb1'15; A$8,600-16,000 (R S $18). **18,000**

152D st W (7:2099-17 & 48), ns, 350 w Bway, 25x199.10 to ss 153d, vacant; Margt M Kelly to Hugo H Piesen, 160 Marlborough rd, Bklyn [409 Pearl]; mtg $10,700 & AL; Jan27; Jan29'15; A$20,000-20,100. O C & 100

158TH st, 505 W (8:2117-43), ns, 125 w Ams av, 25x99.11, 5-sty bk tnt; Thos Shirlaw, 24 Clifton ter, Weehawken, NJ, to Edw Ritz, 468 W 166; QC; mtg $20,000; Jan 29; Feb4'15; A$12,000-26,000 (R S 50 cts). nom

159TH st, 549 W (8:2118-59), ns, 434.9 w Ams av, 15.3x99.11, 3-sty & b bk dwg; Jessie B Crommette, 549 W 159, to Jos J Dorward, at Witten, S Dak; mtg $7,500; Feb21'14; Jan30'15; A$6,500-9,500. 500

163D st, 463 W (8:2110-103), ns, 150 e Ams av, 25x112.6, 5-sty bk tnt; Hy N Steinert & ano EXRS Hy Steinert, to Adolphine C Becker, 1005 Summit av, Bronx; mtg $16,500; Feb15'14; Feb1'15; A $9,000-24,500 (R S $3). **19,250**

163D st, 504-8 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Robt S Streep to Bellemore Holding Co, 63 Park row; mtg $55,000 & AL; Jan29'15; A$22,-000-61,000 (R S $3). O C & 100

169TH st, 709-15 W (8:2139-140), nec Haven av, 109.2x71.7x127.8x73.11, 6-sty bk tnt; Imperator Realty Co to An-Mi Realty Co, 299 Bway; mtg $143,000; Feb1 Feb2 '15; A$30,000--135,000 (R S $19). O C & 100

179TH st W, see Pinehurst av, see Pinehurst av, 31-7.

180TH st, 703-5 W (8:2176-144), ns, 379.5 e Ft Washington av, runs n110xe54.7xs6xe 12.6xs103.3 to st xw58.10 to beg, 5-sty bk tnt; Incorporated Terwilliger Realty Co to Jas McCullagh, 527 5 av; mtg $75,000; Feb 1; Feb2'15. A$29,000-78,000 (R S $1). O C & 100

180TH st, 870-2 W (8:2177-263), ss, 75 w Northern (Haven) av, 50x100, 5-sty bk tnt; Haven Constn Co to Mabel E Rich, 437 Ft Washington av; mtg $60,000; Jan29; Jan 30'15; A$——-$—— (R S $10). O C & 100

181ST st, 511 W (8:2156-25), ns, 150 w Ams av, 50x99.11, 5-sty bk tnt; Apartment Homes Co, 115 Bway, to Ray D Kupferman, 236 W 70; mtg $53,600 &AL; Feb 1'15; A$15,000-52,000. **54,000**

181TH st W, swc Audubon av, see Wadsworth av, sec former 189.

181TH st W, see St Nich av, see Wadsworth av, sec former 189.

211TH st W, nwc Vermilyea av, see Isham, nec Vermilyea av.

Audubon av, see 189th, see Wadsworth av, sec former 189.

Broadway, 1237-9 (3:832-2-3 & 16), ws, 104.8 n 30th, which was formerly ns Stewart st, runs w234.5 to ea & av (Nos 502-4 at pt 50.5 n 30th xs42.5x248.5 to Bway at pt 51.8 n 30th xn to beg, 5-sty bk theatre & 2-4-sty bk tnts & strs, Alfred M Heinsheimer et al, TRSTES under deed of trust, to Walter F Hopper, 395 Ft Washington av; B&S & C&G; mtg $1,000,000; Jan28; Feb3'15; A$553,000-580,000 (R S $25). O C & 100

Broadway, 3450-6 (7:2072-59 & 61), sec 141st (Nos 572-8), 99.11x120, 2-6-sty bk tnts, strs on av; Interborough Bldg Co, 122 5 av, to Broadedge Corpn, 135 Bway; mtg $210,000 & AL; Feb3'15; A$119,000-251,000 (R S $35). O C & 100

East End av, nl, see 50th 338 E.

Edgecombe av (7:2048-21), nwc 139th, 99.11x138.2 to es St Nicholas av (No 580), x101.3x121.5, 6-sty bk tnt & strs; Charter Constn Co to Treblig Realty & Constn Co, 35 Nassau; mtg $175,000; Feb1'15; A$——-$—— (R S $52). O C & 100

Fort Washington av (8:2139), ws, a strip or gore bounded on e by said av as opened July8'01, on s by land of Institute for Blind, & w by said av & opened Apr21'76; Chas Snoysmith, 258 Riverside dr, to Jas A Mahony, 111 E 55; AT; QC; Jan22; Feb4'15. O C & 100

Haven av, nec 169th, see 169th, 709-15 W.

Haven av (8:2139-pt 264), ws, — s 177th, also at sl land Seymour E Heymann, runs n82xw100xs—xe135 to beg, vacant; Seymour E Heymann to Filrose Constn Co, 92 Haven av; mtg $23,000 & AL; Jan 29; Feb2'15 (R S $20). O C & 100

Lexington av, 993-5, see 72d st, 150-6 E.

Madison av, 1527 (6:1609-52A), es, 17.7 s 104th, 16.8x70, 3-sty & b bk dwg; Adam Moran of Bklyn to Elsa Arlt, 278 St Nicholas av, Bklyn; AT; mtg $8,500; Feb1; Feb 2'15; A$8,500-11,000 (R S $1). nom

Park av, 407 (5:1304-72), es, 100.5 n 54th, 25x80, 2-sty & bk garage; Park Av & 54th St Co to Park Av & 55th St Corpn, both at 49 Wall; mtg $40,000 & AL; Feb3; Feb4 '15; A$33,000-37,000 (R S $5.15). O C & 100

Pinehurst av, 31-37 (41) (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt & strs; Demer Realty Co to Ella M Thompson, 165 W 23; mtg $145,000 & AL; Jan29; Jan30 '15; A$48,000-165,000 (R S $2). nom

St Nicholas av, 364 (7:1955-3), es, 40.4 n 128th, 20.2x83.7x20x86.6, 5-sty bk tnt; Elsa Arlt, of Bklyn, to Estelle Phillips, 400 W 124; mtg $13,500; Feb4'15; A$10,800-16,000 (R S 50 cts). nom

St Nicholas av, 580, see Edgecombe av, nwc 139.

St Nicholas av, sec 189th, see Wadsworth av, sec former 189th.

St Nicholas av (8:2158), sec former 189th, a strip, runs e100xn0.3 to present ss 189th, xw100 to av xs0.3 to beg; Gertie A Gorman to Middleton Realty Co, 7 E 42; AT; QC; Jan28; Feb2'15. nom

Seaman av (8:2248-99-104), nws, 160 sw Emerson pl, 165x150x163.2x150, vacant; Wesley Wait, of Newburgh, NY, to Smada Realty Co, 391 E 149; Feb3; Feb4'15; A $18,000-18,000 (R S $33). O C & 100

Vermilyea av, nec Isham, see Isham, ne c Vermilyea av.

Vermilyea av, nwc 211th, see Isham, nec Vermilyea av.

Wadsworth av (8:2168), sec former 189th, runs e300 to w St Nicholas av xn0.3 to present ss 189th xw300 to Wadsworth av xs0.3 to beg; also ST NICHOLAS AV (8:-2158), sec former 189th, runs e350 to ws Audubon av xn0.3 to present ss 189th xw 350 to St Nicholas av xs0.3 to beg; also AUDUBON AV (8:2159), sec former 189th, runs e370 to ws Amsterdam av xn0.3 to present ss 189th xw370 to Audubon av xs 0.3 to beg; City NY to Gertie A Gorman, 226 Madison av; AT; QC; Jan27; Feb2'15. nom

1ST av, 19 (2:443-36), ws, 58.4 n 1st, 16.8 x75, 4-sty bk tnt & str; Leon S Altmayer et al to Kate Blank, 1219 Union av, Bronx; B&S; mtg $11,000; Jan14; Feb2'15; A$11,-000-13,000. O C & 100

1ST av, 19; Kate Blank to Leon S Altmayer, 150 W 79, & H Seymour Eisman, 981 Park av; B&S; mtg $11,000; B&S; Jan 22; Feb2'15. O C & 100

1ST av, 330 (3:951-2), es, 23 n 19th, 26.8x 96, 4-sty bk tnt & strs; Michl Maier et al to Simon Windmuller, both at 155 W 143; mtg $15,000 & AL; Jan4; Feb3'15; A $14,500-23,000 (R S $6.50). O C & 100

1ST av, 1076-82, (5:1370-46-49), sec 59th (Nos 400-6), 100.5x106.5, 6-4-sty bk tnts & strs; Geo F Abendschein & ano, EXRS &c Geo Abendschein, to Carl Franck, at Scarsdale, NY; mtg $42,000 & AL; Feb3'15; A$67,000-75,000 (R S $23). **65,000**

1ST av, 1118 (5:1456-3), es, 50 n 61st, 25 x95; 5-sty bk tnt & strs; Maybelle Realty Co to Lunigiani Realty Co, 1156 1 av; mtg $16,000; Feb1; Feb2'15; A$10,000-19,000 (R S $3.50). O C & 100

2D av, 2012, see 50th, 338 E.

3D av, 25-7, see 1st, 58 E.

3D av, 49 (2:91-34), sec 31st (No 200-4), 19.8x95, 3 & 5-sty bk tnt & strs; Theresa Higgins, widow, et al, heirs &c Hy J Higgins, & ano, to Wm H Rolston, 222 W 59; mtg $35,000 & AL; Jan28; Feb4'15; A $15,000-22,000 (R S $1). O C & 100

3D av, 710 (5:1299-37), ws, 75.5 s 45th, 25x95, 5-sty bk tnt & strs; Sol Loewensohn to Julia Moore, 1938 Webster av, Bronx; B&S; Jan29'15; A$22,000-32,000 (R S $1). nom

5TH av, 73 (3:843-1), nec 15th (Nos 1-3), runs n38.6xe100xn61.6xe25xs100 to ns 15th xw125 to beg, 11-sty bk loft & str bldg; 67th St Co to Wm McBrien, 1417 Walnut st, Richmond Hill, B of Q [30 Broad]; QC; mtg $1,040,000; Jan28; Jan29'15; A$262,000-500,000. O C & 100

5TH av, 1240-8 (6:1611-1-4 & 67-70), es, whole front bet 105th (No 1) & 106th (Nos 2-10), runs n201.10xe150xs100.11xw50xs 100.11xw100 to beg, vacant; Michl J Scanlon, ref, to N Y Life Ins Co, 346 Bway, nbff; FORECLOS Dec15'14; Dec24; Feb3 '15; A$270,000-270,000 (R S $235). **235,000**

6TH av, 502-4, see Bway, 1237-9.

8TH av, 2672 (7:2028-2), es, 24.11 n 142d, 25x100, 5-sty bk tnt & strs; Benj V Rosenberg, 3647 Bway, GDN of Nadine V Rosenberg, to Henry Rosenberg, 69 E 7, St Paul, Minn; mtg $31,000 & AL; Feb2; Feb3'15; A $16,000-31,000. nom

8TH av, 2672; Hy Rosenberg, of St Paul, Minn, to Jacob Westheimer, 846 Summit av, St Paul, Minn; mtg $31,000 & AL; Feb 3'15 (R S $1). nom

9TH av, 461 (3:733-36), ws, 61.11 s 36th, 20.8x100, 3-sty fr tnt & str; Geo J Knoth, 759 43d, Bklyn, et al, heirs, &c, Eliz Knoth, to Jno Knoth — Grand av, Baldwin, LI; QC Jan26; Feb1'15; A$16,500-18,000 (R S 50 cts). nom

10TH av, 583 (4:1071-33), ws, 75.5 s 43d, 25x100, 5-sty bk lodging house; Jno Schrever to Jno F Schrever, 53 W 83; B&S; AL Jan12, Jan29'15; A$15,000-33,000 (R S 50 cts). nom

East Broadway, 127 (1:283-41), assessed value $28,000; certf as to payment of transfer tax of $155.41; Jas A Wendell, Deputy Comptroller of State NY, to Peter F McLoughlin, 150 Nassau, EXR Bridget Whitehead; mtg $11,000; Feb3; Feb4'15.

Greenwich st, 167½ & 169 (1:60), sec Cortlandt (No 51), 53.4x24.11; consent to 3d track; Sami Brill & ano to Manhattan Railway Co; mtg $80,000; Jan13; Jan29'15. 2,240

Greenwich st, 167½ & 169 (1:60); also CORTLANDT ST, 51; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $80,000; July29'14; Jan29'15. nom

Greenwich st, 739 (2:633); consent to 3d track; Anne M & Chas A Ryan, Al-MRS &c Thos F Ryan, to Manhattan Railway Co; mtg $6,500; Sept9'14; Feb4'15. 410.67

Greenwich st, 739; consent to 3d track; Mary F Purple, of Bklyn, mortgagee, to same; mtg $6,500; Jan20; Feb4'15. nom

Hester st, 144 (1:203), nwc 74.6 e Elizabeth, 25.6x75; declaration by Jno G Wendel that above is owned by Jno G Wendel, Rebecca A D Wendel Swope, Mary E A, Ella V von E, Josephine J S, Georgianna G R & Augusta A S Wendel, as tenants in common, & that each holds 1-7 int; July2'09; Jan30'15. nom

Pearl st, 368 (1:112); consent to 3d track; Sarah A Barnum to Manhattan Railway Co; Sept22'14; Feb4'15. 925

Pearl st, swc Wall, see Wall, 71-5.

Wall st, 71-5 (1:27), swc Pearl, runs w 70.4x86.6xse15.9 ne 3.2xver; (Nos 93-5) xe 61.6 to ws Pearl xn22.5 to beg, 7 & 8-sty bk office & str bldg; re judgt; Ezekiel Fixman to Equitable Life Assur Soc of U S; QC; Jan9; Jan29'15. nom

36TH st, 165-7 E, see 3 av, 542.

43D st, 152-6 E, see 3 av, 676.

Broadway, 2790-2 (7:1879); assn rents; Mesaba Realty Co, 2790 Bway, to Royal Co of NY, 93-5 Nassau; Jan28; Feb1'15. 1,000

Haven av (8:2139-pt lt 264), ws, — s 177th, also at sl land Seymour E Heymann, runs n82xw100xs—xe135 to beg, vacant; re mtg; Baruch Kaufmann to Filrose Constn Co Inc, 92 Haven av; Jan29; Feb2'15. 4,000

Park Row, 160-2 (1:160), ns, 29.4 e Pearl, runs n92.1xne22.8xnw26xe20.6xs120 to st x w25 to beg; consent to 3d track; Sillcocks Realty Co to Manhattan Railway Co; mtg $20,000; Jan19; Feb1'15. 1,800

Park Row, 160-2; consent to 3d track; same to same; mtg $20,000; Jan25; Feb1 15. nom

Wadsworth av, 248-56 (8:2167-71), ws, 60.2 n 185th, 154.5x115x153.8x115, 3-5-sty bk tnts; re mtg; N Y Life Ins Co to Wadsworth-Washington Corpn, 2038 5 av; Jan 28; Jan29'15. 30,150

2D av, 737 (3:920); consent to 3d track, Simon B Kramer, to Manhattan Railway Co; mtg $11,000; Dec19'14; Feb4'15. 240

2D av, 737; consent to 3d track; Felix Lorch, mortgagee, to same; mtg $1,000; Dec19'14; Feb4'15. nom

2D av, 737; consent to 3d track; Sarah E French, mortgagee, to same; mtg $10,-000; Jan27; Feb4'15. nom

2d av, 1571 (5:1527); consent to 3d track; Susanna Hoffmann, individ & EXTRX Nicholas Hoffmann, to Manhattan Railway Co; ½ pt; Jan9; Jan29'15. 300

2D av, 1594 (5:1545); consent to 3d track; Marcus Selig to Manhattan Railway Co; mtg $22,000; Oct7'14; Feb2'15. 304

2D av, 1594; consent to 3d track; Caroline Elkann individ & ADMRX Washington Elkann, mtgee, to same; mtg $22,000; Jan27; Feb2'15. nom

2D av, 2491 (6:1792); consent to 3d track; Jessie Gillender to Manhattan Railway Co; mtg $14,000; Sept9'14; Feb3'15. 295.66

2D av, 2491; consent to 3d track; same, as mortgagee to same; mtg $14,000; Dec 22'14; Feb3'15. nom

2D av, 2497 (6:1792); consent to 3d track; Oliver J Wells to Manhattan Railway Co; mtg $8,000; Jan14; Feb2'15. 550

2D av, 2497; consent to 3d track; Rutherfurd Realty Co, mtgee, to same; mtg $8,-000; Jan25; Feb2'15. nom

3D av, 350-2 (3:881); consent to 3d track; Nancy Aaron to Manhattan Railway Co; mtg $35,000; Jan13; Feb3'15. 528.50

3D av, 350-2; consent to 3d track; Union Square Savgs Bank, mortgagee, to same; mtg $35,000; Jan16; Feb3'15. nom

3D av, 542 (3:892), nwc 36th (Nos 165-7), 19.9x80; consent to 3d track; Jno H Gerdes to Manhattan Railway Co; mtg $22,000; Sept8'14; Feb1'15. 237

3D av, 542; consent to 3d track; Bowery Savgs Bank, mtgee, to same; mtg $22,000; Jan15; Feb1'15. nom

3D av, 676 (5:1297), swc 43d (Nos 152-6), 25x100; consent to 3d track; Marie G Wise to Manhattan Railway Co; mtg $25,000; Jan13; Jan29'15. 331.25

3D av, 676; consent to 3d track; Louise Darrow, mortgagee, to same; mtg $5,000; Jan14; Jan29'15. nom

3D av, 676; consent to 3d track; same, mortgagee, to same; mtg $5,000; Jan14; Jan29'15. nom

3D av, 676; consent to 3d track; same, mortgagee, to same; mtg $15,000; Jan14; Jan29'15. nom

3D av, 2360 (6:1776); consent to 3d track; Saml Bogen to Manhattan Railway Co; mtg $22,000; Dec23'14; Feb1'15. 925

3D av, 2360; consent to 3d track; Dry Dock Savgs Instn, mtgee, to same; mtg $12,000; Jan20; Feb1'15. nom

3D av, 2360; consent to 3d track; same, mtgee, to same; mtg $10,000; Jan20; Feb 1'15. nom

5TH av, 2280 (7:1928); consent to 3d track; Thos S Walker to Manhattan Railway Co; Jan22; Feb2'15. 294.50

9TH av, 421 (3:731); consent to 3d track; Mary A Daly to Manhattan Railway Co; Jan4; Feb1'15. 339.06

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Benver st, 93-5, see Wall, 71-5.

Cortlandt st, 51, see Greenwich, 167½-69.

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Power of atty (misc); Helen M Edwards to Jno Magee of Watkins, NY, & ano; Aug3'09; Feb2'15.

Power of atty (misc); Duncan S Ellsworth to Jno Magee of Watkins, NY, & ano; Jan7'10; Feb2'15.

Agreement (misc) of int in estate of Jno Annin, decd, to ext of $30,375; Frank A Moore, of Tarboro, NC, as legatee, to Henry Staton, 595 5 av; Feb3; Feb4'15. nom

All residuary estate (misc) including lands, real & personal estate wheresoever situated of which Peter Doelger, died seized, reserving to Mary Doelger her life estate in family residence on Riverside dr, es, bet 100th & 101st; Mary Doelger, widow of Peter Doelger, & Peter Doelger, Theresa Kuser, Chas P Doelger, Madeline Morschhauser, Mathilda Huempfel & Mary, Cecilia & Frank Doelger, all of NY, being heirs, &c, Peter Doelger to Peter Doelger Brewing Co, 401 4 av; confirmation etc; AL; Sep23'13; Feb2'15. nom

Certified copy (misc) adjudication of bankruptcy & order of reference in matter of Fleischmann Bros Co, bankrupt; Nov4'14; Jan29'15.

Copy of last will of Chas Goodwin Emery, late of Clayton, NY; May31'13; Feb2'15.

1-12 of the residuary estate (misc) of Philip Donohue, decd, being ½ share of party 1st pt; Wm J Cassidy, of Plandome, LI, grandnephew of Philip Donohue, decd, to Emma W Wingate, 583 St Marks av, Bklyn; sub to life estate of Margt Donohue; Jan29; Jan30'15. O C & 100

Order approving bond (misc) of Harold J Fox, 32 Liberty, for $5,000, in matter of Fleischmann Bros Co, bankrupt; Wm Allen, ref; Dec2'14; Jan29'15.

Power of atty (misc); Alex W R Stuart to Edwin C Dusenbury, at Lake Mahopac, NY; Nov28'14; Feb4'15.

Power of atty (misc); Wholesale Export Corpn, 53 Wall, to Hamilton B Cantey; Jan——'15; Feb4'15.

Power of atty (misc); Geo Arents, 38 W 57, to Geo Arents Jr, his son; Jan19; Jan29'15.

Revocation of power of atty (misc); Louise M Stevens, 63 48th, Corona, B of Q, to Hy Hellman; Feb1'05; Feb4'15.

WILLS.

Borough of Manhattan.

70TH st, 109 E (5:1405-6) ns, 125e Park av, 20x100, 4-sty stn dwg & 1-sty ext; Ella Necarsulmer Est, Henry Necarsulmer, EXR, 320 Central Park West; attys, Meighan & Necarsulmer, 38 Park Row; A$34,000-43,000. Will filed Jan22'15.

104TH st, 256 W (7:1875-611½), ss, 67 e West End av, 16x80, 3-sty stn dwg; Ellen Everett Est, Mary A Everett, EXTRX, 256 W 104; atty, Jno P Everett, 32 Liberty; A $11,500-16,000. Will filed Jan29'15.

122D st, 224-6 E (6:1786-38 & 39), ss, 250 e 3 av, 45x100, 2-4-sty bk tnts & strs, 1-sty, 2-sty bk & 1-2-sty bk & fr tnts in rear; A$18,000-28,000; also 126TH ST, 59 E (6:1751-32), ns, 90 w Park av, 20x99, 3-sty stn dwg; A $8,500-12,500; also 132D ST, 27-9 W (6:1730-25½ & 26), ns, 260 w 5 av, 34x99, 2-3-sty bk dwgs; A$10,000-11,000; Eliz O'Connor Est, Mary Fox, EXTRX, 2480 Grand Concourse, Bronx; atty, Edw F Moran, 51 Chambers. Will filed Feb)'15.

126TH st, 59 E, see 122d, 224-6 E.

132D st, 27-9 W, see 122d, 224-6 E.

CONVEYANCES.

Borough of the Bronx.

Albany Crescent (12:3266), es, 100 n Bailey av, 112x115x99.11x68.1, vacant; Mary K Shrady to Michl J Martin, 161 W 231; Jan28; Jan29'15 (R S $5.50). O C & 100

Beck st, 818 (10:2709), es, 100 n Longwood av, 36.11x100, 4-sty bk tnt; Flora Rosenfeld to Rosa Blumenthal, 123 Post av; mtg $21,500; Jan28; Feb2'15. $ 100

Chestnut st (*), es, 100 n Cornell av, 100 x——, except pt for 222d; Jno J Halpin, ref, to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS Nov30'14; Jan 18; Feb3'15 (R S $3). O C & 100

Coster st, ws, see Old Hunts Pt rd, cl, etc.

Elizabeth st (*), nec Matilda, 100x100; Jno F McKean to Patk F Murphy, 160 E 65; B&S & CaG; AL; Nov6'14; Jan30'15. O C & 100

Exterior st, sec 150th, see River av, swc 150.

Faile st, 648 (10:2764), es, 250 s Spofford av, 25x100, 2-sty bk dwg; Cecelia Ann Dircherlein to Jno W Cornish Constn Co, 805 Tremont av E; mtg $5,000; Feb1; Feb2'15 (R S $5). O C & 100

Faile st, 961 (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to st xn46 to beg, 5-sty bk tnt; Morris Weinstein to Abr Wolf, 303 E 55, ½ pt, & Annie Epstein, 945 E 173, & Lenora Yarfitz, 935 E 163, ¼ pt each; mtg $37,500; Jan28; Feb2 '15 (R S $6.50). O C & 100

Fox st (10:2684), ns, 100 w Av St John, 275x125, vacant; Marks L Frank to Bernhard Mayer, 41 E 72; mtg $26,000; Jan29; Jan30'15 (R S $13). nom

Hewpl st, 771-3, see Macy pl, 881.

Home st, 918 (10:2719), ss, 81.3 e Fox, runs e20xs82xs5xw19.7xn84.9 to beg, 3-sty fr tnt; Jos J De Angelis to Bartolomeo Micca, 14 Jones; mtg $5,600; Jan28; Jan29 '15 (R S 50 cts). nom

Home st, 1002 (10:2753), ss, 50.4 w Bryant av, 50.4x100.4, 5-sty bk tnt; Wm Sinnott Co to Arina M Doty, 1147 Intervale av; mtg $33,000; Jan30; Feb2'15 (R S $10). O C & 100

Julianna st (*), nwc Elliott av, 100x25.1; Sol Katz to Howard Tompkins, 139 E 16; Jan29; Feb1'15 (R S 50 cts). O C & 200

Kelly st, 749 (10:2701), ws, 350 n 156th, 25x100, 2-sty bk dwg; Jno C Brinkmann to Arthur D Cahn, 160 W 122; mtg $6,000; Feb1; Feb3'15 (R S $4). O C & 100

Macy pl, 881 (10:2688-2695), nwc Hewitt pl (Nos 771-9), 25x100, 5-sty bk tnt; Carrie Lazar to Minnie Brill, Green Bay, Wis, mtg $26,000; Jan16; Feb3'15 (R S $6). O C & 100

Magenta st (*), ns, lot 200, map bldg lots near Williamsbridge station; Antonio Cirrincione to Pietro Cirrincione, 332 W 38; Dec12'14; Feb4'15 (R S $1). 100

Magenta st (*), ns, 100 w Olinville av, 25x100; Gustaf A Johnson Bldg Co to Bella Abraham, 3350 Newell; mtg $4,000; Feb2; Feb3'15 (R S 50 cts). O C & 100

Matilda st, nec Eliz, see Elizabeth, nec Matilda.

Morris st (11:3043), ns, 120 e Mad av, strip, runs w37.6xs2.9 to Tremont av xe 37.6xn2.8 to beg; Jane A Whitehead & ano to L Napoleon Levy, 18 W 72; QC; Jan22; Feb2'15. nom

Simpson st, 995 (10:2724) ws, 412.8 s Westchester av, 43x106.11x43x106.5, 5-sty bk tnt & strs; Freeminstreet Co, 27 Cedar, to Leon W Rosenthal, 240 W 137; mtg $7,-000, Feb1; Feb2'15 (R S $5.50). O C & 100

Tratalgar pl, 1824-6 (11:2958), es, 75 s 176th, 50x75, 5-sty bk tnt; Traf Bldg Co to Chas F Rittel, 1992 Belmont av; mtg $28,-000; Feb1; Feb2'15 (R S $5.50). nom

Union pl, 158 (9:2026), ss, 75 nw Ogden av (Highbridge av), 25x100, 3-sty fr tnt & strs & 2-sty fr rear stable; Adelaide Meyer, 1010 Hoe av, to August Wilks, 65 E 103; mtg $4,000; Jan23; Feb1'15 (R S 50 cts). O C & 100

Victor st (*), es, 175 n Van Nest av, 25x100; Elias Candel to Edith Campbell, 175 Victor; Jan18; Feb3'15. O C & 100

140TH st, 491-3 E (9:2285), ns, 762.6 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Beekman Constn Co, 15 E 26; mtg $27,000; FORECLOSED & DRAWN Jan26; Feb2'15 (R S 50 cts). **500 over mtg**

140TH st, 495-7 E (9:2285), ns, 800 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Beekman Constn Co, 15 E 26; mtg $27,000; FORECLOSED & DRAWN Jan26; Feb2'15 (R S 50 cts). **500 over mtg**

140TH st, 499-51 (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Beekman Constn Co, 15 E 26; mtg $28,000; FORECLOSED & drawn Jan26; Feb2'15 (R S 50 cts). **500 over mtg**

140TH st, 499-51 E (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Beekman Constn Co, 15 E 26; mtg $28,000; FORECLOSED & drawn Jan26; Feb2'15 (R S 50 cts). **500 over mtg**

141ST st, 613 E, see Beekman av, 320-6.

150TH st E, sec Exterior, see River av, swc 150.

150TH st E, swc River av, see River av, swc 150.

150TH st, 262-4 E, see Morris av, 561-3.

151ST st, 272-4 E (9:2410), ss ,70.3 e Morris av, 50x118.5, 2-sty & a fr dwg, 1-sty fr stable; Sarah C Jacobus et al EXRS Nicholas Jacobus to Madonna Desiufragio Roman Catholic Church, 276 E 151; Jan28; Feb2'15 (R S $12). **12,000**

159TH st, 424 E (9:2380), ss, 150 w Elton av, 25x98.1, 1-sty & a fr dwg; Julius Pfund to Anthony W H Horenburger, 656 E 163; mtg $5,000; Jan27; Jan30'15. nom

161ST st, 613-3 E, see Union av, 868-70.

162D st, 400-6 E, see Melrose av, 896-904.

166TH st, 388-96 E, see Webster av, 1063-79.

166TH st, 793 E (10:2671), ns, 128.1 w Union av, 37.6x149.4x37.6x149.2, 5-sty bk tnt; David Siegel, 1057 Hoe av, to Jos Knopp, 1030 Hoe av; mtg $35,000; Feb1'15. O C & 100

168TH st, 301 E, see College av, 1224.

170TH st E (11:2963), ns,, 15.11 w Bristow runs n9.2xne48.5xn92.10xsw62xsw91.4 to st ixe23.10 to beg, vacant; Peter L Mullaly, ref, to Central Dutchess Realty & Constn Co, Inc, at Hopewell Junction, NY; FORECLOS Jan27; Feb3; Feb4'15; (R S $6). **6,000**

174TH st, 961 E, see Vyse av, 1760.

177TH st E (*), nwc Walker av, 15.5x 100x50.11x106.1; Rosalie Sinsheimer to Anna Stebbins, 885 St Johns pl, Bklyn; mtg $3,000; Jan18; Jan30'15. O C & 100

178TH st, 741 E (11:3093), ns, 100 w Prospect av, 72x95, 2-sty fr dwg; Jacob Bloom, 1832 Clinton av, to Jacob Bloom Realty Corpn, 1832 Clinton av; Jan29; Feb 2'15 (R S $14). O C & 100

184TH st, 384 E (11:3143), ss, 134 w Webster av, 21.11x82.5x30.8x84.2, 2-sty bk dwg; Jos Parfone to Guerino Giannone, 384 E 184; mtg $5,500; Jan29; Feb3'15 (R S 50 cts). nom

186TH st, 440 E, see Park av, see 186.

192D st, 200 E, see Grand blvd & concourse, sec 192.

199TH st, 382 E, see Decatur av, 2340.

205TH st, 186 E (12:3311), ss, 138.3 w Lisbon pl, 25.2x105.9x25x102.6, 2-sty fr dwg; Jas O'Leary to Fiore Amanna, 162 E 206; mtg $2,000; Jan21; Jan29'15 (R S $1.50). O C & 100

217TH st E (*), ns, 50 nw Paulding av, 25x114.4; Marion E, wife of & Jno G Hoffman to Adele Taylor, 584 Eagle av; Feb 1; Feb3'15 (R S $1). nom

231ST st E (*), ss, 400 w Bronxwood av, 100x114; Wm H Reed, 124 E 94, to Emma N Polak, 1806 Arthur av; QC; Jan26; Jan 30'15. nom

237TH st, 417 E (12:3391), ns,, 166.8 e Martha av, 33.4x100, 2-sty fr dwg; Adelaide R Kavanagh to Henry Kroeger, 380 Willis av; mtg $4,200; Jan28; Jan29'15 (R S $2). O C & 100

Av St John, 977 (10:2684), es, 67 s Beck, 58x110, 5-sty bk tnt; Wm Goldstone et al to Alrose Realty Co, 103 Park row; mtg $40,000; Jan25; Jan29'15. O C & 100

Av St John, 977; Alrose Realty Co to Wm Goldstone, 2 W 89, & Norbert D Light, 131 Riverside dr; mtg $40,000; Jan 28; Jan29'15. O C & 100

Av St John (10:2684), ws, 100 s Beck, 50 x100, vacant; Realty Operating Co to Ezra Constn Co, 870 Kelly; mtg $13,000; Feb1; Feb2'15. O C & 100

Alexander av, 126 (9:2296), es, 100 s 134th, 20x89.6, 4-sty bk tnt & strs; Alex Karlin, ref, to College Point Savgs Bank, 254 2 av, College Point, LI; FORECLOS Jan19; Jan28; Feb3'15 (R S $5.50). **5,500**

Alexander av, 128 (9:2296), es, 80.6 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Alex Karlin, ref, to College Point Savgs Bank, 254 2 av, College Point, LI; FORECLOS Jan19; Jan28; Feb3'15 (R S $5.50). **5,000**

Alexander av, 130 (9:2296), es, 61 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Alex Karlin, ref, to College Point Savgs Bank, 254 2 av, College Point, LI, FORECLOS Jan19; Jan28; Feb3'15. **5,000**

Alexander av, 132 (9:2296), es, 41.6 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Alex Karlin, ref, to College Point Savgs Bank, 254 2 av, College Point, LI; FORECLOS Jan19; Jan28; Feb3'15 (R S $5). **5,000**

Arthur av (11:3069), es, 125.9 s 180th, 150.5x119x150.5x104.9, vacant; Jno A Murray to Benenson Realty Co, 401 E 152; mtg $16,000; Jan25; Jan29'15. O C & 100

Beekman av, 320-6 (10:2554), nec 141st (Nos 613), 100x27, 5-sty bk tnt & strs; Jno C Brinkmann to Arthur Cahn, 160 W 122; mtg $25,000; Feb1; Feb3'15 (R S $5). O C & 100

Bear Swamp rd (*), nes, at ns Sackett av, 141.8x181.9x94.6x74.3; B & B Constn Co to Jos Theiss, 584 E 169; Dominick Lordi, 260 E 201, & Vito Bonomo, 2091 2 av; mtg $2,500; Jan27; Jan29'15 (R S 50 cts). nom

Belmont av, 1092 (11:3079), es, 100 s 179th, 27.10x94.6x28.1x——, 3-sty bk dwg; Frieda Rittel to Traf Bldg Co, 1029 Sawyerre pl; mtg $8,000; Feb1; Feb2'15 (R S $4). nom

Bracken av (*), es, 125 n Jefferson av, 25x100; Richd H Hanrahan to Sven Egeland, 3057 Bailey av; Jan29; Jan30'15 (R S $1). O C & 100

Briggs av, 2578 (12:3293), es, 471.9 s 194th, 19.2x88.4x19.1x86.10, 2-sty bk dwg; Jos R Truesdale, ref, to Newell Bent, 144 Charlesgate West, Boston, Mass, GDN Margt S Bent & ano; FORECLOS Jan29; Jan30'15 (R S $7). **7,000**

Bronxdale av (*), ss, 65.9 w Cruger, runs w25xs84.9xse55.6 to 187th xe25xn44.9xne 44.5; Caroline Holtzmann to Eliz Morschenbacher, 629 11 av; Dec15'14; Feb1'15 (R S $1.50). **1,500**

Brook av, 1372 (11:2894), es, 73.4 s 170th, 24.4x100, 4-sty bk tnt; Wm J Cahill, ref, to Eliz Koerner, 111 W 17; mtg $9,000; FORECLOS Jan5; Feb3; Feb4'15 (R S 50 cts) **500**

Brook av, 1320 (11:2894), es, 287.3 n 169th, 43x100.6, 6-sty bk tnt; Henry J Semke, 1662 Boston rd, to Kay Co, 499 Willis av; mtg $30,000; Jan19; Jan29'15 (R S $10). nom

Brook av, 1407 (11:2896), ws, 50 n 170th, 37.6x90, 5-sty bk tnt & strs; Carrie Lazar to Minnie Brill, Green Bay, Wis; mtg $26,-250; Jan16; Feb3'15 (R S $9). O C & 100

Cedar av, 1799 (11:2882), ws, 386.4 s 177th, 18.9x82.4, 2-sty bk dwg; Robt H Bergman, ref, to Annie C Haley, 23 Arden; FORECLOS Jan27; Jan30; Feb4'15 (R S $4.50). **4,500**

College av, 1224 (9:2436-2439), nec 168th (No 301), 200x200 to Findlay av (No 1225), 1-sty fr shop & vacant; Lillian E Risser et al to Fannie G Slattery, 241 W 102; ¾ pt; AL; Jan27; Feb1'15 (R S $6.52). nom

Concord av (10:2577), es, 100.1 s 147th, 100x100, vacant; B & B Constn Co to Jos Thiess, 584 E 169; Dominick Lordi, 260 E 201, & Vito Bonomo, 2091 2 av; mtg $31,-500; Jan27; Jan29'15 (R S 50 cts). nom

Crescent av, ws, at nec Hughes av, see Hughes av, nes, at ws Crescent av.

Crotona av (11:3092), es, 25 n 178th, 50 x100, vacant; Bernard Bray to Anne E McDermott, 8 Perry; Feb2; Feb3'15. nom

Daly av, 2075 (11:3122), ws, 83.7 n 179th, 44.1x76.7x44x105.5, 5-sty bk tnt; Steinmetz Constn Co, Inc, Rebecca Bloom, 1047 Honeywell av; mtg $30,000; Feb1; Feb2'15 (R S $18). O C & 100

Decatur av, 2340 (12:3279), sec 199th (No 382), 49.6x100, 5-sty bk tnt; Geo McAneny, EXR Julius I Livingston, to Herman Livingston, 2315 S 21, Phila, Pa, & Anna, Mary L, Livingston, on Ship rd, Pa, & Laura L Blodgett, Ship rd, Pa; Jan29; Feb4'15 (R S 50 cts). nom

Decatur av, 2340 (12:3279), sec 199th (No 382); Herman Livingston et al to Geo O Marrin, 752 W 178; Jan30; Feb4'15 (R S $10). O C & 100

Dewey pl (11:2936), es, 206.11 n 169th, 50x206.3x50x206.5, 2-sty fr rear bldg & vacant; John W Cornish Constn Co to Frank L Ditschlerin, 726 E 166; mtg $48,-000; Feb1; Feb2'15 (R S $20). exch

Grand blvd & concourse (9:2461), es, 234.4 s 164th, 100x188.5x100x—— vacant; Post & McCord to Frank J Muhlfeld, 805 Crotona Park N; Feb2; Feb3'15 (R S $7). O C & 100

Grand blvd & concourse (11:3154), sec 192d (No 200), 50x100x77.9x103.9, 2-sty fr dwg; Jay Co to Henry J Semke, 1662 Boston rd; Jan20; Jan29'15 (R S $6). nom

Heath av, 2691 (11:3239), ws, 565.10 s Kingsbridge rd, 25x100, 2-sty fr dwg; Helen D Purdy, widow, 2691 Heath av, to Ethel A Shaw, 1272 Clay av; Feb1; Feb2 '15 (R S 50 cts). 1,000

Hill av (*), es, 250 n Jefferson av, 50x 100; Richd T Conlon to Lillian Aginsky, 4111 Murdock av; Feb4'15 (R S 50 cts). O C & 100

Hoe av, ws, 330 s 165th, see Hoe av, ws, 254.3 n Aldus.

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Hoe av (10:2713), ws, 254.3 n Aldus, —x 150x10.9x150, vacant; also HOE AV (10:-2760), ws, 330 s 165th, 25x150, vacant; David Rosing to Hoe Av Holding Co; Jan 28; Jan29'15.

Hughes av (11:3071), nes, at ws Crescent av, runs ne139.7xn2.2xw87.6 to Hughes av xs111 to beg, except pt for avs, vacant; Laura Farago to Farago Constn Co, Inc, 2407 Beaumont av; mtg $2,500; Feb2; Feb 4'15. O C & 100

Hull av, 3147 (12:3345), ws, 311.5 n 240th, 20x100, 2-sty fr dwg; Henrietta A Green to Sadie G Schmidt, Harrison, NY; mtg $5,500; Jan29; Feb1'15 (R S $5,50).
O C & 100

Hull av, 3210 (12:3350), ses, 207.4 ne 209th, 25x100, 2-sty fr dwg; Richd J McCoy, Jamaica, LI, to Jno Becker, 525 E 5; mtg $3,500; Feb2'15.
O C & 100

Intervale av, 1143-5 (10:2692), ws, 253.11 s Home, runs w112.4xsw51xs3xe132.2 to av xn50 to beg, 2-sty fr dwg & 2-sty fr rear bldg; Anna M Doty to Wm Sinnott Co, a corpn, 967 E 165; Jan30; Feb2'15 (RS $10).
O C & 100

Jerome av (11:2849), es, 100 n Clifford pl, 100x36x100.4x43.10, vacant; Mae E Powers, 128 W 165, to Geo W McAdam, 20 W 90; mtg $6,200; Jan25, Jan29'15 (R S $3).
O C & 100

Kingsbridge rd, see Spuyten Duyvil rd, ses, 590.4 sw Spuyten Duyvil & Port Morris R R.

Lodgellow av (11:3008), es, 150 s 172d, 100x100, vacant; Manhattan Mort Co to Traf Bldg Co, 1029 Lowerre pl; Jn4'30; Feb 1'15 (R S 50 cts).
O C & 100

Mace av (*), ss, 50 e Barker av, 75x100; Ralph L Sachs to Jacob H Freedman, 222 Riverside dr; Jan28; Jan29'15 (R S $2).
nom

Mace av (*), ss, 50 e Barker av, 75x100; Jacob H Freedman to Ralph L Sachs, 814 West End av; Feb1; Feb1'15 (R S $2).
nom

Marmion av, 1833 (11:2953), ws, 100 s 176th, runs w112xs15xw35xs25xe146 to av xn40 to beg, 2-sty fr dwg, 1 & 2-sty fr rear bldg; Fredk Baumhauser to Wm Saier, 740 E 175; mtg $9,500; Jan25; Feb1'15. nom

Melrose av, 890-904 (9:2333), sec 162d (Nos 400-6), 100x67.7x100x89.6, 2-6-sty bk tnts & strs; Cedar Constn Co, 35 Nassau, to Jno C Brinkmann, 749 Kelly; mtg $45,000; Feb1; Feb2'15 (R S $35).
O C & 100

Morris av, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 3-3-sty fr tnts & strs; Beatrice Tuoti to Jacob L Markel, 1119 Forest av, & Simon Markel, 81 E 7, firm Markel Bros, private bankers; mtg $2,000; Jan21; Feb2'15 (R S 50 cts).
O C & 100

Morris av, 988 (9:2432), es, 137.6 n 164th, 37.6x104.10, 5-sty bk tnt; Emanuel B Cohen, ref, to Saml Harris, 428 E 139; FORECLOS Jan26; Jan28; Jan30'15 (R S $26.50).
26,200

North Chestnut dr (*), ss, being lot 105, amended map Bronxwood Park; Geo McCauslan to Eliz F Liddington, W 129; mtg $800; Jan30; Feb2'15 (R S 50 cts).
O C & 100

Old Hunts Point rd (closed) (10:2764-2763), cl at ns of land conveyed by Jno D Crimmins to Eliz Lowe, runs e27.6xne50 to ws Farrier xn37.3xw13 to cl Old Hunts Point rd xs89.9 to beg; Geo F Johnson to Jno D Crimmins, 40 E 68; B&S; Jan28; Feb 1'15.
O C & 100

Olinville av (*), es, 91.11 n Adee av, 30 x95.4x31.5x104.6; North Bronx Realty Co to Jno F Gavigan, 7 Hicks, Bklyn; Dec21'14; Jan29'15 (R S 50 cts).
nom

Olinville av (*), ws, 602.3 s Waring av, 53.9x100; Frank E Booth to Herman & Bernard Kramer, White Plains rd, near Pelham Pkway; Feb1; Feb2'15. O C & 100

Park av (11:3039), sec 186th (No 440), 100x20, 2-sty bk dwg; Surety Realty Co & ano to Henry Kammerer, 315 E 27; Feb 2; Feb3'15 (R S $2).
O C & 100

Prospect av, 2054 (11:3109), es, 128.6 n 179th, 22x150.3, 2-sty fr dwg; Wm J Cahill, ref, to Cath A McGuire, 215 Audubon av; FORECLOS transfer tax lien; Nov13'14; Jan28; Jan29'15 (R S $2).
2,000

Pugsley av, swc Westchester av, see Westchester av, swc Pugsley av.

River av (9:2356), swc 150th, 86.11x115.3 to pps Exterior x111.5x170.6, vacant; Inner Circle Realty Corp to Jno Ingle, 80 Oakland av, Bloomfield, NJ; mtg $20,000; Nov 12'14; Jan29'15.
nom

Sackett av, ns, at nes Bear Swamp rd, see Bear Swamp rd, nes, at ns Sackett av.

Sheridan av (10:2156), ws, 200 s 167th, runs 240 to Grand blvd & concourse xs or sw340 to McClellan xe304 to av xn336.6 to beg, vacant; Fredk G Slattery to Fredk H Ehlen, 275 W 104; mtg $51,000; Jan27; Feb 4'15 (R S $1.50).
nom

Southern blvd, 1308S-10 (11:2980), es, 450 s Jennings, 75x100, 2-4-sty bk tnts & strs; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to American Land Credit Corpn, 31 Liberty; 75 add; mtg $18,000; Feb1; Feb4 '15 (R S $5.50).
exch

Southern blvd, 1308-10; Wm Prager to same; ½ pt; mtg $18,000; Jan30; Feb4'15 (R S $5.50).
nom

Southern blvd, 524-6 (10:2600), es, 125 s 149th, 50x160, 2-sty bk stable; Thos J Pearmain to Pagit Realty Co, 526 So blvd; mtg $30,000; Jan29; Feb1'15.
O C & 100

Spuyten Duyvil rd (13:2402), ses, 590.4 sw Spuyten Duyvil & Port Morris R R, runs sw49.11xse79.6xne63.5 to Kingsbridge rd xsw13.9xnw61.10 to beg, vacant; The ogee Parcels Co to Alpheus H Favour, — Arlington av; B&S; Dec26'14; Jan30'15 (R S $1).
nom

Spuyten Duyvil Pkway (13:3411), ws, adj land Mrs Cox, runs n375xw0.1xnw31.5xy sw355xse329 to beg, except SPUYTEN DUYVIL PKWAY, ws, 238 n land Mrs. Cox, runs n112.8xw58.4xw286.4 to es Independence av xs150xe— to beg; also except pt for Independence av; Fredk E Hadermann et al, EXRS Christian F Gemmerich, to Anna M, wife Fredk E Hadermann, 700 W 155, & Wilhelmine G M, wife Edw D Sparnicht, 208 W 184; mtg $12,000; Oct 14'14, Feb3'15 (R S $11).
23,000

Spuyten Duyvil Pkway (13:3411), same prop, Anna M Hadermann & ano to An-Mi Realty Co, 239 Lway; mtg $12,000, Jan26; Feb3'15.
nom

Spuyten Duyvil Pkway (13:3411), same prop, An-Mi Realty Co, Inc, 239 Lway, to Imperator Realty Co, 140 Lway; mtg $12,-000; Feb1; Feb3'15 (R S $28).
O C & 100

Starling av (*), ns, 125 w Sand, runs n125xsw135 to av xe61 to beg; Max & Liebau to Auguste Helmstetter, 2253 Watson av; mtg $4,000; Feb2; Feb3'15.
O C & 100

Union av, 868-70 (10:2677), nec 161st (Nos 841-9), 99.1x80, 6-sty bk tnt & strs, American Land Credit Corpn & ano to Wm Prager, 129 E 61, individ, & Isaac Lowenfeld, 100 E 61, Alex Pfeiffer, 30 E 90, & Wm Prager, 129 E 61, EXRS Pincus Lowenfeld; mtg $64,000, Jan29; Feb2'15 (R S $11).
O C & 100

Vyse av, 1760 (11:2997-2998), nec 174th (No 961), 50x100, vacant, except pt for 174th, Frank L Ditsenheim to Jno W Cornish Constn Co, 805 Tremont av E; mtg $4,000, Feb1; Feb2'15 (R S $10).
O C & 100

Walker av, nwc 177th, see 177th E, nwc Walker av.

Walton av (11:2822 & 2838), es, 175 n Belmont, 75x75, vacant; Albt C Geyser to Jas C Cady, 146 W 20, B&S & All, Jan22; Feb2'15.
nom

Washington av, 1718 (11:2915), es, 135.1 s 174th, 41.6x100.9, 3-sty bk tnt, Harris Drusin to Sarah Patowsky, 495 Claremont Pkway; mtg $29,500; Feb1; Feb3'15.
nom

Washington av, 2060 (11:3046), es, 248 n Quarry rd, 50x100, except pt for av, 3-sty ft tnt & vacant; Martha D Callan to Marie Wiedhaas, 108 W 42; mtg $6,000; Jan14; Jan26'15 (R S $3.50); corrects error in last issue, when bldg was omitted. O C & 100

Webster av, 384-7-9 (9:2425), swc 166th (Nos 388-96), 200x100, 3-sty bk creamery; Benj S Halsey to Sheffield Farms-Slawson-Decker Co, 321 W 57, mtg $21,000; Dec15 '14; Feb1'15.
O C & 100

Wellman av (*), ss, 100 e Mayflower av, 25x191.8x27x202; Norbert Robillard to Jno L Thomas, 609 W 127; mtg $600; Jan30; Feb1'15.
O C & 100

Westchester av (*), swc Pugsley av, 100 x98.8x103.5x101.11; Theo Demmerle to Wm A Giesen, 1879 So blvd; ⅜ pt; B&S, CaG & AT; Dec1'14; Feb1'15.
O C & 100

3D av, 2714 (9:2306), ses, 28 ne 144th, 28x79.1x25x91.9, 3-sty fr bk ft tnt & str, 1-sty ext; Benenson Realty Co to Jno A Murray, 529 W 37; mtg $10,000; Jan27; Jan29'15 (R S $7).
O C & 100

Lots 36, 221, 222, 227, 492 & 242 (*), map Washingtonville; also LOTS 117 & 118, map Olinville; also LAND in Westchester Co, NY; Stella A Yale, widow, & ano, to Max L Rudensey, Eastchester, NY; QC; May3'06; Feb1'15.
O C & 100

Lot 36 (*); same prop; Max L Rudensey to Sara or Sadie Journeay, 210 W 23; QC; Aug1'06; Feb4'15.
2,500

Plot (*), begins 990 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Biagio Colloraffi to Teresa Colloraffi, 1882 Barnes av; ½ pt; AT; mtg $3,000; Jan29; Feb1'15.
O C & 300

Plot (11:3050), begins 142.6 w Wash av & 355.10 s 180th, strip, runs w2.6xs25xe2.6 xn25 to beg; Morris L Ernst to Lillian M Williams, 2019 Bryant av; B&S; Jan30; Feb 2'15.
nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Barry st, cl, see plot begins 581 n Proposed Eastern blvd.

Beome st, 835 (10:2681), ns, abt 65 w Prospect av, 15x75, 3-sty bk tnt (valued at $38,000; mtg $29,000) CONTRACT to exch for s 80 ft of lots 35 to 39 & all of lots 40 to 48, blk A, map of Property N Y Eastern Realty Co, known as Clovena Park, Borough of Richmond, NY (valued at $7,000). Thos H Tully Constn Co, 1473 Longfellow av, with Benj Sicklick, 192 Keap, Bklyn; Jan22; Feb2'15.
nom

164TH st, 480-4 E, see Washington av, 980-2.

209TH st E, cor Decatur av, see Decatur av, cor 209.

Av St John (10:2684), ws, 100 s Beck, 50 x100 (owned by party 1st pt); also AV ST JOHN (10:2684), ws, adj above on south (owned by party 2d pt); party wall agmt; Ezra Constn Co with Lodgur Realty Co, 1029 E 163; Feb1; Feb2'15.
nom

College av (9:2434) & 2438), es, 157.8 n 166th, 192.6x100; agmt as to re of above premises from mtg agmt recorded June9 14; City Mtg Co & Tully Bldg Co with N Y Trust Co, 26 Broad; Jan27; Jan29'15.
nom

Daly av, 2075 (11:3122); re asn of rents; Abr J Dworsky to Steinmetz Constn Co, 1416 Glover; Jan29; Feb1'15.
nom

Decatur av (miscl), cor 209th, —x—; also land in Kings Co; certf from State Comptroller as to payment of transfer tax on above premises; Fred D Rensswig, Deputy Comptroller, to Chas V Adee of Bklyn Jan22; Feb1'15.
—

Gleason av (*), ss, 100 w 171st, 36x111.2x 66.11x106.8; re mtg; Florence M Brian, GDN Florence M Pope, to Frank Lacativa, 205 E 109; Jan16; Feb1'15.
nom

Jesup av (11:2872), ws, 109 s Jesup pl, 100x97.6, vacant; re mtg; Agnes C & Harry Mayer with Emma Devoe, 1423 Jesup av; Feb1'15.
nom

Longfellow av (11:3008), es, 100 s 172d, 50x100, owned by party 1st pt; also LONGFELLOW AV (11:3008), es, adj above on ss, owned by party 2d pt; party wall agmt; Manhattan Mtg Co with Traf Bldg Co, 4029 Lowerre pl; Feb4'15.
nom

Morris av, 1055 (9:2448), ws, 225.10 n 165th, 55x101.5x25x103.1, 2-sty & b bk dwg, re mtg; Fanny & Emma Behlen, 314 E 118, to Rosa Greenberg, 113 W 135, Janz, Feb 11'15.
nom

Olinville av (*), ws, 602.3 s Waring, 53.9 x100; re mtg, Alfd Loweth to Frank E Booth, 2272 Old White Plains rd, Jan29, Feb2'15.
nom

Washington av, 1185, see Washington av, 980-2.

Washington av, 980-2 (9:2368), sec 164th (Nos 480-6), 50x100, 3-sty bk tnt & strs, mtg $50,000, CONTRACT to exch for WASHINGTON AV, 1185 (9:2368), ws, 195.2 n 167th, 40x100, 2-sty fr dwg & 1-sty bk rear shop; mtg $10,500; Annita Realty Co with Bernard Greenthal, 1091 Prospect av, Jan29; Feb2'15.
nom

3D av, 3309 (9:2371); consent to 3d track; Aibt Bell et al to Manhattan Railway Co; Jan13; Feb2'15 (R S 50 cts).
376.40

3D av, 3417-19; consent to 3d track; Ann P Brinton to same; Jan12; Feb2'15.
nom

Parcel 66 (*), on damage map to open Zerega av from Castle Hill av, near Harts st to Castle Hill av near West Farms rd; re mtg; Chas Hoehn, 1227 Tinton av, to City NY; Sept1'14; Feb2'15.
nom

Parcels 37 & 37A (*), on damage map to open White Plains rd from West Farms rd to East River; re mtg; Eliz Flum, 317 E 77, to City NY; Nov12'14; Feb2'15.
nom

Parcel 76 (*), on damage map to open 213th st from Bronx blvd to Boston rd; re mtg; Arthur J Mace to City NY; Jan9; Feb 2'15.
nom

Parcel 60 & 60A (*), on damage map to open Guerlain, Archer, Merrill, Beacon, Woodycrest, Gray & Storrow sts; Fridolin C Mehler, 3763Olinville av, to City NY; Oct 26'14; Feb2'15.
nom

Parcels 33, 34 & 34A (*), on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Theo J Chabot to City NY; Nov27'14; Feb2'15.
nom

Parcels 2 & 2A (*), on damage map to open same; re mtg; Louis C Pils, 701 Ams av, & ano to City NY; May—'14; Feb2'15.
nom

Parcel 63 (*), on damage map to open same; re mtg; Minnie Hummel to City NY; May29'14; Feb2'15.
nom

Parcels 184 & 185A (*), on damage map to open Glebe av from Westchester av to Overing av; re mtg; N Y Trust Co, TRSTE to City NY; Dec15'14; Feb2'15.
nom

Parcel 1F (*), on damage map to open St Lawrence av; re mtg; Minnie J Douglass, San Diego, Cal, to City NY; May27 '13; Feb2'15.
nom

Parcel 27 (*), on damage map to open Boston rd from White Plains rd to n line of City of NY; re mtg; Arthur J Mace & ano, EXRS to City NY; May25'14; Feb2'15.
nom

Parcel 65 (*), on damage map to open same; re mtg; Jos Polchiniski, 3609 Willett av, EXR, to Brady Realty Co, 3729 Bronx blvd; Sept25'14; Feb2'15.
nom

Parcels 12 to 15 (*), on damage map to open Boston av from West Farms rd to Lane av; re mtg; Henry Ferris to City NY; Nov12'14; Feb2'15.
nom

Parcel 182 (*), on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Eliz Armstrong to City NY; Dec30'14; Feb2'15.
nom

Parcels 161 to 164 (*), on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Henry Ferris to City NY; Feb2'15.
nom

Parcels 2, 6 & 73 (*), on damage map to open 227th st from Laconia av to Bronxwood av; re mtg; Newburgh Savgs Bank to City NY; Oct30'14; Feb2'15.
nom

Parcels 26 & 73 (*), on damage map to open same; re mtg; same to same; Oct30 '14; Feb2'15.
nom

Plot (10:2606), begins 581 n proposed Eastern blvd & 330 e lands N Y N H & H R R Co, runs 130 to ns right of way xse— to pt 576 n proposed Eastern blvd xe— to cl Barry xn50 to beg; with right of way leading to Leggett av; re judgmt; Armin H Mittemann to Jacob Leitner, 749 Beck; Nov20'14; Feb1'15.
nom

Plot (10:2606), same prop; re judgt; Almet R Latson et al to same; Dec21'14; Feb 1'15.
nom

Plot, &c (10:2606), same prop; re judgt; Jas A McCafferty to same; Nov14'14; Feb 1'15.
nom

Plot (10:2606), same prop; re judgt; Jos Harowitz to same; Nov16'14; Feb1'15.
—

Plot (10:2606), same prop; re judgt in foreclosure & sale; East Bay Land & Impt Co to same; May12'14; Feb1'15.
nom

Power of atty; Marie T Rousset with Geo McCauslan, 3 6th, Weehawken, NJ; July12; Feb4'15.
nom

LEASES.

Borough of Manhattan.

JAN. 29, 30, FEB. 1, 2, 3 & 4.

Carmine st, 76 (2:528), all; Henrietta Berger to Rocco Ricci, 51 Leroy; 3yf Feb 1; Feb3'15.
1,080

Crosby st, 30-6, see Bway, 472.

Delancey st, 6 & 8 (2:425), ns, 92.10 e Bowery, 40x75.10, all; Ernst Plath, 39 7th, to Herman Kasper, 138 Norfolk; from Oct1 '14 to Apr30'35; Feb2'15, taxes, &c, & 4,000

Division st, 97 (1:282), two strs, b 3 & 4 rooms on 2d fl n; Sophie Maas to Benj Brodsky, 15 Eldridge; 10yf May1; Feb1'15.
3,000

East Broadway, 141 (1:283), e str fl & b; Abr Agress to Aaron Strauchler, 141 East Bway; 3yf May1; Jan30'15.
720

East Broadway, 183 (1:284), b fl & sub c; Abr Rothkrug to Morris Levine & Morris Goodman, doing business as L & G Lunch, on premises; 3yf May1; Feb1'15.
1,848

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Eldridge st, 3 (1:292), all; Albin R Case of Jamaica, LI, to Louis Winkler & Abr Shultz, firm Winkler & Shultz, 79 Division, 15yf Jan1; Feb2'15. 1,200

Eldridge st, 134 (2:414), s str fl & bakery underneath, Gittel F Eigenmacht, 134 Eldridge, to Jennie Sellinger, 132 Eldridge, 4 10-12yf Feb1; Feb1'15. 1,440

Eldridge st, 193 (2:421), middle str; Julius Martinson, 295 E 10, to Abr Weinstein & Philip Sandberg, both at 89-91 2d, firm A Weinstein & Son, 193 Eldridge; 6yf May1 '14; Feb2'15. 480

Forsyth st, 39 & 39½ (1:302), all; 39 & 39½ Forsyth St Co, 204 E 68, to Hyman Rosenbloom, 274 Madison; 5 3-12yf Feb1; Feb2'15. 4,000

Fulton st, 140 (1:79), 4 upper flrs; asn Ls; Jules Peck, of Eklyn, to Dominick Berni, 1627 Van Buren, Bronx, et al; Feb 1; Feb2'15. nom

Grand st, 245 (1:304), str & b; Morris Golde, 35 W 87, & ano, to Vincent & Giovani Trimarco, 245 Grand; 5yf May1; Feb 1'15. 4,000

Greenwich st, 456 (1:224), all; Solo Realty Co to Saml Shapiro, 9 W 107; 6yf Nov1'16; Feb1'15, excess taxes &c & 1,000

Houston st, 129 E (2:422), all; Jos M Goldstein to K & B Amusement Co, 129 E Houston; from Jan16'15 to May1'17; Feb 1'15. 1,800 & 2,100

Little W 12th st, 55 (2:645); asn Ls; Luigi Gazzale et al to Albt H Sickinger, 2471 Atlantic av, Eklyn; Jan23; Jan29'15. nom

Monroe st, 33 (1:276), str & b; Louis Tekulsky to Frank Pace, 33 Monroe; 2yf Oct2'14, with rens to Oct1'19; Feb1'15. 1,320

Norfolk st, 131, see Rivington, 128-30.

Norfolk st, 135-7 (2:354); sur Ls; Rivnord Leasing Co, 350 E 15, to Hy Biermann, 157 Keap, Eklyn; AT; Jan27; Feb1 '15. O C & 100

Rivington st, 128-30; also NORFOLK ST, 131 (2:354); sur Ls; Rivnorf Leasing Co, 350 E 15, to Hy Biermann, 157 Keap, Bklyn; AT; Jan27; Feb1'15. O C & 100

Water st, 337-9 (1:110), all; Allen L Storey et al, Bayside, LI, to Richardson & Boynton Co, 31 W 31; Jan11; Jan30'15. nom

Water st, 337-9; sobrn of mtg for $5,816 to Ls; Henry Hollerith Constn Co, 1398 Bristow av, Bronx, mortgagee, with same; Dec18'15; Jan30'15. 6,000

Water st, 337-9; sobrn of mtg for $30,000 to Ls; Columbia Trust Co, 60 Bway, mortgagee, with same; Jan21; Jan30'15. nom

Water st, 337-9; sobrn of two mtgs for $5,500 & $1,800 Ls; Moses Solomon, 118 E 101, mortgagee, with same; Dec18'14; Jan30'15. nom

1ST st E, swc 2 av, see 2 av, 11-7.

7TH st, 164-6 E (2:402), sur Ls; Rivnorf Leasing Co, 350 E 15, to Hy Biermann, 157 Keap, Eklyn; AT; Jan27; Feb1'15. O C & 100

9TH st, 57 E (2:561), ns, 226.4 w Bway, 26x92.3; consent to asn Ls to Geo Murphy; TRUSTEES of Sailors Snug Harbor to Mary H & Elias D Smith, EXRS, &c, Jno J Smith; Feb9'06; Beb1'15. O C & 100

10TH st, 81 E (2:556), ns, 200 w 3 av, 25x94.6, 4-sty bk loft & str bldg; leasehold; Edw D Dowling, ref, to Otto Schmidt Sr, 944 3 av, plfr, PORCELOS Jan29; Jan30; Feb1'15 (R S $3). 3,000

20TH st, 26 E (3:875), all; N P Cayley, of Riverside, Cal, to Silk Restaurant Co; 10yf Dec1'14; Jan29'15, taxes &c & 4,000

22D st W, see 11 av, see 11 av, see 22.

23D st, 160 E (3:878), all; Arnett G Smith at Metuchen, N J, to Wm B Langhorst, 375 W 46; 10yf Oct1'14; Feb4'15. taxes, &c, 2,000 & 3,000

23D st, 160 E (3:878), asn Ls; Max Herzig, 353 W 85 to Andrew T McKegney, 2486 Devoe ter; Feb3; Feb4'15.

24TH st, 416 W (3:721), sws, 546 se 10 av, 18x80; asn Ls; Bertha Piasecki to Marst McN Kennedy, 468 W 24; June14'11; Feb4'15. nom

27TH st W, cor 5 av, see 5 av, cor 27.

28TH st, 42-6 E (3:857), 2d str from es, also pt b; Borough Realty Co to Frank R Kohlhepp, 155 W 83; 5 10-12yf Dec1'14; Jan29'15. 2,000 & 2,200

30TH st W, nec Bway, see Bway, nec 30.

34TH st, 32 & 34 W (3:835), 1st loft, e & w halves; A Sulka & Co to Abram Ratkowsky, 20 E 120; 5yf Mar1; Feb4'15. 3,600

36TH st W (3:812) ss, b str in Marlborough Hotel; Marlborough-Blenheim Co to Carl L Palladino, 173 Hamilton, Albany, NY, & Dominick Ungaro, 855 E 181; 10yf Dec1'12; Jan29'15. 1,500

39TH st, 61 W (3:841), upper firs above str; Adolph A Hageman to Frank P Hynes, 226 W 123; 5½yf Nov1'14; Jan29'15. 3,000 & 3,500

48TH st, 235 E (5:1322), all; Wm & Marie Bertschinger to Therese Zuretzky, 235 E 48; 3 4-12yf Jan1'14; Feb1'15. 1,100

50TH st, 44 W (5:1265), ss, 561 w 5 av, 20x100.5; asn Ls; Hy T Hornidge to Jno R Rainbow, 14 W 50; Jan20; Feb2'15. nom

51ST st, 605-7 W, see 52d, 602-4 W.

52D st, 602-4 W (4:1009), all; also 51ST ST, 605-7 W, all; Edw H Deike, EXR D F Deike, et al to Universal Auto Painting Co, 245-7 W 55; 10yf Feb1; Feb1'15. 1st year 5,000 & then 6,000

55TH st, 20 E (5:1290), ss, 80.6 w Mad av, 22.6x100.5; sur Ls; Jos J Zimmerman, 34 W 33, to Jeanette Le B Parsons, 126 E 73, & Jos C Mott of Great Neck, LI; AT; Feb4'15. nom

57TH st, 137-9 E (5:1312), str & b; re from liability for rent due under Ls & cancellation of same; Carrie Schwab to Chas J Schloss, 137-9 E 57; Jan21; Feb2'15. nom

59TH st E, nec 1 av, see 1 av, 1082.

62D st, 323-7 E (5:1437), all; Morris Morrison to Jos Marmor, 150 E 81, 5yf Feb1; Feb2'15. 5,400

64TH st E, swc 2 av, see 2 av, swc 64.

65TH st, 448-52 E, see 2 av, 1251-9.

98TH st, 305-14 W (4:1885), ns, 80 W West End av, 120x100.11, all, Schuyler Arms Corpn to Olive Simpson, or Burnham, 245 W 81, 10yf Sept14, Feb3 to 24,000 & 27,000

101ST st, 54 E (6:1606), sui Ls, Joseph Realty Co, Inc, to Leni & Gruenstein, 60 W 90, & ano, AT; Dec31'14; Jan30'15. 308.33

111TH st, 100-2 E (6:1638), sec Park av, all; Wm Schwarzkopf of Bklyn to Markus Chajes, 100 E 111, 5yf Jan1; Feb2'15. 6,100 & 6,150

112TH st, 314-6 E (6:1683), e str fl & pt b, Addolorata Tortora & ano, 274 E 111, to Francesco Tornincasa, 314-6 E 112; 5yf Feb1; Jan29'15. 420

113TH st, 5 E (6:1619), all; Edw Rubin, 22 E 93, to I & M Realty Corpn, 44 W 45; 3yf Feb1, Feb3'15. 1,500

114TH st, 101 E (6:1642), nec Park av, str; Saml Josephs, 255 W 108, to Jos Forman, 1607 Park av; 3yf May1'12; 2y ren, Feb3'15. 960

119TH st, 351 E (6:1796), str; Anna Tietjen, 355 E 119, to Nicola Nese, 229 E 111; 4yf Jan1; Feb1'15. 360

131ST st, 602 W, see Bway, 3251-5.

135TH st, 39 W (6:1134); asn Ls, Leopold Weinberg, 769 8 av, to Harry Birdy, 1 Essex; Jan2'14; Feb1'15. nom

135TH st, 59 W; asn Ls; Harry Birdy to Isaac Radskin, 139 W 135, Aug21'14; Feb 1'15. nom

135TH st, 517-9 W (7:1988), two bldgs, all; Chas W Nelson to Jos Shenk, 66 W 107; 3yf Feb1; Feb1'15. 8,000

135TH st, 477 W (8:2108); asn Ls with all title to deposit of $3,333.33; Jos Greissgrow, 40 E 112 & ano to Jos Jovans, 14 E 114; Feb2'15. O C & 3,200

Av A, 1453 (5:1472), cor str fl & pt b, Katharina C Staedler, 1453 Av A, et al, to Chas Langer, 1453 Av A; 5yf Oct1'14; Feb 3'15. 840

Av B, 76 (2:401), cor str, 23x29; Jos Spivack, 326 E 79, to Philip Rudy, 76 Av B; 5yf May1; Feb3'15. 2,100

Amsterdam av, 1733 (7:2060), str; Henry C Torborg to Helena & Julius Jones, 1 W 128; 5yf May1'14; Feb3'15. 2,000

Broadway, 472 (2:473); also CROSBY ST, 30-36; agmt as to sur Ls & all RT&I to bldgs; Mutual Real Estate Co with General Society of Mechanics & Tradesmen of City NY, 16-24 W 44; AL; Jan30; Feb2'15 (R S $10). 4,500

Broadway, cor 27th, see 5 av, cor 27.

Broadway (3:832), nec 30th, 105.8x110.6x98.9x72.9; asn Ls; Royal E Moss, ADMR Octavia A Moss, to Gresham Realty Co, 119 W 40; mtg $75,000 & AL; Jan29; Feb2'15. nom

Broadway, 3251-5 (7:1997), swc 131st (No 602); asn Ls; Edwin S Alton to 171st St & Brook Av Co, 111 Bway; mtg $15,000, taxes, &c; Nov19'14; Feb1'15. nom

Lenox av, 490 (6:1732), s str & pt c; Geo Cohen to Julius Ginsler, 130 Kent, Bklyn; 5yf May1; Feb1'15. 1,240 & 1,300

Park av, 1640 (6:1622), cor str & c; Fredk W Sander to Francis Monaghan, 667 E 164; 5yf Feb1; Feb1'15. 1,500 & 1,920

Park av, sec 111th, see 111th, 100-2 E.

Park av, nec 114th, see 114th, 101 E.

1ST av, 1225 (2:449), upper flrs; asn Ls; Wm Kampel to Adolph O Benisch, 53 Ward st, Newark, NJ; Jan20; Feb2'15. nom

1ST av, 1082 (5:1370), nec 59th, str & pt b; Estate of Geo Abendschein to M Costello's Sons, 1082 1 av; 3yf Nov1'14; Feb2'15. 600

2D av, 11-7 (2:456), swc 1st, runs s70.4 xw58.10xn24.8 & 52.10 along es alley to 1st xe59.2 to beg, with rights to alley; Mary Realty Co, 111 E Houston, to Annie Schulman, 1518 1 av; Jan29; Jan30'15. nom

2D av, 686 (3:943), str fl & b; Sarah A Lott, 686 2 av, to Patk F Smith, 211 E 39; 5 8-12yf Feb1; Feb1'15. 1,000 & 1,200

2D av (5:1418), swc 64th, 125.5x105; agmt as to re of Ls & merger of leasehold into fee; Kath S Galbraith, of Washington, DC, & Jane Sanders, of Albany, NY, with Hollywood Garage Corpn, 238-44 E 64; Jan 8; Jan30'15. nom

2D av, 1237-9 (5:1419), also 65TH ST, 248-52 E, all; Arpad Wellish of Newark, N J, to Morris Siegel, 346 E 67; 5yf Feb1; Feb 2'15. 2,600 & 3,000

2D av, 1471 (5:1431), all; Morris Morrison to Morris Gluck, 355 E 81; 5yf Feb1; Feb2'15. 3,200

3D av, 1201 (5:1424), all; Edw A Morrison, of Larchmont, NY, to Patk J O'Brien, 110 E 91; 10y & 6 days f Jan26; Jan29'15. 3,000 & 3,25[illegible]

5TH av (3:828), cor 27th, —x— to Bway, 5th fl in Victoria Bldg; 230 5 Av Corpn at 230 5 av, to Castelli Carpet Co, on premises; 6yf Feb1; 3y ren at $16,000; Feb3'15. 14,000 to 16,000

7TH av, 202 (3:771), str & b; Meyer Freedman et al to Anton Ring & Albt Eisen, 202 7 av; 3yf May1'16; Jan30'15. 2,100

7TH av, 420 (3:783); asn Ls; A Murry Rosenthal, 502 W 177, to Eureka Distilling & Distributing Co, 420 7 av; Jan14; recorded from Jan18; Jan29'15. nom

7TH av, 448 (3:784), str & 1st fl; Wilmarth A Robinson, 116 W 80, to Ike Woplinsky, 448 7 av; 3 3-12yf Feb1; Feb1'15. 1,620

8TH av, 937 (4:1046), all; Cath A Lawrence & ano to August Fehr, 268 Fordham rd; 6 8-12yf Feb1; Jan30'15. taxes &c & 2,000 & 2,500

10TH av, 502 (3:736), str & b; Eliz Kroeger of Bronx, et al to Geo H Peper, 502 10 av; 5yf Apr1; Feb4'15. 1,080

11TH av (3:683), sec 22d; asn Ls; Michl F Farley, 485 West, to Frederic C Gale, 1730 Bway; Feb1; Feb4'15. nom

LEASES.

Borough of the Bronx.

Faile st, 961 (10:2746); sur Ls; Louis Epstein to Morris Weinstein, 1800 7 av; Feb1; Feb2'15. nom

Jennings st, 750 (11:2969); notice of renewal of Ls for 3yf May1'15; Geo Meyer to Agnes Pragnell; Jan25; Jan30'15. nom

161ST st, 827 E (10:2677), str; Claus Bosch to Bernard Greenberg, 825 E 161; 5yf May1'16; Jan29'15. 780

162D st, 372-4 E (3:2108), 1st & 2d flrs & c; Ida Kunz to Leo Reisch, 372 E 162 & ano; 3 8-12yf May1; Feb1'15. 1,500

169TH st, 800-2 E (10:2682); asn Ls; Abt Ehring to Alfd Drescher, 1049 Tiffany; Jan28; Feb1'15. nom

179TH st, 445 E (11:3036); asn Ls; Saml Horowitz to Wm Rollin, 1296 College av; Jan14; Feb1'15. nom

188TH st E, see Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 188.

204TH st, 369 E (12:3353), str & c; Jacob Zurnieden to Chas E Sittig, 1390 2 av; 6yf Nov1'14; Jan30'15. 1,200

225TH st E (*), ns, 405 e White Plains av, 100x114; 1,000 yr tax ls; Wm Archer, County Treasurer, to G Arnold Moses, 3721 Bronx blvd; Jan28; Jan30'15. 2.42

225TH st E (*), same prop; 1,000 yr tax ls; Gilbert S Lyon, County Treasurer, to Saml M Purdy; Mar4,1863; Jan30'15. 4.84

225TH st E (*), same prop; asn tax ls, Saml M Purdy to Danl Owen; AT; Mar29 18[illegible]; Jan30'15. nom

225TH st E (*), same prop; asn tax ls, Patk Owen to G Arnold Moses; AT; Oct1, 1890; Jan30'15. nom

Andrews av, 2341 (11:3225); sur Ls; Edw Goldberg to Eitingon Realty Co, 45 W 25; Jan28; Jan29'15. 210

Belmont av, 2465 (11:3076); asn Ls; Ernest Damiano & ano to Geo W Roper, 523 E 7; Jan19; Jan30'15. nom

Fordham rd 184-364 (11:3026), str; Adams Realty Co to G A Hang, 502 E 138, & ano; 5yf completion of str; Jan30'15. 1,272 to 1,464

Grand Blvd & Concourse (11:3152-3160), sec 188th, all; Jno M Ireland to Grand Concourse Garage Co Inc at Grand Concourse & Blvd & 188th, 287 Jan1; Feb2'15. 3,000

Jerome av, 2308 (11:3187), str; Jas E Place to Harry E Coley, 2308 Jerome av; 6yf May1'14; Jan29'15. 1,100 to 1,300

Prospect av (10:2677), ws, 139.1 n 160th, runs w32xn58.2xw115xs100.1xw30xs20xe67.7 x s77.2xe22.5xn77.2xe33xn35.4xe92 to av xn 28.7 to beg; all; Adelaide P Ehrich et al to Madison Av Amusement Corpn, 701 7 av; 5 7-12yf Feb1; Jan29'15. 12,500 to 15,000

Prospect av, 618-20 (10:2685), all; Edw Rubin to I & M Realty Co, 44 W 15; 3yf Feb1; Feb3'15. 2,800

Union av, 868 (10:2677); sur Ls; Carulos Realty Co to American Land Credit Corpn, 31 Liberty; Jan29; Feb3'15. nom

Walker av, 115 (*), 51; Jos Diamond to Ferdinand Locher, 2056 Honeywell av & ano; 5¼yf Feb1; Feb4'15. 1,500

Zerega av, 1447 (*), str & c; Norbert Robillard to Conrad Elbert, 1447 Zerega av; 4yf Jan1; Feb3'15. 600

MORTGAGES.

Borough of Manhattan.

JAN. 29, 30, FEB. 1, 2, 3 & 4.

Bond st, see Bway, see Bway, 656-8.

Canal st, 294-8, see Bway, 415-7.

Canal st, 346 (1:211); ext of mtg for $27,500 to Jan29'20, 5½; Jan29; Feb1'15; U S Savings Bank, 606 Madison av, with Jno W Cornish Constn Co, 805 Tremont av, Bronx. nom

Carmine st, 76 (2:528); sal Ls; Feb 2; Feb3'15; demand, 6%; Rocco Ricci to Lion Brewery, 104 W 108. 2,233.30

Catherine st, 46-50 (1:278), swc Madison (No 72), runs s70xw65xn40.7 & 29.1 to ss Madison xe64.4 to beg; Jan29'15; 5y5%; Bernard F Golden, 72 Madison, to Emigrant Indust Savgs Bank. 60,000

Cherry st, 444 (1:263), ns, abt 55 e Jackson, —x— to FM; Jan19; Feb4'15; 5y5%; Wm Lustgarten & Co, 68 William, to Blanche J Burg, 33 W 11. 8,500

Clinton st, 69 (2:349), ws, 50 n Rivington, 29.10x50; pr mtg $——; Feb2; Feb3'15; due Feb12'17, 6%; Meier Padwe, of Jersey City, NJ, to Nathaniel L Gladsone, 318 W 117. 3,000

Delancey st, 6-8 (2:425), ns, 92.10 e Bowery, 40x75.10; leasehold; Feb1; Feb2'15; 8y 6%; Hyman Kasper to Ernest Plath, 39 7th. 4,000

Delancey st, 168 (2:348), ns, 50 e Clinton, 25x100; pr mtg $24,000; Jan19; Feb1 '15; demand, int as per bond; Annie wife & Herman Leiman to India Wharf Brewing Co, 60 Hamilton av, Bklyn. 1,000

Division st, 23 & 23½ (1:281), ss, abt 265 e Catherine, 24.10x65x25x65; PM; pr mtg $18,000; Feb1; Feb2'15; 5y6%; Saml Miller to Nathan Roggen, 61 E 86. 7,000

Division st, 23 & 23½ (1:281), ss, 25x—to ns East Broadway (No 36); ext of mtg for $4,000 to Nov1'19, 6—6; Mar6'14; Feb 2'15; August Ruff, 52 W 120, with Nathan Roggen, 1350 Madison av. nom

Division st, 23 & 23½; also EAST BROADWAY, 36; agmt apportioning mtg for $45,000 so that $18,000 shall affect Nos 23 & 23½ & $27,000 on No 36; Feb1; Feb 2'15; Nathan Roggen with Saml Miller. nom

East Broadway, 36, see Division, 23-23½.

Eldridge st, 205 (2:421), ws, abt 200 n Rivington, 25x100; pr mtg $14,000; Jan28; Jan29'15; 5y5%; Carl A & Carl E Rodenburg, at North Bergen, NJ, & Philip L Rodenburg, at West Hoboken, NJ, to Emigrant Indust Savgs Bank. 4,000

Eldridge st, 205 (2:421); ext of mtg for $14,000 to Jan28'20, 5%; Jan30'15; Emigrant Indust Savgs Bank with Carl A & Carl E Rodenburg, 129 Patterson Plank rd, North Bergen, NJ, & ano. nom

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Eldridge st, 205 (2:421), ws, abt 175 s Stanton, 25x100; pr mtg $——; Jan30; Feb 1'15; 2y or sooner, 6%; Carl A Rodenburg, 129 Paterson Plank rd, North Bergen, NJ, & Philip L Rodenburg, 495 Palisades av, West Hoboken, NJ, to Chas Brandt, Jr, 319 W 87. 250

Greenwich st, 107 (1:51), es, 27.1x100.8x 24.11x103.1, ss; equal lien with mtg $11,000; Feb22; Feb3'15; due & int as per bond; Cornelius Hayes, 79 Varick, to Geo F Vinent, at Setauket, LI, & Hy K Vinent, St James, LI, trstes Eliz F Floyd, decd. nom

Hester st, 103 (1:307); ext of mtg for $59,000 to Feb3'20, 5½%; Jan29; Feb1'15; Wm Hastorf of Yonkers, NY, with Morris Goldstein, 75 2 av (Sarah Goldstein, holder of 2d mtg for $6,000 consents to above). nom

Hester st, 103; ext of mtg for $6,000 to Jan1'18, 6%; pr mtg $59,000; Jan18; Feb1'15; Sarah Goldstein, 75 2 av, with Morris Goldstein, 75 2 av. nom

Isham st, nwc 211th, see Isham, nec Vermilyea av.

Isham st (8:2228), nec Vermilyea av, runs e148.2 to ws 211th, xn91.6xw95.8 to e s Isham x875 to beg; building loan; pr mtg $32,500; Feb1; Feb2'15; 2y6%; Aldus Constn Co, 600 W 181, to Hickory Realty Corpn, 128 Bway. 62,500

Isham st (8:2228); same prop; certf as to mtg for $62,500, Feb1; Feb2'15; same to same.

Isham st (8:2228); same prop; PM; pr mtg $14,000; Feb1; Feb2'15; 2y6%; same to same. 18,500

Jones st, 5 (2:590), ns, 44.10 w 4th, 25x100; pr mtg $23,000; Jan26; Jan29'15; due Jan2'17, 5%; Domenico Rovegno, E of R, to Enrico & Louisa Tripolio, 220 Macdougal. 2,000

Lafayette st, 126-30 (1:209); ext of mtg for $74,000 to Jan26'18, 5½%; Jan26; Jan 29'15; N Y Trust Co, 26 Broad, with Hugh L Fox, at West Islip, LI. nom

Lafayette st, 126-30; satisfaction of int of $5,000 in mtg of $80,000; Jan22; Jan29 '15; Rosa Mack to Hugh L Fox, at West Islip, LI.

Lafayette st, 126-30; agmt as to ownership of bond & mtg for $74,000; Jan26; Jan 29'15; Gibraltar Mtg Co, 52 William, with N Y Trust Co, 26 Broad. nom

Lispenard st, 65-9, see Bway, 415-7.

Madison st, 72, see Catharine, 46-50.

Minetta st, 16-22 (2:542), nws at sws Minetta la (Nos 19-21), 80x75; PM; Jan30; Feb1'15; 10y or sooner, 4½%; Giorgio De Scala, 23-5 Minetta la, to Central Trust Co of N Y, 54 Wall. 20,250

Minetta la, 19-21, see Minetta st, 16-22.

Monroe st, 33 (1:276); sal Ls; Jan29; Feb1'15; demand, 6%; Frank Pace, 33 Monroe, to Kips Bay Brewing & Malting Co. 1,100

Monroe st, 142 (1:256); ext of mtg for $20,000 to Nov1'17, 5½ & 6%; Jan12; Feb1 '15; Jas W Halstead, 1182 Prospect av, Hartford, Conn, & ano exrs, &c, Pearson Halstead, with Monroe & Market Co, 142 Monroe. nom

Suffolk st, 112 (2:348), es, 150 s Rivington, 25x100; PM; pr mtg $24,000; Jan29; Jan30'15; 5y or sooner, 6%; B T Realty Co, 309 Bway, to Willar Realty Co, 220 Bway. 5,500

Suffolk st, 112; ext of mtg for $24,000 to Oct22'18, 5%; Oct22'14; Jan30'15; Willar Realty Co, 220 Bway, with Mary G Richardson, 17 W 74, & Wm C Orr, 16 E 92, exrs &c Cath A Stevens. nom

Sullivan st, 223 (2:539), es, 300 n Bleecker, 25x100; Jan29; Jan30'15; due Feb1'18, 6%; Antonia Ferruggia to Emidio Andreiuolo, 223 Sullivan. 1,500

Sullivan st, 231 (2:539), es, 400 n Bleecker, 15x100; pr mtg $——; Jan14; Feb1'15; due Dec31'16, 6%; Anna Cavallo, Domenico Grieco & Raffaela, his wife, & Sebastiano Crecca to Maria & Angelo Gizzi, 173 Sullivan. 2,000

Thompson st (2:538), nec 3d (Nos 73-7), 45.7x74.4x44.3x75; Feb2; Feb3'15; 3y5% Elena Realty Corpn, 226 Lafayette, to Columbia Trust Co, 60 Bway. 57,000

Thompson st, nec 3d (Nos 73-7); certf as to mtg for $57,000; Feb2; Feb3'15; same to same.

Thompson st, nec 3d (Nos 73-7); sobrn of mtg for $50,000 to mtg for $57,000; Feb 2; Feb3'15; Jos Frey, 71 Washington sq N, with same.

Union sq E, 26-8 (3:871), es, 78 n 15th, 50.6x125; pr mtg $145,000; Jan25; Feb3'15; due Feb1'18 or sooner, 6%; Theo H Ludwig, 238 Clark, Westfield, NJ, to The Kent Realty Co, 156 Bway. 10,000

3D st, 35 W (3:535); agmt that Jacob Hirsh will not demand his int of $70,000 at 5% until Jan1'19; this agmt only for benefit party 2d holder of mtg $25,000; Feb3; Feb4'15; Jacob & Saml Hirsh & Alois Gutwillig, NY, with Albt Handy, as trste, party 2d pt. nom

3D st, 73-7 W, see Thompson, nec 3d.

4TH st, 251-3 E (2:387), ns, 100 e Av B, runs5.10x100x5.9; pr mtg $12,000; Jan28; Feb3'15; 1y6%; Saml Feinberg, 60 Essex, to Louis Stecher, 251 E 8. 6,500

4TH st, 251-3 E; sobrn of mtg for $2,000 to mtg for $8,500; pr mtg $12,000; Feb2; Feb3'15; same, owner, & Edmund Bittiner, 251 W 92, exr Louis Meisel, with same. nom

4TH st, 307-9 E (2:374), ns, 82.3 e Av C, runs n72x0.9xn2dx46.5x896 to st xw47.2 to beg; Feb2; Feb3'15; 5y5%; Jacob B Prager to Green-Wood Cemetery, 170 Bway. 45,000

4TH st, 307-9 E (2:374), ns, 82.3 e Av C, 47.2x96; PM; pr mtg $45,000; Feb2; Feb3 '15; 5y6%; Jacob B Prager to Aaron Mintz, 230 E 6. 17,000

11TH st, 507 E (2:405), ns, 95.6 e Av A, 25x103.3; pr mtg $——; Jan29; Jan30'15; installs, $500 yearly, 6%; Simon Grun to Morris Davidowitz, 47 W 114. 3,750

11TH st, 541 E (2:405); ext of mtg for $9,500 to Feb1'18, 5%; Jan27; Feb1'15; Morland Mtg Co with Clara W Tanner, 234 Ams av. nom

11TH st, 133-5 W (3:607), ns, 375 w 6 av, 50x103.3; Jan20; Jan29'15; due Feb1'16, 6%; Matilda C Van Winkle to Jno M Smith, both at Village of Stone Ridge, Town of Marbletown, Ulster Co, NY. 2,500

12TH st, 44 W (2:575), ss, 454.7 w 5 av, 21x103.3; PM; Jan28; Jan29'15; 5y or sooner, 5%; Herman Hanauer to American Mtg Co. 11,500

12TH st, 47 W (2:576), ns, 402 e 6 av, 21.7x49.4x--x92; PM; Jan28; Jan29'15; 5y or sooner, 5%; Herman Hanauer to American Mtg Co. 8,000

12TH st, 48 W (2:575), ss, 475.7 w 5 av, 20.5x103.3; PM; Jan28; Jan29'15; 5y or sooner, 5%; Herman Hanauer to American Mtg Co. 11,500

13TH st, 438 E (2:440), ss, 172.9 w Av A, 24.3x103.3; Jan29'15; installs, 5y6%; Liebowitz Realty Co, 150 Allen, to Jonas Weil, 21 E 82, & ano. 4,000

13TH st, 438 E; certf as to mtg for $4,000; Jan29'15; same to same.

13TH st, 438 E; sobrn of mtg for $2,000 to mtg for $4,000; Jan16; Jan29'15; same, owner, & Kesil Liebowitz, 61-3 E 3, with same. nom

13TH st, 438 E; sobrn of mtg for $2,000 to mtg for $4,000; pr mtg $19,000; Jan16; Jan29'15; same, owner, & Wilhelmina Kratsch, 124 Stanton, with same. nom

13TH st, 438 E (2:440); ext of mtg for $12,000 to Dec1'19, 5%; Jan29; Feb3'15; American Mtg Co with Liebowitz Realty Co. nom

13TH st, 440 E (2:440), ss, 148.6 w Av A, 24.3x103.3; Jan29'15; demand, 6%; Liebowitz Realty Co, 150 Allen, to Jonas Weil, 21 E 82, & ano. 2,000

13TH st, 440 E; certf as to mtg for $2,000; Jan29'15; same to same.

13TH st, 440 E; sobrn of mtg for $2,000 to mtg for $2,000; pr mtg $19,000; Jan16; Jan29'15; same, owner, & Wilhelmina Kratsch, 124 Stanton, with same. nom

13TH st, 440 E (2:440); ext of mtg for $19,000 to Dec1'19, 5½%; Jan29; Feb3'15; North River Savgs Bank with Liebowitz Realty Co. nom

13TH st, 509-11 E (2:407), ns, 121 e Av A, 37.6x103.3; PM; pr mtg $——; Feb1; Feb 3'15; 3y or sooner, 6%; Francesco Di Lorenzo to Mack Constn Co, 957 Hoe av.

14TH st, 239 E (3:896), ns, 130.11 w 2 av, 26x103.3; PM; pr mtg $21,000; Feb1'15; due Mar1'17 or sooner, 6%; Church Extension Committee of the Presbytery of N Y to Eclectic Medical College, 242 W 73. 4,500

14TH st, 347 E (3:921); ext of mtg for $12,000 to Feb2'18, 5½%; Feb4'15; Title Guar & Trust Co with Alex Nemoionsky, Bishop of the Russian Orthodox Catholic Church in N A, 15 E 97. nom

15TH st, 330 E (3:923), ss, 260 w 1 av, 21x92; Feb1; Feb3'15; due Jan1'18, 5%; Geo Kilian to Geo Falkenstein, 420 W 118. 6,000

20TH st, 26-8 E (3:875); lease, chattels, etc; Dec1'14; Jan29'15; installs, $100 monthly, 6%; Silk Restaurant Co, Inc, to Chas Meininger, 130 So Hamilton av, at Morris Park, LI, & Jos Rosas, $4,833.16

20TH st, 516-30 W (3:691), ss, 400 e 11 av, old line, 175x92; Feb2; Feb3'15; 3y5%; Kath T Moore to Union Trust Co, 80 Bway. 112,000

22D st W, sec 11 av, see 11 av, 160.

23D st, 160 E (3:878); asn Ls by way of mtg as collateral to secure $350; Oct29'14; Feb4'15; Wm Langhorst, 375 W 46, to Max Herzig, 353 W 85. nom

26TH st, 311 E (3:932); ext of mtg for $15,000 to Mar15'18, 5%; Feb1'15; Chas J Hesse with Abr Goldsmith, 50 W 75, & ano, trstes will Saml Scholle. nom

30TH st, 106 W (3:805), ss, 77 w 6 av, 25.8x90.8x26.3x85.5; PM; Jan28; Jan29'15; due & int as per bond; Wm H P Oliver, of Morristown, NJ, to Dry Dock Savings Instn, 341 Bowery. 18,000

30TH st, 106 W; PM; pr mtg $18,000; Jan 28; Jan29'15; due & int as per bond; same to Michl Coleman, 51 W 50. 9,000

30TH st, 634 W (3:675), ss, abt 325 e 12 av, 25x98.9; PM; Dec31'14; Feb1'15; due & int as per bd; Thos H Stewart of Bronx to Edw Lavin, 86 Woodhull, Bklyn. 10,000

31ST st, 35-7 W (3:833), ns, 466.8 w 5 av, 33.4x98.9; pr mtg $175,000; Jan27; Jan29 '15; due & int as per bond; Brogan Building Co to Carl Bomeisler, 1229 Park av. 25,000

31ST st, 35-7 W; certf as to mtg for $25,000; Jan27; Jan29'15; same to same.

31ST st, 440 W (3:728), ss, 275 e 10 av, 24x94.7x25x96.9; Feb1; Feb2'15; 3y5½%; Michaele Lo Jacona to Minnie Aub, 22 E 81. 7,500

33D st, 127-31 W (3:809), ns, 350 e 7 av, 75x98.9; Jan29; Feb3'15; due Feb2'18, 5%; Kath H Hillbridge, 425 West End av, & Gerard C Hageman, at Greeneville, Greene Co, NY; Lucy M & Aletta Hegeman, at 400 West End av, individ, & Gerard C Hegeman, at Greeneville, NY, & B Arthur Averigg, 445 Riverside dr, as trstes for Adrian G Hegeman, to N Y Life Ins & Trust Co, 52 Wall. 35,000

38TH st, 307-13 W (3:762), ns, 100.5 w 8 av, runs n44.9x again n54xw100xs98.9 to st xe99.7 to beg; PM; Jan27; Feb2'15; due Feb1'25, 5%; Jacob Eidenbach, 309 W 38, to Wm F Kohring, at Harrington Park, NJ. 54,000

39TH st, 532 W (3:710); ext of mtg for $13,500 to Feb1'20, 5%; Feb1; Feb2'15; Betty Gusthal with Hyman Bloch, 756 Forest av, Bronx. nom

40TH st, 108 W (3:815), ss, 150 w 6 av, 25x98.9; Feb1'15; 5y5%; Edw W Browning, 110 W 72, to Bowery Savings Bank, 128 Bowery. 50,000

40TH st, 314-8 W (3:763), ss, 250 w 8 av, 50x98.9; pr mtg $37,000; also 40TH ST, 320 W (3:763), ss, 300 w 8 av, 25x98.9; pr mtg $17,000; Feb2; Feb4'15; due & int as per bond; Maurice Cross, 218 W 40, to Lena Shapiro, 219 W 34. 2,000

40TH st, 320 W, see 40th, 314-8 W.

44TH st, 126 E (5:1298), ss, 34.8 e Lex av, 16.4x85, Feb1'15; 3y5%; Sadie G Shea at New Rochelle, NY; Agnes O Raywood, NY, and Edw P McDonald of Woodmere, LI, to N Y Title Ins Co. 10,000

45TH st, 351 W (4:1036), ns, 175 e 9 av, 25x100.5; pr mtg $22,000; Jan29; Feb1'15; 5y6%; Jno C Brinkman, 749 Kelly, to Jno Willenbrock, 1906 Marmion av, Bronx. 5,000

46TH st, 73-5 W (5:1262), ns, 50.10 e 6 av, 39.8x50.8; pr mtg $36,000; Jan29'15; due Feb1'16, 6%; Philip A Fitzpatrick to Thos H Kelly, 427 E 56. 6,000

48TH st, 523 W (4:1077); ext of mtg for $14,000 to Mar2'19, 5%; Jan21; Jan29'15; Jno Schappert, 514 E 83, with Guglielmo Giorgio, 516 W 48. nom

49TH st, 210-8 W, see Bway, 1603-11.

49TH st, 416 W (4:1055); ext of mtg for $16,000 to Feb18'18, 5%; Jan27; Jan29'15; Simon Fabian, 2024 3 av, with Chas F Ballard, 35 W 38, Bayonne, NJ. nom

51ST st, 434 W (4:1060), ss, 380 e 10 av, 20x100.5; pr mtg $——; Jan26; Feb1'15; due & int as per bond; Anne Rafferty, 403 W 57, to Dani F Brophy, 514 10 av. 3,000

52D st, 361 W (4:1043); ext of mtg for $8,000 to Feb1'20, 5%; Feb1; Feb4'15; Mary Potter, 366 W 55, with Matilda A Beiser, 361 W 52. nom

55TH st, 100-8 E, see Park av, 407-13.

58TH st, 145-55 E (5:1313), ns, 100 w 3 av runs n100.5xe20xn80xw20xn20 to ss 59th (Nos 142-60) xw175x8200.10 to ns 58th xe15 to beg; leasehold also WESTCHESTER st (10:1751), nec Hoe av, 91.11x47x 78.10x48; fee; pr mtg $2,000 and 2d pmt; Jan19; recorded in Bronx on Jan21; Jan 29'15; 2y or sooner, 6%; Adolph Suesskind, 145 E 58, to Fredk Hollender, 149 W 125. 10,000

59TH st, 142-60 E, see 58th, 145-55 E.

63D st, 322 E (5:1437); ext of mtg for $16,000 to Feb1'18, 5%; Jan30; Feb2'15; Clara M Holden, of Newark, NJ, with Gottlieb F Sewing, 2726 Creston av, & Eric B Oberg, 1985 Honeywell av. nom

63D st, 324 E (5:1437), ss, 300 e 2 av, 25x100.5; Feb1; Feb2'15; due Jan1'20, 6%; Angelo Bianco & Rosina Albano to Berthold Frank, 541 9 av. 3,100

63D st, 324 E; ext of mtg for $16,000 to Feb1'18, 5%; Jan30; Feb2'15; Lillie E Moore, of Plainfield, NJ, with Rosina Albano & Angelo Bianco, both at 328 E 63. nom

67TH st, 204 W (4:1158); participation agmt in mtg $4,000; Jan20; Feb4'15; Hyman Shapiro, 219 W 34, with Lena Shapiro, 219 W 34. ——

71ST st, 56 W (4:1123), ss, 165 e Col av, 20x100.5; PM; Feb2'15; due & int as per bond; Jas K Hackett, at Vanderbilt Hotel, Park av & 34th, to Florentine Sutro, 600 West End av. 22,500

72D st, 150-6 E (5:1406), sec Lex av (Nos 993-5), 80x104.4; PM; pr mtg $——; Jan29; Feb1'15; due Feb1'18, 5%; 150 East 72d St Inc to A L Realty Co, 505 5 av. 65,000

72D st, 158 E (5:1406), ss, 80 e Lex av, 18x104.4; Jan27; Jan29'15; 3y5 Jacob A Stein to Greenwich Savings Bank, 246-8 6 av. 12,000

73D st, 223 E (5:1428), ns, 275 w 2 av, 25 x102.2; Jan29'15; 3y5%; Annie M Christie, 20 E 32, to Noelie Grauby, 293 W 4. 12,000

73D st, 223 E; sobrn of mtg for $5,000 to mtg for $12,000; Jan27; Jan29'15; same, owner, & Silas Downing, 33W48, with same. nom

79TH st, 219 E (5:1525), ns, 240 e 3 av, 20x102.2; Jan30; Feb1'15; 5y5%; Ella A & Eliz Ryan, both of Bklyn, to Bowery Savings Bank, 128 Bowery. 7,500

82D st, 174 W (4:1212), ss, 81.6 e Ams av, 18.6x102.2; Feb1'15; 3y5%; Thos Jaenon to Emigrant Indust Savgs Bank. 12,500

83D st, 71 W (4:1197), ns, 85.5 e Col av, runs e39.6xn102.2xw25xs62.6xsw— to beg; ½ pt; pr mtg $27,500; Jan20; Feb3'15; due Jan1'18, 6%; Thos S Cochrane, at Orford, NH, to Louis A Stecher, 4516 6 av, Bklyn. 10,000

84TH st, 306 E (5:1546), ss, 100 e 2 av, 16.8x102.2; Jan29'15; 3y5%; Jennie & Susie Hughes to Bowery Savgs Bank, 128 Bowery. 1,500

84TH st, 52 W (4:1197), ss, 205.8 e Col av, 16.8x102.2; Feb2'15; 3x5%; Geo A Fisher Co to Greenwich Savgs Bank. 9,000

85TH st, 201 W, see Ams av, 520-8.

86TH st, 423 E (5:1566), ns, 231 e 1 av, 25x100.8; pr mtg $——; Feb1; Feb4'15; 3y 6%; Julius Neumann, 423 E 86, to Helene Tietz, 60 E 93. 1,500

86TH st, 304-8 W (4:1247), ss, 119 w West End av, 62x102.2; PM; pr mtg $63,000; Jan 20; Feb4'15; due, sug 1'19 or sooner, 6%; Realty Co of America, 2 Wall, to Julius H Seymour, 304 W 86. 15,500

86TH st, 304-8 W; PM; pr mtg $83,500; Jan20; Feb4'15; due Nov1'19 or sooner, 6%; same to same. 50,000

92D st, 301 W, see West End av, 661.

93D st, 253-5 W (4:1241), ns, 100 w Bway, 37x100.8; PM; pr mtg $40,000; Jan 29'15; due & int as per bond; Robt S Streep to Bellemore Holding Co, 61-3 Park Row. 3,000

96TH st, 159 (161) E (6:1624), ns, 95 e Lex av, 25x100.11; ext of mtg for $15,000 to Jan26'18, 5%; Jan26 Feb2'15; David Epstein with N S Grand Lodge of the I O Free Sons of Israel, 21 W 124. nom

98TH st, 305-11 W (7:1887), ns, 80 w West End av, 120x100.11; secures performance of covenants in Ls; pr mtg $225,000; July3'14; Feb3'15; due Sept1'24, 3%; Schuyler Arms Corpn to Olive Simpson or Burnham, 275 W 84. 4,000

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101ST st, 171 E (6:1629), ns, 120 e Lex av, 40x100.11; ext of mtg for $35,000 to Feb1'18, 5%; Feb1;15; M Saml Stern, 2013 5 av, with Benson Realty Co, 31 Nassau. nom

102D st, 228 E (6:1651), ss, 175 w 2 av, 25x100.11; pr mtg $——; Feb3; Feb4'15; 2y 6%; Saml Buchfuhrer, 228 E 102, to Isaac Roch, 1978 2 av. 3,000

104TH st, 312 E (6:1675), ss, 100.6 e 2 av, 24.6x100.11; PM; Jan28; Jan29'15; 5y5%; Jos Mazzocchi to Emigrant Indust Savgs Bank. 7,000

104TH st, 312 E; pr mtg $7,000; Jan28; Jan29'15; 2y6%; Jos Mazzocchi to F Wm Heide, 68 W 94. 1,000

105TH st, 312 E (6:1676), ss, 199.5 e 2 av, 25x100.11; PM; Feb4'15; due & int as per bond; Giovanni F Merli & Louisa Zanelli to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 3,500

106TH st, 119 E (6:1634), ns, 158.4 w Lex av, 16.8x100.11; ext of mtg for $8,500 to May6'18, 4½%; Jan25; Jan30'15; Harlan F Stone trste for Marion S Buckler will David Stevenson with Michl H Hart, 587 W 178. nom

108TH st, 226-8 W (7:1879); ext of mtg for $50,000 to Apr29'18, 5%; Jan29; Feb4 '15; Rosa Schulhof, 226 W 108, et al with Josephine B Marshall, 44 Rue Villejust, Paris, France. nom

109TH st, 77 E (6:1615), ns, 53 w Park av, 27x75.8; pr mtg $16,000; Feb1; Feb3'15; 2y6%; Pauline Caesar & Emma & Lisette Langenbahn to Hy Sanders, 1205 1 av. 1,000

112TH st, 314-6 E (6:1683); sal Ls; Jan 29'15; demand, 6%; Francisco Tornincasa to Jacob Ruppert, a corpn, 1639 3 av. 1,850.79

112TH st, 531-3 W (7:1884), ns, 225 e Bway, 100x100.11; ext of mtg for $210,000 to Sept24'17, 5%; Nov2'14; Feb3'15; Bklyn Savgs Bank, 141 Pierrepont, Bklyn, with Jno Healey, 1925 7 av. nom

114TH st, 74 E (6:1619), ss, 30 w Park av, 37.6x100.11; pr mtg $26,800; Dec28'14; Feb2'15; due Jan1'17 or sooner, 6%; Nellie Lempit, 5722 15 av, Bklyn, to Sami J Herman, 105 W 114. 2,500

116TH st, 366 W (7:1849), ss, 150 w Manhattan av, 25x100.11; Feb2'15; 3v5 Herman H Blomeier, 439 9 av, to Mary E Selleck, at New Canaan, Conn. 21,000

117TH st, 527-9 E (6:1716), ns, 285.6 e Pleasant av, 37.6x100.10; PM; Jan22; Jan 29'15; 3y5%; Oakwood Constn Co to N Y Trust Co, 26 Broad. 22,000

128TH st, 1 E (6:1753), ns, 80 e 5 av, 20x81.11; pr mtg $3,000; Oct31'14; Feb3; due & int as per bond; Eliz A Reid to Mazie S Clark, at Katonah, NY. 1,500

128TH st, 71 W (6:1726), ns, 191.3 e Lenox av, 18.9x99.11; Feb2'15; due & int as per bond; Progress Holding Co, 35 Nassau, to Cath T McDermott, of Cassville, N Y, gdn Jno J McDermott. 8,000

128TH st, 71 W; certf as to mtg for $8,000; Feb1; Feb2'15; same to same. ——

128TH st, 304 W (7:1954), ss, 109.6 w 8 av, runs s75xw109.6 (?) xs24.11xw25xn99.11 to st xe25.6 to beg, probable error; AT; pr mtg $12,500; Feb2; Feb4'15; 3y6%; Frank Makay, NY, & Eva Heps, widow, of Bklyn, to Peter Otterdorfer, 111 E 45. 10,000

132D st, 29 E (6:1757), ns, 80 w Mad av, 20x99.11; PM; pr mtg $——; Feb1; Feb3'15; 10y——%; Michl Schliesser, 29 E 132, to Albt B Gross, 12 Serpentine rd, New Rochelle, NY. 6,000

134TH st, 55 W, see 135th, 36-8 W.

135TH st, 36-8 W (6:1733), ss, 360 e Lenox av, 50x99.11; also **134TH ST, 55 W** (6:1732), ns, 385 e Lenox av, 25x99.11; pr mtg $33,450; Feb3; Feb4'15; due & int as per bond; Saml A Cunningham, 17 E 38, to Thos W Stephens, of Montclair, NJ. 10,000

135TH st, 39 W (6:1733); asn Ls bv way of mtg as collateral for loan $2,000; Aug 21'14; Feb1'15; Isaac Radskin, 39 W 135, to Ebling Brewing Co, 760 St Ann's av. nom

139TH st, 511 W (7:2071), ns, 200 w Ams av, 50x99.11; ext of mtg for $10,000 to Apr28'18, 6%; pr mtg $49,000; Jan15; Feb 4'15; Lilly Kilcoyne, 362 W 123, with Jos H Cagney, 5 Van Corlear pl et al. nom

139TH st W, nwc Edgecombe av, see Edgecombe av, nwc 139.

142D st, 572-8 W, see Bway, 3450-6.

142D st, 205 W (7:2028); ext of mtg for $13,000 to Jan28'18, 5%; Jan28; Jan29'15; Jacob Munck, 87 Fanshaw av, South Yonkers, NY, with Frederic de P Foster at Tuxedo Park, NY, & ano trstes for Thos Lambert will Hy M Sands. nom

142D st, 452 W (7:2058), ss, 100 w Convent av, 18x99.11; PM; pr mtg $13,000; Jan 29; Feb1'15; 3y6%; Carolyn L Weaver at Darien, Conn, to F Blanchi Tompkins, 120 W 93. 3,600

142D st, 452 W; PM; Jan29; Feb1'15; 3y 5%; same to same, extr, &s, Mary C Tompkins. 13,000

142D st, 618-22 W (7:2088), ext of mtg for $125,000 to Feb4'18, 5½%; Feb4; Lawyers Title Ins & Trust Co with U S Building Corpn, 503 5 av. nom

148TH st, 601 W, see Bway, 3601.

151ST st, 616-28 W (7:2097), ss, 150 w Bway, 150x99.11; agmt as to ownership of bond & mtg for $102,000; Jan27; Jan29'15; Louis & Harry Jarmulowsky, trstes for S Jarmulowsky, 54 Canal, with Lawyers Title Ins & Trust Co. nom

163D st, 463 W (8:2110), ns, 150 e Ams av, 25x112.6; PM; pr mtg $16,500; Feb1; Feb2'15; due & int as per bond; Adolphine C Becker, 1005 Summit av, Bronx, to Hy Steinert, 314 W 70, & ano, exrs of Henry Steinert. 500

169TH st, 709 W (8:2139), nec Haven av, 109.2x71.7x127.8x73.11; PM; pr mtg $140,000; Feb1; Feb2'15; 1y6%; An-Mi Realty Co, 299 Bway, to Imperator Realty Co, 170 Bway. 3,000

169TH st, 709 W; certf as to mtg for $3,000; Feb1; Feb2'15; same to same. ——

169TH st, 709 W; ext of mtg for $25,000 to Jan1'18, 6%; pr mtg $115,000; Jan25; Feb2'15; Herman A Brecher, 170 W 74, with Imperator Realty Co, 170 Bway. nom

177TH st, 600 W, see St Nicholas av, sw c 177.

178TH st W, sec Ft Washington av, see Ft Washington av, 394-6.

179TH st W, sec Pinehurst av, see Pinehurst av, 31-37.

180TH st, 870 W (8:2177), ss, 75 w Northern (Haven) av, 50x100; PM; pr mtg $45,000; Jan29; Jan30'15; due Feb1'20 or sooner, 6%; Mabel E Rich, 437 Ft Washington av, to Haven Constn Co, 149 Bway. 10,000

180TH st, 870-2 W; PM; pr mtg $——; Jan29; Jan30'15; 12 installs of $416.67 monthly, 6%; same to same. notes 5,000

211TH st W, nwc Isham, see Isham, nec Vermilyea av.

Amsterdam av, 520-8; also 85TH ST, 201 W (4:1233); ext of mtg for $120,000 to Nov9'16, 5%; Aug31'11; Jan29'15; Richard Willets of New Marlboro, Mass, et al, trstes for J Macy Willets with Geo C Engel, 201 W 79. nom

Amsterdam av, 770 (7:1869), ws, 50.5 s 98th, 25x92.5; pr mtg $25,000; Jan29'15; 1y 6%; Robt S Streep, 43 W 82, to Jno H Rogan, 625 St Marks av, Manhattan (?). 3,000

Bowery, 26 (1:163), ws, 42.9 s Bayard, 22.10x97.5x26.7x99.6; pr mtg $——; Sept9 '14; re-recorded from Sept12'14; Jan30'15; 2y6%; Chas Gaetjens of Fort Lee, NJ, to Lyons & Co of N Y, 85 Bowery. 600

Broadway, 415-7 (1:210), ws, from ss Canal (Nos 29-33), to ns Lispenard (Nos 65-9), 36.5x127.7 on Canal x55.6x125.10 on Lispenard; ext of mtg for $170,000 to Sept 30'15, 5½%; Jan29; Feb3'15; Title Guar & Trust Co, a corpn, 176 Bway, with Canal St Building Corpn, 76 Wm. nom

Broadway, 656-8 (2:529), sec Bond, 58x 130 to 20 ft alley, with rights to alley; subrn $200,000 of each mtg for $180,000, held by parties 2d & 3d pts, to mtg for $75,000, said $75,000 to be applied to reduction of mtg for $400,000 to $325,000; Jan8; re-recorded from Jan21; Jan29'15; Ehrick K Rossiter, party 1st pt, owner in fee; Billings Estate Corpn, & Randolph Parmly et al, trstes wl1Eleazar Parmly et al, parties 2d pt, & Geo K Kilroe & ano suc trstes will Eleazar Parmly et al, parties 3d pt, with Billings Estate Corpn, 115 Bway, party 4th pt. nom

Broadway, 924-6 (3:850); ext of mtg for $100,000 to Nov22'17, 5%; Jan14; Feb2'15; Trstes of Columbia University, 63 Wall, with Brehm Realty Co. nom

Broadway, 1229 (3:832), ws, 104.2 s 30th & at former ns Stewart, runs w234.5 to es 6 av (Nos 502-4), at ot 50.5 n 30th xs42.2xe248.5 to ws Bway at pt 64.8 n 30th xn40 to beg; PM mtg to ext of $625,000 & bldg loan; Jan28; Feb3'15: due Jan1'25, 5% on $825,000, 6% until all advances on balance; Jno T Kingsley & Wm Fellowes Morgan; Walter F Hopper to Alfred M Heinsheimer, at Breezy Point, Far Rockaway, LI, et al, as trstes under deed of trust, dated Apr13'09. 1,000,000

Broadway, 1603-11 (4:1020), swc 49th (Nos 210-8), 78.10x176.4x77.8x164.19; leasehold, chattels, &c; pr mtg $——; Jan27; Jan29'15; 2y or sooner, 6%; Churchill's, a corpn, to Geo Schuchman, 142 W 49. notes 60,000

Broadway, 1603-11 (4:1020), swc 49th (Nos 210-8), leasehold; consent of stockholders & certf as to mtg for $60,000; pr mtg $——; Jan27; Jan29'15; Churchill's to Geo Schuchman. ——

Broadway, 3450-6 (7:2072), sec 141st (Nos 572-8), 99.11x120; asn rents to secure notes for $4,500; pr mtg $——; Feb 3'15; Broadledge Corpn to Universal Discount Co, 100 5 av. nom

Broadway, 3450-6, sec 141st (Nos 572-8); certf as to asn of rents to secure $4,500; Feb3'15; same to same. ——

Broadway, 3601 (7:2095), nwc 148th (No 601), 32x100; pr mtg $45,000; Feb1; Feb2 '15; due & int as per bond; Jos Berndt to Chas R Bauerdorf, 214 W 92. 5,000

Broadway, 3601, nwc 148th (No 601); sobrn of mtg for $50,000 to mtg for $5,000; Feb1; Feb2'15; Annie R Bauerdorf, 625 West End av, with same. nom

Columbus av, 988 (7:1868), ws, 75.9 s 109th, 25.2x100; ext of mtg for $25,000 to May21'17, 5%; Jan29; Feb1'15; Rebecca Falk, 2 W 86, with Michl Greenthal, 201 W 121. nom

Edgecombe av (7:2048), nwc 139th, 99.11 xn138.2 to es St Nicholas av (No 580), x101.3 to 139th x121.5; PM; pr mtg $175,000; Feb 1'15; due Jan15'22 or sooner, 6%; Trebig Realty & Constn Co to Charter Constn Co, 119 W 40. 35,000

Edgecombe av, 165-7 (7:2051), ws, 515 s 145th, 40x100; ext of mtg for $30,000 to Jan1'18, 5½%; Jan12; Jan30'15; N Y Mtg & Security Co with Abr Rice, 230 E 50. nom

Ft Washington av, 394-6 (8:2176), sec 178th, 105.3x100.11x100.11x101.2; pr mtg $100,000; Dec27'14; Feb4'15; demise, Mary Emma wife Wm Morris, to New Netherland Bank of NY, 41 W 34. notes 36,500

Haven av, nec 169th, see 169th, 709 W.

Haven av (8:2139), ws, — s 177th, also at s 1 land Seymour E Heymann, runs n 82xw100xs—xe135 to beg; PM; Jan29; Feb 2'15; due Sept2'14; Feb4'15; demise, Constn Co to Seymour E Heymann, 772 Park av. 23,000

Lenox av, 93 (7:1824); ext of mtg for $1,000 to Jan29'20, 5%; Jan20; Jan29'15; Edw Alexander, 166 W 87, with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Ann A Sands et al will of Sarah A Sands. nom

Lexington av, 732 (5:1313), ws, 80.5 s 59th, 20x75; Feb3; Feb4'15; 3y5%; Country & City Corpn to Edith R Lewis, 35 W 81. 27,000

Lexington av, 732; certf as to mtg $27,000; Feb3; Feb4'15; same to same. ——

Lexington av, 993-5, see 72d, 150-6 E.

Madison av, 1527 (6:1609), es, 17.7 s 104th, 16.8x70; PM; Feb1; Feb2'15; 3y6%; Elsa Arlt, of Bklyn, to Adam Moran, 179 Fulton, Bklyn. 3,500

Madison av, 1788 (6:1623); ext of mtg for $16,000 to Apr5'20, 5%; Feb1; Feb4'15; Julia Jacobs, 2042 85th, Bklyn, with Danl K De Beixedon at Amityville, LI. nom

Manhattan av, 445 (7:1945), ws, 25.11 s 119th, 25x100; pr mtg $27,000; Feb1; Feb4 '15; due Mar1'16, 6%; Doris Osserman of Edgewater, NJ, to Julia Blum, 1236 Madison av. 500

Park av, 407-13 (5:1309), sec 55th (Nos 100-8), 100.5x108.9; Feb3; Feb4'15; 2y or sooner, int as per bond; Park Ave & 55th St Corpn to Farmers Loan & Trust Co, 22 Wm. 265,000

Park av, 407-13, sec 55th (Nos 100-8); certf as to mtg for $265,000; Feb3; Feb4 '15; same to same. ——

Park av, 407-13 (5:1309), sec 55th (Nos 100-8), 100.5x108.9; PM; pr mtg $265,000; Feb3; Feb4'15; due & int as per bond; Park Ave & 55th St Corpn to Park Ave & 54th St Co, both at 49 Wall. 61,000

Park av, 407-13, sec 55th (Nos 100-8); certf as to mtg $61,000; Feb3; Feb4'15; same to same. ——

Pinehurst av, 31-37 (41), (8:2177), sec 179th, 100x100.1; PM; pr mtg $145,000; Jan 29; Jan30'15; due Feb1'19, 6%; Ella M Thompson, 165 W 23, to Isaac Mendelson, 527 W 110. 10,000

St Nicholas av, 580, see Edgecombe av, nwc 139.

St Nicholas av (8:2144), swc 177th (No 600), 99.11x100; ext of mtg for $46,000 to June8'18, 5%; Jan27; Jan30'15; Wm Rankin, 119 W 77, with Octav Land Co, 58 W 59. nom

Vermilyea av, nec Isham, see Isham, nec Vermilyea av.

West End av, 661 (4:1252), nwc 92d (No 301), runs n38.1xw25xn11.2xw8xs49.3 to 92d xe33 to beg; pr mtg $20,000; Jan15; Jan30 '15; 5y6%; Harvey J Lefler & Arthur W Corse to Carrie Covert, 129 Sherman av. 7,000

1ST av, 19 (2:443), ws, 58.4 n 1st, 16.8x 75; ext of mtg for $11,000 to Apr8'20, 5%; Jan14; Feb2'15; Rudolph Seldner, 383 St Johns pl, Bklyn, ex Amalie Seldner, with Kate Blank, 1219 Union av, Bronx. nom

1ST av, 1447 (5:1450), ws, 25 n 75th, 25x 73; Feb1; Feb2'15; 1y5%; Land & Mtg Co Bohemia of N Y City, — 1 av, to Bank of Europe, 1429 1 av. 15,000

1ST av, 1447; certf as to mtg for $15,000; Feb1; Feb2'15; same to same. ——

2D av, 1918-20; ext of mtg for $45,000 to Jan26'20, 4½%; Jan26; Jan29'15; Emigrant Indust Savgs Bank with Sol Haas, 238 E 36. nom

5TH av, 1473 (6:1745); ext of mtg for $16,000 to Jan28'18, 5½%; Jan28; Jan30'15; Title Guar & Trust Co with Cecelle Nast, 2432 4 av. nom

6TH av, 502-4, see Bway, 1237-9.

6TH av, 626-8 (8:2138); ext of mtg for $60,000 to Sept28'19, 5%; equal lien with mtg $20,000; Dec9'14; Jan29'15; Geo Cantrell at Ridgewood, NJ, et al, with American Bible Society, 6 Bible House. nom

10TH av, 273 (3:697); sal Ls; Feb2; Feb 3'15; demand, 6%; Christian Hemmes to Jacob Ruppert, a corpn, 1639 3 av. 2,799.13

11TH av, 160 (3:693), sec 22d; sal Ls; Feb1; Feb4'15; demand, 5%; Frederic C Gale, 1730 Bway, to Peter Doelger Brewing Co, 407 E 55. 12,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car Ls R R agmt (misc) & general mtge for $5,000,000 (Jan2; Jan29'15; 10 y6%; American Locomotive Co, Schenectady, NY, vendor, with The Minneapolis & St Louis R R Co. 120 gold notes total 296,250

Certf (miscl) as to mtg for $—— dated May1'14; Jan29; Feb1'15; Merchants Refrigerating Co to Bway Trust Co as trste. ——

Consent of stockholders to mtg $100,000, dated June1'14; Aug3'14; Feb4'15; The New Theater to Wm K Vanderbilt. ——

Borden av (miscl), cor Oliver, 265x180 to 3d, L I City; certf as to mtg for $30,000; Jan29; Feb2'15; Pottier & Stymus Co to Harry S Ford, 2 E 61. ——

MORTGAGES.

Borough of the Bronx.

Barry st, see Plot, begins 576 n Eastern blvd.

Beck st, 818 (10:2709), es, 100 n Longwood av, 36.11x100; ext of $3,500 mtg to Jan1'15 at 6%; Jan21; Jan30'15; Jacob L & Gerson Markel & Sol Hecht with Flora Rosenfeld, 511 W 152. nom

Griswold pl (13:3421), swc Fieldston rd, being lots 37 to 43, map 58 lots Griswold Est; Jan26; Feb4'15; 3y6%; Alex Thern to Jno De Muth, 48 S 7 av, Mt Vernon, NY. 6,000

Home st, 1002 (10:2573), ss, 50.4 w Bryant av, 50.4x100.4; PM; pr mtg $33,000; Jan28; Feb2'15; 3y6%; Anna M Doty to Wm Sinnott Co, 967 E 165. 7,000

Magenta st (*), ns, 100 w Olinville av, 25x100; pr mtg $2,500; Feb2; Feb3'15; due &c as per bond; Bella Abraham, 3350 Newell av, to Gustaf A Johnson Bldg Co, 1703 79th, Bklyn. 2,500

Magenta st (*), ns, lot 200, map bldg lots near Williamsbridge station; Jan7; Feb4'15; 3v5½%; Pietro Cirrincione, 332 W 38, to Vincenzo Ciraulo, 237 Elizabeth, & ano. 3,200

Matilda st, 4565-9 (*), ws, 150 s Westchester av, 50x100; Jan28; Jan30'15; due &c as per bond; Sadie Journey, 210 W 22, to Annie L MacClintock, 948 E 179. 4,000

Matilda st, 4565-9; sobrn agmt; Jan28; Jan30'14; Harris L Varian with same. nom

Ritter pl, 821 (11:2969); ext of $4,000 mtg to Nov12'17 at 5%; Jan1; Feb3'15; Fredericka Koenig, 1415 Clinton av, with Fredk H Meyer, Manchester, Vt. nom

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Simpson st, 995 (10:2724); certf as to mtg for $7,000; Feb1; Feb3'15; Freeminstreet Co to Elsie C Rohmann. nom

Simpson st, 995 (10:2724), ws, 41.8 s Westchester av, 43x106.11x43x106.5; pr mtg $36,500. Feb1; Feb2'15; due as per bond, 6%. Freeminstreet Co to Elsie C Rohmann, 27 Webster pl, Bklyn. 7,000

Summit pl (12:3257), ss, 164.6 w Boston rd, 30x105.9x30x105; pr mtg $1,800. Jan22; Feb3'15; due Feb1'16, 6%; Geo E & Wm Dormann or Doreman to Saml Dorman or Doreman, 787 Seneca av, E of Q, NY. 222

Summit pl (12:3257), ss, 164.6 w Boston rd, 30x105.9x30x107; ext of $1,800 mtg to Dec21'18 at 6%; Jan8; Feb3'15; Anna S Bongard, gdn Percy O'Connor, with Saml & Mary Dorman or Doreman, exrs &c Geo Dorman or Doreman. nom

Tiffany st, see Whitlock av, see Whitlock av, see Tiffany.

Trafalgar pl, 1824-6 (11:2958), es, 75 s 176th, 50x78; ext of $24,000 mtg to Feb1'19 at 5½%; Jan30; Feb2'15; Manhattan Mort Co with Traf Bldg Co. 4029 Lowerre pl. nom

Trafalgar pl, 1824-6 (11:2958), es, 75 s 176th, 50x78; PM; pr mtg $28,000; Feb1; Feb2'15; 3y6%; Chas F Rittel to Traf Bldg Co, 4029 Lowerre pl. 4,500

136TH st, 591 E (10:2549); ext of $12,000 mtg to Feb25'18 at 5%; Jan27; Jan29'15; Karl Bauer with Norman H Scholle, 11 E 36. nom

141ST st, 613 E, see Beekman av, 320.

151ST st, 272-4 E (9:2410), ss, 70.3 e Morris av, 50x118.5; PM; Jan28; Feb2'15; due, &c, as per bond; Madonna Del Suffragio Roman Catholic Church, a corpn, to Sarah C Jacobus, Ridgefield, NJ, et al, exrs Nicholas Jacobus. 7,200

161ST st, 811-3 E, see Union av, 868-70.

162D st, 400-6 E, see Melrose av, 896-904.

163D st E (10:2659), ns, 146.2 e Forest av, 30x88.2x30x88; Jan29; Jan30'15; 3y 5½%; Ethel Boss, by Thos J Dolan, gdn, to Lawyers Title Ins & Trust Co. 2,750

169TH st, 800-2 E (10:2682); sal Ls; Jan 28; Feb1'15; demand, 6%; Alfd Drescher to Lion Brewery, 104 W 108. 6,800

174TH st, 890 E (11:2915), ss, 100 e Wash av, 20x100; pr mtg $——; Jan22; Feb 1'15; 1y6%; Aziner Aghajan to Jacob Levinson, 277 Pennsylvania av, Bklyn. 500

174TH st E, see Eden av, see Eden av, s ec 174.

176TH st E, nwc Washington av, see Washington av, nwc 176.

182D st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 182.

183D st, 710-2 (11:3101); ext of $3,000 mtg to Jan5'18 at 6%; Jan14; Feb4'15; Selma Kadez with Mendel Marcus. nom

186TH st, 440 E, see Park av, sec 186.

188TH st E, see Belmont av, see Belmont av, see 188.

189TH st E (11:3033), ns, 95 w Wash av, 95x140; pr mtg $6,000; Jan29; Feb3'15; due &c as per bond; Ann Houghey, Malone, NY, to W Meddaugh Dunning, 1992 Clinton av. 1,000

205TH st, 186 E (12:3311), ss, 138.3 w Lisbon pl, 25.2x105.9x25x102.6; PM; Jan21; Jan29'15; due &c as per bond; Fiore Amanna to Jas O'Leary, 929 Peace, Pelham Manor, NY. 2,000

Av St John (10:2684), ws, 100 s Beck, 50x100; bldg loan; Feb1; Feb2'15; demand, 6%; Ezra Constn Co to City Mtg Co, 15 Wall. 37,000

Av St John (10:2684), same prop; certf as to above mtg; Feb1; Feb2'15; same to same.

Av St John (10:2684), same prop; PM; pr mtg $37,000; Feb1; Feb2'15; demand, 6%; same to Realty Operating Co, 15 Wall. 13,000

Av St John (10:2684), es, 67 s Beck, 58 x110; ext of $24,000 mtg to Jan28'20 at 5%; Jan28; Jan29'15; Milton S Guterman with Alrose Realty Co, 103 Park row (R S $8). nom

Bathgate av, 1602 (11:2919), es, 126.8 s 172d, 16.8x67.9x16.9x69.2; pr mtg $3,000; Jan8; Jan29'15; due &c as per bond; Sarah Ruth to Mary S Burdick, 365 W 23. 1,500

Bathgate av, 1756 (11:2922); ext of $32,500 mtg to Nov1'17, 5½%; Jan14; Feb4'15; N Y Life Ins Co with Herman Jarecky, Esther Wohlfeld & Rose Baum (R S $6.45). nom

Beach av (*), ws, 50 n Randall av, 25x 100, bldg loan; Feb1; Feb2'15; 3½%; Louisa L Diener, 1758 Gleason av, to Henry Reiss, 811 E 155. 3,000

Beach av (*), same prop; sobrn agmt; Feb1; Feb2'15; same & Margt Hally with same. nom

Beekman av, 320 (10:2554), nec 141st (No 613), 100x27; PM; pr mtg $23,000; Feb 1; Feb2'15; due &c as per bond; Arthur D Cahn, 160 W 122, to Ada V Levy, 1452 President, Bklyn. 5,000

Belmont av (11:3075), sec 188th, 95x200 to Cambreleng av, except pt for 188th; Feb1'15, 2y6%; Frank C Buckhout to Geo V Blakeslee, 215 W 101. 12,000

Benedict av (*), ns 276.11 e Storrow, 75x90; Feb1; Feb2'15; due &c as per bond; Christine L Christensen, 1931 Benedict av, to Gude Bros, Kieffer Co, a corpn, 21 Jay. 765

Bronx & Pelham Pkway (*), ss, 25 w Bogart av, 50.1x143x50x145.11, Feb1; Feb2 '15; due &c as per bond; Simpson Constn Co to Glen A Grove 550 W 141. 2,500

Bronx & Pelham Pkway (*), same prop; consent & certf as to above mtg; Feb1; Feb2'15; same to same.

Bronx & Pelham Pkway (*), ss, 75.1 w Bogart av, runs s143xw25xs25xw25xn165.1 to Pkway xe50.1 to beg; Feb1; Feb2'15; due, &c, as per bond; Simpson Constn Co to Jane M Schouler, 161 W 86. 2,500

Bronx & Pelham Pkway (*), same prop; consent & certf as to above mtg; Feb1; Feb2'15; same to same.

Brook av, 1320 (11:2894), es, 287.3 n 169th, 43x100.6; pr mtg $30,000; Jan28; Jan29'15, due Nov1'16, 6%; Kay Co to Henry Semke, 1662 Boston rd. 3,500

Brook av, 1320; certf as to above mtg; Jan20; Jan29'15; same to same.

Brook av, 1506 (11:2895); ext of $20,000 mtg to July29'16 at 5%; Jan29; Jan30'15; G Fredk Schwarz with Hale Realty Co, Inc, 56 Liberty. nom

Bryant av, 1538 (11:3001), es, 275 n 172d, 25x100; pr mtg $5,500; Jan6; Jan29'15; 2y 6%; Robt F Erts, Flushing, LI, to Henry Hillmann, 323 E 37. 1,000

College av (9:2434 & 2438), es, 157.6 n 166th, 192.6x100; sobrn agmt; Jan15; Jan 29'15; Tully Bldg Co & Star Holding Co with N Y Trust Co, 26 Broad. nom

College av (9:2436), es, 200 n 168th, runs e100xn115xe100 to Findlay av xn155xw200 to College av xs270 to beg; given to secure bond for $2,500; Jan29; Feb1'15; due &c as per bond; Conway Bros, Inc, to Casualty Co of America, 68 William. 2,500

Crotona av, 1895 (11:2946), nws, 192.8 ne 176th, 25x108.9; pr mtg $2,500; Jan25; Jan 29'15; 2y5%; Louise Hoenack to Louis Hausler, 734 St Anns av. 1,600

Daly av, 2075 (11:3122); ext of $30,000 mtg to Jan29'20 at 5%; Jan29; Feb4'15; Maiden Lane Savgs Bank, 170 Bway, with Steinmetz Constn Co, 1416 Glover (R S $6). nom

Daly av, 2075 (11:3122), ws, 83.7 n 179th, 14.1x102.7x44x103.5; PM; pr mtg $30,000; Feb1; Feb2'15; due, &c, as per bond; Rebecca Elson to Steinmetz Constn Co, 1416 Glover. 8,000

Eagle av, 902 (10:2627); ext of $38,000 mtg to Jan26'18, at 5½%; Jan26; Feb2'15; Lawyers Mort Co with Chas T Streeter Constn Co, 893 Elton av.

Eden av (11:2824 & 3007), sec 174th, runs e25xs79xe70xs150xw95 to av xn231.8 to beg; agmt modifying clause in mtg; July10'14; Jan29'15; Jos Salzman with Reliable Constn Co, 1905 Marmion av. nom

Fieldston rd, swc Griswold pl, see Griswold pl, swc Fieldston rd.

Findlay av, ws, 200 n 168th, see College av, es, 200 n 168.

Fulton av (11:2931), es, 206.11 n 169th, 50x206.8x50x206.5; pr mtg $48,000; Feb1; Feb2'15; installs, 5½%; Frank L Ditscherlein to Jno W Cornish Constn Co, 805 E Tremont av. 7,000

Fulton av, 1320-6 (11:2931); ext of 2 mtgs for $48,000 each until Jan29'20, at 5%; Jan29; Jan30'15; U S Savgs Bank with Jno W Cornish Constn Co, 805 Tremont av. nom

Grand blvd & concourse (11:3163), nwc 182d, 22x57.6x22x56 11; Jan28; Jan29'15; installs, 6%; Wm W Havens to N Y & Suburban Co-oper B & L Assn, 147 E 125. 4,400

Grand blvd & concourse (9:2461), es, 234.4 s 164th, 100x188.5x100x—; PM; Feb2; Feb3'15; due &c as per bond; Frank J Muhlfeld to Post & McCord, 101 Park av. 14,000

Hill av (*), es, 250 n Jefferson av, 50x 100; PM; Feb4'15; due &c as per bond; Lillian Aginsky to Richd T Conlon, 903 Park av. 500

Hoe av, 1288 (11:2987), es, 179.5 n Freeman, 50x100; Feb3; Feb4'15; due &c as per bond; Gerstein Bldg Co to Lawyers Mtg Co, 59 Liberty. 34,000

Hoe av, 1288; certf as to above mtg; Feb3; Feb4'15; same to same.

Hoe av, nec Westchester av, see 58th, 145-55 E, Manhattan mtgs.

Hull av, 3147 (12:3345), ws, 311.5 n 204th, 20x100; PM; pr mtg $5,500; Jan30; Feb1'15; 3y6%; Sallie G Schmidt, Harrison, NY, to Louis Hartung, 3277 Perry av. 1,925

Jerome av (11:3202), ws, 62.7 s Kingsbridge rd, 100x114.8x100x115.2; Jan26; Jan 30'15; due &c as per bond; Henry U Singhi, 121 Kingsbridge rd W, to Fredk Deyerberg, 593 Beach ter. 18,000

Jesup av or pl (11:2872), ws, 109.1 s Jesup pl, 100x97.6; Feb4'15; due &c as per bond; Emma, wife of & Jno H Devoe, to Elise C Seemann, 168 Cebra av, Tompkinsville, SI. 8,000

Liebig av (13:3423), ws, 250 s 261st, 25 x95; Jan1; Feb4'15; due &c as per bond; Hannah Nyden to Wm Bollmann, 247 West Lincoln av, Mt Vernon, NY, trste Christiane Bollmann.

Longfellow av (11:3008), es, 150 s 172d, 2 lots, ea 50x100; 2 mtgs ea $34,000; 2 pr mtgs $—— ea Feb1'15; due, &c, as per bond; Traf Bldg Co to Manhattan Mortgage Co, 200 Bway. 68,000

Longfellow av (11:3008), same prop; 2 certfs as to above mtgs; Feb1'15; same to same.

Mace av (*), ss, 50 e Barker av, 75x 100; PM Jan28; Jan29'15; due &c as per bond; Jacob H Freedman, 222 Riverside dr, to Max F Schmidt, 231 Tremont av. 1,500

Maitland av (*) ns, 325 w Manes av, 75x100; Jan30; Feb3'15; 3x5½%; Walter E Long to Frances Thieme, 2610 Chesborough av. 1,000

Melrose av, 896-904 (9:2383), sec 162d (Nos 400-6), 100x67.7x100x69.6; PM; pr mtg $35,000, Feb1; Feb2'15; 4y6%; Jno C Brinkmann to Cedar Constn Co, 35 Nassau. 10,000

Morris av, 896 (9:2414); ext of $6,000 mtg to Jan20'18 at 5%; Jan18; Feb4'15; Christiana Gotthelf, extrx August Gotthelf, with Gabriela Zuzolo, 896 Morris av. nom

Morris av, 988 (9:2432), es, 137.6 n 164th, 37.6x104.10; PM; Jan28; Jan30'15; 5y5 Saml Harris, 428 E 139, to Wm Rankin, 119 W 77. 20,000

Morris av (9:2448), ws, 200.10 n 165th, 25x101.5x25x101.7; agmt amending mtg, Jan2; Feb4'15; Saml Stein & Fanny & Emma Behlen with Rosa Greenberg, 113 W 138. nom

Mott av, 390 (9:2341); ext of $40,000 mtg to May1'18 at 5½%; Jan20; Feb4'15; Anna C F Schwarz with S W M Realty Co, Inc, et al. nom

Mott av, 390 (9:2341); ext of $40,000 mtg to May1'18 at 5½%, & consent to same; Jan19; Jan29'15; Anna C F Schwarz, Blankenburg am Harz, Germany, with S W M Realty Co, Inc, 27 Cedar, et al. nom

Park av, 4527 (11:3030); ext of $5,000 mtg to Jan1'18 at 5½%; Jan29; Feb4'15; Henry Adler, 106 W 142, with Benny Savio, 267 W 130. nom

Park av (11:3039), sec 186th (No 1400), 100x30; PM; Feb2; Feb3'15; 3y5%; Henry Kammerer, 315 E 27, to Surety Realty Co & ano. 4,800

Perry av, 3328 (12:3348); ext of $4,500 mtg to Feb2'18 at 5½%; Feb2; Feb4'15; Titie Guar & Trust Co with Minnie Worpitzky, 3328 Perry av. nom

Pilgrim av (*), es, 300 s Tremont rd, 50 x95; Nov4'14; Feb3'15, 3y6%; Benedetto Ragusa to Martin Stepper, 2249 Powell av. 500

Prospect av (11:3109), es, 128.6 n 179th, 22x150.3; PM; Jan28; Jan29'15; 3y6%; Cath A McGuire, 215 Audubon av, to Josephine M Schumacher, 247 Eldert, Bklyn. 2,000

Richardson av (*), nws, 150 se Becker av, 50x100; Jan28; Feb2'15; 3y6%; Mary E Hammen to Wm S Kelly, 3335 Hull av. 4,000

Southern blvd (10:2600), es, 125 s 149th, 50x100; ext of $9,000 mtg to Oct7'17 at 5½%; Jan27; Feb4'15; Theo J Chabot with Pagit Realty Co Inc, 526 Southern blvd. nom

Southern blvd, 1308-10 (11:2980), es, 450 s Jennings, 2 lots, ea 37.6x100; 2 mtgs, ea $2,500; 2 pr mtgs, $18,000 ea; Feb1; Feb 3'15; 3y6%; American Land Credit Corpn, 31 Liberty, to Wm Prager, 129 E 74, individ & as exr Pincus Lowenfeld, et al, exrs same. 5,000

Southern blvd, 1308-10 (11:2980), two certfs as to two mtgs for $2,500 each; Feb 1; Feb2'15; American Land Credit Corpn to Wm Prager et al exrs Pincus Lowenfeld. nom

Southern blvd (11:3113), ws, 110.5 n Kingsbridge rd, 25x88.5x31.11x72.1; Feb1; Feb4'15; due Aug1'16, 6%; Martha W Gibson to Robt F Seiffert, 383 E 158. 640

Southern blvd, 1900-2 (11:3113), 125 s 149th, 50x100; PM; pr mtg $9,000; Jan27; Feb4'15; 5y6%; Pagit Realty Co, Inc, to Thos J Pearman, Hamilton, Island of Bermuda. 7,879.60

Tremont av, 318 (11:2803), ss, 189.8 e Anthony av, runs s87xs31.4xe30xn114.2 to av xw43.6 to beg; pr mtg $25,000; Jan29; Feb2'15; due, &c, as per bond; Mary A Ely, Yorktown, NY, to Campus Realty Corpn, 2190 Loring pl. 4,000

Trinity av, 966 (10:2639); ext of $36,000 mtg to Dec28'19 at 5½%; Dec28'14; Jan 30'15; Rodehau Realty Co, 966 Trinity av, with Henry Heide, 27 W 69. nom

Union av (10:2665), ws, 120 n 155th, 20x 100; pr mtg $3,000; Nov27'14; Feb2'15; due, &c, as per bond; Susan L Titus to Saml C Master, 99 Fisher av, White Plains, NY. 1,500

Union av, 868-70 (10:2677), nec 161st (Nos 811-3), 96.1x47; ext of $9,000 mtg to Mar22'16 at 6%; Jan28; Feb2'15; Max Edison with The N Y Co & American Land Credit Corpn, both at 29 Liberty (R S $4.50). nom

Union av, 1227 (10:2673); ext of $6,500 mtg to Jan1'18 at 5%; Feb3; Feb4'15; Anna Rihm, Staten Island, NY, with Mary Kelly, 1227 Union av. nom

Washington av, 1348-50 (11:2910); ext of $40,000 mtg to Jan29'20 at 5½%; Jan 29; Feb2'15; Lawyers Mort Co with Wm A J Bldg Corpn, 1379 Eso Blvd. nom

Washington av, 2187 (11:3037), ws, 80 s 182d, 20x85; ext of $6,000 mtg to Feb27'18 at 5%; Jan26; Jan29'15; Clement H Smith with Anna C R Watts. nom

Washington av (11:2909), nwc 176th, runs w150xn108xe50xs48xe100 to av xs60 to beg, except pt for av; Feb2'15; 1y5%; Trinity Congregational Church of Tremont, in City NY, to Franklin Savgs Bank. 656 8 av. 15,000

Westchester av, nec Hoe av, see 58th, 145-55 E, Manhattan mtgs.

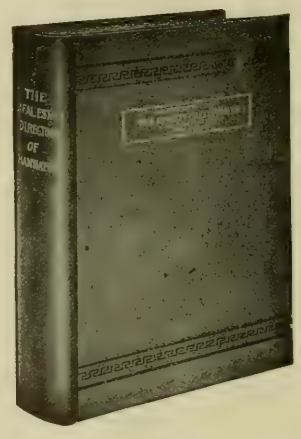
Whitlock av (10:2731), sec Tiffany, 100x 52.2; sobrn agmt; Feb4'15; Turek Realty Corpn & Henry Morgenthau Co with Title Guar & Trust Co. 16 Bway. nom

Plot (10:2606), begins 576 n Eastern blvd (proposed) & 330 e lands N Y, New Haven & Hartford R R Co, runs w— to pt 581 n Eastern blvd & 130 w from cl Barry xn 100xe100 to ws Barry at pt distant 394.6 s Leggett av xe30 to cl Barry xs105 to beg, except a right of way 30 ft wide leading to Leggett av; Jan29; Feb1'15; due Mar1'18, 5½%; Factory Sites Inc to R Clarence Dorsett gdn Carolyn H Dorsett. 53 W 70. 25,000

Plot, &c (10:2606), same prop; certf as to above mtg; Jan25; Feb1'15; same to same.

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The
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of the
Borough of Manhattan
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Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2448 New York, February 13, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, ws, blk 2237-41 & pt 42.
*Allen st, 174 (or Stanton st, 75-7).
Arden st, 12-16.
Cherry st, 362.
Clinton st, 181.
Division st, 223.
East Broadway, 234.
Eldridge st, 41.
Greenwich st, 460.
*Hamilton st, 48 (or Market, 59-63).
Houston st E, 267.
Jackson st, 69.
James sl, 3 & 6.
Lafayette st, 208.
Market st, 59-63 & 87.
Monroe st, 81-3.
Roosevelt st, 98.
Stanton st, 75-7.
Stuyvesant st, 23.
*Suffolk st, 175-9 (or Houston st E, 267).
Thompson st, 101-3.
Water st, 347.
West st, 84 & 306.
10th st, 216-8 E.
11th st, 544 E.
12th st, 504 E.
13th st, 509 E.
13th st, 302-4 W.
16th st, 323-7 E.
21st st, 459 W.
22d st, 118-24 & 341 W.
26th st, 125 W.
34th st, 304-8 E.
41st st, 422 W.
42d st, 633 W.
50th st, 239-45 W.
52d st, 67 W.
53d st, 441 W.
57th st, 149 E.
72d st, 227-31 E.
78th st, 216 E.
80th st, 162 W.
81st st, 35-9 W.
86th st, 304-8 W.
89th st, 317 W.
*92d st, 301 W (or West End av, 661).
97th st, 37 W.
100th st, 64 E.
104th st, 54 E.
105th st, 50 W.
106th st, 156 E.
111th st, 86 E.
112th st, 306-8 W.
113th st, 85, 210-4 & 308-10 E.
113th st, 615-7 W.
116th st, 152 E.
*118th st, 101-7 E (or Park av, 1681).
118th st, 157 E.
*118th st, 100 W (or Lenox av, 155-7).
118th st, 125 W.
122d st, 411 E.
123d st, 226 W.
125th st, 251 E.
131st st, 12 E.
133d st, 9 W.
138th st, 101-3 W.
*144th st, 441 W (or Convent av, 341).
144th st, 515 W.
156th st, 535 W.
157th st, 542 W.
*178th st W (n w c Northern av), blk 2177-277.
*179th st W (s w c Northern av), blk 2177-177.
179th st, 531-3 W.
182d st, 620-2 W.
Av A, 1441 & 1652.
Av D, 97-9.
Central Park W, 381-2.
Convent av, 341 & 422.
Lenox av, 153-7.
Lexington av, 2174.
Madison av, 715, 1296 & 1493-5.
Northern av, 28-44.
Park av, 1681.
Pinehurst av, 31-7.
West End av, 661.
1st av, 1605.
2d av, 1166-8.
5th av, 557 & 1064-5.
7th av, ns, blk 583-37.
7th av, 2468-70.
9th av, 553.
10th av, 443.

WILLS.

Bank st, 72.
37th st, 53 W.
69th st, 342 E.
Park av, 90.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren s System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A. L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
v—years.
O C & 100—other consideration and $100.
Ts—Torrens System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 5, 6, 8, 9 & 10.

Academy st (8:2237-41 & pt 42), ws, 283 n Bway, 42x153.3x42.6x146.9; vacant; Van Rensselaer Winkler, of Savannah, Ga, heir Angeline M Kinkler, to Wesley Wait, of Newburgh, NY, EXR Annie K Wait; QC; AT; Jan9; Feb6'15; A$——$——. nom

Allen st, 174, see Stanton, 75-7.

Arden st, 12-6 (8:2174-180-182, sws, 129.6 nw Nagle av, 80x130, 2-5-sty bk tnts; Benj Weiss to Erie Basin Impt Co, 100 Bway; mtg $75,000; Jan29; Feb9'15; A$——$——. (R S $25). nom

Cherry st, 362 (1:259-31), ns, 126.5 e Montgomery, 26x94.9x26.4x96, 5-sty bk tnt & strs & 4-sty bk rear tnt; Hyman Levin to Beckie Levin, both at 25 E 99; mtg $14,-000; Jan30; Feb5'15; A$9,000-18,000 (R S $5). nom

Clinton st, 181 (1:313-28), ws, 150 n Hester, 24.6x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Chas L Borck, 1324 Mad av, to Fredk R Glason, 169 E 127; AL; Jan5; Feb10'15; A$22,000-31,000 (R S $2). O C & 100

Division st, 223, see East Bway, 234.

East Broadway, 234 (1:286-48 & 74), ns, 164.10 e Clinton, 23.10x107.8 to Division (No 223) x23.10x107.8, 2-3-sty bk tnts & strs; Robt L Stanton, ref, to American Savings Bank, 115 W 42, piff; FORECLOS Dec29 '14; Jan11; Feb9'15; A$24,500-28,000 (R S $27.50). **27,500**

Eldridge st, 41 (35) (1:301-30), ws, abt 75 n Canal, 25x100, 5-sty bk tnt & strs & 2-sty bk rear s bldg; Wilhelmina F & Wilhelmina L Muller to Morris Kulok, 39 Eldridge; mtg $18,000; Feb10'15; A$23,000-43,000. O C & 100

Greenwich st, 460 (1:224-29), ws, abt 75 s Watts, 25x80, 5-sty bk loft & str bldg; Chas & Rebecca M Otten to August F Beckmann, at Edgewood la, Palisade, NJ; ½ pt; mtg $20,000 & AL; Feb1; Feb10'15; A$16,000-28,000 (R S $11). nom

Hamilton st, 48, see Market, 59-61.

Houston st, 267 E (2:355-57), swc Suffolk (Nos 175-9), 25x80, 5-sty bk tnt & strs; Hugh C Murray, TRSTE will Wolf Kronethal, to Rachel Frank, 600 W 144; mtg $10,000; Feb5; Feb6'15; A$32,000-43,000 (R S $36.50). **46,300**

Jackson st, 69 (1:243-84), ws, 46.8 s Water, 23.4x114, 6-sty bk tnt & strs; Sigmund W Barasch & Anna his wife to Sigmund W Barasch, Private Banker ,273 Argyle rd, Bklyn; mtg $20,500; Jan19; Feb19'15; A $9,000-22,500. nom

James sl, 3 (1:110-56), ws, 24 s Cherry, 31.10x36.2, 4-sty bk tnt & strs; Jennie Benning to Annie S Molloy, 3 James sl; A L; Feb5; Feb9'15; A$8,000-10,000 (R S $2). nom

James sl, 6 (1:251-84), es, 55.11 s Cherry, 16.10x20.4x16.10x20.5, 4-sty bk tnt & str; Jennie Benning to Annie S Molloy, 3 James sl; AL; Feb5; Feb9'15; A$2,500-3,-000 (R S $1.50). nom

Lafayette st, 208 (2:482-25), ws, abt 175 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; Claudia B Molinari et al to Quiller Morgan Co, 793 Bway; mtg $18,000 & AL; Jan4; Feb10'15; A$25,000-36,000. nom

Market st, 59-61 (1:253-37), swc Hamilton (No 48), 44.1x57.5x25.7x59.6; also MARKET ST, 63 (1:253), ws, 44.1 s Hamilton, 25x57.6, 6-sty bk tnt & strs; Ida Coble, 53 Lenox av, to 59 Market St Realty Corpn, 135 Bway; mtg $56,500; Feb2; Feb6'15; A$30,000-66,000 (R S $5). nom

Market st, 63, see Market, 59-61.

Market st or sl, 67 (1:253-64), ws, 40.6 s Cherry, 20x51, 5-sty bk tnt & strs; Geo F Roesch, ref, to Monash Eisig, 50 W 77; FORECLOS Jan19; Jan22; Feb10'15; A$5,-300-7,500 (R S $5). **5,000**

Monroe st, 81-3 (1:272-1), ns, 50.6 e Pike, runs n71.7x017.4xn0.3x017.2xs29.3 x e4.9 x s 42.7 to st xw39.8 to beg, 6-sty bk tnt & strs; Esther Kaolan to Ida Insky, 64 East Bway; AL; Feb3; Feb5'15; A$25,000-42,000. nom

Roosevelt st, 98 (1:111-16), es, 58.3 n Cherry, runs n21.7xe41.5xs24xw20.8xn3.1xw 20.2 to beg, 3-sty bk tnt & str; Jennie Benning to Jennie Golden, 347 Water; AL; Feb5; Feb9'15; A$5,000-6,000 (R S $1). nom

Stanton st, 75-7 (2:416-50), sec Allen (No 174), 43.10x75, 6-sty bk loft & str bldg; Blima Wittal, of Botoskan, Roumania, to Ignatz Jacobson, 75-7 Stanton; AL; Dec10'14; Feb5'15; A$42,000-70,000. O C & 100

Stuyvesant st, 23 (2:465-28), ns, 124.11 e from ne 9th, 15.11x39.3x16x62.8, 5-sty bk tnt; Antonie, wife Ludwig Lievendag, to Hans Lass, all of 23 Stuyvesant; mtg $10,-650 & AL; Feb8'15; A$8,000-11,000 (R S 50 cts). nom

Suffolk st, 175-9, see Houston, 267 E.

Thompson st, 101-3 (2:503-28), ws, abt 250 n Spring, 50x100, 5-sty bk loft & str bldg; Dominick Abbate Jr to Thompson Holding Co, 226 Lafayette; mtg $40,000 & AL; Feb5'15; A$25,000-50,000 (R S $2.50). nom

Water st, 347 (1:110-26), ss, abt 140 w James sl, 19.6x75.2x——x75.5, ws 4-sty bk tnt & strs; Jennie Benning to Jennie Golden, 347 Water; AL; Feb5; Feb9'15; A$6,-500-8,000 (R S $2). nom

West st, 84 (1:55-18), es, 39.3 n Carlisle, 19x85.1x18.11x85.3, 1-sty bk & fr str; ½ int of party 1st pt in & to ½ pt of ½ of the wharfage arising from pier 9 on N R at foot of Carlisle, & from Pier 10 on N R at foot of Albany; Julia M Schermerhorn, heir Elin C Gibb; to Arthur F, Edw G & Philip G Schermerhorn, all at 67 W 52; ½ pt; B&S; Dec8'14; Feb5'15; A$31,000-31,500. nom

West st, 306 (2:596-4), es, 120.11 n Spring, 20.7x101.10x20.3x100.9, 3-sty bk bldg & str, 1-sty ext; Carrie Kaiser, EX-TRX & heir Michaelis Kaiser, to Jennie Gumpert, 2647 Bway; AL; Aug8'14; Feb 10'15; A$16,000-21,000. O C & 100

10TH st, 246-8 E (2:451-19), ss, 250 e 2 av, 50x92.4, 6-sty bk tnt & strs; Sarah A Brevoort to Wright Barclay, at Bayshore, LI; AL; Feb8'15; A$37,000-75,000 (R S $5). O C & 100

11TH st, 544 E (2:404-26), ss, 95 w Av B, 25x94.9, 5-sty bk tnt & strs; Sigmund W Barasch & Anna, his wife, to Sigmund W Barasch, Private Banker, 273 Argyle rd, Bklyn; mtg $15,000 & AL; Jan19; Feb9 '15; A$15,000-25,000. nom

12TH st, 504 E (2:405-10), ss, 95.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Josef Feirstein to Hyman Katz, 256 E Houston; ½ pt; mtg $51,750 & AL; Jan27; Feb8'15; A$26,000-53,000 (R S $1). O C & 1,000

13TH st, 509 E (2:407-56), ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Francesco Di Lorenzo to Stella Bonomolo, 18 St Marks pl, & Anna Riscili, 510 E 13; mtg $41,500; Feb9; Feb10'15; A$21,000-48,000 (R S $3). O C & 100

13TH st, 302-4 W (2:616-44), ss, 57.3 e 4th, 56.3x14.4x49.7x41.5, 3-sty bk loft & str bldg; Sidney B Henshaw, 4 W 53, to Jno H Henshaw, 294 West End av, as TRSTE Richd T Henshaw & ano; mtg $15,850 & AL; July7'13; Feb10'15; A$16,-000-21,000. nom

16TH st, 323-5 E (3:922-52), ns, 125 e Livingston pl, 32.6x92, 6-sty bk tnt; Maud B Barclay of Bay Shore, LI, to Erminia M C Schroen, 981 Madison av; mtg $34,250 & AL; Feb8; Feb9'15; A$21,000-45,000 (R S $10). nom

16TH st, 327 E (3:922-54), ns, 152.6 e Livingston pl, 26.6x92; 6-sty bk tnt; Sarah A Brevoort to Erminia M C Schroen, 981 Madison av; mtg $33,250 & AL; Feb8; Feb 9'15; A$16,000-36,000 (R S $2). O C & 100

21ST st, 459 W (3:719-8), ns, 142.6 e 10 av, 17.6x98.9, 4-sty stn dwg; Morton Stein, ref, to Frank Dunning, at Warwick, NY, & M Allen Starr, 5 W 54, TRSTES will Benj F Dunning, plfs; sub to transfer tax liens $2,245.38 & AL; FORECLOS Jan6; Jan13; Feb8'15; A$8,500-12,500 (R S $11.50). **11,500**

22D st, 118-24 W (3:797-54), ss, 225 w 6 av, 75x98.9, 12-sty bk loft & str bldg; Rolf Tillmanns to Rivoli Realty Co, 18 E 41; CaG; mtg $292,500; Feb9; Feb10'15; A $115,000-318,000. nom

22D st, 118-24 W; Ewald Mommer to same; QC; Feb9; Feb10'15. nom

22D st, 344 (3:746-45), ns, 290 e 9 av, 22.6x98.9, 4-sty & b bk dwg; Florence L Roome, of Plainfield, NJ, to Sadie S Roome, 101 E 57; ½ pt; mtg $15,000; June19'14; Feb8'15; A$12,500-17,000. O C & 100

26TH st, 125 W (3:802-26), ns, 265.7 w 6 av, 21.10x98.9, 3-sty stn tnt & str; Jno A Weser to Thos H Stewart, 2836 Decatur av; mtg $37,000; Dec30'14; Feb9'15; A$35,-000-37,000 (R S $3). O C & 100

28TH st W (3:752), ns, 399.6 e 9 av, a strip 0.6x98.9; Aaron Brown to Mary M Jones ,194 Summit av, Mt Vernon, NY; Jan 21; Feb5'15 (R S 50 cts). O C & 100

34TH st, 304 E (3:939-57), ss, 101.3 e 2 av, 21.3x98.9, 4-sty bk tnt & strs; A$12,-700-15,500; also 34TH ST, 306 E (3:939-56), ss, 122.6 e 2 av, 21.3x98.9, 4-sty bk tnt & strs; A$12,500-15,000; also 34TH ST, 308 E (3:939-55), ss, 143.9 e 2 av, 21.3x 98.9, 4-sty bk tnt & strs; A$12,700-15,000; Emma Harburger, 11 Nostrand av, Bklyn, to Sidney P Henshaw, 4 W 53; mtg $47,-100; Oct19'14; Feb10'15. 1,719.27

34TH st, 306-8 E, see 34th, 304 E.

41ST st, 422 W (4:1055-45), ss, 300 w 9 av, 25x98.9, 4-sty bk tnt; Blanche B Janson to Chas Thyne, 2362 Crotona av; ¼ pt; mtg $10,800; Oct24'13; Feb9'15; A$11,-000-14,500. O C & 100

41ST st, 422 W; Clara J Byrne et al to Max Heller, 345 W 38; mtg $10,800; Feb9 '15 (R S $3). O C & 100

42D st, 633 W (4:1090-16), ns, 388.9 w 11 av, 21x100.5, 4-sty bk tnt & str; Arthur B Appleby of Spotswood, NJ, to Edgar T Appleby of Glen Cove LI; mtg $6,500; Feb 8; Feb9'15; A$11,000-13,000 (R S $5.50). O C & 100

50TH st, 239-45 W (4:1022-6, 8 & 9), ns, 127.6 e 8 av, 92.6x100.5, 2-5-sty bk tnts & 3-sty bk garage; Augusta L Laimbeer to Jno Laimbeer, 105 W 86; mtg $81,000; Feb 2; Feb5'15; A$107,000-132,000 (R S $51). nom

52D st, 67 W (5:1268-44½), ns, 75 e 6 av, 20x100.4, 5-sty stn dwg; Julia M Schermerhorn to Arthur F, Edw G & Philip G Schermerhorn, all at 67 W 52; B&S; Dec8 '14; Feb5'15; A$43,000-53,000. nom

53D st, 441 W (4:1063-10), ns, 225 e 10 av, 25x100.5, 5-sty bk tnt & strs & 2-sty fr rear tnt; Pauline Hess to Michl Maier, 15a 57; & Benj Maier, 133 W 113; AL; Jan23; Feb9'15; A$11,000-17,500 (R S $5). nom

53D st, 441 W; Adelaide C Koerner to same; AT QC; Feb4; Feb9'15. nom

57TH st, 149 E (5:1312-26), ns, 150 e Lex av, 25x100.5, 3-sty bk stable; Thos F Gilroy, Jr, ref, to Jennie R Morse of Bath, Me; sub 1st mtg $——; FORECLOS Nov30; Dec20'09; Feb8'15; A$22,000-34,000. **20,000 over & above 1st mtg**

57TH st, 149 E; Jennie R Morse to Erwin A Morse, 51 Montgomery av, Bay Shore, LI; mtg $20,000 & AL; Oct17'10; Feb8'15. nom

57TH st, 140 E; Erwin A Morse to Jno J Dillon, 903 West End av; mtg $20,000 & AL; Sept17'14; Feb8'15. nom

72D st, 227-31 E (5:1427-12-14), ns, 290 e 3 av, 75x102.2, 1-7 & 2-5-sty bk tnts; Ellmont Realty Co to Sol Michelbacher, 601 W 112; mtg $85,000 & AL; Jan27; Feb 8'15; A$40,000-118,000 (R S $20). O C & 100

78TH st, 216 E (5:1432-41½), ss, 171.8 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Helen Sweeny ,1200 Lex av, to Theresa Faust, 16 Arion pl, Bklyn; mtg $6,000; Feb3; Feb5 '15; A$5,500-7,500 (R S $7.50). O C & 100

80TH st, 162 W (4:1210-60), ss, 105 e Ams av, 23x102.2, 4-sty & b stn dwg; Tourneur Realty Co (with consent of stockholders) to Julius Tishman & Sons, Inc, 18 E 41; mtg $23,000; Jan28; Feb6'15; A$15,000-24,500. O C & 100

81ST st, 35-9 W (4:1195-10), ns, 225 e Col av, runs n104.4xe50xs2.2xe25xs102.2 to st xw75 to beg, 12-sty bk tnt; McMorrow Engineering & Constn Co to McMorrow Building Co, both at 271 W 125; B&S; AL; Dec23'14; Feb9'15; A$115,000-$——(R S $4). nom

86TH st, 306-8 on map 304-8 W (4:1247-38-39½), ss, 119 w West End av, 62x102.2, 3-4-sty & b stn dwgs; Realty Co of America, 2 Wall, to 86th St & West End Ave Co, 103 Park av; CaG; mtg $133,500; Jan 20; Feb5'15; A$62,000-99,000 (R S $11.50). nom

89TH st, 317 W (4:1250-pt 82), ns, 250 w West End av, 20x100, pt 9-sty bk tnt; Alina B Young to Excelsior Holding Co, 33 W 42; mtg $17,000; Feb24'13; Feb6'15; re-recorded from Feb24'13; A$16,000-$——. O C & 100

92D st E, nwc Madison av, see Madison av, 1296.

92D st, 301 W, see West End av, 661.

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b bk dwg; Strange & Slawson Co to Herman M Diamond, 118 W 112; AL; Feb4; Feb6 '15; A$10,500-12,500 (R S $1). nom

100TH st, 64 E (6:1605-44), ss, 173 w Park av, 24.11x100.11x25x100.11, 5-sty bk tnt; Louis Davis to David Krakower, at Hotel Winton, 110th & Park av; ½ pt; Feb5; Feb8'15; A$10,000-21,000 (R S 50 cts). nom

104TH st, 54 E (6:1609-48), ss, 230 w Park av, 25x100.11, 4-sty stn tnt; Simon Schelinsky et al to Jennie Blumenthal, of Phila, Pa; QC; mtg $11,000; May2'07; Feb 6'15; A$11,000-17,000. nom

104TH st, 54 E; Anna Weber, 1058 Clay av, Bronx, to Wm Jacobson, 135 E 103; mtg $10,000 & AL; Feb1; Feb6'15 (R S $2.50). O C & 100

105TH st, 50 W (7:1840-53), ss, 50 w Manhattan av, 18x100.11, 5-sty stn tnt; Walter Worth to Chas B Foy, 301 W 139; AL; Aug11'14; Feb10'15; A$11,000-20,000. nom

106TH st, 156 E (6:1633-50), ss, 70 e Lex av, 25x80.11, 5-sty bk tnt & strs; Theo T Brinckerhoff et al to Clara C Disbrow, 400 W 118; AL; Feb5; Feb6'15; A$11,500-20,500 (R S $2.50). O C & 100

111TH st, 86 E (6:1616-41½), ss, 98 w Park av, 16x100.11, 3-stv & b stn dwg; Isidor Cohn, ref, to Franklin Savgs Bank, 656 8 av, piff; FORECLOSED, drawn & recorded Feb10'15; A$7,000-8,000 (R S $5). **5,000**

112TH st, 306-8 W (7:1846-52), ss, 150 w 8 av, 50x100.11, 2-sty bk tnt; Ellmont Realty Co to Sol Michelbacher, 601 W 112; mtg $60,000; Jan27; Feb8'15; A$31,000-86,-000 (R S $15). O C & 100

113TH st, 55 E (6:1619-34), ns, 25 w Park av, 25x100.11, 5-sty bk tnt & strs; Jas W Hyde, ref, to Emma C Mathewson of New Bedford, Mass, piff; AL; FORECLOS Jan 26; Feb5'15; A$11,000-20,000 (R S $10). **10,000**

113TH st, 210-4 on map 210-2 E (6:-1662-44), ss, 140 e 3 av, 45x100.11, 6-sty bk tnt & strs; Reekman Constn Co to Joshua Silverstein, 808 West End av; mtg $45,-000; Feb4; Feb6'15; A$14,500-45,500. nom

113TH st, 308-10 E (6:1684-46), ss, 125 e 2 av, 50x100, 6-sty bk tnt & strs; Malka wife of & Benj Marder of Bronx to Assets Liquidation Co, 20 Nassau; QC & correction deed; AL; Feb4; Feb5'15; A$17,000-21,-000 (R S $20). nom

113TH st, 308-10 E; Assets Liquidation Co, 1 E 14, to Santo Giacini, 2446 Lorillard pl; mtg $44,000; Feb1; Feb5'15 (R S $5). nom

113TH st, 615-7 W (7:1895-47), ns, 250 w Bway, 50x100.11, 8-sty bk tnt; Scheer-Ginsberg Realty & Constn Co to Tillie Drucker, 1457 East New York av, Bklyn; mtg $123,500; Feb1; Feb5'15; A$44,000-147,-000 (R S $20). nom

116TH st, 152 E (6:1643-51), ss, 25 e Lex av, 25x100.11, 5-sty stn tnt & strs; Abr Zadek to Jno A Adams, 2161 67th, Bklyn; B&S & CaG; AL; Feb4; Feb8'15; A $15,000-29,000 (R S $3). O C & 100

118TH st, 101-7 E, see Park av, 1681.

118TH st, 157 E (6:1767-26), ns, 260 w 3 av, 25x100.11, 5-sty stn tnt & strs; Eugene F McGee, ref, to 157 East 118th St Corpn, 233 Bway; FORECLOS Dec15'14; Feb8; Feb9'15; A$11,000-20,000 (R S $15.50). **15,500**

118TH st, 100 W, see Lenox av, 153-7.

122D st, 411 E (6:1810-73½), ns, 171.3 e 1 av, 16.8x100.11, with all title to strip 0.1 x100.11 on es, 3-sty & b stn dwg; Dora, wife Hy Wiegand, of Bayonne, NJ, to Dietrich Tietjen & Geo J Wiegand, both at 506 E 118; mtg $5,350; Feb5; Feb6'15; A $4,000-6,000 (R S $2). O C & 100

122D st, 411 E (6:1810), ns, 171.3 e 1 av, 16.9x100.11, 3-stv & b stn dwg; Hy H Glass, 367 W 120, to same; B&S & confirmation deed; mtg $5,350; Feb5; Feb6'15. nom

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123D st, 226 W (7:1928-45), ss, 475 e 8 av, 20x100.11, 5-sty bk tnt; Clifford S Feets to Ellas S Feets, 124 W 82; mtg $28,000; Feb9; Feb10'15; A$14,000-26,000. O C & 100

125TH st, 251 E (6:1790-21), ns, 102 w 2 av, 25x99.11, 5-sty stn tnt & strs; Margt T Johnston to Chas Berney, 851 Hunts Point av; mtg $28,000; Apr1'13; Feb9'15; A$13,-500-21,000. O C & 100

131ST st, 12 E (6:1755-65½), ss, 164.7 e 5 av, 18.2x99.11, 3-sty & b stn dwg; Henry Hornemeier, ref, to Annie Diehl, 1261 Mad av, pltf; FORECLOS Jan12, Feb5'13; $6,-000-9,500 (R S $7). 7,000

133D st, 9 W (6:1731-30), ns, 160 w 5 av, 25x99.11, 5-sty bk tnt; Denis A Spellissy, ref, to V Everit Macy at Ossining, NY, & Geo H Macy, at Ishp, LI, TRSTEES will Caroline L Macy, for Julia E Nott, plns; FORECLOS Jan29; Feb9; Feb10'15, A$4,000-13,000 (R S $12.50). 12,500

135TH st, 101 W (7:2007-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; A$8,000-19,000; also 135TH ST, 103 W (7:2008-29), ns, 100 w Lenox av, 25x99.11, 5-sty bk tnt, A$9,000-19,000; Jerome B Burge to TRSTEES for the Corpn of the African M E Church or Zion Church, 153 W 136; B&S & CaG, AL; Feb5; Feb6'15. nom

138TH st, 103 W, see 138th, 101 W.

144TH st, 441 W, see Convent av, 341.

144TH st, 515 W (7:2076-25), ns, 185.1 w Ams av, 16.8x99.11, 3-sty & b bk dwg, Carolyn H Dawbarn to Leslie B McClure, 515 W 144; mtg $8,000; Feb9; Feb10'15; A $9,600-11,000. O C & 100

156TH st, 535 W (8:2115-53), ns, 339.3 w Ams av, 33.3x99.11x33.3x99.11, 5-sty bk tnt; Fred'k Realty Co to Sanna Realty Co, 533 W 156; AL; Oct31'14; Feb5'15; A$20,000-44,-500. nom

157TH st, 542 W (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; Edith M Carpenter at Winterhaven, Florida, to Lamont Realty Co, 198 Bway; AL; Jan5; Feb5'15; A$30,000-130,000 (R S $4). O C & 100

169TH st W, swc Ft Washington av, see Ft Washington av, swc 169.

178TH st W, nwc Northern av, see Northern av, 28-44.

179TH st, 531-3 W (8:2153-51), ns, 100 w Audubon av, 50x100, 5-sty bk tnt; Louis F Levy, ref, to Harry Blauner, 2530 Dumont, Phila, Pa, pltf; FORECLOSED & drawn Feb4; Feb10'15; A$19,000-34,000 (R S $3.50). 3,500

179TH st W, see Pinehurst av, see Pinehurst av, 31-7.

179TH st W, swc Northern av, see Northern av, 28-44.

182D st, 620-2 W (8:2165-9), ss, 50 e Wadsworth av, 50x70, 5-sty bk tnt; Chas D Pope to Kath Pope, his wife, 620 W 182; mtg $35,000; Feb4; Feb5'15; A$14,500-37,-000 (R S $1). O C & 100

Av A, 1441 (5:1471-25), ws, 95.6 n 76th, 26x100, 5-sty bk tnt & strs; Jno H Scully, 109 Lex, to Max Karnick, 1361 Av A, & Thos Horak, 1366 Av A; mtg $14,000, Feb10'15; A$9,500-24,000 (R S $6.50). O C & 100

Av A, 1652 (5:1583-50A), es, 16.8 s 87th, 16.1x81, 3-sty & b stn dwg, Chas F G Leonhardt of Bronx et al to Kathryn Wendel, 341 W 51; B&S; AL; Jan30; Feb5'15. A$6,000-8,000 (R S 50 cts). nom

Av A, 1652; Kathryn Wendel to Ernest W Leonhardt, 112 W 190, Bronx; B&S; AL, Jan30; Feb5'15 (R S 50 cts). nom

Av D, 97-9 (2:377-43), ws, 36.6 n 7th, 36.6x77, 6-sty bk tnt & strs; Plain Realty Co to Esther L Kaufman, 132 Ludlow; mtg $40,000 & AL; Jan29; Feb5'15; A$20,000-43,-000 (R S 50 cts). O C & 1,000

Central Park W, 381 & 382 (7:1834-30), ws, 25.2 n 98th, 48x100, 7-sty bk tnt; Robt W Bernard to Margaretta A wife Wm M Bernard, 381 Central Park W; ½ pt; B&S & CaG; mtg $95,000; Feb1; Feb9'15; A$94,-000-105,000 (R S $10). nom

Central Park W, 381 & 382; same to Chas Bernard Jr, 57 W 75; ¼ pt; B&S & CaG; mtg $95,000; Feb1; Feb9'15 (R S $5). nom

Convent av, 341 (73) (7:2050-37), nec 144th (No 441), 19.11x100, 4-sty & b stn dwg; Carrie M Butler to Wm S Gregory, 469 W 144; Feb8; Feb9'15; A$17,500-31,000 (R S $17). O C & 100

Convent av, 341 (7:2050-37), nec 144th (No 441), 19.11x100, 4-sty & b stn dwg; Wm S Gregory to Lutheran Hospital of Manhattan, 165 Bway; mtg $10,000 & AL; Feb8; Feb10'15; A$17,500-31,000. nom

Convent av, 422 (7:2063-12½), ws, 18.11 n 148th, 16x75, 3-sty & b stn tnt; Chas D Miller to Wilhelmina Miller, his wife, both at 422 Convent av; Jan18; Feb9'15; A$8,-000-13,500 (R S $10). nom

Fort Washington av (8:2139), swc 169th, as opened July8'04, runs s152.6xw9.1 to ws Ft Washington Ridge rd as opened April'21 '76 n151.6 to 169th xe5.2 to beg, vacant; City NY to Jas A Mahony, 111 E 55; AT; Feb8; Feb9'15; A$——$——. 5,584.48

Lenox av, 153-7 (7:1902-34-35), swc 118th (No 100), 81.3x75, 2-5-sty bk tnts & strs; Ellmont Realty Co to Sol Michelbacher, 601 W 112; mtg $83,000; Jan27; Feb8'15; A$78,000-116,000 (R S $25). O C & 100

Lexington av, 2174 (6:1779-pt 15), ws, 49.11 n 130th, 50x80, 6-sty bk tnt; Keats Co to Kate Blank, 1219 Union av, Bronx; B&S; mtg $30,000; Jan22; Feb6'15; A$——$——. O C & 100

Lexington av, 2174; Kate Blank to Keats Co, 135 Bway; B&S; mtg $30,000; Jan22; Feb6'15.

Madison av, 715 (5:1378-22), es, 40.5 n 63d, 20x100, 5-sty bk tnt & strs; Caroline M Robinson to Moss Estate, Inc, 62 Cedar; mtg $65,000; Feb10'15; A$45,000-66,000 (R S 50 cts). nom

Madison av ,1296 (5:1504-15), nwc 92d, 20.4x73, 3-sty & b stn dwg; J Addison Young, 99 Centre av, New Rochelle, NY, Exr Isaac M Daggett, to Jos M Daggett, off Park & Grove avs, Larchmont, NY; A L; Jan29; Feb5'15; A$30,000-44,000 (R S $30). 35,000

Madison av, 1493-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & strs; Rose Amsterdam et al to Max Dann, at Bowman av & Merion rd, Merion, Pa; AT; mtg $50,000; Dec28'14; Feb10'15; A$71,000-95,-000. O C & 100

Madison av, 1493-5; Max Dann to Kate Gittleman, 308 W 93; 1-6 pt; mtg $55,000, Dec28'14, Feb10'15. O C & 100

Madison av, 1493-5; same to Lillian B Vogel, 222 Riverside dr; 1-6 pt; mtg $55,-000, Dec28'14; Feb10'15. O C & 100

Madison av, 1493-5; same to Freda Dann, Bowman av & Merion rd, Merion, Pa; 1-6 pt; mtg $55,000; Dec28'14; Feb10'15. O C & 100

Madison av, 1493-5; same to Rose Amsterdam, 2105 Bway; 1-6 pt; mtg $55,000; Dec28'14; Feb10'15. O C & 100

Madison av, 1493-5; same to Selma Amsterdam, 2105 Bway; 1-6 pt; mtg $55,000; Dec28'14; Feb10'15. O C & 100

Madison av, 1493-5; same to Bella Amsterdam, 2105 Bway; 1-6 pt; mtg $55,000; Dec28'14; Feb10'15. O C & 100

Northern av, 28-44 (8:2177-27), ws, from 178th to 179th, 185x125, vacant; Wm B Sommerville to Dayton Impt Co, 132 Nassau; mtg $56,000; Feb4; Feb9'15; A$73,000-93,000 (R S $31.50). O C & 100

Park av, 1681 (6:1767-1), nec 118th (Nos 101-7), 25.5x90, 5-sty stn tnt & strs; Geo M Borst to Wm A Borst, 500 E 87; ⅛ pt; A T; mtg $26,250 on whole; Feb9'15; A$14,-000-30,000 (R S $2). 1,900

Pinehurst av, 31-7 (41) (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt; Ella M Thompson to Wm W 23, to E F & G Realty Co, 2 Wall; mtg $155,000 & AL; Feb5; Feb 8'15; A$43,000-165,000 (R S $2). O C & 100

West End av, 661 (4:1252-15), nwc 92d (No 301), runs n38.1xw25xn11.2xw8xs49.3 to 92d xe33 to beg, 5-sty bk dwg; Harvey J Lefler et al to C L C Realty Corpn, 50 Church; B&S; mtg $37,000 & AL; Feb9; Feb10'15; A$40,000-50,000 (R S $5). O C & 100

1ST av, 1605 (5:1546-25), ws, 51.6 n 83d, 25.6x70, 4-sty stn tnt & strs; Valentine Brech to Mary Brech, both at 1605 1 av; mtg $20,500; Feb5; Feb6'15; A$11,500-20,-000 (R S $1). O C & 100

2D av, 1166-8 (5:1436-3-4), es, 50.5 n 61st, runs e75xn25xe25xn25xw100 to av xs 50 to beg, 3-5-sty bk tnts & strs; Benj Goldberg of Bklyn, to Chas Berney, 851 Hunts Point av, Bronx; Aug26'14; Feb5 '15; $28,000-46,000. nom

5TH av, 557 (5:1281-71), es, 50.5 s 46th, 25x100, 5-sty stn office & str bldg, 2-sty ext; Dan'l H Morgan to 557 5 Ave Corpn, 30 E 42; AL; Feb9'15; A$280,000-325,000 (R S $25). nom

5TH av, 1064-5 (5:1499-71), es, 50.8 s 88th, 50x102.2, vacant; S T Sturges, 1123 Bway, to 1067 5 Av Co, 45 Cedar; July14 '14; Feb5'15; A$220,000-220,000. O C & 100

7TH av, 2468-70 (7:2029-33), ws, 49.11 s 144th, 50x75, 6-sty bk tnt & strs; Commercial Trust Co of NY to 2468 & 2470 7 Ave Inc, 233 Bway, room 1722; mtg $65,445.50; Jan18; Feb5'15; $32,000-60,000 (R S $1). nom

7TH av or Leroy st, 45 (2:583-37), ns, 75 w Bedford, 25x50, except pt for widening 7 av & Varick st extension, vacant; Jennie Benning to Jno H Rogan, 625 St Marks av, Bklyn; AL; Oct29'14; Feb9'15; A$——$—— (R S $2). O C & 100

9TH av, 553 (4:1050-34), ws, 49.5 s 41st, 24.7x100, 5-sty bk tnt & strs; Jos M Ledwith Realty Co to Ignatz Goldberger, 537 9 av; mtg $32,500; Feb2; Feb6'15; A$21,-500-35,000 (R S $2.50). O C & 100

9TH av, 555 (4:1050-35), ws, 25 s 41st, 24.6x100, 5-sty bk tnt & strs; Jos M Ledwith Realty Co to Ignatz Goldberger, 537 9 av; mtg $32,500; Feb2; Feb6'15; A$21,-500-35,000 (R S $2.50). O C & 100

10TH av, 443 (3:728-33), ws, 98.9 n 34th, 24.8x100, 4-sty bk tnt & strs & 3-sty bk rear tnt, Jacob Franz to Jennie Dietrich, 470 10 av; ½ pt; AT; mtg $23,500; Feb8; Feb10'15; A$15,000-21,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 201-13 (2:417), swc Houston (Nos 159-65), runs w91.11xs83xe4.6xs90.4 xe87.11 to Allen xn148.3 to beg; consent to 3d track; Bessina Alkier & Wilhelmina B Bohland to Manhattan Railway Co; mtg $146,500; Dec21'14; Feb8'15. 3,261.50

Allen st, 201-13; consent to 3d track; Jacob A Geissenhainer & ano, TRSTES Hy Elsworth, mortgagees, to Manhattan Railway Co; mtg $49,500; Feb1; Feb8'15. nom

Allen st, 205-13 (2:417); also HOUSTON ST, 163-5 E; consent to 3d track; Wilhelmina B Bohland & ano, as mortgagees, to Manhattan Railway Co; mtg $19,000; Feb 5; Feb8'15. nom

Allen st, 205-13 (2:417); also HOUSTON ST, 163-5 E; consent to 3d track; Jacob A Geissenhainer & ano, TRSTES Hy Ellsworth, mortgagees, to Manhattan Railway Co; mtg $78,000; Feb1; Feb8'15. nom

Chrystie st, 128 (2:419), ses, 75 ne Broome, 25x62.5; also 1ST ST, 4 E (2:457), ns, abt 72 e Bowery, 23.7x59.11x23.5x62.11, es, also agmt as to party wall relative to 4 E 1st; also JANE ST, 18 (2:615), ss, 215 e 4th, 24x66x24.1x68.2; also JANE ST, 16 (2:615), ss, 239 e 4th, 24x63.10x24.1x66; also 36TH ST, 332 W (3:759), ss, 350 w 8 av, 25x98.9; also 46TH ST, 61 W (5:1262), ns, 185 e 6 av, 20x100.5; order of court reforming & Correcting deed recorded Feb 3'15; John J Boyd, pltf, as t J Boyd, TRSTE will Edw Brown et al, defts; Feb 9; Feb10'15. Court order

Columbia st, 65 (2:333-22), nws, 125 sw Rivington, 25x100, 3-sty bk hall; CONTRACT; Ignatz Schneider, 115 Av C, with Moses Bard, 268 E 10; mtg $16,000; Jan28; Feb8'15; A$16,500-21,000. 18,500

Grand st, 379 (1:312); appointment of Wm W Hoppin, 32 Liberty, as TRSTEE by creditors of Max Kreilman, bankrupt; Wm Allen, ref, 67 Wall; Nov13'13; Feb9'15. Court order

Houston st, 159-65 E, see Allen, 201-13.

Jane st, 16-8, see Chrystie, 128.

Pell st, 1-7, see Bowery, 18.

Rutgers st, 29 (1:271-65), nec Madison (No 201), 48.2x80, 6-sty bk tnt & strs; CONTRACT; Louis Solinsky, 213 E 72, with Julius Feinberg, 730 Riverside dr; mtg $61,600; Feb8; Feb9'15; A$43,500-75,000. 75,500

West st (2:637), es,.50 n Perry, runs e 52.5xn8xw— to beg, gore; re judgt; Carol B Ransom, EXTRX Rastus S Ransom to St Johns Park Realty Co, 55 Liberty; Feb 2; Feb9'15. nom

1ST st, 4 E, see Chrystie, 128.

36TH st, 332 W, see Chrystie, 128.

40TH st, 301-3 E, see 2 av, 748.

41ST st, 422 W (4:1050-45), ss, 300 w 9 av, 25x98.9, 4-sty bk tnt; gen re; Jno P Hutton to Rosanna Smith, Adam J, Clara, Wm, Blanche, Adam J Jr & Mary Janson; July16'03; Feb9'15; A$11,000-14,500. nom

46TH st, 61 W, see Chrystie, 128.

90TH st E, nwc 2 av, see 2 av, 1743-51.

126TH st E, swc 2 av, see 2 av, 2459.

175TH st W (8:2133), ns, 100 e St Nicholas av, 100x112.9, 2-6-sty bk tnts; re mtg; Lawyers Title Ins & Trust Co to Mose Goodman Corpn, 117 W 119; QC; Feb4; Feb 5'15. nom

175TH st W (8:2133), ns, 150 e St Nicholas av, 100x112.9, 2-6-sty bk tnts; re mtg; Lawyers Title Ins & Trust Co to Mose Goodman Corpn, 117 W 119 QC; Feb4; Feb 5'15. nom

Audubon av (8:2153), ws, 25 s 179th, 100 x100, vacant; agmt that each shall hold ⅓ pt of above as tenants in common; Adolph Wurzburger, 342 W 88, with Myer Hecht, 49 W 87; Feb2; Feb5'15. nom

Bowery, 18 (1:162), swc Pell (Nos 1-7), 25.1x100x26x100; consent to 3d track; Ellen M Cregan et al, individ, EXRS, &c Wm T McKeon, to Manhattan Railway Co; mtg $19,950; Jan30; Feb10'15. 1,055.25

Bowery, 18; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $6,500; Feb5; Feb10'15. nom

Bowery, 18; consent to 3d track; same, mortgagee, to same; mtg $14,000; Feb5; Feb10'15. nom

Bowery, 18; consent to 3d track; same, mortgagee, to same; mtg $5,000; Feb5; Feb10'15. nom

Bowery, 18; consent to 3d track; Florence M Bainton, mortgagee, to same; mtg $450; Feb8; Feb10'15. nom

Madison av, 201, see Rutgers, 29.

Park av, 1681 (6:1767); cancellation of agmt recorded July30'07; Wm A Borst, 500 E 87, with Geo M Borst, 105 E 118; Feb9 '15. nom

West End av, 443 (4:1244-73), ws, 22 n 81st, 20x66, 3 & 4-sty & b bk dwg; re dower; Fidalma Del Genovese, widow, to Alfredo Del Genovese, 2057 Ocean Pkway, Bklyn; QC; Feb1; Feb8'15; A$25,000-29,000. nom

1ST av, 16 (2:429); consent to 3d track; Jno & Theresia Melchner to Manhattan Railway Co; mtg $20,000; Mar28'14; Feb 8'15. 264

1ST av, 16; consent to 3d track; Union Square Savgs Bank, mortgagee, to same; mtg $15,000; Apr4'14; Feb8'15. nom

1ST av, 16; consent to 3d track; Hy Kast, mortgagee, to same; mtg $5,000; Dec 16'14; Feb8'15. nom

2D av, 88S (2:343); consent to 3d track; Edw & Clinch, EXR &c Margt M Bluhdorn, to Manhattan Railway Co; mtg $8,-000; Jan26; Feb8'15. 296.25

2D av, 688; consent to 3d track; Irving Savgs Instn, mortgagee, to same; mtg $8,000; Feb4; Feb8'15. nom

2D av, 748 (5:1333), nec 40th (Nos 101-3), 24.8x100; consent to 3d track; Louis T Lehmayer to Manhattan Railway Co; June 30'14; Feb10'15. 296.25

2D av, 1314 (5:1444); consent to 3d track; Chas J Smith to Manhattan Railway Co; Dec4'14; Feb9'15. 300

2D av, 1314; consent to 3d track; Mutual Life Ins Co mtgee to same; mtg $14,000; Jan21; Feb9'15. nom

2D av, 1712 (5:1551); consent to 3d track; Fredk Hothan, B of Q et al to Manhattan Railway Co; mtg $18,000; Oct1'14; Feb5'15. 300

2D av, 1712; consent to 3d track; German Savings Bank, mtgee, to Manhattan Railway Co; mtg $18,000; Dec28'14; Feb5 '15. nom

2D av, 1743-51 (5:1536), nwc 90th, 100.8 x100; consent to 3d track; Jacob Ruppert, a corpn, to Manhattan Railway Co; mtg $50,000; Nov13'14; Feb10'15. 1,208.50

2D av, 1745-51; consent to 3d track; Ellen King, mortgagee, to same; mtg $50,000; Nov24'14; Feb10'15. nom

2D av, 2436 (6:1801); consent to 3d track; Geo Freygang to Manhattan Railway Co; mtg $7,000; Dec31'14; Feb8'15. 1,000

2D av, 2436; consent to 3d track; Jno Harney, mortgagee, to same; mtg $12,000; Jan18; Feb8'15. nom

2D av, 2451 (6:1790); consent to 3d track; Raffaele Cancro to Manhattan Railway Co; mtg $10,000; Jan20; Feb10 '15. 1,250

2D av, 2451; consent to 3d track; Union Trust Co, GDN Williams et al, mortgagees, to same; mtg $10,000; Feb10'15. nom

2D av, 2459 (6:1790), swc 126th, 24.11x 105; consent to 3d track; Edw J Mahon to Manhattan Railway Co; mtg $15,000; Jan 28; Feb10'15. 1,245.83

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2D av, 2459; consent to 3d track; Rosalie R Ford, mortgagee, to same; mtg $11,500; Feb2; Feb10'15. nom

2D av, 2459; consent to 3d track; Jacob Ruppert, a corpn, mortgagee, to same; mtg $3,500; Feb5; Feb10'15. nom

3D av, 587 (3:919); consent to 3d track; Kry-Lyn Realty Co to Manhattan Railway Co; mtg $29,500; Jan5; Feb10'15. 300

3D av, 587; consent to 3d track; Jos S Guthorn, mortgagee, to same; mtg $8,500; Jan23; Feb10'15. nom

3D av, 587; consent to 3d track; Wm T Atkinson, mortgagee, to same; mtg $3,000; Jan25; Feb10'15. nom

3D av, 587; consent to 3d track; Moses & Sigmund Mendelsohn, mortgagee, to same; mtg $15,000; Jan25; Feb10'15. nom

3D av, 703-5 (5:1318); consent to 3d track; J Edgar Leaycraft & Co to Manhattan Railway Co; mtg $26,000; Apr25'14; Feb5'15. 210.87

3D av, 703-5; consent to 3d track; Greenwich Savgs Bank, mtgee, to same; mtg $26,000; Jan26; Feb5'15. nom

3D av, 1885-7 (6:1654); consent to 3d track; Clara Klingenstein, individ & EX-TRX Jacob Klingenstein, to Manhattan Railway Co; mtg $50,000; Nov19'14; Feb 10'15. 429.33

3D av, 1885-7; consent to 3d track; Lawyers Mtg Co, mortgagee, to same; mtg $25,000; Dec8'14; Feb10'15. nom

3D av, 1885-7; consent to 3d track; Edwin A Ely, mortgagee, to same; mtg $25,-00; Dec2'14; Feb10'15. nom

Power of atty (miscl) to conduct business; Sophie Jacobs to Saml Jacobs, both at 1567 Madison av; Feb9; Feb10'15. ——

Power of atty (miscl); Julian Rosenblatt of Jamaica, LI, & trading as N Y Soap Works, & Julian Rosenblatt & Co., 6 Desbrosses, to Eugiva Rosenblatt, his wife, 9 Compton ter, Jamaica, LI; Feb1; Feb5'15. ——

Certified copy adjudication of bankruptcy & order of reference in matter of Jos Liebling, bankrupt; Stanley W Dexter, ref; Dec14'14; Feb10'15.

Revocation of power of atty (miscl); Mary A Harral to Francis Harral; Feb6; Feb8'15. ——

WILLS.

Borough of Manhattan.

Bank st, 72 (2:623-28), ss, 151 e Bleecker, 24x90, 3-sty bk dwg, 1-sty fr ext; Geo Wichelns Est, Fredk Wichelns, EXR, 635 Prospect pl, Bklyn; atty, Henry Albers Jr, 74 Bway; A$11,500-14,500. Will filed Feb1'15.

37TH st, 53 W (3:839-11), ns, 188 e 6 av, 21x98, 3-sty stn dwg; Lemuel H Babcock Est, Mary K Babcock EXR, 205 W 57; atty Wm S Beaman, 80 Maiden la; A$72,500-76,500. Will filed Feb5'15.

69TH st, 342 E (5:1443-38⅝), ss, 341 e 2 av, 16x77, 3-sty stn dwg; Annie Coctello Est, Nellie Costello, EXTRX, 342 E 69; atty, Fredk Seymour, 61 Bway; A$4,-000-6,200. Will filed Feb3'15.

Park av, 90 (3:869-38), ws, 81 n 39th, 36x80, 5-sty bk dwg; Grace H Dodge Est, Cleveland H Dodge EXR, 262 Mad av; atty, Stanley W Dexter, 71 Bway; A$117,-500-140,000. Will filed Feb3'15.

CONVEYANCES.

Borough of the Bronx.

Clinton pl, 54 (11:3207), ss, 50 w Grand av, 25x100, 2-sty fr dwg; Kathryn Wendel to Carl A Leonhardt, 117 Pearsall av, Jersey City, NJ; B&S; AL; Jan30; Feb5'15 (R S 50 cts). nom

Clinton pl, 54; Chas F G Leonhardt et al to Kathryn Wendel, 341 W 51; B&S & AL; Jan30; Feb5'15 (R S 50 cts). nom

Coster st, 632 (10:2769-2768), es, 440 n Spofford av, 20x100, 2-sty bk dwg; Hunts Point Estates, a corpn, to Utility Realty Co, 30 E 42; B&S; Feb1; Feb5'15. nom

Coster st, 644 (10:2764-2769), es, 320 s Spofford av, 20x100, 2-sty bk dwg; Hunts Point Estates, a corpn, to Gustave L Morgenthau, 155 W 77; B&S; Feb1; Feb5'15 (R S $5). nom

Crotona Park E (11:2940), es, 100 s Crotona Park E, 75x130.1, vacant; Henry B Wesselman to Benenson Realty Co, 407 E 153; mtgs $15,500; Feb1; Feb5'15 (R S $2). O C & 100

Elsmere pl, swc So blvd, see So blvd, swc Elsmere pl.

Evadna st, nec Main, see Main, nec Evadna.

Faile st (10:2769), es, 100 s Randall av, 75x100, vacant; also BRYANT AV (10:-2769), es, 225 n Eastern blvd, 50x100, vacant; Hunts Point Estates, a corpn, to Cath Meehan, 815 Hunts Point av; B&S; Feb1; Feb8'15 (R S $5). nom

Faile st, nwc Spofford av, see Spofford av, nwc Faile.

Fort Independence st (12:3261), ws, abt 548.10 n Montgomery av, 25x—x23.9x116.3; Jno L Miller Jr to Thornworth Realty Co, 233 Bway; Jan14; Feb6'15. nom

Fox st, 891, see Tiffany, 890-902.

Freeman st, 930-S (11:2979), swc Hoe av (No 1237), runs w100xs60.11xe36.1xn5.10xe63.9 to av xn50 to beg, 6-sty bk tnt & strs; Saml Lyttle, 1224 Hoe av, to Lyttle Constn Co, Inc, 1235 Hoe av; mtg $72,000; Feb8; Feb9'15 (R S $1). nom

Freeman st, 992-4 (11:2993), ss, 33.6 nw Longfellow av, 47x90.4, 5-sty bk tnt; Rosanna Rosenfeld to Philip Finkelstein, 311 E 54; Dec10'13; Feb5'15. O C & 100

Freeman st, 992-4; Philip Finkelstein to Carucci Holding Co, 641 E 183; mtg $30,-000; Dec31'14; Feb5'15 (R S $2.50). nom

Hall pl, 1077 (10:2691), es, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; Bernard H Sandler, ref, to Chas A Willets, 197 Sandford av, Flushing, LI; FORECLOS Dec 10'14; Jan29; Feb5'15 (R S 50 cts). 500

Hoffman st, 2466 (11:3066), es, 625 n 185th, 25x119.4x25x119.8, except pt for st, 2-sty fr dwg; Mary T Cooney, Division st, Dunwoodie Heights, Westchester Co, NY, to Luciano Vitabile, 2466 Hoffman; mtg $1,900, Feb6; Feb9'15 (R S $3). O C & 100

John st (*), ss, 150 w Grant av, 25x 187.2x25.7x196.2; Kath O'Donnell, widow, to Sarah A Gallagher, 2567 Poplar; mtg $2,750; Feb8; Feb9'15 (R S 50 cts). 200

Main st (*), nec Evadna, 50x95.6x50x 144.3; Winifred C Kennedy to U E Realty Co, inc, 650 1 av; correction deed; mtg $4,000; Nov2; re-recorded from Nov10'14; Feb10'15. O C & 100

Morton pl, 153 (11:2868), ns, 148 w Harrison av, 50x100, 2-sty fr dwg; Jennie E Teichman to Garfland Realty Co, Inc, 299 Bway; Feb3; Feb10'15. nom

Simpson st, 969 (10:2724), ws, 270.8 n 163d, 42x109.4x42x110, 5-sty bk tnt; Wm H Smith, 969 Simpson, to Columbia Constn Co, 3210 3 av; mtg $39,500; Jan30; Feb5'15 (R S $2). O C & 100

Tiffany st, 890-902 (10:2712), es, 475 s 163d, runs e116.6 to ws Fox (No 891), xs 190.10 to Tiffany xn151.1 to beg, 5-sty bk tnt; H M Constn Co to Anna Weber, 1058 Clay av; Feb1; Feb6'15. O C & 100

Whittier st, swc Randall av, see Randall av, swc Whittier.

137TH st, 413 E (9:2282), ns, 150 e Willis av, 25x100, 5-sty bk tnt; Louis Drescher to Mary M Fischer, 415 E 137; mtg $14,-000; Feb1; Feb6'15 (R S $9.50). O C & 100

138TH st, 615-7 E (10:2552-2553), ns, 462.6 e St Anns av, 37.6x100, 6-sty bk tnt & strs; Bertha Michaels to Sophie Knepper, 199 Belmont; mtg $——; Jan25; Feb 10'15 (R S 50 cts). O C & 100

140TH st, 409 E (9:2284), ss, 800 e Willis av, 16.8x100, 2-sty & b bk dwg; also 141ST ST, 417 E (9:2286), ns, 200 e Willis av, 16.8x100, 2-sty & b bk dwg; Tessie K Scharps to Chas Head & Co, 7 Wall; AL; Nov27'14; Feb5'15. nom

141ST st, 417 E, see 141st, 490 E.

144TH st E, nwc So blvd, see Wales av, 420.

144TH st E, nec Wales av, see Wales av, 420.

148TH st E (9:2329), sws, abt 1161.10 e Park av, 25x100, 2-sty fr dwg; Antonio C Astarita to Arsenio Pignata, 320 E 148; mtg $4,000; Feb4; Feb5'15 (R S $1.50). O C & 100

156TH ST E (Melrose) (9:2416), ns, 265.2 e Park av E, 49.6x100, vacant; also 156TH ST, 233 E (MELROSE) (9:2416), ns, 314.8 e Park av E, 50x100, 2-sty fr dwg; Doris Rauter, widow, to Camilla Hoetzel, 293 E 156; Jan23; Feb10'15 (R S $20). nom

156TH st, 289 E, see 156th E, ns, 265.2 e Park av.

157TH st, 377 E (9:2404), ns, 216.1 e Courtland av, 25x100, 3-sty bk tnt; Jno Murin, 230 W 129, to Daily Realty Co, 401 E 152; mtg $8,000; Feb5; Feb9'15 (R S 50 cts). O C & 100

158TH st, 662 E (10:2629), ss, 112.9 e Cauldwell av, 18.6x85, 3-sty fr tnt; Annie Levy, 662 E 158, to Clara Goldstein, 662 E 158; mtg $5,500; Feb9; Feb10'15. O C & 100

160TH st, 692 E (10:2637), ss, 30.2 e Trinity av, runs e23.2xs75xw52.10 to es Trinity av xn25xe29.10xn50 to beg, 2-sty & b fr dwg; Edw J Flynn, ref, 269 Alex av, to Mary T Rennard, 77 E 56; FORECLOS Nov6'14; Jan30; Feb9'15. 500

160TH st, 764 E (10:2656), ss, 96.9 w Tinton av, 23.3x118.1, 2-sty & b fr dwg; Philip Epstein to Wm M Alexander, 764 E 160; mtg $4,250; Feb5; Feb6'15 (R S $1). O C & 100

163D st, 315 E (9:2423), ns, 82 e College av, 38x85, 4-sty bk tnt; Columbia Constn Co to Wm H Smith, 969 Simpson; mtg $11,250; Jan30; Feb5'15. O C & 100

167TH st, 481-91, see Washington av, 1152.

170TH st, 410-12 E (11:2893), ss, 90 e Webster av, 32.6x100, 2-3-sty fr tnts; Saml Garry, individ & as ADMR Bertha Garry, to Bungay Co of N Y, 499 Willis av; mtg $10,100; Feb1; Feb6'15 (R S $1). nom

170TH st, 602 E (11:2931), ss, 119.9 w Franklin av, 18.11x123x18.10x124, 2-sty & b fr dwg; Carl A Leonhardt et al to Chas F G Leonhardt, 114 W 190; B&S & AL; Jan30; Feb5'15 (R S 50 cts). nom

176TH st E (11:2892), ss, 109 e Anthony av, runs s134xe128xn31.6xne196.6 to st xw210 to beg, except pt for 176th, vacant; Ambrose Realty Co to Palher Realty Co, 233 Bway; mtg $20,000; June8'14; Feb10'15 (R S $2). O C & 100

179TH st, 225 E (11:2812), ns, 100 w Anthony av, 50x90, except pt for st, 2 & 3-sty fr dwgs; Cath A Higgins, 235 Main, Hempstead, LI, to Wm E Brandon, 1 Fuller pl, Yonkers, NY; mtg $6,000; Feb 9; Feb10'15 (R S $2). O C & 100

184TH st E, nec Creston av, see Creston av, 2374.

188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188.

188TH st E, ns, 175 w Valentine av, see Grand blvd & concourse, nec 188.

188TH st, 150 E, see Creston av, sec 188.

188TH st E, nwc Creston av, see Creston av, nwc 188.

202D st, 240-2 E (12:3307), ss, 573 e Anthony av, 50x100, 2-sty fr dwg; P Arvid Johnson et al, heirs Peter A Johnson, to Matilda L Johnson, widow, 242 E 202; QC & confirmation deed; Jan26; Feb5'15. nom

217TH st E (*), ss, 350 w Paulding av, 25x109; Thos McEwan, 1127 Summit av, West Hoboken, NJ, to Carmela Di Murro, 724 Walnut st, West Hoboken, NJ; Jan16; Feb10'15. nom

Bassett av (*), ws, 675 s Saratoga av, 25x100; Antonia Petrella to Maria G Petrella, 284 E 150; Feb3; Feb6'15 (R S 50 cts). O C & 100

Bronx av (*), es, 300 n Kings, 50x90; North Bergen Realty Co to Mary J Gavagan, 259 Warren, Bklyn, NY; Jan8; Feb 6'15. nom

Bronx blvd (*), ws, 206.6 s Westchester av, 34.5x145.3, except pt for Bronx blvd; Alex Buhr, 3754 White Plains av, to Annie Brandau, 4559 Bronx blvd; B&S; Jan 15; Feb6'15. 2,506.49

Brook av, 1530 (11:2895), sec Claremont Pkway (No 420), 104.10x25.11x104.8x26, 4-sty bk tnt & strs; Hyman Shapiro et al to Josephine M Fischer, 356 Stanhope, Bklyn; AL; Mar25'14; Feb9'15. O C & 100

Brook av, 1530; Josephine M Fischer to Hyman Shapiro, 2949 3 av; AL; Mar25'14; Feb9'15. O C & 100

Brook av (9:2396), ws, 40 s 169th, 42x100, vacant; Benenson Realty Co, 401 E 152, to 162d St Constn Co, 320 Bway; mtg $34,000; Feb10'15 (R S $12.50). O C & 100.

Bryant av, es, 225 n Eastern blvd, see Faile, es, 100 s Randall av.

Bryant av, ws, 125 s Randall av, see Bryant av, ws, 175 n Randall av.

Bryant av (10:2769), ws, 175 n Randall av, 100x100, vacant; also BRYANT AV (10:2769), ws, 125 s Randal av, 50x100; Hunts Point Estates, a corpn, to Robt E Simon, 320 W 87; B&S; Feb1; Feb5'15 (R S $4). nom

Claremont Pkway, 420, see Brook av, 1530.

Clay av, 1058 (9:2425), es, 276 n 165th, 27x80, 3-sty & b bk dwg; Anna Weber to H M Constn Co, 927 E 163; Feb1; Feb6'15 (R S $10). O C & 100

Clay av, 1310 (11:2887), es, 94.9 n 169th, 19.4x80, 3-sty fr tnt; Caroline Norz to Cath Norz, 3162 Decatur av; mtg $4,000; Feb6; Feb8'15 (R S $2). O C & 100

Cooper av, ws, 100 s Grant av, see Ellison av, ws, 300 n Marrin.

Creston av, 2374 (11:3165), nec 184th, 124x172.11 to ws Grand Blvd & Concourse (No 2855) x130.5 to st x177.1, 2 & 3-sty fr dwg, 1-sty stn stable & vacant; also all title to strip on north .04x1.7; Anna M Reilly & ano to Wicklow Bldg Co, 1879 So Blvd; mtg $24,000; Feb3; Feb8'15 (R S $2). O C & 100

Creston av (11:3174), nwc 188th, runs n 81.9 to Fordham rd xsw117 to 188th xe96 to beg, vacant; Margt M Carroll to Harry B Dyer, 76 West Tremont av; mtg $10,-500; Feb9; Feb10'15 (R S $9). O & 100

Creston av (11:3165), es, 15.1 s 188th, 25x95, vacant; Geo Anner et al to Chas F Deshler, 521 Gramatan av, Mt Vernon, NY; mtg $2,000; Feb10'15 (R S $2). O C & 100

Creston av (11:3165), sec 188th (No 150), 15.1x95x1.8x95.7, except pt for st & av; vacant; Edgar Timpson, 2346 University av & Cath A Inverre, 97 Bainbridge, Bklyn, to Chas F Deshler, 521 Gramatan av, Mt Vernon, NY; Feb9; Feb10'15 (R S $1). O C & 100

Cromwell av, es, abt 345 s 170th, see Imwood av, ws, 345 s 170.

Decatur av, 3327 (12:3352), ws, 275 n 209th, 30.3x100.11x16.5x100, 2-sty bk dwg; Jennie E Teichman to Garfland Realty Co, 299 Bway; mtg $——; Feb3; Feb10'15 (R S $2). nom

Ellison av (*), ws, 300 n Marrin av, 125x100; also COOPER AV (*), ws, 100 s Grant av, 25x100 to Franklin av; also FRANKLIN AV (*), sec Grant av, 100x 100 to Cooper av; Elisabeth Boess to Maria Joseph, 80 Westchester sq; Jan27; Feb9'15 (R S 50 cts). O C & 100

Fordham rd, nwc 188th, see Creston av, nwc 188.

Forest av, 1179 (10:2652), ws, 277.1 n Home, 19.3x87.7x19.9x87.7, 3-sty fr tnt; Phelan Bros Constn Co to Mathilde Cook, 1413 Crotona av; B&S; AL; Feb8; Feb10 '15 (R S 50 cts). nom

Grand Blvd & Concourse, 2385, see Creston av, 2374.

Grand blvd & concourse (11:3153), nec 188th, 107x3.11x106.8x13.1, vacant; also 188TH ST E (11:3166), ns, 175 w Valentine av, 60x106.8; vacant; Grand Blvd Holding Corpn, 35 Nassau, to Louise Schaile, 664 Oakland pl; mtg $17,500; Feb 10'15. nom

Harrison av (11:2868 & 2869), es, 66.11 n from tangent pt distant 275 n Morton pl, runs ne4.10xn108.2xne452.5xe123xsw183.6 to es Old Croton Aqueduct xs35xsw580.3 to beg; vacant; Cath Kountze & ano to United Real Estate & Trust Co, First Natl Bank Bldg, Omaha, Neb; QC; Dec16 '14; Feb5'15. nom

Harrison av (11:2868 & 2869), ws, 336.8 n Morton pl, runs ne720.4xne479.9xne46.8 to present ws Harrison av xse73.2 to former es Harrison av xsw426.8xsw311 to present ws Harrison av xsw297.3xs118.4 to beg, vacant; City N Y to United Real Estate & Trust Co, First Natl Bank Bldg, Omaha, Neb; QC; Jan27; Feb5'15. nom

Hoe av, 1237, see Freeman, 930-8.

Hunt av (*), ws, 150 n Sagamore av, 25 x100; Lorenzo Pezzullo, 585 Morris av, to Giuseppe Pezzullo, 635 Morris av; Dec31 '14; Feb6'15 (R S $2). O C & 100

Hunt av (*), es, 447.11 s Bronxdale av, 25x100; Lorenzo Pezzullo to Giuseppe Pezzullo, 635 Morris av; Dec31'14; Feb6 '15 (R S $1.50). O C & 100

Hunts Point av (10:2764-2769), nes, 45.4 nws Longfellow av, runs nw103.6xse85.8 to Longfellow av xsw23xw22.11 to beg, vacant; Hunts Point Estates, a corpn, to Gustave L Morgenthau, 155 W 77; B&S; Feb1; Feb5'15 (R S $2). nom

Hunts Point av (10:2769), ws, 220.3 se Bryant av, 200x100, vacant; Hunts Point Estates, a corpn, to Henry Morgenthau Co, 30 E 42; B&S; Feb1; Feb5'15 (R S $12). nom

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Inwood av (11:2564), ws, 345 s 190th, runs e111.4 to es Cromwell av xs60.9xse—to ct Cromwell Creek xne—xw— to pt in w Inwood av xnw111.3xw—xne— to ss Inwood av— to Inwood av xs345 to beg, vacant; Erie Basin Impt Co to Inwood Realty Corpn, 514 Bway; Feb1; Feb9'15 (R S $20). O C & 100

Jefferson av (*), ns, 25 e Jones av, 20x100; Eugene Monaghan & ano EXRS Mary E Monaghan to Seraphina S Maher, 1057 Trinity av; Dec26'14; Feb9'15 (R S $4). O C & 100

Lurting av (*), es, 184.2 n Lydig av, 20x100; Thos Magher, Yonkers, NY, to Bertha A Vaughan, Yonkers, NY; mtg $1,000; Jan 20; Feb9'15. nom

Lurting av (*), es, 325 s Neil av, 20x100, Sam Silverman, Newark, NJ, to Philip Silverman, 260 E 165; mtg $——; Sept26'14; Feb9'15. nom

Mohegan av (11:3123), es, 99 n 179th, 60x150, except part for av, vacant; Philipp Hoffman to Benny Savio, 264 W 150; mtg $6,000; Jan30; Feb9'15. O C & 100

Morris av, 997-1001 (9:2447), ws, 100 n 166th, 66x100, vacant; Anna C Windey to Robt J Moorehead, 415 E 140; Feb9; Feb9'15 (R S $4). O C & 100

Morris av, ns, 111.8 e Parkview pl, see Morris av, es, 794.11 n 196.

Morris av (12:3318), es, 794.11 n 196th, 29x184.4x112.4x180.4, except pt for av, vacant; also MORRIS Av (12:3318), ns, 111.8 e Park View pl, runs e129.1xsw 161.4 to ns Morris av xw30 to beg, vacant; Park M Burke to Wm Gronse, 2573 Webster av; mtg $6,000; Jan26; Feb10'15 (R S $10). O C & 100

Murdock av (*), ws, 150 n Jefferson av, 50x100; Eugene Monaghan & ano, EXRS Mary E Monaghan to Eugene Monaghan, 1119 Boston rd; Dec26'14; Feb9'15 (R S $1.50). nom

Newton av (13:3421), ws, 200 n 254th, 25x100, vacant; Minnie H, wife of & Rudolph H Massack to Chas Ferschman, 971 Trinity av; Feb5; Feb6'15 (R S 50 cts). nom

Newton av (13:3421), ws, 225 n 254th, 25x100, vacant; Walter Underhill, Bklyn, to Chas Ferschman, 971 Trinity av; Feb5; Feb6'15 (R S 50 cts). nom

Ogden av, 983 (9:2524), ws, 180 s 164th, 25x100, 3-sty ir tnt; Jennie E Teichman to Gartland Realty Co, 299 Bway; mtg $——; Feb3; Feb10'15 (R S $1). nom

Park av, 4527 (11:3030), ws, 115.6 s 183d, 24x80.4x24x80.5, 3-sty bk tnt; Benny Savio to Anna M Hoffmann, 2145 Arthur av; mtg $8,000; Jan29; Feb5'15 (R S $4.50). O C & 100

Randall av (10:2770), swc Whittier, runs w71.11 to Hunts Point av xse159.1 to st xnw142 to beg, vacant; Hunts Point Estates, a corpn, to Fredk Johnson, Oyster Bay, LI; B&S; Feb1; Feb5'15 (R S $4.50). nom

River av (9:2352), es, 100 s 150th, 100x100, 1-sty fr shop; Jno J Hayes, ref, to City Real Estate Co, 176 Bway; FORECLOS Jan26; Feb8; Feb10'15. **14,000**

Sherman av (9:2451-2456), ws, 103.11 s 166th, 75x100, vacant; Isabella M Meeks to Wm H Smith, 969 Simpson; mtg $4,900; Jan30; Feb5'15 (R S $1). O C & 100

Sheridan av (9:2458), ws, 250 n 153d, 25 x92x25x91, vacant; Gussie F Isaacs et al, EXRS Myer Finn, to Henry L Morris, 12 W 53; QC; Jan29; Feb5'15. 100

Southern blvd (11:2980), es, 120 s Jennings, 75x100, vacant; Mary Rogers to Tion Realty Co, 115 Bway; AL; Jan5; Feb 6'15 (R S 50 cts). nom

Southern blvd (11:2960), swc Elsmere pl, 109.9x135.7x100x88.3, vacant; Jno McNulty to Cath E Rochfort, 1871 Wallace av; Jan30; Feb5'15. O C & 100

Southern blvd (11:2960); same prop; Cath E Rochfort to Jno McNulty, 3058 Bainbridge av; B&S & CaG; Feb5'15. O C & 100

Southern blvd, 421, see Wales av, 420.

Southern blvd, nwc 144th, see Wales av, 420. o

Spofford av (10:2764), nwc Faile, 25x100, vacant; Hunts Point Estates, a corpn, to Sykes Realty Corpn, 30 E 42; B&S; Feb 1; Feb5'15 (R S $2.50). nom

Tinton av, 1035 (10:2660), ws, 196 n 165th, 18.9x100, 2-sty & b fr dwg; Caroline F Wieser, 118 W Hayes av, Corona, LI, to Cromwell Development Corpn, 882 Prospect av; mtg $6,500; Jan30; Feb5'15 (R S 50 cts). O C & 100

Underclift av (9:2538), ws, abt 150 s Wash Bridge, 1x103.1x16.11x104.6, vacant; Jos H Jones to Robt W Todd, 520 Park av; Jan12; Feb5'15 (R S $1). nom

Vyse av, 1141 (10:2752), ws, 200 n 167th, 20x100, 3-sty bk tnt; Philip Epstein to Harry M Fischer, 12 W 118; mtg $5,500; Jan22; Feb6'15 (R S $2.50). nom

Vyse av, 1145 on map 1143 (10:2752), w s, 220 n 167th, 40x100, 3-sty bk tnt; Harry M Fischer to Philip Epstein, 1133 Vyse av; mtg $11,200; Feb4; Feb8'15. O C & 100

Vyse av, 1157 (10:2752), ws, 360 n 167th, 20x100, 3-sty bk tnt; Wm T Park to Henry Alexandre Jr, Glen Cove, LI, & J Albt Lane, 209 E 7, Plainfield, NJ, EXRS J Henry Alexandre; mtg $7,500; Jan30; Feb5'15 (R S 50 cts). nom

Vyse av, 2089 (11:3127), ws, 86.7 s 180th, 38.6x105.3x38.6x103.8, 5-sty bk tnt; Friedrich Muller to Mathilde Cook, 1413 Crotona av; mtg $33,000; Feb4; Feb5'15 (R S $1). O C & 100

Wales av, 420 (10:2576), nec 144th, runs n98.1xe100xs50xe101.8 to So blvd (No 421) xs48.1 to st xw201.11 to beg, 3-sty bk dwg & vacant; Alice B Browne EXR Eliz W Lester to Wm Brooks Co, 111 Bway; mtg $9,000; Feb8'15. nom

Wales av, 420; Clarence R Lester et al, heirs Eliz W Lester, to same; mtg $9,000; Feb4; Feb8'15 (R S $16). O C & 100

Washington av, 1836-44 on map 1836-42 (11:2917), es, 162 s 176th, 62x120, except pt for av, 2-sty bk tnt & strs & 2-sty fr tnt & strs; Ernest Hall, ref, to Minnie Wollner, 2530 Bway; mtg $21,000; FORECLOS Feb5; Feb8'15 (R S 50 cts). 500

Washington av, 1152 (9:2372), nec 167th (Nos 481-91), 29x127x29x126.11, 6-sty bk tnt & strs; B W R Realties, Inc, to Benj P Moore, 236 W 139; B&S; AL; Jan22; Feb 5'15 (R S $4). O C & 100

Strip (9:2389), 4 ft. wide & 140 ft deep running n from ns 167th in blk bet Park & Washington avs; Edw B Penrose to Margt L O'Brien, 457 E 167; QC; Nov3'13; Feb5'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Freeman st, 992-4 (11:2993), ss, 33.6 nw Longfellow av, 47x90.4; re judgmt; Sender Feldmark to Philip Finkelstein, 311 W 54; Dec31'14; Feb5'15. nom

Hoffman st, 2406 (11:3066), es, abt 115 s 189th, 25x114.7, 2-sty fr dwg; CONTRACT, Mary T. Cooney with Geronimo di Geronimo, 276 E 137; mtg $3,900; Feb6'15. 4,900

163D st E (9:2423), ns, 82 e College av, strip 0.2x85; re mtg; Adeline V Shaw to Columbia Constn Co, 3210 3 av; Feb1; Feb 5'15. nom

163D st, 315 E (9:2423), ns, 82 e College av, 38x85, 4-sty bk tnt; re mtg; Enoch C Bell to Columbia Constn Co, 3210 3 av; Jan29; Feb5'15. nom

Power of attorney; Sarah Goldberg to Michl Spector, 1000 Fox; Jan27; Feb5'15. nom

Release (11:3044), & consent to cancellation of deed of trust dated Aug 28, 1907, & recorded Feb18'09 in L 105, cp 391; Julius & Lyons et al TRSTEES, heirs, &c, Fanny Hendricks to Harmon W Hendricks, 10 E 44, & Julius J Lyons, at Chatham, N J, as TRSTEES, &c; Dec30'14; Feb9'15. nom

LEASES.

Borough of Manhattan.

FEB. 5, 6, 8, 9 & 10.

Division st, 22-4 (1:289); agmt as to surrender & merger of Ls in fee; Barnet Greenberg, 17 Catherine, lessee, with Max Levine & Herman Smith, 20 Division, owners; AT; Feb5; Feb6'15. 1,825

Duane st, 14 (1:121); also NEW CHAMBERS ST, 2; asn Ls; Hy L Liebmann to Robt W Chedister, 282 Hawthorne, Bklyn; Feb5; Feb8'15. nom

Fulton st, 17 (1:96); asn Ls; Carl Vogel to Wm Schneider, 17 Fulton; Feb5'15. O C & 100

Hamilton st, swc Market, see Market, 61-3.

Houston st, 267 E (2:355), swc Suffolk (No 175), 25x80; sobrn of Ls to mtg for $30,000; Max Marcus, 55 E 76, lessee, with Hugh C Murray, 251 W 98, TRSTE for Max Kronethal, will of Wolf Kronethal; Feb5; Feb6'15. nom

Madison st, 188 (1:272), str & c; Jonas Weil & ano to Morris Goldberg, 85 Madison; 5-12yf Dec1'14; Feb8'15. 720

Market st, 61-3 (1:253), swc Hamilton; sur Ls; Gesualdo D'Arata et al to Lina J Rumsdorf, 1692 11 av, Bklyn, & ano; AT; July20'14; Feb8'15. 1,176.66

New Chambers st, 2, see Duane, 14.

Rutgers st, 34 (1:273), cor str & b; Marcus Chargin, 34 Rutgers to Barnet Rosenhouse, 213 Henry; ext Ls; 5yf May1; Feb 8'15. 500

Spring st, 26 (2:479), str & b; Giovanni Malgieri to Michele Macaio, 237 E 10, & ano; 3yf Mar1; Feb10'15. 645 & 660

Suffolk st, 175, see Houston, 267 E.

Washington st, 812 (2:643); agmt as to termination of Ls, &c, in case of sale of premises, &c; Danl Schade with August G Schade, 812 Washington; Apr4'13; Feb10 '15. nom

13TH st, 443 W (2:646), all; Jas B Walker to Cornelius J Sullivan, 242 W 14; 10y f Dec1'14; Feb8'15. taxes, &c, & 1,000

28TH st, 117 W (3:804); asn Ls; Denison P Chesbro to S S Pennock-Meehan Co, 1608 Ludlow, Phila, Pa; mtg $3,500; Feb1'15. O C & 100

28TH st, 335 W (3:752), nes, 12.3x98.9; consent to asn Ls to Mary M Jones; Marie M I de Courval to Aaron Brown, 335 W 28; Jan21; Feb5'15. nom

28TH st, 335 W (3:752); asn Ls; Aaron Brown, 335 W 28, to Mary M Jones, 194 Summit av, Mt Vernon, NY; Jan21; Feb5 '15. O C & 100

34TH st W, nwc Bway, see Bway, nwc 34.

38TH st W, nwc 6 av, see 6 av, 655.

41ST st W, sec Bway, see Bway, 1448-50.

45TH st W, swc 9 av, see 9 av, 639.

51ST st, 30 W (5:1266); consent to asn Ls; TRUSTEES of Columbia University, 63 Wall, to Chas H Stout, EXR Ada Howe; Nov4'14; Feb8'15. nom

53D st W, swc 5 av, see 5 av, swc 53.

55TH st, 236-8 W (4:1026), all; Sadie Bonwit to Jos Shenk, 66 W 107; 10yf Apr1; Feb6'15. 8,000 to 9,250

57TH st, 44 E (5:1292), all; Saml H & Eliza W Valentine to Chas J & Susie V Donovan, 44 E 57; 10yf Jan1'13; Feb10'15. 4,000 & 5,000

59TH st, 235-9 E (5:1414), all; Walter C Korn et al, EXRS & c Hy Korn, to Carmine De Gasero, 239 E 59; ext Ls; 5yf Apr 30; Feb8'15. 6,300

83D st, 449 E (5:1563), all; Adolf Knodel to Adams Wet Wash Laundry Inc, 449 E 83; 3yf Feb15; 3yren at $1,200; Feb9'15. 1,020 to 1,200

103D st, 234-8 E (6:1652); sur Ls; Morris Grossman to Morris Beck, 203 Columbia, Bklyn; AT; Feb1; Feb6'15. nom

104TH st E, nec Lex av, see Lex av, nec 104.

108TH st E, sec Lex av, see Lex av, 1733.

109TH st, 343 E (6:1681), w str & pt c; Giuseppe Fusco to Rosario Romano, 343 E 109; 3yr Feb1; Feb8'15. 300

110TH st, 5-7 W (6:1594); asn Ls; David & Sam Hodos to Nich Vorvis, 221 E 99; Dec14'14; Feb10'15. 285

123D st, 449-53 W (7:1964), all; Nason Realty Co, 206 Bway, to Ida Mondschein, 1536 Minford pl, Bronx; 3yf Jan1; Feb9'15. 9,500

125TH st, 299 E, see 2 av, 2450.

135TH st W, sec 8 av, see 8 av, 2534.

178TH st, 599 W (8:2153), nec St Nicholas av, centre str in bldg; P John Rothwell, 144 W 76, to Antoneo Gatti, 2517 Ams av; 3yf Feb1; Feb9'15. 1,200

Av A, 32 (2:398), str, fl, c, sub-c & 1st fl above str; Nathan Goldstein, 103 Clinton & ano to Theo Kimmich, 32 Av A; ext Ls; 5yf May1'16; Feb9'15. 1,860

Broadway, 751 (2:548), str & pt b; TRUSTEES of Sailors Snug Harbor to Harry Wolpin & Morris Gershvin; 3yf Feb 1; Feb9'15. 3,750

Broadway, 751; asn Ls; Harry Wolpin & ano to Nathan Meyer, 101 W 115; AT; Dec12'14; Feb9'15. nom

Broadway, 1448-50 (4:993), sec 41st, all; No 1450 Broadway Corpn, at 1450 Bway, to Sanford Hotel Co, Inc, 1450 Bway; from Jan1'15 to Nov30'24; Feb6'15. 108,000

Broadway (3:810), nwc 34th, upper portion of bldg above str; also including roof; David P Leahy Realty Co, of South Ozone Park, B of Q, to Walter Robinson, 4217 Hartford, St Louis, Mo; from Oct1'14 to Aug1'24; Feb8'15. 10,000

Columbus av, 566 (4:1218), str & c; Geo H Overbeck to Hy Thunhorst, 566 Col av; 5yf Apr1; Feb10'15. 2,000

Lexington av (6:1632), nec 104th; asn Ls; Christian Meyer to Otto T Haas, 404 E 76; Feb5; Feb8'15. nom

Lexington av, 1733 (6:1635), sec 108th, str & front b; Moritz Kornblum, 166 E 113, to Edw Schuster, 110 E 107; 5yf May 1; Feb10'15. 480

St Nicholas av, nec 178th, see 178th, 599 W.

1ST av, 2331 (6:1796), str fl & b; Angelina Anzalone, 2329 1 av, to Harry Shear, 219 E 113; 5yf May1'16; Feb5'15. 540 & 600

2D av, 2365 (6:1786); all RT&I of Otillie Hyams, deft, to Ls dated Oct31'99, with bldgs; Jno C Coleman, ref, to Chas Kramer, 686A Madison, Bklyn; FORECLOS May20; May29'14; Feb10'15. 1.00

2D av, 2365; leasehold with bldgs; Chas Kramer to Cornelia A Beekman, 35 E 38; AT; QC; Feb8; Feb10'15. 50

2D av, 2450 (6:1802), nec 125th (No 299), str fl & pt c; Business Mens Realty Co, 37 Liberty, to Geo Ringler & Co, 203 E 92; 5y f Feb1; Feb5'15. 1,800

3D av, 1939 (6:1656), str & front c; Chas E McManus, TRSTE Eliza McManus, to Irving Friedman, 920 Av St John; 5yf Mar1; Feb9'15. 1,400 to 1,800

3D av, 2093 (6:1664), str fl & bake shop; Gustav Heucke to Mary F Klotz, 2093 3 av; 4 3-12yf Feb1; Feb8'15. 1,800

5TH av (5:1268), swc 53d, 25.5x100, all; Dreicer Realty Co, 560 5 av, to Revillon Freres, a corpn, 19 W 34; 21 2-12yf July 1; Feb8'15. taxes &c & 32,500 to 42,500

6TH av, 647 (3:813), s ½ of str, pt of rear of n ½ & pt rear c; Jas O'Brien to Ralph Rossano; 3 5-12yf Dec1'14; Feb10 '15. 1,560

6TH av, 655 (3:814), nwc 38th, all; Louisa Finck, widow, et al, heirs &c Aug Finck, to Michl J Gilhuly, 619 W 127, et al; 10yf Feb1; Feb6'15. 7,000 & 7,500

8TH av, 612 (3:789), str & b; sur Ls; Alfonso Massucci, of Bronx, to Lumeno Massucci, 612 8 av; AT; Feb2; Feb6'15. nom

8TH av, 2534 (7:1940), sec 135th, cor str & fr c; Wm Hegg to Ralph Moore, 271 W 126; 4yf Feb1; Feb8'15. 3,000 & 3,600

9TH av, 639 (4:1054), swc 45th, str & b; Wm H Barklage, 404 W 45, EXR &c Jno H Barklage, to Jno Doyle, 639 9 av; 5yf Sept1'14; Feb10'15. 1,500

9TH av, 678 (4:1037); asn Ls; Wm F Corley to Jos & Edw Grimes, 350 W 47; Feb5; Feb9'15. nom

LEASES.

Borough of the Bronx.

148TH st E, nwc 3 av, see 3 av, 2817-21.

149TH st, 424 E (9:2273), str; Christian Goepfert to Chas Halm, 424 E 149; 5yf Nov1'14; Feb9'15. 1,800

162D st, 372-4 E (9:2408), 1 & 2 floors; Ida Kunz, 370 E 162, to Leo Reisch, 372 E 162, & ano; 3 4-12yf May1; Feb9'15. 1,500

162D st, 372-4 E (9:2408), 1st floor; Leo Reisch & ano to Louis Hopp, 328 St Nicholas av; 3 8-12yf May1; Feb9'15. 960

3D av, 2817-21 (9:2327), nwc 148th, 63x92.1x51.9x56.11, all; August Kuhn to R W Realty Co, Inc, 20 Reade; 21yf Mar1; Feb 8'15. taxes &c & 9,000 to 12,000

3D av, 3599 (11:2910), entire ground fl & 4 rooms on fl above; Geo E Huether to F S Frankfurter, 3599 3 av; 5yf Feb1; 5y ren; Feb8'15. 1,080 & 1,500

MORTGAGES.

Borough of Manhattan.

FEB. 5, 6, 8, 9 & 10.

Cherry st, 153 (172) (1:250), ss, 91 w Market sl, 20x60; pr mtg $7,000; Feb8'15; due Feb28'18, 6%; Isidor Katz, 1809 Lex av, to Wm E Appelbaum, 101 E 103. 1,000

Delancey st, 254-6 (2:333), ns, 53 e Sheriff, 47x100; ext of mtg for $45,000 to Feb 10'18, 5%; Jan7; Feb10'15; Nathan Kirsn, 123 W 118, with Howard Mansfield, 535 Park av, et al trstes will Fredk Butterfield. nom

Division st, 117-117½ on map 117, see Grand, 377-377½.

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Division st, 121-121½, see Grand, 377-377½.

Franklin st, 10-12 (1:167); ext of mtg for $40,000 to Dec10'15, 5%, Sept25'14; Feb 5'15, Jno B Corsigna, 24 1st pl, Bklyn, with Jno A Brown, jr, and Nathan Townsnip, Delaware Co, Pa. nom

Front st, 38 (1:7), ns, 22.6 w Coenties sl, 22.6x30, Feb5, Feb10'15, 3½%, Wm Dooling, 38 Front, to Ellen T Connell, 14 S William. 4,000

Fulton st, 17 (1:96), leasehold; Feb5'15, demand, 6%, Wm Schneider to Bessie Preston & Wooley, 291 W 10. 2,000

Gansevoort st, 32 (2:627); ext of mtg for $18,000 to Feb1'18, 5%, Feb2; Feb10'15; Ludwig Ullmann, 1130 Bway, with Angelino Sartirana, 104 W 43. nom

Grand st, 377-377½ (1:312), ss, 25 e Norfolk, 25x70, pr mtg $15,000; also DIVISION ST, 111-114½ on map 117 (1:283), ss, abt 110 e Pike, 50x61, pr mtg $10,000, also DIVISION ST, 121-121½ (1:283), ss, abt 150 e Pike, 50x63.6, pr mtg $12,000; ¾ pt; AT; Feb5; Feb10'15; due Aug1'15, 6%, Louis L Gitler & Annie K Abrahamson, both at 5110 14 av, Bklyn, heirs Morris Kosven, to Isaac Epstein, at Islip, LI. notes 3,500

Hamilton st, 48, see Market, 59-61.

Houston st, 41 E (2:500); str Ls; Feb1; Feb10'15; due & int as per chattel mtg; Jno Hartmetz, 285 Grove, Jersey City, NJ, to Wm Burmeister, 41 E Houston. nom

notes 7,000

Houston st, 74 E (2:521); sal Ls; Jan15; Feb5'15, demand, 6%; Tommaso La Motta, 287 Elizabeth, to North American Brewing Co, 1306 Greene av, Bklyn. 2,500

Houston st, 168 E (2:442); ext of mtg for $10,000 to Jan1'17, 5%; Jan2'14; Feb5'15; Anna Weber, 1058 Clay av, Bronx, with Sarah Rosenberg, 1151 Simpson, Bronx, individ & admrtrx & gdn &c Nathan Rosenberg, dcd, et al. nom

Houston st, 267 E (2:355), swc Suffolk (Nos 179-89), 25x80; Feb5; Feb6'15; due & int as per bond; Rachel Frank, 600 W 144, to Hugh C Murray, 251 W 98, trste Max Kronethal, will Wolf Kronethal. 30,000

Lafayette st, 208 (2:482), ws, abt 175 n Broome, 21.3x100; PM; pr mtg $16,500; Feb4; Feb10'15; due & int as per bond; Quilter Morgan Co, 793 Bway, to Claudia B Molinari, 116 Home av, Rutherford, NJ, et al. 1,500

Market st, 59-61 (1:253), swc Hamilton (No 48), 44.1x57.5x25.7x59.6; also MARKET ST, 63 (1:253), ws, 44.1 s Hamilton, 25x57.6; PM, pr mtg $——; Feb1; Feb6'15; due & int as per bond; 59 Market St Realty Corpn, 135 Bway, to Ida Coble, 53 Lenox av. 2,500

Market st, 63, see Market, 59-61.

Orchard st, 136 (2:410); ext of mtg for $22,000 to Feb4'20, 5%; Feb4; Feb5'15; Wm Hastorf, 146 Alta av, Yonkers, NY, with Herman Grossman, 131 E 109. nom

Perry st, 132 (2:632), ss, 122.3 w Greenwich, 21x93x22.4x100.5; also PERRY ST, 134, ss, 143.3 w Greenwich, 21x97.2; Feb2; Feb8'15; due Feb8'20, 5%; Seeman Bros, composed of Jos, Sigel W & Carl Seeman & Sylvan L Stix, to Adolph D Bendheim, 42 W 89. 20,000

Perry st, 134, see Perry, 132.

Private st, es, see Prescott av, ws, 210 s Emerson pl.

St Marks pl, 6 (2:463), ss, 100 e 3 av, 26 x120; pr mtg $30,000; Aug1'14; Feb9'15; 6y or sooner, 5%; Wm Barth to Jacob Shapiro, 236 E 94. 9,000

Spring st, 200 (2:489); ext of mtg for $10,000 to Jan1'18, 6%; Dec31'14; Feb5'15; Hy B Henze, 3253 Perry av, Bronx, with Benj V R Winterbottom, 75 W 47. nom

Suffolk st, 55 (2:351); ext of mtg for $21,000 to Dec10'17, 5¾%; Jan7; Feb10'15; Hy Burden, trste Hy Burden, decd, with Herrmann Fichter & Louis Wanz. nom

Suffolk st, 175-9, see Houston, 267 E.

Sullivan st, 223 (2:539); certf as to payment of $500 & reduction of mtg from $5,000 to $4,500; Jan29; Feb9'15; Attillio J & Cirillo Zampieri to Antonia Ferruggia, 216 E 6. ——

Thompson st, 101-3 (2:503), ws, 176.4 s Prince, 50x100; bldg loan; Feb8'15; due May20'15, 6%; Thompson Holding Co to Bronx Investment Co, 100 Bway. 25,000

Thompson st, 101-3; certf as to mtg $25,000; Feb8'15; same to same. ——

Water st, 344 (1:110), ns, abt 155 w James sl, 19.10x63.3x19.11x62.7; pr mtg $5,700; Feb5; Feb9'15; 1y6%; Jennie Golden to Nicholas F Walsh, 67 Madison. 1,400

William st, 154 (1:93); sal Ls; Feb3; Feb 6'15; demand, 6%; Clarence H Maier to Jacob Ruppert, a corpn, 1639 3 av. 3,382.25

12TH st, 234 E (3:467), ss, 151.4 w 2 av, 22.2x106.6; Feb5; Feb6'15; 3y5%; Margt Theobald, 228 E 61, to Cornelius D Lansing, — Grand, Elmhurst, B of Q. 11,000

12TH st, 530 E (2:406), ns, 148 w Av B, 22x103.3; pr mtg $——; July2'13; Feb 10'15; due Oct2'13, 6%; Edw V Hogan, 455 Av B, Bayonne, NJ, to Danl Bachman, 2171 Bway, & ano. 2,500

13TH st, 443 W (2:646); leasehold; Feb 6; Feb8'15; demand, 6%; Cornelius J Sullivan to Lion Brewery, 104 W 108. 4,000

19TH st E, swc Av B, see Av B, 316-22.

19TH st, 216-5 W (3:769), ns, 150 w 7 av, 50x100.2x50.1x101.6; Feb8'15; due as per bond, 6%; Percival C Ketterer to Morris J Werner, 570 53d, Bklyn. 6,959.87

25TH st, 210 E (3:905), ss, 171.4 e 3 av, 26.8x98.9; ext of mtg for $4,500 to Feb1'18, 5½%; Feb2; Feb5'15; Caroline Baumert, 249 W 136, with Josie Regnault, 1832 Grand Concourse, Bronx. nom

27TH st, 230 W (3:776); asn Ls by way of mtg; Dec24'14; Feb5'15; Benedetto Prospero to M Grohs Sons Inc, 238 W 28. 2,600

30TH st, 153 E (3:886), ns, 100 w 3 av, 20x98.9; Feb9'15; due & int as per bond; Lillian A Morris, 1715 Topping av, to Germania Fire Ins Co, 62 William. 7,000

33D st, 109-11 W (3:809), ns, 600 e 7 av, 50x98.9, also 34TH ST, 112 W (3:809), ss, 625 e 7 av, 15x98.9; ½ pt, Dec10'14, Feb 5'15, 1y6%, Frank J Farrell to Rhind L Reilly, 40 W 72. 50,000

34TH st, 112 W, see 33d, 109-11 W.

34TH st, 155 E (3:891), ns, 20 w Lex av, 20x1/4, secures indemnity for pltfs demand for $1,350.43 by reason of undertaking in action of Harry L Williams, pltf & Franklins, Inc, defl; Feb2; Feb6'15; Chas H Parkhurst, Hotel Ansonia, Bway & 73d, to National Surety Co, 115 Bway. nom

34TH st, 334 E (3:943), ss, 175 w 1 av, 25x100.9x25.2x114; also 36TH ST, 207-9 E (3:941), ss, 127 e 3 av, 54x100.6; pr mtg $——; Jan30; Feb10'15; 3y or sooner, 6%, Laura Oppenheim to Morris Oppenheim, 52 W 77. 7,500

38TH st, 29-33 W (3:840), ns, 446 w 5 av, 64x98.9; Feb8; Feb9'15; due Mar1'18, 6%; Eli B Springs to Richd A Springs, both at 1730 Bway. 60,000

39TH st, 30-32 W (3:841), ns, 560 w 5 av, 44x98.9; ext of mtg for $210,000 to Feb1'20, 5%; Feb4; Feb6'15, Metropolitan Savgs Bank, 59-61 Cooper sq E, with Brunswick Realty Co, 30 W 39. nom

40TH st, 432 W (3:737), ss, 375 e 10 av, 25x98.9; pr mtg $12,000; Feb4; Feb5'15; due & int as per bond; Ella Newman, 1190 Madison av, to Jno F Duffy, 323 E 79. 1,500

47TH st, 145 W (4:1000), ns, 640 e 7 av, 20x100.5; Feb10'15; due & int as per bond; Mary Smith, formerly Stacom & formerly McGrath, to Title Guar & Trust Co. 20,000

47TH st, 427 W (4:1057); ext of mtg for $7,000 to Feb8'20, 5%; Feb8'15; Emigrant Indust Savgs Bank with Ernest F Ruppe, 427 W 47. nom

50TH st, 243 W (4:1022), ns, 161.3 e 8 av, 33.9x100.5; pr mtg $27,000; Feb9; Feb 10'15; due & int as per bond; Jno Lamberger to Geo F Vingut, at Setauket, LI, & ano, trstes will Eliz F Floyd. 7,500

52D st, 500-8 W, see 10 av, 767-9.

59TH st, 510 E (5:1370); sal Ls; Feb5; Feb6'15; demand, 6%; Herman W Oster to Jacob Ruppert, a corpn, 1639 3 av. 1,800

66TH st, 227 E (5:1421); ext of mtg for $30,000 to Feb5'18, 5%; Feb4; Feb5'15; Josiah M Willetts at New Marlboro, Mass, with Geo Willi, jr, 117 E 86. nom

66TH st, 39-41 W (4:1119), ns, 300 w Central Park W, 50x100.5; ext of mtg for $53,000 to Nov19'17, 5½%; Dec30'14; Feb8'15; Louise L Williams et al, trstes will Rebecca Ladew, with Thos Nugent, 325 W 84. nom

69TH st, 335 E (5:1444), ns, 150 w 1 av, 25x100.5; pr mtg $10,000; Feb6; Feb8'15; 3y 6%; Albertine Mariash, of Bklyn, to Chas H Smith, 951 Washington av, Bronx. 3,500

69TH st, 366 E (5:1443), ss, 541.8 e 2 av, 16.8x77.4; given as additional security for chattel mtg of $2,300 made to Bass Co; pr mtg $——; Jan14; Feb9'15; 2y6%; Fabian Wittmann to Richd M Brenner, of Palisade, NJ. 2,300

73D st, 321-3 E, see 74th, 334-8 E.

74TH st, 334-8 E (5:1448), ss, 250 w 1 av, 50.6x102.2; also 73D ST, 321-3 E (5:1448), ns, 275 w 1 av, 50x102.2; pr mtg $45,000; also co-ordinated with mtg for $59,300; Feb8; Feb10'15; due Jan1'19, 4%; Bohemian Benevolent & Literary Assn of City NY to The Supreme Lodge of the Bohemian Slavonian Benevolent Soc of State NY, 325 E 73, trste of various societies. 13,700

86TH st, 331 W (4:1248), ns, 320 e Riverside dr, 18x100.8; ext of mtg for $22,000 to Dec26'17, 5%; Jan27; Feb9'15; Bankers Trust Co, 16 Wall, trste Johannah S Seymour. nom

87TH st, 153 E (5:1516), ns, 36.8 e Lex av, 25.6x100.8; Feb4; Feb5'15; 3½%; Kate K Kenney, 179 E 70, to Union Trust Co of NY, 80 Bway. 10,000

87TH st, 153 E; pr mtg $10,000; Feb4; Feb5'15; due & int as per bond; same to Clifford V Smith, 660 E 164, Bronx. 775

88TH st, 120 E (5:1516), ss, 93.4 w Lex av, 25x100.8; pr mtg $——; Feb10'15; due & int as per bond; Julian Realty Co to Max Borck, 1324 Mad av. 1,500

89TH st, 311-7 W (4:1250), ns, 190 w West End av, 80x100; Feb10'15; due May 1'20, 5%; Excelsior Holding Co to Union Dime Savgs Bank, 701 6 av. 215,000

89TH st, 311-7 W; certf as to mtg $215,000; Feb10'15; same to same. ——

91ST st, 250 W, see Bway, 2451-9.

92D st, 301 W, see West End av, 661.

92D st W, see West End av, see West End av, 661.

95TH st, 207-9 E, see 38th, 334 E.

104TH st E, nec Lex av, see Lex av, nec 104.

105TH st, 5b W (7:1841), ns, 175 e Col av, 25x100.11; ext of mtg for $21,000 to Feb5'18, 5%; Feb9; Feb10'15; Peter Wolfe & Benj M Levoy with Fred Tietig, 796 Jefferson av, Bklyn, & Edw H Kruse, 304 W 102. 2,500

105TH st, 50 W (7:1840), ss, 50 w Manhattan av, 18x100.11; pr mtg $17,000; Feb 10'15; 1y6%; Chas B Foy, 301 W 139, to Emma B Morrow, 132 E 93. 1,000

106TH st, 156 E (6:1633), ss, 70 e Lex av, 25x80.11; PM; Feb5; Feb6'15; due & int as per bond; Clara C Disbrow to Theo T Brinckerhoff, 363 Edgecombe av, et al. 14,750

109TH st, 343 E (6:1681); sal Ls; Feb6; Feb8'15; demand, 6%; Rosario Romano to Lion Brewery, 104 W 108. 3,110.20

112TH st, 522-4 W (7:1883); ext of mtg for $65,000 to Nov1'19, 5%; Feb1; Feb8'15; Jas W Halstead, trste of Jas W Halstead, 1182 Prospect av, Hartford, Conn, with Van Praag Realty Co, 2213 Madison av, & consent by Raisler Heating Co, 129-31 Ams av, holder of 2d mtg for $5,000. nom

114TH st, 2 W, see 5 av, 1368-74.

115TH st, 25 E, see Madison av, 1752-4.

117TH st, 343 E (6:1689); ext of mtg for $5,000 to Nov——'17, 5%; Jan5; Feb5'15; Felix Mamella with Bowery Savings Bank, 128 Bowery. nom

117TH st, 107 W (7:1902); ext of mtg for $13,500 to Feb1'18, 5½%; Feb8; Feb 10'15; Title Guar & Trust Co with Morris Kleinman, 107 W 117. nom

118TH st, 101-7 E, see Park av, 1681.

118TH st, 157 E (6:1767), ns, 200 w 3 av, 20x100.11; PM; Feb5; Feb9'15; 3½%; 157 E 118th St Corpn to N Y Title Ins Co. 12,000

118TH st, 125 W (7:1903), ns, 350 w Lenox av, 20x100.11; deed recorded as mtg as per statement filed & recording tax of $100 paid; Max Mendelsohn to Jacob Mendelsonn, 38 Ft Washington av, & Abr Mendelsohn, 125 W 118, firm Jacob Mendelsonn & Bro, 148 Water; B&S; AL; Oct9'14; Feb 8'15. nom

125TH st, 75 E (6:1750); ext of mtg for $20,000 to Feb1'18, 5%; Feb4; Feb6'15; Jas Ullmann, 200 W 58, with Geo R Leach, 1958 Mad av. nom

132D st, 138 W (7:1916), ss, 375 w Lenox av, 16x99.11; pr mtg $6,000; Dec1'14; Feb5 '15; 1y6%; Geo Knipe to Sadie K Herrmann at Scarsdale, NY. 2,500

135TH st, 2 W, see 5 av, 2218.

141ST st, 441 W, see Convent av, 341.

141ST st, 572-8 W, see Bway, 3450-6.

142D st, 618-22 W (7:2088), ss, 250 w Bway, 100x99.11; sobrn of mtg for $12,000 to mtg for $135,000; Feb4; Feb5'15; U S Bldg Corpn, 503 5 av, owner, & Abel King, 148 E 65, mtgee, with Lawyers Title Ins & Trust Co. nom

146TH st, 468 W (7:2060), ss, 175 e Ams av, 25x99.11; pr mtg $13,000; Jan21; Feb5 '15; 4y6%; Annie Citron to Abr N Leventhal at Woodmere, LI. 1,000

160TH st W (8:2136), ns, 121.7 w Ft Washington av, 150x99.11; bldg loan; Feb 10'15; due Feb1'16 or sooner, 6%; Hudson View Constn Co to Montrose Realty Co, 135 Bway. 180,000

160TH st W (8:2136); same prop; certf as to mtg $180,000; Feb10'15; same to same. ——

160TH st, 311-7 W; sobrn of mtg for $60,000 to mtg for $180,000 to ext of $105,000; Feb3; Feb10'15; C Augustus Meier with same. nom

169TH st W, see Haven av, see Haven av, sec 169.

169TH st W, swc Ft Washington av, see Haven av, sec 169.

175TH st W (8:2133), ns, 200 e St Nicholas av, 50x112.9; consolidation & ext of mtgs for $42,000 & $3,000 to Feb1'20, 5½%; Feb4; Feb5'15; Lawyers Title Ins & Trust Co, 160 Bway, with Mose Goodman Corpn, 117 W 119. nom

175TH st W (8:2133), ns, 100 e St Nicholas av, 50x112.9; ext of mtg for $50,000 to Feb4'20, 5½%; Feb4; Feb5'15; Lawyers Title Ins & Trust Co, 160 Bway, with Mose Goodman Corpn, 117 W 119. nom

175TH st W (8:2133), ns, 100 e St Nicholas av, 150x112.9; sobrn of mtg for $22,000 to mtgs for $150,000; Feb4; Feb5'15; Mose Goodman Corpn, 117 W 119, owner, & 175th St Holding Co, 180 Bway, mtgee, with Lawyers Title Ins & Trust Co. nom

175TH st W (8:2133), ns, 200 e St Nicholas av, 50x112.9; Feb4; Feb5'15; 5y5½%; Mose Goodman Corpn to Lawwyers Title Ins & Trust Co, 160 Bway. 8,000

175TH st W (8:2133), same prop; certf as to mtg $8,000; Feb4; Feb5'15; same to same. ——

175TH st W (8:2133), ns, 150 e St Nicholas av, 50x112.9; Feb4; Feb5'15; 5y5½%; Mose Goodman Corpn to Lawyers Title Ins & Trust Co, 160 Bway. 50,000

175TH st W, same prop; certf as to mtg for $50,000; Feb4; Feb5'15; same to same. ——

176TH st, 517-9 W, see Audubon av, 219-25.

178TH st W, nwc Northern av, see Northern av, nwc 178.

178TH st W (8:2177), ns, 75 w Northern av, 50x105; bldg loan; Feb8; Feb9'15; demand, 6%; Dayton Impt Co, 132 Nassau, to City Mtg Co, 15 Wall. 45,000

178TH st W (8:2177); same prop; certf as to mtg $45,000; Feb8; Feb9'15; same to same. ——

178TH st W (8:2177); same prop; agmt as to ownership of bond & mtg for $45,000; Feb8; Feb9'15; Fisher Lewine, 116 E 78, with same. nom

178TH st W (8:2177); same prop; PM; pr mtg $45,000; Feb8; Feb9'15; due Feb4'19, 6%; same to Wm B Sommerville, 404 Riverside dr. 15,000

179TH st W, swc Northern av, see Northern av, swc 179.

180TH st, 521 W (8:2152), ns, 120 e Audubon av, 50x100; pr mtg $39,000; Feb 10'15; 3y or sooner, 6%; Hennion Constn Co to Isabel King, 148 E 65, & ano. 7,000

180TH st, 521 W; certf as to mtg $7,000; Feb10'15; same to same. ——

182D st, 605 W (8:2165), ns, 100 w St Nicholas av, 50x79.9; Feb5; Feb10'15; due & int as per bond; Hy Sullivan to Columbia Trust Co, 60 Bway, trste will Geo W Crossman for Georgia C Lee. 39,000

Av A, 1441 (5:1471), ws, 95.6 n 76th, 26 x100; ext of mtg for $14,000 to Feb1'18, 5%; Jan29; Feb10'15; Edwin Tatham, of Somers, NY, & Stephen W Collins, of Harrison, NY, with Jno H Scully, 109 W 126. nom

Av B, 316-22 (3:976), swc 19th, 84x120; pr mtg $85,000; Feb9'15; 3y6%; Levy Dairy Co, 19th & Av B, to Alex Rosenthal, 204 Henry. 15,000

Amsterdam av, 188 (4:1160), ws, 75 s 69th, 25.5x80; Feb5'15; due Feb1'20, 5%; Julia Geo Schrader & Theresa, his wife, all of West Brighton, SI; Henrietta Lieber of NY, & Mathilde Rosenow of Willow Grove, Pa, to Harris D Colt, 515 Park av, trste Robt S Bowne. 18,500

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Amsterdam av, 2016 (8:2118), ws, 24.11 s 160th, 25x100; Feb6; Feb8'15; due & int as per bond; Wright Gillies to Title Guar & Trust Co. 11,000

Audubon av, 219-25 (8:2132), nec 179th (Nos 517-9), 99.11x100; ext of mtg for $145,000 to July6'20, 5%; Jan30; Feb6'15; Ruth Livingston, of Hyde Park, NY, & Abr J Dworsky, 53 E 93, with Happy Home Realty Co, 219 Audubon av. nom

Broadway, 2451-9 (4:1238), swc 91st (No 250), 100.8x58; ext of mtg for $75,000 to July5'20, 4½; Jan8'15; Feb10'15; Geo H 115 Bway, Paterson, NJ, with Chas R Balleray, 115 Bway, Paterson, NJ, with Chas R Pelgram, of Endicott Hotel, Col av & 81st, & ano, trstes Eliza M Pelgram. nom

Broadway, 3450-6 (7:2072), sec 141st (Nos 572-8), 99.11x120; ext of mtg of $200,000 to May1'20, 5½ & 5%; Jan21; Feb 6'15; Interborough Building Co, 236 W 138, with Metropolitan Life Ins Co, 1 Madison av. nom

Broadway, 3450-6 (7:2072), sec 141st (Nos 572-8), 99.11x120; ext of mtg for $40,000 to May1'20, 6%; pr mtg $200,000; Feb 3; Feb5'15; Broadedge Corpn, 135 Bway, to Leumann, Boesch & Weingart, 122 5 av, et al. nom

Central Park W, 21 (4:1115); July6'14; Feb8'15; consent by Columbia-Knickerbocker Trust Co, the holder of all the capital stock of the New Theatre, a corpn, to execution by the New Theatre to Wm K Vanderbilt of mtg or deed of trust dated June1'14 for $100,000 at 5%. —

Convent av, 341 (73) (7:2050), nec 144th (No 441), 19.11x100; PM; Feb8; Feb9'15; 5y or sooner, 5%; Wm S Gregory to Commonwealth Savgs Bank, 2007 Ams av. 10,000

Ft Washington av, swc 169th, see Haven av, sec 169.

Haven av (8:2139), sec 169th, 165.2x 179.7 to ws Ft Washington av x152.6 to ss 169th x218.1 to beg; Feb5; Feb9'15; due Feb8'18, 5½ & 6%; Jas A Mahoney to Union Trust Co, 80 Bway. 60,000

Lexington av, 667 (5:1310), es, 80.5 s 56th, 20x78; Feb5; Feb6'15; due & int as per bond; Jean M Casteras to Union Dime Savings Bank, 701 6 av. 18,000

Lexington av, 810 (5:1397), ws, 60.5 n 62d, 20x80; Feb5; Feb6'15; 3y5%; Bridget Doherty to Bowery Savgs Bank, 128 Bowery. 1,000

Lexington av, 810 (5:1397), ws, 80.5 n 62d, —x—; ext of mtg for $10,000 to Feb 5'18, 5%; Feb5; Feb9'15; Bridget Doherty with Bowery Savgs Bank, 128 Bowery. nom

Lexington av (6:1632), nec 104th; sal Ls; Feb5; Feb8'15; demand, 6%; Otto T Haas to Lion Brewery, 104 W 108. 6,200

Madison av, 1752-4 (6:1621), nwc 115th (No 25), 40.5x85; ext of mtg for $5,000 to Dec15'17, 6%; pr mtg $——; Feb9; Feb10 '15; Asher Salwen, 1230 Park av, with Harry Eisenstein, 68 E 96, et al. nom

Northern av (8:2177), nwc 178th, 105.75; bldg loan; Feb8; Feb9'15; demand, 6%; Dayton Impt Co, 132 Nassau, to City Mtg Co, 15 Wall. 82,000

Northern av (8:2177), nwc 178th; same prop; certf as to mtg $82,000; Feb8; Feb 9'15; same to same. ——

Northern av (8:2177), nwc 178th; same prop; agmt as to ownership of bond & mtg for $82,000; Feb8; Feb9'15; Fisher Lewine, 116 E 78, with same. nom

Northern av (8:2177), nwc 178th; same prop; PM; pr mtg $82,000; Feb8; Feb9'15; due Feb4'19, 6%; same to Wm B Sommerville, 404 Riverside dr. 18,000

Northern av (8:2177), swc 179th, 80x 125; bldg loan; Feb8; Feb9'15; demand, 6%; Dayton Impt Co, 132 Nassau, to City Mtg Co, 15 Wall. 92,000

Northern av (8:2177), swc 179th; same prop; certf as to mtg $92,000; Feb8; Feb 9'15; same to same. ——

Northern av (8:2177), swc 179th; same prop; agmt as to ownership of bond & mtg for $92,000; Feb8; Feb9'15; Fisher Lewine, 116 E 78, with same. nom

Northern av (8:2177), swc 179th; same prop; PM; pr mtg $92,000; Feb8; Feb9'15; due Feb4'19, 6%; same to Wm B Sommerville, 404 Riverside dr. 23,000

Park av, 1681 (6:1767), nec 118th (Nos 101-7), 25.5x90; pr mtg $26,250; Feb9'15; 3v6%; Wm A Borst, 500 E 87, to Anna M Winterroth, 2558 Bathgate av, Bronx. 1,500

Prescott av (8:2255), ws, 210 s Emerson pl, 104x123.10x100x136.6, as collateral to secure mtg $10,000 on PRIVATE ST (8:2255), es, extdg n & sw of Blvd Lafayette, 501.1 s Ft Washington Park, 125x 108.11; Feb4; Feb9'15; due & int as per bond; Clifford Barbee to Olin S Roche, 346 W 20, & ano, exrs Robt Peets. nom

Riverside dr, 91 (4:1244), es, at cl blk bet 81st & 82d, runs e102.4xs20xw97.1 to dr xn20.8 to beg; ext of mtg for $30,000 to Oct21'20, 4%; Jan8'14; Feb10'15; Geo H Balleray, 115 Bway, Paterson, NJ, with Chas R Pelgram, of Endicott Hotel, Col av & 81st, & ano, trstes Eliza M Pelgram. nom

Sherman av, 159 (8:2221), ss, 175 e Academy, 25x160; pr mtg $4,500; Dec8'14; Feb10'15; 3v5½%; Emma Smith, 4280 Kepler av, Bronx, to Edw L Partridge, at Cornwall-on-Hudson, NY. 2,000

Vermilyea av, 37-9 (8:2224), ss, 100 w Academy, 50x150; agmt as to ownership of bond & mtg for $5,760; Feb2; Feb5'15; Nathan Wilson, 238 Riv dr, with Abel King, 148 E 65, & ano. nom

West End av, 658 (4:1239), sec 92d, 20.8 x82; pr mtg $33,500; Jan29; Feb9'15; due & int as per bond; Ernest A Du Brul to Chas V Paterno, 17 Northern av. 2,500

West End av, 661 (4:1252), nwc 92d (No 301), runs n38.1xw25xn11.2xw5xs49.3 to ns 92d xe32 to beg; pr mtg $30,000; Jan15; re-recorded from Jan30; Feb8'15; 5y6%; Harvey J Lefler & Arthur W Corse to Carrie Covert, 129 Sherman av. 7,000

1ST av, 330 (3:951), es, 23 n 19th, 26.8x 96; pr mtg $15,000; Jan4; Feb8'15; 3y6%; Simon & Gertrude Maier, 153 W 143, to Ida Maier, 153 W 143. 2,300

1ST av, 1516 (5:1559), es, 27.2 n 79th, 25 x75; Feb8; Feb10'15; due & int as per bond; Jos Frisch, 1502 1 av, to Jere N Martin, 787 West End av. 15,000

2D av, 445 (3:906), ws, 49.8 n 25th, 24.6 x100; pr mtg $9,500; Feb10'15; due & int as per bond; Ida M Faber, of Lawrence, LI, to Manhattan Savgs Instn, 644 Bway. 1,000

2D av, 1434 (5:1449); ext of mtg for $12,000 to Jan30'20, 5%; Jan30; Feb5'15; Frank A Kleindienst, 445 W 50, with Hy Klapper, 1934 3 av. nom

3D av, 585 (3:919); ext of mtg for $9,000 to Jan23'18, 5%; Feb4; Feb8'15; Emigrant Indust Savgs Bank with Lillian Hof, 4509 Ft Hamilton av, Bklyn. nom

3D av, 1720 (6:1624), ws, 50.11 s 97th, 25x80; Feb10'15; 5y5%; Maria T Higgins to Emigrant Indust Savgs Bank. 10,000

3D av, 1911 (6:1655), es, 60.6 n 105th, 20.2 x63.4; Feb5'15; due & int as per bond; Peter Weimer to Title Guar & Trust Co. 3,000

5TH av, 1368-74 (6:1597), swc 114th (No 2), 100.11x65.6; Feb5; Feb8'15; 5y5%; Frances M, wife of W Alston Twitty, & Anita, wife Chas H Clark Jr, to Bowery Savgs Bank, 128 Bowery. 55,000

5TH av, 2218 (6:1732), swc 135th (No 2), 24.11x90; pr mtg $40,200; Feb1; Feb9 '15; due Mar14'17, 6%; Doris Osserman, of Edgewater, NJ, to Maurice Cohen, on Pennsylvania av, Crestwood, Yonkers, NY. 2,000

7TH av, 2468-70 (7:2029), ws, 49.11 s 144th, 50x75; pr mtg $46,500; Jan18; Feb5 '15; due & int as per bond; 2468 & 2470 7 Ave Inc, 233 Bway, to Commercial Trust Co of NY, Bway & 41st. 18,945.50

8TH av, 2534 (7:1940); sal Ls; Feb8'15; demand, 6%; Ralph Moore to Jacob Ruppert, a corpn, 1639 3 av. 3,500

9TH av, 553½ PM; pr mtg $33,000; Feb2; Feb6'15; due & int as per bond; same to Jos M Ledwith Realty Co, 555 9 av. 2,500

9TH av, 553; ext of mtg for $25,000 to Nov19'17, 5½%; Jan26; Feb6'15; Domestic & Foreign Missionary Soc of the P E Church in the U S with Jos M Ledwith Realty Co, 555 9 av. nom

9TH av, 553 (4:1050), ws, 49.6 s 41st, 24.7x100; pr mtg $25,000; Feb2; Feb6'15; due & int as per bond; Ignatz Goldberger, 537 9 av, to Jno Zimmermann, 534 9 av. 8,000

9TH av, 555 (4:1050), ws, 25 s 41st, 24.6 x100; PM; Feb2; Feb6'15; due & int as per bond; Ignatz Goldberger, 537 9 av, to Jos M Ledwith Realty Co, 555 9 av. 7,500

9TH av, 678 (4:1037); sal Ls; Feb5; Feb 9'15; demand, 6%; Jos & Edw Grimes to Lion Brewery, 104 W 108. 6,000

10TH av, 767-9 (4:1080), swc 52d (Nos 500-8), runs w131.8xs100.5xe31.8xn50xe100 to 10 av xn50.5 to beg; Feb9'15; 5y or sooner, 5%; Jacob H Becker, 353 W 51, to Emigrant Indust Savgs Bank. 70,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Arverne by the Sea, LI (misc); certf as to mtg $6,500; Jan29; Feb5'15; Island Estates Co to Home Mtg Investment Co of N Y, 383 Fay dr. nom

Car ls, etc (misc); certf as to replacement of equipment under equipment agmt dated Dec15'09; Jan26'14; Feb5'15; Blair & Co, vendors, & The N Y Trust Co as trste with Seaboard Air Line Railway Co. ——

Car ls, etc (misc), certf as to replacement of equipment under equipment agmt dated Apr13'05; Jan26'14; Feb5'15; Blair & Co, vendors, with Seaboard Air Line Railway. ——

Certf (misc) as to mtg $6,298.85; Feb4; Feb6'15; The F C Afferton Co, Inc, to Frank C Afferton. ——

Certf as to consent to said mtg $6,000,000; Feb9; Feb10'15; same to same. ——

Certf (misc) as to mtg $——; dated Jan 2'15; Feb5; Feb7'15; A E R Realty Corpn to Title Guar & Trust Co, as trste. ——

Long Beach, LI (misc); certf as to mtg $8,000; Feb1; Feb5'15; Elliott Mtg Co to A Belle Linch, 146 W 93. ——

Stockholders consent to modification of mtg for $10,000,000 dated June29'05; Jan 25; Feb10'15; Erie & Jersey R R Co to Standard Trust Co of N Y, as trstes. ——

Certf as to consent to said mtg $10,000,000; Feb9; Feb10'15; same to same. ——

Stockholders consent to modification of mtg for $6,000,000 dated June1'07; Jan25; Feb10'15; Genesee River R R Co to same. ——

MORTGAGES.

Borough of the Bronx.

Barretto st (10:2717), ws, 229 s 167th, 25 x100; pr mtg $——; Feb8; Feb9'15; due Nov18'15, 6%; Cath Keelon, 1071 Fox, to Beni C Brown, 1643 Nelson av. 400

Crotona Park E (11:2940), es, 100 s Crotona Park E, 75x130.1; PM; Feb1; Feb 5'15; due Aug1'16, 5%; Benenson Realty Co to Henry B Wesselman, 875 West End av. 15,500

Fox st (10:2684), ns, 191.3 e Av St John, 10.7x125; ext of $29,000 mtg to Jan28'20 at 5%; Jan28; Feb5'15; Lawyers Mtg Co with Utopia Realty Co, 2650 Bway. nom

Fox st (10:2684); same prop; agmt as to share ownership in mtg; Jan28; Feb5 '15; Utopia Realty Co, Inc, 2650 Bway, & Chester W Cutbell, 936 West End av, trstes Maria C Van Schaick, et al, with Lawyers Mtg Co, 55 Liberty nom

Fox st, ws, at sea Westchester av, see So Blvd, es, 92 s Aldus.

Freeman st, 992-4 (11:2993), ss, 33.6 w Longfellow av, 47x90.4; pr mtg $30,000; Feb5'15; 1y6%; Carucci Holding Co, 641 E 183, to Mae W Romagna, 2028 Grand blvd & concourse. 1,150

Freeman st, 992-4; certf as to above mtg; Feb4; Feb5'15; same to same. ——

Minford pl (11:2977), ws, 93.6 s 172d, 31.6x100; pr mtg $13,000; Feb4; Feb10'15; 2y6%; Jno Brew, 252 W 11, to Edw J Reilly, 731 Kelly. 2,000

Parkview pl (12:3421), ws, 101.7 n 256th, 75x100; also MOSHOLU PKWAY, es, 64.9 s Fieldston rd, 75.6x100x76x168.7; Feb28 '14; Feb9'15; due &c as per bond; Newton Holden, 804 W 180, to Saml Nemtzoff, 804 W 180. 630

Shrady pl (12:3261), ws, 63.8 ne Heath av, 25x183.5x25x136.10; Jan11; Feb5'15; 10y 4%; Morris Malzone to Francesco Malzone, 2303 1 av. 150

132D st E, nwc Willow av, see Willow av, nwc 132.

136TH st E (10:2549), ns, 725 w Home av, 25x100; pr mtg $7,500; Feb10'15; due &c as per bond; Jan Hus Realty Co to Anton Kubista, 217 E 72. 2,500

136TH st E (10:2549), ns, 725 w Home av, 25x100; certf as to mtg $2,500; Feb6; Feb7'15; Jan Hus Realty Co to Anton Kubista. ——

137TH st, 413 E (9:2282), ns, 150 e Willis av, 25x100; PM; pr mtg $14,000; Feb 1; Feb6'15; 3y6%; Mary M Fischer, 415 E 137, to Louis Drescher, 2420 Putnam av, Bklyn. 4,000

148TH st, 304 E (9:2329); ext of $4,000 mtg to May5'18 at 5%; Jan21; Feb5'15; Louis Zink with Antonio C Astarita. nom

158TH st, 795 E, see Union av, nwc 158.

158TH st E, nwc Union, see Union av, nwc 158.

163D st, 315 E (9:2423); ext of $2,500 mtg to Jan27'18 at 6%; Jan28; Feb5'15; Florence E Dickinson, Mt Vernon, NY, with Columbia Constn Co, 3210 3 av. nom

163D st, 315 E, see Sherman av, ws, 103.11 s 166.

169TH st E (11:2968), ns, 72.11 e Union av, 21.1x58.2x20x50.1; Feb9; Feb10'15; 5y 5½%; Johanna, wife of & Robt Walsh to Lawyers Title Ins & Trust Co. 3,000

177TH st E (11:2951), ss, 195.8 w Prospect av, 30x99.4x30x99.3; Feb4; Feb10'15; due &c as per bond; Antonietta Tesoro & Lucia Schiavone to Dominic Schiavone, 456 175. 6,000

177TH st E (11:2852), ss, 210.9 e Jerome av, 25x125; Jan25; Feb5'15; 3y6%; Johanna Emlich, widow, 26 E 177, to Mary Emlich, 26 E 177. 2,100

179TH st E (11:2812), ns, 100 w Anthony av, 50x90, except pt for st; PM; Feb10'15; due Aug10'17, 6%; Wm E Brandon, Yonkers, NY, to Cath A Higgins, 235 Main, Hempstead, LI. 1,500

179TH st E, nec Honeywell av, see Honeywell av, nec 179.

187TH st E, nec Creston av, see Creston av, 2374.

187TH st E (11:3057), ns, bet 3d & Bathgate avs, lot 38, blk 3057, tax map; transfer of tax lien for yrs 1903 to 1908 assessed to E P Mahoney; May15'11; Feb 8'15; 3y 10%%; City N Y to Tax Lien Co of NY, 68 William. 1,891.10

188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188.

188TH st E, ns, 175 w Valentine av, see Grand blvd & concourse, nec 188.

215TH st E (*), ss, lots 109 & 110, map New Village Jerome, 50x125x45x125; pr mtg $——; Feb9; Feb10'15; due Jan1'20, 6%; Nicola Bilotta, 760 E 215, to Grace M Dell, 411 E 51. 650

217TH st E (*), ss, 350 w Paulding av, 25x109; Jan2; Feb10'15; 3y6%; Carmela Di Murro, 724 Walnut, Hoboken, NJ, to Giuseppe Profita, 515 Grand, Hoboken, NJ. 600

223TH st E (*), ns, 281.7 e Paulding av; Feb3; Feb6'15; 3y6%; Lucia Modica, 207 E 105, to Antonio Pollaccia, 1017 E 217. 400

229TH st E, ns, 405 w Paulding av, see 230th E, ss, 405 w Paulding av.

230TH st E (*), ss, 405 w Paulding av, runs s228 to ns 229th xw100xn114xw200 xn114 to 230th xe300 to beg; pr mtg $——; Feb4; Feb6'15; due Dec29'17, 6%; Genaro Carfolite to Luigi Biggio, 12 Macdougal. 5,000

242D st E, swc White Plains av, see White Plains av, swc 242.

242D st E, see White Plains av, see White Plains av, swc 242.

Brook av (9:2396), ws, 40 s 169th, 42x 100; PM; pr mtg $26,000; Feb10'15; 4v6%; 152d St Constn Co, 320 Bway, to Benenson Realty Co, 401 E 152. 6,000

College av (9:2424-2438), es, 157.6 n 166th, 5 lots, ea 38.6x100; 5 ext of 5 mtgs for $20,000 ea to Jan28'18 at 5%; Jan27; Feb10'15; City Mtg Co, 15 Wall, with Tully Bldg Co, Inc, 391 E 149. nom

Creston av, 2374 (11:3165), nec 184th, 124 x172.11 to Grand blvd & concourse (No 2385), x130.5x177.1; also all title to strip on n 64x17; PM; pr mtg $24,000; Feb5; Feb6'15; due Mar11'17, 6%; Wicklow Bldg Co to Anna M Reilly, 2374 Creston av, & ano. 18,331.59

Cromwell av, es, abt 345 s 170th, see Inwood av, ws, 345 s 170.

Decatur av (12:3275), ws, 197.4 s 193d, 43.9x75.10x43.9x77.4; ext of $23,000 mtg to Feb3'19 at 5½%; Feb3; Feb6'15; Lawyers Title Ins & Trust Co with Henry F Keil, 2525 Creston av. nom

Decatur av (12:3275), ws, 153.7 s 193d, 43.9x74.8x43.9x75.10, ss; ext of $23,000 mtg to Feb3'19 at 5½%; Feb3; Feb6'15; Lawyers Title Ins & Trust Co with Henry F Keil, 2525 Creston av. nom

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Decatur av (12:3275), ws, 109.10 s 193d, 43.9x100; ext of $23,000 mtg to Feb3'19 at 5½%; Feb3; Feb6'15; Lawyers Title Ins & Trust Co with Henry F Keil, 2525 Creston av. nom

Decatur av (12:3275), ws, 241.1 s 193d, 43.9x78.10; ext of $23,000 mtg to Feb3'19 at 5½%; Feb3; Feb6'15; Lawyers Title Ins & Trust Co with Henry F Keil, 2525 Creston av. nom

Decatur av (12:3353), es, 238.4 s 205th, 25 x112.6; pr mtg $5,500; Feb2; Feb6'15; 1y 6%; Raphael Link, 3155 Decatur av, to Hermann Lohmann, 1062 1 av. 1,200

Grand av (11:3214), ws, 187.8 n 190th, 50x106; Jan11; Feb6'15; due &c as per bond; Jno C Gartelman to Henning Bohlen, Tenafly, NJ. 7,000

Grand blvd & concourse (11:3153-3166), nec 188th, 107x3.11x106.8x13.1; also 188TH ST, ns, 175 w Valentine av, 60x106.8; PM; nrj mtg $10,000; Feb10'15; 3y5%; Louise Schaile, 664 Oakland pl, to Grand Blvd Holding Corpn, 35 Nassau. 7,500

Grand blvd & concourse, 2385, see Creston av, 2374.

Hoe av, ws, 84 n Aldus, see So blvd, es, 92 s Aldus.

Honeywell av (11:3122), nec 179th, 83.5 x112.8; given to secure Ls covering 1151 Walker av; pr mtg $7,000; Jan23; Feb9 '15; due Apr30'20; Marie Locher, 2056 Honeywell av, to Jos Diamond, 1139 Wyatt. 375

Hunts Point av (10:2761), es, 35.11 s Seneca av, 41.1x105.11x40x115.3; agmt as to share ownership in mtg; Feb2; Feb5 '15; Rose Breitbart, 169 Rivington, with Lawyers Mtg Co, 55 Liberty. nom

Hunts Point av (10:2761), es, 35.11 s Seneca av, 41.1x105.11x40x115.3; ext of $33,000 mtg to Feb1'18 at 5¼%; Feb2; Feb5'15; Lawyers Mtg Co with Geo G Graham Constn Co, 6 Church. nom

Intervale av (10:2692), ws, 253.11 s Home, runs w112.4xsw51.1xs3xe132.2 to av xn50 to beg; Feb6; Feb8'15; due &c as per bond; Wm Sinnott Co to Lawyers Mtg Co, 59 Liberty. 5,500

Intervale av (10:2692); same prop; certf as to above mtg; Feb6; Feb8'15; same to same.

Inwood av, 1302 (11:2855), es, 50 s Clarke pl (Gerard av), 50x100; Feb5'15; due &c as per bond; Abr Oppenheimer to Title Guar & Trust Co. 2,500

Inwood av (11:2864), ws, 345 s 170th, runs e177.7 to es Cromwell av xn30.5xse— to cl Cromwell Creek xne—xw— to pt 45 w Inwood av xn101.2xw—xne— to ss 170th xe— to Inwood av xs345 to beg; Feb8; Feb9'15; due &c as per bond; Inwood Realty Corpn to Chas Klingelhoffer, 319 W 15. 15,000

Inwood av (11:2864); same prop; certf as to above mtg; Feb8; Feb9'15; same to same.

Jerome av, 1216-18 (9:2489), es, 62.7 n 167th, 41.3x74.9x37.4x92.11; Feb6; Feb8'15; due &c as per bond; Gautio Alexander to Lawyers Mtg Co, 59 Liberty. 6,000

La Salle av, 2850 (*), ss, 284 e Ft Schuyler rd, 25x100.5; Feb1; Feb9'15; 3y6%; Dinah Watkins, widow, to North New York Savgs & Loan Assn, 499 Willis av. 3,000

Morris av, 1055 (9:2448), ws, 225.10 n 165th, 25x101.5x25x101.7; Feb5; Feb6'15; due &c as per bond; Rosa Greenberg to Lawyers Mtg Co, 59 Liberty. 4,500

Mosholu Pkway, es, 64.9 s Fieldston rd, see Parkview pl, ws, 101.7 n 256.

Park av (11:3029), ws, 101.4 n 179th, 100 x126x—x125; Feb4; Feb5'15; due &c as per bond; Edw Jennings, Bklyn, to Mabel M Knox, 2921 Bainbridge av. 6,000

Park av, 4527 (11:3030), ws, 115.6 s 183d, 24x80.4x24x80.5; pr mtg $5,000; Feb4; Feb 8'15; 2y5½%; Anna M Hoffmann to Benny Savio, 267 W 130. 3,750

Public rd (*), dividing land now or late Andw Arnow from land Wm Adee, ss, 466.2 w rd from Westchester Landing to Boston Post rd, runs e75xs100xw25xsw 12.2xsw50.8xn86 to beg, except pt for Walker av; Feb9; Feb10'15; due Mar1'16, 6%; Augustus M Field to Eliz D Bininger, Chestnut Hill rd, Litchfield, Conn. 7,000

Richardson av, sec 242d, see White Plains av, swc 242.

Robin av (*), es, 150 n Mad av, 50x100; Feb5'15; 3y6%; Flora Hein, 202 Riverside dr, to Marie Voigt, 426 E 138. 1,200

Rombouit av (*), ws, 105 s Boston Post rd, 25x119.5 to Mill la x27.9x107.5; sobrn agmt; Feb3; Feb8'15; Hudson P Rose Co, 7 W 45, with Model Bldg & Loan Assn of Mott Haven, 2663 3 av. nom

Ryer av (11:2814), ws, 171.2 n 178th, 50.6 x189.11x50.9x172.11, except pt for Ryer & Burnside avs; Feb4; Feb5'15; 3y6%; Frank C Buckhout to Richd Moller, Woodcliff, NJ. 5,000

Sherman av (9:2451-2456), ws, 103.11 s 166th, 75x100; also 163D ST, 315 E (9:-2423), ns, 82 e College av, 38x85; pr mtg $——; Jan30; Feb5'15; 1y6%; Wm H Smith to Columbia Constn Co, 3210 3 av. 1,500

Southern blvd (10:2742), es, 92 s Aldus, runs e105xs13xe45xs165.5xw150 to blvd xn 178.5 to beg; also HOE AV (10:2743), ws, 84 n Aldus, runs w106xn21xw84xs5xw110 to es So blvd xn34.3xe203xn100xe97 to av xs150.3 to beg; also FAILE ST (10:2750), ws, at ses Westchester av, runs s137.9 to ns 165th xw200 to es Hoe av xn20 to Westchester av xne232 to beg; Feb6; Feb8'15; 3y5½%; American Real Estate Co to Title Guar & Trust Co. 125,000

Southern blvd, 563 (10:2683); agmt as to share ownership in mtg; Jan15; Feb 9'15; Public Bank with N Y Trust Co, 26 Broad. nom

Union av (10:2666), nwc 158th (No 795), 50x114.1; pr mtg $63,000; Feb4; Feb5'15; installs, 6%; 173d St Impt Co to Sarah Grossman, 2750 3 av. 5,000

Union av (10:2666), nwc 158th, 50x114.1, except pt for av; certf as to mtg $5,000; Feb4; Feb5'15; 173d St Impt Co, 148 W 142, to Sarah Grossman.

Unionport rd, 1820 (*), es, 586.5 w from White Plains rd at pt along same 200 n from Morris Park av, runs n26.5xe70.1xs 25xw61.5 to beg; Feb8; Feb9'15; 5y5%; Rudolf Graf to Fritz Stalder, 707 High, Elizabeth, NJ. 3,000

Washington av (11:2910), es, 401.5 n 169th, 50x125, except pt for av; pr mtg $40,000; Feb10'15; due &c as per bond; W A J Bldg Corpn to Bohnmil Havlicek, 406 E 72. 2,000

Washington av (11:2910); same prop; certf as to above mtg; Feb10'15; same to same.

Washington av, 1748 (11:2916), es, 137.4 n 174th, 36.8x109.7; given to secure note; pr mtg $30,606; Feb4; Feb9'15; 2 mo, 6%; Wm F O'Connor, Syracuse, NY, to Frank A Ray, Syracuse, NY. note 760

Washington av, 1786 (11:2916), es, 158 s 175th, 55x109.5x55x109.4; Feb10'15; due &c as per notes; Grant B Rockwell to Caroline A Cooke, 1888 Bathgate av. notes 3,200

Westchester av, ses, at ws Faile, see So blvd, es, 92 s Aldus.

White Plains av (*), swc 242d, runs w 82.7 to Richardson av xs50.2xe83.5 to Old White Plains blvd xne3.6 to White Plains av xn46.11 to beg, except pt for av; pr mtg $4,000; Dec23'14; Feb9'15; due Jan 15'18, 6%; Frieda Blumenberg, 559 Bedford av, Bklyn; Henrietta & Jno H or Herman Blumenberg, 2230 W 30, Los Angeles, Cal, & Clara Blumenberg, at Maxwell, Cal, to Sidney B Hickox, 2246 Gleason av. 1,800

Willow av (10:2561), nwc 132d, 110x54; pr mtg $——; Jan27; Feb5'15; 1y6%; Thos Kiernan to Jno A Philbrick & Bro, 97th & East River. 2,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2449 New York, February 20, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, ws, blk 2237-41-42.
Arden st, 23.
Broome st, 498.
Chrystie st, 132.
Eldridge st, 58-62.
Fulton st, 216.
Gold st, 8.
Grand st, 214-6.
Hamilton ter, 7.
*Hester st, 94 (or Eldridge st, 602).
Hudson st, 529.
Lewis st, 77.
*Lewis st, 155-7 (or 3d st, 369 E).
*Madison st, 201 (or Rutgers st, 29-31).
Mercer st, 29.
Montgomery st, 29.
Mulberry st, 64.
Rutgers st, 29-31.
St Marks pl, 3.
Trinity pl, 70-6.
3d st, 369 E.
*4th st W (sec 11th st, 252 W), blk 613-9.
11th st, 250-2 W.
12th st, 609 E.
13th st, 511-13 E.
16th st, 329 E.
16th st, 441-3 W.
18th st, 435 W.
23d st, 151-3 E.
23d st, 354 W.
27th st, 34-8 E.
29th st, 403 E.
*31st st, 1 W (or 5th av, 302).
31st st, 3 W.
34th st, 216 W.
35th st, 436 W.
37th st, 4-6 W.
38th st, 130 E.
42d st, 361 W.
44th st, 110 W.
49th st, 319 E.
50th st, 154-6 W.
52d st, 434 W.
53d st, 60-4 & 61-7 E.
55th st, 72 E.
55th st, 16 W.
58th st, 211 W.
*60th st, 139 E (or Lex av, 764-78).
60th st, 209 E.
68th st, 306 W.
72d st 123 & 167 W.
74th st, 203 & 236 E.
74th st, 307 W.
75th st, 302 E.
77th st, 423 E.
77th st, 337 W.
78th st, 115 E.
79th st, 236 E.
80th st, 526-8 E.
83d st, 322 & 428 E.
83d st, 4 W.
83d st, 234-6 E.
90th st, 133 W.
93d st, 19 W.
*97th st, 133 E (or Lex av, 1503).
100th st, 62 W.
103d st, 320 E.
104th st, 67 & 164 E.
104th st, 217 W.
106th st, 156 W.
*108th st, 400 E (or 1st av, 2082-4).
108th st, 402-8 E.
109th st, 169-71 E.
111th st, 32-6, 40-4, 46-50 & 233-5 W.
112th st, 106 E.
*113th st, 354-6 E (or 1st av, 2203).
115th st, 19 E.
115th st, 109-11 W.
116th st, 205 & 209 E.
118th st, 24 W.
120th st, 76 W.
122d st, 64 E.
*122d st, 254-6 E (or 2d av, 2375-9).
122d st, 359 W.
124th st, 411 E.
*125th st, 51-5 E (or Mad av, 1959).
125th st, 551 W.
127th st E, ns, blk 1804-24.
*127th st, 2 E (or 5 av, 2053-5).
128th st, 16 & 17 W.
*129th st, 32 E (or Mad av, 2026-32).
129th st, 306 W.
130th st, 137, 243 & 504 W.
132d st, 149 & 216 W.
133d st, 66 W.
133d st, 61 E.
134th st, 502-4 W.
135th st, 505 W.
143d st, 103-5 W.
144th st, 252 W.
145th st, 313-5 W.
146th st, 602-4 W.
147th st, 289 W.
164th st, 505 W.
165th st, 550 W.
170th st, 506-8 W.
*171st st, 700 W (or Ft Wash av, 255-61).
176th st, 506 W.
180th st W, ss, blk 2153-40.
*180th st, 751 W (or Pinehurst av, 60-2).
*186th st, 501 W (or Ams av, 2540).
*187th st, 500 W (or Ams av, 2540).
Av C, 164.
Av D, 33-5.
Amsterdam av, 2540.
Broadway, 454.
Broadway, ws, blk 1993-15-19.
Ft Washington av, 255-61.
Lexington av, 764-78 & 1503-5.
Madison av, 1959-61 & 2026-32.
Manhattan av, 109.
*Park av, 380-2 (or 53d st, 67 E).
Park av, 374-6, 380-4 & 713.
Pinehurst av, 60-2.
West Broadway, 247.
1st av, 2082-4 & 2203.
2d av, 2125-7 & 2375-9.
5th av, 137, 302 & 2053-5.

WILLS.

Hester st, 50-2.
34th st, 138 E.
113th st, 21 W.
130th st, 213 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.Ls—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
Ts—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly a srecorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is given in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 11, 13, 15, 16, 17 & 18.

Academy st (8:2237-11-42), ws, 275 n Bway, 50x153.3x50.7x145.4 to beg, vacant; Wesley Wait, of Newburgh, NY, EXR Annie K Wait to Hudson Investing Co, 27 Cedar; Feb18'15. A$7,000-7,000 (R S $7). O C & 100

Arden st, 23 (8:2174-189), es, 215 n Nagle av, 27x110, 5-sty bk tnt; Herbert & Constn Co, 230 W 207, to Sarah W Smith, 61 E 86; mtg $22,500; Feb15; Feb16'15; A$4,000-25,000 (R S $7). O C & 100

Broome st, 498 (2:487-6), ns, 20 e West Bway, 20x75, 5-sty bk loft & str bldg; Rudolph Bleyer to Sarah Bleyer, 1326 Mad av; AT; QC; Feb16; Feb17'15; A $15,500-22,000 (R S $5). nom

Chrystie st, 132 (2:419-6), es, abt 125 n Broome, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Lawyers Mtg Co to Angelo Di Bello, 136 Cherry; B&S; mtg $20,250; Feb15; Feb17'15; A$21,000-28,000 (R S $2). O C & 100

Eldridge st, 58, see Eldridge, 60-2.

Eldridge st, 60-2 (1:300-13), sec Hester (No 94), 41.8x66.5x41.8x66.2, 5-sty bk tnt & strs; A$10,000-60,000, also ELDRIDGE ST, 58 (1:300-12), es, 41.8 s Hester, 20.10x66.6, 6-sty bk loft & str bldg; A$13,500-20,000; Francis A Kennedy & Jno V Mc&c Peter McCormick, to Witty Realty & Constn Co, 50-2 Eldridge; Feb10; Feb11'15 (R S $35). O C & 100

Fulton st, 216 (1:81-20), ses, 81.4 se from e Greenwich, runs se21.11xsw33xnw 19.5xse0.8xnw2.6xne33.8 to beg, 4-sty bk loft & str bldg; Mary L Fraser, 103 Gates av, Bklyn, to T & S Realty Co, 99 Nassau; Feb6; Feb16'15; A$19,000-58,000 (R S $32). O C & 100

Grand st, 214-6 (2:470-28), ns, 64.2 w Elizabeth, 30x51x35.6x50.8, 4-sty bk tnt & strs; Chas R Van Anden, of Poughkeepsie, NY, to Priscilla Witt, 585 E 164; B&S & CaG; Jan29; Feb17'15; A$15,000-18,500. nom

Grand st, 214-6, see Grand, 262.

Grand st, 262 (2:418-26), ns, abt 80 w Forsyth, 18.9x75; 2 & 3-sty bk tnt & strs; Chas R Van Anden, of Poughkeepsie, NY, to Mary A Smith, of Tivoli, Dutchess Co, NY; B&S & CaG; Jan29; Feb17'15; A$23,000-28,000. nom

Grand st, 262 (246) (2:418-26), ns, abt 80 w Forsyth, 18.9x75, 2 & 3-sty bk tnt & strs; A$23,000-28,000; also GRAND ST, 214-6 (2:470-28), ns, 64.2 w Elizabeth, 30x51x35.6x50.8, 4-sty bk tnt & strs; A$15,000-18,500; Geo A Jewell et al to Chas R Van Anden, of Poughkeepsie, NY; Jan18; Feb17'15 (R S $38). nom

Hamilton ter, 7 (7:2050-95½), es, 72.6 n 141st, 17.6x64.11x17.6x63.8, 3-sty & b bk dwg; Nancy & David M Levy, EXRS &c Emanuel Levy, to Reid Schuyler & Rudolph Weiler, 200 W 107; mtg $5,000 & AL; Feb 11; Feb13'15; A$5,000-9,000 (R S $2). nom

Hester st, 94, see Eldridge, 60-2.

Hudson st, 529 (2:631-41), ws, 48.7 s Charles, 21x78x16x78.6, 3-sty bk tnt & str, 1-sty ext; Ella J Winters to Chas Winters, both at 265 N 5, Roseville, NJ; mtg $15,000; May23'12; Feb13'15; A$12,000-17,000. nom

Lewis st, 77 (2:329-28), ws, 125 n Rivington, 25x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Jacob Stern, of Nassau Co, LI, to Emma Knabe, 1653 82d, Bklyn; 1-5 pt; AL; Jan6; Feb15'15; A$14,500-21,500. nom

Lewis st, 155-7, see 3d, 369 E.

Madison st, 201, see Pike, 97-101.

Mercer st, 29 (1:230-32), ws, abt 100 s Grand, 24.8x100, 5-sty stn loft & str bldg; A$22,000-31,000; also 23D ST, 354 W (3:-746-71), sws, 175 se 9 av, 25x98.9, 4-sty stn tnt; A$18,000-25,000; also 55TH ST, 72 E (5:1290-41½), ss, 116.8 w Park av, 16.8x100.5, 4-sty & b stn dwg; mtg $10,000; A $30,000-38,000; also 104TH ST, 217 W (7:-1876-24), ns, 200 w Ams av, 25x100.11, 4-sty stn tnt; mtg $12,000; A$19,000-24,000; also 145TH st, 313-5 W (7:2045-2-3), ns, 25 e Bradhurst av, 50x80, 2-5-sty bk tnts & strs; mtg $24,000; Farmers Loan & Trust Co, TRSTE under deed of trust by Henriette C De Grove, now decd, to Georgette De G Fahnestock, of Shrewsbury, NJ; AL; Dec10'14; Feb16'15; A$20,000-66,000. nom

Montgomery st, 29 (1:268-65), es, 120.1 s Henry, 19.11x75x20x75, 3-sty bk school; Jos E Davidson, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, plff; FORECLOS Feb10; Feb11; Feb13'15; A$10,000-12,000 (R S $6). 9,000

Mulberry st, 64 (1:164-18), es, abt 55 s Bayard, 25x97.6x25x96.4, ss, 3-sty bk tnt & str & 5-sty bk rear tnt; Angelo Legniti & Annie, his wife, 325 E 13, to Angelo Legniti, private banker, 64 Mulberry; mtg $20,000; Feb15; Feb16'15; A$20,000-26,000. O C & 100

Rutgers st, 29-31 (3:271-65), nec Madison (No 201), 48.2x60, 6-stv bk tnt & strs; Louis Solinsky to Julius Feinberg, 730 Riverside dr; mtg $61,600 & AL; Feb15; Feb16'15. A$43,500-75,000 (R S $9.50). O C & 100

St Marks pl, 3 (2:464-59), ns, 74 e 3 av, 24x75.4, 4-sty stn office bldg; Maud B Barclay to Wright Barclay, at Bayshore, LI, QC & correction deed, Feb17, Feb15 15. A$16,000-24,000. nom

Trinity pl, 70-6 (1:51-17), ws, 203.1 s Thames, 104.4x42.4x108.9x52, 6-sty bk loft & str bldg, Mutual Life Ins of N Y to Betty M Hawks, 435 W 119; Feb15; Feb16 15. A$100,000-225,000 (R S $150). O C & 100

Trinity pl, 70-6; Betty M Hawks to Alliance Realty Co, 115 Bway; mtg $110,000; Feb15; Feb16'15. O C & 100

3D st, 369 E (2:957-80), nwc Lewis (Nos 155-7), 81.4x62.1x76x51.11, 4-sty bk tnt bldg; Hy Smith, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, plff; FORECLOS Feb16; Feb18'15; A$30,000-40,000 (R S $20,500). 29,500

4TH st W, see 11th, see 11th, 259-2 W.

11TH st, 250-2 W (2:613-9-10), sec 4th, 33.3x48.7, 2-3-sty & b bk dwgs; Fredk Rabbe Jr to Amy Rabbe, both 3476 Bway; mtg $11,000; Feb5; Feb11'15; A$11,500-15,500 (R S $6). O C & 100

12TH st, 609 E (2:395-57), ns, 142.7 e Av B, 24.7x103.3, 5-sty bk tnt & strs & 3-sty bk rear tnt; Sarah Barfield to Stone Av Realty Co, 26 Court, Bklyn; mtg $14,000; Apr25'14; Feb11'15; A$14,000-19,000 (R S 50c). nom

13TH st, 511-3 E (2:407-54), ns, 158.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Diano Rao to Pietro Vallone, 337 E 14; ⅓ pt; AT; AL; Feb2; Feb11'15; A$21,000-48,000 (R S $1). O C & 100

16TH st, 329 E (3:922-55), ns, 179 e Livingston pl, 25.6x92, 6-sty bk tnt to Rose Silva, 329 E 16; $10,000; also 16TH ST, 329 E (6:1666-4A), ns, 85 e 3 av, runs n100xe 15xn0.10xe15xs100.10 to st xw30 to beg, 5-sty bk tnt & strs to Sol Feiner; A$15,500-33,000; also 116TH ST, 209 E (6:1666-6), ns, 145 e 3 av, 30x100.10, 5-sty bk tnt & str to Sol Feiner & David Silva jointly; A$15,500-37,000; court order accepting compromise & authorizing delivery of deeds as above, the creditors &c in matter of Jos Liebling, bankrupt; Stanley W Dexter, ref; Chas S Porter, TRSTE; AT; AL; Feb15; Feb16'15. court order

16TH st, 441-3 W (3:714-12-13), ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & strs; Wm Allen, ref, to Emilie Hoffman, 122 E 57, plff; mtg $20,000; FORECLOS Jan6; Jan 15 Feb13'15; A$16,000-30,000 (R S $1). 800

18TH st, 430 W (3:715-47), ss, 333.11 w 9 av, 20.5x92, 3-sty bk tnt; Jas Cahill, at Sandusky, NY, to Jas T Bunt, 327 E 237, Bronx; ⅔ pts; mtg $7,500 & AL; Feb 13; Feb18'15; A$8,000-10,000. O C & 100

23D st, 151-3 E (3:879-31), ns, 162 w 3 av, 52x98.9, 5-sty bk lodging house; Francis W Pollock, ref, to Fredk Meyer, 143 E 29, & Jno F Mayer, 1694 Topping av, parties in int; mtg $75,000; FORECLOSED & dwn Feb17; Feb18'15; A$114,000-132,000 (R S $10). 10,000

23D st, 354 W, see Mercer, 29.

27TH st, 34-8 E (3:828-67), ss, 223 e 6 av, 68.6x98.9, 12-sty bk loft & str bldg; Realty Holding Co to Dual Holding Co, 907 Bway; CaG; mtg $365,000; Feb2; Feb13'15; A$215,500-400,000. nom

29TH st, 408 E (3:961-5), ns, 75 e 1 av, 25x74, 5-sty bk tnt & strs; Simon Machiz, of Bronx, to Barnett Levy, 36 W 115; Moritz Gruenstein, 60 W 95, & Jacob Gordon, 1845 7 av, EXR Louis Gordon; AL; Jan20; Feb13'15; A$6,800-13,500. O C & 100

31ST st, 1-3 W, see 5 av, 302.

34TH st, 216 W (3:783-55), ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn tnt; Hy A Friedman, ref, to Estate Realty Estate Co, 176 Bway, plff; FORECLOS Feb9; Feb13; Feb 16'15; A$38,000-41,000. 30,000

35TH st, 436 W (3:732-59), ss, 350 e 10 av, 25x98.9, 5-sty bk tnt; Rose M Smith to Andw Beer, 11 Duer pl, Weehawken, NJ; mtg $21,000 & AL; Feb15; Feb16'15; A$10,000-24,500 (R S $9). O C & 100

37TH st, 170 W (4:838-54-55), ss, 141.6 w 5 av, 43x98.9, 2-6-sty bk loft & str bldgs; Wm Klein, ref, 817 West End av, to Wm Ziegler, Jr, 40 W 57; FORECLOS Feb2; Feb11; Feb13'15; A$178,000-238,000. 215,000

38TH st, 130 E (3:893-74), ss, 60 w Lex av, 20x24.9, 4-sty & b stn dwgs; Geo T Sinclair et al to Chas Spingold, 220 W 54; Feb15'15; A$11,000-15,000 (R S $13.50). O C & 100

42D st, 361 W (4:1033-5), ns, 100 e 9 av, 20x100.5, 5-sty bk tnt & str; Carrie F Russell, of Tarrytown, NY, to Lillian E Rattey, 80 Morningside dr; mtg $37,000; Feb15'15; A$21,000-33,500 (R S $11). nom

44TH st, 170 W (4:998-39), ss, 150 w 6 av, 20x100.3, 4-sty stn tnt; Warren Leslie, ref, to Federal Estates Corpn, 30 E 42, plff; mtg $45,500; FORECLOS Feb15; Feb 17'15; A$47,000-50,500. 1,000

49TH st, 319 E (5:1342-9), ns, 212.4 e 2 av, 17.5x100.5, 3-sty & b stn dwg; Jno J O'Connell, EXR Minnie H Roche, to Emil Horst, 317 E 49; Feb15'15; A$6,000-7,500 (R S $2). nom

50TH st, 154-6 W (4:1002-57-58), ss, 160 e 7 av, 40x100.4, 2-3-sty stn tnts; Eugene Frayer, ref, to Theo Riehl, 2844 Marion av, plff; mtg $40,000; FORECLOSED & drawn Feb16; Feb18'15; A$50,000-51,500 (R S $15). 15,000

52D st, 434 W (4:1061-50), ss, 425 w 9 av, 25x100.5, 5-sty bk tnt; Jno Kommer, of Bronx, to Rudolph Federroll, 91 Maple av, Clifton, E of R; mtg $20,500; Feb9; Feb16'15; A$11,000-23,500. 22,500

53D st, 60-4 E, see Park av, 374-6.

53D st, 61-7 E, see Park av, 374-6.

55TH st, 72 E, see Mercer, 29.

55TH st, 16 W (5:1270-47), ss, 240 w 5 av, 20x100.5, 6-sty & b bk dwg; Hy F Shoemaker, heir Wm B Shoemaker, decd, & Blanche Q Shoemaker, his wife, to Ella de P Shoemaker, NY; CaG; AL; July3'07; Feb18'15; A$65,000-80,000. O C & 100

58TH st, 211 W (4:1030-25), ns, 175 w 7 av, 25x100.5, 5-sty bk tnt & strs; T & S Realty Co to Mary L Fraser, 103 Gates av, Bklyn; mtg $39,000; Feb15; Feb16'15; A $35,000-54,000 (R S $32). O C & 100

60TH st, 139 E, see Lex av, 764-78.

60TH st, 209 E (5:1415-6), ns, 135 e 3 av, 20x100.5, 3-sty & b stn dwg; Jno A Hardy to Lucy Hardy, 23 E 63; 1-5 pt; B&S; Feb 15'15; A$12,000-16,000 (R S $1). nom

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & strs; Benenson Realty Co to Marquis Realty Co, Inc, 198 Bway; mtg $15,000 & AL; Feb15; Feb17'15; A$8,000-20,000 (R S $6.50). O C & 100

72D st, 123 W (4:1144-23½), ns, 215 w Col av, 20x102.2, 4-sty & b stn dwg; Patk J Dobson, ref, to Chas A Miller, 37 W 72, plff; FORECLOS Feb10; Feb17; Feb18'15; A$36,000-47,000 (R S $25). 25,000

72D st, 167 W (4:1144-5½), ns, 118 e Ams av, 18x102.2, 5-sty bk loft bldg; Hubert E Rogers to Moss Estate, Inc, 60 Wall; mtg $55,000; Feb16; Feb17'15; A $42,000-66,000 (R S $20). nom

74TH st, 203 E (5:1429-44½), ns, 71 e 3 av, 19x62.2, 4-sty bk tnt Jno Mohl, 203 E 74, to Francis K Reid, 222 W 132; B&S; Feb2; Feb11'15; A$5,500-8,000. O C & 100

74TH st, 203 E; Francis K Reid to Mary Mohl, 203 E 74; B&S; Feb2; Feb11'15. O C & 100

74TH st, 236 E (5:1428-33), ss, 216.8 w 2 av, 16.8x102.2, 4-sty & b stn dwg; Jno Mohl, 203 E 74, to Francis K Reid, 222 W 132; B&S; Feb2; Feb11'15; A$9,000-12,000. O C & 100

74TH st, 236 E; Francis K Reid to Mary Mohl, 203 E 74; B&S; Feb2; Feb11'15. O C & 100

74TH st, 307 W (4:1184-72), ns, 154 w West End av, 24x67x24x66, 4-sty & b stn dwg; Jno Munro to Mary M Munro, both at 307 W 74; B&S; Feb5; Feb15'15; A$24,000-49,000 (R S $25). nom

75TH st, 302 E (5:1449-48), ss, 100 e 2 av, 25x102.2, 5-sty bk tnt; Hyman Rosen to Irving Rosen, both at 1402 Bristow, Bronx; mtg $15,000 & AL; Feb16; Feb17 '15; A$9,000-20,000 (R S 50 cts). nom

77TH st, 423 E (5:1472-10), ns, 219 e 1 av, 25x102.2, 5-sty bk tnt; Jos Koebler to Geo Koebler, 423 E 77; mtg $10,000 & AL; Feb9; Feb17'15; A$8,000-20,000. nom

77TH st, 423 E; Geo Koebler to Jos Koebler & Louise, his wife, 423 E 77; mtg $10,000 & AL; Feb9; Feb17'15. nom

77TH st, 437 W (4:1186-4), ns, 387 w West End av, 20x102.2, 5-sty & b bk dwg; Elisha P Cronkhite, 337 W 77, to Georgia P Saxe, 313 W 82; mtg $25,000 & AL; Feb 8; Feb15'15; A$18,000-39,000 (R S $12). O C & 100

78TH st, 115 E (5:1413-9), ns, 212.6 e Park av, 18.8x102.2, 4-sty stn dwg; Jos Polstein to Sarah Polstein, his wife, 115 E 78; B&S & CaG; AL; Aug10'14; Feb15'15; A$18,000-35,000. nom

79TH st, 236 E (5:1433-33), ss, 197.11 w 2 av, 17.10x102.2, 3-sty & b stn dwg; Jno Mohl, 203 E 74, to Francis K Reid, 222 W 132; B&S; Feb2; Feb11'15; A$9,000-12,000. O C & 100

79TH st, 236 E; Francis K Reid, 222 W 132, to Mary Mohl, 203 E 74; B&S; Feb2; Feb11'15. O C & 100

80TH st, 526-8 E (5:1576-35), ss, 398 e Av A, 50x102.2, 1-sty bk market; Wm Baff, heir Bernard Baff, decd, & Sadie Baff, his wife, to Fannie Baff, 76 W 120; AT; B&S; Feb11; Feb13'15; A$16,500-20,000. nom

83D st, 322 E (5:1545-39), ss, 300 w 1 av, 25x102.3, 5-sty bk tnt; Elise E Bohsung, ADMTRX Katharina Faist, to Charlotte Haist, 322 E 83, heir &c of Katharina Faist or Haist; mtg $12,000; Feb17; Feb18'15; A$9,000-18,000. nom

83D st, 322 E; Charlotte Haist, heir &c as above, to Elise E Bohsung & Charlotte Haist, both at 322 E 83, as joint tenants; mtg $12,000; Feb17'15. nom

83D st, 428 E (5:1562-32), ss, 406 w 1 av, 25x102.2, 5-sty bk tnt; Jacob Schaus & Elisabetha, his wife, 752 Jackson av, Bronx, to Chas Brandt Jr, 319 W 87; AL; Feb13; Feb16'15; A$8,500-18,500 (R S 50 cts). nom

83D st, 428 E; Chas Brandt Jr to Jacob Schaus, 752 Jackson av, Bronx; B&S & CaG; AL; Feb15; Feb16'15 (R S 50 cts). nom

83D st, 4 W (4:1196-37), ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; Jos F McLoughlin, ref, to Belle B Bates, 107 Riverside dr; FORECLOS Jan26; Feb 17; Feb18'15; A$14,000-21,000 (R S $15). 15,000

84TH st, 234-6 E (5:1529-32), ss, 177.11 w 2 av, 25.5x102.2, 3-sty & b bk dwg & 1-sty bk & fr stable; Charlotte Haist, heir Katharina Faist or Haist, 322 E 83, to Elise E Bohsung & Charlotte Haist, both at 322 E 83, as joint tenants; AL; Feb8; Feb15'15; A$11,000-12,500. nom

90TH st, 133 W (4:1221-13), ns, 475 w Col av, 18x100.8, 5-sty bk tnt; Mary Hirshfield, 301 W 109, to Sybil H Levy, 270 Riverside dr; mtg $15,000 & AL; Feb15'15; A $15,000-19,000 (R S $4). O C & 100

93D st, 19 W (4:1207-22), ns, 248.4 w Central Park W, 19.7x100.8, 4-sty & b bk dwg; Maurice J McCarthy, ref, to Chas de Rham, at Phillipstown, NY, EXR Oscar E Schmidt; FORECLOS Jan4; Feb9; Feb11 '15; A$13,500-15,500. 12,250

97TH st, 133 E, see Lex av, 1503-5.

100TH st, 62 W (7:1835-56), ss, 199.6 e Col av, 25x100.11, 5-sty bk tnt; Geo Dambacher to Robt C Fulton, 240 W 102; mtg $18,300; Feb11; Feb13'15; A$15,000-21,000 (R S $9.50). O C & 100

103D st, 320 E (6:1674-40), ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Cambridge Livingston, ref, to Lawyers Mtg Co; FORECLOS Jan7; Feb11; Feb13'15; A $10,500-36,500 (R S $32). 32,000

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104TH st, 67 E (6:1610-32), ns, 105 w Park av, 23x100.11, 5-sty bk tnt; Chas Roberts to Gussie Harris, 64 E 122; AL; Feb6; Feb18'15; A$11,000-21,000 (R S $2). O C & 100

104TH st, 164 E (6:1631-49), ss, 300 w 3 av, 25x100.11, 4-sty stn tnt; Emily Levison, 40 W 120, to Chas J Norton, at Cold Spring, Putnam Co, NY; AL; Feb11; Feb13 '15; A$10,000-14,000. nom

104TH st, 217 W, see Mercer, 29.

106TH st, 156 W (7:1860-58), ss, 135 e Ams av, 30x100.11, 5-sty stn tnt; Canavan Investing Co to Jno F Canavan, 156 W 106; mtg $35,000 & AL; Feb16; Feb17'15; A$20,500-38,000 (R S $15.50). 50,500

108TH st, 400 E, see 1 av, 2082-4.

108TH st, 402 E, see 1 av, 2082-4.

109TH st, 169-71 E (6:1637-28), ns, 207.6 w 3 av, 37.6x100.11, 6-sty bk tnt & strs; Aaron Marcus to Victor Gaertner, 1458 Park pl, Bklyn; AL; Nov10'14; Feb11'15; A$15,500-42,000 (R S 50 cts). O C & 100

109TH st, 169-71 E; Victor Gaertner to West Side Holding Co, 140 Nassau; AL; Feb11'15; nom (R S 50 cts). nom

111TH st, 32-44 W, see 111th, 46-50 W.

111TH st, 46-50 W (6:1594-61), ss, 187.6 e Lenox av, 87.6x71.10, 5-sty bk tnt; also 111TH ST, 40-4 W (6:1594-58), ss, 275 e Lenox av, 87.6x71.10, 5-sty bk tnt; also 111TH ST, 32-6 W (6:1594-54), ss, 362.6 e Lenox av, 87.6x71.10, 5-sty bk tnt; 111th St Constn Corpn to Hyman Sarner, 1326 Madison av; mtg $180,000; Feb10; Feb11 '15; A$——-$——- (R S $26). O C & 100

111TH st, 233-5 W (7:1827-16), ns, 375 e 8 av, 50x100.11, 6-sty bk tnt; order of court accepting compromise & authorizing delivery of deed to Fannie Jackson, a creditor, in matter of Jos Liebling, bankrupt; Chas S Porter, TRSTE; Stanley W Dexter, ref; Feb16; Feb18'15; A$33,000-78,000. court order

112TH st, 106 E (6:1639-70), ss, 52.8 e Park av, 16.4x100.11, 3-sty bk tnt; Michl J Daley, ref, to Anna Schneiders, individ, 1148 Longfellow av, Bronx, & ADMTRX Jno J Schneiders, decd, plff; FORECLOS Feb16; Feb17; Feb18'15; A$7,000-7,500 (R S $5). 5,000

113TH st, 354-60 E, see 1 av, 2203.

115TH st, 19 E (6:1621-11), ns, 260 e 5 av, 25x100.11, 5-sty bk tnt; Edw S Greenbaum, ref, to Saml A Goldschmidt, 39 W 73, & Celestine A Drew, 3800 Bway, TRSTES under deed of trust by Celestine A Gardner, plffs; FORECLOS Feb17; Feb18'15; A$13,000-21,500. 19,000

115TH st, 109 W (7:1825-27), ns, 100 w Lenox av, 25x100.11, 5-sty bk tnt; Richd M Henry, ref, to Albt H Mathews, 60 Willow, Bklyn, as TRSTE Charlotte A Van Benschoten et al, defts; mtg $10,000; PARTITION Jan7'15; Feb15; Feb16'15; A$16,100-25,000 (R S $4). 20,000

115TH st, 111 W (7:1825-26), ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; Richd M Henry, ref, to Albt H Mathews, 60 Willow, Bklyn, as TRSTE Charlotte A Van Benschoten et al, defts; mtg $20,000; PARTITION Jan7; Feb15; Feb16'15; A $16,000-28,000 (R S $3). 22,600

116TH st, 205 E, see 116th, 329 E.

116TH st, 209 E, see 116th, 329 E.

118TH st, 24 W (6:1601-51), ss, 360 w 5 av, 25x100.11, 5-sty bk tnt; Annie Hirsh to Otto Hirsh, 100 W 121; mtg $25,750; Feb 17; Feb18'15; A$14,000-26,000 (R S $1). nom

120TH st, 76 W (6:1718-65½), ss, 145 e Lenox av, 20x100.11, 2-sty & b stn dwg; Wm Baff, heir Bernard Baff, decd, & Sadie Baff, his wife, to Fannie Baff, 76 W 120; AT; B&S; Feb11; Feb13'15; A$13,000-18,000. nom

122D st, 64 E (6:1747-65), ss, 160 w Park av, 20.6x100.11, 5-sty stn tnt; Chas Roberts to Gussie Harris, 64 E 122; AL; Feb6; Feb18'15; A$9,000-17,500 (R S $2). O C & 100

122D st, 254-6 E, see 2 av, 2375-9.

122D st, 359 W (7:1949-5½), ns, 116 e Morningside av, 15x100.11, 3-sty & b stn dwg; Edw L Parris, ref, to Donald Robertson Co, 700 W 179, plff; FORECLOS Feb2; Feb15'15; A$7,800-10,000 (R S $10). 11,000

124TH st, 411 E (6:1812-8), ns, 150 e 1 av, 25x100.11, 5-sty bk tnt; Maurice S Cohen, ref, to Bertro Registro, 150 Bergen, Bklyn; Teresa Prezzano, 178 E 109, & Giovanni Guglielmetto, 322 E 104, plffs; mtg $8,500; FORECLOSED & drawn Jan 18'15; Feb18'15; A$5,000-12,000 (R S $1). 8,000

125TH st, 51-5 E, see Madison av, 1959-61.

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Edw F Lindsay, ref, to Bway Savgs Instn, 5-7 Park pl, plff; FORECLOS Dec3; Dec4'14; Feb13'15; A$15,000-24,000 (R S $27). 27,000

127TH st, 2 E, see 5 av, 2053-5.

127TH st E (6:1804-24), ns, at ws land taken for Willis av bridge, runs n32.5 to bulkhead line xnw27.10xsw63.3 to st xe 62.2 to beg, vacant; Swift & Co to Edw Swann, 39 W 11; AL; Feb13; Feb18'15; A $5,000-5,000. O C & 100

127TH st, 16 W (6:1725-43½), ss, 182.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Sarah W Smith, 61 E 86, to Chas Hensle Realty Co, 530 W 207; AT; Feb16'15; A $8,000-10,000 (R S $8). O C & 100

128TH st, 71 W (6:1726-9½), ns, 191.3 e Lenox av, 18.9x99.11, 5-sty stn tnt; Progress Holding Co, 35 Nassau, to Margt F Donnelly, 300 W 17; mtg $8,000; Feb16; Feb17'15; A$9,000-16,000 (R S $2). nom

129TH st, 32 E, see Madison av, 2026-32.

129TH st, 306 W (7:1955-20), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Hy S Rodelle to Isador Zucker, 291 E 7; mtg $19,000 & AL; Feb9; Feb11'15; A$12,000-22,000 (R S $1). nom

130TH st, 137 W (7:1915-14½), ns, 312.6 e 7 av, 19x99.11, 3-stv & b stn dwg; Shada Airy, of Stony Pt, NY, to Luder Reinken, 124 E 62; mtg $10,000; Feb15; Feb16'15; A$7,600-9,500 (R S $1). nom

130TH st, 243 W (7:1936-13½), ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; Wilbur Larremore, ref, to General Synod of the Reformed Church in America, 25 E 22, plff; FORECLOS Feb15; Feb16; Feb18'15; A$7,400-12,500 (R S $7.50). 7,500

130TH st, 246 W (7:1935-52), ss, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Jerome Nathan, son of Katie Nathan, decd, & Clara J Nathan, his wife, to Lillie Nathan, 246 W 130; 1-5 pt; AL; Feb15; Feb 16'15; A$7,500-10,000. nom

130TH st, 504 W (7:1984-38¼), ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; Hy Altman to Eugene Rosendorf, 270 Riverside dr; QC; Feb9; Feb17'15; A$8,500-18,000 (R S 50 cts). O C & 100

130TH st, 504 W; Eugenie Rosendorf to Leybuck Co, 141 Bway; QC; Feb9; Feb 17'15 (R S 50 cts). O C & 100

132D st, 149 W (7:1917-12), ns, 250 e 7 av, 25x99.11, 5-sty bk tnt; Ruth L Kelly, of Bklyn, to Greater City Investing Co, Inc, 256 Bway; mtg $14,000 & AL; Feb16; Feb17'15; A$10,000-20,000 (R S $7). nom

132D st, 216 W (7:1937-40), ss, 159.4 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Isaac E Cohen, ref, to City Real Estate Co, 176 Bway; FORECLOS Jan12; Feb11; Feb13'15; A$6,000-8,500. 5,000

133D st, 61 E (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Frank Terrelli, of Bronx, to Mildred Rossi, 38 Fairfield av, Stamford, Conn; ½ pt; mtg $20,000 & AL; Feb6; Feb15'15; A$5,500-15,000. nom

133D st, 66 W (6:1730-66), ss, 135 e Lenox av, 25x99.11, 5-sty bk tnt; Cantiague Development Co to Mary D Smith, 239th Ams av; mtg $14,000, taxes, &c; Feb 9; Feb16'15; A$7,000-16,000. nom

134TH st, 502-4 W (7:1987-37), ss, 100 w Ams av, 50x99.11, 5-sty bk tnt; Wm J Murphy of Bronx to Bellemore Holding Co, 63 Park Row; B&S; Feb15'14; Feb13'15; A $23,000-55,000 (R S $2.50). nom

135TH st, 505 W (7:1988-101), ns, 100 w Ams av, 40x99.11, 5-sty bk tnt; Philip Simon to Harriet Simon, his wife, 21 Ft Washington av; AL; Feb13; Feb16'15; A $21,500-46,000 (R S $3). O C & 100

143D st, 103-5 W (7:2012-27), ns, 100 w Lenox av, 41.8x99.11, 6-sty bk tnt; Morris Berman, of Cedarhurst, LI, to Pasedonia Realty Holding Corpn, Cedarhurst, LI; mtg $37,000 & AL; Feb16; Feb17'15; A $16,500-45,000 (R S 50 cts). O C & 100

144TH st, 252 W (7:2029-52), ss, 289.6 e 8 av, 20x100, 4-sty bk tnt; Claire McNerney, EXTRX Susan G McNerney, to Jno Pfluger, 29 Washington av, Beacon City, Dutchess Co, NY; mtg $6,000; Feb15'15; A $8,000-9,000 (R S $1). 7,550

145TH st, 313-5 W, see Mercer, 313-5.

146TH st, 602-4 W (7:2092-38), ss, 100 w Bway, 50x99.11, 5-sty bk tnt; Ada D Ward to Chas D Ward, 702 St Nicholas av; B&S; mtg $55,000; Jan26; Feb18'15; A $26,000-61,000 (R S $4.50). O C & 100

147TH st, 295 W (7:2033-8), ns, 175 e 8 av, 25x99.11, 5-sty bk tnt; Philip Simon to Harriet Simon, his wife, 21 Ft Washington av; AL; Feb13; Feb16'15; A$9,000-24,000 (R S $2). O C & 100

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-stv bk tnt; Bellemore Holding Co to Sadie Warteil, 545 W 164; mtg $55,000 & AL; Feb15; Feb16'15; A $22,000-61,000 (R S $3.90). O C & 100

165TH st, 550 W (8:2122-81), ss, 148.7 e Bway, 16x103.4x16x104.10, 4-sty & b stn dwg; Banned Friend to City Zulauf, 1552 43d, Bklyn; B&S & CaG; Feb15; Feb16'15; A$8,000-12,000 (R S $6). O C & 100

165TH st, 550 W (8:2122-81), ss, 148.7 e Bway, 16x103.4x16x104.10, 4-sty stn dwg; Florence S, wife B Elliot Burston, 550 W 165, to Bertha Goodman, 17 E 95; Feb15'15; A$8,000-12,000 (R S $6). nom

165TH st, 550 W; Bertha Goodman to Banned Friend, 1770 Madison av; AL; Feb 15'15 (R S $6). nom

170TH st, 506-8 W (8:2126-38), ss, 150 w Ams av, 50x95, 5-sty bk tnt; Herman Breiting to Lina Breiting, his wife, 138 W 91; mtg $43,200; Feb9; Feb18'15; A $17,500-49,000. nom

171ST st, 700 W, see Ft Washington av, 255-61.

176TH st, 506 W (8:2132-84), ss, 144 w Ams av, 43.6x100; 5-stv bk tnt; Corporal Realty Co to Fidelia S Phinny, at Park Hill, Yonkers, NY; mtg $37,000; Feb15'15; A $14,000-15,000 (R S $5). O C & 100

180TH st, 751 W, see Pinehurst av, 60-2.

180TH st W (8:2153-40), ss, 100 w Audubon av, 75x100, vacant; Geo Schwegler to R B Realty Co, Inc, 21 Waverly pl; mtg $19,000; Feb15'15; A$27,000-27,000 (R S $3.50). nom

187TH st, 501 W, see Ams av, 2540.

187TH st, 500 W, see Ams av, 2540.

Av C, 164 (2:380-2), es, 144.9 s 11th, runs s25xe52 & 31xn25xw31 & 52 to beg, 5-sty bk tnt & strs; Laura Butzel, heir of Moses Butzel, decd, to Mever Butzel, 22 E 89; 1-18 pt; AT; mtg $3,000 on whole; Feb 15'15; A$13,500-19,500 (R S $1). nom

Av D, 33-5 (2:373-34-35), ws, 35.2 s 4th, 35.2x62, 2-3-stv bk tnts & strs; Hattie Warshauer to Aaron Warshauer & Rachel Karmel, 599 Prospect av, Bronx; ¼ pt; mtg $10,400; Feb10; Feb16'15; A$16,500-19,000 (R S $5.86). nom

Amsterdam av, 2340 (8:2156-83), nwc 186th (No 501), 107.5x100, vacant; mtg $20,000; also AMSTERDAM AV (8:2156-pt 83), swc 187th (No 500), 107.5x100, vacant; mtg $20,000; Augusta Sarner, 1326 Mad av, to 111th St Constn Corpn, 132 Nassau; Feb9; Feb11'15; A$85,500-85,500 (R S $1). O C & 100

Amsterdam av, swc 187th, see Ams av, 2540.

Broadway, 454 (1:232-10), es, abt 55 s Grand, 25x100, 5-sty bk loft & str bldg; Florence D Hasbrouck to Agnes Parry, 572 Massachusetts av, Boston, Mass; B&S; mtg $75,000 &AL; Feb13'15; A$60,000-68,000 (R S $2). nom

Broadway (7:1993-15-19), ws, 302.3 n 122d, 126.1x91.7 to cl old Bloomingdale rd x126.11x78.11, vacant; Edw M James to No. 4 West 57th St Co, 30 Pine; B&S; mtg $20,000 & AL; Feb11; Feb17'15; A$76,500-76,500. nom

Ft Washington av, 255-61 (8:2139-155), swc 171st (No 700), 94.1x99.6x84x103.10, 6-sty bk tnt; Edw F Cole to Hallegan Realty Corpn, 255 Ft Washington av; mtg $160,000; Feb8; Feb18'15; A$47,000-165,000 (R S $10). nom

Lexington av, 764-78 (5:1395-17), nwc 60th (No 139), 100.5x22, 5-sty bk tnt & strs; Lexington Operating Co, 110 W 34, to Corn Exch Bank, 13 William; mtg $76,000 & AL; Feb15'15; A$58,000-75,000 (R S $34). O C & 100

Lexington av, 1503-5 (6:1625-22-23), nec 97th (No 133), 50.11x95, 2-5-sty bk tnts & strs; Rudolph Bleyer to Sarah Bleyer, 1326 Madison av; AT; QC; Feb16; Feb17 '15; A$31,500-56,500 (R S $4). nom

Madison av, 1959-61 (6:1750-21 & 53), nec 125th (Nos 51-5), runs n119.5xe89.6xs 19.6xw16.10xs99.11xw72.8" to beg, 4-3-sty bk & fr office & str bldgs & 4-sty & b stn dwg; Sol Kohn, ref, to Paul M Warburg, 17 E 80; Felix M Warburg, 1109 5 av; Mortimer L Schiff, at Oyster Bay, LI, & Isaac Seligman, 36 W 54, TRSTES under deed of trust made by Alfred M Heinsheimer, plffs; FORECLOS Jan20; Jan25; Feb18'15; A$156,500-192,000 (R S $132). 132,000

Madison av, 2026-32 (6:1753-57), swc 129th (No 32), 99.1x35, 5-sty bk tnt & strs; Roger Sherman, ref, to Alfred M Heinsheimer, at Oyster Bay, Jas Buckaway, B of Q; Mortimer L Schiff, at Oyster Bay, LI; Felix M Warburg, 1109 5 av, NY, & Paul M Warburg, 17 E 80, TRSTES for David M Heyman, will Louis A Heinsheimer, plffs FORECLOS Jan12; Feb1; Feb 16'15; A$26,500-55,500 (R S $46). 46,000

Manhattan av, 409 (7:1840-15½), ws, 73.1 n 104th, 18x50, 3-sty & b bk dwg; Chas L Goddard to Lillian S Shaver, 62 W 104; mtg $8,000; Feb18'15; A$8,000-11,000 (R S $1). nom

Park av, 374-6 (5:1288-39-40½), swc 53d (Nos 60-4), runs w100xs100.5xe20xn60xe30 to av xn40.5 to beg, 2-3 & 2-4-sty bk tnts, strs or use; A$118,000-127,000; also PARK AV, 380-4 (5:1289-34-36½), nwc 53d (Nos 61-7), 100.5x66.8, 3-4 & 1-5-sty stn tnts, strs on av, & 2-sty bk office; A$119,000-144,000; N Y State Realty & Terminal Co, 452 Lex av, to Robt W Goelet, of Newport, RI; B&S; Feb9; Feb11'15 (R S $420). nom

Park av, 380-4, see Park av, 374-6.

Park av, 748 (6:1475-6), 6.5 n 70th, 20x88.11, 4-sty & b bk dwg; Barney Estate Co to Bessie M, wife Chas M Clark, 1035 Madison av; mtg $45,000; Feb4; Feb 11'15; A$37,000-48,000 (R S $25). O C & 100

Pinehurst av, 60-2 (8:2177-130), nwc 180th (No 751), 53.6x109.1x50.6x108.9, 3-sty bk flat; Solon Constn Co to Epros Realty Corpn, 507 W 113; mtg $69,500; Feb11; Feb 15'15; A$28,000-79,000 (R S $32.50). O C & 100

West Broadway, 247 (1:191-17), es, 131.3 n White, 18.9x100, 4-sty bk loft & str bldg; Jno Munro to Mary M Munro, both at 307 W 74; B&S; Feb2; Feb15'15; A$17,000-25,500 (R S $25). nom

1ST av, 2082-4 (6:1701-45), sec 108th (No 400), 50.11x95, 5-sty bk storage; A $25,500-47,000; also 108TH ST, 402-8 E (6:1701-41-44), ss, 95 e 1 av, 100x100.11, 1-sty fr stable & storage; A$24,000-26,000; Jno S Myers, ADMR will Aaron Bussing, to Josephine J Schnurmacher, 176 E 111; QC; Feb5; Feb16'15. 50

1ST av, 2203 (6:1684-32), swc 113th (Nos 354-60), 25.11x100, 6-sty bk tnt & strs; Marie De Pascale Vecchio to Anselmo Vecchio, 2203 1 av; mtg $32,000; May2'14; Feb 13'15; A$21,500-44,000. O C & 100

2D av, 2125-7 (6:1659-22-23), ws, 40.10 n 109th, 40x80, 2-4-sty bk tnts & strs; Edmund Wright of Nutley, NJ, assignee for benefit creditors of Harry A Wilkus, trading as Wm Morris & Co, to Harry A Wilkus ,18 Jumel ter; QC; Jan14; Feb13'15; A $14,000-21,000. nom

2D av, 2125-7 (6:1659-22-23), ws, 40.10 n 109th, 40x80, 2-4-sty bk tnts & strs; Harry A Wilkus, 18 Jumel ter, to Goodis S H Altman, 242 E 74; mtg $10,000 & AL; Feb 15; Feb16'15; A$14,000-21,000 (R S $1.50). nom

2D av, 2375-9 (6:1786-28), swc 122d (Nos 254-6), 37.6x100, 6-sty bk tnt & strs; Bernard Goodman & Lizzie, his wife, to Bertha Goodman, 17 E 95; mtg $49,000 & AL; Feb8; Feb15'15; A$21,000-56,000. nom

2D av, 2375-9, swc 122d (Nos 254-6); Bertha Goodman to Florence S, wife of & B Elliot Burston, 550 W 165; mtg $51,500 & AL; Feb15'15 (R S $3.50). nom

5TH av, 137 (3:849-2), es, 28.9 n 20th, 28.9x113, 12-sty stn loft & str bldg; Leasehold; Jos R Truesdale, ref, to Eugene Higgins, 7 Place Athenaa, Paris, France, plff; all RT&I of Henry Corn et al, defts; FORECLOS Jan19; Feb11'15; A162,500-243,500 (R S 50 cts). 50,000

5TH av, 302 (3:833-37-38), nwc 31st (Nos 1-3), runs n29.4xw100xn69.5xw25xs84.2xe0.1¾xs56.9xw0.2¼xs87.10xe125 to beg, 4 & 5-sty bk & stk bldgs, Boarding House, ref, to Jacob H Schiff, 565 5 av; FORECLOS Jan21; Jan26; Feb17'15; A$566,000-608,000 (R S $350). 350,000

5TH av, 2053-5 (6:1751-69), sec 127th (No 2), 49.11x100, 7-sty bk tnt; Martin Frank to Michl A Hoffmann, 321 Convent av; B&S & CaG; mtg $79,000 & AL; Feb11 '15; A$55,000-120,000 (R S $1.50). O C & 1,500

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Chambers st, 168, see Greenwich, 299-301.

Elizabeth st, 22-8, see Bowery, 50-54½.

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Greenwich st, 165-9, see Greenwich, 303-7.

Greenwich st, 299-301 (1:137), sec Chambers (No 165), 44.1x78.3x37x87.4; consent to 3d track; Chambers-Greenwich Co to Manhattan Railway Co; Jan14; Feb11'15. 902

Greenwich st, 299-301 (1:137); also GREENWICH ST, 303-7 (1:140); consent to 3d track; Farmers Loan & Trust Co, mortgagee, to Manhattan Railway Co; mtg $115,000; Jan25; Feb11'15. nom

Greenwich st, 303-7 (1:140), nec Chambers (Nos 165-9), runs e107xn77.9xw50xs 1.3xw83.9 to st xs78.10 to beg; consent to 3d track; Chambers-Greenwich Co to Manhattan Railway Co; Jan14; Feb11'15. 1,735.25

Greenwich st, 303 (1:140), nec Chambers, 26.6x67x25.9x53; consent to 3d track; Fred E & Fred W Boehmke, firm of F E Boehmke & Co, lessees, to Manhattan Railway Co; Jan15; Feb11'15. nom

Greenwich st, 305 (1:140), es, 26 n Chambers, 26.6x76 & 25.6x67, all of; also GREENWICH ST, 307, all 10fts above str fl; also GREENWICH ST, 303, all 10fts above str fl & 2d loft; consent to 3d track; Hermance Storage & Refrigerating Co, lessee, to Manhattan Railway Co; Jan15; Feb11'15. nom

Greenwich st, 303, see Greenwich, 299-301.

Greenwich st, 303 & 307, see Greenwich, 305.

Greenwich st, 309-13 (1:140), sec Reade (Nos 151-5), runs e144xs75.2xw31xs1.3xw 83.9 to st xn83.11 to beg; consent to 3d track; Estate of Eugene A Hoffman, Inc, to Manhattan Railway Co; Sept22'14; Feb 13'15. 1,846.16

Greenwich st, 309-13; consent to 3d track; Farmers Loan & Trust Co, mortgagees to same; mtg $4,200,000; Nov24'14; Feb13 '15. nom

Hamilton st, swc Market, see Market, 59-63.

Market st, 59-63 (1:253-37), swc Hamilton; asn rents to ext of $400 monthly until 2d mtg for $2,500 is paid; 59 Market St Realty Corpn, 135 Bway, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, firm of S Jarmulowsky, 54 Canal; mtg $59,000; Feb1; Feb11 '15. nom

Reade st, 151-5, see Greenwich, 309-13.

8TH st, 50 E (misc1); power of atty to conduct business, &c; Marie Spitzer, 1016 Simpson, firm of American Muff Blend Co, 50 E 8, to Frank Spitzer; Feb10; Feb13'15.

12TH st, 350-4 E, see 1 av, 193-5.

15TH st, 48 W (misc1); power of atty to conduct business, &c; Isaac Winter, 1052 Kelly, to Jos Winter, 1075 Kelly; Feb10; Feb17'15.

49TH st, 322 W (4:1039), ss, 350 w 8 av, 25x100; asn rents to ext of $800 to secure notes; Barbara M Gillen, 322 W 49, to Moses K Manookian, 607 W 137; Feb15'15. nom

52D st, 60-4 E, see Park av, 360-76.

53D st, 75-83 E, see Park av, 360-76.

54TH st, 100-8 E, see Park av, 389-95.

124TH st W, swc S Av, see S Av, 2307.

176TH st, 501 W, see Ams av, 2340-58.

177TH st, 500 W, see Ams av, 2340-58.

Amsterdam av, 2340-58 (8:2132), ws, from 176th (No 501) to 177th (No 500), 200 x100, "Bolton"; asn rents as security for notes $2,500; Julia C Jones to Jos D Reardon, 438 W 47; AT; Feb10; Feb11'15. nom

Bowery, 50-5½ (5:202), ws, 219 n Bayard, 100x200 to ex Elizabeth (Nos 22-8); consent to 3d track; Wm Kramers Sons Realty Co to Manhattan Railway Co; mtg $140,000; Aug13'14; Feb18'15. 4,200

Bowery, 50-54½; consent to 3d track; Columbia Trust Co, mortgagee, to same; mtg $140,000; Feb18'15. nom

Park av, 360-76 (5:1288), ws, block front from 52d (Nos 60-4) to 53d (Nos 75-83), 200.10x100; also PARK AV, 380-90 (5:1289), ws, block front from 53d (Nos 57-67) to 54th (Nos 72-80), 200.10x100 on ns, by irreg x66.8 ss, owned by party 1st pt; agmt & easement for party 2d pt to construct & maintain R R tracks through e portion of above & permanent right of way &c; Robt W Gelet, of Newport, RI, with N Y Central R R Co, 575 Bway, Albany, NY; Feb9; Feb11'15 (R S $80). O C & 100

Park av, 383, see Park av, 389-95.

Park av, 389-95 (5:1308), sec 54th (Nos 100-8), 100.5x115, owned by party 1st pt; also PARK AV, 383, es, adj above on s, owned by party 2d pt; agmt as to re of sewer drain, &c, with consent by Mutual Life Ins Co of NY, mortgagee; Horatio Realty Co, 299 Mad av, with Clarence Payne, at Menlo Park, Cal; June25'14; Feb 15'15. nom

18T av, 193-5 (2:453), swc 12th (Nos 350-4), 46.1x100; consent to 3d track; Goldie Kaplisk, to Manhattan Railway Co; mtg $80,000; Dec24'14; Feb11'15. 1,845.17

18T av, 193-5; consent to 3d track; N Y Protestant Episcopal Public School, mortgagee, to same; mtg $80,000; Feb9; Feb 18'15. nom

2D av, 828-30 (5:1337); consent to 3d track; Walter C Korn to Manhattan Railway Co; mtg $17,000; Dec22'14; Feb16'15. 432

2D av, 828-30; consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $17,000; Feb1; Feb16'15. nom

2D av, 911-3 (5:1322); consent to 3d track; Lena Brunner to Manhattan Railway Co; mtg $7,000; June12'14; Feb17'15. 480

2D av, 911-3; consent to 3d track; East River Savgs Instn, mortgagee, to same; mtg $7,000; Feb16; Feb17'15. nom

2D av, 1351 (5:1426); consent to 3d track; Leontine Platky et al, TRSTEES will Adolph Platky, to Manhattan Railway Co; Jan14; Feb16'15. 308.67

2D av, 1351; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $11,000, Jan27; Feb16'15. nom

2D av, 1351; consent to 3d track; Leontine Platky, mortgagee, to same; mtg $7,500; Feb2; Feb16'15. nom

2D av, 2125-7 (6:1659-22-23), ws, 40.10 n 109th, 40x80, 2-4-sty bk tnts & strs; re mtg; Geo Kean to Harry A Wilkus, 18 Jumel ter; QC; Feb8; Feb13'15; A$14,000-21,000. nom

2D av, 2495 (6:1792); consent to 3d track; Fitzgerald Clark Corpn, Jamaica, LI, to Manhattan Railway Co; mtg $15,500; Jan11; Feb18'15. 1,550

2D av, 2495; consent to 3d track; Aimee Rossignol, GDN of Aimee L Rossignol, mortgagee, to same; mtg $10,000; Jan21; Feb18'15. nom

2D av, 2495; consent to 3d track; Jno Fitzgerald, mortgagee, to same; mtg $5,500; Jan15; Feb18'15. nom

3D av, 581 (3:919); consent to 3d track; Moses Sulzberger & ano, EXRS &c Hanchen Rothschild, to Manhattan Railway Co; Jan22; Feb17'15. 222.50

3D av, 581; consent to 3d track; Blanche F Rosenthal, mortgagee, to same; mtg $2,000; Jan29; Feb17'15. nom

3D av, 581; consent to 3d track; District No 1 of the Independent Order Benai Berith, mortgagee, to same; mtg $10,000; Jan30; Feb17'15. nom

5TH av, 2307 (7:1950), swc 124th, 26.11x75; consent to 3d track; Danl Houlihan to Manhattan Railway Co; mtg $40,000; Jan 25; Feb15'15. 323

8TH av, 2307; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $30,000; Feb11; Feb15'15. nom

8TH av, 2307; consent to 3d track; same, mortgagee, to same; mtg $10,000; Feb11; Feb15'15. nom

9TH av, 805 (4:1063); consent to 3d track; Albt G Morganstern, mortgagee, to Manhattan Railway Co; mtg $25,000; Dec 19'14; Feb15'15. nom

9TH av, 805 (4:1063); consent to 3d track; Hy Baumann to Manhattan Railway Co; mtg $30,000; Oct29'14; Feb13'15. 475

9TH av, 805; consent to 3d track; Elise Bachmann, individ & EXTRX Martin Bachmann, mtgee, to same; mtg $5,000; Feb6; Feb13'15. nom

Appointment of new TRSTE; Byron L Strasburger, 5 W 73,, & Max Ottinger, 20 E 70, TRSTES, appoint Nathan L Ottinger, 20 E 70, as TRSTE under will Louis Strasburger; Feb10; Feb18'15. —

Appointment (misc1) of TRSTE in place of Chas Dodd, decd; Gertrude Dodd, TRSTE will Jno M Dodd, Jr, to Emma E Dodd, 27 W 73; Feb8; Feb11'15. —

Asn an int to extent of $1,200 in legacy for $25,000 under will of Augusta L Jones, decd; Albert A Kingsland to Harry R Travis, of Red Bank, NJ; Feb11; Feb13 '15. nom

Order approving bond for $5,000 of Chas S Porter, as TRSTE in matter of Jos Liebling, bankrupt; Stanley W Dexter, ref; Dec28'14; Feb11'15. —

Power of atty (misc1); Esther Katzman to Benj Katzman, both of 27 Cannon; July 18'13; Feb16'15. —

Power of atty (misc1); Antoinette E Johnstone, at London, Eng, to Amos R E Pinchot; Sept1'14; Feb18'14. —

Power of atty (misc1); Louise S Thomson, 118 W 57, to Gustavus T Kirby; May 2'13; Feb11'15. —

Power of atty (misc1); Jacob Frankenthal to Linda Frankenthal; June4'13; Feb 11'15. —

Revocation of power of atty (misc1); Troy Wagon Works Co, of Troy, O [office 50 Church, NY] to G C Hodges; Jan30; Feb11'15. —

WILLS.

Borough of Manhattan.

Hester st, 50-2 (1:297-12 & 13), sec Ludlow, 41x51, 2-3-sty bk & fr tnts & strs; Annie Joseph Est, Louis Joseph, EXR, 15 W 107; attys, L & T J Josephs, 135 Bway; A$35,000-38,500. Will filed Jan17'14.

34TH st, 138 E (3:889-62), ss, 75 e Lex av, 20x98, 4-sty stn dwg; Kath F D Jackson Est, Jos C Jackson, EXR, 138 E 34; atty, Percy Jackson, 43 Cedar; A$35,000-41,000. Will filed Dec24'14.

113TH st, 21 W (6:1597-27½), ns, 245 w 5 av, 15x100, 3-sty bk dwg; Henry Brackman Est, Paul Brackman, EXR, 21 W 113; attys, Stern & Reubenstein, 149 Bway; A $8,500-10,000. Will filed Feb2'15.

130TH st, 213 W (7:1936-25), ns, 165 w 7 av, 19.99, 3-sty stn dwg; Mary E Le Comte Est, Harold Le Comte EXR, 213 W 130; atty, Rudolph C Schaides, 111 Bway; A$7,800-12,500. Will filed Feb15'15.

CONVEYANCES.

Borough of the Bronx.

Allen pl, sec Delavelle av, see Delavelle av, sec Allen.

Bristow st, 1379 (11:2963), ws, 75 n Jennings, 25x87.2, 2-sty fr dwg; Henry Ehrenberg to Florence Allen, 1 Lawrence av, West Orange, NJ; mtg $7,900; Feb10; Feb16'15. O C & 100

Drake st, swc Seneca av, see Seneca av, swc Drake.

Elm st, see South Oak dr, see South Oak dr, see Elm.

Ft Independence st, 3304 (12:3258), es, 867.4 sw Oloff, 25x75.3x25x74.5, 3-sty fr dwg; Phoenix Ingraham, ref, to Railroad Co-Operative I. Assn; FORECLOS Feb2; Feb11; Feb17'15 (R S $3). 3,000

Home st, 835 (10:2881), ns, 66.7 w Prospect av, 49.11x107.7x45x85.11, 4-sty bk tnt; Thos H Tully Constn Co to N Y & Eastern Realty Co, 192 Keap, Bklyn; mtg $29,000; Feb3; Feb17'15 (R S $9). O C & 100

Home st, 918 (10:2719), ss, $1.3 e Fox, runs e20xs82xs5xw19.7xn84.9 to beg, 3-sty fr tnt; Bartolomeo Micca, 14 Jones, to Saverio Perrone, 918 Home; mtg $5,600; Feb13; Feb16'15 (R S 50 cts). nom

John st (*), ss, 175 w Grant av, 50x169.2 x53.2x187.2; Mrs Louisa Stinner, 2896 Zulette av, & ano to Herman C Stinner, 2896 Zulette av, & Jos D Maier, 597 E 136; mtg $800; Dec10'14, Feb11'15 (R S 50c). nom

Kelly st (10:2716), sec 167th, runs e19.4 xs80.10xs16xw46.5 to Kelly xn83.11 to beg, vacant; Marquis Realty Co, 198 Bway, to Benenson Realty Co, 402 E 152; mtg $4,000; Feb15; Feb16'15 (R S $6.50). O C & 100

Knox pl, ws, at nes Mosholu Pkway, see Mosholu Pkway, nes, at ws Knox pl.

McClellan st, nwc Sherman av, see Sherman av, nwc McClellan.

Marrin st, nwc Edwards av, see Edwards av, nwc Marrin.

Matilda st (*), nws, 100 se Westchester av, 50x100; Sadie Journey or Sarah E Journeay, 210 W 22, to Noble H Briggs, 39 Albert st, Plainfield, NJ; mtg $——; Jan 29; Feb11'15. nom

Simpson st, 940, see 163d, 1011-9 E.

136TH st, 436 E (9:2280), ss, 318.9 e Willis av, 18.9x100, 3-sty bk tnt; Lawyers Mtg Co to Chas L Foss, Clintonville, Conn; Feb13; Feb15'15 (R S $1.50). O C & 100

147TH st, 750 E, see Concord av, sec 147.

150TH st, 262-4 E, see Morris av, 561-3.

156TH st, 750 E, see Forest av, 756.

160TH st, 709 E, see Union av, 841.

163D st, 750 E, see Forest av, 930.

163D st, 1011-9 E (10:2723-2725), nec Simpson (No 940), 110x103.11x110x100, 6-sty bk tnt & strs; Podgur Realty Co, 1029 E 163d, to Constantin Wagner, 601 Beach 1st; mtg $155,000; Feb15; Feb16'15 (R S $45). nom

163D st W, see Ogden av, see Ogden av, 958-68.

167TH st E, see Kelly, see Kelly, sec 167.

168TH st, 631 E, see Boston rd, 1211-23.

169TH st, 760 E, see Tinton av, 1247-9.

169TH st, 807 E (11:2973), ns, 154 e Stebbins av, 37.6x107.10x37.6x107.7, 5-sty bk tnt; Machanley Realty & Constn Co to Naroxany Realty Co, 366 Bway; Feb 15; Feb16'15 (R S $3). O C & 100

173D st E, nwc Longfellow av, see Carpenter av, nec 233.

173D st E, swc Webster av, see Webster av, swc 173.

174TH st E, nwc Anthony av, see Anthony av, 1723.

177TH st E (11:2956), ss, 100 w Marmion av, 50x100, vacant; Ferdinand Kurzman, 48 W 75, to Hopkins G Barrett Co, 160 Tremont av; mtg $20,000; Jan20; Feb 13'15. O C & 100

181ST st, 646 E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6, 5-sty bk tnt; S Realty Co, 4521 3 av, to Hulda A Daggetts, 1787 Ams av; Jan21; Feb15'15 (R S $4). O C & 1,000

182D st W, nwc Grand av, see Grand av, 2233-5.

183D st E (11:3208), ss, 150 w Grand av, 25x100, vacant; Beatrice Tuoti to Bway Trust Co, 233 Bway; Feb11; Feb13'15. O C & 100

213TH st E (*), ss, 75 w Bronxwood av, 25x114.6x25x103.7; Angelo Tucciarone to Romano Mazzucco, 1462 2 av; Feb9; Feb18'15 (R S 50c). nom

230TH st E (*), nwc White Plains av, 105x114, Wakefield; Edw D Dowling, ref, to Philip A or Philip L Sondheim, 240 W 102; FORECLOS transfer tax lien; Jan20; Feb9; Feb15'15. **11,000**

233D st E, nec Carpenter av, see Carpenter av, nec 233.

236TH st, 66 E (12:3366), ss, 375 w Oneida av, 25x100, 2-sty fr dwg; Rose Lindgren to Howard M Shaw, 32 Main, Yonkers; mtg $4,000; Feb15; Feb16'15 (R S $1.50). O C & 100

239TH st E (12:3380), ns, 485 e Katonah av, 40x100, vacant; Hermann Seeckamp to Jas Lord, 330 E 239; Feb18'15 (R S $2). O C & 100

252D st W, nec Independence av, see Independence av, nec 252.

259TH st W (13:3421-3423), ns, 73.10 e Huxley av, 24.11x100.7x22.2x100.4; also FIELDSTON RD (13:3421), es, 23.4 n 256th, 27.1x87.1x26x95.10; Anthoney Gebbia to Giuseppe Gebbia, 304 E 89; Feb6; Feb11'15 (R S $2). O C & 100

259TH st W (13:3421-3423), ns, 99.9 e Huxley av, 24.11x100.11x22.2x100.7; also FIELDSTON RD (13:3421), es, 50.5 n 256th, 30.9x81x30x87.11; Giuseppe Gebbia to Anthoney Gebbia, 300 E 89; Feb6; Feb11'15 (R S $2). O C & 100

262D st W (13:3423), nec Spencer av, 50.6x106.4x50x100, vacant; Jos Levy, 934 Barretto, to Rebecca Levy, same address; Jan29; Feb11'15 (R S $1). —

262D st W (13:3423), ns, 50.6 e Spencer av, 54.2x126.9x50x106.4; Philip April, 21 Ft Washington av, to Rose April, same address; Jan29; Feb11'15 (R S $1). nom

Amundson av (*), es, 400 s Nelson av, 50x130 to Pratt av x51.6x142.4; Mary J Manning to Emil Sykora, 1237 Brook av; Feb11; Feb17'15 (R S $1). O C & 100

Amundson av (*), es, 400 s Nelson av, 50x130 to Pratt av x51.6x142.4; also WRIGHT AV (*), es, 250 n Nelson av, 25x 175 to Pratt av x28.1x162.1; also WRIGHT AV (*), es, 300 n Nelson av, 25x162.1 to Pratt av x28.1x148.3; also NELSON AV (*), ns, 50 w Amundson av, 25x100; Emil Sykora to Jno Drakard, 1752 Walton av; Feb 16; Feb17'15 (R S $5). O C & 100

Amundson av, nwc Nelson av, see Nelson av, nwc Amundson av.

Anthony av (11:2890-2891), ws, 185.9 n 174th, 50x84, vacant; 182d & Garden Sts Co, 784 E 179, to Geo W Kammerer, 458 E 143; Feb4; Feb17'15 (R S $1). O C & 100

Anderson av, 966 (9:2504), es, 473 n Jerome av, 27x146.9x27x144.5, 4-sty bk tnt; Kemp-Jones Realty Co to Fredk H Kothe, 975 Summit av; mtg $15,000; Feb11; Feb 13'15 (R S $10). O C & 100

Anderson av, 968 (9:2804), es, 500 n Jerome av, 27x149x27.1x146.9, 4-sty bk tnt; Kemp-Jones Realty Co to Margt A Gants, 900 Ogden av; mtg $20,000; Feb4; Feb11 '15. nom

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Anthony av, 1725 (11:2890 & 2891), nwc 174th, 42.1x67.4x26x59.6, 2-sty bk dwgs; Max Miller, 2000 Mapes av, to Uda Lapin, 417 Claremont Pkway; ½ pt; mtg $7,000; Feb10, Feb18'15 (R S $1). nom

Anthony av, 1725; Mary Koretsky, 2322 Crotona av, to same; ½ pt; mtg $7,000; Feb10; Feb18'15. nom

Av St John, 911 (10:2686), es, 92.5 s Prospect av, 16.3x92.1x20.4x93.4, 3-sty fr tnt; Margt Miller to Daily Realty Co, 401 E 152; mtg $5,000; Feb11; Feb13'15 (R S $2.50). O C & 100

Beaumont av, 2325 (11:3089), ws, 350 n 183d, 50x100, 2-sty fr dwg; Margt S Adams to Wm J Adams, 155 E 34; mtg $4,500; Feb10; Feb11'15 (R S $1.50). O C & 100

Belmont av, 2474 (11:3075), es, 237 n 188th, 17.1x100, 2-sty fr dwg; also EELMONT AV, 2476 (11:3075), es, 218.8 s Fordham rd, 21.10x100, vacant; Smada Realty Co to Pasquale Reale, 192 Bleecker; mtg $6,000; Feb11; Feb13'15 (R S $1). O C & 100

Belmont av, 2476, see Belmont av, 2474.

Boston rd, 1211-23 (10:2615), nws, at nes 168th (No 631), 137x100x138.3x100, 6-sty bk tnt & strs; Milton M Silverman, et al, EXRS &c Clementine M Silverman, to C M Silverman & Son, Inc, 3432 Bway; mtg $155,000; Jan18; Feb18'15. O C & 100

Bronxwood av (*), ws, 40 s 221st, 37x105, Wakefield; Carmela Gebbia, 3839 Bronxwood av, to Giuseppe Gebbia, 304 E 89; mtg $2,000; Feb6; Feb11'15 (R S $2). O C & 100

Bronxwood av (*); same prop; Giuseppe Gebbia to Andrea Gebbia, 3839 Bronxwood av; mtg $2,000; Feb6; Feb11'15 (R S $2). O C & 100

Brook av, 1420 (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 3-sty bk str; North Bronx Bldg & Holding Co, Inc, 51 Chambers, to Wm R Wilder, 665 West End av; Jno S Baird, Cornwall-on-Hudson, & Janet F Baird, Union Falls, NY, TRSTES Jno Baird; mtg $10,000; Jan28; Feb18'15 (R S $1). nom

Carpenter av (*), nec 233d, 114x55; also LONGFELLOW AV (11:3001), nwc 173d, 55.10x100.11x41.9x100, vacant; Jos H Jones to Isabel S Kemp, 103 E 57; Feb10; Feb16'15. O C & 100

Concord av (10:2577), sec 147th (No 750), 100x100, vacant; Checchina, wife of & Samuele Carucci, to Josephine Regnault, 1882 Concourse; Jan13; Feb15'15. nom

Daly av (11:3128), es, 113.11 s 181st, 43.3 x117.8x44.5x121.4, vacant; Jas Forbes to Forbes Constn Co, 2098 Vyse av; Feb15; Feb17'15 (R S $8). O C & 100

Davidson av, 2349-53 (11:3198), ws, 37.6 n North, 78x100, 2-5-sty bk tnts; Davidson Av Realty Co to Francis B Delehanty, 164 W 74; mtg $47,500; Feb10; Feb11'15 (R S $14).

De Kalb av (12:3327), ws, 100 n 208th, 75x100, vacant; Elbert H Dickinson, of Rindge, NH, to Patk M Burke, 326 E 21; Sept15'14; Feb13'15 (R S $4). nom

Delavelle av (*), sec Allen pl, 25x100; Francesco Petraglia to Paul La Rosa, 363 E 210; Feb10; Feb11'15 (R S $1.50). O C & 100

De Reimer av (*), ws, 327.10 n Boston rd, 50x100; Robt Mandell to Vera Hillquit, 246 W 139; mtg $850; Jan20; Feb16'15 (R S 50c). O C & 100

Digney av (*), extends from Old Kingsbridge rd to Edenwald av, being land in bed of av; Land Co "B" of Edenwald to City, N Y; Feb9'15. nom

Edgewater rd (10:2762), nec Seneca av, 175x150x191.10x155.6; also EDGEWATER RD (10:2762), sec Seneca av, 1.5x167.8x 32.10x155.3; vacant; Realty & Commercial Co to Michl F Burns, 16 E 63; mtg $27,000; Feb16; Feb17'15 (R S 50 cts). O C & 100

Edgewater rd, sec Seneca av, see Edgewater rd, nec Seneca av.

Edwards av (*), nwc Marrin, 50x98.10x50x100; Henry Stellman TRSTE to Gotham Investor Co, 2426 Westchester av; mtg $1,300; Feb9; Feb11'15 (R S $1). O C & 200

Ellis av (*), ns, 280 e Fugsley av, 25x100; Mary D Giles, 140 W 69, to Jno Doll, 1827 Amethyst; B&S & CaG; mtg $6,400; Feb1; Feb11'15. O C & 100

Fieldston rd, es, 50.5 n 256th, see 259th W, ns, 99.8 e Huxley av.

Fieldston rd, es, 23.4 n 256th, see 259th W, ns, 73.10 e Huxley av.

Forest av, 756 (10:2655), nec 156th (No 759), 100x35, 5-sty tnt & strs; Laine Realty Co to Harry Crone, 241 W 101; mtg $——; Feb9; Feb11'15. O C & 100

Forest av, 785 (10:2646), ws, 80 s 158th, 20x100, 2-sty & b fr dwg; Jno J Brennan B of Q, NY, to Theresa McEvenie, 228 9th, Bklyn; mtg $3,000; Feb15; Feb16'15. O C & 100

Forest av, 930 (10:2658), sec 163d (No 750), 17.9x95, 3-sty fr tnt & str; Wm Sudbrink, 564 Jackson av, to Alfred Goldberg, 440 E 156; Dec9'13; Feb11'15 (R S $5). nom

Fulton av, 1719 (11:2930), ws, 36.11 s 174th, 18x86.2x18x86.11, 2-sty bk dwg; Addie B Seligmann, of NMRX, Simon Bernheimer, to Isaac Greenberg, 1144 Bway av; mtg $5,000; Feb12; Feb15'15 (R S $1). 6,000

Grace av (*), sws, 151.6 sw Lafayette av, runs sw64.4xw64.4 to Lafayette av xn 25xe55.3xne55.3 to beg, except pt for Glover & Castle Hill av; Luciano Sessa, 2367 Hughes av, to Kath E Rochfort, 1871 Wallace av; Feb11'15. nom

Grace av (*), es, 150 n Lyon av, 100x130; Max Gabriel et al to Edwin H Mosher; May15'95; Feb15'15. nom

Grand av, 2233-5 (11:3208), nwc 182d, 100x100, 2-2-sty fr dwgs; Angela Robinson to Marie E Furlong, 2183 University av; Feb11; Feb15'15 (R S $4). O C & 100

Grand blvd & concourse, ws, 48 n Rockwood, deed reads 5th av (11:2838), es, 250 s Walnut, 50x100, vacant; Harry W Newburger, ref, to Anna R Crossin, 1446 E 5, Bklyn; FORECLOS Jan5; Feb10; Feb11'15. 100

Heath av (11:3240), es, 645.3 s Kingsbridge rd, 50x118.8x52.9x101.10, vacant; Jacob Cohen, 2147 Honeywell av, to Jas S Segrist, 715 Eagle av; mtg $3,500; Feb11; Feb15'15 (R S $1). O C & 100

Hoe av, 1288 (11:2987), es, 179.5 n Freeman, 50x100, 3-sty bk tnt, Galveston Bldg Co, 1239 Hoe av, to Schuyler Estates Corpn, 31 Nassau; mtg $34,000; Feb16; Feb 17'15 (R S $6). O C & 100

Honeywell av (11:3122), ses, 461 ne 174th (Locust av), 44x112.6, vacant; Rafaela Telesca, 2428 E 23, Bklyn, to Joshua Haberman, 49 W 112; mtg $5,000; Feb 11; Feb16'15 (R S $2.50). O C & 2,500

Hunt av (*), being land lying in bed of av in front lots 61, 62 to 69 & 81 to 90, map Lots C Hunt Est, N Y, Westchester & Boston Railway Co & ano to City, N Y; Oct1, 14; Feb11'15. nom

Independence av (13:3424), nec 252d, 142.8x412.8x150x304.4, vacant; National Surety Co, 115 Bway, to Kath G, wife Geo E Hayes, nec 252d & Independence av; QC; Feb10; Feb11'15. nom

Independence av (13:3424); same prop. Kath G Hayes to Fannie S Rockwood, 400 West End av, or Saratoga Springs, NY; mtg $25,000; Feb10; Feb11'15 (R S $62.50). O C & 100

Jerome av (11:3187), es, 325 n 183d, 125 x100, vacant; Falkenau & Hamersnlag, inc, 35 Nassau, to Fortis Realty Co, 35 Nassau; mtg $15,000; Feb9, Feb16'15. O C & 100

Jerome av (11:3187), es, 325 n 183d, 125 x100, vacant; Fortis Realty Co, inc, 35 Nassau, to Falkenau & Hamersnlag, inc, 35 Nassau; mtg $15,000; Feb15; Feb18'15. O C & 100

Longfellow av, nwc 173d, see Carpenter av, nec 233d.

Morer av (11:3061), ws, 105 n 178th, 25x95.9x25x95.3, vacant; L Napoleon Levy to Harold G Gent, 611 Wales av; Jan18; Feb11'15 (R S $1). O C & 100

Morris av, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 3-3-sty fr tnts & strs; Tuoti, Hatch & Co to Beatrice Tuoti, 1538 Walton av; AT; Feb8; Feb13'15. nom

Morris av, 561-3; Beatrice Tuoti to Jacob L Markel, 1119 Forest av, & Gerson Markel, 81 E 7, firm Markel Bros, Private Bankers; AT; mtg $——; Feb11; Feb13'15 (R S 50 cts). O C & 100

Morris av, 677-9 (9:2442), ws, 50 n 163d, 50x100, 6-sty bk tnt & strs; Jas A Cunningham to Isabella Conforti, 324 E 116; Jan29; Feb13'15. nom

Morris av, 1062 (9:2437), es, 290 n 165th, 20x95, 3-sty bk tnt; Mary A Truslow, 40 W 59, to Charlotte Salm, 957 Aldus; Feb 10; Feb16'15 (R S $6). O C & 100

Morris av, swc Tremont av, see Tremont av, swc Morris av.

Mosholu pl (12:3324), nes, at ws Knox pl, 110.7x60.9x100x108, vacant; Chas Dickinson to Hiram R Fisher, 752 St Nicholas av; CaG; Feb11; Feb15'15 (R S $8.50). nom

Nelson av (*), nwc Amundson av, 50x100; Jno H Whittle, 20 W 125, to Harry D Whittle, 2419 Jerome av; QC; Feb2; Feb 13'15. nom

Nelson av, ns, 50 w Amundson av, see Amundson av, es, 400 s Nelson av.

Nelson av, ns, 50 w Amundson av, see Wright av, es, 225 n Nelson av.

Ogden av, 958-68 (9:2511), sec 163d, 100x 90, 1-sty bk strs; Jos H Jones to Wm H Caldwell Jr, 111 W 123; AL; Feb15; Feb17 '15 (R S $1). O C & 100

Olinville av (*), es, 124.11 n Adee av, 27x87.2x28.3x95.4; Elvira Sellitto to Giovina Tenore, 343 E 114; mtg $3,264; Jan 5; Feb15'15 (R S $1). nom

Pratt av, ws, abt 400 s Nelson av, see Amundson av, es, 400 s Nelson av.

Pratt av, ws, 225 & 250 n Nelson av, see Amundson av, es, 400 s Nelson av.

Pratt av, ws, 225 n Nelson av, see Wright av, es, 225 n Nelson av.

Pratt av (*), ws, 177.9 ne Randall av, 50x178.1x52.3x193.5; Agnes Agnew, widow, 1 Lincoln pl, Weehawken Heights, NJ, to Jos A Pierce, 2099 Webster av; Dec23 '14; Feb18'15; AL (R S 50 cts). O C & 100

Prospect av, 564-6 (10:2683), es, 107.7 s Fox, 46.1x131.5x37.6x158.3, 5-sty bk tnt & strs; Constantin Wagner, 601 Beach ter, to Podgur Realty Co, 1029 E 163; Feb1; Feb16'15 (R S $45). O C & 100

Prospect av, 599 (10:2674), ws, 235 n 150th, 20x100, 4-sty bk tnt; Hattie Warshauer to Aaron Warshauer, 599 Prospect av; mtg $8,750; Feb10; Feb17'15 R S $1.50). nom

Prospect av, 777 (10:2676), ws, 225 n 156th, 20x100, 3-sty fr tnt; Daily Realty Co to Margt Miller, 913 E 181; mtg $7,000; Feb11; Feb13'15 (R S $3). O C & 100

Randall av (*), ss (?), 25 e Amundson av, running s(?)100xe25xn100 to ns (?) Randall av xw25 to beg (probable error); Marie Krestan, EXTRX Vincent Krestan, to Marie Krestan, individ, 350 E 67; Jan20; Feb11'15 (R S 50 cts). nom

Randall av (*), ns, 25 e Amundson av, 25x100; Marie Krestan, EXTRX Vincent Krestan, to Marie Krestan, individ, 350 E 67; Jan20; Feb11'15 (R S 50 cts). nom

Randall av (*), ns, 50 e Jones av, 50x 100; Land Co "C" of Edenwald to Louis Schiffman, 977 Av St John; Feb5; Feb13 '15 (R S $1.50). nom

Seneca av (10:2762-2765), swc Drake, runs w125xs100xe85.1xne87.9 to Drake xn 21.10 to beg, vacant; Hunts Point Realty Co to Philip Schneider, 539 W 125; B&S; Jan11. Feb18'15 (R S 50 cts). nom

Seneca av, sec Edgewater rd, see Edgewater rd, nec Seneca av.

Seneca av, nec Edgewater rd, see Edgewater rd, nec Seneca av.

Seneca av, nec Edgewater rd, see Edgewater rd, nec Seneca av.

Sheridan av (11:2821), ws, 252.10 s Belmont, 50x70.11x50x80.2, vacant; Benioff Realty Corpn to Carl F Markgraf, 1659 Morris av; Feb16; Feb17'15 (R S $2). O C & 100

Sherman av (9:2456-2452), nwc McClellan, 75x100, vacant; Wm H Toop, 434 1 av, Pelham, NY, to Rachel Toop, his wife, same address; mtg $2,400; Feb18'15. O C & 100

South Oak dr (*), sec Elm, 150x64.10x 131.1x—; also SOUTH OAK DR (*), ss, 58.10 w Holland av, 31x124.9x25x106.1; Vinnie M Shirmer, 742 So Oak dr, to Bela D Eisler, 302 W 92; Feb8; Feb16'15 (R S 50c). nom

South Oak dr, ss, 58.10 w Holland av, see South Oak dr, sec Elm.

Spencer av, nec 262d, see 262 W, nec Spencer av.

Summit av, 1026 (9:2528), es, 225 s 165th, 50x110.9x225 & b fr dwg; Mary H O'Reilly to Florence R Macdonald, 745 St Nicholas av; Feb10; Feb15'15 (R S 50 cts). O C & 100

Timpson av (*), ws, 91.6 n 203d, 25x78.6x 27.5x6.3; Edw D Dowling, ref, to Nathan Kurtzka, 226 Fresh Pond rd, B of Q, NY; FORECLOS transfer tax lien; Feb7; Feb9; Feb15'15. 100

Tinton av, 1247-9 (10:2663), swc 169th (No 760), 80.2x59.8x70.4x21.3, 5-sty bk tnt & strs; Anna M Marks to Geo C Engel, 201 W 79; AL; May16; Feb17'15. O C & 100

Tremont av, 310 E (11:2803), ss, 123 e Anthony av, runs e67.8xsw106xnw12xsw20 xnw80.4xn38.10xe9.6xn100 to beg, 3-sty fr dwg; Francis B Delehanty, 164 W 74, to Davidson Av Realty Co, 1849 Anthony av; mtg $16,000; Feb10; Feb11'15 (R S $14). exch

Tremont av E (11:2825), swc Morris av, 31.7x104.11x64.7x85.8, vacant; Mary L Cassidy, widow, to Sirrom Realty Corpn, 79 Tremont av W; B&S; mtg $8,000; Feb11 '15 (R S $7). 10

Tinton av, 1247-9 (10:2663), swc 169th (No 760), 80.2x59.8x70.4x21.3, 5-sty bk tnt & strs; Anna M Marks to Geo C Engel, 201 W 79; AL; May16; Feb17'15. O C & 100

Tremont av, 310 E (11:2803), ss, 123 e Anthony av, runs e67.8xsw106xnw12xsw20 xnw80.4xn38.10xe9.6xn100 to beg, 3-sty fr dwg; Francis B Delehanty, 164 W 74, to Davidson Av Realty Co, 1849 Anthony av; mtg $16,000; Feb10; Feb11'15 (R S $14). exch

Tremont av E (11:2825), swc Morris av, 31.7x104.11x64.7x85.8, vacant; Mary L Cassidy, widow, to Sirrom Realty Corpn, 79 Tremont av W; B&S; mtg $8,000; Feb11 '15 (R S $7). 10

Union av, 841 (10:2667), ws, old line, at ns 160th (No 799), 20.9x106, except pt for av, 3-sty fr tnt & str & 1-sty bk str; Rosa Nathan et al, EXRS Marcus Nathan, to Daily Realty Co, Inc, 401 E 152; mtg $13,400; Jan29; Feb18'15 (R S $2). 15,500

Union av, 846-50 (10:2677), es, 18 n 160th, 59.3x86.8, 3-sty fr tnt; Hermann Interman to Wolf Burland, 801 Cauldwell av; mtg $12,000; Feb15; Feb16'15 (R S $3). O C & 100

Union av, 984 (10:2678), es, 277.3 s 165th, 37.6x160, 5-sty bk tnt & strs; Conrad Alheidt, 305 W 52, to Isabel M Olsson, 984 Union av & Emily M Leffler, 516 W 182; mtg $33,000; Feb10; Feb11'15 (R S $1). nom

Vyse av, 1165-7 (10:2752), ws, 440 n 167th, 40x100, 2-3-sty bk tnts; Louise C Casey, 1165 Vyse av, to Serena Petersen, 405 Pacific, Bklyn; mtg $16,000; Feb10; Feb11'15 (R S 50 cts). nom

Walton av, 1538 (11:2836), es, 51.7 s Hawkstone, runs e71.5xs125xw125xn50.6 to av xn91.9 to beg, 2-sty fr dwg & vacant; Beatrice Tuoti to Bway Trust Co, 233 Bway; mtg $12,000; Feb11; Feb13'15. O C & 100

Walton av (11:2850), ws, 207.7 s 176th, 50x100; vacant; Nan Realty Corpn, 193 W 168, to Fordmont Realty Co, 507 E Tremont av; AL; Dec30'14; Feb11'15. O C & 100

Washington av, 2170 (11:3049), es, 287.6 s Fletcher, 37.6x134.4x38.1x141.2, except pt for av, 5-sty bk tnt; Jno Drakard to Emil Sykora, 1237 Brook av; mtg $33,000; Feb16; Feb18'15 (R S $3). O C & 100

Washington av, 2170; Emil Sykora to Mary J & Delia Manning & Josephine Philbin, 1300 3 av; mtg $33,000; Feb16; Feb18'15. O C & 100

Webster av (11:2888), ws, 50 s 173d, runs s165.11 xw 101.4 xn 40.5xw3.7xn99.9xe34.4 xn 21.6xe83.11 to beg, vacant; Nan Realty Corpn, 193 W 168, to Paragon Mtg Co, 507 E Tremont av; AL; Oct19'14; Feb11'15. O C & 100

Webster av (11:2888), swc 173d, 50x83.11 x44.10x86.6, 5-sty bk tnt & strs; Nan Realty Corpn, 193 W 168, to Paragon Mtg Co, 507 E Tremont av; AL; Oct19'14; Feb 11'15. O C & 100

White Plains av, nwc 230th, see 230th E, nwc White Plains av.

Wickham av (*), es, 250 s Nereid av, 50 x100; Morris Steinbock to Jno & Andw Snyder, 170 W 97; mtg $1,000; Feb16; Feb 18'15 (R S 50 cts). O C & 100

Woodlawn av, 378 (9:2288), es, 25 n 143d, 25x90.6, 3-sty bk tnt & strs; Richd M Henry, ref, to Albt H Mathews, 66 Willow, Bklyn, TRSTES; FORECLOS Jan7; Feb15; Feb16'15 (R S $20). 20,000

Woodycrest av (9:2509), es, 25 n 165th, 75x100.9, vacant; Annie R, wife Nathaniel Levy, to Naroxany Realty Co, 366 Bway; mtg $6,000; Feb8; Feb16'15. nom

Woodycrest av (9:2509), es, 25 n 165th, 75x100.9, vacant; Naroxany Realty Co to Machanlev Realty & Constn Co, 103 Park row; mtg $6,000; Feb15; Feb16'15. nom

Wright av (*), ws, 250 n Nelson av, 50 x100; Effie Murta, of Acra, Greene Co, NY, to Porter G Cartwright, 349 Union, Hudson, NY; Nov5'14; Feb11'15. nom

Wright av, es, 225 & 250 n Nelson av, see Amundson av, es, 400 s Nelson av.

Wright av (*), es, 225 n Nelson av, 25x 162.1 to Pratt av x28.1x149.3; also NELSON AV (*), ns, 50 w Amundson av, 25x100; Delia Manning to Emil Sykora, 1237 Brook av; Feb11; Feb17'15 (R S $3). O C & 100

Wright av (*), es, 250 n Nelson av, 25x 175 to Pratt av x28.1x162; Patk Philbin to Emil Sykora, 1237 Brook av; Feb11; Feb17 '15 (R S $1). O C & 100

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Zerega av (*), ws, 200 n Lyon av, 25x100, except pt for Zerega av; Norbert Rohlhard to Dolphus Allard, 647 Mead; Jan 4; Feb15'15 (R S $1). O C & Loo

3D av, 2422 (302317), es, 77.11 s 131th, 25.11x126.5x25x119.4, except pt for av, vacant; Arthur M Levy, ref, to Gustav A Brandt, 454 6th; FOR60 LOS Jans; Feb1'15. Feb15'15. **2,000**

Plot (12:3267), begins on ws lands conveyed to Patk Mallon by Cornelius L Purdy, by deed recorded Apr7'62, distant 50 s from ss lot 46 on map Farm Mary C P Macomb, runs e54.7xs50.3xw51.1xn50.5 to beg; L F & Co, 44 Court, Bklyn, et al, to Eliz F & Margt A Hummel & Mary L Maher, 3063 Bailey av; Feb10; Feb11'15. (R S $1). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Whittier st (10:2762-2765), ws, 100 s Seneca av, 50x100, vacant; re mtg; Hunts Point Realty Co to Prospect Holding Co, 781 E 156; Feb11; Feb15'15. 500

187TH st E (11:3102), ss, 50 e Crotona av, 50x70, 5-sty bk tnt & strs; re mtg; Jas G Wentz to Cosenzo Bldg Co, 724 E 187 Feb16'15. 23,000

217TH st E (*), ss, 150 e Bronxwood av, 50x5, Wakefield, being part taken to open 217th; re mtg; Tremont B & L Assn to Chas F Murphy, 330 E 234; Nov18; Feb 11'15. nom

Albany Crescent (12:3266), es, 119.11 s 231st, 93.4x125.4x66.3x134.5, vacant; re mtg; David Mayer Brewing Co to Volze, Larkin & Kenny Constn Co, 173 W 231; Feb15; Feb16'15. nom

Anthony av (11:2814), es, 143 s Burnside av, 25x100, vacant; re mtg; Sarah E Buckhout et al EXRS Jas Buckhout to Marietta McTerney, 1998 Anthony av; Jan23; Feb17 '15. nom

Belmont av (Cambreleng) (11:3080), es, 148.8 n Oakland pl, 32.6x106.5x23.1x102.6, vacant; re judgmt; Jno Kientsch to Giosue Galiani to Giosue Galiana, 2078 Prospect av; Jan18; Feb11'15. nom

Hoe av (contracts), es, 75 s 173d, 50x100; asn CONTRACT; Bronx Co Constn Co to Wm Loeb, 158 W 126; Aug5'14; Feb 11'15. 100

Hoe av (contracts); same prop; asn CONTRACTs; Wm Loeb to Johanna Schlosser, 20 W 91; Aug5'14; Feb11'15. 100

Hunt av (*), being land lying in bed of av in front of lots 67, 72 to 79 & 87 to 90, map Lott G Hunt Est; re mtg; Guaranty Trust Co, as TRSTE, to City N Y; Jan30; Feb11'15. nom

McGraw av (*), ss, 25 w Theriot av, land in bed of av in front of lots 110 & 111, map McGraw Est; re mtg; Kunigunda Kruppel & ano to City NY; Dec7'14; Feb17'15. nom

Post rd (12:3269 & 3270), from New York to Albany, es, 392 s land A Van Cortlandt, being lots 7 & 9, map farm Mary C P Macomb, 150x339x150x349; also SOUTH BROADWAY, es, at ns land Wm G Ackerman, runs e80xe164xn88xw244xs75 beg; certf copy of deed recorded Feb7'94; Orrin B Stott et al, EXRS Martha M Huyler, to Myra Wheeler, Bklyn; Jan19'94; Feb16'15. nom

South Broadway, see Post rd.

3D av, 3025 (9:2377); consent to 3d track; Martha M Shrady to Manhattan Railway Co; Jan12; Feb11'15 (R S 50 cts). 26.35

3D av, 3662 (11:2925); consent to 3d track; Theresa Carroll, 3662 3 av, to Manhattan Railway Co; mtg $5,000; Dec15'14; Feb16'15 (R S 50 cts). 125

3D av, 3662; consent to 3d track; Eldred A Carley, EXR, to same; Jan25; Feb2'15. nom

3D av, 4010 (11:2930); consent to 3d track; Helen Hartogensis; 50 W 77, to Manhattan Railway Co; mtg $21,500; Jan 13; Feb11'15 (R S 50 cts). O C & 100

3D av, 4010; consent to 3d track; Harlem Savgs Bank to same; Feb3; Feb11'15. nom

3D av, 4010; consent to 3d track; same to same; Feb3; Feb11'15. nom

3D av, 4010; consent to 3d track; Helen Hartogensis to same; Jan30; Feb11'15. nom

Parcels 1GG & 1HH (*) on damage map to open 217th st from White Plains av to Oakley av; re mtg; Title Guar & Trust Co to City N Y; Nov29'14; Feb11'15. nom

Parcel 122M (13:3406), on damage map to open Corlear av from 230th to 240th; re dower; Eliza Ward, 3404 Corlear av, to City NY; Dec8'14; Feb17'15. nom

Parcels 164, 165, 166A, 168A, 169, 171, 175 & 177 (*), on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Title Guar & Trust Co to City NY; Dec29'14; Feb17'15. nom

Parcel 28 (*), on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Chas Moewes to City N Y; Nov18'14; Feb17'15. nom

Parcel 28 (*), on damage map to open same; re mtg; Geo Hauser to City NY; Nov 18'14; Feb17'15. nom

Parcels 10, 10A & 10B (*), on damage map to open 213th from Bronx Blvd to Boston rd; re mtg; Hazel G Roxbury to City NY; Dec14'14; Feb17'15. nom

Parcels 10, 10A & 10B (*), on damage map to open same; re mtg; Myrtis H Freeman to City NY; Dec29'14; Feb17'15. nom

Parcel 19AA (*), on damage map to open Pugsley av from McGraw av to Clasons Pt rd, &c; re mtg; Mina A Weygandt to City NY; Oct23'14; Feb17'15. nom

Parcels 22 & 22A (*), on damage map to open Pleasant av from Gun Hill rd to 238th; re mtg; Theo K McCarthy as Comm Caroline Hecht et al, to City NY; Nov20'14; Feb17'15. nom

Parcel 69 (*), on damage map to open 217th from White Plains rd to Oakley av; re mtg; Central Mtg Co to City NY; Jan 11; Feb17'15. nom

Parcels 70A & 71 (*), on damage map to open same; re mtg; same to same; Jan11; Feb17'15. nom

Parcels 71A & 72 (*), on damage map to open same; re mtg; same to same; Jan11; Feb17'15. nom

Parcel 131 (*), on damage map to open Boston rd from White Plains rd to ns line City N Y; re mtg; Henry J Haviland to City NY; Jan22; Feb17'15. nom

Parcel 7 (*), on damage map to open same; re mtg; Rosalie L Davies to same; June23'13; Feb17'15. nom

Plot (12:3267), begins on ws lands conveyed to Patk Mallon by Cornelius L Purdy by deed recorded Apr7'62, distant 50 s from ss lot 46 on map Farm Mary C P Macomb, runs e54.7xs50.3xw51.1xn50.5 to beg; re mtg; Minnie Stone et al to Eliz F & Margt A Hummel & Mary L Maher, 3063 Bailey av; Feb10; Feb11'15. nom

LEASES.

Borough of Manhattan.

FEB. 11, 13, 15, 16, 17 & 18.

Allen st, 20 (1:299), es, all; Louis Reichow of Bklyn to Saml Rothstein, 921 Tiffany; 5yf May1'14; Feb17'15. 1,080

Bayard st, 51 (1:163), str & pt b; Geo LeCron & ano to Nick Salamone, 51 Bayard; 5 3-12yf Feb1; Feb11'15. 1,560 & 1,620

Beaver st, 23-5 (1:24), str & b; asn Ls; Saml Geneen, of Berkeley Heights, NJ, to Beaver St Restaurant Co, 2 Rector; Jan 16'14; Feb15'15. nom

3,300 shares of capital stock & cash 3,500

Beaver st, 23-5, str & b; asn Ls; Wm F Vosseler, 35 Lawrence av, West Orange, NJ, as TRSTE in bankruptcy of the Beaver St Restaurant Co, to Mercantile Lunch Co, 187 Bway; AT; Feb9'15; Feb15'15. 7,250

Bleecker st, nec Carmine, see Carmine, 15.

Carmine st, 15 (2:589), nec Bleecker; asn Ls; Jas Hughes to Jas Everards Breweries, 12 E 133; Feb9; Feb15'15. nom

Cathedral Pkway, nec Lenox av, see Lenox av, nec Cathedral Pkway.

Catherine st, 4-6, see Chatham sq, 15-16.

Chatham sq, 15-16 (1:281); also CATHERINE ST, 4-6; all; Jas W Haulenbeek, of Walton, NY, to Saml Solomon, 1885 7 av; 10yf June1; 5y ren at $2,700; Feb16 '15. 2,400

Clinton st, 100 (2:348), all; Rector, &c, of the P E Church of St Marks in the Bowery to Nathan Goldstein, 93 Clinton; 21yf May1; Feb17'15, taxes, &c, & 7&l & $40

Clinton st, nwc Grand, see Grand, nwc Clinton.

Columbia st, 6 (2:331), all; Ellen Hoy, of Bklyn, to Sol Bisgaier, 316 Rivington; 10yf Mar1; Feb13'15. 1,200

Fulton st (1,75), cor Pearl, store on Fulton, ss, 28 w Water, 14x39.8, with rear entrance from corridor running from Pearl to Water; also Chas Fulton, to Giuseppe Zamparini, 101 W 141; ext Ls; 3yf Dec1'19; Feb16'15. 840

Fulton st, nec Nassau, see Nassau, sec Fulton.

Gold st, 29-31 (1:77), office & pt b, rolling room adj office & rooms above rolling room & rear part of bldg engine room, also part of engine room; Chas S Platt to Chas S Platt Co, on premises; 5yf May1; Feb13'15. 10,000

Grand st (2:346), nwc Clinton, str & b; Jos D Goldstein to Max Maltz, 406 Grand; 5yf May1; Feb18'15. 3,000

Harrison st, 51-3, see West, 206.

Lafayette st, 401 (2:544), str & b & 1st & 2d lofts; Eugene Morgenthau to C Walter Barnenburg et al, from Fahrenburg & Co, 29 Beekman; 3yf Feb1; 5yren; Feb17 '15. 4,000

Madison st, 188 (1:272), str & c; Jonas Weil & ano to Morris Goldberg, 85 Madison; 4 5-12yf Dec1'14; Feb11'15; re-recorded from Feb8'15, section changed from 2 to 1. 720

Monroe st, 88 (1:255), double str & b; Isaac Daniel, 53 Henry, & ano, to Ida Turetzky, 228 Manhattan av, Bklyn; 5yf Mar 1; Feb15'15. 1,080

Nassau st (1:78), sec Fulton, rooms 20 to 24 & 61; Guylo Armeny to Thos H Graham Co, 90 Nassau; 5yf May1; Feb16'15. 3,500

New Chambers st, 4-6 (1:121), pt of b; Leopoldo Purcaro, 4-6 New Chambers, to Robt M Macdonald, 33 Crystal, Bklyn; 5yf May1'14; Feb15'15. 900 & 1,200

Pearl st, cor Fulton, see Fulton, cor Pearl.

Sheriff st, 70 (2:333), str & b; Bessie Saldowsky to Philip Bodenstein, 70 Sheriff; ext Ls; 5yf May1'16; Feb3; Feb16'15. 1,620

Vesey st, 98 (1:84), all; Benj F Blair, TRSTE Alex W Shepard et al, to Jos McElhone, 739 Washington; ext Ls 5yf May 1; Feb16'15. 2,500

West st, 206 (1:182); also HARRISON ST, 51-3, all; Chas H Mattlage & ano, EXRS Chas J Mattlage to Anna McGuire, 206 West; 10yf May1; Feb16'15, taxes &c & 3,000

9TH st, 103 E, see 4 av, 57.

9TH st, 604 E (2:391); asn Ls & AT to deposit of $516; Abr Waldinger to Mayer Heleul, 604 E 9; AT; Feb12; Feb13'15. 116

18TH st, 347 W (3:742), ns, 200 e 9 av, 25x82; asn Ls; Anna M Regan to Jas J Riordan, 321 W 14; Feb1; Feb13'15. nom

22D st W, sec 7 av, see 7 av, 207.

23D st, 69 W (3:825), str & b, 17x96; asn Ls; Hy J Behrens, 52 Ivy, Elmhurst, B of Q, to Zimmermann's Trophy Cafe, Inc, 69 W 23; June5; Feb13'15. nom

23D st, 171 W, see 7 av, 225.

38TH st, 12 W, see 5 av, 418-20.

54TH st, 419-23 E (5:1366), 2d fl; Lippman Schnurmacher, 253 E 68, to Oak Laundry, Inc, 419 E 54; 8 3-12yf Mar1; 5y ren; Feb15'15. 2,100

54TH st, 446 W (4:1063), ss, all; Geo W Plunkett to Anthony Boyle, 446 W 54; 5yf Feb1; Feb17'15. 1,200

59TH st E, nec 3 av, see 3 av, nec 59.

59TH st, 313-5 W (4:1112); asn Ls Given to replace one lost; Josephine Felton to Sidney Ascher, 1018 E 163, as TRSTE for the Incorporators of the 59th St & Bway Amusement Co, AL, Feb11, Feb16'15. nom

59TH st, 313-5 W (4:1112); asn Ls; Sidney Ascher, as TRSTE for the Incorporators of the 59th St & Bway Amusement Co, to 59th St & Bway Amusement Co; AL; Dec30'14; Feb16'15. nom

61ST st, 211-13, 15, 16, 17, 23, 25 & 237 W (4:1152), all; also 62D ST, 222-6 & 232-4 W (4:1153), all; Rexton Realty Co, 37 Liberty, to May Weinstein, 545 W 111; 5y & ½ mo from Feb20'15 to Feb28'16 at $14,389, & other 4 yrs at $15,000 per annum; Feb18'15. nom

62D st, 222-6 & 232-4 W, see 61st, 211-13, 15, 17, 23, 25 & 37 W.

62D st E, cor Lex av, see Lex av, 802.

88TH st, 402 E, see 1 av, 1682.

102D st, 237 E (6:1652), swc 2 av, rear str; Sol Schelinsky to Sol Gousher, 237 E 102; 3yf May1'14; Feb11'15. 600

102D st, 305 E (6:1674), all; Perry C & Herbert W Todd to Jos Greenwald, 3706 3 av; 3yf Nov1'14; 2yren at $3,000; Feb17 '15. 2,880

116TH st W, swc St Nicholas av, see St Nicholas av, swc 116.

121ST st, 228 E (6:1785), str & c; Margt A Burns, of Moystown, Ireland, to Elias Rosen, 227 E 124; 5yf May1'13; 5y ren; Feb15'15. 840

121ST st, 320 E (6:1797); asn Ls; Hyman Shapiro to Abr Sokoloff, 417 E 151; Nov 25'14; Feb16'15. nom

125TH st, 253-5 W (7:1931), str; Chas J Stumpf & ano to Jno Tsucalas et al, all at 71 W 125; 10yf Nov15'14; Feb15'15. 4,800 to 6,000

135TH st, 56 W (6:1732), b & sub b; Jno Wong to Chas L Thorpe Jr, 56 W 135; 3 10-12yf Dec1'14; Feb15'15. 840

135TH st, 56 W; asn Ls; Chas L Thorpe Jr to Jas Everards Breweries, 12 E 133; Feb11; Feb15'15. nom

138TH st, 31 W (6:1736), dance hall & b; Saml Bright, 151 W 131, to Geo W Reed, 1 W 135; 8 mo from ——; Feb9; Feb11'15. per month 50

160TH st W, see Ams av, see Ams av, sec 160.

Amsterdam av (8:2109), sec 160th, str & b; Gustav & Cath Danker to Eliz Braun, 482 W 150; 5yf Mar1; 5y ren at $2,400; Feb18'15. 1,800 to 2,200

Amsterdam av, 1710 (7:2076), s str; Martin Wallace to Jacob Leuenberg, 79 Washington av, Bklyn; 5 3-12yf Feb1; Feb 16'15. 1,020 & 1,080

Broadway, 2685 (7:1874), str & b; Caroline Bookman et al EXRS will Jacob Bookman to Nicholas A Doganges, 138 W 96; 10 yf Oct1'16; Feb17'15. 2,400

Lenox av (6:1594), nec Cathedral Pkway, str & b; asn Ls; Louis Liakos to Nicholas Pappas, 249 Grand; Oct8'14; Feb11'15. nom

Lexington av, 802 (5:1396), cor str & b, 25x40 on 62d st; Arthur L Newman to Carl & Richd Timmermann, firm C & R Timmermann, 802 Lex av; 5yf Apr30; Feb18'15. 1,920 & 2,100

Lexington av, 884-6 (5:1400); asn Ls; Michl Hecht to Bernard J Beyersdorffer, 1295 Union av, Bronx; mtg $——; Feb 16 '15. nom

Park av, 1846 (6:1751), n str & b; Agnes Karl to Jacob Schneider, both 1846 Park av; 5yf Mar1; Feb18'15. 720

St Nicholas & 7th avs (7:1831), swc 116th, all; Regent Theatre; St Nicholas-Seventh Av Theatre Co to Pansy Amusement Corpn, on premises; 8yf Feb22; Feb 16'15; ½ net earnings as per agmt & 25,000

1ST av, 1682 (5:1567), sec 88th (No 402), str & pt b; asn Ls; Ignatz Adler, 1487 1 av, to Chas Grill, 225 W 143; Feb17; Feb18'15. nom

1ST av, 1944 (6:1694), s str & b; asn Ls; Agostino Guerci to Jas Everards Breweries, 12 E 133; Feb9; Feb15'15. nom

2D av, 1202 (5:1438), cor str & b; Richd Price, 124 W 120, to Cornelius D O'Sullivan, 1671 2 av; 5yf Mar1; Feb11'15. 1,200

2D av, 1571 (5:1527), str & b; Susanna Hoffmann, EXTRX Nicholaus Hoffmann, Mt Vernon, NY, to Morris Brennwasser, 1571 2 av; 12yf Apr1'12; Feb11'15. 1,140

2D av, 2074 (6:1678); asn Ls; Max Rothbart et al to Annie Heistein, 2030 8 av; Feb16; Feb18'15. nom

2D av, swc 102d, see 102d, 237 E.

3D av, 1522 (5:1514), str & front c; Hy Spies, of Bklyn, et al, to Anastaseo P Voudouris, 1522 3 av; 4 8-12yf Feb1; Feb 13'15. 3,240

3D av (5:1414), nec 59th, 20.1x80; all; Chas Connor, 135 E 43, to Jno Meehan, 13 Colonial av, Forest Hills, B of Q; 10yf Feb1'17; Feb18'15. 6,000

4TH av, 57 (2:555), all; also 9TH ST, 103 E, all; Jno W Huchting, of Bklyn, to Gustav A Beckmann, 811 E 176, & ano; 11yf May1; Feb16'15. 5,600

5TH av, 418-20 (3:839); also 38TH ST, 2 W; asn an int of 40% in an agmt dated Mar23'14 in connection with certain payments for acquisition of Ls on above; E M Gattle & Co, 418-20 5 av, & Emanuel M Gattel, individ, 2345 Bway, to Wm L Levy, 46 W 76; Apr18'14; Feb15'15. nom

7TH av, 624 (5:1265); sur Ls; 624 5th Av Co to TRSTEES of Columbia College; AT; Apr8'07; Feb11'15. nom

7TH av, 207 (3:797), sec 22d, all; Louise Wernert to Jno Doyle, 637 9 av; 4 8-12yf Feb1; Feb18'15. 2,400 to 2,700

7TH av, 225 (3:799), nec 23d (No 171), 24.9x60, all; Louise Wernert to Jno Bergin, 171 W 23; 10 3-12yf Feb1; Feb11'15. 6,000 & 7,000

8TH av, 466 (3:783); asn Ls; Jas Devaney, individ & GDN Michl Devaney, to Margt Scanlon, 323 E 80; Jan2; Feb16'15. nom

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8TH av, 2198 (7:1924), str fl, bake shop in b & s apt on 2d fl; Jacob Mertens, of New Rochelle, NY, to Jacob Burth, 2198 8 av; 5y & 2½ mos from Feb15; Feb16'15. 1,800

10TH av, 318 (3:726), all; Katharina Neiheiser to Otto Marquardt, 321 W 23; 10 2-12yf Mar1; Feb15'15. 1,800

LEASES.

Borough of the Bronx.

159TH st, 429 E, see 159th, 431 E.

159TH st, 431 E (9:2381), 1-sty bldg; also 159TH ST, 429 E, garage; Chas Man to Walter Danz, 42 E 3, Bklyn; 3yf Jan1, option 5y ren; Feb18'15. 480

161ST st, 707 E, see Jackson av, nwc 161.

169TH st E (10:2718), ss, 93.5 nw Fox, str fl; May Holding Co, 320 Bway, to Abr Cohen, 753 Jennings; 5yf May1; Feb13'15. 1,080

176TH st, 105 W (11:2878), nwc University av, cor str; Henry Cleland, Inc, to Saml W Salomon, 75 Columbia; 5yf Dec1 '14, privilege 5y ren; Feb18'15. 660 to 1,080

176TH st E, swc So blvd, see So blvd, nwc 176.

Benson av, swc Walker av, see Walker av, 2574.

Brook av, 422 (9:2271), str & c & 4 rooms on 2d fl; Kalman Silverman & ano to Jacob Levy, 1256 Clay av; 5yf Dec1'14; Feb15'15. 1,440 & 1,500

Brook av, 1420 (11:2895); consent to sur Ls; North Bronx Bldg & Holding Co, Inc, 51 Chambers, to Abr Ostrow, 10 St Marks pl; Jan26; Feb18'15. nom

Brook av, 1420 (11:2895); sur Ls; Harry Letkowitz, 1900 Lex av, to North Bronx Bldg & Holding Co, 51 Chambers; Feb8; Feb18'15. nom

Fordham av (*), sec Fordham, 346 to LI Sound x192; also FORDHAM AV (*), ns, at LI Sound, 186x— to sl of cemetery lot x133x378.6; also FORDHAM av (*), ns, pt lot 9 map Orrin Fordham, begins at sec thereof & adj lot 8, runs n385xe55 to land Jno O Fordham xs385 to av xe55 to beg; also LAND UNDER WATER of LI Sound in front of & adjacent to upland owned by Gustavus F C Hillman, begins at w mark at pt 25 s Fordham av, runs ne360 to pt on line e face town dock at Fordham av prolonged s & se167xs379xn— to beg, contains 1 417-1,000 acres, with ship yard, &c; cancellation of Ls; Miller Shipyard & Repair Co, Inc, to Leonard Miller, 389 2d, Bklyn, & Jane M Hawkins, Minneford av, City Island; 5 mos; Feb13'15. nom

Jackson av, (10:2638), nwc 161st (No 707), all; Frank E O'Callaghan to F Timmers, 681 Dawson; 3yf Mar15; Feb16'15. 480

Lincoln av, 146 (9:2310), all; Est Geo Shepherd to Gabriel Muehlstein, 545 W 111; 5yf Feb1'16; Feb18'15. 1,500

Park av, 4132-4 (11:2908), all; Fredk H C Wilkening, Israel Diness, 32 W 118, & ano; 5yf May1; Feb15'15. 3,300

Sheridan av (9:2458), ws, — n 153d, & being lot 57, blk 2458 tax map; asn tax Ls; Jos Goodman to Henry L Morris, 12 W 53; Jan2; Feb15'15. 75.00

Southern blvd (11:2959), nwc 176th, 2 strs; Park Hill Constn Co to Elsie Bracker, 1879 So blvd; 10yf Feb1; Feb16'15. 2,100 to 3,240

University av, nwc 176th, see 176th, 105 W.

Walker av, 2574 (*), swc Benson av, str; W D Howell Co to Meyer Marcus & Barnet Breslau, 1640 Overing av; 10yf Nov1'14; Feb18'15. 420 to 540

Webster av, 2293 (11:3143), e str; Antoinette W Katzenberger to Adam Glaab, 2372 Webster av; 5yf May1'14; Feb16'15. 480 to 600

3D av, 2946 (9:2362), all; Adalena Bachmann, 637 Bergen av, to Ernst Warmbold, 2954 3 av; 4 2-12yf Mar1; Feb18'15. 2,100

3D av, 2946; sur Ls; Justus Dulfer to Adelena Bachmann, 637 Bergen av; Feb17 '15. nom

MORTGAGES.

Borough of Manhattan.

FEB. 11, 13, 15, 16, 17 & 18.

Arden st, 23 (8:2174), es, 215 n Nagle av, 27x110; PM; pr mtg $22,500; Feb15; Feb16'15; 2y6%; Sarah W Smith, 61 E 86, to Hensle Constn Co, 530 W 207. 11,000

Bayard st, 83 (1:163); asn Ls by way of mtg as collateral for chattel mtg of $2,000; Feb10; Feb11'15; Nick Salamone, 51 Bayard, to Jacob Hoffmann Brewing Co, 211-3 E 55. nom

Broome st, 122 (2:337); ext of mtg for $28,000 to Jan10'18, 5¼%; Oct30'14; Feb 11'15; Israel Gottlieb, 122 W 131, & Abr Gottlieb, 219 W 137, with Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut, Phila, Pa, trste for Isabel B Coxe, will Alex Brown. nom

Chrystie st, 132 (2:419), es, abt 125 n Broome, 25x100; PM; Feb16; Feb17'15; due & int as per bond; Angelo Di Bello to Lawyers Mtg Co. 20,250

Clinton st, 200-2, see East Bway, 221-3.

Columbia st, 87 (2:334), ws, 176.6 s Stanton, 25.7x100x25.8x100; Feb15; Feb16 '15; 4y or sooner, 6%; Edw J Smith, of Bklyn, to Dietrich W Kaatze, 103 Keap, Bklyn. 2,500

Dume st, 91-9, see Bway, 305-9.

East Broadway, 203 (1.285); ext of mtg for $16,000 to Jan9'18, 5½%; Jan11; Feb 16'15; Cecilia de Nottbeck with United Hebrew Community of N Y. nom

East Broadway, 221-3 (1:286), sec Clinton (Nos 200-2), 47.7x90; Feb15'15; 3y or sooner, 6%; Julius Miller to Fannie H Tobias, 16 E 87. 6,500

Eldridge st, 58, see Eldridge, 60-2.

Eldridge st, 60-2 (1:300), sec Hester (No 94), 41.8x66.5x41.8x66.2, also ELDRIDGE ST, 58 (1:300), es, 41.8 s Hester, 20.10x 66.6; PM; Feb10; Feb11'15; due & int as per bond; Matty Realty & Constn Co to Francis J Kennedy, 364 Quincy, Bklyn, & ano, exrs, &c Peter McCormick. 65,000

Essex st, 131, see Rivington, 114.

Fulton st, 216 (1:81), ss, abt 81.6 from Greenwich, 21.3x33.8; Feb10; Feb11'15; 1 or 2 yrs 6%; Emily A Naugle, 350 Hancock, Bklyn, to Jas T Ackerman, 843 Carroll, Bklyn. 1,000

Grand st, 262 (246) (2:418), ns, abt 80 w Forsyth, 18.9x75; Jan29; Feb17'15; 1y 5%; Mary A Smith, of Tivoli, Dutchess Co, NY, to Jos Merritt, of Goshen, NY, trste will Ann Jewell; 5,000

Hamilton st, 434½, see Market, 59-63.

Hester st, 94, see Eldridge, 60-2.

Market st, 59-63 (1:253), swc Hamilton (No 48), 69.1x59.6x50.7x57.6; ext of mtg for $56,500 to Oct23'17, 5%; Feb4; Feb13 '15; Lawyers Title Ins & Trust Co et al with Ida Coble, 53 Lenox av. nom

Monroe st, 134½ (1:258), ss, 141.2 w Jefferson, 15.5x100x15.4x100; ext of mtg for $2,400 to Jan1'18, 6%; Jan1; Feb17'15; Benj Forman, of Bronx, with Michl Mackler, 134½ Monroe. nom

Rivington st, 114 (2:411), nwc Essex (No 131), 22.3x80; ext of mtg for $42,500 to Feb16'20, 5½%; Feb16; Feb17'15; Jno A King, 2 Spiegel, 31 W 95. nom

Thompson st, 110-2 (2:502); agmt acknowledging reduction of mtg from $33,000 to $29,000 & ext of mtg for $29,000 to Dec29'19, 5 & 4½%; Feb11; Feb18'15; Sol Alter, 25 Mt Morris Park W, with General Theological Seminary of the P E Church in U S, 175 9 av. nom

Thompson st, 168 (2:525), es, 80 n Houston, 17.6x73.2x17.2x72; mtg $——; Feb13; Feb15'15; installs, 5½%; Jos or Guiseppi Loffredo, 181 Mott, & Michl Scillitani, 241 Mulberry, to Alfred or Afired Loffredo, 181 Mott. 2,000

Trinity pl, 70-6 (1:51), ws, 203.1 s Thames, 104.4x42.4x108.9x62; PM; Feb15; Feb16'15; due & int as per bond; Betsy M Hawks, 435 W 119, to Mutual Life Ins Co of N Y. 110,000

Warren st, 54 (1:136); ext of mtg for $35,000 to Feb3'18, 5%; Feb3; Feb16'15; Title Guar & Trust Co with Estate of Eugene A Hoffman, 258 Bway. nom

2D st, 79-81 E (2:443), ss, 150 w 1 av, 50x73.8x50.3x68.1; also 41ST ST, 131 W (4:958), ns, 284.4 w 6 av, 19.8x98.9; also asn Ls on both of above to party 2d pt as further collateral; Feb16; Feb17'15; 5y 5%; Phillips Weeks Estate, a corpn, to Albany Savgs Bank, 20 N Pearl, Albany, NY. gold 52,000

2D st, 79-81 E; also 41ST ST, 131 W; certf as to mtg $52,000; Feb11; Feb17'15; same to same.

6TH st, 435 E (2:402), leasehold; ½ pt; pr mtg $——; Sept17'14; Feb18'15; installs, $20 quarterly, 6%; Michl Rosenkranz, of Bklyn, to Benney Lichtenstein, 168 Clinton. 250

9TH st, 103 E, see 4 av, 57.

9TH st, 73S E (2:378), ss, 193 w Av D, 25x98.9; Feb15; Feb16'15; due & int as per notes; Saml Moore to Rosa Gasterger, 757 E 19, Bklyn. 2,435.43

13TH st, 235 E (2:469), ns, 232.6 w 2 av, 30x103.3; Feb17'15; 3y5%; Erminia M Schroen to Emigrant Indust Savgs Bank. 25,000

14TH st, 351-3 E, see 1 av, 239.

14TH st, 514 E (2:407); ext of mtg for $10,000 to Mar1'20, 5%; Feb17'15; Womens Board of Foreign Missions of the Reformed Church in America with Henrietta de Groot, 514 E 14. nom

17TH st, 267 W (miscl), contents of 2d & 3d lofts; also 8TH AV, 144; contents of same; consent of stockholders to mtg for $1,477.15; Feb11'15; Photogravure Co, Inc, to Bernard J Ludwig, 88 Central Park W.

17TH st, 267 W; also 8TH AV, 144; certf as to above mtg for $1,477.59; Feb17'15; same to same.

18TH st, 347 W (3:742), ns, 200 e 9 av, 25x92; PM; leasehold; Feb1; Feb13'15; 3 yr6%; Jas J Riordan to Anna M Ryan, 347 W 18. 2,250

19TH st, 242 E (3:899), sws, 120 nw 2 av, 20x84; also 32D ST, 227 E (3:913), ns, 287.6 w 2 av, 12.6x98.9; also 32D ST, 237 E (3:913), ns, 207.1 w 2 av, 17.9x98.9; also 32D ST, 241 E (4:913), ns, 171.5 w 2 av, 17.10x98.9; also 32D ST, 247 E (3:913), ns, 117.11 w 2 av, 17.10x98.9; 1-5 pt; Jan2; Feb 15'15; 3y5%; Elvira C Black, of Bridgeport, Conn, heir &c of Michl V Cregier, to Carlotta M Cregier, 137 W 90. 2,000

21ST st, 1-3 W, see 5 av, 160.

23D st, 68 W (3:826); leasehold & chattels; Feb13'15; demand, 6%; Zimmermann's Trophy Cafe Inc, 69 W 23, to Henry Kroger & Co, 468 Greenwich. note 8,000

23D st, 68 W; certf as to mtg $8,000; Feb11; Feb13'15; same to same.

23D st W (3:669-11), ns, 200 w 11 av, 25 x98.8; sub to 21 year Ls from July1'06; Feb9; Feb11'15; Cue & int as per bond; Kath Moore of Scarborough, NY, to Casimir de R Moore, 109 E 38. 6,000

24TH st, 425-35 E (3:956); ext of mtg for $150,000 to Feb10'18, 5%; Feb10; Feb 15'15; Columbia Trust Co, 60 Bway, with Arthur W Little, 88 Central Park W, et al. nom

24TH st, 425-35 E (3:956), ns, 350 e 1 av, 150x98.9; Feb10; Feb11'15; 3y5%; Arthur W, Raymond D & Josephine D Little & Edith L Williams & Louise S Thomson to Columbia Trust Co, 60 Bway. 50,000

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; sobrn of mtg for $235,000 to mtg for $700,000, not exceeding $600,000 advanced; Feb15; Feb17'15; 406 W 31st St Co, Inc, 80 Maiden la, owner, & Hosmer J Barrett, 718 5 av, mortgagee, with City Mtg Co, 15 Wall. nom

31ST st, 406-26 W; sobrn of mtg for $28,500 to mtg for $700,000, not exceeding $600,000 advanced; Feb16; Feb17'15; same with same. nom

32D st, 227 E, see 19th, 242 E.

32D st, 241 E, see 19th, 242 E.

32D st, 247 E, see 19th, 242 E.

34TH st, 152-4 E (3:889), ss, 208.7 e Lex av, 35.11x98.9; Feb11; Feb13'15; 3y5½%; Assets Liquidation Co to N Y Title Ins Co. 32,500

34TH st, 152-4 E; certf as to mtg $32,500; Feb11; Feb13'15; same to same.

35TH st, 436 W (3:732); ext of mtg for $18,000 to Dec1'16, 5%; Feb4; Feb16'15; Louise F Runk, 165 W 58, & ano, trstes Thos F Jeremiah, decd, with Rose M Smith, 440 W 39. nom

38TH st, 130 E (3:893), ss, 60 w Lex av, 20x24.9; PM; Feb15'15; 3y5%; Frances Spingold to Louise H Jackson, 871 Madison av. 10,000

41ST st, 131 W, see 2d, 79-81 E.

42D st, 361 W (4:1033), ns, 100 e 9 av, 20x100.5; PM; Feb17'15; 5y4½% for 1st yr & then 5%; Lillian E Rattey, 80 Morningside dr, to Carrie F Russell, of Tarrytown, NY. 37,000

44TH st, 235 E (5:1318); ext of mtg for $6,000 to Feb15'20, 5%; Feb15; Feb16'15; Lawyers Title Ins & Trust Co with Margt A Lehmann, 235 E 44. nom

46TH st, 101-3 W, see 6 av, 815.

48TH st, 230 W (4:1019); ext of mtg for $16,000 to Feb10'18, 5%; Feb10; Feb11'15; Title Guar & Trust Co with Jno S Spencer, at Westbrook, Conn. nom

51ST st, 148 E (5:1306), ns, 100.6 e Lex av, runs n75.5xw0.6xn25xe21xs100.5 to st xw20.6 to beg; Feb11'15; 3y5%; Geo A Lavelle to Emigrant Indust Savgs Bank. 10,000

52D st, 15 W (5:1268), ns, 295 w 5 av, 20x100.4; Feb11; Feb13'15; due & int as per bond; Julius S Kugelman to Sol G Rosenbaum, 301 W 106. 45,000

56TH st E, swc 2 av, see 2 av, 1061.

60TH st, 42 W (4:1112), ss, 80 e Col av, 20x75.5; Feb11'15; due & int as per bond; Rose Maas, 7 W 92, to Michael J Adrian Corpn, 137 E 34. 14,000

62D st, 2 E, see 5 av, 805-7.

68TH st, 306 W (4:1179), ss, 150 w West End av, 25x100.5; PM; pr mtg $15,000; Feb15; Feb16'15; 3y6%; Marquis Realty Co, 198 Bway, to Benenson Realty Co, 402 E 152. 3,000

75TH st, 228-32 W (4:1166), ss, 299.6 e West End av, 50.6x102.2; Feb17'15; 5y or sooner, 4½%; Rose L, wife Leopold L Barzaghi, to Woodlawn Cemetery, 23 E 23. 40,000

77TH st, 404-6 E (5:1471); ext of mtg for $20,000 to Apr15'20, 5%; Jan30; Feb 18'15; Sarah or Sadie Bernard with Jos, Isidor & Chas Stein, 128 E 83. nom

78TH st, 430 E (5:1472); ext of mtg for $5,000 to Jan1'18, 6%; Jan30; Feb18'15; Jos S Isidor, 402 Mt Prospect av, Newark, NJ, with Lillian Stern, 158 W 141. nom

83D st, 414 E, see 114th, 19 W.

83D st, 4 W (4:1196), ss, 100 w Central Park W, 18x102.2; PM; Feb18'15; 3y5½%; Belle E Bates to N Y Mtg & Security Co. 14,500

86TH st, 58 E (5:1497), ss, 113.4 e Madison av, 21.1x102.2; Feb13; Feb15'15; due & int as per bond; Mary Jamieson to Title Guar & Trust Co. 21,500

86TH st, 19 W (4:1206), ns, 271.6 w Central Park W, 23x100.8; Feb15'15; 3y5%; Leopold & Max Rosenberger to Columbia Trust Co, 60 Bway, trste will Geo W Crossman for Georgia C Jones. 40,000

86TH st, 340-6 W (4:1247), ss, 100 e Riverside dr, 100x102.2; ext of mtg for $400,000 to Oct1'19, 5 &5 ½%; Jan29; Feb 18'15; Realty & Commercial Co, 30 Church, with Metropolitan Life Ins Co, 1 Mad av. nom

87TH st, 215 E (5:1533), ns, 174.7 e 3 av, 20x55.7x29.5x77.2; Feb11'15; 5y or sooner, 5%; Philip A Schindler, of Yonkers, NY, to Jos Weil, 349 E 84. 6,000

91ST st, 167 E (5:1520), ns, 150 w 3 av, 20x100.8; ext of mtg for $10,000 to May1'18, 5½%; Dec10'14; Feb16'15; Jos Wertheimer, 1340 Mad av, et al, with Howard Mansfield, 535 Park av, et al, trstes with Fredk Butterfield. nom

98TH st, 9 E (6:1604); ext of mtg for $24,000 to Aug1'18, 4½%; Feb8; Feb15'15; Adeline Jacoby, 1236 Madison av, with Marcus M Marks, 4 E 94. nom

103D st, 165 E (6:1631), ns, 125 w 3 av, 25x100.11; Feb11; Feb13'15; due & int as per bond; Matherny Realty Co, 2 Rector, to Bettie Wise, 2090 7 av, et al, exrs Nathan Wise. 1,000

103D st, 165 E; certf as to mtg for $1,000; Feb1; Feb11'15; same to same.

108TH st, 402-8 E (6:1701), ss, 95 e 1 av, 100x100.11; Feb15; Feb16'15; 3y5½%; Josephine J Schnurmacher to Union Trust Co of N Y, 80 Bway. 25,000

111TH st, 32-50 W (6:1594), ss, 187.6 & 275&362.6 e Lenox av, 3 lots, ea 87.6x71.10; 3 PM mtgs, ea $10,666.66; each sub to pr mtg $60,000; Feb10; Feb11'15; 5y6%; Hyman Sarner, 1326 Madison av, to 111th St Constn Corpn, 128 Nassau. 3,666.33

114TH st, 19 W (6:1598), ns, 295 w 5 av, 25x100.11; pr mtg $21,500; also 83D ST, 414 E (5:1563), ns, 213 w Av A, 24.11x102.2; pr mtg $14,000; Feb11; Feb15'15; due & int as per bond; Jacob Horowitz, of Bklyn, to Jonas Scheuer, as trste, 801 West End av. 3,666.33

121ST st, 113 E (6:1770), ns, 158 e Park av, 17x100.11; Feb15; Feb16'14; 3y5%; Maria L Soich to Jno D Ormsby, 113 E 121. 5,000

122D st, 254-6 E, see 2 av, 2375-9.

128TH st, 16 W (6:1725), ss, 182.6 w 5 av, 17.6x99.11; Feb16'15; due Feb1'18, 5%; Chas Hensle Realty Co, 530 W 207, to Harris D Colt, 515 Park av, trste will Robt S Bowne. 5,000

128TH st, 16 W; certf as to mtg for $5,000; Feb16'15; same to same.

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128TH st, 304 W (7:1954), ss, 109.6 w 8 av, runs s75xw0.6xs24.11xw25xn99.11 to st xe25.6 to beg; correction mtg; pr mtg $12,500; Feb2; re-recorded from Feb4; Feb15 '15, 3y6%, Frank Makay, NY, & Eva Heps, widow, of Bklyn, to Peter G Ottendorter, 12 E 25. 2,000

134TH st, 307 W (7:1959), ns, 125 w 8 av, 25x99.11; ext of mtg for $10,000 to Nov23'18, 5½%; Feb15'15; Fredk Bauernschmidt, 503 W 169, with Amelia Breth, 1508 Av A. nom

136TH st, 120 W (7:1920), ss, 225.6 w Lenox av, 14.6x99.11; pr mtg $4,500; Feb 13; Feb15'15, 2y6%; Lewis B Twissby to Theo Heilpern, 1018 Hoe av, Bronx. 1,500

142D st W (7:2088), ss, 250 w Bway, 100 x99.11; agmt as to ownership of bond & mtg for $135,000; Feb4; Feb18'15; Lawyers Title Ins & Trust Co with Columbia Trust Co, 60 Bway, trste will Geo W Crossman, for Georgia C Lee. nom

146TH st, 602-4 W (7:2092), ext of mtg for $50,000 to Feb11'18, 5½%; Feb8; Feb 18'15; Bertha Goldfrank et al, exrs &c Lionel & Max Goldfrank, with Chas D Ward, 702 St Nicholas av. nom

160TH st W, nec Ams av, see Ams av, sec 160.

162D st, 545 W (8:2122); ext of mtg for $115,000 to Feb17'20, 5%; Feb17'15; Irving Savgs Instn with Geo B Hurd, 47 E 51. nom

165TH st, 550 W (8:2122), ss, 148.7 e Bway, 16x103.4x16x104.10; Feb16'15; due Nov1'20, int as per bond; Cily Zulauf, 1552 43d, Bklyn, to Chas H Phelps, 412 West End av, exr Jno G Butler. 7,000

176TH st, 606 W (8:2132), ss, 144 w Ams av, 43.6x100; PM; pr mtg $——; Feb15'15; 2y6%; Fidelia S Phinny, of Park Hill, Yonkers, NY, to Corporal Realty Co, 55 Liberty. 1,500

178TH st, 709-11 W (8:2176), ns, 156.4 w Bway, —x—; ext of mtg for $45,000 to Jan18'20, 5½%; Feb10; Febk1'15; Lawyers Mtg Co with Edwin F Caragher. nom

180TH st W (8:2153), ss, 100 w Audubon av, 75x100; PM; Feb15'15; due July1'16 or sooner, 5%; R B Realty Co to Geo Schwegler, 1342 Franklin av, Bronx. 19,000

180TH st W (8:2152), ns, 120 e Audubon av, 50x100; ext of mtg for $39,000 to Feb 10'20, 5%; Feb8; Feb13'15; Adolph D Bendheim, 42 W 89, & ano admrs Meier Bendheim, with Hennion Constn Co, 256 W 46. nom

204TH st W, see Bway, see Bway, sec 204.

Av A, 1441 (5:1471), ws, 95.5 n 76th, 20x100; Feb10; Feb15'15; 3y6%; Jno Korinek, 1361 Av A, & Thos Horak, 1366 Av A, to Jno H Scully, 109 W 126. 2,000

Av D, 5 (3:372), ws, 46.9 n 2d, 24.3x93; also strip on ns, 0.1x93; pr mtg $21,850; Feb11; Feb13'15; due Feb8'18, 6%; Mary Jaffe, 108 E 91, & Pincus Jaffe, 1157 Lex av, to Lina Jaffe, 1157 Lex av. 3,000

Av D, 63 (2:375), nws, 58.9 ne 5th, 19.7 x82; pr mtg $——; Feb5; Feb11'15; 3y6%; Daml Spitzer & Isak Stang to Israel Gewirtz, 1201 Broome. 6000

Av D, 97-9 (2:377), ws, 36.6 n 7th, 36.6x 77; pr mtg $——; Feb16; Feb17'15; 3y6%; Esther L Kaufman, 132 Ludlow, to Miriam Tuckman, 601 W 168, & ano. 3,000

Amsterdam av (8:2109), sec 160th; sal Ls; Feb17; Feb18'15; demand, 6%; Eliz Braun to Beadleston & Woerz, 291 W 10. 3,900

Amsterdam av, 1710 (7:2076); leasehold; Feb4; Feb16'15; due as per bond 6%; secures mdse; Jacob Levenberg to Steinhardt Bros & Co, 29 9 av. 300

Broadway, 305-9 (1:151), nwc Duane (Nos 91-9), 75x124.8x75.1x122.2; also all R T&I to lot begins 75.1 n Duane & runs e along n line of 1st parcel 19.10xn12.5xw 20.5xs12.4 to beg; Feb10; Feb11'15; due Feb 1'18, 5%; Mary wife of & Edw D Brandegee of Brookline, Mass, to U S Trust Co of NY, 45 Wall. 450,000

Broadway (8:2167), es, 50.5 n 184th, 25.3x 127.5x25xx131.2, ns, except pt for Bway; also BROADWAY, es, 75.7 n 184th, a strip, 0.3½x126.8; pr mtg $5,500; Feb17; Feb18'15; 6%; Annie Kearney, 4324 Bway, to Jos B O'Neill on Middletown Turnpike, Red Bank, NJ. 1,000

Broadway (8:2235), sec 204th, 100x119.3; Feb10; Feb15'15; due & int as per bond; Assets Liquidation Co to Title Guar & Trust Co. 20,000

Broadway (8:2235), sec 204th; same prop; certf as to mtg for $20,000; Feb10; Feb13'15; same to same.

Haven av (8:2139), ws, 136.2 n 171st, runs n29.4 & 69.4xw100xs91.9xe135 to beg; bldg loan; Feb18'15; due Sept15'15, 6%; Filrose Constn Co, 92 Haven av, to Van Dyck Estate, 331 Madison av. 95,000

Haven av (8:2139); same prop; certf as to mtg $95,000; Feb18'15; same to same.

Lenox av, 229 (7:1906); ext of mtg for $24,000 to Feb10'20, 5%; Feb13; Feb17'15; Emigrant Indust Savgs Bank with Bernhard Goldmann, 2248 7 av. nom

Lexington av, 349 (3:895), es, 37 s 46th, —x—; ext of mtg for $15,000 to Feb9'18, 5%; Feb8; Feb15'15; Fredk H Muttlach of Bklyn, with Bowery Savgs Bank, 128 Bowery. nom

Madison av, 1182-4 (5:1498); ext of mtg for $54,000 to Jan24'18, 4½%; Feb8; Feb 17'15; N Y Protestant Episcopal Public School, 63 Wall, with Fredk W Marks, 70 E 91. nom

Madison av, 1851 (6:1747); ext of mtg for $5,000 to Mar25'20, 5%; Feb11'15; Anna Brainin with Bendet Nelson, 1851 Madison av. nom

Park av, 713 (5:1404); ext of mtg for $45,000 to Dec15'16, 5%; Dec3'13; Feb17 '15; Columbia-Knickerbocker Trust Co with Barney Estate Co, 135 Bway. nom

Park av, 829-31(5:1410); ext of mtg for $50,650, being an int in mtg for $100,000 to Oct16'16, int as per bond; Feb16; Feb 17'15; Jeanne F Walker, of Babylon, LI, with Jekyll-Walker Corpn, 829 Park av. nom

West Broadway, 8 (miscl); certf as to shattel mtg for $1,100; Feb17; Feb18'15; Progressive Lunch, Inc, to Sarah Welikson.

1ST av, 16 (2:429), es, 133 s 2d, 22x100; Apr16'14; Feb17'15; due Apr1'19, 5%; Jno Melchner to Hy Kast, 277 Greenwich. 5,000

1ST av, 16; certf as to mtg $8,025; Feb 17'15; J W McCabe Co to Thos Hughes.

1ST av, 239 (3:921), nws, at nes 14th (Nos 351-3), 23.3x79; ext of mtg for $12,000 to Jan28'20, 5%; Jan28; Feb17'15; Christian J Uhl, 163 8th, Elmhurst, B of Q, with Elsie K Powell. nom

2D av, 1061 (5:1329), swc 56th; leasehold; this mtg given as additional security to mtg for $7,000 recorded Feb4'08; Feb10; Feb11'15; demand, —%; Wm Kroencke to Beadleston & Woerz, 291 W 10. 7,000

2D av, 1202 (5:1438); sal Ls; Feb10; Feb 11'15; Jamund, 9½; Cornelius D O'Sullivan to Jacob Ruppert, a corpn, 1639 3 av. 5,101.38

2D av, 2375-9 (6:1786), swc 122d (Nos 254-6), 37.6x100; PM; pr mtg $49,000; Feb 15'15, 3y, int as per bond; Florence S, wife of & B Elliot Burst'n, 550 W 156, to Pertha Goodman, 17 E 95. 2,500

2D av, 2375-9 (6:1788), swc 122d (Nos 254-6), 37.6x100; ext of mtg for $49,000 to Feb15'20, 5%; Feb15; Feb16'15; Bertha Goodman, 17 E 95, with Francis Speir, 276 Ridgewood rd, So Orange, NJ, & ano, trstes under trust agmt. nom

4TH av, 57 (2:555); also 9TH ST, 103 E; leasehold; Feb18'15; demand, 6%; Gustav A Beckmann, 811 E 176, & Otto H Beckmann, 1346 Fulton av, Bronx, to Peter Doelger Brewing Co, Inc, 407 E 55. 5,000

5TH av, 160 (3:833), nwc 21st (Nos 1-3), runs w145xn98.9xe25xs35.3xe120 to av xs 63.6; co-ordinated with following mtg for $25,000; pr mtg $850,000; Feb10; Feb11'15; due July1'17, 6%; Twenty First St & 5 Av Corpn, 30 E 42, to Nora H Herzberg, 42 E 69. 25,000

5TH av, 160, nwc 21st (Nos 1-3); co-ordinate with above mtg for $25,000; pr mtg $850,000; Feb10; Feb11'15; due July1 '17, 6%; same to Isaac N Heidelberg, 42 E 69. 25,000

5TH av, 160, nwc 21st (Nos 1-3); certf as to two mtgs each for $25,000; Feb10; Feb11'15; same to Isaac N Heidelberg & Nora H Herzberg.

5TH av, 805-7 (5:1376), sec 62d (No 2), runs e100xs50.5xe25xs25xw125 to es 5 av x n75.5 to beg; Feb8; Feb15'15; due Jan31'20 or sooner, 4½%; Egerton L Winthrop, Geo L Rives & Jas S Burden to Union Trust Co of N Y, 80 Bway. 650,000

5TH av, 1463 (6:1745); ext of mtg for $24,500 to Feb14'20, 5%; Feb10; Feb16'15; Jno N Mergenthaler, 887 Hancock, Bklyn, with Walter F Kingsland, 22 Av du Bois de Boulogne, of Paris, France. nom

6TH av, 815 (4:999), nwc 46th (Nos 101-3), 25.6x75; pr mtg $38,000; Cath L Knobloch, Lucia A Corrick & Geo H Mundorf, heirs, &c, Geo Mundorf, to German Savings Bank, a corpn. 9,500

8TH av, 144, see 17th, 267 W.

9TH av, 215 (3:721-36), nws, 74 n 23d, 24.8x74; sub to 21y lease from 1909; Feb3; Feb11'15; 3y4½%; Kath T Moore at Scarborough, NY, to Margt V C MacNutt at Brixen, Austrian Tyrol. 10,000

10TH av, 318 (3:728); sal Ls; Feb13; Feb 15'15; demand, 6%; Otto Marquardt to Geo Ehret, 1197 Park av. 3,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

New Rochelle, NY (miscl); certf as to mtg for $1,500; Jan28; Feb11'15; Henry Arthur Realty Co to Jno M Gardner.

Schroon, Essex Co, NY (miscl); certf as to mtg $5,000; Jan5; Feb13'15; Camp Square Deal, Inc, to Mary O'Neil et al. ——

MORTGAGES.

Borough of the Bronx.

Catherine st, nec 237th, see 237th E, nec Catherine.

Charlotte st (11:2966), nes, at nws Seabury pl, runs ne149.1xw100 to Charlotte x se110.7 to beg; bldg loan; Feb6; Feb11'15; 1y6%; Seabury Constn Co, Inc, to Rockland Realty Co, 509 Willis av. 52,000

Charlotte st (11:2966); same prop; certf as to above mtg; Feb6; Feb11'15; same to same.

Fox st, nec Av St John, see Av St John, nec Fox.

Home st, 918 (10:2719), ss, 81.3 e Fox, runs e20xs82xs5xw19.7xn84.9 to beg; pr mtg $5,600; Feb13; Feb16'15; due July31 '15, —%; Salvatore Perrone, 918 Home, to Bartolomeo Micca, 14 Jones. 200

Knox pl (12:3324), ws, at nes Mosholu Pkway N, 108x100x60.9x110.7; PM; Feb15; Feb16'15; 3y6%; Hiram R Fisher to Chas Dickinson, 1190 Bway. 5,440

Marrin st, nwc Edwards av, see Edwards av, nwc Marrin.

Matilda st, swc De Milt av, see De Milt av, swc Matilda.

Matilda st (*), nws, 100 se Westchester av, 50x100; sobrn agmt; Dec28'14; Feb11 '15; Chas W Perry to Annie L MacClintock, 948 E 179. nom

Seabury pl, nws, at nes Charlotte, see Charlotte, nes, at nws Seabury pl.

Simpson st, 1085 (10:2726); ext of $3,250 mtg to Feb10'16 at 6%; Feb9; Feb17'15; Louis C Gerken, Eltingville, NY, with Jno W Meyer, 1043 Intervale av. nom

Simpson st (10:2723-2725), nec 163d, 100 x110x103.11x110; ext of $30,000 mtg to Feb 15'18 at 6%; Feb15; Feb16'15; American Real Estate Co with Podgur Realty Co, 1029 E 163. nom

Valentine st, nec Barkley av, see Barkley av, nec Valentine.

Whittier st (10:2762-2765), sw, 100 s Seneca av, 50x100; Feb13; Feb15'15; 3y6%; Prospect Holding Co, 784 E 156, to Chas E Lansing, 32 W 95. 2,500

Whittier st (10:2762-2765), same prop; certf as to above mtg; Feb11; Feb15'15; same to same.

136TH st, 436 E (9:2280), ss, 318.9 e Willis av, 18.9x100; PM; Feb13; Feb15'15; due &c as per bond; Chas L Foss, Clintonville, Conn, to Lawyers Mtg Co, 59 Liberty. 7,000

140TH st E, nec Walton av, see Walton av, nec 140.

153D st, 419-21 E (9:2375); ext of $24,000 mtg to Feb5'19, at 5%; Feb15; Feb17'15; Mary L Hall, Tivoli-on-Hudson, NY, with Geo Herold, 356 3 av, Mt Vernon, NY (R S 806). nom

158TH st E (9:2380), ns, 100 w 3 av, 25x 100x32x100.2; ext of $2,500 mtg to May20 '18 at 6%; Jan25; Feb16'15; Mary E Schwarze, 1061 Tinton av, with Jno C Damm, 601 E 170. nom

158TH st E (9:2405), ns, 268.9 e Courtlandt av, 18.9x100; pr mtg $——; Feb11'15; due Jan1'16, 6%; Mary Nobiensky, 381 E 158, to Henry Leute, 104 Morningside av. 250

163D st E, nec Simpson, see Simpson, n ec 163.

165TH st E (10:2715), ss, 100.6 e Tiffany, runs s46.1xse54 to nws Westchester av xne 25xnw37.4xn47.9xw30 to beg; ext of $3,000 mtg to Jan15'20 at 5%; Jan20; Feb13'15; Arthur L & Eliz wife Wm H Page with Bowery Savings Bank, 128 Bowery. nom

169TH st, 807 E (11:2973), ns, 15 e Stebbins av, 37.6x107.10x37.6x107.10; PM; pr mtg $30,000; Feb15; Feb16'15; installs, 6%; Naroxany Realty Co to Machanlev Realty & Constn Co, 103 Park av. 3,000

174TH st E, nwc Anthony av, see Anthony av, nwc 174.

176TH st E, nwc So blvd, see So blvd, nwc 176.

177TH st E (11:2956), ss, 100 w Marmion av, 50x100; PM; pr mtg $15,000; Jan20; Feb13'15; due Oct1'20, 6%; Hopkins G Barrett Co, 460 Tremont av, to Ferdinand Kurzman, 48 W 75. 15,000

180TH st, 872 E (11:3123), sws, abt 125 e Mohegan av, —x—; Feb10; Feb13'15; 3y 5½%; Maria, wife Vincenzo Vitale, 872 E 180, to Henry Schoen, 1897 Bway. 2,000

183D st, 631 E (11:3072), ns, 27 w Hughes av, 23x100; Feb8; Feb11'15; installs, 6%; Morris Heyman to N Y Co-Oper B & L Assn, 35 W 125. 5,500

187TH st E (11:3102), ss, 50 e Crotona av, 50x70; Feb15; Feb16'15; due &c as per bond; Rosenau Bldg Co to Lawyers Mtg Co, 59 Liberty. 23,000

187TH st E (11:3102); same prop; certf as to above mtg; Feb10; Feb16'15; same to same.

187TH st E (11:3040), ss, 100 e Park av, 50x100; Feb13; Feb15'15; 3y6%; Wm E Hannagan, 234 Bradhurst av, to Margt Hoberg, 3 W 92. 500

220TH st E (*), ns, 250 e Barnes av, 25 x114, Wakefield; ext of $3,000 mtg to Jan 20'18 at 6%; Feb8; Feb11'15; North Side Mtg Corpn with Lukas Olshewski, 825 E 220. nom

226TH st E (*), ns, 105 e Carpenter av, 75x114, Wakefield; Feb13; Feb15'15; 3y6%; Dani & Margt Houlihan to Simeon C Bradley, 20 Tallman pl, Nyack, NY. 2,000

236TH st, 66 E (12:3366), ss, 375 w Oneida av, 25x100; PM; pr mtg $——; Feb 15; Feb16'15; 1y6%; Howard M Shaw, Yonkers, NY, to Rose Lindgren, 2081 So blvd. 1,000

237TH st E (*), nec Catherine, 25x100; Feb10; Feb16'15; 3y6%; Marie E Von der Linden, 304 1st, Hoboken, NJ, to August Melching, 312 1st, Hoboken, NJ. 1,950

252D st W, nec Independence av, see Independence av, nec 252.

Albany rd (12:3266), es, 119.11 s 231st, 93.4x125.4x66.3x134.5; Feb15'15; 1y6%; Volze, Larkin & Kenny Constn Co to Comity Mtg Co, 40 Wall. 50,000

Albany rd (12:3266); same prop; certf as to above mtg; Feb15'15; same to same.

Andrews av, 2209 (11:3225), ws, 550 s Fordham rd, 50x125; Feb9; Feb13'15; 1y 5%; Antoinette Cahill, Litchfield, Conn, to German Savgs Bank, 157 4 av. 2,000

Anthony av (11:2890-2891), nwc 174th, 42.1x67.4x26x59.6; pr mtg $——; Feb10; Feb18'15; installs, 6%; Uda Lapin, 417 Claremont Pkway, to Max Miller, 2000 Mapes av, & ano. 800

Anthony av (11:2814), es, 143 s Burnside av, 25x100; Feb15; Feb17'15; due, &c, as per bond; Marietta McTerney to Margt A Haviland, 1851 Morris av. 1,500

Arthur av (11:2945), es, 77.6 s 176th, runs s44.11xs13.6xe0.8xs26xw93.3 to av xn 39.7 to beg; Feb11'15; due &c as per bond; Wm C Bergen to Bernard V Duffy, 2110 Anthony av. 5,000

Av St John (10:2684), nec Fox, 67x110; bldg loan; Feb9; Feb11'15; 1y6%; Ave St John & Fox St Corpn to Rockland Realty Co, 509 Willis av. 65,000

Av St John (10:2684); same prop; certf as to above mtg; Feb9; Feb11'15; same to same.

Av St John (10:2684), es, 67 n Fox, 58x 110; bldg loan; Feb9; Feb11'15; 1y6%; Av St John & Fox St Corpn to Rockland Realty Co, 509 Willis av. 42,000

Av St John (10:2684); same prop; certf as to above mtg; Feb9; Feb11'15; same to same.

Av St John (10:2686), nes, at es Prospect av, runs se11.4xne99.8xnw25xsw91.10 to Prospect av xs15.5xs0.10 to beg; pr mtg $18,000; Feb16'15; due &c as per bond; Michele Bacci to Paolo Gazzolo, 70 Perry. 5,000

Bainbridge av (12:3295), nwc Kingsbridge rd, 51.4x144.1x48.10x144.1; Feb15'15; 2y6%; Geo W Howie, at nwc Fordham rd & Bainbridge av, to Francis J Ryan, 2412 Grand av. 3,000

Barker av (*), ws, 275 n Waring av, 50x 100; Feb10; Feb11'15; 3y6%; Frank A Becker to Alice L Thompson, 1562 Grant av. 1,000

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Barkley av, ns, 25 w Valentine av, see Barkley av, nec Valentine.

Barkley av (*), nec Valentine, 25x100; also BARKLEY AV (*), ns, 25 w Valentine, 50x100; Feb15; Feb16'15; 3y6%; Alex Thern, 698 Eagle av, to Jon Kapusznyer, 413 E 9. 1,000

Belmont av, 2474 (11:3075), es, 237 n 188th, 17.1x100; also BELMONT AV, 2476 (11:3075), es, 618.6 s Fordham rd, 21.10x100; also COURTLANDT AV (9:2328), es, 50 s 150th, 25x100; PM; pr mtg $21,000; Feb11; Feb13'15; due &c as per bond; Pasquale Reale, 192 Bleecker, to Smada Realty Co, 391 E 149. 1,000

Belmont av, 2476, see Belmont av, 2474.

Benson av (*), sws at nws St Raymonds av, 100x100, except part for St Raymond av & Benson st; Feb18'15; due, &c, as per bond; Wm C Deming, Georgetown, Conn, to Title Guar & Trust Co. 5,000

Briggs av, 2853 (12:3302); ext of $3,500 mtg to Feb17'20 at 5%; Feb17; Feb18'15; Emigrant Indust Savgs Bank with Wm J Fawcett, 2853 Briggs av. nom

Broadway (12:3293 & 3270), es, at ss plot 5 on map Farm Mary C P Macomb, runs e 349xs25xw349 to Bway xn25 to beg, except part for Bway; Jan30; Feb13'15; due, &c, as per bond; Moris Raab to Aaron O Whaley, 59 Hudson st, Yonkers, NY. 1,200

Bronx blvd (*), es, 200 s Elizabeth, 50x 125, except pt for Bronx blvd; Feb11; Feb 13'15; 3y6%; Cath Reilly to Oscar Schuyler, 362 E 193. 1,000

Brook av, 459 (9:2290), ws, 75 n 145th, 25x90; pr mtg $——; Feb15; Feb18'15; due Dec15'15, 6%; Herman Brand to Michl Friedwald, 1080 Findlay av. 500

Bryant av (10:2761), es, 250 n Seneca av, 25x100; Feb15; Feb17'15; 5y5½%; Amanda C Brown to Commonwealth Savings Bank of New York City, 2007 Ams av. 2,000

Cambreleng av (11:3080), es, 148.8 n Oakland pl, 32.6x106.5x23.1x102.6; Jan18; Feb11'15; 3y6%; Giosue Galiani or Galiano, 2078 Prospect av, to Warren B Sammis, Huntington, LI. 2,500

Cambreleng av (11:3080); same prop; sobrn agmt; Jan18; Feb11'15; same & Jno L Thomas with same. nom

Carpenter av (*), ws, 174.6 s 226th, 24.9 x105; Feb16'15; due &c as per bond; Victor Gerhards, 806 E 169, to Chas Greite, 1311 Clay av. 3,750

Chatterton av, 2239-41 (*); ext of two mtgs for $3,750 each to Feb15'18 at 5½%; Feb13; Feb16'15; Minnie Becker, 456 E 139, with Katie Reichwein, 1985 Prospect av. nom

Clinton av (11:2948), es, 111 s 175th, runs e165.2xs28xs1.1 xw 163.5 xn 1.5xw—xn 27.7 to beg; ext of $6,000 mtg to Feb16'18 at 5%; Feb16'15; Isidor Harris, 1980 Prospect av, with Sarah Seidenberg, 1794 Clinton av (R S $1). nom

Courtlandt av, es, 50 s 150th, see Belmont av, 2474.

Creston av (11:2808), ws, 268.8 s Burnside av, 37.6x100; Feb11; Feb17'15; installs, 6%; Mary B Whyte to Bronx Security & Brokerage Co, 258 E 138. 160

Decatur av, ss, 144.4 e 205th, see De Milt av, swc Mathilda.

De Kalb av (12:3327), ws, 100 n 208th, 37.6x100; Feb13'15; due Jan1'18, 6%; Patk M Burke to Kath Spicer, 22 W 86. 3,000

De Milt av (*), swc Mathilda, 100x100; also DECATUR AV (12:3354), ss, 144.4 e 205th, 50x100; Feb10; Feb16'15; 1y6%; Marie E Von der Linden, 304 1st, Hoboken, NJ, to August Melching, 312 1st, Hoboken, NJ. notes 12,250

Edwards av (*), nwc Marrin, 50x98.10x 50x100; PM; Feb10; Feb11'15; due, &c, as per bond; Gotham Investor Co, 2426 Westchester av, to Henry Stellman, 1336 Herschell & ano. 1,300

Fulton av, 1719 (11:2930), ws, 36.11 s 174th, 18x86.2x18x86.11; PM; Feb12; Feb 15'15; 3y5%; Isaac Greenberg to Addie B Seligman, 1 E 59, & ano, admtrx Simon Bernheimer. 5,000

Hoe av, 1288 (11:2987), es, 179.5 n Freeman, 50x100; PM; Feb16; Feb17'15; due &c as per bond; Schuyler Estates Corpn, 31 Nassau, to Galveston Bldg Co, 1289 Hoe av. 6,000

Hoe av (11:2988), es, 100 s 172d, 50x100; ext of $33,000 mtg to Feb11'20 at 5½%; Feb11; Feb16'15; Lawyers Mtg Co with Coryell Bldg Co, Inc, 1414 Vyse av. nom

Hoe av (11:2988), es, 100 s 172d, 50x100; pr mtg $33,000; Feb11; Feb13'15; due &c as per bond; Coryell Bldg Co to Sidney W Hughes, Greenwich, Conn. 2,500

Hoe av (11:2988); same prop; certf as to above mtg; Feb11; Feb13'15; same to same. ——

Hoe av (11:2989), es, 75 s 173d, 25x100; Feb10; Feb11'15; 5y5½%; Choice Realty Co Inc, to Jas F X E Flanagan, gdn, 352 42d, Bklyn. 5,000

Hoe av (11:2989); same prop; certf as to above mtg; Feb10; Feb11'15; same to same. nom

Hoe av (11:2989), es, 100 s 173d, 25x 100; Feb10; Feb11'15; 5y int as per bond; Choice Realty Co, Inc, to Mary H Biddle, 2017 De Lancey pl, Phila, Pa, et al, exrs Emily H Rodgers. 5,000

Hoe av (11:2989); same prop; certf as to above mtg; Feb10; Feb11'15; same to same. ——

Independence av (13:3424), nec 252d, 172 x312.8x183x304.4; pr mtg $25,000; Feb10; Feb11'15; 1y6%; Fannie S Rockwood, 450 West End av, or Saratoga Springs, NY, to Helen N Spraker, Ardsley-on-Hudson, NY. 6,000

Jackson av (10:2578), es, 302.2 s 147th, 25x100; Feb5; Feb16'15; due &c as per bond; Raffaele A Claps, 456 Jackson av, to Michele Ziccardi, 285 E 151. 400

Jerome av (11:3187), es, 325 n 183d, 125 x100; ext of $15,000 mtg to Feb15'18 at 5½%; Feb15; Feb16'15; Edgar S Appleby, trste Leonard Appleby, Glen Cove, LI, with Fortis Realty Co, Inc (R S $7.50). nom

Kingsbridge rd, nwc Bainbridge av, see Bainbridge av, nwc Kingsbridge rd.

Locust av, 311-7 (10:2598), ws, 25 s 141st, 75x100; pr mtg $——; Feb15; Feb 17'15; installs, 6%; Granville Gibbons to Bronx Security & Brokerage Co, 258 E 138. 265

Monterey av (11:3061), ws, 105 n 178th, 25x95.9x25x95.3; PM; Jan18; Feb11'15; due &c as per bond; Harold G Gent to L Napoleon Levy, 12 W 72. 2,400

Morris av, 1062 (9:2437), es, 290 n 165th, 20x95; PM; Feb15; Feb16'15; due &c as per bond; Charlotte Salm, 957 Aldus, to Paul J Baumgarten, 120 W 86, & ano, exrs Clara M Baumgarten. 6,000

Morris av (11:2820), ws, 39.2 s Belmont, 50x75; Feb10; Feb11'15; 3y5½%; Mollie Katzen to Jas F X E Flanagan, 352 42d, Bklyn. 6,000

Morris av, swc Tremont av, see Tremont av, swc Morris av.

Mosholu Pkway N, nes, at ws Knox pl, see Knox pl, ws, at nes Mosholu Pkway N.

Prospect av, es, at nes Av St John, see Av St John, nes, at es Prospect av.

Prospect av, 564-6 (10:2683), es, 107.7 s Fox, 46.1x131.5x37.6x158.3; Feb15; Feb16 '15; demand, 6%; Podgur Realty Co, 1029 E 163, to Abr M Baumann, 170 W 74. 30,000

Prospect av, 564-6; certf as to above mtg; Feb15; Feb16'15; same to same. ——

Prospect av, 1925 (11:2951), ws, 199.2 s 177th, 30x100; Feb10; Feb11'15; 3y5%; Chas Forbach to Henrietta Born, 507 W 150. 8,000

Randall av (*), ns, 50 e Jones av, 50x 100; PM; Feb5; Feb13'15; 3y6%; Louis Schiffman, 977 Av St John, to Land Co "C" of Edenwald, 299 Madison av. 750

Robin av (*), es, 200 s Mad av, 50x100; Feb11; Feb18'15; due Aug11'15, 6%; Wm Shafer, 357 W 20, to Paul C S Miller, 521 W 182. 200

St Raymonds av at sws Benson av, see Benson av, sws at nws St Raymond av.

Sedgwick av (11:3234), ws, 410 n 182d, 183.10x77x195x85.7; Feb17; 5y5%; Roma L Niles to Bowery Savgs Bank, 128 Bowery. 10,000

Southern blvd (11:2959), nwc 176th; sal Ls; Feb15; Feb16'15; demand, 6%; Elsie Bracker, 1879 So blvd, to F & M Schaefer Brewing Co, 114 E 51. 7,760

Stebbins av (10:2698), es, 238.9 s 165th, 25x80; also PLOT (10:2698), begins 128.8 n Westchester av & 80 e Stebbins av, runs n582.10xe70.8xn72.6xe10xs645.7xw80 to beg; ext of $15,000 mtg to Apr30'16 at 6%; Feb 8; Feb18'15; Interborough Rapid Transit Co with Geo F Johnson, 340 W 72. nom

Tremont av (11:2828), swc Morris av, 31.7x104.11x64.7x85.8; PM; Feb11'15; 2y5%; Sirrom Realty Corpn, 79 W Tremont av, to Mary L Cassidy, 328 W 83. 8,000

Tremont av (11:2829), nec Walton av, 25x104.10x25x102.11; pr mtg $1,080; Feb11 '15; due &c as per bond; Mary L Cassidy, widow, to Cath Kountze, 238 Mad av. 1,200

Union av, 846-50 (10:2677), es, 18 n 160th, 59.3x86.8; PM; pr mtg $12,000; Feb 15; Feb16'15; 1y6%; Wolf Burland to Herman Intemann, 848 Union av. 7,500

Union av, 984 (10:2678), es, 277.3 s 165th, 37.6x160; PM; pr mtg $27,000; Feb10; Feb 11'15; due &c as per bond; Isabel M Olsson, 984 Union av, & Emily M Lefevre, 516 W 182, to Conrad Alheidt, 305 W 53. 12,300

Union av, 1295 (11:2961), ws, 113.8 s Boston rd, 25x118.6x42x84.3; pr mtg $10,000; Feb13; Feb18'15; installs, 6%; Bernard J Beyersdorffer, 1295 Union av, to Melville H Bearns, 10 Hubert. 12,000

Walton av (9:2345), nec 140th, 83x119x83 x120.5; pr mtg $12,000; Feb12; Feb15'15; due &c as per bond; Harry P Knight to Louis V Fox, at Bedford Park blvd & Perry av. 1,110.68

Walton av, nec Tremont av, see Tremont av, nec Walton av.

Washington av, 1727 (11:2906); ext of $9,000 mtg to Feb11'18 at 5½%; Feb11; Feb16'15; Title Guar & Trust Co with Isiais A Lehman, 1727 Washington av (R S $1.80). nom

Washington av, 1727 (11:2906), ws, 65x 90, except pt for av; pr mtg $9,000; Feb 13; Feb17'15; due &c as per notes; Isias A Lehman, 1727 Washington av, to Isaak Stanislaw, 1386 Prospect av, & ano. 2,500

Washington av (11:2910), es, 123 n 169th, 2 lots, ea 38.5x104; ext of 2 mtgs for $28,000 each to Feb10'20 at 5½%; Feb 10; Feb13'15; Lawyers Mtg Co with 111th St Constn Corpn, 132 Nassau. nom

Webster av (12:3273), es, 528.2 s Bedford Park blvd, 15x64.11; pr mtg $——; Jan18; Feb11'15; installs, 6%; Geo Cohn, Great Kills, SI, & Abr Cohn, 166 W 129, to Sigmund Ashner, 1058 Coney Island av, Bklyn. 2,000

Westchester av, nws, see 165th E, ss, 100.6 e Tiffany.

Westchester av, 516 (9:2276); ext of $20,000 mtg to May1'20 at 5%; Feb16; Feb 18'15; Sarah S Wiltse, 97 Central Park W, with Cath L Wynne, 951 Woodycrest av. nom

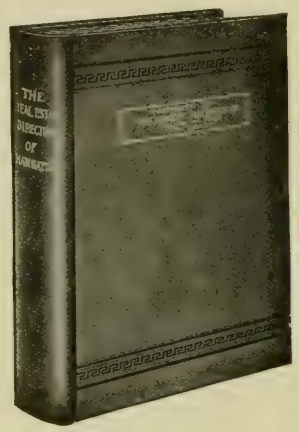
White Plains av (*), ws, 57 s 223d, 57x x105, Wakefield, except pt for White Plains av; Feb8; Feb11'15; due Aug8'15, 6%; Nora Cuddihy to Mary Duggan, 661 E 149. 177.50

Willis av, 378 (9:2288), es, 25 n 143d, 25x90.6; Feb15; Feb16'15; 3y5½%; Albt H Mathews, trste, to Jean Young, 409 9 av, et al, admrs Jas L Robertson. 12,500

Plot begins 128.8 n Westchester av & 80 e Stebbins av, see Stebbins, es, 238.9 s 165.

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Vol. XCV No. 2450 New York, February 27, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Baxter st, 146.
Beekman pl, 37.
Broome st, 126 & 476-8.
Centre st, 214.
Clinton st, 181.
Grand st, 466-70.
Houston st E, 503.
Hudson st, 519-25.
*James sl, 19 (or South st, 187).
*Pitt st, 19½ (or Broome st, 126).
South st, 187.
Water st, 659.
William st, 130-4.
Wooster st, 62.
3d st, 69 E.
9th st, 747 E.
*10th st, 255-7 W (or Hudson st, 519).
12th st, 82-4 W.
13th st, 539 W.
16th st, 329 E.
17th st, 17-9 & 208-10 W.
22d st, 419-21 E.
25th st, 44-6 & 406-8 E.
*26th st, 132 E (or Lex av, 77).
28th st, 141-3 W.
31st st, 332 E.
34th st, 163 W.
42d st, 361 & 449-53 W.
48th st, 408 E.
50th st, 507-13 W.
51st st, 11 E.
52d st, 240 E.
53d st, 247 E.
55th st, 13-7 W.
65th st, 315 E.
71st st, 154 E.
72d st, 204 E.
78th st, 156 E.
80th st, 420 E.
*88th st, 300 W (nwc West End av), blk 1249-36.
89th st, 225 E.
103d st, 320 E.
106th st, 302 W.
107th st, 67 W.
108th st, 167 E.
108th st, 14 W.
111th st, 229-35 W.
113th st, 41 W.
116th st, 205, 209 & 322-4 E.
118th st, 221 E.
118th st, 14-16 W.
123d st, 143 W.
124th st, 356 W.
130th st, 205 W.
134th st, 190 & 516 W.
141st st, 351 W.
143d st, 63-65 W.
*143d st, 450-6 W (or Convent av, 310-8).
144th st W, ss, blk 1741-64.
148th st, 514-20 W.
151st st, 502-4 W.
192d st W (nwc Fort Wash av), blk 2180-pt 742.
*206th st W (nwc 9 av), blk 2203-21.
Av C, 201-202.
Bowery, 54, 133 & 290-2.
Broadway, 1679.
Convent av, 310-8.
Ft Washington av (sec 179th st), blk 2176-20.
Lexington av, 77.
Madison av, 939-41.
Manhattan av, 124 & 141.
Prescott av, es, blk 2248-1.
Seaman av, ws, blk 2248-46.
West End av, ws, blk 1249-33-36.
1st av, 1036.
2d av, 559 & 2292.
3d av, 2131.
5th av, 1405.
8th av, 30-2 & 2378.
9th av (nwc 206th st), blk 2203-21.

WILLS.

30th st, 246 E.
41st st, 321 W.
69th st, 18 E.
107th st, 243 W.
121st st, 11 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
deed—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where the name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 19, 20, 23, 24 & 25.

Baxter st, 146 (1:235-19), ws, abt 175 s Grand, 25x72x25x75, ss, 5-sty bk loft & str bldg; A$13,500-24,000; also CENTRE str bldg; A$13,500-24,000; also 151 s Grand, 25x ST, 214 (1:235-8), es, abt 175 s Grand, 25x 71.2, except pt taken for st, 25x30.6x25x 30.11, ss, 3-sty bk loft & str bldg; A$13,-000-18,000; Etaglue Holding Co to Jos F Greaves, at Spring Valley, NY, & Harold F Sutton, at Babylon, LI, EXRS Helen D Winans; mtg $35,000, Feb1; Feb19'15.

nom

Beekman pl, 37 (5:1362-33), es, 20.5 s 51st, 20x100, 4-sty & b stn dwg; Celia Minzesheimer, 37 Beekman pl, to Marcus Schlossman, 208 E 34; mtg $14,000 & AL; Feb19'15; A$6,000-9,500 (R S $2.50).

O C & 100

Broome st, 126 (2:342-60), nwc Pitt (No 199½), 25x59.6, 6-sty bk tnt & str; Rosa Greenberg to Ettie Greenberg, 133 W 113; AT, QC; Feb15; Feb24'15; A$21,000-36,000.

gift

Broome st, 476-8 (2:486-1 & 36), ns, 50 e Wooster, runs n100xw50 to Wooster (No 62), xn24.11xe100xs124.11xw50 to beg, 5-sty bk loft & str bldg; Francis W Pollock, ref, to Bank for Savgs in City, NY; Feb24 av, pliff; FORECLOS Feb19; Feb20; Feb23 av, pliff; FORECLOS Feb19; Feb20; Feb23 '15; A$70,000-90,000 (R S $60).

60,000

Cenft st, 214, see Baxter, 146.

Clinton st, 181 (1:313-28), ws, 150 n Hester, 24.6x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Fredk R Gibson to Chas L Borck, 1324 Mad av, AL; Feb20'15; A$22,-000-31,000 (R S $2).

O C & 100

Grand st, 466-70 (2:336-28), ns, 24.10 e Pitt, 49.1x100, 2 & 3-sty bk theatre; Terrain Realty Co to Alice & Irene Lewisohn, 43 5 av; Jan30; Feb20'15; A$42,000-45,000.

nom

Grand st, 466-70; Alice & Irene Lewisohn to Henry St Settlement, 265 Henry; B&S; Feb11. Feb20'15.

nom

Houston st, 503 E (2:325-17), ss, 60 w Mangin, 20x75, 3-sty bk tnt & strs; Lewis S Goebel to Adolph Mahler, 154 Grand, Bklyn; mtg $6,750; Feb11; Feb23'15; A$8,-500-10,000 (R S $50).

O C & 100

Hudson st, 519-25 (2:631-43-46), nwc 10th (Nos 255-7), 107x100x140.3x106, 5-5-sty bk tnts & strs; Edw J Schaeffler, son of Jos F Schaeffler, & grandson of Frank Schaeffler, to Edw S Schaeffler, 695 Grote, Bronx, son of Frank Schaeffler; B&S & CaG; mtg $60,000; Feb1; Feb23'15; A$97,-000-167,000 (R S $16).

nom

James st, 10, see South, 187.

Pitt st, 19½, see Stoome, 126.

South st, 187 (1:110-7), swc James si (No 19), 36.2x21.11, 4-sty bk tnt & strs; Jacob M Schoenfeld, ref, to Adele L Colman, 41 W 83, pliff; FORECLOS Jan19; Jan20; Feb20'15; A$10,000-13,500 (R S $9.50).

9,500

Water st, 659 (1:243-101), ss, 300.2 w Jackson, 24.10x70x25x70, 2-sty bk stable; Harry C Hart to Utopia Realty Co, Inc, 2650 Bway; mtg $2,000; Feb23; Feb25'15; A$2,000-2,500 (R S $3).

nom

Wooster st, 62, see Broome, 476-8.

William st, 130-2 on map 130-4 (1:77-16-17), es, 80.9 s Fulton, 49.5x161.1x50x164.7, 4 & 6-sty bk & stn loft & str bldg; 130 William St Co to City Real Estate Co, 170 A Bway; B&S & CaG; Feb18; Feb20'15; A $150,000-190,000.

O C & 100

3D st, 69 E (2:445-52), ns, 305 e 2 av, 20 x96.2, 4-sty bk tnt; Annie, wife Morris Rose, to Abr A Levy, 69 E 3; QC; AL; Feb 8; Feb20'15; A$16,000-22,000.

nom

3D st, 60 E; Julius Martinson to same; QC; AL; Feb13; Feb20'15.

nom

9TH st, 747 E (2:379-41), ns, 93 w Av D, 25x92.8, 4-sty bk tnt; Joachim Spiro & Adolph Hirsch to Regina Spiro, 205 W 118, & Minnie Hirsch, 209 W 111; AT; AL; Jan11; Feb20'15; A$15,000-33,000 (R S $4).

nom

10TH st, 255-7 W, see Hudson, 519-25.

12TH st, 82-4 W (2:575-13), ss, 65.6 e 6 av, runs e43.4xs103.3xw39.9xn16.4xw3.7xn 84.8 to beg, except strip bet w l of above & a line — therefrom & full depth of lot: Wilbur Larremore, ref, to Bertha Cohen, 1102 Washington av, Bronx; FORECLOS Feb17; Feb24'15; A$50,000-115,000 (R S $75).

75,000

13TH st, 539 E (2:407-41), ns, 145 w Av E, 25x103.3, 4-sty bk tnt & strs & 4-sty bk rear tnt; Maria Romanelli to Pasquale A Romanelli, 87 Greene st, Hackensack, NJ; mtg $17,500; Nov2'08; Feb24'15; A$13,000-19,000.

O C & 100

16TH st, 329 E (3:922-55), ns, 175 e Livingston pl, 26.6x92, 6-sty bk tnt; Jos Liebling to David Silva, 801 West End av; QC; Jan29; Feb24'15; A$16,000-36,000 (R S 50c).

nom

16TH st, 320 E (3:922-55), ns, 179 e Livingston pl, 26.6x92, 6-sty bk tnt; Chas S Porter, TRSTE in bankruntcy of Jos Liebling, bankrupt, to David Silva, 801 West End av; AT; AL; Feb18; Feb19'15; A $16,000-36,000 (R S 50 cts).

O C & 50

17TH st, 17-9 W (3:819-27), ns, 280 w 5 av, 53.9x92, 11-sty bk loft & str bldg; Cora S Moore, of Wm hester, NH, to West 82d St Realty Co, 355 West End av; B&S, Feb 1; Feb19'15; A$98,000-225,000.

nom

17TH st, 208-10 W (3:766-50-51), ss, 99 w 7 av, runs w38xs119xe37xn27xe1xn92 to beg, 2-4-sty bk tnts & 3-sty bk rear storage; Robt Tegg, 135 W 127, to Geo G Jackson, 21 W 17; AL; Jan22; Feb20'15; A$21,-000-34,000 (R S $10.50).

nom

22D st, 419-21 E (3:954-13-15), ns, 260.6 e l av, 62.6x99.9, 2-4-sty bk tnts & strs; Annie Segal of Eklyn to Rebecca Fishgal, 27 Scholes, Bklyn; mtg $37,000 & AL; Feb23; Feb24'15; A$23,000-39,000 (R S $3).

nom

25TH st, 44-6 E (3:854-33-34), ss, 200 w 4 av, 50x98.9, 2-3-sty stn dwgs; City Real Estate Co to Jno M Slattery Bldg & Constn Co, 157 E 81; B&S; Feb16; Feb19'15; A$125,000-130,000.

nom

25TH st, 406-8 E (3:956-49-50), ss, 112 e 1 av, 38x98.9, 2-4-sty bk tnts, with 2-sty ext; Morris L Weiss, of Bklyn, to Zinman Realty Co, Inc, 165 Bway; mtg $15,000; Feb25'15; A$15,000-27,000 (R S $1).

O C & 100

26TH st, 132 E, see Lex av, 77.

28TH st, 141-3 W (3:804-13), ns, 224.2 e 7 av, 46.3x98.9x46.5x98.9; 12-sty bk loft & sty bldg; Jno H Hogan, ref, to Altavista Holding Co, 1170 Bway, pliff; mtg $170,000; FORECLOS Feb16; Feb19; Feb20'15; A$71,-500-1?6,000. **1,000 over & above said mtg**

31ST st, 332 E (3:936-45), ss, 225 w 1 av, 20x98.8, 5-sty bk tnt; Moses H & Wm Kahn to Moses H Kahn, 616 W 115; mtg $11,000; Aug1'14; Feb25'15; A$8,000-12,000.

nom

34TH st, 163 W (3:810-10), ns, 100 e 7 av, 25x98.9, 5-sty stn tnt & strs, 1-sty ext; Hallon Realty Co, 150 Bway, to Wm H Hussey, 142 N Arlington av, East Orange, NJ, & Fredk Hussey, 150 N Arlington av, East Orange, NJ; mtg $90,000 & AL; Feb 24; Feb25'15; A$120,000-122,000 (R S $25).

O C & 100

42D st, 361 W (4:1033-5), ns, 100 e 9 av, 20x100.5, 5-sty bk tnt & strs; Deborah Husted, widow, at Tarrytown, NY, to Lillian E Rattey, 80 Morningside dr; QC; Feb 11; Feb19'15; A$21,000-33,500.

nom

42D st, 449-53 W (4:1052-11), ns, 240 e 10 av, 60x100.5, 6-sty bk loft & str bldg; Hetty Dexheimer, 148 Everett pl, East Rutherford, NJ, to Marion Klinker, 460 W 43, & Louise Bell, 547 W 157; ½ RT&t; mtg $85,000; Feb19; Feb24'15; A$47,500-92,000.

nom

48TH st, 408 E (5:1359-40-44), ss, 150 e 1 av, 125x100.5, 1-sty bk shop & vacant; A $37,500-37,500; also 52D ST, 240 E (5:1325-35), ss, 175 w 2 av, 25x100.5, 5-sty bk tnt; A$10,000-25,000; also 53D ST, 247 E (5:1327-20), ns, 100 w 2 av, 25x100.4, 3-sty & b bk dwg; A$11,000-24,000; all w S Schaeffler of Bronx, son of Frank Schaeffler, decd, to Edw J Schaeffler, 1057 Hoe av, only child of Jos F Schaeffler & grandson of Frank Schaeffler, both decd; B&S & CaG; Feb1; Feb24'15.

nom

50TH st, 507-13 W (4:1079-25), ns, 100 w 10 av, 100x100.5, 5-sty bk loft, bldg & 5-sty bk rear loft bldg; City Bank of Bayonne, NJ, Directors Investment Co, 231 Av C, Bayonne, NJ; B&S; Feb5; Feb20'15; A$39,000-72,000 (R S $7.70).

nom

51ST st, 11 E (5:1287-10), ns, 252.6 e 5 av, 27.6x100.5, 5 & 6-sty stn dwg; Eugene L Parodi, ref, to Metropolitan Life Ins Co, 1 Madison av; FORECLOS Feb18; Feb23; Feb24'15; A$100,000-210,000 (R S $200).

200,000

52D st, 240 E, see 48th, 408 E.

53D st, 247 E, see 48th, 408 E.

55TH st, 13-7 W (5:1271-27-28), ns, 200 w 5 av, 75x100.5, 2 & 3-sty bk stable & vacant; Baltimore Realty Co, c/o Anderson & Anderson, 15 Broad, to B & L Realty Co, 56 W 45; mtg $135,000 & AL; Feb9; Feb19'15; A$253,000-260,000 (R S 52.50).

O C & 100

65TH st, 315 E (5:1440-8), ns, 175 e 2 av, 25x100.4, 5-sty stn tnt; Henry Prange, of Yonkers, NY, to Dorothea Hauser, 3168 Decatur av, Bronx; mtg $13,000; Feb24; Feb 25'15; A$9,000-19,000.

O C & 100

65TH st, 315 E; Dorothea Hauser to Hy Prange & Sophie, his wife, at Bronx Manor Park, Yonkers, NY, as joint tenants; mtg $13,000; Feb24; Feb25'15.

O C & 100

71ST st, 154 E (5:1405-48), ss, 272.6 w 3 av, 20x100.5, 3-sty & b stn dwg; Fredk Orth, EXR Wm Orth, to Adele Kneeland, at Tuxedo Park, NY; mtg $15,000; Feb10; Feb20'15; A$18,000-24,000 (R S $9).

O C & 100

72D st, 204 E (5:1426-45½), ss, 90 e 3 av, 20x102.2, 4-sty bk tnt; Caroline H Singer to Harold R Callisen, both at Larchmont, NY; CaG; AL; Feb19; Feb24'15; A $10,000-19,000 (R S $5).

nom

78TH st, 156 E (5:1412-49), ss, 95 e Lex av, 18.9x102.2, 3-sty & b stn dwg; Wilbur Larremore, ref, to Benj S Welles, at Islip, LI, & Wm M Cruikshank, at Garden City, LI, TRSTES for Harriet K Welles, will of Benj S Welles, pliff; FORECLOS Feb10; Feb23; Feb25'15; A$11,000-15,000 (R S $19).

18,600

80TH st, 420 E (5:1559-37), ss, 277 w Av A, 26x102.2, 5-sty bk tnt; Isaac D Miller, EXR Peter Theis, to Annie Weisel, 202 Franklin, Bklyn; mtg $6,000; Feb1; Feb24 '15; A$8,800-16,500 (R S $10).

16,000

88TH st, 300 W, see West End av, nws at sws 88.

89TH st, 225 E (5:1535-16), ns, 200 w 2 av, 25x100.8, 5-sty bk tnt; Isaac D Miller to Benj P Moore, 236 W 139; B&S; mtg $18,000 & AL; Sept14'14; Feb3'15; A$10,000-22,000.

nom

90TH st, 225 E; Benj P Moore, 236 W 139 to Eliz L Murray & Sadie M & Loretto M Loughran, all at 62 W 97; mtg $18,000 & AL; Feb2; Feb3'15 (R S 50 cts); corrects error in issue of Feb6, when grantee was Eliz L Murray et al.

O C & 100

103D st, 320 E (6:1674-40), ss, 287.6 e 2 av, 37.1x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to Arthur D Cahn, 160 W 122; B&S; Feb24; Feb25'15; A$10,500-36,500 (R S $5).

O C & 100

106TH st, 302 W (7:1891-59), ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwgs; Peter L Mullaly, ref, to Edw J O'Gorman, 54th Grole, Bronx, & Wm E Fay, 2 Annackassin ter, Yonkers, NY, EXRS Cath Reilly, pliff; FORECLOS Feb4; Feb23; Feb 24'15; A$15,500-31,000 (R S $30).

30,000

107TH st, 67 W (7:1843-6), ns, 137.6 e Col av, 37x100.11, 5-sty bk tnt; Ethel R Prager, 251 W 89, to Louis Block, 954 Park av; mtg $44,000; Feb23; Feb24'15; A$22,500-45,000 (R S 50c).

O C & 100

108TH st, 165 E (6:1636-28), ns, 165.9 e Lex av, 16.9x100.11, 4-sty stn tnt; Mary Fred to Morris Kohn, 1723 Lex av; mtg $15,000 on this & No 167 E 108; Feb23; Feb 24'15; A$6,500-9,500 (R S $1.50).

O C & 100

108TH st, 167 E (6:1636-28½), ns, 182.6 e Lex av, 16.9x100.11, 4-sty stn tnt; Mary Fred to Morris Kohn, 1723 Lex av; mtg $15,000 on this & No 165 E 108; Feb23; Feb 24'15; A$6,500-9,500 (R S $1.50).

O C & 100

108TH st, 14 W (7:1843-41), ss, 95 e Manhattan av, 75x100.11, 2-sty stn church; Alex Thain, ref, to Arrow Constn Co, at Hopewell Junction, Dutchess Co, NY, & Geo W Dunn, 62 Edgecombe av, NY, & Wm A Martin, pliff, at Hopewell Junction, NY, EXRS &c Wm A Martin, decd; FORECLOS Feb23; Feb25'15; A exempt-exempt (R S $42).

42,000

111TH st, 229-31 W (7:1827-18), ns, 425 e 8 av, 50x100.11, 6-sty bk tnt; Isaac A Hardon, 30 St Nicholas av, at Elmhurst, & Julia Schwefelberg, 146 W 118; mtg $73,000 & AL; Dec7'14; rerecorded from Dec8'14; Feb 25'15; A$33,000-78,000 (R S $10).

O C & 100

111TH st, 233-5 W (7:1827-16), ns, 375 e 8 av, 50x100.11, 6-sty bk tnt; Jos & Anna Liebling, of Far Rockaway, B of Q, to Fannie Jackson, 1723 Lex av; QC; Jan30; Feb25'15; A$33,000-78,000.

nom

111TH st, 233-5 W (7:1827-16), ns, 375 e 8 av, 50x100.11, 6-sty bk tnt; Chas S Porter, as TRSTE in bankruptcy of Jos Liebling, a bankrupt, to Fannie Jackson, 667 Cauldweil av, Bronx; AT; AL; Feb19; Feb 25'15; A$33,000-78,000.

O C & 50

113TH st, 41 W (6:1597-21), ns, 468.4 e Lenox av, 18.10x100.11, 3-sty & b bk dwg; Amy Levy to Hy Bennett, 124 E 91; mtg $10,500; Nov20'14; Feb23'15; A$10,500-12,-300 (R S $1).

O C & 100

116TH st, 205 E (6:1666-4A), ns, 85 e 3 av, runs n100xe15xn0.10xe15xs100.10 to st xw30 to beg, 5-sty bk tnt & strs; Jos Liebling to Annie Aaron, 150 Bay 32d, Bklyn; QC; Jan29; Feb24'15; A$15,500-33,000 (R S 50c).

nom

116TH st, 205 E (6:1666-4A), ns, 85 e 3 av, runs n100xe15xn0.10xe15xs100.10 to st xw30 to beg, 5-sty bk tnt & strs; Chas S Porter, TRSTE in bankruptcy of Jos Liebling, bankrupt, to Annie Aaron, 150 Bay 32, Bklyn; AT; AL; Feb18; Feb19'15; A $15,500-33,000 (R S 50 cts).

O C & 50

116TH st, 209 E (6:1666-6), ns, 145 e 3 av, 30x100.10, 5-sty bk tnt & strs; Chas S Porter, as TRSTE in bankruptcy of Jos Liebling, bankrupt, to 209 East 116th St Realty Corpn, 100 Bway; AT; AL; Feb18; Feb19'15; A$15,500-37,000 (R S 50 cts).

O C & 50

116TH st, 209 E (6:1666-6), ns, 145 e 3 av, 30x100.10, 5-sty bk tnt & strs; Jos Liebling to 209 East 116th Realty Corpn, 100 Bway; QC; Jan29; Feb24'15; A$15,500-37,000 (R S 50c).

nom

116TH st, 322 E (6:1687-41), ss, 275 e 2 av, 20x100.10, 3-sty stn club house; Jas A Cunningham to Isabella Conforti, both at 324 E 116; AL; Jan29; Feb20'15; A$8,000-11,000 (R S 50 cts).

nom

116TH st, 324 E (6:1687-40), ss, 335 w 1 av, 20x100.10, 3-sty & b stn dwg; Jas A Cunningham to Isabella Conforti, both at 324 E 116; AL; Jan29; Feb20'15; A$8,000-11,000 (R S 50 cts).

nom

118TH st, 221 E (6:1783-11), ns, 343.4 w 2 av, 16.8x100.11, 3-sty & b stn dwg; Lawyers Mtg Co to Filomena De Respiris, 268 E 181; B&S; Feb20; Feb25'15; A$6,000-7,500.

O C & 100

118TH st, 14-6 W (6:1601-46), ss, 241 w 5 av, 44x100.11, 5-sty bk tnt; Arthur M Levy, ref, to Minna Mellis, 50 W 112; mtg $40,000; FORECLOSED & drawn & recorded Feb25'15; A$24,500-50,000 (R S $5).

5,000

123D st, 143 W (7:1908-13), ns, 459.11 w Lenox av, 18.9x100.11, 3-sty & b stn dwg; Florence L Minor to Ethel Donahue, both of Roseville, NJ; mtg $11,000 & AL; Feb 19; Feb23'15; A$9,700-13,000 (R S $2.50).

O C & 100

124TH st, 356 W (7:1950-60), ss, 88 e Morningside av, 27.10x100.11, 5-sty bk tnt; Melvin H Dalberg, ref, to Lawyers Mtg Co, 1 corpn, 59 Liberty; FORECLOS Feb19; Feb23; Feb24'15; A$15,500-27,000 (R S$23).

23,000

130TH st, 205 W (7:1936-27½), ns, 91.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; M Christine Pope, Bklyn, to Fanny Maffiodo, 205 W 130; AL; Feb15; Feb25'15; A$6,600-10,000 (R S $4).

nom

134TH st, 190 W (7:1918-57½), ss, 150 e 7 av, 25x99.11, 5-sty bk tnt; Jas Rouch, 136 Chestnut st, Westfield, NJ, to Chas E Hall, 2009 5 av; B&S; mtg $13,000; Feb9; Feb19'15; A$10,000-19,000 (R S $1).

nom

134TH st, 516 W (7:1987-46), ss, 350 w Ams av, 43x99.11, 5-sty bk tnt; mtg $43,-500; A$19,000-48,000; also 143D ST, 65 W (6:1741-8), ns, 160 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $36,000; A$5,200-34,500; also 143D ST, 63 W (6:1741-10), ns, 210 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $44,-000; A$5,900-41,000; also 144TH ST W (6:1744-64), ss, 160 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $44,000; A$5,800-34,800; Laura Hoertel to Jos Rosenthal Realty Co, 49 St Nicholas ter; Feb20; Feb23'15.

nom

141ST st, 351 W (7:2051-4), ns, 535.2 w S av, 30.9 to el old Kingsbridge rd x100x 24.9x99.11, 4-sty bk tnt; Williams Bldg Corpn to 111th St Constn Corpn, 132 Nassau; mtg $28,000; Feb19; Feb20'15; A$9,500-$——— (R S $17).

45,000

143D st, 63-5 W, see 134th, 516 W.

143D st, 450-6 W, see Convent av, 310-8.

144TH st W, ss, 160 e Lenox av, see 134th, 516 W.

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148TH st, 514-6 W (7:2079-42), ss, 225 w Ams av, 41.8x99.11, 5-sty bk tnt; A$22,-500-49,000; also 148TH ST, 518-20 W (7:-2079-44), ss, 266.8 w Ams av, 41.8x99.11, 5-sty bk tnt; A$22,500-49,000; 150 Bway; Holding Corpn to Wm E Lotty, 243 W 132; ½ pt; mtg $84,000; Feb18; Feb20'15 (R S $1.50). O C & 100

148TH st, 518-20 W, see 148th, 514-6 W.

151ST st, 502-4 W (7:2082-36), ss, 100 w Ams av, 75x99.11, 6-sty bk tnt; Realty & Commercial Co to E M C A Holding Co, 165 Bway; mtg $102,500 &AL; Feb20; Feb 24'15; A$41,000-114,000 (R S $4). O C & 100

179TH st W, sec Ft Washington av, see Ft Washington av, sec 179.

192D st W (8:2180-east pt lot 742) if extended, 90 e Ft Washington av, being at s l property of Jonas M Libbey (abrook 192d st), runs n105xe— to ws Overlook ter xs— to s l as above xw— to beg, vacant; Jonas M Libbey to Wm E Carnochan, 48 E 41; B&S; Feb1; Feb24'15; A $——§—— (R S $2). nom

206TH st W, nwc 9 av, see Bway, 1679.

207TH st W, swc 9 av, see Bway, 1679.

Av C, 201 (2:395-36), ws, 51 n 12th, 25x 70, 4-sty bk tnt & strs; David Aronson to Sarah R Mann, 100 W 121; mtg $11,500; July30'14; Feb25'15; A$12,000-15,000. O C & 100

Av C, 201 (2:395-36), ws, 51 n 12th, 25x 70, 4-sty bk tnt & strs; Sarah R, wife Saml Mann, to David Aronson, 420 Grand; AL; July24'14; Feb25'15; A$12,000-15,000. O C & 100

Av C, 202 (2:382-3), es, 51.9 n 12th, 25.9x 62.6, 4-sty bk tnt & strs David Aronson to Sarah R Mann, 100 W 121; mtg $11,000; July30'14; Feb25'15; A$9,800-13,500. O C & 100

Av C, 202 (2:382-3), es, 51.9 n 12th, 25.9x 62.6, 4-sty bk tnt & strs; Sarah R, wife Saml Mann, to David Aronson, 420 Grand; AL; July24'14; Feb25'15; A$9,800-13,500. O C & 100

Audubon av, nec 189th, see Wadsworth av, nec 189th,

Bolton rd, nes, at ses Prescott av, see Prescott av, ses, at nes Bolton rd.

Bolton rd, nec Seaman av, see Prescott av, ses, at nes Bolton rd.

Bowery, 54-54½ on map 54 (1:202-20), ws, 50 s Canal, 25x100, 1-sty fr str; Wm Kramer's Sons Realty Co, 50-54 Bowery, to Citizens Savgs Bank, 56-8 Bowery; Feb 18; Feb19'15; A$40,000-42,000 (R S $50). 39,000

Bowery, 133 (2:423-3), es, 50 n Grand, runs e50.4xn.01¾xe33.10xn11.1xe1xn14.2xw 22.6xs.04¾xw63.10 to st xs25.2 to beg, 3-sty bk tnt & strs, 1-sty ext; Jas Somarindyck to Jesse M Somarindyck, his wife, both at Colorado Springs, Col; party 1st pt retains life estate; AL; Jan27; Feb 23'15; A$27,000-29,000 (R S $1). O C & 100

Bowery, 290 (2:521-87), ws, 44 n Houston, 22x78.4x21.11x79.6, 5-sty bk loft & str bldg; A$18,000-29,000; also BOWERY, 292 (2:521-86), ws, 65.11 n Houston, 22.6x78.1x 15.1x78.11, 5-sty bk loft & str bldg; A $16,000-24,500; Archibald & Bertha Sanft, by Clara Sanft, GDN, to Wolf Sanft, 237 W 111; AT; Feb23; Feb25'15 (R S $1.50). 1,200

Bowery, 290-2; Clara Sanft, 150 W 111, to same; AT dower right; QC; Feb23; Feb 25'15 (R S 50 cts). O C & 250

Bowery, 292, see Bowery, 290.

Brondway, 1679 (4:1024-40), ws, 100.11 n 52d, 25.1x12.3x25.5x15, 3-sty bk office bldg; A$25,000-26,000; also 9TH av (8:2203-2), nwc 206th, 199.10 to ss 207th x100, vacant; A$54,500-54,500; trust deed; Jno N Golding & Mabel C, his wife, to Lawyers Title Ins & Trust Co, in trust for life of Mabel C Golding, & thereafter for Mabel Golding, a daughter; mtg $25,000 & AL; Feb19; Feb 23'15 (R S $32.50). nom

Convent av, 910-8 (7:2058-47), swc 143d (Nos 450-6), 99.11x125, 6-sty bk tnt; Essresy Building Co to Arthur Almquest, 158 3 av; AL; Feb18; Feb25'15; A$78,000-230,-000 (R S $1). O C & 100

Fort Washington av (8:2176-20), sec 179th, 92.7x129.1x92.6x125, 6-sty bk tnt; Henry Morgenthau Jr to Hall Realty Co, Inc, 15 Bway; AL; Feb24; Feb25'15; A$62,000-$—— (R S $37.75). nom

Lexington av, 77 (3:881-61), sec 26th (No 132), 24.8x62, 3-sty bk tnt & strs; Michl D Ryan to Jennie C Ryan, his wife, 111 W 94; AL; Aug21'14; Feb25'15; A$32,-500-49,000. nom

Madison av, 939 (5:1389-22), es, 50.8 n 74th, 16.8x75, 5-sty stn dwg; A$25,000-36,-000; also MADISON AV, 941 (5:1389-21½), es, 67.4 n 74th, 16.8x75, 4-sty stn tnt & str; Olivia B Halsey to Chas B Halsey, 1002 Park av; mtg $60,000 & AL; Feb18; Feb24'15; A$25,000-35,000 (R S $20). nom

Madison av, 941, see Madison av, 939.

Manhattan av, 124 (7:1841-18), es, 34.3 n 105th, 17x70, 3-sty & b stn dwg; Jennie E Tack to Marie D'Halluin, 2 W 104; mtg $8,000; Feb18; Feb19'15; A$9,500-12,000 (R S $3.40). nom

Manhattan av, 141 (7:1841-52), ws, 167.8 n 105th, 16.4x75, 3-sty & b bk dwg; Dora Hirshfeld to Standindale Co, 19 W 38; mtg $8,500; Feb18; Feb19'15; A$10,000-11,500 (R S $5). 13,500

Prescott av (8:2248-1 & 46), ses, at nes Bolton rd, runs ne114.2xse82.3 & 81.9 to Seaman av xsw138.8 to es Bolton rd xn on curve 128.6 to beg, vacant; Geo B Hayes, at nec 252d & Independence av, Bronx, to Annie Bruns, 423 Madison av; Feb10; Feb19'15; A$19,200-19,200 (R S $7). O C & 100

St Nicholas av, nec 189th, see Wadsworth av, nec 189th.

Seaman av, nec Bolton rd, see Prescott av, ses, at nes Bolton rd.

Wadsworth av (8:2168), nec former ns 189th, a strip 0.3 w present ns 189th & 300 to ws St Nicholas av; also ST. NICHOLAS AV (8:2158), nec former ns 189th, a strip 0.3 to present ns 189th & 350 to ws Audubon av; also AUDUBON AV (8:2159), nec former ns 189th, a strip 0.3 to present ns 189th & 370 to ws Amsterdam av; Gertie A Gorman, 226 Madison av, to City NY; Dec30'14; Feb25'15. nom

West End av (4:1249-33-36), nws, at sws 88th (or 300), 100.8x100, vacant; Grace M Bruning et al to Paterno Constn Co, 272 W 84; AT; mtg $205,000; Feb23; Feb24'15; A $162,000-162,000 (R S $34). O C & 100

West End av (4:1249), same prop; Franklin K Huner by Geo F Lewis, GDN, to same; AT; AL; Feb23; Feb24'15 (R S $1.50). nom

1ST av, 1036 (5:1368-49), es, 74.5 s 57th, 18.3x71.6x23.3x71.6, 4-sty bk tnt & strs; Julia G Lewis to Theresa Weiss, 815 W 179; mtg $10,900 & AL; Feb19; Feb20'15; A$6,500-11,000 (R S 50 cts). nom

2D av, 559 (3:911-37), ws, 20 s 31st, 19.8x 77, 4-sty bk tnt & strs; Wm Kahn to Moses H Kahn, 616 W 115; ½ pt; mtg $12,000; Aug1'14; Feb25'15; A$11,300-16,000. nom

2D av, 2292 (6:1689-51), es, 50.5 s 118th, 25.4x100, 5-sty bk tnt & strs; Melrah Realty Co, 35 Nassau, to Anna M K Turno GDN of Caroline M & Irene A Turno, all at 79 Forest av, Bronx; mtg $9,000 & AL; Feb20; Feb24'15; A$10,000-18,000. nom

3D av, 2131 (6:1666-4), es, 74 n 116th, 26 x65, 5-sty bk tnt & strs The Maze Realty Co of N Y to Henry C Hart Realty Co, 133 E 92; mtg $19,250; Feb24; Feb25'15; A$21,-000-29,500 (R S $12.50). nom

5TH av, 1405 (6:1621-3), es, 50.5 n 115th, 25.3x100, 5-sty bk tnt & strs; Hy Jos 67 W Houston, to Saml Josephson, 312 Manhattan av, & Jos Josephson, 418 Central Park W; mtg $23,000; Oct3'14; Feb23'15; A$22,000-34,500. nom

8TH av, 30-2 (2:625-54 & 55), es, 81.7 s Jane, runs se52xw22.6xs6.6xw16xn6.6xw25x n4 to S av xn39.9 to beg, 2-3-sty bk tnts; Geo A Holden to Ida G Holden, both at Albany, Mo; AT; Feb18; Feb25'15; A$11,-500-14,500 (R S $1). 1,000

8TH av, 2378 (7:1933-3), es, 50 n 127th, 25x100, 5-sty bk tnt & strs; Max D Brill to Etta C Brill, his wife, 40 Riverside dr; mtg $30,000; Oct7'12; Feb24'15; A$19,000-32,000. nom

9TH av, nwc 206th, see Bway, 1679.

9TH av, swc 207th, see Bway, 1679.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Chestnut st, es, see New Bowery, 24.

Columbia st, 65 (miscl); asn CONTRACT recorded Feb8'15; Moses Bard, 268 E 10, to Congregation Agudas Chawerim Anshe Mamaros, 119-27 Ridge; AT; Feb18; Feb 25'15. O C & 100

Division st, 38; consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $11,000; Feb5; Feb24'15. nom

Division st, 38-40 (1:289), ns, 52.8 w Chrystie, 34.6x113.8x32.11x97; consent to 3d track Sarah Rouse to Manhattan Railway Co; mtg $26,000; Jan23; Feb24'15. 1,105.30

Division st, 40 (1:289); consent to 3d track; Citizens Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $12,000; Feb 11; Feb24'15. nom

Greenwich st, 334 (1:182), nwc Jay (Nos 27-35), 26.6x160 to es Washington (No 321), consent to 3d track; De Winter & Co to Manhattan Railway Co; mtg $100,000; Dec 2'14; Feb25'15. 583

Greenwich st, 334; consent to 3d track; Mary R Barnum & ano, mortgagees, to same; mtg $100,000; Dec8'14; Feb25'15. nom

Greenwich st, 412-16 (1:217), ws, 61.10 s Laight, runs w58xs.07½xw22xs61.8xe80 to st xn62.3½ to beg; consent to 3d track; Chas H Bohde, of Hackensack, NJ, et al, individ & EXRS &c Geo W Bohde, to Manhattan Railway Co; 4-5 pts; Jan28; Feb 24'15. 1,370.41

Jay st, 27-35, see Greenwich, 334.

New Bowery, 24 (1:115); consent to 3d track; Title Guar & Trust Co, mortgagee, to Manhattan Railway Co; mtg $10,000; Feb15; Feb24'15. nom

New Bowery, 24 (1:115), nws, 32.3 sw Madison, runs w69.10 to es Chestnut xs25 xe44.10 to New Bowery xne35.4 to beg; consent to 3d track; Martin T Garvey to Manhattan Railway Co; mtg $10,000; Jan 21; Feb24'15. 2,720.67

Willett st, 58 (2:338-43), es, 150 n Delancey, 25x100, 2 & 4-sty bk tnt & hall; valued at $23,000; sub to mtg $15,000; CONTRACT to exch for property at Ferndale, Sullivan Co, NY, a farm of 164 acres, & New Windsor Ogden Hotel, &c, valued at $22,500; Rachel Seiden, of N Y, with Hy W Siegel of Ferndale, NY; Feb9; Feb19 '15; A$19,000-25,000. exch

Washington st, 321, see Greenwich 334.

33D st, 400-2 W, see 9 av, 407-9.

49TH st W, nec 9 av, see 9 av, 724.

88TH st, 300 W, see West End av, nws, at sws 89.

98TH st, 203-5 W (7:1870); asn rents to secure 2d mtg for $9,000 & int on 1st mtg for $36,000; Martha Kommer, 702 Trinity av, Bronx, to Wm Rankin, 119 W 77; mtg $45,000; Feb19; Feb24'15. nom

107TH st, 67 W (7:1843), ns, 137.6 e Columbus, 16.2x100, 5-sty bk tnt & strs; Estelle R Considine to Ethel R Prager, 251 W 89; AT; QC; Jan19; Feb24'15 (R S 50 cts). nom

128TH st, 176-80 E, see 3 av, 2362.

Bowery, 54 (1:202), ws, 50 s Canal, 25x 100, 1-sty fr str; re mtg; Columbia Trust Co to Citizens Savgs Bank, 56-8 Bowery; Feb18; Feb19'15. 40,000

Park Row, 148 (1:159), ns, 46.8 w Pearl, 21.9x69.11x—x59.4; consent to 3d track; Joshua B H Janeway to Manhattan Railway Co; Jan13; Feb24'15. 2,218.50

West End av (4:1249), nws, at sws 88th (or 300), 100.8x100; re from all claims & liabilities; Meta Malchow, ADMPRX, with Fredk Huner, to Anna M Huner, individ & EXTRX Jno T Huner, decd, & Jno T Jr, Wm G, Edwin F & Franklin K Huner, all at 145 Hancock, Bklyn; Feb23; Feb24'15. nom

2D av, 2292 (6:1689-51), es, 50.5 s 118th, 25.4x100, 5-sty bk tnt & strs; re judgt; Leopold Levy, 1452 President, Bklyn, to Melrah Realty Co, 35 Nassau; Feb15; Feb 24'15; A$10,000-18,000. nom

3D av, 388 (3:883); consent to 3d track; Empire Trust Co, 66 Cedar, TRSTE will Julius Bergman, to Manhattan Railway Co; Jan21; Feb19'15. 296.13

3D av, 388; consent to 3d track; Farmers Loan & Trust Co, mortgagee, to same; mtg $50,000; Feb9; Feb19'15. nom

3D av, 562 (3:893), ws, 27 n 37th, 25x 80; consent to 3d track; Henry Falk et al to Manhattan Railway Co; mtg $20,000; Feb3; Feb23'15. 300

3D av, 562; consent to 3d track; Sarah Rothschild, mortgagee, to same; mtg $4,-000; Feb8; Feb23'15. nom

3D av, 562; consent to 3d track; Bank for Savs, mortgagee, to same; mtg $16,-000; Feb6; Feb23'15. nom

3D av, 1934 (6:1634); consent to 3d track; Roht F & Hy F Elias to Manhattan Railway Co; mtg $16,000; Jan29; Feb20'15. 439.50

3D av, 1934; consent to 3d track; Jos G Wallach, mortgagee, to same; mtg $16,000; Feb10; Feb20'15. nom

3D av, 1936 (6:1634); consent to 3d track; Saml H Baer, Bklyn, to Manhattan Railway Co; mtg $15,000; Jan29; Feb20'15. 558.89

3D av, 1936; consent to 3d track; Albt W Scholle et al, EXRS Wm Scholle, to same; mtg $15,000; Feb10; Feb20'15. nom

3D av, 2362 (6:1776), swc 128th (Nos 176-80), 25x100; consent to 3d track; Emilie Born to Manhattan Railway Co; mtg $45,000; Feb4; Feb19'15. 923

3D av, 2362; consent to 3d track; Born Cafe Co, lessee, to same; Feb4; Feb19'15. nom

3D av, 2362; consent to 3d track; Moses Goldsmith & ano, mortgagees, to same; mtg $45,000; Feb8; Feb19'15. nom

9TH av, 407-9 (3:730), swc 33d (Nos 400-2), 46.3x70 consent to 3d track; Eliza Griggies, E of Q, et al, to Manhattan Railway Co; Nov16'14; Feb19'15. 539.58

9TH av, 724 (4:1040), nec 49th, 24.11x75; consent to 3d track; Geo H Mundorf et al to Manhattan Railway Co; mtg $16,000; Jan12; Feb24'15. 66.56

9TH av, 724; consent to 3d track; Jno Donohue, lessee, to same; Jan12; Feb24'15. nom

9TH av, 724; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $10,000; Feb5; Feb24'15. nom

9TH av, 724; consent to 3d track; same mortgagee, to same; mtg $6,000; Feb5; Feb24'15. nom

Assign interest (miscl) to ext of $1,150 in legacy of $25,000 under will of Augusta L Jones; Albt A Kingsland to Arthur G Sickles, of Red Bank, NJ; Feb11; Feb24 '15. nom

Power of atty (miscl); Anna G Biglow to Edw L Ballard; Dec30'09; Feb20'15. ——

Release & receipt, &c (miscl); Wm H Rabell to Chas F Rabell, TRSTE will Charlotte M Burlock; Feb16; Feb23'15. 6,625

Release & receipt, &c (miscl); Susie B R Robinson to Chas F Rabell, TRSTE Charlotte M Burlock; Feb16; Feb23'15. 6,625

WILLS.

Borough of Manhattan.

30TH st, 246 E (3:910-38), ss, 82 w 2 av, 17x88, 4-sty stn dwg; ½ pt; Wm Sager Est, Amelia C Meyer, EXTRX, 522 W 153; atty's, Corbitt & Stern, 60 Wall; A$8,000-11,000. Will filed Jan12'15.

41ST st, 321 W (4:1032-21), ns, 275 w 8 av, 25x98, 5-sty stn tnt; A$16,200-29,000; also 107TH ST, 243 W (7:1879-11), ns, 174 e Bway, 27x100, 5-sty bk tnt; A$18,500-29,000; Nikolaus Burgart Est, Laura Faulhaber, EXTRX, 245 W 107; atty, Chas Brandt, Jr, 99 Nassau. Will filed Jan14 '15.

69TH st, 18 E (5:1383-59), ss, 63 w Mad av, 24x76x irreg, 4-sty stn dwg; Jas H Parker Est, Julia A Parker EXTRX, 18 E 69; atty, Jno R Almy, 27 William; A$67,-000-$80,000. Will filed Feb3'15.

107TH st, 243 W, see 41st, 321 W.

121ST st, 41 W (6:1720-45), ns, 180 w Mt Morris Park W, 20x100, 4-sty stn dwg; Eliz A Hyatt Est, Lorenzo D Hyatt EXR, 11 W 121; atty, Richd F Weeks, 61 Bway; A$12,500-21,000. Will filed Jan8'15.

CONVEYANCES.

Borough of the Bronx.

Bush st, 200, see Grand blvd & concourse, 2018.

East st (*), ss; at es land Chas E Meade, runs s100.4xe111.7xn98.9 to st xw114.1 to beg, City Island; Mary A R Bush, of New Rochelle, NY, to Wm J Bush, 100 Chauncey av, New Rochelle, NY; Sept5'14; Feb 19'15. nom

Elm st (*), ws, 100 s Beech, 100x100; Wm B Haight, ADMR Sarah L Haight, to Eleanor Vance on ss Elm st, 100 e Beach; QC; Feb18; Feb25'15. nom

Fairmount pl, 714 (11:2950), ss, 170.2 e Crotona av (Grove), 27.2x94.6x26.10x93.4, 4-sty bk tnt; Rose Patton to Jane A Patton, Yonkers, NY; mtg $15,100; Feb20; Feb 24'15 (R S $1). O C & 100

Fox st, 651-5 (10:2684), ns, 231.11 e Av St John, 81.3x125, 2-5-sty bk tnts; Checchina Carucci to Gussie Friedman, 1342 Clinton av; mtg $68,000; Feb19; Feb23'15 (R S $1.50). nom

Green la, swc Lyon av, see Lyon av, swc Green la.

Irvine st, 881 (10:2761), ws, 100 n Seneca av, 25x38.2, 3-sty bk tnt; Anna Smith, 891 Irvine, to Jno O Russo & Giuseppe Tuzzolino, 860 Hunts Point av; mtg $6,000; Feb 19; Feb20'15 (R S $1). nom

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Kelly st, 912 (10:2711), es, 350 s 163d, 37.6x105.11x43.3x112, 4-sty bk tnt; Rose Patton, 2694 Briggs av, to E Maud Bortell, 121 Morris, Yonkers, NY; mtg $24,150; Feb 20; Feb24'15. nom

Loring pl, 2253 (11:3225), ws, 38.1 n 183d, 21x103.11x20.11x105.3, 3-sty bk tnt; Carl A Baas, 2253 Loring pl, to Lillian M Baas, 2253 Loring pl; Feb15; Feb24'15.
O C & 100

Oak ter, 604 (10:2555), ss, 100 w Beekman av, 21.6x100, 2-sty & a fr dwg; Arthur N Giegerich, ref, to Mary E Elstner, 1055 Clay av; FORECLOS Feb11; Feb18; Feb 19'15 (R S $3). **3,000**

Osborne pl (11:3228), es, 200 s 179th, 100x77.8x100x82.6, vacant; Farber Contracting Co to Frances R Harris, 746 Jackson av; mtg $2,760; Feb15; Feb23'15 (R S $1). O C & 100

Randall st (*), ns, 150 w Maple av, 25x 100; Rosa Constanzo to Rose F Ofrias, 218 E 14; mtg $900; June30'14; Feb23'15. nom

Randall st (*); same prop; Rose F Ofrias to Vera Hilliquit, 246 W 139; mtg $900; Jan30; Feb23'15. nom

Randall st (*), ns, 175 e Maple av, 25x 100; Frank Cristalli, 947 Ann, North Bergen, NJ, to Raffaele Ardito, 113 Washington, Weehawken, NJ; Feb15; Feb23'15 (R S $1.50). nom

St Georges Crescent (12:3313), es, abt 158.5 n Grenada pl, runs e117.6xn117.1xnw 23.9xw112.7 to St Georges Crescent xs30.9 to beg, vacant; Hugh Reilly, of Brielle, NJ, to Eliza Botthof, 2012 Daly av; mtg $1,500; Feb9; Feb19'15 (R S 50 cts). nom

Teasdale pl, 604-12 (10:2632), ss, 323.9 w Trinity av, 101.3x100, except pt conveyed by deed recorded in liber 72 page 207, 3-3-sty bk dwgs; Edw Rowan to Margt J, wife Edward Rowan, 625 E 163; AT; AL; Feb 25'15 (R S $3). nom

136TH st, 375 E (9:2299), ns, 206.6 w Willis av, 25x100, 5-sty bk tnt; Regina G Fischer to Ray Gartner, 225 E 71, ¼ pt; AT; Dec28'14; Feb19'15. nom

137TH st, 741 E (10:2566), ns, 203.2 e So blvd, 12.6x100, 2-sty fr dwg; Mary Nolan, 741 E 137, to Helen Shea, 741 E 137, & Thos F Nolan, 827 E 227; Feb15; Feb23 '15. O C & 100

142D st E, swc Jackson av, see Jackson av, swc 142.

160TH st, 692 E (10:2637), ss, 30.2 e Trinity av, 23.2x52.11x29.10x50, 2-sty & b fr dwg; Mary T Rennard, 77 E 56, to Jacob Marx, 170 W 74; CaG; Feb15; Feb19'15 (R S $4.50). nom

172D st E (11:2966), ws, 270 s Boston rd, 80x100, vacant; Sole Realty & Constn Co, 641 E 183, to Rosanna Rosenfeld, 7 co 119; mtg $8,500; Feb5; Feb25'15. **500**

173D st, 506-8 (774-6) E (11:2920), ss, 81.1 e Bathgate av, 34.5x100, 2-3-sty bk dwgs; Edw Rowan to Margt J, wife Edw Rowan, 625 E 163; AT; Feb25'15 (R S $7). nom

177TH st W, nwc Montgomery av, see Montgomery av, nwc 177.

179TH st, 1014 E (11:3136), ss, 99 e Bryant av, 46.8x130x45x130, 5-sty bk tnt; Bryant Constn Co to Louis Afromowitz, 480 Brook av; mtg $35,000; Feb19'15 (RS $12.50). O C & 100

182D st, 455-7 E (11:3038), ns, 133.4 e Park av, 66.8x100, 2-4-sty bk tnts; Martha Buttner, 457 E 182, to Max Levitt, 457 E 182; mtg $39,000; Feb1; Feb20'15 (R S $1). O C & 100

188TH st E (11:3057), ss, 225 w Bathgate av, 95x100, vacant; Hubert E Rogers to Moss Estate, Inc, 60 Wall; Feb16; Feb 23'15 (R S $5). nom

207TH st E (12:3343), ns, 241.1 se Bainbridge av, 53.2x42.2x114.4, vacant; Luthera M Bolster, 369 E 183, to Alton A Bolster, 369 E 183; mtg $——; Feb23'15 (R S $3.50). nom

225TH st E, ns, 375 w Paulding av, see 225th E, ns, 325 w Paulding.

225TH st E (*), ns, 325 w Paulding av, 25x109; also 225TH ST E (*), ns, 375 w Paulding av, 25x114.6; Fredk W Fuhrman to Max F Schmidt, 231 Tremont av; Feb 25'15 (R S $1). O C & 100

234TH st E (*), ss, 199.11 w Kingsbridge rd, 75x114.6; Mary C Thompson, al, to Alex Thompson, 815 E 233; Wm J Thompson, 1701 Bussing av, & Chas E Thompson, 813 E 233; Feb17; Feb24'15 (R S $4.50). **4,200**

Anderson av (9:2504), es, 651 n Jerome av, runs n1.6xe159.8xs—xw159.8 to beg; Jos H Jones to Margaretha Marwede, 976 Anderson av; AL; Feb11; Feb23'15. nom

Barker av (*), es, 34 n Julianna, 33x 100; Jos Conrad to Anton Ranc, 214 E 4; mtg $1,600; Feb18; Feb23'15. nom

Barker av (*), es; same prop; Anton Ranc to Peter Conrad, 1467 3 av; mtg $1,600; Feb18; Feb23'15. nom

Boston rd, 1038 (10:3622), es, 118.11 n 165th, 82.11x67.11x70x112.5, 6-sty bk tnt; Philip K Sweet, Westwood, NJ, to Jno D & Alma M Hass, 247 W 102; mtg $55,000; Feb17; Feb19'15 (R S $2). O C & 100

Briggs av, 2669 (12:3300), ws, 283.1 n 194th, 18.9x88.7x18.10x86.8, 3-sty bk dwg; Wm H Wright & Son, Inc, to Irene E Wright, 351 E 141; mtg $5,500; Feb3; Feb 20'15 (R S $2). nom

Briggs av, 2671 (12:3300), ws, 301.11 n 194th, 18.9x90.6x17.6x86.7, 3-sty bk dwg; Wm H Wright & Son, Inc, to Irene E Wright, 351 E 141; mtg $6,000; Feb3; Feb 20'15 (R S $1.50). nom

Briggs av, 2673 (12:3300), ws, 320.11 n 194th, 18.9x91.2x18.9x90.6, 3-sty bk dwg; Wm H Wright & Son, Inc, to Edna W Ogden, 2663 Briggs av; mtg $6,000; Feb3; Feb19'15 (R S $2). nom

Briggs av, 2675 (12:3300), ws, 339.5 n 194th, 18.9x91.11x18.9x91.2, 3-sty bk dwg; Wm H Wright & Son, Inc, to Edna W Ogden, 2663 Briggs av; mtg $6,000; Feb3; Feb19'15 (R S $2). nom

Briggs av, 2681-3 (12:3300), ws, 395.8 n 194th, 37.6x91.11x37.6x93.4, 2-2-sty fr dwgs; Wm H Wright & Son, Inc, to Florence M Wright, 2549 Valentine av; Feb3; Feb24'15 (R S $3). nom

Briggs av, ws, abt 206.6 n Kingsbridge rd, see Kingsbridge rd, 265.

Briggs av, ws, abt 234.2 n Kingsbridge rd, see Kingsbridge rd, 263.

Brook av, 402 (9:2272), es, 124.8 n 145th, 24.11x100, 3-sty bk tnt & strs; Ida Afromowitz to Bryant Constn Co, 1509 Bryant av; mtg $17,000; Feb19'15 (R S $7). O C & 100

Brook av, 462; Bryant Constn Co to Jennie Zipkin, 462 Brook av; mtg $17,000; Feb19'15 (R S $2). O C & 100

Brook av, 1507-13 (11:2896), nwc 171st, 100x45.4 to ws Mill Brook x100x44.10, 5-sty bk tnt & strs; Lena H Jennsen, Yonkers, NY, to Jacob W Michel, 431 Audubon av; mtg $63,100; Feb18; Feb19'15 (R S 50 cts). nom

Cauldwell av, 667 (10:2624), ws, 374.9 n Westchester av, 25x115, 4-sty bk tnt & strs; Henry Leipziger to Johanna Arens, 323 50th, Bklyn; ½ pt; mtg $14,500; Feb 6; Feb24'15 (R S $2.50). nom

Cedar av, 1955 (11:3231), ws, 74.7 n 179th, 16.8x100.9, 2-sty bk dwg; Edson Bldg Co, 1963 Cedar av, to Abr Monroe, 4359 Park av; mtg $4,000; Feb25'15 (R S 50 cts). O C & 100

Cornell av (*), ns, 160 e Old rd, 25x100; Henry K Davis, ref, to Tobey Mendelson, 1020 Faile; FORECLOS; Feb1; Feb17; Feb 19'15 (R S 50 cts). **300**

Cornell av (*), ns, 135 e Old rd, 25x100; Henry K Davis, ref, to Tobey Mendelson, 1020 Faile; FORECLOS Jan1; Feb17; Feb 19'15 (R S 50 cts). **300**

Crimmins av, 329-31 (10:2556), ws, 239.8 n 141st, 48.8x80x47.8x80, 5-sty bk tnt; Danl C Armstrong, et al, heirs Georgia C Armstrong, to Moss Estate, Inc, 60 Wall; mtg $31,500; Feb15; Feb23'15 (R S 50 cts). nom

Cromwell av (11:2855-2864 & 2871), ws, 266.4 n 169th, 86.7x50.1x57.7x100x60.7, vacant; also CROMWELL AV, es, adj lot 358, map of Inwood, runs e50xse57.7xs100xnw 60xn86.8 to beg; Jacob L Diamond, ref, to Abr Oppenheimer, 22 Clark pl; FORECLOS Jan7; Feb23; Feb25'15 (R S $10). **9,800**

Decatur av, 2730-6 (12:3285), es, 80.4 s 197th, runs e100xs19.8xe100 to ws Webster av, xs50xw100xs50xw100 to Decatur av xn 119.8 to beg, 2-2-sty fr dwgs & vacant; Jno F Dunn, 2584 Creston av, et al, to Benenson Realty Co, 401 E 152; mtg $15,000; Feb19; Feb24'15 (R S $7). O C & 100

Fay av (*), es, 50 n Libby, 25x100; also HUGHES AV (*), ws, 25 s James, 25x100; also HUGHES AV (*), ws, 275 n James, 125x137.4x131.3x177.11; Chas W Lindsley, Pompton, NJ, to Abram Sebring, 185 Washington Park, Bklyn; Jan14; Feb23'15 (R S $2). nom

Fordham rd, 617-9 on map 645-7 E (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & strs; Nat Weston to Alfred Olenick, 315 W 115; mtg $28,500; Feb2; Feb19'15. O C & 100

Fowler av (*), es, 150 n Van Nest av, 50x100; Sol Hendler to Sophie Hendler, 1724 Wash av; Feb17; Feb19'15. nom

Franklin av, 1387 (11:2931), nws, 113.3 sw 170th, 20x100, except pt for av, 2-sty & b bk dwg; Jennie Stark, 2 nwc 182d, to Adele Freese, 77 Eppert, East Orange, NJ; mtg $5,000; Feb2; Feb20'15. nom

Grand blvd & concourse, 2018 (11:2812), sec Bush (No 200), 93.11x60.10x90x34.1, 2-sty fr dwg; Thos H Whitely to Emma F, wife Thos H Whitely, 2018 Grand blvd & concourse; QC; Feb19'15. nom

Grant av, ns, 105.1 w Unionport rd, see Unionport rd, ws, 78.2 s Van Nest av.

Grant av (*), ns, 105.1 w Unionport rd, 25x100; Jno M Ryan, ref, to Bronx Borough Bank, 440 Tremont av; FORECLOS Dec30'14; Jan29; Feb24'15 (R S 50 cts). **500**

Hoe av, 1556-8 (11:2989), es, 75 s 173d, 50 x100, 2-1-sty bk strs; Choice Realty Co, Inc, to Julius Muller, 1001 E 167; mtg $10,000; Feb24; Feb25'15 (R S $5). O C & 100

Hoe av (11:2981), ws, 200 n Jennings, 50 x100, vacant; Soraci Contracting Co, 170 Bway, to Pasquale Carroza, 1481 Hoe av; B&S & CaG; Nov18'14; Feb25'15 (R S $1). nom

Hoe av (11:2981); same prop; Pasquale Carroza to Maria Del Balso, 1481 Hoe av; mtg $4,200; Feb3; Feb25'15 (R S $1). O C & 100

Hoe av (11:2981); same prop; Maria Del Balso to Galveston Bldg Co, 1289 Hoe av; mtg $6,000; Feb23; Feb25'15 (R S $2.50). O C & 100

Hoe av, 1235 (11:2979), ws, 50 s Freeman, 18.7x65.2x18.8x63.9, 2-sty fr dwg; Saml Lyttle, 1221 Hoe av, to Lyttle Constn Co, Inc, 1235 Hoe av; mtg $3,500; Feb 24; Feb25'15 (R S $2). nom

Holland av (*), es, 470 n Morris Park av, strip runs n75xe6xs87.6xw5 to beg; also Holland av (*), es, 470 n Morris Park av, strip runs n75xw6xs87.6xe5 to beg; Chas V Kruger to Regent Realty Co, 33 W 42; QC; AT; Feb11; Feb19'15. **13.50**

Holland av, ws, 470 n Morris Park av, see Holland av, es, 470 n Morris Park av.

Houghton av, 2140-2 (*), ss, 354.10 w Castle Hill Ave, 99.11x108, except pt for av; Poplar Realty Co to Morton M Green, 3078 Perry av; mtg $8,000; Dec31'14; Feb 19'15. O C & 100

Houghton av, 2140-2; Morton M Green, 3078 Perry av, to Anthony Reale, 2446 Prospect av; B&S; mtg $8,000; Jan5; Feb 19'15. O C & 100

Houghton av, 2140-2; Anthony Reale to Jas A Clynes, 202 16th, Jersey City, NJ; B&S & CaG; mtg $8,000; Jan7; Feb19'15. O C & 100

Houghton av, 2144-6 (*), ss, 304.11 w Castle Hill av, 49.11x108, except pt for av; Richd H Arnold to Jas A Clynes, 202 16th, Jersey City, NJ; mtg $3,500; Jan11; Jan 19'15. **100**

Hughes av, ws, 275 n James, see Fay av, es, 50 n Libby.

Hughes av, ws, 25 s James, see Fay av, es, 50 n Libby.

Jackson av (10:2572), swc 142d, 118.9x 100, vacant; Max Schwartz to Jos Schoen, 740 Riverside dr, & Henry Schoen, 340 W 19; June26'13; Feb25'15 (R S 50 cts). nom

Kingsbridge rd, 263 (12:3293), es, 234.2 n Briggs av, runs e139.6 to ws Briggs av xn 24.4xw153.7 to rd xs27.9 to beg, 2-sty fr dwg & 1-sty fr rear garage; Wm H Wright & Son, Inc, to Florence M Wright, 2549 Valentine av; mtg $5,180; Feb3; Feb 23'15 (R S $2). nom

Kingsbridge rd, 265 (12:3293), es, 206.6 n Briggs av, runs e125.6 to Briggs av xn 24.4xw139.6 to rd xs27.8 to beg, 2-sty fr dwg & 1-sty fr garage; Wm H Wright & Son, Inc, to Florence M Wright, 2549 Valentine av; mtg $4,480; Feb3; Feb19'15 (R S $2.50). nom

Longfellow av (10:2755), nes, 139.6 nw Westchester av, runs ne59.7xne50xn59.11x nw26.10xsw130.2 to Longfellow av xse100 to beg, vacant; Lyman Perry, Harve de Grace, Md, to Absar Realty Co, 919 Fox; mtg $6,000; Feb16; Feb19'15 (R S $2.50). O C & 100

Lyon av (*), swc Green la, 25x100, except pt for Zerega av; Norbert Robillard to Conrad Elbert, 1447 Zerega av; Feb23 '15. **500**

Maclay av (*), ss, 150.10 e Zerega av, 20 x92.6, except part for Maclay av; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS transfer tax lien Feb5; Feb9; Feb25'15 (R S $1). **500**

Montgomery av (11:2877), nwc 177th, runs n118.8xw64.1xs100xe0.1 to beg, vacant; Edw A Meridan, Middletown, NJ, to Mary L Merdign, 642 W 158; Feb5; Feb25 '15 (R S $2.50). nom

Monticello av (*), es, 300 n Nelson av, 25x100; Bernard F McCarron to Patk Garrity, 107 E 102; Feb19; Feb25'15 (R S 50 cts). O C & 100

Mulford av (*), es, 675.1 n Libby, 50x 100; Bessie Dorschel, 1874 Mulford av, to Helen S Leube, 3011 Westchester av; mtg $2,000; Feb23; Feb24'15 (R S $2). nom

Mulford av (*), same prop; Helen S Leube to Bessie & Amanda H Borschel, 1874 Mulford av; mtg $2,000; Feb23; Feb 24'15 (R S $2). nom

Nelson av (11:2876), es, 135 n 174th, runs n50xe58.1xe58.1 to ws 174th xs50xw80.1 to beg, vacant; Geo Rosendale et al to Abel Hansen, Metuchen, NJ; CaG; mtg $3,850; July13'14; Feb19'15. nom

Nelson av (*), ns, 25 e Seton av, 25x 100 Sophie F Jessen to Marie C Nelson, 3 E 86; Mar30'01; Feb24'15. nom

Powell av, nwc Pugsley av, see Pugsley av, nwc Powell av.

Pugsley av (*), nwc Powell av, 108x 205; Martin Pletscher Constn Co to Erich Burkey, Bloomfield, Pa; mtg $7,500; Aug 11'14; Feb24'15.

St Peters av, 4710 (*), lot 25, map 63 lots Maclay av Realty Co; Edwin C Jones to Margt Kilduff, 557 Whitlock av; mtg $5,000; Feb23; Feb24'15 (R S $1). O C & 100

Southern blvd (11:3111), ws, 333.3 s 182d, 67.1x147.3x66x135.10, vacant; Carrie Gomprecht et al, heirs Lena & Mark Aronson, to Chas A Schrag, 2135 So blvd; mtg $7,000; Feb15; Feb25'15 (R S $3). O C & 100

Southern blvd (11:3111); same prop; Chas A Schrag to Henry Boschen, 2135 So blvd; ½ pt; mtg $5,000; Feb24; Feb25'15 (R S $1.50). O C & 100

Southern blvd, 2153 (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2, 5-sty bk tnt; Everitt Jackson, 18 E 57, to Kath A Kruger, 122 Schaeffer, Bklyn; mtg $33,500; Feb20; Feb25'15 (R S $10). O C & 100

Tinton av, 727 (10:2654), ws, 101.5 s 156th, runs s11.1xw13.5xnw35.9xne25xse6.6 xe13.9 to beg, reserving right & excepting right to pass over STRIP begins on Tinton av, ws, 101.5 s 156th, runs w13.9xn6.6xs35.5xe5 to beg, 4-sty bk tnt & strs; Jno J Silver, ref, to Herman C Kudlich, 119 W 57; Philip Waldheim, 840 Garden, Hoboken, NJ, & Francis Huesman, 1134 Garden, Hoboken, NJ, & EXRS Geo W L Freygang; FORECLOS Feb16; Feb19'15 (R S $9.50). **9,500**

Tinton av (10:2672), es, 125 s 168th, runs s1.9xe132.6xs3.8xw132.7 to av xn1.9 to beg; also PLOT begins 128.8 s 165th & 132.7 e Tinton av, runs w0.3xs15.6xe0.1xn15.6 to beg; Newbury D Lawton to Wm E Ritchie, 142 E 166; QC; Jan13'14; Feb25'15. nom

Unionport rd, ws, 104.3 s Van Nest av, see Unionport rd, ws, 78.2 s Van Nest av.

Unionport rd (*), ws, 78.2 s Van Nest av, 26.1x121.9x25x114.4; also UNIONPORT RD (*), ws, 104.3 s Van Nest av, 26.1x99.10x25x99.5; also GRAND AV (*), ns, 105.1 w Unionport rd, 25x100; Bronx Borough Bank to Kitchawan Realty Corpn, 1901 Bathgate av; mtg $18,000; Jan29; Feb24'15 (R S $12). **11,780**

Walker av (*), ns, 58.5 e Forest, 55x 100.2x55.4x100, except pt for West Farms rd; Christian Wilhelm, of Nesconset, LI, to Jas A Clynes, 202 16th, Jersey City, N J; mtg $3,000; Dec22'14; Feb19'15. O C & 100

Wales av, 524 (10:2581), es, 225 s 149th, 25x100, 4-stv bk tnt; Emma Aekermann, 524 Wales av, to Antonio Trezza, 283 Pleasant av; mtg $——; Feb19; Feb23'15 (R S 50 cts). nom

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Webster av, 1468-70 (11:2896), es, 62.6 s 171st, 37.6x97.1 to ws Mill Brook x37.6x95.7, 2-4-sty bk tnts; Fradk P Kistel to Cornelius Sullivan Jr, 1885 Cedar av; mtg $8,000; Feb19; Feb20'15 (R S 50 cts). 150

Webster av, ws, abt 100 s 197th, see Decatur av, 2730-6.

West Seofield av (*), ss, 300 w Main, 50 x108.4, City Island; Marx A Ruth Bush to Wm J Bush, 100 Chauncey av, New Rochelle, NY; mtg $4,000; Jan26'04; Feb 19'15. nom

3D av, 4277 (11:3014), ws, 280.8 s 179th, 27x100.6x27x99.6, 2-sty fr dwg; also 3D AV, 4273 (11:3044), ws, abt 108.2 n Marble, 54x 103.7x54x103.9, 3-sty fr dwg; L Napoleon Levy et al to Gertrude Kane, 454 W 151; LNS; Feb25'14; Feb20'15. nom

3D av, 4273, see 3 av, 4277.

Interior lot (10:2695), 100 w Dawson & abt 235 n 156th, —x —, being lot 5½ blk 2695 tax map, vacant; Bernard J Isecke, ref, to Wm Mehlich, 255 Kingsbridge rd E; FORECLOS transfer tax lien; Dec29'14; Feb5; Feb20'15 (R S 50 cts). 100

Lots 3 & 4 (*), blk 22, map Bruce-Brown Land Co; Grace Ackermann to Jno W Bartlett, 149 W 94; Feb13; Feb25'15. nom

Plot (11:3128), begins 125 s 181st & 104.5 w Vyse av, runs w20.7xs50xe19.5xn50 to beg, vacant; Mott Av Realty Co to Otto L Deibel, 505 E Houston; Feb17; Feb20'15 (R S 50 cts). 100

Plot (12:3267), begins at sec lot conveyed by Herriott to Weigel by deed recorded Jan18'83, runs n—xe— to pt 100 e Bway xs—xw— to beg; L F & Co, 44 Court, Bklyn, et al, to Caroline Weigel, 2490 Spuyten Duyvil rd; Feb16; Feb19'15 (R S 50 cts). nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

138TH st E, swc Alex av, see Alex av, swc 138.

160TH st, 692 E (10:2637), ss, 30.2 e Trinity av, runs e23.2xs75xw52.11 to es Trinity av xn25xe29.10xn50 to beg, 2-sty & b fr dwg; re dower; Fannie S wife Robt H Neville to Mary T Rennard, 77 E 56; Jan14; Feb19'15 nom

172D st E (11:2966), ws, 270 s Boston rd, 80x100, vacant; re mtg; Samuele Carucci et al, TRSTES, to Sole Realty & Constn Co; June3'14; Feb25'15. 500

Alexander av (9:2313), swc 138th; consent to erect station stairway; Edwin C Sharp & ano, individ & as EXRS Alex H Sharp & ano, to City N Y & ano; Jan9; Feb 20'15. nom

Cedar av, 1955 (11:3231), ws, 74.7 n 179th, 16.8x100.9, 2-sty bk dwg; re mtg; Fordmont Realty Co to Edson Bldg Co, 1957 Cedar av; Feb24; Feb25'15. O C & 100

Morris av (11:2795), es, 88.3 n 174th, 75x 85, vacant; re mtg; L Estelle Corner to Simpson Constn Co, 1506 So blvd; Feb17; Feb19'15. 3,750

Van Cortlandt Park So (12:3252), being land in bed of av in front of lots 562, 563 & 564, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City NY; Oct 27'14; Feb24'15. nom

3D av, 3206 (10:2620), es, 149.8 n 161st, 25.6x129.9x25.6x128.7; consent to 3d track; Franz Kahlenberg, 881 Brook av, to Manhattan Railway Co; mtg $12,500; Jan16; Feb24'15 (R S 50 cts). 127.65

3D av, 3206; consent to 3d track; Title Guar & Trust Co to same; Jan21; Feb24 '15. nom

3D av, 3709 (11:2911), ws, 57.10 n 179th, 27.8x93.4x27.6x91.7; consent to 3d track; Jno G Borgstede, 810 Hunts Point av, to Manhattan Railway Co; mtg $11,000; Feb 5; Feb19'15 (R S 50 cts). 138.50

3D av, 3709; consent to 3d track; Bowery Savgs Bank to same; Feb11; Feb19'15. nom

3D av, 3721 (11:2911), ws, 73.9 s St Pauls pl, 26.4x128x25.4x129.9; consent to 3d track; Saml Alles, 2991 3 av, to Manhattan Railway Co; mtg $8,000; Jan9; Feb19'15 (R S 50 cts). 131.60

3D av, 3721; consent to 3d track; Gertrude S Davis to same; Jan22; Feb19'15. nom

3D av (9:2374), ws, 123.9 s 152d, 0.10x 88.3; boundary line agmt; 2929-2933 3d Av Co, Lim (Inc), & 2923 3d Av Inc, with Domestic & Foreign Missionary Soc of The Protestant Episcopal Church in U S, & ano; Jan18; Feb25'15. nom

Parcel 2 (*) on damage map to open Pugsley av from McGraw av to Clasons Point rd; re mtg; N Y Catholic Protectory to City NY; Dec29'14; Feb24'15. nom

Parcel 40 (*), on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Katharina Gass to City NY; Dec21'14; Feb24'15. nom

Plot (12:3267), begins at sec lot conveyed by Herriott to Weigel by deed recorded Jan18'83, runs n—xe— to pt 100 e Bway xs—xw— to beg; re mtg; Minnie Stone, at Nanuet, NY, et al, to Caroline Weigel, 2490 Spuyten Duyvil rd; Feb16; Feb19'15. 100

LEASES.

Borough of Manhattan.

FEB. 19, 20, 22, 23, 24 & 25.

Broome st, 236 (2:409), all; Regina Gross, 169 Stockton, Bklyn, to Max Schwerstein, 39 Attorney; 5yf Apr1; Feb25'15. 1,980

Catharine st, 76 (1:252), all; Angelo Braccio to Maria Macerata, 100 Madison; 5yf Mar1; 5y ren; Feb25'15. 1,500

Catharine st, 76 (1:252); asn Ls; Fred Garone & ano to Angelo Braccio, 30 Mulberry; Feb20; Feb25'15. nom

Christopher st, 118 (2:588), all; San Felese Realty Co, 143 Sullivan, to Raffaele Cillizzi, 65 or 67 Thompson; 5yf Feb1; Feb23'15. 2,280

Columbia st, 102-4 (2:334), the east str & b; Meyer Schwartzrich to Rocco & Jas Ambrose, 134 Columbia; 5yf May1; Feb25 '15. 360

Delancey st, 25 (2:419), cor str & adj str & b on Chrystie; Jacob B Wagner to American Tobacco Co, 111 5 av; 3yf May1; Feb25'15. 2,160

Division st, 223, see East Bway, 234.

East Broadway, 234; also DIVISION ST, 223 (1:286), all; American Savgs Bank, 115 W 42, to Nathan Mondschein, 1113 Prospect av, Bronx; 10y & 10 days f Feb19; Feb23 '15. 1,800

Franklin st, 178-80 (1:187); consent to asn Ls & mtgs thereon; St Marks Church in the Bowery to Saml Kaufman, 313 E 116, & ano; Jan6'14; Feb20'15. ——

Grand st, 393 (1:313), str & b; Jacob Bernstein to Herman B Bauman, 40x Grand; 3yf May1; Feb23'15. 2,300

Houston st, 245 E (2:355), str & b; also NORFOLK ST, 190, str & 3 rooms on 2d fl; Jno M Roesch to Saml Precker, 190 Norfolk; 3yf May1; Feb20'15. 1,800

Norfolk st, 190, see Houston, 245 E.

Orchard st, 21 (1:299), all; Louis Dansky to Alex Cohen, 35 W 110, et al, firm Cohen Bros & Tarasinsky; 10yf May1; Feb 19'15. 2,400

Park pl, 40 (1:123), str fl, 23x78; Wm P Douglas to Max Grose, 1361 Intervale av, & Chas E Schnall, 1364 5 av; 5yf May1; Feb24'15. 1,500

Prince st, 23 (2:508), e str; Chas R Faruolo to Vincent Montalto, 23 Prince; 3yf Feb1; Feb19'15. 720

Willett st, 58 (2:338), 2d fl; Rachel Seiden, 252 Graham av, Bklyn, to Ahawath Achim Anshe Krakow & Galizien, a corpn, 58 Willett; 10 mos from July1'14, option of ren; Feb25'15. 420

5TH st, 619 E (2:388), apt 2 of 5 rooms, & apt 4, of 3 rooms, on ground fl; Herman Bauman to Israel Fleiss, 619 E 5; 5 1-12yf Apr1'14; Feb23'15. 786

9TH st, 238 E (2:464), all; Louise W Knecht to Franziska Dauer, 238 E 9; 4yf May1'12; re-recorded from Apr12'11; Feb20 '15, with ext Ls for 4y until May1'20. 1,740

11TH st, 335 E (2:453), all; Giuseppe Ferri, 335 E 11, & ano to Antonietta Donzelli, 334 E 11; 4½yf Nov1'14; Feb24'15. 1,320

11TH st, 335 E; asn Ls; Antonietta Donzelli to Luigi Donzelli, 334 E 11; Feb20; Feb24'15. nom

16TH st, 426 E (3:947); asn Ls; Adeline Bohlen, widow, 426 E 16, to Chas J F Bohlen, 2876 Briggs av, Bronx; Feb20'15. nom

18TH st, 627-47 E (3:986), ns, 388 e Av B, runs n— to ss 19th (Nos 626-8) xe100 to ws Exterior xs— to 18th xw259.10 to beg, all except pt taken by city; Augustus N Hand & ano, TRSTEES, with J no U Brookman, to Carroll Box & Lumber Co, 627 E 18; 10yf Apr1; Feb19'15. taxes &c & gold 6,000

19TH st, 626-8 E, see 18th, 627-47 E.

22D st, 12-16 E (3:850), str & b; Brunswick Realty Co to Andw McLean Co, a corpn, 5yf Feb1; 5yren at $6,000; Feb24'15. 5,000 & 5,500

24TH st, 464 W (3:721), asn Ls; Ellen A Wood of Brooklyn, to Geo W Godward of N Y; Sept28'08; Feb20'15. nom

33D st E, see Madison av, see Madison av, 167.

37TH st, 353-5 W (3:761), all; Hermitage Co to Jos Stern, 906 E 173; 10yf Mar1; Feb 25'15. 5,000 & 5,300

37TH st, 438-48 W (3:734), front half of 10th fl or 9th loft; Elise T Underhill of South Orange, NJ, to Harry F Palmer, 74 Marion av, Rockville Centre, LI et al, firm Palmer & Oliver, 64 Fulton, NY; 5yf May 1; Feb24'15. 2,000

W 39TH st pier (3:665), portion of ss, being 765 e from outer end of pier & extdg e 175 ft; City N Y by Commr of Docks to Joseph Stern & Sons, Inc, foot W 40; 10yf Apr1'14; Feb19'15. 2,310

40TH st, 637-41 W (4:1088), ns, 525 w 11 av, 75x98.9, all; David Shannon Co to David Shannon Sons Co, both at 637 W 40; 6yf May1; Feb24'15. Rental due to N Y Stock Yard Co & ano; also taxes, &c, & 6,000

45TH st, 55 W (5:1261), 1st str fl, contains 1,200 sq ft, also 40% of rear b; Alt Realty Co to Alex Thern, 698 Eagle av, Bronx; 5yf May1; 5yren at $3,500; Feb24 '15. 3,000 & 3,250

47TH st, 13 E (5:1283), all; Richd P Lydon EXR Mary L Eddy to Wm P Buckner, 24 Rockland av, Yonkers, NY; 20 2-12y & 20 days f Feb15; Feb20'15. net 5,000 & 6,000

47TH st, 13 E (5:1283), ns, 144.10 w Mad av, 25x100, all; Titus E Eddy et al, EXRS &c Mary L Eddy, to Ralph Lowenbein, at Rockville Centre, LI; 20yf May1; Feb23'15. taxes &c & 5,750

59TH st E (5:1394), nec Park av; asn Ls recorded Apr15, 1890; Alex Y Engle, individ & ADMR Mary A Pringle, decd, Eatontown, NJ, to Wilmurt Realty Co, 52 Bway; AT; confirmation asn Ls; Jan14'07; Feb24'15. nom

102D st, 320 E (6:1673), all; Herman & Jno Ahrns, 1851 2 av, to Guiseppe Lovaglio, 2247 1 av; 5yf Dec1'14; Feb24'15. 1,320 & 1,400

110TH st, 55 E (6:1616), e str & 4 rooms, storage room & b; Mendel Hirsch, 55 E 110, to Phillip Zimmerman, 55 E 110; 3yf May1'14; Feb19'15. 732

127TH st, 103 W (7:1912), all; Marie Mundorff to Harry Sacks, 1567 Fulton av, Bronx, & ano; 5yf Jan1; Feb20'15. 5,400

179TH st W, nwc St Nicholas av, see St Nicholas av, 1383.

Av B, 44 (2:399), str & b; Hermina & Harry Abend to Jonas Shimel, 156 Allen; 5yf Mar1; Feb25'15. 2,400

Broadway (4:1025), nec 53d, 101x112.2x 100.5x101.7; certf as to consent to cancellation & satisfaction of agmt under Ls recorded May12'14; Lee A Agnew with Hopphar Co, 110 W 40, Isaac A Hopper Inc & Walter F Hopper, individ; Feb23; Feb25 '15. ——

Madison av, 167 (3:862), sec 33d, cor str; Madison Grant, TRSTE will De Forest Manice, 22 E 49, to Isaac & Hy Wallach, firm Wallach Bros, 233 Main, New Rochelle, NY; 4 11-12yf Nov1'14; Feb19'15. 1,700 to 2,000

Park av, nec 59th, see 59th E, nec Park av.

St Nicholas av, 1383 (8:2162), nwc 179th, space in str, contains 120 sq ft; Alphonse Andre & Co, 884 Col av, to Jno Acompara, 2515 Ams av; 5yf Oct1'14; Feb24'15. 1,200

2D av, 1643 (5:1531), ws, 25 n 85th, str fl, c & 2d fl; Theresa Metzger to Fritz Doerrhoefer, 1643 2 av; 5yf May1'12; Feb 24'15. 1,536

2D av, 1982 (6:1673), 8 rooms on 2d fl; Bertha S Wilkus, 18 Jumel ter, to Morris Altman, 300 E 102; from Mar1'15 to Oct1 '20; Feb23'15. 336

2D av, 1982; agmt modifying Ls dated Oct3'10; same with same; Febs; Feb23'15. nom

5TH av, 150 (3:821), str contains 1,600 sq ft, also room in rear contains 1,280 sq ft; Methodist Book Concern & ano to Harry Wolpin, 145 2 av, & Morris Gershvin, 91 2 av; 7½yf May1'13 & 7½yren; Feb24'15. 4,625

5TH av, 150 (3:821), swc 20th, str 1,600 sq ft, also room in rear containing 1,280 sq ft; Harry Wolpin & ano to Lillian Siegman, 2 E 120; from Jan15'15 to Apr30'28; Feb23 '15. 4,625

5TH av, 313 (3:861), es, 28.9 s 32d, 28x 150, all, with right of way over 18 ft. strip to 32d; El-El Co, 258 Bway, to Mason & Hamlin Co, 492 Boylston, Boston, Mass; 2yf Jan15; Feb19'15. taxes &c & 12,500

5TH av, 586 (5:1263), ws, 77.5 n 47th, 23 x100, all; David Lowenbein, individ et al EXRS, &c, Morris Lowenbein to Peck & Peck, a corpn, 11 10-12yf Apr1; Feb20'15. taxes, &c, & 25,000

6TH av, 384-6 (3:825), str & b; Hy M Baker of Noroton, Conn, to Louis & Harry Kaplan, 331 W 27; 10yf May15; 5yren; Feb 20'15. 5,500

6TH av, 695 (3:815), 3 firs above ground fl; Demetrios Karagiauis to Christ Antoniu, 695 6 av; 5yf Feb1; Feb19'15. 2,700

7TH av, 296 (3:776), all; Rudolph Lagai, 353 W 29, to Benj Adler, 307 7 av; 10yf May1; Feb25'15. 2,400

7TH av, 2525-7 (7:2015), all; Chas Coster, 51 Chambers, receiver in action of Central Trust Co of NY, plff, vs Fleischmann Realty Co et al, defts, to Wm F Reilly, 2529 7 av; 1yf Mar1; Feb19'15. 3,750

7TH av, 2533-5 (7:2015), all; Chas Coster, 51 Chambers, as RECEIVER in action; Central Trust Co, plff, vs Fleischmann Realty Co et al, defts, to Wm Reilly, 2529 7 av; 1yf Mar1; Feb20'15. 3,750

8TH av, 783 (4:1038), 2d & 3d floors; Kath Lindemann to Hy S & Joe Leung, 783 8 av; 4 5-12yf May1'14; Feb24'15. 960 & 1,020

8TH av, 944 (4:1027), str fl & pt b; Jacob Michaels to Jos Ryan, 47 W 63; 10yf Nov 1'14; Feb19'15. 2,000 to 2,400

9TH av, 212 (3:747), all; Wm S Bruns, 251 Kingsbridge rd E, to Edw Crommelin, 212 9 av; ½ pt; AT; mtg $10,000; Apr30'14; Feb20'15. nom

10TH av, 98 (3:714); asn Ls; Cornelius J Sullivan et al to Patk Coughlin, 142 E 48, & Jno Ryan, 515 Lex av; Feb23; Feb24'15. nom

11TH av, 132 (3:692), that part of stores of saloon & restaurant & being 47 on 11 av & entire front on 21st; Saml & Geo Holober to Jno J Kennedy, 132 11 av; from May1 to July1'24; Feb20'15. 480 to 600

LEASES.

Borough of the Bronx.

Beck st, 829-35 (10:2710); asn Ls; Jos Levy & ano to Benj Rechson, 70 E 99; Dec30'14; Feb25'15. 2,133.34

Garfield st, swc Morris Park av, see Morris Park av, 592.

Seabury pl, 1468 (11:2996-2977), all; Vincenzo Ursone & ano to Moses Radin, 58 E 118; 4yf Sept1'14; Feb20'15. 3,700

148TH st, 256 E (9:2336), all; Lucia Holding Co to Lucia Bollella, 256 E 148; 10yf Feb1; Feb25'15. 600 & 720

148TH st, 256 E; asn Ls; Lucia Bollella to Ebling Brewing Co, 760 St Anns av; Feb3; Feb25'15. nom

161ST st, 821-821 (?) E (10:2677), probable error; Jno H Boschen to M W Zipkin, 850 Longwood av & ano; 5yf Mar1; Feb 23'15. 432

Bathgate av, 1789 (11:2916), all; Macy Constn Co to Bernard Crausman, 1353 Intervale av; 5yf Jan1; Feb20'15. 6,500

Bathgate av, swc Tremont av, see Tremont av, 490 E.

Morris av, 580 (9:2440), north str; Mary Connelly to Gaetano Di Figlio, 591 Morris av; 5yf Mar1; Feb24'15. 600

Morris Park av, 592 (*), swc Garfield, str; Maria Farago to Frank Finkelstein, 592 Morris Park av; 5¼yf Feb1; Feb25'15. 480

Tremont av, 425 (11:3027), str; Bronx Safe Deposit Co to Saml Fox, 1950 Wash av; 6yf May1'11; Feb19'15. 1,300 to 1,800

Tremont av, 490 E (11:2918), swc Bathgate av, str & c; F L Schultz to Wm Isemann, 490 Tremont av E; 5yf May1; Feb 25'15.

Trinity av, 757 (10:2629), all; Jacob Dieter to Moses Radin, 58 E 118; 3yf Dec1 '14; Feb20'15. 2,400 to 2,400

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MORTGAGES.

Borough of Manhattan.

FEB. 19, 20, 23, 24 & 25.

Beekman pl, 37 (5:1862), es, 20.5 s 51st, 20x100. PM, Feb19'15; due Mar1'20, 5½; Marcus Schlossman, 208 E 34, to Celia Minzesheimer, 37 Beekman pl. 10,000

Beekman pl, 37; PM; pr mtg $10,000; Feb19'15, due Mar1'19,6%; same to same. 4,000

Cathedral Pkway (6:1594), ns, 700 e Lenox av, 50x100, leasehold, June'911; Feb 23'15, due & int as per bond; Aaron Rosenstein to Louis W Morrison, 2 E 45. 10,000

Delancey st, 85-7, see Orchard, 102-4.

Division st, 265 (1:287); ext of mtg for $5,000 to Feb25'18, 5%; Feb25'15; Morland Mtg Co with Jennie Barth, 265 Division. nom

Division st, 265 (1:287), ss, 107.2 w Gouverneur, 20.6x42.7, pr mtg $5,000; Feb25'15; 2y6%; Jennie Barth, 265 Division, to Miriam E Davis, 1217 Jones, San Francisco, Cal. 1,500

Essex st, 104 (2:353), es, 108 n Delancey, 21x100.3x29.1x irreg; also ESSEX ST, 106, es, 250 s Rivington, 21x100; ext of mtg for $14,300 to Feb29'18, 6%; pr mtg $——; Feb 18; Feb20'15; Jacob Shevell with Morris Cohen, 104 Essex. nom

Essex st, 106, see Essex, 104.

Essex st, 131, see Rivington, 114.

Grand st, 203-203½ (1:237); also MOTT ST, 145-9; ext of mtg for $62,000 to Feb 17'18, 5%; Feb15; Feb19'15; Michl Del Papa, 827 Canal, St Elmira, NY, with Soc for the Relief of Destitute Children of Seamen, 90 Front. nom

Houston st, 503 E (2:325), ss, 60 w Mangin, 20x75; PM; Feb11; Feb23'15; due Jan 1'20, 5%; Adolf Mahler, of Bklyn, to Lewis S Goebel, 338 W 87. 1,750

Houston st, 503 E; PM; Feb11; Feb23 '15; due Jan1'20, 5%; same to same. 5,000

Lawrence st, 46, see Manhattan, 49.

Manhattan st, 49; also LAWRENCE ST 46 (7:1866); ext of mtg for $20,000 to Feb24 '20, 5%; Feb24'15; Emigrant Indust Savgs Bank with Cushman's Sons, Inc, 49 Manhattan. nom

Mott st, 145-9, see Grand, 203-203½.

Orchard st, 102-4 (2:409), sec Delancey (Nos 85-7). 61.8x87.6x61.10x87.6; pr mtg $——; Feb24; Feb25'15; installs of $500 each quarterly, 6%; Elterman Realty Co, 104-6 Orchard, to Alfred Hahn, 1219 Mad av. 2,255

Ridge st, 89 (2:343), ws, 127.11 s Rivington, 25x75; Feb25'15; 3y5%; Lazarus Levy, 18 W 115, to Jas Buchanan, of Plainfield, NJ, & ano, trstes Edw J C Atterbury. 15,000

Rivington st, 114 (2:411), nwc Essex (No 131); ext of mtg for $15,000 to Dec15'17, 6%; pr mtg $——; Apr26'11; Feb19'15; Jno Hassall with Abr Siegel, 31 W 95. nom

Rivington st, 114 (2:411), nwc Essex (No 131); ext of mtg for $15,000 to Dec15'27, 6%; pr mtg $42,500; Feb18; Feb19'15; Jno Hassall with Abr Siegel, 31 W 95. nom

Sheriff st, 97-9 (2:339); ext of mtg for $29,500 to Apr3'15; Feb28; Feb19'15; Agnes Michaelsen & Edw De Witt, exrs Mary C Smith, with Saml Michalisky, 43 Gouverneur. nom

Stanton st, 233 (2:339); ext of mtg for $18,000 to Apr1'18, 5%; Feb16; Feb25'15; Jos Gold & Morris Bass with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

Sullivan st, 63 (2:489); ext of mtg for $15,000 to Feb18'18, 5%; Feb18; Feb19'15; Emigrant Indust Savgs Bank with Domenico Rovegno, 105 York av, New Brighton, B of R. nom

Sullivan st, 67 (2:489); ext of mtg for $15,000 to Feb18'18, 5%; Feb18; Feb19'15; Emigrant Indust Savgs Bank with Louis Rovegno, 67 Sullivan. nom

Thomas st, 49 (misc); consent of stockholders to mtg for $2,000 on machinery, &c; Feb17; Feb19'15; Storfer & Co, Inc, to New Star Contracting Co. ——

2D st, 240 E (2:385); ext of mtg for $29,000 to Mar1'18, 5%; Feb9; Feb25'15; Marie L de Florez to Celia Jokinsky, 61 Jefferson. nom

2D st, 260-2 E, see Av C, 14-6.

11TH st, 217 E (2:467), ns, 217.3 e 3 av, 13.1x100; ext of mtg for $6,000 to Oct26'18, 5%; Feb15; Feb25'15; Ursula & Eleanor Paret of Essex Fells, NJ, with Jos Smith Realty Co. nom

12TH st, 82-4 W (2:575), ss, 65.6 w 5 av, runs e43.4xs103.3xw39.9xn16.4xnw3.7xn 8.8 to beg, except strip on ws & a line0.4 e therefrom x full depth of lot; PM; Feb 24'15; 5½%; Bertha Cohen, of Bronx, to Wilson M Powell, 490 West End av, & ano, trstes will Francis H Macy. 65,000

17TH st, 17-9 W (6:848), ns, 280 w 5 av, 75.9x92; PM; pr mtg $185,000; Feb18; Feb19'15; due & int as per bond; West 82d St Realty Co, 355 West End av, to Cora S Morse, at Winchester, NH. 5,000

21ST st W, nwc 5 av, see 5 av, 160.

23D st, 121 E (3:879), ns, 240.6 e 4 av, 28x110; ext of mtg for $78,000 to Feb10'18, 5%; Feb17; Feb20'15; Bklyn Savgs Bank, 141 Clermont, Bklyn, with Brookside Realty Co, 51 Chambers. nom

23D st, 310 W, see 8 av, 259.

24TH st, 331 E (3:930) ext of mtg for $15,000 to Mar29'18, 5%; Feb17; Feb19'15; Ella A Milligan & ano, exrs Ellen Brady, with Abr Goldsmith, 50 W 75, & ano, trstes Saml Schaelle. nom

25TH st, 406-8 E (3:956), ss, 112 e 1 av, 38x98.9; pr mtg $15,000; Feb25'15; due & int as per bond; Zinman Realty Co, Inc, to Jake Zinman, 1176 Park av. 3,000

25TH st, 406-8 E; certf as to mtg for $3,000; Feb25'15; same to same. ——

29TH st, 153 E (3:885); ext of mtg for $17,000 to Feb20'18, 5%; Feb20; Feb22'15; Clara L Devoe, 310 E 18, with Emigrant Indust Savgs Bank. nom

29TH st, 153 E (3:885), ns, 95 w 3 av, 25 x98.9; Feb20'15; 3y5%; Clara L De Voe to Emigrant Indust Savgs Bank. 3,500

34TH st, 41 W (3:836); ext of mtg for $100,000 to Feb1'16, 4½%; Feb23'15, Wm A Haughton, 70 W 82, & Mortimer M Lee, 7 Fairfield av, So Norfolk, Conn, firm Haughton & Lee, with The 34th St Safe Deposit Co, 41 W 34. nom

38TH st, 270 (170) W (3:787), ss, 116.8 e 8 av, —x—; ext of mtg for $10,000 to Feb 14'18, 5%; Jan25; Feb24'15; Frank A Butler with St Mary's Free Hospital for Children, 405 W 34. nom

40TH st, 147 W (4:993), ns, 60 e 7 av, 20 x98.9, Feb23, Feb25'15; 1y6%; Mary M E, Zoe O & Cyprian L Deane & Camille D Power to Moses Packard, 270 Riverside dr, & Nathan J Packard, 411 West End av. 2,500

40TH st, 407 W (4:1050), ns, 150 w 9 av, 25x98.9; Feb23'15; 1y5%; Louisa O'Connell to German Savgs Bank, 157 4 av. 2,000

47TH st, 132 E (5:1301), ss, 105 e Lex av, 20x100.5; Feb25'15; 5y5%; Susie Rasloch, 132 E 47, to Hermann Ewers, 12 4th, Weehawken, NJ. 15,000

50TH st, 309 W (4:1041), ns, 137.6 w 8 av, 19.2x100.5; Feb25'15; 3y5%; Wm J Cregan, of Richmond Hill, B of Q, to Emigrant Indust Savgs Bank. 4,000

50TH st, 507-13 W (4:1079), ns, 100 w 10 av, 100x100.5; PM; Feb5; Feb20'15; 1y5%; Directors Investment Co, 231 Av C, Bayonne, NJ, to City Bank of Bayonne, 474 Av C, Bayonne, NJ. 45,000

55TH st, 13-7 W (5:1271), ns, 200 w 5 av, 75x100.5; bldg loan; Feb19'15; due Sept 1'20, 6% until completion, & then 5½%; B A & L Realty Co, 56 W 45, to Met Life Ins Co, Mad av. 310,000

55TH st, 13-7 W; certf as to mtg for $310,000; Feb19'15; same to same. ——

55TH st, 13-7 W; PM; pr mtg $310,000; Feb19'15; 3y6%; same to Baltimore Realty Co, care Anderson & Anderson, 15 Broad. 75,000

56TH st, 156 E (5:1310), ss, 161.8 w 3 av, 16.8x100.5; pr mtg $10,000; July15'02; Feb 19'15; due Aug1'19— (?) yr omitted meant for yr 1905, 6%; Barbara J Bonn to Eliz McGovern, both of NY. 2,395

62D st, 134½ E, see Lex av, 802.

63D st, 158 E (5:1397), ss, 202 w 3 av, 16x104.2x16x103.5; Feb25'15; due & int as per bond; F Livingston Pell to Lawyers Mtg Co. 17,000

67TH st, 37 E (5:1382), ns, 150 e Madison av, 25x100.5; Feb19; Feb20'15; due Mar 1'20, 5%; Mary D Steers to St Luke's Hospital, at Ams av & 113th. 60,000

71ST st, 154 E (5:1405), ss, 272.6 w 3 av, 20x100.5 PM; Feb10; Feb20'15; 3y5%; Adele Kneeland to Fredk Orth, 45 W 35, exr Wm Orth. 15,000

71ST st, 246 E (5:1425); ext of mtg for $8,000 to Feb23'18, 5%; Feb23'15; Emigrant Indust Savgs Bank with Jos Mostchnick, 226 E 71. nom

76TH st, 122-38 W (4:1147), ss, 243 w Col av, 112x102.2; Feb20; Feb25'15; due & int as per bond; St Andrews Methodist Episcopal Church to Title Guar & Trust Co. 25,000

77TH st, 309 W (4:1186); ext of mtg for $25,000 to Mar2'18, 5%; Feb15; Feb25'15; The Butler Estates, 142 W 21, with Edw Hilson, Hotel Ansonia, Bway & 73d. nom

79TH st, 213 W (4:1227), ns, 183 w Ams av, 17x102.2; pr mtg $18,000; Feb24'15; 1y 6%; Clara B, wife Chas T Bauer, to Mabel L Costello, 850 7 av. 3,000

80TH st, 71 E (5:1493), ns, 60.6 w Park av, —x—; ext of mtg for $25,000 to Feb 17'18, 5%; Feb17; Feb20'15; Benj F Einstein with Bowery Savgs Bank, 128 Bowery. nom

80TH st, 420 E (5:1559), ss, 277 w Av A, 26x102.2; PM; Feb1; Feb24'15; due & int as per bond; Anna Weisel, 202 Franklin, Bklyn, to Jos Urban, 409 E 71. 9,000

80TH st, 420 E; pr mtg $9,000; Feb1; Feb24'15; 3y6%; same to Isaac Musliner, 215 W 98, exr Peter Baus. 2,000

83D st, 268 W, see West End av, 472.

84TH st, 355 W (4:1246), ns, 517 w West End av, 16x102.2; pr mtg $15,000; Feb24 '15; due & int as per bond; Ruth Drucker, 355 W 84, to Clarence S McKune, 5 E 42. 4,100

86TH st, 340-6 W (4:1247), ss, 100 e Riverside dr, 100x102.2; pr mtg $400,000; Dec1'14; Feb25'15; due June1'19, 6%; Realty & Commercial Co to Richd E Thibaut, 166 W 86. 31,000

86TH st, 340-6 W; certf as to mtg for $31,000; Dec1'14; Feb25'15; same to same. ——

88TH st, 300 W, see West End av, nws, at sws 88.

103D st, 320 E (6:1674), ss, 287.6 e 2 av, 37.6x100.11; PM; Feb25'15; due & int as per bond; Arthur D Cahn, 160 W 122, to Lawrence Mtg Co. 24,000

105TH st, 208-10 E (6:1654), ss, 328 e 3 av, 36x100.11 pr mtg $28,000; Feb19; Feb 24'15; due May1'18 or sooner, 6%; Max Eigen to Mabel S Schreiner, 490 West End av. 2,200

107TH st, 221-5 W (7:1877), ns, 200, 225 & 250 w Ams av, 3 lots, ea 25x100.11; 3 ext of mtgs for $21,000 ea to Feb20'20, 5%; Feb25; Feb25'15; Lawyers Title Ins & Trust Co with Mary J Mock, 200 W 101. nom

106TH st, 68 W (7:1841), ss, 100 e Col av, 25x100.11; Mar13'08; Feb19'15; due Mar 13'09, 5%; Louisa S, wife Edw K Van Winkle, of Manhattan, & Emily W Scott, of Ipswich, to Jno J Cadwalader. 3,000

107TH st, 67 W (7:1843), ns, 137.6 e Col av, 37x100.4; ext of mtg for $30,000 to Nov 27'17, 5½%; Feb9; Feb24'15; Jennie & Louis Bloch with Hy Sidenberg, 14 W 51, & ano, exrs Henrietta Sidenberg. nom

111TH st, 21 E (6:1617), ns, 225 e 5 av, 20x100.11; ext of mtg for $7,500 to May25 '18, 5%; Feb19; Feb20'15; Annie C Ergens with Abr Libman, 21 E 111. nom

115TH st, 424 E (6:1708), ss, 245 e 1 av, 25x100.10; pr mtg $9,500; Jan4; Feb19'15; 3y6%; Vincenzo Grosso to Marta Miele, 407 E 118. 2,000

118TH st, 221 E (6:1783), ns, 343.4 w 2 av, 16.8x100.11; PM; Feb23; Feb25'15; due & int as per bond; Filomena De Respiris to Lawyers Mtg Co. 4,000

118TH st, 531-3 E (6:1815); ext of mtg for $13,500 to Jan1'18, 5½%; Feb19; Feb 20'15; Stephen & Emma Stronczer with Union Trust Co of N Y, 80 Bway. nom

122D st, 450-6 E (6:1809), ss, 50 w Pleasant av, 25x50.5; Feb15; Feb19'15; 3y 6%; Valentyna Zaworska to Anna E Snyder, 216 W 88. 2,000

127TH st, 221 W (7:1933), ns, 180.6 w 7 av, 15x99.11; pr mtg $4,500; Feb18; Feb 19'15; due & int as per bond; Mary Olmsted to Caroline A Wheeler, 1824 Arthur av, Bronx. 1,100

136TH st, 607-9 W (7:2002); ext of mtg for $45,000 to Dec1'19, 5%; Jan29; Feb20 '15; Walter S Gurnee et al, trstes for E Norman Scott, will Walter S Gurnee, deed, with Benj F Curtis, at Scarborough-on-Hudson, NY. nom

141ST st, 351 W (7:2051); ext of mtg for $28,000 to Feb19'18, 5½%; Feb19; Feb 20'15; Isidore Essenfeld, 231 E 11, with 111th St Constn Corpn. nom

148TH st, 242-4 W (7:2033); ext of mtg for $28,000 to Feb19'18, 5%; Feb19; Feb25 '15; Mary C & Jos H McGuire, at New Rochelle, NY, & ano, with Isaac A Samuels, 166 W 121. nom

151ST st, 502-4 W (7:2082), ss, 100 w Ams av, 75x99.11; PM; pr mtg $102,500; Feb1; Feb24'15; due & int as per bond; E M A Holding Co to Realty & Commercial Co, 30 Church. 4,250

179TH st W, sec Ft Washington av, see Ft Washington av, sec 179.

182D st, 605 W (8:2165); agmt as to ownership of bond & mtg for $39,000; Feb 8; Feb20'15; Geo Eberhardt, 508 W 168, with Columbia Trust Co, 60 Bway, trste will Geo W Crossman for Georgia Crossman. nom

Av C, 14-6 (2:372), nec 2d (Nos 260-2). runs n40xe44.2xn0.2xe9.9xn20xe26xs20xw5x s40 to ns 2d xw75 to beg; pr mtg $65,000; Feb24; Feb25'15; due Oct27'18, 6%; Sol Tenebaum, 222 Henry, to Israel & Saml Simon, 444 Grand. 5,500

Av C, 201 (2:395); ext of mtg for $11,500 to July1'20, 5%; July30'14; Feb25'15; Rudolph Seldner of Bklyn, exr Amalie Seldner, with David Aronson, NY. nom

Av C, 202 (2:382); ext of mtg for $11,000 to July1'20, 5%; July30'14; Feb25'15; Rudolph Seldner, exr Amalie Seldner, with David Aronson, NY. nom

Amsterdam av, 1650 (7:2073), ws, 49.11 s 142d, 25x100; Feb20'15; 5y5%; Henrietta Stern to Alfred Steckler, 120 W 77. 25,000

Broadway, 2824 (7:1881), es, 35 n 109th, 36.10x125 Feb23; Feb24'15; due & int as per bond; Geo L Slawson, of Greenwich, Conn, & Fred G Hobbs, NY, to Union Dime Savgs Bank, 701 6 av. 65,000

Columbus av, 973 (7:1843); ext of mtg for $25,000 to May26'18, 5%; Feb19'15; Womans Hospital in State NY with Nancy J Kennard, 205 W 147. nom

Fort Washington av (8:2176), sec 179th, 92.7x129.1x92.6x125; PM; pr mtg $180,000; Feb24; Feb25'15; due Mar1'18, 6%; Halton Realty Co to Henry Morgenthau Co, 30 E 42. 12,500

Lexington av, 802 (5:1396), swc 62d (No 134½), 25.5x75; Feb24'15; 4y4½%; Arthur Newman, 577 Bway, Paterson, NJ, to Julia R Ballerstein, 525 West End av, trste Raphael Ballerstein. 27,000

Manhattan av, 124 (7:1841), es, 34.3 n 105th, 17x70; PM; Feb18; Feb19'15; due Mar1'20 or sooner, 5%; Marie D'Halluin to Jennie E Tack, 830 North av, Rochester, NY. 8,000

West End av (4:1249), nws, at sws 88th (No 300), 100.8x100; PM; Feb23; Feb24'15; due Oct1'16, 4½ & 5%; Paterno Constn Co to Grace M Bruning, 145 Hancock, Bklyn, et al. 55,000

West End av, 472 (4:1230), sec 83d (No 268), 102.2x100; ext of mtg for $150,000 to Feb1'18, 5%; Jan20; Feb24'15; Bankers Trust Co, 16 Wall, trstee will Oliver S Carter, with Eliz K Hosford, 144 Atlantic av, Middletown, NJ. nom

1ST av, 1288 (5:1464); ext of mtg for $26,000 to Feb10'20, 5%; Feb18; Feb25'15; Fanny Schwarz, 165 E 64, with David Goodman, 336 E 67, & ano. nom

1ST av, 1682 (5:1567); sal Ls; Feb17; Feb19'15; demand, 6%; Chas Grill, 225 W 143, to Henry Elias Brewing Co, 403 E 54. 5,000

1ST av, 2072 (6:1701); ext of mtg for $21,000 to Feb1'18, 5%; Feb23; Feb24'15; East River Savgs Instn, 293 Bway, with Michele G Pasca, 2072 1 av. nom

2D av, 1643 (5:1531); sal Ls; Feb23; Feb 24'15; demand, 6%; Jno Kaiser to Jacob Ruppert, a corpn, 1639 3 av. 2,000

3D av, 2072-80 (6:1641); ext of mtg for $12,000 to Feb23'18, 5%; Feb23; Feb25'15; Mary E Jones, at Coldspring, LI, with Union Trust Co of NY, 80 Bway. nom

5TH av, 160 (3:823), swc 21st, —x—; agmt that int shall be 6% hereafter on mtg for $850,000, Feb10; Feb23'15; Title Guar & Trust Co with Hudson Realty Co & 21st St & 5th Av Corpn. 100

5TH av, 259 (3:746), swc 23d (Nos 310); leasehold; Feb16; Feb24'15; demand, 6%; Lewis W Wheeler & Ernest E Douglas to Geo Ehret, 1197 Park av. 1,000

5TH av, 944 (4:1027); sal Ls; Feb4; Feb 19'15; demand, 6%; Jos Ryan to Geo Ehret, 1197 Park av. 3,000

8TH av, 2126 (7:1830); ext of mtg for $15,000 to Jan28'18, 5%; Feb4; Feb24'15; Bankers Trust Co, 16 Wall, trste Kate P Warden, with Florence B D Reynolds, 40 E 40, & ano, exrs &c of Lizzie M Dike. nom

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10TH av, 98 (3:714); leasehold; pr mtg $8,000; Feb23; Feb24'15; due & int as per bond; Patk Coughlin, 515 Lex av, & Jno Ryan, 142 E 48, to Melville H Bearns, 55 Joralemon, Bklyn. 1,000

10TH av, 98 (3:714); leasehold; Feb23; Feb24'15; demand, 6%; Jno Ryan & Patk Coughlin to Geo Ehret, 1197 Park av. 8,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Central av (Bklyn), nwc Stockholm, 100 x250; certf as to mtg for $124,000; Feb19; Feb23'15; 250 Pacific St, Inc, to Lawyers Mtg Co. ——

Eastern Pkway (Bklyn), ss, 140 w Bklyn av, 40x120.7; certf as to mtgs for $12,500; Feb6; Feb23'15; Wenonah Realty Co, Inc, to Sophronia P Wisner, 452 Washington av, Bklyn, & ano. ——

Assign int to ext of $2,500 in estate of Jason Rogers, decd, to secure legal services, &c; Feb13; Feb19'15; due & int as per agmt; Thos Rogers, 987 Forest av, Bronx, to Paul C King, 60 State, Boston, Mass, & Edw B Boise, 71 Bway, NY. nom

Chattel mtg (miscl)); certf as to note or mtg for $6,000; Feb17; Feb20'15; Mutual Auto Accessories Co of America to Theo B Nisbet.

Long Beach, LI (miscl); certf as to mtg for $6,000; Feb17; Feb19'15; Inlet Cottage Co, Inc, to Stephen S Tuthill. ——

Scarsdale, NY (miscl); certf as to mtg for $4,000; Feb8; Feb19'15; Holland Homestead Co to Westchester & Bronx Title & Mtg Guaranty Co. ——

Williams av (Bklyn), es, 100 n Livonia av, 100x100; certf as to mtg for $36,000; Feb17; Feb20'15; Wallan & Hoffman, Inc, to Title Guar & Trust Co. ——

MORTGAGES.

Borough of the Bronx.

Bush st, 200, see Grand blvd & concourse, 2018.

Halperin st (*), ss, 123.6 e Main, 75x 101.10x75.9x113.3; Feb20; Feb25'15; 1y6%; Theresa Flannigan, 1356 Sands, to Wm Koch, 2936 Middletown rd. 300

Irvine st (10:2761), ws, 254.4 s Garrison av, 25x38.2; ext of $1,400 mtg to May1'17 at 6%; Feb19; Feb20'14; Christian D Meyer with Jno O Russo & Giuseppe Tuzzolino, 860 Hunts Point av. nom

Irvine st, 881 (10:2761), ws, 100 n Seneca av, 25x38.2; PM; pr mtg $5,900; Feb19; Feb 20'15; installs, 6%; Jno O Russo & Giuseppe Tuzzolino to Anna Smith, 891 Irvine. 300

Parkside pl (12:3355), ws, 229.11 n 207th, 100x90; also PLYMPTON AV (9:2522), ws, 25 n 170th, 50x100; pr mtg $7,415; Feb18; Feb19'15; due, &c, as per bond; Mellwin Realty & Constn Co, 1694 Clay av, to Wm Hodgson, 153 E 179. 1,500

Parkside pl (12:3355), same prop; certf as to above mtg; Feb18; Feb19'15; same to same. ——

Parkview pl (11:3219), ws, 90 s 190th, 40x82.9x43.3x65.10; ext of $4,000 mtg to Sept28'17 at 5%; Sept22'14; Feb24'15; Jno E Eustis, 1985 Sedgwick av, with Walter T Diack, 2515 Devoe ter. 1,000

Tiffany st, 941 (10:2711), ws, 60 s 163d, 40x100.4; pr mtg $——; Feb16; Feb19'15; 1y6%; Narragansett Wine & Liquor Co to Emil Lowenberg, 941 Tiffany. 500

Whitehall pl (*), ns, 200 e Byron, runs n125.11xe11.3xs16xs107.8 to pl xw25 to beg; Jan30; Feb19'15; due &c as per bond; Nicola Guarino, 187 West End av, to Hannah Swanton, 34 W 91. 2,000

136TH st, 591 E (10:2549); ext of $2,500 mtg to Jan30'18 at 6%; Feb6; Feb20'15; Chas Wolf with Karl Bauer, 318 E 93. nom

148TH st, 256 E (9:2336); sobrn agmt; Feb5; Feb25'15; Lizzie Sallinger with Giuseppe Tacinelli. nom

150TH st E (*), nwc Newman av, 100x 100; pr mtg $2,000; Dec3'14; Feb19'15; due June3'15, 6%; Porter Realty & Development Co, 76 Wm, to Dominic A Trotta, nec Olmstead av, & Benedict av. 200

160TH st E (10:2637), ns, 53.2 e Trinity av, 46.4x21.4, except part for st; Feb17; Feb20'15; due Jan1'18, 5%; Anna M Siebeneichen to Fannie E Duly, 141 5 av. 600

163D st E (10:2690), ss, 149 e Prospect av, 49x100; Feb19; Feb23'15; 5y6%; Herman & Josephine Keller to Henry & Josephine Schweizer, joint tenants, 852 E 163. 5,000

164TH st, 594 E (10:2621); ext of $2,500 mtg to Feb24'18 at 5½%; Feb24; Feb25'15; Title Guar & Trust Co with Cora A Greene, 594 E 164. nom

174TH st E, swc Hoe av, see Hoe av, swc 174.

178TH st E (11:2811), ns, 410.5 w Prospect av, 75x99.2x75x97.6; pr mtg $——; Feb 23; Feb24'15; 3y5½%; Jno C, Frank J, Otilla C & Josephine Schull to Jas A Benedict, Katonah, NY. 4,000

179TH st, 1014 E (11:3136), ss, 99 e Bryant av, 46.8x130x45x130; pr mtg $35,000; Feb10'15; 5y6%; Louis Afromowitz to Bryant Constn Co, 1509 Bryant av. 8,000

184TH st E, nwc Creston av, see Creston av, nwc 184.

187TH st E, see Crotona av, see Crotona av, sec 187.

187TH st E (11:3102), ss, 50 e Crotona av, 50x70; agmt as to share ownership in mtg; Feb16; Feb20'15; Chas B Sias, 211 W 101, with Lawyers Mort Co, 59 Liberty. nom

239TH st, 634 E (*), nws, 50 ne Matilda, 50x100, Washingtonville; Feb15; Feb19'15; 3y6%; Katie B O'Donnell to Mary Bechle, 417 Hoboken st, West Hoboken, NJ. 3,500

Amsterdam av (*), es, 150 n Tremont rd, 25x100; pr mtg $——; Feb18; Feb24'15; 3y —%; Arthur Nilslen, 4345 Martha av, to Miss Hilda Olson, 4345 Martha av. 500

Barker av (*), es, 34 n Julianna, 33x100; Feb18; Feb23'15; installs, 6%; Jos Conrad to German American B & L Assn, 1-3 3 av. 1,600

Boston rd (10:2622), es, 118.11 n 165th, 82.11x67.11x70x112.5; pr mtg $55,000; Feb 17; Feb25'15; 2y5½%; Jno D & Alma M Hass, 247 W 102, to Philip K Sweet, Westwood, NJ. 3,000

Carpenter av (*), ws, 171.6 s 226th, 24.9 x105; pr mtg $3,750; Feb16; Feb23'15; 3y 6%; Victor Gerhards to Elias Dankowitz, 755 Jennings. 1,500

Clarence av (*), es, 100 n Philip av, 25x 150; Feb15; Feb20'15; 3y6%; Gaetano Ferruggia, 302 E 106, to Raffaele Colantuoni, 328 E 116. 400

Classon Point rd, ss, see Randall av, nwc Taylor av.

Creston av (11:3173), nwc 184th, 115.6x 94.10x117.4x95; Nov17'14; Feb23'15; demand, 6%; August F Schmidt to Lion Brewery of N Y City. 4,349.73

Crotona av (11:3102), sec 187th, 70x50; agmt as to share ownership in mtg; Feb 16; Feb20'15; Martinetta Hassmer, 453 3d, Bklyn, with Lawyers Mort Co, 59 Liberty. nom

Crotona av (11:3102), same prop; ext of $29,000 mtg to Feb16'20 at 5½%; Feb16; Feb20'15; Lawyers Mort Co with Cosenzo Bldg Co, 724 E 187. nom

Daly av (11:3128), es, 113.11 s 181st, 43.3 x117.8x43x121.4; bldg loan; Feb19; Feb25 '15; 1y6%; Forbes Constn Co to Rockland Realty Co, 509 Willis av. 30,000

Daly av (11:3128); same prop; certf as to above mtg; Feb19; Feb25'15; same to same. ——

Glebe av (*), ss, 25 e Parker av, 75x101x 75x102; Feb15; Feb19'15; 3y6%; Annie F Lent to Eliz Helmstetter, 229 W 97. 4,500

Grand blvd & concourse, 2018 (11:2812), see Bush (No 200), 83.11x60.10x90x34.1; Feb19'15; due &c as per bond; Emma F Whitely to Lawyers Mtg Co, 59 Liberty. 7,500

Grand blvd & concourse (11:3160-3152), es, abt 425 n 184th, 25x152.4x25x150.8, except pt for Grand blvd & concourse; Feb19, Feb20'15; due &c as per bond; Harry J Douglas to Cath A Millard, 46 S Walnut, East Orange, NJ. 3,000

Hoe av (11:2983), swc 174th, 100x38; pr mtg $36,000; Feb25'15; 4y6%; Trask Bldg Co, 1662 Boston rd, to Sophia Goeren, 1125 Teller av. 5,000

Maple av (*), ws, 50 n Ruskin, 25x100; Feb17; Feb23'15; due Jan1'20, 6%; Francesco Romano, 3535 Holland av, to Henry C Merritt, 431 E 51. 500

Morris av (11:2795), es, 88.3 n 174th, 75 x85; Feb18; Feb19'15; due &c as per bond; Simpson Constn Co, 1506 So blvd, to Mary J Haviland, 37 W 58. 3,500

Morris av (11:2795); same prop; certf as to above mtg; Feb18; Feb19'15; same to same. ——

Nelson av (11:2876), ses, 410 ne 175th, 25x136.7x26.2x128.9; Feb23'15; due Feb23'18, 6%; Eugene Stratton, 94 Brandt pl, to Daisy Freutel, 533 Bergen av. 2,400

Newman av, swc 150th, see 150th E, nwc Newman av.

Ogden av (9:2522), es, 50 s 170th, runs s108.10xs49.5xw99.2 to av xn34.11xn54; ext of $48,000 mtg to Feb19'18 at 5½%; Feb19; Feb20'15; Alphonse H Kursheedt, 12 W 44, with Phyfe Bldg Co, Inc, 970 Anderson av. nom

Ogden av (9:2522); same prop; sobrn agmt; Feb16; Feb20'15; Phyfe Bldg Co, Inc, & Lawrence W Gallagher, with Alphonse H Kursheedt, 12 W 44. nom

Ogden av (9:2522); same prop; sobrn agmt; Feb16; Febg20'15; Phyfe Bldg Co, Inc, & Robt A Wynne, with same. nom

Olinville av (*), ws, 550 n 180th, 25x 100.8; pr mtg $4,500; Dec30'14; Feb23'15; 2y6%; Victor Gerhards to Elias Dankowitz, 755 Jennings. 1,000

Pilgrim av (*), swc Wilkinson av, 100x 100; Feb20; Feb25'15; 1y6%; Antonio Capoano, 217 Palisade av, Jersey City, NJ, to Wm G Bumsted, 48 Glenwood av, Jersey City, NJ. 2,500

Plympton av, ws, 25 n 170th, see Parkside pl, ws, 229.11 n 207.

Randall av (*), nwc Taylor av, runs n 43.1 to ss Clason Point rd xnw7.10xw96.3x s50 to av xe100 to beg; Feb17; Feb25'15; 5y6%; Pellegrino Morante, NY, & Pasquale Conti, 195 Garside av, Newark, NJ, to Henry Reiss, 811 E 155. 1,200

Southern blvd, 962 (10:2742); agmt as to share ownership in mtg; Feb16; Feb25 '15; Emery J Thomas, admr Grace W Thomas, with Lawyers Mtg Co. nom

Taylor av, nwc Randall av, see Randall av, nwc Taylor av.

Valentine av (Williamsbridge rd) (12:-3300), ses, 50.2 sw 196th, 25x92.4x25x92, except part for Valentine av; Feb20'15; 3y 6%; Jas J Hart, 2429 Grand Blvd & Concourse, to Louise Trost, 42 Cornelia, Bklyn. 1,500

Washington av (11:2902), ws, 202.6 s 171st, 37.6x140.2; Feb1; Feb24'15; due &c as per bond; Annie Hochfelsen to Sam Gelb, 300 E 58. 1,000

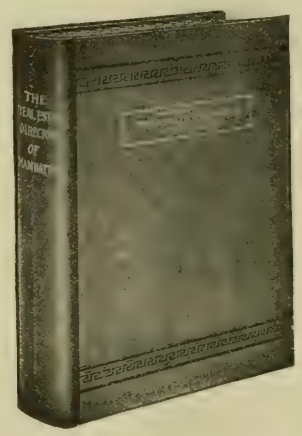
Webster av (11:3027), es, 100 s 178th, 75x158.11; pr mtg $40,000; Jan2; Feb24'15; installs, 6%; Echo Amusement Co, 1942 Webster av, to Edw Freund, 546 W 147. 10,000

Webster av (11:3142), ws, 225.4 n 179th, 37.6x100; Feb19; Feb20'15; 3y5%; Purchase Holding Corpn at Purchase, NY, to Moses Esberg, 1070 Mad av, et al trstes for Harry H Heert et al will Henry H Heert. gold 22,000

Wilkinson av, swc Pilgrim av, see Pilgrim av, swc Wilkinson av.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2451 New York, March 6, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

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Dyckman st, ss, blk 2246-55.
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*Forsyth st, 165-7 (or Rivingston st, 34).
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James slip, 9.
King st, 26.
*Lafayette st, 101-5 (or Walker st, 97-101).
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*Trinity pl, 50-2 (or Rector st, 5-9).
Trinity pl, 68.
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*Water st, 361 (or James sl, 9)
Wooster st, 116-8.
3d st, 184 E.
*3d st, 369 E (or Lewis st, 151-7).
*4th st, 355-7 E (or Av D, 41-3).
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16th st, 105 W.
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27th st, 151-9, 507 & 520-8 W.
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*37th st, 1 E (or 5 av, 411-3).
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62d st, 228-30 W.
*63d st, 23 E (or Madison av, 710).
63d st, 322 E.
64th st, 180 E.
*66th st, 65-75 E (or Park av, 640).
*69th st, 201-3 W (or Park av, 200).
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92d st, 414 E.
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*90th st, 1-3 W (or Central Pk W, 300).
*91st st, 2 W (or Central Pk W, 302).
*92d st, 69-73 E (or Park av, 1160).
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104th st, 71-3 W.
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106th st, 320 W.
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*107th st, 340-2 E (or 1st av, 2061-7).
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*108th st, 200 E (or 3d av, 1965).
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*140th st, 600 W (or Bway, 3427-35).
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*153d st W (sec Bway, 222), blk 2046-53.
*161st st W, ss (or Ft Wash av, 46-52), blk 2137-58.
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*180th st, 751 W (or Pinehurst av, 60-2).
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*184th st W (nec Bway, 4320), blk 2167-1.
*184th st, 550 W (or Audubon av, 366-76).
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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where the name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 26, 27, MAR. 1, 2, 3 & 4.

Arden st, 15 (S.2174-186), es, 134 n Nagle av, 27x110, 5-sty bk tnt; Emily K Goodwin, 629 W 23; to Martin H Cohen, 1403 Putnam av, Plainfield, NJ; [558 W 142]; mtg $22,000; Feb25; Mar1'15. A$4,000-25,000 (R S $8). O C & 100

Cannon st, 66 (2:328-8), es, 100 s Rivington, 25x100, 5-sty bk tnt; Jos R Truesdale, ref, to Lambert Suydam, 2 E 45, plff; FORECLOS Mar1, Mar2, Mar3'15. A$16,-000-30,000 (R S $26). **26,000**

Cannon st, 128 (2:330-12), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Denis A Spellissy, ref, to Isabella Schwab, 416 E 60, & Theresa Cohn, 1111 Madison av, plffs; FORECLOS Feb24; Feb26; Feb 27'15; A$15,500-29,000 (R S $22.50). **23,600**

Central Park S or 59th st, 22 W (5:1274-56), ss, 445 e 6 av, 25x100.5, 7-sty bk tnt & strs; 59th St Real State Co, 99 Nassau, to Johanna E Beinecke, at Oscawanna, NY; mtg $115,000; Mar1; Mar2'15; A$100,000-145,000 (R S $120). O C & 100

Central Park S or 59th st, 22 W (5:1274), ss, 445 e 6 av, 25x100.5, 7-sty bk tnt & strs; Johanna E Beinecke to Plaza Operating Co, 111 Bway; mtg $115,000; Mar1; Mar 2'15 (R S $105). O C & 100

Cooper st (8:2240-29), ns, 200 w 207th, 100x100, vacant; Maze Realty Co, 2650 Bway, to Utopia Realty Co, Inc, 2650 Bway; mtg $2,000; Feb24; Mar1'15; A$6,-000-6,000 (R S $9). O C & 100

Dyckman st (8:2246-55), ss, 363.11 w Riverside dr, 75x100, vacant; Martin H Cohen, of Plainfield, NJ, to Emily K Goodwin, 629 W 23. AL. Feb26; Feb27'15; A$6,000-6,000 (R S $8). O C & 100

Eldridge st, 172 (2:415-10), es, 174.3 s Rivington, 25.3x87.6, 5-sty bk tnt & strs; Simon Landres to Sarah Lipschitz, 53 E 96; AL; Feb27'15; A$21,000-29,000 (R S $42). O C & 100

Forsyth st, 165-7, see Rivington, 32-4.

Gouverneur la, sws, at nws South, see South, 48.

Greenwich st, 103-5 (1:51-7-8), es, abt 135 n Rector, 54x111x48x105, ns, vacant; Edw T Platt to Duncan I Roberts, 502-20 Park av; B&S & confirmation deed; Mar5 '14; Feb27'15; A$71,000-71,000 (R S $355). **Nominal**

Hester st, 74-76A (1:299-18), ss, abt 68 w Orchard, 19.10x75, 6-sty bk loft & str bldg; Mary Wyzanski, of Boston, Mass, to Louis Wolf, 827 Union av, Bronx; B&S; ¼ pt; AL; Feb10; Feb27'15 A$17,000-28,000 (R S $1). nom

Houston st, 436 E (2:357-22), ns, 111 e Av D, 20.6x105.10, 5-sty bk tnt & str 4-sty bk rear loft bldg; Jermain Savgs Bank to Jacob Weiss & Rozi Wolf, 95 Middleton, Bklyn; B&S & CaG; AL; Feb25; Mar2'15; A$13,500-21,000 (R S $4). **17,000**

Irving pl, 55 (3:873-17), ws, 53 n 17th, 26x100, 4-sty & b stn dwg; Lester Lazarus, ref, to Thos W Strong, 1 E 39; Edw M Strong, 48 W 32, Carrie L Miller, 118 W 57; Ada E Mote, 815 West End av, & Isabel K dos Passos, 27 E 61, plffs; 1-5 pt to each; sub to taxes &c; $3,874.41 & AL; FORECLOS Jan28; Mar4'15; A$44,200-49,-500 (R S $32.50). **36,000**

James st, ws, at es New Bowery, see New Bowery, es at ws James.

James st, 9, see Water, 361.

King st, 26 (2:519-26), ss, 425.11 e Varick, 25.11x100, 6-sty bk tnt; Vito Baolto to Antonio Paganini & Giovanni Lagomarsino, both at 473 Pearl, & Lodovico Nesso, 557 Broome; mtg $26,000; Feb26; Mar1'15; A$14,500-39,000 (R S $16). nom

Lafayette st (Elm), 101-5 (1:197-7), sec Walker (Nos 97-101), 62.8x81x62.8x76.3, except pt for st, 2-5-sty bk tnts & strs; A $72,000-90,000; also 3D AV, 1001 (5:1414-48), es, 100.4 n 59th, 18.9x103, 3-sty bk tnt & str, 1-sty ext; A$20,000-23,000; also 3D AV, 1022-4 (5:1395-38), ws, 43.5 s 61st, 32 x85, 4-sty stn tnt & strs, 1-sty ext; A $38,000-46,000; also 3D AV, 1383-5 (5:1433-16½-47), es, 41.4 s 79th, 40.9x85; A $25,000-38,000; also 3D AV, 1957 (6:1657-48), es, 70.10 s 108th, 17.8x75, 4-sty bk tnt & strs; A$11,000-15,000; also 3D AV, 1965 (6:1657-45), sec 108th (No 200), 17.10 x75, 4-sty bk tnt & str; A$16,500-23,000; also 2D AV, 1234 (5:1439-51), es, 45 s 65th, runs s18.4xe48.2xs7.3xse16xn28.4xw64 to beg, 4-sty bk tnt & strs; A$9,500-13,000; Isabel L Gunn, 184 Claremont av, Jersey City, NJ, to Alfred E Marling, 35 W 47, & Frederic D Philips, at Lawrence, LI; 1-24 pt; AT. AL; May16'14; Mar3'15. nom

Lewis st, 56-8, see Lewis, 60.

Lewis st, 60 (2:328-42), es, 225 n Delancey, runs e100xn24.2x w45 to st xs 24.9 to beg, 4-sty bk tnt & strs; ½ pt; A $12,500-14,500; also LEWIS ST, 56-8 (2:-328-40), es, 175 n Delancey, runs e101xn 25xw1xn25xw100 to st xs50 to beg, 3 & 4-sty bk tnts & 5-sty bk rear loft bldg; ⅝ pts; A$25,000-35,000; Conrad B Schmitt, 46 Herriman av, Jamaica, Bor of Q, to Adam F Schmitt, 1045 Faile, Bronx; AL; Feb25; Mar4'15. nom

Lewis st, 151-7 (2:357-80), nwc 3d (No 369), 62.1x76x51.11x81.4, with rights to alley in rear from 3d st, 4-sty bk loft bldg; Metropolitan Savgs Bank, 59 Cooper sq E, to Ida, wife Abr Kassel, 1229 Park av; Feb26; Mar2'15; A$30,000-40,000 (R S $30.50). O C & 100

Ludlow st, 172 (2:412-44), es, 100.7 n Stanton, 24.9x90, 5-sty bk tnt & strs; Isador Fuss, 505 Ashford, Bklyn, et al, to Sam Fuss, 246 E 13; mtg $26,000; Feb24; Feb 26'15; A$20,000-31,000 (R S $4.50). O C & 100

Maiden la, 51-3 (1:67-13), nes, abt 235 e Nassau, runs n e 133.8xse49.4xsw6xse15.6x sw40.3xnw24.1xsw92.9 to st xnw39.2 to beg, 12-sty stn loft & str bldg; Edw A Schmidt, of Radnor, Pa, to Moro De Moro, of Ingatestone, Essex Co, Eng; mtg $300,-000 & AL; Mar1; Mar4'15; A$280,000-530,-000 (R S $280). nom

Monroe st, 20 (1:253-98), ss, 276.6 e Cath, 25.1x101x25x104.4, 6-sty bk tnt & strs; Vincenzo Bajardi, 6 Monroe, to Vincenzo Bajardi, a private banker, 5 Monroe; mtg $34,000; Feb23; Mar4'15; A$15,-000-33,000. nom

New Bowery (1:116-pt lt 49), es at ws James, runs sw along New Bowery 3.6xe2.5 to ws James xn2.6 to beg, gore, vacant; Mary J Slattery, daughter of Mrs O'Connor Slattery, to Church of St James; QC & Ca G; Feb10; Mar1'15; $——§——. nom

Orchard st, 24 (1:298-6), es, 178 n Canal, 24.11x88x25.1x88, 5-sty bk tnt & strs; Wm C Arnold, ref, to Julius Feinberg, 730 Riverside dr; mtg $26,000; FORECLOS Feb9; Feb26; Mar1'15; A$19,000-29,000 (R S $8). **34,700**

Orchard st, 24; Julius Feinberg to Simon J Altschuler, 29 Orchard; AL; Feb26; Mar 1'15 (R S 50c). O C & 100

Rector st, 5, see Rector, 7-9.

Rector st, 7-9 (1:19-pt lot 24), ss, 27.4 w Trinity pl, 56.5x46.5x54x48.1; also TRINITY PL, 52 (1:19-pt lot 24), sw c Rector (No 5), 24.2x26.1x23.6x27.4, pt 4-sty bk offices bldg; Edw T Platt to Duncan I Roberts, 502-20 Park av; B&S & confirmation deed; Mar5'14; Feb27'15. nom

Rivington st, 32-4 (2:421-35-36), nwc Forsyth (Nos 165-7), 50.2x73.3x50x73.4, 3-5-sty bk tnts & strs; Hugh C Murray, TRSTE will Wolf Kronethal, to Irving Baum, 987 Mad av; Mar1; Mar2'15; A$47,000-65,000 (R S $56.50). **50,300**

Sheriff st, 86 (2:334-7), es, 175.4 n Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Jos D Kelly, ref, to Amelia B Gunther, 233 W 83, plff; FORECLOS Feb 25; Feb26'15; A$18,000-27,000 (R S $20). **20,000**

South st, 48 (1:35-41), nws at sws Gouvernuer la, 25x100.2x25x101.9, 5-sty bk loft & str bldg; Wall Rope Works of NY, a corpn, to South Wall Rope Works Inc, a corpn of NJ [42 South] & Beverly, NJ; AL; Feb26; Mar1'15; A$28,000-40,000 (R S $40). nom

Thompson st, 180 (2:525-40), es, 150 s Bleecker, 25x100, 3-sty bk theatre; R E Guy Smith, of Montreal, Can, to Jos De Lorenzo, 73 Withers, Bklyn [113 Thompson]; Andw De Lorenzo, 6703 14 av, Bklyn, & Alessandro Rinaldi, 113 Thompson, NY; mtg $17,300; Feb24; Mar1'15; A$16,000-21,000. O C & 100

Trinity pl, pt of 50 (1:19-pt lot 24), ws, abt 25 s Rector, 21x80x23.6x80, except pt for pl, pt 3-sty bk office bldg; Edw T Platt to Duncan I Roberts, 502-20 Park av; B&S & confirmation deed; Mar5'14; Feb27'15; A$——§——. nom

Trinity pl, 52, see Rector, 7-9.

Trinity pl, 68 (1:51-10), ws, abt 140 n Rector, vacant; Edw T Platt to Duncan I Roberts, 502-20 Park av; B&S & confirmation deed; Mar5'14; Feb27'15; A $40,000-40,000. nom

Walker st, 97-101, see Lafayette, 101-5.

Water st, 361 (1:116-1), swc James st (No 9), 39.4x21.6x38.11x22.3, 5-sty & cellar stone bldg; Thos F Casanova, 2N Kingsbridge rd, E Bronx, to Geo Karsch, TRSTE will Alba J Adams, 390 Bway, Flushing, LI; mtg $6,000. Feb23; Mar5 '15; A$8,500-9,000. nom

Wooster st, 116-8 (2:500-9), es, abt 125 s Prince, 50x100, 6-sty b t & str bldg; Bryant Real Estate Co to Forbes & Co, 66 Bway; mtg $71,000 & AL; Feb24; Mar2'15; A$40,000-71,000. nom

3D st, 184 E (2:338-222), sws, 248.7 nw Av B, 24x75 blk, 5-sty bk tnt & strs; Henry Schweitzer to Helen Schweitzer, his wife, 67-9 St Nicholas av, ½ pt; RT&I; mtg $26,000; Mar4'15; A$18,000-32,000 (R S $8.50). nom

3D st, 369 E, see Lewis, 151-7.

44th st, 355-7 E, see Av D, 41-3.

57th st, 340 E (2:1316-28), ss, 100 w 1 av, 25x96.2, 5-sty bk tnt; Ignatz Weisberger, 59 Catherine, to Geo Mandel, 520 Brandon pl, Greatwood, NJ; mtg $35,000 & AL; Feb 26'15; A$19,000-35,000 (R S $1). O C & 100

157th st, 607 E (3:983-7), ns, 113 e Av B, 25x103.3, 5-sty bk tnt & strs; Chas S Terrell of Asbury Park, NJ, to Percy D Adams, at Sound Beach, Conn, & Bernard Hahn, 467 E 141, firm Adams & Hahn; mtg $13,000 & AL; Feb5; Mar1'15; A$7,000-12,000. nom

157th st, 607 E; Osmond K Fraenkel as RECEIVER of assets of firm Adams & Hahn, to Saml Solinsky, 948 Leggett av, [320 Bway]; B&S; mtg $13,000 & AL; Feb 27; Mar1'15. 160.38

157th st, 607 E; Percy D Adams et al to same; mtg $13,000; Feb25; Mar1'15. nom

157th st, 623 E (3:983-15), ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Kovalsky Bros Inc to Oval Realty Co, 291 Henry; mtg $8,-500. Mar1. Mar2'15; A$7,000-13,000 (R S 50c). O C & 100

167th st, 49 W (3:1318-24), ns, 425 w 5 av, 25x92, 3-sty & b bk dwg; Wm Lustgarten & Co to Frederic C Leubuscher, 5 W 124; ½ pt; AL; Feb26; Feb27'15; A $10,000-12,000 (R S 50 cts). O C & 100

167th st, 105 W (3:1792-32), ns, 75 w 6 av, 25x69, 3-sty bk tnt & strs; Geo Kelly, of Phila, Pa, to Laura I Kelly, 1520 N Broad, Phila, Pa; Aug29'14; Feb27'15; A $26,000-28,500. nom

19th st, 22 E, see Bway, 886-8.

26th st, 336-8 E (3:925-48-49), ss, 200 w 1 av, 40x92, 2-4-sty bk tnts; Gustav Heiles, 336 E 26, to Hy C Botty Jr, 467 E 139, to Gustav Heiles, 336 E 26; B&S; AL; Mar3'15; A$19,000-30,000 (R S 50 cts). nom

26th st, 336-8 E; Hy C Botty Jr, 467 E 139, to Gustav Heiles, 336 E 26; B&S; AL; Mar3'15 (R S 50 cts). nom

218st st, 7-13 W (3:823-31-34), ns, 170 w 5 av, 106x98.9, 4-4-sty stn tnts & strs; mtg $230,000; A$204,000-222,000; also 22D ST, 6 to 14 W (3:823-48-52), ss, 146.3 w 5 av, 137x98.9, 4-5 & 1-4-sty bk tnt & str bldgs; mtg $420,000; A$314,500-392,000; Gertrude A Vanderbeck to Manitoba Realty Corpn, 149 Bway; Cat; Feb26; Mar1'15. O C & 100

22D st, 335 E (3:928-20), ns, 150 w 1 av, 25x77.9, 5-sty bk tnt & strs; Therese Weil & Sophia Mayer to Bertha Kaufmann, 1496 Lex av; B&S; AL; Feb25; Mar4'15; A$10,500-16,500 (R S 50 cts). O C & 100

22D st, 335 E; Bertha Kaufmann to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; B&S; AL. Feb25; Mar4'15. O C & 100

22D st, 6-14 W, see 21st, 7-13 W.

24TH st, 117-9 E (3:880-12), ns, 204 e 4 av, 46x98.9, 12-sty bk loft & str bldg; Hedwig S Ileck, of Pelham, NY, to Pelhambeck Realty Corpn, 280 Bway; mtg $10,-000 & AL; Feb25; Feb26'15; A$77,000-217,-000 (R S $5). nom

25TH st, 406-8 E (3:956-49-50), ss, 112 e 1 av, 38x98.9, 2-4-sty bk tnts & 2-sty ext; Zinman Realty Co to Morris L Weiss, 1540 54th, Bklyn; [406 E 25] mtg $18,000; Feb25; Mar1'15; A$15,000-27,000 (R S $1). O C & 100

25TH st, 158-62 W (3:800-71-73), ss, 118 e 6 av, 59.8x98.9, 4-sty bk factory; Nanny Altman to Estelle Brooks, 790 Riverside dr; mtg $84,-000 & AL; Mar3'15. A$82,500-85,500. nom

27TH st, 153-9 on map 151-9 W (3:803-7), ns, 106.3 e 7 av, 99.1x98.9x97.3x98.9, 12-sty bk loft & str bldg; Wm F Donnelly to Jno S Melcher, 5 E 51; mtg $300,000; Feb25; Feb27'15; A$187,000-455,000 (R S $150). O C & 100

27TH st, 507 W (3:699-27), ns, 125 w 10 av, 25x98.9, 6-sty bk tnt & strs; Warren Leslie & ano to Aida T Tagliavia, 59 W 74; mtg $31,000; Feb25; Mar4'15; A$9,000-28,000 (R S $3). nom

27TH st, 520-8 W (3:698-49), ss, 275 w 10 av, 97.2x98.9, 4-sty bk factory; Unity Co to I W Lyon & Sons, Inc, 520 W 27; AT; Jan19; Mar3'15; A$38,500-65,000. O C & 100

27th st, 520-8 W; Whitney Lyon to same, AT. Jan19; Mar3'15. O C & 100

28TH st, 30 E (3:857-55), ss, 150 e Mad av, 20.10x98.9, 3-sty & b bk dwg; Ellen Carroll, 30 E 28, to heirs at law of Francis & Thos Carroll & Ann C Burdett, decd; AT; QC; Feb24'09; Mar4'15; A$52,-000-53,500. nom

30TH st, 303 E (3:936-6), ns, 60 e 2 av, 20x90, 3-sty & b stn dwg; Maggie E Sharkey, individ & ano Exrs &c, Michl F Sharkey, to Jno Dawson, 303 E 30; Mar1 15; A$8,000-11,500 (R S $4.50). **12,200.50**

31ST st, 320 E (3:936-51), ss, 280 e 2 av, 22.6x98.9, 4-sty bk tnt & strs; Frasse & Hume Co, 1st East Orange, NJ, to E & E Realty Corpn, 105 Bway, NY, or 35 W Kinney st, Newark, NJ; mtg $8,000; Feb 26; Mar3'15; A$9,000-12,500 (R S $2.50). nom

26TH st, 343-5 W (3:760-16), ns, 275 e 9 av, 36x98.9, 6-sty bk stable; Esther Dryer, 335 W 29, to Ida A Poth, 1 W 104; ½ pt; mtg $41,500; Oct9'14; Feb26'15; A$18,500-30,000 (R S $5.50). nom

37TH st, 1 E, see 5 av, 411-3.

38TH st, 44-6 W (3:839-71-72), ss, 329 e 6 av, 41x98.9, 2-4-sty stn tnts & strs; Robt C Myles to Rivoli Realty Co, 32 E 41. Mar1'15. A$143,500-149,500 (R S $150). O C & 100

39TH st, 328 E (3:944-38), ss, 350 e 2 av, 25x98.9, 5-sty bk tnt & strs; Rose Rosenberg, 932 Eastern Pkway, Bklyn, to Betty F Robinson, 609 W 137, & Lilla D Bonney, 110 E 22. AL. Feb26'15. A$10,500-16,000 (R S $5). nom

40TH st, 450 W (3:737-63), ss, 175 e 10 av, 25x98.9, 4-sty bk stable; Rudolph A Seligman, ref to Thos M Martine, 137 W 47; mtg $14,000; FORECLOS Jan14; Feb 26; Feb27'15; A$11,000-19,000 (R S $4). **17,800**

42D st, 229 E (5:1316-17), ns, 205 w 2 av, 20x100.5, 4-sty bk tnt & strs; Wm Arrowsmith, ref, to Sarah A Kerr, 69 Carnegie av, East Orange, NJ, plff; FORECLOS Feb25; Mar1; Mar2'15; A$15,000-18,000 (R S $20). **19,600**

42D st, 350 E (5:1334-31), ss, 85 w 1 av, 28x98.9, 5-sty stn tnt; Terence J Lynch to Gustave E Kappler, 763 2 av; mtg $20,000; Mar1; Mar2'15; A$13,000-28,000 (R S $4). nom

44TH st W (4:2965), ss, 225 w 6 av, a strip, 0.1x100.5x0.3x100.5; Lester Leggett of Red Bank, NJ, to Rock Mountain Realty Co, 15 Broad; QC & correction deed; Feb 15; Mar2'15. nom

44TH st W (4:996), same prop; Susan B Martin (Leggett) to Jno C Montgomery; B&S; June1'10; re-recorded from June 23 '10; Mar2'15. nom

46TH st, 606 W (4:1039-38), ss, 125 w 11 av, 25x100.5, 5-sty bk tnt & strs; Louis Exstein, ref, to Duncan Smith, 101 Hudson ter, Yonkers, NY, & Levi S Tenney, at Montclair, NJ, TRSTES will Wm M Pritchard, plff; FORECLOS Feb19; Feb23; Feb 26'15 A$8,000-16,000 (R S $12.50). **12,500**

48TH st, 234-8 W (4:1019-55-56½), ss, 183 e 8 av, runs s93.7xe43xn2.1xe17xn100 to st x w59 to beg, 3-3-sty bk & stn tnts & strs; Lillian E Riegelman of Woodmere, LI, to West 48th St Co, 31 Liberty; mtg $70,000; Feb24; Mar2'15; A$76,000-79,000. O C & 100

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52D st, 535 W (4:1081-14), ns, 326 e 11 av, 26x100.5, 5-sty bk tnt & strs; Louisa Gillman, of Mamaroneck, NY, & ano. EXRS &c of Helene Gillman, to Lena Gehringer, 309 Brown st, Town of Union, Hudson Co, NJ; AL; Feb15; Feb27'15; A$9,000-19,500 (R S $19). nom

53D st, 417 W (4:1063-22), ns, 250 w 9 av, 25x100.5, 5-sty bk tnt; Abr J Benaim to Eugene A Donohue, 119 Bway; AL; Mar 1; Mar3'15; A$11,000-23,500. nom

56TH st, 336 E (5:1348-35), ss, 214 w 1 av, 18x100.5, 4-sty bk tnt; David B Castle, 496 Oak st, San Francisco, Cal, heir Mary A Castle, to Harriet C Hulit & Adelaide Castle, both at 117 Judge st, Elmhurst, L I; Q. L. pt; mtg $5,500 & AL; Feb27'15; A$7,000-10,500 (R S $1.50). **1,100**

57TH st E, nec Madison av, see Madison av, 597.

58TH st, 337 E, see 62d, 234 E.

58TH st, 339 E (5:1351-17), ns, 221 w 1 av, 21x100.5, 5-sty stn tnt; Lucy, wife Wm Luhmann, to Adelheid Liebert, 143 E 62; B&S; AT; Feb25; Feb26'15; A$9,000-17,500 (R S $10). nom

61ST st, 347 E (5:1436-20), ns, 132.4 w 1 av, 23x100.5, 5-sty bk tnt & strs; Jas M Anderson of Roxbury, Conn, to Sophie Muller, 103 Railroad av, Eklyn; C&G; Feb24; Mar2'15; A$8,000-18,000 (R S $16).
O C & 100

62D st, 234 E (5:1416-33), ss, 215 w 2 av, 20x100.5, 3-sty & b stn dwg; A$12,000-16,-000; also 58TH ST, 337 E (5:1351-16½), ns, 242 w 1 av, 18.6x100.5, 5-sty stn tnt; A$8,-000-15,500; Adelheid, wife Chas H Liebert, to Lucy Luhmann, 234 E 62; AT; B&S; Feb 25; Feb26'15; (R S $10). nom

62D st, 228-30 W (4:1153-49-50), ss, 350 e West End av, 50x100.5, 2-5-sty bk tnts & strs; Rachel Cohn to Therese Weil, 21 E 82, & Sophie Mayer, 41 E 72; QC; AL; Jan 25 Feb26'15; A$12,000-28,000 (R S 50 cts). nom

63D st, 23 E, see Madison av, 710.

63D st, 322 E (5:1437-41), ss, 275 e 2 av, 25x100.5, 5-sty bk tnt & strs; Eric B Oberg et al to Angelo Bianco & Rosina Alfano, 328 E 63; mtg $14,500; Feb20; Feb26'15; A $9,000-19,000. O C & 100

64TH st, 180 E (5:1398-43), ss, 150 w 3 av, 20.10x100.5, 3-sty & b stn dwg; Saml Libman, heir Hulda Libman, to Faibush Libman, 180 E 64; AT; B&S & CaG; Jan 14; Mar4'15; A$19,000-23,000. nom

64TH st, 180 E; Rachael, wife Jacob Corday, et al, heirs &c Hulda Libman, to same; AT; B&S & CaG; Jan26; Mar4'15. nom

66TH st, 65-75 E, see Park av, 640.

69TH st, 201-3 W, see Ams av, 200.

71ST st, 209 E (5:1426-7), ns, 166.8 e 3 av, 18.9x102.2, 3-sty & b stn dwg; Fanny Schevcik, 151 E 72, et al to Mary A Duer, 107 E 64; mtg $9,000 & AL; Feb23; Mar1 '15; A$7,500-11,500 (R S $6). nom

71ST st, 328 W (4:1182-44), ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg; Harold A Callan, ref, to Eliz J Haynes, 216 W 94, plff; FORECLOS Feb 25; Feb26; Feb27'15; A$10,000-21,000 (R S $17). **17,000**

71ST st W, ns, abt 495 w West End av, see 72d, 344 W.

72D st, 344 W (4:1183-53), ss, 495 w West End av, runs s102.2xe20xs102.2 to ns 71st xw88.8 to es lands of N Y C & H R R Co xn— to 72d xe101.3 to beg, 13-sty bk tnt Chatsworth; Jno S Melcher to 59th St Real Estate Co, 99 Nassau; mtg $450,-000 & AL; Feb26; Feb27'15; A$200,000-950,000 (R S $150). O C & 100

73D st, 223 E (5:1428-13), ns, 275 w 2 av, 25x102.2, 5-sty stn tnt & strs; Annie M Christie to Louisa O T Boynton, at Pleasantville, NY; mtg $12,000 & AL; Mar 1; Mar4'15; A$9,000-18,000 (R S $6). O C & 100

79TH st, 122 W (4:1150-41½), 216 w Col av, 18x102.2, 4-sty & b bk dwg; Farmers Loan & Trust Co TRSTE will David T Pulsifer to Ella L Pulsifer, 122 Elm st, New Rochelle, NY; AL; Feb26; Mar2'15; A $16,000-27,000 (R S 50 cts). O C & 100

79TH st, 126 (128) W (4:1150-43), ss, 252 w Col av, 24x102.2, 4-sty & b stn dwg; Rudolf & Barthold Armonic Realty Co Corpn, 27 Cedar; mtg $26,500 & AL; Mar 1'15; A$21,500-38,000 (R S $14). O C & 100

81ST st, 433 E (5:1561-20), ns, 481.6 e 1 av, 25x102.2, 5-sty bk tnt; Josephine M Ruge at Durham, Conn, to Improved Tenements Co, 80 Maiden la; mtg $15,000; Feb 20; Mar2'15; A$8,500-16,000. O C & 100

82D st, 414 E (5:1561-38), ss, 256.6 e 1 av, 25x102.2, 4-sty stn tnt; Louis Lese, 133 E 80, to Melrah Realty Co, 35 Nassau; AL; Feb25; Feb27'15; A$8,500-14,000 (R S $1). nom

86TH st, 127-31 E, see Lex av, 1280-4.

89TH st, 37 W (29 W) (4:1203-18), ns, 351 w Central Park W, 19x100.8, 4-stv & b stn dwg; Romeyn Berry, TRSTE Charlotte L Mackenzie, to Max & Hy Gernshym, 38 W 89, as joint tenants; mtg $22,000; Feb 26'15; A$15,200-29,000 (R S $2). **24,000**

89TH st, 37 W; Charlotte L Mackenzie to same; QC; Feb26'15 (R S 50 cts). nom

90TH st, 1-3 W, see Central Park W, 300-2.

90TH st E (5:1501), ss, 100 e 5 av, runs s25xw100 to ws (?) 5 av xs.02½xe102.2½ xn25.2¼ to 90th xw.02¾ to beg, 4-sty, vacant; Wm B Haight ADMR Sarah L Haight to Chas A Gould at Port Chester, NY; confirmation deed; Feb11; Feb26'15 (R S $1). 1,000

91ST st, 5-7 W (4:1205-26), ns, 120 w Central Park W, 57x100.8, 6-stv bk tnt; Royton Realty Co to Man-Onx Estate Corpn, 25 Broad; mtg $80,000 & AL; Mar1; Mar2'15; $47,000-110,000 (R S $20). nom

91ST st, 5-7 W (4:1205-26), ns, 120 w Central Park W, 57x100.8, 6-sty bk tnt; Clara Bloomingdale et al EXRS, &c, Jos R Bloomingdale to Royton Realty Co Inc, 60 Beaver; mtg $80,000; Mar1; Mar2'15; A$47,-000-110,000 (R S $6). O C & 100

92D st, 69-73 E, see Park av, 1160.

93D st, 56 W (4:1206-55), ss, 221.8 e Col av, 26.8x100.8, 5-sty bk tnt; Jos Berndt to Jno T Ehrenberg, 437 W 47; B&S; mtg $20,000; Dec30'14; Feb27'15; A$19,000-31,-000 (R S $11). nom

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b w dwg; Herman M Diamond, 118 W 112, to Mercantile Holding Co, 170 Bway; B&S; A L; Feb5; Mar2'15; A$10,500-12,500 (R S $1). nom

98TH st E (6:1603-64-67), ss, 125 e 5 av, 100x100.11, vacant; Mutual Life Ins Co to St Bernards School Building Co, 59 Wall; AL; Feb26'15; A$68,000-68,000 (R S $70). O C & 1,000

99TH st, 10½ W (7:1834-41), ss, 200 w Central Park W, 25x100.11, 5-sty bk tnt; Ethel M Phelps, 29 E 29, to Anne Hainen at Tarrytown, NY; Feb19; Mar1'15; A$15,-000-23,500 (R S $1). O C & 1,000

99TH st, 10½ W (7:1834-41), ss, 200 w Central Park W, 25x100.11, 5-sty bk tnt; Harold J D Phelps to Ethel M Phelps, both at 219 W 81; Dec21'14; Feb27'15; A$15,000-23,500. O C & 100

99TH st, 136 W (7:1853-48), ss, 400 e Ams av, 25x87x25x86.10, 5-sty bk tnt; Ethel M Phelps, 29 E 29, to Anne Hainen, at Tarrytown, NY; Feb19; Mar1'15; A$14,-000-20,000 (R S $1). O C & 1,000

99TH st, 136 W (7:1853-48), ss, 400 e Ams av, 25x87x25x86.10, 5-sty bk tnt; Harold J D Phelps to Ethel M Phelps, both at 219 W 81; Dec21'14; Feb27'15; A $14,000-20,000. O C & 100

100TH st, 66 E (6:1605-43), ss, 148.3 w Park av, 25x100.11, 5-sty bk tnt; Morris Deutsch, 166 E 81, & ano, to Melrah Realty Co, 35 Nassau; AL; Feb25; Feb26'15; A$10,000-21,000 (R S $1). nom

101ST st, 313 E (6:1673-9), ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & strs; Annie M Christie to Reba Realty Co, 51 Chambers; mtg $13,500 & AL; Mar1; Mar2'15; A $7,000-15,000 (R S $7). exch & 100

101ST st, 125-31 W (7:1856-21-23), ns, 225 w Col av, 75x100.11, 2-6-sty bk tnts & strs; Abr Adelberg, of Cedarhurst, LI, to Cedar Lake Realty Co, of Cedarhurst, LI; mtg $85,000; Mar2; Mar3'15; A$45,000-101,000 (R S 50 cts). O C & 100

102D st, 159 E (6:1630-22), ns, 47.6 e Lex av, runs n95xe2xn5.11xe25xs100.11 to st xw27 to beg, 5-sty bk tnt; Adolph Hirsch to Minnie Hirsch, 209 W 111; AT; mtg $21,000 & AL; Mar1; Mar3'15; A$8,-500-21,000 (R S 50 cts). nom

102D st, 310 E (6:1673-44), ss, 200 e 2 av, 25x100.11, 5-sty bk tnt; Adolph Hirsch to Minnie Hirsch, 209 W 111; AT; mtg $19,500 & AL; Mar1; Mar3'15; A$7,000-18,000 (R S 50 cts). nom

103D st, 320 E (6:1674-40), ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Arthur D Cahn, 160 W 122, to K & R Constn Co, 35 Nassau; mtg $29,000; Feb25; Feb26'15; A$10,500-36,500 (R S $5). nom

104TH st, 71-3 W (7:1840-5-6), ns, 100 e Col av, 35.8x100.11, 2-5-sty bk tnts; Betty Dexheimer of East Rahrford, NJ, to Thos Powers, of Poughkeepsie, NY; B&S; mtg $38,000 & AL; Feb11; Feb26'15; A$22,000-42,000 (R S 50 cts). O C & 100

106TH st, 119 E (6:1634-11), ns, 158.4 w Lex av, 16.8x100.11, 3-stv & b stn dwg; Michl H Hart to Harry H Galinger, 56 W 84; mtg $8,500; Jan25; Mar4'15; A$8,000-8,500 (R S 50 cts). O C & 100

106TH st, 119 E; Harry H Galinger to Maria Lutz, 809 Freeman; mtg $8,500; Mar 4'15 (R S 50 cts). O C & 100

106TH st, 320 W (7:1891-66), ss, 100 e Riverside dr, 23x100.11, 5-sty stn tnt; Hudson Investing Co to Gambit Realty Corpn, 149 Bway; mtg $30,000 & AL; Feb 25; Feb27'15; A$21,000-43,000 (R S $15). O C & 100

107TH st, 320 E (6:1678-40), ss, 325 w 1 av, 25x100.11, 5-sty bk tnt & strs; Vincenzo Bajardi, 6 Monroe, to Vincenzo Bajardi, a private banker, 5 Monroe; mtg $15,000; Feb23; Mar4'15; A$7,000-18,000. nom

107TH st, 340-2 E, see 1 av, 2061-7.

107TH st, 344 W (7:1842-57), ss, 148.9 e Col av, 48.9x100.11, 7-sty bk tnt; Shenk Realty & Constn Co to Jos Shenk, 66 W 107; mtg $50,000; Mar2'15; A$30,000-66,000. nom

108TH st, 200 E, see Lafayette, 101-5.

109TH st, 305 E (6:1681-5), ns, 100 e 2 av, 28.6x100.10, 6-sty bk tnt & strs; Janeray Realty Co to T & S Realty Co, 99 Nassau; mtg $25,000 & AL; Feb20; Mar1 '15; A$8,000-29,000 (R S 50c). nom

112TH st, 314-6 E (6:1683-44), ss, 185 e 2 av, 40x100.10, 6-sty bk tnt & strs; Addolorata Tortora, 247 E 111, to Lawrence Cioffi, 247 E 111; ⅓ R T & I; mtg $37,000; Feb27; Mar1'15; A$13,500-41,000 (R S $3.50). O C & 100

112TH st, 33 W (6:1596-18), ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt; Francis A O'Neill, ref, to Valentine E Macy [68 Broad, Ossining, NY & Walter G Ladd, Far Hills, NJ, TRSTES will Josiah Macy Jr; FORECLOS Feb19; Feb26; Mar3'15; A $14,000-26,000 (R S $19). **19,000**

114TH st, 217 E (6:1664-12), ns, 260 e 3 av, 25x100.11, 5-sty stn tnt; Lewis Handros to Mary A Keyes, 101 W 91; mtg $12,-000 & AL; Feb25; Feb26'15; A$8,000-17,500 (R S $3). O C & 100

116TH st, 55-7 W (6:1600-9), ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt & strs; Gambit Realty Corpn to Hudson Investing Co, 27 Cedar; mtg $70,000; Feb25; Feb27'15; A$41,500-84,000 (R S $30). O C & 100

117TH st, 147 W (7:1902-10), ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; Robt L Morrell, ref, to Philipp Specht, 294 Court, Bklyn; mtg $23,000; FORECLOS Feb24; Feb26'15; A$15,000-26,000. **5,000 over & above mtg**

118TH st, 71 E (6:1745-31), ns, 115 w Park av, 25x100.10, 5-sty bk tnt; Jacob Loewenthal, 22 Mt Morris Park W, to Bertha Hirschfeld, 9 E 108; mtg $16,000; Mar1; Mar3'15; A$11,000-22,000 (R S $3.50). O C & 100

119TH st, 147-51 E, see Lex av, nec 119.

119TH st, 514 E (6:1815-44), ss, 208 e Pleasant av, 20x100.10, 4-sty stn tnt; Jno P Golden et al to Maria Cerullo, 2011 1 av; mtg $3,000; Mar1; Mar3'15; A$4,000-7,500. O C & 100

119TH st, 514 E (6:1815-44), ss, 208 e Pleasant av 20x100.10, 4-sty stn tnt; Jas F Golden, individ & EXR Jno Golden, to Jno P, Jos & Geo S Golden, all of N Y; AL; Dec18'06; re-recorded from Dec20'06; Feb26'15; A$4,000-7,500. **9,000**

119TH st, 123 W (7:1904-20), ns, 285 w Lenox av, 20x100.11, 3-sty & b stn dwg; Jacob A Wolf, ref, to Chas H Lowerre Jr, 131 Riverside dr, & Ernest H Lowerre, 817 West End av, EXRS Chas H Lowerre, plffs; FORECLOS Feb24; Mar3; Mar4'15; A$10,400-21,000 (R S $16). **16,000**

120TH st, 73 E (6:1747-13), ns, 100 w Park av, 25.1x100.11, 5-sty stn tnt; Hy W Unger & Isabella, his wife, who releases dower, &c, to Regun Realty Co, 115 Bway; mtg $70,000; Feb24; Feb26'15; A$11,000-16,500 (R S $1). nom

120TH st, 112 E (6:1768-65), ss, 152.6 e Park av, 20.10x100.10, 4-sty stn tnt; Allen E Kloff, 441 W Ferry, Buffalo, NY, to Wm Crawford, at Monroe, NY [11 W 19]; mtg $8,000 & AL; Jan20'14; Feb27'15; A$8,500-11,000. nom

120TH st, 350 E (6:1796-32½), ss, 84 w 1 av, 16x50.5, 2-sty & b stn dwg; Emily F Smith to Hy J S Hall, 51 Riv dr; Martha M Hall, 160 W 59, & Irad Hawley, 91 Ft Washington av, EXRS Wm H Hall; mtg $5,000 & AL; Feb24; Mar2'15; A$3,500-4,500. nom

120TH st, 350 E; Lillie wife Chas S Furst to same; B&S; Feb24; Mar2'15. nom

120TH st, 124 W (7:1904-45½), ss, 293 w Lenox av, 19x100.11, 3-sty & b stn dwg; Richd Price, 124 W 120, to Carlloyd Realty Co, Inc, 43 Exch pl; AL; Feb25; Feb26 '15; A$9,800-17,000 (R S 50 cts). nom

127TH st, 25 W (6:1725-25), ns, 291.3 w Av A x99.11 3-stv & b stn dwg; Jennie E Pelree, widow, to Lawyers Title & Trust Co, TRSTE will Naomi M Andrews; OC; mtg $10,000 & AL; Mar1; Mar3'15; A $9,000-12,000. nom

127TH st, 26 W (6:1724-49), ss, 310 w 5 av, 25x99.11, 3-sty & b fr dwg; Emma A Mayhew, of Bklyn, to Jas D Brown, 5 W 125; AL; Feb26; Feb27'15; A$12,000-12,500. nom

127TH st, 35 W (6:1725-21), ns, 310 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Emma Hammel, of Milwaukee, Wis, to May Cary, 35 W 127; mtg $7,000; Apr20'11; Mar3'15; A$9,000-11,500. nom

130TH st, 23 E (6:1755-11), ns, 262 e 5 av, 16x99.11, 3-sty & b stn dwg; Chas H Huber, 20 W 129, et al, to Johanna Metzger, 23 E 130; mtg $7,000; Feb27; Mar4'15; A$5,000-5,500. O C & 100

131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Wm D Sporborg, ref, to Jno S Bussing, 26 E 10, plff; FORECLOS Feb17; Feb18; Mar 4'15; A$7,000-9,000 (R S $8). **8,000**

132D st, 78 W (6:1729-66), ss, 129 e Lenox av, 18.6x99.11, 3-sty & b bk dwg; Anna M Smith, 1132 Mad av, to Wm Colgrave E Sr, Jos E re-recorded from Mar 3'15; A$5,000-5,500 (R S $6.50). O C & 100

132D st, 214 W (7:1937-39½), ss, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Simon Morris, 214 W 132, to Sarah M Frank, 408 W 130, in trust for benefit children of party 1st pt; AL; Feb20; Mar1'15; A$6,000-8,500. nom

139TH st, 268 W (7:1941-60), ss, 100 e 8 av, 16.8x99.11, 4-sty stn tnt; Celia K Fuller to Julia M Naumann, 302 W 137; mtg $8,000; Feb27; Mar3'15; $6,600-13,000 (R S $3). nom

140TH st, 600 W, see Bway, 3427-35.

141ST st, 351 W (7:2051-4), ns, 535.2 w S av, 30.10 to el Old Kingsbridge rd x100 x34.9x99.11, 5-sty bk tnt; 111th St Constn Corpn to Rose Schwartz, 77 W 113; mtg $28,000; Mar2; Mar3'15; A$9,500-10,000 (R S $11). O C & 100

144TH st, 601 W, see Bway, 3517-29.

153D st W, see Bradhurst av, see Bradhurst av, 222.

161ST st W (8:2137-58), ss, 125 w Bway, 145.11 to es Ft Washington av (Nos 46-52), 102.2x124.4x99.11, 6-stv bk tnt; Friedman Constn Co to Brelm Realty Co, 120 W 32; mtg $175,000; Feb27; Mar2'15; A$78,000-243,000 (R S $52.50). O C & 100

161ST st W, swc Ft Washington av, see Ft Washington av, swc 161.

163D st, 438 W (8:2110-16), ss, 250 e Ams av, 25x112.6, 5-stv bk tnt; Edw A Keese to Reuben E Pitcher, 1 W 150; mtg $18,000; Feb25; Feb27'15; A$9,000-24,-000 (R S $6). O C & 100

169TH st W, nec Ft Washington av, see Ft Washington av, es, 152.1 s 170.

178TH st W, nec Haven av, see Haven av, sec 179.

179TH st W, see Haven av, see Haven av, sec 179.

180TH st W, nec Audubon av, see Audubon av, 301.

180TH st, 751 W, see Pinehurst av, 60-2.

182D st, 620-2 W (8:2165-9), ss, 50 e Wadsworth av, 50x70, 5-sty bk tnt; Kath Pope to Weimann's Cafe, Inc, 1422 St Nicholas av; mtg $35,000; Feb12; Mar3'15; A$14,500-37,000 (R S $10). O C & 100

182D st, 620-2 W; Weimann's Cafe, Inc, to Tiorn Realty Co, 115 Bway; mtg $35,000; Feb15; Mar3'15 (R S $10). O C & 100

183D st, 559-61 W (8:2154-91), ns, 225 e St Nicholas av, 50x99.11, 5-sty bk tnt; Eliz A Daly to Fred Immoor, 574 W 182; mtg $40,000; Mar3'15; A$18,000-51,000 (R S $20). O C & 100

184TH st, 550 W, see Audubon av, 366-76.

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184TH st W, nec Bway, see Bway, 4320.

192D st W (8:2161-110), ss, 175 w Audubon av, 75x100, vacant; Saml Hirsh to Epros Realty Corpn, 507 W 113; mtg $6,000; Feb 27; Mar2'15; A$13,500-13,500 (R S $19).
O C & 100

Av D, 41-3 (2:3751-11), nwc 4th (Nos 355-7), 41x80, 6-sty bk tnt & strs; Sol Silberblatt to Katie Cohen, 36 E 119; AL; Mar1; Mar3'15; A$35,000-72,000 (R S $3).
O C & 100

Amsterdam av, 200 (4:1161-29), nwc 69th (Nos 201-3), 20.5x65, 4-sty bk tnt & strs; Emma T Gerlach et al to Thos, Terence & Bernard Kelly, all at 177 W 83; mtg $20,000; Mar1; Mar2'15; A$28,000-37,000 (R S $60).
O C & 2,000

Audubon av, 301 (8:2152-61-64 & 93), nec 180th, 100x129, vacant; Riverside Viaduct Realty Co to N S & J Corpn, 628 W 151; mtg $40,000; Mar1; Mar2'15; A$71,000-71,000 (R S $20).
O C & 60,000

Audubon av, 366-76 (8:2154-82), swc 184th (No 550), 99.11x35, 5-sty bk tnt & strs; Susan Dean, 415 W 120, to August Eitzen, 321 W 55; AL; Mar1; Mar2'15; A$22,000-53,000 (R S $15).
nom

Bradhurst av, 222 (7:2046-53), nec 153d, 39.11x100, vacant; Charter Constn Co to Aldus Constn Co, 600 W 181; mtg $8,000; Feb27; Mar2'15; A$20,500-20,500 (R S $4.50).
O C & 100

Broadway, 880-8 (3:847-pt lot 21), sec 19th (No 22), 45.8x108.9x33.10x123, pt 6-sty bk str; David B King, TRSTE, will Wm J Ollliffe to 19th St & Broadway Corpn, 31 Nassau; Feb19; Mar1'15 (R S $300).
300,000

Broadway, 924 (3:850-15), es, 22.6 n 21st, 19.11x107.8x19.4x102.3, 4-stv bk str; A$102,-000-124,000; also BROADWAY, 926 (3:850-14), es, 42.5 n 21st, 19.11x113.1x19.4x107.8, with all title to arc hand on n wall, 4-sty bk str; A$123,000-126,000; Brehm Realty Co, 120 W 32, to 924 & 926 Broadway Holding Co, 189 Bway; mtg $100,000 & AL; Mar1; Mar2'15 (R S $50).
nom

Broadway, 926, see Bway, 924.

Broadway, 3427-35 (7:2087-97), swc 140th (No 600), 99.11x75, 6-sty bk tnt & strs; Jos F Taylor & ano, EXRS of Estelle F Taylor, to Carrie F Miller, 274 Rich av, Mt Vernon, NY; Jos F Taylor, 82 Washington st, East Orange, NJ, TRSTES Fredk B Taylor; mtg $170,000 & AL; Jan27; Mar 1'15; A$112,000-232,000.
nom

Broadway, 4320 (8:2167-1), nec 184th, 25.1 x119.9x24.11x116.4, vacant; F M Burgess Constn Co to N Y Operating Co, 520 W 142; R&S; mtc $12,000; Feb20'13; Feb26'15; A$12,500-13,500.
O C & 1,000

Broadway, 4320 (8:2167), nec 184th, 25.1 x119.9x24.11x116.4, vacant; N Y Operating Co to Cleo Constn Co, 51 Chambers; mtg $12,000 & AL; Feb13; Feb26'15 (R S $5).
exch

Central Park W, 300-2 (4:1204-29-36), nwc 90th (Nos 1-3), 201.5 to ss 91st (No 2) x100, 8-sty bk tnt Eldorado; Secured Holdings Corpn, 55 Liberty, to Eldorado Holding Corpn, 42d av, Bway; mtge $910,000; Feb24; Feb26'15; A$350,000-880,000 (R S $40).
nom

Claremont av, 184 (7:1993-107), es, 140 n 125th, 40x100, 5-sty bk tnt; Jno H Judge, ref, to Jos Metzger, 310 W 93, pllf; mtg $39,000; FORECLOSED & drawn Feb26; Mar1'15; A$33,600-50,000 (R S $7.50).
7,500

Claremont av, 186 (7:1993-106), es, 180 n 125th, 40x100, 5-sty bk tnt; Jno H Judge ref to Jennie G Walter, 310 W 93; Jos Metzger, 310 W 93, & Abr Goldschmidt, 1 W 69, EXRS Abr Walter; mtg $39,000; FORECLOSED & drawn Feb26; Mar1'15; A$33,600-50,000 (R S $7.50).
7,500

Ft Washington av, 46-52, see 161st W, ss, 125 w Bway.

Ft Washington av (8:2136-86), swc 161st, 102.2x146.7x99.11x125, 6-stv bk tnt; Friedman Constn Co to Brelm Realty Co, 120 W 32; mtg $170,000; Feb27; Mar2'15; A$66,000-$—— (R S $17.50).
O C & 100

Fort Washington av (8:2138-132), es, 152.1 s 170th, 24.11 to 169th x80.10x25.2x86.2, vacant; Annie K Clarke to County Engineering Co, 8 Church; Feb26; Mar4 '15; A$11,500-11,500 (R S $20).
nom

Fort Washington av (8:2138-133), es, 126.5 s 170th, 25.7x86.2x25.2x90.8, vacant; Emma L O'Neil et al to County Engineering Co, 6 Church; Mar3; Mar4'15; A$8,000-8,000 (R S $15).
nom

Haven av, nec 178th, see Haven av, sec 179.

Haven av (8:2177-287), sec 179th, 185 to ns 178th x147, vacant; Wm B Sommerville to Nevah Constn Co, 1509 Bryant av, Bronx; Feb26; Mar2'15; A$75,000-75,000 (R S $44).
O C & 100

Lenox av, 525 (7:1921-31), ws, 133.4 s 137th, 16.7x75, 5-sty bk tnt & strs; Elsie L West to Paul Cohn, 24 E 119; mtg $13,-500; Mar1'15; A$9,500-16,000 (R S $4.50).
O C & 100

Lexington av, 1280-4 (5:1515-14-17), nwc 86th (Nos 127-31), 100.8x90.8, 2-4-sty sn tnts & strs & 1-5-sty bk tnt & strs; Jno Volz to Fredk Ayer of Beverly, Mass; R& S; mtg $150,000; Feb27; Mar1'15; A$143,-000-172,000 (R S $97).
exch

Lexington av (6:1768-21), nec 119th (Nos 147-51), runs e60xn78.4xn29.5 to cl old Harlem rd x—51.6 to av x62.6 to beg; 3-sty bk stable; A$30,000-55,000; also PARK AV 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63 x90, 2-5-sty bk tnts & strs; A$28,000-62,000; also 152D ST, 767 (951) E (10:2644), n s, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt; Marie R Winters, Port Washington, LI, to Denis J McCarthy, Port Angeles, Wash, Wm D J McCarthy, 119 Carr av, Keensburg, NJ, & Helen D Lewis on N 15th st, Flushing, LI, 1-5 pt; B&S; CaG; July3'14; Mar2'15.
nom

Madison av, 160 (3:862-20), ws, 73.11 n 33d, 24.7x85, 4-sty stn bldg; Directors Realty Holding Co to Reliant Holding Co, 160 Bway; R&S; AL; Mar3'15; A$87,500-[illegible] (R S 50 cts).
nom

Madison av, 309-13 (5:1276-51-52½), es, 25.9 s 42d, 52.6x95, 3-5-sty stn office & str bldgs; Wincoma Realty Co, 576 5 av, to Aug Hockscher, of Huntington, LI; 1576 5 av] mtg $300,000 & AL; Feb26; Mar1'15; A$350,000-410,000 (R S $146).
O C & 100

Madison av, 597 (5:1293-26), nec 57th, runs e150xn100.5xw50xs20xw74xs6xw26 to es Madison av xs74.5 to beg, stn church & 2-sty stn school; Madison Avenue Reformed Church to Trustees of the Central Presbyterian Church, 212-18 W 57; mtg $250,000 & AL; Feb27; Mar1'15; A exempt-exempt (R S $160).
410,000

Madison av, 710 (5:1378-14), nwc 63d (No 23), 20x70, 5-sty stn dwg; Man-Onx Estate Corpn to Royton Realty Co Inc, 60 Beaver; mtg $60,000 & AL; Mar1; Mar2'15; A$63,000-78,000 (R S $18).
nom

Madison av, 1320 (5:1505-19¼), ws, 84.8 n 92d, 16x67.9, 3-sty & b stn dwg; Jno F Joyce, ref, to Lawyers Mtg Co, one of pllfs; FORECLOS Feb26; Mar3'15; A$21,-000-25,000 (R S $19).
19,000

Madison av, 1493-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-stv bk tnt & strs; Lillian B Vogel, 222 Riverside dr, to Rose Amsterdam, 2105 Bway; 1-6 pt; mtg $55,-000; Feb9; Feb27'15; A$37,000-65,000 (R S $2).
O C & 100

Madison av, 1527 (6:1609-52A), es, 17.7 s 104th, 16.8x70, 3-stv bk tnt & str; Elsa Arlt, 1872 Linden, Bklyn, to Lulu Hess, 1241 Gates av, Bklyn; AT; OC; Mar1; Mar 3'15; A$8,500-11,000 (R S $1).
nom

Park av, 640 (5:1381-35), nwc 66th (Nos 65-75), runs n80xw74xn20.5xw36xs100.5 to ns 66th xe110 to beg, 12-sty stn tnt; Fullerton-Weaver Realty Co to Shafpa Realty Corpn, 640 Park av; mtg $725,000 & AL; Feb27; Mar1'15; A$300,000-$—— (R S $405).
O C & 100

Park av, 1160 (5:1504-31), nwc 92d (Nos 69-73), 100.8x130, 7-sty bk tnt Holland Court; Charlotte S Baker to Holland Court Realty Co, 26 W 55; B&S; mtg $225,000 & AL; Feb26'15; A$180,000-325,000 (R S $10).
nom

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs s25.2⅜xe155xn25xw75xn.02⅜xw80 to beg, 1 & 2-sty bk stable; Martha Friedman to Fischel Friedman, 158 Suffolk; AL; June4'14; Mar1'15; A$11,000-14,-000.
nom

Park av, 1505; Fischel Friedman to Anna E Kraft, 103 Keap, Bklyn; ¼ RT&I; mtg $11,000; Feb26; Mar1'15 (R S $2.50).
nom

Park av, 1807-13, see Lex av, nec 119.

Park av, 2211-13 (6:1917-25), ss, abt 20 n New Bowery, runs w33.4xs59xe22xn36xe12.3xn16.8 to beg, 5-stv bk loft & str bldg; Robt Kommel to Henrietta Kommel, 1270 Madison av; AL; Mar4'15; A$20,000-24,000 (R S 50 cts).
O C & 500

Pinehurst av, 60-2 (8:2177-130), nwc 180th (No 751), 53.6x109.1x53.6x106.9, 5-sty bk tnt; Epros Realty Corpn to 751 West 180th St Corpn, 64 W 116; mtg $69,500; Feb 27; Mar2'15; A$28,000-79,000 (R S $25).
O C & 100

Prescott av, ee Bolton rd, see Prescott av, ee Bolton rd, Manhattan Conveyances.

Riverside dr, 153 (4:1249-8), es, 75.8 n 87th, 25x100, 5 & 6-stv bk dwg; N Y Trust Co to Hazel Real Estate Co, 612 W 207; mtg $48,000 & AL; Mar1'15; A$33,000-60,-000 (R S $5).
O C & 100

Riverside, ns, 765 (7:2063-32), ws, 81.9 n 116th, 20.1x97.5x19.11x101.8, 3 & 4-stv & bk dwgs; Edw H Rogers to Germania Life Ins Co, 50 Union sq; CaG; AL; Feb 27; Mar2'15; A$11,020-18,500.
O C & 50

West Broadway, 245 (1:191-16), es, 112.6 n White, 18.9x100, 6-sty bk loft & str bldg; Simon Morris, 214 W 132, to Caroline M Horwitz, 214 W 132, in trust for benefit of children of party 1st pt; AL; Feb19; Mar1'15; A$17,000-30,000.
nom

West Broadway, 350-4 (2:476-75-77), ws, abt 140 s Watts, 59.5x68.5x59.5x68.7, vacant; Chas G Koss to Jno G Wendel, of Irvington, NY; Mar17'03; Mar4'15; A$38,-000-38,000.
33,000

West End av, 917 (7:1891-25), ws, 20.11 n 106th, 20.4x75.2x irr, 3-stv bk stn dwg; Geo Wettlaufer et al, EXRS Charlotte Wettlaufer, to Walter J M Donovan, 302 W 1[illegible]; Mar1; Mar3'15; A$18,500-25,000 (R S $9.50).
25,500

1ST av, 344 (3:952-2), es, 24 n 20th, 22.6x58, 5-sty bk tnt & strs; Margt L B Egan to Jacob Houbert, 126 W 109; mtg $8,000 & AL; Feb26'15; A$8,000-13,000 (R S $2.50).
O C & 100

1ST av, 846 (5:1359-2), es, 26 n 47th, 24.10x80, 5-sty bk tnt & strs; Hubert Realty Co, 110 E 125, to Frank B Morton, 104 Albany av, Bklyn; mtg $15,900; Feb26'15; A$10,500-20,000.
nom

1ST av, 2061-7 (6:1678-29), swc 107th (Nos 340-2), 63.5x50, 6-sty bk tnt & strs; Liborio Battaglia & Salvatore Spitaleri, 608 W 216, Bronx, to Nicola La Gattuta, [illegible] E 204, Bronx; ¾ nt of RT&I in being 2-9 of whole; AL; Mar3'15; A$22,000-57,000 (R S $3).
3,000

1ST av, 2130 (6:1703-50), es, 88.4 n 109th, 37.6x95, 6-stv bk tnt & strs; Vincenzo Rajardi, 6 Monroe, to Vincenzo Rajardi, a private banker, 5 Monroe; mtg $28,875 & AL; Feb23; Mar4'15; A$15,000-32,500.
O C & 100

1ST av, 2414 (6:1811-47), es, 50.6 s 124th, 25x100, 5-stv bk tnt & strs; Jas O Farrell, ref, to Julia A Sullivan, 306 W 51, pllf; mtg $12,000 & AL; FORECLOSED & drawn Feb19; Feb27'15; A$9,000-18,000 (R S $1).
1,000

2D av, 1234, see Lafayette, 101-5.

2D av, 2026 (6:1676-2), es, 25.11 n 104th, 25x75, 4-sty stn tnt & strs; Ezekiel Fixman, ref, to Moses Aufses, 118 E 73, pllf; FORECLOS Feb25; Mar1; Mar2'15; A$8,500-14,500 (R S $6.50).
13,000

3D av, 1001, see Lafayette, 101-5.

3D av, 1022-4, see Lafayette, 101-5.

3D av, 1585-5, see Lafayette, 101-5.

3D av, 1957, see Lafayette, 101-5.

3D av, 1965, see Lafayette, 101-5.

5TH av, 411-13 (3:867-1), nec 37th (No 1), 74.1x125, vacant; Cath T Moulton & ano EXRS Mary Lewis to Murray Hill Investing Co, 68 Wm; mtg $1,000,000; Mar1'15; A$1,185,000-1,185,000 (R S $300).
1,800,000

7TH av, 2289-91 (7:1914-64), es, 31.2 s 130th, 19.9x75, 5-sty bk tnt & strs; Lottie E Welch, 2189 7 av, to Isidore Gordon, 1665 Ams av; mtg $15,000 & AL; Mar1; Mar3 '15; A$13,000-18,000 (R S 50 cts).
O C & 75

7TH av, 2207-9 (7:1915-63-64), es, 45.11 s 131st, 54x100, 2-5-sty bk tnts & strs; L Kelcey Posner, B of Q, to Frederic Bierhoff, 230 W 61; AT; CaG; Feb27; Mar3'15; A$10,000-74,000 (R S 50 cts).
O C & 100

8TH av, 781 (4:1038-33), ws, 100 n 47th, 16.8x70, 3-sty bk hall & str; J Campbell Thompson, ref, to Veronica & Minnie Meade, 700 St Johns pl, Bklyn, pllfs; mtg $25,000 & Taxes $1,466.16 & AL; FORECLOS Mar4; Mar2; Mar3'15; A$35,000-37,000 (R S $1).
1,000

Pinehurst lot (3:749-pt lot 41), at cl, blk bet 24th & 25th & 100 w 8 av, runs e10xs 16.9xw10xn16.9 to beg, pt 3-sty bk theatre; Jno D Karst Jr, of Yonkers, NY, to Irving M Shaw, 415 W 114; Mary S Whittaker, 118W 57 & Wm W Shaw, 24 E 78; Mar2; Mar3'15; A$——$—— (R S 50 cts).
nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 200 (2:417), es, 97.9 s Houston, 24.3x87.6; consent to 3d track; Cicille Namm, of Waldon, Orange Co, NY, to Manhattan Railway Co; Feb9; Feb27'15.
533.50

Greenwich st, 148 (1:58), nwc Liberty (Nos 127-9), 24.8x87.11x25x86; consent to 3d track; Robt C Cornell et al to Manhattan Railway Co; mtg $8,000; Jan9; Mar 3'15.
542.57

Greenwich st, 148; consent to 3d track; Wm F Warden, mortgagee, to same; mtg $2,000; Jan27; Mar3'15.
nom

Greenwich st, 148; consent to 3d track; same, mortgagee, to same; mtg $6,000; Jan 27; Mar3'15.
nom

Greenwich st, 276 (1:131), swc Warren, 26.6x80; consent to 3d track; Chas H Mattlage to Manhattan Railway Co, 165 Bway; mtg $75,000; Jan23; Mar7'15 (R S $1).
548

Greenwich st, 276; consent to 3d track; Irving Savys Instn, mtgee, to same; mtg $75,000; Feb15; Mar1'15.
nom

Greenwich st, 747-51 (2:633), sec 11th (No 314), runs e19.11xse59.1xe38.5xs29.4xw15xn20xw27.11xs0.4xw34 to st xn56.10 to beg; consent to 3d track; Andella Hvatt, at Cambridge, Mass, to Manhattan Railway Co; mtg $2,500; Oct7'14; Feb27'15.
1,250.34

Greenwich st, 747-51; consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $11,500; Jan27; Feb27'15.
nom

Liberty st, 127-9, see Greenwich, 148.

Warren st, swc Greenwich, see Greenwich, 276.

117TH st, 314 W, see Greenwich, 747-51.

22D st, 121-5 E (3:878-15), ns, 275 e 4 av, 75x98.9; declaration by party 1st pt that he holds above in trust for party 2d pt, &c; Jno H Jones, of Mt Vernon, NY, to Union Transfer & Storage Co, 121 E 22; mtg $85,000; Mar3; Mar4'15; A$122,000-140,000.
nom

207TH st, 300-300½ E, see 2 av, 458.

27TH st, 151-9 W (2:803-7), ns, 106 e 7 av, runs n96.9xe97.6xn3xw97.6xs99.9 to beg, 12-sty bk loft & str bldg; re mtg; Rudolph A Rodel to Wm F Donnelly, 407 W 22; Q C; Feb26; Mar1'15; A$187,000-455,000.
nom

41ST st, 454 W (misc); power of atty; Johanna Walthausen, of Berlin, Germany, widow, to Herman Brasch, 60 Wall; Jan 15; Mar4'15.
nom

49TH st, 322 W (4:1039), ss, 350 w 8 av, 25x100.5; satisfaction of asn of rents; Chas Schimmer to Barbara M Gillen, 322 W 49; Aug25'14; Mar4'15.
nom

49TH st, 322 W (4:1039); satisfaction of asn of rents; Hovhannes Moushekian to Barbara M Gillen, 322 W 49; Feb17; Mar4 '15.
nom

51ST st, 434-6 W (4:1060), ss, 360 e 10 av, 40x100.5; asn rents to secure $3,000; Annie Rafferty, 403 W 57, to Jno C Forster, 13 W 90; Jan26; Mar4'15.
2,000

117TH st W, nwc 8 av, see 8 av, 2171.

151ST st, 502-4 W (7:2082); asn rents to ext of $750 monthly from Mar15 to June15 inclusive, total $3,000 net; E M C A Holding Co to Alb Rosenthal, 27 William; Feb23; Mar3'15.
nom

Av A, 1235 (misc); power of atty; Hannah Seide, 1063 E 14, Bklyn, to Jos Seide; Feb26; Mar1'15.
nom

Av A, 1237 (misc); power of atty; Anna P Zalkin, B of Q, to Harry Zalkin; Feb24; Mar1'15.
nom

Amsterdam av, 1710 (7:2076-34), ws, 49.1 n 145th, 25x84, 5-sty bk tnt & strs; re mtg; Leon B Lowenstein, 46 W 73, to Martin Wallace, 1710 Ams av; Mar1; Mar 2'15; A$22,000-31,500.
25,000

Park av, 383-7 (5:1308); asn rents to secure notes or mtg of $17,250; Clarence Payne, 370 Mad av, to C Augustus Meier, 15 Jersey st, Bloomfield, NJ; Mar2; Mar 3'15.
nom

Park row, 146 (1:159), ns, 68.5 w Pearl, 21.4x69.4x21.2x69.5; consent to 3d track; Kath E Van Nest Post, at West Morris, Conn, et al, to Manhattan Railway Co; mtg $3,000; Jan22; Feb26'15.
2,176

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Park row, 146; consent to 3d track; Geo M Thompson, mortgagee, to Manhattan Railway Co; mtg $6,000; Feb11, Feb26'15. nom

Vermilyea av, 149-51 (8:2257); satisfaction of assn of rents recorded Dec20'13; Abr C Rothstein to Chas F Smady, 351 Vermilyea av; Jan30'14; Feb26'15. ——

2D av, 458 (3:951), sec 26th (Nos 300-306½); 20x74; consent to 3d track; Annie Gaffney, of Bronx, to Manhattan Railway Co; mtg $24,000; Dec1'14; Feb24'15. 240

2D av, 458; consent to 3d track; Mutual Life Ins Co of N Y, mortgagee, to same; mtg $22,000; Feb15, Feb24'15. nom

2D av, 458; consent to 3d track; Patk G Tighe, mortgagee, to same; mtg $2,000; Dec22'14; Feb24'15. nom

2D av, 1395 (5:1427), ws, 45.8 s 73d, 25x100; consent to 3d track; Lenhill Realty Corp to Manhattan Railway Co, 165 Bway; mtg $24,000, Jan13; Mar1'15. 336

2D av, 1395; consent to 3d track; Kate B Happel, EXTRX, &c, Hy Brunel, mtgee, to same; mtg $24,000; Feb10; Mar1'15. nom

2D av, 1431 (5:1429), ws, 102.2 n 74th, 25.6x100; consent to 3d track; Fredk Rouf of Bronx et al to Manhattan Railway Co; mtgs $10,854.00; June9'14; Mar2'15. 306

2D av, 1431 (5:1429); consent to 3d track; Wm A Hofmann, mtgee, to Manhattan Railway Co, 165 Bway; mtg $1,000; Feb11; Mar1'15. nom

2D av, 1431; consent to 3d track; Fredk Dillemuth, EXR, &c, mtgee, to same; mtg $42,854.00; Jan7; Mar1'15. nom

7TH av (7:1911-9), es, 49.11 n 132d, a strip, 0.1x75; re from transfer of tax lien; Max Goldsmith to Marie S Wiggins, 316 W 132; Q.C; Feb19; Mar2'15. 8.00

8TH av, 2171 (6:1944), nwc 117th, 26.4x100; consent to 3d track; Max Ullmann to Manhattan Railway Co; mtg $52,000; Feb6; Mar2'15. 526.67

8TH av, 2171; consent to 3d track; for Savings, mtgee, to same; mtg $7,000; Feb19; Mar2'15. nom

8TH av, 2174; consent to 3d track; same, mtgee, to same; mtg $33,000; Feb19; Mar2'15. nom

9TH av, 359-63 (3:728), ws, 74.3 s 31st, 59.11x107x60.8x100.7, consent to 3d track, Mary C de Terrouenne of Versailles, France, to Manhattan Railway Co; 100y 23'14; Mar2'15. 149.79

Certified copy (miscl) of last will of Robt H Smith, late of Watkins, NY; Feb27'13; Mar2'15. ——

Exemplified copy (miscl) last will of Richd J Story, late of Brockport, NY; Dec 10'14; Mar2'15.

Exemplified copy (miscl) last will of Margt E Story, late of Brockport, NY; Dec5'14; Mar2'15. ——

Power of atty (miscl); Wm Seitz Sr, of Bronx, to Wm Seitz Jr, & Jno D Hassinger, both of Bronx; Mar12'13; Feb26'15. ——

Power of atty (miscl); Jno Steward to Geo F Butterworth, 57 E 54 [office 40 Wall]; Dec29'14; Feb26'15.

Power of atty (miscl); Moro de Moro, of Epping, Eng, to Geo W Pepper, of Phila, Pa; Nov29'10; Mar4'15. ——

Revocation of power of atty (miscl); Geraldine W Goddard to Wilmer A Baldwin, at East Orange, NJ; Jan7; Feb26'15. ——

WILLS.

Borough of Manhattan.

Montgomery st, 60 (1:258-15), ws, 50 s Monroe, 25x93, 5-sty bk tnt; A$14,500-26,500; ½ pt; also SF MARKS PL, 30 (2:463-24), ss, 172 W 2 av, 26x120, 6-sty bk tnt & str; A$23,000-49,000, ½ pt; David Frankel Est, Ella Frankel, EXTRX, 500 W 176; atty, S J Rosenblum, 80 Maiden la. Will filed Feb17'15.

St Marks pl, 30, see Montgomery, 60.

Thompson st, 106-8 (2:502-10-11), es, 137 s Prince, 33x70, 1-3-sty bk tnt & 1-4-sty bk tnt & str; A$[illegible]0-21,500; also THOMPSON ST, 111 (2:503-24), ws, 76 s Prince, 25x75, 5-sty bk tnt & str; A$13,000-18,000; Giovanni M Malatesta Est, Louis A Malatesta, EXR, 210 Sullivan; atty, Wm E Cook, 309 Bway. Will filed Jan23'15.

Thompson st, 111, see Thompson, 106-8.

1ST av, 416 (3:956-3), es, 49 n 24th, 24x100, 5-sty bk tnt & str; Wm Heaslip Est, Geo E Heaslip, EXR, 4582 Park av; atty, Thos W Henry, 51 Chambers; A$13,500-21,000. Will filed Jan25'15.

CONVEYANCES.

Borough of the Bronx.

Allen pl (*), ss, 100 e Delaveile av, 25 x100; Hudson P Rose Co to Paolo La Rosa, 3520 Delaveile av; Mar2; Mar3'15 (R S $1). nom

Barry st, cl being plot begins at pt 576 n proposed Eastern blvd & 330 e land N Y, N H & H R R, runs w— to ns right of way of a R R to be built xnw— to pt 581 n from ns proposed Eastern blvd, said pt being 130 w from cl Barry xn100xe100 to ws Barry as proposed xs63 to cl Barry as proposed xs105 to beg, except therefrom a right of way over strip 30 ft wide leading to Leggett av, together with a right of way in common with owners of adj prop over strip 30 ft wide leading to Leggett av, vacant; Factory Sites, Inc, to Bronx Bakery, Inc, on ws Barry, s of Leggett av; mtg $25,000; Feb25; Feb26'15 (R S $29.50). 54.250

Carlisle pl (*), nwc Ruskin, 28.8x100x57.2x103.11; Jno Knewitz, 3537 Willet av, to Fredk Albert, 3710 Olinville av; Feb 25; Feb26'15 (R S $1). 1,300

Catherine st (11:3121), ws, 276.5 n Locust av, 34.5x173; Agnes I Maillie, Bklyn, to Jos McMahon, 573 7 av, Bklyn; QC; Feb 18; Mar3'15. nom

Claremont Pkway, 444 (11:2903), ss, 75.1 e Park av, 25x100, 1-sty bk strs, Marion S Brown to Louis E Kleban Co, 1714 Crotona Park E, Mar2'15. 2,000

Croton Park N (11:2952), ns, 317 e Prospect av, 50x96.6x50x96.11, vacant; Benenson Realty Co to V R Bldg Corpn, 505 5 av, mtg $4,500, Feb25'15 (R S $1). O C & 100

Fox st, 854, see Intervale av, nec Fox.

Fox st, 975 (10:2414), ws, 325 n 163d, 40x100.5x40x105.10, 5-sty bk tnt; P J Bldg Co to Jos J Kelly, 16 Kelly; mtg $24,000; Mar1; Mar3'15 (R S $12). nom

Freeman st, 873-5 (11:2965), ns, 50 e Stebbins av, 53.1x116.5x53x113.2, 6-sty bk tnt & strs; Freeman-Stebbins Co to Emdo Realty Co, inc, 233 Bway; Feb26; Feb27 '15. O C & 100

Hobart ct, see Hobart av, nec Hobart ct.

Hobart ct (*), es, being lot 103 map resubdivision of lots 93, 94 & 108 on map 108 lots Coster Est; Brunetta Tozzini to Silvestro Tozzini, 302 E 48; Dec23'14; Feb 26'15 (R S 50 cts). nom

Home st, 923 on map 921-5 (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1, 5-sty bk tnt; Carmine Constn Co, 1228 Hoe av, to Fredk Brescia, 913 Aldus; mtg $60,000; Sept15'13; Feb26'15. O C & 100

Kelly st, 736 (10:2708), es, 175 n 156th, 25x100, 2-sty bk dwg; Jos J Kelly to P J Bldg Co, Inc, 1879 So blvd; mtg $5,500; Mar2; Mar4'15 (R S $6.50). O C & 100

Kelly st (10:2703), ws, 252.11 s Westchester av, 87.6x100, vacant; Rae Realty Co, 923 Bway, to Mott Av Realty Co, 451 Tinton av; mtg $15,000; Feb26; Feb27'15. O C & 100

Manida st, see Garrison av, see Garrison av, 1000-2.

Palisade pl, 1816 (11:2877), nes, 262.3 nw Popham av, runs nw50xne86.11xse18.9x se25xs102.3 to beg, 2-sty fr dwg; Dorothea Messinger to Julia A Messinger, 808 Freeman; mtg $——; Mar4'15. O C & 100

Ruskin st, nwc Carlisle pl, see Carlisle pl, nwc Ruskin.

St Marys st, swc Wales av, see Wales av, swc St Marys.

Tiffany st, nwc 167th, see 167th, 909 E.

Tiffany st, 1006, see Westchester av, 981-3.

Van Buren st (*), ws, 250 s Van Nest av, 25x100; Bucarelli V Baroncini, New Haven, Conn, to Andw M Houstoun, 547 Av E, Bayonne, NJ; Jan23; Feb26'15. 50.00

Waterloo pl, 1817 (11:2958), ws, 101.11 n 175th, 25x70, vacant; Rebecca McK H Armato to Louis Dorison, 115 Grant av, Jersey City, NJ; mtg $1,000; Mar1'15 (R S 50c). O C & 100

133D st E, nwc Walnut av, see Walnut av, nwc 133.

136TH st, 684 E, see So Blvd, swc 136.

137TH st, 373 E (9:2300), ns, 181.6 w Willis av, 25x100, 5-sty bk tnt; also 137TH ST, 375 E (9:2300), ns, 156.6 w Willis av, 24.11x100, 5-sty bk tnt; Richd Krother to Louis Huebner, 84 Hinton, City Island, & Martin Escher, 310 E 157; mtg $27,000; Mar 1; Mar2'15 (R S $11). O C & 100

137TH st, 375 E, see 137th, 373 E.

140TH st, 415 E (9:2285), ns, 174.6 e Willis av, 17.9x100, 3-sty & b bk dwg; Sara D Moorehead to Peter Nagler, 942 Teller av; Mar1; Mar2'15 (R S $2).

140TH st, 415 E; Peter Nagler, 942 Teller av, to Lillian E Enser, 363 W 151, ½ pt; Fredk V Calder, 400 Riverside dr; Jos H Nassoit, 264 Riverside dr, & Richd L Lanning, 215 W 101, ½ pt, & Fredk H Ehlen, 215 W 101, ½ pt; mtg $7,500; Mar1; Mar2 '15 (R S $2). O C & 100

144TH st E, see Jackson av, see Wales av, swc St Marys.

146TH st, 350 E (9:2327), ss, 146.5 w 3 av, 25x112.4x25x112.11, 2-sty fr dwg; Maria or Mary Bauer to Chas H Bauer, 649 St Anns av; B&S; mtg $13,000; Feb25; Feb 27'15 (R S $1). O C & 100

146TH st, 350 E; Julian W Bauer et al to Maria Bauer, 366 E 148; B&S; mtg $13,000; Feb25; Feb27'15. O C & 100

148TH st, 360 E (9:2327), ss, 171.5 w 3 av, 25x111.9x25x112.4, 3-sty fr tnt; Maria or Mary Bauer to Julian W Bauer, 362 E 148; mtg $13,000; Feb25; Feb27'15. O C & 100

152D st, 767 E, see Lexington av, nec 119, Manhattan Conveyances.

155TH st, 823 E, see Union av, 707.

155TH st E, swc Union av, see 3 av, 3021.

156TH st, 336-8 E (9:2415), ss, 100 w Courtlandt av, runs s48.11xe.05xs50xw50x n98.10 to st xe49.7 to beg, 6-sty bk tnt; Louis Hubener et al to Richd Krother, 747 Melrose av; mtg $35,000; Mar1; Mar2'15 (R S $20). exch

156TH st, 759 E, see Forest av, 756.

161ST st, 786 E (10:2667), ss, 42.4 e Tinton av, 21.3x82.2, 2-sty & b fr dwg; Marie Pakorny, 786 E 161, to Jno J Pokorny, 83 West Smith av, Corona, LI; Chas F Pokorny, 304 E 31, & Emma Dorber, 786 E 161; mtg $1,150; Feb25; Mar3'15. nom

162D st, 221-9 E (9:2445), ns, extends from Sherman av (No 910) to Grant av (No 911), 200x115; 5-sty fr greenhouse & vacant; Annie V Tallman et al to Frank V Burton, Newburgh, NY; John H Burton, Woodmere, NY, & Robt L Burton, Millbrook, NY; AT; Feb13; Mar2'15. 200

163D st, 789 E (10:2669), ns, 78.11 e Tinton av, 21x82.11, except part for 163d, 3-sty fr dwg; Ellen L Keegan to Dun Co, 391 E 149; mtg $4,000; Feb26; Mar1'15 (R S 50c). nom

163D st, 1025 E, see Prospect av, 938.

164TH st, 661 E (10:2632), ns, 100 w Trinity av, 16.8x100, 2-sty & b fr dwg; Emily P Zorer to Robt A Cools, 1174 Clay av; Mar2; Mar3'15 (R S $4). O C & 100

164TH st, 851 E, see Prospect av, 930.

164TH st, 864 E (10:2690), ss, 93.11 w Stebbins av, 19x73.6, 3-sty bk tnt; Carl Jaffe to Ida Brautman, 794 Hewitt pl; AL; May29; Feb26'15. nom

165TH st, 697 E (10:2640), ns, 100.7 w Jackson av, 16.7x71, 8-sty bk tnt & strs; Adolf Schoerbert to German Odd Fellows Home, Tuckahoe, NY; mtg $3,000; Feb16; Feb26'15 (R S $2.50). nom

166TH st, 572 E (10:2607), ss, 106.6 e Franklin av, runs s100xw1.6xs33.3xe39xn133.4 to 166th xw37.6 to beg, 5-sty bk tnt; Florence Schmitt to Ferd S MacHale, 31 E 87; mtg $18,000, Mar1'15 (R S $13). O C & 100

167TH st, 825-9 E (10:2680), ns, 100 w Prospect av, 50x100, 2-3-sty bk tnts; also PROSPECT AV, 1131-5, nwc 167th (No 835), 50x100, 5-sty bk tnt & strs; Anthony Deutsch et al to Eugene L Richards, TRSTE in bankruptcy Deutsch Bros, 21, Prospect av, New Brighton, SI; AL; Nov16'14; Mar1'15. nom

167TH st, 833 E, see 167th, 825-9 E.

167TH st, 909 E (10:2706), nwc Tiffany, 35.1x101.5x33.8x92.11, 5-sty bk tnt & strs; Maria Anderson, Jersey City, NJ, to Rime Bldg Co, 2742 Gifford av; mtg $43,500; Aug 21'14; Mar2'15 (R S $1). O C & 100

167TH st, 1-5 E, see Jerome av, 1210.

168TH st, 301 E, see College av, 1224.

169TH st, 709 E, see Tinton av, 1247-9.

171ST st E, swc Westchester av, see Westchester av, swc 171.

176TH st, 816 E (11:2963), ss, 62 w Marmion av, 50x100, 2-sty fr dwg; Benenson Realty Co to V R Bldg Corpn, 503 5 av; mtg $6,000, Feb26'15 (R S $6.50). O C & 100

177TH st E (11:2960), ss, 75.6 w So blvd, 25x100, vacant; Jerome Eisner to Wicklow Bldg Co, 1879 So blvd; mtg $5,000; Mar2; Mar4'15 (R S $5). O C & 100

177TH st E (11:2960), ss, 50.6 w So blvd, 25x100, vacant; Annie Matthies to Wicklow Bldg Co, 1879 So blvd; mtg $1,500; Mar3; Mar4'15 (R S $5.50). O C & 100

177TH st, 865 E, see Crotona Pkway, es, at nes 178.

179TH st, 507 E (11:3045), ns, 30.3 e Bathgate av, 49.5x108.5, 2-2-sty fr dwgs; Chas McConnell to Burnett-Weil Constn Co, 30 E 42; mtg $4,000; Mar2'15. exch

179TH st E, nwc Clinton av, see Clinton av, nwc 179.

179TH st E, see Walton av, see Walton av, sec 179.

183D st, 620 E (11:3071), ss, 75 w Hughes av, 25x75, 3-sty bk tnt & strs; Congregation Bnei Israel Anshe of Fordham to Wm J Diamond, 499 E 175; mtg $5,000; Mar1; Mar2'15. nom

184TH st E (11:3164), sws, 25 nw Hyer av, late Av C, 50x100, vacant, except pt for 184th & Grand blvd & concourse; vacant; Gottlieb Schultheis to Florence Wood, 4380 Carpenter av; mtg $2,300; Feb 27'15. O C & 100

184TH st, 61 W (11:3212), ns, 90 w Grand av, 16x100, 3-sty bk dwg; Dennis Hayes to Wm H Hayes, 176 E 71; Aug27 '12, Mar4'15. O C & 100

187TH st, 836 E, see Belmont av, 2391-5.

194TH st E, nwc Bainbridge av, see Bainbridge av, 2641.

201ST st, 282 E (12:3298), ws, 110 s Briggs av, 25x100, 2-sty fr dwg; Benj F Gerding, ref, to Katharina Hett, 2964 Decatur av; FORECLOS Feb5; Feb27; Mar1 '15 (R S $2). 2,000

201ST st, 200 E, see Grand blvd & concourse, sec 202.

213TH st E, nec Bronxwood av, see Bronxwood av, nec, 213.

213TH st E, ns, 100 e Bronxwood av, see Bronxwood av, nec 213.

219TH st, 719 E (*), ns, 205 e White Plains rd, 22.4x114; Fredk Schafer to Maria Montagna, 329 E 226; mtg $2,800; Mar1; Mar4'15 (R S $1). O C & 100

225TH st E (*), ss, 25 w Barnes av, 25 x114, Wakefield; Laura wife of & Frank Ramstedt to Geo Hall, 4560 Bronx blvd; Feb17; Mar3'15 (R S $1.50). nom

227TH st, 643 E (*), 33.4x114; Edith S Vanderbilt, Wash, DC, indivd & EXTRX Geo W Vanderbilt & ano, to Jennie Hughes, 643 E 227; Sept19; Feb26'15 (R S $2). 2,900

236TH st E, nwc Napier av, see Napier av, nwc 236.

239TH st, 634 E (*), sws, 50x100; Katie B O'Donnell to Edw L E Phipps, 102 S 6 av, Mt Vernon, NY; mtg $3,500; Feb25; Mar3'15 (R S $2). O C & 100

Amsterdam av (*), ws, 204.4 n Liberty, 75x100; Edmont Realty Co, 535 E 158, to Edlieb Co, 391 E 149; mtg $1,500; Feb27; Mar2'15. O C & 100

Bainbridge av, 2641 (12:3294), nwc 194th, 104.1x15.6x100x34.6, vacant; Jacob Marx, 170 W 74, to Value Realty Co, 170 Bway; mtg $1,400; Mar3; Mar4'15. O C & 100

Bainbridge av, 2780 (12:3290), es, 175 n 197th, 37.6x115, 3-sty fr dwg; Phoebe A Cornell to Ella Cornell, 2780 Bainbridge av; Jan21'08; Mar3'15. nom

Barker av, see Burke av, see Burke av, sec Barker av.

Bay av (*), ss, being plot adj land now or formerly Saml G Dayton & Common High Water Mark Eastchester Bay, 100 e 115n100 to ss Bay av xw139 to High Water Mark Eastchester Bay xse101 to beg; Jas T Barry, 1149 Boston rd to Chas Wiehe, 1124 Findlay av & Jacob Wiehe, 1105 Teller av; mtg $5,500; Mar1; Mar2'15 (R S $3). O C & 100

Belmont av, 2391-5 (11:3074), swc 187th (No 836), 100x25, 4-sty fr tnt & strs & 2-sty fr tnt & str; Clemente Carnevale of Mt Vernon, NY, to Anna M Carnevale, 1 Depot pl, Mt Vernon, NY; Feb19; Mar2'15. nom

Bland av (*), es, 225 n Nelson av, 50x100; Land Co "D" of Edenwald to Jno J Henry, 3224 Bway; Jan26; Mar2'15. nom

Bronxwood av (*), nec 213th, 75x100; also 213TH ST E (*), ns, 100 e Bronxwood av, 450x100; Fanny M Prochet, Mt Vernon, NY, to Jas Liccione, Mt Vernon, NY; mtg $7,500; Feb15; Mar2'15 (R S $2.50). O C & 100

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Bronx blvd (*), ses, 100 sw 241st, 50x100, Washingtonville, except pt for Bronx blvd; Louise Ettergren, 1045 Bronx blvd, to Jos Naprava, 36 Crescent, Long Island City; Mar1; Mar2'15 (R S $2,500). O C & 100

Burke av (*), sec Barker av, 50x99.7; North Bronx Realty Co to Winifred Carter, 157 Spring, Newton, NJ; mtg $5,000; Feb 24; Mar2'15 (R S 50c). O C & 100

Castle Hill av (*), swc Gleason av, 108x105, Unionport; Isidor Wels, ref, to Louis M Ebling, 235 Central Park W, FORECLOS Feb16; Feb26; Mar1'15. 500

Clinton av (11:3094- nwc 179th, 25x100x24.8x100, vacant; Robt H Bergman, ref, to Fredk Wein, 339 St Anns av; FORECLOS Feb19; Mar3; Mar4'15 (R S $4.50). 4,250

College av, 1224 (9:2436-2439), nec 164th (No 301), 200x200 to Findlay av (No 1225), 1-sty fr shop & vacant; Fannie G Sleeper to Sara D Moorehead, 415 E 140; mtg $4,000; Mar1; Mar2'15 (R S $4). O C & 100

College av, 1224 (9:2436-2439), same prop; Rockledge Constn Co to Lillian E Enser, 417 Riverside dr; B&S & confirmation deed; Feb26; Mar2'15. nom

Concord av (10:2574), es, 100 n St Marys, 62.6x80, vacant; Albt F Brugman & ano, EXRS Frances L Byrne, to Arthur Byrne, 231 E 41; Feb27; Mar3'15. nom

Corsa av (*), ss, 52.2 e Beech av, 52.2x 131.4x50x116; Frank P Bastone et al to Louis Porco, 764 Fox; Feb15; Mar3'15 (R S $1). O C & 100

Crotona Pkway (11:3123), es, at nes 178th (No 865), runs se73.4xn36.3xnw80.2 to ses Morgan av (No 2004) xsw32 to Crotona Pkway xs4.6 to beg, 5-sty bk tnt & strs; Jennie Wolff, 3768 Barnes av, to Margt Friedman, 572 E 166; mtg $35,250; Dec30'14; Feb26'15. O C & 100

Delavelle av (*), ws, 275 n Hollers av, 25x100; Frank Colassardo to Marco Blasio, 3527 Delavelle av; mtg $3,500; Mar 1; Mar2'15 (R S $4.50). O C & 100

Doon av, see Jefferson av, see Jefferson av, see Doon av.

Doris av (*), es, 99.10 n Westchester av, 25x100; Frank D Meehan, Salisbury, Vt, to Grace Meehan, 851 West End av; Feb17; Feb26'15 (R S $1). nom

Edison av (*), ws, 175 s Mildred pl, 25 x100; Geo Hubiltz to Charlotte, wife Geo Robb, 1920 Pilgrim av; mtg $—; Feb25; Feb26'15 (R S $1). O C & 100

Ellsworth av (*), es, 125 s Fairmount av, 50x81.10x50x81.8; Herman Hopfe to Edw Dettloff, 405 E 6; Feb26'15 (R S 50 cts). nom

Ellsworth av (*), es, 100 n Baisley av, 125x80; Rose L Taendler to Augusta Barthold, 2443 Jerome av; mtg $1,000; May15 '14; Feb26'15. nom

Fairmount av (*), ns, 25 w Ellsworth av, 50x100; North Bronx Realty Co to Esther McGarry, 660 Burke; mtg $490; Jan8; Feb26'15 (R S 50 cts). nom

Findlay av, 1225, see College av, 1224.

Fordham rd, 12 W (11:3199), ss, 163.4 nw Jerome av, 23.3xs5.8x15.4x100, 3-sty bk dwg; Wm S Patten to Mt Eden Realty Corpn, 165 Bway; Mar1; Mar3'15 (R S $2.50). O C & 100

Forest av, 756 (10:2655), nec 156th (No 759), 100x35, 5-sty bk tnt & strs; Harry Crone to Herman Miller, 441 W 124; AL; Feb25; Feb26'15 (R S $2). O C & 100

Forest av, 756 (10:2655), nec 156th (No 759), 100x35, 5-sty bk tnt & strs; Adolph Lowy to Laine Realty Co, 901 Irvine; confirmation deed; AL; Nov19'14; Feb26'15. O C & 100

Franklin or Crotona avs, 1805-7 (11:-2944), ws, 105 s 175th, 40x100x44x100, 2-4-sty bk tnts; Morris A Rudnick to Ethel wife Morris A Rudnick, 1805 Crotona av; Feb24; Mar3'15 (R S $3). O C & 100

Franklin av, 1390 (11:2935), es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; Edw McElhinny, Bklyn, to Jas Powers, Poughkeepsie, NY; mtg $30,000; Feb16; Feb26'15 (R S 50 cts). O C & 100

Fulton av, 1238-40 (10:2612), es, 114.9 n 168th, 29.6x103x27.11x105.3, 2-2-sty & b fr dwgs; also FULTON AV, 1242-4 (10:2612), es, abt 145 n 168th, 40x131.10x40x134.2, 2-2-sty & b fr dwgs; Louis Lese, 133 E 80, to Melrah Realty Co, 35 Nassau; AL; Feb25; Feb27'15 (R S $1). nom

Fulton av, 1242-4, see Fulton av, 1238-40.

Fulton av, 1326-8 (11:2931), es, 256.11 n 169th, 50x206.1x50x206.3, 5-sty bk tnt; Jno W Cornish Constn Co to Patk J Dunn, 1326 Fulton av; mtg $52,000, Mar3; Mar4 '15 (R S $15). exch

Fulton av, 1392 (11:2931), es, 136.11 s 170th, 50x211, except pt for Fulton av, 1 & 2-sty fr dwg; Moris Schoenholtz, 1392 Fulton av, to Mary Kolb, 1070 Wash av; Jan26; Mar3'15 (R S 50 cts). nom

Garrison av, 1000-2 (10:2740), sec Manida, 70.3x81.4x62x48.2, 5-sty bk tnt; Robt E Simon to Burnett-Weil Constn Co, 30 E 42; Mar1; Mar2'15. nom

Garrison av, 1008 (10:2740), ss, 70.3 e Manida, 43.10x101.8x38x81.4, 5-sty bk tnt; Burnett-Weil Constn Co to Chas McConnell, 505 E 179; B&S; Mar1; Mar2'15. nom

Glenson av, swc Castle Hill av, see Castle Hill av, swc Gleason av.

Grand blvd & concourse (12:3307), sec 202d (No 200), 100x46.3x100x44.4, 2-sty fr dwg; Hugh Reilly, Brielle, NJ, to Robt E J Corcoran, 328 Union, Bklyn; mtg $11,-050; Mar3; Mar4'15 (R S $1). nom

Grand blvd & concourse, sec 184th, see 184th E. ews, 25 ne River av.

Grant av, 911, see 162d, 921-9 E.

Haight av, es, 125 n Rhinelander av, see Morris Park av, ss, 225 e Lurting av.

Harrison av (11:2869), es, 61.9 n from tangent point, said tangent pt being 275 n Morton pl, runs ne452.5xn221.7xne105.5x n204.2xnw168.5xsw42.11xsw77.8 to ws Harrison av xse86.8xs190.7xsw105.5xs208.7xsw 165.2 to es Harrison av xsw410.10 to beg, being land in bed of av; United Real Estate & Trust Co to City NY; Dec30'14; Feb 26'15. nom

Hobart av (*), nec Hobart ct, 20x91.11x 20.1x90.2; also HOBART CT (*), es, lot 103 same map; Attino Tozzini to Brunetta Tozzini, 20 Westchester sq; Feb24, Feb25'15 (R S 50 cts). nom

Hobart av (*), nec Hobart ct, 20x91.11 x20.1x90.2; Silvestro Tozzini, 302 E 48, to Brunetta Tozzini, 2872 Wellman av, Dec23'14; Feb26'15 (R S 50 cts). nom

Hoe av, 946 (10:2746), es, 257 s Aldus, 50x100, 5-sty bk tnt; Aldus Constn Co to Charter Constn Co, 119 W 40; mtg $44,000; Mar2'15 (R S $6). O C & 100

Hoe av, 1516-8 (11:2989), es, 75 n 172d, runs n50xe100xs47.10xsw— xw— to beg, 5-sty bk tnt; Chas Armbruster to Jno J Greene, 819 E 152; AL; Feb27; Mar1'15. nom

Hoe av, 1516-8; Jno J Greene to Chas Armbruster, 1025 Faile; Feb27; Mar1'15. nom

Hoe av (11:2981), ws,, 150 n Jennings, 50x100, vacant; Margt Knox to Galveston Bldg Co, 1289 Hoe av; B&S & CaG; Mar 2; Mar3'15. nom

Hunt av (*), ws, 697.11 n Bronxdale av, 25x100; Edw F Hussey to Wm J Hussey, 101 Willow, Jamaica, LI; Nov24'14; Mar3 '15. nom

Intervale av (10:2722), nec Fox (No 854), 34.10x76.8x78.5x88.2, 4-sty bk tnt & strs; Mardece Constn Co to Rose Greenblatt, 961 Tiffany; mtg $36,000; Feb27'15 (R S $2.50). 100

Jackson av, see, 144th, see Wales av, swc St Marys.

Jackson av (10:2642), ses, 100 ne 150th, 25x104, vacant; Kate Steinberg to Hattie Lissberger, 37 Vermilyea av; mtg $2,750; Jan23; Mar3'15 (R S $1). nom

Jefferson av (*), sec Doon av, 25x100; Benj Volodor to Bessie Greenspun, 621 Shepherd av; Feb20; Feb27'15 (R S 50c). O C & 100

Jerome av, 1210 (9:2489), ses at ns 167th (Nos 1-5), 27.7x109.9x25x121.4, 5-sty bk tnt & strs; Geo W McAdam jr to Janet McAdam, 20 W 90; Feb10; Feb27'15. O C & 100

Jerome av (12:3321), es, 150 n Bedford Park blvd, 75x100, vacant; Mary Kirwan to Anne Gully, 114 E 198; mtg $9,000; Feb 27; Mar1'15. nom

Jerome av, 2423 (11:3199), ws, 320.8 s Fordham rd, runs s19.2xw100.1xn19.1xne4.9 xe100 to beg, 2-sty fr tnt & strs; Hugh N Wilmanns, on premises, to Simon Wollak, 2423 Jerome av; Mar2; Mar3'15 (R S $12). O C & 100

Jerome av, 2443 (11:3199), nws, 548.11 sw 190th, 27x90, 4-sty bk tnt & strs; Rose L Taendler to Augusta Barthold, 2443 Jerome av; mtg $21,000; May10 14; Feb26'15. nom

Kingsbridge rd (12:3256), es, abt 145 n Kingsoridge ter, being lots 9 & 11 Bldg 3256, tax map; Jos Berndt to Jno T Ehrenberg, 437 W 47; Dec30'14; Mar1'15 (R S $7.50). nom

Lyon av (*), ss, 50 w Green la, 25x100, except part for Zerega av; Norbert Robillard to Jos Wenner, 312 W 37; AL; Jan 30; Mar4'15 (R S 50c). O C & 100

Miramar av (11:3276), ws, 31.8 s 175th, 31.8x107.9x35x127.2, vacant; Hargton Bldg Co Inc to Genco Realty Co Inc, 217 W 125; mtg $1,200; Mar1; Mar2'15. O C & 100

Mapes av (11:3109), ws, 184.3 s 180th, 88.2x145.3, vacant; Sarah Gluck to Isaac Goodstein, 36 W 119; AL; Feb8; Mar4'15 (R S 50 cts). nom

Mapes av, 2120 (11:3111), es, abt 25 s 181st, 66x100, 5-sty bk tnt; Benenson Realty Co to Walter Bertenburg, 584 West Bway; mtg $44,000; Mar1; Mar2'15 (R S $4). O C & 100

Mohegan av, 2004, see Crotona Pkway, es, at nes 178.

Monticello av (*), sec Randall av, 100x 50; Wm Pfaffle to Chas Swenson, 454 E 137; Feb26; Feb27'15 (R S $1.50). O C & 100

Morris av, late 2d av (11:2820), ws, 350 s Walnut, 24.11x100x25.1x100, 2-sty fr dwg; Chas G Anderson to Ida C, wife Chas G Anderson, 1531 Morris av; Feb26 Mar4'15. nom

Morris av, late 2d av (11:2820), ws, 325.11 s Walnut, 25.1x100x24.11x100, except pt for Morris av, 2-sty fr dwg; Chas G Anderson to Ida C, wife Chas G Anderson, 1531 Morris av; Feb26; Mar4'15 (R S $10). nom

Morris av, 1533 (11:2820), ws, 275 s Walnut, 25x100, except pt for Morris av, 2-sty fr dwg; North Bronx Realty Co to Edw McGarry, 660 Burke; Jan8; Feb26'15 (R S 50 cts). nom

Morris Park av (*), ss, 347 w Bronxdale av, 50x100; Anna A Coutanche, Providence, RI, to Edw Early, 229 W 105; Aug17'14; Feb27'15 (R S 50c). nom

Morris Park av (*), ss, 225 e Lurting av, 25x73x25x72; also HAIGHT AV, es, 125 n Rhinelander av ,25x100; Fannie Farra, 370 Walton av, to Chas Farra, 370 Walton av; Feb26; Feb27'15. nom

Mosholu Pkway, 208 (12:3309), ws, 132.1 n 204d, runs n31.5xw71.5xs25.11xe25xs5xe 50xn5xe14.10 to beg, 3-sty fr dwg; Elise Levy to Geo Hauser, 1462 St Lawrence av; mtg $8,800; Dec11'13; Mar3'15. O C & 100

Mott av, 428-30 (9:2343), es, 150 n 144th, 50x131.6x49.11x129.7, 5-sty bk tnt & stfs; Mott Av Realty Co to Rae Realty Co, 928 Bway; mtg $42,000; Feb23; Feb27'15 (R S $6). O C & 100

Murdock av (*), es, 250 s Randall av, 75x 100; Land Co "C" of Edenwald to Jos Snee, 516 E 132; Nov11'14; Mar1'15. nom

Napier av (12:3364), nwc 236th, 111x101x 94.7x100, vacant; Maze Realty Co to Utopia Realty Co, 2650 Bway; mtg $3,500; Feb27; Mar2'15 (R S $3). O C & 100

Newbold av (*), ns, 105 w Zerega av, 100x100, Unionport, except pt for Newbold av, August Lauter et al to Minnie Zimmerman, 720 Tinton av; Feb2, Mar1'15. nom

Old Hunts Point rd (10:2763), ws (closed) at ns premises conveyed by Lowe to Lowe by deed recorded L 61, cp 333, sec 19, runs e24.10 to cl Old Hunts Points rd x w23.10 to ws Old Hunts Point rd xn— to beg; Equitable Trust Co as TRSTE Thos Leggett to Wm Lowe, 750 Manida; Sept16 14, Mar2'15. 250.42

Oneida av (12:3370), es, 50 n 235th, 50x 100, vacant, Emerson F Jennings jr to Caroline A Jennings, old W 140; B&S; mtg $600; Jan15, Mar4'15. nom

Park av, 3652 (11:2901), es, 87.9 s 179th, 17x85.3, 2-sty fr dwg; Alexandre Mercier, Bklyn, NY, to Alice M F Mercier, 276 50th, Bklyn, NY; Feb19; Feb26'15 (R S $1). O C & 100

Park av, 4414 (11:3037), es, 25 n 181st, 25x141, 2-sty fr dwg; Jno F Kaiser to Mary A Handibode, 2345 Tiebout av; Mar 2'15. O C & 100

Parker av (*), es, 25 n St Raymond av, 25x100; Rose L Taendler to Augusta Barthold, 2443 Jerome av; May15'14; Feb26'15. nom

Prospect av, 938 (10:2690), nec 163d (No 1025), runs n100.5xe12.2xn7.5xe214 to ws Stebbins av (No 935), xs152 to 163d xw 591.4 to beg, 2-sty fr dwg & vacant; Jas C Connell, ref, to Herman Hanauer, 241 E 58; FORECLOS July7'14; Mar1; Mar2'15 (R S $50). 70,000

Prospect av, 980 (10:2670), nec 164th (No 851), 74.7x75, 6-sty bk tnt; Jacquin Realty Co to Anna Scherer, Hotel Ansonia, Bway 73d, ov Jos L Feilberg, 240 Convent av; mtg $75,000; FORECLOS Feb18; Feb24'15; Mar1'15 (R S $1). 1,000

Prospect av, 1037 (10:2679), ws, 158 n 166th, 90x175, except part for av, 3-sty fr dwg; Jos R Truesdale, ref, to Henriette S Orth, 149 E 91, & Anna Boettner, 150 E 71; FORECLOS Feb5; Feb27'15. 12,000

Prospect av, 1131-5, see 167th, 824-9 E.

Prospect av, 2131 (11:3094), ws, 29.1 n 181st, 81x100, 5-sty bk tnt; also all title to strip 81x- adj on west; Eliz Steinmetz to Benenson Realty Co, 401 E 153; mtg $25,000, Mar1, Mar2'15 (R S $4). O C & 100

Prospect av, 2143 (11:3097), ws, 165 n 181st, 80x100, except pt for Prospect av, 5-sty fr tnt & strs; Addie M Wrouney, 145 Bway, Long Branch, NJ, to Nellie M Parker, 654 Crotona Park S; mtg $8,000; Mar 4'15 (R S $1). O C & 100

Proposed rd (13:3406), 50 ft wide, nws, 350 ne from another rd, 33 ft wide, said roads being on map Farm Mary C P Macomb, 100x150, also PROPOSED RD (11:-3406), 33 ft wide, nws, 300 ne from another rd, 33 ft wide, said rds being on above map, 100x33; also LOTS 77 to 79; also LOT E, on above map; Caroline H Singer, Larchmont, NY, to Harold R Calhsen, Larchmont, NY; AT; Feb19; Feb26'15. nom

Prospect av (11:3102), nws, 400 ne 183d, 100x100, vacant, except part for Prospect av; Putnam Realty Co, 391 E 149, to Lawyers Realty Co, 160 Bway; mtg $4,000; Mar2; Mar3'15 (R S $4). nom

Randolfe av (*), es, 300 s Van Nest av, 75x100; Wm Clarke to Clarke Holding Corpn, 154 Nassau; B&S; Feb3'14; Mar3 '15. nom

Randall av, see Monticello av, see Monticello av, see Randall av.

Sheridan av (9:2486), ws, 200 s 167th, runs w240 to Grand blvd & concourse xs or sw240 to McClellan xe304 to Sheridan av xn336.6 to beg, vacant; Fannie G Slattery to Fredk V Calder, 400 Riverside dr; Jos H Nassoit, 264 Riverside dr, & Richd L Lanning, 215 W 101; ⅓ of ¼ pt; mtg $51,000; Jan27, Mar4'15. 100

Sheridan av (9:2456); same prop; same to Lillian E Enser, 363 W 51; ⅓ of ¼ pt; mtg $51,000, Jan27, Mar4'15. O C & 100

Sherman av, 910, see 162d, 221-9 E.

Southern blvd, 1879-83 (11:2959), ws, 57.10 n 176th, runs n122.1xw107.8xs50.11xe *51.2xs50.6xe116.7 to beg, 2-5-sty bk tnts & strs & 1-sty bk str; P J Dwyer Bldg Co to Angelo & Vidal Ulrici, 312 E 151; mtg $97,000; Feb26'15. nom

Stebbins av, 935, see Prospect av, 938.

Stebbins av, 1270-8 (11:2973), ses, 100 n e 169th, 150x131.4x150.3x122.11, 3-5-sty bk tnts; Anthony Deutsch et al to Eugene L Richards, 247 Prospect av, New Brighton, SI, TRSTE in bankruptcy Deutsch Bros; AL; Nov16'14; Mar1'15. nom

Stebbins av (9:2690), ws, 104.9 n 163d, 78.2x114.10x75x136.11, vacant; Herman Hanauer to Sinai Congregation of The Bronx, 816 Union av; Mar1; Mar2'15 (R S $13). O C & 100

Summit av, 1026 (9:2525), es, 225 s 165th, 50x100, 2-sty & b fr dwg; Florence R Macdonald to Francis P Kenney, 101 W 163; Feb11; Mar2'15 (R S 50 cts). nom

Tinton av, 1247-9 (10:2683), swc 169th (No 760), 80.2x59.8x70.3x21.3, 5-sty bk tnt & strs; Geo C Engel to Sarah Hirsch, 973 Simpson; mtg $21,000; Mar1; Mar2'15 (R S $2). O C & 100

Tremont av W (11:2877), sws, abt 448.1 nw Montgomery av, runs nw75xs100xe18.9 xse50xne102.3 to beg, except pt for Tremont av, vacant; Chas J Harvey to Bartholomew A Greene, 265 Berkeley pl, Bklyn; July1'14; Feb27'15. O C & 100

Tremont av W (11:2877);* same prop; Bartholomew A Greene to Mary A G McLochlin, 225 W 86; Feb26 Feb27'15 (R S $6.50). O C & 100

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Trinity av, 698 (10:2635), es, 381.3 s 156th, 18.9x75.3x18.9x75.4, 2-sty & b fr dwg; Lehe Rooms, 303 Hamburg av, Bklyn, to Isidor Langer, 700 Trinity av, mtg $2,000; Mar1; Mar1'15 (R S $2).
O C & 100

Union av, 707 (10:2665), nwc 156th (no 823), 20x100, 3-sty brk tnt & str; Maione Umbaugh to Hermann Brocker, 195 Morris av, B&S, Dec12'15; Mar2'15 (R S 50c).
nom

Union av, 707; Herman Brocker to Plainfield Estates Inc, 616 Mad av; mtg $20,000; Feb24; Mar2'15 (R S $5).
O C & 100

Union av, 1055 (10:2670), ws, old line, 329.8 n 160th, runs w100xn19.3x64.7xs1xe 100.3 to av xs18.3 to beg, except part for Union av, 3-sty fr dwg; Karl Hallner to Henry Hesen, 701 E 166; mtg $1,500; Feb 19; Mar1'15 (R S 50c).
nom

Valentine av, 2670 (12:3300), es, 185.4 n 194th, 40.4x93.10x40x80.3, 5-sty bk tnt; also VALENTINE AV, 2674 (12:3300), es, 22o.8 n 194th, 40.4x83.11x40x79.10, 5-sty bk tnt; Yetta Reich to Peter Corell, 212 E 11o; mtg $41,000; Mar2; Mar3'15 (R S $5).
O C & 100

Valentine av, 2674, see Valentine av, 2670.

Van Nest av (*), ns, 50 w Garfield, 25x 100, David L Conn, ref, to Ella A Butler, 1236 Dean, Bklyn, & Alvah W Burlingame Jr, ERNS; FORECLOS Feb10; Feb11; Feb 26'15.
500

Vyse av, 1145 (10:2752), ws, 240 n 167th, 20x100, 3-sty bk tnt; Philip Epstein to Morris J Levine, 1145 Vyse av; mtg $5,500; Feb24; Mar4'15.
O C & 100

Wades av (10:2754), swc St Marys, thus w84.5x50.6 to Wades av xn80.9 to beg, vacant; also JACKSON AV (10:2753), sec 144th, 62.2x142.2x162.1x100, vacant; Albt F Brugman & ano, EXRS Frances L Byrne, to Arthur Byrne, 231 E 41; Feb27; Mar3'15.
nom

Walton av (11:2829), sec 179th, 50x100, vacant; H M Onnstn Co to Jayque Corpn, 79 West Tremont av; Feb25; Mar2'15 (R S $12).
O C & 100

Walton av (11;3183), es, 97 n 183d, 50x 95, vacant; Maurice Friedman to Jesse Sharp, 2619 Bway; AL; June23'14; Mar1 '15 (R S 50c).
nom

Walnut av (10:2585), nwc 133d, 203.5 to ss 134th x275, vacant; Jno J Roche to Agnes Kennedy, Woodhull av & Fillmore st, Hollis, LI; mtg $38,000; Feb6'12; Feb26'15.
nom

Washington av, 1308 (11:2910), es, 123 n 169th, 38.5x104, 5-sty bk tnt & strs; 111th St Constn Co to Herman L Rosenthal, 53 E 97; mtg $28,000; Mar2; Mar3 '15.
O C & 100

Washington av, 1312 (11:2910), es, 161.6 n 169th, 38.5x104, 5-sty bk tnt & strs; 111th St Constn Corpn to Fanny Roseff, 113 W 4, Mt Vernon, NY; mtg $28,000; Mar 2; Mar3'15 (R S $11).
O C & 100

Washington av, 1475, see Washington av, 2043-5.

Washington av, 2043-5 (11:3036), ws, 225 n 179th, 50x145, 5-sty bk tnt & strs, except pt for av; also WASHINGTON AV, 1478 (11:2902), ws, 147.6 n 171st, 37.6x149, 5-sty bk tnt; Anthony Deutsch et al to Eugene L Richards, TRSTE in bankruptcy Deutsch Bros, 247 Prospect av, New Brighton, SI; AL; Nov16'14; Mar1'15.
nom

Watson av, ns, 305 e Castle Hill av, see Watson av, ns, 105 e Castle Hill av.

Watson av (*), ns, 105 e Castle Hill av, 100x108, Unionport; also WATSON AV (*), ns, 305 e Castle Hill av, 50x216 to 8th, except part for Tremont av; Jos Kaufmann, ref, to Jennie G Buckley, 2 W 82; Calvin G Doig, 159 W 105, & Jno B Harrison, 31 Woodland av, New Rochelle, NY, TRSTES Chas Guidet; FORECLOS Feb11; Feb24; Mar3'15 (R S $7).
7,000

Westchester av, 981-3 (10:2715), nws, at es Tiffany (No 1006), 60.8x76.3x6.7x82.2, 4-sty bk tnt & strs; Ina S King Hills, Newark, NJ, heir Libbie M King, to Dorrit Realty Corpn, 27 William; mtg $18,000; Feb27; Mar3'15 (R S $12).
O C & 100

Westchester av (*), swc 171st, 99.5x163.1 x108.11x181.6; Bernard Treptow to Jno Anderson, 1750 Westchester av; mtg $15,000; Aug29'13; Mar1'15.
O C & 100

3d av, 3021 (9:2377), nwc 155th, 25.9x 60x25x55, except pt for 155th, 3-sty fr tnt & strs; J Clarence Davies, 14 E 81, to Geo F Moody, 631 W 148; mtg $14,000; Mar3'15.
O C & 100

3D av, 3033 (9:2377), ws, 50.11 s 156th, 24.8x84.3x23.10x89.2, 3-sty fr tnt & strs; Jno F Frees, TRSTE to Henry J Frees, 302 E 161; B&S; Nov11'14; Mar1'15.
nom

3D av, 3673' (11:2910), ws, 78.10 s 170th, 79.6x116.4x79.6x119.3, vacant; Gertrude A Vanderbeck to Clarence Payne, 370 Mad av; B&S; mtg $12,000; Mar2; Mar3'15.
O C & 100

3D av, late Fordham av (11:3051), nws, 685 sw Kingsbridge rd, 25x120.7x25.4x 120, vacant; also 3D AV, late FORDHAM AV (11:3057), nws, 685 sw Kingsbridge rd, strip runs sw25xse3 to N 3 av xn 25xne3 to beg, vacant; Marion Vought to Jeannie F Seymour, 304 W 86; B&S & confirmation deed; Feb19; Mar4'15.
nom

5TH av (*), ws, 200 n Nelson av, 25x100; Land Co "D" of Edenwald to Jno J Henry, 2224 Bway; May12'14; Mar. 2'15.
nom

Lot 1 & 2 (*), blk 5; lot 26, blk 9; lots 14, 46, 16, 43, 44, blk 19; lot 38, blk 22; lot 2, blk 25; lot 2, blk 26; lots 2 & 3, blk 27; lot 35, blk 32; lot 11, blk 32; lots 5 & 56, blk 38; lot 9, blk 39; lot 50, blk 54; lot 22, blk 63; lot 15, blk 64; lot 10, blk 65; lots 1 & 2, blk 68A, map Morris Park; agmt apportioning mtg; Mutual Life Ins Co of N Y et al with Van Nest Realty Co, 100 Wm; Jan31; Mar4'15.
nom

Lot 1 (*), sect 15, blk 3991, tax map; Rose L Taendler to Augusta Barthold, 2443 Jerome av; May15'14; Feb26'15.
nom

Plot (*), begins at its ne line adj lands Ezrah L Waterhouse & lands Wellbrock, runs w45xs45.6xe4oxn45.6 to beg, City Island; Jessie Curren, 211 Banta pl, City Island, heir Peter Curren, to Jessie Curren, 211 Banta pl, City Islanu, widow; Feb 23; Mar1'15 (R S $1).
gift

Plot (10:2684) begins 105 e Av St John & 97 n Fox, runs n58xe5xs58xw5 to beg, vacant; Av St John & Fox St Corpn to 152d St Constn Co, 661 Tinton av; Mar3; Mar4'15.
nom

Chimney Sweeps (*), being two islands situate off n shore of City Island, contains 400 130-1,000 acres; also LAND under water L I Sound in front of & adj to above islands; Chas Swan to Franz Marquardt, 2249 Maclay av; °C; Feb25; Mar1 '15 (R S 50c).
O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st, 651-5 (10:2684), ns, 231.11 e Av St John, 81.3x125, 2-5-sty bk tnts; CONTRACT to purchase above; Gussie Friedman, 1342 Clinton av (buyer) with Chechina Carucci, 641 E 183 (seller); Feb26'15.
nom

Rogers pl, ws, 80 s 163d, see Stebbins av, es, 80 s 163.

Rogers pl, swc 163d, see Stebbins av, es, 80 s 163.

163D st, 1025 E, see Prospect av, 938.

163D st E, swc Rogers pl, see Stebbins av, es, 80 s 163.

163D st E, ss, 76 e Stebbins av, see Stebbins av, es, 80 s 163.

163D st E, sec Stebbins av, see Stebbins av, es, 80 s 163.

166TH st E, nec Findlay av, see Findlay av, nec 166.

22NTH st E (*), ns, 85 e Barnes av, 55x 114; consent to payment of award; Sarah W Kellogg, Wyoming, NJ, to City NY; July 29'14; Mar1'15.
nom

Bracken av (*), ws, 325 n Randall av, 25x100, Edenwald; affidavit & order of court cancelling lis pendens; Edith W Provost, piff, agt Abr Mann et al, dfts; Feb8; Feb26'15.
order of court

Bracken av (*); same prop; re mtg; same to Realty & Commercial Co, 30 Church; Feb4; Feb26'15.
300

Clay av (11:2887), es, 1,047.6 n 169th, 41x98, 5-sty bk tnt; re mtg; Rockland Realty Co to Sikora Realty Corpn, 8 9 av, L I City; Feb25; Feb27'15.
nom

Findlay av (9:2434), nec 166th, 40x100.1; agmt as to parties of above premises from mtg agmt recorded July25'14; Chas Mtg Co & A J Schwarzler Co with N Y Trust Co, 26 Broad; Mar4'15.
nom

Fordham rd, 617-19 (12:3272); cancellation of asn of rents; Thos T Jones to Whom it May Concern; Feb15; Feb27'15.
nom

Hunt av (*), es, 823.1 s Bronxdale av, 24.10x100; re judgt; Oswaldo Bratti & ano to Harvey F Kitchen, 2009 Bronxdale av; Mar1; Mar2'15.
50

Prospect av, 938 (10:2689-2690), nec 163d (No 1025), runs n100.5xe125xn75xe214 to ws Stebbins av (No 935), xs182 to 163d xw391.7 to beg, 2-sty fr dwg & vacant; re mtg; Wm F Devine to Herman F Devine, 247 E 53; Mar1; Mar2'15.
O C & 100

Stebbins av, sec 163d, see Stebbins av, e s, 80 s 163.

Stebbins av (10:2696), es, 80 s 163d, 47x 115; also STEBBINS AV (10:2696), sec 163d, 80x76; also 163D ST E (10:2696), ss, 76 e Stebbins av, 78x80; also 163D ST E (10:-2696), swc Rogers pl, 76x80; also ROGERS PL (10:2696), ws, 80 s 163d, 47x115; agmt releasing above premises from mtg agmt dated May19'14, & consent to same; City Mtg Co & N Y Trust Co, with Grossman Bros & Rosenbaum, a corpn; Feb25; Mar2 '15.
nom

Stebbins av, 908 (10:2696), es, 80 s 163d, 47x115, 5-sty bk tnt; re mtg; Geo F Johnson to Grossman Bros & Rosenbaum, a corpn, 9x West 42d av; Feb26; Mar2'15.
4,000

Stebbins av, 935, see Prospect av, 938.

University av, 1962 (11:2868), es, 492.8 w Harrison av, measured along es University av & ss Burnside av, runs se182.9xs29.2x— 15.10xw103.1 to av xn43.10 to beg; agmt as to re of above premises from mtg agmt recorded Aug13'14; City Mtg Co & University Bldg Co, Inc, with N Y Trust Co, 26 Broad; Feb26'15.
nom

Certified copy (Wills) last will & testament of Eva M Bossert; Nov30'06; Feb26 '15.
——

Power of atty; Marie Anderson to Oscar A Pederseno, 2742 Gifford av; Aug31'14; Mar2'15.
——

LEASES.

Borough of Manhattan.

FEB. 26, 27, MAR. 1, 2, 3 & 4.

Bridge st, see Whitehall, see Whitehall, 27.

Caroline st, 10 (1:142), all; Chas F Mattlage & Son, 335 Greenwich, to Jno P Gallagher, 249 61st, Bklyn; lyf Mar1'16; 2y ren; Mar4'15.
1,800

Christopher st, 112 (2:588); asn Ls; Luigi Casamassina to Jos Riccarde, 311 Bleecker; AT; mtg $——; Jan8; Feb27'15.
nom

Cortland st, 73 (1:59); asn Ls; Abr Gabriel to Geo Maloof, both at 154 Congress, Bklyn; ½ pt; Feb20; Mar2'15.
3,100

Eldridge st, 203 (2:421), str & b; Mary Lawrence, on premises, EXTRX Julian D Dahin to Saml Itzkowitz, 201 Eldridge; 3 yf April; Mar1'15.
660

Forsyth st, cor Grand, see Grand, 270.

Fulton st, 20 (1:74), 2d & 3d lofts; Jno Munro to Rocco Gangemi, 400 Sterling pl, Bklyn, & ano; 5yf May1; Mar3'15.
1,600 & 1,700

Grand st, 256 (2:418), 2-sty bldg, 25x75, all; Estate of Theodor Goetze to Isidor C Friedman, 97 Division av, Bklyn, & ano; 5 yf May1; Feb27'15.
3,200

Grand st, 270 (2:418), cor Forsyth, str; Frances Lautenberg to Louis A & Emanuel Levy, on premises; 1 2-12yf Mar1; 4y ren; Mar3'15.
1,700

Lafayette st, 80 (1:172), part of 7th loft or 8th fl; Hallenbeck-Hungerford Realty Corpn to Isaac Goodmann Co, 200 William; 10yf May1; 5yren; Feb26'15.
4,000

New Chambers, 56-8 (1:115), str fl & b; Jno Schnakenberg of Bklyn to Jas Marianna, 58 Roosevelt; 5 1-12yf April'13; Mar 2'15.
1,500

New Chambers st, 56-8; str fl & b; Chas Cook et al EXRS Jno Schnakenberg to same; ext Ls; 2yf May1'18; Feb16; Mar3'15.
1,500

Pearl st, 208 (1:70); asn Ls; Patk J Hughes to Albt A Martin, 510 W 133; mtg $——; Feb23 Feb27'15.
nom

Rector st, swe Trinity pl, see Trinity pl, 50.

Rivington st, 245 (2:358), all Louis Goldstein to Jonas Schimel, 247 Rivington; 5yf May1; Feb27'15.
3,180

Spring st, 339 (2:596), str & b; Bernhard Mehrtens to Meyer Gillman, 241 Eldridge; from Mar1 to May1'18; Feb27'15.
480

Stanton st, 343-5 (2:324), ss, 50 e Mangin, 50x20, all; Meyer Bitzick to Monte Bitzick, 153 Delancey; 5 7-12yf Mar1; Mar 4'15.
1,400

Trinity pl, 50 (1:19), swc Rector, 1, 2 & 3 floors & b; U S Express Co to Michl D Kaydoun, 8705 Ft Hamilton av, Bklyn; 5y f Mar1; Mar3'15.
6,000

Whitehall st, 27 (1:10), sec Bridge; sobrn of Ls to mtgs for $25,000 & $20,000; Mary Knief et al, EXRS & TRSTES Fredk Knief, decd, owners, & Fredk A Bruggeman, 401 13th, West New York, N J, lessee, & ano, with Isabel H & Susan C Woodford, 13 W 12, mortgagees; Feb23; Mar2'15.
nom

14TH st, 45 W (3:816), ns, 625 w 5 av, 25x103.3; sur Ls; Jno E Andrus of Yonkers, NY, to Fredk T Van Beuren, 60 E 75, et al; AT; Feb23; Mar1'15.
nom

18TH st W, swc 6 av; see 6 av, swc 18.

19TH st, 148-50 E, see 3 av, 220-2.

25TH st, 406-8 E (3:956), all; Morris L Weiss to Eugene J Wohl, 1464 Wilkins av, Bronx; 2yf Mar2; Mar4'15.
taxes &c & 1,100

27TH st W, sec 6 av, see 6 av, 440-4.

28TH st, 525-7 W (3:700); asn Ls with consent by Marie M I De Courval; Mary Farrell, ADMTRX Frank or Francis Farrell, decd, to Mary, Bernard & Jno J Farrell, all at 525 W 28; Dec31'14; Mar2'15.
nom

30TH st, 28 W (3:831), all; Albt J Middlebrook of Hartford, Conn, to Aug Janssen, 30 W 30; 10yf Feb1'14 & 6 3-12y ren; Feb27'15.
taxes, &c, & net 5,000

31ST st, 232 E (3:911), all; Herman H Kipp, 138 1 av, to Aug Ferrand, 232 E 31; 1yf May1; Mar2'15.
1,500

35TH st, 154-6 W (3:810), all; W & E Realty Co, 35 Nassau, to Eliz Riley, 269 W 45; 5yf Jan1; Mar4'15.
5,000

39TH st, 526 W (3:710), str & b; Annie Bridenburg of Rutherford, NJ, to Jno J Reddan, 526 W 39; 3 5-12yf May1; Feb27 '15.
500

50TH st, 36 W (5:1265), ss 481 w 5 av, 20x100.5, the land; TRSTES of Columbia College to Louisa O T, wife Dr F H Boynton, of Pleasantville, NY; 21yf Nov1'10, with ren; Mar4'15.
taxes &c & 1,916

50TH st, 36 W; asn Ls; Louisa O T Boynton to Grace E Brady, 29 W 36; Mar 4'15 (R S $6).
nom

51ST st, 161 W, see 7 av, 781.

53D st, 415 E; asn Ls; Thos Brophy to Marian J Barry, 1536 Bryant av, Bronx; Feb24; Mar2'15.
nom

53D st, 415 E (5:1365), 4-sty bk str & dwg, all; Schaefer Co to Thos Brophy, 344 E 51; 5yf Aug1'14; Mar2'15.
1,200 to 1,400

57TH st W, nec 8 av, see 8 av, 970.

60TH st, 236 W (4:1151), ss, 25x100, 4-sty bk dwg; all; Ellen Hickey to Saml Goldberg, 492 Grand; 5yf Mar1'15; Mar2'15.
900

64TH st, 302-4 W (4:1175), ss, 100 w West End av, 1-sty bldg, all; Jas A Delahanty to Chas H Sullivan & Nathan Pillot, firm Acme Garage, 302 W 64; 1 9-12yf Mar 1; 5y ren; Mar1'15.
2,700

79TH st, 230 W, see Bway, 2218.

102D st, 210 E (6:1651), all; Fannie & Louis Shulberg, 580 Greene av, Bklyn, to Morris Siegel, 346 E 67; 2yf Feb1'14; Mar 2'15.
2,500

104TH st E, nec Lex av, see Lex av, 1651.

111TH st, 212-18 W (7:1826); asn Ls; Marcus Greenberg to Louis Mintz, 1332 Park av; Feb26; Mar3'15.
2,566.66

113TH st, 308-12 E (6:1684); sur Ls; Francesco Gallo, 464 E 115, to Santo Giacini, 2446 Lorillard pl; AT; Feb1; Feb26 '15.
1,300

116TH st, 55-59 W (6:1600); sur Ls; Dora Wurtenberg to Gambit Realty Corpn, 149 Bway; AT; Feb25; Mar1'15.
nom

123D st, 186 E, see 3 av, 2258-60.

128TH st E, nec Madison av, see Madison av, nec 128.

144TH st, 100 W (7:2012), cor str & b & store adj on av; Manuel Oppenheim, 120 W 86, to Sarah J Thornton, 362 W 127; 5 7-12yf Mar1; Mar3'15.
2,400

Av A, 1235 (5:1461), all; Hannah Seide, 1063 E 14, Bklyn, to Morris Siegel, 346 E 67; 5yf Mar1; Mar1'15.
3,500 & 3,550

Av A, 1237 (5:1461), all; Anna Zalkin at Fair Rockaway, LI, to Morris Siegel, 346 E 67; 5yf Mar1; Mar1'15.
3,500 & 3,550

Av C, 110 (2:377), ground fl; Annie Finger, 235 Av A, to Av C Amusement Co, Inc, 110 Av C; 8yf June1; Mar2'15.
2,700

Amsterdam av, 92 (4:1155), str & b; Frida & Elsie Glockner to Chas Lebowitz, 90 Ams av; 5yf May1; Mar2'15.
2,100

Amsterdam av, 955 (7:1861); asn Ls; Jas O'Malley to Patk A Carney, 265 W 19, & ano; mtg $——; Feb3; Feb27'15.
nom

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Broadway, 411 (1:194), str; Oscar B Abbott to Jos Krantchanel, e W 113; from Mar1'15 to Apr5'15; Mar1'15. 2,900 & 3,000

Broadway, 2248; also 79TH ST, 200 W (4:1170), cor str & pt b, 200 W 79th St Corpn, 901 W 11th, to Matthew J Kane, 255 West 42nd av; 10yr Jan1; Mar2'15. 50% net profit from telephone & 10% gross receipts from drug business, &c. nom

Broadway, 2681-3 (7:1814), strs & bs; Caroline Bookman et al, EXRS &c Jacob Bookman, to Colonial Bank, 441 Col av; 10yr Oct1; Mar4'15. 6,100

Central Park W, 300-2 (4:1204), sur LS; Max Raymond, 307 W 113, to Secured Holdings Corpn, 35 Liberty; AT; Feb24; Feb26'15. nom

Central Park W, 300-2; sur of assn of leases, same to same; Feb24; Feb26'15. nom

Lexington av, 1651 (6:1632), nec 104th, cor str & pt c; also str on 104st; Hy Rothmann, 1651 Lex av, to Otto T Haas, 3204 3 av, Bronx; agmt as to ext Ls; 2yr May1 '18; Feb5, Mar2'15. nom

Lexington av, 1651; asn Ls & ext of same, Otto T Haas to Edwin Hickman, 3204 3 av; Feb25; Mar2'15. nom

Madison av (6:1756), nec 125th, all; Ohm Realty Co to Pinkus Brener, 3817 3 av; 3y 1 Mar1; Mar1'15. 6,300

Park row, 189 (1:117), str; Josephine N Cowpertnwait & ano to Hyman Basner, 156 Varet, Bklyn; 5yr Mar1; Mar4'15. 1,800

Pleasant av, 440; asn Ls & ext of same; Jas Gregg to Jas Everards Breweries, 12 E 133; Feb20; Mar1'15. nom

Pleasant av, 449 (6:1819), str fl & c; Julia Landero to Jas Gregg; agmt extdg Ls for 7yr May1'20; Mar1'15. 720

1ST av, 429 (3:931), str, oven & pt b; Albt T Kruse et al, all at 17 W 94, to Johanna Kellerman, 15 Shipley st, Woodhaven, B of Q, & ano; 3yr May1; Mar4'15. 900

1ST av, 1119 (5:1436), all; Sarah A Boteger, 428 E 58, to Wm Kovacs, 200 E 61; 5yr Apr1; Feb26'15. 800 & 900

2D av, 144 (2:460), office on balcony fl & whole of 3d fl; Max Mensenel & ano to Irving Halpern, 16 E 7; 5yr Feb16; Mar4 '15. 2,000 to 2,400

2D av, 985 (5:1326); asn Ls; Thos J Kavanagh to Jas J Connelly, 152 E 100; Jan23; Mar2'15. O C & 100

2D av, 2329 (6:1784), str & c; Nathan Grabenheimer & ano to Jno Meyer, 58 W 114, ext ls from June 1'16 to Apr30'21; Feb27'15. 1,500

2D av, 2329 (6:1784); asn Ls; Fred Hillgeman to Jno Meyer, 58 W 114; mtg $——; Feb25; Feb27'15. nom

3D av, 420-2 (3:874), nws, 146 ne 18th, 38 to 19th (Nos 148-50), x60, the land; Lucius H Beers & ano TRSTEES will Robt R Stuyvesant to Patk J O'Keeffe, 335 W 85; 23 3-12yr Feb1'12; 21yren; Mar1'15. taxes, &c, & 1,000 & 1,950

3D av, 627 (5:1414), str fl & b; Harriet B Hamield of Bklyn to Henry Weiss, 627 3 av; 5yr Feb1; Mar1'15. 1,020

3D av, 2056 (6:1640), all; Francis Hustace of Montclair, NJ, to Morris Kirschner, on premises; ext ls; 5yr May1; Feb27'15. 2,250

3D av, 2258-60; also 123D ST, 186 E (6:1771), 3 floors above str fl; I Wit of Brookline, Mass, to Jno J Campbell, 356 Bowery; 5yr May1; Feb27'15. ½ of excess of $3,300, taxes, &c

3D av, 2374 (6:1777), str fl & part c; Henry Hunneke Jr to Richd Gans, 2419 1 av; 5 2-12yr Mar1; Mar4'15. 1,200 & 1,500

6TH av, 440-4 (3:828), sec 27th, 74x70; asn Ls & consent; Jno Noonan et al to Southern Leasing Co, Inc; Oct28'13; Feb 27'15. nom

6TH av, 747 (4:995), 19.10x80; all; agmt modifying Ls & making rental from May1 '15 to Apr30'31 at $5,800 per annum instead of $4,000; Jessie Ridley, individ, 293 State, Bklyn, et al, TRSTES Estate Jno Ridley, decd, to Edw Berger, at Bretton Hall, 86th & Bway; Feb23; Mar1'15. nom

6TH av, 747 (4:995), 19.10x80, all, 2-sty bldg; Edw Berger to Jno R Thompson Co; 16yr completion of bldg & ending Apr30 '31; 21yren; Mar1'15. taxes, &c, 9,800 & 10,000

6TH av (3:793), swc 18th, 92x100, all; confirmatory Ls of Ls recorded May22'02 of unexpired term of 3 10-12yr Jan1'14 at $16,000 per annum; Jno L Tonnele, 201 W 72, TRSTE will Jno Tonnele, to Jas Fellows, 1312 Mad av, et al, EXRS &c Geo H Beyer; Jan14; Mar2'15. nom

7TH av, 781 (4:1004), also 51ST ST, 161 W, all; Olcott Realty Co to Robt J McClement, 324 W 51; ext ls; 5yr May1; Mar3'15. 5,000 & 5,500

7TH av, 781; asn of indemnity under ls; Robt J McClement to Lion Brewery, 104 W 108; Feb26; Mar3'15. nom

8TH av, 970 (4:1029), nec 57th, str & pt c; Columbus Circle Arcade Co to Jas F Maguire, 970 8 av; 5yr Mar1'14; Feb26'15. 5,500

8TH av, 2349 (7:1952), all; Michl J Adrian Corpn to Geo W Reynolds, 543 W 146; 3 2-12yr Mar1; Mar4'15. 3,600

9TH av, 621 (4:1053), all, except rear portion of 402 W 44th; Andw Murphy, 621 9 av, to Jno Murphy, 853 8 av; 10yr Mar1; Mar3'15. 2,500 & 3,000

9TH av, 229 (3:722); asn Ls; Michl J Connolly to Wm Krugar, 315 W 16, & ano; mtg $——; Jan26; Feb27'15. nom

LEASES.

Borough of the Bronx.

Barretto st, swc So Blvd, see So Blvd, s we Barretto.

Beck st, nwc Tiffany, see Tiffany, nwc Beck.

Bronx Ter (°), ws, 481 s 224th, 77x150; asn tax ls, G Arnold Moses to L Josephine Moses, — Eastchester rd; Dec1'14; Mar1 '15. 50

Tiffany st, 1025 (10:2716), all; Frankfeldt & Lippmann to Max Kalff, 1442 Charlotte, 3yr Aug15'14; Mar2'15. 3,300

Tiffany st (10:2711), nwc Beck, cor str & c; Kermit Realty Co Inc to Henry Kuver, 911 Tiffany; 5yr Dec1'14; Mar1'15. 1,000 to 1,500

144TH st E, nec Willis av, see Willis av, nec 144.

151ST st, 243 E (9:2441), all; Giuseppe Fusco to Jas McAvoy, 76 E 127, as Prest Economical Flush Valve Mfg Co; 5yr Mar 1; Mar4'15. 1,260 & 1,320

151ST st, 243 E (9:2441); asn Ls; Jas McAvoy to Economical Flush Valve Mfg Co; Mar1; Mar4'15. nom

161ST st, 700-2 E (10:2637), all; Agnes M Pragnell & ano to Thos Sroka, 202 Brown pl, & ano; 2yr Oct1'14; Feb26'15. 5,200

162D st E, cor Jerome av, see Jerome av, cor 162.

Brook av, 196 (9:2264), str & c; Anna M Sottong to David & Morris Oxmann, 196 Brook av; 3yr May1; Mar3'15. 300

Brook av, 530 (9:2275), centre str; Saml B Ogden to Eva Liebman, 456 E 149; 5yr Apr1; Mar3'15. 480

Brook av, 1320 (11:2894),; sur ls; Albt J Schwarzler to Henry J Semke, 1662 Boston rd; Jan8; Feb26'15. nom

Decatur av, nec Fordham rd, see Fordham rd, nec Decatur av.

Fordham rd (12:3275), nec Decatur av, str; Pietro D'Amato & ano to Jno Pappas, 2969 Webster av, & ano; 4 8-12yr Aug1'14; Mar4'15. 600 to 720

Fordham rd (11:3148), swc Thebout av, str & c; Henry Linsmann to Philip Piprin, 322 E 198; 4 7-12yr Oct1'14; Feb26'15. 660 & 720

Hunts Point rd (10:2763-2764), ws, lot 83, blk 2763, tax map; 1,000 yr tax ls; City NY to Theo W Kramer; Mar24'09; Feb27 '15. 78.38

Hunts Point rd (10:2763-2764), same prop; asn tax ls; Theo W Kramer to Jno D Grimmins; AT; Jan19'10; Feb27'15. nom

Jerome av (3:2501), cor 162d; sur Ls; Harry Bimberg & ano to Geo H Huber, 1919 7 av; Oct27'11; Mar4'15. nom

Southern Blvd, 1348-50 (11:2980), all; Saml L Orenstein & ano to Louis Morgenstein, 132 Essex, & ano; 5yr Dec5'14; Mar 3'15. 3,000

Southern blvd, 1348-50; asn Ls; Louis Morgenstein & ano to Sol Kerksamer, 364 W 117; Jan13; Mar3'15. nom

Southern blvd, 1348-50; asn Ls; Sol Merksamer to M B Amusement Co Inc; A T; Feb11; Mar3'15. nom

Southern blvd (10:2722), swc Barretto, cor str, &c; Wm Abrams to Sophie Horowitz, 922 Barretto; from July1'14 to Apr29 '19; Mar4'15. 900

Thebout av, swc Fordham rd, see Fordham rd, swc Thebout av.

Tremont av, 400 (11:2900), sec Webster av, all; Wm B Bush et al to Edw H Koch, 1550 Bryant av; 5yf Jan1'16; Feb27'15. 2,600 to 3,600

Webster av, sec Tremont av, see Tremont av, 400.

Willis av, 216 (9:2281), n str; Aug Meyfohrt to Jos Kreisberg, 150 Rivington; 5y f May1; Feb27'15. 660 to 720

Willis av (9:2289), nec 144th, str fl & c; Louis Hemmerdinger to Wm Fingerle, 412 Willis av; 3yf May1; Mar1'15. 1,860

3D av, 2946 (9:2362), all; Ernst Warmbold to Henry Gallweit, 2949 3 av; 4 1-6yr Mar1; Mar4'15. 2,100

3D av, 4214-16 (11:3060); asn Ls; Henry Londer, ano to Jeremiah F Sullivan, 242 W 127; Mar2; Mar3'15. nom

MORTGAGES.

Borough of Manhattan.

FEB. 26, 27, MAR. 1, 2, 3 & 4.

Allen st, 128-30 (2:415); ext of mtg for $41,500 to Feb25'19, 5½%, Feb2; Mar3'15; Ida, wife David Galewski, 145 W 127, & ano, with Jno A Brown Jr, at Newtown Township, Pa. nom

Bridge st, 18 (1:10), sec Whitehall (Nos 27-27½), runs s32.8xe23.6xs5.5xe36.10 to ws of 3 ft alley xn31.4 to ss Bridge st xw57.10 to beg; equal lien with two other mtgs for $12,000 & 8,000; Mar1; Mar2'15; 5y or sooner, 5%; Mary Knief, individ & extrx & Fredk Knief & Jno H & Wm F Knief & Mamie K Muller, individ & trstes same will, to Isabel H & Susan C Woodford, both at 13 W 12. 25,000

Bridge st, 18, sec Whitehall (Nos 27-27½); consolidation & ext of mtgs for $20,000 to Mar1'20, 5%; equal lien with mtg $25,000; Mar1; Mar2'15; same with same. nom

Christopher st, 112 (2:588); sal Ls; Jan 8; Feb27'15; demand, 6%; Jos Riccarde to Lion Brewery, 104 W 108. 600

Columbia st, 93 (2:334); ext of mtg for $17,000 to Mar3'18, 5½%; Mar3; Mar4'15; Title Guar & Trust Co with Hyman Dickstein, 93 Columbia. nom

Elizabeth st, 58-60 (1:203), es, 39 s Hester, runs e74.6xs36xw24.6xs0.6xw50 to st xn 36.6 to beg; bldg loan; Apr19'07; re-recorded from May1'07; Mar2'15; due Apr19'13, 6%; Max Weinstein (Max & Chas I Weinstein in bond) to Sender Jarmulowsky. 40,000

Elizabeth st, 58-60; ext of mtg for $35,000 to Jan1'18, 5½ ~ Feb23; Mar2'15; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, with Salvatore Strano, 85 Elizabeth. nom

Elizabeth st, 58-60; agmt as to ownership of bond & mtg for $35,000; Mar1; Mar 2'15; American Mtg Co with Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal. nom

Forsyth st, 165-7, see Rivington, 32-4.

Hillside st, nec Broadway, see Broadway, nec Hillside.

Houston st, 436 E (2:357), ns, 111 e Av D, 20.6x100.10; PM; Mar1; Mar2'15; 5y5%; Moritz Weiss, NY, & Rozi Woll, of Bklyn, to German Savgs Bank, 157 4 av. 13,000

Houston st, 478 W (2:527); ext mtg for $20,000 to Mar1'20, 5%, Mar1 15, Emigrant Indust Savgs Bank with David L Katz, 12 W 119, & Sarah Kaplan, 100 W 117. nom

Lewis st, 151-7 (2:350), nwc 3d (No 300), 62.1x76x51.11x81.4, with rights to alley in rear from 3d st; PM; Feb26; Mar2'15; 5y 5%, Ida, wife Abr Kassel, 1225 Park av, to Metropolitan Savgs Bank, 59-61 Cooper sq E. 28,200

Maiden la, 51-3 (1:67), nes, abt 235 e Nassau, runs ne139xse49.4xsw6xse15.6xsw 40.3xnw24.1xsw92.9 to st xnw39.2 to beg; PM; pr mtg $300,000; Mar1; Mar4'15; 10y 5½%, Moro de Moro, of Ingatestone, Essex Co, Eng, to Edw A Schmidt, of Radnor, Pa. 81,500

Mott st, 280 (2:508); sal Ls; Feb24; Feb 27'15; demand, 6%; Eugenio & Ernesto Di Lorenzo to Lion Brewery, 104 W 108. 500

New Chambers st, 56-8 (1:115); str Ls, Mar2; Mar3'15; due & int as per notes, Jos Maronna, 58 Roosevelt, to Saranac Realty Co, 149 Bway. 3,000

Pearl st, 213 (1:61), nws, 122.3 n Maiden la, runs nw18.10xne10.3xse32.10x&c0.6x21.1 &c0.3 to st xsw 20.8 to beg; pr mtg $17,000; Feb27; Mar1'15; 1y5%; Cecilia Herrman, Hotel Ansonia, 73d & Bway, to Jenette Louis, 214 W 92. 1,000

Rivington st, 32-4 (2:421), nwc Forsyth (Nos 165-7), 50.2x73.3x50x73.4; PM; Mar2 '15; due & int as per bond; Irving Baum to Dry Dock Savgs Instn, 341 Bowery. 34,000

Thompson st, 180; Pm; Mar1'15; 3y or Bleecker, 25x100; PM; Mar1'15; due & int as per bond; Jos D & Andw De Lorenzo & Alessandro Rinaldi to R E Guy Smith, 25 Melbourne av, Montreal, Can. 14,000

Thompson st, 180; PM, Mar1'15, 3y or sooner, 6½%; same to same. 3,300

Trinity pl, 50 (1:19); str lease &c; Mar 3'13; 21yrs, $100 monthly, —%; Michl D Kaydoun, 8705 Ft Hamilton av, Bklyn, to Melville H Bearns, 85 Joralemon, Bklyn. notes 2,400

Whitehall st, 27-27½, see Bridge, 18.

3D st, 369 E, see Lewis, 151-7.

4TH st, 251-3 E (2:387); ext of mtg for $15,000 to Aug19, 5½ ~ Feb5; Mar1'15; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Saml Feinberg. nom

5TH st, 619 E (2:388), parts of ground fl at $786 per annum; Ls recorded Feb23 '15, now recorded as mtg to secure deposit for performance of covenant; pr mtg $——; Jan2; Mar1'15; due Apr30'19, 4%; Herman Bauman, landlord, to Israel Fleiss, 619 E. deposit 151

12TH st, 7 E (2:570), ns, abt 125 e 5 av, 25x120.9x26x114.2; Feb26; Feb27'15; due & int as per bond; Hy L Burnett to Metropolitan Trust Co, 49 Wall. 5,000

16TH st, 105-7 E (3:872), ns, 150 e 4 av, runs n100xe25xs8xe25xs92 to st xw50 to beg; Mar3'15; 5y5%; Hyman & Oppenheim, 105-7 E 16, to Union Square Savgs Bank, 20 Union sq. 110,000

16TH st, 105-7 E; certf as to mtg for $110,000; Mar3'15; same to same. nom

16TH st, 134 (58) E (3:871), ss, 177.5 e Irving pl, 25x103.3; Mar2'15; due Feb27'16, int as per bond; Gertrude E Kellogg to Greenwich Savgs Bank, 246-8 6 av. 1,000

22D st, 335 E (3:928); ext of mtg for $11,000 to Feb1'20, 5%; Feb25; Mar4'15; The Rector, &c, of Calvary Church, with Bertha Kaufmann, 1496 Lex av. nom

25TH st, 34 W (3:826); ext of mtg for $36,000 to Jan17'16, 5%; Feb6; Mar3'15; Fredk Schuchardt, at Nyack, NY, & Bankers Trust Co, 16 Wall, trstes Mary A Scott et al, with Rexton Realty Co, 37 Liberty. nom

27TH st, 520-8 W (3:698), ss, 275 e 10 av, 97.2x98.9; PM; Jan19; Mar3'15; due Jan 2'25, 5%; I W Lyon & Sons, Inc, to Whitney Lyon, 502 4 av, & Unity Co, 530 W 27. 100,000

29TH st, 125 W (3:805), ns, 283.8 w 6 av, 16.5x46x—x50; ext of mtg for $10,000 to May1'20, 5%; Mar2; Mar3'15; Chas Gachot, 562 W 113, with Union Dime Savgs Bank, 701 6 av. nom

29TH st, 127 W (3:805), ns, 300.4 w 6 av, 19x42x19x46.6; ext of mtg for $12,000 to May1'20, 5%; Mar2; Mar3'15; Chas Gachot, 562 W 113, with Union Dime Savgs Bank, 701 6 av. nom

30TH st, 303 E (3:936), ns, 60 e 2 av, 20x 90; PM; Mar1'15; due & int as per bond; Jno Dawson, 303 E 30, to Maggie E Sharkey, 303 E 30, & ano, exrs &c Michl F Sharkey. 10,000

30TH st, 500 W, see 10 av, 343.

31ST st, 254 W (3:780), ss, 125 e 8 av, 25x98.9; Jan23; Mar4'15; due Feb1'18, 5%; Eliz B T Martin, 120 W 57, to Harris D Colt, 515 Park av, trste Robt S Bowne. 14,000

32D st, 128 E (3:887), ss, 80 w Lex av, 20x89.8; Dec31'14; Mar2'15; 3y or sooner, 5%; Wilmore Realty Co, 115 Bway, to Maimie E Cohn, 316 Central Park W, et al, exrs Abr Cohn. 24,000

37TH st, 1 E, see 5 av, 411-3.

37TH st, 349 W (3:761), ns, 175 e 9 av, 25x98.9; pr mtg $11,000; Feb26'15; due & int as per bond; Edmond L Greenn of Hillsdale, NJ, to Geo Place, 1128 Prospect av, Plainfield, NJ. 1,000

38TH st, 44-6 W (3:839), ss, 329 e 6 av, 41x98.9; Mar4'15; due & int as per bond; Rivoli Realty Co to Irving Savgs Instn, 115 Chambers. 90,000

38TH st, 404 W (3:735), ss, 76 w 9 av, 24x73.6; Feb26'15; due as per bond, 5%; Hugh A McGrane, of Troy, NY, to N Y Savings Bank, 81 8 av. 6,000

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39TH st, 328 E (3:944); ext of mtg for $8,000 to Feb26'18, 5½%; Feb26; Feb27'15; Title Guar & Trust Co with Betty F Robinson & Lilley D Bonney, 609 W 137. nom

39TH st, 328 E (3:944), ss, 350 e 2 av, 25 x98.9; PM; pr mtg $8,000; Feb26'15; 2v6%; Betty F Robinson to Rose Rosenberg, 932 Eastern Pkway, Bklyn. 3,000

39TH st, 526 W (3:710); sal Ls; Feb11; Feb27'15; demand, 6%; Jno J Redden to Beadleston & Woerz, 291 W 10. 2,500

40TH st, 436-8 W (3:737), ss, 300 e 10 av, 50x98.9; Feb26'15; due as per bond, 5%; Hy E Vollmers, 450 Hudson, to N Y Savings Bank, 81 S av. 20,000

40TH st, 440 W (3:737), ss, 275 e 10 av, 25x98.9; Feb26'15; due Mar1'18, 5%; Hy E Vollmers to Hy Peters, 716 Charles st, West Hoboken, NJ. 10,000

43D st, 132-6 W (4:995); ext of mtg for $210,000 to Mar2'20, 5½ & 5%; Mar1; Mar 4'15; Acker, Merrall & Condit Co with Excelsior Savgs Bank, 79 W 23. nom

44TH st, 114-8 W (4:996), ss, 187.6 w 6 av, 56.1x100.4; collateral mtg; Feb9; Mar 2'15; due & int as per bond; Rocky Mountain Realty Co, 15 Broad, to N Y Title Ins Co. 100,000

44TH st, 114-8 W; certf as to mtg for $100,000; Feb9; Mar2'15; same to same.

52D st, 535 W (4:1081), ns, 326 e 11 av, 26x100.5; Feb26; Feb27'15; due & int as per bond; Lena Gehringer, 309 Brown st, Town of Union, NJ, to Chas J Richter, 19 W 73. 9,000

52D st, 535 W; pr mtg $9,000; Feb26; Feb27'15; 3y5%; same to Sterling Sterling, 420 E 136. 5,000

53D st, 103 E, see Park av, 383-7.

53D st, 415 E (5:1365); sal Ls; Feb24; Mar2'15; demand6%; Marian J Barry to Lion Brewery, 104 W 108. 1,750

54TH st, 63 W (5:1270), ns, 95 e 6 av, 13 x100.5; Mar2; Mar3'15; 3 mos, 6%; Jno A Parker, at Port Washington, NY, to Josiah W Place, 163 Bay 32, Bklyn. note 721

55TH st, 256 W (4:1026), ss, 100 e 8 av, 25x100.5; ext of mtg for $33,500 to Apr28 '18, 5%; Jan12; Feb26'15; Farmers Loan & Trust Co, 22 Wm, with Eva L Comstock, individ, 479 Prospect pl, Bklyn, et al trstes will Eliz A Comstock. nom

57TH st, 322-6 E (5:1349), ss, 225 e 2 av, 62.9x59.5x62.10x57.6; ext of mtg for $15,000 to Mar16'17, 5%; Jan19; Mar1'15; Arthur E Boas, 10 W 88, & ano, trstes Theresa Boas, with Marie E Smith, at East Orange, NJ. nom

61ST st, 347 E (5:1436), ns, 132.4 w 1 av, 23x100.5; PM; equal lien with two other mtgs for $3,000 each; Feb24; Mar2'15; due Mar2'20, 5%; Sophie Muller, of Bklyn, to Jas M Anderson, of Roxbury, Conn. 6,000

61ST st, 347 E; PM; equal lien with two other mtgs $6,000 & $3,000; Feb24; Mar2 '15; due Mar1'20, 5%; same to Jas A Benedict, of Katonah, NY. 3,000

61ST st, 347 E; equal lien with two other mtgs for $6,000 & 3,000; Feb24; Mar2'15; due Mar1'20, 5%; same to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn. 3,000

63D st, 322 E (5:1437), ss, 275 e 2 av, 25x 100.5; PM; pr mtg $14,000; Feb25; Feb26 '15; due Feb1'20; 6%; Angelo Bianco & Rosina Albano, 328 E 63, to Eric B Oberg & Gottlieb F Sewing, 2627 Creston av. 6,000

69TH st, 201-3 W, see Ams av, 200.

70TH st, 234-40 W (4:1161), ss, 353.4 w Ams av, 66.8x100.5; modification & ext of mtg for $175,000 to May1'20, 5%; Feb25; Feb26'15; 230 W 70th St Co Inc with Union Dime Savings Bank, 701 6 av. nom

70TH st, 234-40 W; certf as to ext of mtg for $175,000; Feb25; Feb26'15; same to same.

70TH st, 226-32 W (4:1161), ss, 291.8 w Ams av, 66.8x100.5 modification & ext of mtg for $175,000 to May1'20, 5%; Feb25; Feb26'15; 230 W 70th St Co with Union Dime Savings Bank, 701 6 av. nom

70TH st, 226-32 W, same prop; certf as to ext of mtg for $175,000; Feb25; Feb26 '15; same to same.

73D st, 100 E (5:1407), sec Park av (No 777), 19x102.2; Mar1'15; due & int as per bond; Antoinette G H, wife of & Geo E Fahys, to Edw S Clark, at Cooperstown, NY. 3,000

73D st, 100 E (5:1407), sec Park av (No 777), 19x102.2; ext of mtg for $70,000 to Mar1'20, 5%; Mar1'15; Edw S Clark, at Coopers town, NY, with Antoinette G H Fahys, 540 Park av. nom

73D st, 214 E (5:1427); ext of mtg for $9,500 to Feb1'16, 5%; Feb24; Mar3'15; Mores Siegelman, 606 E 9, with Frederic de P Foster, at Tuxedo Park, & ano, trstees Hy P Kingsland, will of Ambrose C Kingsland. nom

75TH st, 238 E (5:1429), ss, 150 w 2 av, 25x102.2; pr mtg $12,500; Mar2; Mar4'15; 4y6%; 238 East 75th St Co to Giovanni, Salvatore & Ciro Trentacoste, all at 1449 2 av. 6,300

75TH st, 238 E; certf as to mtg $6,300; Mar2; Mar4'15; same to same.

75TH st, 238 E; sobrn of mtg for $1,143 to mtg for $6,300; Mar2; Mar4'15; Vincenzo Tuzzolino with same. nom

76TH st, 148 W (4:1147); ext of mtg for $18,000 to Mar2'20, 5%; Mar2'15; Emigrant Indust Savgs Bank with Walter J Drummond, 215 W 101. nom

79TH st, 57 E (5:1491), ns, 128.1 e Mad av, 13.11x102.2; Mar3'15; 3y4¼%; Wm P Northrup, individ & exr &c Emily A Northrup, to Woodlawn Cemetery, 20 E 23. 20,000

79TH st, 57 E; pr mtg $20,000; Mar3'15; 3y5%; same to Lawyers Realty Co, 160 Bway. 5,000

79TH st, 122 W (4:1150), ss, 216 w Col av, 18x102.2; Mar1; Mar2'15; 3y or sooner, int as per bond; Ella L Pulsifer, of New Rochelle, NY, to Farmers Loan & Trust Co, 22 William. 6,000

79TH st, 126 (128) W (4:1150), ss, 252 w Col av, 24x102.2; PM; pr mtg $26,500; Mar1'15; due & int as per bond; Armoric Realty Corpn, 27 Cedar, to Rodolfo G Barthold, 60 W 89. 5,200

79TH st, 128 W (4:1150), ss, 252 w Col av, —x—; ext of mtg for $26,500 to Feb 15'18, 5%; Feb26; Mar2'15; Domestic & Foreign Missionary Soc of the P E Church in U S of A with Rodolfo G Barthold, 60 W 89. nom

81ST st, 420 E (5:1560), ss, 231.6 e 1 av, 25x102.2; sobrn of mtg for $3,500 to mtg for $13,000; Feb11; Mar1'15; Carrie Rosenswaike, 201 W 115, with Hy L Croll, trste will Luis Frank. nom

81ST st, 420 E; ext of mtg for $13,000 to Feb8'17, 5½%; Feb11; Mar1'15; Hy L Croll, 16 E 96, trste will Luis Frank, with Maurice Rosenswaike, 201 W 115. nom

82D st, 101-5 E, see Park av, 961-71.

84TH st, 604 E (5:1590), ss, 110 e East End av, 21x102.2; Mar4'15; due & int as per bond; Fredk Heins, 604 E 84, to Walter G Lahm, 57 E 15. 9,000

85TH st, 168 W (4:1215); ext of mtg for $15,000 to Mar1'18, 5%; Feb26; Mar4 '15; Blanche E & Hortense S Plant with Josephine H Hoole, 168 W 85. nom

91ST st, 166 E (5:1519), ss, 148 w 3 av, 27x100.8; pr mtg $20,000; Feb27; Mar2'15; installs, $25 weekly, 6%; Mary E McCormack, 71 E 86, to Bank of United States, 81 Delancey. 3,537.38

91ST st, 5-7 W (4:1205), ns, 120 w Central Park W, 57x100.8; PM; pr mtg $80,000; Mar1; Mar2'15; 2y5%; Man-Onx Estate Corpn to Royton Realty Co, 60 Beaver. 2,000

93D st, 303 E (5:1556); agmt changing interest days in mtg for $7,000; Mar2'15; Franz Foerster with German Savgs Bank, 157 4 av. nom

93D st, 256 W (4:1240), ss, 171 e West End av, 18x100.8; pr mtg $15,000; Mar3; Mar4'15; due & int as per bond; Willis M Follmer, 256 W 93, to Chas J Follmer, 312 Riverside dr. 4,000

98TH st E (6:1603), ss, 125 e 5 av, 100x 100.11; Feb26'15; due & int as per bond; St Bernards School Building Co, 59 Wall, to Mutual Life Ins Co of NY, 32 Nassau. 85,000

101ST st, 313 E (6:1673), ns, 200 e 2 av, 25x100.11; PM; pr mtg $10,500; Mar1; Mar 2'15; due Dec29'17, 6%; Reba Realty Co to Annie M Christie, 20 E 32. 3,000

102D st, 312-4 E (6:1673), ss, 225 e 2 av, 50x100.11; Feb24; Feb26'15; 5y5½%; Seitz Realty Co to Helen M Kelly, 116 E 63, gdn Eugene Kelly. 15,000

104TH st E, nec Lex av, see Lex av, nec 104.

104TH st, 339 E (6:1676), ns, 200 w 1 av, 25x100.11; Mar1'15; 5y5%; Minnie Cangro to Emigrant Indust Savgs Bank. 6,000

106TH st, 320 W (7:1891), ss, 100 e Riverside dr, 23x100.11; pr mtg $30,000; Feb 25; Feb27'15; due Feb13'17, 6%; Gambit Realty Corpn to Hudson Investing Co, 27 Cedar. nom

106TH st, 320 W; certf as to mtg of $5,000; Feb25; Feb27'15; same to same.

112TH st, 158 E (6:1639), ss, 125 e Lex av, 25x100.11; ext of mtg for $6,000 to Dec 28'17, 6%; Dec30'14; Feb26'15; Edw G Zoellner with Adolph Tischler, 1431 Madison av. nom

112TH st, 26 W (6:1595); ext of mtg for $25,000 to Feb18'18, 5%; Feb24; Mar2'15; Bernard Galewski with Adolph B Ansbacher, 135 Central Park W. nom

113TH st, 357 E, see 1 av, 2205.

114TH st, 81 E (6:1620), ns, 80 w Park av, 25x100.11; Mar3'15; 5y5%; Louise Seiferth to Emigrant Indust Savgs Bank. 15,000

114TH st, 81 E; pr mtg $15,000; Mar3'15; due & int as per bond; same to Isaac Weil, 204 W 110. 3,000

114TH st, 81 E (6:1620); sobrn of mtg for $4,000 to mtg for $3,000; Mar2; Mar3 '15; Louise Seiferth, 177 Wadsworth av, owner, & Eliz Buckholzalso, 177 Wadsworth av, with Isaac Weil, 204 W 110. nom

114TH st, 81 E; sobrn of mtg $4,000 to mtg for $15,000; Mar2; Mar3'15; same with Emigrant Indust Savgs Bank. nom

114TH st, 242 W (7:1829); ext of mtg for $22,000 to Feb1'18, 5½%; Feb1; Feb27 '15; N Y Life Ins Co with Geo Whiteside. nom

114TH st, 606 W (7:1895), ss, 140 w Bway, 14x100.11; Mar4'15; due & int as per bond; Isabelle G Sinclair to Sara S Hess, 16 W 86. 11,000

116TH st, 55-59 W (6:1600), ext of mtg for $70,000 to Mar22'18, 5%; Feb5; Feb27 '15; Gambit Realty Corpn, 149 Bway, with National Assocn of Audubon Societies for the Protection of Wild Birds & Animals, 1974 Bway. nom

118TH st, 11A E (6:1745), ns, 235 e 5 av, 25x100.11; Feb23; Mar2'15; 5y5%; Saml Levy to Douglas Merritt, at Rhinebeck, NY, & ano, trstes will Julia D Dawson. 24,000

119TH st, 66 E (6:1745); ext of mtg for $23,000 to Feb22'20, 5%; Feb23; Mar3'15; Triumph Holding Co & Hy Broder with Adolph B Ansbacher, 135 Central Park W. nom

119TH st, 147-51 E, see Lex av, nec 119.

120TH st, 104 E (6:1768), ss, 72 e Park av, 18x72; Mar2'15; 3y5%; Thaddeus Murphy to Emigrant Indust Savgs Bank 4,000

126TH st, 307 W (7:1953), ns, 149.6 w 8 av, 25.6x99.11; Mar1'15; 3y5%; Dan1 Nealis to Emigrant Indust Savgs Bank. 15,000

127TH st, 221 W (7:1933), ns, 180.6 w 7 av, 15x99.11; ext of mtg for $4,500 to Jan 31'17, 5%; Feb18; Feb26'15; Farmers Loan & Trust Co with Mary Olmsted, 352 W 123. nom

129TH st, 22 E (6:1753), ss, 271.2 e 5 av 17.9x99.11; Mar2; Mar3'15; due & int as per bond; Sarah A Clark to Emma Linson 101 W 117 & ano. 4,50

135TH st W, swc 5 av, see 5 av, 2218.

136TH st, 268 W (7:1941), ss, 100 e 8 av 16.8x99.11; PM; Feb27; Mar3'15; due Ma 1'20, 5%; Julia M Naumann to Celia K Fuller, 302 W 137. 7,00

137TH st, 606 W (7:2002); ext of mtg for $70,000 to Apr16'18, 5%; Feb19; Mar 1'15; Mary J Kingsland with Alfred V Wittmeyer, 606 W 137. nom

142D st, 618-22 W (7:2083); ext of mtg for $125,000 to Feb4'18, 5½%; Feb4; Mar2 '15; Lawyers Title & Trust Co with V S Bldg Corpn, 503 5 av. nom

148TH st, 562 W (7:2079); ext of mtg for $190,000 to Mar1'20, 5%; Mar1; Mar2'15, Emigrant Indust Savgs Bank with Herman Fichter, 562 W 148. nom

151ST st W, swc Convent av, see Convent av, swc 151.

163D st, 438 W (8:2110), ss, 250 e Ams av, 25x 12.6; PM; Feb25; Feb27'15; due Mar 1'18, 5%; Reuben E Fichthorn to Edw A Kerbs, 19 E 82. 18,000

169TH st W, nec Ft Washington av, see Ft Washington av, es, 126.5 s 170.

170TH st, 650 W (8:2138), ss, 515.11 w Bway, 18x90; Mar2; Mar3'15; 3y5%; Danl H Martin to Wm J Fields, 300 W 107. 5,000

178TH st W, nec Haven av, see Haven av, nec 178.

179TH st W, sec Haven av, see Haven av, sec 179.

183TH st, 550 W, see Audubon av, 366-76.

192D st W (8:2161), ss, 175 w Audubon av, 75x100; PM; Feb27; Mar2'15; due & int as per bond; Epros Realty Corpn to Max Stern, 612 W 112. 6,000

192D st W (8:2161); same prop; certf as to mtg $6,000; Feb27; Mar2'15; same to same.

Amsterdam av, 200 (4:1161), nwc 69th (Nos 201-3), 20.5x65; PM; pr mtg $20,000; Mar1; Mar2'15; 5y6%; Thos, Bernard & Terence Kelly to Emma T Gerlach, 240 W 116. 30,000

Amsterdam av, 200, nwc 69th (Nos 201-3); PM; pr mtg $50,000; Mar1; Mar2'15; 1y 5%; same to Geo Ehret, 1197 Park av. 20,000

Amsterdam av, 410 (4:1227), ws, 77.2 s 80th, 25x100; pr mtg $43,350; Feb25; Feb 26'15; 3y6%; Ethel B Underwood, 158 Grand st, Newburgh, NY, to S Taber Bayles at Port Jefferson, NY. 7,500

Amsterdam av, 1710 (7:2076), ws, 49.11 s 145th, 25x84; Mar1; Mar2'15; due & int as per bond; Martin Wallace to Minnie Moscowitz, 1729 Ams av. 24,000

Audubon av, 366-76 (8:2154), swc 184th (No 550), 99.11x35; PM; Mar1; Mar2'15; 5y 5%; Harriet Spitzen, 321 W 55, to Susan Devin, 415 W 120. 40,000

Bolton rd, ec Prescott av, see Prescott av, ec Bolton rd.

Broadway, 924 (3:850), es, 22.6 n 21st, 19.11x107.8x19.4x102.3; also BROADWAY, 926 (3:850), es, 42.5 n 21st, 19.11x113.1x19.4 x107.8, with A/P to any land adj on n; PM; pr mtg $100,000; Mar1; Mar2'15; due Sept1'16, 6%; 924-926 Broadway Holding Co, 189 Bway, to Brelm Realty Co, 120 W 32. 22,500

Broadway, 926, see Bway, 924.

Broadway (8:2171), nec Hillside, begins at c l Hillside at es Bway, runs se along st 294.3xne58.1xnw250 to cl Nagle av xnw 222.7 to Bway xsw16.11 to beg, except part for Nagle av & Hillside st; ext of mtg for $17,000 to Feb26'18, 6%; Feb26'15; Moreland Mtg Co with Wm H Sheehy, 100 E 17. nom

Convent av (7:2065), swc 151st, 108.11x 43.5x99.11x86.10; pr mtg $105,000; Mar2; Mar3'15; 6y6%; May C Knowles, 112 W 72, to Francis S Male, of Bedford, NY. 26,000

East End av, 146 (5:1583), ws, 89.1 n 86th, 18x46; Mar2; Mar3'15; 3y5%; Sarsfield J Turley to Bowery Savgs Bank, 128 Bowery. 3,000

Fort Washington av (8:2138), es, 126.5 s 170th, 51.5 to 169th x80.10x50.5x90.8; bldg loan; Feb27; Mar4'15; due Oct1'15, 6%; County Engineering Co, Inc, 6 Church, to Van Dusen Estate, 331 Mad av. 70,000

Fort Washington av (8:2138); same prop; certf as to mtg $70,000; Feb27; Mar 4'15; same to same.

Fort Washington av (8:2138); same prop; pr mtg $70,000; Mar3; Mar4'15; due & int as per bond; same to Annie K Clarke, 224 W 72. 12,000

Fort Washington av (8:2138); same prop; certf as to mtg $12,000; Mar3; Mar 4'15; same to Annie K Clarke, 224 W 72.

Haven av (8:2177), nec 178th, 60x97; Mar 1; Mar2'15; due & int as per bond; Nevah Constn Co, Inc, 1509 Bryant av, to Manhattan Mtg Co, 200 Bway. 65,000

Haven av (8:2177), nec 178th; same prop; PM; pr mtg $55,000; Mar1; Mar2'15; 5y 6%; same to Wm B Sommerville, 404 Riverside dr. 14,000

Haven av (8:2177), es, 60 n 178th, 65x 97 Mar1; Mar2'15; due & int as per bond; Nevah Constn Co, Inc, to Manhattan Mtg Co, 200 Bway. 55,000

Haven av (8:2177); same prop; PM; pr mtg $55,000; Mar1; Mar2'15; 5y6%; same to Wm B Sommerville, 404 Riverside dr 11,750

Haven av (8:2177), sec 179th, 60x97; Mar 1; Mar2'15; due & int as per bond; Nevah Constn Co to Manhattan Mtg Co, 200 Bway 65,000

Haven av (8:2177), sec 179th; same prop; PM; pr mtg $65,000; Mar1; Mar2'15; 5y6%; same to Wm B Sommerville, 404 Riverside dr. 14,000

Lenox av, 580 (6:1737); ext of mtg for $20,000 to Feb28'18, 5%; Mar1; Mar3'15; Minna Bogner, 24 W 100, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Ethel Sands et al, will Sarah A Sands. nom

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Lexington av, 1626-8 (6:1630), ws, 100.11 n 102d, 44.11x100; bldg loan; pr mtg $30,000; Feb3; Mar3'15; 5½%; Lexington Av & 102d St Co to VerPlanck Estate, both at 331 Madison av. 11,000

Lexington av, 1626-8; certf as to mtg for $11,000; Feb3; Mar3'15; same to same. ——

Lexington av (6:1632), nec 104th; sal Ls; Feb25; Mar2'15; demand, 6%; Edwin Hickman, of Bronx, to Lion Brewery, 104 W 108. 7,500

Lexington av (6:1768), nec 119th (Nos 147-51), runs e60xne78xn29.3xw55.3 to av xs63.2 to beg; also PARK AV, 1807-13 (6:1773), es, 75.8 s 125th, 63x90; also 152D ST E (Bronx), ns, 25 w Wales av, 25x86.11 x28.11x101.5; undivided int; Mar1; Mar3'15; due Jan1'16, 6%; Helen D Lewis, of Murray Hill, Flushing, L I, to Hayford Realty Corpn, 44 Pine. 1,500

Madison av, 1753 (6:1621); ext of mtg for $31,000 to Feb27'18, 5%; Feb26; Mar3 '15; 1753 Madison Av Corpn, 1451 Bway, with Jno W Minturn, at Syosset, LI. nom

Park av, 383-7 (5:1308), es, 25.4 n 53d, runs e70xs25.4 to ns 53d (No 103) xe20xn 100.5xw90 to av xs75.1 to beg; pr mtg $——; Mar2, Mar3'15; due Nov15'15, 6%; Clarence Payne to C Augustus Meier, 15 Jersey st, Bloomfield, NJ. 17,250

Park av, 777, see 73d, 100 E.

Park av, 961-71 (5:1511), nec 82d (Nos 101-5), 139.8x100; ext of mtg for $130,000 to Oct23'17, 6%; Feb25; Feb26'15; Jno H Randolph, 969 Park av, with Randolph-Walker Corpn, 969 Park av. nom

Park av, 1487 (6:1636), es, 74 s 109th, 26.11x76; Feb10; Mar2'15; 5y or sooner, 6%; Wm Hoffman, 1681 Mad av, NY, & Nathan Aronson, 134 Ocean av, Jersey City, NJ, to Annie Hoffman, 1681 Mad av. 2,000

Park av, 1807-13, see Lex av, nec 119.

Park row, 189 (1:117); sal Ls; Mar4'15; demand, 6%; Hyman Basner, 156 Varet, Bklyn, to The F & M Schaefer Brewing Co, 114 E 51. 2,500

Pinehurst av, 28-30 (8:2177), ws, 50 n 178th, 55x100; ext of mtg for $45,000 to Feb1'20, 5%; Feb3; Mar3'15; Wm M Lawson with Fredk E Straub, 6 Hamilton ter, & ano. nom

Prescott av (13:3424), ec Bolton rd, runs ne114.2xse82.3xse81.9 to Seaman av xsw 138.8 to rd xn128.6 to beg; deed recorded as mtg tax of $30 pd; pr mtg $11,000; Feb 10; Mar2'15; Geo B Hayes to National Surety Co, 115 Bway. 100

Pleasant av, 289 (6:1709), ws, 60.7 n 115th, 15x74; pr mtg $3,500; Feb27; Mar1 '15; due Aug27'17, 6%; Antonio Trezza, to Gennaro Iervolino, 309 E 110. 1,000

Riverside dr (8:2178), nws, 1519.1 sw Dyckman, 567.3 to — Hudson River x—x 109, except pt conveyed to Hudson River P R Co on Nov15'48; Feb23; Mar1'15; due & int as per bond; Vermont Hygeia Ice Co, 702 W 181, to Lawrence O Binder, at Leonia, NJ. 3,000

Riverside dr, 153 (4:1249), es, 75.8 n 87th, 25x100; PM; Mar1'15; 3y5%; Hazel Real Estate Co to N Y Trust Co, 26 Broad. 48,000

Riverside dr, 321 (7:1891), es, 36 n 104th, 26.5x100; Mar4'15; due & int as per bond; Sylvia H Josephi, 321 Riverside dr, to National Academy of Design, 145 W 109. 31,500

Seaman av (8:2248), ns, 50 w Emerson st or pl, 55x100; ext of mtg for $39,000 to Mar1'20, 5%; Mar1'15; City Mtg Co, 15 Wall, with Seaman Constn Corpn, 612 W 207. nom

Seaman av (8:2248), ns, 105 w Emerson st or pl, 55x100; ext of mtg for $39,000 to Mar1'20, 5%; Mar1'15; City Mtg Co, 15 Wall, with Seaman Constn Corpn, 612 W 207. nom

Seaman av, see Prescott av, ec Bolton rd.

West End av, 646 (4:1239), es, 100.8 s 92d, 28.5x100.3x35.2x100; also WEST END AV (4:1239), es, 129.1 s 92d, 13.10 to cl Apthorps or Jauncey la x100.2x13.6x100.3; also ST NICHOLAS AV, 781 (7:2064), nwc 149th, 20.5x89.8x20x93.11; pr mtg $79,000; Feb26; Mar4'15; due & int as per bond; Thos Minners, NY, & Hy Minners, of Bklyn, to Hamilton F Dean, 214 E 91. 6,000

West End av, es, 129.1 s 92d, see West End av, 646.

West End av, 917 (7:1891), ws, 20.11 s 105th, 20x100; PM; Mar3'15; 5y or sooner, 4½%; Walter J M Donovan, 302 W 105, to Geo Wettlaufer, at Passaic, NJ, et al, exrs Charlotte Wettlaufer. 16,000

1ST av, 344 (3:952), es, 24 n 20th, 22.6x 58, PM; pr mtg $ —, Feb26'15; 3y6%; Jacob Houbert to Margt L B Egan, 75 Northern av. 1,500

1ST av, 846 (5:1359), es, 26 n 47th, 24.10x 80; ext of mtg for $13,000 to Feb23'17, 5%; Feb26'15; Albt H Atterbury, 315 W 7th st, Plainfield, NJ, with Hubert Realty Co, 110 E 125. nom

1ST av, 1144 (5:1457); ext of mtg for $22,500 to Mar1'20, 5½%; Feb25; Mar4'15; Antonio Santaella, 340 W 86, with Jos Schnurmacher, 56 E 87, et al. nom

1ST av, 1288 (5:1464), es, 25.1 n 69th, 25.1x113; Feb10; Mar2'15; due & int as per bond; David Goodman, 336 E 67, & Marcus Goodman, 1535 Westchester av, to Grethchen Goodman, 437 E 85. 1,000

1ST av, 1288; ext of mtg for $4,500 to Feb10'20, 6%; Mar1; Mar2'15; Gretchen Goodman, 437 E 85, with David Goodman, 336 E 67, & ano. nom

1ST av, 2205 (6:1685), nwc 113th (No 357), 25x75; ½ pt; Feb24; Mar1'15; due & int as per bond; Domenico Taurone to Ralph Taurone, 357 E 113. nom

1ST av, 2205 (6:1685), nwc 113th (No 357); sobrn of mtg for $2,000 to mtg for $800; Feb24; Mar1'15; Cono Marmo with same. nom

2D av, 958 (5:1343), es, 40.5 s 51st, 20x 70; ext of mtg for $7,000 to Mar1'21, 4½%; Mar3; Mar4'15; Chas E & Magdalena C Balz, 455 W 50, with Jno Schneider, 958 2 av. nom

2D av, 985 (5:1326); sal Ls; Jan23; Mar 2'15; demand, 6%; Jas J Connelly to Jacob Ruppert, a corpn, 1639 3 av. 7,000

2D av, 2329 (6:1784); sal Ls; Feb25; Feb 27'15; demand, 6%; Jno Meyer to Lion Brewery, 104 W 108. 3,750

3D av, 440 (3:886), ws, 79.1 n 30th, runs n19.8xw100xs31xe40xn11.4xe60 to beg; Mar 3'15; 5y5%; Louise H Clausnitzer to Excelsior Savgs Bank, 79 W 23. 16,000

3D av, 440; sobrn of mtg for $4,500 to mtg for $16,000; Mar2; Mar3'15; same, owner, & Jno Matz, 1850 79th, Bklyn, with same. nom

5TH av, 411-3 (3:867), nec 37th (No 1), 74.1x125; bldg loan; Mar1'15; 5y6% until completion of bldg, & thereafter 5½%; Murray Hill Investing Co to Metropolitan Life Ins Co, 1 Mad av. 1,200,000

5TH av, 411-3, nec 37th; certf as to mtg for $1,200,000; Mar1'15; same to same. ——

5TH av, 411-3 (3:867), nec 37th (No 1); 74.1x125; trust mtg; pr mtg $1,200,000; Mar1'15; 5y5½%; Murray Hill Investing Co, 68 William, to Lawyers Title & Trust Co, in trust. secures bonds 300,000

5TH av, 411-3, nec 37th (No 1); certf as to mtg for $300,000; Mar1'15; same to same. ——

5TH av, 411-3, nec 37th (No 1); pr mtg $1,500,000; Feb23; Mar1'15; due Mar1'25, 5%; same to Edith Moulton, 4 E 61, & ano, exrs &c Mary Lewis. 1,000,000

5TH av, 2218 (6:1732), swc 135th, ——x——; ext of mtg for $30,500 to Dec5'19, 5%; Feb 8; Feb26'15; Geo G Kip of Morristown, NJ, with Doris wife Isaac Osserman, 19 Sterling pl, Edgewater, NJ. nom

6TH av, 19 (2:589), nws, 247.6 sw 4th, 17.11x100; pr mtg $7,500; Feb26; Mar3'15; 1y6%; Angelina, wife of & Giovanni Graffini, to Ferdinando Marchese, 9 Christopher. 500

6TH av, 30 (2:543), es, 54.1 s 4th, 20x 55.10x20x57.2; pr mtg $7,500; Mar1; Mar 4'15; due & int as per bond; Rose Blumberg, 30 6 av, to Richd F Stone, 407 W 145, exr Chauncey G Stone. 2,500

7TH av, 781 (4:1004); sal Ls; Feb26; Mar3'15; demand, 6%; Robt J McClement to Lion Brewery, 104 W 108. 5,921.90

8TH av, 2731 (7:2045), ws, 94.10 s 146th, 25x75; Feb24; Feb26'15; due & int as per bond; Mary E McKernan to Mary A Hughes, 867 Col av. 2,000

9TH av, 553 (4:1050); agmt modifying mtg recorded Feb6'15; Feb26; Mar1'15; Ignatz Goldberger with Jno Zimmerman, 534 9 av. nom

10TH av, 98 (3:714); leasehold; pr mtg $9,000; Feb23; Mar2'15; due Dec1'19, 3%; Patk Coughlin & Jno Ryan, 142 E 48, to Cornelius J & Helena Sullivan, or O'Sullivan, 242 W 14. 54 notes 5,500

10TH av, 343 (3:701), swc 30th (No 500), 24.8x100; Feb26; Feb27'15; 3y or sooner, 5½%; Clara C Moore individ & extrx Julia A Moore, to Lincoln Trust Co, 204 5 av. 9,000

12TH av (8:2134 & 2146), ws, at c l blk bet 157th & 158th, runs w— to cl Hudson R R Co xs— to cl 157th xe — to ws of av xn— to cor & still n99.11 to beg; also all RT&I to lands under water in front of above & extdg w into Hudson River; also all RT&I to 12 av in front of 1st parcel & extdg e 50 feet of said av; also all title of 66 ft strip occupied by Hudson River R R for tracks etc; pr mtg $40,000; Feb26; Feb27'15; 3v6%; Emma L Adams to The Roosevelt Hospital, 58th & 9 av. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Assign all RT&I (miscl) in estate of Kate Gilman, decd, to secure note of $800; Mar3; Mar4'15; due as soon as debts of said Kate Gilman have been paid. —%; Emma F Spear to Herrmann D Most, 1187 Madison, Bklyn. nom

Certf as to mtg $——; Feb23; Mar3'15; General Cartage Co to Emil T Palmenberg. ——

Certf (miscl) of change of numbers of equipment under agmt of conditional sale dated Nov1'13: Feb8; Feb27'15; Blair & Co & the Grand Trunk Railway Co of Canada & the Equitable Trust Co of NY, trste. ——

Chattel mtg (miscl); certf as to notes & mtg for $7,000; Feb15; Mar1'15; Lyons Express Co to Loria Lyons. nom

Chattel mtg (miscl); certf as to mtg $——; Mar1'15; G A Macdonald, Inc, 45 W 34, to Monolith Realty Co. ——

Cortland, NY (miscl); certf as to mtg $15,000; Feb26; Mar2'15; 59th St Real Estate Co to Johanna E Beinecke. ——

Long Beach, LI (miscl); certf as to mtg for $3,000; Feb24; Mar1'15; Inlet Cottage Co, Inc, to Stephen S Tuthill. ——

Long Island City, B of (miscl); certf as to mtg $16,000; Mar1; Mar3'15; Belford Realty Co, Inc, to Fredk Ayer, at Beverly, Mass. ——

Searsdale, NY (miscl); certf as to mtg for $6,500; Feb23; Feb27'15; Model House Co, Inc, to Westchester & Bronx Title & Mtg Co at White Plains, NY. ——

White Plains, NY (miscl); certf as to mtg for $5,000; Feb24; Feb27'15; Reloc Realty Co to Eliz Wright. ——

MORTGAGES.

Borough of the Bronx.

Barry st (10:2606), cl being plot begins at pt 576 n proposed Eastern blvd & 330 e land N Y, N H & H R R Co, runs w— to ns right of way of a R R to be built xnw— to pt 581 n from ns proposed Eastern blvd, said pt being 130 w cl Barry xn 100xe100 to ws Barry as proposed xe30 to cl Barry as proposed xs 105 to beg, except therefrom a right of way over strip 30 ft wide leading to Leggett av, together with a right of way in common with owners of adj prop over strip 30 ft wide leading to Leggett av; PM; pr mtg $——; Feb25; Feb 26'15; due &c as per bond; Bronx Bakery, Inc, on ws Barry, —s Leggett av, to East Bay Land & Impt Co, 25 Pine. 24,250

Beck st, 748 (10:2707); ext of $23,000 mtg to Feb26'20 at 5%; Feb26'15; Emigrant Indust Savgs Bank with Sandow Realty Co, 138 Eway. nom

Beck st, ses, at ws Tiffany, see Tiffany, 911.

Bronx st (11:3141), es, adj land now or late Ralph H Smith, decd, runs ne25xse84 to ws Bronx River xs25xnw81 to beg, except pt for st; pr mtg $3,000; Feb27; Mar 2'15; due Jan6'18, 6%; Wm Gedge to Gesine Risse, 980 Intervale av. 500

Bush st, nec Grand blvd & concourse, see Grand blvd & concourse, nec Bush.

Bush st, nec Grand blvd & concourse, see Grand blvd & concourse, nec Bush.

Carlisle pl (*), nwc Ruskin, 28.8x100x 57.2x103.11; PM; Feb25; Feb26'15; due, &c, as per bond; Fredk Albert, 3710 Olinville av, to Jno Knewitz, 3537 Willet av. 1,000

Crotona Park N (11:2952), ns, 317 e Prospect av, 50x96.5x50x96.11; Feb26'15; 1y 6%; V R Bldg Corpn to Rockland Realty Co, 500 Willis av. 35,000

Crotona Park N (11:2952); same prop; certf as to above mtg; Feb26'15; same to same. ——

Crotona Park N (11:2952), ns, 317 e Prospect av, 50x96.5x50x96.11; certf as to mtg for $35,000; Feb26; Feb27'15; V R Bldg Corpn to Rockland Realty Co. ——

Elm st (*), ses, 100 nw Beech, 100x100; Mar1; Mar2'15; 3y6%; Eleanor Vance to Grace Fraser on ss Van Courtlandt av, 350 w Gun Hill rd. 1,200

Exterior st (9:2355), swc 149th, runs w 518xs463.10xe175xn27xe25.11xe221.4 to Exterior xn336.3xn47.7 to beg; supplemental to mtg dated June29'90; Mar4'15; Lehigh Valley Railway Co to Girard Trust Co, trstes, Phila, Pa. ——

Fox st, 651-5 (10:2684), ns, 231.11 e Av St John, 81.3x125; agmt as to payment of 2 notes for $750 each on sale of above premises; Feb19; Feb26'15; Gussie Friedman, 1342 Clinton av, with Checchina Carucci, 641 E 183. nom

Freeman st, 873-5 (11:2965), ns,, 60 e Stebbins av, 53.1x116.5x53x113.2; PM; pr mtg $46,500; Feb26; Feb27'15; due Mar1 '19, 6%; Emdo Realty Co to Freeman-Stebbins Co, 1714 Crotona Park E. 10,000

Garfield st, swc Morris Park av, see Morris Park av, swc Garfield.

Garfield st (*), ws, 250 s Morris Park av, 25x100; Mar3'15; 10y, installs, 5½%; Kath Fuchs to Title Guar & Trust Co. 3,000

Garfield st (*); same prop; pr mtg $3,000; Mar3'15; due &c as per bond; same to Caroline Straube, 1327 Plimpton av. 800

Garfield st (*), ws, 255 n Van Nest av, 25x100; ext of $2,980 mtg to June10'15 at 5%; Dec28'14; Mar1'15; Chas R Strong with Antonie Kratz, 1727 Garfield. nom

Kelly st, 878-82 (10:2710), es, 68.11 s Intervale av, 2 lots, ea 38x100; 2 mtgs ea $3,500; 2 pr mtgs $27,000 ea; Dec19'14; Mar 1'15; due, &c, as per bond; J W R Realty Co, 3114 3 av, to Chas H Muller, 675 E 137. 7,000

Kelly st, 878-82; 2 certfs as to above mtgs; Dec19'14; Mar1'15; same to same. ——

Main st (*), ws, 627.4 n Ditmars, 275x27 tho Eastchester Bay, x—x129, City Island; June25'14; Feb26'15; due, &c, as per bond; Ethel & Muriel M Walther at South Amenia, NY, to Wm Webber, 400 Riverside dr et al, exrs Richd Webber; rerecorded from June26'14. 7,000

Poplar st (*), ns, 538.1 e Bear Swamp rd, 50x100; Feb27; Mar1'15; due, &c, as per bond; Max Lax, 816 Van Nest av, to Herman Wolfson, 2144 Lex av. 500

Ruskin st, nwc Carlisle pl, see Carlisle pl, nwc Ruskin.

Tiffany st, 911 (10:2711), ws, at ses Beck, runs s187.5xnw114.5 to Beck xne148.5 to beg pr mtg $65,000; June26'14; Feb27'15; demnd, 6%; Kermit Realty Co, Inc, to Nagrom Realty Co, 115 Bway. 40,000

Tiffany st, 911; certf as to above mtg; June26'14; Feb27'15; same to same. ——

Tiffany st, 911; sobrn agmt; Feb25; Feb 27'15; same & Nagrom Realty Co with Edw A Kerbs, 19 E 82. nom

Tiffany st, 911; sobrn agmt; Feb26; Feb 27'15; Nagrom Realty Co with Kermit Realty Co, Inc. nom

Tiffany st, 911; ext of $77,500 mtg to Oct1'18 at 5%; Feb26; Feb27'15; Edw A Kerbs, 19 E 82, with Kermit Realty Co, Inc, 1053 So blvd. nom

132D st E, nec Trinity av, see Trinity av, nec 132.

140TH st, 415 E (9:2285), ns, 174.6 e Willis av, 17.9x100; Mar1; Mar2'15; 3y5½%; Peter Nargler, 942 Teller av, to Sara D Moorehead, 415 E 140. 7,500

148TH st E (9:2327), ss, 146.5 w 3 av, 50x 111.9x50x112.11; Feb25; Feb26'15; due Dec 1'17, 5%; Maria or Mary Bauer & Julian W & Henry C Bauer to Dollar Savgs Bank, 2808 3 av. 2,000

149TH st E, swc Exterior, see Exterior, swc 149.

149TH st, 147 E (9:2347); ext of $4,000 mtg to Feb25'18 at 5½%; Feb25; Mar2'15; Title Guar & Trust Co with Jno P Porr, 147 E 149. nom

149TH st, nec Tinton av, see Tinton av, nec 149.

150TH st E (9:2440), ns, 250 w Morris av, 50x118.5; pr mtg $32,500; Feb26; Feb 27'15; 3y6%; Maria Porcelli, 2841 8 av, to Salvatore Gennino, 351 E 104. 6,000

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150TH st E (*), swc Newman av, 100x100; certf as to mtg for $300; Dec6'14. Feb 26'15; Porter Realty & Development Co to Dominic A Trotta, 391 E 149. ——

152D st E, ns, 25 w Wales av, see Lex av, nec 119, Manhattan Mortgages.

156TH st E, nec Forest av, see Forest av, 756.

156TH st, 336-8 E (9:2415), ss, 100 w Courtlandt av, runs s48.11xse0.5xs50xw50xn98.10 to st xe49.7 to beg; PM; pr mtg $35,000; Mar1; Mar2'15; 3y 6%; Richd Krother to Herman Wiebke, 219 E 200. 7,500

156TH ST, 1045 E (10:2695), ext of $7,000 mtg to Feb26'18 at 5½%; Feb26; Mar 1'15; Fredk J P Arndt, 148 E 16, with Annie Ryan, 907 E 156. nom

160TH st E, nwc Melrose av, see Melrose av, nwc 160.

162D st E (9:2408), sws, 165 se Courtlandt av, 25x100; agmt as to share ownership in mtg; Feb27; Mar1'15; Francine A Goeltz, 551 W 172, with Wm S Clark, 7807 2 av, Bklyn. nom

162D st E (10:2690); ss, 211.7 e Prospect av, runs s—xse—xnl11.9 to st xe5 to beg; also 152D ST E (10:2690), ss, 216.7 e Prospect av, 25x—x20.10x111.9; agmt as to share ownership in mtg; Mar1; Mar2'15; Grossman Bros & Rosenbaum, a corpn, with Max Fine, 402 Grand. nom

162D st E, ss, 216.7 e Prospect av, see 162d st E, ss, 211.7 e Prospect av.

163D st, 1025 E, see Prospect av, 938.

163D st E (10:2690), ns, 225 e Prospect av, 50x100.5; PM; Mar1; Mar2'15; due &c as per bond; Herman Hanauer to Title Guar & Trust Co. 5,000

163D st E (10:2690), ns, 125 e Prospect av, 100x175.5; PM; Mar1; Mar2'15; due &c as per bond; Herman Hanauer to Title Guar & Trust Co. 15,000

163D st E, nec Prospect av, see Prospect av, nec 163.

163D st E, nwc Stebbins av, see Stebbins av, 935.

164TH st, 661 E (10:2632), ns, 100 w Trinity av, 16.8x100; PM; Mar2; Mar3'15; due &c as per bond; Robt A Cools to Jno Cools, 312 E 164. 3,000

165TH st E, see Sherman av, see Sherman av, see 165.

165TH st, 486 E (9:2369); also WASHINGTON AV, 1020; sobrn agmt; Mar4'15; Academy Constn Co & Wm Prager, Isaac Lowenfeld & Alex Pfeiffer, exrs Pinus Lowenfeld, with County Holding Co. nom

165TH st E, see Washington av, see Washington av, see 165.

166TH st E (10:2607), ss, 106.6 e Franklin av, 37.6x100; ext of $18,000 to Mar1'20 at 5%; Mar1; Mar2'15; Jacob Schmitt with Florence Schmitt, 572 E 166. nom

167TH st E, swc Clay av, see Clay av, swc 167.

167TH st E (9:2429), ss, 45.8 sw Clay av, 64.4x58.11x56.11x89.11; Feb19; Feb27'15; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 30,000

167TH st E (9:2429); same prop; certf as to above mtg; Feb19; Feb27'15; same to same.

169TH st, 800 E (10:2682); sal Ls; Feb 10; Mar2'15; demand, 6%; Alfred Drescher to Jacob Ruppert, a corpn. 5,683.80

176TH st E, nec Crotona Pkway, see Crotona Pkway, nec 176.

176TH st, 816 E (11:2953), ss, 62 w Marmion av, 50x100, bldg loan; Feb26'15; 1y 6%; V R Bldg Corpn to Rockland Realty Co, 509 Willis av. 35,000

176TH st, 816 E; certf as to above mtg; Feb26'15; same to same.

176TH st E (11:2953), ss, 62 w Marmion av, 50x100; certf as to mtg for $35,000; Feb26; Feb27'15; V R Building Corpn to Rockland Realty Co, 509 Willis av.

177TH st E (11:2960), ss, 50.6 w So blvd, 25x100; PM; pr mtg $ —; Mar3; Mar4'15; 1y5½%; Wicklow Bldg Co to Annie Matthews, 2001 Anthony av. 7,500

177TH st E (11:2960), ss, 75.6 w So blvd, 25x100; PM; pr mtg $——; Mar3; Mar4'15; 1y5½%; Wicklow Bldg Co to Jerome Eisner, 106 W 69. 4,000

178TH st E, swc Marmion av, see Marmion av, swc 178.

179TH st E, swc Clinton av, see Clinton av, nwc 179.

184TH st E (11:3164), sws, 25 ne Rver av, late Av C, 50x100, except pt for 184th & Grand blvd & concourse; PM; Feb27'15; due Mar1'17, 5%; Florence Wood to Gottlieb Schultheis, 1170 Hoe av. 2,300

188TH st E, see Park av, see Park av, see 188.

219TH st, 719 E (*), ns, 205 e White Plains rd, 22.4x114; PM; pr mtg $2,800; Mar4'15; 2y6%; Maria Montagna, 829 E 226, to Fredk Schafer, 380 E 153d. 700

225TH st E (*), ss, 225 w Barnes av, 25x114; PM; Feb17; Mar3'15; due Mar2'18, 6%; Geo Hall to Jas B Sutter, 538 E 134. 800

226TH st E (*), ss, abt 200 e Carpenter av, 50x114, Wakefield; Mar1; Mar2'15; 3y 6%; Jno P McCormick to Mary E Lamb, 3990 Bronx blvd. 1,000

227TH st E (*), ns, abt 166.8 e Carpenter av, 33.4x114, Wakefield; Feb25; Feb26'15; 3y5½%; Jennie Hughes to Emma Unger, 3154 Decatur av. 3,500

228TH st E (*), ns, 300 w Paulding av, 100x114; transfer of tax lien for yrs 1903 to 1911, assessed to ——; June9'13; Mar2'15; 3y12-%; City NY to Saml Kupferman, 216 W 100. 731.58

Amsterdam av (*), ws, 204.4 n Liberty, 75x100; Feb27; Mar2'15; due Aug27'15, 6%; Edlick Co, 391 E 149, to Nathan Bernkopf, 231 W 141 & ano. 557

Barnes av, 3011 (*), ws, 92 s 233d, 22x105; ext of $3,500 mtg to Oct19'17 at 5½%; Oct16'14; Mar1'15; Julia C S Grant with Frank Boyle, 291 E 201. nom

Belmont av (11:3080), ws, 233.3 n 179th, 50.6x71.10x50.2x65.6; pr mtg $——; Feb25; Mar2'15; due Mar1'17, 5%; Carrie Zimmerman to Jno H Kliegl, 240 W 50, & ano. 1,500

Bronx blvd (*), ses, 100 sw 241st, 50x100, Washingtonville, except pt for Bronx blvd; Mar1; Mar2'15; due &c as per bond; Jos Naprava, 56 Crescent, Long Island City, to Ignaz Buresch, 4610 Matilda av, Bronx. 3,100

Bronxdale av (*), ws, 75.9 n Van Nest av, 25x90.11x25x94.7; pr mtg $5,000; Feb27; Mar2'15; 2y6%; Edw A Schill to Herman Becker, Ridgefield Park, NJ. 500

Bronxdale av (*), ws, 50.6 n Van Nest av, 25.3x94.7x25x98.3; pr mtg $5,000; Feb27; Mar2'15; 2y6%; Edw A Schill to Herman Becker, Ridgefield Park, NJ. 500

Clay av (9:2429), swc 167th, 111.11x40x89.11x45.8; bldg loan; Feb9; Feb27'15; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 35,000

Clay av (9:2429), same prop; certf as to above mtg; Feb19; Feb27'15; same to same.

Clay av (9:2429), ws, 111.11 s 167th, 50x97.3x50x96.11; bldg loan; Feb19; Feb27'15; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 32,000

Clay av (9:2429); same prop; certf as to above mtg; Feb19; Feb27'15; same to same.

Clay av (9:2429), swc 167th, 161.11x97.4x108.11x110; agmt that advances to be made under bldg loan or 3 mtgs shall be secured by said mtgs as if they were secured by a blanket mtg; Feb19; Feb27'15; A J Schwarzler Co, 369 E 167, with City Mtg Co, 15 Wall. nom

Clay av, 1387 (11:2782), nws, 959.1 ne 169th, 25x50; ext of $4,000 mtg to Feb21'18 at 5½%; Feb23; Feb26'15; Eliz H Keys, 267 W 90, with Rose Ulanoff, 1387 Clay av. nom

Clay av (11:2887), es, 1,047.6 n 169th, 41x98; Feb26'15; due Dec1'18, 5½%; Sikora Realty Corpn to Dollar Savgs Bank, 2805 3 av. 26,000

Clinton av (11:3095), nwc 179th, 25x100x24.8x100; PM; Mar3; Mar4'15; due &c as per bond; Fredk Wein to Anna M Scholz, 426 Main, Stroudsburg, Pa. 3,000

Concord av (10:2577), es, 151.11 s 147th, 50x100; ext of $31,500 mtg to June1'18 at 5%; Jan27; Feb27'15; Dollar Savgs Bank Bronx, a Corpn, to Constn Co, Inc, 901 E 138th st, S $15.75). nom

Crotona av (11:2950), es, bet 176th & Fairmount pl, being lot 14 blk 2950 tax map; transfer of tax lien for yrs 1902-1908, assessed to unknown; May1'11; Mar2'15; 3y no int; City N Y to W Stebbins Smith, 462 E 167. 1,238.16

Crotona av (11:2950), es, bet 176th & Fairmount pl, being lot 15 blk 2950, tax map; transfer of tax lien for yrs 1902 to 1908, assessed to unknown; May1'11; Mar 2'15; 3y12-%; City N Y to W Stebbins Smith, 462 E 165. 123.13

Crotona Pkway (11:2985), nec 176th, runs n147.1xn31.3xe112.7xs163.4 to 176th x w444.5 to beg; Bldg loan; Feb25; Feb27'15; demand, 6%; S & P Bldg Corpn to City Mtg Co, 15 Wall. 65,000

Crotona Pkway (11:2985); same prop; certf as to above mtg; Feb25; Feb27'15; same to same.

Cruger av (*), ws, 150 s Morris Park av, 25x95; ext of $4,000 mtg to Dec29'16 at 5½%; Dec29; Mar1'15; Mary J Averill with Julius Fick. nom

Daly av, 2075 (11:3122), ws, 83.7 n 179th, 44.1x102.7x44x105.5; pr mtg $38,000; Mar 3; Mar4'15; 2y6%; Rebecca, wife Harry O Elson, 2147 Honeywell av, to Eliz Steinmetz, 912 Bronx Park S. 1,000

Decatur av (12:3354), sec 205th, 100.1x48.11x100x44.4; ext of $3,500 mtg to Jan18 IN 1Y; Jan28; Mar3 J Leonard L Langbein, Cresskill, NJ, with Minnie Einstein, 657 E 222. nom

De Kalb av (12:3327), ws, 137.6 n 208th, 37.6x100; Feb16; Mar1'15; 3y6%; Patk M Burke to Eugene Hartwig, 104 E 81. 2,000

Findlay av (9:2434), nec 166th, 40x100.1; ext of $31,000 mtg to Mar4'20 at 5%; Mar 4'15; Emigrant Indust Savings Bank, 51 Chambers, with A J Schwarzler Co, 369 E 167. nom

Fordham rd, 12 W (11:3199), ss, 163.4 nw Jerome av, 23.8x83.8x18.4x100; PM; Mar2 Mar3'15; 5y4½%; Mt Eden Realty Corpn to Wm S Patten, 235 W 75. 8,000

Forest av, 756 (10:2655), nec 156th, 100x —, exc st; $3,000 mtg to Jan2'19 at 6%; Feb25; Feb26'15; Wm Sussdorf, 519 E 147, with Herman Miller, 441 W 124. nom

Fulton av, 4326 (11:2931), es, 256.11 n 169th, 50x206.1x50x206.3; PM; pr mtg $48,000; Mar3; Mar4'15; installs, 6%; Patk J Dunn to Jno W Cornish Constn Co, 805 East Tremont av. 4,800

Fulton av (11:2930), ws, 72.11 s 174th, 18x84.4x1.4x85.5, Feb25; Mar1'15; 1y5½%; Tillie Weisberger, 1715 Fulton av, to Catherine Bigley, 169 West Tremont av. 4,500

Fulton av (11:2930), same prop; sobrn agmt; Feb23; Mar1'15; Adeline Cahn with same. nom

Grand av (11:3209), ws, 75 n North, 53.8x164.9x12.1x161.10; Mar4'15; 2y6%; Wm A Murphy, 511 W 125, to Max F Schmidt, 231 E Tremont av. 2,500

Grand blvd & concourse (11:2813), nec Bush, 102.5x100; certf as to mtg $12,000; Mar2; Mar4'15; K & R Constn Co, Inc, to Abr N Leventhal.

Grand blvd & concourse (11:2813), nec Bush, 102.5x96.3x82.5x100; pr mtg $75,000; Mar2; Mar4'15; due Jan1'20, &c; K & R Constn Co, 35 Nassau, to Abr N Leventhal, Oak st & Central av, Woodmere, LI. 12,000

Grand blvd & concourse (11:2813), nec Bush, 102.5x96.3x82.5x100; Feb25; Feb26'15; due &c as per bond; K & R Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 75,000

Grand blvd & concourse (11:2813); same prop; certf as to above mtg; Feb25; Feb26'15; same to same.

Grand blvd & concourse, nec 184th, see 184th E, sws, 25 ne Ryer av.

Hoe av (11:2986), es, 125 s Freeman, 75x100; Mar3; Mar4'15; due &c as per bond; Belinda T Lyttle to Lawyers Mtg Co, 59 Liberty. 12,000

Intervale av 906-8 (10:2711); ext of $38,000 mtg to Feb26'20 at 5½%; Feb25; Mar 2'15; Lawyers Mtg Co with Martin Grossman, 1018 E 163. nom

Jerome av (11:3185), es, 225.6 s 181st, 114.8x104.5x84.6x100, given to secure mtg of $40,000 covering 1316-8 Washington av; Mar2; Mar4'15; due &c as per bond; Bernstein & Kramer Realty Corpn to Moses E Lorsch, 266 Lenox av, & ano, exrs Sol Lorsch. 5,000

Jerome av (11:3185); same prop; certf as to above mtg; Mar2; Mar4'15; same to same.

Jerome av, 2423 (11:3199), ws, 320.8 s Fordham rd, runs s19.2xw100.1xn19.1xne4.9xe100 to beg; PM; Mar2; Mar3'15; due &c as per bond; Simon Wollak, 2423 Jerome av, to Lawyers Mtg Co, 59 Liberty. 8,000

Jerome av, 2423; PM; pr mtg $8,000; Mar 2; Mar3'15; due &c as per bond; same to Hugh N Williams, 2423 Jerome av. 1,000

Locust av (10:2598), ws, 25 s 181st, 100x100; pr mtg $——; Feb27; Mar2'15; due Jan1'20, 5½%; Granville Gibbons to Louis T Lehmeyer, 305 E 55. 500

Locust av (10:2598); same prop; sobrn agmt; Feb20; Mar2'15; same & Annie Calgagno with same. nom

Locust av (10:2598); same prop; sobrn agmt; Feb25; Mar2'15; Granville Gibbons & Bronx Security & Brokerage Co with same. nom

Macombs Dam rd, 1349-51 (11:2856), ws; ext of $8,000 mtg to Nov23'17 at 5½%; Jan 7; Mar1'15; Geo F Shrady with J Romaine Brown, 340 Convent av. nom

Mapes av, 2120 (11:3111); agmt as to share ownership in mtg; Mar1; Mar2'15; Benenson Realty Co with Robt F Seifert 383 E 158. nom

Mapes av, 2120 (11:3111), es, abt 25 s 181st, 66x100; Mar1; Mar2'15; due &c as per bond; Walter Bertenburg to Benenson Realty Co, 407 E 153. 4,000

Marmion av (11:3107), swc 178th, 50x100; bldg loan; Feb25; Feb26'15; ——— Hotel Constn Co, Inc, to Morris Osnowsky, 126 W 121. 35,000

Marmion av (11:3107); same prop; certf as to above mtg; Feb25; Feb26'15; same to same.

Melrose av (9:2407), nwc 160th, 45x99; certf as to mtg $40,000; Mar3; Mar4'15; Cedar Constn Co, Inc, to N Y Savgs Bank. nom

Melrose av (9:2407), nwc 160th, 15x89; Mar3; Mar4'15; due &c as per bond; Cedar Constn Co, Inc, 35 Nassau, to N Y Savgs Bank, 81 8 av. 40,000

Melrose av (9:2407); same prop sobrn agmt; Mar3; Mar4'15; Cedar Constn Co, Inc, to Fredk Lese, with N Y Savgs Bank, 81 8 av. nom

Morris av, 624 (9:2411), es, 58.9 n 151st, 17.3x70.3; ext of $7,000 mtg to Aug1'18 at 5%; Feb25; Mar3'15; Francis E Day with Lucia Lupo, 384 E 158. nom

Morris Park av (*), swc Garfield, 25x100; pr mtg $12,000; Feb19; Feb26'15; 2y6%; Maria Ferago, 592 Morris Park av, to Jas T Tully. Feb19; 550

Morris Park av (*); same prop; ext of $12,000 mtg to Nov1'17 at 5½%; Nov23'14; Feb26'15; Sarah B Lovell, 654 High, Fall River, Mass, with Maria wife Felix Ferago, 592 Morris Park av. nom

Morris Park av (*); same prop; consent to above agmt; Nov28'14; Feb26'15; Jas T Tully et al to Sarah B Lovell. nom

Newbold av (*), sec Pugsley av, runs e 142xs108xe20xs—— to ns 177th xw— to Pugsley av xn— to beg, except part for Newbold av; Feb27; Mar1'15; due Mar1'18, 6%; Jessie Burns, 449 St Ann's av, to Fredk L Haug, 225 E 51, gdn Geo Haug. 7,500

Newman av, swc 150th, see 150th E, swc Newman av.

Park av (11:3075), es, 25 n 181st, 25x111, PM; Mar2; Mar3'15; 3½%; Mary A Handibode to Jno F Kaiser, 2714 Bedford av, Bklyn. 2,500

Park av (11:3041), es, 35.4 n 188th, 42x100; ext of $26,000 mtg to Feb24'18 at 5½%; Feb24; Feb26'15; Lawyers Mtg Co with Reville-Siesel Co, 1559 So Blvd. nom

Park av (11:3041), sec 188th, 35.4x100x 42x100; ext of $30,000 mtg to Feb24'18 at 5½%; Feb24; Feb26'15; Lawyers Mtg Co with Reville-Siesel Co, 1559 Southern blvd. nom

Prospect av, 938 (10:2690), nec 163d (No 1025), runs n100.5xe126xn75xe100xs75xe136.11 to ws Stebbins av (No 935) xs104.9 to 163d xw391.7 to beg; PM; pr mtg $——; Mar1; Mar2'15 1y 6% Herman Hanauer to Peerless Holding Co, 46 Cedar. 14,250

Prospect av (10:2690), nec 163d, 100.5x 125; PM; Mar1; Mar2'15; due &c as per bond; Herman Hanauer to Title Guar & Trust Co. 30,000

Pugsley av, see Newbold av, see Newbold av, see Pugsley av.

Roebling av (*), ns, 150 e Mayflower av, 100x100 Feb25; Feb26'15; 5v6%; Owen Corcoran, 2873 Roebling av, to Grace Fraser, on ss Van Cortlandt av, 350 w Gun Hill rd. 2,000

Sherman av (9:2447), sec 165th, 56.4x 72.7; agmt as to share ownership in mtg; Feb26; Feb27'15; Thos J Bannon, 51 E 129, with City Real Estate Co, 176 Bway. nom

Sherman av (9:2447); same prop; ext of $37,000 mtg to Feb26'18 at 5½%; Feb 26; Feb27'15; City Real Estate Co with Kovacs Constn Co, 295 Alexander av. nom

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Southern blvd, 1879 (11:2959); ext of $36,000 mtg to Jan21'19 at 5%; Jan21; Feb 27'15, Lawyers Title Ins & Trust Co with P J Dwyer Bldg Co, Inc nom

Southern blvd (11:2976), ws, 25 n Freeman, 26x102.11x24.9x104.5; Mar3; Mar4'15; 3y5%; Morris & Aaron Feldman to Anna A Gillies, Orienta Pa, Mamaroneck, NY. 18,000

Southern blvd (11:2940), ws, 225 s Crotona Park E, runs w130.1xs16.4xw4.7xs25 xe134.2 to Boston av xn33.5xn33.10 to beg; ext of $5,000 mtg to Dec19'15 at 6%; Dec23 '14; Mar3'15; Benj Gutman with Daily Realty Co, Inc, 107 E 153, & ano. nom

Stebbins av (10:2696), es, 80 s 163d, 47x 115; ext of $37,000 mtg to Mar1'18 at 5½%; Mar1; Mar3'15, Lawyers Mtg Co with Grossman Bros & Rosenbaum, a corpn, 98 Willow av. nom

Stebbins av, 935 (10:2690), nwc 163d, 104.9 x86.11x100.5x116.7; PM; Mar1; Mar2 '15; due &c as per bond; Herman Hanauer to Title Guar & Trust Co. 13,000

Stebbins av, 935, see Prospect av, 938.

Tinton av (10:2653), nec 149th, 25.1x 105; Mar3; Mar4'15; due Sept1'17, 6%; McManus Constn Co to Hermann Seeckamp, 974 Prospect av. 4,000

Tinton av (10:2653); same prop; certf as to above mtg; Mar3; Mar4'15; same to same.

Tinton av, 1249 (10:2663); ext of $7,000 mtg to Mar1'20 at 6%; Mar1; Mar2'15; Chas G Stamm with Geo C Engel, 205 W 79. nom

Trinity av (10:2561), nec 132d, 70x75; Mar1'15; 3y5%; Caroline Gareiss to Mathias Haffen, 2979 Marion av. 5,000

Trinity av (10:2635), es, 381.3 s 156th, 18.9x78.6x18.9x79.4; PM; pr mtg $——; Mar1; Mar4'15; 2y6%; Isidor Langner, 700 Trinity av, to Jacob Marx, 170 W 74. 1,500

Undercliff av (9:2538), ws, 200 s Boscobel av, 25x120.4x25.3x124.3; ext of $4,000 mtg to Jan30'18 at 5½%; Dec24'14; Mar1'15; Julia C S Grant with Francis W Pollock, 3121 Kingsbridge av. nom

Undercliff av (11:2877), es, 136.7 n 176th, 25x100; Mar1; Mar2'15; 3y6%; Amelia P Simon, widow, Jersey City, NJ, to Anderson H Tyson, Glen Ridge, NJ. 1,000

University av (11:2868), es, 492.8 w from ws Harrison av as measured along es University av & ss Burnside av, runs se182.9 xs29.1x—15.10xw193.1 to av xn43.1 to beg; Mar2'15; due &c as per bond; University Bldg Co, Inc, to Kate Ley, 1121 Teller av. 5,000

University av (11:2868); same prop; certf as to above mtg; Mar2'15; same to same.

University av, 1962 (11:2868), es, 492.8 w Harrison av, as measured along es University av & ss Burnside av, runs se182.9 xs29.2x—15.10xw193.1 to av xn43.10 to beg; ext of $30,000 mtg to Feb25'20 at 5½% for 3 yrs & 5% thereafter; Feb25; Feb26 '15; Union Square Savgs Bank, 20 Union sq, with University Bldg Co, 130 W 180. nom

Washington av, 1110 (9:2371); ext of $5,000 mtg to Nov12'19 at 5%; Nov12'14; Mar4'15; Laura V Woolley, 277 Main, White Plains, NY, with Chas, Frank & Jos T Hanlon. nom

Washington av (9:2369), sec 165th, 49x 84.7x49x84.9; Mar4'15; 3y, int as per bond; Academy Constn Co to County Holding Co, 100 Bway. 41,000

Washington av (9:2369); same prop; certf as to above mtg; Mar4'15; same to same.

Washington av (9:2369), es, 49 s 165th, 46x84.5x46x84.7; Mar4'15; 3y, int as per bond; Academy Constn Co to County Holding Co, 100 Bway. 31,000

Washington av (9:2369); same prop; certf as to above mtg; Mar4'15; same to same.

Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75; PM; Feb25; Mar3'15; 1y6%; Louis Cohen, 654 Bedford av, Bklyn, to Etta Crakow, 530 W 157. 600

Webster av, 1942; certf as to above mtg; Jan2; Mar1'15; same to same.

Webster av, es, 100 s 178th, 75x158.11; pr mtg $40,000; Jan2; Mar1'15; installs, 6%; Echo Amusement Co, 1942 Webster av, to Edw Freund, 546 W 147 (re-recorded from Feb24'15). 10,000

Webster av, 2039 (11:3142), ws, 225.4 n 179th, 37.6x100; sobrn agmt; Feb19; Mar1 '15; Purchase Holding Corpn & Prospect Investing Co with Moses Esberg, 1070 Mad av et al trstes Henry H Heert. nom

Webster av (11:3027), es, 100 s 178th, 75x158.11x74.6x158.11; ext of $40,000 mtg to July8'19, 6%; Feb26; Mar4'15; Edgar S Appleby trste to Echo Amusement Co. nom

3D av, 4435 (11:3048); ext of $37,000 mtg to Jan3'18 at 5%; Feb1; Mar1'15; Robt G Mead Jr trste with Edmund Grossman, 725 Riverside dr. nom

Lots 407 & 408 (11:2981), map Sect A, Vyse Est; PM; Mar2; Mar3'15; 1y6%; Galveston Bldg Co to Margt Knox, 478 Mott av. 7,000

Lot 74 (*), map Neill Est; ext of $5,500 mtg to Dec15'18 at 5%; Dec10'14; Mar1'15; Duane S Everson with Chas H Baechler, 1762 Walker av. nom

Plots (*), 11 & 12, map property Green Owen & Gelston; ext of $1,000 mtg to Jan 30'18 at 6%; Feb25; Feb27'15; Julia Laumann, 2321 Powell av, with Bernard Campbell, — Ocean av, Pennyfield, Bronx. nom

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

Two certfs (miscl) as to 2 mtgs for $65,000 each, covering land in N Y County; Mar1; Mar2'15; Nevah Constn Co, Inc, to Manhattan Mtg Co.

Certf (miscl) as to mtg for $55,000 covering land in N Y County; Mar1; Mar2'15; same to same.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2452 New York, March 13, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 200.
Attorney st, 31.
Barrow st, 51.
Cherry st, ss, blk 259, pt 19.
Delancey st, 88.
Greenwich st, 94 & 611-3.
Horatio st, 1.
Houston st, 185 W.
Monroe st, 81-3.
Mott st, 163-5.
Pearl st, 172.
*Pine st, 78 (or Pearl st, 172).
*Rector st, 14-8 (or Greenwich st, 94).
Van Corlear pl, 15.
7th st, 243 & 270 E.
8th st, 372-4 E.
9th st, 637-9 E.
11th st, 732-6 E.
17th st, 429 E.
18th st, 424 W.
27th st, 40-2 W.
29th st, 319-21 E.
31st st, 132 W.
34th st, 136 W.
35th st, 137 E.
44th st, 350 W.
50th st, 243 E.
55th st, 150-2 W.
57th st, 322-6 E.
57th st, 545-7 E.
61st st, 313-19 & 326 E.
62d st, 337-43 & 347 E.
62d st, 228-30 W.
63d st, 330-4 E.
*63d st, 346 E (or 1 av, 1149).
72d st, 415, 418 & 429 E.
73d st, 221 E.
74th st, 403 E.
75th st, 301-7 W.
77th st, 352 E.
77th st, 210 W.
83d st, 37 E.
91st st, 54 E.
93d st, 139 W.
98th st, 64 W.
*99th st, 2 W (or Central Pk W, 390).
103d st, 125-33 E.
104th st, 69 W.
105th st, 207-9, 314 & 336-8 E.
106th st, 166-8 E.
108th st, 165 E.
112th st, 335 E.
*113th st, 319 W (or Manhattan av, 312).
114th st, 51 W.
115th st, 73 E.
*118th st, 75-7 E (or Park av, 1680).
119th st, 355 W.
121st st, 240 W.
122d st, 318-20 E.
*123d st, 201 W (or 7 av, 2062-70).
124th st, 244 W.
*125th st, 51-5 E (or Mad av, 1959).
125th st, 434 W.
126th st, 73 W.
127th st, 282 W.
130th st, 27 E.
134th st, 119, 120, 181 & 275 W.
137th st, 220 W.
139th st, 205 W.
140th st, 161-9 & 475 W.
142d st, 234 & 458 W.
144th st, 417 W.
*146th st, 167 W (or 7th av, 2521-3).
153d st, 445 W.
157th st, 551 W.
163d st, 465 W.
*169th st, 701 W (or Ft Wash av), blk 2139-159
171st st W, ns, blk 2142-58.
204th st W, ss, blk 2200-9-11-13.
204th st W, nes, blk 2241-41-3.
Av B, 246 & 289.
Av C, 111.
Amsterdam av, 1487-9.
Central Pk W, 390.
Ft Wash av, ws, blk 2139-159.
Lenox av, 433-5.
*Lexington av (n w c 35th st, 137 E), blk 891-22.
Madison av, 160 & 1959-61.
Manhattan av, 312.
Marble Hill av, 44-6.
Park av, 823-5 & 1680.
St Nicholas av, 346.
St Nicholas av, ws, blk 2068-19½-20.
Vermilyea av, ss, blk 2224-13.
Wadsworth av, 248-52.
West End av, 321-9 & 674.
1st av, 154, 1149, 1134-40 & 2354.
2d av, 1164 & 2026.
3d av, 1225 & 1646-8.
7th av, 2062-70 & 2521-3.
10th av, 325.

WILLS.

80th st, 71 E.
94th st, 166 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 5, 6, 8, 9, 10 & 11.

Allen st, 200 (2:417-46), es, 97 s Houston, 25x87.6, except strip on ns 0.9x87.6, 5-sty bk tnt & strs; Cicille Namm, of Wallden, NY, to Jacob Kesler, 1244 Allen; mtg $17,000 & AL; Mar2; Mar6'15; A$16,000-22,000 (R S $10). O C & 100

Attorney st, 31 (2:316-50), ws, 100 n Grand, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Annie Fein, 145 Thatford av, Bklyn, to Bessie Lazerowitz, 15-7 E 116, & Jennie Posner, 144 Thatford av, Bklyn; mtg $27,000 & AL; Nov15'14; Mar9'15; A $17,000-28,000. 1000

Barrow st, 51 (2:587-19), ss, 207 w Bleecker, 20.4x40, 2-sty & b fr dwg; Habirshaw-Read Estates, Inc, to Jno Wattenberg, 1109 Forest av, Bronx; Mar1; Mar6'15; A$4,500-4,500 (R S $5). O C & 100

Cherry st (1:259-plt 190), ss, 150.2 w Gouverneur, runs w5.2x62.3x64.11xn63.10 to beg; vacant; Saml Bernstein to Chas F Schnale, 222 Covert, Bklyn; QC; Mar11'15; A$——$ —. 600

Delancey st, 88 (2:410-33), ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & strs; Albt A Volk to Sussman Volk Co, 88 Delancey; B&S; mtg $27,000; Mar5; Mar8'15; A$30,000-40,000 (R S 50 cts). O C & 100

Delancey st, 88; Percival C Smith to same; B&S; mtg $27,000; Mar5; Mar8'15 (R S $10). 10,000

Greenwich st, 94 (1:53-41), nwe Rector (Nos 14-8), 20.11x90.8x15.8x90.6, with AT to alley in rear, 2 & 4-sty bk tnt & strs; Wm Arrowsmith, 208 W 71, EXR Penelope McCrea, to Vasco P Abbott, 153 E 86; Gouverneur, NY, ½ pt; AT; Feb17; Mar 8'15; A$43,000-46,000 (R S $27.50). nom

Greenwich st, 611-5 (2:601-46-51), sec Leroy (Nos 120-6), 100.4x108.4x100x100, 4-3 & 1-4-sty bk tnts, strs on cor, & 1 & 2-sty bk stable; Jno M Williams, of Greenwich, Conn, to Gouverneur Mtg Corpn, 150 Bway; mtg $45,000 & AL; Mar8; Mar9'15; A$23,000-33,000 (R S $26). nom

Horatio st, 1 (2:616-51), ns, 33.4 e 4th, 16.8x65.3, 4-sty bk tnt & str; Herman Hanauer to Cortlandt F Bishop, 15 E 67; ½ pt, & Cortlandt F Bishop, 15 E 67, & Herbt Parsons, 115 E 72, as EXRS of Matilda W White, ½ pt; Mar9; Mar11'15; A$9,000-11,000 (R S $11). nom

Houston st, 97 W (2:516-19), ss, 75 e Thompson, 25x73.2, 5-sty bk tnt & strs; Bertha Weinlandt, 258 Marion av, to Caroline Weinlandt & Clara Spina, 365 Broome; mtg $18,000; Mar5; Mar6'15; A $18,000-26,000 (R S $3). O C & 100

Houston st, 185 W (2:520-32), ss, 63 w Congress, 21x75, 3-sty bk tnt & str; Raffaele Ardito, 112 Washington av, Weehawken, NJ, to Frank Strohmeier, 408 Gregory av, Weehawken, NJ, or West Hoboken, NJ; mtg $10,000; Mar9; Mar11'15; A$10,000-13,500 (R S 50 cts). nom

Leroy st, 120-6, see Greenwich, 611-5.

Monroe st, 81-3 (1:272-3), ns, 50.6 e Pike, runs n71.7xe17.4xn.03¾xe17.2xs29.3x e4.9xs42.7 to st xw39.8 to beg, 6-sty bk tnt & strs; Ida Insky, 64 East Bway, to Julius Goldberg, 453 43d, Bklyn; mtg $43,-500 & AL; Feb17; Mar6'15; A$25,000-42,000 (R S 51). nom

Mott st, 163 (2:471-48), ws, abt 160 s Broome, 25x100, 5-sty bk tnt & strs; A Broome, 25x100, 5-sty bk tnt & strs; A $19,000-30,000; also MTT 3rd st, 165 (2:471-47), ws, 1.5 s Broome, 24.1x100x24x100, 5-sty bk tnt; A$18,500-30,000; Louis Horn to Mary Horn, his wife, both of Bklyn; ½ pt; AL; Aug5'09; re-recorded from Aug 11'09; Mar10'15. O C & 100

Mott st, 165, see Mott, 163.

Pearl st, 172 (1:39-12), nec Pine (No 78), 24.1x95.2x24x95.3, 5-sty bk loft & str bldg; Marks & Emanuel Starlight to Starlight Bros, Inc, 172 Pearl; B&S; Mar 9; Mar10'15; A$31,000-43,000 (R S $13). nom

Pine st, 78, see Pearl, 172.

Rector st, 14-8, see Greenwich, 94.

Van Corlear pl, 15 (8:3431-429), ss, 289.4 w 227th, 25x90, 2-sty & b fr dwg; Patk V Tunney to Cath Tunney, his wife, both at 15 Van Corlear pl; mtg $4,100 & AL; Feb 26; Mar5'15; A$3,600-6,000 (R S $1). O C & 100

7TH st, 243 E (2:377-60), ns, 50.9 w Avenue A, 16.8x90.5, 5-sty bk tnt & strs; Leopold S Rosenberg, 58 Central Park W, to Mary C Abingdon sq; CaG; AL; Mar9; Mar10'15; A$15,000-17,000. nom

7TH st, 252 E (2:450-37), ss, 152.5 w Av D, 22.6x90.5, 4-sty bk tnt; Jas A Foley, ref, to Caroline Hurry, of Short Hills, NJ; Edw T Hurry, of Arlington, Mass, & Wm A Blackenridge, of Pasadena, Cal, TRSTES will of Wm Hurry, plffs; FORECLOS Mar 5; Mar6; Mar8'15; A$13,000-16,000 (R S $13). 12,600

8TH st, 372-4 E (2:377-18), ss, 254.3 e Av C, 39.7x97.6, 6-sty bk tnt & strs; David Wasser, 372-4 E 8, to Leopold S Rosenberg, 58 Central Park W; mtg $47,000 & AL; Mar4; Mar5'15; A$25,000-55,000 (R S $3). nom

9TH st, 637-9 E (2:350-42), ns, 183 w Av C, 30x92.3, 6-sty bk tnt & strs; David Wasser, 372-4 E 8, to Leopold S Rosenberg, 58 Central Park W; mtg $36,125 & AL; Mar4; Mar5'15; A$22,000-13,000 (R S $2). nom

11TH st, 732-6 E (2:380-39), ss, 125 w Av D, 72.4x90.1, 4-sty bk foundry; Rockaway Rolling Mill, of Rockaway, NJ, to Saml P Schlansky, 17 E 97; mtg $17,500; Mar6; Mar8'15; A$20,000-25,000 (R S $10). nom

17TH st, 429 E (3:949-17), ns, 394 e 1 av, 25x92, 5-sty bk tnt & strs; Morris Feldman to Saml Feldman, 980 Prospect av, Bronx; mtg $16,000; Mar8; Mar9'15; A $11,500-17,000. O C & 100

18TH st, 424 W (3:715-44), ss, 272.8 w 9 av, 20.5x92, 2 & 3-sty bk stable; Jos B Scott to Mary L Scott, both at 36 Casco, Woodhaven, B of Q; ½ pt; mtg $10,000; Feb20; Mar9'15; A$8,000-14,000 (R S $1). 500

18TH st, 424 W; Martha B Crapser, of Hyde Park, NY, to Mary A Scott, N Y City; QC & correction deed; Mar24'85; Mar9'15. nom

27TH st, 40-2 W (3:828-70), ss, 177.7 e 6 av, runs s5xw.01½xs93.9xe45.6xn98.9 to st xw45.4½ to beg, 12-sty bk loft & str bldg; Louis Davis to Bellemore Holding Co, 63 Park row; mtg $252,500 & AL; Mar 1; Mar10'15; A$138,000-280,000 (R S $1). O C & 100

27TH st, 40-2 W; Bellemore Holding Co to Cleveland Holding Co, 100 Bway; mtg $252,000 & AL; Mar1; Mar10'15 (R S $72.50). O C & 100

29TH st, 310-21 E (3:935-16), ns, 240 e 2 av, 35x98.9, 5-sty bk tnt; Lawyers Mtg Co to Helen Norris, 782 President, Bklyn; B&S & AL; Mar4; Mar5'15; A$14,500-42,000 (R S $9). O C & 100

31ST st, 132 W (3:806-60), ss, 375 w 6 av, 25x147.5x25.6x142.2, 4-sty bk stable; Leon Cohen to Robt W Tailer, at Ritchfield Springs, NY; B&S; mtg $36,000; Jan 19; Mar9'15; A$75,000-78,000. nom

34TH st, 136 W (3:809-65), sws, 325 se 7 av, 25x98.9, 5-sty stn tnt & strs; Jos F Dempsey, of Bklyn, to Lawyers Mtg Co; B&S; AL; Dec29'14; Mar5'15; A$130,000-137,500. nom

35TH st, 137 E (3:891-22), nwc Lex av, 20x74, 4-sty stn tnt & str; Directors Realty Holding Co to Jno W Smyth, 372 Lex av; mtg $55,000; Mar11'15; A$53,000-67,000 (R S $9). O C & 100

44TH st, 350 W (4:1034-57), sws, 175 se 9 av, 25x100.4, 2 & 3-sty bk & fr bldg; Adelbert Huber, 144 Audubon av, to Dyke Lumber Co, 137 W 24; mtg $7,500; Mar4; Mar5'15; A$16,000-17,000 (R S $9). O C & 100

50TH st, 243 E (5:1324-19), ns, 157 w 2 av, 17x100.5, 3-sty & b bk dwg; Elick Berlinger to Jos Schur, 135 W 130; AL; Mar10; Mar11'15; A$6,800-9,000 (R S $8,50). nom

55TH st, 150-2 W (4:1007-56-57), ss, 183.3 e 7 av, 50x100.5, 2-3-sty bk stables; Frederic J Middlebrook to Belford Realty Corpn, 46 Cedar; mtg $71,000; Dec22'14; Mar8'15; A$64,000-76,000 (R S $20). nom

57TH st, 322-6 E (5:1349-41 & 43), ss, 225 e 2 av, 62.9x59.5x62.10x57.6, 3-4-sty stn & bk tnts; Geo W Mullins, at Westtown, NY, to Marie E Smith, at East Orange, NJ; B&S; AL; Mar9'15; A$22,500-30,000. nom

57TH st, 322-6 E; Anna Westerkamp, 256 W 129, to same; B&S; AL; Mar5; Mar9'15. nom

57TH st, 545-7 W (4:1086-10-11), ns, 525 w 10 av, 50x100.5, 2-5-sty bk tnts, strs in 547; Selara Holding Co, 5 Beekman, to Chas Berney, 851 Hunts Point av; mtg $35,500 & AL; Aug10'12; Mar11'15; A$22,-000-33,000. nom

61ST st, 313 E (5:1436-9), ns, 199.6 e 2 av, 25x100.5, 5-sty bk tnt & strs; A$9,000-18,000; also 61ST ST, 315 E (5:1436-10), ns, 224.6 e 2 av, 25x100.5, 5-sty bk tnt; A$9,-000-18,000; also 61ST ST, 319 E (5:1436-12), ns, 274.6 e 2 av, 25x100.5, 5-sty bk tnt; A $9,000-18,000; also 61ST ST, 317 E (5:1436-11), ns, 249.6 e 2 av, 25x100.5, 5-sty bk tnt; A$9,000-18,000; Irving C Fox, TRSTE in bankruptcy of Jno Bozzuffi, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar11'15. order of court

61ST st, 313-9 E; Jno Bozzuffi to Jno Buzzoffi Realty Co, Inc, 277 Bway; AL; Feb25; Mar11'15 (R S $36). O C & 100

61ST st, 315-9 E, see 61st, 313 E.

61ST st, 326 E (5:1435-38), ss, 355 e 2 av, 26.8x100.5, 5-sty bk tnt; Irving C Fox, TRSTE in bankruptcy of Jno Bozzuffi, bankrupt, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar11'15; A$9,500-22,000. order of court

61ST st, 326 E; Jno Bozzuffi to Jno Buzzuffi Realty Co, 277 Bway; AL; Feb25; Mar11'15 (R S $9). O C & 100

62D st, 332-4 E, see 62d, 337 E.

62D st, 337 E (5:1437-15), ns, 279 w 1 av, 17x100.5, 4-sty stn tnt & str; A$6,000-7,000; also 62D ST, 339 E (5:1437-16), ns, 371 e 2 av, 17x100.5, 4-sty stn tnt; A$6,-000-7,000; also 62D ST, 341 E (5:1437-16½), ns, 388 e 2 av, 17x100.5, 3-sty stn tnt; A $6,000-7,000; also 62D ST, 343 E (5:1437-17), ns, 405 e 2 av, 17x100.5, 3-sty stn tnt; A$6,000-7,000; also 62D ST, 347 E (5:-1437-18½), ns, 439 e 2 av, 17x100.5, 3-sty stn tnt; A$6,000-7,000; also 63D ST, 330 E (5:1437-37), ss, 250 w 1 av, 25x100.5, 5-sty bk tnt & strs; A$9,000-17,000; also 63D ST, 332 E (5:1437-36), ss, 225 w 1 av, 25x 100.5, 5-sty bk tnt & strs; A$9,000-17,000; also 63D ST, 334 E (5:1437-35), ss, 200 w 1 av, 25x100.5, 5-sty bk tnt & strs; A$9,-000-17,000; all of above, also ⅛ & AT as follows: 1ST AV, 1149 (5:1437-30), swc 63d (No 346), 25.5x80, 5-sty bk tnt & strs; A$17,000-30,000; Irving C Fox, TRSTE in bankruptcy of Jno Bozzuffi, to Jno Buzzuffi, 332 E 63; B&S; Feb25; Mar11'15. order of court

62D st, 337-43 & 47 E, all of; also 63D ST, 330-4 E, all of; also 1ST AV, 1149, ⅛ pt, AT; Jno Bozzuffi to Jno Bozzuffi Realty Co, 277 Bway; AL; Feb25; Mar11'15 (R S $60). O C & 100

62D st, 341-3 E, see 62d, 337 E.

62D st, 347 E, see 62d, 337 E.

62D st, 228-30 W (4:1153-49-50), ss, 350 e West End av, 50x100.5, 2-5-sty bk tnts & strs; Rachel Cohn, 1656 Washington av, to Therese Weil, 21 E 82, & Sophie Mayer, 41 E 72; QC; AL; Mar4; Mar10'15; A $12,000-25,000 (R S 50 cts). O C & 100

63D st, 330 E, see 62d, 337 E.

63D st, 346 E, see 62d, 337 E.

72D st, 415 E (5:1467-10), ns, 350 w Av A, 25x102.2, 5-sty bk tnt & strs; Herman Drucker to Albine Drucker, 2460 7 av; mtg $20,000; Mar5; Mar6'15; A$9,000-23,000 (R S $4). O C & 100

72D st, 418 E (5:1466-38), ss, 263 e 1 av, 25x102.2, 5-sty bk tnt & strs; Herman Drucker to Albine Drucker, 2460 7 av; mtg $20,500; Mar5; Mar6'15; A$9,000-23,000 (R S $2.50). O C & 100

72D st, 429 E (5:1467-17), ns, 175 w Av A, 25x102.2, 4-sty & b stn dwg; Fannie Cronheim to Hy A Uterhart, 34 E 81; mtg $13,000 & AL; Mar6; Mar8'15; A$9,000-18,-000 (R S 50 cts). 200

73D st, 221 E (5:1428-12), ns, 285 e 3 av, 25x102.2, 5-sty stn tnt & strs; Irving C Fox, TRSTE in bankruptcy of Jno Bozzuffi, bankrupt, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar11'15; A$9,000-18,000. order of court

73D st, 221 E; Jno Bozzuffi to Bozzuffi Realty Co, 277 Bway; AL; Feb25; Mar11 15 (R S $9). O C & 100

74TH st, 403 E (5:1469-5), ns, 101 e 1 av, 28x92.8x28.6x97.1, 5-sty bk tnt & strs; Bertha Ullmann & ano to Meyer H Ullmann, 408 W 130; mtg $10,000; Mar9; Mar 10'15; A$8,500-19,000 (R S $11.50). O C & 100

75TH st, 301-3 W, see West End av, 321-7.

75TH st, 305 W (4:1185-17), ns, 100 w West End av, 23x102.2, 5-sty & b stn dwg, 3-sty ext; Clara L Bucknall, at Glen Cove, LI, to Charmion Constn Co, 2309 Bway; AL; Mar9; Mar10'15; A$23,000-40,000 (R S $13). nom

75TH st, 307 W (4:1185-16), ns, 123 w West End av, 19x102.2, 5-sty & b stn dwg, 3-sty ext; Daisy F, wife of Geo B Hodgman, to Charmion Constn Co, 2309 Bway; mtg $26,400; Mar9; Mar10'15; A $19,000-32,500 (R S $12). nom

77TH st, 352 E (5:1451-30½), ss, 75 w 1 av, 25x102.2, 4-sty bk tnt & strs; 111th St Constn Co, 132 Nassau, to Sarah Cohen, 98 or 198 E 114; AL; Feb26; Mar9'15; A $9,000-18,000 (R S $1). O C & 100

77TH st, 240 W (4:1168-10), ss, 125 w Ams av, 25x102.2, 5-sty bk warehouse; Wm A Williams to Matilda M Williams, his wife, both at Sea Cliff, LI; mtg $17,-000; Mar8; Mar9'15; A$23,000-37,000 (R S $5). nom

83D st, 37 E (5:1495-23), ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg; Jno H Reeam, ref to Bond & Mtg Guar Co, 176 Bway, FORECLOS Mar2; Mar8; Mar9 '15; A$21,500-28,000 (R S $25). 25,000

91ST st, 54 E (5:1502-49), ss, 93.4 e Madison av, 20x100.8, 3-sty & b stn dwg; Louise Engesser of Jersey City, NJ, to Emily I Mommer, 54 E 91; CaG; AL; Mar8; Mar11'15; A$17,500-25,000 (R S 50c). nom

93D st, 139 W (4:1224-17), ns, 381.3 w Col av, 18.9x97.1 to cl Apthorps la (closed) x18.9x97.3, 3-sty & bk tnt; Lily L Butler, of Bklyn, & ano, EXRS Cornelia W Butler, to Hy L Butler, 196 Lefferts pl, Bklyn; QC; Mar2; Mar6'15; A$10,500-17,000. nom

93D st, 139 W; E Morris Butler to same; B&S: Feb23; Mar6'15. nom

98TH st, 64 W (7:1833-60), ss, 100 e Col av, 25x100.11, 5-sty stn tnt; Julia E Cameron, 31 E 38, to A Wadsw Kip, 32 W 98; mtg $18,000; Mar10'15; A$15,000-26,-000 (R S $10). O C & 100

99TH st, 2 W, see Central Park W, 390.

103D st, 125-33 E (6:1631-8½-11), ns, 185 e Park av, 77x100.11, 5-3-sty & b stn dwgs; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to Monmouth Holding Co, 46 Cedar; ½ pt; AL; Mar1; Mar8'15; A$28,500-31,000. omitted

103D st, 125-33 E; Wm Prager to same; ½ pt; B&S; AL; Mar1; Mar8'15. nom

104TH st, 69 W (7:1840-7), ns, 135.8 e Col av, 27x100.11, 5-sty stn tnt; Seligman Baum, of Bronx, to Jane E Luckings, 851 Ams av; mtg $36,500; Mar6; Mar8'15; A $17,000-32,000 (R S 50 cts). O C & 100

105TH st, 207-9 E (6:1655-5), ns, 97.6 e 3 av, 40.10x100.11, 6-sty stn tnt strs; Morris Steiner to Kate Steiner, both at 9 E 101; mtg $40,000 &AL; Mar10; Mar11'15; A$14,000-42,000. nom

105TH st, 314 E (6:1676-43), ss, 224.5 e 2 av, 25x100.11, 4-sty bk tnt & strs; Irving C Fox, TRSTE in bankruptcy of Jno Bozzuffi, bankrupt, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar11'15; A$7,000-11,500. order of court

105TH st, 314 E; Jno Bozzuffi to Buzzuffi Realty Co, 277 Bway; AL; Feb25; Mar11'15 (R S $9). O C & 100

105TH st, 330-8 E (6:1676-35), ss, 193.9 w 1 av, 37.6x100.9, 6-sty bk tnt & strs; Saml Fleck Jr & Sadie N, his wife, of Bklyn, to Rebecca Fleck, 53 Oxford av, Richmond Hill, B of Q; AL; Nov1'14; Mar 6'15; A$10,500-36,500 (R S 50 cts). O C & 100

106TH st, 166-8 E (6:1633-44-45), ss, 175 w 3 av, 50x100.11, 2-5-sty bk tnts & strs; Saml W Moskowitz & Henrietta, his wife, to Pauline Moskowitz, 1990 7 av; AT; AL; Mar5; Mar6'15; A$26,000-44,000 (R S $3). nom

108TH st, 165 E (6:1636-28), ns, 165.9 e Lex av, 16.9x100.11, 4-sty stn tnt; Morris Kohn to Jos Abraham, 367 Pearl; mtg $15,000 on this & 167 E 108; Mar8'15; A $6,500-9,500 (R S $2). O C & 100

112TH st, 335 E (6:1684-22), ns, 150 w 1 av, 25x100.11, 6-sty bk tnt & strs; Saml Fine et al, ADMRS will Abr Fine, to Leumas Realty Co, 335 E 112; mtg $24,500; Mar8; Mar9'15; A$8,500-27,000 (R S $1). nom

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113TH st, 319 W, see Manhattan av, 312.

114TH st, 51 W (6:1598-10), ns, 670 w 5 av, 25x100.11, 5-sty stn tnt; Sabina Price to Leopold Price, 630 W 151; mtg $21,700; Mar1; Mar5'15; A$14,000-27,500. nom

115TH st, 73 E (6:1621-31), ns, 115 w Park av, 25x100.10, 4-sty bk tnt & strs; Albt Weiss to Mollie Sherower, 73 E 115; mtg $15,000 & AL; Mar3; Mar8'15; A$11,-000-19,000; (R S $1). O C & 100

118TH st, 75-7 E, see Park av, 1680.

119TH st, 355 W (7:1946-10½), ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; Wm T Quinn, ref, to Frances M Cavanaugh, 47 Washington sq S, piff; mtg $——; FORECLOS Mar1; Mar10'15; A$9,-800-11,500. **5,000**

121ST st, 240 W (7:1926-49½), ss, 391.8 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Hy Presser, of Bklyn, to Kath E, wife of & Francis J Maguire, 240 W 121; mtg $8,500; Mar2; Mar10'15; A$8,600-10,500 (R S $1.50). O C & 100

122D st, 318-20 E (6:1798-48), ss, 212.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Graham-Siegel Co, 378 Grand, to Realty Realization Corpn, 1400 B'way; B&S; ads; Mar9; Mar10'15; A$12,000-37,000 (R S 50 cts). nom

123D st, 201 W, see 7 av, 2062-70.

124TH st, 244 W (7:1929-53), ss, 274.9 e 8 av, 25.3x100.11, 4-sty stn tnt; N Y & L I Holding Co, 1127 Av G, Bklyn, to Clara E Cooney, 838 Vanderveer av, B of Q; mtg $18,000 & AL; Mar10'15; A$16,000-21,000 (R S 50 cts). nom

125TH st, 51-5 E, see Madison av, 1959-61.

125TH st, 434 W (7:1965-50), ss, 350 e Ams av, 25x100.11, 6-sty bk tnt & strs; Mechanics & Traders Realty Co to Lizzie Stillpass, 194½ E 7; mtg $25,000; Feb1; Mar5'15; A$14,000-32,000. nom

126TH st, 73 W (6:1724-7), ns, 126 e Lenox av, 17x99.11, 3-sty & b stn dwg; Anna V Moritz, of Bronx, to Henry Bennett, 124 E 91; mtg $10,500; Feb20; Mar5 '15; A$8,000-10,000 (R S 50 cts). O C & 100

127TH st, 282 W (7:1932-60), ss, 100 e 8 av, 15x99.11, 3-sty & b stn dwg; Margt H Todd to Frank Hayden, 282 W 127; mtg $7,000; Mar8; Mar9'15; A$6,600-8,500 (R S $1). O C & 100

130TH st, 27 E (6:1755-12½), ns, 294 e 5 av, 16x99.11, 3-sty & b stn dwg; Jos L O'Brien to Gertrude A O'Brien, 27 E 130; mtg $6,000 & AL; Mar4; Mar6'15; A$5,000-5,500 (R S 50 cts). nom

134TH st, 119 W (7:1919-19), ns, 300 w Lenox av, 25x99.11, 5-sty bk tnt; Fannie Ottensoser to Southern Globe Realty Co; AL; Mar4; Mar8'15; A$10,000-19,000 (R S $5). nom

134TH st, 120 W (7:1918-48), ss, 346.6 w Lenox av, 28.6x99.11, 5-sty stn tnt; Fannie Ottensoser to Southern Globe Realty Co; AL; Mar4; Mar8'15; A$11,400-24,000 (R S $5). nom

134TH st, 181 W (7:1919-13), ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; Hy D Brewster to Eliz Quinn, 117 E 27; B&S; AL; Feb8; Mar5'15; A$10,000-18,500 (R S $4.50). nom

134TH st, 181 W; Eliz Quinn to Hy D Brewster, 44 W 71; B&S; AL; Feb8; Mar 5'15; R S $4.50). nom

134TH st, 275 W (7:1940-5), ns, 100 e 8 av, 16x99.11, 4-stv bk tnt; Jos J Noll to Hattie E Eversfield, 226 W 21; R&S; mtg $5,000; Dec17'13; Mar9'15; A$5,700-7,500. nom

137TH st, 220 W (7:1942-44), ss, 258 w 7 av, 16.6x99.11; Chas Meyer to Germania Life Ins Co, 50 Union sq; CaG; AL; Mar8; Mar9'15; A$6,600-11,000. 50

139TH st, 205 W (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-stv bk dwg; Morton Gottlieb, 905 W 54, to Saml T Munson, 512 Quincy, Bklyn; mtg $10,000 & AL; Jan15; Mar9'15; A$8,300-12,000 (R S 50 cts). nom

140TH st, 161-9 W (7:2009-8), ns, 137.6 e 7 av, 114x99.11, 7-stv bk tnt; also 140TH ST W (7:2009), ns, 251.6 e 7 av, 12.6x99.11, vacant; Rossmore Holding Co to Nathan Green, 89 State, Boston, Mass; mtg $40,-000 & AL; Feb25; Mar9'15; A$55,000-160,-000 (R S $10). nom

140TH st W, ns, 251.6 e 7 av, see 140th, 161-9 W.

140TH st, 475 W (7:2057-30), ns, 40 e Ams av, 18x99.11, 3-stv & b bk dwg; Earle C Bacon, at Park Hill, Yonkers, NY, to Christina F Morrison, 238 W 106; mtg $10,000 & AL; Mar9; Mar10'15; A$8,600-15,000 (R S $6). O C & 100

142D st, 234 W (7:2027-54), ss, 240.3 e 8 av, 39.11x99.11, 5-stv bk tnt; Mary M Brady to Thos J Brady, both at 417 W 144; AL; June13'14; Mar9'15; A$17,000-41,-000. O C & 100

142D st, 458 W (7:2058-21), ss, 154 w Convent av, 18x99.11, 4-stv stn dwg; Chas Shlenk, 817 West End av, to Louis J Adrian, 427 Ft Washington av; mtg $13,-000 & AL; Mar8; Mar11'15; A$8,600-16,000 (R S $2). O C & 100

144TH st, 417 W (7:2050-53), ns, 195 e Convent av, 19x99.11, 4-stv & b bk dwg; Mary M Brady to Thos J Brady, both at 417 W 144; AL; June13'14; Mar9'15; A$7,-600-15,500. O C & 100

146TH st, 167 W, see 7 av, 2521-3.

153D st, 445 W (7:2068-13-19¼ & 20), ns, 300 e Ams av, 132.3 to ws Croton Aqueduct x—188.4x99.11, 6-stv bk tnt; also 153D ST W, nwc St Nich av, 25.1x41x32.9, gore, vacant; also all RT&I to following: 153D ST, ns, 432.3 e Ams av, runs ne along ws Croton Aqueduct to el of blk xs9.11 to ws St Nicholas av xs69.5 to es said aqueduct xsw41 to st xw62.6 to beg; Frederic C Leubuscher, ref, to Jno C Delwood, 320 Central Park W; mtg $200,000; FORECLOS Feb24; Mar5'15; A$87,500 & exempt-257,500 & exempt (R S $41). **241,000**

157TH st, 551 W (8:2116-61), ns, 125 e Bway, 75x99.11, 6-stv bk tnt; Mercedes Barthold to Ambrose Realty Co, 135 Bway; B&S; mtg $115,000 & AL; Mar4; Mar9'15; A$50,000-125,000. nom

157TH st, 551 W (8:2116-61), ns, 125 e Bway, 75x99.11, 6-stv bk tnt; Ambrose Realty Co, 135 Bway, to Mercedes Barthold, 60 W 89; B&S; mtg $115,000 & AL; Mar4; Mar10'15; A$50,000-125,000. nom

163D st, 465 W (8:2110-104), ns, 125 e Ams av, 25x112.6, 5-stv bk tnt; Thos W Fassmann to Mary A Dempsey, 568 W 149; AL; Mar11'15; A$9,000-24,500. nom

169TH st, 701 W, see Ft Washington av, ws, 100 s 170.

171ST st W (8:2142-58), ns, 100 e Ft Washington av, 279.1x95, vacant; Hy R Hoyt et al, EXRS Alfred W Hoyt, to Jno Cabot Jr, at Weehawken, NJ; AL; Apr18 '13; Mar8'15; A$90,000-75,000. nom

204TH st W (8:2241-41-43), nes, 125 nw Bway, 75x100, vacant; Max Marx to 204th St Corpn, 836 Westchester av, Bronx; mtg $9,000; Mar8; Mar9'15; A$9,000-9,000. O C & 100

204TH st W (8:2200-9-11-13), ss, 100 e Ams av, 150x99.11, 3-5-sty bk tnts; Alfred H Fowndes, ref, to Arthur M Du Bois, 119 E 57; FORECLOS Feb26; Mar6; Mar8'15; A$21,000-$—— (R S $61). **61,000**

Av B, 246 (3:972-31), ws, 126 n 14th, 20 x60, 4-stv bk tnt & str; Ignatz Bloch, 1585 2 av, to Alex Ackerson, 838 Beck, Bronx; B&S; Feb26; Mar10'15; A$8,300-10,500 (R S $1.50). nom

Av B, 280 (3:984-57), es, 22 s 17th, 20x 68, 5-stv bk tnt & str; Louis Pollack, 223 Bay 31, Bklyn, to Bernard Shapiro, 1806 Belmont av; mtg $8,650; Feb25; Mar11'15; A$6,800-10,500 (R S 50 cts). O C & 100

Av C, 111 (2:390-36), ws, 40.1 n 7th, 19.7 x63, 3-stv bk tnt & str; Jacob Lehrer & Chas Steinhauser to Yetta, wife Jacob Lehrer, & Ida, wife Chas Steinhauser, all at 111 Av C; mtg $13,000; Mar10; Mar11 '15; A$12,000-15,000 (R S $2). O C & 100

Amsterdam av, 1487 (7:1971-4), es, 75 n 133d, 25x100, 5-stv bk tnt & strs; Chas P Rogers, ref, to Title Guar & Trust Co; mtg $——; FORECLOS Feb19; Mar10; Mar 11'15; A$16,000-24,000 (R S $1).
1,000 over & above mtg

Amsterdam av, 1489 (7:1971-53), es, 100 n 133d, 25x100, 5-stv bk tnt & strs; Chas P Rogers, ref, to Title Guar & Trust Co; mtg $——; FORECLOS Feb19; Mar10; Mar 11'15; A$16,000-24,000 (R S $1).
1,000 over & above mtg

Central Park W, 390 (7:1834-36), swc 99th (No 2), 25.2x100, 5-stv bk tnt & strs; Jno De Witt Warner, ref, to Benj C Faulkner, 914 St Marks av, Bklyn, & Wm D Faulkner & Ella M Brodhead, both at 104 St James pl, Bklyn, TRSTES will Thos S Faulkner, plff; FORECLOS Feb17; Mar9; Mar10'15; A$42,000-60,000 (R S $35). **35,000**

Fort Washington av (8:2139-159), ws, 100 s 170th, runs w98.5xs106.7 to 169th (No 701) xse113.11 to av xnw13.3xn still along av on curve 95.10 to beg, except pt for 169th, 6-stv bk tnt; Isidor Reis to F Monroe Dyer, at Closter, NJ; mtg $178,000 & AL; Mar6; Mar9'15; A$——$—— (R S $28.50). O C & 100

Lenox av, 433-5 (7:1916-33), ws, 50 s 132d, 50x75, 6-stv bk tnt & strs; Louis Block, 224 W 141, to Fenie Wischer, 407 Miller av, Bklyn, & Saml Newman, 103 W 117; AT; mtg $50,000; Mar9; Mar10'15; A$37,000-65,000. O C & 100

Lexington av, nwc 35th, see 35th, 137 E.

Madison av, 160 (3:862-20), ns, 73.11 n 32d, 24.7x95, 4-stv stn loft & str bldg; Reliant Holding Co to I Randolph Jacobs, 220 W 87; AL; Mar9; Mar11'15; A$87,500-94,000 (R S 50 cts). nom

Madison av, 1959-61 (6:1750-21 & 53), nec 125th (Nos 51-5), runs n119.5xe89.6xs 19.6xw16.10xs89.11 to ns 125th xw72.8 to beg, 3-3-stv bk office & str bldgs, 3-sty fr tnt & str & 4-stv stn tnt; Sol Kohn, ref, to Paul M Warburg, 17 E 80; Felix M Warburg, 1109 5 av; Mortimer L Schiff, at Oyster Bay, LI, & Isaac N Seligman, 36 W 54, TRSTEES Jas M Heidelbach, plffs; FORECLOS Jan20; Jan25; Mar9'15; recorded from Feb18'15; A$156,500-192,000 (R S $132). **132,000**

Manhattan av, 312 (7:1847-42), nec 113th (No 319), 100.11x95, 6-stv bk tnt; Wm F McManus to Rochambeau Realty Co, 55 Liberty AL; Mar9; Mar10'15; A$90,000-180,000 (R S $25).

Marble Hill av, 44-6 (8:3431-549), es, 427.1 n 225th, 25x100, 1sty fr bldg; Henrietta E, wife Louis Brandt, to Jas S Segrave, 713 Eagle av, Bronx; mtg $3,000 & AL; Feb27; Mar11'15; A$4,600-4,700 (R S $1). nom

Park av, 823-5 (5:1410-2), es, 117.2 s 76th, 60x100, 12-stv bk tnt; Wm J Taylor, 823 Park av, to 823 Park Av Co, 823 Park av; mtg $310,000; Mar9'15; A$115,000-390,-000 (R S $50). nom

Park av, 1680 (6:1745-33), nwc 118th (Nos 75-7), 25.11x90, 5-stv bk tnt & strs; Lyondale Realty Co to Emma Pfund, 7 Manhattan av; mtg $30,500 & AL; Mar5; Mar8'15; A$15,000-26,000 (R S $6). O C & 100

St Nicholas av, 346 (7:1954-20), es, 101 s 128th, 25.2x80x24.11x76.4, 5-stv bk tnt; Regina D & Jno E Pve, both at Lakewood, NJ, to Willard E Day, at Gedney Farm, White Plains, NY; B&S & CaG; AL; Jan7; Mar6'15; A$12,000-20,000 (R S 50 cts). O C & 100

St Nicholas av, nwc 153d, see 153d, 445 W.

Vermilyea av (8:2224-13), ss, 300 e Dyckman, 50x150, vacant; Thos H Calhoun to 25 Vermilyea Ave Inc, 27 Cedar; Feb1; Mar 11'15; A$12,000-12,000 (R S $20). O C & 100

Wadsworth av, 248, see Wadsworth av, 252.

Wadsworth av, 252 (8:2167-69), ws, 110.2 n 185th, 50x115, 5-stv bk tnt; also WADSWORTH AV, 248 (8:2167-71), ws, 60.2 n 185th, 50x115x49.2x115, 5-stv bk tnt; Wadsworth-Washington Corpn to Walter W Winkler, 25 St Nicholas ter; mtg $109,000; Mar5; Mar6'15; A$——$—— (R S $6). O C & 100

Wadsworth av, 252 & 248; Walter W Winkler to Fifth Av Bond & Mtg Co, 334 5 av; mtg $109,000; Mar5; Mar6'15; A$——$—— (R S $33). nom

West End av, 321-7 (4:1185-18-22), nwc 75th (Nos 301-3), runs n85xw75xn20xw25x s105 to 75th xe100 to beg, 4-3 & 1-5-sty & b bk dwgs; Frank Bradley, 303 W 75, to Charmion Constn Co, 2309 Bway; mtg $142,000; Mar9; Mar10'15; A$160,000-204,-500 (R S $165). O C & 100

West End av, 329 (4:1185-23), ws, 85 n 75th, 20x75, 3-sty & b bk dwg; Hy G Voge to Charmion Constn Co, 2309 Bway; mtg $33,000; Mar4; Mar10'15; A$27,000-33,-500 (R S $13). O C & 100

West End av, 674 (4:1240-63), es, 47.5 s 93d, runs e43.7xse9.10xe17.5xs13xw68 to av xn20 to beg, 5-sty & b bk dwg; Alice G, wife Victor M Opper, to Ida F Guttman, 674 West End av; mtg $18,500 & AL; Sept 17'14; Mar5'15; A$22,000-27,000. O C & 100

1ST av, 154 (2:437-4), es, 69.2 n 9th, 23.1 x100, 5-sty bk tnt & strs & 1-sty bk bldg in rear; Abr Huppert to Rosie Spitz, 61 Livingston, New Brunswick, NJ; ½ pt; AL; Mar10'15; A$20,000-27,000 (R S $1). O C & 100

1ST av, 1134-6 (5:1457-3-4), es, 50.5 n 62d, 50x81, 2-5-sty bk tnts & strs; A$18,-000-36,000, all of; also 1ST AV, 1138 (5:-1457-48), es, 75.5 s 63d, 25x81.5, 5-sty bk tnt & strs, A$9,000-18,000; all of; also 1ST AV, 1140 (5:1457-47), es, 50.5 s 63d, 25x81.5, 5-sty bk tnt & strs; A$9,000-18,000; 5-6 pts; AT; Irving C Fox TRSTE in bankruptcy of Jno Bozzuffi, bankrupt, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar1'15. order of court

1ST av, 1134-8, all of, also 1ST AV, 1140, 5-6 pts; AT; Jno Bozzuffi to Bozzuffi Realty Co, 277 Bway; AL; Feb25; Mar1'15 (R S $25). O C & 100

1ST av, 1138-40, see 1 av, 1134-6.

1ST av, 1149, see 62d, 337 E.

1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 19.9x80, with all title to strip adj on s, — x—, 4-sty bk tnt & str; Basilius Busch of Hastings, NY, to Fredk Kuehner, 841 Cortlandt av, & Robt Jenzer, 238 E 9; mtg $7,500; Mar11'15; A$6,000-10,000. nom

2D av, 1164 (5:1436-2), es, 25.5 n 61st, 25x75, 5-sty bk tnt & strs; Isaac Goldberg to Clara Goldberg, both 50 E 96; ½ pt; AL; Mar10; Mar11'15; A$13,000-21,000. nom

2D av, 2026 (6:1676-2), es, 25.11 n 104th, 25x75, 4-sty stn tnt & strs; Moses Aufses, 118 E 73, to Biaggio Mele, 24 City Hall pl; mtg $13,500 & AL; Mar11'15; A$8,500-14,-500. nom

3D av, 1225 (5:1425-47), es, 50.2 s 71st, 16.10x110, 4-sty stn tnt & strs; Wm I Magill to Sette Katz, 50 E 88; mtg $12,000 & AL; Mar5; Mar6'15; A$11,000-16,000 (R S $5). O C & 100

3D av, 1646-8 (5:1521-34-34½), ws, 25.8 n 92d, 37.6x100, 2-5-sty bk tnts & strs; Reuben Isaacs to Henry Blum, 19 Bis Blvd Delessert, Paris, France; mtg $31,-000; Feb19; Mar10'15; A$28,000-40,000 (R S $9). nom

7TH av, 2062-70 (7:1920-pt lt 29), nwc 123d (No 201), 100.11x75, 5-5-sty stn tnts & strs; Sadie H Jacobs to Anna L Daly, 974 St Nicholas av; CaG; mtg $147,500; Mar9; Mar11'15; A$——$—— nom

7TH av, 2521-3 (7:2015-1), nec 146th (No 167), 40x100, 6-sty bk tnt & strs; Shenk Realty & Constn Co to West Side Constn Co, 322 W 100; mtg $47,500; Dec30'14; Mar 9'15; A$27,000-59,000 (R S $12.50). O C & 100

7TH av, 2521-3, nec 146th (No 167); West Side Constn Co to Wm L Callister, on es 1 av, s of L I R R, at Queens, B of Q; mtg $47,500; Mar8; Mar9'15 (R S $4.50). O C & 100

10TH av, 325 (3:700-35), ws, 24.8 s 29th, 24.8x100, 3-sty bk tnt & strs; Gustav Ockenfuss to Eliz Ockenfuss, his wife, both of South Vineland, NJ; mtg $12,000; Mar5; Mar11'15; A$12,000-14,000 (R S $3). nom

Interior parcel (2:616-pt lot 41) of land beg at a point 65 ft n of Horatio & 33.4 e of 4th, runs n1½ in xe16.8xs2½ in xw 16.8 to beg; Lawrence S Greenbaum, ref, to Gertrude Malbin, 967 Kelly, plff; PARTITION Feb19; Mar5; Mar6'15; A$——$—— **25**

Interior parcel (2:616); same prop; Gertrude Malbin to Herman Hanauer, 248 E 58; AL; Mar5; Mar6'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 128-30 (2:415); assn of claims for damages, &c, agt Manhattan Railway Co; Ida Wasser to Ida Galewski; Jan 14; Mar9'15. nom

Canal st, 113 (1:302-34); consent to payment of award for change of grade to Nathan Himowich, owner; Isaac C Yawger, 569 1 av, mortgagee, to City NY, at City Hall, NY; Jan22; Mar9'15. nom

Cherry st (1:259-pt lt 19), ss, 150.2 w Gouverneur, runs w5.2xs82.3xe4.11xn63.10 to beg, vacant; agmt for light & air for party 1st pt & party 2d pt reserves right to build on above to height of 13 ft; Saml Bernstein with Chas F Schmale, 222 Covert, Bklyn; Mar10; Mar11'15. nom

New Bowery, 66-8, see Park row, 229-31.

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North William st (1:121), ses, at ne l of lands taken from Bklyn Bridge, runs se72 to nws William xne29.9xnw35.4 to ses N William xsw28.8 to beg, the said ne l begins226.11 from nwc Frankfort & N William; re mtg against award for $58,142.96 on strip taken for Bklyn Bridge; August Zinsser to City NY; mtg $75,000; Jan28; Mar9'15. nom

4TH st, 340-2 E, see West End av, 26.

25TH st, 313 W (3:757); asn rents due upon life interest to secure judgmt &c; Robt E Walsh to Jas C Walsh, both at 311 W 33; Jan22; Mar10'15. nom

93D st, 139 W (4:1224); notice of election & intention by parties 1st pt to take above & any other real estate mentioned in will; Edw M & Hy L Butler, individ & legatees will of Cornelia W Butler, decd, to Hy L Butler & Arthur M Mayer, EXRS will of Cornelia W Butler; Sept23'14; Mar8'15.

93D st, 139 W; receipt of $17,000 & personal prop by party 1st pt under same will; Robt W Butler, son of Cornelia W Butler, decd, to same EXRS; Apr10'14; Mar8'15.

93D st, 139 W; receipt of $1,000 & personal prop by party 1st pt under same will; Norah B Beston (Barry) to same EXRS; Apr10'14; Mar8'15.

97TH st, 1 W, see Central Park W, 371.

106TH st E, nec 3 av, see 3 av, 1925.

189TH st W, swc Ams av, see Ams av, swc 189.

Amsterdam av (8:2159), swc 189th (No 500), 99.11x100; declaration by party 1st pt that he holds above deed, recorded July 7'11, in trust for all parties to this agmt, & each is entitled to equal share; Emil Stohn, 125 North st, Jersey City, NJ, to Edwin M Houghtaling, 81 Van Repen st, Jersey City, NJ; Jos H Rudger, — Summit av, Jersey City, NJ, & Geo C Smith, 669 Bergen av, Jersey City, NJ; mtg $34,000 & AL; Dec6'12; Mar11'15.

Amsterdam av (8:2159), swc 189th; same prop; asn all RT&I to above; Edwin M Houghtaling to Emil Stohn, 125 North st, Jersey City, NJ; Mar4; Mar11'15 (R S $1). 650

Central Park W, 371 (7:1833-29), nwc 97th (No 1), 25.11x100; declaration by Thos C Reid that he holds above in trust only for benefit of Maria L, Fredk M, Caroline B & Grace Cornell & May L Reid, widow, & heirs of Chas B Cornell; Sept28'93; Mar6'15; A$50,000-70,000.

Park row, 229-31, swc New Bowery (Nos 66-8), runs s58.7xnw43 to ss Park row xe50 to beg, gore; consent to 3d track; Nickitas P Economu to Manhattan Railway Co; mtg $50,500; Jan23; Mar5'15. $,497.17

Park row, 229-31; also NEW BOWERY, 66-8; consent to 3d track; Adelheid Tietenberg, mortgagee, to same; mtg $21,500; Mar1; Mar5'15. nom

Park row, 229-31; also NEW BOWERY, 66-8; consent to 3d track; same, mortgagee, to same; mtg $21,500; Mar1; Mar5'15. nom

Park row, 229-31; also NEW BOWERY, 66-8; consent to 3d track; Louis Marshall, mortgagee, to same; mtg $29,000; Mar4; Mar5'15. nom

Park row, 229-31; also NEW BOWERY, 66-8; consent to 3d track; same, mortgagee, to same; mtg $29,000; Mar4; Mar5'15. nom

West End av, 26 (4:1152-4), es, 75.5 n 60th, 25x100, 5-sty bk tnt & strs, valued at $25,000; sub to mtg $11,500; A$9,000-16,000; CONTRACT to exch for 47TH ST, 340-2 E (2:373-23), ss, 212.8 w Av D, 36.10x96, 6-sty bk tnt, valued at $63,250; sub mtg $42,500; A$24,000-50,000; Leopold Hellinger, 16 E 96, with Louis Bloch, 416 W 122, & Hy M Bloch, 20 E 97; Mar6; Mar8'15. exch

3D av, 481 (3:913), es, 67.10 s 33d, 18.6x85; consent to 3d track; Chas Loos to Manhattan Railway Co; mtg $10,000; Jan14; Mar6'15. 222

3D av, 481; consent to 3d track; Frederic D Weekes, mortgagee, to same; mtg $10,000; Feb19; Mar6'15. nom

3D av, 483 (3:913), es, 49.4 s 33d, 18.6x85; consent to 3d track; Chas Loos et al, EXRS &c Eliz Loos, to Manhattan Railway Co; mtg $8,719; Jan12; Mar6'15. 222.38

3D av, 483; consent to 3d track; Lena Smyth, mortgagee, to same; mtg $5,719; Feb19; Mar6'15. nom

3D av, 483; consent to 3d track; Jno Loos, mortgagee, to same; mtg $3,000; Feb 19; Mar6'15. nom

3D av, 612 (3:895), ws, 72 s 40th, 24x80; consent to 3d track; Henerette Greenebaum to Manhattan Railway Co; mtg $17,000; Feb18; Mar8'15. 348

3D av, 612; consent to 3d track; Nathan Heilemann, mortgagee, to same; mtg $2,000; Mar1; Mar9'15. nom

3D av, 612; consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $15,000; Mar2; Mar9'15. nom

3D av, 1925 (6:1656), nec 106th, 25.3x100; consent to 3d track; Wm A Bridgers to Manhattan Railway Co; Nov14'14; Mar11'15. 700.47

3D av, 1925; consent to 3d track; Jacob K Levy, mortgagee, to same; mtg $23,000; Nov25'14; Mar11'15. nom

3D av, 1925; consent to 3d track; Manhattan Life Ins Co, mortgagee, to same; mtg $55,000; Mar5; Mar11'15. nom

8TH av, 2174 (7:1923), es, 50.11 n 117th, 25x100; consent to 3d track; Gustave Levy et al to Manhattan Railway Co; mtg $20,000; Feb19; Mar10'15. 825

8TH av, 2174; consent to 3d track; Home for Incurables, mortgagee, to same; mtg $20,000; July21'14; Mar10'15. nom

8TH av, 2364 (7:1932), es, 25 s 127th, 24.11x100; consent to 3d track; Jno Preusser & ano to Manhattan Railway Co; mtg $13,500; Feb19; Mar8'15. 299

8TH av, 2364; consent to 3d track; Eliz Bayer, EXTRX &c Philip Bayer, to same; mtg $13,500; Mar6; Mar8'15. nom

9TH av, 473 (3:734), ws, 50 n 36th, 25x100; consent to 3d track; Sarah E Martin to Manhattan Railway Co; mtg $13,000; Nov23'14; Mar11'15. 145.83

9TH av, 473; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $13,000; Mar4; Mar11'15. nom

9TH av, 479 (3:734); consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $12,000; Mar4; Mar11'15. nom

9TH av, 479-81 (3:734), ws, 22.6 s 75th, 50x75; consent to 3d track; Ethel G Martin, of West Orange, NJ, to Manhattan Railway Co; mtg $25,000; Dec2'14; Mar11'15. 204.17

9TH av, 481 (3:734); consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $13,000; Mar4; Mar11'15. nom

9TH av, 768 (4:1042); consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $17,000; Mar4; Mar11'15. nom

9TH av, 768 (4:1042), es, 75.5 n 51st, 25x100; consent to 3d track; Ethel G Martin to Manhattan Railway Co; mtg $17,000; Nov23'14; Mar11'15. 391.67

9TH av, 803 (4:1063), ws, 25 n 53d, 25x100; consent to 3d track; Sarah E Martin to Manhattan Railway Co; mtg $14,000; Nov23'14; Mar9'15. 475

9TH av, 803; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $14,000; Mar4; Mar9'15. nom

Power of atty (miscl); Fannie, wife Max Jurist, to said Max Jurist, 727 E 158; Feb1'10; Mar11'15.

Power of atty (miscl); Bessie W Mears, of Cooperstown, NY, to Hy H Man, 37 Madison av, & ano; Dec8'14; Mar10'15.

WILLS.

Borough of Manhattan.

80TH st, 71 E (5:1492-33), ns, 60 w Park av, 20x82, 4-sty bk dwg; Benj F Einstein Est, Milton I Guiterman EXR, 58 Central Park W; attys, Einstein, Townsend & Guiterman, 32 Liberty; A$32,000-42,000. Will filed Mar8'15.

94TH st, 346 W (4:1224-57½), ss, 615 w Col av, 17x94x irreg, 3-sty stn dwg; Alfred W Maynard Est, Marie W Short EXTRX, 10 W 98; atty, Geo H Pettit, 68 Nassau; A$9,000-16,500. Will filed Mar8'15.

CONVEYANCES.

Borough of the Bronx.

Albany Crescent (12:3267), ws, 1n5.5 n 231st, 52.1x57.8x51.4x51.11, vacant; Thos J Totten to Jno Burfeindt, 5586 Bway, & Joachim Burfeindt, 5588 Bway; AL; Feb 27; Mar5'15. nom

Birch st (*), ws, 185 n old Boston Post rd, 25x100; Annie, wife Harry Tombs, to Jno Feely, 148 W 54; CaG; Feb18; Mar10 '15 (R S $1.50). nom

Driggs st (*), nec 5 av, 100x125; Tripoli Realty Co to Harriet J Heller, 243 Montclair av, Newark, NJ; QC; Mar6; Mar7'15 (R S 50 cts). 50

Faile st, 617 (10:2769), ws, 125 n Randall av, 25x100, 2-sty bk dwg; Hunts Point Estates to Mitchell-McDermott Constn Co, 1922 E 177; Feb1; Mar6'15 (R S $7). nom

Faile st, 619 (10:2769), ws, 150 n Randall av, 25x100, 2-sty bk dwg; Hunts Point Estates to Mitchell-McDermott Constn Co; mtg $6,500; Feb1; Mar6'15 (R S 50c). nom

Faile st, 621 (10:2769), ws, 175 n Randall av, 25x100, 2-sty bk dwg; Hunts Point Estates to Mitchell-McDermott Constn Co, 1922 E 177; Feb1; Mar6'15 (R S $7). nom

Freeman st, 809-11 (11:2968), ns, 158.8 e Union av, 60x90x60.10x90, 5-sty bk tnt; Maria Lutz to Harry H Galinger, 56 W 84; mtg $56,250; Mar4; Mar5'15 (R S $1). O C & 100

Freeman st, 950 (11:2986), ss, 75 w Vyse av, 25x95, 1-sty bk str; Frida Wattenberg, 1109 Forest av, to Habirshaw-Read Estates, Inc, 100 Bway; mtg $7,480.79; Mar1; Mar5'15 (R S $5). nom

Hancock st (*), ws, 418.9 n Van Nest av, 18.9x100; Fishkill Savgs Institute of Fishkill, NY, to Jno B Dosso, 1742 Adam; Mar8; Mar11'15 (R S 50 cts). nom

Hancock st (*), ws, 418.9 n Col av, 18.9x100; Thos J Hassett, ref, to Fishkill Savgs Institute, Fishkill, NY; FORECLOS Feb 10; Mar1; Mar11'15. 2,000

Highbridge st, see Ogden av, see Ogden av, sec Highbridge.

Hoffman st (11:3066), es, 77.7 n 187th, 16.8x117; Rocco Paolino, 2410 Hoffman to Rose Paolino, 2410 Hoffman, his wife; mtg $4,300; Mar5; Mar10'15 (R S 50c). O C & 100

Home st, 897 (11:2971), ns, 100 w Fox, 25x52.11x27.4x64, 3-sty fr tnt & strs; Nicola Apostolico to Pietro Brescia, 973 Aldus; mtg $5,000; Jan31; Mar8'15 (R S 50 cts). O C & 100

King st (*), ns, 125 e Barker av, 100x100; North Bronx Realty Co to Edw McGaw, 666 Barker av; mtg $—— ; Mar5'15 (R S 50 cts). nom

Kingsbridge ter, late Nathalie av (12:-3256), ws, 114.11 n land Tecca N Reed, 125x120.1x125.4x116, vacant; Rosa Nathan et al EXRS Marcus Nathan to Lazarus Fried, 77 W 55; Apr26'11, Mar6'15. 250

Kingsbridge ter, late Nathalie av (12:-3256), swc 230th, 50x120.1x50x124.1, vacant; Martha Roman to Lazarus Fried; QC; L. Deeds, nr Mar6'15. O C & 100

Lester st (*), ns, 125 e Barker av, 25x105, Mary McGarry to Amanda Hauff or Hanff, 667 Lester; Oct23'14; Mar8'15. nom

Lester st, swc Olinville av, see Olinville av, swc Lester.

Lorillard pl (11:3054), ses at nes 3 av, 53.5x50x91x61, 3-sty fr tnts & strs, except strip 1x91 on east; also except plot bounded nw by ses Lorillard pl, 31.11 ne by other part premises, 67.6 se by lot 124 on map Rev Wm Powell, 24.3 & w by West Farms rd, 92.5; Ramm Mfg Co to Agnes Meyer, 226 Siegel, Bklyn; mtg $16,500; Dec 10'12; Mar5'15. O C & 100

Lyman pl, 1361-7 (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3, 5-sty bk tnt; Isaac Hall, 1229 Union av, to Columbia Constn Co, 3210 3 av; mtg $42,500; Mar3; Mar6'15. O C & 100

Macy pl, 872 (10:2688-2695), ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; Oliver E Davis, ref, to Annie McCormack, 572 Atlantic av, Bklyn; FORECLOS Mar1; Mar8; Mar10'15. 7,000

Point st, see City Island av, see City Island av, swc Point.

Point st, swc City Island av, see City Island av, swc Point.

Scofield st (*), ss, abt 150 from high water mark L I Sound, runs s100x—50xn 100 to st x—50 to beg, City Island; Eveline V Williams to Edw J Williams, 188 Scofield, City Island; Mar10; Mar11'15. nom

Simpson st, 1438 (10:2728), es, 172.6 n 167th, 40x100, 5-sty bk tnt; Max Borck to Henrietta Essert, 4026 3 av; AL; Mar9; Mar10'15 (R S 50c). O C & 100

135TH st, 308 E (9:2310), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Clara Ellner to Ellner-Reichard Realty Co; mtg $15,750; Feb24; Mar10'15 (R S 50c). nom

139TH st, 308 E (9:2414), ss, 75 w Alex av, 18.9x100, 4-sty bk tnt; Thos D Malcolm Constn Co to Hjalmer Lindberg, 429 Kingsbridge rd E; mtg $9,000; Mar6; Mar 8'15 (R S $1.50). O C & 100

143D st, 468 E (9:2287), ss, 625.7 e Willis av, 31.1x185.10x43.10x112, 2-sty & b fr dwg; Jos P Hennessy, ref, to Ellen & Helen M Kearns, 466 E 143; FORECLOS Feb2; Mar 2; Mar5'15 (R S $3). 3,000

146TH st, 273-5 E (9:2329), ns, 19 e Morris av, 43x80, 2-2-sty &b fr dwgs; Chas E Tompkins to Fredk W Fielding, Englewood, NJ; mtg $4,500; Aug7'13; Mar11'15. nom

147TH st, 872 E (10:2600), ses, 375 e Prospect av, 50x100, 2-sty fr dwg; Pasquale Adiletta to Caetonio Dellacorta, 872-4 E 147; ½ pt; AT; mtg $4,200; Mar10; Mar11'15 (R S $1). O C & 100

147TH st, 872 E; Caetonio Dellacorta to Santa Adiletta, 872 E 147; ¼ pt; all title; mtg $4,200; Mar10; Mar11'15 (R S 50c). O C & 100

148TH st, 344 E, see Courtlandt av, 517.

150TH st, 527 E (9:2276), ns, 150 e Brook av, 25x100, 5-sty bk tnt; Harry H Cohen, 126A W 127, to David Cohen, 527 E 150; mtg $16,500; Dec23'14; Mar11'15. O C & 100

152D st, 246-50 E (9:2441), ss, 175 w Morris av, 75x118.3x75x118.1, 2-sty fr tnt & str & 2-1-sty fr bldgs; John La Spina, 2051 Grand av, to Bernard Bloch, 362 W 118; mtg $10,000; Mar8; Mar10'15 (R S $10). nom

156TH st, 428-30 E (9:2377), ss, 100 w Elton av, 45x99.11, 2-sty & b fr dwg & vacant; Blanche D Taylor to Wm A Taylor Bldg Co, 824 Morris av; Feb23; Mar10'15 (R S $2). nom

158TH st, 418 E (9:2379), ss, 200 w Elton av, 25x100, except part for 158th, 2-sty fr dwg; Jno Sommer to Mary wife J Alfred Moore, 403 E 157; Mar11'15 (R S $2.50). O C & 100

163D st, 311 E (9:2423), ns, 44.2 e College av, 37.9x85, 4-sty bk tnt; Columbia Constn Co to Isaac Hall, 1229 Union av; mtg $21,500; Mar3; Mar6'15 (R S $2). O C & 100

166TH st E, swc Sherman av, see Sherman av, swc 166.

174TH st E (*), ws, 381.8 s Gleason av, 50x100; Frieda F Grossholz to Fredk A Krupsholder, 686 Lex av; mtg $900; Nov3 '14; Mar5'15. O C & 100

174TH st E, swc Webster av, see Webster av, 1727.

176TH st, 712-4 E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158, 5-sty bk tnt; Mitchell-McDermott Constn Co to Henry Morgenthau Co, 30 E 42; Mar5; Mar 6'15 (R S $13.50). O C & 100

179TH st, 933 E (11:3127), ns, 83.2 e Daly av, 38.2x97.1, 4-sty bk tnt; Jos A Wasserman to Harriet A Hamill, 747 E 168; mtg $19,500; Mar6; Mar8'15 (R S 50 cts). O C & 100

179TH st, 939 E (11:3127), ns, 158.6 e Daly av, 37.2x97.1, 4-sty bk tnt; Jos A Wasserman to Mary A Wasserman, 1223 River av; mtg $18,500; Mar6; Mar8'15 (R S $1.50). O C & 100

182D st, 401 E, see Webster av, 2236.

182D st, 646 E (11:3082), ss, 83.4 w Belmont av, 51.6x81x50x68.9, 5-sty bk tnt; also BELMONT AV, 2181 (11:3082), swc 182d (No 650), 88.10x39.1x98.11x42.7, 2-5-sty bk tnts; Jno O'Leary to Stafford Constn Co, 991 E 167; B&S; mtg $30,000; Mar 9'15 (R S $7). nom

182D st, 650 E, see 182d, 646 E.

183D st, 541 E (11:3052), nes, 102.11 nw 3 av runs ne25xse3xne75xnw20xne25xnw3 xsw125 to 183d xse20 to beg, 1-sty bk str; also 174TH ST E (*), es, 131.8 s Gleason av, 25x100; Clyde E Scheuermann to Josephine G Scheuermann, 1158 Taylor av; AT; mtg $10,500; Mar10; Mar11'15. nom

187TH st, 476 E, see Washington av, 2383-2407.

187TH st, 476 E, see Washington av, 2403-7.

187TH st E (11:3144), ss, 95.9 w So blvd, 25x125, vacant; Alice A Halpin to Russo-Iodice Realty Co, Inc, 2364 Lorillard pl; mtg $2,000; Mar8; Mar9'15 (R S $1). nom

198TH st, nes, at nws Bainbridge av, see Bainbridge av, nws, at nes 198.

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198TH st, 277 E (12:3296), ns, 155.3 e Briggs av, 21.3x100.3x50x115.7, 2-sty fr dwg; Wm H Werfelman to A W W Co, 366 Bway, AL; Mar2, Mar9'15 (R S 50 cts).
nom

198TH st E (12:3305), ns, 160.8 w Valentine av, runs n125.4xw20xw67.6 to es Grand Blvd & Concourse x81.7xs171.11 to st xe39.1 to beg, vacant; Bernhard Bloch to J L S Bldg Co Inc, 2041 Grand av; mtg $18,500; Mar3, Mar10'15 (R S $1).
O C & 100

201ST st, 282 E (12:3298), ws, 110 s Briggs av, 25x100, 2-sty fr dwg; Katharina Hett to Chas G Keets, 18 E 126; Mar6, Mar8'15 (R S $6.50). O C & 100

229TH st E (*), ns, 338.4 w Barnes av, 33.4x114; Geo F Scherb to Mae F Giba, 4511 Matilda av; mtg $2,500; Mar4; Mar8'15 (R S $2).
nom

229TH st E (*), same prop; Mae F Giba to Margt Scherb, 715 E 229; mtg $2,000; Mar9'15 (R S $2).

226TH st E (*), ss, 550 w White Plains av, 25x114, Wakefield, Chas Dougherty, 304 W 42, et al, children Peter & Mary Dougherty, to Sarah J McCormick, 640 E 250, daughter of same; Mar4; Mar8'15.
nom

226TH st E (*), ss, 550 w White Plains av, 50x114, Wakefield, Sarah J McCormick, daughter Peter & Mary Dougherty, to Chas Dougherty, Rosanna Jackson & Mary Lawler, all at 304 W 42, children of same; Mar4; Mar8'15.
nom

229TH st E (*), see White Plains rd, 52.6x114, except pt for White Plains rd, Gorane Publishing Co to Antonio Brandi, 3677 White Plains rd; mtg $9,000; Mar4; Mar8'15 (R S $6).
O C & 100

230TH st W, swc Kingsbridge ter, see Kingsbridge ter, swc 230.

234TH st E (*), ns, 100.4 w Kingsbridge rd, 25x114.6; Nathan Himowich to Sarah Rosen, 321 Vernon av, Bklyn; Oct31; Mar9'15.
nom

235TH st E (*), nec Carpenter av, 80x114; Anna J Ketcham, Jamaica, LI, to Erme C Becker, 7-16 pt; Louise J Becker, 7-16 pt, both at 1200 Hoe av; Mar5; Mar10'15 (R S $1).
O C & 100

241ST st E (12:3390), ns, 100 w Martha av, 52.4x100, vacant; Moser Arndtstein to Marie Schrader, 242 E 234; mtg $1,750; Mar4; Mar8'15 (R S $1).
nom

Anthony av, 1640-2 (11:2888), es, 118.10 s 173d, 98.11x96x104.5x101.7, 2-5-sty bk tnts; Wm E Smith to Realty Operating Co, 15 Wall; FORECLOS Mar3; Mar5; Mar8'15 (R S $6.50).
5,200

Anthony av, 3005 (12:3310), ws, 268.3 n Bedford Park blvd, 50.3x107.7x50x112.7, except part for street purposes, 2-sty fr dwg; Ann Gordon to Jennie F, wife Jno Gordon, 3005 Grand Blvd & Concourse; mtg $7,000; Mar10; Mar11'15.
nom

Arthur av, 2114 (11:3070), ses, abt 175 s w 181st, 25x102.6x25x102, 2-sty fr dwg; Thos F Clarey, heir Patk Donnelly, to Fannie, Gertrude & Thos F Cleary or Clarey, 104 Morris st, Yonkers, NY; AT; CaG; Aug22'14; Mar10'15.
gift

Bailey av, 2824 (12:3260), es, 25 s 230th, 95.2x100.7, 2-3-sty bk dwgs; also HEATH AV, 2919 (12:3260), ws, 25 s 230th, 25.2x100.7, 2-sty fr dwg; Martha Roman to Emil Fried, 77 W 86; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; QC; Jan14; Mar6'15 (R S $2).
nom

Bailey av (12:3260), es, 30.2 n 230th, 30 x100.7, vacant; also HEATH AV (12:3260), ws, 0 n 230th, 30x100.7, vacant; Martha Roman to Emil Fried, 77 W 86; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; QC; Jan14; Mar6'15 (R S 50c).
nom

Bainbridge av (12:3296), nws, at nes 198th, 93.1x39.6x100.3x29.11, vacant; Wm H Werfelman to A W W Co, 366 Bway, AL; Mar2; Mar9'15 (R S 50 cts).
nom

Baisley av (*), nec Fairfax av, 25x100; Mary F McGrail to Sidney B Hickox, 2246 Gleason av; mtg $245; Mar9; Mar11'15.
nom

Barnes av, 801 (*), nws, 39.10 ne 4 av, 32x48.7x25x68.7; Luigi Magnotta, 417 E 65, to Luigia Magnotta, 417 E 65; mtg $500; Mar5; Mar6'15.

Beaumont av, 2304 (11:3103), es, 112.6 n 183d, 37.6x100, 4-sty bk tnt; David Stein, 2304 Beaumont av, to Jas Powers, Poughkeepsie, NY; mtg $23,750; Mar3; Mar9'15 (R S 50 cts).
nom

Beaumont av, 2334 (11:3103), es, 450 n 183d, 50x100, 2-sty fr dwg & vacant; Katie Bishop to Morton Bishop, 2334 Beaumont av; mtg $2,500; Mar6; Mar9'15.

Beekman av, 3544 (10:2554), es, 170 s St Mary's, 41.7x98.3x41.7x96.9, 5-sty bk tnt; Cornelia A Lefkovics, 301 E 10, to Bartholomew Lefkovics, 301 E 10; Feb25; Mar6'15 (R S 50c).
nom

Belmont av, 2181, see 182d, 646 E.

Carpenter av, nec 235th, see 235th E, n ec Carpenter av.

Cauldwell av, 667 (10:2624), ws, 374.9 n Westchester av, 25x115, 4-sty bk tnt & strs; Johanna Arens, 323 50th, Bklyn, to Otto Wagner, 130 E 122; mtg $13,500; Feb 24; Mar8'15 (R S $1.50).
nom

Cauldwell av, 667 (10:2624), ws, 374.9 n Westchester av, 25x115, 4-sty bk tnt & strs; Otto Wagner to Robt E Linnert, 1947 79th, Bklyn; Mar6; Mar10'15 (R S $1).
O C & 100

City Island av, sec Point st, see City Island av, swc Point.

City Island av (*), swc Point, 106x100.6 x115.4x100; also CITY ISLAND AV (*), sec Point, 55x42.5x55x43.4; Gertrude H Abbott et al to Estelle M Glover, 120 West Pilot st, City Island; QC; mtg $3,000; Mar3; Mar5'15 (R S $2).
nom

City Island av (*), ws, 100 n Bay or Adams, runs n73xw86.10xn30xw82xs103xe169 to beg; Howard L Horton et al to Gertrude H Abbott, 91 West Pilot st, City Island; mtg $3,000; Mar3; Mar5'15.
nom

City Island av, swc Tier, see King av, ws, 5 s Fordham av.

Courtlandt av, 517 (9:2329), swc 148th (No 344), 27.8x94, 4-sty bk tnt & strs; Hyman Nanes to Esther Nanes, TRSTE, 10 W 119, mtg $18,000; Mar8; Mar9'15 (R S $1).
O C & 100

Crosby av (*), es, 75 s Waterbury av, 25x100; Margt Earley, 112 W 96, to Gertrude Edwards, 38 Victor, Yonkers, NY; Mar2; Mar5'15.
nom

Crosby av; same prop; Gertrude Edwards to Hudson P Rose Co, 7 W 45; Mar2; Mar5'15.
nom

Eagle av, 632 (10:2624), es, 117.9 n Westchester av, 19x100, 2-sty & b bk dwg; Eliz I Hogan, 632 Eagle av, to Andw Hogan, 632 Eagle av; QC; Feb23; Mar9'15 (R S $1).
nom

Elliott av (*), swc Morris, 38.7x106.8x 31.11x96.4; North Bronx Realty Co to Mary McGarry, 660 Burke av; confirmation deed; Mar9'15.
nom

Evergreen av (*), es, 184 n Westchester av, 40x100; David G Patton, Yonkers, NY, to Rose Patton, 2694 Briggs av; mtg $25,000; Mar4; Mar8'15 (R S 50 cts).
O C & 100

Findlay av, 1134 (9:2434), es, 40 s 167th, 38.4x100.1, 5-sty bk tnt; A J Schwarzler Co to Walter S & Jennie Kirwan, 1134 Findlay av; mtg $22,000; Mar5; Mar9'15 (R S $6.50).
O C & 100

Fordham rd (11:3023), ss, 99.2 e Tiebout av, runs s33.11xne36.2xn0.11 to rd nw 37.4 to beg, vacant; Harriet A Shepperd, Yonkers, NY, to Mary Annan, 2545 Webster av; Mar5; Mar6'15 (R S $2.50)
O C & 100

Grand blvd & concourse, nec 198th, see 198th E, ns, 160.8 w Valentine av.

Grand Blvd & Concourse, ws, abt 175 n 184th, see Ryer av, es, abt 175 n 184.

Grant av, 1054 (9:2448), es, 157.8 n 165th, 25x101.9x25x101.11, 3-sty bk dwg; Hayman Eckman to Annie Prochaska, 4438 White Plains av; mtg $7,000; Mar10; Mar11'15 (R S $1).
nom

Havemeyer av (*), es, 33 s Gleason av, 25x108; Francis B Cox to Frank Gass, 2248 Powell av; mtg $——; Feb25; Mar5'15 (R S 50 cts).
O C & 100

Heath av, ws, 30 n 230th, see Bailey av, es, 30.2 n 230.

Heath av, 2919, see Bailey av, 2892-4.

Heath av (12:3260), ws, 279.8 n land Tecca N Reed, 125x90, vacant; Phyllis Posner to Lazarus Fried; Sept3'07; Mar6'15.
O C & 100

Hoe av, 1228-30 (11:2986), es, 75 s Freeman, 50x100, 2-sty fr dwg & 2-2-sty fr rear bldgs; Cioffi Co, 1116 Intervale av, to Pietro Brescia, 973 Aldus; mtg $10,500; Mar1; Mar8'15 (R S $1).
100

Honeywell av (11:3122), es, 461 nw 177th, 44x112.6; Joshua Haberman to Emanuel Telesca, 2728 23d, Bklyn; B&S; mtg $5,000; Mar2; Mar8'15 (R S 50 cts).
nom

Honeywell av (11:3122); same prop; Emanuel Telesca, 2728 E 23, Bklyn, to Danl Gibbons, 49 7 av, Bklyn; Jos G Gessford, 101 W 109, & Regine Stern, 434 7th, Bklyn; mtg $5,000; Mar3; Mar8'15 (R S 50 cts).
nom

Intervale av (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4, vacant; Layman Constn Co to Bernard Constn Co, 1091 Prospect av; mtg $8,250; Feb23; Mar11'15 (R S 50c).
nom

King av (*), ws, 5 s Fordham av, 75x 98.6; also CITY ISLAND AV (*), swc Tier, 50x86.10; Gertrude H Abbott & ano to Howard L Horton, Ocean Grove, NJ; mtg $1,500; Mar3; Mar5'15 (R S $2).
nom

Ludlow av (*), nwc Harrod av, 75x100; Abr Schneider to Evelyn C Schneider, 120 W 88; Nov15'13; Mar9'15.
nom

Morris av, 537 (9:2338), ws, 80 n 149th, 25x100, 3-sty fr tnt & strs & 2-sty fr rear tnt; Antonio Santini to Bernardino Colasacco, 557 Morris av; mtg $5,500; Mar6; Mar8'15.
O C & 100

Morris av, 1068 (9:2437), es, 350 n 165th, 20x95, 3-sty bk tnt; Edw F Moran, ref, to Emma D Rodman, 205 Madison av, Flushing, LI; FORECLOS Feb24; Feb27; Mar3'15.
7,000

Munroe av (*), ws, 250.2 n Pierce av, 25x100; Edw S Henesey et al, DEVISEES Edw J Henesey to Lavinia C Moseman, 731 Hamilton av, Richmond Hill, NY, DEVISEE same; Feb11; Mar8'15 (R S 50c).
nom

Nereid av (*), nec Catharine, 100x115.6x 101x120.6, except pt for 238th; Annie Prochaska to Hayman Eckman, 1054 Grant av; mtg $3,800; Mar10; Mar11'15 (R S $1).
O C & 100

Newton av (13:3421), nws, 56.1 n 256th, 25x100, vacant; Frederic N Gilbert, GDN Geo J Gebhard, & ano, to Anna B Burnham, 23 5th, Weehawken, NJ; B&S; Mar9'15.
150

Oakes av (*), es, 90.11 s Kingsbridge rd, 50x100; Henry Seinfel, Bklyn, to Saml Malsky, 1415 Stebbins av; Mar1; Mar8'15 (R S $1).
O C & 100

Ogden av (9:2522), sec Highbridge st, 238 x87x276x150, vacant; Andw E Woolf, of Detroit, Mich, to Chas W Thorpe, 42 Bay View av, Rosebank, SI; QC; AT; Nov25'10; Mar9'15; re-recorded from Nov20'11.
nom

Ogden av (9:2522), same prop; Chas W Thorne of B of R, NY, to Merle I St John, 1 Gramercy Park; QC; AT; Dec30'11; Mar9'15; re-recorded from July24'14.
O C & 100

Olinville av (*), swc Lester, 137.6x—; North Bronx Realty Co to Esther McGarry, 660 Burke av; Mar6'15.
nom

Parker av (*), es, 200 n St Raymond av, 50x95; Hannah E Egan, individ & as ADMTRX Wm M Egan, to Martin Powers, 35 Old Bway; AT; Jan19; Mar6'15 (R S $2).
2,200

Pilgrim av (*), es, 100 n Tremont rd, 100x130, except part for Westchester av; Frederic L Colver, Tenafly, NJ, to Edgar C Long, Jacksonville, Fla; Mar1; Mar6'15 (R S $8).
O C & 100

Prospect av (11:3093), ws, 120 n 177th, runs n50xw123xs25xe4xs25xe119 to beg, vacant; Margt E Amabile to Reva Realty Co Inc, 1830 Clinton av; Mar5; Mar6'15 (R S $8.50).
O C & 100

Rosedale av (*), ws, 467 s Harlem River Branch N Y N H & H R R Co, 50x68x50.2x 72.5, except part for Rosedale av; August Horn, 240 E 63, to Henrietta Beck, 1785 Bathgate av; Mar9'15.
O C & 100

Ryer av (11:3152), es, abt 175 n 184th, 25x168.10 to Grand Blvd & Concourse x25x 170.8, vacant, except part for Grand Blvd & Concourse, 2-sty fr dwg; Mt Vernon Mort Co, 1910 Webster av, to Thos D Kreuter, 1882 Grand Blvd & Concourse; Feb19; Mar6'15 (R S $3).
nom

St Anns av, 738 (10:2617), es, 25 s 156th, 25x90, 4-sty bk tnt & strs; Max Haefner to Martha Schlesinger, 920 Av St John; mtg $——; Mar3; Mar5'15 (R S 50 cts).
nom

Sedgwick av (12:3263), ns, 166.3 w Van Cortlandt av, 50x90.1x70.9x99.11, vacant; Katie Hill Kirschner, 151 W 129, to Bruno W Kirschner, 133 W 72; Aug5'14; Mar11'15 (R S $1).
nom

Sherman av (9:2456), swc 166th, 103.11x 100, vacant; Isabella M Meeks, 1090 Southern blvd to Isaac Hall, 1229 Union av; mtg $6,750; Mar3; Mar6'15.
O C & 100

Summit av (9:2523), ws, 336.7 s 165th, 25 x87.5, vacant; Edw F Moran, ref, to Jas Corry, 2140 Lafontaine av; FORECLOS Mar 3; Mar8; Mar9'15.
2,100

Tier av, swc City Island av, see King av, ws, 5 s Fordham av.

Trinity av, 890 (10:2638), es, 131.9 n 161st, 18.3x100, 3-sty fr tnt; Cornelius W Roe to Sarah A Sutter, 538 E 134; mtg $3,500; Mar8; Mar9'15.
nom

Trinity av, 890; Sarah A Sutter to Maggie, wife Cornelius W Roe, 890 Trinity av; mtg $3,500; Mar8; Mar9'15.
nom

Vyse av, 1981 (11:3126), ws, 190.8 n 177th, 20x100, 2-sty fr dwg; also VYSE AV, 1985 (11:3126), ws, 42.6 s 178th, 20x100, 2-sty fr dwg; Fremont Realty Co to Fridolin Mehler, 2 Olinville av; mtg $12,500; Apr30'13; Mar8'15.
O C & 100

Vyse av, 1985, see Vyse av, 1981.

Walton av, 2153 (11:3185), ws, 38.8 n 181st, 19x75, 2-sty bk dwg; D Sylvan Crakow, 530 W 157, to Louis Cohen, 654 Bedford av, Bklyn; mtg $4,800; Feb25; Mar5'15 (R S $1).
nom

Walton av, 2157 (11:3185), ws, 57.8 n 181st, 19x75, 2-sty fr dwg; Everett V Meeks, 701 Mad av, to Jas Graham, 1360 Teller av; Mar10; Mar11'15.
nom

Walton av (11:3183), es, 97 n 183d, 50x 95, vacant; Jesse Sharp to Herman Reiner, 712 Oakland pl; mtg $4,400; Mar10; Mar11'15.
O C & 100

Washington av, 1766-70 (11:2916), es, 322.8 s 175th, 52.8x120, except pt for av, 6-sty bk tnt & strs; Clarence A Sparks, 930 West End av, to Jno D McBarron, 872 West End av; 8-13 pt; mtg $49,000; May 29'12; Mar9'15.
O C & 100

Washington av, 1766-70; same to Saml Webster, 511 W 121; 5-13 pt; mtg $49,000; May29'12; Mar9'15.
O C & 100

Washington av, 2403-7 (11:3040-3041), swc 187th (No 476), runs w141xs100xe40xn50xe101 to av xn50 to beg, 2-5-sty & tnts strs on cor; T T Reid Constn Co to Lawrence Davis, 76 Greene, Newark, NJ; mtg $70,000; Mar4; Mar5'15 (R S $11).
O C & 100

Washington av, 2403-7 (11:3040-3041), swc 187th (476), 50x101, 5-sty bk tnt & strs; Lawrence Davis, of Newark, NJ, to Wm C Kate M Manley, 143 Alexander av; mtg $40,000; Mar4; Mar5'15 (R S $10).
O C & 100

Washington av, 2403-7 (11:3040-3041), swc 187th (No 476), 100x141, 3-5-sty bk tnts & strs; Jas Mulholland et al to T T Reid Constn Co, 2 Rutledge av, East Orange, NJ; Mar4; Mar5'15.
nom

Webster av, 1727 (11:2889), scwc 174th, 17.8x34.8x16.6x35.8, 1-sty fr str; Annie E Briganti et al to Felix Kornicker, 774 Prospect av; mtg $1,500; Mar1'15 (R S 50c).
O C & 100

Webster av, 2236 (11:3030), nec 182d (No 401), 100.1x90x100x90, vacant; Jas T Barry to McEvoy & Koester Constn Co, 1902 Marmion av; mtg $12,000; Mar8; Mar11'15 (R S $6).
O C & 100

Williamsbridge rd (*), ws, 100.8 n Pierce av, 75.4x83.6x75x76.5; Edw Rennert to Theo K McCarthy, 137 W 120, & Arthur N Giegerich, 252d st & Arlington av; Mar4; Mar5'15 (R S 50c).
O C & 100

Plot (12:3267), begins at ss lot 46, map Mary C P Nacomb, distant 100 E Bway, runs e122.8xs226.4xw101.6xn225.7 to beg; Fannie Klein to L F & Co, 44 Court, Bklyn; mtg $7,500; Mar4; Mar5'15 (R S 50 cts).
O C & 100

Plot (12:3267); same prop; L F & Co et al to Fannie Klein, 219 Brooklyn av, Bklyn; B&S; Mar4; Mar5'15 (R S $14).
O C & 100

Plot (12:3260), begins at cl bet Bailey & Heath av, distant 25 s from 230th, runs s 125xe10.7xn125xe10.7 to beg, vacant; Phyllis Posner to Lazarus Fried; QC; Dec5'08; Mar6'15.
O C & 100

Plot (12:3260), begins at cl bet Bailey av & Heath av at pt 150 s 230th, runs s125 xe10.7xn125xw10.7, vacant; Phyllis Posner to Emil Fried, 77 W 86; Leo Fried, 229 W 78; Harry Fried, 1 W 93, & Nathan Fried, 251 W 89; QC; Jan14; Mar6'15 (R S $1).
nom

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MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

163D st E (10:2696), ss, 76 e Stebbins av, 78x80, 5-sty bk tnt & strs; re mtg; Geo F Johnson to Grossman Bros & Rosenbaum, a corpn, 98 Willow av; Mar8; Mar10'15. nom

163D st, 311 E (9:2423), ns, 44.2 e College av, 37.9x85; 4-sty bk tnt; re mtg; Enoch C Bell to Columbia Constn Co, 3210 3 av; Mar3; Mar6'15. nom

176TH st, 712-4 E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158, 5-sty bk tnt; re mtg; Saml Grosner to Mitchell-McDermott Constn Co, 1094 So Blvd; Mar2; Mar6'15. 2,500

Findlay av, 1134 (9:2434), es, 40 s 167th, 38.4x100; agmt as to release of above premises from mtg agmt; City Mtg Co & A J Schwarzler Co both N Y Trust Co, 26 Broad; Mar3; Mar6'15. nom

Longwood av (10:2736), ss, 370.10 e Barry, 50.1x150.8, owned by party 1st pt; also LONGWOOD AV, ss, 420.11 e Barry, —x—, owned by party 2d pt; boundary line agmt; Ursula Muff, 1657 1 av, with Frank Hammer, 1182 Longwood av; July 1'13; Mar5'15. nom

Longwood av (10:2736), ss, 420.11 e Barry, —x—; consent to boundary line agmt; Marie T Dunn Rousset, of Poitiers, France, to Frank Hammer, 1182 Longwood av; July1'13; May5'15.

3D av, 3781 (11:2911), ws, 100.1 s 171st, 50.1x162.10x50x165.11; consent to 3d track; Jno Allan Realty Co to Manhattan Railway Co; mtg $64,000; Dec7'14; Mar5'15 (R S 50 cts). 250

3D av, 3781; consent to 3d track; Jno Allan to same; Jan26; Mar5'15. nom

3D av, 3781, consent to 3d track; N Y Savgs Bnk to same; Jan14; Mar5'15. nom

3D av (11:3051), nws, 142.2 ne 182d, 25x 123.8x25.4x123.8; consent to 3d track; Jeannie F Seymour to Manhattan Railway Co; mtg $2,500; Dec22'14; Mar6'15 (R S 50c). 125

3D av (11:3051), same prop; consent to 3d track; Julius H Seymour to same; Jan 12; Mar5'15. nom

Certf (miscl) of incorporation of Beth Hamedrosh Hagodal Adath Jeshurin of The Bronx, Inc; Morris Wechsler & Tony Block & Abr U Harr to whom it may concern; Mar9'15. nom

Parcels 11 & 11A (*) on damage map to open 213th, from Bronx blvd to Boston rd; re mtg; Workmen's Sick & Death Benefit Fund of the U S A to City N Y; June6'14; Mar8'15. nom

Parcels 12 & 12A (*) on damage map to open same; re mtg; same to same; June '14; Mar8'15. nom

Parcels 11 & 11A (*) on damage map to open same; re mtg; Eliz A Hannan to City NY; June6'14; Mar8'15. nom

Parcels 12 & 12A (*), on damage map to open same; re mtg; same to same; June 6'14; Mars'15. nom

Parcels 5 & 5A (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Henry Van Beil to City N Y; Nov14'14; Mar8'15. nom

Parcels 38 & 38A (*) on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Mary J Hill, 88 Bedell, Hempstead, NY; to City N Y; Feb19; Mar8'15. nom

Parcels 138 & 139 (*) on damage map to open same; re mtg; Anna Field to City NY; Jan18; Mar8'15. nom

Parcels 162E & 162F (*) on damage map to open same; re mtg; Guido Cazzaniga, 228 W 16, to same; Nov19'14; Mar8'15. nom

Parcels 162E & 162F (*) on damage map to open same; re mtg; Cialdino Lattanzi to City N Y; Nov18'14; Mar8'15. nom

Parcel 65 (*) on damage map to open Zerega av from Castle Hill av, near Harts st to Castle Hill av, near West Farms rd; re mtg; Rosa B R Heintz to City N Y; Dec28'14; Mar8'15. nom

Parcel 336 (*) on damage map to open Bronx blvd from Old Boston Post rd to 242d; re mtg; Matilda J Tietjen, 152 W 105, to City N Y; Feb5; Mar8'15. nom

Parcel 336 (*) on damage map to open same; re mtg; same to same; Feb5; Mar 8'15. nom

Parcel 37D (*) on damage map to open 227th & 228th; consent to payment of award; N Y Investors Corpn to City N Y; Oct30'14; Mar8'15.

Power of atty; Adeline Kujawa to Frank Kujawa, 2081 Vyse av; Mar5; Mar 11'15.

Power of atty (P A); Wm A Larned to Albt H MacCarthy, Blackburn rd, Summit, NJ; Jan10'11; Mar10'15; re-recorded from Nov2'11.

LEASES.

Borough of Manhattan.

MAR. 5, 6, 8, 9, 10 & 11.

Bleecker st, 149 (2:537), portion of stoop flat; Antonio & Grazia Masulli, 149 Bleecker, to Saul & Benj Graboff, 75 W 113; 5yf May1; 3yren; Mar10'15. nom

Bleecker st, 350-2 (2:620); asn Ls; Hy N Festo to Jas A Boylan, 46 Greenwich av; mtg $— ; Mar10; Mar11'15. nom

Charlton st, sec West, see West, 321.

Cherry st, 368 (1:259), 23.8x94, all; Roman Catholic Orphan Asylum, 470 Mad av, to Royal Turkish Tobacco Co, 363-5 Cherry; 10yf Apr1'15; Mar10'15. 1,200

City Hall pl, 23-7 (1:159); re mtg as to lease of 3d, 4th, 5th, 8th & 9th flrs; Annie E Lupton & ano, EXRS & Frank M Lupton, to F M Lupton, Publisher, a corpn, 23-7 City Hall pl; QC; Feb26; Mar11'15. nom

City Hall pl, 23-7; re mtg as to Ls of same flrs; West Virginia Pulp & Paper Co of Delaware to same; QC; Feb26; Mar 11'15. nom

Delancey st, 124 (2:353), w str; Meyer Kaplan to Jonas Gitlitz, 124 Delancey; 3yf May1; Mar11'15. 1,300

Forsyth st, 65 (1:305), sw str fl; Rudolph Leschnik to Meyer Immerman, 65 Forsyth; 3 5-12yf Dec1'14; Mar5'15. 828

Grand st, 83-7 (1:229), swc Greene, str & pt b; U S Trust Co of N Y, TRSTE will Jos Fisher, to Eagle Printing Ink Co, 24 Cliff; 5yf May1, Mar8'15. 3,000

Greene st, swc Grand, see Grand, 83-7.

Hudson st, 520 (2:620), nec 10th, str & front b; Isidore S Korn et al, EXRS &c Saml W Korn, to Jno J Hickey, 363 Hudson; 10yf May1; Mar8'15. 900 & 1,200

Lewis st, 150 (2:356); asn rents due under Ls; Saml M Friedman, 306 E 91, to Jos Wieselthier, 239 E 5; AT; Oct26'14; Mar9'15. O C & 100

Madison st, 30 (1:116), str fl & c & space in yard; Rebecca O'Brien, 2605 Cropsey av, Bklyn, to Costantinos Furtunis, 135 Washington, Bklyn, & ano; 3yf Apr1'18; Mar10 '15. 1,320

Mulberry st, 109 (1:206), str; Rosa Pennacchio to Giovanni Cipriani, 75 Mulberry; 3yf Mar1; 3y ren; Mar5'15. 2,400

Mulberry st, 233 (2:495), all; Mary A Cunningham to Cosmo Sirignano, 76 Mulberry; 3yf Apr1; Mar11'15. 2,220

Mulberry st, 235 (2:495), all; Margt Shannon et al to Cosmo Sirignano, 64 Mulberry; 3yf Apr1; Mar11'15. 2,220

Orchard st, 185 (2:417), s str fl; Ida Geifan to Nathan Finkel, 185 Orchard; 3yf May1; May8'15. 924

Suffolk st, 64-6 (2:347), two strs & cs; Wolf Nadler to Julius Miller, 106 Ridge; 5 5-12yf Dec15'14; Mar9'15. 900 & 960

University pl (2:550), nwc Waverly pl, 168.5 to alley x27.8x166.7x27.8; asn Ls; Emily J, wife Robt W de Forest, to Frances De F Stewart, 1 Washington sq N; Oct31'13; Mar11'15. nom

University pl (2:550), nwc Waverly pl, same prop; consent to asn Ls to Frances De F Stewart, 1 Washington sq N; TRSTES of Sailors Snug Harbor to Emily J De Forest; Oct31'13; Mar11'15.

Waverly pl, nwc University pl, see University pl, nwc Waverly pl.

West st, 321 (2:596), sec Charlton, 20.10 x63, all; Geo A Douglas to Jas Magee, 321 West; 3yf May1; Mar6'15. 1,400

104TH st W, nec Hudson, see Hudson, 520.

151ST st, 306 W (3:735), b str; Carrie Dinan to Jno Yeretzian, both at 306 W 15; 5yf Jan1; Mar11'15. 300

19TH st W, sec 6 av, see 6 av, sec 19.

19TH st W, nec 6 av, see 6 av, nec 19.

21ST st, 7 W (3:823), stoop fl; asn Ls; Saml Edelman to Morris Schwartz, 7 W 21; Mar3; Mar9'15. nom

22D st E, nec 5 av, see 5 av, 181.

32D st, 9 W (3:834); asn Ls & AT to chattels, etc; Frank S Whalen to Bartholomew M O'Connor at Rockaway, LI, & Hy A G Wulfers, 462 W 146; AL; Sept13'12; Mar10'15. nom

32D st, 9 W; asn Ls; O'Connor & Wulfers to Planet Cafe Co, 9 W 32; AL; Oct 11'12; Mar10'15. nom

37TH st, 438-48 W (3:734), 9th fl & front ½ 8th fl; Elise T Underhill, of South Orange, NJ, to A T De La Mare Printing & Publishing Co, 2 Duane; 10yf May1; 10y ren at $7,500; Mar8'15.
1st year $5,000 & then 7,500

37TH st W, nec Bway, see Bway, 1382.

39TH st, 228-32 W (3:788); asn three Ls; Henriette M Laloy to Cafe Laloy, Inc, 228-32 W 39; Mar1; Mar9'15. nom

52D st, 130 W (4:1004), str & front b; Annie Bonner to Stephen & Jno O'Shea, 763 Tinton av; 5yf Jan11; Mar10'15. 1,200

57TH st, 301 W, see 8 av, 973.

58TH st, 46-50 E (5:1293), ss, 150 e Madison av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg, all; Swetland Realty Co, 231 W 39, to Van Schaick Realty Co, 30 E 42; 21yf Sept1'14; 21yren; Mar10'15. taxes, &c, & 42,500

58TH st, 50 E (5:1293); asn Ls & consent to same by Swetland Realty Co; Van Schaick Realty Co, 30 E 42, to 50 East 58th St Inc, 30 E 42; June18'14; Mar9'15. nom

61ST st W, nec Bway, see Bway, nec 61.

81ST st E, sec 3 av, see 3 av, 1431-3.

85TH st, 507 E, see Av A, 1610.

92D st E, sec 2 av, see 2 av, sec 92.

96TH st W, swc Bway, see Bway, swc 96.

99TH st, 14 W (7:1834) all; Isidor M Kempner, 343 W 87, & ano, to Nathan Fass, 2257 7 av; 3yf Mar1; Mar5'15. 2,300

109TH st W, swc Ams av, see Ams av, swc 109.

110TH st, 5-7 W (6:1594), ns, 700 e Lenox av; asn Ls; David & Sam Hade to Nick Vorvis, 221 E 99; Dec14'14; Mar9'15. 285

110TH st, 5-7 W; sobrn of Ls to mtg for $10,000; Nick Vorvis to City Real Estate Co, 176 Bway; Feb17; Mar9'15. nom

110TH st, 5-7 W; sobrn of Ls to mtg for $10,000; Rosewin Amusement Co to same; Feb17; Mar9'15. nom

113TH st, 85 E (6:1619), ns, 25 w Park av, 25x½ blk, all, with option to purchase before Mar1'18 for $19,000; Emma C Mathewson, of New Bedford, Mass, to Jacob Rappaport, 67 E 106; 10yf Mar1; Mar6'15. taxes &c & net 950

114TH st, 18 W (6:1597), all; Jno De Paoli & ano to Congregation Adas Yankoff Ansche Slabodke of Harlem, a corpn, 18 W 114; 6yf May1; 4y ren; Mar5'15. 800

114TH st W, swc Lenox av, see Lenox av, 681.

115TH st, 307-11 E (6:1687), all; Chas & Aug Funck, 2947 Bainbridge av, to Bennett Kanter, 1811 Lex av, & Max Wilkins, 236 E 116, firm Kanter & Wilkins, 307 E 115; 10yf Mar1; Mar11'15. 3,360

116TH st, 68 W (6:1599), str & pt b; S E & M E Bernheimer Co to David & Adolf Fuchs, firm Fuchs Bros, 144 Manhattan av; 5 4-12yf Jan1'14; Mar8'15. 2,000 & 2,500

116TH st, 68 W; asn Ls; David & Adolf Fuchs to Louis J Baum & Saml Rosenberg, 68 W 116; AT; Mar2; Mar8'15. nom

118TH st W, sec St Nicholas av, see St Nicholas av, sec 118.

123D st E, nec 2 av, see 2 av, nec 123.

128TH st, 102 E (6:1776), all; Rachel Mayer, 54 Morningside av, to Julius Blumenfeld, 274 W 143; 5yf Feb1; Mar8'15. 2,700

144TH st, 262-4 W (7:2029), all; Arthur Lyon, 124 N 7, Phila, Pa, to Hy Lippman, 590 E 140, Bronx; 5yf Mar15; Mar11'15. 4,900.08

150TH st, 305-7 W (7:2046), nec Bradhurst av, all; 20th Ave Co to Sollie Cohen, 169 Manhattan av; 5yf Mar1; Mar9'15. 12,500

157TH st W (8:2134), cl 1070 w from ws Bway, runs w100xn25xe100xs25 to beg, the land, with 18 ft right of way to 158th; Emma L Adams, of Litchfield, Conn, to Lenox Sand & Gravel Co, 25 W 140; 20yf May1; Mar11'15. 1,400

178TH st, 599 W (8:2153), nec St Nicholas av, n str; P Jno Rothwell, 144 W 76, to Gus Schmitt, 599 W 178; 2 11-12yf Mar 1; Mar5'15. 1,200

Av A, 237 (3:946), all; Martha Josephthal et al to Sam & Leopold Schuller, firm Schuller Bros, 215 Av A; from Apr15'15 to May1'21; Mar9'15. 1,000

Av A, 1610 (5:1582), nec 85th (No 507), str floors & cellars; Gesine Meinken to Herman M Meinken, 507 E 85; 15yf Jan2 '11; Mar10'15. 1,200

Av A, 1610, nec 85th (No 507); consent to asn Ls to Cath Bresnihan & ext of same to May1'27; same to same; Mar1; Mar10'15. nom

Av A, 1610, nec 85th (No 507); asn Ls; Herman H Meinken to Cath Bresnihan, 54 Plainfield av, East Rockaway, LI; May; Mar10'15. nom

Av D, 88-90 (2:363); asn Ls; Louis Ober, 279 E 7, to Max Reichman, 88-90 Av D; Feb20'13; Mar8'15. 90

Amsterdam av, 869 (7:1857), all; Marie Schmidt, of Maywood, NJ, to Louis Rodvein & ano, firm Rodvein & Elnhorn, 215 Col av; 3yf Mar1; Mar8'15. 1,320

Amsterdam av (7:1880), swc 109th, str & b; Annie Marder to Theo Holsten, 2632 8 av; 5yf May1; Mar8'15. 1,800

Amsterdam av, 1848 (7:2083), n str & b; Harriet C Bailey to Harry Cohn & Hyman Garfinkel, firm Cohn & Garfinkel, both at 1848 Ams av; 5yf Feb1'14; Mar10'15. 960

Amsterdam av (7:1981), ws, from Manhattan cst & 126th st, portion of the Curt Bldg; Cath G Burke & ano, TRSTES Francis P Burke & ano, to N Y Produce Exchange Bank, on premises; 5yf Jan1; 5y ren; Mar11'15. 1,600

Amsterdam av (8:2123-45), ws, at sl land Eliz B Jumel, runs w100xs50xe100 to av xn50 to beg, with use of 10 ft strip in rear, motion picture theatre, &c, & does not include the two strs on said plot; C & E Amusement Co, 261 Bway, to David Blank, 1316 Washington av & ano; 3yf Feb22; Mar5'15. 2,857 to 3,900

Bradhurst av, nec 150th, see 150th, 305-7 W.

Broadway, 1115 (3:826), 10th loft; Louis Borgenicht & ano, firm of Borgenicht, Kornreich & Co to Arthur D & Mayer Katcher, firm A D Katcher & Bro, 498 West End av; 3yf Feb1; Mar9'15. 10,000

Broadway, 1382 (3:813), nec 37th, str & b; James & Morgan Mfg Co, 1382 Bway, to J Canby Morgan, 120 E 40; from Feb12 '15 to Apr29'24; Mars'15. as per agmt

Broadway (4:1114), nec 61st, n str & str adj & part c; Jere J Campion, AGENT, to Hy M Ritscher, 23 Columbus av; 5yf May 1'14; Mar9'15. 4,500

Broadway (4:1114), nec 61st, same prop; asn of indemnity, etc, under Ls; Hy M Ritscher to Lion Brewery, 104 W 108; AT; Mar4; Mar9'15. nom

Broadway (4:1243), swc 96th, str, 16x 70; Jesse W Ehrich et al to New Cafe Co, 2559 Bway; 7 7-12yf Mar1; 7y ren; Mar8 '15. 4,500 to 6,000

Lenox av, 681 (7:2012), 3d str & b from swc 144th; Manuel Oppenheim to Peter Mendels, 90 3 av; 5yf Mar1; Mar5'15. 600

Madison av, 64 (3:857), "The Royal Lunch"; agmt to sub-let for balance of term in Ls recorded May15'14; Robt A Beshlian with Julius Mendelovitz, 280 E 10; Feb27; Mar5'15. nom

St Nicholas av, 1367 (8:2162), two firs over str; Wm J Coyle, 61 W 180, & Thos Mortimer, of Douglaston, LI, to Chu John, 463 Col av; 5yf Oct15'13; Sept15'13; Mar8 '15. 720

St Nicholas av, 1367; asn Ls recorded Nov29'11 & AT to chattels; Thos Mortimer to Hugo Kanrup; mtg $8,300; Oct8'14; Mar8'15. nom

St Nicholas av, 1413 (8:2162), str & b; G L Lawrence to Jno F Quinn & Jno F O'Hara, 1413 St Nicholas av; 5yf Oct1'14; Mar9'15. 3,600

St Nicholas av (7:1923), sec 118th, Hotel Cecil, all; Wm B Franke Realty Co to Heumanns Inc, a corpn, on premises; 15yf June1; Mar6'15. 10,000 to 11,500

St Nicholas av, nec 178th, see 178th, 599 W.

1ST av, 179 (2:453), str & b; Edw Rafter to Abr Goodman, 179 1 av; 5yf May1'12; Mar8'15. 2,400

2D av, 86 (2:446), cor str & b; Margt S Heydt to Sam Wald, 86 2 av; 3yf May1'16; Mar11'15. 1,800

2D av, 123 (2:463), two lower firs; Albt & Dora Sokolski to David Elfenbein, 107 2 av; 9 2-12yf Mar1; Mar8'15. 3,150 & 3,500

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2D av, 123 (2:463), sur Ls; Wm Katz, 123 2 av, to Albt Sokolski, 501 West End av, & ano; AT; Mar1; Mar6'15. nom

2D av (5:1554), sec 92d, str & pt b; Julia F Henes, 1209 Park av, to Geo Ringler & Co, 203 E 92; 5yf Feb1; Mar9'15. 1,440 & 1,500

2D av (6:1800), nec 123d, 40x100; cancellation of Ls; Herman Finck to Helen L Morris; AT; Jan30; Mar9'15. nom

2D av, 937 (5:1323), str & b; Abr Shane & ano to Monroe Spitz & David M Klein, on premises; 5yf May1'14; Mar11'15. 720

2D av, 1024 (5:1347), str & b; Eliz Bohnfalk, 221 E 52, to Laura Bogathy, 1038 2 av; 5yf May1; 5y ren; Mar8'15. 1,200

2D av, 1708 (5:1551), str fl, c & rear 4 rooms on fl above str; also 4 rooms on ss 2d fl above str; consent to asn Ls & ext of Ls from May1'15 to Apr30'21, at $1,500; Jno Bach, 402 E 136, & Otto Kiefer, 1708 2 av, to Ludwig Kuebler, 346 St Nicholas av; Mar4; Mar5'15. nom

2D av (3:901), ws, 30 s 21st, str; Cath Bremer, Orange, NJ, to Herman Groneberg, 359 2 av; 5yf May1; Mar5'15. 600

3D av, 39 (2:465), ses, 92 ne 9th, 23x70, the land; Hamilton Fish to Jno Sinnott, 232 S Front st, Phila, Pa; from Feb1'15 to July1'28, with rens; Mar8'15. taxes &c & 1,175

3D av, 1343-5 (5:1431); consent to asn Ls Brunelli Amusement Co, Inc, & acknowledgment of receipt of $2,000 as security for rents; Louis Keller, of Springfield, NJ, to Tiffany Operating Co; Mar6; Mar11'15. nom

3D av, 1431-3 (5:1526), sec 81st, cor str & b; Simon Oberfelder to Ely Schroeder, 222 E 84; 4 10-12yf Apr1; Mar10'15. 1,800

3D av, 1554-6 (5:1516), space in str, 10x25, & space in window; Alfd & Leopold Edelmuth, 1469 Lex av, to Benj Katzenstein, 1603 2 av; 5 1-2yf Apr1; Mar9'15. 1,200

3D av, 2274 (6:1772), all; Orello D Brown et al, TRSTES will Robt I Brown, to Anschel Bergman, 2274 3 av; 5yf May1; 5y ren; Mar11'15. 2,200

3D av, 2341 (6:1792), str fl & c; Jorge Canalizo, at Freeport, LI, to Wm Sudbrink, 2080 Bathgate av, Bronx; 5yf Mar1; Mar5'15. 1,200

5TH av, 181 (3:851), nec 22d, a str & pt b for cafe in Flatiron bldg; U S Realty & Impt Co to Chas M Kelly, 605 W 184; from Jan1 to Oct1'24; Mar10'15. 4,000 & 6,000

5TH av, nec 22d; asn Ls; Chas M Kelly to Flatiron Bar Corpn, 181 5 av; Oct30'14; Mar10'15. nom

5TH av, 290 (3:832), str & b; Irving E Raymond to Saml Schwartz's Sons & Co, 347 5 av; 1yf May1; 2yren $5,500 & $6,000; Mar9'15. 5,000

6TH av (3:820), sec 19th, runs e160x89 2 xw62.9xsw—xw85.8 to av xn116.3 to beg, the land; Wm W Astor, of London, Eng, to J E Greenhut Co, Inc, 294 6 av; 20yf May1; 2 rens of 20 yrs each; Mar8'15. taxes &c & 27,500

6TH av (3:821), nec 19th, 68.5x152.1x 72.4x152, the land; Wm W Astor, of London, England, to Isabelle A Robey, 202 Commonwealth av, Boston, Mass; 20yf May 1; 2 rens of 20y each; Mar5'15. taxes &c & 22,500

7TH av, 789 (5:1004), str & pt b; Mary J Cunningham, 46 Hamilton pl, to Jno Crowley, 1288 Ams av; 5yf Mar1; Mar8'15. 1,980

7TH av, 789; agmt modifying above Ls; same with same; Mar4; Mar8'15. nom

8TH av, 973 (4:1048); also 57TH ST, 301 W; asn Ls; American Purchasing Assn to City Real Estate Impt Corpn, 910 Col av; Jan20'14; Mar11'15. nom

8TH av, 2748 (7:2031), cor str & b; Josephine Goldsmith of Dallas, Texas, to Jno P Gannon, 221 W 20; 5 4-12yf Jan1; Mar9'15. 1,500 to 1,800

8TH av, 2748; asn Ls, bill of sale, etc; Jno P Gannon to Herbert W Crowder, 302 W 55; mtg $4,752.94; Mar8; Mar9'15. nom

9TH av, 154 (3:743), str & b; Margrette H Edgar, of Camden, NJ, to Howard M & Wm H Burns, 154 9 av; 10yf May1'13; Mar 8'15. 780

9TH av, 924 (4:1049); asn Ls; Jno J Curry to Hy M Ritscher, 23 Col av; mtg $——; Mar4; Mar9'15. nom

LEASES.

Borough of the Bronx.

Fox st, 1013 (10:2717); asn Ls; Jos Lowy, 961 Simpson, to Ludwig Herlitschek, 961 Simpson; Oct19'14; Mar5'15. nom

Fox st, 1013 (10:2717), cor str; Wm F Krumdieck & ano to Jos Lowy, 379 W 127; 5½yf Nov1'12; Mar5'15. 900 to 1,440

Rogers pl (10:2696), ws, 80 s 163d, 47x115; re mtg; Geo F Johnson to Grossman Bros & Rosenbaum, 98 Willow av; Mar8 '15. nom

Tiffany st, 1115 (10:2706), cor str; Marie Anderson (by atty) to Elias Austin, 1135 Intervale av; 5yf Feb1; Mar10'15. 600

173D st, 456 E (11:2905), ss, 45x100, all; Margt Shine, individ & as EXTRX Patk Shine & ano, to Claremont Boarding & Livery Stable Co, 456 E 173; from Aug 1'12 to Aug1'17; Mar10'15. 2,400

180TH st E (11:3128), ns, 50 w Vyse av, moving picture & airdrome; Arc Realty Co to Pictorium Amusement Co, Inc, 3 av & 161st; from Apr1'15 to Nov30'23; Mar8 '15. 3,600 to 6,500

Cambreleng av, swc Crescent av, see Crescent av, swc Cambreleng av.

Crescent av (11:3088), swc Cambrelling av, house & stable in rear; Martino Delisi to Carlo Portaluppi, 90 W 3; 2yf Apr1; Mar 10'15. 840

Crescent av, 614 (11:3072), str & c; Giuseppina Dellavalla to Ciro Buttacavoli, 614 Crescent av & ano; 3yf Jan1; Mar10'15. 444

Southern blvd, 463 (10:2582); asn Ls; Pasquale Porto to Jno Fata, 345 E 115; Mar6; Mar8'15. nom

Walker av, 2425 (*), str & 4 rooms; Lucy E Elliott to Gertrude Wiertz, 2425 Walker av; 2yf May1; Mar8'15. 360

Walker av, 2580 (*), asn Ls; Harry Kujawa to Adeline Kujawa, 2081 Vyse av; Mar5; Mar9'15. nom

Wilkins av, 1336 (11:2976), str & c; Matilda Kleban to Morris Lessman, 1850 3 av; from Nov1'14 to May1'18; Mar11'15. 1,200

Wilkins av, 1336 (11:2976), 2d & 3d fls; Matilda Kleban to Adolph Kellermann, 1336 Wilkins av; 5 5-12yf Dec1'14; Mar10 '15. 960

Wilkins av, 1338 (11:2976), all; Louis E Kleban to Max Federgreen, 1338 Wilkins av; 10yf Oct1'14; Mar10'15. 2,100

3D av, 2946 (9:2362); sur Ls; Ernst Warmbold to Adalena Bachmann, 637 Bergen av; Mar5'15. nom

3D av, 2946 (9:2362), all; Adalena Bachmann to Henry Gallweit, 2946 3 av; 5yf May1; Mar9'15. 2,100 to 2,400

3D av, 3048 (9:2364), south store; Margt M Daly to Ferdinand Gran, 3048 3 av; 3yf May1'14; Mar9'15. 660

MORTGAGES.

Borough of Manhattan.

MAR. 5, 6, 8, 9, 10 & 11.

Allen st, 200 (2:417), es, 97 s Houston, 25x87.6, except strip on ns, 0.9x87.6; PM; Mar2; Mar6'15; due Mar5'20, 5%; Jacob Kessler, 124 Allen, to Cicilie Namm, 82 Uister av, Walden, NY. 17,000

Bleecker st, 350-2 (2:620); sal Ls; pr mtg $——; Mar10; Mar11'15; demand, 6%; Jas A Boylan to Geo Ehret, 1197 Park av. 1,000

Broome st, 552 (2:491), ns, 150 e Varick, 25x84.4; Mar10; Mar11'15; 3y5%; Isaac G Johnson, of Yonkers, NY, to Frederica Wetterau, "The Meadows," South rd, Poughkeepsie, NY, extrx Jno B Wetterau. 18,000

Delancey st, 88 (2:410), ns, 32.6 e Orchard, 27.6x75; PM; pr mtg $27,000; Mar5; Mar8'15; due & int as per bond; Sussman Volk Co to Percival C Smith, 310 W 79. 7,000

Division st, 18 (1:289), ns, 146.5 e Bowery, 13.7x115.11x12.2x122.4; pr mtg $——; Jan22; Mar5'15; due Dec24'15, 6%; Saml Blecher, 18 Division, to Dora Spindler, 708 Av C, Bklyn. 3,000

Duane st, 139, see Thomas, 62-6.

Forsyth st, 174 (2:421), es, 129.2 n Rivington, 20.10x100; pr mtg $——; Mar1; Mar 5'15; 5y6%; Rebecca Lunitz, Julius Lunitz & Tinie, his wife, & Rose Mark to Saml Grodginsky, 51 E 96. 4,000

Greenwich st, 107 (1:51); ext of mtg for $11,000 to Feb3'18, 5%! Feb2; Mar11 '15; Geo F & Hy K Vingut, trstes Eliz F Floyd, with Cornelius Hayes, 79 Varick. nom

Greenwich st, 130 (1:54), ws, 50.6 s Cedar, 25.8x99.2; AT; Mar1; Mar8'15; 2y6%; August F Bowen, at Setauket, LI, to Allen W Evarts, 124 E 29. 1,500

Greenwich st, 611-5 (2:601), sec Leroy (Nos 120-6), 100.4x108.4x100x100; ext of mtg for $45,000 to Mar9'18, 5½%; Mar4; Mar9'15; D Comyn Moran & ano, exrs & Chas Moran, with Jno M Williams. nom

Harrison st, 18 (1:181); ext of mtg for $25,000 to Mar4'18, 5½%; Mar3; Mar5'15; Title Guar & Trust Co with Thos E & Alfred Lambly & Jno F Alpaugh, firm Lambly & Alpaugh. nom

Irving pl, 73, see 19th, 122 E.

Leroy st, 120-6, see Greenwich, 611-5.

Lewis st, 65 (2:328); ext of mtg for $13,000 to Oct19'17, 5½%; Mar4; Mar8'15; Josiah M Willets, at New Marlboro, Mass, with Max Brenner, 65 Lewis. nom

Macdougal st, 133 (2:543), nws, 106 sw 4th, 24.7x58.9; ext of mtg for $10,000 to Aug1'18, 5%; Mar1; Mar9'15; Frank M Gordon, exr Maria Habermann, with Jennie F Belardi, 137 Macdougal, & ano. nom

Montgomery st, 35-7 (1:268), es, 49.9 s Madison, 40x75x42.9x75.1; Mar10; Mar11'15; 3y5½%; Hebrew Kindergarten & Day Nursery to Helen M Kelly, 116 E 63. 25,000

Mott st, 163-5 (2:471); ext of mtg for $30,000 to Mar9'18, 5%; Mar9; Mar10'15; Emigrant Indust Savgs Bank with Jno Horn, 72 E 92, et al. nom

Perry st, 104 (2:621), ss, abt 80 e Hudson, 25x95; pr mtg $9,000; Mar8'15; 2y6%; Lenox Av Union Church to Gustave Neubeck, 669 9 av. 2,000

Pearl st, 476 (1:160), ns, abt 170 w Park row, 27x110x25x115, ws; AT; Mar9'15; 2y 6%; Geo Blatour, at Westfield, NJ, to Albt Mamlock, 230 W 103. 2,000

Ridge st, 132 (2:344), es, 67 s Stanton, 27x100; pr mtg $——; Mar1; Mar5'15; 5y 6%; Maurice Weingarten to Jacob Lunitz, 117 E 95. 3,000

Ridge st, 132; pr mtg $3,000; Mar1; Mar 5'15; 5y6%; same to Julius Lunitz, 219 Audubon av, et al. 4,000

St Marks pl, 37, see 2 av, 133.

Sheriff st, 94 (2:334), es, 100.4 s Stanton, 25.8x100; Mar11'15; 5y5%; Rachel Gross to Louis S Brush, 719 5 av. 21,000

Spring st, 195-9 (2:503), nec Sullivan (Nos 93-5), 46.3x75; Mar4; Mar5'15; 3y6%; Sol Alter to Isaac Cohen, 315 Central Park W. 4,000

Suffolk st, 64-6 (2:347); sal Ls; Mar1; Mar9'15; demand, 6%; Julius Miller to Lion Brewery, 104 W 108. 500

Sullivan st, 93-5, see Spring, 195-9.

Sullivan st, 231 (2:539); sobrn of mtg $1,000 to mtg for $12,000; Mar5; Mar8'15; Antonio Crecca with Sebastiano Crecca, 231 Sullivan. nom

Thomas st, 62-6 (1:147), ss, 200 w Church, runs s100xw25xs75 to ns Duane (No 139), xw25xn75xw25xn100 to Thomas xe75 to beg; Mar4; Mar6'15; due Feb21'16, 5%; The Bates Brothers Real Estate Co to Bowery Savings Bank, 128 Bowery. 10,000

Thomas st, 62-6; also DUANE ST, 139; consent of stockholders to mtg of $10,000; Mar3; Mar6'15; same to same.

Thomas st, 62-6; also DUANE ST, 139; certf as to mtg of $10,000; Mar4; Mar6'15; same to same.

Water st, 124 (1:39), ws, 87.5 ne Wall, 19x82x18.10x59.6; Mar5; Mar11'15; due Mar 10'20, 5½%; Jno A Peck, of Pelham Manor, NY, to Seamens Bank for Savgs, 76 Wall. 10,000

2D st, 175-9 E (2:397), ss, 294.5 w Av B, 53.3x100.11; pr mtg $45,000; Mar11'15; due Sept11'17, 6%; Mathilda White, 220 W 98, to Michele Giacini, 2085 2 av. 6,000

13TH st, 618-20 E (2:395), ss, 243 e Av B, 50x103.3; leasehold; Sept6'13; Mar5'15; demand, 6%; Margt Brady to Jacob Fawel, 50 Lower Lincoln av, Oceanside, LI. 1,500

19TH st, 122 E (3:874), swc Irving pl (No 73), 25x92; pr mtg $75,000; Mar9'15; due Jan1'17, 6%; Olivia B Halsey to Clarence H Blackall, 16 Chauncey, Cambridge, Mass. 2,500

20TH st, 334 E (3:925), ss, 240 w 1 av, 20x92; ext of mtg for $12,000 to Mar1'20, 5%; Dec19; Mar8'15; Slovak Evangelical Congregation of the Augsburg Confession of the Holy Trinity of City of N Y with Cath A McL Donovan, 244 E 20. nom

21ST st, 100 E, see 4 av, 257-65.

22D st E, nec 5 av, see 5 av, 181.

23D st, 121 E (3:879), nes, 240.6 se 4 av, 28x110; pr mtg $78,000; Feb27; Mar10'15; due & int as per bond; Brookside Realty Co, 51 Chambers, to Saml Isaacs, 145 W 125. 3,000

23D st, 371-3 W, see 9 av, 212.

24TH st, 304-6 E (3:929); agmt as to bond for performance of certain requirements by Max Hirsch which does not exceed $10,000; Mar5; Mar6'15; Isidore Hirsch, 1361 Mad av, with Sir Courtenay W Bennett, his Britanic Majesty's Consul General, 17 State.

24TH st, 23 W (3:826); ext of mtg for $25,000 to Mar15'16, 5%; Mar10'15; Emigrant Indust Savgs Bank with Harriet I H Brainerd, of Portland, Conn. nom

28TH st, 539-45 W (3:700), ns, 200 e 11 av, 100x98.9; leasehold; Mar10'15; 2y6%; Henry Hencken, 332 W 28, to Marie M I De Courval, at Paris, France. 10,000

29TH st, 319-21 E (3:935), ns, 240 e 2 av, 35x98.9; PM; Mar4; Mar5'15; due & int as per bond; Helen Norris, of Bklyn, to Lawyers Mtg Co. 31,000

29TH st, 319-21 E (3:935), ns, 240 e 2 av, 35x98.9; pr mtg $——; Mar1; Mar9'15; 3y 6%; Helen Norris, of Bklyn, to Timothy F Fay, 208 Bay 28, Bklyn. 3,000

31ST st, 132 W (3:836); ext of mtg for $34,000 to Mar1'18, 5%; Mar3; Mar10'15; Augustus B Field, at Sterlington, NY, et al, trstes for Maunsell B Field, will of Frances P Field, with Robt W Tailer, at Richfield Springs, NY. nom

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; sobrn of mtg for $28,500 to mtg for $700,000, not exceeding $605,000; Mar9; Mar10'15; 406 West 31st St Co, 80 Maiden la, & ano, owner, & Hosmer J Barrett, 718 5 av, mortgagee, with City Mtg Co, 15 Wall. nom

31ST st, 406-26 W; sobrn of mtg for $235,000 to mtg for $700,000, not exceeding $605,000; Mar9; Mar10'15; same with same. nom

36TH st, 149 E (3:892), ns, 200 e Lex av, 19x98.9; AT; bldg loan; Mar8; Mar9'15; due & int as per bond; Christine, wife of & Wallace Straiton, 16 W 104, to Susanna Sands, 149 E 36. 1,000

36TH st, 149 E; agmt as to conditions in bldg loan mtg &c; Mar8; Mar9'15; same with same.

38TH st, 44-6 W (3:839), ss, 329 e 6 av, 41x98.9; certf as to mtg $90,000; Mar3; Mar 5'15; Rivoli Realty Co to Irving Savgs Inst, 115 Chambers. nom

38TH st, 344-52 W (3:761), ss, 100 e 9 av, runs s49.5xw100 to es 9 av (No 496) xs 24.8xe100xs24.8xe125xn98.9 to st xw125 to beg; pr mtg $218,000; Mar8'15; 5y5½ & 6%; Geo Kern to Elsie K Powell, 130 E 70. 50,000

39TH st, 306 W (3:762), ss, 100 w 8 av, 25x98.9; Mar8'15; due & int as per bond; Gerson Mordo & David Mordo to Title Guar & Trust Co. 12,000

42D st, 603 W, see 44th, 602 W.

44TH st, 350 W (4:1034), ss, 175 e 9 av, 25x100.4; PM; Mar4; Mar5'15; 5y5%; Dykes Lumber Co, 137 W 24, to Emigrant Indust Savgs Bank. 9,000

44TH st, 350 W; certf as to mtg $9,000; Mar2; Mar5'15; same to same.

44TH st, 602 W (mtge), also 42D ST, 603 W; also 44TH ST, 262-4 (Bklyn); consent of stockholders to chattel mtg for $5,000; Mar9; Mar10'15; same to same.

50TH st, 243 E (5:1324), ns, 157 w 2 av, 17x100.5; PM; Mar10; Mar11'15; due & int as per bond; Jos Schur to Title Guar & Trust Co. 3,000

50TH st, 243 W (4:1022); ext of mtg for $27,500 to Feb9'18, 5%; Feb9; Mar11'15; Geo F Vingut, at Setauket, LI, & Hy K Vingut, at St James, LI, trstes of Eliz F Floyd, with Jno Laimbeer, 105 W 86. nom

52D st, 130 W (4:1004); sal Ls; Jan7; Mar10'15; demand, 6%; Stephen & Jno O'Shea, of Bronx, to Lion Brewery, 104 W 108. 2,973.15

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53D st, 244 E (5:1325); ext of mtg for $6,500 to Oct16'16, 5½%; Oct26'14; Marl1 '15; Josephine E T Williamson, of Southold, LI, with Gabriel Brenauer, 242 E 53. nom

54TH st, 509 W (4:1086), ns, 125 w 10 av, 25x100.5; ext of mtg for $10,000 to Mar 1'20, 5%; Mar1; Mar5'15; Catharina E Neher, 341 W 51, extrx Francis Neher, with Nicholas Simermeyer, 509 W 54, et al. nom

58TH st, 50 E (misc); certf as to chattel mtg for $——; Mar9; Mar10'15; 50 E 58th St, Inc, at 50 E 58, to Swetland Realty Co. nom

58TH st, 418 E (5:1369), ss, 361.5 w Av A, 20x84; pr mtg $——; Mar6; Mar8'15; due May1'17, 6%; Rosella Hirschfeld, 418 E 58, to Geo Thompson, 1879 Lex av. 1,000

65TH st, 108 W (4:1136); ext of mtg for $15,000 to Feb1'17, 5½; Mar9; Mar10'15; Juliet P Turner, 108 W 89, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes Albt A Kingsland, will of Ambrose C Kingsland. nom

70TH st, S W (4:1122), ss, 129 w Central Park W, 21x100.5; ext of mtg for $25,000 to Mar16'20, 5%; Mar10'15; Chas Bernstein, 127 W 75, & ano, with Jas Stern, 8 W 70. nom

71ST st, 67 W (4:1124), ns, 90 e Col av, 21x102.2; Mar2; Mar8'15; 3y5%; Mary A Mortimer to Sylvester Pope, 424 Central Park West, et al, trstes will Josephine L Peyton. 28,000

71ST st W, ns, abt 495 w West End av, see 72d, 344 W.

72D st, 344 W (4:1183), ss, 495 w West End av, runs s102.2xe20xs102.2 to ns 71s xw88.8 to land N Y C & H R R R Co xn— to 72d xe101.3 to beg; Mar3; Mar11'15; 1y 6%; 59th St Real Estate Co to Albt I Sire, at Morristown, NJ. 21,500

74TH st, 403 E (5:1469), ns, 101 e 1 av, 28x92.8x28.6x97.1; pr mtg $——; Mar9; Mar 10'15; 2y or sooner, 6%; Meyer H Ullmann to Pauline Fischer, 1790 Ams av. 2,000

75TH st, 301-3 W, see West End av, 321-7.

75TH st, 305 W (4:1185), ns, 100 w West End av, 23x102.2; PM; Mar9; Mar10'15; 1y or sooner, 5%; Charmion Constn Co, 2309 Bway, to Clara L Bucknall, at Glen Cove, LI. gold 33,500

75TH st, 307 W (4:1185), ns, 123 w West End av, 19x102.2; PM; pr mtg $20,000; Mar 9; Mar10'15; due & int as per bond; Charmion Constn Co, 2309 Bway, to Daisy P Hodgman, 307 W 75. 6,400

77TH st, 210 W (4:1168), ss, 165 w Ams av, 25x102.2; Mar5'15; 3y5%; Wm A Williams & Matilda, his wife & Kath M Williams to American Mtg Co. 17,000

78TH st, 118 E (5:1412); ext of mtg for $17,000 to Mar8'18, 5%; Mar9'15; Lawyers Title & Trust Co with Jno H Campbell, 118 E 78. nom

79TH st, 309 E (5:1542); ext of mtg for $2,000 to Mar30'18, 6%; pr mtg $——; Mar 9; Mar10'15; Benj Maier with Biri Weiss. nom

79TH st, 421 E (5:1559); ext of mtge for $9,000 to Feb16'18, 5%; Feb27; Mar10'15; Pauline Mueller, 421 E 79, with Archibald H M Sinclair, at Thurso Castle, Caithness, Scotland. nom

80TH st, 443 E (5:1560), ns, 156.2 w Av A, 18.2x102.2; Jan23; Mar8'15; 3y6%; Augusta P Price, of Bklyn, to Wladyslaw Bacynski, 150 Chestnut, Bklyn. 1,200

81ST st E, sec 3 av, see 3 av, 1431-3.

85TH st E, nec Av A, see Av A, 1610.

86TH st, 36 W (4:1199); certf as to reduction of mtg for $45,000 & there now remains unpaid $33,000 at 5%; Mar4; Mar 6'15; isaac Kaminsky, 1113 Forest av, Bronx, to Horace A Saks, 60 E 73. ——

87TH st, 101 W, see Col av, 560-4.

88TH st, 405 E (5:1568), ns, 86 e 1 av, 20x125.10; Mar8; Mar9'15; due & int as per bond; Morris Schlossman, 339 E 79, to Max M Schlossman, 53 Hamilton ter. 3,000

91ST st, 76 E (5:1502), ss, 82.2 w Park av, 19.8x100.8; Mar11'15; due Nov1'20, int as per bond; Lillian Sims, 76 E 91, to National Academy of Design, 145 W 109. 17,500

93D st, 139 W (4:1224), ns, 381.3 w Col av, 18.9x97.1 to cl Apthorps lane x18.9x96.3; Mar3; Mar6'15, 3y5%; Hy L Butler of Bklyn to Bowery Savgs Bank, 128 Bowery. 4,000

95TH st, 206 W (4:1242), ss, 100 w Ams av, 62.4x100.10x56x100.8; ext of mtg for $80,000 to Mar5'18, 5½%; Mar5'15; N Y Title Ins Co, a corpn, 135 Bway, with Cornelia H Coffin, 301 W 106. % nom

98TH st, 33 W (7:1834), ns, 375 e Col av, 25x100.11; Mar8; Mar9'15; 5y5%; A Edw Kling, 33 W 98, to Union Square Savgs Bank, 20 Union sq. 4,000

98TH st, 64 W (7:1833), ss, 100 e Col av, 25x100.11; PM; Mar10'15; due & int as per bond; A Edw Kling, 33 W 98, to Julia E Cameron, 31 E 38. 18,000

102D st, 175 W (7:1857); ext of mtg for $16,000 to Mar8'21, 5%; Mar5; Mar8'15; Mary Murray to Adolph B Ansbacher, 135 Central Park W. nom

105TH st, 18-20 E (6:1610); ext of mtg for $11,000 to Nov1'18, 5%; Feb6; Mar8'15; Fredk G Mead, at Ossining, NY, & ano, trstes will Robt G Mead, with Morris Gordon, 46½ 13 av, Bklyn, & ano. nom

107TH st, 66 W (7:1842), ss, 148.9 e Col av, 48.9x100.11; secures performance of conditions in Ls of part of bldg at Bway, nec 53d; pr mtg $50,000; Mar9; Mar10'15; due & int as per bond; Jos Shenk, 66 W 107, to Bway & 53d St Co, 108 W 43. 10,000

113TH st, 17 E (6:1619); ext of mtg for $18,500 to Feb14'18, 5%; Feb25; Mar8'15; Max H Schwartz, individ et al, exrs Albt Brandt, decd, et al, with Edith Scholle, 11 E 76. nom

115TH st, 353 W (7:1849), ns, 50 w Manhattan av, 25x100.11; ½ pt; pr mtg $16,000; Mar1; Mar9'15; due & int as per bond; Jno M Riehle to Philip Wagner, of Yonkers, NY. 2,000

116TH st, 245 E (6:1666), ns, 110 w 2 av, 16.8x100.11; ext of mtg for $7,000 to Mar1 '18, 5½%; Mar4; Mar6'15; Jos C Schramm, 914 West End av, with Sarah Ressler, 174-6 Canal. nom

118TH st, 217 E (6:1783); ext of mtg for $7,000 to Mar4'18, 6%; Mar2; Mar11'15; Title Guar & Trust Co with Christopher Pitkin Co, 378 Grand. nom

118TH st W, sec St Nicholas av, see St Nicholas av, sec 118.

119TH st, 311 E (6:1796), ns, 131.9 e 2 av, 18.9x100.11; pr mtg $6,000; Feb27; Mar 5'15; due & int as per bond; Vito Contessa Realty Co to Enrico Viggiani, 2167 1 av. 2,000

119TH st, 355 W (7:1946), ns, 100 w Manhattan av, 19.1x100.11; Mar10'15; due & int as per bond; Frances M Cavanaugh, 47 Washington sq S, to Susan E & Hazel Montanye, both at Portland, Me. 6,000

122D st, 502-4 W (7:1976), ss, 100 w Ams av, 50x95.11; pr mtg $——; Feb25; Mar5'15; due Mar5'17, 6%; May C Knowles to Henrietta Pohs, 315 Decatur, Bklyn. 4,000

122D st W, nwc St Nicholas av, see St Nicholas av, 241-7.

123D st, 30 W (6:1721), ss, 74 e Lenox av, 18x90.10; Mar2; Mar5'15; 5y or sooner, 5%; Andw E, Jos T & Albt Van Loan, all of NY, Wm W Van Loan, of Bklyn, & Louise Naisawald, of Garden City, LI, to Lawyers Title & Trust Co. 1,500

126TH st, 73 W (6:1724); ext of mtg for $9,500 to Mar1'20, 5%; Mar4; Mar5'15; Adeline Jacoby, 1239 Mad av, with Henry Bennett, 124 E 91. nom

127TH st, 282 W (7:1932), ss, 100 e 8 av, 15x99.11; PM; pr mtg $7,000; Mar8; Mar8 '15; due Jan1'17, without int; Frank Hayden to Eliz S Reynolds, 2 St Nicholas pl. 500

138TH st, 104-6 W (7:2006), ss, 100 w Lenox av, 50x99.11; Mar5; Mar6'15; 3y6%; Clara M Bauer, 300 E 6, to Chas Dorn, 361 3 av & ano. 4,000

138TH st, 145 W, see 7 av, 2361.

140TH st W, ns, 251.6 e 7 av, see 140th, 161-9 W.

140TH st, 161-9 W (7:2009), ns, 137.6 e 7 av, 114x99.11; also 140TH ST W (7:2009), ns, 251.6 e 7 av, 12.6x99.11; pr mtg $170,000; Feb25; Mar10'15; due Mar1'18, 6%; Rossmore Holding Co to Bennett Sanberg, 943 Sherman av, Bronx. 18,000

140TH st, 161-9 W; certf as to mtg $18,000; Feb25; Mar10'15; same to same. ——

141ST st, 220 W (7:2026); ext of mtg for $22,000 to Mar9'18, 5½%; Mar9; Mar 11'15; Title Guar & Trust Co with Fredk H Ehlen, 215 W 101. nom

149TH st, 248-50 W (7:2034), ss, 140 e 8 av, 40x99.11; pr mtg $——; Mar3; Mar10 '15; 3y6%; Maurice Cohen, nwc Pennsylvania & Carpenter avs, Yonkers, NY, to Hy W Dazian, 2508 Bway. 7,000

169TH st, 701 W, see Ft Washington av, ws, 100 s 170.

184TH st, 514-6 W (8:2155); ext of mtg for $75,000 to Mar10'20, 5%; Mar2; Mar10 '15; Margt A Howard, Hotel San Remo, 74th St & Central Park W, with West 184th St Constn Co, 35 Nassau. nom

204TH st W (8:2241), nes, 125 nw Bway, 75x100; bldg loan; pr mtg $20,000; Mar8; Mar9'15; 1y6%; 204th St Corpn, 836 Westchester av, Bronx, to Max Marx, 419 Convent av. 42,500

204TH st W (8:2241); same prop; certf as to mtg $42,500; Mar8; Mar9'15; same to same. ——

204TH st W (8:2241); same prop; PM; pr mtg $9,000; Mar8; Mar9'15; 1y6%; same to same. 11,000

Av A, 1610 (5:1582), nec 85th; sal Ls; Mar9; Mar10'15; demand, 6%; Cath Bresnihan to Geo Ehret, 1197 Park av. 4,500

Av A, 1610, nec 85th; sal Ls; pr mtg $4,500; Mar9; Mar10'15; 88 notes, installs, 6%; same to Herman H Meinken, 507 E 85. 7,000

Columbus av, 560-4 (4:1218), nwc 87th (No 101), 100.8x25; AT; pr mtg $35,000; Mar5; Mar9'15; due & int as per bond; Geo A Henriquez, of Havana, Cuba; Richd A Henriquez, of Long Branch, NJ, & Chas L Henriquez, 13 W 88, to Theo Greentree, 201 W 78. 3,000

Columbus av, 971 (7:1843); ext of mtg for $23,000 to Mar5'20, 5%; Mar5'15; Emigrant Indust Savgs Bank with Flow Realty Co, 764 West End av. nom

Fort Washington av (8:2139), ws, 100 s 170th, runs w98.5xs106.7 to 169th (No 701) xse113.11 to av xnw13.3xn along av 95.10 to beg, except pt for 169th; ext of mtg for $12,000 to Mar1'16, 6%; pr mtg $——; Mar 5; Mar9'15; Belle Hazen Realty Co, 516 5 av, with Isidor Reis, 68 Lenox av. nom

Lexington av, 714 (6:1312), ws, 60.5 s 58th, 20x68.9; pr mtg $19,000; Mar11'15; due Apr20'17, 6%; Lena & Morris Blum to Mayer Katzenberg, 206 E 60. 4,000

Madison av, 1849 (6:1747); ext of mtg for $7,500 to Mar8'20, 5%; Mar8; Mar10'15; Emigrant Indust Savgs Bank with Frossie Sheckter, 1849 Mad av. nom

St Nicholas av (7:1923), sec 118th, Hotel Cecil, lease, chattels, &c; Mar3; Mar6'15; demand, 6%; Heuman Inc, a corpn, to Geo C Engel Co, 123 Barclay. note 7,000

St Nicholas av (7:1923), sec 118th, same prop; certf as to mtg $7,000; Mar3; Mar6 '15; same to same. ——

St Nicholas av, 241-7 (7:1949), nwc 122d, 118.5x62.2x100.11x124.2; receipt for $1,250 on A/c mtg $20,000, balance due $17,500; Mar5'15; Wm M Moore to Hancock Constn Co, 530 Manhattan av. ——

St Nicholas av, 1413 (8:2162); sal Ls, Mar9'15; demand, 6%, Jno F Quinn & Jno F O'Hara to Beadleston & Woerz, 291 W 10. 4,000

West End av, 321-7 (4:1185), nwc 75th (Nos 301-3), runs n85xw70xn20xw20xs105 to 75th xe100 to beg, PM; pr mtg $142,000, Mar9, Mar10'15; due Mar9'17 or sooner, int as per bond; Charmion Constn Co, 2309 Bway, to Frank Bradley, 303 W 75. 123,000

West End av, 329 (4:1185), ws, 85 n 75th, 20x75; PM; Mar9, Mar10'15; due & int as per bond; Charmion Constn Co, 2309 Bway, to Hy G Vogel, 329 West End av. 33,000

West End av, 443 (4:1244), ws, 22 n 81st, 20x66; Mar9'15; due & int as per bond; Edw G Whitaker to Title Guar & Trust Co. 9,000

1ST av, 1468 (5:1471), es, 62.2 n 76th, 20x69; ext of mtg for $10,000 to Feb1'20, 5%; Feb17; Mar8'15; Rudolph Seglowitz, 1482 1 av, with Minnie S Herrmann, 979 Park av. nom

2D av, 120 (2:449); ext of mtg for $25,000 to Feb19'18, 5%; Feb25; Mar9'15; The Society of the Lying-in Hospital in City N Y with Cornelia L O Kent, at New City, NY.

2D av, 120 (2:449), es, abt 30 n 7th, 26.8 x120; pr mtg $25,000; Feb25; Mar5'15; due & int as per bond; Cornelia L O Kent, of New City, NY, to Society of the Lying-in Hospital, on 2 av, bet 17th & 18th. 3,000

2D av, 133 (2:464), nwc St Marks pl (No 37), 48x120; leasehold; Aug20'14; Mar6'15; due & int as per bond; 37 St Marks Place Corpn, 63 Park Row, to Aaron Warteltz, 95 W 119. 20,000

2D av, 2026 (6:1676), es, 25.11 n 104th, 25x75; PM; Mar11'15; due & int as per bond; Biaggio Mele, 24 City Hall pl, to Moses Aufses, 118 E 73. 13,000

2D av, 2026; PM; Mar11'15; due & int as per bond; same to same. 500

3D av, 1225 (5:1425) ext of mtg for $12,000 to Jan31'18, 5%; Mar1; Mar6'15; Louise M Gordon with Wm I Magill, 131 W 74. nom

3D av, 1431-3 (5:1526), sec 81st; sal Ls; Mar9; Mar10'15; demand, 6%; Hy Schroeder to Lion Brewery, 104 W 108. 5,249.36

4TH av, 257-65 (3:876), sec 21st (No 100), 115x90; certf of payment of $25,000 on a/c of mtg for $1,100,000 & reduction of same to $1,075,000; Mar1; Mar5'15; Metropolitan Life Ins Co to J H & C K Eagle Inc.

5TH av, 181 (3:851), ss 22d, str & pt b for cafe in Flatiron Bldg; sal Ls; Mar9; Mar10'15; demand, 6%; Flatiron Bar Corpn to Lion Brewery, 104 W 108. 2,500

5TH av, 181 (3:851), nec 22d; same prop; certf as to mtg for $2,500; Mar9; Mar10'15; same to same. ——

5TH av, 1445 (6:1623); ext of mtg for $18,000 to Mar29'17, 5%; Mar9; Mar10'15; Raphael Lyons, at Woodmere, LI, with Fredk de P Foster, at Tuxedo Park, NY, & ano, trstes Evelina W Strong, will Julia Bedell. nom

6TH av, 798 (5:1261), es, 40.5 n 45th, 20 x60; Mar3; Mar6'15; due & int as per bond; Sarah C Clarke to Title Guar & Trust Co, a corpn, 176 Bway. 20,000

7TH av, 789 (4:1004); sal Ls; secures indebtedness of $2,000; Mar8'15; demand, 6%; Jno F Crowley, 1288 Ams av, to F & M Schaefer Brewing Co, 114 E 51. 500

7TH av, 1962 (7:1924), ws, 26 n 118th, 24.11x100; Mar8'15; 5y5%; Sandford Realty Co to Lawyers Title & Trust Co. 23,000

7TH av, 1962; certf as to mtg $23,000; Mar5; Mar8'15; same to same. ——

7TH av, 2361 (7:2007), nec 138th (No 145), 25x100; pr mtg $32,000; Mar9; Mar 10'15; demand, 6%; Mary & Jno Woytisek to Louise V Heintz, 32 Mt Morris Park W. 5,000

8TH av, 2748 (7:2031); sal Ls; Mar8; Mar 9'15; demand, 6%; Jno P Gannon, 221 W 20, to P Ballantine & Sons, 55 Freeman, Newark, NJ. note 4,752.94

9TH av, 212 (3:747), nec 23d (Nos 371-3), 22x65; ext of mtg for $30,000 to Mar6'18, 5%; Feb19; Mar5'15; Edwin W Lancaster, 536 Mad av, with Eugene P Clark et al, exrs & Park Clark. nom

9TH av, 496, see 38th, 344-52 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

67TH st (Bklyn), sec 21 av, 24x100; also 67TH ST (Bklyn), ss, 48 e 21 av, 24x100; also 67TH ST (Bklyn), ss, 120 e 21 av, 24 x100; also 67TH ST (Bklyn), ns, 48 e 21 av, 24x100; also 67TH ST (Bklyn), ns, 144 e 21 av, 96x100; also 67TH ST (Bklyn), ns, 264 e 21 av, 72x100; also 67TH ST (Bklyn), ns, 456 e 21 av, 24x100; also 67TH ST (Bklyn), ns, 552 e 21 av, 24x100; certf as to mtg for $42,250; Mar4; Mar11'15; Alco Bldg Co to Lawyers Mtg Co. ——

Assign (misc) of all RT&I as heir of in estate of Eliz M Barry, decd, to secure $1,500; Mar6; Mar10'15; due as per agmt, 6%; Wm A Barry, 524 5 av, to Jno J Barry, 27 Chester ct, Bklyn. nom

Corpn, foot of Q (misc); certf as to mtg $500; Feb19; Mar8'15; Napoli Bldg Co, Inc, to Lawrence Kanimski. ——

Certf (misc) as to mtg $——; Mar6; Mar8'15; Cafe Laloy, Inc, to Henriette M Laloy. ——

Certf (misc) as to mtg for $——; Mar 2; Mar10'15; Columbia Cleaning & Dyeing Works, Inc, to Fannie D David. ——

Pier at foot W 131st, N R (7:2004), with s ½ bulkhead bet piers at foot W 132d & 131st; also s ½ of the outer 700 ft of pier at foot W 40th; also agmt bet Manhattan Navigation Co to Fleming & Emerson dated Mar12'13; asn Ls by way of mtg as per statement filed & rec tax of $110 paid; Apr1'14; Mar8'15; Manhattan Navigation Co to Gotham National Bank of NY, 1819 Bway. nom

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Pier at foot 131st, N R; also s ½ of outer 700 ft of pier at foot W 40th; same prop; AT; asn above Ls; Oct1'14; Mar8 '15; Gotham National Bank of N Y to Colonial Navigation Co, pier 39, N R. nom

N ½ pier (new) 39, N R (2:656), near foot of Houston, with bulkhead extdg 94 ft n therefrom; AT; asn Ls by way of mtg as supplemtntal to another asn Ls of even date (see pier at foot W 131st, NR, &c); Apr1'14; Mar8'15; N Y R R & Steamboat Terminal Co, Inc, to Gotham Natl Bank of N Y, 1819 Bway. nom

N ½ pier (new) 39, NR; same prop; AT; asn above Ls; Oct1'14; Mar8'15; Gotham National Bank of N Y to Colonial Navigation Co, at pier 39, NR. nom

MORTGAGES.

Borough of the Bronx.

Charlotte st, nec at nws Seabury pl, see Seabury pl, nws at nes Charlotte.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe15xs17.1xse91.9 to ws Stebbins av xn54.1 to st xn47.3 to beg; ext of $45,000 mtg to Mar4'20, at 5½%; Mar3; Mar8'15; Lawyers Mtg Co with Jno Sonsin Co, Inc, 1344 Bristow. nom

Clinton pl, 60 (11:3207); ext of $3,000 mtg to Mar1'-8 at 5½%; Mar1; Mar9'15; Astor Trust Co, trste Herman B Lanfer, with Chas J Ivimey, 60 Clinton pl. nom

Faile st, 617 (10:2769), ws, 125 n Randall av, 25x100; Mar5; Mar6'15; 3y5½%; Mitchell-McDermott Constn Co to N Y Mtg & Security Co, 135 Bway. 4,500

Faile st, 617; certf as to above mtg; Mar5; Mar6'15; same to same. ——

Faile st, 621 (10:2769), ws, 175 n Randall, 25x100; Mar5; Mar6'15; 3y5½%; Mitchell-McDermott Constn Co to N Y Mtg & Security Co, 135 Bway. 4,500

Faile st, 621; certf as to above mtg; Mar5; Mar6'15; same to same. ——

Fox st, nec Av St John, see Av St John, nec Fox.

Hancock st (*), ws, 418.9 n Van Nest av, 18.9x100; PM; Mar10; Mar11'15; due Apr1'18, 6%; Jno B Dosso, 1742 Adam, to Fishkill Savgs Institute, at Fishkill, NY. 500

Minford pl (11:2977), ws, 93.6 s 172d, 31.6x100; ext of $13,000 mtg to Feb1'18 at 5%; Feb16; Mar6'15; Jno Brew with Germania Life Ins Co. nom

Poplar st (*), ss, 151.4 e Forest, 25.2x 106.7x25x105.3; Mar10; Mar11'15; due, &c, as per bond; Laura E Jones & Saml A Basscert to North Side Mtg Corpn, 391 E 149. 3,250

Rogers pl, 889 (10:2696); sobrn agmt; Mar6; Mar8'15; Grossman Bros & Rosenbaum, a corp, & Annie Hayes, with City Mtg & N Y Trust Co. nom

Seabury pl (11:2966), nws at nes Charlotte, 149.1x100x110.7, gore; certf as to mtg $52,000; Feb6; Mar6'15; Seabury Constn Co Inc to Rockland Realty Co, 509 Willis av.

138TH st, 628 E (10:2550); ext of $28,000 mtg to Mar10'20 at 5%; Mar10'15; Emigrant Indus Savgs Bank, a corpn, 51 Chambers, with Victor Zeman, 3204 3 av. nom

139TH st, 308 E (9:2414), ss, 75 w Alex av, 18.9x100; pr mtg $7,500; Mar6; Mar8'15; due &c as per bond; Hjalmer Lindberg, 249 Kingsbridge rd E, to Thos D Malcolm Constn Co, 3651 3 av. 1,500

139TH st E, sec Brook av, see Brook av, sec 139.

143D st, 468 E (9:2287), ss, 625.7 e Willis av, 31.1x115.10x43.10x112; PM; pr mtg $10,000; Mar3; Mar8'15; due &c as per bond; Ellen & Helen M Kearns to Thos J Donlon, Irvington, NY. 3,000

146TH st E (10:2727), ss, 200 e Leggett av, 50x100; Mar10'15; 3y6%; Jno E Higgins to Willard T Andariese, 499 3 av, LI City, NY. 2,200

158TH st E (9:2379), ss, 200 w Elton av, 25x100, except pt for st; PM; Mar11'15; 5y 6%; Mary, wife J Alfred Moore, 403 E 157, to Jno Sonner, 418 E 158. 5,000

163D st, 890-6 E (10:2696), sobrn agmt; Mar6; Mar10'15; Grossman Bros & Rosenbaum, 98 Willow av, & Annie Hayes, 805 4 av, College Pt, with City Mtg Co & N Y Trust Co. nom

163D st, 890-6 E; ext of $50,000 mtg to Mar9'20 at 5½%; Mar9; Mar10'15; Josiah H De Witt gdn Helen A De Witt with Grossman Bros & Rosenbaum, 98 Willow av. nom

163D st E (9:2423), ns, 44.2 e College av, 38x85; ext of $2,500 mtg to Jan27'17 at 6%; Jan28; Mar8'15; Adeline V Shaw, 24 E 78, with Columbia Constn Co, 3210 3 av. nom

165TH st E, sec Washington av, see Washington av, sec 165.

167TH st E, nec Washington av, see Washington av, nec 167.

175TH st W (11:2876), ss, 296.8 w McCombs rd, 25x200 to Featherbed la; Mar 10'15; due, &c, as per bond; Jno G Dutt to Christoph Glock, 1062 Jackson av. 2,000

176TH st E, swc Clinton av, see Clinton av, swc 176.

178TH st, 540 E (11:3060), ss, 115.7 e 3 av, 25x100; pr mtg $——; Mar1; Mar6'15; 1 y6%; Henry Lachorst to Meyer Abraham, 17 S Elliott pl, Bklyn. 500

179TH st E, sec Walton av, see Walton av, sec 179.

181ST st W, sec Grand av, see Grand av, sec 181.

181ST st E (11:3041), ns, 250 e Park av, 50x112.6, except pt for st; Mar6; Mar8'15; 5y5%; Martin Lang & Fanny Dyer to Emigrant Indust Savgs Bank. 3,000

187TH st, 470 E (11:3040-3041), ss, 101 w Wash av, 40x100; PM; pr mtg $——; Mar 4; Mar5'15; 2y6%; Lawrence Davis, Newark, NJ, to T T Reid Constn Co, 2 Rutledge av, East Orange, NJ. 2,000

187TH st, 476 E, see Washington av, 2403-7.

190TH st E (11:3174), ss, 118.6 e Morris av, 50x142.6x50x141.6, es; ext of $40,000 mtg to Mar9'20 at 5%; Mar9; Mar10'15; Irving Savings Instn with Arthel Realty Co, 335 E 142. nom

194TH st E, nwc Bainbridge av, see Bainbridge av, nwc 194.

198TH st E, nec Briggs av, see Briggs av, nec 198.

198TH st E, nec Grand Blvd & Concourse, see 198th st E, ns, 160.8 w Valentine av.

198TH st E, nec Hughes av, see Hughes av, nec 198.

198TH st E (12:3305), ns, 160.8 w Valentine av, runs n128.7xw20xw67.6 to es Grand Blvd & Concourse xs128.7xs17.11 to st xe 89.1 to beg; PM; pr mtg $8,000; Mar8; Mar 10'15; due, &c, as per bond; J L S Bldg Co to Richard Bloch, 352 W 118. 10,500

201ST st, 282 E (12:3298), ws, 110 s Briggs av, 25x100; Mar6; Mar8'15; 3y5%; Chas G Keets to Katharina Hett, 2964 Decatur av. 4,000

201ST st, 282 E; pr mtg $——; Mar6, Mar8'15; installs, 6%; same to same. 1,500

203D st E (12:3308), ss, 348.5 w Briggs av, 25x100; Mar4; Mar8'15; 3y5½%; Eleanor P King to Fredk M Breden, 566 W 182. 5,000

224TH st, 862 E (*), ss, 171.8 w Bronxwood av, 33.4x114; Mar8'15; due &c as per bond; Virginia Pleasants to Henry Roeder, 1170 Stebbins av. 4,000

224TH st, 862 E; sobrn agmt; Feb23; Mar8'15; Mendel Marcus with same. nom

224TH st, 862 E; sobrn agmt; Feb 23; Mar8'15; Anna Moser with same. nom

224TH st, 862 E; sobrn agmt; Mar5; Mar 8'15; Marion Miller & Virginia Pleasants with same. nom

226TH st E (*), ss, 105 e Barnes av, 50x 114; Mar4; Mar8'15; 3y6%; Louis Fitzek, 331 Springer av, Yonkers, NY, to Henry J Bergener, 1489 Fulton, Bklyn. 1,500

226TH st E (*), ns, 188 e Paulding av, 75x109.6; pr mtg $2,500; Mar5'15; due &c as per bond; Andrea Russo to Luigi De Francesco, 4009 Barnes av. 300

226TH st E (*), ss, 150 w Barnes av, 25 x114, Wakefield; Dec17'14; due, &c, as per bond; Thos J Henry, 764 E 226, to Jas C Darcy, 280 Bway. 140

239TH st E (12:3393), ns, 277.9 w Verio av, 50x100; pr mtg $2,500; Mar10; Mar11'15; 2y5½%; Alice F Rogers to Sigmund J Spiehler, 328 E 236. 500

Av St John (10:2684), es, 67 n Fox, 58x 110; certf as to mtg $42,000; Feb9; Mar 5'15; Ave St John & Fox St Corpn to Rockland Realty Co, 509 Willis av.

Av St John (10:2684), nec Fox, 67x110; certf as to mtg $65,000; Feb9; Mar5'15; same to same. ——

Bainbridge av (12:3294), nwc 194th, 104.1x116.6x104x34.6; Mar1'15; 3y5½%; Value Realty Co, 170 Bway, to Guaranty Trust Co of N Y, 140 Bway. 12,000

Beaumont av, 2304 (11:3103), es, 112.6 n 183d, 37.6x100; PM; pr mtg $23,750; Mar 3; Mar9'15; due &c as per bond; Jas Powers, Poughkeepsie, NY, to David Stein, 2304 Beaumont av. 3,250

Boston rd, 1392 (11:2962), ses, 412.11 ne Union av, runs se142.8xne16.9xse19.7xnw 157.2 to rd, s to beg; 11June27'13; Mar 11'15; due July1'16, 5%; Chas J Roehn to Olga Wielandt, 560 Ralph av, Bklyn. 3,500

Briggs av, 2846 (12:3296); ext of $27,000 mtg to Mar8'18 at 5%; Mar8; Mar10'15; Emigrant Indust Savings Bank with Fredk Kracke, 2846 Briggs av (R S $4.50). nom

Briggs av (12:3296), nec 198th, 103.8x25x 97x25.11; pr mtg $22,500; Mar8; Mar10'15; due, &c, as per bond; Fredk Kracke to Almine M Tjardes, 2398 Bway. 4,000

Brook av (9:2396), ws, 149.7 n 168th, 17.8 x90; pr mtg $3,000; Mar1; Mar6'15; due &c as per bond; Chas Gomer to Caroline Gehle, 119 W 55. 500

Brook av (9:2266), sec 139th, 100.5x37.10 x100x47.4; pr mtg $——; Mar1; Mar5'15; installs, 6%; Alex E Cohen to Morris Levy, 143 W 111. 10,000

Cauldwell av, 667 (10:2624), ws, 374.9 n Westchester av, 25x115; PM; pr mtg $——; Mar6; Mar8'15; due Sept1'17, 6%; Otto Wagner to Johanna Arens, 323 50th, Bklyn. 1,500

Clay av, 1385 (11:2782), nws, 934.2 ne 169th, 25x50; certf as to mtg for $4,250; Mar5; Mar9'15; Value Realty Co to Eliz H Keys. ——

Clinton av (11:2949), swc 176th, 57.10x 100; ext of $48,000 mtg to Mar9'20 at 5½%; Mar9; Mar10'15; Lawyers Title & Trust Co with Hargton Bldg Co Inc, 1478 Vyse av. nom

Eagle av, 681 (10:2617), ws, 458.8 s 156th, 19.11x99.5x19.11x99.5; Mar11'15; 3y 6%; Margaretha Hanfmann to Alex Schulz, 326 E 153. 4,500

Eastburn av (11:2795), ws, 113 n 174th, 25x95; Mar10; Mar11'15; due Jan1'20, 6%; Louis M Schiavone, 453 E 175, to Thos Burke, 453 W 37. 600

Edison av, ws, see Pilgrim av, es, 100 n Tremont rd.

Edison av (*), ws, 150 n Tremont rd, runs n25xw95xn25xw95 to Pilgrim av xn 25xe190 to Edison av xs50 to beg, except part for Westchester av; Mar1; Mar6'15; 2y5% Edgar C Long, Jacksonville, Fla, to Frank E Morrison, 15 Rush, Bklyn. 2,000

Findlay av, 1134 (9:2434), es, 40 s 167th, 38.4x100.1; PM; pr mtg $——; Mar5; Mar 9'15; 3y6%; Walter S & Jennie Kirwan, 1134 Findlay av, to A J Schwarzler, 369 E 167. 3,000

Findlay av, 1134 (9:2434), es, 40 s 167th, 38.4x100; ext of $22,000 mtg to Mar5'20; Mar5; Mar6'15; Chas Glock with A J Schwarzler Co, 369 E 167. nom

Gifford av (*), ss, 478.10 e Balcom av, 25x100; Mar5; Mar6'15; due, &c, as per bond; Bessie Kienitz to Henry Haffen, 843 Crotona Park North. 2,250

Grand av (11:3194), sec 181st, 50x100; Mar4; Mar6'15; due, &c, as per bond; Jno Eagleson, Hawthorne, NJ, to Lawyers Mtg Co, 59 Liberty. 4,000

Grand Blvd & Concourse, nec 198th, see 198th E, ns, 160.8 w Valentine av.

Honeywell av (11:3122), ses, 461 nw 177th, late Locust av, 44x112.6; also LAND in Borough of Richmond, NY; pr mtg $17,000; Mar5; Mar8'15; 1y6%; Danl Gibbons, Jos G Gessford & Regine Stern to Alex Zahka, 395 Henry, Bklyn, & ano. 1,000

Honeywell av (11:3122); also LAND in B & R; same prop; pr mtg $10,000; Mar5; Mar8'15; due &c as per bond; same to Jennie Wolff, 3768 Barnes av. 3,500

Hughes av (11:3078), nec 198th, 40x87.6; Mar10'15; 3y5½%; Terrace Constn Co, 116 W 190, to Margt L V Shepard trste Elliott F Shepard at Scarborough, NY. 11,000

Hull av (12:3347), ws, 125 s 209th, 100x 100; Mar10'15; due, &c, as per bond; David F Hanigan, 143 W 98, to Edw J Schaeffler, 1057 Hoe av. 4,000

Intervale av (10:2700), ws, 266.11 s 167th, 75x8x75.9x77.4; PM; pr mtg $40,000; Mar10; Mar11'15; due &c as per bond; Bernard Constn Co, 1091 Prospect av, to Layman Constn Co, Inc, 4031 3 av. 3,250

Jerome av (12:3321), es, 150 n Bedford Park blvd, 75x100; Mar5'15; 3y6%; Anne Gully, 114 E 198, to Edw J Schaeffler, 105 Hoe av. 5,000

Jerome av (12:3321); sobrn agmt; Mar1; Mar5'15; Arthur O'Neill with same. nom

Jones av (*), swc Kingsbridge rd, 104.2 x100x93x100; Mar2; Mar5'15; ext of $1,250 mtg to Mar3'17 at 6%; Title Guar & Trust Co with Nicholas Vogel, 1450 2 av. nom

King av (*), ws, 5 s Fordham av, 75x 98.6; Mar3; Mar5'15; 3y6%; Howard L Horton, 5 Ocean av, Ocean Grove, NJ, to Cath L Walgrove, 135 Murray, Flushing, LI. 1,000

Kingsbridge rd, swc Jones av, see Jones av, swc Kingsbridge rd.

Mayflower av (*), ws, 600.5 n Pelham rd, 25x100; Mar6; Mar8'15; 3y6%; August Newkirk, 186 Mayflower av, to Andw Nebel, 311 E 85. 1,000

Nelson av (11:2876), ses, 310 ne 175th, 50x113x52.4x97.4; Mar10; due, &c, as per bond; Jas T Barry, 1149 Boston rd, to McEvoy & Koester Constn Co, 1902 Marmion av. 1,600

Pilgrim av, see Edison av, ws, 150 n Tremont rd.

Pilgrim av (*), es, 100 n Tremont rd, runs n25xe95xn25xe95 to ws Edison av xs 50xw190 to beg; Mar1; Mar6'15; 2y5%; Edgar C Long, Jacksonville, Fla, to Lillian F Colver, Tenafly, NJ. 2,000

Pilgrim av (*), es, 125 n Tremont rd, 50 x95; Mar1; Mar6'15; 2y5%; Edgar C Long, Jacksonville, Fla, to Lillian F Colver, Tenafly, NJ. 2,000

Prospect av (11:3093), ws, 120 n 177th, runs n50xw123xs25xe4xs25xe119 to beg; P M; Mar5; Mar6'15; due Aug1'16, 5%; Reva Realty Co to Margt E Amabile, 232 E 201. 6,000

Prospect av (11:3096), ws, bet 180th & 181st, being lot 34, blk 3096, tax map; transfer of tax lien for yrs 1906 to 1908, assessed to R Hiemeyer; May2'12; Mar5 '15; 3y¼1%; City N Y to Municipal liens Co, 820 Powers Bldg, Rochester, NY (assigned to Nathan Kurtzka, 226 Fresh Pond rd, Bklyn). 362.40

Scofield av (*), ss, 59 w William, 25x 100; Mar1; Mar6'15; 3y6%; Pierrepont Davenport to Mary N Scranton, 1208 Ditmas av, Bklyn. 1,500

Scofield av (*), ss, 84 w Williams, 25x 100, City Island; Mar8; Mar10'15; due Aug 2'17, 6%; Pierrepont Davenport to Lillian M Smith, 216 8 av, Bklyn. 1,300

Stebbins av, ws, see Chisholm, ws, 165.3 s Freeman.

Teller av, 1379 (11:2782-2783), nws, 746.7 ne 169th, —x—; agmt as to share ownership in mtg; Jan12; Mar5'15; Edmont Realty Co, 535 E 166, with Jessie C Sutherland. nom

Tiebout av (11:3023), es, 258.3 n 188th, 65x106; pr mtg $43,000; Mar5; Mar6'15; 3 y6% No 2490 Tiebout Av Co Inc to Gustav P Helfrich, 976 Fox. 7,000

Tiebout av (11:3023), same prop; certf as to mtg; Mar5; Mar6'15; same to same. ——

Tinton av (10:2581), es, 225 s 149th, 25 x100; ext of $12,500 mtg to Jan2'17 at 5%; Mar5'15; Wm Ruscher with Anthony Trezza, 1889 Pleasant av. nom

Tyndall av (12:3423), es, 161.11 s 241st, 12.6x90; supplemental mtg; Feb15; Mar6 '15; due, &c, as per mtg recorded Feb4'09; Alice G wife Houlder Hudgins to Margt Kerby, 15 E 42. 8,000

Union av, 686 (10:2675), es, 293.9 n 152d, 18x95; pr mtg $——; Mar3; Mar6'15; due Sept1'16, 6%; Jacob Auerbach to Julius Auerbach, 120 W 86. 1,800

University av, 2512 (11:3214), es, 100.6 n 190th, 49.5x124.11x57x124.9; Mar9; Mar10 '15; due, &c, as per bond; Wm M Moore to Irving Savings Instn, 115 Chambers. 40,000

Walton av (11:2829), sec 179th, 50x100; Mar5; Mar6'15; 3y6%; Jayque Corpn, 79 W Tremont av, to Edw J Schaeffler, 1057 Hoe av. 5,000

Walton av (11:2829), same prop; certf as to above mtg; Mar5; Mar6'15; same to same. ——

Walton av, 2157 (11:3185), ws, 57.8 n 181st, 19x75; PM; Mar10; Mar11'15; 5y 5½%; Jas Graham, 1360 Seller av, to Everett V Meeks, 701 Mad av. 5,150

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Walton av (11:3184), es, 429 n 184th, as on map pt Farm Chas Berrian, 50x86x50x 87.6, except pt for Walton av; Mar10; Mar 11'15; 3y5½%; Jno Fleming to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn. 4,000

Washington av (9:2372), nec 167th, 29x 127x29x126.11; PM; Jan27; Mar10'15; due Oct25'15, 6%; Foard Holding Co, Essex Bldg, Newark, NJ, to Benj P Moore, 236 W 139. 2,000

Washington av (11:3034), ws, 260.6 s 178th, 25.6x100.7; all title to strip on ss; pr mtg $20,000; Mar10'15; due Aug10'17, 6%; Clara G Schott, 1757 Topping av, to Marguerite C Schott, 1757 Topping av. 3,000

Washington av, 2403-7 (11:3040-3041), swc 187th (No 476), 50x101; PM; pr mtg $40,000; Mar4; Mar5'15; 5y5½%; Wm Manley to Lawrence Davis, 76 Greene, Newark, NJ. 5,000

Washington av (miscl), es, 49 s 165th, 46x84.5x46x84.7; certf as to mtg $31,000; Mar4; Mar5'15; Academy Constn Co to County Holding Co.

Washington av (miscl), sec 165th, 49x 84.7x49x84.9; certf as to mtg $41,000; Mar 4; Mar5'15; same to same.

Wilkins av, 1336-8 (11:2976); sobrn agmt; Mar10'15; Matilda Kleban, 1714 Crotona Park E & Alfd Frankenthaler, 1215 Mad av, with Esther Bamberg, 250 W 87. nom

Wilkins av, 1336-8; sobrn agmt; Mar10 '15; same with same. nom

Willis av (9:2307), ws, 25 n 145th, 49.10 x106x49.9x106; all title to strip 1.5 deep in rear; Mar4; Mar5'15; due &c as per bond; Jno Ulrich, 430 E 238, to Theo Baumeister, 532 W 150. 4,000

Willis av, 443 (9:2307); ext of $18,000 mtg to Feb1'18 at 6%; Mar4; Mar5'15; Jno Ulrich, 430 E 238, with F Lorenz Smith, 152 W 13. nom

Zerega av (*), es, 150 s 2d, 25x100, except pt for av; Feb5; Mar5'15; 3y6%; Louis Weydanz to Annie R Daily, 1525 Zerega av. 4,000

Lots 99 & 100 (*) map 163 lots Est Mary J Radway, except pt for 238th; pr mtg $2,000; Mar10; Mar11'15; due &c as per bond; Annie Prochaska to Hayman Eckman, 1054 Grant av. 500

Plot (12:3267) begins at ss lot 46 on map Farm Mary C P Macomb, distant 100 e Bway, runs e122.8x s226.4x w101.6x n225 to beg; PM; Mar4; Mar5'15; due &c as per bond; Fannie Klein, Bklyn, NY, to North Moore Realties, Inc, 50 Broad. 7,500

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

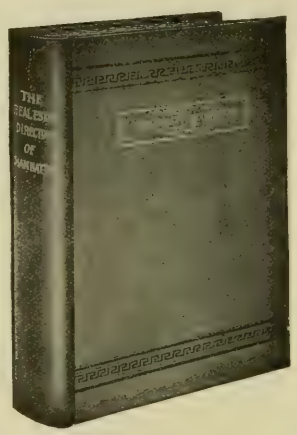
Certf (miscl) as to mtg dated Feb25'15; Feb25; Mar11'15; Ward Motor Vehicle Co to Empire Trust Co, trstes.

Certf (miscl) as to chattel mtg for $3,126.51; Feb5; Mar11'15; Tremont Iron Works, a corpn, to J Frederic Pierson.

Land in N Y County (miscl); certf as to mtg for $42,500; Mar8; Mar10'15; 204th St Corpn to Max Marx.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2453 New York, March 20, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Beekman st, 110-6.
Broome st, 307 & 318.
Charlton st, 42.
Christie st, 80.
Church st, 253.
City Hall pl, 23-7.
Duane st, 60.
East Bway, 205, 247-9 & 275-9.
*East Bway, 259 (or Montgomery st, 10-12).
Eldridge st, 172.
*Elm st, 14 (or Duane st, 60).
*Forsyth st, 108 (or Broome st, 307).
Front st, 196-200.
*Fulton st, 20 (or Front st, 196-200).
Gold st, 8.
Grand st, 282-6.
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Henry st, 52.
Leonard st, 69
Maiden la, 126.
Montgomery st, 10-12.
Norfolk st, 32.
Pearl st, 230 & 281.
St Marks pl, 30.
South st, 19.
Vestry st, 11.
Washington st, 807.
4th st, 129 E.
7th st, 44 E.
9th st, 337 & 612 E.
11th st, 515 E.
12th st, 323-5 E.
13th st, 323 & 624 E.
*21st st, 2-8 E (or 5th av, 145-7.
21st st, 208 E.
21st st, 113-5 W.
22d st, 102, 108-14 W.
22d st, 419-21 E.
25th st, 152-6 W.
27th st, 511 W.
28th st, 138-42 E.
29th st, 230-2 E.
29th st, 509 W.
36th st, 163 E.
36th st, 252 W.
37th st, 122 E.
44th st, 407 W.
46th st, 317 & 344-6 E.
47th st, 136 E.
47th st, 252 W.
48th st, 54 & 548 W.
55th st, 538 W.
57th st, 110 & 322-6 E.
58th st, 122-6 E.
69th st, 432 E.
72d st, 39 E.
76th st, 161 W.
80th st, 501 E.
*82d st, 100-6 E (or Park av, 959).
86th st, 443 E.
94th st, 163 W.
97th st, 37 & 174 W.
99th st, 167 E.
*102d st, 200 W (or Ams av, 856).
103d st, 163 & 218-20 E.
*104th st, 162 E (or Lex av, 1645).
105th st, 314 E.
105th st, 143 W
107th st, 169-71 E.
109th st, 328 E.
109th st, 130 W.
113th st, 41 W.
115th st, 34 W.
118th st, 223 E.
119th st, 132 E.
124th st, 412 E.
124th st, 531-3 W
125th st, 532 W.
126th st, 73 W.
130th st, 124 W.
131st st, 125 W.
136th st, 607-9 W.
147th st, 614 W.
151st st, 446-8 W.
153d st, 145 W.
156th st, 512-22 W.
*161st st (nwc Ft Wash av, 65), blk 2136-145.
162d st, 432 W.
168th st, 514 W.
*176th st, 501 W (or Ams av, 2340-58).
*177th st, 540 W (or Ams av, 2340-58).
*181st st, 645 W (or Wadsworth av, 220-34).
Av B, 12 & 279.
Amsterdam av, 856, 1930 & 2340-58.
Audubon av, ws, blk 2153-16.
Broadway, 450.
Broadway, es, blk 1993-15-9.
Broadway (swc Isham st), blk 2236-11-14.
Ft Washington av, 65.
Lexington av, 857, 1473 & 1643-5.
Madison av, 1772-4.
Park av, 959 & 1613.
Pleasant av, 307-9.
St Nicholas av, ws, blk 2068-19½-20.
Seaman av, ws, blk 2248-105.
Wadsworth av, 220-34.
West Broadway, 493.
2d av, 1107, 1202-8, 1632 & 2074.
3d av, 1407 & 2360.
5th av, 141-7 & 206.
10th av, 315.

WILLS.

Jacob st, 4.
West st, 424.
78th st, 341 E.
97th st, 115 E.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A. L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 12, 13, 15, 16, 17 & 18.

Beekman st, 110-6, see Pearl, 230.

Broome st, 307 (2:418-36), sec Forsyth (No 108), 25x87.6, 5-sty bk tnt & strs; Julius Feinberg, 730 Riverside dr, to Simon J Altschuler, 29 Orchard; B&S; mtg $40,000; Mar12; Mar16'15; A$35,000-46,000 (R S 50 cts). O C & 100

Broome st, 318 (2:419-39), ns, 62.4 e Chrystie, 22.7x100x21.4x100, 4-sty bk loft & str bldg; Wm Allen, ref, to Ayres Mfg Co, a corpn, 59 Liberty; FORECLOS Mar 12; Mar17'15; A$20,000-27,000 (R S $19,500). **19,500**

Charlton st, 42 (2:506-11), ss, 133.7 e Varick, old line, 23x100, 3-sty bk dwg; Julia L Bishop (McGinn) to Jno J McGinn, 42 Charlton; Jno P McGinn, 340 S av; Mary T Sinnott (McGinn), 418 W 47, & Edw F McGinn, 301 W 41; AT; QC; Mar 12; Mar18'15; A$13,000-15,000 (R S $2). nom

Chrystie st, 80 (1:305-4), ses, 75 ne Hester, 25x100, 6-sty bk tnt & strs; Arenold Kadish, 221 East Bway, to Margt Jaeger, 207 E 15; mtg $35,500; Mar12; Mar13'15; A $22,500-40,000. nom

Church st, 251 (1:174-13), es, 50 n Leonard, 25x65, 5-sty bk loft & str bldg; A $29,000-35,000; also LEONARD ST, 89 (1:174-11), ns, 40 e Church, 25x50, 5-sty bk loft & str bldg; A$32,000-35,000; Isabel H Cohen, of Palisade, NJ, to Stillman F Sperry, 52 Bklyn av, Bklyn; mtg $60,000; Mar17; Mar18'15 (R S $1). O C & 100

City Hall pl, 23-7 (1:159-22), ss, 142.4 w Pearl, 59.10x—x59.8x99.10, 12-sty bk loft & str bldg; Annie E Lupton & Chas C Hoge, EXRS &c Frank M Lupton, to Harry C Hallenbeck, 97 Gates av, Montclair, NJ; mtg $43,000; AL; Mar13; Mar16'15; A$75,000-260,000 (R S $40). **355,000**

Dunne st, 60, see Pearl, 230.

East Broadway, 205 (1:285-23), ss, 171.1 w Clinton, 25.6x87.6, 3-sty bk tnt; Jos C Scal to David L Cohen, 117 Van Buren, Bklyn; mtg $19,600; Mar16; Mar17'15; A $23,000-26,000 (R S $1). O C & 100

East Broadway, 247 (1:286-27), ss, abt 140 w Montgomery, 23x87.6; A$18,500-25,-000; also EAST BROADWAY, 249 (1:286-26), ss, 115.3 w Montgomery, 25x87.6, 5-sty bk tnt; A$17,000-24,000; Minnie Rosenthal to Rebecca Wolper, 1911 Mad av; ½ pt; mtg $52,000; Mar11; Mar13'15. nom

East Broadway, 247 (1:286-27), ss, abt 140 w Montgomery, 23x87.6, 4-sty bk tnt; Wizard Realty Co, 249 East Bway, to Minnie Rosenthal, 51 E 96; AL; Mar8; Mar13'15; A$18,500-25,000. nom

East Broadway, 249 (1:286-26), ss, 138.3 w Montgomery, 23.3x75, 4-sty bk tnt; Wizard Realty Co, 249 East Bway, to Minnie Rosenthal, 51 E 96; AL; Mar8; Mar13'15; A$17,000-24,000. nom

East Broadway, 249, see East Bway, 247.

East Broadway, 259 (1:286-21), swc Montgomery (Nos 10-12), 23x95, 6-sty bk tnt & strs; Harriett Hoctator to Isabe Kahn 930 Fox; mtg $56,500; Mar15; Mar 17'15; A$30,000-55,000 (R S $1). nom

East Broadway, 275 (1:287-17), ss, 145.9 e Montgomery, 23x78.5x23x77.11, 3-sty bk tnt; A$16,000-18,000; also EAST BROADWAY, 277 (1:287-16), ss, 168.9 e Montgomery, 20x78.10x20x78.5, 2-sty bk tnt; A$14,-000-15,500; also EAST BROADWAY, 279 (1:287-15), ss, 188.9 e Montgomery, 20x 79.4x20x78.10, 2-sty bk tnt; A$14,000-15,000; all of above & ½ pt of following; also WEST BROADWAY, 493 (2:524-1), es, abt 70 n Houston, 25x100, 3-sty bk stable; A $20,000-22,500;; Gertrude wife Jere O'Leary, 14 Jumel ter, EXTRX, &c, Michl H Whalen, to Grover A Whalen, 493 West Bway & H Stevenson Whalen & Gertrude O'Leary, both at 14 Jumel ter; AL; Jan29; Mar17'15 (R S $16). **45,549.75**

East Broadway, 277-9, see East Bway, 275.

Eldridge st, 172 (2:415-10), es, 174.3 s Rivington, 25.3x87.6, 5-sty bk tnt & strs; Simon Landres, 1200 Hoe av, to Sarah Lipschitz, 53 E 96; correction deed; mtg $32,-000; Mar3; Mar18'15; A$21,000-29,000. O C & 100

Eldridge st, 172 (2:415); Sarah Lipschitz to Fannie B Hecker, 509 W 110; mtg $32,-000; Mar8; Mar18'15. O C & 100

Elm st, 14, see Pearl, 230.

Forsyth st, 108, see Broome, 307.

Front st, 196-200, see Fulton, 20.

Fulton st, 20 (1:74-23), swc Front (Nos 196-200), 53.9x56.2x57.1x56, 5-sty bk loft & str bldg; Jno Munro, 307 W 74, to 450 Broadway Corpn, 92 William; AL; Mar12; Mar16'15; A$65,000-85,000 (R S $85). O C & 100

Gold st, 8 (1:69-20), ses, abt 105 n Maiden la, 21.2x70.6x27.6x74, nes, 5 & 6-sty bk loft & str bldg; T & S Realty Co to Lucius H Beebe & Wm Wheeler Hampton Beebe, LI; CaG; Mar15'15; A$19,000-26,000 (R S $20). O C & 100

Grand st, 282-6 (2:418-51-53), ns, 25.3 w Eldridge, 49.6x87.6, 3-2-sty bk tnts & strs; Fredk W Langford, individ & ADMR &c Sarah H Brooke et al, to Brooke Estate, Inc, 257 Bway; B&S; Jan9; Mar18'15; A$72,000-85,000 (R S $85). **83,000**

Hamilton st, 38 (1:253-43), ss, 164.6 w Market, 27x96.6x25.5x103.6, 5-sty bk tnt & strs & 4-sty bk rear tnt; Henrietta Rosen to Jos Levin, both at 393 Grand, Bklyn; AL; Mar13; Mar15'15; A$8,500-16,500. nom

Henry st, 52 (1:277-32), ss, abt 215 w Market, 25x100, 6-sty bk tnt & strs; Louis Phillips, 4 W 115, to Wm Wohlgemuth, 35 W 115; mtg $45,000; Mar12'15; A$18,000-37,000. O C & 100

Isham st, swc Bway, swc Bway, swc Isham.

Leonard st, 69, see Church, 251.

Maiden la, 126, see Pearl, 230.

Montgomery st, 10-12, see East Bway, 259.

Norfolk st, 32 (26) (1:312-7), es, abt 200 n Hester, 25x100; Morris Kreitman, of Bklyn, et al, to Walteter Realty Co, 133 Suffolk; AL; Mar13; Mar15'15; A$22,000-32,000 (R S $1). nom

Pearl st, 230 (1:70-28), ss, abt 40 w Burling sl, 2nd rights in alley in rear leading Burling sl, 4-sty bk loft & str bldg; A$41,000-21,000; also PEARL ST, 281 (1:-95-28), ns, abt 30 w Beekman, 25x100, 5-sty bk loft & str bldg; A$22,000-31,000; also Maiden la, 126 (1:39-24), ss, 84.7 w Water, runs w20.5xs53.3xy0.11xs12.1xe21.2 xn64.1 to beg, 5-sty bk loft & str bldg; A $19,000-26,500; also BEEKMAN ST, 110-6 (1:98-17), ns, 32.6 nw Water, runs nw along st 66.8xne25xse65.5xsw25.4 to beg, 6-sty bk loft & str bldg; A$25,000-38,000; also ELM ST, 14 (1:154-21), nws, at sws Duane (No 60), 45.9x24, 5-sty bk loft & str bldg; A$45,000-50,000; Jos W Huey, of Ruxton, Md, to Edwin H Stewart, 1313 Greene, Phila, Pa; AT; AL; Feb25; Mar 16'15. 2,500

Pearl st, 281, see Pearl, 230.

St Marks pl, 30 (2:463-24), ss, 172 w 2 av, 26x120, 6-sty bk tnt & strs; Frank Gens to Frank Gens & Co, 230 Grand; ½ pt; AL; Mar12; Mar13'15; A$23,000-49,000 (R S $2). O C & 100

South st, 19 (1:5-26), ns, 104.9 ne Broad, 28.7x112.5x28.7x110.6.2, 3-sty bk storage, Ella Crowell to Jos Crowell, both at 44 W 123; CaG; mtg $24,000 & AL; Mar12; Mar15'15; A$26,000-29,000. nom

Vestry st, 11 (1:220-25), ss, 206.1 e Hudson, 30.6x87.7, 6-sty bk loft bldg; Jno Fleming, of Bronx, to Chas A Moran, at Bernardsville, NJ, TRSTE for Emily Lutyens; CaG; AL; Mar18'15; A$——$——. nom

Washington st, 807 (809) (2:643-40), es, 78.6 n Horatio, runs n18.1xe91xs12.1xw7x sw5.7xw85.5 to beg, 3-sty bk tnt & str; Carey Realty Co, 97 Horatio, to Jas H Mitchell, 468 W 23; Feb27; Mar13'15; A $8,000-9,000 (R S $6). nom

4TH st, 129 E (2:446-37), ns, 99.3 w 1 av, 25.8x96.2, 5-sty bk tnt & strs; Frank Gens to Frank Gens & Co, 230 Grand; AL; Mar12; Mar13'15; A$18,000-33,000 (R S $5). O C & 100

7TH st, 44 E (2:462-21), ss, 98 w 2 av, 22x90.10, 3-sty bk tnt, 1-sty ext; Eliz, wife Jno Schween, B of Q, to Bernard Cohen, 113 2 av; mtg $7,000; Mar18'15; A $13,000-16,000 (R S $1.50). nom

9TH st, 503 E (2:421-34), ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & strs; Oliver H Conyngham et al, EXRS Wm L Conyngham, to Oliver H Conyngham, 124 West South st, Wilkes-Barre, Pa; Jno N Conyngham, 120 South River st, Wilkes-Barre, Pa, & Wm H Conyngham, 130 South River st, Wilkes-Barre, Pa; B&S; Feb26; Mar12'15; A$19,000-27,000. nom

9TH st, 612 E (2:421-13), ss, 193 e Av B, 20x93.11, 3 & 4-sty bk shop; Marie Staudinger, individ & EXTRX Wm Staudinger, to Jacob Reisberg, 122 Penn, Bklyn; ¼ pt; AT; mtg $12,000; Mar17; Mar18'15; A$13,000-15,000 (R S $1). **825**

9TH st, 612 E; Ilse A Staudinger, by Marie Staudinger, GDN, to same; ¼ pt; AT; mtg $12,000; Mar17; Mar18'15 (R S $1). **825**

11TH st, 515 E (2:405-54), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Abr E Keve, ref, to Annie Kaplon, 450 Riv dr, plff; mtg $15,000; FORECLOS Jan28; Feb 9; Mar13'15; A$15,000-22,000. **500 over & above 1st mtg**

11TH st, 515 E (2:405), ns, 195.6 e Av A, 25x103.3; Annie Kaplon, Abr H & Isabella Sarasohn, 200 W 113; mtg $15,000 & AL; Mar9; Mar13'15. O C & 100

12TH st, 323-5 E (2:454-59), ns, 329.6 w 1 av, 40x103.3, 6-sty bk tnt & strs; Frank Gens to Frank Gens & Co, 230 Grand; A T; AL; Mar12; Mar13'15; A$30,000-63,000 (R S $2.50). O C & 100

13TH st, 323 E (2:455-54), ns, 286.2 w av, 23x103.3, 4-sty bk tnt; Morris Mestel to Anna Mestel, his wife, both 3647 Bway; mtg $18,000; Mar5; Mar17'15; A$15,500-21,000. nom

13TH st, 624 E (2:395-18), ss, 318 e Av B, 20x103.3, 7-sty bk loft & str bldg; Rosie Markel to Irving W Dimelow, 197 Pennsylvania av, Freeport, LI; abt $16,000 & Mar17; Mar18'15; A$12,500-23,000 (R S $2). nom

21ST st, 2-8 E, see 5 av, 141-7.

21ST st, 208 E (3:901-54), ss, 105.1 e 3 av, 30.1x92, 6-sty bk tnt & strs; Clara Goldberg to Isaac Goldberg, both 50 E 96; AL; Mar12'15; A$19,000-45,000. nom

21ST st, 113 W, see 21st, 115 W.

21ST st, 115 W (3:797-pt lt 52), ns, 175 w 6 av, 25x98.9; also 21ST ST, 113 W (3:-797-pt lt 52), ns, 150 w 6 av, 25x98.9; also 6TH AV ,353 (3:797-pt lot 44), ws, 23 s 22d, 20x65; also 22D ST, 102 W (3:797-pt lt 44), ss, 65 w 6 av, runs w20xs51.9xe4xs 47xe16xn98.9 to beg; also 22D ST, 108 W (3:797-pt lt 52), ss, 125 w 6 av, 16.8x98.9; also 22D ST, 110 W (3:797-pt lt 52), ss, 141.8 w 6 av, 16.8x98.9; also 22D ST, 112-14 W (3:797-pt lt 52), ss, 158.4 w 6 av, 41.8 x98.9, pt 6-sty bk str; O'Neill-Adams Co to Onaco Realty Corpn, 5 W 34; B&S & confirmation deed; AT; mtg $500,000; Feb11; Mar13'15; A$——$—— (R S $1). nom

22D st, 410-21 E (3:954-13-15), ns 260.6 e 1 av, 62.6x98.9, 2-4-sty bk tnts & strs; Rebecca Fishgal to Sarah Pernick, 37 Morgan av, Bklyn; AL; Mar1; Mar18'15; A $25,000-39,000 (R S 50 cts). O C & 100

22D st, 102 W, see 21st, 115 W.

22D st, 108-14 W, see 21st, 115 W.

25TH st, 152-6 W (3:800-68), ss, 173.6 e 7 av, 55.6x98.9, 12-sty bk loft & str bldg; Morris Bloch, 629 W 135, et al, to Regal Realty Co, 152 W 25; AL; Mar4; Mar16'15; A$——$——42,000 (R S 50 cts). nom

27TH st, 511 W (3:699-25), ns, 175 w 10 av, 25x98.9, 3-sty bk tnt & strs; Edw S Farnan, ADMR Cath A Campbell to Wm J Foster, 3 Willow st, Hempstead, LI; AT; B&S; Mar12; Mar13'15; A$9,000-10,000 (R S $8). **8,000**

28TH st, 138-42 E (3:883-60-62), ss, 125 e Lex av, 75x98.9, 3-5-sty stn tnts; Harris Mandelbaum et al to Kate Blank, 1219 Union av, Bronx; B&S & CaG; Mar10; Mar 12'15; A$71,250-83,000. O C & 100

28TH st, 138-42 E; Kate Blank to Harris Mandelbaum, 42 W 87, & Fisher Lewine, 116 E 78; B&S & CaG; Mar11; Mar12'15. O C & 100

29TH st, 230-2 E (3:909-38-39), ss, 160 w 2 av, 40x98.9, 2-5-sty bk tnts & strs & 2-5-sty bk rear tnts; Antonio Capace to Capace Realty Co, 232 E 29; Mar16'15; A $19,000-32,000 (R S $15). O C & 100

29TH st, 230-2 E (3:909-38-39), ss, 160 w 2 av, 40x98.9, 2-5-sty bk tnts & strs & 2-5-sty bk rear tnts; Jos Been, of Carroll Co, Indiana, to Ninfa G, wife of & Antonio Capace, 230-2 E 29; mtg $20,000; Aug31'10; re-recorded from Feb20'13; Mar16'15; A $19,000-32,000. nom

29TH st, 509 W (3:701-32), ns, 125 w 10 av, 25x98.9, 2-sty bk tnt & strs & 2-sty bk rear tnt; Michl Feeney, 336 E 126, to David J Ely, 30 E 60; mtg $7,300 & AL; Mar11; Mar18'15; A$8,000-10,500 (R S $1). nom

36TH st, 163 E (3:892-38), ns, 80 w 3 av, 20x82.3, 4-sty & b stn dwg; Hal Bell, ref, to Granby Corpn, 150 Bway; FORECLOS Feb23; Mar11; Mar12'15; A$19,000-25,000 (R S $4). **8,450**

36TH st, 252 W (3:785-72), ss, 233.3 e 8 av, 25.8x98.9, 5-sty stn tnt; Mark J Straus to Jacob W Riglander, 1730 Bway, & Moses M Riglander, 220 W 98; QC & confirmation deed; Dec4'12; Mar12'15; A $33,500-46,000. nom

36TH st, 252 W; Jacob W Riglander to Moses M Riglander, 220 W 98; ⅓ pts; B&S; Dec5'12; Mar12'15. nom

37TH st, 122 E (3:892-72), ss, 75.6 w Lex av, runs s34.1xe0.6xs15.4xw9xs24.6xw 16xn73.11 to st xe24.6 to beg, 4-sty & b bk dwg; Wm C Fargo to Helen S Fargo, his wife, both of East Williston, LI; B&S; mtg $10,000; Mar16; Mar18'15; A$42,500-54,500. nom

37TH st, 407 W (4:1054-27), ns, 175 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear tnt; Mary B Branigan, 320 W 45, to Julia T Farley, 407 W 44; Dec23'14; Mar 13'15; A$13,000-16,500 (R S $1.50). nom

46TH st, 317 E (5:1339-11), ns, 250 e 2 av, 25x98.9, 5-sty stn tnt; Amelia Freeman, of Bronx, to Phillip McGuire, 751 3 av; mtg $15,000 & AL; Mar15'15; A$16,000-18,000 (R S $2.50). O C & 100

46TH st, 344-6 E (5:1338-31-32), ss, 100 w 1 av, 40x100.5, 2-5-sty bk tnts & strs; Enos S Booth, ref, to J Frederic Kernochan, 862 Park av; Wm Jay, 22 E 72, & Hy R Winthrop, at Woodbury, LI, TRSTES will Thos E Winthrop, plffs; FORECLOSE; & drawn Mar17'15; A$14,000-17,000 (R S $25). **25,000**

47TH st, 136 E (5:1301-47), ss, 145 e Lex av, 20x100.5, 4-sty & b stn dwg; Rector &c of St Bartholomew's Church to Kopel Brumer, 744 3 av; AL; Feb23; Mar 16'15; A Exempt-Exempt (R S $20). **20,000**

47TH st, 252 W (4:1018-55), ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & strs; Moses Cowen, ref, to Mabel D Curry, 428 Convent av; mtg $31,375; FORECLOS Feb11; Mar11; Mar12'15; A$32,000-36,500 (R S $6). **6,000**

48TH st, 54 W (5:1263-63½), ss, 654.3 w 5 av, 18.9x100.5, 4-sty & b stn dwg; Wm L Whitlock to Patty Cowan, 52 Clinton S Harris, 220 Marlborough rd, Bklyn; mtg $39,500 &AL; Mar2; Mar17'15; A$39,000-44,000 (R S $4). nom

48TH st, 548 W (4:1076-57), ss, 175 e 11 av, 25x100.5, 4-sty bk tnt; Thos J Whelan et al, heirs &c Patk Whelan et al, to Mary T Whelan, widow; B&S; mtg $10,000; Mar13'02; Mar16'15; A$9,000-12,500. nom

53D st W (4:1024), ss, 343.9 e 8 av, runs s—xnw— to st xe— to beg; Saml Woolverton, sub TRSTE Ann E Cairns, to Jacob Mattern, 6 W 91; Mar11; Mar12'15. **25**

55TH st, 538 W (4:1083-54), ss, 250 e 11 av, 24.11x100.5, 5-sty bk tnt; Dorcas Corpn, 257 Bway, to Silas Downing, 33 W 48; B&S; Mar13; Mar16'15; A$9,000-15,500 (R S 50 cts). nom

57TH st, 110 E (5:1311-66), ss, 234.6 w Lex av, 19.11x100.5; also all RT&I to strip .01x100.5 adj on w, 4-sty & b stn dwg; Mary J, wife Warren E Dennis, to Warren E Dennis, 110 E 57; AL; June2'14; Mar12'15; A$35,000-50,000. nom

57TH st, 322-6 E (5:1349-41-43), ss, 225 e 2 av, 62.9x59.5x62.10x57.6, 3-4-sty bk & stn tnts & strs; Jos Schmidt, at East Orange, NJ, to Edw C Parish, 18 W 57; B&S; AL; Mar 15'15; A$22,500-30,000. nom

58TH st, 122 E (5:1312-64½), ss, 182 w Lex av, 19x100.5, 3-sty & b stn dwg; Alex Lambert to N Y Genealogical & Biographical Soc, 226 W 58; AL; Mar16'15; A$22,000-27,000 (R S $2). nom

58TH st, 124-6 E (5:1312-63-64), ss, 144 w Lex av, 38x100.5, 2-3-sty & b stn dwgs; Hy B Anderson, of Lewisboro, NY, to N Y Genealogical & Biographical Soc, 226 W 58; mtg $35,000 & AL; Mar12; Mar16'15; A$44,000-54,000 (R S $40). O C & 1,000

63D st E, nec 2 av, see 2 av, 1202-8.

69TH st, 432 E (5:1463-33), ss, 191.8 w Av A, 41.8x100.5, 6-sty bk tnt & strs; Gustave Wacht, of Hoboken, NJ, to T & S Realty Co, 99 Nassau; AL; Mar15; Mar16 '15; A$15,000-46,000 (R S 50 cts). O C & 100

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72D st, 39 E (5:1387-25), ns, 100 e Mad av, 27x102.2, 5-sty stn dwg; Marie L Emmet to Henry C Emmet, her husband, 39 E 72; AL; Mar8; Mar15'15; A$75,000-11,000. nom

76TH st, 161 W (4:1148-9), ns, 200 e Ams av, 19x102.2, 4-sty & b stn dwg; Adolph Hirsh, 161 W 76, to Herbt A, Ralph T & Alice M Hirsh, 161 W 76; all RT&I ⅓ pt; Nov27'14; Mar16'15; A$15,500-27,000. nom

80TH st, 501 E (5:1577-44½), ns, 73 e Av A, 25x51.2, 5-sty bk tnt & strs; Max A Krieslheimer to Hy Bendheim, 42 W 89; AL; Mar12; Mar17'15; A$5,000-11,000 (R S $1.25). nom

82D st, 100-6 E, see Park av, 959.

86TH st, 443 E (5:1566-18½), ns, 150.4 w Av A, 18x100.8, 4-sty stn tnt & str; Josephine Helmsky, 970 Prospect av, to Edw J Price, 518 W 142; ⅓ pt; AT; B&S & C to G; Mar15; Mar17'15 A$6,500-11,500 (R S $3.50). O C & 100

94TH st, 163 W (4:1225-8), ns, 182 e Ams av, 14x100.8, 4-sty & b stn dwg; Richd S McCaffery, of Moscow, Idaho, to Nora M McCaffery, 163 W 94; AT; QC; Apr29'13; Mar16'15; A$7,500-12,000 (R S $4). nom

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b bk dwg; Mercantile Holding Co, 170 Bway, to Robt Beck, 35 W 97; B&S; mtg $11,000 & AL; Mar12; Mar18'15; A$10,500-12,500 (R S $1). nom

97TH st, 174 W (7:1851-60), ss, 100 e Ams av, 25x100.11, 5-sty bk tnt; Anna C Burke to Julius Jacobson, 747 Ams av; mtg $23,000; Mar15'15; A$16,000-26,000 (R S $4,50). O C & 100

99TH st, 167 E (6:1627-30), ns, 150 w 3 av, 25x100.11, 5-sty bk tnt; Jno P O'Brien, ref, to Citizens Savgs Bank, 56 Bowery, pllf; FORECLOS Feb17; Mar15; Mar16'15; A$9,000-19,000 (R S $12). **12,000**

102D st W, swc Ams av, see Ams av, 856.

103D st, 163 E (6:1631-30), ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Emma A Mayhew, 1522 Pacific, Bklyn, to Fredk E Straub, 6 Hamilton terr; Mar1; Mar13'15; A$12,000-19,500 (R S $1). nom

103D st, 218 E (6:1652-40), ss, 205 e 3 av, 25x100.9, 4-sty bk tnt & strs; Sadey or Sadie Nathanson, of Plainfield, NJ, to Jas Powers, of Poughkeepsie, NY; mtg $16,500 & AL; Mar11; Mar15'15; A$9,000-14,000 (R S 50 cts). nom

103D st, 220 E (6:1652-39), ss, 230 e 3 av, 25x100.9, 4-sty bk tnt & strs; Sadey or Sadie Nathanson, of Plainfield, NJ, to Anna L Garrabrant, at Mt Hope, NY; mtg $13,000; Mar11; Mar15'15; A$9,000-14,000 (R S 50 cts). nom

104TH st, 162 E, see Lex av, 1645.

105TH st, 314 E (6:1676-43), ss, 224.5 e 2 av, 25x100.11, 4-sty bk tnt & strs; Irving C Fox TRSTE in bankruptcy of Jno Bozzuffi, bankrupt, to Jno Bozzuffi, 332 E 63; B&S; Feb25; Mar11'13; A$7,000-11,500. (Corrects error in last issue when property was 165TH st, 314 E). order of court

105TH st, 314 E; Jno Bozzuffi to Jno Bozzuffi Realty Co, 277 Bway; AL; Feb 25; Mar11'15 (R S $9,500). O C & 100

105TH st, 323 W (7:1860-18¼), ns, 415.5 e Ams av, 33.5x134.10, 5-sty bk tnt; Edw G Schroeder of Mt Vernon, NY, to Stephen J Duffy, 180 West End av; mtg $22,000 & AL; Mar11; Mar13'15; A$19,000-27,500 (R S $8). O C & 100

107TH st, 169-71 E (6:1635-28½ & 29), ns, 185 w 3 av, 34x100.11, 2-sty stn tnt; Abr Nelson, ref, to Fredk W Guy, 1808 Av K, Bklyn; mtg $8,500; FORECLOS Mar2; Mar15; Mar16'15; A$13,000-19,000 (R S 50 cts). **500**

109TH st, 328 E (6:1680-39), ss, 357 e 2 av, 25x100.11, 5-sty bk tnt & strs; Nicola Zito, 328 E 109, to Rosina Vingelli, 328 E 109; ½ pt; mtg $16,000; Mar13; Mar15'15; A$7,000-19,500 (R S $1.50). O C & 100

109TH st, 130 W (7:1863-51), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Frank Cochrane, ref, to Mary J Kingsland, 1026 5 av, pllf; FORECLOS Mar5'15; Mar12; Mar13'15; A$15,000-27,000 (R S $20). **20,000**

113TH st, 41 W (6:1597-21), ns, 468.4 e Lenox av, 18.10x100.11, 3-sty & b bk dwg; Hy Bennett to Charter Constn Co, 119 W 40; mtg $10,500; Mar15; Mar17'15; A$10,500-12,300 (R S $1). O C & 100

115TH st, 34 W (6:1598-53), ss, 451 e Lenox av, 18x100.11, 3-stv & b bk dwg; David Ravitch to Louis M Bailey, 113 St Johns pl, Bklyn; B&S; mtg $10,000 & AL; Mar12 - Mar15'15; A$10,000-12,000. nom

115TH st, 324 E (6:1780-11¾), ns, 308.8 w 2 av, 16.8x100.10, 3-sty & b stn dwg; Jno A Lambert to Jos J Caravella, 247 E 115; mtg $5,500; Mar15; Mar16'15; A$6,000-7,500 (R S 50 cts). O C & 100

119TH st, 132 E (6:1767-61), ss, 265 e Park av, 20x100.11, 5-stv bk tnt & strs; Jno J Halpin to Milton Realty Corp, 132 E 119; B&S; mtg $17,500; Feb24; Mar18'15; A$7,000-18,000 (R S $1). O C & 100

124TH st, 412 E (6:1811-44), ss, 100 e 1 av, 25x100.11, 5-stv bk tnt & strs; Jno Schreyer to Jno F Schreyer, 53 W 83; B&S; AL; Mar11; Mar18'15; A$5,000-11,000 (R S 50 cts). nom

124TH st, 531-3 W (7:1979-14), ns, 283 e Bway, 52x100.11, 7-sty bk tnt; Carl J Stein to Victor E Dession, 104 Elton, Bklyn; mtg $50,000; Jan30; Mar12'15; A $30,000-85,000 (R S $40). nom

125TH st, 532 W (7:1979-50), ss, 332.6 e Bway, 26.6x100.11, 5-stv bk tnt & strs; Jno E Duffy, ref, to Jno H Lambert, 17 W 8; mtg $22,000; FORECLOS Feb23; Feb24; Mar17'15; A$18,800-27,000 (R S 50 cts). **100**

125TH st, 532 W; Jno H Lambert to Lawyers Mtg Co, a corpn, 59 Liberty; R&S; mtg $22,000; Mar13; Mar17'15 (R S 50 cts). nom

126TH st, 73 W (6:1724-7), ns, 126 e Lenox av, 17x99.11, 3-stv & b stn dwg; Hy Bennett to Charter Constn Co, 119 W 40; mtg $9,500; Mar15; Mar17'15; A$8,000-10,000 (R S $1). O C & 100

130TH st, 124 W (7:1914-44), ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Chas Fiedler to Marie Fiedler, his wife, 124 W 130; AL; Feb28; Mar18'15; A$6,600-7,500. nom

131ST st, 125 W (7:1916-20½), ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; Saml C Herriman, ref, to Corn Exchange Bank, 13 Wm, pllf; FORECLOS Mar12; Mar 15; Mar16'15; A$6,800-9,500 (R S $9). **9,000**

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; B Farquhar Curtis to Annabella Curtis, both at Scarborough-on-Hudson, NY; AL; Mar4; Mar12'15; A$34,000-65,000. gift

147TH st, 614 W (7:2093-38½), ss, 117.2 w Bway, 16.8x99.11, 3-sty & b bk dwg; Mosdyck Co to Minnie E Maycrink, 614 W 147; mtg $11,000 & AL; Mar10; Mar13'15; A$8,000-11,500 (R S $4). O C & 100

151ST st, 446-8 W (7:2065-49-50), ss, 295.6 e Ams av, 54.6x99.11, 2-5-sty bk tnts; Aaron J Lebenheim et al EXRS, TRSTES, heirs, &c, Simon Schey, to Augustus Schuck, 19 St Nicholas pl, & Geo Schuck, 25 Adrian av, & Katie Hoehn, 804 St Nicholas av, EXRS, &c, Fredk Schuck; AL; Feb27; Mar13'15; $21,800-48,500 (R S $1.50). **1,250**

153D st, 445 W (7:2068-13-19½ & 20), ns, 300 e Ams av, 132.3 to ws Croton Aqueduct x188.4x99.11, 6-sty bk tnt; also 153D ST W, nwc St Nich av, 25.1x41x32.9, gore, vacant; also all RT&I to following: 153D ST, ns, 432.3 e Ams av, runs ne along ws Croton Aqueduct — to cl of blk xe9.11 to ws St Nich av xs69.5 to es said aqueduct xsw41 to st xw62.6 to beg; Frederic C Leubuscher, ref, to Jno C Welwood, 320 Central Park W; mtg $200,000; FORECLOS Feb24; Mar5'15; A$87,500 & exempt-257,000 & exempt (R S $41); corrects error in last issue, when grantee was Jno C Delwood. **241,000**

153D st, 445 W (7:2068-13), ns, 300 e Ams av, runs e132.3 to ws Croton Aqueduct xne— to cl of blk xw188.4xs99.11 to beg; A$85,000-255,000; also ST NICHOLAS AV (7:2068-20), nwc 153d, runs n32.9 to es Croton Aqueduct xsw— to ns 153d xe25.1 to beg, gore; A$2,500-2,500; also all RT&I as follows: 153D ST W (7:2068-19¾), ns, 432.9 e Ams av, being at ws Croton Aqueduct, runs ne on curve — to cl of blk xe9.11 to ws St Nicholas av xs69.5 to es said Aqueduct xsw41 to 153d at point 25.1 w St Nicholas av xw62.6 to beg, 6-sty bk tnt & vacant; A exempt-exempt; Jno C Welwood, 271 Central Park W to Jno C Welwood Realty Corp, 320 ... mtg $200 000; Mar15; Mar16'15 (R S $1... **312,000**

153D st W, nwc St Nicholas av, see 153d, 445 W.

153D st W, ns, 432.3 e Ams av, see 153d, 445 W.

156TH st, 512-22 W (8:2114-26-30), ss, 150 w Ams av, 150x99.11, 3-5-sty bk tnts; The Comet Co to Minnie Kramer, 2977 Fulton, Bklyn; AL; Mar11; Mar13'15; A $75,000-171,000. O C & 100

161ST st W, nwc Ft Washington av, see Ft Washington av, 65.

162D st, 432 W (8:2109-97), ss, 22 w Jumel ter, 19.6x98, 3-stv & b stn dwg; Jno M Davies to Lavinia M Davies, 317 W 100; B&S AL; Mar9; Mar16'15; A$7,800-15,500 (R S $1). O C & 100

168TH st, 514 W (8:2123-87), ss, 145 e Audubon av, 25x95, 5-sty bk tnt; Julius Fischl to Richd Hermann, 114-6 Bedford av, Boston, Mass; mtg $20,250; Mar1; Mar 13'15; A$9,000-19,000 (R S 50 cts). nom

176TH st, 501 W, see Ams av, 2340-58.

177TH st, 500 W, see Ams av, 2340-58.

184TH st, 645 W, see Wadsworth av, 220-34.

185TH st W, swc Wadsworth av, see Wadsworth av, 220-34.

Av B, 12 (2:397-35), ws, 44.8 s 2d, 22.4x80, 5-sty bk tnt & strs; Jno Kovacs & Anna, his wife, to Jno Kovacs, private banker, 36 Grand, Bklyn; B&S; Nov16'14; Mar15'15; A$10,000-28,000. nom

Av B, 279 (2:394-24), es, 42 n 16th, 20x93, 5-sty bk tnt & strs & 2-sty bk rear shop; Robt M Miller, ref, to Maurice L Nadler, 68 St Marks pl; FORECLOS Jan21; Mar18 '15; A$8,250-15,000 (R S $8.50). **8,250**

Av B, 279; Max E Bloch to Abr & Louis Krawetz, both at 632 Wales av, Bronx; AT; mtg $10,000; Nov26'12; re-recorded from Dec5'12; Mar18'15. nom

Amsterdam av, 856 (7:1873-36), swc 102d (No 200), 25.11x82.7 to es old Bloomingdale rd x28.5x93.4, 5-stv bk tnt & strs; Cushman Globe Co to Cushman's Sons, Inc, 49 Manhattan; mtg $35,000; Nov28'14; Mar 18'15; A$30,000-46,000. nom

Amsterdam av, 1930 (8:2114-37), ws, 49.11 s 176th, 25x100, 3-stv bk tnt & strs; Margt B Mulvany, 548 W 164, to Alice Carew, 5721 Christian, Phila, Pa; B&S; AL; Mar10; Mar12'15; A$21,000-26,500 (R S $5.50). nom

Amsterdam av, 2340-58 (8:2132-47), nwc 176th (No 501), 199.10 to ss 177th (No 500) x100.6-sty bk tnt & strs; Heslock Real Estate Co to Julia C Jones, 76 Willow, Bklyn; mtg $300,000 & AL; Sept22'14; Mar 18'15; A$115,000-350,000 (R S $7.50). O C & 100

Audubon av (8:2153-16), ws, 25 s 179th, 100x100, vacant; Adolph Wurzburger, 342 W 88, et al, to Corporal Realty Co, 55 Liberty; mtg $20,000; Mar11; Mar16'15; A$12,000-12,000 (R S 50 cts). O C & 100

Broadway, 450 (448) (1:232-8), ses, abt 105 s Grand, 25x120, 5-stv bk loft & str bldg; also BROADWAY, es, 104 s Grand, a strip 1x120; 450 Broadway Corpn to Mary M Munro, 307 W 74; mtg $25,000 & AL; Mar15; Mar16'15; A$68,000-75,000 (R S $35). O C & 100

Broadway, 1126, see 5 av, 206.

Broadway (8:2236-11-14), swc Isham, 100.8x115.2x100x103.4, vacant; Cumming Constn Co to Wm Cumming, 290 Convent av; confirmation & correction deed; mtg $25,000; Mar9; Mar12'15; A$36,000-36,000. nom

Broadway (7:1993-15-19), ws, 302.3 n 122d, 126.1x91.7 to cl old Bloomingdale rd x126.1x78.11, vacant; 4 W 57th St Co to Rexton Realty Co, 37 Liberty; B&S; mtg $60,000 & AL; Mar16'15; A$76,500-76,500 (R S $5). O C & 100

Fort Washington av, 65 (8:2136-145), nwc 161st, 102.2x118.5x99.11x140, 6-sty bk tnt; Hilliard Constn Co to Anne I Cockran, at Fort Washington, LI; mtg $175,000; Mar12'15; A$70,000-$—— (R S $75). O C & 100

Lexington av, 857 (5:1399-52), es, 50.11 s 65th, 16.6x80, 3-sty & b stn dwg; Neil P Duross, B of Q, to Helen M Brogan, Glen Morris, LI; mtg $16,250 & AL; Mar2; Mar 12'15; A$14,000-17,000. O C & 100

Lexington av, 1473 (5:1524-22), es, 25.8 n 95th, 25x84, 5-sty bk tnt; David Siegel to Fannie Siegel, 54 Wygand pl, Rockaway Beach, LI; mtg $16,000; Mar12; Mar13'15; A$18,000-25,000 (R S $10). O C & 100

Lexington av, 1643, see Lexington av, 1645.

Lexington av, 1645 (6:1631-50), sec 104th (No 162), 25.11x95, 4-sty stn tnt & strs; A$18,000-25,500; also LEXINGTON AV, 1643 (6:1631-51), es, 25.11 s 104th, 25x95, 4-sty stn tnt; A$11,000-17,500; Jakob Herskovitz to Louis Geller, 1173 Vyse av; mtg $38,300; Feb4; Mar15'15. O C & 100

Madison av, 1772-4 (6:1622-16-17), ws, 60 n 116th, 40.11x110, 2-5-sty bk tnts & strs; Lucius H Beers, of Westhampton Beach, LI, to T & S Realty 99 Nassau, CaG; mtg $50,000 & AL; Mar10; Mar15'15; A $32,500-55,500 (R S $6.50). O C & 100

Park av, 959 (5:1510-69), sec 82d (Nos 100-6), 25.2x100, 5-sty bk tnt & strs; Rexton Realty Co, 37 Liberty, to No 4 W 57th St Co, 30 Pine; CaG; mtg $67,000 & AL; Feb27; Mar16'15; A$80,000-90,000 (R S $20). O C & 100

Park av, 1613 (6:1642-71), es, 50.11 s 115th, 25x80, 5-sty bk tnt & strs; Poundridge Realty Co to Martha Schlessinger, 920 Av St John; mtg $16,500 & AL; Mar16; Mar17'15; A$8,000-16,000 (R S 50 cts). nom

Pleasant av, 307-9 (6:1710-26), ws, 86 n 116th, 40.10x94, 6-sty bk tnt & strs; Sarah Bernstein to Louis Bernstein, 235 W 43; ⅔ pts; AL; Dec16'14; Mar12'15; A$14,000-40,000 (R S $1.70). O C & 100

St Nicholas av, nwc 153d, see 153d, 445 W.

Seaman av (8:2248-105), nws, 325 sw Emerson pl, 25x209.1x25.3x212.11, vacant; Templo Grymes, 70 Manhattan, to N Y Operating Co, 320 W 42; Mar10; Mar12 '15; A$3,300-3,300 (R S $5). exch

Wadsworth av, 220-34 (8:2167-24), nwc 184th (No 645), 179.10 to ss 185th x70, 6-sty bk tnt & strs; Louis Auerbach to Julius Dunn, 53 St Nicholas av; mtg $200,000; AL; Mar16; Mar17'15; A$66,000-225,000 (R S $10). O C & 100

West Broadway, 493, see East Bway, 275.

2D av, 1107 (5:1339-23½), ws, 40 n 57th, 20x65, 4-sty stn tnt & strs; Max A Krieslheimer to Hy Bendheim, 42 W 89; AL; Mar12; Mar17'15; A$11,000-14,500 (R S $3.75). nom

2D av, 1202-8 (5:1438-1-4), nec 63d, 100.5x80, 3-5-sty stn tnts & strs; Richd Price, 124 W 120, to Clovd Realty Co, 43 Exch pl; mtg $72,000; Mar12'15; A$61,500-104,000 (R S 50 cts). O C & 100

2D av, 1632 (5:1547-52), es, 75 s 85th, 27.2x88, 4-stv stn tnt & strs; Phillippina Roeder to Eliz Berger, at Amenia, NY; mtg $10,000; Mar12; Mar15'15; A$14,500-24,000. nom

2D av, 1632; Eliz Berger to Phillippina & August W Roeder, 1632 2 av, joint tenants; Mar12; Mar15'15. nom

2D av, 2074 (6:1678-51), es, 50.4 s 107th, 25x99.2, 1 & 3-stv bk theatre; Max Rothbart to Eller Mfg Co at Canton, Ohio; ½ pt; mtg $11,000 & AL; Dec21'14; Mar17'15; A$9,000-10,000. nom

3D av, 1402 (5:1525-45¼), es, 20 s 80th, 20x73, 5-stv stn tnt & strs; Wm T Quinn, ref, to Nathan G Bozeman, 25 W 83; FORECLOS Mar3; Mar11; Mar12'15; A$13,500-20,000 (R S $15). **14,800**

3D av, 2360 (6:1776-39), ws, 25.9 s 128th, 25x100, 4-stv bk tnt & strs, 1 & 2-stv ext; Saml Tozer to Hy J Onorine, — De Witt Vonkers, NY; mtg $17,850 & AL; Mar 15; Mar16'15; A$20,000-27,000 (R S $1). nom

5TH av, 141-7 (3:849-75-76), sec 21st (Nos 2-8), 94x90, 11 & 12-stv bk loft & str bldg; 406 W 31st Co, 259 W 34, to Merchants Central Building, Inc, 334 5 av; mtg $600,000; Mar13; Mar16'15; A$532,000-852,000 (R S $234,500). O C & 100

5TH av, 206 (3:827-41), ws, 56.5 n 28th, 28.2x112.4 to Bway (No 1126), x30.10x101.1, 4-stv stn loft & str bldg; Phoenix Ingraham, ref, to Emigrant Indust Savgs Bank, pllf; FORECLOS Mar2; Mar11; Mar15'15; A$270,000-305,000 (R S $250). **250,000**

6TH av, 353, see 21st, 115 W.

10TH av, 315 (3:700-30), nws, abt 25 n 28th, 40.8x100.5 et-R bk tnt & strs; Frank E Linck, 1650 Nelson av, & anr, EXRS Christiana Hills, to Edw J McNally, 501 W 29; Mar13; Mar15'15; A$12,000-20,000 (R S $24). **24,000**

Interior strip (5:1271), begins at cl of blk bet 55th & 56th & 275 w 5 av, runs e 50x n5.5xw25x s5.5 to beg; Baltimore Realty Co to Calumet Club, 12 W 56; AT; R&S; Mar15'15. nom

Bulkhead on N R (1:57-128-129 & 130), begins at ss pier 16 (old 25) opposite Barclay runs n137; also all RT&I to wharfage &c appertaining to said pier 16 NR bulkheads; also BULKHEAD begins at ns pier 18 (old 28), NR, opposite Murray, runs s156 with AT to wharfage &c appertaining to said pier 18, NR; Richd C Brown,

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of San Diego, Cal, to Wm C Renwick, of Summit, NJ, 251-72,000 int, being all RT&I; AL; Feb4; Mar15'15 (R S $5.50). 5,000

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Chatham sq, 22 (1:279), or East Bway, ss, at ss New Bowery, runs s63.3xe16.2xn 63.10 to sq xw17.3 to beg; consent to 3d track; Ebling Brewing Co, lessee, to Manhattan Railway Co; Feb10; Mar18'15. nom

Chatham sq, 22; consent to 3d track; Fannie Breakstone, owner, & Max Breakstone, lessee, to same; mtg $16,500; Feb 10; Mar18'15. 1,759.50

Chatham sq, 22; consent to 3d track; Moritz B Philipp, owner, to same; mtg $16,500; Feb26; Mar18'15. nom

Fulton st, nwe Greenwich, see Greenwich, nwc Fulton.

Greenwich st, 51 (1:19-2); consent to stairways to subway at Rector st; A Hemenway & Morris Gray, TRSTES will A Hemenway, to City NY; Jan27; Mar15'15. O C & 100

Greenwich st (1:83-18), nwc Fulton; consent to stairway to subway at Cortlandt st; Jno Glackner to City NY; Mar8; Mar16'13. nom

Houston st, swc Varick, see Varick, swc Houston.

Houston st W, nec Varick, see Varick, nec Houston.

Houston st W, sec Varick, see Varick, sec Houston.

Houston st, nwc Varick, see Varick, nwc Houston.

Jefferson st, 48 (1:271); asn rents to secure 6 notes of $50 each; Simon Henderson to Frank Gens & Co, Inc, 230 Grand; Mar 15; Mar16'15. nom

King st, sec Varick, see Varick, sec King.

King st, nec Varick, see Varick, nec King.

King st, nwc Varick, see Varick, nwc King.

Pearl st, 230-281; also MAIDEN LA, 126; also BEEKMAN ST, 110-6; also ELM ST, 14 (decedents estates); asn of all RT&I in Estate of Benedict D Stewart; Jos W Huey to Edwin H Stewart; Feb25; Mar16'15. 2,500

St Marks pl, 37, see 2 av, 133.

Varick st (2:528-21), nec Houston; consent to stairway to subway at Houston st; Chas A Bristed, of Stockbridge, Mass, to City NY; Jan20; Mar16'15. nom

Varick st (2:521-16), sec Houston; consent to stairways to subway at Houston st; Rector &c of Trinity Church to City NY; Jan21; Mar16'15. nom

Varick st (2:519-7), sec King; consent to stairway to subway at Houston st; Rector &c of Trinity Church to City NY; Jan21; Mar16'15. nom

Varick st (2:581-73), nwc Houston; consent to stairways to subway at Houston st; Rector &c of Trinity Church to City NY; Jan21; Mar16'15. nom

Varick st (2:520-1), nec King; consent to stairway to subway at Houston st; Rector &c of Trinity Church to City N Y; Jan21; Mar15'15. nom

Varick st (2:581-23), swc Houston; consent to stairway to subway; Rector &c of Trinity Church to City N Y; Jan21; Mar 15'15. nom

Varick st (2:581), nwc King; consent to stairway to subway at Houston st; Rector &c of Trinity Church to City NY; Jan21; Mar15'15. nom

Washington st, 534-40, see Washington, 542-8.

Washington st, 542-48 (2:598-12), swc King, 80x80 (owned by party 1st pt); also WASHINGTON ST, 534-40 & KING ST, 132-38, adj above on s & w (owned by party 2d pt); agmt & license by party 1st pt to maintain encroachment, etc, by party 2d part; Frederic de P Foster, at Tuxedo, NY, with Adelaide McAlpin Pyle, at Morristown, NJ, individ et al, TRSTES will Wm S Pyle; 26; Benedict 15. nom

9TH st, 612 E (2:391), ss, 193 e av B, 20x 93.11; 3 & 4-stv bk shop; re dower; Marie Staudinger, widow of Wm Staudinger, to Jacob Reisberg, 122 Penn, Bklyn; AT; Mar17; Mar18'15. nom

14TH st W, nwc 7 av, see 7 av, nwc 14.

19TH st W, nwc 7 av, see 7 av, nwc 19.

22D st E, nec Bway, see Bway, nec 22.

26TH st, 235 W (3:776), ns, 313.6 e 8 av, 24.10x98.9; asn rents to secure mtg for $7,000; Central Associates Co to Nathan Coleman, 2170 Bway; Mar16; Mar17'15. nom

27TH st, 234 W (3:776), ss, 309.11 e 8 av, 24.10x98.9; asn rents to secure mtg $7,000; Josephine A & Walter J Scott, both at East Orange, NJ, to Nathan Coleman, 2170 Bway; Mar16; Mar17'15. nom

28TH st W, nwc Bway, see Bway, nwc 28.

33D st W, nwc 7 av, see 7 av, nwc 33.

42D st, 156-8 E (5:1296), ss, 100 w 3 av, 41.8x98.9; asmt modifying perpetual rights & easements in Steinway tunnel; Interborough Possid Transit Co with City NY; Jan4; Mar15'15. nom

54TH st, 100 E, see Park av, 399.

54TH st E, nwc Park av, see Park av, 400.

55TH st W, swc 7 av, see 7 av, swc 55.

74TH st, 402 E (5:1166); re claims &c under will of Fanny Fischer Domine Fischer, 1790 Unsc and to Bertha Ullmann, 408 W 120, & Jennie Beck, 568 W 149; OC; May9; Mar16'15. 2,000

82D st, 29 W (1:1196-16), ns, 387.6 e Col av, 22.6x102.2; declaration of trust by Louise P Ewing, 893 Park av, that she holds above in trust during lives of Geo P Milwine, 29 E 50 & Theo W Dwight at Kennebunk, Me; Feb12; Mar16'15; $18,000-28,500 nom

84TH st, 403 E, see 133d, 10 W.

93D st E, sec 2 av, see 2 av, 1772-80.

105TH st, 111 E (6:1767), ns, 90 e Park av, 25x100.11; asn rents to sext of $900; Mary E Bellinger, 815 W 179, to Mendel Marcus, 358 E 5, Bklyn; AT; Mar6; Mar 18'15. nom

133D st, 10 W, equity $4,000; also 87TH ST, 403 E, equity $9,500; certf as to payment of transfer tax for $187.51; Jas A Wendell, Deputy Comptroller of State NY, to Jno L Steinbugler, 1 Bway, EXR Columbus Schwarz; Mar11; Mar15'15.

Av B, 279 (3:984); agmt as to re & QC of any int in asn of mtg for $25,000 erroneously covering 279 Av A, instead of 279 Av B; Benj N Lefkowitz to Sara Cohn, 60 E 66, GDN for Herbt Cohn et al; Mar15; Mar18'15. nom

Bowery, 354-6 (2:531), ws; asn rents to secure notes for $1,353; Lillian, wife Claude M Harburger, 51 E 96, & ano, to Albt Rosenthal, 428 Col av; AT; Mar15; Mar16'15. nom

Broadway (3:851-9), nec 22d; consent to stairway to subway at 23d st; Jno W Kearny to City NY; Jan21; Mar15'15. nom

Broadway (3:830-17), nwc 28th; consent to stairway to subway at 28th st; International Amusement & Realty Co to City NY; Mar11; Mar15'15. nom

Central Park W (4:1113), plot bounded e by Central Park W, n by 61st, s by Grand Circle, xwby Bway; agmt as to easement& consent to stairways & entrances through bldg to subway station at Columbus Circle, &c; Veronica Realty Co to City NY & Interborough Rapid Transit Co, 165 Bway, et al; Nov5'14; Mar16'15. nom

Park av, 399 (5:1308-71), sec 54th (No 100), 100.5x115, owned by party 1st pt; also PARK AV, 383, es, adj above on s, owned by party 2d pt; re of party wall agmt with consent by Mutual Life Ins Co of N Y, et al, mortgagees; Horatio Realty Co, 299 Madison av, with Clarence Payne, at Menlo Park, Cal; Nov4'14; Mar12'15. nom

Park av, 400 (5:1290), nwc 54th (Nos 67-75), 100.5x125; party 2d pt, lessee; also 54TH ST E, ns, w of above, owned by party 1st agmt as to encroachment of cornice, &c; Susan C Herriman with 400 Park Ave Co; Mar12; Mar17'15. nom

2D av, 133 (2:464-40), nwc St Marks pl (No 37), 48x120; asn rents to ext of $16,000; 37 St Marks Place Corpn, 63 Park row, to Universal Discount Co, 100 5 av; Mar18'15; A$75,000-105,000. 16,000

2D av, 1338-40 (5:1445), es, 25.3 s 71st, 49.11x74; consent to 3d track; Sol Silberberg, individ & EXR Minna Silberberg, to Manhattan Railway Co; mtg $27,000; Feb 9; Mar18'15. 599.50

2D av, 1338; consent to 3d track; Cath Galle, mortgagee, to Manhattan Railway Co; mtg $14,000; Mar2; Mar18'15. nom

2D av, 1340; consent to 3d track; Leah J Simpson & ano, EXRS Angel J Simpson, mortgagees, to Manhattan Railway Co; mtg $13,000; Feb26; Mar18'15. nom

2D av, 1772-80 (5:1555), sec 93d, 126.5x 100; consent to 3d track; Davidena M Lowden to Manhattan Railway Co; mtg $80,000; Sept22'14; Mar12'15. 2,573.25

2D av, 1772; consent to 3d track; Carrie Weill, mortgagee, to Manhattan Railway Co; mtg $2,500; Feb25; Mar12'15. nom

2D av, 1772; consent to 3d track; Martha Shattan, mortgagee, to Manhattan Railway Co; mtg $14,000; Nov30'14; Mar12'15. nom

2D av, 1774; consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $14,000; Feb9; Mar12'15. nom

2D av, 1774; consent to 3d track; Sadie Samuels, mortgagee, to Manhattan Railway Co; mtg $2,500; Feb25; Mar12'15. nom

2D av, 1776; consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $14,000; Feb9; Mar12'15. nom

2D av, 1778; consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $14,000; Feb9; Mar12'15. nom

2D av, 1780 (5:1555); consent to 3d track; Mutual Trust Co of Westchester Co, TRSTE will Jno F Gray, mortgagee, to Manhattan Railway Co; mtg $19,000; Dec 1'14; Mar15'15. nom

7TH av (3:783-38), nwc 33d; consent to stairway to subway at Penna station; Felix A Donnelly to City NY; Feb3; Mar15 '15. nom

7TH av (3:769-34), nwc 19th; consent to stairway to subway at 18th st; Wm L Albro to City NY; Mar3; Mar17'15. nom

7TH av (3:764-37), nwc 14th; consent to stairway to subway at 14th st; Hugh Slevin, lessee, to City NY; Dec30'14; Mar16'15. nom

7TH av (3:764-37), nwc 14th; consent to stairway to subway at 14th st; Ophelia A Byrnes, owner, to City NY; Jan4; Mar16 '15. nom

7TH av (4:1026-36), swc 55th; consent to stairway to subway at 57th st; Hotel Woodward Co to City NY; Dec18'14; Mar 16'15. nom

8TH av, 2171 (7:1944); consent to 3d track; Margt Mary, mtgee, to Manhattan Railway Co; mtg $12,000; Mar13; Mar17'15. nom

Certified copy (miscl) last will of Lena F Harber; Sept12'03; Mar15'15.

Exemplified copy (miscl) last will & probate proceedings in matter of will of Leopold Herrmann; Nov28'10; Mar12'15.

General assn (miscl) of all real & personal prop now owned or hereafter acquired by party 1st pt for benefits assured; Rachel A Ferguson to An Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av; Mar31 '94; Mar18'15. nom

Power of atty (miscl); R Robert Fo firm R R Fogel & Co to Fredk Liebig; Mar 16; Mar17'15.

Power of atty (miscl); Florence N Offenbach to Alex J Baruch, 339 W 70; Feb 19'12; Mar15'15.

Power of atty (miscl); Caroline H Field (Johnston), temporarily at London, Eng, to Harris D Colt, 515 Park av; Feb23; Mar 16'15.

WILLS.

Borough of Manhattan.

Jacob st, 4 (1:104-13), es, 79 n Ferry, 19 50, 6-sty bk tnt; Walter Stevenson Est, Eliza T Stevenson, EXTRX, 162 W 92; atty's, Johnston & Johnston, 256 Bway; A $8,000-14,000. Will filed Mar10'15.

West st, 424 (2:637-52), es, 20 s 11th, 20x68x irreg, 3-sty bk tnt & strs, 1-sty bk bldg in rear; Marcella Dunn Est, Jno Noonan, EXR, 50 W 104; Michl J Scanlan, 51 Chambers; A$13,500-15,000. Will filed Mar15'15.

78TH st, 341 E (5:1453-16), ns, 250 w 1 av, 25x102x irreg, 4-sty bk tnt; Chas Schell Est, Emil Schell, EXR, 341 E 78; atty, Edw Herrmann, 261 Bway; A$9,000-13,500. Will filed Mar15'15.

97TH st, 115 E (6:1625-7), ns, 150 e Park av, 25x100, 4-sty bk tnt & str; Dennis Lehane Est, Timothy D Lehane, EXR, 1368 Lex av; attys, Rush, Hare & Dodge, 22 William; A$11,000-13,000. Will filed Mar 11'15.

CONVEYANCES.

Borough of the Bronx.

Adams pl, 2233-9, see 183d, 598-602 E.

Albany Crescent (12:3266), es, 100 n Bailey av, 112x115x99.11x68.1, vacant; Michl J Martin to Michl J Martin Corpn, 1123 Bway; Mar12; Mar15'15 (R S $10). O C & 100

Aldus st, 974 (10:2746), ss, 37 e Hoe av, 42x107, 5-sty bk tnt; Kovacs Constn Co to Abr Wolff, 303 E 55, ½ pt; Annie Epstein, 945 E 163, ¼ pt, & Leonora Yaritz, 935 E 163, ¼ pt; mtg $39,500; Mar15; Mar 16'15 (R S $4). O C & 100

Brown pl, 164 (9:2263), nec 135th (Nos 491-3), 33.4x100, 5-sty bk tnt & strs; Margt A Laphy of Trucksville, Pa, to Orland Holding Co, 63 Park Row; mtg $34,250; Feb26; Mar17'15 (R S 50 cts). O C & 100

Carroll pl (*), ss, 150 e Green la, 25x100, except pt for Dorsey; Jno Pavelka to Vaclav Pavelka, 336 E 71; mtg $3,300; Mar13; Mar15'15. O C & 100

Carroll pl (*); same prop; Vaclav Pavelka to Frances Brojer & Jno, Harry, Rose, Edw & Antoinette Pavelka, all at 601 Oak Tree pl; Mar13; Mar15'15 (R S 2). O C & 100

Clifford pl (11:2848), ss, 100 w Townsend av, 43.7x40.1x40.6x40; also JEROME AV (11:2848), sec Clifford pl, 25x58.4x25.1x 56.4, 1-sty bk laundry; Riker R James to Fredk H Ketchum, 27 N 17, East Orange, NJ; AL; Mar11; Mar15'15. nom

Clifford pl, nec Jerome av, see Clifford pl, ss, 100 w Townsend av.

Cruger st, 632 (10:2760), es, 140 s Spofford av, 20x100, 2-sty bk dwg; Utility Realty Co to Fact Realty Co, Inc, 368 E 149; Mar15; Mar18'15. nom

Crotona Park N (11:2952), ns, 177 e Prospect av, 50x97.6x50x98, vacant; Wm I Brown to Freown Co Inc, 870 E 162; Mar8; Mar13'15 (R S $12). 12,000

Crotona Park N, 667 (11:2944), ns, 35 w Crotona av, 40x95.1x39.10x98.2, 5-sty bk tnt; Benenson Realty Co to Gollieb F Schnell, 462 E 147; mtg $27,500; Mar16; Mar17'15 (R S $10). O C & 100

Crotona Park S, 654 (11:2937), sec Crotona av (No 1426), 22.1x100.7x21.1x107.1, 3-sty fr tnt & strs; Saml Polans, Milwaukee, Wis, et al to Lena Schacht, Hollis, LI; mtg $13,000; Oct9'14; Mar16'15. O C & 100

Faile st (10:2764), es, 250 n Lafayette av, 87.6x100, vacant Harry B Davis, Mt Vernon, NY, to Cath Meehan, 815 Hunts Point av; Jan12; Mar12'15. nom

Field pl, 241, see Grand blvd & concourse, 2354.

Freeman st, 930-8, see Hoe av, 1237.

Highbridge st, nec Ogden av, see Ogden av, nec Highbridge.

Hoffman st, 2471 (11:3058), ws, 30 s 183th, 16.8x97.5, 2-sty fr dwg; Andw F Ryder to Teresa Bucchi, 2471 Hoffman; mtg $2,250; Mar17'15 (R S $1). O C & 100

Home st, 721, see Jackson av, 1160.

Home st, nes at es Longfellow av, see Longfellow av, es at nes Home.

Lafayette st, ns, abt 85 w Prospect av, see Prospect av, ws, 22 n Lafayette.

Lisbon pl (12:3312), nec 205th, runs e 93.4 to ws Mosholu Pkway S xn93.11 to es 205th xsw111.9 to beg, 2-sty fr dwg & 1-sty fr stable; Wm H Chadderton, Milford, Conn, to F Lorenz Smith, 11-28 pt; Hermine Schmidt, 5-28 pt; Carrie Smith, 4-28 pt, all at 152 W 13, & Esperanto Mort Co, 37 Liberty, 8-28 pt; Mar1; Mar12'15 (R S 50 cts). nom

Loring pl (11:3225), ws, 167.6 s Fordham rd, runs s37.6xw100xn12xne15.3xnw—xe100 to beg, vacant Henry P Mock to Chas Beckmann, Leonia Heights, NJ; Mar 2; Mar16'15 (R S $4.50). O C & 100

Louise st (*), ws, 250 s Van Nest av, 25 x100, except part for sts; Jno H Rehm to Louis Kaplan, 724 Van Nest av; Mar11; Mar12'15 (R S $1.50). O C & 100

Magenta st (*), ns, 125.2 w Barker av, 25x100; Geo F Bates, 666 Lex av, to Mary F Bates, 666 Lex av; Mar15; Mar16'15 (R S $6). nom

Oak Tree pl, 575, see Lafontaine av, nec Oak Tree pl.

Simpson st, 1098 (10:2727), es, 226 s 167th, 38x100, 5-sty bk tnt; Hyman Silberman, 1085 Simpson, to Sophie Stivelman, 392 Georgia av, Bklyn; mtg $32,000; Mar11; Mar13'15 (R S $2). O C & 100

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Tiffany st, nwc 167th, see 167th, 909 E.

Tiffany st, 850, see Whitlock av, 891.

Vineyard pl (11:2958), es, 75 n 175th, 50 x98.10 to Mohegan av (No 1819); 5-sty bk tnt; McEvoy & Koester Constn Co, 1902 Marmion av, to Jas T Barry, 1149 Boston rd; mtg $39,000; Mar10; Mar12'15 (R S $11). O C & 100

135TH st, 283 E (9:2311), ns, 100 e Lincoln av ,25x100, 5-sty bk tnt; Irving C Fox, as TRSTE in bankruptcy of Jos Bozzuffi to Jno Bozzuffi, 332 E 63; Feb25; Mar 13'15. nom

135TH st, 283 E; Jno Bozzuffi to Bozzuffi Realty Co, 277 Bway; Feb25; Mar13 '15 (R S $7.50). O C & 100

135TH st, 491-3 E, see Brown pl, 164.

136TH st, 721-3 E (10:2565), ns, 246.1 e Southern blvd, 50x100, 1 & 2-sty bk bakery; Dillman Baking Co, 144 Poplar st, Richmond Hill, NY, to Dillman Bakery, Inc, same address; Mar16; Mar17'15 (R S $20). nom

138TH st, 605 E (10:2551, 2552), ns, 360.8 e St Anns av, 39.3x100, 6-sty bk tnt & strs; Kathleen MacFarlane to Eugene V Diamond, 33 Duffield, Bklyn; Jan15; Mar16 15 (R S $3). nom

140TH st, 599 E (10:2552-2553), ns, 380 e St Anns av, 40x95, 5-sty bk tnt; Wm Schwegler to Alois Dill, 428 E 75; mtg $28,000; Mar15; Mar16'15. O C & 100

141ST st E, ns, at ws Willis av, see Willis av, ws, at ns 141.

142ND st, 532 (9:2291), ss, 140 w Brook av, 25x100, 5-sty bk tnt; Gottlieb F Schnell to Benenson Realty Co, 401 E 152; mtg $14,000; Mar16; Mar17'15 (R S $6). O C & 100

155TH st E, nwc 3 av, see 3 av, 3021.

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100, 2-sty bk dwg; Sarrie Lazar & ano to Louis Finel, 953 Av St John; mtg $8,000; Mar15'15. O C & 100

164TH st, 851 E, see Prospect av, 980.

166TH st E, sec Sheridan av, see Sheridan av, sec 166.

167TH st, 909 E (10:2706), nwc Tiffany, 35.1x101.5x53.8x92.11, 5-sty bk tnt & strs; Rime Bldg Co to Isabella M Meeks, 1090 So blvd; mtg $43,000; Mar15; Mar16'15 (R S $6). O C & 100

168TH st, 193 W (9:2530), ns, 116.8 w Lind av, runs w25xn83.11xne20xse17.3xs74 to beg, 2-sty & b fr dwg; Jno T Martin, ref, to Corporate Mtg Co, 27 Cedar; mtg $5,000; FORECLOS Mar12; Mar17'15 (R S $1.50). **4,000**

173D st E, swc Fulton av, see Fulton av, 1669.

174TH st E, swc Fulton av, see Fulton av, 1723.

175TH st, 490 E (11:2916), ss, 98 w Bathgate av, 27x108, except pt for st, 2-sty fr dwg; Sarah L Turner, East Orange, NJ, to Arthur T Bolton, 149 University av; mtg $3,500; Mar12'15 (R S 50 cts). O C & 100

179TH st E, swc Montgomery av, see Montgomery av, 2031.

182D st, 740-6 E (11:3097-3099), ss, 110.11 e Clinton av, 75x70, 2-2-sty fr dwgs; Chas Bollmann to Mitchell-McDermott Realty Co, 1922 E 177; Mar15'15 (R S $10). O C & 100

183D st, 598-602 E (11:3071), swc Adams pl (Nos 2233-9), 48x120, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Jas M Anderson, TRSTE Jas W Anderson, Roxbury, Conn; FORECLOS Feb16; Mar4; Mar 13'15 (R S $40). **40,000**

183D st, 789 E, see So Blvd, nwc 183.

184TH st, 467 E (12:3039), 99.3 w Wash av, 16.8x100, 3-sty fr tnt; Louis Lewy, 9 Storm av, Arverne, LI, to L G & S Realty Corpn, 320 Bway; mtg $——; Mar12; Mar13'15 (R S 50 cts). nom

187TH st, 527 E (11:3057), ns, 25 w Bathgate av, 25x100, 2-sty fr dwg; Jno A McEveety, ref, to Eliz T Maloney, 527 E 187; FORECLOS transfer tax lien; Feb24; Mar 15'15. **3,425**

188TH st E, nwc Valentine av, see Valentine av, nwc 188.

205TH st E, nec Lisbon pl, see Lisbon pl, nec 205.

205TH st E, es, at ws Mosholu Pkway N, see Lisbon pl, nec 205.

223D st E (*), ss, 27 e Carpenter av, 26 x90; W M Realty Co to Gustav Felbeck Jr, 1002 Garrison av; mtg $3,500; Mar13; Mar15'15 (R S $1). O C & 100

233D st E (*), ns, 55 e Carpenter av, 25x 114; Edw D Bolton, ref, to Fanny B Gardner, 19 S Goodman, Rochester, NY; FORECLOS Feb16; Mar1; Mar18'15. **1,600**

233D st E (*), ns, 322.5 w Kingsbridge rd, lot 35, map 250 Lots Thompson-Rose Est; Herman Hartman to Irma, wife Herman Hartman, 224 E Tremont av; Mar17; Mar18'15. nom

236TH st, 123 E (12:3371), ns, 200 e Oneida av, 25x100, 2-sty fr dwg; Jos McCue, 2410 Crotona av, to Rachel Singer, 2540 Grand av; mtg $5,300; Dec30'14; Mar 16'15; re-recorded from Jan6'15 (R S 50 cts). nom

236TH st, 123 E; Rachel Singer to Morris Marks, 347 E 173, & Jos Greenberg, 346 E 173; mtg $4,500; Mar15; Mar16'15 (R S 50 cts). O C & 100

236TH st, 139 E (12:3371), ns, 125 w Kepler av, 25x100, 2-sty fr dwg; Arnold J D Heins et al, TRSTE for Anna H Moldenke, will Jno D Heins, to Fredk Schrader, 429 E 160; Mar4; Mar13'15. O C & 100

238TH st E (12:3392), ss, 254.8 w Verio av, 25x100, vacant; Eugene H Hammond, 408 E 240, to Wm H & Samuel Huntington, LI; B&S; AL; Mar1; Mar12'15. nom

Bailey av, 2894 (12:3260), es, 25 s 230th, 25x100.7, 3-sty bk dwg; Kiowa Realty Co to Mary F Ryan, 142 W 105; mtg $5,750; Mar13; Mar18'15 (R S 50 cts). O C & 100

Barnes av, es, 125 n Lydig av, see Paulding av, ws, 300 s Van Nest av.

Barnes av (*), ws, 25 n Ruskin, 24.6x 99x24.7x99 North Bronx Realty Co to Mary McGarry, 660 Burke av; mtg $3,500; Mar9; Mar12'15 (R S 50 cts). nom

Bassett av (*), ws, 245.10 s McDonald, 24.7x100x25.10x100; Kath Kennedy, TRSTE Chas E McDermott & ano, 176 W 82, to Kath Kennedy, 176 W 82; Mar15; Mar17'15 (R S $2). nom

Belmont av (11:3080), es, 89.1 n 179th, 101.1x13.5x101.5x41, vacant; Wm M Martin to Chas T & Florence Mathews, 30 W 51, each ½ pt; Harold C Mathews, 14 E 69, ¼ pt; Drelincourt M Martin, 162 E 74, 1-12 pt, & Florence C Martin, 44 E 40, 1-12 pt, & Edith C Mossman, 969 Park av, 1-12 pt; Mar4; Mar17'15. nom

Belmont av (11:3080), same prop; Chas T Mathews et al to Louise Schaile, 664 Oakland pl; mtg $1,800; Mar4; Mar17'15 (R S $30). O C & 100

Benson av (*), nwc Frisby av, 134.3x 95.10x138.6x95.2, except pt for Benson & Frisby avs; David MacBride to Wm E Diller Realty & Constn Co, 267 E 164; mtg $13,000; Mar15; Mar16'15 (R S $12). O C & 100

Boston rd, 1444 (11:2963), ss, 119.6 e Prospect av, 25x90, 4-sty bk tnt & strs; Lawyers Mtg Co to Saml Stern, 518 W 143; B&S; Mar15; Mar16'15 (R S $2.50). O C & 100

Briggs av (12:3300), ws, 144 s 196th, 50.2x100.11x50x103, 5-sty bk tnt; Mitchell & McDermott Realty Co, Inc, 1922 E 177, to Chas Bollmann, 740 E 182; mtg $33,000; Mar15; Mar16'15 (R S $15). O C & 100

Bryant av (10:2754), ws, at es West Farms rd, runs s116.9xw84 to es West Farms rd xn138.10 to beg, vacant; Henry Morgenthau Co to David Kraus, 246 W 129; Mar1; Mar18'15 (R S $6). nom

Bryant av, 2014 (11:3136), es, 45 s 179th, 45x99x45x99.1, 5-sty bk tnt; Bryant Constn Co to F F R Realty Co, 140 Nassau; mtg $30,000; Mar15 Mar16'15 (R S $10). O C & 100

Clay av, 1064 (9:2425), es, 357 n 165th, 27x80, 2 & 3-sty & b bk dwg; Louis Lewy, 9 Storm av, Arverne, LI, to L G & S Realty Corpn, 320 Bway; Mar12; Mar13'15 (R S $1). nom

Clay av, 1337 (11:2782), ws, 464.1 n 169th, 25x80.9x25x80.11, 2-sty fr dwg; Fanny F Rongy, 69 W 89, to Bryant Constn Co, 1509 Bryant av; Mar15; Mar16'15 (R S $6). O C & 100

Clay av, 1337; Bryant Constn Co, 1509 Bryant av, to Minnie N Ehlers, 360 E 166, & Florence M Henry, 1851 Bathgate av; mtg $4,000; Mar15; Mar16'15 (R S $1.50). O C & 100

Crotona av (late Grove st) (11:2950), ses, 70.6 sw Fairmount pl, 25x120, vacant; also s ½ LOT 15, blk 2950, tax map, except pt for Crotona av; Sarah Jackson to W Stebbins Smith; Jun25'15; Mar15'15. nom

Crotona av (11:2950), es, 72.2 s Fairmount pl, 26.9x90.4x30.8x—, being lots 14 & 15, blk 2950, tax map; W Stebbins Smith to Jos O Downes, 219 W 130; Mar15'15 (R S $1). nom

Crotona av, 1426, see Crotona Pk S, 654.

Elliott av (*), es, 200 n Elizabeth, 50x 125 Mary McCarthy, of Canton, Pa, to Johanna O'Connell, 3318 Olinville av; Feb13; Mar16'15 (R S $1.50). nom

Fordham rd, swc Grand blvd & concourse, see Grand blvd & concourse, swc Fordham rd.

Forest av, 1134 (10:2661), es, as on map Elt ona, 100.10 s Home, 19.2x107.2, 2-sty & b fr dwg; Wm B Driscoll to Anna Worm, 1134 Forest av; mtg $4,000; Mar15; Mar12'15 (R S $2.50). O C & 4,000

Forest av (10:2661), es, as on map Eltona, 100.10 s Home, runs s19.2xw— to es Forest av as legally opened xn19.2xe—to beg, being strip bet old & new line Forest av; Frank D Hadley et al to Anna Worm, 1134 Forest av; QC; Mar12, Mar 18'15.

Fowler av (*), ws, 212.7 s Neil av, 20x 84.5; Bozena Vanek to Max Katz, 1358 1 av; mtg $3,500; Mar10; Mar13'15 (R S $1). O C & 100

Franklin av, 1368 (11:2933), es, 70.2 s Jefferson pl, 25x150, except part for av, 3-sty fr tnt; Chas Barthen, 1368 Franklin av, to Pollack & O'Neill, a corpn, 3200 Bway; Mar15; Mar17'15 (R S $5). O C & 100

Frisby av, nwc Benson av, see Benson av, nwc Frisby av.

Fulton av, 1175 (10:2609), nws, 170 ne 167th, 68x131.3x71.9x121.5, 2-sty fr dwg; Flora Yinicky to Bronx County Bldg Co, 481 E 174; mtg $9,500; Mar12; Mar13'15. O C & 100

Fulton av, 1531-3 (11:2928), ws, 132.8 s Claremont Pkway, 50x173x50.4x166.10, 5-sty bk tnt; Fulton-Wendover Constn Co to Jas A Rich, 164 W 88; correction deed; mtg $48,000; May9'10; Mar16'15. O C & 100

Fulton av, 1669 (11:2929), swc 173d, 95.1 x28.7x92.3x28.5, 4-sty bk tnt; David Kraus to Henry Morgenthau Co, 30 E 42; mtg $13,000; Mar17; Mar18'15 (R S $5). O C & 100

Fulton av, 1723 (11:2930), swc 174th, 18.11x87.7x18.10x88.3, 2-sty bk tnt & strs; David Kraus to Henry Morgenthau Co, 30 E 42; Mar17; Mar18'15 (R S $2.50). O C & 100

Gerard av (9:2489), ws, 139.7 n 167th, 95 x125, vacant; Regina Peltin to Julius Levy, 1247 Gerard av; mtg $5,000; Mar4; Mar17 '15. O C & 100

Grand blvd & concourse, 2354 (11:3159), nec Field pl (No 241), 196 to 184th (No 244) x61 to Ryer av (No 2355) x197.4 to Field pl x84.1 to beg, vacant; Mercedes Bldg Co, 2526 Webster av, to 173d St Impt Co, 148 W 142; mtg $36,000; Mar11; Mar12 '15 (R S $1). O C & 100

Grand blvd & concourse (11:3166), swc Fordham rd, 195.3x42.1x149.5x114.8, vacant; Henry F Keil to Gaines-Roberts Co, 850 St Nicholas av; mtg $17,500; Mar16; Mar18'15 (R S $13). O C & 100

Heath av, 3046 (12:3257), es, 144.11 n Boston av, 33.4x64x33.4x64.5, 2-sty fr dwg; Clarence W Eisher, 12 Concord av, White Plains, NY, to Wm C Sherwood, 559 W 156; Mar15; Mar16'15. O C & 100

Hermany av (*), ns, 375 e Olmstead av, 25x200, to 3d; Epnraim B Levy to Regent Realty Co, 33 W 42; Mar16; Mar17'15. nom

Hoe av, 946 (10:2746), es, 257 s Aldus, 50x100, 5-sty bk tnt; Charter Constn Co to Helen Norris, 782 President, Bklyn; mtg $——; Mar12; Mar16'15. O C & 100

Hoe av, 1237 (11:2979), swc Freeman (Nos 1240-8), runs w100xs90.41xe36.1xno.10 xe63.9 to av xn90 to beg, 6-sty bk tnt & strs; Morris Lederman, 940 Riverside dr, to Lyttle Constn Co, 1224 Hoe av; QC; Mar17; Mar18'15. nom

Hoe av, 1287-9 (11:2980), ws, 475 s Jennings, 50x100, 5-sty bk tnt; M H Realty Co to Frank Melzer, 1340 Stebbins av; mtg $40,000; Mar16; Mar17'15 (R S $7.) O C & 100

Jackson av, 1160 (10:2652), nec Home (No 721), 100x40, 5-sty bk tnt; Geo W Whittaker to Ennis & Sinnott, Inc, 55 Liberty; mtg $39,880; Jan20; Mar15'15 (R S 50 cts). O C & 100

Jackson av (10:2557), nws, 175 sw 149th, late Westchester Railroad st, 2ox109, 2-sty fr dwg; Gottlieb F Schnell to Benenson Realty Co, 401 E 152; Mar16; Mar17'15 (R E $4). O C & 100

Jerome av, sec Clifford pl, see Clifford pl, ss, 100 w Townsend av.

Lafontaine av (11:3063), nec Oak Tree pl (No 3719), 20x95, 5-sty bk tnt; Rime Bldg Co to Isabella M Meeks, 1090 So blvd; mtg $22,000; Mar15; Mar16'15 (R S $4). O C & 100

Longfellow av, swc Seneca av, see Seneca av, swc Longfellow av.

McGraw av (*), ns, 25 e Saxe av, 25x100; Alice Conklin to Frank Gass, 2248 Powell av; mtg $2,000; Mar17'15 (R S 50 cts). O C & 100

Maple av (*), es, 50 n 213th, 25x100; Giuseppe Nardi, 558 2 av, to Caterina Pizzo, 512 2 av; Mar3; Mar12'15 (R S $1). O C & 100

Merriam av (9:2532), ws, 90.3 s 170th, 35x100, vacant; Chas J Smith to Jno H Kerkman, 2552 8 av; Mar15; Mar18'15 (R S $3). nom

Mohegan av, 1815, see Vineyard pl, es, 75 n 175th.

Monterey av, 2031 (11:3061), swc 179th, 50.9x99.3x48.8x100, 5-sty bk tnt; Arthur A Guggenheim, ref, to Our Realty Co, sls of Amn $35,000; mtg $25,000; FORECLOS Mar15; Mar16; Mar1, 15 (R S $7.50). **7,100**

Morris Park av (*), ss, 142.11 w Williamsbridge rd, 50x69.3x50x69.8; Louis Samberg, Bklyn, to Benj Steinman, 2100 5 av, & Harry Meyers, 545 W 158; mtg $1,650; Mar6; Mar18'15. nom

Mosholu Pkway S, nwc Lisbon pl, see Lisbon pl, nec 205.

Ogden av (9:2522), nec Highbridge st, 238x9ix276x150; Letitia A Hedges & ano, heirs Wm H Woolf, to Merle I St John, 1 Gramercy Park; QC; Feb26; Mar12'15 (R S 50 cts). nom

Paulding av (*), ws, 300 s Van Nest av, 25x100; also BARNES AV, es, 125 n Lydig av, 25x100; Isidor M Stutz to Bernard Steiner, 239 E 26, Bklyn, NY; mtg $1,310; Mar6; Mar15'15. nom

Post rd from N Y to Albany (12:3500), ses, lot 15 map Farm Mary C P Macomb, 70x32.9x70x32.4; also POST RD FROM N Y TO ALBANY (12:3269), ses, lot 14, same map, 70x32.4x70x32.9, except pt for Bway, Vacant; Frank M Sr & Frederick Av Realty Corpn, 47 Cedar, to 64th st Holding Corpn, 11 Cedar; B&S & C&G; mtg $14,000; Feb 12; Mar18'15. O C & 100

Prospect av (11:2937), ws, 22 n Lafayette, runs n44xw80xnw23.5xs74 to ns Lafayette xe22xn22xe60 to beg, vacant; Frank Meizer to M H Realty Co, 5 Beekman; Mar14; Mar17'15 (R S $3). O C & 100

Prospect av, 701 (10:2675), ws, 27 s 155th, 21x95x21x94.10, 4-sty bk tnt; Isidore Rossberg to Orland Holding Co, 63 Park Row; mtg $15,000; Mar12; Mar17'15 (R S 50 cts). 500

Prospect av, 980 (10:2690), nec 164th (No 851), 74.9x75, 6-sty bk tnt; Anna Scheer to Jos Al to Newyort Holding Co, 5 Beekman; mtg $75,000; Mar17; Mar18'15 (R S $1). O C & 100

Randall av (*), ss, 35 e Wright av, 2ox 100; Mary wife Patk Laughran, 405 E 139, to Geo A & Nellie J Laughran, 405 E 139; Feb1; Mar17'15 (R S $1). O C & 100

Road (*), ns 50 Middletown, ss, 150.6 w Map av, 50.2x115x50x118; Mary R Shaw at Pennyfield, NY, et al, heirs Robt F Baxter, to Eliza wife said Robt F Baxter, 3099 Middletown rd; Mar12; Mar13'15 (R S $1.50). O C & 100

Ryer av, 2355, see Grand blvd & concourse, 2354.

Seneca av (10:2761), swc Longfellow av, 25x100, vacant; Hunts Point Realty Co to David Kraus, 246 W 129; Mar1; Mar18'15 (R S $3.50). nom

Sheridan av (9:2456), sec 166th, 178.11x 100, vacant; Isabella M Meeks to Rime Bldg Co, 2743 Gifford av; mtg $11,650; Mar15; Mar16'15 (R S $5). O C & 100

Southern blvd, 1547-51 (11:2977), 80 s 175 n 172d, 80x100, 2-5-sty bk tnts & strs; Jno C Welwood, 271 Central Park W, to Jno C Welwood Realty Corpn, 260 4 av; mtg $69,500; Mar15; Mar17'15 (R S $10). O C & 100

Southern blvd (11:3114), nwc 183d (No 7899), 85.5x112.8x35x117.11, 5-sty bk tnt; Pollack & O'Neill, a corpn, 3200 Bway, to Chas Barthen, 1368 Franklin av; mtg $32,000; Mar15; Mar17'15 (R S $8). O C & 100

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Southern blvd (11:3113), ws, 75.11 n 184th, 25.3x100.5x25x109.3, vacant; Margt F, wife of & Clarence V Wolf, 399 Blvd Rockaway Beach, LI, to Rebecca Elson, 2147 Honeywell av, mtg $3,500; Mar16, Mar18'15. O C & 100

Stebbins av, 1267 (11:2970), nwes, 154.1 sw Cmsnolm, 24.9x46.1x20.2x66.11, 3-sty fr tnt & strs; Smith Williamson to Abel E Haussman, 2441 Webster av; mtg $9,000; Mar2, Mar18'15 (R S $2,500). O C & 100

Stebbins av, 1340 (11:2965), es, 208.9 n Freeman, 25x125.4x25x126, 3-sty fr tnt, Frank Meltzer to M H Realty Co, 5 Beekman; mtg $8,500; Mar16, Mar18'15 (R S $4). O C & 100

Taylor av (*), es, 125 n Wood av, 47.11x102.4x25.1x100, except pt for st purposes; Antonio Dilitto, Hopewell Junction, NY, to Giuseppina Cipriani, 2434 Cambreling av; mtg $1,325; Feb24; Mar16'15 (R S 50 cts). 100

Union av, 1097 (10:2671), ws, 110.8 n 166th, 19.8x90.9, 3-sty fr tnt; Thos Casey, 1097 Union av, to Margt A Casey, 1097 Union av; Mar15; Mar17'15. gift

Unionport rd (*), ws, 149.6 n Van Nest av, 20x111.7x25x113.9; Luigi Ippolito to Rosa Ippolito, 1717 Unionport rd; Mar12; Mar15'15. O C & 100

Valentine av (11:3153), nwc 188th, 106x 100, vacant; Nagrom Realty Co, 115 Bway, to H M Constn Co, 927 E 163; Mar15'15. O C & 100

Vyse av, 2064 (11:3132), es, 34 n 179th, 42x101.3x42x102, 5-sty bk tnt; Norma Realty Co to Bessie Austin, 461A McDonough, Bklyn; Dec28'14; Mar15'15 (R S $3.50). nom

Walton av, 1062-4 (9:2472), es, 116.4 n 165th, 40x100, 2-3-sty bk tnts; Wm E Diller Realty & Constn Co to David Mac-Bride, 1765 Topping av; mtg $16,000; Mar 16'15 (R S $13). O C & 100

Washington av, 2150 (11:3049), es, 220.3 n 181st, 50x103.8x55.2x100.5, 2-sty fr dwg; Alexander Muller to Dorlit Realty Corpn, 27 William; Mar15; Mar16'15. O C & 100

Washington av, 2383 (11:3040), ws, 50 s 187th, 50x101, 5-sty bk tnt & strs; T T Reid Constn Co to Lawrence Davis, 76 Greene, Newark, NJ; mtg $40,000; Mar15; Mar16'15 (R S $0). O C & 100

Washington av, 2383 (11:3040), ws, 50 s 187th, 50x101, 5-sty bk tnt & strs; Lawrence Davis to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $43,000; Mar 15; Mar16'15. O C & 100

Webster av (12:3273), ses, 100 nw Bedford Park Blvd, late Corsa av, 50x213x50 x209.9, except part conveyed by Peter J Moran to N Y & Harlem R R Co by deed recorded in liber 3229, cp 188; also except part for Webster av; Benenson Realty Co to Salvatore M De Pasquale, 2975 Marion av; mtg $10,600; Mar15; Mar17'15. O C & 100

West Farms rd, es, at ws Bryant av, see Bryant av, ws, at es West Farms rd.

West Farms rd, es, at ses Longfellow av, see Longtellow av, es at nes Home.

Westchester av (*), ss, 33.7 e Fulton, runs e29.11xs12.1xs2xw42.1xn102 to beg; also PLOT (*) begins at line bet lots 114 & 113, runs e37.10xs2.1xw37.10xn2.1, being part lot 114 map Washingtonville; Jno C Stahl to Chas Kohlenberger, 680 E 240; mtg $2,000; Mar17; Mar18'15 (R S $2). C & 100

White Plains rd (*), ws, 57 s 223d, 57x 80; Genevieve E Cuddihy et al to Elkwood Realty Co, 60 Wall; Mar16'15 (R S $8). O C & 100

White Plains rd (*), ws, being lot 16, map So Washingtonville, 34.3x146.4x34.3x —; Margt Foerst, 4423 White Plains rd, to Michl Erlwein, 12 Convent av; Mar17'15 (R S $2). O C & 100

Whitlock av, 891 (10:2733), nwc Tiffany (No 850), 100x100, vacant; Chas Riley to Ensign Impt Co; mtg $29,000; Mar16; Mar 17'15. O C & 100

Willis av (9:2304), ws, at ns 141st, runs n20xe— to cl Willis av xs— to 141st xw— to beg; Emily A Scott et al to Adelaide M Boyce, 329 Willis av; QC; Feb19; Mar15'15. nom

Zulett av (*), ss, 425 w Mapes av, 25x 100; Edw J Flynn, 269 Alex av, ref, to Tobey Mendelson, 1020 Faile; FORECLOS Feb2; Feb23; Mar18'15 (R S 50 cts). 300

Zulette av (*), ss, 450 w Mapes av, 25x 100; Edw J Flynn, ref, to Tobey Mendelson, 1020 Faile; FORECLOS Feb2; Feb23; Mar18'15 (R S 50 cts). 300

3D av, 3021 (9:2377), nwc 155th, 25.9x 60x25x55, except pt for 155th, 3-sty fr tnt & str; Geo F Moody, 631 W 148, to J Clarence Davies, 14 E 81; mtg $14,000; Mar16 '15 (R S 50 cts). O C & 100

3D av, 3469 (9:2372), ws, 148 n 167th, 24 x141.5x24.6x141, 3-sty fr tnt & str; Amelia Cooper, 340 E 93d, to Ida S Morfied, 1057 Hoe av; ¼ pt; Mar12'15 (R S $3). nom

3D av, 3704 (11:2926), es, 52.7 n 170th, 26x100, 5-sty bk loft bldg; German Savgs Bank to Jno H Henshaw, TRSTE for Richd T Henshaw & ano, 294 West End av; mtg $16,500; Mar17; Mar18'15 (R S $2,500). 13,000

Lot 184 (*), map Pearsall Est; Rose, wife of, & Oscar Gotthelf to Leo C Weiler, Glen Head, LI; mtg $472.50; Mar17; Mar18 '15 (R S 50 cts). 125

Plot (*), begins at line bet lots 114 & 113, distant 100 s Westchester av, runs e 37.10xs2.1xw37.10xn2.1 to beg, being part lot 114, map Washingtonville; Jno Stahl to Jno C Stahl, 674 E 240; QC; Mar17; Mar18'15. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st, 974 (10:2746), ss, 37 e Hoe av, 42x107, 5-sty bk tnt; re mtg; American Real Estate Co to Kovacs Constn Co, 293 Alex av; Mar15; Mar16'15. nom

Coster st, 632-4 (10:2764-2769), es, 420 s Spofford av, 40x100; re judgmt; Isaac Marks to Hunts Point Estates, 30 E 42. Jan29; Mar18'15. nom

Rogers pl, 903 (10:2696), swc 163d, 80x 86, 5-sty bk tnt & strs; re mtg; Geo F Johnson to Grossman Bros & Rosenbaum, 98 Willow av; Mar15; Mar18'15. 6,000

Tiffany st, 1071 (10:2716), ws, 243.8 s 167th, 23x100, 2-sty fr dwg; re judgt; Sami Fanesh & ano to Wm E Johnson & Mary Chestnut st, Roselle Park, NJ; Jan14; Mar 13'15. nom

163D st, 1025 E, see Prospect av, 938.
163D st, 1025 E, see Prospect av, 938.
163D st E, swc Rogers pl, see Rogers pl, 903.

Fulton av (11:2928), ws, 132.8 s Claremont Pkway, 50x173x0.4x166.10; assn rents to secure $1,400; Realty Options Co to Jacob Rosenthal, 1893 7 av; Mar17; Mar18'15. nom

Monaghan av (*), es, 300 n Jefferson av, 25x100; agmt as to loan $1,500 to complete building on above premises; Morris Riskin, 1482 Brook av, with Abr Levine, 1505 So Blvd, & Saml Siegel, 1501 So Blvd; Feb20; Mar18'15. nom

Prospect av, 938 (10:2690), nec 163d (No 1029), runs n100.5xe125xn75xe214 to Stebbins av (No 935) xs182 to 163d xw391.7 to beg, 2-sty fr dwg; re judgt; Rollin C Smith indiv & as EXR Lewis S Smith et al to Herman Hanauer, 247 E 58; Mar9; Mar13 '15. 100

Stebbins av, 935, see Prospect av, 938.

University av (11:2868), es, 319.11 w Harrison av, measured along es University av & ss Burnside av, runs se94.8xs 52.9xw131.10xn43.6 to beg; agmt as to re of above premises from mtg agmt recorded Aug13'14; City Mtg Co with University Bldg Co, Inc, & N Y Trust Co; Mar15; Mar 16'15. nom

3D av, 3018 (9:2365), es, 402 n 153d or Grove, 25x200x25.6x200; consent to 3d track; Barnett W Barnett to Manhattan Railway Co; Jan23; Mar15'15 (R S 50 cts). 125

3D av, 3704 (11:2926), es, 52.7 n 170th, 26x100; consent to 3d track; German Savings Bank to Manhattan Railway Co; Mar 16; Mar17'15. 130

Parcel 43 (*) on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Erastus R Carpenter & ano, EXRS, to City NY; Jan 20; Mar15'15. nom

Parcel 14 (*) on damage map to open same; re mtg; Abbie E Wille to same; Jan 18; Mar15'15. nom

Parcel 1 (11:2877-2879) on damage map to open Tremont av (177th) from Aqueduct av to Sedgwick av re mtg; Mutual Life Ins Co to City NY; Feb10; Mar15'15. nom

Parcel 113 (*) on damage map to open Lyvere pl, bet Zerega av & West Farms rd; re mtg; Caroline A Walker to City NY; Oct6'14; Mar15'15. nom

Parcel 81A (*) on damage map to open Pleasant av from Gun Hill rd to 219th; re mtg; Peoples Savgs Bank of Town of Yonkers to City NY; Nov10'14; Mar15'15. nom

Parcel 81A (*), on damage map to open same; re mtg; Mary A Hinchey to same; Dec16'14; Mar15'15. nom

Power of atty; Harry Fried to Emil Fried; Mar13; Mar17'15. —

Power of atty; Fanny Stern to Belle wife Emil S Levi, 29 W 71; Mar15; Mar17 '15. —

LEASES.

Borough of Manhattan.

MAR. 12, 13, 15, 16, 17 & 18.

Allen st, see Stanton, see Stanton, 75-7.

Allen st, 174 (2:416), str; Ignatz Jacobson, owner of 75-7 Stanton, to Sami Hoenig, on premises; 3yf Mayl; 2y ren; Mar 16'15. nom

Bayard st, see Chrystie, see Chrystie, 10.

Cathedral Pkway (6:1594), ns, 700 e Lenox av, 50x100; sobrn of ls to mtg for $10,000; Davis Levin, 834 E 155, with City Real Estate Co, 176 Bway; Feb20; Mar17 '15. nom

Chrystie st, 10 (1:289), sec Bayard, str & b; David Baum & ano, TRSTES will Mayer Baum, e83d, s Saml Schulemson, 319 Stockton, Bklyn; 5 3-12yf Feb1; Mar 16'15. 1,140 & 1,200

Chrystie st, 10, sec Bayard; asn of all RT&I to any money that may become due on sur of Ls, &c; Sami Schulemson to Lion Brewery, 104 W 108; Mar15; Mar16 '15. nom

King st, 56-8 (2:519), all; Abr M Lasser, 224 Clinton, Bklyn, to Vito Baolto, 28 King; 5 1-12yf Apr1; Mar12'15. 6,000

Macombs pl, see 8 av, 2828.

Madison st, 176 (1:272), all; Dworetz Realty Co, 132 Nassau, to Mandel Gershowitz, 176 Madison; 2 9-12yf Jan1; Mar18 '15. 2,300

Manhattan st, 61, see Ams av, 1341-3.

Murray st, 69 (1:132), str fl; agmt as to cancellation of Ls; Anthony L Aste, firm Griffin Mfg Co, 69 Murray, to W & B Douglas, 83 John; Mar13; Mar18'15. 150

North William st, 26-8 (1:121), all; Valentin Schmitt, 12 8 av, Bklyn, to Val Schmitt, Inc, 588 Fulton, Bklyn; 21yf Feb 1; Mar12'15. taxes &c & 7,000 to 12,000

Stanton st, 75-7 (2:416), sec Allen, str & b; Nathaniel Rosenberg, recvr of rents, &c, of Ignatz Jacobson, to Harry Pelcyger; 1yf Mayl; Mar17'15. 2,250

Waverly pl, 6 (2:550), ns, 138.4 w University pl, 27.8x157.3 to alley & 27.8x159.1; asn Ls; Henry W Kent to Emily J de Forest, 7 Washington sq N; May5'13; Mar 13'15. O C & 100

William st, 199 (1:102), str; Sarah Solomon, 1571 Fulton av, Bronx, to Salvatore Barletta, 52 Henry, & ano; 3 1-12yf Apr1; with ren; Mar17'15. 720

2D st, 175-9 E (2:397), strs, bs & yard & driveway; Mathilda White, 220 W 98, to Elias Gottfriend, 351 E 77 & ano, firm Gottfrinas Gottfried, 351 E 77, & ano, firm Gottfrinas Gottfried, 351 E 77, & ano, firm Gott- 3,600

2D st E, nec Av C, see Av C, nec 2.

4TH st, 72 E (2:459), all; Hy Reese, at Elmhurst, LI, & ano, to Barnet Breitman, 201 Allen; 3yf Apr1; Mar17'15. 3,300

218TH st, 30 E (3:340), str & b; Antoni P Lutyński to Minnie Lutyński, both at 522 E 150; 5 2-12yf Mar1; Mar17'15. 2,400 & 2,750

218T st, 105-11 W (3:797); also 6TH AV, 339-55; also 22D ST, 104-6 W; asns 12 leases; O'Neill-Adams Co to Cornelius J Bernard, 22 New York av, Bklyn; AT; Feb 26; Mar12'15. nom

218T st, 105-11 W; also 6TH AV, 339-55; also 22D ST, 104-6 W; asns 12 leases; Cornelius J Bernard to Lorica Realty Corpn, 11 W 36; AT; Feb27; Mar12'15. nom O C & 100

22D st, 104-6 W, see 21st, 105-11 W.

23D st, 536-46 W (3:694), 2d fl; Dudley T Lyall et al to Sherwood-Beers Co, 546 W 23; 7 3-12yf Feb1; Mar12'14. 4,000

24TH st, 524 W (3:695), ss, 350 w 10 av, 25x98.9; consent to asn Ls; Laura M Moore to Herman Kohn, at Hotel Adelphi, 23d st & 8 av, & Jno O'Connor, 167 8 av; Aug7'11; Mar17'15. —

24TH st, 526 W (3:695); consent to asn Ls; Kath E Moore to Jno J O'Connor, 167 8 av, & Nathan Richeman, 8827 20 av, Bklyn, & Herman Kohn, 524 W 24; June27'11; Mar17'15. —

33D st, 50 W (3:834), b str; M J Odell, 48 W 33, to Marco Stallone & Paolo Attolini, 44 W 33; 5yf Mar1; Mar12'15. 1,500 & 1,800

42D st, 18 E (5:1276), ss, 166 e 5 av, 22x 98.9, all; Isidore S & Max S Korn to Hallet & Davis Piano Co, 146 Boylston, Boston, Mass; 21yf May1'13, with ren for 21 yrs; Mar12'15. taxes &c & net 12,000 & 14,000

42D st, 18 E (5:1276), ss, 166 e 5 av, 22x 98.9, all; Hallet & Davis Piano Co, of Boston, Mass, to Herbert & Huesgen Co, 311 Madison av; 18yf May1; 21y ren; Mar12'15. taxes &c & net 22,000 to 27,000

53D st W, nec Bway, see Bway, nec 53.

56TH st W, nec Bway, see Bway, sec 56.

91ST st W, nwc Ams av, see Ams av, nwc 91st.

100TH st E, nec 3 av, see 3 av, 1801.

102D st, 208 E (6:1652); sur Ls; Morris Siegel, 208 E 67, to Fannie & Louis Shillberg, 580 Greene av, Bklyn; AT; Mar10; Mar16'15. nom

106TH st, 213 E (6:1656), pt ground fl; Frank Montemagno et al to Hy Kornheiser; 3yf Dec1'14; Mar18'15. 540

111TH st E, nwc Park av, see Park av, 1540.

135TH st W, nwc Lenox av, see Lenox av, 101.

134TH st W (6:1732), ns, 350 w 5 av, 50 x100, all, garage, &c; Aug Ruff, 52 W 120, to Thos Ingram, 225 W 133; 10yf completion of bldg; Mar9; Mar15'15. 2,000

144TH st, 549-63 W (7:2076), two apt houses, all; Jos Spektorsky to Benj Winter, 3648 Bway, & Morris E Gossett, 121 St Nicholas av; 4½yf Apr1; Mar18'15. 9,180

155TH st, 533-9 W (8:2114), two apt hopses, all; Jos Spektorsky to Benj Winter, 3648 Bway, & Morris E Gossett, 121 St Nicholas av; 4½yf Apr1; Mar18'15. 10,320

158TH st, 473 W (8:2108), cor str & str adj & ant No 1; Jos Greissgrow & ano to Max Blackman, 473 W 158; 4½yf July1'14; Mar17'15. 1,080

169TH st, 524 W (8:2125), sec Audubon av, 95x30, all, with option to purchase for $57,000; Wm J McCool, at Palisades Park, NJ, to Marie L McCool, 563 Ams av; 2yf Apr1; Mar15'15. 3,800

Av A, 1753-9 (5:1571), ws, 50.8 n 91st, 100x94, all; Thos Thedford, of Allenhurst, NJ, to A J Forman Coal Co, at Exterior & 152d, Bronx; 9½yf Nov1'14; 10y ren; Mar12'15. taxes &c & 1,200 & 1,500

Av C (2:372), nec 2d, str & b; Sol Tenenbaum to Julius Almour; 3yf May1; 3y ren; Mar13'15. 1,800

Amsterdam av, 300 (4:1166), str & b; Chas Plohe, TRSTE Wm Sperb, to Jos Daly, 443 Ams av, & ano, firm Daly Bros; 3 7-12yf Mar1; Mar13'15. 3,700 & 4,100

Amsterdam av, 841 (7:1856); asn Ls; Thos O'Brien to Jno McClory; mtg $——; Mar13; Mar16'15. nom

Amsterdam av, 841; consent to asn Ls to Jno McClory & ext of same for 2yf Oct1'19 at $237.33 monthly; Jno Glackner, 207 W 121, to Thos O'Brien, 430 W 57, now at Saranac Lake, NY; Mar12; Mar16'15. —

Amsterdam av (4:1239), nwc 91st, str & pt b; Fredk W Kruse to Michl N Muller, 500 W 114; ext Ls 2yf May1'18; Mar16'15. 2,700

Amsterdam av (4:1239), nwc 91st; asn Ls; Henry Beicke to Michl N Muller, 500 W 111; mtg $——; Mar2; Mar16'15. nom

Amsterdam av, 1341-3; also MANHATTAN ST, 61 (7:1966); asn Ls; Richd Kline & ano to Jas Sheridan, 61 Manhattan; Mar 15; Mar17'15. nom

Amsterdam av, 1341-3; also MANHATTAN ST, 61; asn Ls; Jas Sheridan & ano to Jas Everards Breweries, 12 E 133; Mar 15; Mar17'15. nom

Amsterdam av, 2101 (8:2111), cor str & b; Fannie Lederer & ano to Public Service Pharmacy, Inc, 850 Longwood av; 5yf Apr 1'16; Mar15'15. 1,500

Audubon av, see 169th, see 169th, 524 W.

Bowery, 331 (2:458), str & b; Peter P Cappel, 333 W 23, to Jos Wieselthier, 239 E 50; 3 5-12yf Dec1'14; Mar12'15. 1,200 & 1,500

Bowery, 331 (2:458); asn Ls; Jos Wieselthier, 239 E 50, to Jacob Linder, 331 Bowery; Feb23; Mar12'15. nom

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Broadway, 1661 (4:1023), str & b; Hy A Wise, receiver (appointed in action bet Elmer M Armbaby, pnr vs Waldemar Co et al defts) to Moris Moscovitz, 522 W 183; 5 1-12yf April; Mar12'15. 5,000

Broadway (4:1020), nec 53d, 101x11...x100.5x101.1, ground fl & fl above; Broadway & 53d St Co, 103 W 43, to Jos Shenk, 66 W 101; 1yf Apr30; Mar1'15. taxes, &c, & 8,000

Broadway (4:1283), sec 86th, strs & bs; Anderson & Price Co to N Y Produce Exch Bank, 10 Bway; 10yf Dec1'13; Mar 16'15. 7,200

Columbus av, 748 (7:1851), str fl & pt b; David W Cromwell to Louis Selicovich, 748 Col av; 5yf Oct1; Mar15'15. 1,000

Lexington av, 725 (5:1313), parlor fl str; Richd Rankel to Eugene Belden, on premises, & ano; 1yf May1; 1y ren at $480; Mar 15'15. 420

Lenox av, 101 (7:1825), nwc 115th; asn Ls & AT to chattels; Max Cohen to Jacob Schramm, 125 W 116, & ano; mtg $6,500; Mar13; Mar15'15. nom

Lenox av, 537 (7:2006), str & front b; Saml Katz to Abr Pfeferblum, 570 9 av; 6 yf May1; Mar17'15. 1,500 & 1,700

Park av, 506 (5:1374), str, b & 5 room apt on 1st fl; Jacob Magsmen to Herman Jacobs, 2154 Quinby av, Bronx; 4 5-12yf April; Mar12'15. 960

Park av, 1540 (6:1617), nwc 111th, all; Saml Friedman & ano to Isaac Olishinsky, 1645 Mad av; 3y & 1½ mos from Mar15; Mar15'18. 6,000

St Nicholas av, 1367 (8:2162), ws, 57 n 178th; sobrn of Ls & chattel mtg to mtg for $15,000; Jno Mara, on ws Park ter W, —n 215th, owner, & Hugo Kaurup, 500 W 179, et al, lessees, with Genevieve Ramsey, 111 8th, Bklyn; Mar8; Mar18'15. nom

West Broadway, 90-2 (1:137), swc Chambers, rooms 65-6 on 6th fl; Fredk Gerken to W & B Douglas, 83 John; 1yf May1; Mar 15'15. 720

1ST av, 1277 (5:1443), str fl & c; Pauline L Parisette, TRSTE will Louis Parisette, to Jacob Joffe, 448 E 171; 5yf May1; Mar 15'15. 480

2D av, 115 (2:462); sobrn of Ls to mtg for $20,000; Margareth & Cath E Miller, of Mt Vernon, NY, to Bernard Cohen, 113 2 av; Mar10; Mar12'15. nom

2D av, 117; sobrn of Ls to mtg for $25,-000; Cath & Cath E Miller, Mt Vernon, NY, to Bernard Cohen, 113 2 av; Mar10; Mar12'15. nom

2D av, 133 (2:464), str & c; 37 St Marks Pl Corpn, 63 Park row, to Emil Kiss, 229 E 68; 10yf Mar1; Mar12'15. 3,250 to 4,000

2D av, 500 (3:934), all; Gene L Blumenthal, 306 W 94, to H Koehler & Co, 501 1 av; 7yf May1; with ren; Mar17'15. 2,600 & 2,800

2D av, 2312 (6:1795); asn Ls & bill of sale; Saml Suckerman to Nathan Tamler, 2312 2 av; AT; June4'14; Mar15'15. 275

2D av, 2312; asn Ls & AT to chattels; Nathan Tamler to Jacob Bartoshnik, 111 E 115; AT; mtg $2,500; Mar10; Mar15'15. nom

3D av, 137 (3:896); asn Ls; Benj Walker to Otto Paul, 137 3 av; mtg $900; Janl5; Mar15'15. nom

3D av, 1801 (6:1650), nec 100th, str & b; Jacob L Lissner, 15 Livingston pl, to Louis Brown, 119 W 114; 5 3-12yf Feb1; Mar15 '15. 1,200 to 1,600

3D av, 1801; asn Ls; Louis Brown to Ebling Brewing Co, 760 St Anns av; Jan 15; Mar18'15. nom

3D av, 1884 (6:1632), str, b & 1st fl above str; consent to asn Ls to Hy Dietzel, 273 W 140; Wm F Mattes to Richd F Schaake; Mar12'15.

3D av, 1884; asn Ls; Richd F Schaake to Hy Dietzel, 273 W 140; mtg $——; Mar12 '15. nom

67TH av, 339-55, see 21st, 105-11 W.

87TH av, 435-19 (3:754), swc 31st, strs & bs; Chas Weinstein to H Koehler & Co, 501 1 av; 5yf May1; Mar15'15. 5,400

81H av, 810 (4:1021), all, except rear portion known as 251 W 49; Andw Murpay to Jere O Sullivan, 242 W 14; 2 2-12yf Mar1; Mar16'15. 4,500

97TH av, 2828 (7:2036), str, —x— to Macomb's pl; Harry Kallman to Domenico Pedone, on premises; 3yf May1; Marl6'15. 360

9TH av, 573 (4:1051), str & b & 2d & 3d flrs; Randegg Realty Co to David S Rouss, 611 W 127; 5yf May1; Mar15'15. 2,160

10TH av, 442 (3:732), str, kitchen, bakeshop & n ½ of c; Harry N Kohn to Albt Eisen & Arthur Lohman, 442 10 av, firm Eisen & Lohman; 3yf Apr1; Mar18'15. 1,500 to 1,800

LEASES.

Borough of the Bronx.

Barretto st, 922, see Southern blvd, nwc Barretto.

Fox st, swc Av St John, see Av St John, swc Fox.

Kelly st, 1013 (10:2704); asn Ls; Keilbert Constn Co, 535 E 166, to American Apartment Hotel Co, Inc, 1027 Tiffany; Mar15'15. nom

Tiffany st, nec 163d, see 163d, 978 E.

136TH st E, nwc 3 av, see 3 av, 2491.

138TH st, 461 E (9:2283), e str & c; Hyams Realty Co to Abr Koslin, 461 E 138; 3yf May1; 2y ren; Mar15'15. 780 & 900

163D st, 978 E (10:2712), nec Tiffany, 108.8x100; Allesor Co to Nikra Realty Co; 4 10-12yf Nov1'14; Mar15'15. 13,700

169TH st E, see Prospect av, see Prospect av, sec 169.

Av St John (10:2683), swc Fox, str & c; John W Cornish Constn Co to Harry A Berkowitz, 1002 Southern blvd; 6yf May1; Mar17'15. 1,000 & 1,100

Boston rd, 1262 (10:2663), garage; Anna C Grossman to Benj Ross, 1219 Tinton av; 5yf May1'15; Mar12'15. 1,500 to 2,000

Brook av, 918 (9:2367), west store; Edw Ruehl to Julius Taub, 1646 Park av; 5yf May1; Mar17'15. 1,200

Prospect av, 1309 (10:2681), all; Ittner Realty Co to Rosie Rosenthal & Chas Birnof, 1315 Prospect av; 5yf Mar1'14; Mar12'15. 1,000 to 1,080

Prospect av (10:2694), sec 169th, cor str; Cath M Schwiebert & ano, TRSTES; Johann H Schwiebert to Abr Allison, 1462 Clay av, & Louis A Druss, 1328 Webster av; 5yf Nov1'15; Mar15'15. 960 to 1,080

St Anns av, 162 (10:2548), str & c; Jno Zahn to Peter Golde, 162 St Anns av; 5yf May1; Mar18'15. 1,200

Southern blvd, 532 (10:2600), all; Morris Dietsch to Chas Schillinger; 2 5-12yf Dec 1'14; Mar17'15. 480

Southern blvd (10:2723), nwc Barretto (No 922), cor str & ; Baronet Realty Co to Eliz Gangler, 200 W 13; 5yf Mar15; Mar17 '15. 1,200

Webster av, 1461-3 (11:2887), all; Morris Graham Constn Co, Inc, to Northern Leasing & Realty Corp, Inc, 4121 3 av; 5yf Aug1'14; Mar15'15. 6,552

Webster av, 1461-3 (11:2887); asn Ls; Jacob Barsky, 1463 Webster av, to Pinkus Brener, 3517 3 av; Mar5; Mar15'15. nom

Whitlock av, ses, 178.10 ne Leggett av, see Whitlock av, ses 128.10 ne Leggett av.

Whitlock av (10:2730), ses 128.10 ne Leggett av, 50x98.5x50.7x96.4; also WHITLOCK AV, nec (10:2730), ses, 178.10 ne Leggett av, 50x136.8x50.7x96.4; all; Ellen M Quinlan to Van Kannel Revolving Door Co, 250 W 54; 5yf April'15, option 3y ren. 2,700 to 3,000

Willis av, 218 (9:2281), str; Adolph Steiner to Morris Levin, 218 Willis av; 3yf June1; Mar18'15. 500

3D av, 2491 (9:2320), nwc 136th; asn Ls; Harry Golding to Isie Berman, 228 W 13; Mar15; Mar17'15. nom

3D av, 3049 (9:2378); asn Ls; Geo Neher to Henry Schmidt, 500 W 134; Mar5; Mar 17'15. nom

3D av, 3049; asn Ls; Geo Neher to Philip Steinhauer, Dobbs Ferry, NY; Feb10; Mar 17'15. nom

3D av, 3403-5 (9:2371); asn Ls; Julius Rifkin & ano to Frank Liss, 3403 3 av; A T; Aug28'14; Mar17'15. nom

3D av, 4048 (11:2930); asn Ls; Boris L Feinblatt & ano to Alfred Popper, 1553 Minford pl, & ano; Jan30; Mar18'15. nom

3D av, 4048 (11:2930); asn Ls; Alfred Popper & ano to Jacob Rosen, 223 6th; Feb1; Mar18'15. nom

MORTGAGES.

Borough of Manhattan.

MAR. 12, 13, 15, 16, 17 & 18.

Bayard st, see Chrystie, see Chrystie, 10.

Canal st, 195-7 (1:205), 50x75; ⅛ pt; pr mtg $——; May4'09; Mar13'15; due May4 '10, 6%; Saml Stone of Bklyn to Edwin Vaughan Jr of NY. 500

Chrystie st, 10 (1:289), sec Bayard; sal Ls; Mar4; Mar16'15; demand, 6%; Saml Schulemson to Lion Brewery, 104 W 108. 1,160.45

City Hall pl, 23-7 (1:159), ss, 142.4 w Pearl, 59.10x—x59.8x99.10; PM; Mar13; Mar 16'15; 3y5%; Harry C Hallenbeck at Montclair, NJ, to Annie E Lupton, 839 St Marks av, Bklyn, & Chas C Hoge, 1 Lex av, NY, exrs, &c, to Frank M Lupton. $15,000

Forsyth st, 74 (1:300), eas, abt 150 n Hester, 25x100; ext of mtg for $28,000 to Feb 19'18, 5%; Feb19; Mar15'15; Max Borck, 1324 Mad av, with Jno S Jacobus, trste will Saml M Jacobus. nom

Greenwich st, 559 (2:598), es, 100 n Charlton, 25x100; Mar18'15; 5y5%; Mary E Smith to Emigrant Indust Savgs Bank. 3,000

Greenwich st, 559; ext of mtg for $7,000 to Mar18'20, 5%; Mar18'15; Emigrant Indust Savgs Bank with Mary E Smith, 218 E 49. nom

Harrison st, 11 (1:180), ss, abt 50 w Staple, 25.2x95.7x25.2x95.2 ws, ½ pt; AT; Mar16'15; 3y6%; Robt L Clarkson to American Realty Co. 3,000

Jones st, 15 (2:590), ns, 169.8 w 4th, 25 x100; ⅓ pt; pr mtg $18,000; Mar10; Mar 12'15; 1y6%; Vincenzo Marone to Louis Schiavone, 1450 71st, Bklyn. 1,800

Ludlow st, 88 (2:409), ext of mtg for $26,000 to Dec2'19, 5%; Mar5; Mar16'15; Geo G Kip of Morristown, NJ, with Chas Werner, 307 E 87 av. nom

Montgomery st, 35-7 (1:268), es, 49.9 s Madison, 40x75x42.9x75.1; pr mtg $25,000; Mar10; Mar12'15; due Sept10'18 or sooner, 6%; Hebrew Kindergarten & Day Nursery to Nathan Garber, 628 Hudson. 4,725

New Bowery, 66-8, see Park Row, 229-31.

Ridge st, 89 (2:343); sobrn of mtg for $11,000 to mtg for $15,000; Mar11; Mar13 '15; Lazar Levy owner, & Public Bank of N Y, cor Delancey & Ludlow sts, with Jas & Albt H Atterbury, at Plainfield, NJ, trstes will Edw J C Atterbury. nom

Ridge st, 89 (2:343), ws, 127.11 s Rivington, 25x75; pr mtg $20,000; Mar12; Mar 15'15; due Janl2'16, 6%; Lazarus Levy, 18 W 115, to Public Bank, 89 Delancey. 1,000

Rivington st, 262 (2:334), ns, 49.8 w Columbia, 25.2x100; ext of mtg for $5,000 to Apr1'20, 6%; Mar15; Mar16'15; Moses Scherer, NY, with Israel Scherer, 193 Atlantic av, Bklyn. nom

Stuyvesant st, 29 (2:465), ns, 167.2 e from ns 9th, 13x35x22.6x47.7; Mar16; Mar17'15; 3y5%; Maria Meyer, widow, to Danl J Quinlan, 20 E 130. 8,500

Washington st, 33 (1:14), es, 77 s Morris, 25x77.4x25.9x77.8; Mar17'15; 3y5%; Walter A Burke, trste will Thos E Burke, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 15,000

West st, 427-31 (2:638), nec 11th (No 375), 76x61.9x75x71; Mar18'15; 5y5%; Jno Moonan to Emigrant Indust Savgs Bank. 10,000

West st, 427-31; ext of mtg for $20,000 to Mar18'20, 5%; Mar17; Mar18'15; Emigrant Indust Savgs Bank with Jno Moonan, 50 W 104. nom

Willett st, 60 (2:338); ext of mtg for $22,000 to Mar14'18, 5%; Mar1; Mar16'15; St Luke's Home for Aged Women with Regina Unger. nom

4TH st, 140 W (2:543), ss, 177 w Mc-Dougal, 32.6x109; pr mtg $——; Mar8; Mar 12'15; due Aug1'17, 6%; Jas Lissner of Bronx & Essie Marx, NY, to Harry P Schlansky, 750 Kelly, Bronx. 2,500

5TH st, 219 E (2:461), ns, 255 e 3 av, —x—; ext of mtg for $6,000 to Mar9'18, 5%; Mar9; Mar16'15; Ernst A Lohrmann with Bowery Savgs Bank, 128 Bowery. nom

7TH st, 44 E (1:962), ss, 98 w 2 av, 22x 98.10; PM; pr mtg $7,000; Mar18'15; 4y5%; Bernard Cohen to Eliz Schween, 19 2 av, Rockaway Park, B of Q. 8,000

7TH st, 69 E (2:449), ns, 375 e 2 av, 25x 93.6; ext of mtg for $18,000 to Mar15'20, 5%; Mar15; Julius Goebel, 120 E 95, with Sigmund Schnee, 69 7th. nom

8TH st, 336 E (2:390); ext of mtg for $33,000 to Mar5'18, 5½%; Feb24; Mar17'15; N Y Life Ins Co with Hattie Taub. nom

10TH st, 219 E (2:452), ns, 25x94.10; Mar 12; Mar13'15; 5y5%; Louis Rosenblum of Bklyn to Emigrant Indust Savings Bank. 23,500

10TH st, 219 E; sobrn of mtg for $9,-000 to mtg for $23,500; Mar13'15; Julia Hoffmann of Bronx, mtgee, & Louis Rosenblum, of Bklyn, owner, with same. nom

11TH st, 515 E (2:405), ns, 195.6 e Av A, 25x103.3; PM; pr mtg $——; Mar9; Mar 13'15; 3y or sooner, 6%; Abr H Sarasohn to Annie Kapion, 450 Riverside dr. 3,800

11TH st, 375 W, see West, 427-31.

19TH st, 222 E, see Bway, 886-8.

27TH st, 511 W (3:699), ns, 175 w 10 av, 25x98.9; PM; Mar12; Mar13'15; 3y5½%; Wm G Foster of Hempstead, LI, to N Y Title Ins Co. 6,000

29TH st, 230-2 E (3:909), ss, 160 w 2 av, 40x98.9; building loan; Mar16'15; due Sept 1'15, 6%; Capace Realty Co to Title Guar & Trust Co. 35,000

29TH st, 230-2 E; certf as to mtg $35,-000; Mar16'15; same to same. ——

29TH st, 509 W (3:701), ns, 125 w 10 av, 25x98.9; pr mtg $5,500; Mar11; Mar15'15; due Dec12'15 or sooner, 6%; Michl Feeney to Hudson Trust Co, 1411 Bway. 1,800

29TH st, 510 W (3:700), ss, 175 w 10 av, 25x98.9; pr mtg $18,000; Mar16; Mar17 '15; due Apr1'17, int as per bond; J Kaplon & Co Inc to Harry Mindel, 1741 Carter av, Bronx. 2,000

29TH st, 510 W; certf as to mtg $2,-000; Mar16; Mar17'15; same to same. ——

30TH st, 24 E, see Madison av, 112-6.

31ST st, 136 E (3:886), ss, 111 e Lex av, 21x98.9; pr mtg $——; Jan2; Mar18'15; 3y 5%; Jas F Conley to Jas F Conley Jr, 136 E 31. 8,000

31ST st, 402 E (3:962), ss, 75 e 1 av, 25 x98.9; Mar12'15; due & int as per bond; Wm Sansom, 120 E 31, to Union Dime Savings Bank, 701 6 av. 10,000

31ST st, 304-6 W, see 8 av, 415-9.

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x12.1x—x103.4; sobrn of mtgs for $28,500 & $235 to mtg for $700,000, not exceeding $620,000; Mar12; Mar13'15; Hesmer J Barrett, 718 5 av, with N Y Trust Co, 26 Broad, & City Mtg Co, 15 Wall. nom

39TH st, 432 W (3:736), ss, 350 e 10 av, 25x98.9; Mar11; Mar12'15; due & int as per bond; Abr Levinsky to Fannie & Harry Baff, firm of B Baff & Son, 76 W 120. 10,000

40TH st, 516-18 W (3:711); ext of mtg for $15,000 to Mar10'18, 5%; Mar10; Mar12 '15; Title Guar & Trust Co, 176 Bway, with Bartholomew McDermott, 595 Bedford av, Bklyn. nom

45D st, 231-3 E (5:1317); ext of mtg for $30,000 to Mar10'18, 5½%; Mar3; Mar16 '15; Title Guar & Trust Co with Philip Wagner, 105 Bruce av, Yonkers, N Y. nom

47TH st, 136 E (5:1301), ss, 145 e Lex av, 20x100.5; PM; Mar15; Mar16'15; due Mar1'20, 5%; Kopel Brumer to Title Guar & Trust Co. 12,000

51ST st, 241-9 W (4:1023), ns, 122.6 e 8 av, 100.5x100.5; given as collateral for $7,-000 on property in Bronx recorded July28 '14 in l 280 mp 203, int & pr mtg $——; Mar12; Mar16'15; demand, 6%; Jaapole & Werner Holding Co to Thos B Clarke Jr, 22 E 35. 7,000

51ST st, 241-9 W; certf as to mtg $7,000; Mar12; Mar16'15; same to same. ——

57TH st, 110 E (5:1311), ss, 234.6 w Lex av, 19.1x100.5, with AT to strop on w, .01 x100.5; ext of mtg for $34,000 to Mar4'18, 5%; Mar10; Mar12'15; Mary A Trustlow, 40 W 59, to Warren E Dennis, 110 E 57. nom

57TH st, 322-6 E (5:1349), ss, 225 e 2 av, 62.9x59.5x62.10x57.6; pr mtg $15,000; Mar15 '15; due & int as per bond; Marie E Smith, at East Orange, NJ, to Sidney Maddock, at Palm Beach, Florida. 7,000

63D st, 33 W (4:1116); ext of mtg for $35,000 to Mar16'18, 5%; Mar16'15; Emigrant Indust Savgs Bank with Danl J Kenney, 33 W 63. nom

67TH st, 7-9 W (4:1120), ns, 100 w Central Park W, 150x100.5; ext of mtg for $28,000 to Dec23'16, 4½%; pr mtg $——; Mar10; Mar12'15; Fullerton Weaver Realty Co, 30 E 42, with Hotel Des Artistes, Inc, 33 W 67. nom

70TH st, 131 W (4:1142); ext of mtg for $20,000 to May27'17, 5%; Mar1; Mar16'15; Arthur M Jacobus with Lydia F R Stuart, 28 rue Galilee, Paris, Fr. nom

72D st, 116 E (5:1406), ss, 237.6 w Lex av, 18.9x102.5; Mar15'15; due Apr1'18, 5%; E A L Holding Co to Union Trust Co of N Y, 80 Bway. 24,000

72D st, 116 E; certf as to mtg for $24,-000; Mar4; Mar15'15; same to same. ——

72D st, 136 E (5:1406); ext of mtg for $20,000 to Feb15'20, 5%; Mar12; Mar15'15; Florence N Offenbach, of London, Eng, & ano, with Lyttleton Fox. nom

74TH st, 245 W (4:1166), ns, 190 e West End av, 20x102.2; Mar17; Mar18'15; due & int as per bond; Rhoda H Hoffman to Title Guar & Trust Co. 5,000

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75TH st, 100-2 W, see Columbus av, 306-16.

76TH st, 2-4 E, see 5 av, see 76.

76TH st, 201-3 W, see Ams av, 340.

77TH st, 159-65 E (5:1412), ns, 225 w 3 av, 75x102.2; Mar15'15, 5½%, Arusley Garage Co to Union Trust Co of N Y, 80 Bway. 75,000

77TH st, 159-65 E (5:1412), ns, 225 w 3 av, 75x102.2; certf as to mtg $40,000, Mar 11, Mar16'15; Ardsley Garage Co Inc to Union Trust Co of NY.

81ST st, 36 E (5:1492); ext of mtg for $25,000 to Mar10'18, 5½%, Mar10; Mar15'15, Agnes V O'Sullivan, 322 W 100, with Edw J McGuire, 235 W 15. nom

81ST st, 119 W (4:1212), ns, 150.11 w Col av, 17x102.2; ext of mtg for $16,000 to Jan 25'18, 5%, Mar4, Mar13'15, Kaufman G Falk, 151 Central Park W, with Bella S Castell, 119 W 81. nom

82D st, 100-6 E, see Park av, 959.

82D st, 109-11 E (5:1511), ns, 125 e Park av, 50x102.2; pr mtg $80,000, Mar12; Mar 15'15, demand, 6%, The Ess Ell Realty Co to Jennie Sterns, 64 St James pl, Bklyn, & Lena Dahlman, 240 Steuben, Bklyn. 10,450

91ST st w, nwc Amsterdam av, see Ams av, nwc 91.

92D st, 301 W, see West End av, 661.

97TH st, 57 W (7:1838), ns, 350 w Central Park W, 14x100.11; PM; pr mtg $14,000; Mar12; Mar16'15; due Apr1'16, 6%, Robt Beck to Mercantile Holding Co, 170 Bway. 1,000

101ST st, 315 E (6:1673); ext of mtg for $5,400 to June1'18, 6½%; pr mtg $——, Mar 12; Mar13'15, Margolies G Singer, 311 W 74, with Aaron Bilnow, 130 S 9, Bklyn. nom

103D st, 163 E (6:1631), ns, 150 w 3 av, 30x100.11; ext of mtg for $15,000 to July1 '18, 5%; Mar10; Mar15'15; Jno Wagner at Grange av, Red Bank, NJ, with Fredk E Straub, 6 Hamilton ter. nom

103TH st, 143 W (7:1860), ns, 415.5 e Ams av, 33.5x134.10; pr mtg $22,000; Mar 12; Mar13'15; due & int as per bond; Stephen J Duffy to Edw G Schroeder, 414 E 4, Mt Vernon, NY. 3,000

105TH st, 143 W; pr mtg $25,000; Mar 12; Mar13'15; demand, 6%; same to The J Chr G Hupfel Brewing Co, 229 E 38. 956.58

107TH st, 14-6 W (7:1842); ext of mtg for $4,000 to Mar18'17, 5%; Mar17'15; U S Savgs Bank, 606 Mad av, with Allied Investors Realty Co, 11 Pine. nom

107TH st, 14-6 W; ext of mtg for $60,000 to Mar18'18, 5%; Mar17'15; same with same. nom

111TH st, 229-31 W (7:1827), ns, 425 e 8 av, 50x100.11; ext of mtg for $63,500 to Mar1'18, 5%; Mar9; Mar12'15; Anna M Goebel, 120 E 95, with Tillie Schwefelberg, 146 W 118. nom

112TH st, 257 W (7:1828); ext of mtg for $28,000 to May1'18, 5%; Mar9; Mar12 '15; Hy F Schwarz at Greenwich, Conn, trste for Ida T L Schwarz will Fredk A O Schwarz, with Augusta F Specht, 294 Court, Bklyn. nom

113TH st, 110 W (7:1822); ext of mtg for $19,000 to Mar17'18, 5%; Mar1; Mar17 '15; Jno Schluter with Norman H Scholle, 11 E 76. nom

114TH st, 15 W (6:1598), ns, 245 w 5 av, 25x100.11; pr mtg $21,500; Mar10; Mar13 '15; due & int as per bond; Frank De Caro to August Paganini, 18 Baxter. 3,000

114TH st, 17 W (6:1598); ext of mtg for $24,000 to Mar8'18, 5%; Mar1; Mar12'15; Frank De Caro with Adolph B Ansbacher, 135 Central Park West. nom

114TH st, 17 W (6:1598), ns, 270 w 5 av, 25x100.11; pr mtg $23,000; Mar10; Mar13 '15; due & int as per bond; Frank De Caro to Frank L Frugone, 719 Franklin av, Bklyn. 2,000

114TH st, 310 E (6:1685), ss, 140 e 2 av, 20x100.11; Jan14; Mar17'15; 3y5%; Maria A Forliano of Bronx to Teresa Nicolino, 218 E 111. 3,000

115TH st, 612-4 W (7:1896); ext of mtg for $106,000 to Mar16'18, 5%; Mar16, Mar 17'15; Fairburn Realty Co, 160 Bway, with Walter F Kingsland, 22 Ave du Bois Boulogne, Paris, France. nom

116TH st, 11-13 W (6:1600); ext of mtg for $45,000 to Mar10'18, 5%; Mar10; Mar 17'15; Uptown Holding Co, 110 W 34, with Josephine B Marshall, 84 Rue Villejust, Paris, France nom

118TH st, 113 E (6:1767); ext of mtg for $18,000 to Apr4'18, 5%; Mar5; Mar12'15; Chas Hammel with Norman H Scholle, 11 E 76.

119TH st, 132 E (6:1767), ss, 265 e Park av, 20x100.11; PM; pr mtg $16,500; Feb24; Mar18'15; 1y6%, The Nilton Realty Corpn to Jno J Halpin, 56 Clark av, Far Rockaway, L I. 1,000

119TH st, 202 E, see 3 av, 2179-81.

119TH st, 347 E (6:1796); ext of mtg for $8,000 to May1'18, 5%; Mar11; Mar17'15; Adelina Marino, 271 E 154, with An Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

122D st, 620 W, see Claremont av, swc 122d.

123D st, 128 W (7:1907), ss, 333.4 w Lenox av, 16.8x100.11; ext of mtg for $7,500 to Apr1'17, 5%; Mar11; Mar13'15; Jno Isaacs, 263 W 125, with Ida M Skinner, 123 W 80. nom

124TH st, 531-3 W (7:1979), ns, 283 e Bway, 52x100.11; Jan30; Mar12'15; due Feb 1'18, 6%; Victor E Dession of Bklyn, to Carl J Stein, 562 West End av. 20,000

131ST st, 300 W, see 7 av, 2212-4.

136TH st, 104 W (7:1920), ss, 91.8 w Lenox av, 16.11x99.11; pr mtg $——; Mar 12'15; due Mar25'17, int as per bond; Pauline P wife of & Jno M Royall, 21 W 134, to Saml Hess, 818 Lex av. 500

139TH st, 62-4 W (6:1736), ss, 125 e Lenox av, 41.5x99.11; ext of mtg for $60,000 to Feb1'20, 6%, Mar5, Mar15'15, Jacob A Epstein, 350 St Nicholas av, with Franklin Savings Bank. nom

140TH st, 33 W (6.1758), ns, 241.5 e Lenox av, 41.5x99.11; pr mtg $——, Mar 12, Mar13'15, due Sept15'15, 5½%, Carrie Frank, 2 W 72, trste will Moses D Frank, to Louis Block, 224 W 141. 9,100

140TH st, 33 W (6:1758), ext of mtg for $52,000 to Mar12'19, 5½%, Mar12, Mar16 '15, Carrie Frank, 2 W 72, trste Moses D Frank, dcsd, with Louis Block, 224 W 141. nom

152D st, 601 W, see Bway, 3675-7.

152D st, 452 W (5:2100), ss, 22 w Jumel ter, 19.6x88, Mar12, Mar13'15, due & int as per bond, Laidlaw M Davies to Title Guar & Trust Co, a corpn, 176 Bway. 3,000

159TH st, 605-9 W (5:2162); ext of mtg for $30,000 to Mar15'20, 5%, Mar15; Mar16 '15; Emigrant Indust Savings Bank with Jonanna Strack, 147 E 92. nom

Av B, 270 (6:264), cs, 12 n 16th, 20x80, PM, Mar13'15, due & int as per bond, Maurice L Nadler to Title Guar & Trust Co. 6,000

Av C, 110 (2:2377), es, 48.9 n 7th, 18.3x82.5; ext of mtg for $14,000 to Apr4'18, 6%; Mar5, Mar12'15; Harmon W Hendricks, 10 E 44, with Annie Finger, 235 Av A. nom

Amsterdam av, 300 (4:1166); sal Ls, Mar 2; Mar13'15; demand, 6%; Isaac P Jaeger, 301 W 111, to F & M Schaefer Brewing Co, 144 E 91. 5,364.11

Amsterdam av, 340 (4:1168), nwc 76th (Nos 201-9), 20.8x82; Mar17; Mar18'15; 3y6%, Jas McClanahan, of Portchester, NY, to N Y Title Ins Co. 10,000

Amsterdam av, 841 (7:1856); sal Ls; Mar 13; Mar16'15; demand, 6%; Jno McClory to Geo Ehret, 1197 Park av. 12,000

Amsterdam av, 1-9 W (7:2079), ws, 74.11 s 148th, runs s 41.3x96.65x80.3xW35.8xE100 to beg; Mar16; Mar16'15; 3y5%; Ella C Cammann of Merrick, LI, to Lawyers Title & Trust Co, 160 Bway. 12,000

Amsterdam av, 2093 (6:2110); ext of mtg for $50,000 to Apr3'18, 5%; Mar11; Mar 14'15; Fredk Plump, 601 W 150, with Archibald H M Sinclair, at Thurso Castle, Caithness, Scotland. nom

Amsterdam av (4:1239), nwc 91st; sal Ls; Mar10; Mar16'15; demand, 6%; Michl N Muller to Lion Brewery, 104 W 108. 5,067.49

Audubon av (8:2153), ws, 25 s 179th, 100 x100; PM; Mar15; Mar16'15; 2y or sooner, 5½%; Corporal Realty Co, 55 Liberty, to Adolph Wurzburger, 342 W 88, & ano. 20,000

Audubon av (8:2153), same prop; certf as to $20,000 mtg; Mar15; Mar16'15; same to same.

Bowery, 331 (2:458); asn Ls by way of mtg as collateral for $2,000; Feb23; Mar12 '15; Jacob Linder, 331 Bowery, to Ebling Brewing Co, 760 St Ann's av. nom

Broadway, 227 (misel), the cafe & restaurant; certf as to mtg $12,000; Mar8; Mar17'15; German Restaurant Co to Rudolph Oelsner.

Broadway, 886-8 (3:847), sec 19th (No 22), 45.8x108.9x33.10x123; Mar15'15; due & int as per bond; 19th St & Bway Corpn to Columbia Trust Co, 60 Bway. 118,000

Broadway, 886-8, sec 19th (No 22); certf as to mtg for $118,000; Mar15'15; same to same.

Broadway, 3675-7 (7:2099), nwc 152d (No 601), 99.11x150; ext of mtg for $250,000 to Mar7'18, 5%; Mar3; Mar15'15; N Y Life Ins Co, 346 Bway, with Sigerts Realty Co, 160 Bway. nom

Central Park W, 465 (7:1842), ws, 75.11 s 107th, 50x100; ext of mtg for $75,000 to Mar1'18, 5%; Mar1; Mar13'15; Bankers Trust Co, 16 Wall, with Sarah A Jefferson, 175 W 72, extrx &c Joseph Jefferson. nom

Claremont av (7:1991), swc 122d (No 620), 100x100; ext of mtg for $140,000 to Mar8'20, 5%; Mar6; Mar15'15; Emma Hyams et al exrx, &c, Wm Hyams, with Bowery Savgs Bank, 128 Bowery. nom

Columbus av, 306-16 (4:1146), swc 75th (Nos 100-2), 127.8x100; ext of mtg for $250,000 to Mar8'20, 5%; Mar10; Mar15'15; S Morrill Banner with Seamens Bank for Savings, 76 Wall. nom

Haven av (8:2177), ws, 287.10 s 181st, 75x119; bldg loan; pr mtg $50,000; Mar17; Mar18'15; due Oct1'20, 6% until completion of bldg & thereafter 5½% & 5%; Chas Hensle Realty Co, 530 W 207, to Hy Bendheim, 42 W 89. 65,000

Haven av (8:2177); same prop; certf as to mtg for $65,000; Mar17; Mar18'15; same to same.

Lenox av, 582 (6:1737), es, 25 n 139th, 25 x75; ext of mtg for $15,000 to Feb28'18, 5½%; Feb27; Mar12'15; Theresa wife S G Proops, 8638 Bay Pkway, Bklyn, with N Y Nursery & Childs Hospital. nom

Lenox av, 584 (6:1737), es, 50 n 139th, 24.11x75; ext of mtg for $16,000 to Feb28 '18, 5½%, Feb27; Mar12'15; Theresa wife S G Proops, 8638 Bay Parkway, Bklyn, with NY Nursery & Child's Hospital. nom

Lenox av, 586 (6:1737), es, 74.11 n 139th, 25x75; ext of mtg for $16,000 to Feb28'18, 5½%, Feb27; Mar12'15; Theresa wife S G Proops, 8638 Bay Parkway, Bklyn, with N Y Nursery & Child's Hospital. nom

Madison av, 1355 (6:1737), es, 74.11 n 139th, 25x75; ext of mtg for $16,000 to Feb28'18, 5½%, Feb27; Mar12'15; Theresa wife S G Proops, 8638 Bay Parkway, Bklyn, with N Y Nursery & Child's Hospital. nom

Madison av, 112-6, swc 30th (No 24); certf as to asn rents or mtg $20,000; Mar 11; Mar15'15, same to same.

Morningside dr or av, 50-5 (7:1867), nw c 116th (No 104), 100.11x80, ext of mtg for $55,000 to Mar10'18, 5%, Mar10'15; Trustees of Columbia University with Helen H Jenkins. nom

Park Row, 229-31 (1:117), ses at ws (nes Bowery (Nos 66-8), 18ft 8½in x2ft 4½in to Park Row x60 to beg, gore, pr mtg $40,000, Mar15; Mar17'15; due & int as per bond; Nicholas P Economu to Harry Cohen, 156 Cleveland, Bklyn, & ano. 2,000

Park av, 800 (6:1395); ext of mtg for $10,000 to Mar1'20, 5%; Mar9, Mar16'15; Schulte Brothers with David Keppel, 800 Park av. nom

Park av, 959 (5:1510), sec 82d (Nos 100-6), 50.2x100, pr mtg $55,000, Mar15, Mar 16'15; 5½%; Rexton Realty Co, 31 Liberty, to Irving I Kempner, 44 E 74. 29,000

Park av, 959, sec 82d (Nos 100-6); certf as to mtg $29,000; Mar15; Mar16'15; same to same.

Pleasant av, 311-5 (6:1710), ws, 35.8 s 111th, 39.11x94; pr mtg $——; Mar17; Mar 18'15, due Jan1'18, 6%, Annie Greenthal to Charwyn Realty Co, 135 Bway. 2,000

St Nicholas av, 1367 (5:2162), ws, 57 n 178th, 15x50; Mar15'15; 5y5%; Jno Mara, on ws Park ter W, n 218th, to Genevieve Ramsey, 411 9th, Bklyn. 10,000

West End av, 661 (4:1209), nwc 92d (No 301), 38.1x irreg x49.4x88; ext of mtg for $30,000 to Nov1'19, 5%; Feb11, Mar17'15; C L C Realty Corpn with Ten Eyck Wendell. nom

1ST av, 1277 (5:1443); asn Ls by way of mtg as collateral to secure notes for $—— or chattel mtg; Jacob Loffe of Bronx to Otto F Safarik, 12 21st, Elmhurst, LI; Mar 3; Mar15'15. nom

3D av, 157; asn Ls by way of mtg as collateral for $1,000; Otto Paul to Ebling Brewing Co, 760 St Anns av; Feb24; Mar 18'15. nom

3D av, 1407 (5:1525), es, 20 s 80th, 20x 73; PM; Mar11; Mar12'15; due & int as per bond; Nathan G Bozeman to Title Guar & Trust Co, 176 Bway. 14,000

3D av, 2179-81 (6:1783); also 119TH ST, 202 E; ext of mtg for $60,000 to Mar12'20, 5%; Mar12; Mar16'15; Saml Winter with Bowery Savgs Bank, 128 Bowery. nom

3D av, 2360 (6:1776), ws, 25.2 s 128th, 25 x100; PM; pr mtg $15,000; Mar15; Mar16 '15; 3y6%; Hy Queripel of Yonkers, NY, to Saml Bogen, 51 E 122. 2,850

5TH av, 603 (5:1284), es, 78 s 49th, 22.5x 100; leasehold as collateral; Mar3; Mar16 '15; due Apr8'15, 6%; Edw Margolies, 272 W 90, to New Netherland Bank, 41 W 34. notes 15,800

5TH av (5:1390), sec 76th (Nos 2-4), 102.2x153; ext of mtg for $40,000 to Mar 15'20, 4½%; Mar15; Mar16'15; Temple Beth-el, a corpn, with Seamen's Bank for Savings, 76 Wall. nom

5TH av (5:1390), sec 76th (Nos 2-4), same prop; ext of mtg for $50,000 to Mar 15'20, 4½%; Mar15; Mar16'15; same with same. nom

7TH av, 2212-4 (7:1936), swc 131st (No 200), 49.11x75; pr mtg $——; Sept2'12; Mar 12'15; due June1'13, 6%; Eagle Mtg & Realty Co to Sol C Powell, 103 W 130. 10,000

7TH av, 2212-4, swc 131st (No 200); pr mtg $——; Sept2'12; Mar12'15; due June1'13, 6%; same to same & Max A Weiler, 117 W 142. 7,500

7TH av, 2212-4, swc 131st (No 200); two certfs as to mtg $17,500; Sept2'12; Mar12 '15; same to same.

7TH av, 2300-2 (7:1941); ext of mtg for $50,000 to Mar15'18, 5%; Mar15; Mar16'15; Emigrant Indust Savgs Bank with Diedrich Huneke, 201 W 135. nom

8TH av, 415-9 (3:754), swc 31st (Nos 304-6), 49.4x100; pr mtg $——; Mar8; Mar 12'15; due Aug1'15, 6%; Fay Realty Co, 17 W 42, to Sarah Schlosser, 158 E 95. 2,000

8TH av, 810 (4:1021); sal Ls, except rear portion of above known as No 251 W 49; Mar15; Mar16'15; demand, 6%; Jere O'Sullivan to Lion Brewery, 104 W 108. 6,758.02

9TH av, 268 (3:749); ext of mtg for $5,000 to Mar1'16, 6%; Mar15; Mar17'15; Bernard Alexander, 570 W 183, with Jno A Moore, 317 W 30. nom

10TH av, 128 (3:715); sobrn of mtg for $20,000 to ext of mtg for $1,750; Jan 25; Mar17'15; Lycon Realty Co, 51 Chambers, owner, & Lillian M Bradley, 316 W 105, mortgagee, with Cath Tighe, at Yonkers, NY. nom

10TH av, 315 (3:700), nws, abt 25 n 28th, 24.8x100; PM; Mar15'15; due & int as per bond; Edw J McNally to Title Guar & Trust Co. 12,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Car Ls &c (misel); gen mtg & receivers equipment agmt; other junior mtgs $——; Jan15; Mar18'15; due July1'16, 6%; Lee, Higginson & Co, of Boston, Mass, vendors; Edw R Pryor, as receiver of, & the Wabash R R Co, with Old Colony Trust Co, of Boston Mass, as trste. 1,545,000

Chattel mtg (misel); certf as to mtg $2,000; Mar12; Mar16'15; 2d Ave Developments Co Inc, to Walter Aronstein.

Jamaica Park S, B of Q (misel); certf as to mtg $800; Jan22; Mar17'15; Jamaica Park South Realty Corpn to Annie E Imlay, 1170 Union, Bklyn.

MORTGAGES.

Borough of the Bronx.

Barretto st, 922, see So Blvd, 901.

Beck st, swe Intervale av, see Intervale av, swc Beck.

Clinton pl, 60 (11:3207); ext of $1,500 mtg to Mar1'18 at 6%; Mar1; Mar12'15; Astor Trust Co, trste Herman B Lanfer, with Chas J Ivimey, 60 Clinton pl. nom

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Crotona Park N, 667 (11:2944), ns, 35 w Crotona av, 40x95.11x39.10x98.2; pr mtg $24,000; Mar16; Mar15; 5½%; Gottfried F Schnell to Benenson Realty Co, 401 E 152. 3,000

Field pl, 241, see Grand blvd & concourse, 2354.

Freeman st, swc Hoe av, see Hoe av, 1235.

Garden st (11:3099), ss, 353.7 e Crotona av, runs s100xe60xn83.3 to ws Prospect av xn13.11 to st xw41.10 to beg; M&I's. Mar15; 1½%; Smada Realty Co to Josephine B Cook, 333 Central Park W. 4,000

Garden st (11:3099); same prop; certf as to above mtg; Mar16; Mar15; same to same. ——

Garden st, swc Prospect av, see Garden ss, 353.7 e Crotona av.

Hoffman st, 2471 (11.3058), ws, 30 s 183d, 16.8x89.3; pr mtg $4,200, Mar15; installs, 6%; Teresa Lucchi to Andw F Kyuer, 2710 Marion av. 1,000

Home st, nes at ex Longfellow av, see Longfellow av, ex at nes Home.

Kelly st, 850 (10:2710); ext of $27,000 mtg to Mar31'17 at 5%; Apr7'14; Mar12'15; Helen McC Channing with S K B Realty Co. nom

Kelly st (10:2704), ws, 100.5 s 165th, 20x 100; ext of $4,000 mtg to July1'16, 6% as per bond; Feb27; Mar16'15; Kelbert Construction Co, Inc, with Wm T Hookey & Sons Co, 3 av & 129th. nom

Latting st, nec Balcom av, see Balcom av, nec Latting.

Latting st, swc Ellison av, see Balcom av, nec Latting.

Lester st, sec Olinville av, see Olinville av, see Lester.

Loraine pl (11:3054), es, 174.4 s 187th, 50x100; Mar2; Mar12'15; due &c as per bond; Mary E Molony, 311 W 4th, to Alie J Elliott, 5 W 102. 2,000

Louise st (*), ws, 250 s Van Nest av, 25 x100, except part for sts; Mar12'15; 3y 5½%; Louis Kaplan, 724 Van Nest av, to Cornelia F Briggs, 727 Gun Hill rd. 5,000

Oak Tree pl, nec Lafontaine av, see Lafontaine av, nec Oak Tree pl.

Rogers pl (10:2696), swc 163d, 80x76; sobrn agmt; Mar15; Mar18'15; Grossman Bros & Rosenbaum & Annie Hayes, with City Mtg Co, 15 Wall, & N Y Trust Co, 26 Broad. nom

Seabury pl (11:2967-2977), es, 150 n 172d, 2 lots, ea 41.8x100; 2 mtgs, ea $4,000, 2 pr mtgs, $27,500 ea; Mar15; Mar16'15; 3y 6%; 173D St Impt Co, Inc, 148 W 142, to Emma Dressner, 201 W 120. 9,000

Seabury pl (11:2967-2977); same prop; 2 certfs as to above mtgs; Mar15; Mar16'15; same to same. ——

Seabury pl (11:2967-2977), es, 233.4 n 172d, 41.8x100; pr mtg $27,500; Mar15; Mar 16'15; 3y6%; 173d St Impt Co, Inc, 148 W 142, to Saml Feldman, 1163 42d, Bklyn. 4,500

Seabury pl (11:2967-2977); same prop; certf as to above mtg; Mar15; Mar16'15; same to same. ——

Seabury pl (11:2967-2977), es, 150 n 172d, 41.8x100; ext of $27,500 mtg to Mar15'20 at 5½%; Mar15; Mar18'15; Lawyers Mtg Co with 173d St Impt Co, 148 W 142. nom

Seabury pl (11:2967-2977), es, 233.4 n 172d, 41.8x100; ext of $27,500 mtg to Mar 15'20 at 5½%; Mar15; Mar18'15; Lawyers Mtg Co with 173d St Impt Co, 148 W 142. nom

Seabury pl (11:2967-2977), es, 191.8 n 172d, 41.8x100; ext of $27,500 mtg to Mar 15'20 at 5½%; Mar5; Mar18'15; Lawyers Mtg Co with 173d St Impt Co, Inc, 148 W 142. nom

Tiffany st, 850, see Whitlock av, 891.

Tiffany st, 916 (10:2712), es, 275 s 163d, 50x110; pr mtg $——; Mar15; Mar16'15; due Mar15'18, 6%; Camilla Hirsch to Benj M Kaye, 1990 7 av. 3,500

135TH st, 696 E (9:2279), ss, 398 e Willis av, 16x100; Mar15'15; 1½%; Eliz B F Cherouny to Kenneth C Kirtland, 483 Main, Orange, NJ. 7,000

136TH st, 721-3 E (10:2565), ns, 246.1 e So Blvd, 50x100; also LAND in Providence, RI, & Queens Co, NY; Mar1; Mar17'15; due May1'35, 6%; Dillman Bakery Inc, 14 Poplar st, Richmond Hill, NY, to Columbia Trust Co, 60 Bway, trste. gold bonds, total amt 500,000, amount advanced 220,000

138TH st E, see Willow av, see Willow av, sec 138.

140TH st E (9:2302), ss, 66 w Willis av, 18.8x75; Mar10; Mar18'15; 3y5½; Amanda & Sarah Ayling, 210 W 121, to Bridget Cleary, 425 W 24. 1,000

141ST st E, nwc Willis av, see Willis av, nwc 141.

141ST st E (10:2598), ss, 100 w Locust av (1st av), on map Wilton, &c, 25x100; Mar16'15; 3y5½%; Frank W Fuller, 902 E 141, to Annie Maurus, 18 E 111. 1,600

153TH st E (9:2376), ss, 145 w Elton av, 50x100; ext of $35,000 mtg to June3'20 at 5%; Mar5; Mar18'15; Manuel A Gonzalez & ano, trstes Antonio Gonzalez, with Harry Isaacs, 350 E 161. nom

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100; PM; pr mtg $8,000; Mar15'15; 4y6%; Lena Flanel to Carrie Lazar, 774 Beck, & ano. 1,250

163D st E, swc Rogers pl, see Rogers pl, swc 163.

168TH st, 536 E (10:2609), ss, 182.6 e 3 av, 59.1x103.7x54x103.5; Mar16; Mar17'15; due, &c, as per bond; Wm J Diamond to Lawyers Mtg Co, 59 Liberty. 40,000

170TH st E, nec Crotona av, see Crotona av, nec 170.

170TH st E, nec Crotona av, see Crotona av, nec 170.

170TH st, 394 E (11:2782), ss, abt 225 e Teller av, 16.11x74.4x16.8x74.4; pr mtg $4,500; Mar13; Mar16'15; 3y6%; Wm H Kirchner to Wilker Realty Co, 1281 Franklin av. 1,000

173D st E, swc Fulton av, see Fulton av, swc 173.

182D st, 748-6 E (11:3097-3099), ss, 110.9 e Clinton av, 69x80. Mar15; Mar14'15, 5½%; Mitchell & McDermott Realty Co to N Y Title ins Co, 135 Bway. 7,000

182D st, 740-6 E; certf as to above mtg; Mar15; Mar14'15; same to same. nom

182D st, 740-4 E; pr mtg $7,000; Mar16; Mar14'15; 2y6%; same to Nathan Friedman, 860 Eastern Pkway, Bklyn. 1,000

182D st, 740-6 E; certf as to above mtg; Mar16; Mar17'15; same to same. ——

182D st E (11:3099), ns, 371.4 e Crotona av, 50x100; Mar16; Mar17'15; 1½%; Smada Realty Co to Josephine B Cook, 333 Central Park W. 5,500

182D st E (11:3099); same prop; certf as to above mtg; Mar16; Mar17'15; same to same. ——

183D st, 648 E (11:3086), ss, 50 w Belmont av, 16.8x75; pr mtg $2,400; Mar11; Mar12 '15; demand, 6%; Sara Ulanoff to Bernard CherKass, 652 E 183. nom

183D st E (11:3113), ss, 132 w So Blvd, 16.8x125; ext of $3,000 mtg to Mar14'18 at 5%; Mar15; Mar16'15; Louise Langsdorf, Ft Lee, NJ, with Jno H H Blohme, 721 E 163. nom

184TH st, 244 E, see Grand blvd & concourse, 2354.

187TH st, 527 E (11:3057), ns, 25 w Bathgate av, 25x100; PM; Mar15'15; 3y6%; Eliz T Maloney, 527 E 187, to Mary C Thompson, 827 E 233. 4,000

187TH st E, nwc Crotona av, see Crotona av, nwc 187.

188TH st E, nwc Valentine av, see Valentine av, nwc 188.

189TH st E, nec Hughes av, see Hughes av, nec 189.

194TH st E, nwc Bainbridge av, see Bainbridge av, nwc 194.

231ST st E (*), ns, 381.3 e White Plains rd, 200.8x229.8 to 232d; also 233D ST (*), ss, 9 w White Plains rd, 100x64.6, except pt for 233d; Mar13; Mar16'15; due &c as per bond; North Side Investing Co, 1 Madison av, to Nettie Bowne, 35 W 57. 25,000

231ST st E (*); also 233D ST E; same prop; certf as to above mtg; Mar15; Mar 16'15; same to same. ——

233D st E (*), ns, 55 e Carpenter av, 25 x114; pr mtg $2,094.90; Mar15; Mar18'15; 3y5%; Fanny H Gardner, 19 E Goodman st, Rochester, NY, to Mabel I Kessler, 149 Huntington, Bklyn. 350

233D st E, ss, 9 w White Plains rd, see 231st E, ns, 381.3 e White Plains rd.

233D st E, ns, see Oneida av, es, 75 s 235.

236TH st, 139 E (12:3371), ns, 125 w Kepler av, 25x100; PM; Mar4; Mar13'15; due, &c, as per bond; Frieda Schrader to Arnold J D Heins, Upper Montclair, NJ, et al trstes Anna H Moldenke will Jno D Heins. 3,500

238TH st E (12:3392), ns, 300 e Martha av, 25x100; Mar16'15; 3y6%; Isabella Greenless, 429 E 238, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 3,000

Andrews av, 2338 (11:3213), es, 25x100; pr mtg $6,000; Mar12; Mar15'15; 6 mo 6%; Jas McBride Co to Jas McBride, 2338 Andrews av. 2,500

Bainbridge av (12:3294), nwc 194th, 104.1 x15.6x34.6x34.6; certf as to mtg $12,000; Mar8; Mar12'15; Value Realty Co to Guaranty Trust Co of N Y. ——

Balcom av (*), nec Latting, 50x100; also ELLISON AV (*), swc Latting, 25x100; Mar12'15; 3y6%; Josephine Gries, 42 W 125, to Elisabeth Wahl, 2516 Grand av. 1,300

Bathgate av, 1606 (11:2919), es, 110 s 172d, 27.7x82.7, except pt for sts; Mar18'15; due &c as per bond; Ida Bogolowitz to Title Guar & Trust Co, 176 Bway. 5,000

Bathgate av, 1659-61 (11:2914), ws, 48.1 s 173d, 52.10x70; Mar16; Mar17'15; 3y5½%; Isaac Blankfein to Herman Rosenberg, 317 W 89. 22,000

Belmont av (11:3080), es, 89.1 n 179th, 101.1x13.5x101.5x41; PM; Mar4; Mar17'15; 3y5%; Louise Schaile, 664 Oakland pl, to Florence C Martin, 44 W 10. 1,800

Boston rd, 1044 (11:2962), ss, 119.6 e Prospect av, 25x90; PM; Mar15; Mar16'15; due &c as per bond; Saml Stern to Lawyers Mtg Co, 59 Liberty. 14,000

Briggs av (13:3300), ws, 144 s 196th, 50.2 x106.11x50x103; PM; pr mtg $33,000; Mar 15'15; 2y6%; Chas Bollmann, 740 E 182, to Mitchell & McDermott Realty Co, 1922 E 177. 2,500

Bryant av (10:2754), ws, at es West Farms rd, runs s116.9xw84 to es West Farms rd xn138.10 to beg; pr mtg $——; Mar17; Mar18'15; 1y6%; David Kraus to Lillian N Sternberg, 1111 Mad av. 4,000

Clay av, 4337 (11:2782), ws, 464.1 n 169th, 25x80.9x25x80.11; PM; Mar15; Mar16'15; due &c as per bond; Minnie N Ehlers, 360 E 166, & Florence M Henry, 1851 Bathgate av, to Bryant Constn Co, 1509 Bryant av. 4,000

Crescent av, ws, at es Hughes av, see Hughes av, es, at ws Crescent av.

Cromwell av (11:2855-2864-2871) es, at ss lot 353, map Bronwood, runs e50xse5?xs 100xnw60 to w av xn86 to beg; also CROMWELL AV, ws, 266.4 n 169th, 86.7x50.1x 57.7x100x60.7; Feb23; Mar18'15; 3y5½%; Abr Oppenheimer, 22 Clarke pl, to Albt L Lowenstein, 12 West Fordham rd. 6,000

Crotona av (11:2837), nec 170th, 52.2x 100x84.11x104.7; certf as to above mtg; Mar9; Mar18'15; Jos Sonsin Co, Inc, to Rockland Realty Co. ——

Crotona av (11:2937), nec 170th, 52.2x 100x84.11x108.7; bldg loan; Mar9; Mar17 '15; 1y6%; Jos Sonsin Co to Rockland Realty Co, 509 Willis av. 55,000

Crotona av (11:3105), nwc 187th, 75x80. bldg loan; Mar9; Mar17; demand, 6%; Cosenza Bldg Co to Jas G Wentz, 335 West End av. 45,000

Crotona av (11:3105); same prop; certf as to above mtg; Mar13; Mar15'15; same to same. ——

Decatur av (12:3275); ws, 248 n Fordham rd, 87.2x90.7x65.10x82.10; Mar15; Mar 16'15; 3½%; Wedgewood Co, 401 E 163, to N Y Life Ins & Trust Co, 52 Wall. 35,000

Decatur av (12:3275); same prop; certf as to above mtg; Mar15; Mar16'15; same to same. ——

Decatur av (12:3331), ss, 100 e Mosholu Pkway, 50x120; Mar10; Mar13'15; 3y6%; Annie L P Gardner, 3044 Decatur av, to Clarissa Smith, Yorktown Heights, NY. 4,000

Eastburn av (11:2796), es, 73.1 s 176th, 28.0x93; Mar15; Mar18'15; 5y5%; Bessie L Munsell to Meinrad A Benziger, 2227 Andrews av. 4,000

Ellison av, swc Latting, see Balcom, nec Latting.

Fordham rd, swc Grand blvd & concourse, see Grand blvd & concourse, swc Fordham rd.

Forest av, 1134 (10:2661), es, as on map Elton, 100.10 s Home, 19.2x107.2; pr mtg $4,000; Mar11; Mar12'15; due Mar31'20, 5%; Anna Worms to Alice K Driscoll, 1134 Forest av. 1,500

Franklin av, 1368 (11:2933), es, 70.2 s Jennetson pl, 25x150, except pt for av; Mar 15; Mar17'15; due &c as per bond; Chas Barthen to Emilie Stehr, 1360 Fulton av, extrx Carl Barthen. 5,500

Franklin av, 1368; pr mtg $5,500; Mar 15; Mar17'15; due &c as per bond; same to Helene Barthen, 1368 Franklin av. 2,000

Fulton av, 1175 (10:2609), nws, 170 ne 167th, 68x131.3x71.9x121.5; PM; pr mtg $5,000; Mar12; Mar13'15; due, &c, as per bond; Bronx Co Bldg Co, 987 Union av, to Flora Vinicky, 1356 Fulton av. 4,000

Fulton av, 1531-3 (11:2928), ws, 132.8 s Claremont Pkway, 50x173x50.4x166.10; certf as to mtg $7,000; Mar16'15; Realty Options Co to Maria Gecker. ——

Fulton av, 1531-3 (11:2928), ws, 132.8 s Claremont Pkway, 50x173x50.4x166.10; pr mtg $3,000; Mar12; Mar16'15; due &c as per bond; Realty Options Co, 29 Liberty, to Maria Gecker, 115 Eldridge. 1,000

Fulton av, 1531-3; sobrn agmt; Mar15; Mar16'15; Max Borck, 1324 Mad av, with same. nom

Fulton av (11:2929), swc 173d, 28.5x92.3x 28.7x95.1; Mar17; Mar18'15; 3y5%; David Kraus, 246 W 129, to Bertha Nathan, extrx Edw Nathan, 1109 Madison av. 13,000

Grand blvd & concourse, 2354 (11:3159), nec Field pl (No 241), 196 to 184th (No 244) x61 to Ryer av (No 2355) x197.4 to pl x84.1 to beg; pr mtg $13,000; Mar11; Mar12'15; due Apr28'16, 6%; 173d St Impt Co, 148 W 142, to Mercedes Bldg Co, 2526 Webster av. 23,000

Grand blvd & concourse (11:3166), swc Fordham rd, 195.3x42.1x149.5x111.6; PM; pr mtg $17,500; Mar16; Mar18'15; 1y6%; Gaines-Roberts Co to Henry F Keil, 2525 Creston av. 12,500

Grant av (9:2449-2452), ws, 325 s 167th, 25x100; Mar16; Mar17'15; due July1'18, 6%; Abr Smith to Emily P Zorer, 1119 Boston rd. 1,000

Hoe av, 1235 (11:2679), ws, 50 s Freeman, 16.7x65.1x16.8x63.9; also HOE AV, 1237 (11:2679), swc Freeman, runs w100xs 60.11xe36.1xn5.10xe63.9 to av xn50 to beg; pr mtg $63,500; Mar17; Mar18'15; due &c as per bond; Lyttle Constn Co, Inc, 1224 Hoe av, to Richd O Smith, 196 7 av. 10,000

Hoe av, 1235-7 (11:2679), as to above mtg; Mar17; Mar18'15; same to same. nom

Hoe av, 1237, see Hoe av, 1235.

Hughes av (11:3078), nec 189th, 40x87.6; certf as to mtg for $11,000; Mar10; Mar15 '15; Terrace Constn Co to Margt L V Shepard, trste will Elliott F Shepard. ——

Hughes av (11:3074), es, at ws Crescent av, runs n79.11xe65.6 to Crescent av x sw103.3 to beg; bldg loan; Mar12; Mar13 '15; demand, 6%; Farago Constn Co to Jas G Wentz, 335 West End av & ano. 28,000

Hughes av (11:3074), same prop; certf as to above mtg; Mar5; Mar13'15; same to same. ——

Intervale av (10:2710), swc Beck, 53.2x 60x87.3x69; agmt as to share ownership in mtg; Mar9; Mar12'15; Jos Lederer, 424 E 157, with Lawyers Mort Co, 59 Liberty. nom

Intervale av (10:2710), same prop; ext of $42,000 mtg to Mar9'18, at 5%; Mar9; Mar12'15; Lawyers Mort Co with Winnie Realty & Constn Co, 935 Intervale av. nom

Lafontaine av (11:3063), nec Oak Tree pl (No 575), 25x95; pr mtg $22,000; Mar 15; Mar16'15; due &c as per bond; Isabella M Meeks, 1090 So blvd, to Richd H Jaeger, at Monticello, NY. 3,000

Longfellow av (11:3006), es, at nes Home, runs se86.5xne100xw133.6 to ses West Farms rd xsw52.8 to av xs64.8 to beg; PM; pr mtg $——; Mar10; Mar17'15; due Sept10'16, 6%; Durbar Realty Co, 56 Maiden la, to Max Cohen, 790 Riverside dr, et al. 19,400

Longfellow av (11:3006); same prop; ext of $9,600 mtg to Sept10'16 at 6%; Mar10; Mar12'15; Mollie Glauber with Max Cohen, 790 Riverside dr, et al. nom

Morris Park av, 780 (*), ss, 50 e Wallace av, 25x100; Mar15'15; due &c as per bond; Hannah Kelly, 780 Morris Park av, to Saml J Ashley, 747 St Nicholas av. 5,500

Mt Hope av (11:2795), es, 370 n 174th, 100x95; Mar18'15; 3y6%; Julia E Hard, Bay Shore, LI, & Wm A Hard, 1739 Clay av, to Edw J Schaeffler, 1057 Hoe av. 5,000

Olinville av (*), sec Lester, 25x59.11x26.2 x51.11; Mar11; Mar12'15; 3y6%; Chas McGarry to Oscar Schuyler, 362 E 193. 1,000

Oneida av (12:3369), es, 75 s 235th, runs s50xe50xn84.6 to ns 233d xne50.7xn126.10x w100 to beg; Mar12; Mar13'15; due, &c, as per bond; Dora E Sarasohn to Randall Comfort, East Pleasantville, NY. 1,750

Prospect av, swc Garden, see Garden, ss, 353.7 e Crotona av.

Randall av (*), ss, 30 e Wright av, 25x 100; Feb1; Mar18'15; 5y5½%; Geo & Nellie J Longshan, 405 E 139, to Thos L Hurley, 660 W 180. 6,500

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Ryer av, 2355, see Grand blvd & concourse, 2354.

St Anns av, 558-60 (10:2616), es, 13x179x134x120; Mar15'15; 3y5½%; Ida Witzel to German Savgs Bank, 157 4 av. 4,000

Southern blvd, 901; also BARRETTO ST, 922 (19:2723); sal Ls; Mar10; Mar17'15; demand, 6%; Eliz Ganzler to A Hupfel's Sons, 842 St Anns av. 4,500

Stebbins av, 908 (10:2696); sobrn agmt; Mar1; Mar12'15; Annie Hayes, 805 4 av, College Point, LI, with Lawyers Mtg Co, 59 Liberty. nom

Stebbins av, 1340 (11:2965), es, 205.9 n Freeman, 25x125.4x25x126; PM; pr mtg $5,500; Mar16; Mar17'15; due &c as per bond; M H Realty Co to Frank Melzer, 1340 Stebbins av. 5,000

Tinton av, 633 (10:2653) ws, 137.6 s 152d, 37.6x100; pr mtg $28,750; Jan11; Mar13'15; due, &c, as per bond; Henrietta wife of & Gottlieb Glauber, 29 E 125, to Bernhard Block, 31 W 115. 886

Unionport rd, 1717 (*), ws, 149.6 n Van Nest av, 25x111.7x25x113.9; Mar15'15; due &c as per bond; Rosa Ippolito, 1717 Unionport rd, to Eva Booth, 347 W 145. 4,000

Valentine av (11:3153), nwc 188th, 106x100; PM; Mar15'15; due Sept15'18, 6%; H M Constn Co, 927 E 163, to Nagrom Realty Co, 115 Bway. 20,000

Van Cortlandt av (12:3313), ss, 489.2 from nwc 205th & 206th, runs w25xs130.9 xe19.5xse6.5xn125 to beg, except pt for Mosholu Pkway S; Mar17'15; due &c as per bond; Max Frick to Christopher Bobbe, 343 Park av. 2,000

Vyse av (11:2995), es, 175 s 172d, 25x100 Mar12; Mar13'15; due &c as per bond; Jno D Kroog to Manhattan Mtg Co, 200 Bway. 4,500

Vyse av, 2064 (11:3132), es, 34 n 179th, 42x101.3x42x102; pr mtg $29,000; Mar2; Mar15'15; due &c as per bond; Bessie Austin, 476A McDonough, Bklyn, to Mary G Lanigan, 2292 Loring pl. 3,500

Walton av (9:2347), es, 128.11 s 150th, 20 x90.10x20.1x92.10; Mar12; Mar15'15; due Apr1'18, 5%; Emma H Thomas, 570 Walton av, to Henrietta A Froehlich, 77 Willoughby av, Bklyn. 5,000

Walton av, 1062-4 (9:2472), es, 116.4 n 165th, 2 lots, ea 20x100; 2 mtgs, ea $1,750; PM, 2 pr mtgs, $8,000 ea; Mar16'15; 3½%; David MacBride to Wm E Diller Realty & Constn Co, 267 E 164. 3,500

Walton av (11:2825-2826), es, 180.9 n 175th, runs e61.9xn117.5 to es Walton av xs115.9 to beg; Mar15; Mar17'15; 3y5½%; Geo E Buckbee to Jas A Benedict, Katonah, NY. 3,000

Washington av, 1929 (11:3034), ws, 260.6 s 178th, 25.6x100.7; all title to strip on south; Mar12; Mar13'15; 5y5½%; Clara G Schott to Lawyers Title & Trust Co, 160 Bway. 18,000

Washington av, 1029; sobrn agmt; Mar 12; Mar13'13; Clara G Schott & Marguerite C Schott with same. nom

Washington av, 2383 (11:3040), ws, 50 s 187th, 50x101; PM; pr mtg $40,000; Mar15; Mar16'15; 2y6%; Lawrence Davis, Newark, NJ, to T T Reid Constn Co, 2 Rutledge av, East Orange, NJ. 2,000

Webster av (12:3273), ses, 100 nw Bedford Park blvd, 50x213x50x209.9, except part for Webster av; ext of $1,600 mtg to July23'16 at 6%; Sept23'14; Mar17'15; Isaac N Hebberd with Robt C Benenson, 1550 Hoe av. nom

Westchester av, 454 (9:2294); ext of $8,500 mtg to Mar1'20 at 5%; Mar15; Mar16 '15; Louis J Dorson, 961 Fox, with I & S Co, Inc, 446 Westchester av, et al. nom

West Farms rd (11:3013), ws, 178.10 s 172d, 51.4x175.6x47.6x178.10; ½ pt; Mar12; Mar15'15; due May15'15; 6%; Theo M Malcke, 1493 West Farms rd, to Frank L Demarest, 257 W 123. 300

West Farms rd, es, at ws Bryant av, see Bryant av, ws, at es West Farms rd.

West Farms rd, ses at es Longfellow av, see Longfellow av, es, at nes Home.

White Plains rd (*), ws, 57 s 223d, 57x80; PM; Mar6; Mar16'15; due &c as per bond; Elkwood Realty Co to Edw J Schaeffler, 1057 Hoe av. 5,000

White Plains rd (*); same prop; certf as to above mtg; Mar15; Mar16'15; same to same. ——

White Plains rd (*), es, bet Bartholdi & Magenta, lots 121, map Assos Lace Makers Co; transfer of tax lien for yrs 1905-1911, assessed to ——; Nov17'13; Mar17'15; 3½%; City NY to City NY (assigned to Adelaide A Wabst, 3318 White Plains rd). 1,369.36

Whitlock av, 891 (10:2733), nwc Tiffany (No 850), 100x100; bldg loan; Mar16; Mar 17'15; demand, 6%; Ensign Impt Co, 946 Hoe av, to Chas Riley, 112 W 121. 51,000

Whitlock av, 891; consent & certf as to above mtg; Mar16; Mar17'15; same to same.

Whitlock av, 891; PM; Mar16; Mar17'15; 1y5%; same to same. 29,000

Willis av (9:2279), es, 50 n 134th, 25x100; ext of $15,000 mtg to Jan8'18 at 5½%; Jan8; Mar13'15; Chas Fuerst with Adolph Steiner, 2076 Anthony av. nom

Willis av, 214 (9:2281), es, 100 s 137th, 19x80; ext of $12,250 mtg to Mar16'20 at 5%; Mar16'15; Michl Caravatta with Dalkin Realty Co, 214 Willis av. nom

Willis av (9:2304), nwc 141st, 20x70.9x—x70.9; pr mtg $5,000; Mar15'15; 3y5%; Adelaide M Boyce to Emigrant Indust Savgs Bank. 3,500

Willis av, 329 (9:2304); ext of $5,000 mtg to Mar15'18 at 4½%; Mar15; Mar18'15; Emigrant Indust Savgs Bank with Adelaide M Boyce, 329 Willis av. nom

Willow av (10:2589), sec 138th, 100x225; pr mtg $20,000; Dec3'14; Mar13'15; 3y6%; Harry Goodstein to Lillian Stimel, 473 Brook av. 20,000

3D av, 3704 (11:2926), es, 52.7 n 170th, 26 x100; PM; Mar17; Mar18'15; 5y5%; Jno H Henshaw, trste for Richd T Henshaw & ano, to German Savgs Bank. 10,500

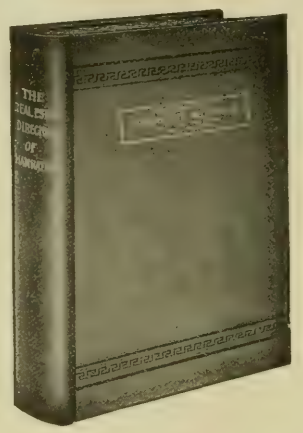
3D av (11:3051), ws, 130 s 183d, 85x122.11; ext of $10,550 mtg to Aug10'17 at 5%; Feb24; Mar16'15; Julius Joseph, 301 W 108, with Eliz Dubois, 614 Webster av, New Rochelle, NY. nom

Lot 111 (10:2761), map 369 lots Hunts Point Realty Co; pr mtg $——; Mar17; Mar18'15; demand, 6%; David Kraus to Edw A Faust, 157 W 142. 1,500

Lot 52 (10:2601), map N Y Chartered Bond & Mtg Co; Mar16; Mar18'15; due &c as per notes; United Marble Works Inc to Tompkins Kiel Marble Co, 505 5 av. 3,920.42

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2454 New York, March 27, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Attorney st, 105.
Bleecker st, 282.
Cannon st, 10.
*Cedar st, 123-5 (or Liberty st, 120-2).
Clinton st, 176 & 177.
Columbia st, 132.
*Essex st, 27 (or Hester st, 49).
Grand st, 68-70.
Henry st, 30.
Hester st, 49.
Liberty st, 120-2.
Madison st, 145.
Orchard st, 123-5.
St Marks pl, 13, 16, 25.
Suffolk st, 13.
Thompson st, 13.
Water st, 614-6.
Watts st, 46.
*Wooster st, 29 (or Grand st, 68-70).
*5th st, 800-2 E (or Av D, 56).
12th st, 224 & 229-31 E.
13th st, 333 E.
17th st, 17-9 W.
18th st, 308 E.
23d st, 347 E.
24th st, 129 E.
25th st, 272 W.
29th st, 141 E.
31st st, 300-6 W.
33d st, 303 W.
34th st, 216 W.
40th st, 328 E.
47th st, 48-50 E.
50th st, 315 E.
53d st, 546 W.
54th st, 417 W.
56th st, 60 E.
60th st, 59 E.
77th st, 52-4 & 325 E.
85th st, 74-8 W.
86th st, 340-6 W.
88th st, 213-23 W.
93d st, 180 E.
95th st, 216-8 E.
102d st, 156 E.
*102d st, 237 E (or 2d av, 1985).
103d st, 119 E.
106th st, 208-10 E.
108th st, 109-11 E.
111th st, 27 & 86 E.
111th st, 249-51 & 255 W
112th st, 6, 9 & 168-72 E.
112th st, 27 & 325 W.
113th st, 241-5 E.
116th st, 64 E.
*116th st, 201 E (or 3d av, 2125).
*117th st, 1 W (or 5th av, 1440).
118th st, 56 E.
121st st, 256 W.
*122d st E (nec Lex av, 2007), blk 1771-22.
123d st, 441-51 E.
127th st, 110 & 121 W.
129th st, 58 W.
130th st, 137 & 224 W.
132d st, 216 W.
133d st, 16 & 58 W.
*141st st, 173 W (or 7th av, 2415-7).
149th st, 529 W.
152d st W, ns, blk 2099-18.
153d st W, ss, blk 2099-47.
171st st W, ns, blk 2142-58.
Av C, 19.
Av D, 56.
Broadway, 2628-30.
Broadway, es, blk 1236-17 & 44.
Broadway, es, blk 2145-12.
Claremont av, 29-35.
Columbus av, 509-17.
Edgecombe av (s w c 140th st), blk 2048-25.
Lenox av, 183 & 343-5.
Lexington av, 46 & 2007-9.
Manhattan av (sec 106th st, 44 W), blk 1841-45.
Park av, 1034.
Riverside dr, 528.
St Nicholas av, 448-50.
*St Nicholas av (s e c 140th st), blk 2048-25.
Vermilyea av, 149-51.
West End av, 584-6.
1st av, 106.
2d av, 1166-8 & 1985.
3d av, 333-5, 607, 1687 & 2125.
5th av, 1440.
7th av, 230 & 2415-7.
8th av, 415-9.

WILLS.

19th st, 270 W.
60th st, 125 E.
78th st, 118 W.
87th st, 125-7 E.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 19, 20, 22, 23, 24 & 25.

Attorney st, 105 (2:348-59), ws, 60 s Rivington, 20x50.8, 2-sty bk tnt; Chas H Hart et al to Adolph H Mayer, 105 Attorney; Mar23; Mar24'15; A$9,000-10,000 (R S $1). O C & 100

Bleecker st, 282 (2:587-24), ws, 47 s Commerce, 21x75, 3-sty bk & fr tnt & strs; Leopold Herz, 84 Bedford, to Harry Edwards, 598 W 191; AT; B&S & CaG; Mar18; Mar20'15; A$10,000-12,500. 90

Cannon st, 10 (2:326-4), es, 125 n Grand, 25x100, 5-sty bk tnt; Sami Werner to Fannie Werner, 316 W 94; AL; Mar22; Mar23'15; A$14,000-28,000. nom

Cedar st, 123-5 (1:52-21), ns, 34.2 e Greenwich, runs e45.11xn59.11xw10.9xn 52.11 to ss Liberty (Nos 120-2) xw45.1 to pt 44.4 e Greenwich xs52.5xe6.5xs60.5 to beg, 12-sty bk office & str bldg; Jas A Foley, ref, to Metropolitan Life Ins Co, 1 Mad av, plff; drawn, FORECLOSED & recorded Mar19'15; A$179,900-474,900 (R S $420.75). **425,000**

Clinton st, 176 (140) (1:314-7), es, 174.10 s Grand, 25x100, 5-sty bk tnt & strs; Max Sturtz to Theo I Sturtz, 3 W 104; B&S; mtg $34,200 & AL; Mar22; Mar23'15; A$22,-000-39,000 (R S $1.50). nom

Clinton st, 177 (1:313-26), ws, 175 s Grand, 25.6x100, 5-sty bk tnt & strs; Standish Chard, ref, to Max Berman, 719 E 5; FORECLOS Feb17; Mar19; Mar22'15; A$22,000-31,000 (R S $30.50). **30,100**

Clinton st, 177; Max Berman to Wolf Karnis, 29 Ludlow; mtg $18,000; Feb19; Mar22'15. O C & 100

Columbia st, 132 (2:335-49), es, abt 180 s Houston, —x—, 6-sty bk tnt & strs; asn of all title to award, &c, under will of David H Sarner; Sami H Sarner to Hannah Sarner, 132 Columbia; AT; AT; B& S; Feb5; Mar20'15; A$17,000-36,000. O C & 100

Essex st, 27, see Hester, 49.

Grand st, 68-70 (2:475-28), nwc Wooster (No 29), 50x64, 5-sty bk loft & str bldg; Morris S Herrman & Rachel, his wife, to Jennie Shackman, all at 239 Prospect av, Mt Vernon, NY; mtg $40,000; Mar12; Mar20'15; A$50,000-58,000. nom

Grand st, 68-70, nwc Wooster (No 29); Jennie Shackman to Morris S Herrman & Rachel, his wife, as tenants by entirety, all at 239 Prospect av, Mt Vernon, NY; mtg $40,000; Mar12; Mar20'15. nom

Henry st, 30 (1:277-43), ss, abt 170 e Cath, 25x100, 6-sty bk tnt & strs; Jos Davis, 44 Blake av, Bklyn, to Rebeca Mandel, 574 West End av; mtg $33,000; Mar17; Mar23'15; A$18,000-35,000. nom

Hester st, 49 (1:310-33), nwc Essex (No 27), 20x49, 5-sty bk tnt & strs; Mayer Landsberger & ano EXRS, &c, Dora Landsberger, to Soldor Realty Corpn, 115 Bway; ½ pt; mtg $13,000 & AL on whole; Mar6; Mar19'15; A$22,000-28,500 (R S 50 cts). O C & 500

Liberty st, 120-2, see Cedar, 123-5.

Orchard st, 123-5 (2:415-74), ws, 100.5 n Delancey, 33.4x87.6, 5-sty stn tnt & strs; Mayer Landsberger & ano EXRS, &c, Dora Landsberger, to Soldor Realty Corpn, 115 Bway; ½ pt; AL; Mar6; Mar19'15; A$30,000-41,000 (R S 50 cts). O C & 500

Madison st, 145 (1:275-30), ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & strs; Geo E Weller, ref, to Susan Le Griffith, 21 W 56, plff; FORECLOS Mar15; Mar25'15; A $16,000-29,000 (R S $10). **10,000**

St Marks pl, 13 (2:464-53), ns, 204 e 3 av, 26x112.10, 5-sty stn tnt; Martha E Schultz et al EXRS, &c, Nicholas Schultz to Mary E Schall, 40 Vernon av, East Orange, NJ, ½ pt, & Mildred & Eleanor Schultz, both at 262 Ridgewood av, Glen Ridge, NJ, each ¼ pt; mtg $20,000 & AL; Mar16; Mar19'15; A$22,000-40,000 (R S $17). **37,000**

St Marks pl, 16 (2:463-17), ss, 230 e 3 av, 26x120, 5-sty stn tnt & strs; Martha E Schultz et al EXRS, &c, Nicholas Schultz to Mary E Schall, 40 Vernon ter, East Orange, NJ, ½ pt, & Mildred & Eleanor Schultz, both at 262 Ridgewood av, Glen Ridge, NJ, each ¼ pt; AL; Mar 16; Mar19'15; A$23,000-38,000 (R S $34). **34,000**

St Marks pl, 25 (2:464-47), ns, 224 w 2 av, 26x112.10, 4-sty bk tnt & strs, 3-sty ext; Martha E Schultz et al, EXRS, &c, Nicholas Schultz to Mary E Schall, 40 Vernon ter, East Orange, NJ, ½ pt, & Mildred & Eleanor Schultz, both at 262 Ridgewood av, Glen Ridge, NJ, each ¼ pt; AL; Mar16; Mar19'15; A$22,000-31,000 (R S $29). **29,000**

Suffolk st, 13 (1:312-31), ws, 100 n Hester, 25x100, 5-sty bk tnt & strs; Mayer Landsberger & ano, EXRS &c Dora Landsberger, to Soldor Realty Corpn, 115 Bway; mtg $20,000 & AL; Mar6; Mar19'15; A$22,-000-32,000 (R S 50 cts). O C & 100

Thomuson st, 13 (1:227-57), ws, abt 100 s Grand, 20x100, 2-sty bk tnt; Julian H Barclay, individ et al, EXRS &c Jas S Barclay, to Giuseppe Melillo, 13 Thomuson; AL; Mar24; Mar25'15; A$10,000-10,500 (R S $1). **7,000**

Watts st, 46, see 3 av, 333-5.

Water st, 614-6 (1:259-8), ns, 52.11 w Gouverneur, 46.11x64.3x46.3x65.11, 2-6-sty bk tnts & strs; Gordon S P Kleeberg, ref, to Annie M Diehl, 140 Oak st, Weehawken Heights, NJ, plff; FORECLOS Jan27; Mar 24'15; A$9,000-25,000 (R S $15). **15,000**

Wooster st, 29, see Grand, 68-70.

5TH st, 800-2 E, see Av D, 56.

12TH st, 224 E (2:467-21), ss, 261.6 w 2 av, 23.4x106.6, 4-sty stn tnt; A$14,000-21,-000; also BRIGGS av (12:3303), ns, 150 e Bedford Park blvd, 50x110, vacant; also MOSHOLU PKWAY N (12:3333), nec Hull av, 119.8x152.11x110x105.11, vacant; also BRIGGS AV (12:3303), ns, 250 e Bedford Park blvd, 100x110, vacant; Morgan J O'Brien Co ref to Buena Vista Mortgage Co, Great Neck, LI; FORECLOS Feb3; Mar5; Mar20'15; A$14,000-21,000 (R S $7). **7,000**

12TH st, 229-31 E (2:468-46), ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; Walter R Herrick, ref, to Hattie Minster, 407 Central Park W; mtg $73,000; FORECLOS Mar2; Mar10; Mar19'15; A$40,000-90,000 (R S $1). **14,000 over & above mtgs**

13TH st E, ns, 87 e Av C, see 14th st E, ss, 87 e Av C.

13TH st, 333 E (2:455-49), ns, 221.8 w 1 av, 28.4x103.3, 5-sty stn tnt; Ezekiel Yachnowitz, of Bronx, to Julian G Buckley, at Geneseo, NY; B&S & CaG; AL; Mar 4; Mar25'15; A$21,000-39,000. nom

13TH st, 333 E; Adavine Constn Corpn to same; QC; AL; Mar23; Mar25'15. nom

14TH st E (2:383), ss, 87 e Av C, a strip, 1.4x206.6 to ns 13th; Jas L Ogden, Jr, at Newark, NJ, & ano, EXRS, &c, Jas L Ogden, Jr, to Eagle Pencil Co, 377 Bway; ½ pt; Mar24'15 (R S 50 cts). **200**

14TH st E (2:383), same prop; Isaac C Ogden, Jr, at Orange, NJ, individ & EXR Isaac C Ogden, Jr, to same; ½ pt; B&S; Mar19; Mar24'15. **200**

17TH st, 17-9 W (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; W 82d St Realty Co to 19 W 17th St Corpn, 355 West End av; B&S; mtg $190,000 & AL; Mar20; Mar22'15; A$98,000-225,000. O C & 100

18TH st, 308 E (3:923-59), ss, 154.8 e 2 av, 20.8x78, 4-sty & b stn dwg; Levy Bros Realty Co to Realty Circle, 18 Montague, Bklyn; mtg $6,000; Mar23'15; A$9,000-18,-000 (R S $5.50). nom

23D st, 347 E, see 3 av, 333-5.

24TH st, 129 E (3:880-18), ns, 60 w Lex av, 20x98.9, 3-sty & b bk dwg; A$32,-000-34,000; also LEXINGTON AV, 46 (3,-880-22), ws, 59.3 n 24th, 19.9x60, 3-sty & b bk dwg; A$20,700-22,000; N Y Trust Co, TRSTE; will Nicholas G Kortright, for benefit Sarah A Taylor, to Lawrence M Kortright, at Redcrest, Bristol, RI; ½ pt; Mar4; Mar25'15. nom

24TH st, 129 E; also LEXINGTON AV, 46; same to Alice G Kortright, 279 Lex av; ½ pt; Mar4; Mar25'15. nom

25TH st, 272 W, see 7 av, 232.

29TH st, 142 E (3:885-45), ns, 205 w 3 av, 20x98.9, 3-sty bk tnt; Margt Hurley to Cath & Amy A Hurley, her daughters, all at 141 E 29; QC; AL; Mar4; Mar19'15; A$19,000-20,500. nom

31ST st, 300-6 W, see 8 av, 415-9.

33D st, 303 W (3:757-30), ns, 100 w 8 av, 20x98.9, 4-sty & b stn dwg; Margery S Ruttmann to Marie Campbell, 302 W 106; mtg $21,000 & AL; Mar22'15; A$20,000-25,500 (R S $5). O C & 100

34TH st, 216 W (3:783-55), ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn tnt; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Mar24; Mar25'15; A$38,000-41,000. O C & 100

40TH st, 328 E (3:945-40), ss, 373 e 2 av, 25x98.9, 4-sty bk tnt; Joanna Toohey of Newark, NJ, to Amelia Neumeyer, 304 E 86; B&S; Mar15; Mar24'15; A$9,000-9,000 (R S $6.50). O C & 100

47TH st, 48-50 W (5:1262-61-62), ss, 302 e 6 av, 45.4x100.5, 2-4-sty & b stn dwgs; Akron Bldg Co to Esthold Realty Co, 119 W 40; B&S & CaG; mtg $35,000; Mar23; Mar24'15; A$120,000-135,000 (R S $110). O C & 100

50TH st, 315 E (5:1343-7), ns, 153.4 e 2 av, 16.8x100.5, 3-sty & b stn dwg; Anna, wife Alexis Olenin, 315 E 50, to Margt Underhill, of Ossining-on-Hudson, NY; mtg $9,000 & AL; Feb24; Mar24'15; A$6,500-9,000 (R S 50 cts). O C & 100

53D st, 546 W (4:1081-58), ss, 150 e 11 av, 25x100.5, 5-sty bk tnt; Irving Savings Instn, 115 Chambers, to Donright Co, 2045 Ryer av, Bronx; AL; Mar24'15; A$9,000-17,000 (R S $5). O C & 100

54TH st, 417 W (4:1064-22), ns, 250 w 9 av, 25x100.5, 3-sty bk tnt, interior lot at cl blk bet 54th & 55th & 250 w 9 av, runs w25xn23.10xe25.2xs20.9 to beg, vacant; Babette Stollberg to Pauline Stollberg, both at 417 W 54; Mar8; Mar23'15; A$12,-000-12,500. nom

56TH st, 60 E (5:1291-46), ss, 144 e Mad av, 22x100.5, 4-sty & b stn dwg; Farmers Loan & Trust Co, 22 William, to Augustus Thomas, at New Rochelle, NY; B&S; AL; Mar10; Mar25'15; A$45,000-54,000 (R S $19). **44,000**

66TH st, 50 E (5:1381-30), ns, 150 w Park av, 20x100.5, 5-sty bk dwg; Harriet A D Echeverria, widow, to Amelia E Nicholas, of Bernardsville, NJ; Mar1 '11; Mar23'15; A$45,000-73,000. O C & 100

73D st, 151 E, see 73d, 151 E, Manhattan mtgs.

74TH st, 244-6 E, see 74th, 244-6 E, Manhattan Mtgs.

77TH st, 52 E (5:1391-52), ss, 57.6 e Mad av, 12.6x102.2, 4-sty & b bk dwg; Lena Matherny to Justa Realty Co, 57 E 77; Mar19; Mar22'15; A$18,000-23,000. nom

77TH st, 54 E (5:1391-51½), ss, 70 e Madison av, 12.6x102.2, 4-sty & b bk dwg; Lena Matherny to Justa Realty Co, 57 E 77; Mar19; Mar22'15; A$18,000-23,000. nom

77TH st, 325 E (5:1452-12), ns, 275 e 2 av, 25x102.2, 4-sty stn tnt; Alfd W Levi et al, heirs, &c, Moses Levi to Lena Levi, widow, NY; AT; B&S & CaG; mtg $12,000 &AL; Sept16'07; Mar19'15; A$9,000-15,500. gift & 100

85TH st, 74-8 W, see Columbus av, 509-17.

86TH st, 340-6 W (4:1247-53), ss, 100 e Riverside dr, 100x102.2, 12-sty bk tnt; Realty & Commercial Co to Marion Leyden, 105 W 72; mtg $490,000 & AL; Mar 24; Mar25'15; A$110,000-500,000 (R S $60). O C & 100

88TH st, 213-23 W (4:1236-17 & 24-26 & 44), ns, 150 w Ams av, runs n100.8xw75xn .0½xw38.2xne along cl old Bloomingdale rd, closed, 102.5 to ss 89th, xw80.6 to es Bway (Nos 2400-2) xs201.5 to ns 88th xe 175 to beg, 3-5-sty bk tnts, 1-sty bk garage, 1-sty bk & fr bldgs of coal yd; City Investing Co to Eighty-Ninth Constn Corpn, 128 Bway; B&S & CaG; mtg $825,-000; Mar24'15; A$478,000-515,500. O C & 100

89TH st W, see Bway, see 88th, 213-23 W.

93D st, 180 E (5:1521-41½), ss, 116.8 w 3 av, 16.8x100.8, 3-sty & b stn dwg; Mary U Quinn, 180 E 93, to Christina Senger, 206 W 30; mtg $8,000; Mar22'15; A$8,000-10,500 (R S $1). O C & 100

95TH st, 216-8 E (5:1540-38-39), ss, 298.9 w 2 av, 50x100.8, 2-5-sty bk tnts; Herman D Junge, 951 Grant av, Bronx, to Thos H Roff, at Morganville, NJ; B&S; Jan7; Mar 24'15; A$18,000-34,000 (R S 50 cts). O C & 100

102D st, 156 E (6:1629-50), ss, 325 w 3 av, 15x100.11, 3-sty & b stn dwg; Michl Sheridan, 1654 3 av, to Jas Conneily, 156 E 102; AT; ½ of AL; Mar19; Mar23'15; A$5,000-6,000. nom

102D st, 237 E, see 2 av, 1985.

103D st, 119 E (6:1631-7), ns, 140 e Park av, 15x100.11, 3-sty & b stn dwg; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Feb13; Mar 25'15; A$5,500-6,000. O C & 100

106TH st, 208-10 E (6:1655-43-44), ss, 110 e 3 av, runs s100.11xe50xn13.4xe0.6xn 24xw0.6xn40.2xe0.6xn23.5 to st xw50.6 to beg, 2-6-sty bk tnts & strs; Isaac Singer, 1463 43d, Bklyn, to Morris Goodman, 340 E 15; ½ pt; RT&I; mtg $47,000; Mar18; Mar19'15; A$20,000-50,000 (R S $1.50). nom

106TH st, 44 W, see Manhattan av, sec 106.

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; Rose Rothstein, 628 W 151, to Lucetta E Makepeace, — Pearsall pl, Lawrence, LI; QC; Mar18; Mar24'15; A$11,000-14,000. nom

108TH st, 111 E (6:1636-7), ns, 130 e Park av, 25x100.11, 4-sty stn tnt; Rose Rothstein to Lawrence T Cole, 147 W 91; Elihu Chauncey, 208 Mad av, & Geo Zabriski, 23 Gramercy Park, as joint tenants; QC; AL; Mar18; Mar20'15; A$11,000-14,000. nom

109TH st, 338-44 E (6:1680-32-32½), ss, 100 w 1 av, runs w68xs100.11xe150.6xnw— xn10 to beg, 2-sty bk tnt & strs & 2-sty bk & fr stables; Ely J Goldsmith, ref, to Metropolitan Impt Co, 100 Bway, plff; mtg $28,000 & AL; FORECLOSED & drawn Jan 12; Mar23'15; A$30,500-36,500 (R S $3). **3,000 over & above mtg**

111TH st, 27 E (6:1617-12), ns, 100 w Mad av, 25x100.11, 5-sty bk tnt; Bab Realty Co to Rosie Barnett, 25 E 111; AL; Mar 19; Mar20'15; A$13,000-26,000 (R S $1). O C & 100

111TH st, 86 E (6:1616-41½), ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; Franklin Savgs Bank to Hudson View Constn Co, 189 Bway; mtg $3,000; Mar25 '15; A$7,000-8,000 (R S $4.50). **7,500**

111TH st, 249 W (7:1827-8), ns, 164 e 8 av, 36x100.11, 8-sty bk tnt; Myron Sulzberger, ref, to Simon Pretzfeld, 2100 Bway, & Jette Baer, 22 E 126; FORECLOS Mar10; Mar22; Mar23'15; A$23,000-50,000 (R S $37). **37,000**

111TH st, 251 W (7:1827-7), ns, 128 e 8 av, 36x100.11, 6-sty bk tnt; Edw H Kelly, ref, to Saml H Wolfe, individ, 1038 5 av, & Lee J Wolfe, 305 W 80, EXRS Fannie B Wolfe, decd, plffs; FORECLOS Mar10; Mar 22; Mar23'15; A$23,000-50,000 (R S $37). **37,000**

111TH st, 255 W (7:1827-3), ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; Cletus Keating, ref, to Emma Pretzfeld, 295 Ams av; Lettie P Kriegsman, 272 W 90, & Alice E Porges, 701 Madison av, plffs; FORECLOS Mar10; Mar22; Mar23'15; A$24,000-50,000 (R S $37). **37,000**

112TH st, 6 E (6:1617-67), ss, 125 e 5 av, runs s89.7xse23.3xe1xn100.11 to st xw 25 to beg, 5-sty stn tnt; Nathan M Danziger et al, heirs &c Simon Danziger et al, to Emma Koch, 1219 3 av; mtg $20,000 & AL; Mar19; Mar22'15; A$13,000-24,000 (R S 50 cts). nom

112TH st, 9 E (6:1618-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt; Aldebaran Co to Terbor Impt Corpn, 50 Bldg, on Fulton st, Jamaica, B of Q; mtg $31,000 & AL; Mar17; Mar20'15; A$13,000-26,000 (R S $1). nom

112TH st, 168-72 E (6:1639-42-44), ss, 145 w 3 av, 66.8x100.11, 3-5-sty stn tnts & strs; Martha E Schultz et al, EXRS, &c, Nicholas Schultz, to Mary E Schall, 40 Vernon ter, East Orange, NJ, ¼ pt, & Mildred & Elanor Schultz, both, 262 Ridgewood av, Glen Ridge, NJ, each ¼ pt; Mar 16; Mar19'15; A$27,000-50,000 (R S $55). **55,000**

112TH st, 23 on map 27 W (6:1596-21), ns, 475 e Lenox av, 24.6x100.11, 5-sty bk tnt; Rosie Rehfeld, ADMRX will Minna Wolffheim to Rosie Rehfeld, 888 So Blvd, Bronx; mtg $17,000; Jan22; Mar24'15; A $14,000-26,000. nom

112TH st, 325 W (7:1847-7), ns, 86.8 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; Cath A Powers to Metropolitan Impt Co, 100 Bway; CaG; mtg $9,000; Dec2'14; Mar23'15; A$9,500-10,500. O C & 100

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113TH st, 241-5 E (6:1663-20), ns, 100 w 2 av, 50x100.10, 6-sty bk tnt & strs; Harry A Munroe, 460 W 145, to Mellwin Realty & Constn Co, 1694 Clay av; mtg $44,000 & AL; Mar22; Mar23'15; A$16,000-48,000 (R S $8). O C & 100

116TH st, 64 E (6:1621-45), ss, 190 e Mad av, 20x100.11, 5-sty bk tnt & strs; Edw R Finch, ref, to Ella L Murphy, 23 States av, Atlantic City, NJ, plff; FORECLOS Mar 10'15; Mar19; Mar20'15; A$18,000-20,000. **17,000**

116TH st, 201 E, see 3 av, 2125.

117TH st, 1 W, see 5 av, 1440.

118TH st, 56 E (6:1623-48), ss, 100 e Madison av, 20x100.11, 5-sty bk tnt; Harry Bierhoff to Rhenane Realty Co, 343-5 Lenox av; mtg $17,500; Mar22'15; A$9,000-18,000 (R S $1). O C & 100

119TH st, 59 W, see 119th, 59 W, Manhattan Mtgs.

121ST st, 236 W (7:1926-55), ss, 158.10 e St Nicholas av, 18x100.11, 3-sty & b bk dwg; Ada F Gollner Jr to Edw G Schroeder, 414 E 4, Mt Vernon, NY; mtg $4,000; Mar15; Mar25'15; A$9,300-11,000 (R S $1.50). O C & 100

122D st E, nec Lex av, see Lex av, 2007-9.

123D st, 449-51 E (6:1811-20-20½), ns, 87.11 w Pleasant av, 50x100.11, 1sty fr stable; Nathan Stern to Alb Pakin, at Hewletts, LI; mtg $10,000; Dec1'14; Mar 23'15; A$12,000-12,000 (R S $50 cts). nom

127TH st, 110 W (7:1911-39), ss, 125 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Harry Bierhoff to Rhenane Realty Co, 343-5 Lenox av; mtg $11,000; Mar22'15; A$7,300-8,500 (R S $1). O C & 100

127TH st, 121 W (7:1912-19), ns, 308.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Alice L Bierhoff to Rhenane Realty Co, 343-5 Lenox av; mtg $10,000; Mar22'15; A$7,300-10,500 (R S 50 cts). O C & 100

129TH st, 58 W (6:1726-67), ss, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt; Sadie H Jacobs, of Bronx, to Howard Hayes, 536 W 145; mtg $26,000; Mar28'12; Mar20'15; A$10,000-26,500. O C & 100

130TH st, 137 W (7:1915-14½), ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Luder Reinken to Margaretha Reinken, both at 124 E 62; B&S & CaG; mtg $10,000; Mar 17; Mar19'15; A$7,600-9,500 (R S $1). nom

130TH st, 224 W (7:1935-45), ss, 282.6 w 7 av, 17.6x99.11, 3-sty & b stn dwg; Ednes L Pierson, 25 Franklin st, Garden City, LI, to Henletta M Montross, 6 Crescent rd, Port Washington, LI; AL; Mar19 '15; A$7,000-11,000. nom

132D st, 216 W (7:1937-40), ss, 150.4 w 7 av, 16.8x99.11, 3-sty & b bk dwg; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Mar24; Mar 25'15; A$6,000-8,500. O C & 100

135TH st, 16 W (6:1730-46), ss, 235 w 5 av, 25x99.11, 5-sty bk tnt; Morris Levy et al to Anna Bruch, 530 E 87; mtg $14,000 & AL; Mar24; Mar25'15; A$7,000-12,000 (R S 50 cts). O C & 100

133D st, 58 W (6:1730-62), ss, 235 e Lenox av, 25x99.11, 5-stv bk tnt & strs; Max Borck to Estelle Thompson, 58 W 133; AL; Mar20; Mar24'15; A$7,000-22,000 (R S $2). O C & 100

136TH st, 165 W, see 136th, 165 W, Manhattan Mtgs.

140TH st W, swc Edgecombe av, see Edgecombe av, swc 140.

140TH st W, sec St Nicholas av, see St Nicholas av, sec 140.

141ST st, 173 W, see 7 av, 2415-7.

149TH st, 529 W (7:2081-19), ns, 333.6 w Ams av, 16.6x99.11, 3-sty & b stn dwg; Moses W Cortright to Hattie G Cortright, his wife, 529 W 149; May10'13; Mar23'15; A$8,600-12,500. gift

152D st W (7:2099-18 & 47), ns, 325.5 w Bway, 24.7x199.10 to 153d, vacant; Francis W Pollock, ref, to Hugo H Piesen, 160 Marlborough rd, Bklyn, plff; mtg $10,000; FORECLOS Mar18; Mar23; Mar25'15; A $19,800-19,800 (R S $6.50). **6,400**

153D st W, ss, 325.5 w Bway, see 152d W, ns, 325.5 w Bway.

171ST st W (8:2142-58), ns, 100 e Ft Washington av, 279.1x95, vacant; Hy R Hoyt et al to Jno Cabot Jr at Weehawken, NJ; B&S & CaG; AL; Apr18'13; Mar 24'15; A$76,000-76,000. nom

Av C, 19 (2:385-40), ws, 40.2 n 2d, 20.1x 52.2, 3-sty bk tnt & strs; Julius Stoloff, 314 E 4, to J Stoloff, Inc, 19 Av C; AL; Jan29; Mar24'15; A$10,000-12,000 (R S $1.50). O C & 100

Av D, 50 (2:360-8), sec 5th (Nos 800-2), 22x78, 6-sty bk loft & str bldg; Newman & Wischer Constn Co, 85 Division, to Louis Block, 224 W 141; AT; mtg $22,000; Mar9; Mar25'15; A$18,000-29,000 (R S $2). O C & 100

Broadway, 2400-2, see 88th, 213-23 W.

Broadway, sec 89th, see 88th, 213-23 W.

Broadway, 2628-30 (7:1871-44), es, 100.11 n 99th, 54.2x87.10x50.1x87.7, 3-sty bk loft & str bldg & 3-sty fr rear bldg; Mignon E Loew to Wm L Loew, 2630 Bway; mtg $53,000 & AL; Feb11'11; Mar25'15; A$80,-000-85,000. nom

Broadway (8:2145-12), es, 25.11 n 176th, 78x102.9x75x81.3, vacant; Jacob Hirsh to Montrose Realty Co, 135 Bway; mtg $43,-500; Mar22'15; A$37,000-37,000 (R S $1.50). O C & 100

Brondway (8:2145); same prop; Montrose Realty Co to Garage Holding Co, 2391 Walton av, Bronx; mtg $43,500; Mar 22'15 (R S $1.50). O C & 100

Claremont av, 29-35 (7:1990-22-25), 3frs, 225 s 119th, 113.4x100, 2-11-sty bk tnts; Rabbitt Hvde to Orland Holding Co, 63 Park Row; mtg $390,000; Feb23; Mar19 '15; A$110,000-470,000 (R S $25). O C & 100

Columbus av, 509-17 (4:1198-62-64), sec 85th (Nos 74-8), 102.3x100, 1-7 & 2-5-sty bk tnts, strs on av; Carnegie Constn Co to Van Hoesen Estates Inc, 640 Riverside dr; mtg $180,000; Feb15; Mar19'15; A$121,-000-211,000 (R S $2). nom

Edgecombe av (7:2048-pt lot 25), swc 140th, 99.11x70, vacant; Louis Exstein, ref, to Lincoln Trust Co, 204 5 av, & Adolpho H Fischer, 129W 70, TRSTEs will Mary G Pinkney for benefit Julia M C Lawrence, plffs; FORECLOS Mar1; Mar20; Mar25'15; A$——$——. **25,200**

Lenox av, 183 (7:1904-30), ws, 25 n 119th, 18.11x75, 4-sty stn tnt & str; Josephine, wife Otto Ledeky, 183 Lenox av, to Mary Carolan, 137 E 48; mtg $13,000; Mar 23; Mar25'15; A$14,000-21,000. nom

Lenox av, 343-5 (7:1912-31), ws, 40 n 127th, 39.11x100, 4-sty bk tnt & strs, 1-sty ext; Harry Bierhoff to Rhenane Realty Co, 343-5 Lenox av; ½ pt; AL; Mar22'15; A$38,000-53,000 (R S $1). O C & 100

Lexington av, 46, see 24th, 129 E.

Lexington av, 1019-25, see 73d, 151 E.

Lexington av, 2007-9 (6:1771-21¼-22), nec 122d, 28.9x60, 2-3-sty & b stn dwgs; Harry Bierhoff to Rhenane Realty Co, 343-5 Lenox av; mtg $19,500; Mar22'15; A$15,500-23,000 (R S $1). O C & 100

Manhattan av (7:1841-45), sec 106th (No 44), 17.3x70, 3-sty & b bk dwg; Jno H Rogan, ref, to Lawyers Mtg Co, one of the plffs; FORECLOS Mar19; Mar25'15; A$14,-000-18,000 (R S $15). **15,000**

Park av, 1034 (5:1497-39), ws, 42.2 s 86th, 20x70, 4-sty & b stn dwg; appointment trsts & asn of all estate of which Frederic P Sands died seized; Made; Mar 24'15; Julia E Sands, EXR, Frederic P Sands, to Rhode Island Hospital Trust Co, 15 Westminster st, Providence, RI, as TRSTE will Frederic P Sands in trust; A $33,000-37,000. nom

Riverside dr, 528 (7:1994-45), es, 452.2 s 127th, runs s80xe95xn57xw9xn23xw86 to beg, 6-sty bk tnt; Wm H MacKnight, 230 E 202, to Frank P Briody, 714 41st, Bklyn; mtg $145,000 & AL; Mar9; Mar20'15; A$90,-000-175,000 (R S $5). nom

Riverside dr, 528; Frank P Briody to Wm H MacKnight, 230 E 202; mtg $145,000 & AL; Mar9; Mar20'15. nom

Riverside dr, 528; Wm H MacKnight to Missouri Valley Realty Co, 704 Washington av, St Louis, Mo; mtg $140,000 & AL; Mar9; Mar20'15 (R S $40). nom

St Nicholas av, 448-50 (7:1958-43), es, 99.11 s 133d, —x117x50x—, 6-sty bk tnt; Saml Strasbourger, ref, to Baron De Hirsch Fund, 80 Maiden la, plff; FORECLOS Mar18; Mar19'15; A$33,000-80,000 (R S $40). **60,000**

St Nicholas av (7:2048-pt lot 25), sec 140th, 101.3x68.2x99.11x85, vacant; Louis Exstein, ref, to Lincoln Trust Co, 204 5 av, & Adolpho H Fischer, 129 W 70, TRSTES will Mary G Pinkney for benefit Julia M C Lawrence; FORECLOS Mar1'15; Mar20; Mar25'15; A$——$—— **28,000**

Vermilyea av, 149-51 (8:2227-5), ss, 100 e 207th, 50x100, bk tnt; Cath F Shady to Chas Gilbert, 53 1 av; mtg $52,887 & AL; Mar22; Mar23'15; A$12,000-55,000 (R S 50 cts). nom

Vermilyea av, 149-51; Emil Reich, individ & TRSTE Cath F Shady, to same; AT; QC; Mar22; Mar23'15. nom

West End av, 584 (4:1236-3), es, 48.8 n 88th, 20x100, 3 sty & b bk dwg; Alice W Harrison, of Milwaukee, Wis, to Frank D Lyman, 346 7th, Bklyn; mtg $12,000; Feb15; Mar22'15; A$31,000-33,000 (R S $11). nom

West End av, 586 (4:1236-3½), es, 60.8 n 88th, 20x100, 3-sty & b bk dwg; Saml T Carter Jr, 940 Woodland av, Plainfield, NJ, to Frank D Lyman, 347 7th, Bklyn; AL; Feb11; Mar22'15; A$31,000-33,000 (R S $12). O C & 100

1ST av, 106 (2:434-4), es, 59 n 6th, 21.3x 70, 5-sty bk tnt & strs; Grover C Schmitt, 19 Charlton, to Jacob Hubsch & Annie M, his wife, 436 Bleecker, Ridgewood, B of Q, as tenants by entirety; ½ pt; mtg $15,000 on whole; Mar23'15; A$14,000-19,000. O C & 50

1ST av, 106 (2:434-4), es, 59 n 6th, 21.3x 70, 5-sty bk tnt & strs; Annie M Hubsch, 436 Bleecker, Ridgewood, B of Q, to Grover C Schmitt, 19 Charlton; ½ pt; mtg $15,-000 on whole; Mar23'15; A$14,000-19,000. O C & 50

2D av, 317-9, see 2 av, 317-9, Manhattan Mtgs.

2D av, 1166-8 (5:1436-3-4), es, 50.5 n 61st, runs e75xn25xe25xn25xw100 to av xs 50 to beg, 2-5-sty bk tnts & strs; Chas Berney to Beach Constn Corpn, 2 Rector; Mar23; Mar24'15; A$28,000-46,000. nom

2D av, 1985 (6:1652-21), nwc 102d (No 237), 25.6x78.10, 5-stv stn tnts & strs; Benno Lewinson et al to Saml Lewinson, 215 W 98; 5-sixths; Bronkner, 261 W 127; Leo Lewinson, 3304 Hull av & Phineas Lewinson, 763 Beck, Bronx; QC; Mar3; Mar19 '15; A$15,500-26,500. nom

2D av, 1985; Geo Lewinson to same; A T; Oct25'11; Mar19'15. nom

3D av, 333-5 (3:905-57), es, abt 25 s 25th, —x— A$7,555; also 23D ST, 347 E (3:929); also WATTS ST, 46 (2:477); also FARM at Ramapo, N Y, & also any other property, real and personal, which may come from estate of her husband, Wm B Putney; above to Eva C Edmonds & Wm B Putney, & the following: all rest of real estate to EXRS in trust for Jesse Fuller et Ida, his wife et al by will of Rebecca E Putney, late of Sufferp, NY; June27'13; Mar19'15; A$45,500-86,000. nom

3D av, 607 (3:920-4), es, 98.9 s 40th 28 x105, 5-stv bk tnt & strs; Otto Wagner to Minnie Wagner, his wife. — North av, New Rochelle, NY; mtg $20,000; Mar22; Mar24'15; A$23,000-38,000. nom

3D av, 1687 (5:1540-49), es, 75.6 s 95th, 25.2x100, 4-sty stn tnt & str; Rosa Strauss to Mae E Smith, 262 Pearl, Bklyn; AL; Mar24; Mar25'15; A$16,500-22,000. nom

3D av, 1687; Mae E Smith to Abr Silverstone, 101 W 81, & Rosa Strauss, 101 W 81, as joint tenants; AL; Mar24; Mar 25'15. nom

3D av, 2125 (6:1666-1), nec 116th (No 201), 22x65, 5-sty bk tnt & strs; Frida Oehl to Marie Willer, 691 Bergen av, Bronx; mtg $56,600; Mar25'15; A$35,000-40,000. O C & 100

5TH av, 1440 (6:1601-33), nwc 117th (No 1), 25.11x100, 5-sty bk tnt & strs; Cascade Realty & Constn Co to Bessie Johnson, 667 Ashland av, Niagara Falls, NY; mtg $10,000; Mar22; Mar23'15; A$36,000-54,500 (R S $3). nom

7TH av, 232 on map 230 (3:773-43), ws, 69 n 23d, 19.8x80, 4-sty bk tnt & strs; A $32,000-33,500; also 25TH ST, 272 W (3:-774-77), ss, 137.2 e 8 av, 16.2x98.9x15.11x 98.9, 4-sty bk tnt; A$10,000-12,500; David M Newbold, of Baltimore, Md, to Eugene S Newbold, 831-5 Greenmount av, Baltimore, Md; B&S & CaG; Mar3; Mar19'15 (R S 50 cts). nom

7TH av, 2415-7 (7:2010-1), nec 141st (No 173), 39.11x100, 6-sty bk tnt & strs; City Real Estate Co to Louis Schmidt, at Clason point rd & Taylor av, Bronx; B&S; mtg $58,000; Mar22; Mar23'15; A$38,000-70,000 (R S $7). O C & 100

8TH av, 415-9 (3:754-42-46), swc 31st (Nos 300-6), 49.4x100, 5-4-sty bk tnts & strs; Fay Realty Co, 17 W 42, to Chas Weinstein, 2123 Dean, Bklyn; mtg $142,-000 & AL; Mar8; Mar19'15; A$88,500-100,500 (R S $1). O C & 100

Interior lot at el blk bet 54th & 55th & 250 w 9 av, see 54th, 417 W.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 104 (2:414), es, 129.5 s Delancey, 24.8x87.6; also ORCHARD ST, 196 (2:412), ses, 68.10 sw Houston, 24.10x87.10 x24.9x87.10; asn rents; Morris Lipschitz, of Bklyn, to Royal Co of NY, 93-5 Nassau; Mar15; Mar22'15. 1,650

Allen st, 167 (2:416), ws, 125 s Stanton, runs w87.6xs25xe41.6xs0.6xe46 to st xn25.6 to beg; consent to 3d track; Max Cohen et al to Manhattan Railway Co; mtg $16,000; Nov28'14; Mar20'15. 561

Allen st, 167; consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $16,000; Dec21'14; Mar20'15. nom

Barclay st, nwc Greenwich, see Greenwich, 224-6.

Canal st, 431, swc Varick, nwc Canal.

Doyers st, nwc Bowery, see Bowery, 2.

Duane st, sec Park row, see Park row, 109-13.

Greenwich st, 244-6 (1:129), nwc Park pl (Nos 79-81), 52.9x41.11; consent to 3d track; Seaman Lichtenstein & ano, EXRS Seaman Lichtenstein, decd, & individ, to Manhattan Railway Co; Feb10; Mar20'15. 1,160.50

Greenwich st, 224-6 (1:128), nwc Barclay, 39.11x40.7x25.10x42; consent to 3d track; Mary R Callender to Manhattan Railway Co; Sept1'14; Mar24'15. 878.17

New Chambers st, nec Park row, see Park row, 109-13.

Orchard st, 196, see Allen, 104.

Park pl, 79-81, see Greenwich, 244-6.

Varick st (1:226-1), nwc Canal (No 431); consent to stairways to subway at Canal st; Rector &c of Trinity Church to City NY; Jan21; Mar20'15. nom

Watts st, 46, see 3 av, 333.

17TH st, 411 E, see 127th, 227 E.

21ST st, 2-8 E, see 5 av, 141-7.

23D st, 347 E, see 3 av, 333.

28TH st, 57 W (3:830), owned by party 1st pt; also 6TH AV, 466-8, owned by party 2d pt; agmt as to fire escapes &c on rear of bldgs; Jno Hayes with Canaan Investing Co, 1123 Bway; Mar18; Mar23'15. nom

28TH st W, nwc Bway, see Bway, nwc 28.

34TH st, 167 W (3:810-8); consent to stairway to subway at 34th st; Wm H & Fredk Hussey to City NY; Mar23; Mar25 '15. nom

35TH st E, cor Madison av, see Madison av, cor 35.

71ST st, 261 E, see 2 av, 1349.

75TH st, 300-300½ E, see 2 av, 1138.

80TH st W, sec Bway, see Bway, sec 89.

104TH st, 73 W (7:1840), ns, 100 e Col av, 17.10x100.11; also 104TH ST, 71 W (7:-1840), ns, 117.10 e Col av, 17.10x100.11; asn rents to secure two mtes for $17,000 each; Jas Powerers of Poughkeepsie, NY, to Metropolitan Life Ins Co, 1 Mad av; Mar16; Mar19'15. nom

104TH st, 71 W, see 104th, 73 W.

122D st, 335-7 E (6:1799), ns, 175 w 1 av, 50x100.11; asn rents; Geo Gabriel, of Bklyn, to The Royal Co of N Y, 93-5 Nassau; Mar19; Mar22'15. 500

127TH st, 227 E (miscl), bond & mtg for $13,500; also 17TH ST, 411 E; bond & mtg for $13,500; also SILLIMAN PL, 240-2 (Bklyn); bond & mtg for $15,000; also UNION AV, 1051 (Bronx); bond & mtg for $30,000; also out of town property, cash & all R R & municipal bonds, stocks, mtgs, bonds, &c, & real properties that now constitute trust fund under will of Jne B Morse, &c; trust deed; Geo B Morss of Bartlesville, Oklahoma, to Cath F Morss of Bartlesville, Oklahoma, & Frederic F Allin, 214 W 59, as TRSTES; Sept 30'13; Mar19'15. nom

Bowery, 2 (1:162), nwc Doyers, runs w 29.2xnw48.9xn7.5xe71.6 to st xs29.11 to beg; Consent to 3d track; Estate of Thos Sufferp Inc to Manhattan Railway Co; Feb 9; Mar24'15. 1,259.13

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Broadway (4:1236-44), sec 89th, 100.8x 61.9 to cl old Bloomingdale rd, closed, x 102.5 to st x80.6, vacant; re mtg; Metropolitan Impt Co to City Investing Co, 165 Bway; QC; Mar2; Mar24'15; A$180,000-180,-000. 250,000

Broadway (3:330-17), nwc 28th; consent to stairway to subway at 28th st; Weber & Heilbroner, tenants, to City NY; Feb25; Mar20'15. nom

Madison av (3:865), cor 35th; all RT&I to 1-6 pt of pew No 133 on n aisle Church of Incarnation, Lawrence M Kortright & N Y Trust Co, TRSTES will Nicholas G Kortright, for benefit Sarah A Taylor, to Lawrence M Kortright, at Redcrest, Bristol, RI; AL; Mar4; Mar25'15. nom

Madison av cor 35th; all RT&I to 1-6 pt of said pew 133; same to Alice G Kortright, 279 Lex av; AL; Mar4; Mar25'15. nom

Park row, 109-13 (1:119), sec Duane, runs s14.2 to New Chambers xse70.3xe.06xn 64.6 to Park row xw50.11 to beg; consent to 3d track; J S Tuast Co of N Y, EXR &c Jno H Spellman, to Manhattan Railway Co; mtg $110,000; July23'14; Mar23'15. 4,684.33

Park row, 109-13; consent to 3d track; Albany Savgs Bank, mortgagee, to same; mtg $100,000; Nov28'14; Mar23'15. nom

Park row, 109-13; consent to 3d track; Geo W Davis, mortgagee, to same; mtg $10,000; Nov28'14; Mar22'15. nom

Pinehurst av, 70 (8:2177), ws, 159.10 s 181st, 50x111.2x50x113.4, 5-sty bk tnt; re mtg; Morris Cohen, 560 W 180, & ano, to Riverview Constn Co, 21 Waverly pl; Mar 22; Mar23'15. nom

Pinehurst av, 78 (8:2177), ws, 109.9 s 181st, 50x113.4x50x115.7, 5-sty bk tnt; re mtg; Jacob Levy, 1187 Lex av, to Riverview Constn Co, 21 Waverly pl; QC; Mar 4 22; Mar23'15. 12,000

Riverside dr, 528 (7:1994); re asn rents recorded Sept12'11; Ormond Realty Co to Wm H MacKnight, 230 E 102; Mar9; Mar 20'15. nom

Sherman av, 129-31 (8:2220), ss, 50 w Academy, 50x160, 5-sty bk tnt; re mtg; Union Dime Savgs Bank, 701 6 av, to Duluth Realty Corpn, 128 Bway; QC; Mar19; Mar22'15.

1ST av, 106 (2:434), es, 59 n 6th, 21.3x70; consent to 3d track; Annie M Hubsch, individ. Bklyn, & Geo Haber, individ & EXRS, &c, Lena F Haber to Manhattan Railway Co; mtg $18,000; June23'14; Mar 19'15. 155

1ST av, 106; consent to 3d track; Emile A Hassey to same; mtg $3,000; July30'14; Mar19'15.

1ST av, 106 (2:434); consent to 3d track; Wm & Natalie Krais, mortgagees, to Manhattan Railway Co; mtg $15,000; Nov 21'14; Mar22'15. nom

2D av, 1349 (5:1426), nwc 71st (No 261), 25x64; consent to 3d track; Moses Kinzler to Manhattan Railway Co; mtg $17,-500; Feb23; Mar22'15. 300

2D av, 1349; consent to 3d track; Oliver P Burke, TRSTE will Chas Abernethy, mortgagee, to same; mtg $17,500; Mar3; Mar22'15. nom

2D av, 1438 (5:1449), sec 75th (Nos 300-300½), 18.11x100; consent to 3d track; Mary M Everard & ano, EXRS &c Jas Everard, to Manhattan Railway Co; Oct 9'14; Mar22'15. 227

2D av, 1438; consent to 3d track; same, as mortgagees, to same; mtg $9,000; Oct 9'14; Mar22'15. nom

2D av, 1438; consent to 3d track; same, mortgagees, to same; mtg $3,500; Oct9'14; Mar22'15. nom

2D av, 1438; consent to 3d track; same, mortgagees, to same; mtg $2,350; Oct9'14; Mar22'15. nom

3D av, 333 (3:905); also 23D ST, 347 E (3:929); also WATTS ST, 46 (2:477); ¾ int in above & ½ int in farm of 47 acres at Suffern, NY; certf as to payment of transfer tax of $2,819.10; Jas A Wendell, Deputy Comptroller of State NY, to Geo A Fuller & ano, EXRS Rebecca E Putney; Mar24; Mar25'15.

3D av, 629 (5:1314), es, 98.9 n 40th, 24.8 x100; consent to 3d track; Margt D Wise to Manhattan Railway Co; mtg $20,000; Jan26; Mar24'15. 388.84

3D av, 629; consent to 3d track; Seamens Bank for Savgs, mortgagee, to same; mtg $20,000; Feb19; Mar24'15. nom

3D av, 2316-8 (6:1774), ws, 24.11 s 126th, 50x90; consent to 3d track; Morris Gumpel to Manhattan Railway Co; mtg $55,-000; Feb23; Mar24'15. 1,567

3D av, 2316-8; consent to 3d track; Flora Ehrman, mortgagee, to same; mtg $50,-000; Feb9; Mar24'15. nom

3D av, 2316-8; consent to 3d track; Samson Leichman & ano, mortgagees, to same; mtg $5,000; Feb18; Mar24'15. nom

5TH av, 141-7 (3:849), sec 21st (Nos 2-8), 94x90, 11-12-sty bk loft & str bldg; re mtg; Hosmer J Parrett, 718 5 av, to 406 W 31st St Co, 80 Maiden la; QC; Feb11; Mar23'15. nom

6TH av, 466-8, see 28th, 57 W.

8TH av, 2284-6 (7:1928), es, 25.9 s 123d, 50x100; consent to 3d track; Mary L Walker to Manhattan Railway Co; Jan28; Mar24'15. 600

8TH av, 2286 (7:1928), es, 25.9 s 123d, 25x100; consent to 3d track; Aug Wenrich & Chas Nicolaus, lessees, to Manhattan Railway Co; Dec17'14; Mar24'15. nom

8TH av, 2626 (7:2045), ws, 31 s 146th, 25x112.6; consent to 3d track; Susan L Gutgsell to Manhattan Railway Co; mtg $15,000; Feb26; Mar22'15. 337.50

Certf (miscl) as to satisfaction of judgt for $395.19 filed Feb4'14 & satisfied Nov9 '14 agt Gertrude D Hawes, pllf, in favor of Saml J Clarke, deft; Mar23'15. Torrens System

Certf (miscl) as to satisfaction of judgt for $395.19 filed Feb4'14 & satisfied Nov9 '14 agt Gertrude D Hawes, pllf, in favor of Saml J Clarke, defendant; Mar23'15. Torrens System

Power of atty (miscl); Rachel Seiden to Frank Seiden, both at 252 Graham av, Bklyn; Mar17; Mar23'15.

Power of atty (miscl); Edw Hahn to Frank Hahn, both at 1439 E 9, Bklyn; Mar24'15.

Power of atty (miscl); Saml Brill to Maurice Brill; July10'07; Mar19'15.

Power of atty (miscl); Julia F Henes, 1209 Park av, to Louis J Henes; Mar17; Mar19'15.

Revocation of power of atty (miscl); Julius Cahn to Henrietta D Cahn; Mar18; Mar19'15.

WILLS.

Borough of Manhattan.

19TH st, 270 W (3:768-75), ss, 170 e 8 av, 20x93, 4-sty bk tnt & 1-sty bk ext; Edw Manly Esq, Loretta A Early, EXTRX, 229 W 105; atty, Danl J Early, 271 Bway; A$9,000-12,000. Will filed Mar3'15.

60TH st, 125 E (5:1395-11), ns, 145 w Lex av, 4-sty stn tnt; Wm A Jenner Est, Josephine C Jenner, EXTRX, 125 E 60; attys, Wetmore & Jenner, 34 Pine st; A $30,000-35,000. Will filed Mar19'15.

75TH st, 118 W (4:1149-42), ss, 225 w Col av, 17x98x irreg, 4-sty stn dwg; Annie L Fitz Gibbon Est, Farmers Loan & Trust Co, EXRS, 22 Wm; attys, Geller, Rolston & Horan, 22 Wm; A$13,000-23,000. Will filed Mar3'15.

87TH st, 125-7 E (5:1516-13-13½), ns, 86 w Lex av, 32x100, 1-3-sty bk dwg & 2-2-sty bk dwg, 1-sty ext on ea; John B Hauft Est, Maria A Hauft, EXTRX, 125 E 87; atty, Jno T Easton, 149 Bway; A $18,000-19,500. Will filed Mar19'15.

CONVEYANCES.

Borough of the Bronx.

Albany Crescent, 3011 (late Boston av) (12:3260), swc Heath av, 75.7x133.6x89x 130.7, vacant; Harry Lilly to Columbia Trust Co, 60 Bway; QC; Mar13; Mar23'15 (R S 50 cts). 500

Birch st, es, 175 s Kingston av, see Cedar, swc Kingston av.

Bronx ter (*), ne 225th, 50x105, Wakefield; Jos P Hennessy, ref, to B Adams Burnett, 169 Columbia Heights, Bklyn; FORECLOS Mar10; Mar18; Mar19'15 (R S $2.50). 2,500

Cedar st (*), es, 623.5 n Old Boston Post rd, 25x100; Sadie Glassman to Chas & Andw J Glore, New Rochelle, NY; Mar17; Mar20'15 (R S 50 cts). nom

Cedar st (*), ws, Kingston av, 200x 100; also BIRCH ST (*), es, 175 s Kingston av, 25x100; Martha E Schultz et al EXRS Nicholas Schultz, to Mary E Schall, 40 Vernon ter, East Orange, NJ; ½ pt; Mildred & Eleanor Schultz, 262 Ridgewood av, Glen Ridge, NJ, ¼ pt each; Mar 16 Mar20'15 (R S $3.50). 3,500

Evelyn pl (11:3197), ns, 100 w Jerome av, 46x100, vacant; Margt E Gerety, 221 9 av, to Harry Smith, §41 6 av; Mar19; Mar20'15 (R S $3). O C & 100

Freeman st, sws, at ses West Farms rd, see West Farms rd, ses, at sws Freeman.

Freeman st (11:3006), sws, 129.3 se West Farms rd, runs sw10.8xe14 to Freeman x nw9 to beg, vacant; Prospect Holding Co to Geo D Judson, Middleport, NY; ½ pt; Louis Coplin, 515 S 8, Phila, Pa, ⅙ pt, & Saml Finkelstein, 682 Union av, ⅓ pt; B&S; Dec5'13; Mar24'15.

Freeman st (11:3006); same prop; Saml Finkelstein et al to Geo D Judson, Middleport, NY; Mar18; Mar24'15 (R S 50 cts). O C & 100

Garden st, 775 (11:3100), ns, 315.2 w Southern blvd, 50x100, 5-sty bk tnt; Vertrees Edwards, Nashville, Tenn, to Carl F Spaney, 1 Boston rd; Mar15; Mar20 '15 (R S 50 cts). 150

Garfield st (*), see Morris Park av, 95x 25; Choice Realty Co to Smada Realty Co, 391 E 149; mtg $4,400; Mar19; Mar 22'15 (R S $2). O C & 100

Gilbert pl, 1215 (10:2761), ns, 100 w Faile, 25x100, 2-sty bk dwg; Normandie Park Co, Linden, NJ, to Henry Dreyer, 914 Leggett av; mtg $8,000; Mar19; Mar22 '15 (R S 50 cts). nom

Gilbert pl, 1221 (10:2761), ns, 25 w Faile, 25x100, 2-sty bk dwg; Emma A Mayhew to Henry Dreyer, 914 Leggett av; AL; Mar 19; Mar23'15. nom

Jennings st, 806 (11:2972), ss, 75 e Chisholm, 50x95, 2-sty fr dwg; Bond & Mtg Guar Co to P J Mitchell Bldg Co, 773 E 176; B&S & CaG; Mar19'15 (R S $1). O C & 100

Lorillard pl (11:3056), nwc 187th (No 545), 83.9x48x—x48, 2 & 3-sty fr church; Jos L Hervey to N Y City Baptist Mission Soc, 166 2 av; QC; Mar19; Mar20'15. nom

Lorillard pl (11:3056), nwc 187th; East 187th St United Presbyterian Church of N Y City to same; Mar16; Mar20'15 (R S $13). 13,000

Lorillard pl (11:3056), nwc 187th; TRSTES of The General Assembly of United Presbyterian Church of North America to East 187th St United Presbyterian Church of N Y City, Lorillard pl cor 187th; QC; Dec31'14; Mar20'15. nom

Mt Hope pl, nec Morris av, see Morris av, nec Mt Hope pl.

Public sq, swc Mt Hope pl, see Mt Hope pl, swc Public sq.

Randall st (*), ns, 175 e Maple av, 25x 100; Raffaele Ardito, 112 Washington, Weehawken, NJ, to Highland Trust Co, 134 Summit av, West Hoboken, NJ; Mar5; Mar23'15 (R S 50 cts). nom

Scofield st (*), ss, 454.11 e City Island av, 50.3x100; Evaline or Eveline V Williams to Edw J Williams, 188 Scofield, City Island; Mar18; Mar19'15 (R S $1). O C & 100

Stevens pl, nwc 187th, see Tiebout av, nec 187.

Tucoma st, sec Commonwealth av, see Commonwealth av, sec Tacoma.

Timpson pl, 523 (593) (10:2600), ws, 242.4 s 149th, 15.11x100, 2-sty fr dwg; Minna Wright to Anthony McOwen, 515 Wales; mtg $2,500; Mar19; Mar23'15 (R S 50 cts). O C & 100

Wood st (*), es, 125 n 150th, 25x111.6; Susan H Rudd to Simon Gallian, on es O'Brien av, 25 n White Plains rd; Mar9; Mar24'15 (R S 50 cts). O C & 100

1ST st E, nec 226th, see 226th E, nec 1.

148TH st, 344 E, see Courtlandt av, 517.

151ST st, 704 E (10:2653), sws, 155 se Wales av, 25x175, 2-sty fr dwg; Saml J Thompson, 626 Concord av, to Jas W Thompson, 320 E 151; ½ pt; B&S & CaG; mtg $2,000; Mar23; Mar24'15 (R S $1.50).

158TH st, 91 E (9:2483), nes, 98 nw Gerard av, 25x100, 2-sty & a bk dwg; Wm J Brennan & ano to Geo Elnberger, 816 River av; Mar19; Mar20'15 (R S $3). O C & 100

163D st E, nwc Stebbins av, see 163d E, ns, 125 e Prospect av.

163D st E, nwc Stebbins av, see Prospect av, 938.

163D st, 1025 E, see Prospect av, 938.

167TH st, 122 W (9:2514), sws, 19.3 w Nelson av, 25x100, 3-sty fr tnt & 1-sty fr rear dwg; Robt Wood to Anna I Schickel, 118 W 13; Mar13; Mar24'15. nom

167TH st W (9:2514), sws, 44.3 w Nelson av, 25x100, 1-sty fr shed; Robt Wood to Anna I Schickel, 118 W 13; Mar13; Mar 24'15. nom

168TH st, 271 E, see Morris av, 1224.

168TH st E, nwc College av, see Morris av, 1224.

168TH st, 536 E, see Fulton av, 1203.

170TH st E, swc Boston rd, see Boston rd, 1425.

170TH st, 394 E (11:2782), ss, abt 225 e Teller av, 16.11x74.4x16.8x74.4, 2 & 3-sty fr tnt; Wm H Kirchner, 1290 Fulton av, to Warranty Realty Co, 1451 Bway; mtg $5,500; Mar13; Mar19'15 (R S $2). O C & 100

173D st, 351 E, see Anthony av, 1679-81.

174TH st, 961 E, see Vyse av, 1760.

176TH st, 733 E, see Clinton av, 1872.

176TH st, 825 E (11:2954), ns, abt 50 w Marmion av, 2-sty fr dwg; Eugene F McGee, ref, to Mary E Roberts, Malden Bridge, NY; FORECLOS transfer lien June18; June19; Mar22'15. 2,000

177TH st E, sec Morris av, see Morris av, nec Mt Hope pl.

178TH st, 228 W (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3 x98.6x22.3x98, 2-sty fr dwgs; Anna Lakatos, 731 3 av, to Erasmus D Garnsey, 273 W 132; mtg $7,000; Dec16'14; Mar24'15 (R S $2). nom

178TH st, 230 W, see 178th, 228 W.

179TH st, 816 E (11:3107), ss, 114.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; Geo H Engelhard, ref, to Christian G Kuhner, 816 Faile; mtg $16,500; FORECLOS Apr14'14; Mar24'15 (R S $3). 3,000

179TH st, 816 E; Christian G Kuhner to Philip Rhinelander, 16 E 55, EXR &c Cornelia B Kip; B&S & CaG; mtg $16,500; Jan12; Mar24'15. nom

179TH st, 816-20 E (11:3107), ss, 78.2 w Marmion av, 72x75.3x72x75.2, 2-4-sty bk tnts; Philip Rhinelander, 16 E 55, EXR &c Cornelia B Kip, to Rose Korman, 8813 17 av, Bklyn; mtg $33,000; Mar23; Mar24 '15.

179TH st, 816-20 E; Rose Korman, Bklyn, to Lloyd Realty Co, 95 River, Hoboken, NJ; mtg $33,000; Mar23; Mar24'15 (R S $3). O C & 100

179TH st, 820 E (11:3107), ss, 78.2 w Marmion av, 36x75.2, 4-sty bk tnt; Max Bendit, ref, to Philip Rhinelander, EXR &c Cornelia B Kip, 16 E 55; FORECLOS Oct30; Nov6'14; Mar24'15. 15,000

179TH st, 961-3 E, see Vyse av, 2060.

179TH st, 1127 E, see Mohegan av, 2042.

183D st, 465-7 on map 467 E (11:3038), ns, 99.7 w Wash av, 35x100, 4-sty bk tnt; Rachel Rubin to Sadie & Rebecca Jackson, 800 E 160; mtg $24,000; Oct11'11; Mar24'15. O C & 100

183D st, 461-3 on map 463 E (11:3038), ns, 134.7 w Wash av, 35x100, 4-sty bk tnt; Rachel Rubin to Max Jackson, 775 Longwood av, & Harry Jackson, 800 E 160; mtg $27,000; Jan15'12; Mar24'15. O C & 100

183D st, 531-9 E, see Bathgate av, 2290.

187TH st E, nwc Stevens pl, see Tiebout av, nec 187.

187TH st, 538 E (11:3056), ns, 43.10 e Rathgate av, 22x72.7x22x60, 2-sty fr dwg; Wm C Schwenk to Gustav A Schwenk, 2146 Newbold av; mtg $3,600; Mar17; Mar 20'15 (R S 50 cts). O C & 100

187TH st, 545 E, see Lorrillard pl, nwc 187.

188TH st E, ns, 175 w Valentine av, see Grand blvd & concourse, nec 188.

188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188.

224TH st E (*), ns, 105 e Carpenter av, 50x114; Norbert Robillard to Henry C Merritt, 431 E 51; mtg $1,000; Mar19; Mar 20'15. O C & 100

225TH st E, nec Bronx ter, see Bronx ter, nec 225.

226TH st E (*), nec 1st, 175x270x188x 276, Wakefield; Kate A Tracy, 2181 Arthur av, to Mary A Mannion, 662 E 175; mtg $4,000; Mar11; Mar25'15. O C & 100

228TH st E, swc Bronxwood av, see Bronxwood av, swc 228.

231ST st E (*), ss, 155 w Laconia av, 25x114.10; Monatiquot Real Estate Co of NY to Nellie Kiernan, Bedford Hills, NY; mtg $——; Dec30'10; Mar24'15. nom

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233D st E (*), nes, 53.3 nw Bronxwood av, runs ne50xse12.1g to nws Bronxwood av xs64.3 to nes 233d xnw33.3 to beg; Valedictory Hall to Michelangelo Verini, 655 E 189; mtg $612.50; Mar24; Mar25'15. O C & 100

233D st E (*), ss, 55 e Bronxwood av, 50x50; Sophie Zylka, Bklyn, to Bronislawa Zylka, 2029 Boston rd; AL; Mar'20; Mar22'15. 1

235TH st, 632 E (*), ss, 122 e Carpenter av, old line, 20x114.6; Jno Albertie, 417 E 34, to Max Beringer, 135 3d, L I City; mtg $3,500; Mar15; Mar24'15. O C & 100

240TH st E, nwc Katonah av, see Katonah av, nwc 240.

Anthony av, 1679-81 (11:2889), nwc 173d (No 351), 110x52.5 to Clay av (No 1680), x 111.11x26.7, 5-sty bk tnt & strs; Mellwin Realty & Constn Co, 1680 Clay av, to Harry A Munroe, 460 W 145; mtg $53,000; Mar22; Mar24'15 (R S $17). nom

Arthur av, 2082 (11:3069), es, 125.9 s 180th, 150.5x119.6x151.4x104.9, vacant; Benenson Realty Co to J W R Realty Co, 3114 3 av; mtg $17,000; Mar20; Mar24'15 (R S $5). O C & 100

Barnes av (*), es, 46.2 s 228th, 22.6x 105; Wilhelmina Riss to Roger Mulray, 473 E 146; B&S; mtg $4,500; Mar22; Mar 23'15. 450

Bathgate av, 2290 (11:3052), nec 183d (Nos 531-9), runs n50xe95.7xn50xe20xs100 to st xw115.7 to beg, 2-sty fr dwg; Emily D Hogan, widow & devisee Edw J Hogan, to Benenson Realty Co, 401 E 152; Mar20; Mar22'15 (R S $22). O C & 100

Belmont av (11:3080), es, 89.1 n 179th, 101.1x13.5x101.5x41, vacant; Louise Schaile, 664 Oakland pl, to Nane Schaile, 664 Oakland pl, widow; mtg $1,800; Mar17; Mar 19'15. nom

Benson av (10:2617), cl at line drawn easterly in prolongation of lot 17 on map Bensonia, runs e20 to es Benson av xn25 xw20 to cl Benson av xs25 to beg; also BENSON AV (10:2617), cl at line drawn easterly in prolongation of lot 18, same map, runs e20 to es Benson av xn25xw20 to cl Benson av xs25 to beg; Henry L Morris, TRSTE Gouverneur Morris, to Albt Hochheimer, 251 W 89; AT; Mar19; Mar 23'15. 428.25

Boston rd, 1426 (11:2962), ss, 317.11 e from the angle in ss Boston rd opposite Jefferson pl, runs s100xe7.5 to ws Prospect av (No 1429), xn54.11 to ws 170th xn58.7 to rd xsw43.3 to beg, 6-sty bk tnt & strs; Harry Bierhoff to Rhenane Realty Co, 343 Lenox av; mtg $61,000; Mar22; Mar25'15 (R S $5). O C & 100

Boyd av (*), es, 300 n Jefferson av, 25 x100; Wm Dodds, 411 North High st, Mt Vernon, to Chas E Porteous, 739 E 227th; AT; mtg $2,700; Mar12; Mar20'15 (R S $1). 850

Briggs av, ns, 150 & 250 e Bedford Park Blvd, see 124th, 22d E, Manhattan Cons.

Bronxwood av (*), swc 228th, 110x85; Marion D McCollom, 115 Lenox pl, Bklyn, Indivisi & as EXTRX Wm McCollom, & Wm E McCollom, 756 St Johns pl, Bklyn, EXR same, to Wilhelmina Sonnenberg, 879 E 228; Mar18; Mar19'15 (R S $4). 3,850

Bronxwood av, see 233d E, nes, 53.3 nw Bronxwood av.

Clay av, 1680, see Anthony av, 1679-81.

Clinton av, 1872 (11:2911), nec 176th (No 783), 101.11x40x103.5x40.1, 2-sty fr dwg & 1-sty fr rear garage; Hermann G Eilers, Red Hook, NY, to 176th St Bldg Co, 773 E 176; mtg $3,500; Mar10; Mar19'15. nom

College av, nwc 168th, see Morris av, 1224.

Commonwealth av (*), sec Tacoma, 75x 100, except pt for Tremont & Commonwealth avs; American Savgs Bank, 115 W 42, to Macy Constn Co, 574 Tinton av; Mar 24; Mar25'15 (R S $2.50). 7,750

Courtlandt av, 517 (9:2329), swc 148th (No 344), 27.6x94, 4-sty bk tnt & strs; Hyman Manes to Henry Steinberg, 226 E 10; mtg $18,000; Mar19; Mar22'15 (R S $2.50). nom

Creston av, 2384 (11:3165), es, 149.3 n 184th, 25x95, 2-sty fr dwg; Chas A Laumeister to Concrete Realty & Holding Corpn, 420 E 161; QC; Mar3; Mar23'15. nom

Creston av, 2384; Concrete Realty & Holding Corpn to Anna E Green, 3078 Perry av; mtg $5,000; Mar23'15 (R S $3). nom

Crotona av, 2256-8 (11:3101), es, 119.11 s 183d, 24.2x42x24x41.2, 1-sty bk strs; Margaretha Gleason et al to Desider Schoen, 853 Westchester av; Mar20; Mar 22'15 (R S $2). O C & 100

Crotona av, 2320 (11:3102), es, 300 n 183d, 50x100, 5-sty bk tnt; Marie Lampe, Lakewood, NJ, to Emil E Lampe, 261 12d; mtg $46,000; Mar23; Mar24'15 (R S 50 cts). nom

Eastern blvd (*), ws, 200 n La Salle av, 25x109.4x25x109; Minnie N Goldberg, Bklyn, to Anna L Droege, 228 E 69; mtg $1,397.50; Feb6; Mar20'15 (R S 50 cts). 50.00

Fordham rd, 615-7 E (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & strs; Alfred Olenick to Margt Sullivan, 936 Home; B&S; mtg $28,500; Mar23; Mar 25'15. O C & 100

Fulton av, 1203 (10:2609), nws, 103.9 sw 168th, runs nw195.1xne103.6 to sws 168th (No 536) xse133.5xsw28.2xse69.8 to av x sw74.11 to beg, 1-5 & 1-6-sty bk tnts & strs; Robt Gewosky, 1354 41st, Bklyn, to Wm J Diamond, 336 E 166; QC; June27'13; Mar22'15. nom

Grace av (*), ws, 225 n Lyon av, 25x 100; Wm G Erb to Mary Doorley, 288 E 148, ½ pt; Annie McLean, 191 Rutledge av, East Orange, NJ, ¼ pt, & Ella M Allen, 72 St Paul's av, Newark, NJ, ¼ pt; mtg $4,000; Mar19; Mar20'15. nom

Grace av (*), es, 125 s Lyon av, 50x125; Wm W Braithwaite to Sidney B Hickox, 2246 Gleason av; mtg $——; Mar6; Mar24 '15. nom

Grand Blvd & Concourse, 2330 (11:-3159), es, 150 s Field pl, 25x110.8 to Ryer av x25.2x107.9, except part for Ryer av, 2-sty fr dwg; Julius Zubrod Jr as EXR Jno Zubrod to Franklin K Bruns, 2326 Morris av; mtg $4,400; Mar 19; Mar20'15 (R S $5). 7,000

Grand blvd & concourse (11:3153), nec 188th, 107x3.11x106.8x13.1, vacant; also 188TH ST E (11:3153, 3166), ns, 175 w Valentine av, 60x106.8, vacant; Louise Schaile, 664 Oakland pl, to Nane Schaile, 664 Oakland pl, widow; mtg $10,000; Mar17; Mar 19'15. nom

Grand blvd & concourse, 2425 (11:3165), ws, 189.11 s 189th (now 188th), 25x81.1x 25x81.3, 2-sty fr dwg; Laura W Rice, 315 W 89, to Harry J Douglas, 40 W 190; mtg $4,200; Mar24; Mar25'15 (R S $1). nom

Grant av, 1070 (9:2448), es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk tnt; Isidore Globe, 1500 Clay av, to Harry I Berry, 1806 E Colfax av, Denver, Col; mtg $8,000; Feb23; Mar25'15. nom

Heath av, swc Albany Crescent, see Albany Crescent, 3011.

Highbridge av (9:2522), being land formerly included in bed of av in front of & adj lots 4 & 4A on map Claremont, bet es Highbridge av & as on said map & es Ogden av as now opened; also HIGHBRIDGE ST, being land in bed of st in front of lot 4 on said map, bet ns Highbridge st as on said map & ns 169th, as legally opened; Merle I St John to Ogden Estate Co, 5 Bway; QC; Mar16; Mar19'15 (R S $5). O C & 100

Hull av, nec Mosholu Pkway N, see 12th st, 224 E, Manhattan Cons.

Jackson av, ns, 175 e Garfield, 25x 100; Theresa Difflipp to Jno Difflipp, 619 Baker av; QC; Mar18; Mar19'15. nom

Jones av (*), es, 100 n Jefferson av, 37.6 x100; Henrietta E Feins & David D Feins to Augusta P Fowler, 17 Du Pont Circle, Wash, DC; Mar22; Mar23'15 (R S 50 cts). 150

Katonah av, 4286 (12:3384), es, 23 s 236th, 25x85, 2-sty fr dwg; Pauline Levy & ano, EXTRX &c Isaac Levy, to Sarah H Corwith, 293 Riverside dr; mtg $4,000; Mar11; Mar19'15. nom

Katonah av, ws, 80 n 240th, see Katonah av, nwc 240.

Katonah av (12:3381), nwc 240th, 40x 100; also KATONAH AV (12:3381), ws, 80 n 240th, 80x100, vacant, except part for Katonah av; Harry Bierhoff to Rhenane Realty Co, 343-5 Lenox av; mtg $3,000; Mar22; Mar25'15 (R S $1.50). 100

Kingsbridge rd, 51 E (12:3316), nec Morris av (No 2672), 57.11x112.4x54.3x 107, except pt for rd, 5-sty bk tnt; Geo H Taylor, 2676 Morris Av Corpn, 333 4 av; FORECLOSE Mar2; Mar15; Mar 22'15 (R S $10). 10,000

Kingston av, swc Cedar, see Cedar, swc Kingston av.

Leland av (*), nec Wood av, 25x100; Wm H Schwenk, 535 E 187, to Gustav A Schwenk, 2146 Newbold av; mtg $5,050; Mar17; Mar20'15. exch

Mapes av, 1875 (11:3106), ws, 145.2 n 177th, 45x109, 5-sty bk tnt; Jno W Cornish Constn Co to Eva H Berry, 2543 Valentine av; mtg $37,000; Mar19; Mar24'15 (R S $14). exch

Mohegan av, 2042 (11:3123), nec 179th (No 1127), 99.1x95.2, vacant; Annie, wife Michl J Leahy, New Rochelle, NY, to Wm J Diamond, 499 E 175; mtg $8,000; Mar23 '15 (R S $3). O C & 100

Morris av, 2672, see Kingsbridge rd, 51 E.

Morris Park av, see Garfield, see Garfield, sec Morris Park av.

Morris av, 1224 (9:2439), nec 168th (No 271), runs n475xe100xs325xe85 to ws College av xsl50 to st xw185 to beg, vacant; Frederic A de Peyster et al to Alotto Realties, Inc, 369 E 167; Dec10'14; Mar24 '15 (R S $45). O C & 100

Morris av, 2143 (11:3184), ws, 120.5 s Fordham rd, 37.6x75.11x37.6x74.11, 2-sty fr dwg; Edw C Podvin, 301 E Fordham rd, to Helen F Podvin, same address; QC; AT; Mar1; Mar22'15. nom

Morris av, sec 177th, see Morris av, nec Mt Hope pl.

Morris av (11:2805), nec Mt Hope pl, 250 to ss 177th x95, vacant; Eva H, wife of & Jas W Berry, to Jno W Cornish Constn Co, 805 Tremont av E; mtg $22,000; Mar 20; Mar23'15 (R S $11.50). O C & 100

Morris av (11:2805), nec Mt Hope pl, 250 to 177th x95, vacant; Chas W Tarbox, 1877 Wash av, to Eva H Berry, 2543 Valentine av; QC; Mar22; Mar23'15. nom

Mosholu Pkway N, nec Hull av, see 12th st, 224 E, Manhattan Cons.

Mt Hope av (11:2805), swc Public sq, lying s of Tremont av, runs s1xw10.4 to es Grand blvd & concourse xne1 to sq xe 10 to beg; Jno Wiehe to Otto J Schwarzler, 1882 Grand blvd & concourse; AL; Mar18; Mar23'15. O C & 100

North Chestnut dr (*), ns, being lot 87 amended map Bronxwood Park, runs ne 41.5xnw106.1xw53.9xs50xse87.10 to beg; Lillian B Koepke to Emma A Mayhew, 1522 Pacific, Bklyn; Jan19; Mar23'15. nom

Palisade av (13:3411), ws, at n line of land Emma M Radley if extended;, also at ss prop David M Morrison, runs w104 xs165xe103.6 to av xn165.11 to beg; Lowell H Brown, 305 W 72, to Constance McK Brown, 305 W 72; mtg $——; Jan20; Mar 25'15. nom

Park av, 2572-8 (9:2340), es, 202.5 n 138th, 100x222, 3-sty bk factory & 1-sty fr shop; Wm H Toop to Toop Holding Corpn, 9-11 Canal pl; mtg $65,000; Mar17; Mar23'15 (R S $1). nom

Prospect av, 938 (10:2690), nec 163d (No 1025), runs n100.5xe125xn75xe100xs75xe 136.11 to Stebbins av xs104.9 to 163d xw 391.7 to beg, 2-sty fr dwg & vacant; Herman Hanauer to Peerless Holding Co, 46 Cedar; mtg $77,250; Mar1; Mar20'15. nom

Prospect av, 938 (10:2690), nec 163d (No 1025), 100.5x125, 2-sty fr dwg & vacant; Peerless Holding Co, 46 Cedar, to Williams Bldg Corpn, 132 Nassau; mtg $44,-250; Mar19; Mar20'15 (R S $5). nom

Prospect av, 1320 (10:2662), es, 143.6 n Home, runs n37.6xe100xsl6.3xw55.11xw59.3 to beg, 5-sty bk tnt; Abr Gellis to David Gellis, 1889 Mad av; mtg $27,200; Mar22; Mar24'15. O C & 100

Prospect av, 1429, see Boston rd, 1426.

Putnam av E, sec Van Cortlandt Park S, see Van Cortlandt Park S, sec Putnam av E.

River av (9:2352), es, 100 s 150th, 100x 100, 1-sty fr factory; City Real Estate Co to Bond & Mtg Guar Co, 175 Remsen, Bklyn; B&S; Mar24; Mar25'15. 10 & nom

Riverdale av, 5641-3 (13:4423), es, 130.4 s 259th, 35.4x100, 3-sty fr dwg; Earnest R Eckley, ref, to Henry C Demorest, Greenwich, Conn; FORECLOS Jan19; Mar22; Mar23 '15 (R S $2.50). 2,200

Ryer av, ws, 150 s Field pl, see Grand Blvd & Concourse, 2330.

Stebbins av, nwc 163d, see Prospect av, 938.

Stebbins av, nwc 163d, see 163d E, ns, 125 e Prospect av.

Stebbins av, 940-4 (10:2698), es, 188.9 s 165th, 50x80, 3-3-sty fr tnts; Abr Oberstein, ref, to Mary Hebron, 265 W 70; mtg $28,500; FORECLOS Feb24; Mar9; Mar20 '15 (R S $1). 800

Stebbins av, 1416-20 (11:2965), es, 100 n 171st, 100x87.11x100.5x96.10, 2-5-sty bk tnts; Thos D Malcolm Constn Co, 3651 3 av, to Lena Levi, 60 W 129; mtg $68,000; Mar 19; Mar23'15 (R S $17). O C & 100

Tiebout av (11:3022), nec 187th, 50.1x 123.7 to ws Stevens pl x51x113.11, vacant; Fanny C Stephens to East 187th St United Presbyterian Church of N Y City, Lorillard pl, cor 187th; Mar19; Mar20'15 (R S $7.50). 7,250

Union av, 1126 (10:2680), es, 45 n 167th, 40x100, 4-sty bk tnt; Gerard B Lambert, Princeton, NJ, to Newton James, 315 W 79; Mar18; Mar24'15 (R S $28). nom

University av, 2206 (11:3211), es, 350 s 183d, 37.6x102.6 to Macombs Dam rd x37.6x 102.7, 2-sty fr dwg; Fred Lunstedt to Elizabeth Shirley, 123 E 47, & Chas F J Shirley, same address; mtg $11,500; Mar23; Mar24'15 (R S $3.50). O C & 100

University av (9:2537), ws, 129.2 s Boscobel pl, 25x134.6x19.6x137.11, 3-sty bk dwg; Stephen J Mitchell Jr, 542 W 156, to Boyne Bridge Realty Co, 271 W 125; Mar12; Mar25'15 (R S $8). 1,000

Valentine av, 2106-10 (11:3144), es, 243.4 n 180th, 56.6x98.2x53.11x91.1, 3-2-sty fr dwgs; Harry Bierhoff to Rhenane Realty Co, Inc, 343-5 Lenox av; mtg $12,800; Mar 22; Mar25'15 (R S $2). O C & 100

Van Cortlandt av, 18 E (12:3322), ss, at sws Villa av (No 3199), 29.7x122.6x25x 138.4, 2-sty fr dwg & strs; Adolph Steiner to Henry Elias Brewing Co, 403 E 54; mtg $3,000; Mar18; Mar22'15 (R S $1.50). nom

Van Cortlandt Park S (12:3271), sec Putnam av E, 75x109.3x114.11x66, vacant; Louis Molesphini, 52 Stewart av, Arlington, NJ, to Olive H Chesebro, 18 Fountain pl, New Rochelle, NY; mtg $7,125; Mar15; Mar25'15. nom

Villa av, 3199, see Van Courtlandt av, 18 E.

Vyse av, 1760 (11:2997-2998), nec 174th (No 961), 100x50, except pt for sts, vacant; Jno W Cornish Constn Co to Trask Bldg Co, 1662 Boston rd; mtg $10,000; Mar19; Mar22'15 (R S $2). nom

Vyse av, 2060 (11:3132), nec 179th (Nos 961-3), 3 5x102x34x102.8, 5-sty bk tnt; Chas E Bryant to Rudolph Petz, 315 E 123; mtg $33,500; Mar19; Mar20'15 (R S $5). nom

Wallace av (*), ws, 1020 n Morris Park av, 25x100; Peter J Everett, ref, to North Side Mtg Corpn, 391 E 149; FORECLOS Mar18; Mar24; Mar25'15 (R S $3.50). 3,500

Walton av (9:2474), ws, 129.6 n 158th, 27x91, vacant; Geo Einberger to Wm J Brennan, 831 Gerard av; Mar12; Mar20 '15 (R S $2). O C & 100

Webster av, 1472 (11:2896), es, 42.9 s 171st, 18.9x95.7 to ws Mill Brook x18.9x 94.8, 4-sty bk tnt; Wm H Schumacher, 58 E 161, to Jacob Seligson, 1102 Wash av; mtg $8,000; Mar19; Mar23'15 (R S $1). O C & 100

Webster av, 1472 (11:2896), es, 43.9 s 171st, 18.9x95.7 to ws Mill Brook x18.9x 94.8, 4-sty bk tnt; Harold Straus, ref, to Wm H Schumacher, 58 E 161; mtg $——; FORECLOS Mar10; Mar18; Mar23'15 (R S $1). 1,000 over mtg

West Farms rd (*), ns, 150 w Chauncey, 50x159.3x50.10x168.10, except pt for West Farms rd; Jno Whalen to Concrete Realty & Holding Corpn, 420 E 161; mtg $9,740 on this & other prop; Mar22; Mar23'15 (R S $3). O C & 100

West Farms rd (11:3006), ses, at sws Freeman, 100.2x133.6x100x129.3, vacant; Sami Finkelstein to Geo D Judson, Middleport, NY; ½ pt; mtg ¼ of $14,000; Mar18; Mar24'15 (R S $1). O C & 100

West Farms rd (11:3006); same prop; Louis W Koplin, Phila, Pa, to same; ¼ pt; mtg ¼ of $14,000; Mar18; Mar24'15 (R S $1). O C & 100

West Farms rd (11:3006); same prop; Rebecca, wife of & Jacob Koplin, Phila, Pa, to Louis W Koplin, 515 S 8, Phila, Pa; ¼ pt; mtg ¼ of $14,000; Mar18; Mar24'15 (R S 50 cts). O C & 100

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White Plains rd (*), ws, 50 s 224th, 25 x100; also WHITE PLAINS RD (*), ws, 75 s 224th, 29x100, except pt for White Plains av; Frank Piasecki to Jadwiga Piasecki, 3941 White Plains av; B&S; Mar 19; Mar22'15. nom

White Plains rd, ws, 75 s 224th, see White Plains rd, ws, 50 s 224.

Wilkins av, 1460 (11:2966), es, 225 ne 170th, 37.6x100, 5-sty bk tnt; Jno J Tully to Harvie M Blair, 506 W 137; mtg $26,000; Mar15; Mar25'15 (R S $5). O C & 100

Wilkins av, 1460; Harvie M Blair to Mabel M Johns, Bronxville, NY; mtg $26,000; Mar19; Mar25'15 (R S $10). O C & 100

Wood av, nec Leland av, see Leland av, nec Wood av.

Plot (*) begins 495 e White Plains rd at point 1150 n along same from Morris Park av, runs e95xn75xw95xs75 to beg, with right of way over strip to Morros Park av; Fredk G Durr to Wm Durr, 1904 Hunt av; mtg $1,900; Mar12; Mar23'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Gouverneur pl, 1 (9:2318), nec Park av, 25x92; assn rents to ext of $600; Hugh D Smyth to Hawthornes Moushekan, 444 W 144; Mar10; Mar19'15. nom

Seabury pl, 1468 (11:2977-2966); assn rents; Vincenzo Ursone & Co et al to Morris Rosenfield, 1039 Kelly; Feb19; Mar22'15. nom

163D st E (10:2690), ns, 125 e Prospect av, runs n175.5xe100xs75xe136.11 to ws Stebbins av xs104.9 to 163d xw266.7 to beg, vacant; re mtg; Bernhard Lichtenstein, 777 West End av, to Peerless Holding Co Inc ,46 Cedar; Mar19; Mar20'15. nom

179TH st, 820 E (11:3107), ss, 78.2 w Marmion av, 36x75.2, 4-sty bk tnt; re mtg; Oswaldo Bratti & ano to Philip Rhinelander, 16 E 55, EXR &c Cornelia B Kip; Mar 22; Mar24'15. nom

Daly av, 1804 (11:2992), es, 225.3 n 176th, 25.4x1e9.11, with right of way over strip 5 ft wide on n & s sides, 3-sty bk tnt; CONTRACT; Jno F Dooley with Clara Kann, 1892 Daly av; mtg $8,700; Mar19; Mar24'15. 9,700

Park av, nec Gouverneur pl, see Gouverneur pl, nec Park av.

Pierce av (*), from Bear Swamp rd to Eastchester rd; also SACKETT AV, from Bear Swamp rd to Williamsbridge rd; order of court appointing Geo B Hayes, Maurice S Cohen & Jno R Delafield Commissioners of Estimate, &c; Mar22; Mar 25'15.

Union av, 1051, see 127th, 227 E, Manhattan Cons.

Unionport rd (*), from Bronx Park E to Birchall av; also BIRCHALL AV, from Unionport rd to White Plains rd; also SYCAMORE ST, from Unionport rd to Hunt av; order of court appointing Cyrus C Miller, Louis O Van Doren & Bernard Hahn Commissioners of Estimate; Mar22; Mar25'15.

3D av, 2754 (9:2307), es, 28 s 146th, 28x97.7x25x84.7; consent to 3d track; Raphael C Korn, 320 Central Park W, to Mannattan Railway Co; mtg $13,000; Dec29'14; Mar22'15 (R S $5 50 cts). 140.06

3D av, 2754; consent to 3d track; Wm Cowen et al to same; Mar18; Mar22'15. nom

3D av, 3058 (9:2364), es, 194 n 156th, 25x96x26.8x95.11; consent to 3d track; Lena Fleischman to Manhattan Railway Co; mtg $17,000; Feb23; Mar22'15 (R S 50 cts). 250

3D av, 3058; consent to 3d track; Sophie Jacquin to same; Mar18; Mar22'15. nom

3D av, 3784 (11:2927), es, 50 s 171st, 25x100; consent to 3d track; Abr Marks et al to Manhattan Railway Co; mtg $16,000; Dec18'14; Mar23'15. 125.00

3D av, 3784; consent to 3d track; American Mtg Co to same; Dec30'14; Mar23'15. nom

Certified copy (11:3212 & wills) of last will & testament of Eliz B Zimmermann; Aug31'10; Mar20'15.

Parcel 82 (*) on damage map to open Cruger av, from South Oak dr to Gun Hill rd; re mtg; Adelaide P Myers to City N Y; Sept21; Mar19'15. O C & 100

LEASES.

Borough of Manhattan.

MAR. 19, 20, 22, 23, 24 & 25.

Attorney st, 24-6 (2:341), 5 rooms on 2d fl; Manuel Oppenheim, 120 W 86, to Jos Solot, 24-6 Attorney; 5yf May1'17; Mar23'15. 720

Barclay st, 115, see Washington, 224.

Cherry st (1:264), swc East, 100x100, all, with bulkhead rights on es of East st, opposite above lands under water, &c, & wharves, piers, &c; Alice Keteltas, 9 E 79, et al to Fidelity Warehouse Co, 755 Water; 21yf May1'14; taxes, &c, & 8% on cost of construction of bldg about $30,000 & $2,500 additional, besides $1,000 more for bulkhead rights, etc; Mar23'15. 6,000

Cherry st, 265-7 (1:247); also WATER ST, 520-4, all, except pt b occupied by power plant; Louis Satenstein to Morris Berman, 12 W 115, & ano, firm M Berman & Bro, 449 Water; 5yf May1; Mar22'15. 6,000

Columbia st, 74 (2:333), all; Hyman Hoffspeigel to Jos & Sarah Goldhirsch, 230 Rivington; 4½yf Mar1; Mar23'15. 5,392

Dominick st, nec Hudson, see Hudson, 282.

East st, swe Cherry, see Cherry, swc East.

Forsyth st, 94 (2:418), str; Jacob Froelich to Frank Caporale, 578 44th, Bklyn; 5yf July1; Mar23'15. 600

Houston st, 111-7 E (2:427), cor 2 av, all, except stands; Minsker Realty Co to National Winter Garden Co, Inc, 111 E Houston; 5yf May1; Mar22'15. 16,800

Hudson st, 282 (2:579), nec Dominick, str & b; Peter Quinn to Geo I Louden, 282 Hudson; 5yf Aug1; 5y ren; Mar22'15. 1,500

Hudson st, 401-3 (2:600), all; N S Jarvis, of Manhattan Club, Mad av & 26th, to Wenzel Hromadko, 401-3 Hudson; 5yf May 1; Mar25'15. 2,100

Lawrence st, 90 (7:1982), all; Ada A Vogdes, 2125 1st, San Diego, Cal, to Aug F Fruhling, 108 Lawrence; 10yf May1; Mar22'15. taxes &c & 300 & 420

Liberty st, swc Nassau, see Nassau, 35.

Manhattan st, 63-5, see Ams av, 1340.

Manhattan st, 1 (7:1966), asn Ls; Margt Reynolds to Thos J Burke, 324 W 14; Mar 23; Mar24'15. nom

Monroe st, 235 (1:266), e str, fl & pt b; Baruch Pincus to Jacob Koretsky; 2yf June1; Mar24'15. 480

Nassau st, 35 (1:48), swc Liberty, pt b; Postal Life Ins Co, 35 Nassau, to Saml Genen, 189 Bway; from Feb1'15 to Apr30 '25, 10y ren at $4,500; Mar20'15. 3,000 to 4,000

Washington st, 224 (1:128); also BARCLAY ST, 115; sal & b; T J Oakley Rhinelander & ano to Wm Restmeyer, 115 Barclay; 5yf May1; Mar24'15. 2,400

Water st, 520-4, see Cherry, 365-7.

14TH st, 405 W (6:712), all, with adj wing on rear of 407 W 14; Jas S Herrman, 238 W 71, to Ruel S Darling, 240 W 104, & Herbt C Darling, 49 W 44; 10yf May1; Mar19'15. excess taxes & 4,200

14TH st, 200 E (2:469), space in show window; Emil Adler to Geo Vellios & Geo Janopolis, 200 E 14; 5yf May1; Mar25'15. 1,200

21ST st, 34 W (3:822); asn Ls; Louis Herman to Jacob Storin, 309 E 10; Feb19; Mar23'15. nom

22D st, 136-8 W (3:797), str & b; declaration as to agmt modifying terms of Ls to expire Jan31'16 & reduced to $175 monthly; Edw J Vogt, 134 W 20, with International Distributors Corpn, 204 Franklin; Mar17; Mar20'15. nom

22D st, N R (3:662, 663 & 668), ferry franchise, with bulkheads, land under water, &c, contains 49,406 sq ft; City N Y by Comr of Docks, to Central R R of N J, 143 Liberty; 10yf June25; Mar19'15. for franchise $1, & for prop 14,209

22D st, N R (3:662, 663 & 668), wharf prop at nl pier 62, begins 501.2 e or inshore from pierhead line, contains 2,169 sq ft; same to same; 10yf June25; Mar19'15. 596.47

37TH st, 6 W (3:838), str & pt b; Wm Ziegler Jr, 40 W 57, to William Bernstein, a corpn, 6 W 37; 5yf May1; Mar23'15. 3,500

41ST st, 530-4 W (4:1069), all; V Loewers Gambrinus Brewery Co to Marc Klaw at Rochelle Park, New Rochelle, NY, & Abr L Erlanger, 232 West End av; 5yf May1; Mar24'15. 3,000

43D st, 314 W (4:1033); asn Ls; Jno Karpa to Jos Brandt, 314 W 43; ½ pt; A T; mtg $2,815.27; Mar24'15. nom

44TH st, 15-17 W (5:1260), 7th fl; Harry N French as RECVR to Geo A Bodee & Bro, Inc, 489 5 av; 5yf May1; Mar24'15. 3,300

44TH st, 110 W (4:996), all; Federal Estates Corpn, 30 E 42, to Peter da Prato, 110 W 44, & ano; 10yf Apr1; Mar22'15. 4,800 to 5,000

51ST st E, sec 3 av, see 3 av, 835.

71ST st, 149 E (5:1406), nec Lexington av, cor str & b; Renee H Canalizo to Jos T Roediger, 171 E 83; 5yf May1; Mar19'15. 1,200

83D st, 451 E (5:1563), all; Christian Schuchmann to Martin Lehner, 451 E 83; 3yf April; Mar23'15. 1,020

103D st E, sec 2 av, see 2 av, sec 103.

103D st W, nec Bway, see Bway, 2692.

109TH st, 343 E (6:1081); asn Ls; Rosario Romano to Carmine Cangro, 225 2 av; mtg $——; Mar11; Mar23'15. nom

111TH st, 302 W (7:1846), e str & b; Wm Oppenheim to David L Albert, 302 W 111; 4yf May1'12, with ext to Apr30'20 at $780; Mar22'15. 660 & 720

115TH st, 23 E (6:1621) all; Fanny Weill to Morris Deretchin, 2 E 115; from Jan20'15 to May1'20; Mar25'15. 2,700 & 2,760

121ST st, 358-60 E (6:1797), all; Everett M Corner, of Bronx, & ano, to Saml Feit, 318 E 122, & ano; 5yf Mar1; Mar19'15. 3,000

125TH st, 142-64 E (6:1773), ss, 247.2 w 3 av, 175 to es Lexington av (Nos 2055-61), x100.11, asn Ls, Paul J Byck to 150 E 125th St Co, 1777 Bway; Mar24; Mar25'15. nom

125TH st, 361-3 W (7:1952), auditorium in bldg; asn Ls; David Harris & ano to Nicholas A Lauria, 321 Broecker, & ano, mtg $——; Mar22; Mar24'15. O C & 100

131ST st, 605 W (7:1998), ns, 100 w Bway, 25x99.11, 3-sty fr bldg, all; Peter J Devine, 3099 Bway, to Frieda M Baumgartner, 401 E 175, Bronx; 5yf Mar1; Mar 22'15. 600 to 840

134TH st, 525-7 W (7:1988), all; Ernestine Rosenthal, 49 St Nicholas ter, to Saml Berman, 506 W 134, & Hyman Fisher, 1531 Ams av; 3yf Apr1; Mar24'15. 10,600

135TH st W, sec Riverside dr, see Riverside dr, 575.

135TH st, 634 W (7:2001), all; Emma B Atterbury, at Plainfield, NJ, to Jos Shenk, 66 W 107; 5yf Mar15; Mar22'15. 10,350 to 12,500

152D st, 510-16 W (7:2083), all; Juana P B Thomsen to Chas Kimmelman, 520 W 144; 5yf Apr1; Mar25'15. 8,400

170TH st W, nwc Audubon av, see Audubon av, nwc 170.

177TH st W, nec Audubon av, see Audubon av, nec 177.

Av A, 200 (2:406), str & b; Nellie J Schwab to Arthur F Schwab, 1083 Flatbush av, Bklyn; 5yf Mar1; Mar23'15. 1,400

Amsterdam av, 1340 (7:1982), nwc Manhattan, 63-5, str & b; Morris Weinstein to Wm P Martin, 90 Edgecombe av, & Jno B Ganly, 302 W 140, firm Martin & Ganly, 2641 8 av; 4 10-12yf July1'12; Mar20'15. 1,800 to 2,100

Audubon av (8:2132), nec 177th "The Rockville," all; Drexel Holding Corpn to Chas Kimmelman; 3yf Apr1; Mar22'15. 13,000

Audubon av (8:2127), nwc 170th, "Farnon House," all; asn Ls; Max Freedberger, of Bronx, to Philip Meyrowitz, 551 W 170; AT; Mar13; Mar25'15. O C & 100

Broadway, 2692 (7:1875), nec 103d, str & b; Mayfield Constn Co to Wm Avidan, 540 W 136; 9 10-12yf July1; Mar24'15. 4,000 to 6,200

Broadway, 2692; asn of all RT&I to any money that may become due on cancellation of Ls; Wm Avidan to Lion Brewery, 104 W 108; Mar24'15. nom

Broadway, 2824-6 (7:1881); asn Ls; Louis Kaplan to Tiffany Realty Co, 30 Church; mtg $2,700; Mar18; Mar20'15. 4,000

Broadway, 2824-6; asn Ls; Tiffany Realty Co to Herman W Shostak, of Lower Jamesburg, NJ, & Jos G Abramson, 30 Church, NY; mtg $2,700; Mar19; Mar20'15. 4,000

Columbus av, 740 (7:1851), str & b; asn Ls; Jos Davidson of Bronx, to Morris Diugasch, 715 Eastern Pkway, Bklyn; Jan 19; Mar23'15. nom

Columbus av, 920 (7:1860); asn Ls; Jno W Murphy to Earl Daffer, 2334 Catalpa av, L of Q, & ano; mtg $——; Mar11; Mar23 '15. nom

Lenox av, 537 (6:1735), str & pt b; Saml Katz to Abr Pieterblum, 559 9 av; 6yf May1; Mar24'15. 1,500 & 1,700

Lexington av, nec 71st, see 71st, 149 E.

Lexington av, 2055-61, see 125th, 142-64 E.

Riverside dr, 575 (7:2001), sec 135th, runs e 24.5 xs 149.11xw44.3xn27xw9.7 xn18 to es dr xne on curve 132.4 to beg, all of, with AT&I to Riverside dr, es, 132.3 sw from sec 135th & Riverside dr, runs s1axe 59.1xs1exw— to dr xn— to beg; Assets Liquidation Co, 1 E 14, to Jos Shenk, 66 W 107; 5yf April; Mar22'15. 16,005

1ST av, 1376 (5:1468), str & b; Hy & Moses LoWenstein to Jos & Matilda Wallock, 1374 1 av; 5yf May1; 3yren; Mar24 '15. 1,800

2D av (6:1674), sec 103d (Nos 300-2), cor str; Nathan Schancupp to Sam Grossman, 96 Av C; 5yf May1; Mar19'15. 1,200

2D av, cor Houston, see Houston, 111-7 E.

2D av, 2267; asn Ls with consent by Maria Sciacca; Leopold Kuzwa to Edw Krebs, 2267 2 av; AT; Mar9; Mar25'15. nom

2D av, 2267 (6:1666), str & b; Maria Sciacca to Leopold Kuzwa; 3yf June1'14; 2y ren; Mar25'15. 660

3D av, 39 (2:465), ses, 92 ne 9th, 23x70, all; Jno Sinnott to Chas Jarrow, 237 E 11, & ano, firm Jarrow & Ludwig, 39 3 av; 5yf April; Mar23'15. 1,980 to 2,700

3D av, 835 (1:184), sec 51st, str & c; Katie F Smith et al, EXRs Philip M Smith, to Tnos J Noud, 223 E 62; 6 5-12yf May1'14; Mar23'15. 1,750

3D av, 835; asn Ls; Thos J Noud to Ricnd Allen & Jos Flanagan, 139 E 50; Mar20; Mar23'15. nom

3D av, 1759 (6:1647), ground fl & front b; Benj M Gruenstein & ano to Wm Kampel, 1758 E 10; 5 9-12yf Mar1; 6y ren at $1,020 to $1,200; Mar24'15. 660 to 900

5TH av, 1363 (6:1619), str fl & b; Jos Burger to Jos Shimel, 144 E Houston; 5yf Jan1'16; Mar24'15. 2,100

6TH av, 784 (5:1260), str, b & 5 lofts above str; 784 6 Ave Inc, 11 E 30, to Cowperthwait's Furniture Co, 140 W 23; 10yf Feb1; Mar24'15. 25,000

8TH av, 415-7 (3:754), strs & bs; H Koehler & ano, 901 1 av, to Peter Donohue, 261 W 21; 5yf May1; Mar24'15. 3,000

8TH av, 416 (3:780), str & b; Johanna F Wall to Michl A Harrison, 202 W 31; 5yf May1; May23'15. 3,300 & 3,600

8TH av, 693-9 (4:1034), ws, 50.2x100, all; Hy Reich & ano, TRSTES will Sal Reich, to 44th St Amusement Corpn, 175 5 av; 21yf June1; Mar19'15. taxes &c & net 7,500 & 8,000

9TH av, 735 (4:1059), str & b & 4 rear rooms on 2d fl; Fritz Guggenbuhl to Fredk Schunck, 1025 E 14, Bklyn; 2 1-12y & 10 days from Mar20; Mar22'15. 1,500

10TH av, 822 (4:1064), all; Emil C G Von Fein, of Kitchawan, NY, to Frank F Lundgard, 72 Ams av; 10 2-12yf Mar1; Mar23'15. 2,700 & 3,000

Harlem River (8:2183), lands under water bet ns 200th & ss 201st, contains 12,495 sq ft; City N Y, by Comr of Docks, to United Electric Light & Power Co, 130 E 15; 10yf Dec1'14; Mar19'15. 1,561.88

Pier 44, E R (1:242-243), with bulkhead prop extdy 80 w of ws pier 44 to 70 ft e es said pier, & from where es pier 43 intersects same runs e to pt 70 e of es pier 44 xn30xw—xs30 to beg; City N Y, by Comr of Docks to Lehigh Valley R R Co, 143 Liberty; 10yf Apr1, with 2 rens of 10y each at $16,344.07 & $17,978.47; Mar19'15. 14,858.25

LEASES.

Borough of the Bronx.

Exterior st (8:2497), ws, 233.10 n 150th, 25x149.11x27.2x160.8, all; Henry L Morris to Herbt G Streat; 12 9-12yf Dec1'08, privilege of 2 rens of 21y each; Mar19'15. taxes &c & 300

Home st, 781, see Tinton av, nec Home.

Minford pl, 1450 (11:2977), all; Hazelwood Corpn to Ida Mondschein, 1536 Minford pl; 5yf Apr1; Mar25'15. 1,850

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Fordham rd, 374 E (11:3026), str & c; Adams Realty Co to Louis Grossman, 2718 8 av; 5yr May1; Mar25'15. 996 to 1,140

Fulton av, 1295-1301 (11:2925), 2 bldgs; Max Cohen to Louis B Zahn, 1047 Kelly; 3 4-12yf Jan1; Mar25'15. 10,350

Hunts Point av, 824 (10:2764), str; Jno F Meyer to Morris Lenobel, 824 Hunts Point av, & ano; 5yf May1'13; Mar25'15. 540 & 660

Jackson av, 939, see Trinity av, 948-52.

Tinton av (10:2672), nec Home (No 731), str & c; Wm J O'Grady to Anna Major, 1149 Tinton av, 5yf May1; Mar22'15. 420

Trinity av, 948-52 (10:2639); also JACKSON Av, 939; 4 bldgs; Frank Dudensing to Leo Abraham, 522 W 136; 5yf Mar1; Mar20'15. 13,500

Webster av, 2753 (12:3278), str; Evelyn Bldg Co, Inc, to Morris Paulson & Chas Koplan, 2753 Webster av; 5yf Oct1'14; Mar25'15. 420 & 540

MORTGAGES.

Borough of Manhattan.

MAR. 19, 20, 22, 23, 24 & 25.

Arden st (8:2175), sws, at nws Sherman av (No 140), 125x80; Mar25'15; 3y6%; Gibraltar Realty Co, 475 8 av, to Edw A Ridley, at Fanwood, NJ. 80,000

Arden st, sws, at nws Sherman av (No 10); pr mtg $80,000; Mar25'15; due Apr1 '18, or sooner, 6%; same to Wm L Crow Constn Co, 103 Park av. 24,700

Arden st, sws, at nws Sherman av (No 10); certf as to mtg not exceeding $25,-000; Mar25'15; same to same. nom

Attorney st, 105 (2:344), ws, 60 s Rivington, 20x80.8; Mar23; Mar24'15; 5y or sooner, 5%; Adolph H Mayer, 105 Attorney, to Irene N Collord, of Ghent, Columbia Co, NY. 5,000

Canal st, 199-201 (1:205), nec Mulberry (No 100), 50x25; Feb17; Mar22'15; demand, 6%; Phebe L Donnelly to Annie M Losee, both of Glens Falls, NY. 2,000

Cannon st, 10, see 102d, 212 E.

Cathedral Pkway, 501-7, see Ams av, 1020-b.

Cherry st, 146 (1:253); assumption of chattel mtg of $1,000 on Ls due on demand; Feb20; Mar23'15; Vincenzo Cino, 146 Cherry, to Kips Bay Brewing & Malting Co, 660 1 av. nom

Clinton st, 177 (1:313), ws, 175 s Grand, 25.6x100; PM; Mar19; Mar22'15; due & int as per bond; Max Berman to Dry Dock Savgs Instn, 341 Bowery. 18,000

Clinton st, 181 (1:313); ext of mtg for $20,000 to Jan28'18, 5%; Feb19; Mar25'15; Astor Trust Co, 389 5 av, with Fredk R Gibson. nom

Columbia st, 97, see Stanton, 265.

Cortlandt st, 51 (1:69); also GREENWICH ST, 167-9; ext of mtg for $70,000 to Jan1'20, 4½%; Mar19'15; Emigrant Indust Savgs Bank with Sami Brill, 1 E 59, & Maurice Brill, 106 E 65. nom

Dyckman st (8:2247), ns, 150 w F st, 50x 100; Mar23; Mar25'15; 3y5½%; Jno Cavanagh, & Alice, his wife; Jno Corbitt & Mary Cavanagh, individ & extrx Jno Corbitt, to N Y Title Ins Co. 4,000

Eldridge st, 75 (65) (1:306), ws, 126.7 n Hester, 20.10x99.6x21.2x99.8; pr mtg $24,-500; Mar18; Mar19'15; 4y or sooner, 6%; Abr I Levy, 238 Pulaski, Bklyn, to Sami Horwitz, 133 W 113. 4,000

Elizabeth st, 62-4 (1:203), sec Hester (Nos 146-50), 39x74.6; ext of mtg for $60,-000 to Oct23'17, 5½%; Feb23; Mar24'15; Lawyers Title & Trust Co with Salvatore Strano, 85 Elizabeth. nom

Essex st, 27, see Hester, 49.

Franklin st, 178-80 (1:187), ns, 125.4 w Hudson, 33x87.6; leasehold; Mar25'15; due Apr1'20, 6%; Sami Kaufman to Dani Rosenbaum, 260 Decatur, Bklyn. 17,000

Goerck st, 104 (2:324); ext of mtg for $5,700 to Apr1'20, 6%; pr mtg $18,000; Nov 20'14; Mar24'15; Jno C Denner, 123 Lockwood av, New Rochelle, NY, with Emanuel Lipkowitz, 805 6th. nom

Greenwich st, 167-9, see Cortlandt, 51.

Hester st, 49 (1:310), nwc Essex (No 27), 20x49; ½ pt; pr mtg $13,000; Mar6; Mar19 '15; 3y6%; Soldor Realty Corpn, 115 Bway, to Estelle Landsberger, 1490 W 80. 2,000

Hester st, 49, nwc Essex (No 27), 20x 49; certf as to mtg $2,000; Mar6; Mar19'15; same to same. ——

Hester st, 146-50, see Elizabeth, 62-4.

Madison st, 213 (1:271); ext of mtg for $13,500 to Mar24'20, 5%; Mar24; Mar25'15; Emigrant Indust Savgs Bank with Morris Goldberg, 77 W 119, & Nathan Schancupp, 151 E 84. nom

Manhattan st, 1 (7:1966); sal Ls; Mar23; Mar24'15; demand, 6%; Thos J Burke to Jacob Ruppert, a corpn, 1639 3 av. 3,500

Manhattan st, 63-5, see Ams av, 1340.

Monroe st, 140 (1:256), ss, 70.6 w Jefferson, 23x100; pr mtg $16,000; Mar24'15; due Apr6'19, 6%; Morris Goldberg, 77 W 119, & Nathan Schancupp, 151 E 84, to Emigrant Indust Savgs Bank. 3,500

Mott st, 58 (1:201), es, 75 n Bayard, 25x 47; ext of mtg for $10,000 to Mar1'18, 5½%; Mar24'15; Fernando G Escheverria with Giovanni Santulli. nom

Mott st, 109 (1:205); ext of mtg for $12,-000 to Mar18'20, 5%; Mar18; Mar19'15; Emigrant Indust Savgs Bank with Jos E Dudley, 263 W 21, & ano. nom

Mulberry st, 100, see Canal, 199-201.

Prospect pl, 52 (5:1335), ws, 50.5 n 42d, 16.8x54; Mar17; Mar20'15; due & int as per bond; Jno Mitchell, 52 Prospect pl, to Louis G & Madeline Mohrman, 345 W 28. 4,500

St Marks pl, 16 (2:463), ss, 230 e 3 av, 26 x120; PM; Mar18; Mar19'15; 3y5%; Mary E Schall, 40 Vernon ter, East Orange, NJ, & Mildred & Eleanor Schultz, both at 262 Ridgewood av, Glen Ridge, NJ, to Lawyers Title & Trust Co. 21,000

St Marks pl, 25 (2:464), ns, 224 w 2 av, 26x112.10; FM; Mar16; Mar19'15; 3y5%; Mary E Schall, 40 Vernon ter, East Orange, NJ, & Mildred & Eleanor Schultz, both at 262 Ridgewood av, Glen Ridge, NJ, to Lawyers Title & Trust Co. 18,000

Stanton st, 265 (2:334), ws, 75 nw Columbia, 25x100; also COLUMBIA ST, 97 (2:334), ws, 50 s Stanton, 25x75; Mar18; Mar20'15; due & int as per bond; Mrs G B Miller & Co Tobacco Manufactory, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway. 23,000

Stanton st, 265; also COLUMBIA ST, 97; certf as to mtg $23,000; Mar18; Mar20'15; same to same. ——

Suffolk st, 13 (1:312), ws, 100 n Hester, 25x100; pr mtg $20,000; Mar6; Mar19'15; 3y5%; Soldor Realty Corpn, 115 Bway, to Estelle Landsberger, 100 W 80. 1,000

Suffolk st, 13; certf as to mtg for $1,000; Mar6; Mar19'15; same to same. ——

Thompson st, 13 (1:227), ws, abt 100 s Grand, 20x100; PM; Mar25'15; due & int as per bond; Guiseppe Melillo, 13 Thompson, to Julian H Barclay, 330 W 102, individ et al, exrs &c Jas S Barclay. 6,000

Washington sq W, 31 (2:552); ext of mtg for $25,000 to Mar23'18, 5½%; Mar18; Mar25'15; Title Guar & Trust Co with Elena Savini, 31 Washington sq W. nom

3D av, 134 (2:1431), ws, abt 200 s Av A, 25x95.2; asn Ls as collateral to secure $1,000; Sol Metzner, 700 W 178, to Jno C Forster, 13 W 90; Mar19; Mar22'15. 1,000

3D st, 131 E (2:431), ns, 200 w Av A, 25x96.2; leasehold; pr mtg $——; Mar19; Mar22'15; due & int as per bond; Sol Metzner, 700 W 178, to Jno C Forster, 13 W 90. 4,000

5TH st, 624 E (2:387), ss, abt 325 e Av E, 24.9x92.4; pr mtg $25,000; Mar15; Mar 25'15; due Oct1'15, int as per notes; Jar Landberg to Jacob Kerner, 31 E 1, & ano. 1,000

10TH st, 281 E (2:438), ns, 94 w Av A, 25x94.8; also 11TH ST, 136 E (2:438), ss, 94 w Av A, 22x94.8; pr mtg $26,000; Mar 19; Mar22'15; demand, 6%; Gaetano Tantillo, 844 2 av, to Giuseppe Perniciaro, 175 1 av. 4,000

11TH st, 136 E, see 10th, 281 E.

12TH st, 224 E (2:467), ss, 261.6 w 2 av, 23.4x106.6; also BRIGGS AV (12:3303), n s, 150 e Bedford Park Blvd, 50x110; also MOSHOLU PKWAY N (12:3333), nec Hull av, 119.8x152.11x110x105.11; also BRIGGS AV (12:3303), ns, 250 e Bedford Park Blvd, 100x110; PM; Mar5; Mar20'15; due Jan1'16, 6%; Buena Vista M Busch, Great Neck, LI, to Ida W Inniss, 601 W 127. 5,500

14TH st, 439 E (3:946); ext of mtg for $17,000 to May12'20, 5%; Mar17; Mar22'15; Albt Kopp, 75 Perry, with Nicolaus Kessler, 176 E 7. nom

15TH st, 131 E, see 16th, 110 E.

16TH st, 110 E (3:871), ss, 204 e 4 av, 33x103.3; also 15TH ST, 131 E (3:871), ns, abt 120 e Irving pl, 25x100.3; ½ pt; AT; Oct15'14; Mar25'15; 5y6%; Vincent C King Jr to Alice G Welge, 1885 18th, Bklyn. 10,000

18TH st, 216 E (3:898), sws, 362 nw 2 av, 25x92; Mar17; Mar19'15; 3y int as per bond; Andros Realty Co to Farmers Loan & Trust Co, 22 William. 11,000

18TH st, 216 E; certf as to mtg for $11,-000; Mar17; Mar19'15; same to same. ——

21ST st, 319-21 W (3:745), ns, 475 e 9 av, 75x98.9; Mar19'15; 5y5%; Jno J Tobin to Emigrant Indust Savgs Bank. 62,000

22D st, 437 W (3:720), nes, abt 320 w 9 av, 16.5x98.8; pr mtg $10,000; Mar17; Mar 23'15; 3y or sooner, 6%; Velez Land & Building Co of NY (with Alvarado Velez in bond) to Blanca C Banus, 220 W 133. 3,000

22D st, 437 W; certf as to mtg for $3,-000; Mar17; Mar23'15; same to same. ——

24TH st, 149-55 W (3:800); ext of mtg for $140,000 to Oct5'19, 5½%; Jan23; Mar 22'15; N Y Life Ins Co with Broiux Corpn. nom

24TH st, 351 W (3:748), ns, 211.6 e 9 av, 20x98.9; pr mtg $——; Mar22'15; due Mar11'16 or sooner, 5%; Eva N Smith, of Nutley, NJ, to N Y Title Ins Co. 1,500

26TH st, 201-7 E, see 3 av, 359.

26TH st, 162 W, see 7 av, 281.

29TH st, 303-7 E (3:935), ns, 135 e 2 av, runs n98.9xw59.3xs1.3xw0.9xs64.9 to cl old Maria st xse31.11xsw27.7 to 29th xe31.3 to beg; ext of mtg for $1,500 to Feb23'18, int as per bond; pr mtg $13,500; Feb23; Mar20'15; Chas E Delage, 62 W 47, with Jno Isaacs, 263 W 125. nom

30TH st, 321 E (3:936), ns, 236.1 e 2 av, 19.5x98.9; AT; pr mtg $——; Mar23; Mar 24'15; 1y6%; Louis M & Marion Schaefer, both of Bklyn, to Myron Straus, 149 Lenox av. 300

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x72.1x—x103.4; sobrn of two mtgs for $28,000 & 235,000 to mtg for $700,000 to ext of $623,000; Mar19; Mar23'15; Hosmer J Barrett, 718 5 av, with N Y Trust Co, 26 Broad, & City Mtg Co, 15 Wall. nom

33D st, 303 W (3:757), ns, 100 w 8 av, 20x98.9; pr mtg $——; Mar22'15; due Sept 22'16 or sooner, 6%; Marie Campbell, 302 W 106, to Margery S Ruttmann, 605 W 141. 6,000

35TH st, 2 W, see 5 av, 366.

36TH st, 362 W (3:759), ss, 75 e 9 av, 25x49.5; Mar22'15; 3y5%; Wm Hotmer, Rebecca H Veysey & Mary Gregory, children & heirs Chas F Hotmer, to Emigrant Indust Savgs Bank. 6,000

36TH st, 517 W (3:708), ns, 250 w 10 av, 25x98.9; Mar24; Mar25'15; due & int as per bond; Rosemary Realty Co to Title Guar & Trust Co. 7,000

40TH st, 328 E (3:945), ss, 375 e 2 av, 25x98.9; Mar24'15; 3y5½%; Amelia Neumeyer to N Y Title Ins Co. 8,000

41ST st, 15 E (5:1276), ns, 232 e 5 av, 22x98.9; Mar24'15; due & int as per bond; Alva E Belmont, of Hempstead, LI, to Title Guar & Trust Co. 70,000

43D st, 314 W (4:1033); sal Ls; pr mtg $2,815.27; Mar24'15; demand, 6%; Jos Brandt to Beadleston & Woerz, 291 W 10. 1,000

43D st, 447-9 W (4:1053), ns, 250 e 10 av, 50x100.4; Mar19'15; 5y5%; Jno J Tobin to Emigrant Indust Savgs Bank. 40,000

43D st, 447 W; sobrn of mtg for $4,000 to mtg for $40,000; Mar19'15; Jno J Tobin, owner, & Amy H Weatherbee, mortgagee, with Emigrant Indust Savgs Bank. nom

43D st, 449 W; sobrn of mtg for $4,000 to mtg for $40,000; Mar19'15; Jno J Tobin, owner, & Amy H Weatherbee, mortgagee, with Emigrant Indust Savgs Bank. nom

45TH st, 135 W (4:998); leasehold; Mar 16; Mar20'15; installs, due as per notes, 6%; Louis Zelazo, 135 W 45, to Isaac Roth, 2201 Valentine av, Bronx, & ano. 4,750

48TH st, 200-2 W, see Bway, 1578-92.

48TH st, 306 W, see 8 av, 785.

48TH st, 329 W (4:1039), ns, 314 w 8 av, 18x100.5; pr mtg $7,000; Mar23; Mar24'15; due & int as per bond; Geo J Menler to Jos S Mattern, 1921 Morris av, Bronx. 6,000

52D st, 223 E (5:1326); ext of mtg for $3,500 to Jan1'18, 4½%; Mar20; Mar25'15; Max Frank, 862 Park av, with Martha Altmayer, 223 E 52, et al. nom

53D st, 404 E (5:1364), ss, 74 e 1 av, 20x 89.6x20x85.9; pr mtg $——; Mar24'15; due Sept24'17, 6%; Gustav P Otto, 36 Edson, Corona, B of Q, to Johanna Kilian, 355 W 145. 500

53D st, 546 W (4:1081), ss, 150 e 11 av, 25x100.5; PM; Mar24'15; 3y5%; Donright Co, 2045 Ryer av, Bronx, to Irving Savgs Instn, 115 Bway. 14,000

56TH st, 60 E (5:1291), ss, 144 e Mad av, 22x100.5; PM; Mar10; Mar25'15; 5y, int as per bond; Augustus Thomas, of New Rochelle, NY, to Farmers Loan & Trust Co, 22 William. 25,000

56TH st, 418 W (4:1056), ss, 275 w 9 av, 25x78.7x25.2x81.9; Mar20'15; 5y5½%; Patk McGinn to Commonwealth Savgs Bank, 2007 Ams av. 6,500

58TH st, 34-6 E (5:1293), ss, 20 e Madison av, 40x50.4; Mar19'15; 5y5%; Royton Realty Co, Inc, 60 Beaver, to Clara M Bryde, 29 Mt Morris Park W. 65,000

58TH st, 34-6 E; certf as to mtg for $65,000; Mar15; Mar19'15; same to same. ——

61ST st, 147 E (5:1396), ns, 101.6 e Lex av, 21x100.5; ext of mtg for $22,500 to Mar 16'18, 5%; Mar11; Mar23'15; Bankers Trust Co, 16 Wall, & ano, trstes will Moses G Baldwin, with Eben H P Squire, 33 Barker av, White Plains, NY, exr &c Geo B Watts. nom

64TH st, 146 W (4:1135), ss, 316.8 e Ams av, 33.4x100.5; pr mtg $27,000; Mar19; Mar 23'15; 3y or sooner, 5%; Henry Deutsch Sr, 149 Manhattan av, to Henry Deutsch Jr, 531 W 151. 1,000

68TH st, 78 W (4:1120), sec Col av (Nos 171-9), 25x100.5; ext of mtg for $40,000 to Mar22'20, 5%; Mar19; Mar22'15; N Y Title Ins Co with Appleton D Palmer, individ, 84 Prospect, East Orange, NJ, & ano, exrs &c Anna T E Kirtland. ——

71ST st, 400-2 E, see 1 av, 1320.

71ST st, 130 W (4:1142), ss, 293.9 w Col av, 18.9x100.5; Mar23; Mar24'15; 3y5%; Mary P & Emily Hoyt & Harriett H Phillips to Columbia Trust Co, 60 Bway, trste will Geo W Crossman, for Georgia C Lee. 18,000

73D st, 151 E (5:1408), ns, 369 w 3 av, 51 to Lex av (Nos 1019-25) x102.2; deed recorded as supplemental to mtg; pr mtg $87,000; Mar15; Mar19'15; due & int as per bond; Frieda Hart to Casualty Co of America, 68 William. 100

74TH st, 244-6 E (5:1428), ss, 133.4 w 2 av, 33.4x102.2; deed recorded as supplemental to mtg; pr mtg $16,000; Mar15; Mar19'15; due & int as per bond; Frieda Hart to Casualty Co of America, 68 William. 100

78TH st, 166 W (4:1149); ext of mtg for $18,000 to Feb18'18, 5%; Feb18; Mar19'15; Title Guar & Trust Co with Ellen A Slaven, 2211 Bway. nom

83D st, 165 W (4:1214), ns, 175 e Ams av, 50.9x102.2; modification agmt that mtg for $20,500 has been reduced to $4,000 & extended to May20'17 at 6%; Mar24'15; Thos Guardincerri & David Rammazzotti with Georgianna Brower, at South Gardiner, Me. nom

84TH st, 410 E (5:1563), ss, 100 e 1 av, 19.11x102.2; Feb25; Mar23'15; 3y6%; Jas M Power, at West End, NJ, to Wm Ottmann & Co, 211 Water. 211.76

86TH st, 12 W (4:1199); ext of mtg for $15,000 to Mar25'20, 4½%; Mar22; Mar24 '15; Title Guar & Trust Co with Margherita G Taylor, 12 W 86. 59,000

86TH st, 340-6 W (4:1247), ss, 100 e Riverside dr, 100x102.2; PM; pr mtg $431,-000; Mar24; Mar25'15; installs, $1,500 semi-annually to July1'19, & thereafter $4,000 semi annually, 6%; Marion Leyden, 105 W 72, to Realty & Commercial Co, 30 Church. 59,000

88TH st, 107 E (5:1517), ns, 133.4 e Park av, 25.6x100.8; ext of mtg for $16,000 to Mar13'18, 5%; Mar12; Mar22'15; Bankers Trust Co, 16 Wall, & ano, trstes will Moses G Baldwin, with Jacob L Manheimer, 558 W 164. nom

88TH st, 213-23 W (4:1236), ns, 150 w Ams av, runs n100.9xw75xn.0½xw100 to es Bway xs100.8 to 88th xe175 to beg; PM; pr mtg $325,000; Mar24'15; due & int as per bond; Eighty-ninth Constn Corpn to City Investing Co, 165 Bway. 150,000

89TH st W, see Bway, see Bway, sec 89.

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92D st, 320-2 E (5:1554); ext of mtg for $41,000 to June30 15, 5%; Mar20; Mar30 15, Carrie R Weis, 133 E 74, with Nathan Schnessel, 131 W 112, & Hyman Goldberg, 966 Kelly. nom

94TH st, 163 E (5:1523), ns, 151.3 e Lex av, 18.9x100.8; Mar25'15; 5y5%; Flora Schachne to N Y Title Ins Co. 8,000

102D st, 212 E (6:1651), ss, 210 e 3 av, 25x100.11; also CANNON ST, 19 (2:3326), es, 125 n Grand, 25x100; also AV B, 42 (2:3509), ws, abt 50 n 3d, 24x80; Mar22; Mar23'15; due & int as per note; Fannie Werner to Augusta Rukeyser, 644 Riverside dr. 10,000

102D st, 312-4 E (6:1673), ss, 225 e 2 av, 50x100.11; certf as to mtg for $10,000; Feb 24; Mar19'15; Seitz Realty Co to Helen M Kelly, gdn Eugenia Kelly.

103D st, 345 E (6:1676), ns, 125 w 1 av, 25x100.11; Mar22; Mar23'15; due & int as per bond; Gustav Eckert to Title Guar & Trust Co. 5,000

103D st W, nec Bway, see Bway, 2592.

106TH st, 318 W (7:1891); ext of mtg for $17,000 to Apr14'18, 5%. Mar15; Mar19'15; Lawyers Title & Trust Co, trstee Amedee C Fargis, with Edmund F Bonaventure, 5 E 35. nom

108TH st, 109 E (6:1636), ns, 105 e Park av, 25x100.11; PM; Mar25'15; 5y5%; Saml Hirschfeld to Lucetta B Makepeace, at Lawrence, LI. 7,250

111TH st, 86 E (6:1616), ss, 98 w Park av, 16x100.11; PM; Mar25'15; 1y5%; Hudson View Constn Co, Inc, to Franklin Savgs Bank, 656 8 av. 3,000

112TH st, 9 E (6:1618), ns, 175 e 5 av, 25x100.11; pr mtg $——; Feb27; Mar20'15; due Sept1'17, 6%; Aldebaran Co to Hy Parsons, 29 W 56. 8,000

112TH st, 9 E; certf as to mtg $8,000; Feb27; Mar20'15; same to same.

112TH st, 23 on map 27 W (6:1596), ns, 475 e Lenox av, 24.6x100.11; pr mtg $17,000; Mar12; Mar24'15; due Sept12'15, 6%; Rosie Rehfeld, 888 So blvd, to Anna Rehfeld, 145 W 140. 4,000

119TH st, 59 W (6:1718), ns, 510 w 5 av, 16.8x100.11; deed recorded as supplemental to mtg; pr mtg $10,000; Mar15; Mar19'15; due & int as per bond; Frieda Hart to Casualty Co of America, 68 William. 100

122D st, 133 E (6:1771); agmt as to loan on note of $2,500 to party 1st pt & asn of mtg on above prop for $6,000 to secure same to party 2d pt; Mar23; Mar24'15; 1 month, 6%; Chas W Holtz, 317 W 99, holder of mtg, with Milton B Loeb, 170 W 72. nom

130TH st, 23 E (6:1755), ns, 262 e 5 av, 16x99.11; pr mtg $7,000; Mar20; Mar23'15; due & int as per bond; Johanna Metzger to Louise Eiser, 223 7 av, Astoria, LI. 500

136TH st, 165 W (7:1921), ns, 602 w Lenox av, 27x99.11; deed recorded as supplemental to mtg as per tax paid $175; pr mtg $19,000; Mar15; Mar19'15; due & int as per bond; Frieda Hart to Casualty Co of America, 68 William. 100

140TH st, 55 W (6:1738), ns, 241.8 e Lenox av, 41.8x99.11; pr mtg $——; Mar12; Mar16'15; due Sept12'34, 5½%; Louis Block, 224 W 141, to Carrie Frank, 2 W 72, trste will Moses D Frank; corrects error in last issue, when names of mtgor & mtgee were reversed, the original instrument read that way, but stated that Frank was party 2d pt & Block party 1st pt. 9,750

141ST st, 173 W (7:2010); ext of mtg for $5,250 to June1'16, 6%; Mar22; Mar23'15; Isabelle C Crystal with Louis Schmidt, at Clason Point rd & Taylor av, Bronx. nom

151ST st, 446 W (7:2065); ext of mtg for $18,000 to Jan21'18, 4½%; Mar25'15; Lawyers Title & Trust Co & ano, trstes will Antonio Gonzales, with Aaron Hellenheim, of Gloversville, NY, trste will Simon Schey. nom

160TH st, 638-44 W (8:2136), ss, 475 w Bway, 100x100; Mar22; Mar23'15; due & int as per bond; Podwil Realty Co to Lawyers Mtg Co. 110,000

160TH st, 638-44 W; certf as to mtg for $110,000; Mar22; Mar23'15; same to same.

160TH st, 638-44 W; sobrn of mtg for $22,000 to mtg for $110,000; Mar20; Mar 23'15; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same. nom

161ST st W (8:2136), ss, 275 w Ft Washington av, 125x99.11; Mar25'15; due Jan2 '21, 6% until Feb1'16 & then 5%; Hudson View Constn Co to Franklin Savgs Bank, 656 8 av. 165,000

161ST st W (8:2136); same prop; consent & certf as to mtg for $135,000; Mar25'15; same to same.

161ST st W (8:2136), ss, 125 w Ft Washington av, 150x99.11; bldg loan; Mar23'15; due Sept1'20, 6% until completion of bldg & then 5½%; Hudson View Constn Co, 189 Bway, to Metropolitan Life Ins Co, 1 Madison av. 165,000

161ST st W (8:2136); same prop; certf as to mtg for $165,000; Mar23'15; same to same.

173D st, 524 W (8:2129); ext of mtg for $33,000 to May1'18, 5½%; Mar9; Mar23'15; Ida T L Schwarz, 112 Park av, with Mary Barry, 514 W 142. nom

176TH st, 501 W, see Ams av, 2340-58.

177TH st, 500 W, see Ams av, 2340-58.

177TH st W, nec Audubon av, see Audubon av, nec 177.

180TH st, 712-4 W (8:2176); certf as to payment of $3,250 on a/c of mtg for $11,750 & that $8,500 is now unpaid; Mar15; Mar24'15; Alfred Stuve, 1087 Park av, to Hy L Bellet, 186 Lefferts pl, Bklyn.

218TH st W (8:2250), sws, 109 nw Seaman av, 52.3x102.6x50x117.10; Feb11; Mar 20'15; 3y6%; Herman Feldmann, of Edgewater, NJ, to Anna Beese, 604 W 191. 1,400

Av B, 42, see 102d, 212 E.

Av B, 131 (2:391), es, 117.6 s 9th, 23.6x93; deed recorded as supplemental to mtg; Mar19'15; pr mtg $25,500; Mar15; Mar19'15, due & int as per bond; Frieda Hart to Casualty Co of America, 68 Wm. 100

Av D, 66-70 (2:300), es, 40 s 6th, 57x72; pr mtg $41,000; Mar19'15; 3y6%; Abr Schwenk to Abr Kadans, 10 Ludlow. 6,500

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 50.11x125, assn rents to secure mtg for $13,000, Mar 24'15, 100 Bway Holding Corpn to Jacob Rosenthal, 1595 7 av. nom

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7); certf as to assn of rents or mtg for $13,000; Mar24'15; same to same.

Amsterdam av, 1340 (7:1982), also MANHATTAN St, 66-8, sal Ls; Mar19; Mar20 '15; demand, 6%; Wm F Martin & Jno B Ganly to Jacob Ruppert, a corpn, 1639 3 av. 7,404.87

Amsterdam av, 2085 (8:2110), es, 34 n 163d, —x—; ext of mtg for $60,000 to Mar 25'20, 5%. Mar25'15; Sigmond & Margt Bishop with Garrison Kachman, 315 W 106, trste will Wm Demuth. nom

Amsterdam av, 2340-58 (8:2132), nwc 176th (No 501), 199.10 to ss 177th (No 500) x100; pr mtg $500,000; Mar17; Mar19'15; due July15 15, 6%; Julia C Jones, of Bklyn, to Jos D Reardon, 438 W 47. 4,000

Audubon av (8:2132), nec 177th "The Rockville"; secures performance of covenants in Lse given date for 21 Apr15 at $13,000 per annum; pr mtg $1o2,500; Mar10; Mar22'15; due Mar31'18, 4%; Drexel Holding Corpn, landlord, to Chas Kimmelman, tenant. 2,166.68

Broadway, 699 (2:546); sal Ls; Mar16; Mar19'15; demand, 6%; Abe Laitin, 699 Bway, to Henry Elias Brewing Co. 1,250

Broadway, 1578-92 (4:1019), sec 48th (Nos 2-8), 122x—to 7 av (Nos 710-20), x125.5x93.9; ext of mtg for $675,000 to Mar15'18, 5%; Feb20; Mar19'15; Moritz B Philipp with Broadway & 7th Ave Co, 715-9 Bway. nom

Broadway, nec 88th, see 88th, 213-23 W.

Broadway (4:1236), sec 89th, 100.8x61.9 to cl old Bloomingdale rd (closed) x102.5x 80.6; bldg loan; Mar24'15; due Sept1'20, 6% until completion of bldg & then 5½%; Eighty-ninth Constn Corpn to Metropolitan Life Ins Co, 1 Mad av. 400,000

Broadway (4:1236), sec 89th, same prop; certf as to mtg for $400,000; Mar24'15; same to same.

Broadway (4:1236), sec 89th; same prop; PM; pr mtg $400,000; Mar24'15; due & int as per bond; same to City Investing Co, 165 Bway. 400,000

Broadway, 2692 (7:1875), nec 103d, sal Ls; Mar24'15; demand, 6%; Wm Avidan to Lion Brewery, 104 W 108. 1,000

Broadway (8:2145), es, 25.11 n 176th, 78 x102.9x75x81.3; PM; pr mtg $27,000; Mar 22'15; 1y or sooner, 5%; Montrose Realty Co to Jacob Hirsh, 25 W 87. 16,500

Broadway (8:2145); same prop; bldg loan; pr mtg $43,500; Mar22'15; 1y or sooner, 5½; Gaiagt Holding Co, Inc, to Montrose Realty Co, 135 Bway. 26,500

Broadway (8:2145); same prop; certf as to mtg for $26,500; Mar15; Mar22'15; same to same.

Columbus av, 171-9, see 68th, 78 W.

Lexington av, 1019-25, see 73d, 151 E.

Madison av, 605 (5:1293); estoppel agmt of mtg for $50,000; Feb18; Mar24'15; Amos R E Pinchot, 2 W 54, al, with Bowery Savgs Bank, 128 Bowery. nom

Park av, 1747 (6:1770), es, 60.11 n 121st, 20x75; Mar12; Mar25'15; due June1'17, 5%; Jos Peyser & Hattie, his wife, 2388 2 av, to Florence K Peyser, 2388 2 av. 10,000

Pinehurst av, 74-6 (8:2177); ext of mtg for $9,000 to Mar22'20, 6%; Mar22; Mar 23'15; Noillacs Realty Co, 541 Manhattan av, with Riverview Constn Co, 21 Waverly pl. nom

Pinehurst av, 74-6; sobrn of mtg for $9,000 to mtg for $47,000; Mar22; Mar23'15; Morris Cohen, 560 W 180, & Jno Morrissey, 70 Lenox av, with same. nom

Pinehurst av, 78 (8:2177), ws, 109.9 s 181st, 50x113.4x50x115.7; Mar22; Mar23'15; 4y5%; Riverview Constn Co to Virginia Danziger, 1129 79. 6,000

Pinehurst av, 78; certf as to mtg for $47,000; Mar22; Mar23'15; same to same.

Sherman av, 10, see Arden, sws, at nws Sherman av.

Sherman av, 129-31 (8:2220), ss, 50 w Academy, 50x160; Mar18; Mar22'15; 5y5%; Duluth Realty Corpn, 128 Bway, to Wm N Cohen, 515 Park av, et al, trstes will Wm Wicke. 41,000

Sherman av, 129-31; certf as to mtg for $41,000; Mar18; Mar22'15; same to same.

Sherman av, 129-31; sobrn of mtg for $130,000 to mtg for $41,000; Mar17; Mar 22'15; Edwin & Julius Bendheim, exrs Adolph M Bendheim, with same. nom

Terrace View av (8:3431), ws, 823.3 s w on curve from Kingsbridge av, 25x97.1 x25.3x93.3; Mar12; Mar19'15; installs, $67 monthly, 5%; Chancy A Frees to Union Square Permanent Co-Operative B & L Assocn, 1 Mad av. 6,000

Terrace View av (8:3431), same prop; sobrn of mtg for $1,000 to mtg for $6,000; Feb24; Mar19'15; Emmet Shields of Bronx with same. nom

West End av, 584 (4:1236), es, 40.8 n 88th, 20x100; PM; pr mtg $12,000; Mar20; Mar22'15; 3y or sooner, 5%; Frank D Lyman, 346 7th, Bklyn, to Alice W Harrison, of Milwaukee, Wis, now at Passadena, Cal. 13,000

West End av, 586 (4:1236), es, 60.8 n 88th, 20x100; PM; Mar20; Mar22'15; due & int as per bond; Frank D Lyman, 347 7th, Bklyn, to Saml T Carter Jr, 940 Woodland av, Plainfield, NJ. 25,000

1ST av, 1320 (5:1465), sec 71st (Nos 400-2), 25.3x85; Mar24'15; 5y5%; Jacob Katz, 204 E 72, to Emigrant Indust Savgs Bank. 21,000

1ST av, 1320; sobrn of mtg for $3,000 to mtg for $21,000; Mar24'15; same, owner, & Hattie Manheim, 275 Central Park W, with same. nom

2D av, 347-9 (3:899), ws, 52 n 18th, 34.8 x95; deed recorded as supplemental to mtg; pr mtg $47,500; Mar15; Mar19'15; due & int as per bond; Frieda Hart to Casualty Co of America, 68 William. 100

2D av, 850 (5:1338); sal Ls; Mar24; Mar 25'15; demand, 6%; Maurice Grubner to Ebling Brewing Co, 760 St Anns av. note 2,500

3D av, 359 (3:907), nec 26th (Nos 201-7), 24.8x110; pr mtg $32,000; Mar19; Mar25 '15; due & int as per bond; L G Co, a corpn, 1109 Mad av, to I B Realty Corpn, 128 Bway. 9,000

3D av, 359, nec 26th (Nos 201-7); certf as to mtg for $9,000; Mar19; Mar25'15; same to same.

3D av, 835 (5:1324); sal Ls; given as collateral to secure chattel mtg; Mar20; Mar 23'15; monthly installs, 21 notes, —%; Richd Allen & Jos Flanagan, 139 E 50, to Thos J Noud, 223 E 62. 1,400

3D av, 1275 (5:1428); ext of mtg for $16,000 to Mar24'18, 5%; Mar24; Mar25'15; Emigrant Indust Savgs Bank with Albt Weiss, 447 E 84. nom

3D av, 1579 (5:1534), es, 50.8 s 89th, 25x 75x28.10x60.7; Mar19'15; due & int as per bond; Jno A Kelly, of Bklyn, to Title Guar & Trust Co. 6,000

5TH av, 366 (3:836), swc 35th (No 2), 85.9x150; ext of mtg for $2,175,000 to May 1'25, 5%; Mar18; Mar19'15; 35th St & 5th Ave Realty Co with Metropolitan Life Ins Co, 1 Mad av. nom

7TH av, 281 (3:801), sec 26th (No 162), 20.9x77; Mar24'15; 5y4½%; Madison Square Mtg Co, 265 7 av, to Anne H Byrd, 69 Park av, & ano, exrs &c Geo H Byrd. gold 30,000

7TH av, 281, sec 26th (No 162); certf as to mtg for $30,000; Mar16; Mar24'15; same to same.

7TH av, 710-20, see Bway, 1578-92.

8TH av, 785 (4:1038), ws, 32.4 s 48th, runs nw102.10xs47.7xe100 to av xn23.7 to beg; also 48TH ST, 306 W (4:1038), ss, 100 w 8 av, 16.8x100.5; pr mtg $60,000; Feb4; Mar24'15; due & int as per bond; The A Realty Co to David Israel, 306 W 48. 2,000

8TH av, 2195 (7:1945); ext of mtg for $17,000 to Mar22'20, 5%; Mar22'15; Emigrant Indust Savgs Bank with Max Hahn, 823 Columbus av. nom

9TH av, 60 (3:738), es, 51.7 s 15th, 17.2 x100; pr mtg $12,000; Mar17; Mar20'15; due July1'18, 6%; Jno Nickles to Simon Hellmuth, 41 2d st, Weehawken, NJ. 4,000

9TH av, 255-9 (3:723); ext of mtg for $30,000 to Mar15'18, 5%; Mar15; Mar19'15; Montefiore Home & Hospital for Chronic Diseases, 210th & Gun Hill rd, with Isidore H Kempner, individ, 343 W 87, et al, exrs &c Nathan Kempner. nom

9TH av, 735 (4:1059), str Ls; Mar20; Mar22'15; installs, 24 notes, due $175 monthly, —%; Fredk Schunck, 1025 E 14, Bklyn, to Fritz Guggenbuhl, 735 9 av, NY. 4,200

10TH av, 602 (4:1053); ext of mtg for $17,000 to Mar24'20, 5%; Mar24'15; Emigrant Indust Savgs Bank with Eliz G Purcell, 352 W 46. nom

10TH av, 758 (4:1061), es, 75.5 s 52d, 25x 75; pr mtg $——; Mar19'15; 5y5%; Chas O Renken to Meta Renken, 758 10 av. 3,500

10TH av, 822 (4:1064); ass lease by way of mtg as collateral for $5,000; Feb12; Mar 23'15; Frank F Lumbard to Consumers Brewing Co of N Y (Ltd), 1011 Av A. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Far Rockaway (B of Q); certf as to mtg for $15,000; Mar17; Mar24'15; Banister Realty Co to Title Guar & Trust Co.

Jamaica Park S, B of Q (miscl); certf as to mtg for $2,000; Jan18; Mar25'15; Jamaica Park South Realty Corpn to Theo Tapken, 183 Franklin, Bklyn.

Lafayette av (Bklyn), nec Rockwell pl, 60.6x99.5x irreg; certf as to mtg for $65,000; Mar23; Mar24'15; Detroit Cadillac Motor Car Realty Co to Title Guar & Trust Co.

MORTGAGES.

Borough of the Bronx.

Austin pl (10:2601), ss, 607.2 e 144th, 27 x120.9x94.11x100; Mar16; Mar18'15; due &c as per notes; United Marble Works, Inc, to Tompkins-Kiel Marble Co, 505 5 av; reprinted from last issue, when description of property was omitted. 3,920.42

Bronx pl (*), ns, 425.5 e White Plains rd, 50x100; Mar24; Mar25'15; 3y5½%; Minnie Watzky, 735 Cranford av, to Friederike A Lunburger, 43 North High st, Mt Vernon, NY. 3,000

Buchanan pl, 33 (11:3196); ext of $4,000 mtg to July1'18 at 5%; Mar20; Mar25'15; Geo Muller with Wm Stock, 33 Buchanan pl. nom

Faile st, 619 (10:2769), ws, 150 n Randall av, 25x100; PM; Mar15; Mar19'15; due Sept15'16, 6%; Pauline K Heine, 16 1st, McLean Heights, Yonkers, NY, to Mitchell-McDermott Constn Co, 1922 E 177. 500

Featherbed la (11:2876), ns, 233.7 e Nelson av, 50x100; bldg loan; Mar19; Mar 20'15; demand, 6%; Henry Cleland Inc to City Mtg Co, 15 Wall. 38,000

Featherbed la (11:2876), same prop; certf as to above mtg; Mar19; Mar20'15; same to same.

Fillmore st (*), ws, 155 n Van Nest av, 50x100; pr mtg $——; Mar8; Mar19'15; 1y 6%; Jos Nester to Bronx Security & Brokerage Co, 258 E 138. 360

Hall pl, see Intervale av, nws, at ses Rogers pl.

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Home st (10:2681), ns, 66.7 w Prospect av, 49.11x107.8x45x85.11; pr mtg $25,500; Mar18; Mar19'15; 1y6%; N Y & Eastern Realty Co, 192 Keap, Bklyn, to Myer J Franklin, 101 W 140. 2,000

Home st (10:2681); same prop; certf as to above mtg; Mar18; Mar19'15; same to same.

Jennings st, 806 (11:2972), ss, 75 e Chisholm, 50x95; PM; Mar19'15; 3y6%; P J Mitchell Bldg Co to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 6,000

Loring pl, 2307 (11:3225), 25x100; Mar 22'15; 3y5%; Margt M Fealy to Emigrant Indust Savgs Bank. 3,000

***Public sq, swc Mt Hope av,** see Mt Hope av, swc Public sq.

Rogers pl, 889 (10:2696); ext of $37,000 mtg to Mar3'20 at 5½%; Mar8; Mar19'15; Albt F Hagar, trste Cath A Hedges, with Grossman Bros & Rosenbaum, a corpn, 98 Willow av. nom

Rogers pl (10:2696), swc 163d, 88x76; ext of $62,000 mtg to Mar18'20 at 5½%; Mar18; Mar19'15; Albt F Hagar with Grossman Bros & Rosenbaum, a corpn, 98 Willow av. nom

Rogers pl, ses, at nws Intervale av, see Intervale av, nws, at ses Rogers pl.

Rose pl (*), nws, 100 se Parker av, 25 x100; Feb3; Mar22'15; 3y5½%; Louis & Salvatore Modica to Eliz K Dooling, 1 E 80. 4,000

Rose pl (*), same prop; sobrn agmt; Feb3; Mar25'15; Hudson P Rose Co with same. nom

Scofield st (*), ss, 454.11 e City Island av, 50.3x100, City Island; Mar19'15; 3y6%; Edw J Williams to Geo A & Imogene A Crosby, 81 Pilot, joint tenants. 1,500

Seabury pl, 1532-40 (11:2967-2977), es, 150 n 172d, 125x100; pr mtg $96,000; Mar 15; Mar22'15; 1y6%; 173d St Impt Co, Inc, to Abr Eisenberg, 1500 Hoe av. 3,000

Seabury pl, 1532-40; certf as to above mtg; Mar15; Mar22'15; same to same.

Tacoma st, sec Commonwealth av, see Commonwealth av, sec Tacoma.

134TH st E (9:2297), ns, 75 e Alex av, 18.10x100; Mar13; Mar22'15; due &c as per bond; Ellen Mc Laughlin to Winifred A Flynn, 341 E 134. 2,500

147TH st E, sec Willis av, see Willis av, sec 147.

148TH st, 344 E, see Courtlandt av, 517.

154TH st, 332 E (9:2413), ss, 175 w Cortlandt av, 25.6x100; pr mtg $——; Mar 19; Mar23'15; 1y6%; Barbara, wife of & Frank J Brown to Meyer Abraham, 17 S Elliott pl, Bklyn. 400

161ST st E, ns, 168 e Courtland av, see 162d E, sws, 90 se Courtland av.

162D st E (9:2408), sws, 90 se Courtland av, 50x100; also 161ST ST E (9:2408), ns, 168 e Courtlandt av, 50x101.5x50x102.5, except part for st; pr mtg $——; Mar17; Mar22'15; demand, 6%; Ida B Kunz, 370 E 162, to Augusta A Wurin, 294 E 162. 1,000

163D st E, swc Rogers pl, see Rogers pl, swc 163.

165TH st E (10:2622), ss, 60 w Cauldwell av, 25x120; pr mtg $——; Mar22; Mar23 '15; 3y6%; Rose G, wife of & Jos B Cornell to Jno F Cohn, 98 Montague, Bklyn.

168TH st E, nwc College av, see Morris av, 1224. 5,000

168TH st, 271 E, see Morris av, 1224.

168TH st, 536 E (10:2609), ss, 122.10 e 3 av, 59.8x103.5x54x103.7; agmt as to correction of description in mtg recorded Mar17'15; Mar22; Mar25'15; Wm J Diamond, 449 E 175, with Lawyers Mtg Co, 59 Liberty. nom

169TH st W, nec Ogden av, see Ogden av, nec 169.

170TH st E (11:2937), ns, 188.7 e Crotona av, runs e30.7xn31.10xsw31.10xw29.3x s32.3 to beg; agmt correcting description in mtg recorded July22'09; Mar11; Mar24 '15; Eugene H Hammond, 408 E 240, with Amelia Smith, 408 E 240. nom

174TH st E, see Park av, see Park av, sec 174.

174TH st, 961 E, see Vyse av, 1760.

176TH st, 733 E, see Clinton av, 1872.

179TH st, 820 E (11:3107), ss, 78.2 w Marmion av, 36x75.2; PM; Mar23; Mar24 '15; 3y5%; Rose Korman, Bklyn, to Philip Rhinelander, exr Cornelia G Kip, 16 E 55. 36,500

179TH st, 1127 E, see Mohegan av, 2042.

181ST st E (11:3125), ss, 115.1 e Honeywell av, 60.7x75.4x65.3x78.1; ext of $40,-000 mtg to Mar22'18 at 5½%; Mar22; Mar 23'15; Andw Wilson, Newark, NJ, trste Chas E Fleming, with Trojan Bldg Corpn, 509 Willis av. nom

182D st, 646 E (11:3062); ext of $26,000 mtg to Dec1'19 at 5½%; Mar9; Mar25'15; Excelsior Savgs Bank with Stafford Constn Co. nom

182D st E, swc Belmont av, see Belmont av, swc 182.

182D st E, nec Ryer av, see Ryer av, nec 182.

182D st E, nwc Valentine av, see Valentine av, nwc 182.

183D st, 531-9 E, see Bathgate av, 2290.

188TH st E, swc 3 av, see 3 av, swc 188.

216TH st E (*), nes, 80 w Bronxwood av, 25x89; pr mtg $——; Mar23; Mar25'15; due &c as per bond; Gabriele J & Cesira Biondi, Cliffwood, NJ, to Tillie Schwartz, 291 Edgecombe av, NY. 600

217TH st E (*), ns, 200 e Barnes av, 100x114. Wakefield; Mar24; Mar25'15; due Julv1'18, 6%; Jos Spadaro to Eliz Wright, White Plains, NY. 6,000

223D st E (*), ns, 325 w Laconia av, 50x 109.6; Feb19; Mar25'15; due &c as per bond; Mariannina Pezza, 320 E 108, to Rocco Pezza, 310 E 108. 875

227TH st E (*), ss, 80 e Bronxwood av, 25x114, Wakefield; Mar25'15; 4y6%; Vingenza Russo, 908 E 227, to Carl Heinrich, 131 E 86. 2,000

228TH st E, swc Bronxwood av, see Bronxwood av, swc 228.

241ST st (12:3350), ns, 252.4 w Martha av, 25x100; Mar25'15; due &c as per bond; Louis R Hall, 59 E 75, to Mitchell P Garretson, 59 W 54, committee. 2,200

Bailey av, 2894 (12:3260); ext of $5,750 mtg to Mar15'18 at 5½%; Feb1; Mar20'15; Mamie Cohn, 1018 E 163, with Kiowa Realty Co, 118 Duane (R S $2.90). nom

Barthodi av (*), nec White Plains rd, 91.6x50x96.8x—; pr mtg $——; Mar23; Mar 25'15; due &c as per bond; Gabriele J & Cesira Biondi, Cliffwood, NJ, to Tillie Schwartz, 291 Edgecombe av, NY. 5,000

Bassett av (*), ws, 245.10 s McDonald, 49.4x100x51.8x100; pr mtg $3,500; Mar12; Mar23'15; due &c as per bond; Kath Kennedy to Bronx Security & Brokerage Co, 258 E 138. 365

Bathgate av, 2290 (11:3052), nec 183d (Nos 531-9), runs n50xe95.7xn50xe20xs100 to st xw115.7 to beg; PM; Mar20; Mar22 '15; 2y5%; Benenson Realty Co to Emily D Hogan, 101 W 81. 17,000

Belmont av (11:3082), swc 182d, 88.10x 39.1x98.11x42.7; ext of $30,000 mtg to Dec 15'19 at 5½%; Mar9; Mar25'15; Excelsior Savings Bank with Stafford Constn Co. nom

Briggs av, ns, 150 & 250 e Bedford Pk Blvd, see 12th, 224 E, Manhattan Morts.

Bronxwood av (*), swc 228th, 114x105; Mar8; Mar19'15; 3y6%; Wilhelmina Sonnenberg, 879 E 228, to Fredk V & Margaretha Trumpler, 681 E 221. 2,000

Brook av (9:2272), es, 25 n 145th, 24.6x 100; sobrn agmt; Mar24; Mar25'15; Jacob B Kaplan, 985 Fox, with Lawyers Mtg Co, 59 Liberty. nom

Chatterton av (*), ns, 430 w Havemeyer av, 25x108; pr mtg $3,750; Jan9; Mar23'15; 2y6%; Katie Reichwein, 1985 Prospect av, to Margarete & Edw J Steuer, 539 E 85. 1,100

Claremont Pkway (11:2904), ns, 85.4 w Wash av, 40.1x98.11x40.1x85.3; ext of $35,-000 mtg to Oct4'16 at 5%; Apr26'11; Mar 20'15; Jno Hassall with Abr Siegel, 31 W 95. nom

Claremont Pkway (11:2904); same prop; ext of $35,000 mtg to Oct4'26 at 5%; Feb 18; Mar20'15; same with same. nom

Clinton av, 1872 (11:2951), nec 176th (No 733), 101.11x40x103.8x40.1; PM; pr mtg $3,500; Mar10; Mar19'15; due Sept10'15, 6%; 176th St Bldg Co to Hermann G Eilers, Red Hook, NY. 2,250

Clinton av, 1872; PM; pr mtg $5,750; Mar 18; Mar19'15; due Sept18'15, 6%; same to Theo Huttman, 1075 Eastern blvd. 2,000

Clinton av, 1872; certf as to above mtg; Mar18; Mar19'15; same to same.

College av, nwc 168th, see Morris av, 1224.

Commonwealth av (*), sec Tacoma, 75x 100, except pt for Tremont & Commonwealth avs; PM; Mar24; Mar25'15; 5y5%; Macy Constn Co, 574 Tinton av, to American Savgs Bank, 115 W 42. 5,500

Concord av (10:2577), es, 150 s 145th, 25x100; Mar24; Mar25'15; due &c as per bond; Cath Massett, 422 Concord av, to North Side Mtg Corpn, 391 E 149. 2,000

Corlear av, 3043 (13:3406), ws, 450.8 n Ackerman, 97x57x101.10x86.9; Mar25'15; due &c as per bond; Thos J Coffey, 3043 Corlear av, to Jas Douglas, at foot of W 238th, Spuyten Duyvil.

Courtlandt av, 517 (9:2329), swc 148th (No 344), 27.6x94; pr mtg $18,000; Mar19; Mar22'15; due &c as per bond; Henry Steinberg, 226 E 10, to Henry J Blumensohn, 518 W 143. 2,500

Crotona av, 2256-8 (11:3101), es, 119.11 s 182d, 24.2x42x24x41.2; PM; Mar10; Mar 22'15; 3y5%; Desider Schoen to Ellen Muf hare, 404 E 141. 3,000

Eastern blvd (*), swc Tremont rd, 25x 100; transfer of tax lien for yrs 1907-1911, assessed to ——; Feb16'14; Mar25'15; 3y10%; City N Y to David Pines, 460 Hopkinson av, Bklyn (assigned to Dora Pines, same address). 645.21

Grand blvd & concourse (9:2462), es, 154.9 n 165th, 26x81.6x26x81; Mar13; Mar 19'15; due &c as per bond; Thos W Smith, 1046 Grand blvd & concourse, to Serial Bldg Loan & Savgs Instn, 195 Bway. 1,000

Grand blvd & concourse, see Mt Hope av, swc Public sq.

Hill av (*), es, 150 n Edenwald av, 50x 100; ext of $2,000 mtg to Mar20'18 at 5½%; Mar16; Mar25'15; Hugh N Williams, 2423 Jerome av, with Jno S Sutphen, 311 West End av. nom

Hull av, nec Mosholu Pkway N, see 12th, 224 E, Manhattan Morts.

Intervale av (10:2700), nws, at ses Rogers pl, runs n221.7xw82.3xn25xw23.7xw74.2 to Hall pl; xse 41.6 curve 342.6 to beg; pr mtg $16,000; Jan29; Mar19'15; due &c as per bond; Wm F Connor & Harriet P Tyler to Wm M K Olcott, trste, 58 W 84. 5,000

Longfellow av, swc Seneca av, see Seneca av, swc Longfellow av.

Middletown rd (*), ss, 156.7 w Mayflower av, 50x115x50x118; Mar23; Mar24'15; due &c as per bond; Eliz Baxter, 3099 Middletown rd, to Henry Reiss, 811 E 155. 1,200

Mohegan av, 2042 (11:3123), nec 179th (No 1127), 99.1x95.2; PM; pr mtg $8,000; Mar23'15; due Nov1'15, 6%; Wm J Diamond to Annie, wife Michl J Leahy, New Rochelle, NY. 3,000

Monaghan av (*), es, 300 n Jefferson av, 25x100; Feb20; Mar19'15; due Apr15'20, 5%; Abr Levine, 1505 So blvd, & Saml Siegel, 1501 So blvd, to Morris Risken, 1482 Brook av. 1,500

Morris av, 642-4 (9:2412); also MORRIS AV, 645 (9:2442); AT; Mar19; Mar20'15; due, &c, as per notes; Paul Rauminello to Solon L Frank, 2170 Bway. notes 500

Morris av, 645, see Morris av, 642-4.

Morris av, 1224 (9:2439), nec 168th (No 271), runs n475xe100xs325xe85 to ws College av xs150 to st xw185 to beg; PM; Mar9; Mar24'15; due Feb9'20, 5%; Alotto Realties, Inc, 369 E 167, to Frederic A de Peyster, 13 E 86, et al. 40,000

Mosholu Pkway N, nec Hull av, see 12th, 224 E, Manhattan Morts.

Mt Hope av (11:2805), swc Public sq, lying s Tremont av, 126x51.11 to Grand blvd & concourse, 132.10x110; Mar27; Mar23 '15; 1y5%; Otto J Schwarzler to Brevoort Real Estate Co, 15 Wall. 85,000

Muliner av (*), ws, 279.6 s Neil av, 25x 105.11x25x105; Mar20; Mar22'15; due &c as per bond; Jno D Dickson to North Side Mtg Corpn, 391 E 149. 500

Ogden av (9:2522), nec 169th, runs ne 236.4xe83.3xsw150.5xs70.6 to nws Plympton av xsw80 to 169th xnw91 to beg; PM; Mar16; Mar19'15; due as per bond, 5%; Ogden Estate Co to Merle I St John, 1 Gramercy Park. 5,000

Palisade av (13:3411), ws, at ns land Emma M Radley if extended; also ss prop David M Morrison, runs w104xs165xe103.6 to av xn165.11 to beg; pr mtg $4,000; Oct 1; Mar25'15; 5y5½%; Lowell H Brown, 56 Munn av, East Orange, NJ, to Mary M McKelvey, on Palisade av, Spuyten Duyvil. 15,000

Park av (11:2906), sec 174th, 100x18.4; Mar22'15; due &c as per bond; Maria M & Jno J O'Brien, 440 E 174, to Geo A McDermott, 168 W 123. 1,500

Pilot av (*), ns, 126 e City Island av, 90x100, City Island; Mar18; Mar19'15; installs, 6%; Margt M Stringham, 157 Pilot av, to Home Bldg & Loan Assn of Mt Vernon. 800

Plympton av, nws, see Ogden av, nec 169.

Ryer av (11:3150), nec 182d, 39.11x100x 51.9x100.8; Mar24; Mar25'15; due &c as per bond; Wedgewood Co to Irving Savgs Instn, 115 Chambers. 36,000

Ryer av (11:3150); same prop; certf as to above mtg; Mar24; Mar25'15; same to same.

Seneca av (10:2761), swc Longfellow av, 25x100; Mar17; Mar18'15; demand, 6%; David Kraus to Edw A Faust, 157 W 142; reprinted from last issue, when description of property was omitted. 1,500

Tremont rd, swc Eastern blvd, see Eastern blvd, swc Tremont rd.

Tremont av, 490 E (11:2918), str Ls; Mar19; Mar25'15; due as per bond, 6%; Fredk V M Lendholt, 1022 Prospect av, to Wm Siesman, 490 East Tremont av. 5,000

University av, 2206 (11:3211); ext of $9,000 mtg to Mar23'20 at 5%; Mar23; Mar 24'15; Meinrad A Benziger with Eliz & Chas F J Shirley, 123 E 47. nom

Valentine av (11:3150), nwc 182d, 63.6x 100x51.9x100.8; Mar24; Mar25'15; due &c as per bond; Phelan Bros Constn Co to Irving Savgs Instn, 115 Chambers. 47,000

Valentine av (11:3150); same prop; certf as to above mtg; Mar24; Mar25'15; same to same.

Van Courtlandt av, 18 E (12:3322), ss, at sws Villa av (No 3199), 29.7x122.6x25x 138.4; PM; Mar18; Mar22'15; 3y5%; Henry Elias Brewing Co to Adolph Steiner, 2076 Anthony av. 3,000

Villa av, 3199, see Van Courtlandt av, 18 E.

Vyse av, 1760 (11:2997-2998), nec 174th (No 961), 100x50; PM; pr mtg $——; Mar 19; Mar22'15; due Oct1'18, 6%; Trask Bldg Co to Jno W Cornish Constn Co, 805 E Tremont av. 6,000

Walker av (*), ns, 75 w Lincoln, 25x100; ext of $3,500 mtg to Mar17'18 at —%; Mar 17; Mar25'15; Annie A Shea with J Rist Clark. 712 E 182. nom

Webster av (11:2896), es, 43.9 s 171st, 18.9x95.7 to ws Mill Brook x18.9x94.8; PM; pr mtg $6,000; Mar19; Mar24'15; due &c as per bond; Jacob Seligman. 1102 Wash av, to Wm H Schumacher, 58 E 161. 2,000

Webster av (11:2896), es, 25 s 171st, 18.9 x94 to ws Mill Brook x18.9x93.8; pr mtg $——; Mar19; Mar24'15; due Feb1'18, 6%; Jacob Seligson, 1102 Wash av, to Wm H Schumacher, 58 E 161. 2,000

White Plains rd, nec Bartholdi av, see Bartholdi av, nec White Plains rd.

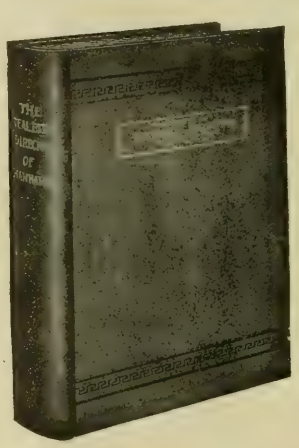
Willis av (9:2291), sec 147th, 50x100; pr mtg $40,000; Mar18; Mar22'15; due &c as per bond; Eliz C Doherty to Knickerbocker Realty Co, Inc, 153 Brook av. 6,000

Willis av (9:2298), ws, 75 s 136th, 25x 100; ext of $16,000 mtg to Jan1'18 at 5%; Dec24'14; Mar22'15; Margt N Maginnis with Harry Walls. nom

3D av (11:3041), swc 188th, 58.3x104.3x 55.10x75.11; ext of $30,000 mtg to Mar23'18 at 5%; Mar22; Mar24'15; U S Savgs Bank, 606 Mad av, with Chas Weber, 19 Peck sl. nom

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2455 New York, April 3, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Cannon st, 128.
Crosby st, 31.
Houston st E, 477.
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Lispenard st, 3.
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10th st, 211 E.
*16th st, 1 E (or 5th av, 85).
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25th st, 242 & 324-6 W.
26th st, 322 E.
28th st, 214-8 W.
29th st, 154 W.
30th st, 127-33 & 151-5 W.
31st st, 31-7 E.
31st st, 28 W.
*31st st, 59-61 W (or 6th av, 520).
35th st, 239 W.
36th st, 517 W.
38th st, 216-8 E.
38th st, 304 W.
39th st, 208-12 & 549-51 W.
40th st, 206-222 W.
48th st, 220-8 W.
49th st, 342 E.
49th st, 104-6 & 519 W.
56th st, 120 E.
56th st, 153 W.
57th st, 150 W.
60th st, 224 & 347 E.
62d st, 12 E.
66th st, 13-5 E.
69th st, 432 E.
72d st, 124-6 W.
77th st, 52-4 E.
78th st, 114 E.
79th st, 22 E (swc Mad av), blk 1393-56.
79th st, 156-60 E.
80th st, 303-5 W.
82d st, 533 E.
*88th st, 301-301A E (or 2d av, 1700).
89th st, 56 W.
96th st W, ns, blk 1887-1.
98th st, 42-4 W.
99th st, 122-4 W.
100th st, 305 E.
*102d st, 201 E (or 3 av, 1815).
103d st, 331-3 E.
106th st, 52 E.
*107th st, 56 W (or Manhattan av, 149).
108th st, 109 E.
111th st, 18 & 86 E.
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113th st, 241-5 & 306 E.
113th st, 611 W.
114th st, 526 W.
117th st, 157-9 E.
118th st, 216-8 E.
119th st, 20 E.
*119th st, 79 E (or Park av, 1700).
119th st, 74 W.
120th st, 25 W.
121st st, 506 E.
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123d st, 205 W.
125th st, 332 E.
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127th st, 39, 145-7 & 254 W.
129th st, 262 W.
130th st, 31 E.
*130th st, 153 W (or 7th av, 2211-5).
131st st, 202 W.
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140th st, 225 W.
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142d st, 130-58 W.
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146th st, 164 W.
157th st, 547 W.
160th st, 526 W.
170th st, 510 W.
171st st W, ns, blk 2142-pt 58.
*177th st, 661-3 W (or St Nicholas av, 1341-9).
179th st, 815 W (or Pinehurst av, 40-2).
Av A, 1183 & 1715.
Av B, 197-9.
Av C, 84-6.
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Amsterdam av, 66, 786, 825 & 1648.
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Riverside dr (nec 139th st), blk 2087-78.
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1st av, 697.
2d av, 1700 & 1852.
3d av, 1845.
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7th av, 2211-5 & 2530.
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9th av, 633.

WILLS.

20th st, 9 W.
41st st, 264-6 W.
120th st, 116 E.
8th av, 636.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
dcd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 26, 27, 29, 30, 31 & APR. 1.

Cannon st, 128 (2:330-12), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Isabella Schwab & ano to Maier Citron, 413 New Jersey av, Bklyn; mtg $19,500; Apr1'15; A $15,500-29,000 (R S $5). nom

Cannon st, 128; Maier Citron to Chas Gartner, 287 E 4; mtg $19,500; Apr1'15 (R S $6). nom

Crosby st, 31, see 38th, 304 W.

Houston st, 477 E (2:330-55), ss, 70 w Goerck, 20x50, 3-sty bk tnt & strs; David B Simpson, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, piff; FORECLOS Mar24; Mar25; Mar26'15; A$9,000-10,500 (R S $6). 6,000

James st, 95 (1:111-35), ws, 75.1 s Batavia, 25.2x43.7 to New Chambers (No 83) x33.8x66, 4-sty bk tnt & strs; Michaeline Bosco to Michl J Campbell, 23 Roosevelt; ½ pt; AT; mtg $8,000; Mar2; Mar31'15; A $10,000-13,000 (R S $2). O C & 100

Jane st, 85-7 (2:642-70), ns, 120.6 e Washington, 46.7x87.5x47x87.5, 2-sty bk stable; Hygeia Distilled Water Co to Eliz A Gardner, 9 St Lukes pl; mtg $25,000; Mar 18; Mar31'15; A$18,000-21,000 (R S $3). O C & 100

Lispenard st, 3 (1:211-15), ns, 20 e W Bway, 20x75, 3-sty bk loft & str bldg, 1-sty ext; Jos Rowan, ref, to Mary Bussing, 4 E 12, piff; FORECLOS Mar24; Apr1'15; A$13,000-16,000 (R S $13). 13,000

Market st, 71 (1:253-30), ws, 85.4 n Cherry, runs w60.4xn31.11xe23.3 to alley x s3.7xe36.2 to st xs27.7 to beg, 5-sty bk tnt & strs; Morris Rose, 10-2 Pinehurst av, to Wave Impt & Constn Co, 150 Nassau; mtg $20,000; Mar20; Mar27'15; A$10,500-18,500. O C & 100

Market st, 73 (1:253-29), ws, 58.7 n Cherry, 26.9x60.4x26.11x60.4, 5-sty bk tnt & strs; Morris Rose, 10-2 Pinehurst av, to Wave Impt & Constn Co, 150 Nassau; mtg $20,000; Mar20; Mar27'15; A$10,000-18,000. O C & 100

Monroe st, 94 (1:255-48), ss, 36.2 w Pelham, runs w18x45.3x8x8x22.6xn25 to beg, 6-sty bk loft & str bldg; Jno H Judge, ref, to Nassau-Beekman Investing Co, 140 Nassau; mtg $9,000 & AL; FORECLOS Sept10'14; Oct9'14; Mar27'15; A$7,-000-11,500. 200

New Chambers st, 83, see James, 95.

Willett st, 58 (2:338-4), es, abt 155 n Delancey, 25x100, 3 & 4-sty bk tnt & hall; Rachel Seiden, 252 Graham av, Bklyn, to Helman or Heiman L Stern, of Columbia, Conn; mtg $15,000 & AL; Mar29; Mar31'15; A$19,000-25,000. nom

Pearl st, 442 (1:118-8), es, abt 180 n Mad, 25x106.9x25x109.3, ss, 5-sty bk loft & str bldg; Danl F Mahony to Andrea Troiano, 147 Sullivan, & Andrea Deffina, 15 Baxter; mtg $23,000; Apr1'15; A$21,500-36,000 (R S $14). O C & 100

Prince st, 123 (2:514-41), ns, 25.8 e Wooster, 25x95, 6-sty bk loft & str bldg; Brentmore Realty Co, 119 W 40, to Wm J Fallon, 116 E 54; B&S; mtg $40,000; Mar 23; Mar27'15; A$24,000-34,000 (R S 50 cts). nom

Rivington st, 150 (2:349-36), ns, 25 e Suffolk, 25x100, 5-sty bk tnt & strs; Isaac Bodenstein to Max Green, 150 Rivington; mtg $46,750 & AL; Mar31; Apr1'15; A$25,-000-43,000 (R S $5). O C & 100

Suffolk st, 55 (2:351-49), ws, 75 s Broome, 25x75, 5-sty bk tnt & strs; Louis Tanz, 4 Sarah, his wife, to Etta Tanz, 163 Lenox av; ½ pt; AL; Mar4; Mar27'15; A $19,000-25,500 (R S $1). nom

Suffolk st, 57 (2:351-48), ws, 50 s Broome, 25x75, 5-sty bk tnt & strs; Louis Tanz to Sarah Tanz, 163 Lenox av; AL; Mar4; Mar27'15; A$19,000-24,500 (R S $1). nom

3D st, 195 E (2:399-40), ns, 103 w Av B, 24x96.2, 3-sty bk tnt & strs & 4-sty bk rear tnt; Louis Levy et al to Carrie Levy, 510 W 144; mtg $20,500; Mar23; Mar31'15; A$18,000-23,000 (R S $1). nom

4TH st, 340-2 E (2:373-23), ss, 212.6 w Av D, 36.10x96, 6-sty bk tnt; Hy M Bloch et al to Leopold Hellinger, 16 E 96; mtg $42,500; Mar30; Apr1'15; A$24,000-50,000 (R S $21). O C & 100

4TH st, 340-2 E; same to same; QC; Mar 30; Apr1'15. O C & 100

6TH st, 700-4 E, see Av C, 84-6.

10TH st, 211 E (2:452-52), ns, 175 e 2 av, 25x94.9, 6-sty bk tnt; Philip E Reville, ref, to Jennie & Lottie Neuhorn, 763 8 av, piffs mtg $30,000; FORECLOS Mar19; Mar22; Mar26'15; A$17,500-37,000. 10,800

11TH st, 509 E (2:405-57), ns, 120.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Sarah B Schoenfeld to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $28,450; Mar29'15; A$15,000-22,000 (R S 50 cts). O C & 100

16TH st, 1 E, see 5 av, 85.

19TH st, 243 E (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk dwg; Jno L Lyttle, of Tenafly, NJ, to Louis C Perez, 35 Summit, Ridgefield Park, NJ; mtg $8,500; Mar8; Mar29'15; A$10,000-13,000 (R S 50 cts). nom

21ST st, 49-51 E (3:850-33), ns, 75 w 4 av, 74x98.9, 12-sty bk loft & str bldg; Gibson Constn Co, 118 E 28, to Realty Holding Co, 907 Bway; mtg $465,000; June18 '13; Mar31'15; A$182,000-370,000. O C & 100

21ST st, 49-51 E; Realty Holding Co to Mortgage Associates Inc, 907 Bway; mtg $465,000. Mar3; Mar31'15. nom

25TH st, 242 W (3:774-63), ss, 390 w 7 av, —x78.9x15x78.9, 4-sty bk tnt; Cath E Fitzpatrick to Robt Weber, 22 W 120; mtg $7,000. Mar29; Mar30'15; A$8,500-10,500 (R S $5.50). nom

25TH st, 324-6 W (3:748-57), ss, 284.6 w 8 av, 40.6x98.9, 6-sty bk tnt & strs; Crest Holding Co to Flora Weinstein, 1200 Mad av; mtg $60,000; Mar27'15; A$17,000-58,000 (R S $2.50). O C & 100

26TH st, 322 E (3:931-43), ss, 300 w 1 av, 25x98.9, 5-sty bk tnt; Emma A Mayhew, of Bklyn, to Helen J Brown, 46 W 89, EXTRX Addison Brown; mtg $17,500 & AL; Mar26; Mar27'15; A$10,000-20,000. nom

28TH st, 214-8 W (3:777-52), ss, 180.2 w 7 av, 50x98.9, vacant; Realty Holding Co to Midtown Holding Corpn, both at 907 Bway; mtg $40,000; Mar5; Mar31'15; A$34,-000-38,000. nom

29TH st, 154 W (3:804-68), ss, 172.6 e 7 av, 24.6x98.9, 2-sty bk factory; Realty Holding Co to District Holding Corpn, 907 Bway; mtg $25,000; Mar5; Mar31'15; A $37,000-37,500. nom

30TH st, 127-31 W (3:806-18-20), ns, 350 w 6 av, 78x43.2x92.5x60.6, except part conveyed July9'12, 4-sty bk hall & 2-5-sty bk tnts & strs; A$111,500-118,000; also 30TH ST, 133 W (3:806-17), ns, 351 e 7 av, runs n 98.9xe24xs54.3xsw16.4xse43.4 to st xw21 to beg, 3-sty bk tnt & str & 4-sty bk rear tnt, A$291,000-327,000; Realty Holding Co to Midtown Holding Corpn, 907 Bway; mtg $59,000; Mar5; Mar31'15. nom

30TH st, 133 W, see 30th, 127-31 W.

30TH st, 151-5 W (3:806-6), ns, 75 e 7 av, 75x98.9, 12-sty bk loft & str bldg; Realty Holding Co, 907 Bway, to Midtown Holding Corpn, 907 Bway; mtg $365,000; Mar5; Mar31'15; A$165,000-356,000. nom

31ST st, 31-7 E (3:861-27), ns, 151.5 e Mad av, 85.8x98.9, 12-sty bk loft & str bldg; 31 East 31st Realty Co to Crompton Building Corpn, 409 Pearl; mtg $415,000 & AL; Apr1'15; A$215,000-$——— (R S $165). O C & 100

31ST st, 28 W (3:832-61), ss, 400 w 5 av, 25x98.9, 4-sty stn tnt & str; Isidor Niner, ref, to Lawyers Mtg Co; FORECLOS Mar 19; Mar29'15; A$95,000-101,000 (R S $66). 66,000

31ST st, 59-61 W, see 6 av, 520.

33D st E (3:939), ns, 179 e 2 av, a strip 0.4x98.9; Clintn W Bird, at the Apathorp, 79th & Bway, to Patk Toner, 309 E 33; QC; Mar25; Mar27'15. 25

35TH st, 239 W (3:785-21), ns, 378.11 w 7 av, 21.2x98.9, 4-sty bk tnt & strs; Realty Holding Co to Mortgage Associates Inc, 907 Bway; mtg $24,000; Nov15'13; Mar31 '15; A$25,000-26,500. nom

36TH st, 517 W (3:708-23), ns, 250 w 10 av, 25x98.9, 1-sty bk garage; Monica M King, 306 W 142, daughter of Wm Galway, to Rosemary Realty Co, 517 W 36; AT; QC; June8'14; Mar26'15; A$8,000-10,000. nom

36TH st, 517 W; Wm P Galway & Margt, his wife, 556 W 38, to same; AT; QC; June2'14; Mar26'15. nom

36TH st, 517 W; Edw Galway, 37 Longfellow av, Jamaica, LI, to same; AT; QC; June1'14; Mar26'15. nom

36TH st, 517 W; Jos A Thompson, of Phila, Pa, to same; AT; QC; Apr27'14; Mar26'15. nom

38TH st, 216-8 E (3:918-48-49), ss, 229.6 e 3 av, 42x84, 4-sty bk tnt & str, 4-sty fr rear tnt & 1-sty fr shop; Margt T Ryan & ano to J Chr G Hupfel Brewing Co, 229 E 38; Apr1'15; A$17,000-20,000 (R S $22). O C & 100

38TH st, 304 W (3:761-40), ss, 100 w 8 av, 25x98.9, 5-sty bk tnt & strs, 2-7 pts; A$14,000-24,000; also CROSBY ST, 31 (2:-473-28), es, 125 n Grand, 25x100, 7-sty bk tnt & strs; 2-7 pts; A$24,000-36,000; also BROADWAY, 736 (2:545-22), ses, 117.3 s Astor pl, runs sw24.11xs4x115.11xne10xe15x n6.6xw126.2 to beg, 11-sty bk loft & str bldg, 2-14 pts; A$78,000-135,000; Jacob Holzman et al TRSTES under deed of trust by Jacob Korn in favor of David Korn et al to J K Estate Realty Corpn, 170 Bway, AL; Mar25; Apr1'15 (R S 50 cts). 500

38TH st, 304 W, 5-7 pt; also CROSBY ST, 31, 5-7 pt; also BROADWAY, 736, 5-14 pt; Sarah Holzman et al to same; AL; Mar25; Apr1'15 (R S $1.50). 1,250

39TH st, 208 W (3:788-53), ss, 84.6 w 7 av, 20.6x98.2, except that pt s of a pt 91.6 s 39th, 3-sty & b stn dwg; A$35,000-37,000; also 39TH ST, 210 W (3:788-54), ss, 105 w 7 av, 20.6x98.1, 3-sty & b stn dwg, with A T to strip bet rear of above & el of blk; also all RT&I to Interior strip, begins at el blk bet 38th & 39th & 87 w 7 av, runs n7.3xw18xs7.3xe18 to beg; A$31,500-33,000; also 39TH ST, 212 W (3:788-55), ss, 125.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; A$30,-500-32,000; Realty Holding Co to Midtown Holding Corpn, 907 Bway; mtg $98,000; Mar31'15. nom

39TH st, 210 W, see 39th, 208 W.

39TH st, 540-51 W (3:711-5-6), ns, 100 e 11 av, 50x98.9, 1-sty fr stable & vacant; Myron Sulzberger, ref, to Jno F Murray, 33 Clifton ter, Weehawken, NJ; FORECLOS Mar12; Mar27; Mar29'15; A$18,000-19,000 (R S $17). 17,600

40TH st, 206 W (3:789-46), ss, 128.9 w 7 av, 14.3x98.9, 4-sty bk tnt; A$22,000-23,000; also 40TH ST, 210 W (3:789-48), ss, 157.3 w 7 av, 14.3x98.9, 4-sty bk tnt; A$22,000-23,000; also 40TH ST, 208 W (3:789-47), s s, 143 w 7 av, 14.3x98.9, 4-sty bk tnt; A $22,000-23,000; also 40TH ST, 212-14 W (3:-789-49-50), ss, 171.6 w 7 av, 28.6x98.9, 2-4-sty bk tnts; A$44,000-46,000; also 40TH ST, 216 W (3:789-51), ss, 200 w 7 av, 14.3x 98.9, 4-sty bk tnt; A$22,000-23,000; also 40TH ST, 218 W (3:789-52), ss, 214.3 w 7 av, 14.3x98.9, 4-sty bk tnt; A$22,000-23,000; also 40TH ST, 220 W (3:789-53), ss, 228.6 w 7 av, 14.3x98.9, 4-sty bk tnt; A$22,000-23,000; also 40TH ST, 222 W (3:789-54), ss, 242.9 w 7 av, 14.3x98.9, 4-sty bk tnt; A $22,000-23,000; Realty Holding Co to District Holding Corpn, 907 Bway; mtg $174,-500; Mar5; Mar31'15. nom

40TH st, 208-22 W, see 40th, 206 W.

46TH st, 26 W (5:1261-53), ss, 368.9 w 5 av, 18.9x100.5, 4-sty stn tnt; Henrietta Bagg to Kathryn Dauther, 531 W 179; mtg $10,000 & AL; Mar22; Mar29'15; A$59,000-65,000. nom

46TH st, 26 W; Kathryn Dauther to Clinton L Bagg, 26 W 46; B&S; mtg $10,-000; Mar22; Mar29'15. nom

48TH st, 220-8 W (4:1019-50), ss, 275.6 e 8 av, 99.6x100.5, 2 & 4-sty bk theatre, right, title, &c to "Longacre Theatre"; Powell Crichton, ref, to Ralph Bloom, 50 W 77, piff; FORECLOS Jan21; Mar3; Mar 26'15; A$170,000-280,000 (R S $5). 4,700

49TH st, 342 E (5:1341-33), ss, 150 w 1 av, 25x100.5, 5-sty stn tnt & strs; Lena Kopp to Harold Keatinge, 57 Madison, Bklyn; mtg $15,200 & AL; Mar29; Mar30 '15; A$9,000-20,500 (R S 50 cts). O C & 100

49TH st, 104-6 W (4:1001-37), ss, 100 w 6 av, runs s100xw21.8xs0.5xw21.4xn100.5 to st xe43 to beg, 9-sty bk hotel "Maryland"; Nathan C House, 1 E 53, to Wm H Wheeler, 56 W 51; mtg $142,500; Mar27; Mar30'15; A$70,000-175,000 (R S $72.50). O C & 100

49TH st, 519 W (4:1078-21), ns, 275 w 10 av, 25x100.5, 4-sty bk tnt; Arthur McGlone to Wm P Kapp, 1031 Faile, Bronx; mtg $12,175; Mar29; Mar31'15; A$9,000-14,000. O C & 100

56TH st, 120 E (5:1310-65), ss, 174 e Park av, 21x100.5, 5-sty stn dwg; Lena B Smith to Sarah Talman; B&S & CaG; mtg $42,000; Mar27'05; Mar27'15; A$28,000-57,-000. O C & 100

56TH st, 153 W, see 57th, 150 W.

57TH st, 150 W (4:1009-9 & 56), ss, 200 e 7 av, 25x200.10 to ns 56th (No 153), 4-sty stn tnt & 2-sty bk str; also PROP at Southampton, LI; Julia W Pupke, widow, et al, heirs &c Eberhard L Pupke, all at Orange, NJ, to Helene C & Emilie S Pupke, both at Elmsford, NY, & Arnold W Pupke, 150 W 57, only surviving children of Jno F Pupke, dec'd; ¼ pt; AT; mtg $35,000; Mar27; Mar30'15; A$93,000-114,000 (R S $15). nom

60TH st, 224 E (5:1414-37), ss, 314.2 w 2 av, 19.2x100.5, 3-sty & b stn dwg; Moritz Weil to Saml P Savage, at Elizabeth, NJ; mtg $13,000 & AL; Mar20; Mar27'15; A $11,500-15,500 (R S 50 cts). nom

60TH st, 347 E (5:1435-21), ns, 125 w 1 av, 25x100.5, 5-sty bk tnt & strs; Seal Realty Co to Jacob Starkman, 9 E 106; AL; Mar19; Apr1'15; A$10,000-17,500. O C & 100

62D st, 12 E (5:1376-63), ss, 229.6 w av, 25x100.5, 4-sty & b stn dwg; Hannah Wallach at Hotel Gotham, 2 W 55, to Chas L O'Shea, 124 N Elliott pl, Bklyn; Mar29; Mar31'15; A$95,000-106,000 (R S $75). O C & 100

62D st, 12 E; Chas L O'Shea to City Real Estate Co, 176 Bway; mtg $50,000; Mar30; Mar31'15. O C & 100

68TH st, 13-5 E (5:1381-11-12), ns, 259 e 5 av, 41x100.5, 2-4-sty & b sts, dwgs; U S Trust Co of N Y, EXR & Patk C Costello, to Harris Fahnestock, 37 W 52; Apr 1'15; A$147,000-169,000 (R S $133). 132,500

69TH st, 432 E (5:1463-33), ss, 191.8 w Av A, 41.8x100.5, 6-sty bk tnt & strs; T & S Realty Co to Rosa Janovic, 1292 1 av; mtg $40,000; Mar27; Mar30'15; A$15,-000-48,000 (R S $6). O C & 100

72D st, 124-6 W (4:1143-42-43), ss, 225 w Col av, 50x102.2, 2-4-sty & b stn dwgs; Edw H Raynolds to Lawyers Title & Trust Co; CaG; mtg $105,000; Mar31; Apr1'15; A $90,000-120,000 (R S $55). O C & 100

74TH st, 210 E (5:1428-43), ss, 135 e 3 av, 25x102.2, 4-sty bk tnt & strs & 3-sty bk rear tnt; Simon J Harding, 60 8 av, Bklyn, to Mallie Halpern, 34 6 av; B&S & CaG; mtg $14,500; Mar27; Mar29'15; A $11,000-16,500 (R S 50 cts). nom

77TH st, 52 E (5:1391-52), ss, 57.6 e Mad av, 12.6x102.2, 4-sty & b bk dwg; Justa Realty Co to Lena Matherny, 57 E 77; A L; Mar27; Mar31'15; A$18,000-23,000 (R S 50 cts). nom

77TH st, 54 E (5:1391-51½), ss, 70 e Mad av, 12.6x102.2, 4-sty & b bk dwg; Justa Realty Co to Lena Matherny, 57 E 77; A L; Mar27; Mar31'15 (R S 50 cts). nom

78TH st, 114 E (5:1412-65), ss, 170 e Park av, 18x102.2, 3-sty & b bk dwg; Robt B Roosevelt to Jabish Holmes, 108 E 78; mtg $30,000 & AL; Mar23; Mar31'15; A$18,000-19,000 (R S $1.50). O C & 100

79TH st, 52 E (5:1393-56), swc Madison av, 18x70.2, 5-sty & b bk dwg; Lawyers Title & Trust Co to Edw H Raynolds, 124 W 72; B&S; Apr1'15; A$62,000-80,000 (R S $55). O C & 100

79TH st, 156-60 E (5:1413-48½-50), ss, 70 e Lex av, 60x102.2, 3-4-sty stn tnts; H S & O Crystal, Inc, to Julius Tishman & Sons, Inc, 11 E 41; mtg $103,000 & AL; Mar25; Mar27'15; A$42,000-66,000 (R S $17). O C & 100

80TH st, 303-5 W (4:1214-42), ns, 58 w West End av, 44x102.2, 6-sty bk tnt; Viola Flannery, 37 W 51, to Wellesley Realty Corpn, 332 W 11; mtg $65,000 & AL; Apr1 '15; A$42,000-105,000 (R S $46). nom

82D st, 523 E (5:1579-21), ns, 125.4 w East End av, 36x102.2, 5-sty bk tnt; Chas F Klippert et al to Eliz L Murray & Sadie M & Loretta M Loughran, all at 62 W 97; B&S; mtg $20,000; Apr1'15; A$11,500-27,500 (R S $3). O C & 100

82D st, 533 E (5:1579-21), ns, 125.4 w East End av, 36x102.2, 5-sty bk tnt; Denis A Smallsey, ref, to Chas F Klippert, 231 E 57, & Jno Schappert, 514 E 83, piffs; FORECLOS Mar9; Mar29; Mar30'15; A$11,-500-27,500 (R S $10). 10,000

88TH st, 301-301A E, see 2 av, 1700.

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97TH st, 56 W (4:1202-54), ss, 240 e Col av, 20x100.5, 4-sty & b stn dwg; Isaac Fromme to Sophie Fromme, 605 W 141; A L; Mar6; Mar31'15; A$16,000-30,000 (R S $4). O C & 50

96TH st W (7:1887-1), ns, 400 w West End av, 51.6 to es Riverside dr x109.1x8.10 x100.11, vacant; Palmer Realty Co, 79 Hamilton pl, to West Side Mtg Co, NY, 2 W 33; mtg $35,000; Dec21'14; Mar27'15; A $38,000-38,000. O C & 100

98TH st, 42-4 W (7:1833-49-50), ss, 400 w Central Park W, 50x100.11, 2-5-sty bk tnts; Ella Pfitzer to Cresens Thomas, 310 Linden, Bklyn; B&S; AL; Mar29; Apr1'15; A$30,000-52,000 (R S 50 cts). nom

99TH st, 122-4 W (7:1853-45), ss, 291 w Columbus av, 42x100.11, 5-sty bk tnt; Robt H Marquart, 810 E 179, to Cabot Real Estate Co, 55 Liberty; QC; mtg $41,500; Nov 12'13; Mar26'15; A$28,000-50,000. nom

100TH st, 305 E (6:1672-5), ns, 100 e 2 av, 40x100.11, 6-sty bk tnt & strs; Edw Morrow, 1808 3 av, to Margaretha G Morrow, 59 Willetts st, Jamaica, B of Q; mtg $38,250; Mar30'15; A$9,500-37,000 (R S $2). nom

102D st, 201 E, see 3 av, 1845.

103D st, 331-3 E (6:1675-19), ns, 150 w 1 av, 50x100.11, 2-2 & 3-sty bk stables; Saml L Bruck et al to Chas Hirsch, 200 W 113; mtg $25,000; Mar31; Apr1'15; A$14,000-30,-000. nom

106TH st, 52 E (6:1611-51), ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Ester Hornstein, of Bronx, to Amelia M Bohnert, 205 W 84; mtg $22,000 & AL; Mar25; Mar 26'15; A$12,000-23,000 (R S $6). O C & 100

107TH st, 54 W, see Manhattan av, 149.

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; Lucetta B Makepeace, of Lawrence, LI, to Saml Hirschfeld, 9 E 108; AL; Mar25; Mar26'15; A$11,000-14,000 (R S $1). O C & 100

111TH st, 18 E (6:1616-65), ss, abt 190 e 5 av, —x—, 3-sty stn tnt; all property owned by party 1st pt lying within boundaries in State NY except 5 parcels in Kings Co; Chas S Conklin to Atee Realty Corpn, 60 Liberty; AL; Nov27'14; recorded in Kings Co Nov30'14; Mar31'15; A $14,000-26,500. nom

111TH st, 86 E (6:1616-41½), ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; Hudson View Constn Co, 189 Bway, to Meyer Davidoff, 10 E 110; mtg $4,500 & AL; Mar25; Mar26'15; A$7,000-8,000 (R S $1). O C & 100

112TH st, 132-6 E (6:1639-59), ss, 78.6 w Lex av, 53.8x100.11, 6-sty bk tnt; Comet Co to Emvee Holding Co, 128 Bway; AL; Mar25; Mar26'15; A$24,500-61,000 (R S $1). O C & 100

113TH st, 241-5 E (6:1663-20), ns, 100 w 2 av, 50x100.10, 6-sty bk tnt & strs; Mellwin Realty & Constn Co to Fortune Gallo, York Hotel, 7 av & 36th, & Francesco Gallo, 308-10 E 113; mtg $44,000; Mar31; Apr1'15; A$16,000-48,000 (R S $6). O C & 100

113TH st, 306 E (6:1684-48), ss, 100 e 2 av, 25x100.10, 5-sty bk tnt & strs; Raphael Vanacore, of Newark, NJ, to Hy Roes, 317 E 123; mtg $24,000 & AL; Mar27; Mar30'15; A$8,500-22,500 (R S 50 cts). O C & 50

113TH st, 611 W (7:1895-49), ns, 175 w Bway, 75x100.11, 6-sty bk tnt; Julius Tishman & Sons, Inc, to H S & S Crystal, 1 E 42; 47 West; mtg $135,000; Mar26; Mar27'15; A$66,000-137,000 (R S $17). O C & 100

114TH st, 526 W, see 120th, 25 W.

117TH st, 157-9 E (6:1645-25 & 25½), ns, abt 125 e Lex av, —x—, 2-3-sty & b bk dwgs; Robt A Fanning to Geo W Fannin & Mary L, his wife, 37 5 av, as tenants by entirety; mtg $7,000; Mar31; Apr1'15; A $14,000-15,000 (R S $4.50). nom

118TH st, 216-8 E (6:1667-39), ss, 212.11 e 3 av, 37.1x100.5, 6-sty bk tnt; Jacob Loewenthal, 22 Mt Morris Park W, to David Solomon, 43 7 av; B&S; Mar29; Mar31'15; A$13,500-43,500 (R S 50 cts). nom

119TH st, 20 E (6:1745-63½), ss, 184.6 Madison av, 15.8x100.11, 3-sty & b stn dwg; Abr Oberstein, ref, to Eliz S Harvie, 10 Jones, Jersey City, NJ, pltf; FORECLOSED & drawn Mar25; Mar26'15; A$7,500-9,500. **7,000**

119TH st, 79 E, see Park av, 1700.

119TH st, 74 W (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg; Lillian Stimelsky, of Bronx, to Ida Levinsky, 326 10 av; Mar31; Apr1'15; A$8,500-12,000. O C & 100

120TH st, 25 W (6:1720-5), ns, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg, ½ pt; A $13,000-19,000; also 114TH ST, 526 W (7:-1885-47), ss, 350 w Ams av, 25x100.11, 4-sty & b bk dwg, ½ pt; A$18,000-30,000; also MARION AV, ws, lot 90, map part farm Benj Berrian at Fordham, 50x104x50 x111.6, ss, except pt taken for av, all of; also FARM of 14 acres at Huntington, near Melville, State omitted, all of; Jacob Shrady to Jennie K Shrady, 254 W 93; f& S; May1'12; Mar31'15. O C & 100

121ST st, 500 W (6:1817-31), ss, 98 e Pleasant av, 25x100.11, 3-sty & b fr dwg, 1-sty bk rear bldg; York Constn Co to M Davis & Son, Inc, 1048 Morris av, Bronx; B&S; AL; Mar25; Mar29'15; A$5,000-6,500. nom

122D st, 215 E (6:1787-8), ns, 180 e 3 av, 25x100.11, 4-sty bk tnt; Nathan Levy, of Bklyn, to Bernhard Cashriel, 596 W 178; mtg $15,400; Mar19; Mar29'15; A$10,000-14,500 (R S 50 cts). nom

122D st, 215 E; Bernhard Cashriel to Morres Steinman, 205 Powell, Bklyn; mtg $14,900; Mar19; Mar29'15. nom

123D st, 205 W (7:1929-pt lot 24), ns, 106.4 w 7 av, 15.7x100.11, 3-sty & b stn dwg; Ralph A Kohn to Caroline Mayne, 131 Riverside dr; B&S; AL; Mar27; Mar 30'15; A$——$——. nom

123D st, 205 W (7:1929-pt lot 24), ns, 106.4 w 7 av, 15.7x100.11, 3-sty & b stn dwg; Sadie H Jacobs, of Bronx, to Ralph A Kohn, 849 St Nicholas av; B&S; AL; Mar26; Mar27'15; A$——$——. nom

124TH st, 52 W, see Mt Morris Park W, 35-8.

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & strs; Francis R Peixotto, of Bell Harbor, B of Q, to Oak Constn Co, 320 Bway; CaG; mtg $30,000; Mar25; Mar27'15; A$12,000-37,000 (R S $5). O C & 100

125TH st, 351 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Bway Savgs Instn to Oak Constn Co, 320 Bway; B&S; mtg $25,000; Mar26; Mar27 '15; A$13,000-22,000 (R S 50 cts). O C & 100

127TH st, 39 W (6:1725-20), ns, 422.6 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Jacob B Theiss to Minnie S Theiss, his wife, 39 W 127; mtg $12,000; Mar11; Apr1'15; A $9,000-11,500. O C & 100

127TH st, 145-7 W (7:1912-8), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; Phoenix Ingraham, ref, to Bellemore Holding Co, 61 Park row; FORECLOS Feb17; Mar31; Apr 1'15; A$25,000-80,000. **100**

127TH st, 145-7 W; Bellemore Holding Co, Inc, to Clara B Fowler, 69 Carnegie av, East Orange, NJ; mtg $71,000 & AL; Mar31; Apr1'15 (R S $15). O C & 100

127TH st, 254 W (7:1932-50), ss, 333.4 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Sylvia, wife of & Isidor H Alexander, 254 W 127, to Annie V & Emily C Fox, 302 Deems av, Westerleigh, West New Brighton, B of R; mtg $10,000 & AL; Mar29; Mar30'15; A $7,300-10,500 (R S 50 cts). O C & 50

129TH st, 262 W (7:1934-61), ss, 80 e 8 av, 19.6x80, 4-sty stn tnt; Marie, wife of & Auguste Namur, to Isak Salinger, 2152 7 av; AL; Mar27; Mar30'15; A$9,000-14,000 (R S $1.50). 1,250

130TH st, 31 E (6:1755-14), ns, 75 w Mad av, 17.6x99.11, 3-sty & b stn dwg; Bernhaime Holzbott, 31 E 130, to Stephen H Jackson, 151 W 121; AL; Feb17; Mar 27'15; A$5,500-6,000. O C & 100

131ST st, 158 W, see 7 av, 2211-5.

131ST st, 202 W (7:1936-37), ss, 75 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Saml Ecker, ref, to Sheldon Leavitt, at The Hill, Augusta, Ga, & Geo C Kobbe, 127 E 55, as TRSTEES of David Leavitt, pltfs; FORECLOS Mar30; Mar31; Apr1'15; A$7,000-9,000 (R S $7.50). **7,500**

134TH st, 4 E (6:1758-68½), ss, 75 e 5 av, 25x99.11, 5-sty bk tnt; Van Schaick Estates, Inc, 30 E 42, to Helen Norris, 782 President, Bklyn; B&S; mtg $12,000 & AL; Mar31; Apr1'15; A$5,000-12,500 (R S 50 cts). nom

134TH st, 243 W (7:1942-14), ns, 435 w 7 av, 17x99.11, 3-sty & b bk dwg; Saml T Munson to Marion C Moffett at Lebanon, NJ; mtg $10,000 &AL; Mar30; Mar31'15; A $6,800-9,000 (R S $2). nom

136TH st, 254 W (7:1941-55½), ss, 218.4 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Lylian A Wood to Edw L Radcliff, 120 E 34; mtg $11,000; Mar29; Mar31'15; A$6,600-9,000 (R S 50 cts). O C & 100

137TH st, 244 W (7:1942-52½), ss, 471 w 7 av, 18x99.11, 3-sty & b stn dwg; Max Weiss, 447 E 84, to City Real Estate Co, 176 Bway; AL; Mar27; Apr1'15; A$7,200-12,-500. O C & 100

138TH st, 221 W (7:2024-21-22), ns, 246.6 w 7 av, 32x99.11, 3-sty & b stn dwg; Lewis J Conlon, ref, to Wm Rankin, 119 W 77, pltf; FORECLOSED & drawn Mar31; Apr1 '15; A$14,500-19,500 (R S $12.50). **12,500**

139TH st W (7:2087-78), cl, 425 w Bway, runs n129.11xw152.6 to es Riverside dr x se130.11 to cl 139th if extended & e136.3 to beg, except parts taken by city for 139th st and drive, 2-sty bk hse; House of the Holy Comforter, Free Church Home for Incurables, 631 W 139, to Saint Regis House, a corpn, 628 W 140; Apr1'15; A exempt-exempt (R S $172.50). **172,500**

139TH st, 114-6 W (7:2007-44-45), ss, 260 w Lenox av, 52x99.11, 2-5-sty stn tnts; Emma Luthy to Minna Kreuder, 451 West End av; mtg $39,000; Mar25; Mar27'15; A $19,000-44,000 (R S $8.50). O C & 100

139TH st, 205 W (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-stv bk dwg; Saml T Munson of Bklyn to Marion C Moffett at Lebanon, NJ; mtg $11,500; Mar30; Mar31' 15; A$8,300-12,000 (R S $2). nom

140TH st, 227 W (7:2026-15), ns, 407.10 w 7 av, 27.10x99.11, 3-sty & b tnt; Aaron J Lebenheim et al, EXRS, heirs, &c Simon Schey, to Thos J Bannon, 51 E 129; AL; Feb10; Mar29'15; A$13,000-29,000 (R S 50 cts). O C & 100

141ST st, 117-45 W (7:2010-6 & 11 & 18 & 54), ns, 100 e 7 av, runs n199.10 to ss 142d (Nos 148-58) xe150xs89.11xe225xs99.11 to 141st xw375 to beg, 4-6-sty bk tnts; Pemark Holding Corpn to Jno S Heen, 166 W 91; B&S; mtg $677,500; Mar3; Mar27 '15; A$210,000-705,000 O C & 100

142D st, 136 & 146 on map 130-46 W (7:2010-42 & 50), ss, abt 250 e 7 av, 300x 99.11, 2-6-sty bk tnts; No 146 West 142d St Corpn to Jno S Heen, 166 W 91; mtg $880,000; Mar5; Mar27'15; A$120,000-400,-000. O C & 100

142D st, 148-58 W, see 141st, 117-45 W.

143D st, 110-2 W (7:2011-42), ss, 183.4 w Lenox av, 41.8x99.11, 6-stv bk tnt; Amy Holder to Isaac Weil, 204 W 110; AL; Mar 27'15; A$16,500-45,000 (R S 50 cts). nom

143D st, 110-2 W (7:2011-42), ss, 183.4 w Lenox av, 41.8x99.11, 6-stv bk tnt; Isaac Weil to Amy Holder, 56 W 105; AL; Mar 24; Mar26'15; A$16,500-45,000 (R S 50 cts). nom

146TH st, 164 W (7:2014-61), sec 7 av (Nos 2517-9), 100x40, 6-sty bk tnt & strs; Thos W Churchill, ref, to Metropolitan Life Ins Co, 1 Madison av, pltf; FORECLOS Mar24; Mar26; Mar27'15; A$35,000-73,000 (R S $50). **50,000**

157TH st, 547 W (8:2116-58), ns, 450 w Ams av, 125x99.11, 6-sty bk tnt; Edw R Finch, ref, to Edgar Holding Co, Inc, 31 Union sq; mtg $165,000 & AL; FORECLOS Mar23; Mar29'15; A$84,000-208,000 (R S $20). **20,000**

160TH st, 526 W (8:2118-24), ss, 337.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Ray, wife of Aaron Shapiro, to Lucius H Beers at Westhampton Beach, LI, & Franklin L Partridge at Maplewood, NJ; mtg $33,500 & AL; Mar31'15; A$17,000-41,000 (R S $7.50). O C & 100

170TH st, 510 W (8:2126-36), ss, 200 w Ams av, 50x95, 5-sty bk tnt; Lena Bloch to Mary Gluck, 83 Lafayette av, Bklyn; mtg $45,750; Mar31; Apr1'15; A$17,500-49,-000 (R S $12). nom

171ST st W (8:2142-pt lot 58), ns, 132.11 w Bway, 154x95, vacant; Jno Cabot Jr, of Weehawken, NJ, to Dayton Bldg Co, Inc, 132 Nassau; AL; Mar8; Mar26'15 (R S $12.50). O C & 100

177TH st, 601-3 W, see St Nicholas av, 1341-9.

179TH st, 815 W (8:2177-158-160), nwc Pinehurst av (Nos 40-50), 100x150x109.7x 150.3, 3-5-sty bk tnts; Jno K Clark, ref, to Anne E Benjamin, 2 E 87, pltf; mtg $165,000; FORECLOS Mar23; Mar27'15; A $65,500-185,000 (R S $30).

30,000 over & above mtg

Av A, 1483 (5:1473-25), ws, 104 s 79th, 25x94, 5-sty bk tnt & strs; Mary L & Annie C Connolly to Arthur D Cahn, 160 W 122; mtg $17,000; Mar25; Mar26'15; A$9,-000-19,000 (R S $7). nom

Av A, 1483; Arthur D Cahn to Mary L & Annie C Connolly, both at 244 W 99; mtg $16,000; Mar26'15 (R S $8). nom

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & strs; Tilmil Realty Co to Jas J Kelly, 240 E 23; B&S; AL; Mar 30; Apr1'15; A$9,000-18,500 (R S 50 cts). O C & 100

Av B, 197-9 (2:395-3), es, 50 s 12th, 39x 93, 6-sty bk tnt & strs; Theresa Lemmon, 319 W 94, to Perless Holding Co, 46 Cedar; AL; Jan14; Mar26'15; A$26,000-50,000. nom

Av C, 84-6 (2:375-8-11), sec 6th (Nos 700-4), 48.6x80, 2-3 & 2-5-sty bk tnts, strs on av; Morris Kronovet, of Bklyn, to Saml Kronovet, 345 E 3; ½ pt; AT; mtg $56,000; Nov25'14; Apr1'15; A$44,000-59,000. O C & 100

Adrian av (8:3431-230), ns, 106.11 e Terrace View av, 100x179.11 to Terrace View av x114.1x126.1, vacant; T Louis A Britt, ref, to Kate B Murray, 39 W 70, pltf; FORECLOS Mar15; Mar26'15; A$29,-000-29,000 (R S $25). **25,000**

Amsterdam av, 66 (4:1154-32), ws, 75.5 n 62d, 25x100, 5-sty stn tnt & strs; Hester C Kelly of Bronx to Robt H Stwart, 36 Ams av; mtg $16,500 & AL; Mar31'15; A $16,000-27,000 (R S $16.50). O C & 100

Amsterdam av, 786 (7:1870-32), ws, 75.9 n 98th, 25x84.2, 5-sty bk tnt & strs; Christopher W Mitchell to Louis F & Wm F Sommer, 259 W 93, EXRS &c Caroline W Sommer; B&S & CaG; mtg $19,000; June 18'14; Mar29'15; A$19,500-27,000. nom

Amsterdam av, 825 (7:1855-3), es, 50.3 n 100th, 25.3x75, 5-sty bk tnt & strs; Christopher W Mitchell to Louis F & Wm F Sommer, 259 W 93, EXRS &c Caroline W Sommer; B&S & CaG; mtg $19,000; June18'14; Mar29'15; A$18,000-27,000. nom

Amsterdam av, 1648 (7:2073-33), ws, 74.11 s 142d, 25x100, 5-sty bk tnt & strs; Abr R Katz to Hy R Paul & Lillian, his wife, 448 Hawthorne av, Yonkers, NY, as tenants by entirety; mtg $23,000; Mar30; Mar31'15; A$18,000-30,000 (R S $17). nom

Audubon av, 394 (8:2157-18½), ws, 36 s 185th, 18x50, 2-sty & b bk dwg; Hester E Bauer, 2410 Elbsosm st, Columbia, SC, to Dorothy Laverty, 406 E 153; Mar1; Mar31 '15; A$4,200-6,300 (R S $6). O C & 100

Bradhurst av, 43 (7:2051-139), ws, 173.2 s 145th, 18.2x—x18x80.3, 3-sty & b bk dwg; Willy Ehrenhaus to Lillian V Keller, 43 Bradhurst av; mtg $6,000; Mar17; Mar26 '15; A$5,600-8,100 (R S $1.50). nom

Bradhurst av (7:2046-50), es, 119.9 s 153d, 39.11x100, 6-sty bk tnt; Steinmetz Constn Co to Ladislav Matusek, 1547 Vyse av, & Adalbert Kotala, 235 E 67; mtg $40,-000; Apr1'15; A$15,000-$—— (R S $5). nom

Broadway, 736, see 38th, 304 W.

Broadway (7:1993-15-19), ws, 302.3 n 122d, 126.1x91.7 to cl old Bloomingdale rd x126.11x78.11, vacant; Rexton Realty Co to Podgur Realty Co, 1029 E 163, Bronx; B&S; mtg $60,000 & AL; Mar29; Mar30'15; A$76,500-76,500 (R S $2). O C & 100

Lexington av, 223 (3:889-21), es, 28 n 33d, 22x72, 4-sty bk tnt & strs; Henrietta Bagg to Kathryn Daniher, 531 W 179; Mar 22; Mar29'15; A$29,000-36,000. nom

Lexington av, 223; Kathryn Daniher to Clinton L Bagg, 26 W 46; B&S; Mar22; Mar29'15. nom

Lexington av, 1045 (5:1409-54), es, 85.2 s 75th, 17x55, 3-sty & b stn dwg; J Sidney Bernstein, ref, to Lawyers Mtg Co, pltf; FORECLOS Mar2; Mar30'15; A$10,-500-14,000 (R S $13). **13,000**

Lexington av, 1047 (5:1409-53), es, 68.2 s 75th, 17x55, 3-sty & b stn dwg; Jos M Herzfeld, ref, to Lawyers Mtg Co; FORECLOS Mar29; Mar30'15; A$10,500-14,000 (R S $13). **13,000**

Lexington av, 1062 (5:1410-15½), ws, 52 n 75th, 16.10x85, 3-stv & b stn dwg; Jno V Irwin, EXR &c Laura W Ronaldson, to Max Elsing, 18 E 75; Apr1'15; A$14,500-18,500 (R S $18.50). **18,318.63**

Lexington av, 1610 (6:1629-58½), ws, 18 s 102d, 16.7x75, 3-sty & b bk dwg; Occidental Realty Co to Albt L Kutner, 2303 Hughes av; mtg $8,500; Mar30; Mar31'15; A$6,000-7,500 (R S $1.50). O C & 100

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Lexington av, 2011 (6:1771-21¾), es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; Marcel Levy, ref, to Corn Exchange Bank, 13 William, bkr; mtg $6,000; FORECLOS Mar11; Mar 30'15. A$6,000-8,000 (R S 50 cts). 150

Madison av (3:859), es, 37.6 n 29th, a strip 0.1x78; Adeline R Harris, deyisee will Sarah M Acker, to Edith K Quinlan, 451 E 140; QC; May28'14; Mar31'15. nom

Madison av, swc 79th, see 79th, 22 E.

Manhattan av, 149 (7:1842-51), swc 107th (No 56), 100.11x55, 5-sty bk tnt & strs; S M & M E Bernheimer Co, at sec 128th & Ams av, to Simax Realty Co, 2566 Bway; mtg $50,000; Mar24; Mar26'15; A$55,000-100,000. nom

Mt Morris Park W, 35-8 (6:1721-56), swc 124th (No 52), 100.11x100, 6-sty bk tnt; Robt F Wagner, ref, to Bernard Ratkowsky, 50 W 120; FORECLOS Mar15; Mar27; Mar29'15; A$100,000-225,000 (R S $417.50). 147,500

Park av, 1700 (6:1746-33), nwc 119th (No 79), 25.11x90, 5-sty bk tnt & strs; Amelia M Bohnert to Hy Hornstein, 850 Longwood av; mtg $18,000; Mar25; Mar26'15; A$15,000-28,000 (R S $8). O C & 100

Pinehurst av, 40-50, see 179th, 815 W.

Riverside dr, nec 96th, see 96th W, ns, 400 w West End av.

Riverside dr, nec 139th, see 139th W, c l, 125 w Bway.

St Nicholas av, 1341-9 (8:2144-45), nwc 177th (Nos 601-3), 94.11x100, 6-sty bk tnt & strs; Hattie Heidelberger et al, EXRS &c Bertha Heidelberger, to Jos P Ryan, 805 St Nicholas av; mtg $174,000; Mar26; Mar29'15; A$66,000-180,000 (R S $8.50). O C & 100

St Nicholas av, 1341-9; Jos P Ryan to Mary J Ryan, his wife, 805 St Nicholas av; mtg $177,000; Mar26; Mar29'15. nom

Terrace View av, ss, abt 106.11 e Adrian av, see Adrian av, ns, 106.11 e Terrace View av.

1ST av, 697 (3:945-32), ws, 24.10 s 40th, 24.6x75, 5-sty bk tnt & strs; Podgur Realty Co to Rexton Realty Co, 37 Liberty; B&S & CaG; mtg $7,000; Mar29; Mar30'15; A$10,000-16,000 (R S $2). O C & 100

2D av, 1700 (5:1551-1), nec 88th ,Nos 301-301A), 25.8x100, 5-sty bk tnt & strs; Max Borck to Fredk R Gibson, 169 E 127; AL; Mar20; Mar29'15; A$21,500-38,000. O C & 100

2D av, 1852 (5:1558-50), es, 25.8 s 96th, 25x100, 5-sty bk tnt & strs; Geo A Steinmuller, of Bronx, to Sarah Bleyer, 1326 Mad av; B&S & CaG; mtg $15,000 & AL; Mar26; Mar31'15; A$13,000-20,000. nom

3D av, 1845 (6:1652-1), nec 102d (No 201), 25.9x80, 4-sty bk tnt & strs; Farmers Loan & Trust Co, as TRSTEE Alma L Larner et al, to Benj Sarason, 2 Garden pl, New Haven, Conn; AL; Mar31; Apr1'15; A$23,-000-29,000 (R S $5). 26,000

5TH av, 85 (3:844-1), nec 16th (No 1), runs n49xe116.10xn43xe25xs92 to st xw 141.10 to beg, 11-sty bk loft & str bldg; Earnest R Eckley, ref, to Greenwich Savgs Bank, 246 6 av; FORECLOS Mar22; Mar29; Mar30'15; A$350,000-715,000. 575,000

5TH av, 324 (3:834-43), ws, 65.10 n 32d, 15.11x100, 5-sty bk str; A$175,000-183,000; also 5TH AV, 326 (3:834-44), ws, 81.9 n 32d, 17x100, 5-sty bk str; A$187,000-197,000; Michl Kurzman to 324 & 326 5th Av, Inc, 116 Bway; B&S; AL; Mar27; Mar30'15 (R S $1). nom

5TH av, 326, see 5 av, 324.

6TH av, 520 (3:833-1), nec 31st (Nos 59-61), 20x60, 4-sty bk tnt & strs; Alfred E Marling et al, TRSTES Wm R H & Eliz B T Martin, to Jno Noonan, 310 W 107; CaG; mtg $195,000; Mar20; Mar26'15; A$105,000-112,000. 198,100

7TH av, 2211-5 (7:1915-61), sec 131st (No 158), 45.11x100, 5-sty bk tnt & strs; Alba W Ransom, ref, to Relgov Realty Co, 441 Ams av; FORECLOS Mar25; Mar29; Mar 30'15; A$45,000-80,000 (R S $6.50). 56,500

7TH av, 2517-9, see 146th, 164 W.

7TH av, 2530 (7:2032-33), ws, 80.6 s 147th, 19.5x100, 5-sty bk tnt & strs; Jerome Donovan, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, pdff; FORECLOS Mar 30; Apr1'15; A$11,000-19,000 (R S $15). 15,000

8TH av, 2634 (7:2026-3), es, 50 n 140th, 25x100, 5-sty bk tnt & strs; Chas Plunkett to Anna Holsten, 2632 8 av; mtg $25,000 & AL; Mar30; Mar31'15; A$17,000-30,000 (R S $10). nom

9TH av, 633 (4:1054-33), ws, 75.5 s 45th, 25x100, 5-sty bk tnt & strs; Saml J Lemon, EXR Margt Lemon, to Nathan Marks, 357 W 44; Mar17; Apr1'15; A$20,-000-28,000. nom

9TH av, 633; Saml J Lemon & ano to same; mtg $20,000; Mar17; Apr1'15 (R S $6.50). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 98 (2:414), es, 124.6 n Broome, 24.9x87.6; consent to 3d track; Henry Cohn et al to Manhattan Railway Co; mtg $24,000 & AL; Nov28'14; Mar27'15. 54.50

Allen st, 98 (2:414), consent to 3d track, Equitable Trust Co of NY, GDN of Edith T Gracie, mortgagee, to Manhattan Railway Co; mtg $24,000; Dec5; Mar30'15. nom

Allen st, 117-9 (2:415), consent to 3d track, E Avmar Sands et al, TRSTEES will Saml S Sands, mortgagees, to Manhattan Railway Co; mtg $23,500; Feb24; Apr1'15. nom

Allen st, 129 (2:415), ws, 175 s Rivington, 25x87.6; consent to 3d track; Bella Rubin, 755 Driggs av, Bklyn, to Manhattan Railway Co, mtg $27,000; Feb26; Mar 27'15. 550

Allen st, 129; consent to 3d track; Julia C Dexheimer, mortgagee, to same; mtg $4,500; Mar15; Mar27'15. nom

Allen st, 129; consent to 3d track; Union Trust Co of N Y, mortgagee, to same; mtg $19,500; Mar5; Mar27'15. nom

Allen st, 129; consent to 3d track; Jos H Schwartz, mortgagee, to same; mtg $3,-000; Mar18; Mar27'15. nom

Duane st, see Park row, see Park row, 109-13.

Greenwich st, 340 (1:182), ws, 70.10 n Jay, 22.4x81.6x22.4x81.8; consent to 3d track; Sol L Reiss to Manhattan Railway Co; mtg $15,000; Feb26; Mar29'15. 491.34

Greenwich st, 340; consent to 3d track; Flora & Mina Nordlinger, mortgagees, to same; mtg $15,000; Mar18; Mar29'15. O C & 100

Greenwich st, 575 (2:599), es, 100 s Houston, 25x100; consent to 3d track; Lillian A Fitch, of Bklyn, et al, to Manhattan Railway Co; Oct7'14; Mar26'15. 550

Maiden la, 51-3 (miscl); power of atty; Moro d. Moro, of Essex, Eng, to J Rolf Searles, of St Johnsburg, Vt; Feb23; Mar 30'15.

Maiden la, 51-3; same to Robt W Simonds, of St Johnsbury, Vt; Feb23; Mar 30'15.

New Chambers st, 1-5, see Park row, 109-13.

25TH st, 242 W (3:774-63), ss, abt 395 e 8 av, —x—, 4-sty bk tnt; CONTRACT; Cath E Fitz Patrick with Ely M Weill, 634 W 138; mtg $7,000; Mar26; Mar30'15; A$8,500-10,500. 9,050

27TH st E, swc 2 av, see 2 av, 479.

38TH st E, swc 3 av, see 3 av, 576.

30TH st, 356 W; also 48TH ST, 311 W; also 48TH ST, 321-7 W; also 52D ST, 307 W; also 47TH ST, 402-4 W (miscl); general release; Wm A Pew, at Salem, Mass, to Peter C Eckhardt, 567 W 184, EXR Chas F Myers, dec'd, & Eliz W Myers, at Leonia, NJ, Imdiid & DMTRX Wm W Myers et al; Mar30; Mar31'15. nom

41ST st, 137-45 W, see 142d, 148-58 W.

42D st (5:), ns; also LEXINGTON AV, ws; also DEPEW PL (old), es; also 43D ST, ss, owned by party 1st pt, wherein parties 1st pt & party 2d pt have certain rights & N Y C R R Co own bed of 43d st (old), bet Depew pl & Lex av, affected by stairway, & party 2d pt have rights thereto; part w 1st pt grants party 2d pt perpetual right of way for rapid transit railroad below lower & two upper plains, & for stairways &c, & party 1st & 2d pts releases to party 3d pt all rights to parcels described as follows: LEXINGTON AV, ws, 83.3 n 42d, runs sw41.5, 50.3 & 26.1 ns 42d at pt 83.3 w Lex av xw 146.3xne182.9, 40 & 101.9 to ws Lex av xs169.3 to beg; also LEXINGTON AV, ws, 64.1 n 42d, runs w18.10 & sw14.6 & 26.4 xnw16.10xsw15xnw14.8xne5 xnw 34.9xsw5 x nw14.8xne15xnw16.3xne26.4 & 21.4xse67.5 xe23.5xne13.5 to av xs34.5 to beg; also PLOT begins at intersection of 14th & 15th courses of parcel 2 & being at nc of parcel 2, runs —18.11xsw 22.6xnw18.8xne22.6 to beg; re mtg to permanent & perpetual rights, easements, rights of way, &c; Bankers Trust Co to N Y C R R Co, 575 Bway, Albany, NY; AT; QC; Jan21; Apr1'15. nom

Lexington av (5:1297-1298); same pron; re mtg as above; Guaranty Trust Co of N Y, as TRSTE, to same; AT; QC; Jan25; Apr1'15. nom

Lexington av (5:1297-1298); same prop; re mtg as above; Central Trust Co of NY, as TRSTE, to same; AT; QC; Jan21; Apr 1'15. nom

Park row, 109-13 (1:119), sec Duane, runs s14.2 to New Chambers (Nos 1-5) xse 70.3xe.06xn64.6 to Park row xw50.11 to beg; consent to 3d track; U S Trust Co of NY, EXR &c Jno H Spellman, to Manhattan Railway Co; mtg $110,000; July23'14; re-recorded from Mar23; Mar31'15. 4,684.33

Park av, 383-7 (5:1308); C Augustus Meler, 15 Jersey st, Bloomfield, NJ, holder of an asn of rents & sobrn of said asn of rents to an agmt dated Nov4'14 & consent to said agmt made bet Horatio Realty Co & Clarence Payne, of Menlo Park, Cal; Mar24; Mar30'15. nom

St Nicholas av (8:2131), nec 174th, 89.8 x100, valued at $110,000; sub mtg $77,000; also 113TH ST, 535 W (7:1885), valued at $190,000; sub mtg $120,000; declaration of trust agmt &c by L Bojenhardt Eskesen, of Perth Amboy, NJ, that he holds 5-24 pt int in above for himself & ½ pt for Methea K Mathiasen, of Keyport, NJ, & 7-24 pt for Edmund V Eskesen, of NY; AL; Jan1'14; Mar29'15. nom

2D av, 479 (3:907), swc 27th, 24.6x60; consent to 3d track; Jas Cassidy & Patrick Cassidy to Manhattan Railway Co; mtg $32,500; Feb17; Mar26'15. 294

2D av, 479; consent to 3d track; Jas Cassidy, as mtgee, to same; mtg $5,000; Feb17; Mar26'15. nom

2D av, 479; consent to 3d track; same, mtgee, to same; mtg $5,000; Feb17; Mar 26'15. nom

2D av, 479; consent to 3d track; Emigrant Indust Savgs Bank, mtgee, to same; mtg $22,500; Feb26; Mar26'15. nom

2D av, 1115 (5:1332), ws, 60.5 s 59th, 20 x65; consent to 3d track; Cath E McKenna to Manhattan Railway Co; mtg $10,000; Feb5; Mar30'15. 1,540

2D av, 1115; consent to 3d track; Edith L McKenna, mortgagee, to same; mtg $10,000; Mar22; Mar30'15. nom

2D av, 1417 (5:1428), swc 74th (Nos 256-8), 25.2x87; consent to 3d track; Thos Gallaher to Manhattan Railway Co; mtg $15,000; Mar23; Apr1'15. 302.50

2D av, 1544, ws, 101.1 s 81st, 25.5x100; consent to 3d track; Josephine Dahm to Manhattan Railway Co; mtg $25,000; Feb 19; Mar29'15. 305.50

2D av, 1544; consent to 3d track; Fannie G K Williams, EXTRX Luke Kouwenhoven, mortgagee, to same; mtg $25,000; Mar26; Mar29'15. nom

2D av, 1583 (5:1528), swc 82d (No 253), 22x57; consent to 3d track; Hy Diedel, NY, to Manhattan Railway Co; Feb24; Mar31'15. 264

2D av, 2451 (6:1790), ws, 74.11 n 125th, 25x74; agmt as to ownership & management of above, &c; Raffaele & Teresa Cuoco, 2451 2 av, with Michl D & Jos Cuoco, 2451 2 av; Mar26; Apr1'15. nom

3D av, 576 (3:893), swc 39th, 20.6x73; consent to 3d track; Peter Freese Jr to Manhattan Railway Co; mtg $12,000; Jan 26; Mar31'15. 246

3D av, 576; consent to 3d track; New York Bible & Common Prayer Book Soc, mortgagee, to same; mtg $20,000; Mar4; Mar31'15. nom

8TH av, 2175 (7:1944); consent to 3d track; Louise Berls, mortgagee, to Manhattan Railway Co; mtg $7,000; Mar2; Apr 1'15. nom

8TH av, 2175; consent to 3d track; Emily L Wendell, mortgagee, to same; mtg $15,000; Feb20; Apr1'15. nom

8TH av, 2177 (7:1944); consent to 3d track; Leonard Mackienicz, mortgagee, to Manhattan Railway Co; mtg $5,000; Mar 10; Apr1'15. nom

8TH av, 2177; consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $18,000; Feb23; Apr1'15. nom

8TH av, 2735 (7:2045); consent to 3d track; Louis S Brush, mortgagee, to Manhattan Railway Co; mtg $19,000; Mar8; Apr1'15. nom

8TH av, 2853-5 (7:2046); consent to 3d track; St Luke's Hospital, mtgee, to Manhattan Railway Co; mtg $35,000; Mar11; Mar26'15. nom

8TH av, 2853-5 (7:2046), ws, 42 n 152d, 37.8x100; consent to 3d track; Annette L Johnson, of Bronx, to Manhattan Railway Co; mtg $25,000 & AL; Mar27'15. 1,393.67

Declaration of trust (miscl); Rosalie C Bodine, as TRSTE for Geo C Bodine, in matter of estate of Geo Chesterman, deed; Mar27; Mar31'15. nom

Power of atty (miscl); Caroline Wilmerding to Alice Akin; Mar22; Mar26'15.

Power of atty (miscl); Harriet L Dunand, of Geneva, Switzerland, to Drayton Burrill; July17'11; Apr1'15. nom

WILLS.

Borough of Manhattan.

20TH st, 9 W (3:822-28), ns, 245 w 5 av, 28x92, 12-sty bk loft & str bldg; Edw P Slevin Est, Paula M J Farrelly, EXTRX, 52 E 92; atty, Jas F Tully, 271 Bway; A $53,500-126,000. Will filed Mar30'15.

41ST st, 264-6 W (4:1012-61¼ & 61¼), s s, 58.6 e 8 av, 41x24, 1-3-sty stn & 1-3-sty bk dwg; A$18,000-19,000; also 8TH AV, 636 (4:1012-61), sec 41st, 24x58, 4-sty bk tnt

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& strs; A$51,000-56,000; Mary C Robertson Est, Wm J Robertson, EXR, 233 W 77, atty, Jas E Smith, 38 Park Row. Will filed Sept18'14.

120TH st, 116 E (6:1768-64), ss, 194 e Park av, 20x100, 4-sty stn tnt; Bernard Sexton Est, Sarah J Sexton, EXTRX, 116 E 120; atty, Gustav Goodman, 346 Bway, A$8,000-11,000. Will filed Mar24'15.

8TH av, 636, see 41st, 264-6 W.

CONVEYANCES.

Borough of the Bronx.

Canal pl, 11-5, see Park av, 2572-8.

Cedar st (*), es, 608.5 n Old Boston Post rd, 25x90; Wm A Keating, ref, to Chas & Andw J Glore, 14 Jackson st, New Rochelle, NY; FORECLOS Jan7; Mar 17; Mar27'15. **3,000**

Coster st, 644 (10:2764-2769), es, 320 s Spofford av, 20x100, 2-sty bk dwg; Gustav L Morgenthau, 155 W 77, to Nathan Kanoff, 52 E 103; mtg $3,000, Mar26; Mar29'15 (R S $2). O C & 100

Crotona Park N, 735 (11:2948), ns, 50.2 e Clinton av, 23x100, 2-sty fr dwg; also CROTONA PARK N, 741 (11:2948), ns, 96.2 e Clinton av, 23x100, 2-sty fr dwg; Anna Doran, Ridgefield, Conn, to Cath A McGuire, 215 Audubon av; Mar29; Mar30'15.

nom

Crotona Park N, 741, see Crotona Park N, 735.

Devoe ter, 2430-8, see Webb av, 2400.

Field pl, swc Creston av, see Creston av, swc Field pl.

Freeman st, 847 (11:2971), ns, 75 w Chisholm, 25x95, 2-sty fr dwg; also FREEMAN ST, 849 (11:2971), ns, 50 w Chisholm, 25x95, 2-sty fr dwg; Paula Prosnitz Kraus to Milton Greenebaum, 1410 Av I, Bklyn; ⅛ pt; Mar24; Mar31'15 (R S $1). nom

Freeman st, 849, see Freeman, 847.

Herschell st (*), bet Westchester & Wellington avs, being land lying in bed of st in front of lot 9 & 10, map Cebrie Park; deed of cession; Fred M Weiss to City NY; Oct23'14; Apr1'15. nom

Ittner pl (11:2899), ns, 180 w Park av, runs n102xw5.3xs102 to pl xe5.3 to beg, vacant; Alfred Kraus to Morris Robinson, 340 E 198; B&S & AL; Mar18; Mar26'15.

O C & $250

Ittner pl (11:2899), nec River av; also 185.3 w Park av, runs n along River av, —xe— to pt 185.3 w Park av xs102 to beg, gore; vacant; Paul M Herzog to Morris Robinson, 340 E 198; B&S; AL; Feb25; Mar26'15. O C & 100

Kelly st, 878-82 (10:2710), es, 68.31 s Intervale av, 76x100, 2-5-sty bk tnts; 1 W R Realty Co to Daily Realty Co, 401 E 152; mtg $54,000; Mar20; Mar27'15 (R S $5).

nom

Oakland pl, 701, see Crotona av, 2062.

Ruskin st (*), ns, 250 w Maple av, 72x100; Jno B Lazzari to City Real Estate Co; mtg $2,100; Mar31'15. O C & 100

Tacoma st, see Commonwealth av, see Commonwealth av, see Tacoma.

132D st, 693-5 E (10:2561), ns, 200 e Cypress av, 25x110, vacant; Rudolph Rosenberg, heir Francis Rosenberg, to Wm Rosenberg 242 E 74 & Richd Rosenberg, 763 Greenwich; B&S & CaG; Mar20; Mar29'15 (R S $1). O C & 100

135TH st, 291 E (9:2311), ns, 200 e Lincoln av, 25x100, 4-sty bk tnt; Nellie Sullivan to Eliz Inselmann, 1173 Vyse av; mtg $7,500; Mar30'15. O C & 100

148TH st, 231 E (9:2337), ns, 375 w Morris av, 25x106.6, 3-sty fr factory; Anthony J Griffin, ref, to Isabella Hart, 1 W 85; FORECLOS Mar2; Apr1'15 (R S $5). **4,000**

148TH st, 315 E ((9:2330), ns, 375 w Courtlandt av, 25x106.6, 4-sty bk tnt & strs; Sebastiano Marraffino, 315 E 148, to Giovanni Muccia, 410 W 42; mtg $10,000; Mar25; Mar26'15. O C & 100

149TH st, 356-60 E, see Courtlandt av, 536-8.

149TH st, 356-60 E, see Courtlandt av, 524-38.

151ST st E (9:2353), ss, abt 263.11 e Gerard av, 26x—x—x55.9, vacant; Fredk E Goldsmith, ref, to Chas B Bretzfelder, 187 Cedar av, Far Rockaway, NY, & David Shiman, 545 W 111; FORECLOS transfer tax lien Nov10'14; Dec5'14; Mar31'15 (R S $1). **1,000**

153D st, 306 E (9:2399), ss, 400 e Courtlandt av, 25x100, 2-sty fr dwg; Florenz J Bruggemann to Mary Stolz, 390 E 153; Mar 26; Mar27'15 (R S $6). O C & 100

163D st, 315 E (9:2423), ns, 82 e College av, 38x85, 4-sty bk tnt; Wm H Smith, 969 Simpson, to Kath E Beissel, 979 Aldus; mtg $21,500; Mar31; Apr1'15 (R S $3). O C & 100

163D st E, swc Dawson, see Dawson, swc 163.

164TH st, 480 E, see Washington av, 980-2.

165TH st, 258 E (9:2447), ss, 66.9 e Grant av, 36.9x80.3x36.9x80.6, 4-sty bk tnt; Mitchell-McDermott Constn Co, 1922 E 177, to Minnie Zimmerman, 720 Tinton av; mtg $18,500; Mar25; Mar26'15. O C & 100

165TH st, 430 E (9:2386), ss, abt 280 e Brook av, 35x200, except pt for st, 2-sty fr dwg & 1 & 2-sty bk shop; Emily Powell, Crestwood, Yonkers, NY, to Janet O Crispens, 460 E 164; Mar30'15 (R S $3). O C & 100

165TH st, 858 (1028) E (10:2690), ss, 103.3 e Prospect av, 18.3x91, 3-sty fr tnt; Lottie S Reynolds to Carrie B Ruhlender, 141 W 69; mtg $5,000; Mar27; Mar29'15. O C & 100

170TH st, 609 E, see Franklin av, 1401.

175TH st E, nwc Gleason av, see Gleason av, nwc 175.

177TH st E (*), ws, 281.8 n Eastern blvd, 50x185x50.6x189; Wm H Parkerton, Essex Co, NJ, to Roosevelt Realty Co, 800 Broad st, Newark, NJ; Mar29'15 (R S $1). nom

178TH st, 166 E (11:2808), ss, 120 w Morris av, 25x100, except pt for 178th, 2-sty fr dwg; Chas L Peacock, 166 E 178, to Julia A Virle, 166 E 178, Mar26'15. O C & 100

178TH st E (*), ns, 300 e Bronx Park av, 50x100; Ferdinand W Frankenberg to Louise, wife Ferdinand W Frankenberg, 1181 E 179; AL; Mar25; Mar29'15 (R S $0 cts). nom

179TH st E, nwc Bronx Park av, see Bronx Park av, 179.

182D st E, nes, abt 700 nw Orchard ter, see Crotona av, 2062.

183RD st, 441 E, see Park av, 4674.

187TH st, 470 E (11:3040-3041), ss, 101 w Wash av, 40x100, 5-sty bk tnt; Lawrence Davis, Newark, NJ, to Tilly Realty Co, 30 E 42; mtg $30,000; Mar15; Apr 1'15 (R S $6.50). O C & 100

188TH st W, nec Webb av, see Webb av, 2400.

195TH st, 360 E, see Decatur av, swc 195.

197TH st, 241 E (12:3301), ns, 76.2 w Briggs av, 20x90, 3-sty bk dwg; Fredericka C Majewski to Anna M Roux, 1694 3 av; B&S; mtg $6,500; Sept15'14; Mar27'15. O C & 100

197TH st, 241 E; Anna M Roux to Franz X Majewski, 241 E 197; B&S; mtg $6,500; Sept15'14; Mar27'15. O C & 100

205TH st E, swc Perry av, see Perry av, swc 205.

238TH st E, ns, 175 e Katonah av, see 242d E, ss, 160 e Katonah av.

242D st E, ss, 95 e Mt Vernon av, see 242d st E, ss, 160 e Katonah av.

242D st E (12:3390), ss, 160 e Katonah av, 175x100, vacant; also 242D ST E (12:3390), ns, 95 e Mt Vernon av, runs ne 242 to swS Duke pl xse220.6 to ns 242d xw242.6 to beg, vacant; also 238TH ST E (12:3387), ns, 175 e Katonah av, runs n100xe140xsw60xsw40xnw75xsw34 to st xw2.4 to beg, vacant; also LAND at Yonkers, NY; Galves Realty Corpn of Bklyn to Herman Heidelberg, 2 W 72; B&S; mtg $5,685; Mar25; Mar31'15. O C & 100

Alexander av, 293 (9:2314), ws, 50.3 s 140th, 16.7x70, 3-sty & b bk dwg; Abr Rosenstein to Decemia R Monk, 91 Ft Wash av; mtg $7,500; Mar30'15. nom

Arthur av, 2110-2 (11:3070), es, 94.3 n 180th, 50.1x92.6x50.2x93, 5-sty bk tnt; Bertha Haenssler & ano to Uwanta Constn Co, 540 Kelly; QC; Mar25; Mar30'15. nom

Bathgate av, 1789-91 (11:2916), ws, 103.4 s 175th, 54x114.5, 6-sty bk tnt & strs; Macy Constn Co to Morris Polsky, 860 E 161; mtg $51,000; Mar25; Mar26'15 (R S $14). nom

Bear Swamp rd (*), es, 25.2 n Van Nest av, 25.2x94.11x25x91.10; Van Nest Realty Co, Inc, to Frieda Cahn, 734 3 av; mtg $875; Mar31; Apr1'15. nom

Birchall av (*), ses, at ws White Plains rd, runs s along White Plains rd 51.3xw 32.5 to ses Birchall av x—51 to beg; Jno L Tobin, 308 W 21, to Blanche A Sweny, 87 Park av, Yonkers, NY; mtg $3,000; Mar. 21'15; Mar30'15. nom

Boston rd (*), nwc De Reimer av, 100x109.6x100x102.10, except pt for Boston rd; Oscar Lindquist, of Saugerties, NY, to Isaac Kaufman, 661 E 170; Jan27; Mar31'15 (R S $1). O C & 100

Bronx Park av (*), nwc 179th, 25x100; Herman Birnbaum to Anna, wife Herman Birnbaum, 630 Concord av; ¾ pt; Mar30; Mar31'15. O C & 100

Bronx River av (*), ws, 420.4 nw Lacombe av, runs nw265xne165 to es Harrod av xs 80 to nes Bronx River av xse278.2xsw100 to beg; land in bed of Bronx River av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Bruner av (*), ws, 350 n Noreid av, 100 x96.6; August Jahn to Jno Schultz, 1387 Gates av, Bklyn; mtg $1,800; Jan6; Mar 29'15 (R S 50 cts). O C & 100

Cambreling av (12:3273), nwc Fordham rd (Nos 667-9), runs n148.7xw100xs50xe60x s106.4 to rd xe40.9 to beg, 2-sty fr dwg & 1-sty fr stable & vacant; Bronx Borough Bank Trust Constn Co; QC & correction deed; Mar31'15. nom

Castle Hill av, swc Gleason av, see Gleason av, swc Castle Hill av.

Clason's Point (*), sws, at ws Bolton av, runs s682.7xe60.3 to es Bolton av xn 528.11xe10 to rd xnw— to beg, land in bed of Bolton av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Clason's Point rd (*), sws, at ns O'Brien av, runs w616 to es Leland av xs80 to ss O'Brien av xe638.1 to rd xnw— to beg, being land in bed of O'Brien av; deed of cession; Sound View Land & Impt Co to City N Y; July10'14; Apr1'15. nom

Clinton av, 2008 (11:3043), es, 91.8 n 179th, 16.8x100, 2-sty fr dwg; Mary E Champoli, 116 W 190, to Jacob Marx, 170 W 74; mtg $3,500; Mar9; Mar29'15. O C & 100

College av, 1273 (9:2439), ws, 340 s 169th, 20x85, 2-sty fr dwg; Mt Vernon Mtg Co, 19 E 35, to Mary Ann Wallace & Wallace Co, 2045 Ryer av; Feb19; Apr1'15. nom

Commonwealth av (*), sec Tacoma, 75x 100, except pt for Tremont & Commonwealth avs; Macy Constn Co to Desider Schoen, 853 Westchester av; mtg $6,200; Mar25; Mar26'15 (R S $1). nom

Courtlandt av, 524-38 (9:2327), sec 149th (Nos 356-60), 65x100, 3-sty fr tnts & strs, 2-sty fr tnt & str, 2-4-sty bk tnts & strs, 1-sty bk strs & 2-sty fr rear tnt; Saml E Jacobs et al to Peoples 149th St Market, Inc; B&S; Mar9; Mar30'15. nom

Courtlandt av, 526-30 (9:2327), es, 52.3 n 148th, 53.3x100, 3-sty fr tnt & strs, 4-sty bk tnt & strs & 3-sty fr rear tnt; Saml E Jacobs to Leon S Mendel; 1-6 pt; mtg $23,000; May7'06; Mar30'15. O C & 100

Courtlandt av, 532 (9:2327), es, 105.5 n 148th, 18.7x100, 2-sty fr tnt & strs; Saml E Jacobs to Leon S Mendel; 1-6 pt; B&S; mtg $2,500; Sept17'06; Mar30'15. O C & 100

Courtlandt av, 536-8 (9:2327), sec 149th (Nos 356-60), 65x100, 3-sty fr tnt & strs, 4-sty bk tnt & strs & 1-sty bk strs; Saml E Jacobs to Leon S Mendel; 1-6 pt; B&S; mtg $49,000; Sept25'06; Mar30'15. O C & 100

Courtlandt av, 939 (9:2409), ws, 300.7 n 162d, 25x90x28x95.5, 2-sty & b fr dwg; Geo N Reinhardt to Willy Ehrenhaus, 43 Bradhurst av; mtg $2,500; Mar26; Mar29 '15 (R S $4). O C & 100

Creston av, 2011 (11:2807-2808), ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Thos F Turley, ref, to Ernest Hall, 1087 Boston rd, EXR Eliz Giffoni; FORECLOS Mar29; Mar30; Mar31'15 (R S $6). **6,000**

Creston av (11:3172), swc Field pl, 100 x62.6, except pt for av, vacant, Edw Costello, 424 W 22, to 2333 Creston Av Co, 165 Bway; mtg $5,400; Mar27; Mar 29'15 (R S $4). O C & 100

Crotona av, 2062 (11:3095), nec Oakland pl (No 701), 16x100, 3-sty fr tnt & strs; also 182D ST E (11:3095), nes, abt 700 nw Orchard ter, 50x100; Kosmus Gumbinger, 2062 Crotona av, to Mary Gumbinger, 2062 Crotona av; Sept—'13; Mar30'15. nom

Daly av, 1894 (11:2992), es, 225.3 n 176th, 25.4x150.11, right of way of strips 5 ft wide on n & s s, 3-sty bk tnt; Jno F Dooley to Clara Kahn, 1892 Daly av; mtg $8,000; Apr1'15 (R S $1). O C & 100

Daly av, 2068 (11:3127), es, 77.9 n 179th, 37.10x91.9x34.8x88.7, 4-sty bk tnt; Eliz Inselmann to Nellie Sullivan, 291 E 135; mtg $20,150; Mar30'15 (R S $5). O C & 100

Decatur av (12:3282), swc 195th (No 360), 54.11x109.3x20.10x121.3, 5-sty bk tnt; Miltner Bros Inc to Siegfried Karlebach, 699 Prospect av; mtg $40,000; Apr1'15 (R S $20). O C & 100

De Reiner av, nwc Boston rd, see Boston rd, nwc De Reiner av.

Edison av (*), ws, 169.9 n Liberty, 50x100; Fred Schroeder to Bertha Schroeder, 869 Tremont av; Apr1'15 (R S $1.50). nom

Ellis av, swc Pugsley av, see Pugsley av, swc Ellis av.

Fordham rd, 667-9 E, see Cambreling av, nwc Fordham rd.

Forest av, 959 (10:2649), ws, 481.5 s 165th, 25x100, 3-sty fr tnt & str, 1-sty fr rear stable; Geo Maurer to Barbara Werle, 957 Forest av; mtg $3,750; Mar25; Mar26 '15 (R S $2). O C & 100

Franklin av, 1401 (11:2932), nwc 170th (No 609), 44x94.11, 5-sty bk tnt & strs; Karl Jorn to Morris Nagel, 640 Riverside dr; B&S; AL; Mar30; Mar31'15. nom

Gleason av (*), swc Castle Hill av, runs s103xw79.4xn103 to Gleason av xe— to beg, except pt for Gleason av; Louis M Ehrlich to Chas Kloeber, 1135 Castle Hill av; Mar27; Apr1'15 (R S $2). O C & 100

Gleason av (*), nwc 175th, 50x100; Violet J Graham, Norwood, Pa., to Henrietta M Bagg, 26 W 46; mtg $2,000; Mar25; Mar 26'15. nom

Grand blvd & concourse (11:3158), es, 147 n 182d, runs n100xe178.6 to ws Ryer av xs100xw98xn50xw95 to beg, vacant; Assets Liquidation Co, 1 E 161, to County Estates, Inc, 2045 Ryer av; B&S; Mar24; Mar 27'15 (R S $4). nom

Harrington av (*), ns, 150 e Maple av, 25x100; Margt L Hafer to Sybila Berchtold, 410 E 163; mtg $4,000; Mar31; Apr 1'15 (R S 50 cts). nom

Hoe av, 1500 (11:2988), es, 100 s 172d, 50x100, 5-sty bk tnt; Coryell Bldg Co to Anton Erdmann, 166 St Anns av; mtg $33,000; Mar30'15 (R S $6). O C & 100

Hoe av, 1543 (11:2982), ws, 225 n 172d, 20x100, 3-sty bk tnt; W M Wechsler to Lawrence Davis, 76 Greene st, Newark, NJ; B&SS; Mar31; Apr1'15 (R S $2). nom

Hunt pl, 2281-3 (11:3193), ws, 200 s 186th, 50x87.6, 4-sty bk tnt; Henry Bijur, ref, to Newman Grossman, 2750 3 av; mtg $23,500; FORECLOS Mar19; Mar31; Apr1 '15 (R S $3). **2,600**

Hull av, 3030, see Mosholu Pkway N, sec Hull av.

Jerome av, 2429 (11:3199), ws, 242.11 s Fordham rd, 19.5x100, 3-sty fr tnt & strs; Sarah E Tuthill to Mt Eden Realty Corpn, 165 Bway; Mar30; Mar31'15 (R S $3.50). nom

Lacombe av (*), nec Theriot av, runs n214.10xe10 to sws Clason's Point rd xnw 146.9 to ws Theriot av xs343.10 to Lacombe av xe60 to beg, land in bed of Theriot av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Lafayette av (*), nec Croes av, runs n 562.6xw61.9 to ws Croes av xs554.2 to Lafayette av xe60 to beg; land in bed of Croes av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Lafayette av (*), nec Fteley av, runs n616.1xw33.8xs617.9 to ns Lafayette av xe 47.7 to beg; land in bed of Fteley av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Lafayette av (*), ses Croes av, runs s 220.6xs475xs200 to ses Croes av xe98 to Lafayette av xe60 to beg; land in bed of Croes av; deed of cession; Sound View Land & Impt Co to City N Y; July10'14; Apr1'15. nom

Leland av (*), nwc O'Brien av, runs w 165 to mean high water mark Bronx River xse— to ss O'Brien av xe128 to Leland av xn80 to beg; land in bed of O'Brien av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Lind av (9:2529), es, lot 6(parcel 3, map Wm B Ogden; Ida Northrop, Cornwall, Conn, to Agnes M Scoville, 311 W 128; Aug26'13; Apr1'15. nom

Mapes av, 2076 (11:3108), es, 118.2 s 180th, 66.1x145.2, 2-sty fr dwg; Benj Polak to Wm J Diamond, 499 E 175; mtg $4,500; Mar23; Mar30'15 (R S $2). O C & 100

Marion av, ws, see 120th st, 25 W, Manhattan Cons.

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Metcalf av (*), sec Seward av, runs e 460 to ws Croes av xn50 to ns Seward av xw453.58x213.9 to ss Metcalf av x856.1 to beg, being land in bed of Seward av, deed of cession; Sound View Land & Impt Co to City N Y; July10'14; Apr1'15. nom

Mosholu Pkwy N (12:3332), sec Hull av (No 3030), 19.8x152.11x110x108.11, vacant; Lincoln Trust Co EXR Park F McGowan, to Hubbard Realty Co, 47 W 34; Mar31'15 (R S $4). **22,000**

Munroe av, es, 243.8 s Bronx & Pelham Pkway, see Neil av, nec Munroe av.

Munroe av, nec Neil av, see Neil av, nec Munroe av.

Neil av (*), nec Munroe av, 100x100, also WILLIAMSBRIDGE RD, nwc Neil av, 100x100; also MUNROE AV, es, 243.8 s Bronx & Pelham Pkway, 150x100; Jos F Ryan to Irving H Lambert, 572 W 141; mtg $20,666; Mar21; Mar29'15. nom

Neil av, nwc Williamsbridge rd, see Neil av, nec Munroe av.

Newbold av (*), ns, 105 w Zerega av, 100x108, Unionport, except pt for Newbold av; Minnie, wife Nathan Zimmerman, 720 Tinton av, to Mitchell-McDermott Realty Co, Inc, 1922 E 177; mtg $12,000; Mar20; Mar26'15 (R S $2). O C & 100

Newton av (13:3421), ws, 200 n 254th, 50 x100, vacant; Chas Ferschman, 971 Trinity av, to Louis Bry, 36 W 75; Mar26; Mar 29'15 (R S $1). O C & 100

Ogden av, 1129 (9:2526), ws, 325 s Union pl, 25x155, 2-sty fr dwg; Jno or Jno J McLaughlin, Bklyn, to Andw G MacLean, 992 Summit av; mtg $2,000; Mar26'15 (R S $3). O C & 100

Park av, 2578-8 (9:2340), es, 205 n 138th, 100x222 to Canal pl (Nos 11-5), 1-3 & 4-sty bk & fr factories; Wm H Toop, 438 1 av, Pelham, NY, to Toop Holding Corpn, 9-11 Canal pl; QC; Mar29; Mar30'15. nom

Park av, 4010-6, deed reads plot (11:-2906), begins 115 w Washington av & 100 s 174th, runs s100xw— to es Park av xn 100xe— to beg, 1 & 3-sty bk shop; B&S Realty Co to Brand & Silverstein Iron Works, a corpn, 4014 Park av; mtg $17,000; Jan15; Mar27'15 (R S 50 cts). nom

Park av (11:2903), es, 50 n 171st, 50x 100; vacant; Arthur Knox to Selene Realty Co, 198 Bway; Mar27; Apr1'15 (R S $7). O C & 100

Park av, 4398 (11:3037), es, 185.10 n 180th, 25x91, 2-sty fr dwg; Jennie O'Connell et al heirs Jos Spears to Cath C Spears, 4398 Park av, widow; Feb24; Mar 31'15. nom

Park av, 4674 (11:3041), nec 187th (No 441), 34x100, 2-sty bk tnt & strs; Christina Schuessler to Mary E Ellis, 540 E 3, Mt Vernon, NY; mtg $37,000; Mar27; Mar30'15 (R S $10.50). O C & 100

Patterson av (*), nwc Theriot av, runs n700 to ss Lacombe av xe60 to es Theriot av xs700xw60 to beg; land in bed of Theriot av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Patterson av (*), swc Theriot av, runs 638 to high water mark Bronx River xe 60 to es Theriot av xn668 to ss Patterson av xw60 to beg, being land in bed of Theriot av; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr1'15. nom

Patterson av (*), swc Underhill av, runs s 943 xe60.3 to es Underhill av xn936.6 to Patterson av xw60 to beg, land in bed of Underhill av; deed of cession; Sound View Land & Impt Co to City NY; July10 '14; Apr1'15. nom

Perry av (12:3341), swc 205th, runs s 292.3xw100xn150xe50xn110.7 to st xe59.2 to beg, vacant; Jno A Pleines to Geo N Reinhardt, 1341 Franklin av; mtg $10,000; Mar27; Mar29'15 (R S $6). O C & 100

Perry av (12:3341), nws, at line bet lands now or formerly Jno Claflin & Maria L Travers, strip run w0.4xsw 27.4xe0.4 to av xne27.4 to beg; Jno C Wood to Jno A Pleines, 888 9 av; Mar26; Mar29'15. nom

Prospect av, 597 (10:2674), ws, 21.6 n 150th, 20x100, 4-sty bk tnt; Florence Zimmermann to Frank L Rennert, Mt Pleasant, NY; mtg $8,750; Mar26; Mar27'15 (R S $3.50). O C & 100

Prospect av, 699 (10:2675), ws, 48 s 155th, 23x95x23x94.11, 3-sty fr tnt; Ida L Karlebach, 699 Prospect av, to Miltner Bros, Inc, 63 Henry st, Corona, LI; Apr1'15 (R S $14.50).

Pugsley av (*), swc Ellis av, 108x216, Unionport; Edgar Hirschberg, ref, to David L Gluck, 118 W 70; FORECLOS Feb 16; Feb26; Mar26'15 (R S $7). **7,000**

Quimby av (*), ns, 130 w Olmstead av, 25x100, Leo B Hayes, ref, to Benj Seh, 1987 Ams av; FORECLOS Mar2; Mar16; Mar29'15. **1,000**

Quimby av (*); same prop; Benj Seh to Sidney B Hickox, 2246 Gleason av; Mar16; Mar29'15 (R S 50 cts). O C & 100

Randall av (*), swc Fteley av, runs s 220 to Dairy Creek xne— to es Fteley av xn170 to Randall av xw60 to beg, land in bed of Fteley av; deed of cession; Sound View Land & Impt Co to City NY; July 10'14; Apr1'15. nom

Riverdale av (13:3423), es, 130.4 s 259th, 35.4x100, 3-sty fr dwg; Henry C Demorest, Greenwich, Conn, to Hermann Schlesinger, 19 W 14; Mar23; Mar26'15 (R S $2.50). O C & 100

Ryer av, ws, abt 240 s 183d, see Grand blvd & concourse, es, 147 n 182.

St Lawrence av (*), ws, 263.8 n Lacombe av, runs n19.11 xne67.8 to es St Lawrence av xs78.2xw67.8 to beg, land in bed of St Lawrence av; deed of cession; Sound View land & Impt Co to City NY; July10'14; Apr1'15. nom

Saxe av (*), ws, 230 s McGraw av, 50x 100; Selma Petersen Newhouse to Selma Klopfer, 156 E 27; AL; Mar29; Apr1'15 (R S 50 cts). O C & 100

Sherman av (9:2451), ws, 103.11 s 166th, 75x100, vacant; Wm H Smith, 969 Simpson, to Kath E Beissel, 969 Simpson; mtg $4,900; Mar31; Apr1'15 (R S $1). O C & 100

Spencer av (13:3423), ws, 210.6 s 261st, 45.10x90, vacant; Geo E Clinton, 35 State, Ossining, NY, to E Brunel, 285 W 261; CaG; mtg $900; Mar20; Mar26'15. O C & 100

Valentine av, 2180 (11:3144), es, 112.8 n 181st, 20x118.6x20x118.9, 3-sty bk dwg; Roosevelt Realty Co to Wm H Parkerton, 113 Park av, East Orange, NJ; mtg $7,000; Mar29; Mar30'15 (R S $1). nom

Verio av (12:3385), ws, 55 n 236th, 27.9 x86.1x25x98.4, vacant; Christina Palitsch, 19 W 100, to Arthur Simermeyer, 35 Alexander av; Mar24; Apr1'15. nom

Washington av, 980-2 (9:2368), sec 164th (No 480), 50x101, 5-sty bk tnt & strs; Annita Realty Co & ano to Corner Woman Corpn, 1 Prospect av; mtg $15,000; Mar27; Mar29'15. O C & 100

Webb av, 2400 (11:3219), nec 188th, 105x 33.4x99x33.10; 4-sty bk dwg; also WEBB AV, 2410-8 (11:3219), sec Devoe ter (Nos 2430-8), runs sl50xe120xne59.8xn81xsw 24.11xw119.1 to beg, 5-3-sty bk dwgs & 2-sty bk dwg; Lee Phillips, ref, to Comity Mtg Co, 40 Wall; mtg $75,000; FORECLOS & drawn Jan20; Mar26'15 (R S 50 cts). **500**

Webb av, 2410-8, see Webb av, 2400.

Westchester av, 853 (10:2690), nws, 182 n e Prospect av, 20x70.7x20.3x6, 3-sty fr tnt; Philip Rosenbluth to Desider Schoen, 853 Westchester av; QC; mtg $6,000; Mar24; Mar31'15 (R S $1.). nom

White Plains rd (*), es, 76.3 s Magenta, 25.3x82.1x25x85.6; Maurice S Cohen, ref, to Adelaide A Wabst, 3318 White Plains rd; FORECLOS Feb26; Mar29'15 (R S $2). **1,600**

White Plains rd, ws, at ses Burchall av, see Birchall av, ses, at ws White Plains rd.

Williamsbridge rd, nwc Neil av, see Neil av, nec Munroe av.

Willow Lane rd (*), ns, at sc land conveyed by Wm H Bowne to Saml Nelson, runs nw334x—54.6xse337.6 to la x—84.6 to beg; Fred Schroeder to Bertha Schroeder, 869 Tremont av; mtg $2,000; Mar17; Apr1'15 (R S $7). nom

1ST av (*), ws, 300 s 1st, runs w348 to Bronx River xs608.6 to ws 1 av xn318 to beg, except pt for Bronx blvd; J Marcus Woodworking Co of Williamsbridge to Wm K Fisher, 5 W 16; Mar17; Apr1'15 (R S 50 cts). nom

3D av, 3603-5 (11:2910), nws, abt 90 n 169th, 48.6x98.11x48x97.2, 2-3-sty fr tnts & strs; Mary A, wife of & Michl Nolan to Geo A Steinmuller, 1957 Grand blvd & concourse; mtg $12,000; Mar29; Mar30'15 (R S $2). O C & 100

Interior lot (10:2695), —, 100 wDrawson & 334 s Longwood av, being lot 5½, blk 2695, tax map; Wm H Mehlich to Adolph Bloch, 911 Park av, ⅝ pt, & Henry Bloch, 911 Park av, ⅛ pt; B&S; Mar29; Mar31'15 (R S 50 cts). nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Canal pl, 11-5, see Park av, 2572-8.

Dawson st (10:2697), swc 163d, 101.10x 53.8x100x72.1, 2-sty bk tnt & strs; re mtg; Geo F Johnson to Rogers Place Realty Corpn, 1029 E 163; Mar31; Apr1'15. 12,000

Fox st, 647 (10:2684); general release; Nathan Lesser to Andw T McKegney; Dec31'14; Mar29'15. nom

Herschel st (*), being land in bed of st in front of lots 9 & 10, map Cebrie Park; re mtg; Wm J Hyland to Fred M Weiss, 1358 Herschell; June29'14; Apr1'15. nom

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100, 6-sty bk tnt & strs; re judgmt; Geo Bancroft to Keilbert Constn Co, 535 E 166; Feb20; Mar30'15. nom

Kelly st, 1013; re judgmt; Peter Sinnott to same; Mar23; Mar30'15. nom

1720 st E (*), es, 400 n Gleason av, 25x 100; re mtg; North N Y Savgs & Loan Assn to City N Y; Mar16'14; Mar30'15. nom

187TH st E, swc Washington av, see Washington av, swc 187.

188TH st E, nwc Tiebout av, see Valentine av, ses, at nes 188.

188TH st E, nes, at ses Valentine av, see Valentine av, ses, at nes 188.

Bolton av (*); also O'BRIEN AV; also ST LAWRENCE AV; also LELAND AV; also UNDERHILL AV; land lying in bed of above avs; re mtg; Newburgh Savgs Bank to City NY; Aug31'14; Apr1'15. nom

Burke av, 713-9 (*), nwc Cruger av, 100x100; CONTRACT to purchase above for $20,900; Carrie E Sawyer (buyer) with Sol Rogers (seller); Dec30'14; Mar 29'15.

Burke av, 713-9 (*), nwc Cruger av, 100 x100; agmt as to sale of above premises for $20,900; Carrie E Sawyer (buyer) with Sol Rogers (seller), New Rochelle, NY; Dec30'14; Mar30'15. nom

Cruger av, nwc Burke av, see Burke av, 713-9.

Cruger av, nwc Burke av, see Burke av, 713-9.

Fteley av (*); also CROES AV; also SEWARD AV; also BRONX RIVER AV, being land in bed of above avs; re mtg; Dollar Savgs Bank to City NY; Aug18'14; Apr1'15. nom

Park av, 2572-8 (9:2340), es, 202.5 n 138th, 100x222 to Canal pl (Nos 11-5); assrents to secure loan of $8,500; Toop Holding Corpn, 9-11 Canal pl, to Gouverneur Mtg Corpn, 150 Bway; Mar29; Mar30'15. nom

Tiebout av, nwc 188th, see Valentine av, ses, at nes 188.

Union av, 547-29 (10:2582), ws, 142.10 n 147th, 157.1x100, 4-5-sty bk tnts; re mtg; Prospect Investing Co to Purchase Holding Corpn, Purchase, NY; Mar31; Apr1'15. nom

Valentine av (11:3148), ses, at nes 188th, 103x235 to Tiebout av, vacant; re mtg; Mutual Life Ins Co of N Y to Tieval Bldg Co, 1794 Prospect av; Mar25; Mar26'15. **9,000**

Washington av (11:3040-3041), swc 187th, 50x101; certf copy of release of mtg recorded Aug19'08 in N Y County; Thos T Reid, Montclair, NJ, to Jas Mulholland; Aug18'08; Mar29'15. 100

3D av, 2781 (9:2327), ns, 92.2 ne Cortland av, runs nw70.11 to Cortland av xn23.7xse 93.11 to 3 av xsw19 to beg; consent to 3d track; Fredk Dannhauser to Manhattan Railway Co; mtg $27,500; Oct7'14; Mar27 '15. 93.00

3D av, 2784; consent to 3d track; Louisa Wehrum to same; Oct15'14; Mar27'15. nom

3D av, 2783 (9:2327), ns, 111.2 ne Cortland av, runs nw93.11 to es Cortland av xn 9.1xe20.1xse82.11 to 3 av xsw18.8 to beg; consent to 3d track; Anna J Peacock to Manhattan Railway Co; mtg $27,500; Oct7 '14; Mar27'15. 93.25

3D av, 2783; consent to 3d track; Louisa Wehrum to same; Oct15'14; Mar27'15. nom

3D av, 3479 (9:2372), ws, 256.2 s 168th, 25x121x24.11x119; consent to 3d track; Max & Jacob Kleinman, 1225 Boston rd, to Manhattan Railway Co; mtg $11,500; Feb3; Mar29'15 (R S 50 cts). 125

3D av, 3479; consent to 3d track; Chas A Hammer, ETE Andw Blum, to same; Mar22; Mar29'15. nom

3D av, 3479; consent to 3d track; Jacob Marx to same; Nov14'14; Mar29'15. nom

3D av, 4070 (11:2930), es, 464.10 n 174th, 25x100; consent to 3d track; Max Cohen to Manhattan Railway Co; mtg $13,000; May9'14; Mar29'15 (R S 50 cts). 125.05

3D av, 4535-7 (11:3052), ws, 50 n 183d, 37.6x99.11; consent to 3d track; Geo J Shapiro, 811 Cauldwell av, to Manhattan Railway Co; mtg $16,000; Feb19; Mar29 '15 (R S 50 cts). 450

3D av 4535-7; consent to 3d track; Title Guar & Trust Co to same; Mar2; Mar29'15. nom

3D av, 4539-41 (11:3052), ws, 87.6 n 183d, runs w99.11xn12.5xw20xn25xe119.11 to ws 3 av xs37.6 to beg; consent to 3d track; Morris Ettinger et al to Manhattan Railway Co; mtg $20,000; Feb19; Mar 29'15 (R S 50 cts). 432.50

3D av, 4539-41; consent to 3d track; Max Schlivek to same; Mar1; Mar29'15. nom

3D av, 4539-41; consent to 3d track; Title Guar & Trust Co to same; Mar2; Mar29'15. nom

Parcel 35 (*) on damage map to open White Plains rd from West Farms rd to bulkhead line East River; re mtg; Wm R Butler to City N Y; Dec12'14; Mar26'15. nom

Parcel 39 (*) on damage map to open same; re mtg; Anna Pokorni to same; Jan 30; Mar26'15. nom

Parcel 39 (*) on damage map to open same; re mtg; Martha A Arnow to same; Feb16; Mar26'15. nom

Parcel 31N (*) on damage map to open Tibbett & Corlear avs; re mtg; Ellen T Coughlin, 1801 Anthony av, to Thos J Coffey, 3043 Corlear av; Mar1; Mar26'15. nom

Parcel 2N (*) on damage map to open Pugsley av from McGraw av to Clason Point rd; re mtg; N Y Catholic Protectory, 415 Broome, to Andw S Morrissey, 154 Garfield pl, Bklyn; Jan20; Mar26'15. nom

Parcel 31N (13:3406), on damage map to open Tibbett & Corlear avs; re mtg; Ellen T Coughlin et al to Thos J Coffey, 3043 Corlear av; Feb 1;Mar31'15 (re-recorded from Mar26'15). nom

Parcel 1D (*), on damage map to open St Lawrence av; re mtg; Frank Gass to City NY; Dec30'13; Mar31'15. nom

Power of atty (P A); Karl Jorn to Manfred E Bolte; Mar31'15.

LEASES.

Borough of Manhattan.

MAR. 26, 27, 29, 30, 31 & APR. 1.

Elizabeth st, 13 (1:201), all; Elias A Cohen to Louis Horowitz, 632 Willoughby av, Bklyn; 5yf May1; Mar30'15. 2,600 to 2,850

Greenwich st, 262 (1:131), str & rear b; Louis M Bailey to Wm D Snedaker, 315 W 97; 5 4-12yf Jan1; Apr1'15. 2,000

James st, 9 (1:117), all; Nicholas T Brown to Giuseppe Cerebone; 3yf May1'16; Mar 29'15. 3,420

Jay st, 28 (1:142), basement str in bldg No 332 Greenwich st; Jno H Hingslage & ano to Jos Ruggirello, 33 Oliver; 5yf June1'14; 5 yrs; Mar31'15. 360

Lafayette st, 150-6 (1:233), portion of 4th loft; Aberdeen Realty Co to Preefer & Rosenzweig Inc; 9 11-12yf June1'14; Mar 31'15. 1,600

Monroe st, 33 (1:276), str & b; asn Ls; Frank Pace, 718 71st, Bklyn, to Ignazio Milone, 33 Monroe; mtg $1,100; Mar29; Mar30'15. nom

New Bowery, 60, see Park row, 223.

Washington pl, 30-6 (2:546), sec Washington Sq E, 74.6x79.6, all; The Francis Asbury Palmer Fund, 5-7 Park pl, to The Celluloid Co, 30-6 Washington pl; 10yf Feb1'16; Apr1'15. 19,000

Washington Sq E, sec Washington pl, see Washington pl, 30-6.

Water st, 24 (1:7), all, with option to purchase for $15,000 before May1'15; Jas O'Donnell of Bklyn to The Coston Signal Inc, 24 Water; 5½yf Nov1'14; Mar31'15. 1,200

9TH st, 36 E, see 5 av, 349-53.

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9TH st, 62 W (2:572); asn Ls; Attilio Baroni to Saturnino Comollo, 20s Bleecker & Luigi Bonini, 62 W 9; Mar20; Mar 30'15. O C & 100

14TH st, 224 E (2:469), leasehold; re judgt; Eliz W Stevens & ano to Marlton Co, 140 Nassau; Mar4; Mar31'15. nom

18TH st, 237 W (3:768), all; Bessie C H Goodwin, 121 E 80, to Jacob Rutenberg, 1704 Mad av, & Morris Palin, 1697 Mad av; 3yf Mar1; Mar31'15. 2,448

28TH st W, swc 6 av, see 6 av, swc 28.

29TH st W, swc 10 av, see 10 av, swc 29.

33D st, 42 W (3:834), parlor fl; Philip W Walter, 42 W 33, to Philip Roth & Gussie Kleinrock, 42 W 33; 3yf Mar1; Mar29 '15. 1,200

33D st, 50 W (3:834), 2d or parlor fl; Mary J O'Dell to Paul Hanneman, 245 E 19; 5yf Feb1; Apr1'15. 1,200

34TH st E, sec 5 av, see 5 av, 349-53.

35TH st, 55 W (3:840), all; Isidore Jackson & Abr Stern, Nassau, to Julius Schwarzwald, 400 Manhattan av; 10 5-12yf May1; Mar30'15. 3,800 to 4,400

49TH st, 342 E (5:1341); sur Ls; Louis Grossman to Lena Kopp, 153 Av B; AT; Mar29; Mar30'15. nom

58TH st E, nec 5 av, see 5 av, nec 58.

78TH st E, swc 2 av, see 2 av, 1491.

80TH st W, nec Bway, see Bway, sec 86.

87TH st, 173-5 E (5:1516), 4th & 5th floors; Hy D & Sigmund D Greenwall, 24 E 93, to Wappler Electric Mfg Co Inc; 5 3-12yf Feb1; Mar31'15. 3,600

88TH st, 159 E (5:1517), ns; asn Ls; Matthew A Henkel TRSTE in bankruptcy of the Byrnes Lumber & Mfg Corpn to M Byrnes Building Co, 430 Westfield av, Elizabeth, NJ; AT; Feb8; Mar31'15. 20

88TH st, 159 E; asn Ls; Eveline Gaylord of Washington, DC, et al to same; AT; Jan18; Mar31'15. nom

88TH st, 159 E; asn Ls; M Byrnes Building Co of Elizabeth, NJ, to Wm R Stewart, 14 E 57th, et al; Mar17; Mar31'15. nom

88TH st, 159 E; asn Ls; Byrnes Lumber & Mfg Corpn, 159 E 88, to same; Mar17; Mar31'15. nom

104TH st, 105 W (7:1859), e parlor fl str; City Real Estate Impt Corpn, 910 Col av, to C F Spicer, 105 W 104; 3yf Oct15'14; Mar30'15. 960

104TH st, 105 W (7:1859); asn Ls; City Real Estate Impt Corpn to Jessica W Kenyon, 52 W 39; Feb1; Mar31'15. nom

105TH st E, nec 3 av, see 3 av, 1905.

113TH st, 158-60 E (6:1640), all; Annette Cowen to Saml Haiduck & ano; 3yf Apr1; Apr1'15. 4,376

116TH st E, nec 3 av, see 3 av, 2125.

135TH st, 4-10 E (6:1759), all, with machinery, ice plant, except parts of 8 & 10 E 135, used for storage of wagons, &c; Jas Everards Breweries, 12 E 133, to Jno Bothwell, 944 Jerome av, Bronx; 5yf Nov 1'14; 2y ren; Mar30'15. 6,500

141ST st, 117-35 W (7:2010); certf that all terms & conditions under Ls &c have been complied with; Montrose Realty Co, 135 Bway, to Remark Holding Corpn; Mar 3; Mar27'15. nom

141ST st, 117-35 W (7:2010), two bldgs; asn all RT&I to Ls dated May7'12; Abr L Kass to Montrose Realty Co, 135 Bway; June18'13; Mar27'15. nom

141ST st, 117-35 W; asn all RT&I to Ls dated May7'12; Kramer Contracting Co to same; July11'13; Mar27'15. nom

165TH st W, swc Edgecombe av, see Edgecombe av, swc 165.

190TH st, 601 W (8:2169), cor str & b; Henry Holding Co, 66 W 107, to Peter Boozeros, 226 E 83; 10yf July1; Apr1'15. 900 to 1,500

Av A, 179 (2:439), str, b & two rooms on 1st fl, rear; Danl J O'Conor, EXR, &c, Danl O'Conor, to Antoni Mollica, 417 E 9, & ano; 4 4-12yf Jan1; Mar31'15. 900

Bowery, 150-4 (2:478), nwc Broome, str & b, 18x—; Kenneth McN Wylie, 657 5 av, to Mayne-Aronowitz Co, Inc, 38 Park row; 10yf May1; Mar31'15. 2,200 to 3,000

Broadway, 3478 (7:2073), str fl & pt b; Nathan Federgreen, 135 Prospect Park W, Bklyn, to Chas Tarr, 619 W 143; 3½yf Apr 1; Mar30'15. 1,200

Broadway (4:1233), sec 86th, str & b; Anderson & Price Co to N Y Produce Exchange Bank, 10 Bway; 10yf Dec1'13; date 31'15; rerecorded fr'm Mar16'15. 7,200

Columbus av, 463 (4:1196), double str & b; Hannah Feigel to Jno Dunn, 73 W 83; 7 7-12yf Mar1; Mar30'15. 2,640

Edgecombe av (8:2111), swc 165th, main fl; Jno & Mary Hart, 528 W 182, to Simon Ronayne, 502 W 170; 2yf May1; 1y ren; Mar30'15. 1,400

Park Row, 192 (1:161), n ½ of str; Louis Silvertsone, 509 W 110, to Max Eskowitz, 103 Allen; 5yf Apr1; Mar31'15. 720

Park row, 223 (1:117), ss, 51.7 e James, 21.1x77.8 to nws New Bowery (No 60) x 39.8x102.4, all; Robt Kommel, 1270 Mad av, to Av A Amusement Co, 110 Av C; 10yf June15; 10y rent; Mar30'15. 3,900

2D av, 99 (2:461), all; Israel Rosenberg to Isaac Shechter, 619 W 143; 20yf Nov1 '13; Apr1'15.

taxes, &c, in excess of year 1913 & 2,600

2D av, 1491 (5:1432), swc 78th, cor str & b; also str adj on 78th; Louis Jacobs, 1842 7 av, to Jno Hannagan, 250 E 77; 10 yf May1; Apr1'15. 1,860

2D av, 1633 (5:1530), str & b; Rose Weil, ADMTRX Jacob Weil, to Jno Wildberger, 1570 Av A; 5yf May1; Mar26'15. 1,500 & 1,600

3D av, 975 (5:1332), str & b; 3d Av & 58th St Co to Harry Capelianes, 225 E 58; 5yf May1; 5y ren; Mar26'15. 1,500

3D av (5:1332), nec 58th, cor str & b & str & b adj on av; 3d av & 58th St Co, 31 Bway, to Patk & Jos M Hogan, 230 E 71; 10yf Feb1'18; 5y ren at $6,000; Mar29'15. 5,600

3D av, 1400 (5:1508), all; Geo H Gerken, indivíd & EXR Anna R Gerken, to Fredk Hepp, 1571 Av A; 5yf Apr1; Apr1'15. 2,000

3D av, 1905 (6:1655), nec 105th, str & b; Jno Hinners, 426 1st, Bklyn, to Tessie Herkomer, 3256 3 av; 5yf Apr1; Apr1'15. 1,200 & 1,500

3D av, 2125 (6:1666), nec 116th; all RT&I to Ls, sal chattels &c of the deft, Fred Oehl, under execution; Matthew F Mulvihill, as Marshall, to Marie Willer, 691 Bergen av, Bronx; Mar19; Mar26'15. 500

5TH av, 349-53 (3:863), sec 34th, 59.3x100; also 9TH ST, 36 E (2:560), ss, 202.4 e University pl, 25x93.11; asn two leases; Jacob Holzman et al TRSTEES under deed of trust by Jacob Korn et al to J K Estate Realty Corpn, 170 Bway; 2-7 pts; mtg $6,250 on 2d parcel & AL; Mar25; apr 1'15. 500

5TH av, 349-53; also 9TH ST, 36 E; asn two leases; Sarah Holzman et al to same; 5-7 pts; mtg $6,250 on 2d parcel & AL; Mar25; Apr1'15. 1,250

6TH av (3:803), swc 28th, all; Matilda Rich et al to Thos F Corcoran, 358 W 28; 8yf May1; Apr1'15. 8,000

6TH av, 949 (4:1006), str & b; Goodnue Livingston to Alfred H Boldtmann, 939 6 av; 2yf May1; Mar26'15. 1,200

7TH av, 2245 (7:1917), str fl & pt c; Henry Dietzel to Otto Klefer, 312 E 84; 10½yf Apr1; Mar31'15. 1,800

7TH av, 2245; asn Ls; Otto Klefer to Jas Everards Breweries, 12 E 133; Mar27; Mar31'15. nom

8TH av, 687 (4:1034), ws, 60 n 43d, 20.2 x100; asn Ls; Chelsea Exch Bank, 266 W 34, to David Fry, 27 Bayside dr, Rockaway Park, LI; Mar29; Mar30'15. O C & 100

10TH av, 327 (3:700), swc 29th, str & c; asn Ls; Owen McGivney to Lawrence McGivney, 32 10 av; Jan27; Mar31'15. nom

10TH av, 327; asn Ls; Lawrence McGivney to Jas Everards Breweries, 12 E 133; Mar29; Mar31'15. nom

10TH av (3:700), swc 29th, str & c; Bertha Nathan, EXTRX Edw Nathan Estate, 1111 Mad av, to Owen McGivney, 789 West End av; 10yf Mar1; Mar31'15. 600 to 1,020

10TH av, 505 (3:710), str & b; Louis W Weill & ano to Ascher Rosenbluth; 1½yf Nov1'13; 3½yren; Mar31'15. 1,080

LEASES.

Borough of the Bronx.

Home st, 959 (11:2979); asn Ls; Wm Stock to Marie Tiedemann, 1167 Hoe av; Mar19; Mar30'15. nom

Tiffany st, sec 167th, see 167th, 914 E.

143D st E, swc 3 av, see 3 av, 2687.

143D st E (9:2305), swc Willis av (No 377), all; Chas H Cordez to Hedley Graf, 234 E 123; 5 1-12y from Apr1; Apr1'15. 2,100

167TH st, 914 E (10:2717), sec Tiffany; asn Ls; Adolph Lintner to Philip Baust, 111 Lebanon; Mar26; Mar29'15. nom

Bathgate av, 1722 (11:2921), str fl; Mary B Polmdorf to David A Saltz, 500 E 174; 5yf May1'16; Mar31'15. 840 to 900

Bussing av, 601 (*), all; Louis Magotta to Jas Filmio, 801 Bussing av; 5yf Sept1 '14; Mar27'15. 240

Westchester av, 2385 (*), cancellation of Ls; Chas E Devermann to Louis F Edwards, 1101 Westchester av; Mar27; Mar 29'15. nom

Willis av, 377, see 143d E, swc Willis av.

3D av, 2687 (9:2323), swc 143d, all; Benj Norz, individ & as TRSTE Eliz Norz et al to Gustav W Tweer, 750 Melrose av; 10yf May1'15; Apr1'15. 3,400 to 4,600

3D av, 2807 (9:2327), str &c; Jno Bellingham to Jno Junemann, 1953 Ams av; 5yf Feb1; Mar26'15. 1,800

3D av, 4545 (11:3052), 4-sty bldg; Jacob Syruli, 52 Belmont av, Bklyn, to Tony Tedesco, 4545 3 av; 3yf Apr1; Mar31'15. 1,900

MORTGAGES.

Borough of Manhattan.

MAR. 26, 27, 29, 30, 31 & APR. 1.

Arden st (8:2175), sws, at nws Sherman av (No 10), 125x80; certf as to mtg $80,000; Mar25; Mar26'15; Gibraltar Realty Co to Edw A Ridley & County Holding Co.

Broome st, 569 (2:578), ss, 288.8 e Hudson, 22x68; also an ALLY, ns, 89 n of & parallel with Watts & opposite wl of 569 Broome, runs e along alley to extreme el of interior lot xn11xw—xs11 to beg; Apr 1'15; 3y5%; Bridget A Finn, of Bklyn, to Emigrant Indust Savgs Bank. 5,000

Canon st, 128 (2:330), es, 125 s Houston, 25x100; PM; Apr1'15; 10y or sooner, 5%; Maier Citron, of Bklyn, to Isabella Schwab, 14 E 60, & ano. 19,500

Cntharine st, 64 (1:278); ext of mtg for $13,000 to Mar29'16, 5%; Mar29; Mar30'15; Emigrant Indust Savgs Bank with Church of St Joachim, 23 51. nom

Cathedral Pkway, 100-10, see Col av, 1002-10.

Cathedral Pkway, 153, see 7 av, 1803.

Cherry st, 386-8 (1:261), nwc Scammel (No 50), 47.6x46.6; ½ pt; Mar24; Mar29'15; 3y6%; Jno J Russell & Nellie, his wife, of Bronx, to Irene T Russell, 2620 Creston av, Bronx. 1,000

Dominick st, 44 (2:578), ss, 130 e Hudson, 20x84; Mar29; Mar30'15; due Apr1'20 or sooner, 5%; Anna Schneider, 44 Dominick, to Jno Gerhardt, 412 E 84. 2,000

Elizabeth st, 251 (2:508); agmt as to assumption of mtg for $500 on Ls & chattels; Sept'14; Mar26'15; Giuseppa M Alfano, 251 Elizabeth, with Kips Bay Brewing & Malting Co, 650 1 av. nom

Fletcher st, 36-40 (1:72), ns, 75.5 w South, runs n29.8xw.08½xn32.5xw43xs31.4x w27.3xs31.8 to Fletcher xe69.2 to beg, all of above & all title to following: a PLOT at nwc of above lying w of 5th course & n of 6th course, 17.10 on n & s sides & abt 24.8 on e & w sides; also FRONT ST, 163 (1:72), es, 32.5 n Fletcher, runs n25.7 xe101.9xs24.6xw8.9xs.03½xw93 to beg, all of this, with all RT&I to any gores or strips adj; Mar29; Mar30'15; due & int as per bond; Waterman Building Co to Title Guar & Trust Co. 50,000

Fletcher st, 36-40; also FRONT ST, 163; certf as to mtg for $50,000; Mar24; Mar 30'15; same to same.

Forsyth st, 124 (2:419), es, 150.6 s Delancey, old line, 25x100; Apr1'15; 5y5%; Sam Etlinger, 1057 Eastern Pkway, Bklyn, & Jacob Etlinger, 306 E 19, to Mary E Hodgett, 5 E 62. 23,000

Forsyth st, 124; sobrn of mtg for $10,000 to mtg for $23,000; Mar29; Apr1'15; same, owners, & August Goetz, 1754 Topping av, mortgagee, with same. nom

Forsyth st, 169 (2:421), ws, 73 n Rivington, 27x50.2; ext of mtg for $15,000 to June23'18, 5½%; Mar25; Mar26'15; Louis Goldstein, 15 Strong pl, Bklyn, with Seig Goldstein, 600 West End av. nom

Franklin st, 178-80 (1:187); sobrn of mtg for $18,000 to mtg for $17,000; Feb 24; Mar26'15; Viola S Powers, 57 W 75, with Danl Rosenbaum, 360 Decatur, Bklyn. nom

Front st, 163, see Fletcher, 36-40.

Grove st, 55 (2:591); ext of mtg for $3,750 to Mar25'18, 5%; Mar26; Mar29'15; Title Guar & Trust Co with Seranna Sisti, 52 King. nom

Jane st, 85-7 (2:642); ext of mtg for $20,000 to July11'20, 4½%; Mar31'15; Eliz A Gardner, 9 St Luke's pl, with Danl Edgar, at Greenport, LI, & ano. nom

Jefferson st, 38, see Madison, 225.

Madison st, 225 (1:271), nwc Jefferson (No 38), 26.1x100.4; pr mtg $54,000; Mar 29'15; 5½%; Harris Shedlinsky, of Far Rockaway, B of Q, to Jacob Rosenberg, 1590 7 av. 7,000

Monroe st, 33 (1:276); sal Ls; pr mtg $1,100; Mar29; Mar30'15; demand, 6%; Ignatz Mincus, to Madison to Kips Bay Brewing & Malting Co. 900

Monroe st, 94 (1:255), ss, 36.2 w Pelham runs w16x84.3xe8xne22.6xn25 to beg; PM; pr mtg $ —; Oct9'14; Mar27'15, due Mar1'17, 6%; Nassau-Beekman Investing Co to Dora London, 101 Van Buren, Bklyn. 2,000

Mott st, 302-4 (2:521); ext of mtg for $60,000 to Oct23'17, 5½%; Mar25; Mar26 '15; Lawyers Title & Trust Co with S E S Realty Corpn, 74 Bway. nom

Orchard st, 173 (2:417), nwc Stanton (Nos 58-8); ext of mtg for $36,000 to Mar 30'18, 5%; Feb2; Mar26'15; Moses Goodman, 166 W 87, et al, exrs &c Sophie Green, decd, & ano, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

Rivington st, 22 (2:421); ext of mtg for $20,000 to Mar24'18, 5½%; Mar24; Mar29'15; Emigrant Indust Savgs Bank with Anton Faust, 429 5 av, Bklyn, by atty, Chas A Faust, 896 Greene av, Bklyn. nom

Rivington st, 150 (2:349), ns, 25 e Suffolk, 25x100; PM; pr mtg $30,000; Mar31; due Apr1'23, 6%; Max Green, 150 Rivington, to Isaac Bodenstein, 603 W 111. 16,750

Scammel st, 50, see Cherry, 386-8.

Stanton st, 86-8, see Orchard, 173.

Wendell st, 8 (2:8); ext of mtg for $25,000 to Mar4'18, 5%; Mar19; Mar26'15; Andw C Zabriskie, trste will Sarah J Zabriskie, with Mina Wilkening, 913 E 14, Bklyn. nom

2D st, 238 E (2:385), ns, abt 275 w Av C, 24.9x105.10; sobrn of mtg for $3,500 to mtg for $3,000; pr mtg $40,000; Mar17; Mar26'15; Hinde Scher, owner, & Ferdinand Funk, surviving partner of Funk Bros, 634 2d, Bklyn, mortgagee, with Celia Kauder, 122-8 Norfolk. nom

2D st, 238 E (2:385); ext of mtg for $30,000 to Feb17'20, 5½%; Mar17; Mar26 '15; Harry Hastorf, 247 W 131, with Hinde Scher, 420 E 6. nom

2D st, 238 E (2:385), ns, abt 275 w Av C, 24.9x105.10; Mar17; Mar26'15; due & int as per bond; Hinde Scher to Celia Kauder, 122-8 Norfolk. 3,000

4TH st, 317-9 E (2:374); ext of mtg for $46,000 to June22'19, 5%; Mar25; Mar31'15; N Y Protestant Episcopal Public School, 63 Wall, with Mayer & Lena Singer, 314 E 167. nom

5TH st, 320 E (2:446), ss, 300 e 2 av, 30 x96; Mar27; Mar30'15; 5y5%; Morris Benjamin to Emigrant Indust Savgs Bank. 30,000

12TH st, 111 E (2:558), ns, 325 w 3 av, 25x90.5; pr mtg $ —; Mar19; Apr1'15; due & int as per bond; Wm H Faloner, 701 Madison av, to Mutual Life Ins Co of NY. 5,000

13TH st, 509-11 E (2:407); agmt as to ownership of bond & mtg for $3,500; Mar 27; Mar31'15; Ciro Pecoraro, 10 St Marks pl, with Salvatore Ribaudo, 1167 2 av. nom

18TH st, 308 E (3:923), ss, 154.8 e 2 av, 20.8x78; Mar26'15; 5y5%; The Realty Circle, 189 Montague, Bklyn, to Emigrant Indust Savgs Bank. 10,000

19TH st, 25 W (3:821), ns, 395 w 5 av, 25x92; Mar27; Mar29'15; 3y5%; Edw Sachs to Pauline & Hattie Sachs, 60 E 80. 13,000

20TH st, 420 E (3:951); ext of mtg for $5,000 to Mar31'18, 5%; Mar29; Apr1'15; Emma Pretzfeld, 295 Ams av, with Wm Grieshammer, 59 Av C. nom

21ST st, 261-5 W (3:771), nec 8 av (Nos 216-22), 100x70; ext of mtg for $147,000 to Aug1'19, 5%; Aug3'14; Mar29'15; Julius Lichtenstein with The Womens Prison Assn & Home, et al. nom

24TH st W, sec 6 av, see 6 av, sec 24.

31ST st, 31-7 E (3:861), ns, 151.5 e Mad av, 85.8x98.9; modification & ext of mtg for $65,000 to Apr1'21, 6%; Mar19; Apr1 '15; Thos Williams, of Bannister la, Lawrence, LI, with 31 E 31st St Realty Co, 56 W 45. nom

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32D st, 9 E (3:862); ext of mtg for $20,000 to Apr'18, 4½%; Mar25; Apr'15; Albt W Scholle, 763 av, et al, trstes Jacob Scholle, with Albt Herter, 130 E 57. nom

32D st, 9 E; ext of mtg for $10,000 to Apr'18, 4½%; Mar25; Apr'15; same with same. nom

36TH st, 15-7 W (3:838), ns, 274 e 298 w 5 av, 2 lots, ea 24x98.9; two exts of mtg for $65,000 each to Apr'18, 4½% & 5%; Apr'15; Fredk A Clark, at Cooperstown, NY, with Jno I Downey, 43 E 57. nom

36TH st, 517 W (3:708); certf as to mtg for $7,000; Mar24; Mar26'15; Rosemary Realty Co to Title Guar & Trust Co. —

38TH st, 102-4 W (3:812), ss, 60 w 6 av, 40x98.3; ext of mtg for $155,000 to Apr1'18, Mar26; Mar30'15; Jos W Stern, 128 E 64, & Edw B Marks, 33 E 65, with Franklin Savgs Bank. nom

39TH st, 551-3 W (3:711), ns, 100 e 11 av, 50x98.9, PM; Mar27; Mar29'15; due Apr 1'18 or sooner, 5½%; Jno F Murray, 33 Clifton ter, Weehawken, NJ, to Everett L Kerns, 269 W 79. 13,000

40TH st, 215 W (4:1012), ns, 200 w 7 av, 25x98.9; Mar30'15; due as per bond, 5%; Eva S F Rosseau to Greenwich Savgs Bank, 246 6 av. 2,000

44TH st, 309-11 E (5:1337), ns, 143.4 e 2 av, 52.8x100.5; AT; Mar31; Apr1'15; due & int as per bond; Salvatore Di Caprio, 302 E 44, to Katharina Loehr, 234 E 151, Bronx. 2,000

45TH st, 17 E (5:1281), ns, 100 w Madison av, 20x100.5; supplemental to two mtgs for $400,000 & $50,000 covering Nos 11, 13 & 15 E 45; Mar25; Mar26'15; due & int as per bond; Home Club Co to Bank for Savgs, 280 4 av. nom

45TH st, 17 E; certf as to above supplemental mtg for $——; Mar25; Mar26 '15; same to same. —

47TH st, 48-50 W (5:1262), ss, 302 e 6 av, 45.4x100.5; Mar30; Mar31'15; due Apr 1'18 or sooner as per bond; Esthold Realty Co, Inc, to Farmers Loan & Trust Co, 22 William. 87,000

47TH st, 48-50 W; certf as to mtg for $87,000; Mar25; Mar31'15; same to same. —

47TH st, 73 W (5:1263), ns, 58 e 6 av, —x—; ext of mtg for $30,000 to Mar7'20, 4½%; Mar18; Mar27'15; Mae Nardi with Bowery Savgs Bank, 128 Bowery. nom

48TH st, 23 E (5:1321); ext of mtg for $8,000 to Jan1'20, 5%; Mar25; Mar31'15; Emigrant Indust Savgs Bank with Mosongahela & Adelaide De Beaujeu, 236 E 48. nom

49TH st, 342 E (5:1341), ss, 150 w 1 av, 25x100.5; PM; pr mtg $——; Mar29; Mar 30'15; due Apr1'17, 6%; J Harold Keatinge, 57 Madison, Bklyn, to Lena Kopp, 153 Av B. 1,200

54TH st, 451 W (4:1064), ns, 100 e 10 av, 24.6x100.5; Mar30'15; 2y5%; Jean K Allison to Jno A McCarthy, 243 W 70. 1,000

56TH st, 153 W (4:1009), ns, 200 e 7 av, 25x200.10 to ss 57th (No 150); Mar29; Mar 30'15; 3y5%; Arnold W Pupke, of N Y, & Emilie S & Helene C Pupke, both at Elmsford, NY, to N Y Title Ins Co. 65,000

57TH st, 150 W, see 56th, 153 W.

60TH st, 13 E (5:1375), ns, 228.6 e 5 av, 25x100.5; pr mtg $35,000; Mar25; Mar26 '15; due Sept21'16, 5%; Regina Sternback to Wm U Cromwell, 12 W 49. 10,000

61ST st, 113 E (5:1396); ext of mtg for $25,000 to Apr20'18, 5%; Mar25; Mar26'15; Sara Welt-Kakels with Linnaeus E La Fetra, 113 E 61. nom

62D st, 82 E (5:1376), ss, 229 e 5 av, 25x 100.5; PM; Mar29; Mar31'15; due & int as per bond; Chas L O'Shea, 124 N Elliott pl, Bklyn, to Hannah Wallach, 2 W 55. 50,000

62D st, 59-61 W, see Col av, 61-5.

70TH st, 340 W (4:1181), ss, 443.6 w West End av, 21x100.5; Mar29'15; due & int as per bond; Marmont Edson to Title Guar & Trust Co. 8,000

75TH st, 11 E (5:1389); ext of mtg for $35,000 to Feb1'20, 4½%; Mar10; Mar30'15; Edith E McCagg, of Newport, RI, with Annie F Leverich, widow, at Greene av & Morgan av, Throggs Neck, NY. nom

75TH st, 115-9 E (5:1410), ns, 85 w Lex av, 70x102.2; Mar31'15; 1y5%; Ellen Sullivan to Irving Savgs Instn, 115 Chambers. 4,000

75TH st, 211-3 W, see Bway, 2140-6.

76TH st, 431 E (5:1471), ns, 413 e 1 av, 25x102.2; pr mtg $9,000; Mar24; Mar30'15; due & int as per bond; Max Pollak, 505 E 76, to Dina Enoch, 1064 Franklin av, Bronx. 3,000

78TH st, 114 E (5:1412), ss, 170 e Park av, 18x102.2; PM; pr mtg $22,500; Mar23; Mar31'15; due Mar31'20 or sooner, 5%; Jabish Holmes to Robt B Roosevelt, 2009 Massachusetts av, Washington, DC. 7,500

79TH st, 22 E (5:1393), swc Madison av, 18x70.2; PM; Apr1'15; 3y or sooner, 5%; Edw H Raynolds to Lawyers Title & Trust Co. 25,000

79TH st, 402 E, see 1 av, 1512.

81ST st, 227 E (5:1527), ns, 305 e 3 av, 25.5x102.2; ext of mtg for $18,500 to Mar 26'18, 5%; Mar26; Mar29'15; Anna M Goebel, 120 E 95, with Bernard J Foss, 362 W 35, & ano. nom

81ST st, 227 E (5:1527), ns, 305 e 3 av, 25.5x102.2; pr mtg $18,500; Mar26; Mar27 '15; due & int as per bond; Bernard J Foss, 362 W 35, & Annie Binder, 227 E 81, to Marie Loos, at Ridgefield Park, NJ. 6,000

82D st, 533 E (5:1579), ns, 125.4 w Av B, 36x102.2; PM; Apr1'15; 5y5%; Eliz L Murray & Sadie M & Loretta M Loughran to Chas F Klippert, 331 E 87, & ano. 20,000

83D st, 45 E (5:1495); ext of mtg for $25,000 to Apr1'18, 5%; Apr1'15; Emigrant Indust Savgs Bank with Chas Murray, 71 E 96. nom

83D st, 101 W, see Columbus av, 482-8.

97TH st, 27 W (7:1833); ext of mtg for $23,000 to May1'18, 5%; Mar19; Mar30'15; Geo F Schwarz, at Brookline, Mass, with Jacob Newman, 36 W 87. nom

99TH st, 43 W (7:1835), ns, 300 e Columbus av, 75x100.11; pr mtg $10,000; Mar 24; Mar26'15; due & int as per bond; Giovanni Carrara & Virginia Dondero to Sophie Cammerino, 264a William. 4,000

101ST st, 69 W (7:1836), ns, 200 e Col av, 25x100.11; pr mtg $——; Mar17; Mar31'15; 2y5%; Emily Lucy, of Phila, Pa, to Frank J Bauer, 172 E 4th. 1,000

102D st, 201 E, see 3 av, 1845.

104TH st, 68 W (7:1845); assn Ls by way of mtg to secure chattel mtg &c; Mar20; Apr1'15; Ella L Pomeroy to Wm J Spielberger, 1 Wall. O C & 300

105TH st, 101-5 W, see Columbus av, 996-1000.

109TH st, 239 W (7:1881), ns, 275 e Bway, 50x100.10; ext of mtg for $40,000 to Oct 13'17, 5½%; Oct17'14; Mar29'15; Sophie Oppenheimer, 314 W 104, with Edna, wife of & Sidney Goldberg, 36 Clarenont av. nom

109TH st, 239 W; sobrn of mtg for $16,000 to ext of mtg for $50,000; Oct17'14; Mar29'15; Jennie Goldberg, 208 W 54, with Sophie Oppenheimer, 314 W 101. nom

109TH st, 239 W; sobrn of mtg for $16,000 to ext of mtg for $50,000; Oct1'14; Mar29'15; same & Ray Batt, in Hotel Marseilles, at Bway & 103d, with same. nom

110TH st, 232 E (6:1659), ss, 300 e 3 av, 25x110; ext of mtg for $10,000 to Jan1'20, 5½%; Feb2. Mar29'15; Kath Joos & Edw A Harmon with Frank Milek, 232 E 110. nom

111TH st, 86 E (6:1616), ss, 98 w Park av, 16x100.11; PM; pr mtg $3,000; Mar25; Mar26'15; installs, 6%; Meyer Davidoff, 10 E 110, to Hudson View Constn Co, 189 Bway. 1,500

112TH st W, swc St Nicholas av, see St Nicholas av, 17-25.

113TH st, 243-5 E (6:1663), ns, 100 w 2 av, 50x100.10; PM; pr mtg $44,000; Mar 31; Apr1'15; due & int as per bond; Fortune & Francesco Gallo to Mellwin Realty & Constn Co, 1680 Clay av. 3,000

113TH st, 611 W (7:1895), ns, 175 w Bway, 75x100.11; PM; pr mtg $115,000; Mar 25; Mar27'15; due Apr1'20, 6%; H S & S O Crystal, Inc, to Julius Tishman & Sons, Inc, 18 E 41. 20,000

114TH st W, see Riverside dr, see Riverside dr, 417.

116TH st, 420 E (6:1709), ss, 387.6 w Pleasant av, 18.7x100.11; pr mtg $6,500; Mar25; Mar26'15; demand, 5%; Prosper R Ferrari, B of R, to Luke H Cutter, 137 W 126. 1,300

116TH st, 420 E (6:1709); ext of mtg for $6,500 to Dec1'17, 5%; Mar25; Mar29 '15; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Prosper R Perrari, 174 Penn av, Rosebank, B of R. nom

122D st, 215 E (6:1787), ns, 180 e 3 av, 25x100.11; PM; pr mtg $——; Mar19; Mar 29'15; due Mar1'18, 6%; Bernhard Cashriel, 598 W 178, to Nathan Levy, 1030 E 12, Bklyn. 2,900

124TH st, 32 W, see Mt Morris Park W, 35-8.

125TH st, 551 W (7:1980), ns, 75 e Bway, 25x99.11; PM; Mar26; Mar27'15; due May1 '20, 5%; Oak Constn Co to Bway Savgs Instn, 5-7 Park pl. 25,000

131ST st, 57 E, see Park av, 1940-6.

131ST st, 158 W, see 7 av, 2211-5.

136TH st, 201 W, see 7 av, 2320.

138TH st, 109 W (7:2007), ns, 547 e 7 av, 26x99.11; Mar24; Mar29'15; due July1 20, 5%; Wm H Board to Mary H Weight, 37 W 95. 9,000

138TH st, 109 W; sobrn of mtg for $6,000 to mtg for $9,000; Mar23; Mar29'15; Frances M, wife of J Theron Reford, of Asbury Park, NJ, with same. nom

139TH st W, el 425 w Bway, see Riverside dr, sec 140.

140TH st, 217 W (7:2026), ns, 296 w 7 av, 28x99.11x28x93.11; PM; Nov2'14; Mar 29'15; 3y or sooner, 6%; Carl Schoeppy, of Saugerties, NY, to Lulu Carroll, 1098 Woodycrest av, now of Saugerties, NY. 1,500

140TH st W, see Riverside dr, see Riverside dr, sec 140.

145TH st, 312 W (7:2044), ss, 155.8 w 8 av, —x—; ext of mtg for $17,500 to Apr 1'18, 5%; Mar29; Apr1'15; Athens Realty Co with Lottie & Seymour Schlussel, 37 W 74, exrs will of Alex Schlussel. nom

146TH st, 602-4 W (7:2092), ss, 100 w Bway, 50x99.11; pr mtg $55,000; Mar30; Mar31'15; due & int as per bond; Chas D Ward, 702 St Nicholas av, to Albt Zimmerman, 365 5th, Bklyn. 2,000

152D st, 611 W (7:2099), ns, 150 w Bway, 50x99.11; ext of mtg for $43,000 to Mar1 '18, 5%; Mar20; Mar31'15; Anna E Donald, 6 E 92, with Patk F Dickinson, 587 Ams av. nom

170TH st, 509-11 W (8:2126), ss, 200 w Ams av, 50x95; ext of mtg for $35,000 to June1'18, 4½%; Mar30'15; Lena Bloch, 416 W 122, with Wm Elliott, 522 West End av, et al, exrs Geo L Elliott. nom

170TH st, 509-11 W (8:2126), ss, 200 w Ams av, 50x95; ext of mtg for $10,750 to Jan1'18 at 6%; pr mtg $35,000; Mar31; Apr1'15; Noah S Sheifer, 124 W 114, with Lena Bloch, 416 W 122. nom

170TH st, 513-5 W (8:2127), ns, 55 e Audubon av, 65x100; Mar26; Mar30'15; demand, 5%; P M & S Corpn, 117 W 119, to Brevoort Real Estate Co, 15 Wall. 60,000

170TH st, 513-5 W; certf as to mtg for $60,000; Mar26; Mar30'15; same to same. —

170TH st, 513-5 W; sobrn of mtg for $20,000 to mtg for $60,000, not exceeding $70,000 in all; Mar30'15; same, owner, & Henry Morgenthau Jr, 30 E 42, mortgagee, with same. nom

170TH st, 517 W, see Audubon av, 161-3.

171ST st W (8:2142), ns, 100 w Bway, 151x95; PM; Mar8; Mar26'15; due Mar 25'17, 5%; Dayton Building Co, 132 Nassau, to Jno Cabot Jr, at Weehawken, NJ. 42,500

171ST st W (8:2142), ns, 225.1 & 302.1 e Ft Washington av, 2 lots, ea 118x90; 2 bldg loan mtgs, ea $75,000, pr mtg covering both parcels $12,000; Mar25; Mar26'15; due Apr1'16, 6%; Dayton Building Co, 132 Nassau, to Same Roun, 1413 Prospect av, Bronx. 150,000

171ST st W (8:2142), same prop; certf as to 2 mtgs, each for $75,000; Mar25; Mar26 '15; same to same. —

171ST st W (8:2142), ns, 225.1 e Ft Washington av, 104x90, agmt as to security &c of 2 bldg loans for $75,000 each & on 2 bldg loans for $75,000 each; Mar25; Mar 26'15; same with same. nom

177TH st, 601-3 W, see St Nicholas av, 1411-9.

180TH st, 869 W (8:2177), ns, 100 w Northern av, 41x125, agmt that mtg for $45,000 recorded July6'14 was intended to cover above prop; Mar25; Mar26'15; Haven Constn Co, Inc, 149 Bway, with Chateau Housing Co, Inc, 149 Church. nom

180TH st, 869 W; ext of mtg for $45,000 to Mar25'20, 6%; Mar25; Mar26'15; Alb F Bagge, Ulte Cath A Heeges, 54 W 40, with Haven Constn Co, Inc, 149 Bway. nom

180TH st, 869 W; pr mtg $45,000; Mar26; Mar26'15, 5y6%; same to same. 3,700

185TH st, 623-5 W (8:2166), ns, 125 w St Nicholas av, 100x30x75x85.6, ext of mtg for $60,000 to Mar31'18, 5½%; Mar31; Apr1'15; Dry Dock Savgs Instn, 341 Bowery, with Saml E Lyons at White Plains, NY. nom

Av A, 179 (2:439); sal Ls; Mar26; Mar 31'15; demand, 6%; Antony Monica & Emanuele Lobianco to Kips Bay Brewing & Malting Co, 600 1 av. 600

Av A, 1483 (6:1473), ws, 194 s 79th, 20x 94; ext of mtg for $10,000 to Apr1'18, 5%; Mar24; Mar25'15; Nathan Bernstein et al, exrs &c Gustav Lasker, with Arthur L Cahn, 160 W 122. nom

Av B, 78-80 (2:401); receipt for $2,000 & certf that $7,250 still remains on mtg, Apr1'15; Saml Kadin, 1800 7 av, to David Greenberg, 226 W 113. —

Av C, 151 (2:385), assn Ls by way of mtg as collateral to secure an agmt; Mar 29'15; Morris & Rosie Eschwege to Corn Exchange Bank, 13 William. nom

Av C, 206 (2:382), es, 79 s 13th, 25x80.5, pr mtg $——, Mar3; Mar29'15; due & int as per bond; Fannie & Max Schaefert to Ray Batt, 2693 Bway. 500

Amsterdam av, 66 (4:1154), ws, 75.5 n 62d, 25x100; Mar31'15; 3y5%; Robt H Stewart to Emigrant Indust Savgs Bank. 16,000

Amsterdam av, 2143 (8:2111); ext of mtg for $39,000 to May1'18, 5%; Mar9; Apr1'15; Hy F Schwarz, at Greenwich, Conn, with Edw A Maass, 51 Brookside av, Ridgewood, NJ, & ano. nom

Audubon av, 101-3 (8:2127), nec 170th (No 511), 100x55; sobrn of mtg for $20,000 to mtg for $67,500; Mar29; Mar30'15; F M & S Corpn, 117 W 119, owner, & Henry Morgentnau Co, 30 E 42, mortgagee, with Lawyers Mtg Co. nom

Audubon av, 101-3 (8:2127), nec 170th (No 511), 100x55; ext of mtg for $67,500 to Mar29'20, 5½%; Mar26; Mar31'15; Lawyers Mtg Co with F M & S Corpn, 117 W 119. nom

Audubon av, 394 (8:2157), ws, 36 s 183d, 18x50; PM; Mar31'15; due Apr2'17 or sooner, 5½%; Dorothy Laverty, 406 E 153, to Emma L Thompson, 927 E 233. 3,000

Bradhurst av (7:2046), es, 119.9 s 153d, 39.11x100; PM; pr mtg $30,000; Apr1'15; 3y 6%; Ladislav Matusek, 1547 Vyse av, Bronx, & Adalbert Kotala, 235 E 67, to Steinmetz Constn Co, 1416 Glover st, Bronx. 10,000

Broadway, 2140-6 (4:1167), nec 75th (Nos 211-3), 83.2x100.11x80.7x80.4; agmt as to ownership of bond & mtg for $225,000, Mar25; Mar26'15; Albany Savgs Bank, 20 N Pearl, Albany, NY, with Theo W Myers, 20 New. 55,000

Columbus av, 61-5 (4:1115), nec 62d (Nos 59-61), 75x20; Mar31; Apr1'15; due Apr1'15, 6%; Wm Buchan, Jr, of Glen Ridge, NJ, to Wm L Levy, 46 W 76. 30,000

Columbus av, 482-8 (4:1214), nwc 83d (No 101), 102.2x100; pr mtg $202,500; Mar 1; Mar26'15; 1y or sooner, 6%; Jos P Kennelly, 101 W 83, to Lewis H Lapham, of Lyn Canaan, Conn, & ano, exrs Jno J Lapham. 20,000

Columbus av, 996-1000 (7:1864), nwc 109th (Nos 101-5), 71.10x150; ext of mtg for $153,000 to Mar23'18, 5½%; Mar23; Mar26'15; Lawyers Mtg Co with Cathedral Realty Co. nom

Columbus av, 996-1000, nwc 109th (Nos 101-5), agmt as to ownership of bond & mtg for $153,000; Mar23; Mar26'15; Lionel Sutro, 19 Cedar, with Lawyers Mtg Co. —

Columbus av, 1002-10 (7:1864), swc Cathedral Pkway (Nos 100-10), 100x150; ext of mtg for $233,000 to Mar23'18, 5½%; Mar23; Mar26'15; Lawyers Mtg Co with Cathedral Realty Co. nom

Columbus av, 1002-10, swc Cathedral Pkway (Nos 100-10); agmt as to ownership of bond & mtg for $233,000; Mar23, Mar26'15; Lionel Sutro, 19 Cedar, with Lawyers Mtg Co. nom

Haven av (8:2139), ws, 375 n from ss 170th produced, runs w103.3xn71.8xe9.11xne42.4, 13.10, 32.7 & 2.1 to av x86.8 to beg; pr mtg $55,000; Mar26'15; 1y or sooner, 6%; Filrose Constn Co to Chas M Rosenthal, 410 Riverside dr. 9,000

Haven av (8:2139), same prop; certf as to mtg $9,000; Mar26'15; same to same. —

Haven av (8:2139), ws, 375 n from ss 170th, runs w103.3xn71.9xne9.11, 42.4, 13.10, 32.7 & 2.1 to av xs86.8 to beg; ext of mtg for $75,000 to Mar1'20, 5½%; Mar12; Mar 27'15; Philip B La Roche, 704 Mad av, with Filrose Constn Co, 92 Haven av. nom

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Lexington av, 136 (3:884), ws, 33.1 s 29th, 16.3x81; Apr1'15; 3y5%; Wm Buchan Jr, of Glen Ridge, NJ, to Lawyers Title & Trust Co. 11,000

Lexington av, 1062 (5:1410), ws, 52 n 75th, 16.10x85x16.9x85; PM; Apr1'15; due & int as per bond; Max Eising to Hy G Merkel. 629 Park av, & ano, exrs &c Theo F Schumann. 11,000

Madison av, swc 79th, see 79th. 22 E.

Madison av, 2066 (6:1755), ws, 66.8 n 130th, 16.8x75; Mar18; Mar26'15; 3y5%; Eliz Galvin to Richd R Maslen, 2312 University av. 7,000

Mt Morris Park W, 35-8 (6:1721), swc 124th (No 52), 100.11x100; PM; Mar27; Mar 29'15; due as per bond, 5%; Bernard Ratkowsky to German Savgs Bank, 157 1 av. 135,000

Northern av, 68 (8:2177), ws, 75 n 180th, 50x100; Mar25; Mar26'15; due Nov1'20, 5%; Haven Constn Co Inc, 149 Bway, to National Academy of Design, 145 W 109. 40,000

Northern av, 68; certf as to mtg $40,000; Mar25; Mar26'15; same to same.

Northern av, 68; pr mtg $40,000; Mar 25; Mar26'15; 3y6%; same to Chateau Holding Co, 149 Church. 8,750

Northern av, 68; certf as to mtg $8,750; Mar25; Mar26'15; same to same.

Park av, 383-7 (5:1308); Mar24; Mar30 '15; C Augustus Meier, 15 Jersey st, Bloomfield, NJ; sobrn of mtg for $17,250 to an agmt dated Nov4'14 & consent to said agmt made bet Horatio Realty Co & Clarence Payne, of Menlo Park, Cal. nom

Park av, 1940-6 (6:1756); also 131ST ST (No 57); ext of mtg for $35,000 to Mayl '20, 4½%; Mar26; Mar30'15; Judith E McCagg, of Newport, RI, with Dimock & Fink Co, 220 E 125. nom

Riverside dr (8:2178), nws, 1,519.11 sw Dyckman, 567.3x— to Hudson River & —x109, except strip conveyed to Hudson River R R Co on Nov15'48; certf as to mtg for $3,000; Mar20; Mar31'15; Vermont Hygeia Ice Co to Lawrence O Binder.

Riverside dr, 417 (7:1895), sec 114th, 52x 124.8x50.11x135.6; pr mtg $370,000; Mar24; Mar31'15; due & int as per bond; Chas E Force Co, 17 Battery pl, to Saml G Gant, 471 Park av. 25,000

Riverside dr, 417; ext of mtg for $275,000 to Feb1'18, 5%; Mar20; Mar31'15; same with Germania Life Ins Co. nom

Riverside dr, nec 139th, see Riverside dr, sec 140.

Riverside dr (7:2087), sec 140th, 100x 105.6x99.11x100; also 139TH ST W, cl 425 w Bway, runs n129.11xw152.6 to es Riverside dr xse130.11 to cl 139th if extended xe136.3 to beg, except pts for 139th & Riverside dr; Apr1'15; 5y5%; St Regis House, a corpn, 628 W 140, to Emigrant Indust Savgs Bank. 180,000

St Nicholas av, 17-25 (7:1821), swc 112th, 118.8x109.11x100.11x48; ext of mtg for $140,000 to Mar2'20, 5½%; Mar11; Apr 1'15; N Y Life Ins Co with Jacob Moersfelder. nom

St Nicholas av, 348 (7:1954), es, 75.9 s 128th, 25.2x101.4x24.11x97.8; Mar12; Mar31 '15; 3y or sooner, 6%; Isidore Wengraf, 257 E 4, to Morris Cukor, 222 E 88. 1,250

St Nicholas av, 350 (7:1954), es, 50.8 s 128th, 25.3x97.8x25x93.11; Mar12; Mar31'15; 3y or sooner, 6%; Isidore Wengraf, 257 E 4, to Morris Cukor, 222 E 68. 1,250

St Nicholas av, 1341-9 (8:2144), nwc 177th (Nos 601-3), 94.11x100; PM; pr mtg $174,000; Mar26; Mar29'15; due Oct1'16, 6%; Jos P Cavan to Hattie Heidelberger, 645 West End av, et al, exrs &c Bertha Heidelberger. notes 3,000

Sherman av, 10, see Arden, sws, at nws Sherman av.

Sherman av (8:2174), es, 100 s Dyckman, 50x100; bldg loan; pr mtg $17,500; Mar25; Mar29'15; demand, 6%; Jas Livingston, 326 Audubon av, to St Clair Realty Co, 49 Wall. 28,000

1ST av, 1512 (5:1473), sec 79th (No 402); ext of mtg for $26,000 to Nov15'18, 5%; Mar19; Mar27'15; Leo & Abr Frank with Bank for Savgs, 280 4 av. nom

2D av, 586 (3:938); ext of mtg for $12,000 to Apr25'18, 4½%; Mar24; Mar27'15; Esther Rosenfield with Lawyers Title & Trust Co, trste will Abr Scholle. nom

2D av, 820 (5:1336); ext of mtg for $9,000 to Mar26'20, 5%; Mar26'15; Emigrant Indust Savings Bank with Jno M Luther, 1588 2 av. nom

3D av, 1845 (6:1652), nec 102d (No 201), 25.9x80; PM; Mar31; Apr1'15; due Apr1'20, int as per bond; Benj Sarason, of New Haven, Conn, to Farmers Loan & Trust Co, 22 William, trste Alma L Larner et al. 21,000

3D av, 1905 (6:1655); sal Ls; Mar26; Apr 1'15; demand, 6%; Tessie Herkomer to A Hunfel's Sons, 842 St Anns av. 6,570.13

3D av, 2330 (6:1861); ext of mtg for $14,000 to Mar29'18, 5½%; Mar29; Mar30 '15; Title Guar & Trust Co with Otto Maier, 104 W 86. nom

5TH av, 2016 (6:1729); ext of mtg for $14,250 to Mar11'18, 5½%; Mar13; Mar29 '15; Lawyers Mtg Co with Eliz M Cochrane. nom

6TH av (3:825), sec 24th, —x—; assn of all RT&I in real & personal estate of Andw Rust, decd; Mar25; Mar27'15; due Apr1'16, 6%; Jno A Rust to Albt Haase, 773 8 av. 2,000

7TH av, 823 (4:1006); sal Ls; Mar15; Mar 31'15; demand, 6%; Wm Rooney of Bronx, to Jacob Ruppert, a corpn, 1639 3 av. 3,408.78

7TH av, 1803 (7:1820), nec Cathedral Pkway (No 153), 70.11x100; Mar26; Mar27 '15; due Mar1'20, 5%; Olds Constn Co Inc 1801-5 7 av, to Bway Savgs Instn, 5 Park pl. 12,000

7TH av, 1803, nec Cathedral Pkway (No 153); consent & certf as to mtg for $12,000; Mar26; Mar27'15; same to same.

7TH av, 1803, nec Cathedral Pkway (No 153); pr mtg $155,000; Mar26; Mar27'15; due July26'15, 6%; same to Isaac Blumberg, 4602 14 av, Bklyn. 5,000

7TH av, 1803, nec Cathedral Pkway (No 153); certf as to mtg for $5,000; Mar26; Mar27'15; same to same.

7TH av, 1803, nec Cathedral Pkway (No 153); ext of mtgs for $143,000 to May1'20, 5%; Mar26; Mar27'15; Bway Savgs Instn, 5-7 Park pl, with Olds Constn Co, Inc, 1801 7 av. nom

7TH av, 2207-9 (7:1915), es, 45.11 s 131st, 54x100; ext of mtg for $59,000 to Mar19'20, 5%; Mar19; Mar30'15; Frederic Bierhoff, 10 W 61, with Franklin Savgs Bank. nom

7TH av, 2211-5 (7:1915), sec 131st (No 158), 45.11x100; Mar29; Mar30'15; 5y or sooner, 5%; Kelgov Realty Co, 441 Ams av, to East River Savgs Instn, 291 Bway. 50,000

7TH av, 2211-5, sec 131st (No 158); certf as to mtg for $50,000; Mar29; Mar 30'15; same to same.

7TH av, 2320 (7:1942), nwc 136th (No 201), 32.5x100; pr mtg $42,500; Mar27; Mar 29'15; due & int as per bond; Herman Michel, 201 W 136, to Chas B Ross, at Grantwood, NJ. 2,600

8TH av, 216-22, see 21st, 261-5 W.

8TH av, 604-6 (4:1014), es, 40.3 n 42d, runs e55.7 & 24.4 xn39.9xw80 to av xs39.8 to beg; pr mtg $40,000; Mar26'15; 3y5%; Richd S Treacy to Emigrant Indust Savgs Bank, 51 Chambers. 5,000

8TH av, 687 (4:1034), ws, 60 n 43d, 20.2 x100; PM; leasehold; Mar29; Mar30'15; due & int as per bond; David Fry, 27 Bayside dr, Rockaway Park, LI, to Chelsea Exchange Bank, 266 W 34. 14,000

8TH av, 2634 (7:2026), es, 50 n 140th, 25 x100; PM; Mar30; Mar31'15; due Sept30'15, 6%; Anna Holsten to Chas Plunkett, 2634 8 av. 3,500

8TH av, 2634; ext of mtg for $19,000 to Nov6'19, 5%; Nov16'14; Mar31'15; Frederica & Geo Schaefer, 814 West End av, with Chas Plunkett, 2634 8 av. nom

8TH av, 2642 (7:2026), es, 25 s 141st, 25 x100; pr mtg $——; Mar27; Mar30'15; 1y 6%; Louis Grunig Jr & Gertrude Grunig to Myron Straus, 149 Lenox av. 500

9TH av, 633 (4:1054), ws, 50.2 s 45th, 25x100; Mar18; Mar17; Apr1'15; due Apr1'19, 5%; Nathan Marks to Saml J Lemon, 520 W 140. gold 20,000

9TH av, 682 (4:1038); sal Ls; Feb17; Mar31'15; demand, 6%; Timothy Snee to Jacob Ruppert, a corpn, 1639 3 av. 6,500

9TH av, 811 (4:1063), ws, 50.2 s 54th, 25 x100; Mar31; Apr1'15; due & int as per bond; Hy R Paul, 348 Hawthorne av, Yonkers, NY, to Cath E Neher, 341 W 51, extrx Francis Neher. 15,000

10TH av, 271 (3:697), ws, 24.8 s 26th, 23.6x72; Apr1'15; 3y or sooner, 5%; Kath C Anderson to American Mtg Co. 8,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Mt Vernon, NY (miscl); certf as to mtg $1,800; Mar23; Mar26'15; Wheeler Corpn, 1123 Bway, to Mary E Cottrell, extrx, &c, Geo W Cottrell.

Deal, N J (miscl); certf as to mtg $16,000; Mar25; Mar26'15; Allesor Co Inc to Harry S Louchheim et al trstes estate of Jos Louchheim et al.

Florence pl (B of Q), ws, 100 n Arverne blvd, 1.000x100; certf as to mtg $4,000; Feb25; Mar26'15; South Jersey Land Co to Hy J Robinson.

MORTGAGES.

Borough of the Bronx.

Bartholdi st (*), ns, 75 e Pine av, 25x 100; Mar29; Mar30'15; due &c as per bond; Giovanna, wife Pasquale Sammartino, to Kate S Metzger, 462 3 av. 500

Bartholdi st (*) same prop; Mar29; Mar30'15; due &c as per bond; same to Sarah E J Squires, 260 W 76. nom

Bassford pl, nws, at nes Burnside av, see Burnside av, nes, at nws Bassford pl.

Canal pl, 11-5, see Park av, 2572-8.

Chisholm st (1:2970), ws, 165.3 s Freeman, 20x100; Mar26; Apr1'15; due Apr1'17.2xse91.11 to ws Stebbins av (No 1279) xn54.1 to Chisholm xn47.3 to beg; pr mtg $45,200; Mar27'15; 3y6%; Jos Sonsin Co, Inc, 1344 Bristow, to Siegfried Landau, 1575 3 av. 7,000

Chisholm st (11:2970); same prop; consent as to above mtg; Mar27; Mar29'15; same to same.

Coster st (10:2764-2769), es, 320 s Spofford av, 20x100; PM; Mar27; Mar30'15; 5y 5%; Nathan Kanoff, 53 E 103, to Gustave L Morgenthau, 155 W 77. 3,000

Dawson st (10:2697), swc 163d, 72.1x100 x53.8x101.10; sobrn & apportionment agmt; Mar30; Apr1'15; Citv Mtg Co & N Y Trust Co with Rogers Place Realty Corpn. nom

Dawson st (10:2697), swc 163d, 101.10x 53.8x100x72.1; pr mtg $62,000; Mar31; Apr 1'15; due &c as per bond; Rogers Place Realty Corpn to Sidney W Hughes, Greenwich, Conn. 6,000

Dawson st (10:2697); same prop; certf as to above mtg; Mar31; Apr1'15; same to same.

Fairmount pl, 796 (11:2954), ss, 197.9 w Marmion av, 25x77x25x78.9; Mar29'15; due &c as per bond; Anastasia Crane to Title Guar & Trust Co. 2,800

Featherbed la (11:2865), nec Macombs rd, —s—; being lot 142, blk 2865 tax map; Mar29'15; 5y5%; House of Calvary, a corpn, to Emigrant Indust Savgs Bank. 40,000

Fox st, 651-5 (10:2684); agmt that deposit of $1,316.34 as security for lease of above shall be a lien on said premises; Dec30'14; Mar29'15; Nathan Lessor with Andw T McKegney. nom

Fox st (10:2714 & 2712), ws, 78 n 163d, 47x 106.3x47x106.11; Mar31'15; due &c as per bond; Sagamore Holding Co, 98 Willow av, to Saml S Greenbaum, 19 Berkeley pl, Bklyn. 5,000

Fox st (10:2714&2712); same prop; certf as to above mtg; Mar31'15; same to same.

Freeman st, swc Hoe av, see Hoe av, s wc Freeman.

Glover st (*), es, 175 s Lyon av, 50x125; Mar15; Mar30'15; due July1'18, 5½%; Jas F Donnelly to Kathryn Donovan, 108 E 91. 5,000

Gray st (*), es, 150 n McGraw av, 25x 184.6x26x177; pr mtg $——; Mar26; Mar31 '15; 3y5½%; Emilie Ebeling to Cath F Brennan, 275 Winthrop, Bklyn. 3,000

Hewitt pl (10:2689), swc 161st, 126.3x 193.1x100x116; ext of $150,000 mtg to Apr 1'20 at 5½% until Apr1'15 & 5% thereafter; Mar26'15; Westchester-Hewitt Realty Co, 230 5 av, with Metropolitan Life Ins Co, 1 Madison av. nom

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100; sobrn of judgmt for $383.03 to bldg loan mtg for $19,000; Mar6; Mar 30'15; Jno Bell Co with Keilbert Constn Co & Jacob & Abr Mendelsohn. nom

Lorillard pl 2419 (11:3066); ext of $4,000 mtg to Mar25'18 at 5½%; Mar2; Mar 29'15; Title Guar & Trust Co with Francesco Forcino, 2419 Lorillard pl (R S 50 cts). nom

Prospect ter (*), ws, 38 n 228th, 19x80; pr mtg $4,000; Mar24; Mar26'15; due &c as per bond; Alex Thern to Anton Kubista, 217 204. 500

Simpson st, 995 (10:2724); agmt as to share ownership in mtg; Mar25; Mar26'15; Ritz Realty Corpn, 14 E 46, with Lawyers Title Ins & Trust Co. nom

Tacoma st, sec Commonwealth av, see Commonwealth av, sec Tacoma.

Waterloo pl (11:2958), es, 124 s 176th, 25x63; Mar26; Mar27'15; installs, 6%; Myles Sweeney or Myles Sweeney Jr, 1826 Waterloo pl, to Teachers Co-operative E & L Assn, 170 E 66. 800

134TH st E (9:2261), ss, 250 w St Anns av, 50x100; PM; pr mtg $——; Apr1'15; due June1'17, 6%; Jos Peyser to Berent C Gevan, 67 W 87. 9,000

138TH st, 510 E (9:2265); ext of $40,000 mtg to Jan1'17 at 5½%; Dec31'14; Mar30 '15; Equitable Life Assur Soc of The U S with Elkan Kahn, 1018 E 163. nom

142D st, 430 E (9:2286); ext of $3,000 mtg to Dec1'17 at 5½%; Sept30'14; Mar 30'15; Equitable Life Assur Soc of The U S with Mary Dalton, 430 E 142. nom

145TH st, 440-4 E (9:2289), ss, 389.8 e Willis av, 75x100; pr mtg $60,000; Mar26; Apr1'15; 3y6%; Emma Jacobs, 440 E 145, to Morris Peshkin, 960 Tinton av. 2,000

149TH st, 356-60 E, see Courtlandt av, 524-38.

149TH st E, nwc Melrose av, see Melrose av, nwc 149.

156TH st, 790 E (10:2665); ext of $3,250 mtg to Mar26'18 at 5½%; Mar26; Mar29 '15; Lawyers T & T Co with Jos F Henry, 792 E 156. nom

156TH st, 790-2 E (10:2665), ss, 96.11 e Tinton av, 37.6x96; Mar26; Mar29'15; 2y 5½%; Jos F Henry, 792 E 156, to Jennie E Kaup, 820 E 180. 3,500

156TH st, 792 E (10:2665); ext of $3,250 mtg to Mar26'18 at 5½%; Mar26; Mar29 '15; Lawyers T & T Co with Jos F Henry, 792 E 156. nom

161ST st E, swc Hewitt pl, see Hewitt pl, swc 161.

161ST st E, see Westchester av, see Westchester av, sec 161.

163D st E, swc Dawson, see Dawson, swc 163.

163D st E, see Stebbins av, see Stebbins av, sec 163.

165TH st, 258 E (9:2447), ss, 66.9 e Grant av, 36.9x80.3x36.9x80.6; PM; pr mtg $——; Mar25; Mar26'15; due Dec25'17, 6%; Minnie Zimmerman, 720 Tinton av, to Mitchell-McDermott Constn Co, 1922 E 177. 1,375

165TH st, 430 E (9:2386), ss, abt 280 e Brook av, 35x200, except pt for st; Mar30 '15; 5y5½%; Janet O Crispens to Emily Powell, Crestwood, NJ. 6,000

165TH st E (11:2715), ss, 93.5 nw Fox, runs sw67.2xs80xw20.11xn42.11xw 12.3x nw 41.5xne28.7xne61.4 to st xse60 to beg, except gore, begins at sec lot 11 adj lots 22 & 24, runs n30xs— to nwc lot 24xe20.11 to beg, being part lot 11, blk 471, map part Fox Estate; pr mtg $14,000; Mar26; Mar27'15; due July1'15, 6%; May Holding Co to Freehold Holding Co, 200 Bway. 1,000

169TH st E (10:2718), same prop; certf as to above mtg; Mar26; Mar27'15; same to same.

178TH st E (11:3093), ns, 100 w Prospect av, 72x95; Mar25; Mar26'15; due &c as per bond; Jacob Bloom Realty Corpn to 729 E 230 st Realty Co. 2,000

178TH st E (11:3093); same prop; certf as to above mtg; Mar11; Mar26'15; same to same.

181ST st E, see Boston rd.

182D st E, see Boston rd.

183D st, 763 E (11:3114), nec Prospect av, 50x100; certf as to mtg for $35,000; Mar29; Mar31'15; Flo Realty Corpn to M Saml Stern.

183D st E, nec Prospect av, see Prospect av, nec 183.

183D st E (11:3038), ns, 194.7 w Wash av, 25x100; Mar29'15; due &c as per bond; Creston Co to Fannie A Dodge, 721 E 219. 3,500

187TH st, 470 E (11:3040-3041), ss, 101 w Wash av, 50x100, PM; pr mtg $30,000, Mar15; Apr1'15; due Apr1'20, 6%; Utility Realty Co to Lawrence Davis, 76 Greene st, Newark, NJ. 3,500

204TH st E (12:3353), es, 120.9 n Webster av, 26.1x128.11x35x136.7; Mar30'15; due &c as per bond; Thos Basel to Jno Kiehl, Centre Moriches, LI. 5,500

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214TH st E (*), ss, 250 w Paulding av, 50x100; Mar26'15; 1y6%; Kath Meyn, 375 Fairfield av, Stamford, Conn, to Wm D Ward, Morris Plains, NJ. 500

215TH st E (*), ss, 375 e Bronxwood av, 25x100; Mar27; Ma 29'15; due May1'16, 6%; Michele Colonna to Royal Bronx Realty Co, Inc, 1126 Walker av. 300

221ST st E, nec White Plains rd, see 222d E, nwc Barnes av.

222D st E (*), nwc Barnes av, 100x114, except pt for 222d; also WHITE PLAINS RD (*), nec 221st, 114x60; bldg only; Mar 27; Mar29'15; installs, 6%; Herman F & Jno C Bolte, 665 E 225, to Claus H Hunck, Bronxville, NY. 1,750

Allerton av (*), nwc Olinville av, 122.11 to Barker av x299x138.1x282.11; Mar27; Mar30'15; 3y6%; Jas J, Mary C & Ellen M O'Meara, heirs Jas O'Meara, to Nora A Mulqueen, 888 Park av. 2,000

Arthur av, 2110-2 (11:3070), es, 94.3 n 180th, 50.1x92.6x50.2x93; Mar25; Mar30'15; 3y5¼%; Uwanta Constn Co to Ephraim Samuels, 245 N Fulton av, Mt Vernon, NY. 30,000

Arthur av, 2110-12; certf as to above mtg; Mar29; Mar30'15; same to same.

Arthur av, 2110-2; sobrn agmt; Mar24; Mar30'15; same & Peerless Holding Co, Inc, with same.

Arthur av, 2110-2; sobrn agmt; Mar25; Mar30'15; Morris Morgenstern with same. nom

Barker av, nec Olinville av, see Allerton av, nwc Olinville av.

Barnes av, nwc 222d, see 222d E, nwc Barnes av.

Bathgate av, 1789-91 (11:2916); ext of $14,000 mtg to Mar24'20 at 5½%; Mar24; Mar30'15; Macy Constn Co with American Savgs Bank, 115 W 42. nom

Bathgate av, 1789-91 (11:2916), ws, 103.4 s 175th, 54x114.5; PM; pr mtg $44,000; Mar 25; Mar26'15; 3y6%; Morris Polsky to Macy Constn Co, 872 Macy pl. 7,000

Belmont av (11:3051), es, 157.2 s Fordham rd, 37.6x100; Mar23; Apr1'15; 2y6%; Wm Gullery, to Alice Von Roeder, 309 E 57th. 5,000

Boston rd; also 181ST ST; also 182D ST, also 182D ST (11:3138); Bronx Park Casino; sal Ls; Mar26; Mar29'15; demand, 6%; Bronx Park Casino, a corpn, to Central Brewing Co of NY. nom

Boyd av, 4150 (9:2272), es, 300 n Jefferson, 25x100; ext of $2,700 mtg to Feb19'18 at 6%; Jan2; Mar30'15; Carlos S Cooke, exr Harriett E Cook, 2157 Clinton av, with Chas E Porteous, 739 E 227, & Wm Doods, Mt Vernon, NY. nom

Brook av, 454 (9:2272); ext of $14,000 mtg to Mar25'20 at 5½%; Mar17; Mar29'15; Lawyers Mtg Co with Henry Max, 101 N Tioga st, Ithaca, NY. nom

Bryant av (11:2995), ws, 120 s 172d, 20 x100; Mar27; Mar29'15; due Oct1'15, 6%; Maurice Stack, 1499 Bryant av, to Bernhard, Marcuse, 3125 Fontaine st, Phila, Pa. 625

Burnside av (11:3149), nes, at nws Bassford pl as on map Mt Pleasant, 31.10x106.3 x26x123.4, except pt for Ryer av; pr mtg $11,000; Mar25 Mar31'15; due &c as per bond; Julia V Schmitt, 2029 Ryer av, to Saml Kronsky, 711 Charles st, West Hoboken, NJ. 1,000

Burnside av (11:3149); same prop; sobrn agmt; Mar16; Mar31'15; Calvin Dean with same. nom

Burnside av (11:3149), nwc Ryer, 31.1x 106.3x26x123.4; ext of $11,000 mtg to Mar 25'18 at 5½%; Mar25; Apr1'15; Title Guar & Trust Co, 176 Bway, with Julia V Schmitt, 2029 Ryer av. nom

Castle Hill av, swc Gleason av, see Gleason av, swc Castle Hill av.

Castle Hill av, nec Haviland av, see Haviland av, nec Castle Hill av.

Commonwealth av (*), sec Tacoma, 75 x100, except pt for Tremont & Commonwealth avs; PM; Mar25; Mar26'15; 1y6%; Desider Schoen to Macy Constn Co, 872 Macy pl. 700

Courtlandt av, 524-38 (9:2327), sec 149th (Nos 356-60), 165.9x100; Mar29; Mar30'15; due &c as per bond; People's 149th St Market, Inc, to Adolph Lewisohn, 9 W 57. 175,000

Courtlandt av, 524-38; certf as to above mtg; Mar24; Mar30'15; same to same.

Courtlandt av, 939 (9:2409), ws, 300.7 n 162d, 25x90x28x95.5; Mar26; Mar29'15; due &c as per bond; Willy Ehrenhaus, 43 Bradhurst av, to Jno P Binzen, 2755 Bainbridge av. 2,500

Daly av (11:2992), es, 223.3 n 176th, 25.4 x150.11, with right of way over strips 5 ft wide on ss & ns; PM; pr mtg $6,500; Apr1'15; installs, 6%; Clara Kahn to Jno F Dooley, 286 11 av, Astoria, LI. 2,200

Eagle av, 579 (10:2616), ws, 427.2 s Westchester av, 25x120; Mar31'15; due &c as per bond; Wm B Kirchhof to Michl Eckes, 760 Jackson av. 4,500

Elliott av (*), es, 300 s Elizabeth, 125x 125; ext of $6,000 mtg to Apr1'21 at 5½%; Mar24; Mar26'15; Sophie L Marks, 555 W 147, with Mary Shannahan or Shannon, 719 Burke. nom

Ellis av, swc Pugsley av, see Pugsley av, swc Ellis av.

Forest av (10:2649), ws, 481.5 s 165th, 25x100; PM; Mar25; Mar26'15; due &c as per bond; Barbara Werle to Geo Maurer, 2408 Prospect av. 3,750

Forest av (10:2649); same prop; pr mtg $3,550; Mar25; Mar26'15; due &c as per bond; same to Michl Sammuller, 1067 Teller av. 1,250

Gleason av (*), swc Castle Hill av, 103x 79.4x103x79.2, except pt for Gleason av; PM; Mar27; Apr1'15; 3y5½%; Chas Klocher to Louis M Ebling, 285 Central Park W. 7,000

Grand blvd & concourse (11:2178), es, 147 n 182d, runs n100x175.6 to ws Bway av xs150xw48xs50xw97 to beg; PM; Mar 24; Mar27'15; due Apr1'17 5%; County Estates, Inc, 2045 Ryer av, to Assets Liquidation Co, 1 E 14. 21,000

Gun Hill rd, ss, see Mosholu Pkway, nes, 312.1 e Gun Hill rd.

Haviland av (*), sec Castle Hill av, 55.3 x23 Apr1'15; due Julv1'18, 5½%; Thos L Newman to Danl Schatz, 537 E 87. 6,500

Hoe av, 1218 (11:2986), es, 200 s Freeman, 25x100; Apr1'15; 3y5%; Henry Engel to Jno H Retz, 1342 Franklin av. 7,000

Hoe av, 1500 (11:2988), es, 100 s 172d, 50 x100; PM; pr mtg $33,000; Mar20; Mar30 '15; due Apr1'18, 6%; Anton Erdmann to Coryell Bldg Co, 1414 Vyse av. 6,000

Hoe av (11:2979), swc Freeman, runs w 100xs60.11xe36.1xn5.10xe63.9 to av xn50 to beg; ext of $64,000 mtg to June15'18 at 5½%; Mar17; Apr1'15; N Y Life Ins Co with Little Constn Co. nom

Hull av, 3030, see Mosholu Pkway N, sec Hull av.

Intervale av (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4; bldg loan; Mar26; Apr1'15; 1y6%; Bernard Constn Co to Rockland Realty Co, 509 Willis av. 40,000

Intervale av (10:2700), ws, 129.4 s 167th, runs w20.6xw30.4 to es Hall pl xs29.11xe 21.8xs0.5xe30xe48 to av xn25 to beg; pr mtg $8,500; Mar29; Mar30'15; due &c as per bond; Fredk S Lamb & Adolf Steiner to Jeanette Monheimer, 601 W 149. 6,000

Jerome av (11:3185), es, 25 n Burnside av, 50x100; Mar29; Mar30'15; due &c as per bond; Henry Meyer to Henry Kramer, at sec White Plains av & Pelham Pkway, admr Kath Kramer. 6,000

Jerome av, 2429 (11:3189), ws, 242.11 s Fordham rd, 19.5x100; PM; Mar30; Mar31 '15; due Jan1'18; M Fabian Realty Corpn to Sarah E Tuthill, 802 W 181. 9,000

Kingsbridge rd, nec 4 av, see 4 av, nec Kingsbridge rd.

Longfellow av, swc Randall av, see Randall av, swc Longfellow av.

Macomba rd, nec Featherbed la, see Featherbed la, nec Macombs rd.

Mapes av, 2076 (11:3108), es, 118.2 s 180th, 66.1x145.2; PM; pr mtg $4,500; Mar 23; Mar30'15; 1y6%; Wm J Diamond, 199 E 175, to Benj Polak, 1842 Harrison av. 2,700

Melrose av (9:2328), nwc 140th, 80x175; Mar25; Mar26'15; due Sept1'20, 5½%; American Real Estate Co to Metropolitan Life Ins Co, 1 Mad av. 400,000

Morris av, 942 (9:2423); ext of $5,000 mtg to Mar29'18 at 5½%; Mar29; Mar30'15; Title Guar & Trust Co with Mary Marx, 940 Morris av. nom

Morris Park av (*), ns, 20 w White Plains rd, 75x95; pr mtg $90,000; March; Apr1'15; 3y5½%; Anton Landgrebe to Philip K Dooling, 179 E 80. 3,000

Morris Park av (*), ss, 100 w Taylor, 25x100; Jan2; Mar29'15; due Jan1'18, 5½%; Duilia, wife Desiderio Trulzi to A Rezzano Constn Co, 1126 Walker av. 1,000

Mosholu Pkway (12:3324), nes, 312.1 e Gun Hill rd, runs nw239.1 to ss Gun Hill rd xs54.1xsw285.7 to Parkway xw36.5 to beg; also VIRGINIA AV (*), ws, 113.5 s Westchester av, 101x101.3; Mar30; Apr1'15; due Sept30'15, 6%; Jno C Fisher to Moreland Mtg Co, 165 Bway. 2,500

Mosholu Pkway N (12:3324), sec Hull av (No 3030), 119.8x152.11x110x105.11; PM; Mar31'15; 3y5½%; Highland Realty Co to Lincoln Trust Co, 204 5 av, exr Patk F McGowan. 16,000

Mott av (11:3128), es, 100 n 144th, 50x 129.7x19.11x127.4; mtg supplemental to mtg recorded Dec21'11 in liber 236, page 145, N Y County; Mar8; Mar31'15; due &c as per said mtg recorded Dec21'11; Arc Realty Co, 971 E 180, to Gottlob Brenzinger, 811 E 180.

Ogden av (9:2522), es, 50 s 170th, 50x 108.7x50x108.10; ext of $3,000 mtg to Mar 1'17 at 6%; Mar29'15; Lawyers W Gallagher, 951 Woodycrest av, with Phyfe Bldg Co, Inc, 970 Anderson av. nom

Ogden av, 1129 (9:2526), ws, 325 s Union pl, 25x155; PM; Mar26'15; due &c as per bond; Andw G MacLean to Lawyers Mtg Co, 59 Liberty. 3,500

Ogden av, 1129; pr mtg $3,500; Mar26'15; 1y6%; same to Louis Meckes, 950 Ogden av. 500

Olinville av (*), es, 350 n 1st, 50x100, except pt for av; Apr1'15; due &c as per bond; David H Lane, 3638 Olinville av, to Virginia Wood, 259 Lenox av. 2,200

Olinville av, nwc Allerton av, see Allerton av, nwc Olinville av.

Park av, 2572-8 (9:2340), es, 202.5 n 178th, 50x102 to Canal pl (Nos 11-5); pr mtg $30,000; Mar29; Mar30'15; 1y6%; Toon Holding Corpn, 9-11 Canal pl, to Conveyancer Mtg Corpn, 150 Bway. 8,500

Park av, 2572-8; certf as to above mtg; Mar29; Mar30'15; same to same.

Park av (9:2340), es, 202.5 n 178th, 100x irr to Mott Haven Canal; ext of $50,000 mtg to Mar21'18 at 5½%; Mar27; Mar30 '15; Jacob Wicks Jr with Wm H Toon & Wm H Toon Holding Corpn. nom

Park av (9:2340); same prop; ext of $15,000 mtg to Mar21'18 at 5½%; Mar27; Mar30'15; Jacob Wicks Jr with Wm H Toon & Wm H Toon Holding Corpn. nom

Prospect av, 892 (10:2600), es, 269.3 n Westchester av, 25x105x31.10x85.3, equal to mtg for $10,000 recorded Aug2 '10; Mar24; Apr1'15; due &c as per bond; Jennie F Berne, 1200 Franklin av, to Mary G Orr, 2791 Morris av. 3,000

Prospect av, 1324 (10:2604), es, 218.6 n Home, 27.6x100, pr mtg $27,000; Mar24; Mar26'15; 3y6%; Christina E Warren, 1324 Prospect av, to Frank A Haas, 342 E 93. 3,500

Prospect av, 1324; sobrn agmt; Mar24; Mar26'15; Anthony Bauer, individ & as admr Josephine Bauer & Christina E Warren, with same. nom

Prospect av (11:3114), nec 183d, 50x100; Mar30'15; due &c as per bond; Flo Realty Corpn to M Saml Stern, 2013 5 av. 35,000

Prospect av, nec 183d, see 183d, 763 E.

Pugsley av (*), swc Ellis av, 108x216, Unionport, except pt for Pugsley & Ellis avs; PM; Feb26; Mar26'15; due Mar1'20, 6%; David L Gluck to Marie A Levy, 216 W 94. 5,500

Quimby av (*), ns, 130 w Olmstead av, 25x108; Mar16; Mar29'15; 3y6%; Sidney B Hickox to Benj & Henrietta Seh, 1987 Ams av, joint tenants. 2,500

Railroad av (*), sec Union av, 100x25; Mar30; Apr1'15; 6 mos 5%; Jacob Sorin, 1826 Clinton av, to Adolf Franken, 317 W 99. note 500

Randall av (10:2769), swc Longfellow, 75x100; Mar27; Mar29'15, 6%; Jno G Borgstede, 810 Hunts Point av, to Adam Dorr, exr Mabel B Dorr, 220 Grant av, Bklyn. 3,000

Ryer av, ws, abt 240 s 183d, see Grand blvd & concourse, es, 147 n 182.

Ryer av, nwc Burnside av, see Burnside av, nwc Ryer av.

Southern blvd (11:2980), es, 25 s Jennings, 50x100; sobrn agmt; Mar25; Mar29 '15; Esther Reich with Title Guar & Trust Co, 176 Bway. nom

Southern blvd (11:2980), same prop; Mar23; Mar29'15; same with same. nom

Stebbins av, 916 (10:2696); sobrn agmt; Mar22; Mar30'15; Grossman Bros & Rosenbaum & Annie Hayes with City Mtg Co & N Y Trust Co. nom

Stebbins av, 1279, see Chisholm, ws, 165.3 s Freeman.

Stebbins av, 1279 (11:2970); certf as to mtg for $7,000; Mar27; Mar30'15; Jos Sonsin Co, Inc, to Siegfried Landau.

Stebbins av (10:2696), sec 163d, 80x76; ext of $64,000 mtg to Mar29'20 at 5½%; Mar29; Mar31'15; Lawyers Mort Co with Grossman Bros & Rosenbaum, a corpn. nom

Union av, 525-9 (10:2582), ws, 221.5 n 147th, two lots, each 39.3x100; two mtgs, each $20,000; Mar31; Apr1'15; due April '18, 5½%; Purchase Holding Corpn to Title Guar & Trust Co, 176 Bway. 40,000

Union av, 525-9; two certfs as to above mtgs; Mar31; Apr1'15; same to same.

Union av, 525-9; two sobrn agmts; Mar 27; Apr1'15; same & Prospect Investing Co with same. nom

Union av, 529 (10:2522), ws, 260.9 n 147th, 39.3x100; sobrn agmt; Mar27; Apr1 '15; Purchase Holding Corpn & Prospect Investing Co with Title Guar & Trust Co, 176 Bway. nom

Union av, see Railroad av, see Railroad av, sec Union av.

Valentine av, 2180 (11:3144); ext of $7,000 mtg to May15'18 at 5%; Mar22; Mar30 '15; Annie Kimberly with Wm H Parkerton, East Orange, NJ. nom

Valentine av, 2180 (11:3144), es, 112.8 n 181st, 20x118.6x20x118.9; pr mtg $7,000; Mar29'15; due &c as per bond; Wm H Parkerton, East Orange, NJ, to Roosevelt Realty Co, 800 Broad, Newark, NJ. 650

Van Nest av (*), ss, 26.7 e Adams, 79.9x 131.1x75x104, except part for Van Nest av; Mar24; Mar27'15; 5y5½%; Concetta Totero or Totoro, 906 Van Nest av, to Minnie Hummel, 3688 Bway. 2,000

Van Nest av (*), same prop; sobrn agmt; Mar20; Mar27'15; Westchester County Brewing Co with Minnie Hummel, 3688 Bway. nom

Van Nest av (*), same prop; sobrn agmt; Mar23; Mar27'15; Peter Otten with same. nom

Virginia av, ws, 113.5 s Westchester av, see Mosholu Pkway, nes, 312.1 e Gun Hill rd.

Washington av (9:2389), ws, 285.8 s 168th, 30x140.3x30x140.2; Mar19; Mar30'15; 3y5½%; Lawyers Site Purchasing Co to Geo F Shrady, 135 W 73, & ano. 7,500

Washington av (9:2389); same prop; certf as to above mtg; Mar19; Mar30'15; same to same.

Westchester av (10:2689), sec 161st, 35.5 x105.6x101.6x100; ext of $150,000 mtg to Apr1'20 at 5½% until Apr1'15 & 5% thereafter to Mar26'15; Westchester-Hewitt Realty Co, 230 5 av, with Metropolitan Life Ins Co, 1 Madison av. nom

Westchester av, 853 (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5; pr mtg $6,000; Mar30; Apr1'15; due Sept1'17, 6%; Desider Schoen to Louis Cosby, 850 E 161. 1,800

Westchester av (10:2751), nws, 70.4 w Bryant av, 50x100; ext of $8,000 mtg to Feb7'18 at 6%; Mar3; Mar29'15; Danl E Seybel et al exrs Cath Paris with American Real Estate Co, 527 5 av (R S $4). nom

Willis av, 377 (9:2305); sal Ls; Mar13; Apr1'15; demand, 6%; Henry Graf to Jacob Puppel, 1639 3 av. 5,000

White Plains rd, nec 221st, see 222d E, nwc Barnes av.

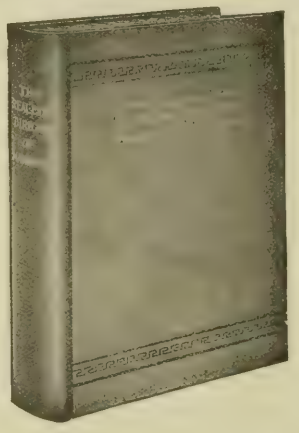
1ST av (*), es, 100 s 216th, 45x100; Mar 30; Mar31'15; due &c as per bond; Geo Bonavin, 727 E 217, to Frieda Hanson, 3219 Parkside pl. 2,500

3D av (9:2366), ws, 84.11 s 162d, 25.5x 100; pr mtg $15,000; Apr1'15; due July1 '20, 5%; Jas Rothschild to Matilda Mott, 510 E 162d, & ano. 5,000

4TH av (*), nec Kingsbridge rd, runs n 100.3xse82xs68.7 to rd xw71.10 to beg; Mar 31; Apr1'15; due Mar31'18, 6%; Rocco Dimichino, 1109 Intervale av, to Warren B Sammis, Huntington, NY. 1,000

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2456 New York, April 10, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st (nwc Post av, blk 2220-29.
Arden st, 15.
Broome st, 141.
Columbia st, 88.
Division st, 88.
*Eldridge st, 2-6 (or Division st, 88).
Grand st, 276.
Greene st, 80-2.
Houston st W, 185.
*Madison st, 197-9 (or Rutgers st, 34).
Mercer st, 237.
Morton st, 54.
Mott st, 76.
Park Row, 211-3.
Perry st, 127.
Rutgers st, 34.
St Nicholas pl, 52-4.
Suffolk st, 24.
Washington st, 812.
4th st, 95 E.
*5th st, 800-2 E (or Av D, 56).
6th st, 626-8 & 640-2 E.
7th st, 215-215½ E.
9th st, 642 E.
12th st, 435 E.
13th st, 519 E.
14th st, 310 E.
15th st, 158 W.
16th st, 645 E.
17th st, 202 & 409 E.
17th st, 408 W.
26th st, 436 W.
27th st, 116-20 E.
27th st, 219 & 434 W.
28th st, 229-39 W.
31st st, 155 W.
34th st, 431 W.
44th st, 522 W.
48th st, 323 E.
50th st, 315 E.
50th st, 554 W.
53d st, 141-3 & 417 W.
*54th st, 101-9 E (or Park av, 401-5).
58th st, 43-53 E.
59th st, 54 E.
60th st, 229-31 W.
76th st, 11 W.
*77th st, 446 E (or Av A, 1443).
79th st E, ns, blk 1576-14.
79th st, 229 E.
79th st, 216 W.
*89th st, 1 E or 5th av, 1080).
93d st, 10 E.
96th st, 15 W.
*99th st, 100 W (or Col av, 794).
101st st, 123 E.
102d st, 55 E.
105th st, 22-4 E.
105th st, 212 W.
*106th st, 160 W (or Ams av, 933-5).
109th st, 80, 169-71, 232 & 236 E.
109th st, 241 W.
114th st, 56 E.
115th st, 4 & 305 E.
117th st, 536 E.
118th st, 58 E.
119th st, 20 W.
120th st, 431 E.
121st st, 426-8 E.
121st st, 160 & 242 W.
122d st, 257 W.
124th st, 17 & 356 W.
126th st, 227 E.
*128th st, 145 E (or Lexington av, 2129-33).
128th st, 270 W.
129th st, 119-23 E.
131st st, 218 W.
*132d st, 83 W (or Lenox av, 444).
134th st, 516 W.
*142d st, 74 W (or Lenox av, 630).
143d st, 151-3 W.
*147th st, 164 W (or 7 av, 2537-9).
150th st W, ss, blk 2081-37-40.
154th st W, ns, blk 2068-51-52.
156th st, 625-7 W.
158th st, 504-12 W.
*166th st, 501 W (or Ams av, 2140).
*169th st, 701 W (or Ft Wash av), blk 2139-159.
179th st, 705 & 714 W.
209th st W, ss, blk 2205-14-15-16.
Av A, 1443.
Av C, 210.
Av D, 56 & 112-4.
Amsterdam av, 933-5, 1491 & 2140.
Broadway, ws, blk 2243-268.
Columbus av, 794.
Ft Wash av, ws, blk 2139-159.
Lenox av, 344-6, 437, 444 & 624-30.
Lexington av, 2129-33.
Madison av, 1772-4.
Park av, 401-5 & 480-2, 1608-12.
Riverside dr, 524.
St Nicholas av, 204 & 348-50.
West End av, 26, 569 & 785.
2d av, 156-60, 698, 789-91 & 2074.
3d av, 1534, 1701 & 2101.
5th av, 1080.
5th av (sec 99th st), blk 1604-68-72.
7th av, 2537-9.
9th av, 629 & 888.

WILLS.

71st st, 121 E.
115th st, 276-8 W.
125th st, 317 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 2, 3, 5, 6, 7 & 8.

Academy st (N:2226-29), nwc Post av, 100x100, vacant; Louis A Cuvillier, ref, to Wm H Rolston, 222 W 59, plff; FORECLOS Mar31, Apr6, Apr7'15; A$25,000-23,000 (R S $150). **19,000**

Arden st, 15 (N:2174-186), es, 134 n Nagle av, 27x119, irreg, bk tnt; Martin H Colford, of Plainfield, NJ, to Bloomberg Realty Co, 133 E 34; mtg $22,000; Apr2'15; A$4,000-25,000 (R S $11,500). O C & 100

Broome st, 141 (2:341-13), ss, 20 e Ridge, 20x60, 3-sty bk tnt & strs; Bond & Mtg Guarantee Co to Abr Katz, 131 Clinton; B&S & CaG; Apr1; Apr2'15; A$11,000-12,-500. O C & 100

Columbia st, 88 (2:334-46), es, 175 n Rivington, 25x120, 5-sty bk tnt & strs & 4-sty bk rear shop; Michl Josephsohn to Michl Josephsohn, a private banker, 105 Stanton; mtg $25,000 & AL; Apr3; Apr6'15; A$18,000-30,000 (R S $4). O C & 100

Division st, 88 (1:293-28), nec Eldridge (Nos 2-6), 24.7x75.4 to a 3 ft alley x21.10x 86.6, 6-sty bk tnt & strs; A$30,000-55,000, with all title to alley as follows: also ELDRIDGE ST (1:293), es, 86.6 n Division, 3x43.8; Marcus Chargin, 203 W 113, to Aborn Real Estate Co, 76 W 119; ½ pt; mtg $42,000; Apr2; Apr5'15 (R S 50 cts). O C & 100

Eldridge st, es, 86.6 n Division, see Division, 88.

Eldridge st, 2-6, see Division, 88.

Grand st, 276 (2:418-56), ns, 50 e Forsyth, 25x87.6, 5-sty bk tnt & strs; Edw J Sparenberg to Edw J Sparenberg, Inc, both at 301 W 108; mtg $12,000; Apr7; Apr8'15; A$30,000-42,000 (R S $7.50). nom

Greene st, 80-2 (2:485-12), es, 51 s Spring, 50x100, 5-sty bk str; Francis W Pollock, ref, to Bank for Savgs, 280 4 av; FORECLOS Mar31; Apr1; Apr2'15; A$44,-000-70,000 (R S $40). **40,000**

Houston st, 185 W (2:520-32), ss, 63 w Congress, 21x75, 3-sty bk tnt & str; Frank Strothmeier, 408 Gregory av, Weehawken, NJ, to Nathan Weiss, 568 12th, West New York, NJ, & Giovanni Vitale, 439 12th, West New York, NJ; AL; Apr1; Apr2'15; A $10,000-13,500 (R S $14). nom

Madison st, 197-9, see Rutgers, 34.

Mercer st, 237 (211) (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; 190th St Holding Co to Caroline Woodward, 473 W 158; mtg $28,000; Mar12; Apr 7'15; A$23,000-39,000 (R S $5). O C & 100

Morton st, 54 (2:583-17), ss, 230 e Hudson, 25x100, 3-sty & b bk dwg; Theresa Heim to Alex B Halliday, 316 Palisade av, Yonkers, NY; mtg $12,000 & AL; Apr 27'08; Apr8'15; A$14,000-16,500. O C & 100

Mott st, 76 (1:201-11), es, 75 s Canal, 25 x47.3, 3-sty bk tnt & strs; Ida Levinson of Bklyn to Rose Levinson, 166 Pennsylvania av, Bklyn; mtg $10,750; Apr5; Apr 7'15; A$12,000-16,000. nom

Perry st, 127 (2:633-26), ns, abt 70 w Greenwich, 25x95, 3-sty bk tnt & 3-sty bk rear tnt; Louis Heim & Theresa, his wife, to Alex B Halliday, 316 Palisade av, Yonkers, NY; mtg $10,000; Mar16'07; Apr8'15; A$11,000-13,500. O C & 100

Rutgers st, 34 (1:273-20), nwc Madison (Nos 197-9), 25x84.7, 6-sty bk tnt & strs; Aborn Real Estate Co, Inc, to Marcus Chargin, 203 W 113; ½ pt; mtg $42,000; Apr2; Apr3'15; A$28,000-47,000. O C & 100

St Nicholas pl, 52-4 (7:2054-89), es, at cl 153d if extended, runs s75xe100xn75xw 100 to beg, 5-sty bk tnt; Dayton Building Co to Kate M Sperry, 217 Prospect st, Cranford, NJ, & Thos S Major, 524 Riverside dr; mtg $79,500 & AL; Apr1; Apr2'13; A$39,000-$—— (R S $25). O C & 100

Suffolk st, 24 (1:313-8), es, 140.8 s Grand, 25.4x100, 6-sty bk tnt & strs; Albt B Unger to The Public Bank of N Y, 89 Delancey, plff; mtg $28,000 & AL; FORECLOS Mar2; Mar30; Apr2'15; A$22,000-38,-000 (R S $50). **1,000 over & above mtg**

Washington st, 812 (2:643-21), ws, 48.2 s Gansevoort, runs w77.3xs20.9xw0.4xs2.10xe 75.9 to st xn24.3 to beg, except strip on s0.3x— to which AT is conveyed, 3-sty bk tnt & strs; Danl Schade, of Bklyn, to Aug G Schade, 812 Washington; mtg $5,-700 & AL; Apr2; Apr6'15; A$10,000-12,500 (R S $6). O C & 100

47th st, 95 E (2:1316-53), ns, 125 e 2 av, 25x96.2, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Chargin, 133 W 11, plff; mtg $10,000; PARTITION Mar3; Apr6; Apr7'15; A$18,500-27,000 (R S $10.50). **20,100**

5TH st, 800-2 E, see Av D, 56.

6TH st, 626-8 E (2:388-22), ss, 320 w Av C 12x87, 6-sty bk tnt & strs; A$30,000-62,000; also 6TH ST, 640-2 E (2:388-29), ss, 174 w Av C, 41.11x97, 6-sty bk tnt & strs; A$30,000-62,000; Mary Weinstein to 225 West 69th Co, at 225 W 69; B&S & CaG; AL; Apr1; Apr2'15 (R S $1). O C & 1,000

6TH st, 640-2 E, see 6th, 626-8 E.

7TH st, 215-215½ E (2:390-16-17), ns, 216.4 w Av C, 33.4x87.6, 2-5-sty bk tnts & strs; Aug Ruff to Jno W Miller, 22 Sumner av, Bklyn; mtg $24,000; Apr5; Apr6 '15; A$20,000-30,000 (R S $1). nom

8TH st, 405 E, see Av D, 112-4.

9TH st, 642 E (2:391-27), ss, 133 w Av C, 25x93.11, 5-sty bk tnt & strs; Edw Greenebaum, 301 W 109, to Lillie Keller, 321 W 92; B&S; AL; Jan20; Apr8'15; A $48,000-22,000 (R S $1). O C & 100

10TH st, 198-204 E, see 2 av, 156-60.

12TH st, 435 E (2:440-12), ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, plff; mtg $15,000; PARTITION Mar3; Apr 6; Apr7'15; A$14,000-30,000 (R S $8.50). **23,250**

13TH st, 549 E (2:407-51), ns, 246.8 w Av A, runs n103.3xe25xs68.11xe0.2½xs68.11 to st xw25 to beg, with AT to strip bet 519-21 E 13, 6-sty bk tnt & strs; Michl Josephsohn to Michl Josephsohn, a private banker, 105 Stanton; mtg $28,500; Apr3; Apr6 '15; A$13,000-29,000 (R S $4). O C & 100

14TH st, 310 E (2:455-12), ss, 111 e 2 av, 19.6x103.3, 4-sty stn tnt; Annie L Kirk & ano, EXRS Wm P Kirk, to N Y Eye & Ear Infirmary, 303 2 av; AL; Apr5; Apr8 '15; A$15,000-21,000 (R S $28). **28,000**

15TH st, 158 W (3:790-68), ss, 100 e 7 av, 25x103.3, 5-sty stn tnt; Marcus Realty Co, 431 W 34, to Lena Marcus, 158 W 15; AL; Mar31; Apr6'15; A$18,000-34,000. nom

16TH st, 645 E (3:984-22), ns, 488 e Av B, 25x92, 5-sty bk tnt & strs; Edw Greenebaum, 301 W 109, to Lillie Keller, 321 W 92; B&s; AL; Jan20; Apr8'15; A $7,000-13,000 (R S $1). O C & 100

17TH st, 203 E (3:898-6), ns, 80.5 e 3 av, runs n26xw.05xn66xe25xs92 to st xw 24.7 to beg, 5-sty stn tnt; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, plff; mtg $10,000; PARTITION Mar3; Apr6; Apr 7'15; A$17,500-24,000 (R S $8). **24,200**

17TH st, 409 E (3:949-7), ns, 144 e 1 av, 25x92, 5-sty bk tnt & strs; Ignatz Weissberger, 59 Catharine, to I W Realty Co, 48 Catharine; mtg $16,500 & AL; Mar31; Apr7'15; A$11,500-15,500. nom

17TH st, 408 W (3:714-39), ss, 100 w 9 av, 24.9x92, 5-sty stn tnt; Louisa Frank, 2315 E 13, Bklyn, to Christina Haffner, 5 W 101; mtg $20,000 & AL; Mar27; Apr3'15; A$9,500-24,000 (R S $3). nom

26TH st, 436 W (3:723-57), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Robt M Miller, ref, to Robt E Forbes, 120 E 31; FORECLOS Feb25; Apr1; Apr2'15; A$10,-000-23,000 (R S $1.50). **21,250**

27TH st, 116-20 W (3:882-76-78), ss, 183.4 e 4 av, 66.8x98.9, 3-3-sty & b stn dwgs; Benmore Realty Co, 30 E 42, to D & M Co, 30 E 42; mtg $110,000; Feb2; Apr3'15; A$106,600-113,000. O C & 100

27TH st, 219 W (3:777-30), ns, 202.2 w 7 av, 19.6x98.9, 4-sty bk tnt & strs; Wm Goldstone to Alrose Realty Co, 103 Park Row; mtg $18,000; Apr1; Apr7'15; A$11,-500-13,000 (R S $50). O C & 100

27TH st, 434 W (3:724-55), ss, 325 e 10 av, 25x98.9, 5-sty stn tnt; Marcus Realty Co, 431 W 34, to Lena Marcus, 158 W 15; AL; Mar31; Apr6'15; A$10,000-10,500. nom

28TH st, 229-39 W (3:778-20), ns, 304.1 e 8 av, runs n83.9xe74.7xn10xe49.9xs19.9 & 79 to st xw124.2 to beg, 5-sty bk warehouse; Jno J Radley, 301 W 106; mtg $84,000 & AL; Mar29; Apr2'15; A$80,000-110,000 (R S $7). O C & 100

28TH st, 229-39 W; Isidore H Kempner et al to same; QC; Mar30; Apr2'15. O C & 100

31ST st, 155 W (3:807-11), ns, 145.3 e 7 av, 20x66, 4-sty bk tnt & strs; Wm F Donnelly to Sarah D Donovan, 219 W 24; B&S; AL; Feb19; Apr8'15; A$38,000-40,000 (R S $1). O C & 100

34TH st, 431 W (3:732-21), ns, 400 e 10 av, 25x98.9, 5-sty stn tnt; Marcus Realty Co, 431 W 34, to Lena Marcus, 158 W 15; AL; Mar31; Apr6'15; A$18,000-30,000. nom

44TH st, 522 W (4:1073-46), ss, 325 e 10 av, 25x100.5, 5-sty bk tnt; Sam Rubenstein, 49 W 114, to Isaac Sinerman, 76 E 93; AL; Mar30; Apr6'15; A$9,000-19,000 (R S $2). nom

48TH st, 323 E (5:1341-13), ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & strs; Meta Piepenbring, of Bklyn, to Ferdinand B Engler, at Vineland, NJ; mtg $15,000; Mar 26; Apr2'15; A$9,000-22,000 (R S $5). nom

50TH st, 315 E (5:1343-7), ns, 153.4 e 2 av, 16.8x100.5, 3-sty & b stn dwg; Margt Underhill, of Ossining, NY, to Mary M L Klages, 308 E 50; mtg $8,250; Apr1; Apr2 '15; A$6,500-9,000 (R S $1.50). O C & 100

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93.6, 6-sty bk tnt & strs; Peerless Holding Co, 46 Cedar, to Edith A Mohrmann, 319 Cornelia, Bklyn; mtg $26,000 & AL; Mar21'14; Apr5'15; A$10,000-25,000 nom

50TH st, 554 W; Edith A Mohrmann to Fredk Weiss, 205 Audubon av; mtg $25,500 & AL; Aug27'14; Apr5'15. nom

53D st, 341-3 W (4:1066-13-13½), ns, 300 e 7 av, 37.6x100, 2-4-sty & 5-sty dwgs; Saml J Levinson, ref, to Metropolitan Ins Co, 1 Madison av, plff; FORECLOS Mar30; Apr2; Apr2'15; A$30,000-33,000 (R S $30). **30,000**

53D st, 417 W (4:1063-22), ns, 250 w 9 av, 25x100.5, 5-sty bk tnt; Eugene A Donohue to Lawyers Mtg Co; QC; AL; Mar1; Apr2'15; A$11,000-23,500. nom

54TH st, 101-9 E, see Park av, 401-5.

58TH st, 43-53 E, see Park av, 480-2.

59TH st, 54 E, see Park av, 480-2.

60TH st, 229-31 W (4:1152-15-16), ns, 350 e West End av, 50x100.5, 2-4-sty bk tnts & strs; Annetta Benjamin to Jos H Hallpern, 511 Bedford av, Bklyn; mtg $23,000 & AL; Apr3; Apr8'15; A$12,000-18,000 (R S $8). O C & 100

76TH st, 11 W (4:1129-23), ns, 225 w Central Park W, 25x102.2, 4-sty & b bk dwg; Helen P W Seamans of Seabright, NJ, to Roy A Curtiss at Sheffield, Mass; Apr7'15; A$30,000-60,000 (R S $40). O C & 100

77TH st, 446 E, see Av A, 1443.

79TH st, 229 E (5:1525-15), ns, 350.6 e 3 av, 24.5x102.2, 4-sty bk tnt; Russek & Klinger Realty Co to Nathan Pechenik, 271 E 78; mtg $18,000; Apr1; Apr2'16; A $12,000-21,000 (R S $3).

79TH st E (5:1576-14), ns, 313 e Av A, 135x102.2, vacant, Martin H Cohen, of Plainfield, NJ, to Bella Cohen, 1103 Putnam av, Plainfield, NJ; mtg $35,375; Apr2 15; A$30,000-50,000 (R S $2). O C & 100

79TH st, 216 W (4:1170-41), ss, 190 w Ams av, 19x102.2, 3 & 4-sty & b bk dwg; Alice De L, wife Albt O Whitney, to Louise W Landeau, 640 Riverside dr; QC; mtg $19,000; Oct5'14; re-recorded from Oct6'14; Apr2'15; A$19,000-25,000. nom

80TH st, 1 E, see 5 av, 1080.

93D st, 10 E (5:1504-64), ss, 212.2 e 5 av, 21.10x100.8, 4-sty & b bk dwg; Philip Hoffmann to Pauline Hoffmann, his wife; mtg $35,000; May10'14; Apr2'15; A$43,500-52,000. nom

96TH st, 15 W (7:1382-23), ns, 240 w Central Park W, 20x100.11, 5-sty stn tnt; David C McConnell, ref, to Frederic De P Foster at Tuxedo Park, & Danl K De Beixedon at Amityville, LI, TRSTES Mary H Tompkins, wid of Ambrose C Kingsland, plff; FORECLOSED & drawn Mar31; Apr7'15; A$15,000-26,500. **20,000**

99TH st E, ss, 100 e 5 av, see 5 av, es, 75.11 s 99.

99TH st E, sec 5 av, see 5 av, sec 99.

99TH st, 100 W, see Columbus av, 794.

101ST st, 123 E (6:1629-9), ns, 203 e Park av, 26x100.11, 5-sty bk tnt; David Knopp, 438 W 57, to Rebecca Meyers, 227 W 141; mtg $19,000; Apr1; Apr5'15; A$10,-500-25,500 (R S $2). O C & 100

102D st, 55 E (6:1608-27), ns, 140 e Madison av, 40x100.11, 6-sty bk tnt & strs; Zigmat Realty Co, 149 Bway, to Henrietta Bashwitz, 210 Riverside dr; AL; Apr6'15; A$18,500-47,500. nom

105TH st, 22-4 E (6:1610-60), ss, 275 e 5 av, 37.6x100.11, 6-sty bk tnt & strs; Morris Jarcho to Strand Holding Co, 361 E 169; AL; Mar31; Apr7'15; A$20,000-47,000 (R S $1). nom

105TH st, 212 W (7:1876-38), ss, 125 w Ams av, 25x100.11, 5-sty bk tnt; Chas R Siemann, of Bronx, to Geo Coburn Construction Co, 705 W 179; mtg $15,000; Apr7; Apr8'15; A$19,000-26,000 (R S $13). O C & 100

106TH st, 160 W, see Ams av, 933-5.

109TH st, 80 E (6:1614-40), ss, 68 w Park av, 17x80.10, 4-sty stn tnt; Geo J Kessler, 424 E 80, to Vincenzo Ursone & Co, 156 E 116; mtg $8,000; Apr1; Apr2 '15; A$7,000-8,000 (R S $2.50). nom

109TH st, 169-71 E (6:1637-28), ns, 207.6 w 3 av, 41.7x100.11, 6-sty bk tnt & strs; Elek J Ludvigh, ref, to Sam Hyman, 203 W 108; mtg $36,000; FORECLOS Apr1; Apr3; Apr5'15; A$15,500-42,000 (R S $2.50). **2,500 over & above mtg**

109TH st, 169-71 E; Sam Hyman & Annie, his wife, to Annie Hyman, 203 W 108, & Adele Kresmar, 510 W 135; mtg $38,500; Apr2; Apr7'15 (R S $2.50). O C & 100

109TH st, 232 E (6:1658-34), ss, 360 e 3 av, 25x100.11, 5-sty bk tnt & strs; Annie Abbate to Lawrence Cioffi, 247 E 111; mtg $14,500; Mar31; Apr2'15; A$8,000-18,-500 (R S $2). O C & 100

109TH st, 236 E (6:1658-32), ss, 175 w 2 av, 25x100.10, 5-sty bk tnt & strs; Joab H Banton, ref, to Walter A Burke, 725 Park av; SATSFE will Matilda B Brown, plff; FORECLOS Mar31; Apr6'15; A$9,000-17,500 (R S $19). **10,000**

109TH st, 241 W (7:1881-12), ns, 250 e Bway, 25x100.11, 5-sty bk tnt; Annie Tehan to Saml Lesser, 420 W 146; mtg $25,-000; Apr1; Apr2'15; A$17,000-26,000 (R S 50 cts). nom

111TH st, 56 E (6:1619-49), ss, 75 e Madison av, 20x100.11, 5-sty stn tnt; Frank A Spencer, of Bronx, to Daily Realty Co, 401 E 152; mtg $15,000 & AL; Mar22; Apr 3'15; A$9,000-18,000 (R S 50 cts). nom

114TH st, 56 E (6:1619-49), ss, 75 e Madison av, 20x100.11, 5-sty stn tnt; Daily Realty Co, Inc, 401 E 152, to Jno A Wood, 16 E 130; mtg $15,000 & AL; Apr3; Apr6 '15; A$9,000-18,000 (R S 50 cts). nom

115TH st, 4 E (6:1620-68), ss, 100 e 5 av, 20x100.11, 5-sty bk tnt & strs; Victor Beaver to Lion Realty Co, 44 Court, Bklyn; QC; Jan28; Apr8'15; A$10,500-20,-000 (R S 50 cts). nom

115TH st, 82 E, see Park av, 1608-12.

115TH st, 305 E (6:1687-4½), ns, 80 e 2 av, 20x100.11, 4-sty bk tnt & strs; Antonio Galasso to Lucia Galasso, 102 Bayard; AL; Apr8; Apr5'15; A$7,000-11,000. nom

117TH st, 536 E (6:1715-37), ss, 354.11 e Pleasant av, 18.1x100.10, 3-sty & b bk dwg; Anna R Morris to Jos Herzlich, 1736 Bathgate av; AL; Mar1; Apr2'15; A$3,500-4,500 (R S $3). nom

117TH st, 536 E; Jos Herzlich to Sty Real Estate Co, 176 Bway; mtg $2,000; April; Apr2'15 (R S $1). nom

118TH st, 58 E (6:1623-47½), ss, 120 e Madison av, 20x100.11, 5-sty bk tnt; Earnest R Eckley, ref, to Susan Tuckerman, at Tuxedo Park, NY, plff; FORECLOSED & drawn Mar31; Apr5'15; A$9,000-18,000. nom

119TH st, 20 W (6:1717-46), ss, 235 w 5 av, 15x100.11, 3-sty & b stn dwg; Wm A McIntosh, of Los Angeles, Cal, to Jas S Bryant, 193 Alexander av, Bronx; mtg $8,500; Mar17; Apr2'15; A$8,000-9,500 (R S $1.50). O C & 100

120TH st, 431 E (6:1808-16), ns, 250 w Pleasant av, 18.9x100.10, 3-sty & b bk dwg; Danl Corkery, 431 E 120, to Mary N, wife Wm J Carter, 431 E 120; mtg $3,000; Apr2; Apr3'15; A$5,000-6,000 (R S $3). nom

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121ST st, 426-8 E (6:1808-38-38½), ss, 289 w Pleasant av, 36x100.10, 2-4-sty stn tnts; Jos A Dillon et al to Annie E Dillon, 449 S 3 av, Mt Vernon, NY; QC; Mar 26; Apr2'15; A$7,400-18,000 (R S $6). nom

121ST st, 160 W (7:1905-58½), ss, 107 e 7 av, 17x100.11, 3-sty & b stn dwg; Rosamond T Skillin to J Harper Skillin, both at 169 Milton rd, Rye, NY; mtg $15,000 & AL; Apr1; Apr2'15; A$8,800-15,000 (R S $2). gift

121ST st, 242 W (7:1926-50), ss, 408.4 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Stephen V R Martling, of Ridgefield, NJ, to Geo W Scott, 208 W 141; mtg $5,000 & AL; Apr1; Apr2'15; A$8,600-10,500 (R S $2.50). O C & 100

121ST st, 242 W; Geo W Scott to Karl Klein, 233 W 121; mtg $6,400 & AL; Apr1; Apr2'15 (R S $1.50). O C & 100

122D st, 257 W (7:1928-10), ns, 227 e 8 av, 27x100.11, 5-sty stn tnt; Elise Brandt of Bklyn to Emanuel Blum, 205 W 140; mtg $25,700 & AL; Apr1; Apr2'15; A$15,-100-27,000 (R S 50 cts). nom

124TH st, 17 W (6:1722-27A), ns, 222.6 w 5 av, 18.9x100.11, 4-sty stn tnt; Saml L Feiber to Christian Brothers Inst, 2081 5 av; mtg $12,000; Apr1; Apr3'15; A$13,500-23,000 (R S $9). O C & 100

124TH st, 356 W (7:1950-60), ss, 88 e Morningside or Columbus av, 27.10x100.11, 5-sty bk tnt; Lawyers Mtg Co to Louis W Meyer, 306 W 144; B&S; Apr1; Apr2'15; A$15,500-27,000 (R S $4). O C & 100

126TH st, 227 E (6:1781-12), ns, 27.6 e 3 av, 33.6x99.11, 5-sty bk tnt; Edw J Sparenberg to Edw J Sparenberg, Inc, both at 301 W 108; ½ pt; mtg $28,000. Apr1; Apr3'15; A$11,000-27,000 (R S $2). nom

128TH st, 145 E, see Lex av, 2129-33.

128TH st, 270 W (7:1933-57), ss, 187.6 e 8 av, 20.10x99.11, 4-sty stn tnt; Martin M Molenaor et al to Louis Feldman, 1526 Eastern Pkway, Bklyn; AT; QC, Mar2; Apr3'15; A$8,300-14,000 (R S 50 cts). nom

128TH st,270 W; Alwin Molenaor, of Mancos, Col,to same; AT; QC; Mar9; Apr 3'15 (R S 50 cts). nom

129TH st, 110-23 E (6:1778-12), ns, 264.10 e Park av, 50.2x99.11, 3-3-sty fr tnts & strs & 3 & 4-sty bk rear bldg; Arolf Realty Co to Chas Moran, 56 E 81; Maria L Hoyt, of Commack, LI; Rosalie E Knapp, 158 E 64, & Helen D McBurney, 62 E 78; mtg $17,000 & AL; Mar31; Apr3'15; A$16,-500-17,500. O C & 100

131ST st, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Max Lowenstern, 341 St Anns av, Bronx, to Belle Robins, 333 Hamburg av, Bklyn; AT; QC; Apr2; Apr8'15; A$6,000-9,000. nom

132D st, 83 W, see Lenox av, 444.

134TH st, 516 W (7:1987-46), ss, 350 w Ams av, 43x99.11, 5-sty ok tnt; Jos Rosenthal Realty Co et al to Harry Horwitz, 720 Riverside dr; mtg $43,500; Apr2; Apr3 '15; A$19,000-48,000 (R S $2). nom

142D st, 74 W, see Lenox av, 630.

143D st, 151-3 W (7:2012-11), ns, 212.6 e 7 av, 37.6x99.11, 5-sty bk tnt; Gustav J Haase, of Bronx, to Sophie Busath, 232 E 52; mtg $31,000; Apr1; Apr2'15; A$15,000-37,000 (R S $1). O C & 100

147TH st, 164 W, see 7 av, 2537-9.

150TH st W (7:2081-37-40), ss, 100 w Ams av, 100x99.11, vacant; Peerless Holding Co, 46 Cedar, and Claude Constn Co, 1 Wall; mtg $48,500 & AL; Apr6; Apr7'15; A$48,000-48,000 (R S $1.50). nom

154TH st W (7:2068-51-52), ns, 125 e Ams av, 41x99.11, vacant; Isidore Jackson & Abr Stern to West 154th St Co; mtg $18,000 & AL; Apr1; Apr3'15; A$16,400-16,-400 (R S $2). O C & 100

158TH st, 504-12 W (8:2116-27-31), ss, 125 w Ams av, 125x99.11, 3-5-sty bk tnts; Meyer H Friedman to Theresa Berinstein, 420 Riverside dr; B&S; AL; Mar29; Apr7 '15; A$63,000-150,000 (R S 50 cts). nom

166TH st, 501 W, see Ams av, 2140.

169TH st, 701 W, see Ft Washington av, nwc 170 st. nom

179TH st, 705 W (8:2176-26), ns, 121.1 w Bway, 55x100, 5-sty bk tnt; Geo Coburn Constn Co to Chas R Siemann, 212 W 105; mtg $55,000 & AL; Apr8'15; A $22,000-62,000 (R S $22). O C & 100

179TH st, 714 W (8:2176-22), ss, 125 e Ft Washington av, 50x92.6, 5-sty bk tnt; Fred W Crandall et al to Cowanesque Realty Corp, 20 Nassau; mtg $50,000 & AL; Mar30; Apr6'15; A$19,000-53,000 (R S $4.50). O C & 100

189TH st W, swc Ams av, see Ams av, swc 189.

189TH st W, see Audubon av, see Audubon av, see 189.

189TH st W, swc Audubon av, see Audubon av, swc 189.

189TH st W, ss, 100 e Audubon av, see Wadsworth av, see 189.

189TH st W, sec St Nicholas av, see St Nicholas av, see 189.

189TH st W, sec Wadsworth av, see Wadsworth av, see 189.

200TH st W (8:2205-34-15-16), ss, 225 e 10th or Ams av, 75x99.11, vacant; Louisa H Just, 2871 Bainbridge av, Bronx, to Arborview Realty Co, 612 W 207; mtg $7,-500; Mar11; Apr6'15; A$10,500-10,500. O C & 50

Av A, 1443 (5:1471-26), swc 77th (No 448), 82.9x25, 5-sty bk tnt & strs; Ignatz Weisberger, 59 Catherine, to D W Realty Co, 48 Catherine; mtg $29,500 & AL; Mar 31; Apr2'15; A$15,000-32,000. nom

Av C, 210 (2:382-7), es, 29 s 13th, 25x 62.3, 4-sty bk tnt & strs; Dora P Goldberg, of Bklyn to Chas Voegelin, at Pinebush, Orange Co, NY; mtg $13,000 & AL; Apr2; Apr6'15; A$9,500-13,000 (R S 50 cts). O C & 100

Av D, 56 (2:360-8), sec 5th (Nos 800-2), 22x78, 6-sty bk loft & str bldg; Louis Block, 224 W 141, to Saml Gruber, 175 Henry; AT; mtg $22,000; Mar31; Apr2'15; A$18,000-29,000 (R S $1). O C & 100

Av D, 112-4 (2:365-1), nec 8th (No 405), 47.6x77, 6-sty bk tnt & strs; Ruth J Dobson, ref, to Milliscot Realty Co, 1457 Lex av; mtg $55,000; FORECLOS Mar31; Apr5; Apr6'15; A$28,000-63,000 (R S $1).

1,000 over & above mtg

Amsterdam av, 933-5 (7:1860-61), sec 106th (No 160), 47.10x100, 6-sty bk tnt & strs; Geo F Harriman, ref, to Postal Life Ins Co, 35 Nassau, pltf; FORECLOS Dec24 '14; Mar22; Apr3'15; A$55,000-115,000 (R S $158). **158,000**

Amsterdam av, 1491 (7:1971-52), es, 125 n 133d, 25x100, 5-sty bk tnt & strs; Chas P Rogers, ref, to Title Guar & Trust Co; mtg $20,000; FORECLOS Mar30; Apr2; Apr 5'15 A$16,000-24,000.

1,000 over & above mtg

Amsterdam av, 2140 (8:2123-60), nwc 166th (No 501), 25x100, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $30,000; PARTITION AR-TITION Mar3; Apr6; Apr7'15; A$23,000-42,500 (R S $15). **35,100**

Amsterdam av (8:2159), swc 189th, old line, a strip runs w100xn0.3 to present ss 189th st xe100xs0.3 to beg; City NY to Emil Stohn, 138 Gifford av, Jersey City, NJ, TRSTE Edwin M Houghtaling; AT; Mar31; Apr5'15; A$——$——. **13,50**

Audubon av (8:2159), sec 189th, old line, a strip runs e100xn0.3 to present ss 189th st xw100xs0.3 to beg; City N Y to Jas Murray, 540 W 165, & Robt Hill, 145 W 131; AT; Mar31; Apr5'15; A$——$——. **13.50**

Audubon av (8:2158), swc 189th, old line, a strip runs w100xn0.3 to present ss 189th xe100xs0.3 to beg; City N Y to Adolph Zeh, 243 W 52; AT; Mar31; Apr5'15; A$ —— $——. **13.50**

Broadway (8:2243-268), nws, 188.8 sw 218th, 50x100, vacant; Robt E Simon to Sidem Building Co, Inc, 30 E 42; B&S; Apr6; Apr8'15; A$14,000-14,000. O C & 100

Columbus av, 794 (7:1853-36), swc 99th (No 100), 25.11x75, 5-sty bk tnt & strs; Jno Branigan to Chas B Gumb, 20 W 101; mtg $33,000; Apr1; Apr2'15; A$30,000-40,-000 (R S $19). O C & 100

Ft Washington av, nwc 169th, see Ft Washington av, ws, 100 s 170.

Ft Washington av (8:2139-159), ws, 100 s 170th, runs w 98.5xs106.7 to 169th (No 701) xse113.11 to av xnw13.3xn on curve 95.10 to beg, except pt for 169th, 6-sty bk tnt; F Monroe Dyer of Closter, NJ, to Tyndall Realty Co, 149 Bway, c/o Merchant, Olena & Merchant; mtg $172,000 & AL; Apr6; Apr7'15; A$14,000-$——. nom

Lenox av, 444 (6:1735-3), es, 49.11 n 127th, 25x84, 5-sty stn tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $19,000; PARTITION Mar3; Apr 6; Apr7'15; A$21,000-29,500 (R S $6.50). **26,100**

Lenox av, 437 (7:1916-35), ws, 24.11 s 132d, 25x75, 1-sty fr shop; 132d St Realty Corpn, 100 W 132, to Louis Block, 224 W 141; mtg $8,000 & AL; Apr1; Apr5'15; A $15,000-15,000 (R S $3). 100

Lenox av, 444 (6:1730-1), nec 132d (No 83), 25x84, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $30,000; PARTITION Mar3; Apr 6; Apr7'15; A$28,000-45,000 (R S $7.50). **40,400**

Lenox av, 624 (6:1739-72), es, 74.11 s 142d, 25x75, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $14,500; PARTITION Mar3; Apr 6; Apr7'15; A$28,000-60,000 (R S $4.50). **19,000**

Lenox av, 626 (6:1739-71), es, 49.11 s 142d, 25x75, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $14,500; PARTITION Mar3; Apr 6; Apr7'15; A$12,000-19,000 (R S $3,50). **19,000**

Lenox av, 628 (6:1739-70), es, 24.11 s 142d, 25x75, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $14,500; PARTITION Mar3; Apr 6; Apr7'15; A$12,000-19,000 (R S $3.50). **18,000**

Lenox av, 630 (6:1739-69), sec 142d (No 74), 24.11x75, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $24,00 0;PARTITION Mar3; Apr 6; Apr7'15; A$12,000-19,000 (R S $3). **27,500**

Lexington av, 2129-33 (6:1777-21), nec 128th (No 1), 99.11x35, 5-sty bk tnt & strs; Max Horowitz of Johnstown, Pa, to Salamon Margareten, 292 E 7; AL; June 30'14; Apr7'15; A$24,000-45,000. O C & 100

Madison av, 1772-4 (6:1622-16-17), ws, 60 n 116th, 40.11x110, 2-5-sty bk tnts & strs; T & S Realty Co to Wm F Donnelly, 407 W 22; CaG; mtg $55,000; Mar16; Apr 2'15; A$35,500-55,000 (R S $11). O C & 100

Park av, 401-5 (5:1309-1), nec 54th (Nos 101-9), 100.5x90, 12-sty bk hotel; Park Av & 54th St Co. of NY, & Irving S Brown et al, DIRECTORS, to Park Av & 54th St Co. of Mass, office at 49 Wall; mtg $600,-000; Mar30; Apr5'15; A$160,000-600,000 (R S $300). O C & 100

Park av, 480-2 (5:1294-27-31 & 35 & 45), ws, 50.5 n 58th, runs w100xs50.5 to ths 58th (Nos 43-53) xw150xn100.5xe25xn100.5 to ss 59th (No 54) xe25xs100.5xe200 to av xs50 to beg, 5-8-sty bk tnts, strs in 59th st; New England Apartment Co to Jno Volz, 131 E 86; B&S; mtg $650,000 & AL; Apr1; Apr2'15; A$460,000-780,000 (R S $130). O C & 100

Park av, 1608-12 (6:1620-37), swc 115th (No 82), 100.11x27, 5-sty bk tnt & strs; Cath E McMorrow, 5 W 120, to Frances Bank, 82 E 115; mtg $35,000 & AL; Apr1; Apr3'15; A$17,000-33,500 (R S $5). nom

Park row, 211-3 (1:117-25), ss, abt 20 w James, runs w33.4xs59xe22xn36xe12.3xn 16.8 to beg, 5-sty bk loft & str bldg; Robt Kommel to Henrietta Kommel, 1270 Madison av; AL; Mar4'15; A$20,000-24,000 (R S 50 cts); corrects error issue Mar6 as to description. O C & 500

Post av, nwc Academy, see Academy, n wc Post av.

Riverside dr, 524 (7:1994-49), es, 600.2 s 127th, 75x86, 6-sty bk tnt; Kate M Sperry, of Cranford, NJ, et al, to Dachel Building Co, 132 Nassau; mtg $125,000 & AL; Apr1; Apr2'15; A$85,000-150,000 (R S $15). O C & 100

St Nicholas av, 204 (7:1926-7), es, 59.9 n 120th, 29.4x103.7x25.1x88.3, 5-sty bktnt; Abr Levinsky to Lillian Stimelsky, 473 Brook av, Bronx; mtg $21,000 & AL; Mar30; Apr 2'15; A$16,000-25,000. nom

St Nicholas av, 348-50 (7:1954-42-43), es, 50.6 n 128th, 50.8x101.4x49.11x93.11, 2-5-sty bk tnts & strs; Chas Kaufmann, ref, to Isidore Wengraf, 257 E 4, pltf; FORECLOS Mar10; Mar29; Apr2'15; A$29,500-42,000. **600 over & above mtg**

St Nicholas av (8:2158), sec 189th, old line, a strip runs e100xn0.3 to present ss 189th xw100xs0.3 to beg; City N Y to Middleton Realty Co, Inc, 7 E 42; AT; Mar31; Apr5'15 A$——$——. **13.50**

Wadsworth av (8:2168), sec 189th, old line, a strip runs e300 to ws St Nicholas av xn0.3 to present ss 189th xw300xs0.3 to beg; also 189TH ST W (8:2159), ss present line, 100 e Audubon av, a strip runs e170xs0.3 to former ss 189th xw170 xn0.3 to beg; City N Y to Gertie A Gorman, 226 Madison av; AT; correction deed; Mar31; Apr5'15; A$——$——.

West End av, 26 (4:1152-4), es, 75.5 n 60th, 25x100, 5-sty bk tnt & strs; Leopold Heilinger, 18 E 96, to Rachel Lapsitzic, 959 Westchester av, Bronx; mtg $11,500; Apr1; Apr8'15; A$9,000-16,000 (R S $13.50). nom

West End av, 569 (4:1249-32), ws, 80.6 n 87th, 20.2x100, 4-sty & b bk dwg; Francis M Jencks, of Baltimore, Md, to Paterno Constn Co, 272 W 84; CaG; Feb12; Apr6 '15; A$32,000-38,000 (R S $30). 100

West End av, 785 (7:1888-18), ws, 55 n 98th, 18x80, 3-sty & b stn dwg; Annie E Dillon et al, heirs &c Jos Dillon, to Jos A Dillon, 967 Lex av, as TRSTE for Annie E Dillon for life, et al; mtg $15,000 & AL; Mar26; Apr2'15; A$15,000-21,000 (R S $9). nom

2D av, 156-60 (2:451-6-9), sec 10th (Nos 198-204), 65.7x125, 4-sty bk restaurant; Isaac E Bingham, of Poughkeepsie, NY, ref, to Poughkeepsie Savgs Bank, 21-3 Market st, Poughkeepsie, NY, plff; FORECLOS Mar24; Mar25; Apr2'15; A$62,500-89,500 (R S $100). **100,000**

2D av, 698 (3:943-60), es, 32 s 38th, 21x 80, 3-sty bk tnt & strs; Mary J Ryan, B of W, et al, to Patk Corrigan, 235 E 30; Mar23; Apr8'15; A$11,500-14,000 (R S 50 cts). nom

2D av, 787 (5:1316-24), ws, 25.4 n 42d, 25x80, 5-sty bk tnt & strs; Chas L Hoffman, ref, to Ambrose Realty Co, 135 Bway; FORECLOS Mar18; Apr6; Apr7'15; A$16,-000-35,000 (R S $18). **18,000**

2D av, 789 (5:1316-25), ws, 50.4 n 42d, 25x80, 5-sty bk tnt & strs; Max S Levine, ref, to Ambrose Realty Co, 135 Bway; FORECLOS Mar18; Apr6; Apr7'15; A$16,-000-25,000 (R S $17.50). **17,500**

2D av, 791 (5:1316-26), ws, 75.4 n 42d, 25x80, 5-sty bk tnt & strs; Robt C Birkhahn, ref, to Ambrose Realty Co, 135 Bway; FORECLOS Mar18; Apr6; Apr7'15; A$16,000-25,000 (R S $24). **23,750**

2D av, 787-91 (5:1316-24-26), ws, 25.4 n 42d, 75x80, 3-5-sty bk tnts & strs; Ambrose Realty Co to Philip M Schell, 226 E 50; B&S; mtg $63,870; Apr6; Apr7'15; A $48,000-75,000 (R S $16). O C & 100

2D av, 2074 (6:1787-113), es, 50.6 s 107th, 25x99.11, 3-sty bk theatre; Salvatore Livolsi et al to Jacob Heistein, 80 W 91; AL; Apr7'15; A$12,000-19,000. nom

3D av, 1534 (5:1515-35), ws, 50 n 86th, 22.8x100, 5-sty bk tnt & strs; Mary E Baab, EXTRX Hy Baab, to M Eliz Baab, 1534 3 av; mtg $25,000; May15'14; Apr8 '15; A$24,000-34,000. nom

3D av, 1701 (5:1541-4), es, 75.8 n 95th, 25x100, 5-sty bk tnt & strs; Sophia Mayer to David Paley, 494 E 157, Bronx; B&S; AL; Jan4; Apr2'15; A$15,000-23,500. nom

3D av, 2101 (6:1664-47), es, 26 s 115th, 25x100, 5-sty stn tnt & strs; Phoenix Ingraham, ref, to Chas Yung, 133 W 11, pltf; mtg $23,000; PARTITION Mar3; Apr 6; Apr7'15; A$19,000-33,000 (R S $7). **30,750**

5TH av, 1080 (5:1501-1), nec 89th (No 1), 25.2x102.2, 5-sty stn dwg; Percival Farquhar, 1080 5 av, to 1080 5th Av Corpn, 25 Broad; B&S & CaG; mtg $185,000; Apr6; Apr8'15; A$175,000-280,000 (R S $25). O C & 100

5TH av (6:1604-68 & 72), es, 75.11 s 99th, runs s25xe125xn100.11 to ss 99th xw 25xs75.11xw 100 to beg, vacant; Ella A Rogers, 28 W 53, to Robt S Clark at Cooperstown, NY; B&S; Mar18; Apr7'15; A$49,500-49,500 (R S $42). O C & 100

5TH av (6:1604-69-71), sec 99th, 75.11x 100, vacant; Jno Gellatly, 34 W 57, to Robt S Clark at Cooperstown, NY; B&S & CaG; Apr2; Apr7'15; A$114,000-114,000 (R S $88.50). O C & 100

7TH av, 2537-9 (7:2015-5), sec 147th (No 164), 40x100, 6-sty bk tnt & strs; Harry Cahane to Tillie Cahane, 1020 Simpson, Bronx; mtg $46,000; Feb24; Apr2'15; A $26,000-58,000. O C & 100

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9TH av, 629 (4:1054-31), ws, 60.3 n 44th, 20.1x80, 5-sty bk tnt & strs; Harry M Greenberg to Chas Jeck, 629 9 av; mtg $20,500; Apr5'15; A$15,000-19,000 (R $ $5). nom

9TH av, 888 (4:1048-64), es, 100 n 57th, runs e20xs10xe80xn35.5xw100 to av xs25.5 to beg, 5-sty stn tnt & 1-sty bk str; Jno A Pleines to Lena Deaken, 539 W 59; mtg $28,000; Feb26; Apr2'15; A$26,000-36,000 (R $ $12). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 157-9 (2:416), ws, 137.6 n Rivington, 37.6x87.11; consent to 3d track; Jesse Lobsenz to Manhattan Railway Co; mtg $60,000; Mar18; Apr6'15. 825

Allen st, 157-9; consent to 3d track; Saml W Richardson et al, EXRS &c Mary S Richardson, mortgagees, to same; mtg $40,000; Mar31; Apr6'15. nom

Allen st, 157-9; consent to 3d track; Pauline Goodman, mortgagee, to same; mtg $20,000; Mar8; Apr6'15. nom

Chatham sq, 7-8 (1:162), ns, 106.2 w Doyer, runs n128.2 & 25.10xw5.3xsw27.1x w43.1xs132 to st xe49.3 to beg; consent to 3d track; Minal Realty Co to Manhattan Railway Co; mtg $170,000; Mar15; Apr7'15. 5,762.25

Chatham sq, 7-8; consent to 3d track; Lee B Lok et al, firm Quong Yuen Shing & Co, 32 Mott, lessees, to same; Mar15; Apr7'15. nom

Chatham sq, 7-8; consent to 3d track; Ferdinand R Minrath, mtgee, to same; mtg $60,000; Mar22; Apr7'15. nom

Chatham sq, 7-8; consent to 3d track; Wm A Lockwood, TRSTEE Jno B Pierson, mtgee, to same; mtg $90,000; Mar22; Apr 7'15. nom

Crosby st, 31, see 5 av, 349-53.

Greenwich st, 321 (1:141), es, 72 s Duane, 28.2x100x27.10x100; consent to 3d track; Abbie Whiteman, at Portchester, NY, to Manhattan Railway Co; Mar13; Apr6'15. 621.04

9TH st, 36 E, see 5 av, 349-53.

11TH st, 111 W (2:607), nes, 123 nw 6 av, runs nw30xne103.6xse50xsw20xnw20x sw83.3 to beg; asn rents to ext of $1,500, due Sept7'15; Geo M Hammond, 526 Leonard st, Bklyn, to Albt Rosenthal, Hotel Endicott, 415 or 455 Columbus av; Apr3; Apr6'15. nom

23D st, 104 E, see 4 av, 289.

23D st E, see 4 av, see 4 av, 289.

24TH st E, swc 3 av, see 3 av, 318.

33D st E, swc 3 av, see 3 av, 482-4.

34TH st E, sec 5 av, see 5 av, 349-53.

38TH st, 304 W, see 5 av, 349-53.

69TH st, 432 E (5:1463); agmt as to cancellation of asn rents; Tillie Wacht with Rosa Janovic, 1292 1 av; Mar31; Apr 6'15. nom

72D st, 28 E (5:1386), ss, 40 e Mad av, 18.3x80; option to purchase upon terms under an agmt of even date; 784 6 Av Inc, 11 E 30, to Eugene R Shotwell, 38 Hampton pl, Bklyn; Mar12; Apr7'15. nom

73D st, 110 W (4:1144), valued at $30,-000; also farm at Suffern, NY, valued at $9,000; certf as to payment of transfer tax of $3,512.52; Jas A Wendell, Deputy Comptroller of State, NY, to R Elizabeth Putney & ano, EXRS of Wm B Putney; mtg $17,000; Apr6; Apr7'15. ——

76TH st, 103 W (4:1147); also 76TH ST, 104 W; also UNION ST, 759 (Bklyn); also W 6TH ST (Bklyn), lots near Av S, —x—; trust agmt as to distribution of estate of Bridget Redington, decd; Cath E McAndrews, of Bklyn, & Mary J McDonald, of Wilkes-Barre, Pa, with Margt A Redington, of NY; Aug22'14; Apr6'14. nom

76TH st, 104 W, see 76th, 103 W.

108TH st E, see 3 av, see 3 av, 1965.

156TH st, 625-7 W (3:2134), ns, 185 e Riverside dr, 65x99.11; asn rents to secure mtg for $150,000, 5 yrs, &c; Southern Apt Realty Co, 625 W 158, to Metropolitan Life Ins Co, 1 Mad av; Apr2'15. nom

Av C, 210 (2:382), es, 29 s 13th, 25x 62.3, 4-sty bk tnt & strs; re mtg; Louis J Lefkowitz to Dora P Goldberg, 141 Park av, Bklyn; QC; Apr2; Apr6'15. nom

Broadway, 736, see 5 av, 349-53.

Columbus av, 127-9 (4:1118), es, 50.5 n 65th, 50x100; consent to 3d track; Albt Crane, NY, to Manhattan Railway Co; Feb 27; Apr6'15. 925

Lexington av (5:1297), ws, & 42d st, ns, —x—; agmt modifying deed as to easements, etc, dated Jan20'15 as to completion of structure, etc; N Y State Realty & Terminal Co et al with City of NY by Public Service Commission of 1st District; Mar30; Apr7'15. nom

1ST av, 224 (2:441), es, 104 s 14th, 25.6x 66; consent to 3d track; Caroline Opp et al, EXRS &c Jno Opp, to Manhattan Railway Co; mtg $4,000; Mar25; Apr8'15. 346.38

1ST av, 224; consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $4,000; Apr2; Apr8'15. nom

1ST av, 293 (3:922), ws, 23 s 17th, 23x 80; consent to 3d track; Sanders B Altmayer to Manhattan Railway Co; mtg $16,000; Feb8; Apr2'15. 293.25

1ST av, 293; consent to 3d track; Yette Kaufman et al, EXRS &c Israel Kaufman, mortgagee, to same; mtg $16,000; Mar3; Apr2'15. nom

2D av, 429-31 (3:905), ws, 59.3 s 25th, runs w69.7xs19.9xw29xs19.9xe98.7 to av x n39.6 to beg; consent to 3d track; Jno B Green to Manhattan Railway Co; mtg $18,500; Feb18; Apr7'15. 474

2D av, 429-31; consent to 3d track; Helen S Ogilvie, mtgee, to same; mtg $15,000; Mar29; Apr7'15. nom

2D av, 429-31 (consent to 3d track); Aimee M Saunders, mtgee, to same; mtg $3,500; Mar30; Apr7'15. nom

2D av, 953 (5:1324), ws, 80.5 s 51st, 20x 80; Consent to 3d track; Lottie Deutsch to Manhattan Railway Co; mtg $12,000; Mar24; Apr7'15. 240

2D av, 953; consent to 3d track; Mary S Porter, mtgee, to same; mtg $12,000; Mar27; Apr7'15. O C & 100

2D av, 953; consent to 3d track; Louis C Wallach to same; mtg $2,000; Mar25; Apr7'15. nom

2D av, 1333; consent to 3d track; Emigrant Indust Savings Bank, 51 Chambers, mtgee, to same; mtg $12,000; Mar25; Apr 7'15. nom

2D av, 1333 (5:1425), ws, 50.5 n 70th, 25 x72; consent to 3d track; Saml Aufses to Manhattan Railway Co; mtg $12,000; Mar 17; Apr7'15. 300

3D av, 5 (2:463), es, 42.5 n 7th, 17x74; consent to 3d track; Hy C Bennett, NY, et al, heirs &c Mary I Bennett, to Manhattan Railway Co; Feb26; Apr6'15. 187

3D av, 11 (2:463) es, 84 s 8th, 17x74; consent to 3d track; Hy C Bennett, NY, et al, heirs &c Jos H Bennett, to Manhattan Railway Co; Feb26; Apr6'15. 204

3D av, 318 (3:379), swc 24th, 24.8x84; consent to 3d track; Betty Schutte, owner of life estate, to Manhattan Railway Co; mtg $34,000; Jan16; Apr6'15. 311.76

3D av, 318; consent to 3d track; Dry Dock Savgs Instn, mortgagee, to same; mtg $34,000; Mar17; Apr6'15. nom

3D av, 318 (3:379), swc 24th, 24.8x84; consent to 3d track; Belwood Hotel Co, lessee, to same; Jan16; Apr6'15. nom

3D av, 482-4 (3:1288), sws 33d, 49.5x100; consent to 3d track; Hy Tishman to Manhattan Railway Co; mtg $43,000; Feb8; Apr7'15. 593

3D av, 482-4; consent to 3d track; Jesse Jacobs, lessee, to same; Feb8; Apr7'15. nom

3D av, 482-4; consent to 3d track; Ella A Gregg et al TRSTEES Robt G Gregg, mtgees, to same; mtg $18,000; Mar15; Apr 7'15. nom

3D av, 484; consent to 3d track; Franklin Savings Bank, mtgee, to Manhattan Railway Co; mtg $25,000; Mar20; Apr7'15. nom

3D av (3:919), es, 105 s 39th, 25x100; re jdgts as to easement in front of above; J Frederic Kerrigan & ano trstes of Stephen S Whitney, decd, to Manhattan Railway Co; AT; Feb3; Apr7'15. O C & 25

3D av, 1957 (6:1657), es, 70.10 s 108th, 17.8x75; consent to 3d track; Edw A Morrison at Larchmont, NY, EXR, Saml Phillips, to same; Mar10; Apr7'15. 178.24

3D av, 1965 (6:1657), sec 108th, 17.10x 75; consent to 3d track; Edw A Morrison, EXR, Saml Phillips, to Manhattan Railway Co; Mar10; Apr7'15. 145.64

4TH av, see 23d, see 4 av, 289.

4TH av, 289 (3:878), also 23D ST, 104 E, owned by party 1st pt; also 4TH AV, sec 23d, owned by party 2d pt, & adj above on n & w sides; agmt as to encroachments for fire escapes &c; United Charities of N Y, Inc, to 22, with Soc for the Prevention of Cruelty to Children, 279 4 av; Mar 30; Apr8'15. nom

5TH av, 349-53 (3:863-81), sec 34th, 59.3 x100, 8-sty stn loft & str bldg; leasehold; A$1,270,000-1,410,000; also 9TH ST, 36 E (2:560-8), ss, 202.4 e University pl, 25x 93.11, 6-sty bk loft & str bldg; leasehold; A$32,000-48,000; also 38TH ST, 304 W (3:-761-40), sws 100 av, 25x98.9, 6-sty bk tnt & strs; A$14,000-24,000; also CROSBY ST, 31 (2:473-28), es, abt 125 n Grand, 25 x100,7-sty bk tnt & strs; A$24,000-36,000; also BROADWAY, 736 (2:545-22), ses, 117.3 s Astor pl, runs sw along Bway 24.11xse 115.11xne10xe15xn6.6xnw126.2 to beg, 11-sty bk loft & str bldg; ½ pt of this; A $78,000-135,000; re mtg & agmt of Dec18'13; Isidor Sperling to Jas K Estate Realty Corpn; AT; QC; Apr2; Apr5'15. nom

5TH av, 2175-7 (7:1944), ws, 52 n 117th, 45x100; consent to 3d track; Louis Wach to Manhattan Railway Co; mtg $50,000; Mar3; Apr7'15. 1,047

5TH av, 2176 (7:1923), es, 75.11 n 117th, 24.11x100; consent to 3d track; Jacob F Kissling, White Plains, NY, to Manhattan Railway Co; mtg $26,000; Mar23; Apr8'15. 544.33

5TH av, 2176; consent to 3d track; Franklin Savgs Bank, mortgagee, to same; mtg $26,000; Apr3; Apr8'15. nom

9TH av, 74 (3:739), es, 59.8 n 15th, 19.1 x100; consent to 3d track; Ephraim Bass to Manhattan Railway Co; mtg $6,500; Feb27; Apr2'15. 224.23

9TH av, 74; consent to 3d track; Sadie Fox, mortgagee, to same; mtg $6,500; Mar 22; Apr2'15. nom

9TH av, 220-4 (3:747), es, 80 n 23d, runs n92.8xe100xs24.8xw35xs68xw65 to beg; consent to 3d track; Michael J Adrian Corpn to Manhattan Railway Co; Mar10; Apr7 '15. 408.66

9TH av, 453 (3:733), ws, 24.9 n 35th, 24.8 x100; consent to 3d track; Mary E Carroll, NY, to Manhattan Railway Co; mtg $28,-000; Nov24'14; Apr6'15. 306.28

Release dower (8:3431), all RT&I to all real estate situate in Manhattan of which Jas R Howe died seized; Eveline B Howe of Bklyn to Jas R Howe Jr, 62 Sterling pl, Bklyn, & Thos H Hull, 87 Lee av, Bklyn; QC; Mar31; Apr8'15. nom

Certified copy (misel), adjudication of bankruptcy in matter of Moe A Isaacs, individ, & Harry N Dine, firm of Isaacs Bros, bankrupts, & referred to Wm Allen, as ref; Feb15; Apr6'15.

Power of atty (misel); Percival Farquhar to Rodney D Chipp et al; Nov6'12; Apr8'15. O C & 100

WILLS.

Borough of Manhattan.

71ST st, 121 E (5:1406-10), ns, 200 e Park av 20x102, 3-sty stn dwg; ½ int; Amelia R Hunt Est, Agnes H Connolly, extrs, 121 E 71; attys, O'Brien, Boardman & Platt, 2 Rector; A$32,000-39,000. Will filed Mar26'15.

115TH st, 276-8 W (7:1830-59-60), ss, 100 e 8 av, 50x100, 2-4-sty stn tnts; Bessie Auerbach Est, Sidney J Baumann EXR, 77 E 89; atty, Stern, Barr & Tyler, 399 Bway; A$30,000-40,000. Will filed Jan 23'15.

125TH st, 317 W (7:1952-22), ns, 75 e St Nicholas av, 25x98x irreg, 3-sty fr tnt & str; Mary E Mulrein Est, Kate A Mulrein, EXTRX, 2122 E 17, Bklyn; atty, E V Dails, 92 Nassau; A$25,000-26,000. Will filed Apr6'15.

CONVEYANCES.

Borough of the Bronx.

Banta la (*), —s, at sec land now or late Oswald Bergen, runs e84xn29.2xw84xs 25.5 to beg, City Island; Jos Glass to Adam P Fennel, 270 City Island av; Apr7; Apr8'15 (R $ $2). O C & 100

Beck st, swc Leggett av, see Leggett av, swc Beck.

Belden la (*), nec City Island av, runs e138.7xn120xw100xn45xw42.5 to es City Island av xs165 to beg; Richd N Arnow to Norma Duryea, 3 Belden la, City Island; B&S; June20'14; Apr6'15. O C & 100

Brown pl, 164, see 135th, 491-3 E.

Bush st, see 201, see Grand blvd & concourse, 2024.

Charlotte st, 1435-49, see 170th E, swc Charlotte.

Clinton pl, 58 (11:3207), ss, 100 w Grand av, 25x100, 2-sty fr dwg; Wm Cummings to Bridget, wife Wm Cummings, 58 Clinton pl; Apr2; Apr6'15. nom

Cowles st, 652-6 (10:2764-2768-2769), es, 240 s Spofford av, 20x100, 2-sty bk dwg; Henry H Glass, 367 W 120, to Abram Drasin, 20 E 103, & Aaron Reichman, 50 E 99; Apr1; Apr2'15. nom

Cruger st (*), es, 180 s 187th, 25x105.4x 30x88.9; Salvatore Carillo, 796 6 av, to Imperial Woolen Co, Inc, 215 4 av; Feb 27; Apr8'15. nom

Cruger st, 681 (10:2687), nws, 183.4 sw Leggett av, 16.8x88.4x18.2x80.1, 2-sty fr dwg; Lawrence N Martin, ref, to Bertha Katcher, 498 West End av; mtg $2,500; FORECLOS Mar26; Apr1; Apr6'15 (R $ $1). **1,000**

Dean st, see Fairmount av, see Fairmount av, sec Dean.

Fox st, 1038-40; (10:2726), es, 273.2 n 165th, 50x100, 5-sty bk tnt; Max Bldg Co to Eleanore A S Hannemann, 336 Wash av; mtg $43,000; Apr1; Apr5'15 (R S $6.50). O C & 100

Fox st, 1038-40; Eleanore A S Hannemann to Freda Sanders, 413 E 156; mtg $43,000; Apr1; Apr5'15. O C & 100

Fox st, see Leggett av, see Leggett av, swc Fox.

Freeman st, 803 (11:2968), ns, 98.4 e Union av, 20x86.9, 2-sty & b fr dwg; Agnes M Pragnell, 819 Ritter pl, to Pam Realty Co; AL; Mar4; Apr5'15. O C & 100

Freeman st, 943-5, see Hoe av, 1238-40.

Herschel st, 1317 (*), sws, 151.11 se Halsey pl, runs sw94.10xse6xne4xse19xne94.10 to st xnw25.4 to beg; Mary E Cordes, Lynbrook, LI, to Mabel A Pragnell, 819 Ritter pl; mtg $3,500; Mar15; Apr5'15. nom

Home st, 890, see Intervale av, 1200.

Horton st (*), ns, 260 w Main, 100x100, City Island; Susan Combes, New Rochelle, NY, to Jno Wiehe, 1137 Teller av; Apr1; Apr2'15 (R $ 4). O C & 100

Irving st, see Creston av, see Creston av, nec Irving.

Jennings st, 748 (11:2969), ss, 134.2 e Union av, 20x92.6x18.6x100, 2-sty fr dwg; Agnes M Pragnell, 819 Ritter pl, to Pam Realty Co; AL; Mar4; Apr5'15. O C & 100

Jennings st, 752 (11:2969), ss, 170.2 e Union av, 25x100, 2-sty fr dwg; Agnes M Pragnell, 819 Ritter pl, to Pam Realty Co; AL; Mar30; Apr5'15. O C & 100

Jenning st, 758 (11:2969), ss, 245.2 e Union av, 28.11x100x32x100.11, 2-sty fr dwg; Agnes M Pragnell, 819 Ritter pl, to Pam Realty Co; AL; Mar4; Apr5'15. O C & 100

Kelly st, 878-82 (10:2710), es, 68.11 s Intervale av, 76x100, 2-5-sty bk tnts; Daily Realty Co, 1 E 152, to Paul A McGolrick, 271 W 140; mtg $61,000; Apr2; Apr3 '15 (R $ $2). O C & 100

Lorillard st (11:3054), ses, 153.5 nw 3 av, old line, 50x100; vacant; Jno J Duffy to Mary T Donovan & Walter J M Donovan, 302 W 105; ½ pt; QC; Apr3; Apr6'15. O C & 100

Newman st (*), es, 150 s 150th, 50x 111.6; also WOOD ST (*), ws, 200 n 150th, 50x111.6; also 151ST ST E (*), ss, 50 w White Plains rd, 25x100; also 151ST ST E, nec White Plains rd, 100x100, lots 226 to 229, map Jos Husson, Chasons Point; Porter Realty & Development Co, 15 William, to Felix J Lussier, 40 E 80; AL; June26'14; Apr6'15. nom

Pell pl (*), nws, 166.8 sw Hugenot, 33.4 x100; Mary L wife Alfd R Conklin to Nicholas E & Louisa Ettergren, 4640 Bronx blvd; mtg $3,500; Mar31; Apr5'15 (R $ $1). O C & 100

Ritter pl, 819 (11:2969), ns, 200 e Union av, 25x102, 2-sty & a fr dwg; Agnes M Pragnell, 819 Ritter pl, to Pam Realty Co; AL; Mar4; Apr5'15. O C & 100

Seabury pl, 1468 (11:2966-2977), es, 185 s 172d, 45x100, 5-sty bk tnt; Vincenzo Ursone & Co to Geo J Kessler, 424 E 80; mtg $35,000; Apr1; Apr2'15. O C & 100

Tacoma st, see Commonwealth av, see Commonwealth av, 1412.

Tiffany st, see Whitlock av, see Whitlock av, 884.

Waldo st (13:3406 & 3414), ws at swc lot 73, map filed in N Y Register's Office Nov1'89, runs w32.2 to cl Waldo xne451.4 xe32.8 to es Waldo xsw451.4 to beg; Lewis H Lapham et al EXRS Albt E Putnam to Margt E Putnam, 16 E 77; Q C; Dec3'14; Apr5'15. O C & 100

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Waldo st (13:3406), ws at sec lot 71, same map, runs ne160.11xe32.2 to cl Waldo xsw160.11xn32.2 to beg, vacant; Lewis H Lapham et al to Margt E & Albt W Putnam, Harrison, NY, exrs, &c, Albt E Putnam; QC; Dec3'14; Apr5'15. nom

Waldo st (13:3406 & 3411), ws, at sec lot 68, same map, runs e32.2 to cl Waldo xne116.6xw32.3 to ws Waldo xsw116.4 to beg; Margt E Putnam, 16 W 77, et al, EXRS, &c, Albt E Putnam, to Lewis H Lapham, 15 W 56; Henry G Lapham, 271 Clinton rd, Brookline, Mass, & Mary E Lapham, widow, 46 E 67; Dec3'14; Apr5 '15. O C & 100

Whittier st (10:2762), w s,150 s Garrison av, 50x100; vacant; Adolf Turk to Mathilde Tanzer, 152 E 87; ½ pt; mtg $600; Mar30; Apr2'15 (R S 50 cts). nom

Wood st, nec Leland av, see Leland av, nec Wood.

Wood st (*), es, 250 n 150th, 25x111.6; Eliz Dietrich to Daisy L Rheinish, 1070 Freeman; Apr1; Apr5'15. O C & 100

Wood st, ws, 200 n 150th, see Newman, es, 150 s 150.

134TH st, 530-2 E (9:2261), ss, 250 w St Ann's av, 50x100, 5-sty bk tnt; Berent C Gerken to Jos Peyser, 2388 2 av; mtg $25,-000; Apr1; Apr2'15. O C & 100

135TH st, 491-3 E (9:2263) nec Brown pl (No 164), 100x33.4, 5-sty bk tnt & strs; Orland Holding Co to Drexel Holding Corpn, 63 Park Row; mtg $34,250; Mar24; Apr7'15. O C & 100

136TH st E (9:2320), ss, 99.11 w 3 av, strip 0.1x100; Thos Lenane & ano to Alex Lumley, QC; Apr25'05; Apr2'15. nom

138TH st, 606-8 E (10:2550), ss, 439.5 w Cypress av, 37.6x100, 5-sty bk tnt & strs; Martin H Cohen to Bella Cohen, 1103 Putnam av, Plainfield, NJ; mtg $37,500; Apr2 '15 (R S $1). O C & 100

145TH st, 533 E (9:2272), ns, 250 w St Anns av, 25x100, 2-sty & b fr dwg & 2-sty fr rear stable; Jno E Kingston, 2144 Houghton av, et al, to Wm Colby, 1173 Hoe av; Mar31; Apr3'15. 4,500

145TH st, 533 E; Wm Colby to Jos Kingston, 533 E 145; Mar31; Apr3'15. O C & 100

150TH st, 806 E, see Tinton av, sec 150.

151ST st E, nec White Plains rd, see Newman, es, 150 s 150.

151ST st E, ss, 50 w White Plains rd, see Newman, es, 150 s 150.

152D st, 751 E (10:2644), ns, 260 e Jackson av, 25x129.3x28.9x143.6, 4-sty bk tnt; Wm Rau to Jno J Tully Co, 391 E 149; mtg $11,000; Mar6; Apr2'15 (R S $8). O C & 100

164TH st, 864 E (10:2690), ss, 83.11 w Stebbins av, 19x73.6, 3-sty bk tnt; Ida Brantman, 1794 Hewitt pl, to Dexter A Cook, 960 Stebbins av; mtg $6,500; April; Apr2'15. O C & 100

166TH st, 793 E (10:2671), ns, 128.1 w Union av, 37.6x149.4x37.6x149.2, 5-sty bk tnt; Jos Knopp, 1030 Hoe av, to David Siegel, 1057 Hoe av; mtg $34,000; Feb2; Apr2'15 (R S $1). O C & 100

167TH st, 581 E, see Franklin av, 1160.

167TH st, 122 W (9:2514), sws, 19.3 w Nelson av, 25x100, 3-sty fr tnt & 1-sty fr rear dwg; Anna I Schickel to Robt Wood, 122 W 167; Mar13; Apr2'15. nom

167TH st W (9:2514), sws, 44.3 w Nelson av, 25x100, 1-sty fr garage & vacant; Anna I Schickel to Robt Wood, 122 W 167, & Geo Wood, 2068 Ryer av, joint tenans; Mar13; Apr2'15. nom

170TH st E (11:2977), swc Charlotte (Nos 1435-49), 100x101.7, 1-sty bk strs & theatre; Jno J Tully Co to Balmar Realty Co, 505 5 av; mtg $33,000; Apr1; Apr2'15 (R S $13). nom

172D st, 530 E, see 3 av, 3892-6.

174TH st E, nec Carter av, see Carter av, nec 174.

174TH st E (11:2890), nwc Worth av, as on map Mt Hope, 25x70, vacant; Wm A Cameron to Albt L Lowenstein, 12 W Fordham rd; B&S; AL; Mar10; Apr5'15 (R S 50 cts). nom

176TH st, 201 E, see Mt Hope av, 1840.

176TH st E (*), ws, 131.8 s Gleason av, 25x100; Nellie J Studard to Blanche D Taylor, 824 Morris av; Mar1; Apr3'15. 650

181ST st E, es, — n 180th (11:3143), deed reads plot begins 100.1 w Webster av & 220.2 s 181st, runs w88.11 to es 181st xs254.9xe143.10xn250.3 to beg, vacant; Geo E Hayes, ref, to Theo Roehrs, 165 E 176; FORECLOS Mar2; Apr5'15 (R S $5). 4,760

182D st, 495 E (11:3050), nwc Bassford av, 9.7x94x26.8x95.6, 2-sty fr dwg; Mary Poldow, 4599 Park av, to German-American Bldg & Loan Assn, 1 & 3 3 av; mtg $5,350; Apr5; Apr7'15. nom

183D st E, swc Walton av, see Walton av, swc 183.

183D st, 450-4 E (11:3038), ss, 99.9 e Park av, 50x100, 3-3-sty fr tnts & strs; Jacob B Theiss to Minnie S wife Jacob B Theiss, 39 W 127; mtg $15,000; Apr2'15. O C & 100

193D st, 561 E, see Tiebout av, 2295.

212TH st E, swc Bainbridge av, see Bainbridge av, swc 212.

214TH st E (*), ns, 275 w Laconia av, 25x100; Vincenzo Carre, Chicago, Ill, to Rosario Pressimone, 2068 2 av; Feb16; Apr6'15 (R S $1). O C & 550

218TH st E (*), ns, 325 w Barnes av, 25 x114, Wakefield; Otto Mollenhauer at Rosendale, NY, to Jno A Anderson, 825 E 227; mtg $3,500; Apr5; Apr8'15. O C & 100

233TH st E, ss, 300 e Kepler av, see 239th, 254 E.

239TH st, 254 E (12:3379), ss, 320 w Katonah av, 40x100, 2-sty fr dwg; also 235TH ST E (12:3375), ss, 300 e Kepler av, 50x100, vacant; Emma Stuber, White Plains, NY, to Lillian Van Scoy, 36 Mamaroneck av, White Plains, NY; Mar16; Apr 5'15 (R S $1.50). nom

Bainbridge av, 2597 (12:3293), ws, 174.7 s 194th, 22.10x88.8x22.8x87.10, 3-sty fr tnt; Peter Hassinger to Clio Realty Corpn; B&S, mtg $6,750; Mar31; Apr6'15. O C & 100

Bainbridge av (12:3328), swc 212th, 25.7 x95.2x8x95.1, vacant; Diedrich Scheffer to Fredk A Elliott, 161 E 22; Apr5; Apr8'15. O C & 100

Bainbridge av (12:3328), ws, 25.7 s 212th, 25.6x98.8x25x97; Diedrich Scheffer to Fredk A Elliott, 161 E 22; Apr5; Apr 8'15. O C & 100

Bainbridge av (12:3343), es, 473.7 s 210th, 50x56.9x58.4x86.11, vacant; Josephine Linck, 1344 Pacific, Bklyn, to Frank E Linck, 1659 Nelson av; mtg $2,000; Apr 5; Apr8'15. nom

Baisley av, nec Eastern Blvd, see Fairmount av, sec Dean.

Bassford av, nwc 182d, see 182d, 495 E.

Bassford av (11:3050), ws, 95.6 ne 182d, 56.8x71.11x55.10x61.9, vacant; Jas C Brady, ref, to Harlem Savgs Bank, 124 E 125; FORECLOS Mar30; Mar31; Apr2'15. 3,500

Bassford av, 2250 (11:3050), es, 229.1 n 182d, 35x84.11x35x73.10, 4-sty bk tnt; Bromberg Realty Co, 133 E 34, to Herman Cohen, 1193 Hartman av, Plainfield, NJ; mtg $19,500; Apr2; Apr3'15. nom

Bedford Park blvd (12:3273), ss, 99.1 e Webster av, runs e100xs147.1xw185.1 to es Webster av (Nos 2860-6) xn97.5xe94.4xn 51.1 to beg, 2-sty bk garage & 4-2-sty fr tnts & strs; Church E Gates & Co to Salvatore M De Pasquale, 2975 Marion av; mtg $20,000; Apr5; Apr6'15 (R S $35). O C & 100

Bedford Park blvd (12:3273); same prop; Harry Linn to Church E Gates & Co, 152d & East River; Sept15'12; Apr6'15. O C & 100

Belmont av, 1992 (11:3079), es, abt 100 s 179th, runs e94.6xn10.10xn14.3xw— to av xs27.2 to beg, 3-sty bk tnt; Traf Bldg Co to K & R Constn Co, 35 Nassau; mtg $8,-000; Apr2; Apr3'15 (R S $1.50). nom

Benedict av, 1929 (*), ns, 251.11 e Storrow, 25x90; Alwin H A Borgmann, Walkill, NY, to Henry W Riessieck, 2064 Valentine av; mtg $5,500; Apr3; Apr5'15 (R S 50 cts). O C & 100

Bogart av (*), ws, 425 s Neil av, 25x 100; Edith Hahn & ano to P Augustine Smith, 29 W 129; mtg $500; April; Apr7 '15 (R S 50 cts). O C & 100

Briggs av, 2753 (12:3301), ws, 120 n 196th, 20x91.11x20x91.7, 3-sty bk dwg; Danl B Murray, ref, to Jas A Regan, 2109 Anthony av; FORECLOS Feb4; Apr8'15 (R S $1.50). **1,200 over incumbrances**

Bryant av (10:2748), ws, 100 s 165th, 240 x100, vacant; American Real Estate Co to Mack Co, 957 Hoe av; April; Apr2 '15 (R S $20.50). O C & 100

Cambreleng av (11:3088), ws, 130 s Crescent av, 100x100, vacant; Harry Mintz, Bklyn, to L Josephine Moses, 3721 Bronx blvd; Sept4'12; Apr3'15. nom

Carter av (11:2890), nec 174th, 70.9x18.7 x70x22.5, vacant; Carl H Dittmar et al, heirs Martin W Dittmar, to Albt L Lowenstein, 12 W Fordham rd; Apr5'15 (R S 50 cts). O C & 100

City Island av, nec Belden la, see Belden la, nec City Island av.

Clasons Point rd, es, see White Plains rd, es, 100 n 150.

Clay av, 1202 (9:2426), es, 112.6 s 168th, 39x80, 3-sty bk tnt; Adolf Buch & ano to Emma J Messinger, 1198 Clay av; mtg $22,000; Apr1; Apr2'15 (R S $7). O C & 100

Clinton av, 1820 (11:2949), es, 97 ne 175th, 19.5x90.2, 3-sty bk tnt; B W R Realties, Inc, to Bellemore Holding Co, 63 Park row; B&S; mtg $8,000; Nov9'14; Apr3 '15. O C & 100

College av, 423 (9:2325), ws, 75 n 144th, 25x100, 1-sty fr bldg; Mott Haven Co to Chas Van Riper, 414 E 144; Apr7'15 (R S $1). O C & 100

College av, 1344 (11:2783-2785), es, 426.6 s 170th, 16.8x100, 2-sty fr dwg; Martha J Butler to Henry Messikommer, 1344 College av; mtg $2,800; Apr2'15. nom

College av, 1344; Henry Messikommer to Martha J Butler, 205 W 101; mtg $2,800; Apr2'15. nom

Commonwealth av, 1412 (*), sec Tacoma, 75x100, except part for av; Desider Schoen to Jennie E Byrne, 1200 Franklin av; mtg $5,500; Apr6; Apr7'15 (R S $1.50). O C & 100

Creston av, 2269 (11:3171), ws, 93 s 183d, 20x120, 2-sty bk dwg; B W R Realties, Inc, 63 Park row, to Bellemore Holding Co, 63 Park row; B&S; mtg $——; Nov 9'14; Apr7'15. O C & 100

Creston av, 2740 (12:3315), es, 332.11 n 196th, 25x91.10, 2-sty fr dwg; Wm Guggolz to Chas Buckbee, 2252 University av; Mar31; Apr3'15 (R S $1.50). O C & 100

Creston av (11:3165), nec Irving, 25x 100, except pt for Creston av, vacant; Lewis M Sweet to Wm J Ahearn, 1242 Intervale av; mtg $1,000; Apr7; Apr8'15 (R S $1). O C & 100

Creston av (11:3165); same prop; Wm J Ahearn to Chas J Deshler, 521 Gramatan av, Mt Vernon, NY; Apr7; Apr8'15 (R S $1).

Creston av, es, abt 306.4 n Fordham rd, see Grand Blvd & Concourse, ws, 306.4 n Fordham rd.

Daly av, 1916 (11:2992), es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; Farmers Loan & Trust Co, TRSTEES Brian McKenney, to Hephta Realty Co, Rutherford, NJ; Mar 31; Apr6'15 (R S $3.50). **20,000**

Daly av, 1916; Hephta Realty Co to Anna Majewski, 574 E 141; mtg $16,000; Apr5; Apr6'15 (R S $4) nom

Eagle av, 589 (10:2616), ws, 302.2 s Westchester av, 24.7x100, vacant; Sophie Knepper to Jas Ferguson, 199 Belmont; AL; Apr1; Apr5'15 (R S 50 cts). O C & 100

Eagle av, 589 (10:2616), ws, 302.2 s Westchester av, 24.7x120, vacant; Jos Rosenzweig to Sophie Knepper, 199 Belmont; Mar29; Apr2'15 (R S 50c). O C & 100

Eagle av, 653 (10:2617), ws, 247.8 n Westchester av, 25x122.1x25x119.11, 3-sty fr tnt; Jno Witzel to Chas Witzel, 2840 Valentine av; Apr5'15. gift

Eagle av, 683 (10:2617), ws, 434.9 s 156th, 19.2x99.5x19.11x99.4, 3-sty fr tnt; Bertha Bohling, 669 Eagle av, to Rudolph Pinster, 23 Sullivan, Bklyn; Apr1; Apr5 '15. O C & 100

Eastern blvd, nec Baisley av, see Fairmount av, sec Dean.

Fairmount av (*), sec Dean, 25x125; also EASTERN BLVD, nec Baisley av, 50 x100; Jno A Pleines to Lena Deaken, 539 W 59; Mar31; Apr3'15 (R S $2.50). nom

Findlay av (9:2436), ws, 200 n 168th, 115 x100, vacant; Laura Gross to Timest Realty & Constn Co, 65 Hamilton ter; Apr3; Apr6'15. O C & 100

Forest av, 912 (10:2658), es, 349.2 n 161st, 21x100, 3-sty fr tnt & strs; Pauline Cahn to Eltona Investing Corpn, 391 E 149; mtg $8,000; Apr8'15. O C & 100

Franklin av, 1160 (10:2614), nec 167th (No 581), 100x25, 2-sty fr dwg; Fred W Crandall et al to Cowanesque Realty Corpn, 20 Nassau; mtg $6,500; Mar30; Apr 8'15 (R S 50 cts). O C & 100

Grace av (*), ws, 225 s 236th, 25x95; Hudson F Rose Co to Domenico Cirignano, 2590 Belmont av; Apr1; Apr7'15. nom

Grand blvd & concourse, 2024 (11:2813), nec Bush (No 2011), 102.5x96.3x82.5x100, 6-sty bk tnt; K & R Constn Co to Jno Branigan, 65 E Tremont av; mtg $102,500; Apr1; Apr3'15 (R S $12.50). O C & 100

Grand blvd & concourse (11:3167), ws, 306.4 n Fordham rd, runs w185.7 to es Creston av xn203.2xe— to Grand blvd & concourse xs202.7 to beg, pt 1 & 2-sty fr bldg & vacant; Jno B Haskin Estates, Inc, to Gaines-Roberts Co, 2422 University av; mtg $52,000; Apr2; Apr7'15 (R S $24). O C & 100

Grand blvd & concourse (9:2462), es, 264.8 s McClellan, 50.2x150.1x50x154.2, vacant; Kath L Doran to Henry D Dreyer, 914 Leggett av; mtg $4,000; Apr6; Apr7 '15 (R S $1). nom

Grant av, 906 (9:2447), es, 116.8 n 164th, 20x111.1x20x111.8, except pt for Grant av, 2-sty & b fr dwg; Michl J Callagy to Jno W Koennecke, 440 E 164; mtg $6,000; July 20; Apr10'15. O C & 100

Hoe av, 1238-40 (11:2987), nec Freeman (Nos 943-5), runs nw26.5xn78xe100 xs62.6 to st xw97.8, 1-sty bk theatre & 3-sty frame tnt & strs; Ida, wife of & Henry Hollerith to Chas Kling, 369 Mosholu Pkway N; mtg $30,000; Mar27; Apr 2'15 (R S $10). O C & 100

Houghton av (*), ss, 254.11 w Castle Hill av, 24.11x108; Jane Henderson to Jas A Clynes, 202 16th st, Jersey City, NJ; AL; Mar4; Apr6'15. nom

Hughes av, 1998 (11:3079), es, 406.2 n 177th, 18.10x95, except pt for av, 2-sty fr dwg; Louisa, wife Wm Scherrer, to Mina Veit, 531 E 87; mtg $2,500; Apr3; Apr5'15 (R S 50 cts). O C & 100

Intervale av, 1200 (10:2719), nec Home (No 890), —x—, 3-sty fr tnt & strs; Louis Fridiger, ref, to Anna Scheer, 35-7 E 43, & Jos L Feinberg, 240 Convent av; mtg $12,000; FORECLOSED & drawn Apr6; Apr8'15 (R S 50 cts). **100 over mtg**

Jackson av, 888 (10:2648), es, 154 n 161st, 25.7x83, 3-sty & b fr dwg; Emily A wife Geo Lurcott et al to Jacob A Braun & Anna Lederer, 888 Jackson av; QC; Mar 23; Apr2'15. nom

Jefferson av (*), nwc Monaghan av, 50x 100; also JONES AV (*), ws, 100 n Jefferson av, 100x100; Jennie Pitkowsky, widow, et al, to Annie Blaukenstein, 1184 43d, Bklyn; AT; May25'14; Apr6'15. nom

Johnson av (13:3409), es, 255.3 from cl 235th, runs s126xw40xn126 to av xne40 to beg; deed of cession; Edw J Gallagher et al to City N Y; May16'14; Apr7'15. nom

Jones av, ws, 100 n Jefferson av, see Jefferson av, nwc Monaghan av.

Jones av (*), ws, 100 n Jefferson av, 50x100; Annie Blankstein, Brooklyn, to Louis Epstein, 795 E 151; Apr5; Apr6'15 (R S $1). nom

Jones av (*), ws, 150 n Jefferson av, 50 x100; Annie Blankstein, Brooklyn, to Chas Smith, 1020 Av St John; Apr5; Apr6'15 (R S $1). nom

Kearney av (*), es, 175 n Baisley av, 75x100; Jno A Pleines to Lena Deaken, 539 W 59; mtg $800; Mar31; Apr3'15 (R S 50 cts). O C & 100

Lawrence av (9:2527), ws, 375 s 167th, 25x100, vacant; Nicholas W Haaren, 452 Amity st, Flushing, LI, to Haaren Realty Co, 2673 Bway; B&S; Mar17; Apr2'15 (R S 50 cts). nom

Leggett av (10:2684), swc Beck, 250 to Fox x105, vacant; Wm Goldstone et al to Macy Constn Co, 574 Tinton av; mtg $30,000; Apr1; Apr7'15 (R S $24). O C & 100

Leggett av, 922 (10:2686), ws, 40 n Kelly, 40x110, 4-sty bk tnt; Edw D Dowling, ref, to Katharina Elias, 429 E 52; mtg $24,000; FORECLOS Mar31; Apr3; Apr 6'15 (R S $4.50). **4,200**

Leland av (*), nec Wood, 25x100; Gustav A Schwenk to Geo Ruekel, 863 Havemeyer av; mtg $5,050; Apr6; Apr7'15 (R S 50 cts). O C & 100

Monaghan av, nwc Jefferson av, see Jefferson av, nwc Monaghan av.

Mt Hope av, 1840 (11:2802), es, 75 s Mt Hope pl, runs e100xs33.5xe66.10xs118.11 to 176th (No 201) xw168 to av xn171.7 to beg; Jno J Paulsen et al, TRSTES, to K & R Constn Co, 35 Nassau; mtg $42,500; Apr 2; Apr3'15 (R S $5). O C & 100

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Mulford av (*), ws, 225 s Alice, 25x 100; Augusta Marshall, also known as Mrs H Marshall, Belvidere, NJ, to Chas H Stumpfel, 1867 Mulford av, Mar22. Apr8 '15. nom

Netherland av (13:3109), see 235th, runs s50xw— to cl Netherland av xn50 to ss 235th xe— to beg, land in bed of av; Edw J Gallagher et al to City N Y; June 16'14; Apr7'15. nom

Netherland av (13:3409), cl 200 s 235th, runs s— to es Netherland av xs xw— to cl Netherland av xn— to beg, land in bed of av; Edw J Gallagher et al to City N Y; June16'14; Apr7'15. nom

Newell av (12:3359), es, 150 n 210th, 50 x86; Kath Burke to Eugene F Russell, Tarrytown, NY; mtg $3,000; Apr1; Apr2 '15. nom

Pilgrim av (*), es, 100 n Mildred pl, 25 x100; Augusta Marshall, also known as Mrs H Marshall, Belvidere, NJ, to Chas H Stumpfel, 1867 Mulford av; QC, Mar22; Apr7'15. nom

Prospect av, 1037 (10:2679), ws, 158 n 165th, 50x175, except part for av, 3-sty fr dwg; Henriette S Orth, 149 E 91 & ano to Wm V Kiehnle, 1034 Prospect av, & Aug Braun Jr, 1030 Prospect av; Apr1; Apr2 '15 (R S $3.50). O C & 100

Prospect av, 2130-2 (11:3110), es, 46.1 n 181st, 50x107, 5-sty bk tnt; Sophie Busath, 233 E 52, to Gustav J Haase, 2150 Hughes av; mtg $39,000; Apr1; Apr2'15 (R S $1.50). O C & 100

Randall av (*), nwc Fteley av, runs n 1480 to ss Lafayette av xs60 to es Fteley av xs1480 to Randall av xw60 to beg; deed of cession; Sound View Land & Impt Co to City NY; July10'14; Apr5'15. nom

St Anns av, 107-9 (9:2260), ws, 25 n 132d, 50x74.11, 2-5-sty bk tnts; Edna V Burroughs to Matilda Sussman, 570 W 156; mtg $12,000; Mar26; Apr3'15. O C & 100

Teller av, 1061-3 (9:2433-2428), ws, 199.6 n 165th, 40x100, 2-3-sty bk tnts; Isabel Kiralfy to Leopoldine Klein, 108 E 91; mtg $7,500; Mar30; Apr3'15. nom

Tiebout av, 2295 (11:3146), nwc 183d (No 561), 94x212.3 to es Valentine av (No 2294), x69.7x199.7, vacant; Edw P Donohue, 619 E 136, to County Estates Inc, 3219 3 av; mtg $12,000; Apr1; Apr2'15. nom

Tiebout av, 2295 (11:3146), nwc 183d (No 561), 94x212.3 to es Valentine av (No 2294), x69.7x199.7, vacant; Jacob Emsheimer & ano EXRS Julius Flato, to Edw P Donohue, 619 E 136; mtg $8,000; Apr1; Apr2'15. **13,000**

Tinton av (10:2664), sec 150th (No 806), 75x20, 5-sty bk tnt & strs; Macy Constn Co to Wm Goldstone, 2 W 89, & Norbert D Light, 133 Riverside dr; mtg $66,000; Apr1; Apr7'15 (R S $34). O C & 100

Tyron row (*), sws, 58.5 nw 4th, 72x150 x74.3x150, except pt for Seddon & Dorsey sts; Matthew J Gaskin, nephew, to Matthew J Gaskin, uncle, 1360 Herschel; ⅛ pt; Feb27; Apr8'15 (R S 50 cts). O C & 100

Tyron row (*); same prop; Mary Deegan to same; ⅛ pt; Apr1; Apr8'15. **1,200**

Union av (11:2868), es, 25.3 n Freeman, 100x98, except pt for Union av, vacant; Chas B Gumb, 20 E 101, to Jno Branigan, 65 Tremont av E; mtg $10,000; Apr1; Apr 3'15 (R S 50 cts). nom

Union av (11:2968); same prop, except pt for Union av; Jno Branigan to K & R Constn Co, 35 Nassau; mtg $10,000; Apr1; Apr3'15 (R S $1.50). nom

Union av (11:2968); same prop; K & R Constn Co to Traf Bldg Co, 4029 Lowerre pl; Apr2; Apr3'15. O C & 100

University av (11:2868), es, 319.11 w Harrison av, measured along es University av & ss Burnside av, runs se 94.8 to old Croton Aqueduct xs52.9xw131.10 to es University av xn43.6 to beg, 5-sty bk tnt; University Bldg Co, 130 W 180, to Jno P Dauth, 2650 Marion av; mtg $23,000; Apr3; Apr5'15 (R S $6.50). O C & 100

Valentine av, 2294, see Tiebout av, 2295.

Valentine av (*), ws, 100 s Fairmount av, 25x100; Patk Manning to Geo Hoffmann, swc Eastern blvd & Ft Schuyler rd; Mar18; Apr5'15 (R S 50 cts). nom

Vyse av, 1547 (11:2989), ws, 250 n 172d, 25x100, 2-stv bk dwg; Ladislav Matusek to Steinmetz Constn Co, 1416 Glover; mtg $5,750; Apr1; Apr2'15 (R S $3). nom

Walton av (11:2850), ws, 207.7 s 176th, 50x100, vacant; Fordmont Realty Co, 507 E Tremont av, to Albt L Lowenstein, 12 W Fordham rd; B&S & CaG; AL; Feb19; Apr5'15 (R S 50 cts). nom

Walton av (11:3186), swc 183d, 43x95, vacant; Sylvan Lehmayer to Geo W McAdam, 20 W 90; mtg $7,500; Apr2; Apr5'15 (R S $3.50). O C & 100

Walton av (11:2827), es, 100 n Mt Hope pl, 25x80, vacant; Robt Clark, Mt Vernon, NY, to Geo H Janss, 1057 Hoe av; Apr1; Apr3'15. nom

Watson av (*), ss, 105 e Olmstead av, 25x108; Wm W Penfield, ref, to Chas E Devermann, 2222 Houghton av; mtg $5,000; FORECLOS Jan29; Mar18; Apr6'15. **1,125**

Washington av, 1308-10 (11:2910), es, 123 n 163th, 38.3x104, 5-sty bk tnt & strs; Herman L Rosenthal to Thos Connor, 1970 Bathgate av; mtg $28,000; Mar28; Apr2'15. O C & 100

Washington av, 1343-7 (11:2901), ws, 387.7 n 169th, 60x139.6x60x139.7, 2-sty & b bk dwg & 1-sty fr rear stable; also 310 AV, 3679 (11:2910), nws, 52 sw 170th, 26x 115.11x26x116.5, vacant; Thos Connor, 1970 Bathgate av, to Roseff Realty Corpn, 1311 Wash av; mtg $15,500; Apr1; Apr2'15. nom

Webster av, 2765 (13:3278), ws, 78.8 s 198th, 25x123.2x25.1x121.10, 1-sty bk str; Duo Co to Emanuel Reinheimer, 49 W 70; mtg $10,000; Mar30; Apr2'15 (R S $6.50). O C & 100

Webster av, 2860-6, see Bedford Park blvd, ss, 99.1 e Webster av.

Webster av (9:2425), ws, 100 n 165th, 138.11x100, vacant; Rockledge Constn Co to Sheffield Farms-Slawson-Decker Co, 524 W 57; mtg $11,500; Apr5; Apr6'15 (R S $4.50). O C & 100

Webster av (12:3398), ws, 400.10 s McLean av, 25.1x135.10x25x133.10, vacant; Jno T Badaracco to Bartolomeo F & Nora C Badaracco, 4304 Webster av; Apr5'15 (R S $1.50). O C & 100

White Plains rd (*), es, 200 n 151st, 50x— to Barretts Creek x—x—; Fredk E Mueller, 830 E 163, to Felix J Lussier, 40 E 80; mtg $3,000; July2'14; Apr6'15. O C & 100

White Plains rd, es, 169.5 s 151st, see White Plains rd, es, 100 n 150.

White Plains rd (*), es, 100 n 150th, 25x 100; also WHITE PLAINS RD (*), es, 169.5 s 151st, 75x111.6; also CLASSON POINT RD (*), es, lot 197, map Jos Hussen, Clasons Point; also WHITE PLAINS RD (*), ws, 275 s 151st, —x—; lot 297, same map; Porter Realty & Development Co, 76 William, to Felix J Lussier, 40 E 80; AL; June26'14; Apr6'15. nom

Whitlock av, 884 (10:2731), sec Tiffany, runs s100xe55xn58xn42.3 to st xw50.3 to beg, 5-sty bk tnt & strs; Turek Realty Corpn, 1029 E 163, to Harris Schwartz, 920 Av St John; mtg $49,000; ... Apr2'15 (R S $10). nom

Whitlock av (10:2601), nws, 120.8 e 144th, 100.1x130x100.1x134.3, vacant; Eliz Steinberg, Bklyn, to The Haensermann Metal Mfg Co; mtg $4,600; Mar31; Apr2 '15. nom

Whitlock av (10:2730), es, 228.10 n Leggett av, 218.3x160x223.5x115.2, 4-sty bk factory & vacant; Edw Steller to Geo F Johnson, 3501 W 72; mtg $5,000; Apr5; Apr7'15 (R S $7). O C & 100

Wilder av (*), es, 400 n Jefferson av, 25x100; Luigi Liggeri to Giovanni Pacella, 347 E 114; AL; Apr2; Apr6'15 (R S $1). O C & 100

Woodycrest av, 1003 (9:2512), ws, 100.9 n 164th, 25.2x90.8, 2-sty & b fr tnt; Phoenix Ingraham, ref, to Edw F Cole, 301 W 106; FORECLOS Mar17; Mar31; Apr3'15 (R S $6). **5,000**

Worth av (11:2890), es, 100 n 174th, as on map Mt Hope, runs w25 to cl Worth av xn100xe25 to es Worth av xs100 to beg, vacant; Wm A Cameron to Carl H Dittmar, 1691 Clay av; Emily D Pratt, 102 W 130; Isabel D Peake, — W 131, & Marguerite D Morgan, 202 W 66; QC; Mar 10; Apr6'15 (R S 50 cts). nom

Worth av, nwc 174th, see 174th E, nwc Worth av.

3D av, 3679, see Washington av, 1343-7.

3D av, 3802-6 (11:2929), sec 172d (No 530), 92x100x101.11x100.6, 2-5-sty bk tnts & strs; Martin H Cohen, Plainfield, NJ, to Bella Cohen, 1103 Putnam av, Plainfield, NJ; mtg $100,500; Apr2'15 (R S $5). O C & 100

3D av (9:2317), es, 52 n 133d, 26x20x25x 27.1, vacant; T Emory Clocke, ref, to Sarah E Van Riper, 2350 Valentine av; FORECLOS Mar22; Apr1; Apr2'15 (R S $1). **1,200**

Lots (*) 240 to 243, map 336 lots prop Sisters of Charity; Diedrich Scheffer to Fredk A Elliott, 161 E 22; Apr5; Apr8'15. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Charlotte st, 1435-49, see 170th E, swc Charlotte.

Dawson st (10:2697), swc 163d, 101.10 x53.8x100x72.1; sobrn & apportionment agmt; City Mtg Co & N Y Trust Co with Rogers Place Realty Corpn; Mar26; Apr 6'15. nom

Gale pl (12:3252), land in bed of pl in front of lot 510, map Van Cortlandt Est; re mtg; Margt Amsler, 281 8 av, to City NY; Apr14'14; Apr5'15. nom

Gale pl (12:3252), land in bed of pl in front of lots 510 to 513, map Van Cortlandt Est; re mtg; Ira H Cooper, Englewood, NJ, to City N Y; Jan21'14; Apr5'15. nom

Gale pl (12:3252), land in bed of pl in front of lots 517 & 518, map Van Cortlandt Est; re mtg; Thekla Solomon, 915 Barretto, to City NY; Jan26'15; Apr5'15. nom

Gale pl (12:3252), land in bed of pl in front of lots 509, 517 & 518, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr, Sharon, Conn, & ano, EXRS Augustus Van Cortlandt to City N Y; Oct27'14; Apr5'15. nom

Seabury pl, 1468 (11:2966-2977), es, 185 s 172d, 45x100; asn rents; Morris Rosenfeld to Vincenzo Ursone & Co, Inc, 152 E 116; AT; Apr2'15. nom

Seabury pl, 1468 (11:2966-2977), es, 185 s 172d, 45x100, 5-sty bk tnt; re mtg; Flora E Solomon & ano to Vincenzo Ursone & Co, Inc, 156 E 116; Mar31; Apr2'15. nom

Stevenson pl (12:3251), land in bed of pl in front of lot 482, map Van Cortlandt Est; re mtg; Arthur Watson to City N Y; Oct16'13; Apr5'15. nom

Stevenson pl (12:3251), being land in bed of pl in front of lots 494 & 495, map Van Cortlandt Est; re mtg; Herman Schneider, 563 Ams av, to City NY; Sept 3'13; Apr5'15. nom

Stevenson pl (12:3251), being land in bed of pl in front of lots 482, 495 & 498, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City NY; Oct27'14; Apr 5'15. nom

Wood st (*), es, 250 n 150th, 25x111.6; re mtg; Henry Reiss, 811 E 155, to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; Mar31; Apr5'15. 250

150TH st E (10:2664), ss, 62 e Tinton av, 58x75, 5-sty bk tnt; re mtg; Jas G Wentz to Macy Constn Co, 574 Tinton av; Apr6; Apr7'15. 34,000

163D st E, swc Dawson, see Dawson, swc 163.

170TH st E (11:2977), swc Charlotte (Nos 1435-49), 100x101.7, 1-sty bk theatre & strs; re all rights under agmt recorded Jan30'14; Nathan Frankenstein to Jno J Tully Co, 391 E 149; Mar31; Apr2'15. nom

177TH st, 820-2 E, see 177th E, ss, 100 w Marmion av.

177TH st E (11:2956), ss, 100 w Marmion av, 50x100, owned by party 1st pt; also 177TH ST, 820-2 E, owned by party 2d pt; party wall agmt; Hopkins G Barrett Co with Moses Lowenstein, 1782 Bathgate av, & Clement H Smith, 1884 Mt Hope av; Harlem Savgs Bank, 124 E 125, & Seymour Realty Co,25 Broad; Feb17; Apr8'15. nom

188TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 188.

188TH st, 481 E, see Washington av, 2436-52.

Bryant av (10:2748), ws, 100 s 165th, 250x100, vacant; re mtg; Mutual Life Ins Co of N Y to American Real Estate Co, 527 5 av; Apr2'15. nom

Cedar av, 1810-2 (11:2881), es, abt 110 n Sedgwick av, 32.6x74.3 to Sedgwick av x 37.6x92.3; mtg $10,000; CONTRACT to excn for land at Cochecton, Sullivan Co, NY; mtg $2,500; Paschal S Ritter to Tillman Co; Mar24; Apr2'15. nom

Crestar av, es, abt 306.4 n Fordham rd, see Grand blvd & concourse, ws, 306.4 n Fordham rd.

Garrison av, ss, see Hunts Point av, ws, 888 n Lafayette av.

Garrison av, 1012, see Hunts Point av, 893-5.

Gouverneur av (12:3252), es, at line bet lots 659 & 670, map Van Cortlandt Est, runs w33 to cl Gouverneur av xs50xe 33 to es Gouverneur av xn50 to beg; re mtg; Fred T Sutton, 3284 Hull av, to City N Y; July2'13; Apr5'15. nom

Gouverneur av (12:3252), es, at line bet lots 662- & 663, map Van Cortlandt Est, runs w33 to cl Gouverneur av xn25xe33 to es Gouverneur av xs25 to beg; re mtg; Albin Gustafson, TRSTE, 34 W 29, to City N Y; Aug5'13; Apr5'15. nom

Gouverneur av (12:3252), land in bed of av in front of lots 664 & 665, map Van Cortlandt Est; re mtg; Isaac L Weinstein, 109 W 129, to City N Y; Aug14'13; Apr5 '15. nom

Gouverneur av (12:3252), es, at line bet lots 661 & 662, map Van Cortlandt Est, runs w33 to cl Gouverneur av xn25xe33 to es Gouverneur av xs25 to beg, land in bed of av; re mtg; Albin Gustafson, TRSTE, 34 W 29, to City NY; Aug5'13; Apr5'15. nom

Grand blvd & concourse (11:3166), nwc 188th, 79.4x42.1x83x12.2, vacant; re mtg; Mutual Life Ins Co of N Y to Henry F Keil, 2525 Creston av; Apr5; Apr7'15. nom

Grand blvd & concourse (11:3167), ws, 306.4 n Fordham rd, runs w185.7 to es Creston av xn203.2xe— to Grand blvd & concourse xs202.7 to beg, pt 1-2-sty fr bldg & vacant; re mtg; Geo W Short to Jno B Haskin Estates, Inc, 140 Nassau; Apr2; Apr7'15. 60,000

Grand blvd & concourse (11:3167); same prop; re mtg; Bowery Savgs Bank to same; Apr2; Apr7'15. 10,000

Grant av, 996 (9:2447), es, 116.8 n 164th, 20x111.11x20x111.8, except pt for av; re judgmt; Mary A Brush, 366 Herkimer, Bklyn, to Michl J Callagy, 996 Grant av; Aug21'13; Apr6'15. nom

Hunts Point av, ws, 766 & 827 n Lafayette av, see Hunts Point av, ws, 888 n Lafayette av.

Hunts Point av (10:2740), ws, 888 n Lafayette av, runs w100xn38.6 to ss Garrison av xe88.4x—30.11 to Hunts Point av xs65.1 to beg; also HUNTS POINT AV (10:2740), ws, 827 n Lafayette av, 61x 100; also HUNTS POINT AV (10:2740), ws, 766 n Lafayette av, 61x100; agmt as to re of above premises from mtg agmt dated Apr20'14; City Mtg Co & N Y Trust Co with Baronet Realty Co, 71 Nassau; Apr5; Apr6'15. nom

Hunts Point av, 899 (10:2740), ws, 827 n Lafayette av, 61x100, 5-sty bk tnt & strs; re mtg; Hunts Point Constn Co to Baronet Realty Co, 320 Bway; Apr5; Apr6 '15. 4,000

Hunts Point av, 893-5 (10:2740), ws, 888 n Lafayette av, 36.8 to Garrison av (No 1012), xs88.4x30.11x65.1, 5-sty bk tnt & strs; re mtg; Hunts Point Constn Co to Baronet Realty Co, 71 Nassau; Apr5; Apr 8'15. 5,500

Sedgwick av, ws, abt 110 n Cedar av, see Cedar av, 1810-12.

Washington av, 2436-52 (11:3058), nec 188th (No 481), runs n197xe130x877xw25x s24.2xw3xs97.10 to 188th xw102 to beg, 4-5-sty bk tnts, strs on cor; re mtg; Estates Settlement Co to Manhattan Mtg Co, 200 Bway; Mar31; Apr5'15. 15,532

White Plains rd (*), ws, 50 s Wood av, 50x20; re mtg; Helen Wilkins, of Palmer Hill, Stanford, Conn, to Mary Walsh, 4460 Park av; Jan28; Apr8'15. nom

3D av, 2781-3 (9:2327); 2 consents to 3d track; Domestic & Foreign Missionary Society of The Protestant Episcopal Church in the U S of America to Manhattan Railway Corpn; Mar17; Apr3'15. nom

3D av, 2994-8 (9:2363), es, 175 n 153d, 55x211.9x55x224; consent to 3d track; Pauline Muller to Manhattan Railway Co; mtg $48,000; Aug26'14; Apr6'15 (R S 50 cts). 275

3D av, 2994-8; 2 consents to 3d track; Ebling Brewing Co to same; Mar22; Apr 6'15. nom

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3D av, 2094-8; consent to 3d track; Julie M M Grant & ano, TRSTES Hugh J Grant, to same; Nov5'14; Apr6'15. nom

Parcel 103 (*) on damage map to open Dorsey st from Zerega av to 7th; re mtg; James N Elliott to City N Y; Feb27; Apr 8'15. nom

Parcels 41 & 41 A (*) on damage map to open White Plains rd from West Farms rd to East River; re mtg; Eudora A Cornelius & ano, EXTRX Geo A Boice, to City N Y, Feb9; Apr8'15. nom

Parcel 142 (*) on damage map to open Castle Hill av from West Farms rd to the Public pl at southern terminus of Castle Hill av; re mtg; Willard P Beach to City NY, June27'14; Apr8'15. nom

Parcel 142 (*) on damage map to open same; re mtg; Henry Dreyer to same; Feb 18; Apr8'15. O C & 100

Parcel 216K (*) on damage map to open Zerega av from Castle Hill av, nr Hart st, to Castle Hill av, nr West Farms rd; re mtg; Valentine Spinnler to City N Y; Aug29'14; Apr8'15. nom

Power of atty; Mabel A Pragnell to Agnes M Pragnell, 819 Ritter pl; Mar1; Apr5'15 (R S 25 cts).

Power of atty; Vicenzo Carre & ano to Anthony Mirabella, 2068 2 av; Feb15; Apr 6'15 (R S 25 cts).

LEASES.

Borough of Manhattan.

APRIL 2, 3, 5, 6, 7 & 8.

Canal st, 35 (1:297), str; Mark Rosenthal & ano, EXRS &c Berned Cohen, to Morris Muller, 516 3 av; 4 11-12yf May1; Apr8'15. 1,560

Canal st, 386 (1:212); also WEST BROADWAY, 294, hotel & c, all; Jane B Sill & ano to Wm B McGurn, 386 Canal; 5yf May1; Apr5'15. 3,150 & 3,300

Canal st, 386; also WEST BROADWAY, 294, all; same to same; 3yf May1'12; Apr 5'15. 3,030 & 3,150

Canal st, 386; also WEST BROADWAY, 294; asn two Ls; Wm B McGurn to Jas A Farrell, 194 Lex av; Apr3; Apr5'15. nom

Church st, 321 (1:210), str ff; Sarah B McAdam, 1 W 85, to Thos F Murphy, 514 E 82; 5yf Apr1; Apr7'15. 1,200 & 1,500

Delancey st, 136 (2:353); sobrn of Ls to mtg for $5,000; Herman Rabbino to Dry Dock Savgs Instn, 341 Bowery; Apr8'15. nom

Houston st, 100 E (2:428); sobrn of Ls to mtg for $10,000; Isaac Brod & Jacob Dobroczynski, firm Brod & Dobroczynski, lessees, with David Davis, 198 E Houston; Apr5; Apr6'15. nom

Houston st E, nwc 1 av, see 1 av, nwc Houston.

Maiden la, 45 (1:67), str & b; Hy B Auchincloss of West Orange, NJ, to Zigmund Fichman, 545 W 158; 5yf May1; Apr3'15. 2,100

Mulberry st, 167 (2:471), str & 2 basements; Salvatore Careri, 204 Mott, to Annibale Cocchia & Vincenzo Tassone, 173 Mulberry; 7 1-12y & 15 days f Mar15; Apr 7'15. 840

Orchard st, 186 (2:412); asn Ls; Benj Schorr, 170 Orchard, to Isaac Hefter, 186 Orchard; Mar11; Apr2'15. 210

Pearl st, 542 (1:357), str & b; Jacob Grotta to Aug Row, 510 Jackson av, Bronx; 5yf Apr1; Apr5'15. 1,100 to 1,300

Prince st, 152-4, see West Bway, 436-8.

Suffolk st, 45-51 (2:351), rooms 71 & 57 on 1st fl & rooms 71 & 47 on 2d fl, & 6,000 sq ft in b for Branch P O Station B; 45 Suffolk St Co, 505 5 av to U S of A, by Albt S Barbieson, P G of U S; 10yf Nov1 '14; Apr8'15. 15,000

Water st, 307 (1:108), all; Mary N Allyne et al, all at 2609 Gough st, San Francisco, Cal, to Anthony J De Zego, 1004 Av P, Bklyn, et al, firm De Zego Bros; 10yf May1; Apr7'15.

1,800 to May1'20 & thereafter 1,500

Watts st, 48-50 (2:477), all, with option to purchase within 5 yrs for $40,000; Edw & Jas Bergonzi to Chas Burkelman, 216 W 100; 21yf Aug1'14; Apr5'15. taxes &c & 2,250

1ST st, 26 E, see 2 av, 21.

8TH st E, nec Bway, see Bway, nec 8.

9TH st, 36 E, see 5 av, 349-53, Manhattan cons.

9TH st, 50 E (2:560), ss, 273 w Bway, 25x93.11, the land; Trustees of Sailors Snug Harbor to Emelie L, wife Oscar H Chellborg, 69 Lafayette st, New Rochelle, NY; 21yf May1, with renewals; Apr7'15. taxes, &c, & 1,200

11TH st, 500 E, see Av A, 170-2.

21ST st, 319 E (3:927), nes, 350 nw 1 av, 25x100, the land; Hamilton Fish Corpn to Paul A Schaefer at Westwood, NJ; 21y f Apr1; Apr7'15. taxes, &c, & 750

21ST st, 321 E (3:927), nes, 325 nw 1 av, 25x100, the land; Hamilton Fish Corpn to Paul A Schaefer at Westwood, NJ; 21y f Apr1; Apr7'15. taxes, &c, & 750

27TH st, 138 E; (3:882), all, thatre, & c; Jno Martin to Benj B Davenport of Stamford, Conn; 9 5-12yf Dec1'14; Apr3'15. taxes, &c, & 1,700

27TH st, 138 E; asn Ls; Benj B Davenport to Victor H Gurney of Stamford, Conn; Oct14'14; Apr3'15. O C & 100

27TH st, 138 E; Victor H Gurney to Bramhall Players Inc; Mar17; Apr3'15. O C & 100

27TH st, 17 W (3:829), str fl & b, including ext as below; Christian Hanfeld Jr & ano, EXRS &c Christian Hanfeld, to Edw Anrig, Sanford & 18th sts, Flushing, & of Q, & Michl Agoston, 940 Fox st, Bronx; 5yf May1'18; Apr5'15. 3,600

27TH st, 17 W, 1-sty ext in rear of str; same to same; 3yf May1; Apr5'15. 600

27TH st, 17 W; asn Ls recorded Sept10 '09; Jos J Curran, individ & surviving partner Curran & Tompkins, to same; Mar17; Apr5'15. nom

27TH st, 17 W; asn Ls recorded Sept10 '09; Lillian F Tompkins, individ & EXTRX Wm Tompkins, to Jos J Curran, 17 W 27; AT; July6'11; Apr5'15. nom

29TH st, 233 E (3:910), str & b & 3 rooms on 2d fl, also large room in rear house on ground fl; Antonio Ferrara & ano to Luigi Di Guilio, 326 E 11; 5yf Apr 1; Apr8'15. 1,020

34TH st E, sec 5 av, see 5 av, 349-53, Manhattan cons.

36TH st, 147 W (3:812); asn Ls; Nicholas A Morris to Billy's Grill, Inc, 147 W 36; Apr6; Apr7'15. nom

40TH st, 110-2 W (3:815), space in hall for cigar stand; asn Ls; D Strauss Cigar Co at Bway Central Hotel to Anthony Lefkowitz, 876 Irvine; Mar24; Apr7'15. nom

42D st, 200 E, see 3 av, 657.

43D st E, nwc 2 av, see 2 av, 803.

47TH st, 9 E (5:1283); asn Ls; Abr L Kass, by Eugene L Richards, as Supt of Banks of State NY, to Saml Medlin, 110 Madison av; AL; Mar4, Apr2'15. nom

47TH st, 9 E; asn all RT&I to five sub leases & asn of rents, &c; same to same; AL; Mar4; Apr2'15. nom

55TH st, 234 W (4:1026), ss, 85.11 w Bway, 20x100.5, all; Mary A Fitzgerald, of Litchfield, Conn, to Wm Wiese & Co, inc, 234 W 55; 5yf Sept30; Apr8'15. taxes &c & 2,400

65TH st, 22 E (5:1379), swc Madison av, 95x25, all; Louise H Betts to Martina L Downing, 125 Riverside dr; 20yf May1; Apr8'15. taxes &c & net 6,000

66TH st, 251 E, see 2 av, nwc 66.

72D st, 344 W (4:1183), apt 5J on 5th fl; 59th St Real Estate Co to Saml Jones, of Somerville, NJ; 5yf Oct1; Apr2'15. 1,200

100TH st, 321 E (6:1672); asn Ls & deposit of $259.50; Morris Sobel to Abr Sobel, of New Haven, Conn; Apr1; Apr5'15. nom

100TH st, 323 E (6:1672), all; asn Ls & deposit of $259.50; Morris Sobel to Abr Sobel, of New Haven, Conn; Apr1; Apr5 '15. nom

101ST st, 332 E (6:1672); asn Ls & deposit of $300; Morris & Clara Sobel to Abr Sobel, at New Haven, Conn; Apr1; Apr5 '15. nom

103D st, 300-2 E, see 2 av, sec 103.

109TH st, 239-41 E (6:1659), e str & b; Harris N Goodstein to Pasquale Acconcia, 626 Morris Park av; 3 3-12yf Feb1; Apr3 '15. 300

114TH st E, swc Park av, see Park av, 1590.

123D st E, nec 2 av, see 2 av, nec 123.

125TH st, 62 E (6:1743), str & front b; Edw D Farrell, 18 W 86, to Leopold Oppenheimer, 509 W 110; 5 2-12yf Mar1; Apr 7'15. 1,200 & 1,500

126TH st E, nec 3 av, see 3 av, 2321.

135TH st W (6:1732), ss, bet Lenox & 5 avs, 50x100, crescent Theatre, with vacant lot in rear on 134th, 25x100; Saml J Cunningham, E 38, to Barney Wein, 47 E 105; 21yf Jan1; Apr3'15. 5,000

138TH st, 31 W (6:1736); asn Ls; Geo W Reed to Richd E Warner, 54 W 140; Apr 1; Apr2'15. 150.

178TH st W, swc Ams av, see Ams av, swc 178.

180TH st, 601 W (8:2162), str No 1 & pt b; Bernhard Buxbaum to Saml Fisher, 543 W 162; 4 7-12yf Mar1; Apr8'15. 3,500 to 3,800

215TH st W (8:2195), ss, land under water at Harlem River at high water mark, runs e19xs99.11xw47xn— to beg, the land; City of NY, by Comr of Docks, to Weber-McLoughlin Co, foot W 132d, North River; 10yf Feb1; 10y ren; Apr2'15. 12½c per sq ft

Av A, 170-2 (2:404), sec 11th (No 500), 2 strs & 2 bs; Annie, wife Max Lipman, et al, to Edw Wohlstadter, 172 Av A; 5yf Oct1'14; Apr8'15. 1,500

Amsterdam av (8:2132), swc 178th, str & C; Emmeline C Rickerson to Eugene O'Sullivan, 506 W 176; 5yf May1'19; Apr3 '15. 1,920

Broadway (2:554), nec 8th, 70.6x106; leasehold; consent to stairway to subway at 8th st; A T Stewart Realty Co, owner of bldg, lessee of land, to City N Y & the N Y Consolidated R R Co, 85 Clinton, Bklyn; Mar11; Apr6'15. nom

Broadway, 2688-90 (7:1874); asn Ls with consent; Irving T Smith, lessor of premises No 2690 Bway; Maurice Quinlan to Leon Laford, 107 W 109, & Thos M Sage, 350 W 55; mtg $——; Apr5; Apr7'15. nom

Broadway, 2688-90 (miscl), lease, chattels, &c; power of atty; Maurice Quinlan to Mary Quinlan, 2626 Bway; Apr5; Apr 7'15. nom

Broadway, 2726 (7:1876), s str & rear b; Jno McCormack, 101 W 81, to Isaac S Frank, 217 W 111, & Wm Gottlieb, 1318 Stebbins av; 5yf May1; Apr3'15. 2,760 to 3,500

Columbus av, 982 (7:1863); asn Ls; Richd Hensel of Yonkers, NY, to Martin Ohl, 302 E 82; Apr5; Apr7'15. nom

Lenox av, 437 (7:1916), ws, 24.11 s 132d, 25x75, ground fl & b; Louis Block, 224 W 141, to 132d St Realty Corpn, 100 W 132; 15yf July1; Apr8'15. net 1,400

Madison av, 561 (5:1291), all; Mabel L Costello of Great Northern Hotel, NY, et al to Rebecca Wall, 561 Mad av; 7yf Oct 1'14; Apr7'15. 2,500 to 3,750

Madison av, swc 65th, see 65th, 22 E.

Park av, 1590 (6:1619), swc 114th, cor str; Mark L Abrahams to David Rotman, 1590 Park av; 5yf May1'16; Apr5'15. 2,580

West Broadway, 294, see Canal, 386.

West Broadway, 436-8 (2:502); also PRINCE ST, 152-4; sur Ls; Antonio D'Amore to Jos Rosenberg, 124 W 114; AT; Apr2'15. nom

1ST av (2:442), nwc Houston, str & b; Israel Wien to Rose Kosches; 3yf May1; 2y ren at $1,740; Apr6'15. 1,680

1ST av, 1631 (5:1547), str fl & front c; Geo Ehret to Geo Froeder, 234 E 74; 5yf Mar1; Apr5'15. 1,800

2D av, 21 (2:457), nwc 1st (No 26), strs; Katie Hirschhorn to Herman Hochstein, 30 E 3; 5yf May1; 5yren; Apr7'15. 1,800

2D av (5:1421), nwc 66th (No 251), cor str; pt b; Nambil Realty Co, 149 Bway, to Jno Brennan, 212 E 70; 6 1-12yf Apr1; Apr5'15. 1,500 & 1,620

2D av, 803 (5:1317), nwc 43d, str & b; Patk Meenan to Patk Shanley, 803 2 av; 10yf Dec1'14; Apr7'15. 1,500

2D av (6:1674), sec 103d (Nos 300-2), cor str; Nathan Schancupp to Saml Grossman, 96 Av C; 5yf May1; Apr7'15; re-recorded from Mar19'15. 1,200

2D av (6:1800), nec 123d, 40x100, the land; Helen L Morris to Saml Nathanson, 75 W 141; 10yf Feb1; 10y ren; Apr5'15. taxes &c & 900

3D av, 105 (2:468), str & b; Jno H Kracke to Geo Siegel, 58 S 8, Bklyn; from Oct'14 to Apr29'17, 5y ren; Apr6'15. 1,100

3D av, 657 (5:1315), str & b; also 42D ST, 200 E, west str; Edmond J Curry & ano TRSTES will Jno Curry to Jno M Krause, 213 Union av, Mt Vernon, NY, firm Krause & Co; 5yf Feb1; Apr7'15. 3,000

3D av, 657; also 42D ST, 200 E; asn Ls; Jno M Krause & ano, firm Krause & Co, to Henry Bohmfalk, 128 E 45; AL; Apr6; Apr7'15. nom

3D av, 1102 (5:1399), ws, 62.10 s 65th, 19x80; consent to asn Ls to Leonhard Zeller; Beekman Estate to Mayer Greenebaum; Aug1'12; Apr8'15.

3D av, 1102; asn Ls; Mayer Greenebaum to Leonhard Zeller, 1102 3 av; mtg $10,000; Oct1'12; Apr8'15. nom

3D av, 1102; asn Ls; Sol L Reiss to same; AT; Apr5; Apr8'15. nom

3D av, 1516½ (5:1514), str & pt c; sur Ls; Harvey Stores, Inc, at Port Ewen, Esopus, Ulster Co, NY, with S Charles Welsh, 27 West, as TRSTE; AT; Apr1; Apr 6'15. nom

3D av, 2321 (6:1791), nec 126th, all; Geo McGovern to Martin J Kane, on premises; 5yf May1'08, with ren; Apr6'15. 3,600

3D av, 2321 (6:1791); asn Ls; Martin J Kane to Mathew J Coffey, 2644 Marion av; Apr5'15. nom

5TH av, 349-53, see 5 av, 349-53, Manhattan conveyances.

8TH av, 626 (4:1012), 3 upper stories; Louis Kempner, 251 W 92, & ano, EXRS &c Nathan Kempner, to Irving H Bloom, 157 Manhattan av, or 1368 Bway; from May1'15 to Apr15'20; Apr6'15. 1,080

8TH av, 2711 (7:2044), nwc 144th, front str & front b; asn Ls; Wm Snow, 2711 8 av, to Peter Moran, 2578 8 av; mtg $——; Apr1; Apr7'15. nom

LEASES.

Borough of the Bronx.

Kelly st, 997-1005 (10:2704); asn Ls; Desider Schoen & ano to Schoen Leasing Co; Mar16; Apr5'15. nom

Kelly st, 997-1005, all; Jackson Constn Co to Desider Schoen, 856 Westchester av; 3yf Mar1'15; Apr5'15. 1,188.02

149TH st, 536 E (10:2275), all; Jos Putzel, 29 W 34, to Pinkus Brener, 3817 3 av; 3yf Apr1; Apr5'15. 3,500

161ST st E, ns, at ses Westchester av, see Westchester av, ses, at ns 161.

165TH st, 949 E (10:2716), str; Eva Watchstein to Saml Halper, 953 E 165; 3yf Apr1; Apr2'15. 540

166TH st, 845 E (9:2388), all; Co-Free Realty Co to Pinkus Brener, 3817 3 av; 3 1-12yf Apr1; Apr5'15. 2,105

179TH st E, nec Park av, see Park av, 4314.

Forest av, 873 (10:2648); asn Ls; Pauline Cahn to Eltona Investing Co, 391 E 149; Apr8'15. nom

Morris av, 583 (9:2440), str; Caratino Spallone to Domenico Cusumano, 312 E 39, & ano; 5yf May1; Apr6'15. 1,500 to 1,800

Morris Park av, 756 (*), w str; Henrietta Gitelson to Harry Chung, 756 Morris Park av; 5yf Apr1; Apr6'15. 288

Park av, 4314 (11:3036), nec 179th (No 445), cor str; Wm Rollin to Isaiah Jarcho, 445 E 179; 4 9-12yf Apr1; Apr6'15. 2,040

Prospect av, 877 (10:2677); asn Ls; Morris Braun to Nathan Brown et al; AT; Mar31; Apr2'15. nom

Prospect av, 2132 (11:3110); asn Ls; Esther Horowitz to Marcus Fendrich, 536 E 168; Jan15; Apr2'15. nom

Prospect av, 2132; asn Ls; Marcus Fendrich to Sophie Busath, 233 E 52; Mar31; Apr2'15. nom

Westchester av (10:2689-2696), ses at ns 161st, runs n214.11 to ses Westchester av xs258.7 to Hewitt pl xw223.7 to beg, all; Geo J Johnson to Chas J Stumpf, Milwaukee, Wis; 20 5-12yf May1'14; Apr3'15. taxes, &c, & 15,250

Westchester av (10:2689-2696), same prop; asn Ls; Chas J Stumpf & ano to Sydco Photoplay Corpn, 331 Mad av; July 6'14; Apr3'15. nom

3D av, 2977 (9:2375), str; Eliz M McIntyre to Louis Epstein, 931 Fox, & ano; 5yf May1; Apr6'15. 800 & 960

3D av, 3720 (5:3226), str & c; Emil Meyer to Central Brewing Co, 535 E 88; 3yf May1; Apr6'15. 1,200

MORTGAGES.

Borough of Manhattan.

APRIL 2, 3, 5, 6, 7 & 8.

Arden st, 85 (8:2174), ss, 131 n Nagle av, 27x110; PM; pr mtg $22,000; Apr2'15; 4v6%; Bromberg Realty Co, 133 E 34, to Herman Cohen, 217 W 135. 3,500

Broome st, 141 (2:341), ss, 20 e Ridge, 20x60; PM; Apr1; Apr2'15; 5y5%; Abr Katz to Rond & Mtg Guarantee Co, 175 Remsen, Bklyn. 8,000

Canal st, 386 (1:212); also WEST BROADWAY, 294; sal Ls; Apr3; Apr5'15; demand, 6%; Jas A Farrell to Lion Brewery, 104 W 108. 5,750

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Catharine st, 96-100; also CHERRY ST, 114 (1:252); sal Ls; Mar5; Apr3'15; demand, 6%; Wm J Carroll & Chas Doherty to Jacob Ruppert, a corpn, 1639 3 av. 6,055.45

Cherry st, 114, see Catharine, 96-100.

Church st, 321 (1:210); sal Ls; Apr5, Apr7'15; demand, 6%; Thos F Murphy, 514 E 82, to Kips Bay Brewing & Malting Co, 900

Delancey st, 136 (2:353), ns, 50 e Norfolk, runs n46.11xe8.6xn25.7xe16.6xs72.6 to st xw25 to beg; pr mtg $16,000; Apr3'15; due & int as per bond; Sarah Grozcky, of Bklyn, to Dry Dock Savgs Instn, 341 Bowery. 5,000

Division st, 82-6 (1:292), nwc Eldridge (No 1), runs w74.10 to Forsyth (No2) xne 74.4xse3.8xne1.5xse57.10 to Eldridge xsw 41.8 to beg, except pt taken by city; Mar 31; Apr3'15; due Apr1'25, 4½; Julius Realty Co, 149 Bway, to Emanuel Libman, 180 E 64. 5,000

Division st, 88 (1:293), nec Eldridge (Nos 2-6), 24.7x75.4 to 3 ft alley x21.10x 96.6, with all RT&I to said alley on Eldridge, es, 86.6 n Division, 3x43.8; pr mtg $42,000; Apr2; Apr3'15; due Jan1'18 or sooner, 6%; Aborn Real Estate Co Inc, 76 W 119, to Marcus Chargin, 203 W 113. 5,800

Division st, 88, nec Eldridge (Nos 2-6); certf as to mtg $5,800; Apr2; Apr3'15; same to same.

Eldridge st, 1, see Division, 82-6.

Eldridge st, 2-6, see Division, 88.

Forsyth st, 2, see Division, 82-6.

Front st, 2, see Bway, 1451-3.

Grand st, 363-5 (1:311); ext of mtg for $56,600 to Mar15'18, 5%; Apr6; Apr7'15; Abr Bricken with Union Trust Co of NY, 80 Bway. nom

Greenwich st, 33-5, see Bway, 1451-3.

Grove st, 42-4 (2:588), ss, 83 w Bleecker, 42x100; pr mtg $——; Apr2; Apr3'15; demand, 6%; Chas I Weinstein Realty Co to Isaac Lowenfeld, 106 E 64, et al exrs Pincus Lowenfeld. 1,000

Grove st, 42-4; certf as to mtg $1,000; Apr2; Apr3'15; same to same.

Houston st, 190 E (2:428), ns, 167 e 1 av, 18x43.10x19x50; Apr5; Apr6'15; 3y6%; H Milgrim & Bros, inc, 122 2 av, to David Davis, 198 E Houston. 10,000

Houston st, 190 E; certf as to mtg for $10,000; Apr5; Apr6'15; same to same.

Hudson st, 282 (2:579); sal Ls; Apr3; Apr5'15; demand, 6%; Geo I Louden to Geo Ehret, 1197 Park av. 1,000

Lawrence st (rear) (7:1966-92), ss, bet Morningside & Ams av; transfer of tax lien for yrs 1889 to 1912, assessed to Mary G Pinkney; Nov23'14; Apr5'15; 3y12%; City N Y to City NY. 1,336.36

Lawrence st (7:1966-89), ss, bet Morningside & Ams avs & interior lot; transfer of tax lien for yrs 1886 to 1912, assessed to Mary J Pinkney; Nov23'14; Apr 5'15; 3y12%; City N Y to City N Y. 957.89

Madison st, 236-8 (1:270); ext of mtg for $50,000 to May8'18, 5%; Mar31; Apr7 '15; Dani Cohen, 1980 7 av, with Minna G Goddard, at Roslyn, LI, extrx Frederic N Goddard. nom

Mercer st, 237 (211) (2:533), ws, abt 100 s 3d, 25x100; PM; pr mtg $28,000; Mar12; Apr7'15; due Apr1'18, 6%; Caroline Woodward, 473 W 153, to 190th St Holding Co, 35 Nassau. 1,750

Orchard st, 18 (1:298), es, 100.3 n Canal, 25x87; Mar19; Apr5'15; due Apr1'18, 5%; Isidore Abraham to Union Trust Co of NY, 80 Bway. 27,000

Pearl st, 542 (1:157); sal Ls; Apr3; Apr 5'15; demand, 6%; Aug Row, 510 Jackson av, Bronx, to The F & M Schaefer Brewing Co, 114 E 51. 1,900

Pitt st, 119 (2:345); ext of mtg for $5,000 to July1'20, 5%; Apr1; Apr2'15; Geo Muller, 214 Stanton, with Frank S Dirr, 116 Jerome, Bklyn, & ano, individ & exrs Mary Jerome. nom

Rivington st, 206-8 (2:344); ext of mtg for $20,000 to Apr10'20, 5%; Apr5; Apr7 '15; Fredk M Cromwell, of Dobbs Ferry, NY, & ano, with Max Blum & Nathan Nadel. nom

Rivington st, 206-8; ext of mtg for $40,000 to Apr10'20, 5%; Apr5; Apr7'15; Wm P Allen, of Rye, NY, trste for Sidney C Cromwell, et al, with same. nom

St Nicholas pl, 52-4 (7:2054), es, at cl 153d, if extended, runs s75xe100xn75xw100 to beg; PM; pr mtg $——; Apr1; Apr2'15; 4v6%; Kate M Sperry of Cranford, NJ, & Thos S Major, NY, to Dayton Building Co, 132 Nassau. 12,500

Stone st, 34, see Bway, 1451-3.

Trinity pl, 46-8, see Bway, 1451-3.

Washington sq 2 (2:550), leasehold; ext of mtg for $4,500 to Apr1'18, 6%; Apr1; Apr6'15; Wm McBrien, B of Q, with Marmaduke Tilden, of Jenkintown, Pa. nom

Washington st, 812 (2:613), ws, 48.2 s Gansevoort, runs w77.3xs20.9xw0.4xs2.10xe 75.9 to st xn24.3 to beg, except strip on s 6.3x— to which Art is conveyed; PM; pr mtg $5,700; Apr2; Apr6'15; due Apr5'19 or sooner, 6%; Aug G Schade to Jno Schade, 226 Driggs av, Bklyn. 4,000

West st, 54, see Bway, 1451-3.

West st, 231 (1:186); sal Ls; Mar30; Apr 3'15; demand, 6%; Andrew O'Dea to Clausen-Flanagan Brewery, 141 W 25. 3,150

Whitehall st, 47, see Bway, 1451-3.

3D st, 106 W (miscl); certf as to chattel mtg $500; Mar26; Apr2'15; United Box & Lumber Co Inc to Morris Aronson of Bklyn.

12TH st, 269-71 W (2:615), ns, 106 e 4th, runs e54.1xn70.6xw25xn10xw2ixs—xe2.2xs e34.10xs22.10 to beg; collateral security for mtg $3,000 on property in Kings Co; Jan30; Apr3'15; demand, 6%; Regina Jacoby to Chas Rubinger, 1990 7 av. 3,000

14TH st, 628 E (2:396), ss, 277.9 w Av C, 27x103.3; ext of mtg for $14,000 to June 29'20, 5%; Apr5; Apr8'15; Herbt D Lewis, 86th & Bway, with Alice E H Thornton, of Wayne, Pa. nom

19TH st, 312 W (3:712); ext of mtg for $5,000 to Apr6'18, 5%; Apr6'15; Title Guar & Trust Co with Abbie Becker, 600 W 163. nom

20TH st E, swc Bway, see Bway, 901.

23D st, 10 E (miscl); certf as to chattel mtg $554.77; Mar23; Apr2'15; Porsth Electric Co to Frances D Denike.

25TH st, 36 W (3:826), ss, 325 e 6 av, 25x98.9; ext of mtg for $70,000 to Apr6'16, 5%; Apr6; Apr8'15; N Y Trust Co, 26 Broad, with Irvel Realty Co, 37 Liberty. nom

25TH st, 38 W (3:826), ss, 300 e 6 av, 25x98.9; ext of mtg for $48,000 to Apr6'16, 5%; Apr6; Apr8'15; N Y Trust Co, 26 Broad, with Irvel Realty Co, 37 Liberty. nom

25TH st, 340-2 W (3:748), ss, 300 e 9 av, 50x98.9; Apr8'15; due & int as per bond; Fredk I Unger to Lawyers Mtg Co. 26,000

26TH st, 436 W (3:723), ss, 375 w 9 av, 25x98.9, Apr2'15; 3y5½%; Robt E Forbes to N Y Title Ins Co, 135 Bway. 14,000

27TH st, 17 W (3:823); sal Ls; Apr1; Apr5'15; demand, 6%; Edw Anrig & Michl Agoston, B of Q, to Lion Brewery, 104 W 108. 2,000

28TH st, 229-39 W (3:778); ext of mtg for $84,000 to Apr2'17, 5%; Apr2; Apr5'15; U S Savgs Bank, 606 Madison av, with Jno J Radley, 301 W 106. nom

29TH st, 233 E (3:910); sal Ls; Apr5; Apr7'15; demand, 6%; Luigi Di Giulio to Henry Elias Brewing Co. 1,720

29TH st W, ss, 100 w 11 av, see 11 av, ws, 49.4 s 29.

31ST st, 1-3 E, see 5 av, 303-5.

31ST st W (3:729-13), ns, bet 9 & 10 avs; transfer of tax lien for yrs 1888 to 1912, assessed to Rebecca Greacan; Nov23'14; Apr5'15, 3y12%; City NY to City NY. 8,475.28

41ST st, 157-61 W, see Bway, 1451-3.

42D st, 335 E (5:1335), ns, 350 e 2 av, 16.8x100.5; Apr7'15; due & int as per bond; Francis J Lantry to Womans Hospital, 141 W 109. 6,500

42D st, 335 E; subrn of mtg for $900 to mtg for $6,500; Apr6; Apr7'15; Martin M Maze, individ & admr Montgomery Maze, with same. nom

45TH st, 23 W (5:1261); ext of mtg for $50,000 to May1'18, 4½%; Apr3; Apr6'15; Wm P Brauer, 21 Kelet Bar Harbor, Me, with Isaac J Mayer, 821 Riverside dr. nom

48TH st, 323 E (5:1341), ns, 300 e 2 av, 25x100.5; pr mtg $13,600; Mar26; Apr2'15; due Apr1'18, 6%; Meta Piepenbring of Bklyn to Arthur J Scholz, 116 E 24. 1,400

48TH st, 323 E; ext of mtg for $1,600 to Apr1'17, 6%; Apr1; Apr2'15; Margt Knox with Meta Piepenbring, 519 Lake, Bklyn. nom

50TH st, 223 E (5:1324), ns, 245 e 3 av, 20x90; Apr5; Apr6'15; 5y5%; Mary L Donohue, 223 E 50, to Emigrant Indust Savgs Bank. 6,500

52D st, 313 E (5:1345), ns, 184.5 e 2 av, 20.1x100.5; pr mtg $5,000; Apr7; Apr8'15; instrlls, to Caroline, wife Oscar J Krug, to Fanny Catz, 948 Prime av, Bronx. 600

56TH st, 308 E (5:1348), ss, 125 e 2 av, runs s100.4xe25xn100.4 to st xn (?) along ss 56th, 25 to beg, error two n courses; Apr2'15; due & int as per bond; Geo Miller & Selma, his wife, & Chas Miller, all at 308 E 56, to Rose T Kirk, 136 E 49. 2,600

56TH st, 17 W (5:1272); ext of mtg for $40,000 to Jan1'20, 4½%; Apr1; Apr2'15; N Y Protestant Episcopal Public School, 63 Wall, with St Anthony Assocn, 17 W 56. nom

57TH st, 347-9 E (5:1350), ns, 81.6 w 1 av, 39.6x100.4; PM; pr mtg $43,000; Aug19 '14; Apr2'15; 5v or sooner, 6%; Saml Fleck Sr to Bessie Pekejan, 3505 Bway. 13,000

58TH st, 43-53 E, see Park av, 480-2.

58TH st, 43-53 E, see 59th st, 54 E

59TH st, 54 E (5:1294); also 58TH ST, 43-53 E; also PARK AV, 480-2; ext of 5 mtgs for $500,000 aggregate to Apr1'18, 5%; Apr1; Apr6'15; Bond & Mtg Guar Co with Jno Volz, 131 E 86. nom

59TH st, 54 E, see Park av, 480-2.

60TH st, 107 E (5:1395); ext of mtg for $20,000 to Apr5'18, 5%; Apr5; Apr8'15; Mary J Kingsland with Eugene H Pool, 107 E 60. nom

66TH st, 251 E (5:1421), nwc 2 av; sal Ls; Mar29; Apr5'15; demand, 6%; Jno Brennan, 212 E 70, to Peter Doelger Brewing Co, 407 E 55. 1,000

68TH st, 148 W (4:1139); ext of mtg for $25,000 to Apr6'20, 5%; Apr6'15; S Morrill Banner, 10 W 74, with Hy A Collins Jr, 146 E 83. nom

68TH st, 151 W, see Bway, 1451-3.

70TH st, 262 W (4:1161), ss, 191.8 e West End av, 16.8x100.5; ext of mtg for $13,000 to Apr5'18, 5%; Apr5'15; Lillie Mc Hartigan, at Mile Bush Hill, Leighton Buzzard Eng, with Eliza Dayton, 262 W 70. nom

71ST st, 530 E (5:1482), ss, 173 w Av B, 25x100.4; pr mtg $4,000; Apr1; Apr6'15; 2y 6%; Jos Fried, 530 E 71, to Jos Chaloupek 165 E 71. 2,000

71ST st W, ns, 495 w West End av, see 72d, 344 W.

72D st, 344 W (4:1183), ss, 495 w West End av, runs s102.2xe20xs102.2 to ns 71st xwsss to es lands N Y C & H R R R Co xn— to 72d xe101.3 to beg; Apr2; Apr8'15; 1v6%; 59th St Real Estate Co to Louis Gerbig, 321 Sussex, Newark, NJ. 5,000

79TH st, 168 E (5:1413); ext of mtg for $18,000 to Apr5'20, 5%; Apr5; Apr6'15; N Y Title Ins Co with Gertrude, Geo L & Chas E B Forman, all at 512 5 av. nom

79TH st, 229 E (5:1525), ns, 350.6 e 3 av, 24.5x102.2; pr mtg $13,000; Apr1; Apr2'15; 5y5%; Nathan Pechenik to Russek & Klinger Realty Co, 261 Bway. 5,000

80TH st, 530-4 E (5:1576), ss, 418 e Av A, 75x102.2, pr mtg $——; Apr2'15; due Dec10'16, 6%; Reed Realty Co Inc to Max Bernstein, 35 Morris Park W. 10,000

80TH st, 530-4 E; certf as to mtg $10,000; Apr2'15, same to same.

80TH st, 211 W (4:1228), ns, 175 w Ams av, 25x102.2; ext of mtg for $25,000 to July1'18, 5%; Mar15; Apr2'15; Helene Heydt with Anna C Steffens, 211 W 80. nom

82D st, 147 E (5:1511), ns, 27.9 e Lexington av, 30x102.2; pr mtg $——; Apr5'15; due & int as per bond; Margt, wife of & Jas F McNerney to Eliz K Dooling, 179 E 80. 500

86TH st, 451 E, see Av A, 1661.

86TH st, 1 E, see 5 av, 1080.

90TH st, 11 W (4:1204), ns, 160 w Central Park W, 20x100.8; Mar31; Apr8'15; due Apr1'18, 5%; Isaac J Isaacs to Title Guaranteer Mtg Co, 52 William. 13,500

94TH st E, nwc 3 av, see 3 av, 1678.

95TH st, 136 E (5:1523), ss, 289 e Park av, 18x100.8; ext of mtg for $5,000 to Feb 7'18, 5%; Jan21; Apr5'15; Valentina Simons, 309 W 99, & Herman Gettner, 291 Edgecombe av, exrs, &c, Bally Cahen, with Moses Baumgarten, 136 E 95. nom

96TH st, 46-8 W (4:1209), ss, 300 e Columbus av, 50x100.8; July17'13; Apr6'15; due & int as per bond; Ella W Baird, of Phila, Pa, to Jas Baird, at Beach Haven, NJ, trste will Chas Y Parry. 80,000

100TH st, 18-20 W (7:1855); ext of mtg for $43,000 to Feb15'20, 5%; Mar27; Apr3 '15; Lawyers Title & Trust Co, 160 Bway, trste will Gilbert M Speir, with Annie Cashman, 625 W 156. nom

102D st, 65 W (7:1838); ext of mtg for $14,000 to Apr2'20, 5%; Apr2; Apr6'15; Lawyers Mtg Co with Herman A Prum, 452 Burd or Bard av, B of R. nom

106TH st E (6:1700-24), ns, bet 1 av & Harlem River; transfer of tax lien for yrs 1899 to 1912, assessed to Victor Klingenbeck; Nov23'14; Apr5'15; 3y12%; City N Y to City N Y. 8,627.95

107TH st, 322 E (6:1678); ext of mtg for $14,500 to Mar20'18, 5%; Mar24; Apr 6'15; Commonwealth Ins Co, 76 William, with Francesco & Giuseppe Biglia. nom

107TH st, 110 W (7:1861), ss, 200 w Col av, 25x100.11; Mar24; Apr7'15; 3y6%; McDougall-McAllister Co, 110 W 107, to Stefan Appel, 721 E 11. 2,200

108TH st, 222 E (6:1657), ss, 311 e 3 av, 24.6x100.11; ext of mtg for $8,000 to Apr5'20, 5%; Apr5; Apr6'15; Emigrant Indust Savgs Bank with Filippo & Gabriela Pippo, 220 E 108. nom

109TH st, 160-70 E (6:1637), ns, 207.6 w 3 av, 37.5x100.11; PM; pr mtg $36,000; Apr 3; Apr5'15; due Oct3'18, 6%; Annie Hyman & Adele Kresmar to Sam Hyman, 203 W 108. 2,500

109TH st, 232 E (6:1658), ss, 360 e 3 av, 25x100.11; PM; pr mtg $14,500; Mar31; Apr 2'15; 3y6%; Lawrence Cioffi to Anna Esposito, 162 E 105. 2,000

114TH st, 427 E (6:1708), ns, 345 e 1 av, 25x100.11; pr mtg $12,500; Apr1; Apr2'15; due & int as per bond; Camillo Ubriaco to Katharina Elias, 429 E 52. 3,000

114TH st, 431 E (6:1708), ns, 395 e 1 av, 25x100.11; pr mtg $14,000; Apr1; Apr2'15; due & int as per bond; Camillo Ubriaco to Katharina Elias, 429 E 52. 2,000

115TH st, 82 E, see Park av, 1608-12.

115TH st, 225 E (7:1831), ns, 262.8 w 7 av, runs w18.9xn100.11xe6.3xn0.10xn13.1xs 94.4 to beg; pr mtg $6,000; Apr2'15; due & int as per bond; Jas Baird to Wm H Rockwood, 513 West End av & ano, exrs, &c, Wm H Sherman. 4,000

116TH st, 155 E (6:1644), ns, 317 w 3 av, 17x100.11; Apr5; Apr6'15; 3y6%; Maude C Nelson to Emily F Garvey, 80 W 102. 1,000

117TH st, 536 E (6:1715), ss, 354.11 e Pleasant av, 18.1x100.11; Apr1; Apr2'15; 3 v5½%; Jos Herzlich, 1736 Bathgate av, to Harriet B Piester, 130 W 123. 2,000

117TH st, 103 W (7:1902); ext of mtg for $16,000 to May19'20, 5%; Apr2; Apr7 '15; Samuel I Hyman with Abr L Newberger, 109 E 60. nom

118TH st E, swc 3 av, see 3 av, 2150.

120TH st, 121 E (6:1769); ext of mtg for $4,500 to Apr1'20, 5%; Apr1; Apr5'15; Emigrant Indust Savgs Bank with Margt Murphy, 121 E 120. nom

121ST st, 155 W (7:1906), ns, 400 w Lenox av, 20.10x100.5; Apr7'15; due & int as per bond; Serafino Magliola to Title Guar & Trust Co. 10,000

121ST st, 242 W (7:1926), ss, 408.4 w 7 av, 16.8x100.11; PM; pr mtg $5,000; Apr1; Apr2'15; due Oct1'17, 6%; Karl Klein to Andw Kane Jr, 600 W 113. 1,400

121ST st, 401-15 W (7:1963), ns, 200 e Ams av, 176.9 to sws Morningside drive (No 1), 99.2x irreg, 146.9x100; ext of mtg for $247,500 to July8'17, 5½%; Mar10; Apr 2'15; N Y Life Ins Co, 346 Bway, with Fredk Britsch, 800 Riv dr. nom

124TH st, 356 W (7:1956), ss, 88 e Morningside or Col av, 27.10x100.11; PM; Apr1; Apr2'15; due & int as per bond; Louis W Meyer to Lawyers Mtg Co, 59 Liberty. 21,000

125TH st E (6:1813-5½), ns, bet 1 av & Harlem River; transfer of tax lien for yrs 1908-1911, assessed to Jas B Johnson; Dec 18'13; Apr5'15; 3y12%; City N Y to City N Y. 2,812.38

125TH st, 240 E (6:1792), ss, 153 w 2 av, 26x99.11; pr mtg $——; Aug11'14; Apr 3'15; 3y6%; Long Realty Co to Valentine E Macy at Ossining, NY, & ano trstes will Josiah Macy Jr. 6,581.29

134TH st, 516 W (7:1987); ext of mtg for $7,000 to Oct1'16, 6%; Mar31; Apr3'15; Louis J Frey, 63 Hamilton ter, with Jos Rosenthal Realty Co & Jos Rosenthal. nom

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137TH st, 261 W (7:2023), ns, 632 w 7 av, 18x99.11; pr mtg $11,000; Apr1; Apr2 '15; 1y6%; Emma J Krueger to Bronx Security & Brokerage Co, 149 E 13th. 500

139TH st, 507-9 W (7:2071), ns, 150 w Amsterdam av, 2-sx—; agmt as to ownership of bond & mtg for $47,500; Mar29; Apr7'15; Lawyers Mtg Co with Lefreda W Darlington, 22 E 47. nom

144TH st, 507 W (7:2076), ns, 117.3 w Amsterdam av, 16.6x99.11; Mar25; Apr2'15; 5y5%; Martin Wallace to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn. 8,000

150TH st W (7:2081), ss, 100 w Amsterdam av, 100x99.11; bldg loan; Apr6; Apr7'15; 1y or sooner, 6%; Maple Constn Co, 1 Wall, to Peerless Holding Co, 46 Cedar. 56,500

150TH st W (7:2081), same prop; certf as to mtg for $56,500; Apr6; Apr7'15; same to same.

150TH st W (7:2081), same prop; PM; pr mtg $——; Apr6; Apr7'15; 1y or sooner, 6%; same to same. 18,500

154TH st W (7:2068), ns, 125 e Amsterdam av, 41x99.11; PM; Apr1; Apr3'15; demand, 5½%; West 154th St Co to Abr Stern, 52 E 61, & Chas Jackson, 2101 Bway. 6,000

162D st, 565-7 W, see Bway, 3880-8.

169TH st W (8:2138-95), ss, bet Bway & Ft Washington av; transfer of tax lien for yrs 1907 to 1912, assessed to C M Rosenthal; Jan15'14; Apr5'15; 3y12%; City NY to City NY. 31,323.23

185TH st W (8:2149-42), ss, bet Ams av & Laurel Hill ter; transfer of tax lien for yrs 1909-12, assessed to J Brown; Nov23 '14; Apr5'15; 3y12%; City N Y to City N Y. 1,759.44

185TH st W (8:2149-43), ss, bet Ams av & Laurel Hill ter; transfer of tax lien for yrs 1909-12, assessed to J Brown; Nov23 '14; Apr5'15; 3y12%; City N Y to City N Y. 2,543.83

185TH st W (8:2149-44), ss, bet Ams av & Laurel Hill ter; transfer of tax lien for yrs 1909-12, assessed to J Brown; Nov23 '14; Apr5'15; 3y12%; City N Y to City N Y. 289.12

207TH st W (8:2242-33), es, bet Cooper st & Seaman av; transfer of tax lien for yrs 1905-11, assessed to unknown; Jan15 '14; Apr5'15; 3y12%; City N Y to City N Y. 1,486.14

Av A, 1661 (5:1567), ws, 50 n 87th, 25x77; pr mtg $16,000; also 86TH ST, 424 E (5:1566), ns, 48 w Av A, 26x80; pr mtg $15,000; Mar15; Apr6'15; due & int as per bond; Robt Kommel, 1270 Madison av, & Jacob Rubin, 1516 54th, Bklyn, to Lillie J Herts, 172 W 79. 15,000

Amsterdam av, 1930 (8:2114), ws, 49.11 s 156th, 25x100; Apr7'15; due Jun 1'15, 6%; Alice Carew, 5721 Christian st, Phila, Pa, to Bryan L Kennelly, Inc, 156 Bway. 125

Amsterdam av, 2368 (8:2132), sal Ls; Mar31; Apr3'15; demand, 6%; Eugene O'Sullivan to Jacob Ruppert, a corpn, 1639 3 av. 4,562.32

Bennett av (8:2180-548), ws, — n 190th; transfer of tax lien for yrs 1906-12, assessed to M Geisbecker; June11'14; Apr5 '15; 3y12%; City N Y to City N Y. 8,927.31

Bradhurst av, 214 (7:2046); ext of mtg for $30,000 to Apr1'19, 5½%; Apr1; Apr2 '15; Edw A Ridley of Fanwood, NJ, with Steinmetz Constn Co, 1416 Glover, Bronx. nom

Broadway, 901 (3:848), swc 20th, 27.6x 103.2x26.3x94.11; pr mtg $100,000; Mar31; Apr2'15; due & int as per bond; Edw H Mount to Susan Mount, 4 W 21. 15,000

Broadway, 1451-3 (4:994), nwc 41st (Nos 157-61), 40.9x130.3 to es 7 av (Nos 583-5) x39.1x140.2; also STATE ST, 34 (1:29), ss, 48.10 w Coenties alley, 18.5x35.6x20x35.9; also BROADWAY, 1934 (4:1117), nes, 25.5 s 65th, 28.11x72.4x25x86.10; also 5TH AV, 123 (3:848), es, 46.6 n 19th, 22.6x100; also GREENWICH ST, 33-5 (1:13), es, 45.7 s Rector, runs e82.1xn1.6x24.11 to ws Trinity Church xsw along ws Trinity pl (Nos 46-48), 48.1xw9.6xn4.6xw91 to es Greenwich xn39.5 to beg; also WHITEHALL ST, 47 (1:8), ns, 38 w Front, 24.3x29x25x 31.4; also FRONT ST, 2 (1:8), ws, 32 n Whitehall, runs w70.4xn30.2xe29.2xs2xe 40.4 to stxs31.7 to beg; also 68TH ST, 151 W (4:1140), ns, 150 e Ams av, runs n71.5 xe25xs25 w2xs50.5 to st xw23 to beg; also WEST ST, 54 (1:17), es, 25x89.3, 1-5 pt; A T; pr mtg $——; Apr8'15; 5y5½% 1st y & then 6%; Hy K & Edith A Vingut of St James, LI, to Jennie E & Rose R Archer, 3 W 98. 3,000

Broadway, 1934, see Bway, 1451-3.

Broadway, 2688-90 (7:1874); leasehold, chattels, &c; pr mtg $4,891.60; Apr3; Apr 7'15; 20 installs, $100 monthly, int as per notes; Thos M Sage & Leon Laford to Wilson Distilling Co of NJ. 2,000

Broadway, 2688-90; leasehold; pr mtg $6,891.60; Apr5; Apr7'15; installs, $100 & $200 each monthly, due in 47 months, 5%; same to Maurice Quinlan, 2626 Bway. nom

Broadway, 3880-8 (8:2122), nec 162d (Nos 565-7), 99.11x100; agmt as to ownership of bond & mtg for $17,500; Apr3; Apr5'15; Moses Crystal, 319 W 89, et al, exrs & Clementine M Silverman, with Isidore Silverberg, 4 Seaview av, Far Rockaway, B of Q. nom

Broadway (8:2167-5), es, bet 184th & 185th; transfer of tax lien for yrs 1877-1912, assessed to R W Greacan; Nov23'14; Apr5'15; 3y12%; City N Y to City N Y. 5,419.55

Broadway (7:1981-1), nec 126th; transfer of tax lien for yrs 1871-1912, assessed to W H Paul; Nov23'14; Apr5'15; 3y12% City N Y to City N Y. 6,186.44

Broadway (8:2180-133), ws, — n 181st; transfer of tax lien for yrs 1908-12, assessed to B Davis; Jan15'14; Apr5'15; 3y 12%; City N Y to City N Y. 8,644 14

Central Park W, 374 (7:1833); ext of mtg for $28,000 to Mar10'18, 5%; Mar10; Apr7'15; Chas Bolte, 117 Bentley av, Jersey City, NJ, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

Claremont av, 25 (7:1990), ws, 338.4 s 119th, 78.1x100; ext of mtg for $260,000 to May1'18, 5%; Apr6; Apr8'15; Eleanor A Palmer, 130 E 67, with Union Dime Savgs Bank, 701 6 av. nom

Columbus av, 466-8 (4:1213), ws, 76.9 s 83d, 50.11x100; AT; pr mtg $3,000; Mar25; Apr2'15; due & int as per note; Chas E Williamson at Metuchen, NJ, to Jno Haydock, Jr, 464 Riv dr. 600

Columbus av, 722 (4:1226); ext of mtg for $20,000 to Mar24'18, 5%; Mar30; Apr 7'15; Mary E Kidd, 102 W 93, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstees for Mary J Kingsland, wife of Danl C Kingsland. nom

Fairview av (8:2170-520), ns, bet Bway & St Nicholas av; transfer of tax lien for yrs 1908-12, assessed to unknown; Jan15 '14; Apr5'15; 3y12%; City N Y to City N Y. 16,813.90

Lenox av, 2 (6:1594), str Ls, chattels, &c; pr mtg $2,200; Apr8'15; 1y6%; Louis Liakos to Nicholas Pappas, 253 Grand. notes 19,000

Lenox av, 515 (7:1920), ws, 41.7 s 136th, 16.8x75; Sept12'11; Apr5'15; due & int as per bond; Johanna Kahn & Kathinka Rosenstock to Jeanette Schwarz, 314 W 94. 1,000

Morningside dr, 110-2, see 121st, 401-15 W.

Northern av (8:2179-559), ws, — n 181st; transfer of tax lien for yrs 1907-12, assessed to unknown; Jan15'14; Apr5'15; 3y 12%; City N Y to City N Y. 613.39

Park av, 480-2 (5:1294), ws, 50.5 n 58th, runs w100xs50.5 to ns 58th (Nos 43-53), xw 150xn100.5xe25xn100.5 to ss 59th (No 54) xe25xs100.5xe200 to av xs50 to beg; PM; pr mtg $500,000; Apr1; Apr2'15; 3y5% Jno Volz to New England Apartments Co, 476 Bway. 150,000

Park av, 480-2, see 59th, 54 E.

Park av, 1332-4 (6:1606), ws, 25.11 s 101st, 50x80; pr mtg $——; Apr1; Apr2'15; 3y6%; Lawrence Holding Co to Rutherford Holding Co, 302 Bway. 6,500

Park av, 1332-4; certf as to mtg $6,500; Apr1; Apr2'15; same to same. nom

Park av, 1332-4; sobrn of mtg for $2,000 to mtg for $6,500; Apr1; Apr2'15; W K Bond Emerson at Rye, NY, mtgee, & Lawrence Holding Co, 44 W 3, owner, with same. nom

Park av, 1608-12 (6:1620), swc 115th (No 82), 100.11x27; PM; pr mtg $20,000; Apr1; Apr3'15; due & int as per bond; Abr & Frances Dank, 82 E 115, to Cath E Morrow, 5 W 120. 15,000

Post av (8:2222-38), ws, bet 204th & 207th; transfer of tax lien for yrs 1907-12, assessed to unknown; Jan15'14; Apr5'15; 3y12%; City N Y to City N Y. 3,271.47

Riverside dr (8:2177-344), es, — n 177th; transfer of tax lien for yrs 1909-12, assessed to A C Bachmann; Jan15'14; Apr5 '15; 3y12%; City N Y to City N Y. 6,686.08

Seaman av (8:2248), nws, 215 sw Emerson pl, 55x125; bldg loan; Mar29; Apr6'15; 1y6%; Smada Realty Co to Rockland Realty Co, 509 Willis av. 45,000

Seaman av (8:2248), nws, 160 sw Emerson pl, 25x125x58.6x25x125; bldg loan; Mar 29; Apr6'15; 1y6%; Smada Realty Co to Rockland Realty Co, 509 Willis av. 45,000

Seaman av (8:2248), nws, 270 sw Emerson pl, 55x125; bldg loan; Mar29; Apr6'15; 1y6%; Smada Realty Co to Rockland Realty Co, 509 Willis av. 45,000

Seaman av (8:2248), nws, 160, 215 & 270 sw Emerson pl; same prop as above 3 mtgs; certf as to 3 mtgs for $45,000 each; Mar29; Apr6'15; same to same. ——

Wadsworth av, 248 (8:2167), ws, 60.2 n 185th, 50x115x49.2x115; ext of mtg for $12,000 to Apr1'17, 6%; pr mtg $42,500; Mar5; Apr3'15; Ver Planck Estate, 331 Mad av, with Wadsworth-Washington Corpn, 2038 5 av. nom

Wadsworth av, 248 (8:2167); ext of mtg for $42,500 to Jan28'18, 5½%; Jan28; Apr 3'15; Edw A Ridley at Fanwood, NJ, with Wadsworth-Washington Corpn, 2038 5 av. nom

Wadsworth av, 252 (8:2167), ws, 110.2 n 185th, 50x115; ext of mtg for $12,000 to Apr1'17, 6%; pr mtg $42,500; Mar5; Apr3 '15; Ver Planck Estate, 331 Mad av, with Wadsworth-Washington Corpn, 2038 5 av. nom

Wadsworth av, 252; ext of mtg for $42,500 to Jan28'18, 5½%; Jan28; Apr3'15; Edw A Ridley at Fanwood, NJ, with Wadsworth-Washington Corpn, 2038 5 av. nom

West Broadway, 294, see Canal, 386.

West End av, 569 (4:1249), ws, 80.6 n 87th, 20.2x100; PM; Apr1; Apr6'15; 3y or sooner, 5%; Paterno Constn Co to Francis M Jencks, 1 Mt Vernon pl W, Baltimore, Md. 20,000

West End av, 884 (7:1875); ext of mtg for $12,000 to Apr1'18, 5%; Mar31; Apr3 '15; Dry Dock Savgs Instn with Cath M Reidy, 884 West End av. nom

2D av, 787-91 (5:1316), ws, 25.4 n 42d, 75x80; PM; Apr6; Apr7'15; due & int as per bond; Philip M Schell to Ambrose Realty Co, 135 Bway. 63,870

2D av, nwc 66th, see 66th, 251 E.

2D av, 1996 (6:1674), es, 26 s 103d, 25x 100; Mar8 Apr7'15; 1y5½%; Augusta Marks to Jos C Levi, 216 W 100. 4,000

3D av, 1678 (5:1523), nwc 94th; sal Ls, chattels, &c; Apr6; Apr8'15; $909.56 due May1'15, & balance due on demand, —%; Jas Murphy to Stewart Distilling Co, Rector. 1,409.56

3D av, 2158 (6:1645), swc 118th; assn Ls by way of mtg to secure chattel mtg $5,-600; Apr2'15; Jane & Patk J McGowan to Mary Flood, 81 Lex av. nom

3D av, 2324 (6:1791); sal Ls; Apr5'15; demand, 6%; Mathew J Coffey to Jacob Ruppert, a corpn, 1639 3 av. 6,000

5TH av, 123, see Bway, 1451-3.

5TH av, 303-5 (3:861), nec 31st (Nos 1-3), 56.9x150; ext of mtg for $1,250,000 to Apr1'20, 5%; Apr1; Apr5'15; Surrey Investors, Inc, 303 5 av, with Metropolitan Life Ins Co, 1 Madison av. nom

5TH av, 556-8 (5:1261); ext of mtg for $400,000 to Apr3'17, 5%; Apr7'15; Lawyers Title & Trust Co with Danl A Loring, Sr, 1 W 70, individ & trste Isabella Loring. nom

5TH av, 1080 (5:1501), nec 89th (No 1), 25.2x102.2; pr mtg $160,000; Apr7; Apr8'15; due & int as per bond; 1080 5th Av Corpn, 25 Broad, to 73d St Realty Co, 165 Bway. 25,000

5TH av, 1080; certf as to mtg for $25,-000; Apr7; Apr8'15; same to same. ——

5TH av, 1080 (5:1501); ext of mtg for $160,000 to Mar1'18, 5%; Apr6; Apr8'15; Percival Farquhar with U S Trust Co of N Y, 45 Wall. nom

6TH av, 880 (5:1265); ext of mtg for $20,000 to Apr1'20, 4½%; Mar31; Apr7'15; Albt W Scholle, 763 5 av, et al, trstes will Jacob Scholle, with Magdalena Berls. nom

7TH av, 583-5, see Bway, 1451-3.

8TH av, 690-2 (4:1015), es, 50.2 s 44th, 50.2x150; ext of mtg for $69,000 to Apr 6'18, 5½%; Apr6; Apr8'15; N Y Title Ins Co with Gospel Tabernacle Church, 692 8 av. nom

9TH av, 274 (3:750), es, 44 n 26th, 22x 98; Apr6'15; 3y5%; Hugh Getty to Bowery Savgs Bank, 128 Bowery. 9,000

9TH av, 6229 (4:1054), ws, 60.3 n 44th, 20.1x80; PM; pr mtg $15,000; Apr5'15; 5y or sooner, 5½ & 6%; Chas Jeck to Harry M Greenberg, 385 Central Park W. 5,500

10TH av (8:2216-27), ws, bet 204th & Academy; transfer of tax lien for yrs 1908-12, assessed to Sol Moses; Jan15'14; Apr5'15; 3y12%; City N Y to City N Y. 876.21

11TH av, (3:674), ws, 49.4 s 29th, 24.8x—; also 29TH ST W (3:674), ss, 100 w 11 av, 75x—; ext of mtg for $34,000 to Apr5'18, 5%; Mar29; Apr2'15; N Y Trust Co, 26 Broad, with Erie Land & Impt Co of Jersey City, NJ. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Powell st (Bklyn), ws, 80 s Riverdale av, 100x100; certf as to mtg for $34,000; Apr2; Apr8'15; Plymouth Impt Co to Title Guar & Trust Co. ——

Car & Rr equipment (misc), gen mtg, &c; Jan20; Apr8'15; 1 month, —%; American Car & Foundry Co, vendor, at Milton, Pa, to Sugar Products Co, Inc, vendee. 5,000

MORTGAGES.

Borough of the Bronx.

Austin pl (10:2601), & 147TH ST; agmt as to execution of satisfaction of mtg, &c; Mar16; Apr3'15; May W Romagna with United Marble Works Inc & ano. nom

Bush st, 201, see Grand blvd & concourse, 2024.

Charlotte st, 1435-9 (11:2977), swc 170th, 101.7x100; certf as to mtg $8,000; Mar27; Apr2'15; Balmar Realty Co to Wm Rau. ——

Charlotte st, 1435-9, see 170th E, swc Charlotte.

Coster st, 652 (10:2764-2768-2769), es, 240 s Spofford av, 20x100; PM; Apr1; Apr2'15; 3y5½%; Abram Drasin, 20 E 103, & Aaron Reichman, 50 E 99, to Henry H Glass, 367 W 120. 3,000

Crotona Park S (11:2936), sec Clinton av, 20.4x100.5x35.5x101.3; ext of $20,000 mtg to Feb28'18 at 5%; Mar27; Apr5'15; Henry A Walker et al, trstes David H Brown, with Regina Kauder, 51 E 119, & ano. nom

Crotona Park S, see Clinton av, see Clinton av, sec Crotona Park S.

Dawson st (10:2697), swc 163d, 101.10x 53.8x100x72.1; ext of $62,000 mtg to Mar 31'20 at 5½%; Mar31; Apr6'15; Lawyers Mtg Co with Rogers Place Realty Corpn, 1029 E 163. nom

Faile st (10:2764), ws, 125 n Spofford av, 25x100; Apr2; Apr7'15; 3y6%; Zarland Realty Co, 801 Cauldwell av, to Alphonse A Jakobi, 28 E 13, trstes Anselm Jakobi. 1,000

Faile st (10:2764); same prop; certf as to above mtg; Apr2; Apr7'15; same to same. ——

Fox st, see 163d, see 163d E, sec Fox.

Fox st, 1038-40 (10:2726); certf as to receipt for $1,000 on a/c of mtg for $6,000; Dec23'14; Apr6'15; Israel & Morris Karp to Max Bldg Co.

Fox st, 1038-40 (10:2726), es, 273.2 n 165th, 50x100; PM; pr mtg $35,000; Apr1; Apr5'15; due Oct1'16, 6%, or at any time prior to Oct1'16; Eleanore S Hannemann to Max Bldg Co, Inc, 1062 Morris av. 3,000

Fox st, 1040 (10:2726); ext of $3,500 mtg to Dec 23'19 at 5½%; Dec23'14; Apr5'15; Jos H De Witt, 40 W 51, with Max Bldg Co, Inc, 1062 Morris av. nom

Freeman st, 943-5, see Hoe av, 1238-40.

Gravay st, es, at 140.8 s Guerlain pl, see Unionport rd, ws, 140.8 s Guerlain pl.

Hall pl (10:2691), ws, abt 413.11 n 165th, runs w 111.5 xn18.9xw39.11xn51x—38.1xs 36.10xe113.9 to pl xs31 to beg; pr mtg $——; Apr1; Apr8'15; 1y6%; Elfreda Benson to Bronx Security & Brokerage Co, 238 E 138. 650

Horton st (*), ns, 260 w Main, 100x100, City Island; PM; Apr1; Apr2'15; 3y6%; Jno Wiehe to Susan Combes, 129 Lockwood av, New Rochelle, NY. 6,000

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Irving st, nec Creston av, see Creston av, nec Irving.

Lebanon st, ns, see 180th E, ss, 100 w Bronx Park av.

Prospect ter (*), ws, 25 n 226th, 25x100; Wakefield; Apr7; Apr8'15; due Oct3'17, 6%; Katharina Hoffman, 4003 Lowerre pl, to Maria P Barnes, Tarrytown, NY. 1,000

St Marys st, see Concord av, see Concord av, see St Marys.

Seabury pl (11:2966-2977), es, 185 s 172d, 45x100; certf as to amount due on mtg, Mar25; Apr2'15, Morris Rosenfeld to Angel Constn Co, Inc. ——

Tiffany st, see Whitlock av, see Whitlock av, 884.

140TH st E, nec Walton av, see Walton av, nec 140.

150TH st E (10:2664), ss, 62 e Tinton av, 58x75; Apr6; Apr7'15; due &c as per bond; Macy Constn Co to Selma Siegbert, Long Branch, NJ, et al, trstes Louis Siegbert. 28,000

150TH st E (10:2664); same prop; certf as to above mtg; Apr6; Apr7'15; same to same. ——

156TH st E, nwc Elton av, see Elton av, nwc 156.

163D st E (10:2723), see Fox, 86x128x84.1x128.1; equal lien with mtg for $30,000; pr mtg $135,000; Apr2; Apr3'15; due Aug18'16, 6%; Simpson-Fox Realty Corpn to Henry Morgenthau Co, 30 E 42. 16,500

163D st E (10:2723); same prop; certf as to above mtg; Mar25; Apr3'15; same to same.

163D st E (10:2723), same prop; subrn agmt; Mar29; Apr3'15; same & Henry Morgenthau Co with Albany Savgs Bank, Albany, NY. nom

163D st E (10:2723), ss, 86 e Fox, 120.8 to Simpson x175x17.4x128; equal lien with mtg for $30,000; pr mtg $14,000; Apr2; Apr 3'15; due Aug18'16, 6%; Simpson-Fox Realty Corpn to Henry Morgenthau Co, 16,500

163D st E (10:2723); same prop; certf as to above mtg; Mar25; Apr3'15; same to same.

163D st E (10:2723), same prop; subrn agmt; Mar29; Apr3'15; same & Henry Morgenthau Co with Albany Savgs Bank, Albany, NY. nom

163D st E, swc Dawson, see Dawson, swc 163.

164TH st, 864 E (10:2690), ss, 83.11 w Stebbins av, 19x73.6; PM; Apr1; Apr2'15; installs, 6%; Dexter A Cook, 960 Stebbins av, to Ida Brantman, 794 Hewitt pl. 1,000

165TH st E (10:2649), ss, 77.4 w Forest av, 19.6x100; Apr6'15; 3y5%; Rose McEvoy, to Emigrant Indust Savgs Bank. 3,000

166TH st E, nec Union av, see Union av, nec 166.

167TH st E (10:2692), ns, 43.8 e Stebbins av, 50x81.1x51.10x94.10; pr mtg $3,500; Mar17; Apr3'15; installs, 4%; David Lachenbruch, 22 W 121, to Jno Van Praag, 601 W 113. 1,875

167TH st, 962 E (10:2744), ss, 24.6 e Boston blvd, runs e17.6xs90xw16.8xn37.11xw0.6xn 52.6 to beg; Apr5; Apr6'15; due &c as per bond; Nicholas Rice to Title Guar & Trust Co. 5,000

167TH st, 962 E; subrn agmt; Apr5; Apr 6'15; Andw J Rice with same. nom

168TH st, 631 E (10:2615); ext of $155,000 mtg to Jan24'18 at 5½%; Mar17; Apr3'15; N Y Life Ins Co with C M Silverman & Son, Inc. nom

170TH st E, swc Charlotte see Charlotte, 1435-9.

170TH st E (11:2977), swc Charlotte (Nos 1435-9), 101.7x100; pr mtg $——; Apr1; Apr2'15; 5y6%; Belmar Realty Co to Wm Rau, 70 W 46.

170TH st E (11:2977), swc Charlotte (Nos 1435-9); PM; pr mtg $——; Apr1; Apr 2'15; 2y6%; same to Jno J Tully Co, 391 E 149. 4,000

175TH st, 745 E (11:2917); ext of $4,000 mtg to Apr1'20 at 5%; Mar30; Apr7'15; Carrie & Regina Rosenstein, 38 W 96, with Carl & Kate Lahr, 487 E 175, & Gustav Lahr, 526 E 86. nom

176TH st, 201 E; see Mt Hope av, 1840.

177TH st E (11:2956), ss, 100 w Marmion av, 50x100; bldg loan; Apr2; Apr3'15; 3y6% until final advance is made, & 5½% thereafter; Hopkins G Barrett Co to Title Guar & Trust Co, 176 Bway. 17,500

177TH st E (11:2956); same prop; certf as to above mtg; Apr2; Apr3'15; same to same. ——

177TH st E (11:2956); same prop; subrn agmt; Apr2; Apr3'15; Ferdinand Kurzman with same. nom

180TH st E (*), ss, 100 w Bronx Park av, runs s100xw50xs100 to ns Lebanon xw75xn200 to 180th xe125 to beg; Apr5; Apr6'15; due &c as per bond; Louvain Constn Corpn to Dry Dock Savgs Instn, 341 Bowery. 30,000

180TH st E (*); same prop; certf as to above mtg; Mar18; Apr6'15; same to same. ——

181ST st E (11:3143), es, n 180th, mtg reads plot begins 100.1 w Webster av & 220.2 s 181st, runs w84.11xs254.9xe143.10 xn250.3 to beg; PM; Apr6'15; 3y int as per bond; Theo Roehrs to Margt J Becker, 830 Park av. 4,000

183D st, 561 E, see Tiebout av, 2295.

183D st E, swc Walton av, see Walton av, swc 183.

185TH st E, nec Creston av, see Creston av, nec 185.

214TH st E (*), ns, 326 e White Plains rd 25x125; transfer of tax lien for yrs 1875-95 & 1902-11, assessed to —— Jan 12'14, Apr6'15, 3x12%; City N Y to Margt Hancock, 820 E 216 (assigned to May McDonald, 719 E 214). 909.25

216TH st E (*), ss, 266.8 e Barnes av, 23x114, Wakefield; Apr1; Apr2'15; 5y5%; Leslie Mackenzie, 402 Dean, Bklyn, to Ella J Filson, 95 Clark, Bklyn. 1,500

Bailey av (12:3266), ws, 129.4 s 231st, 80 x80.2x80.2x112.2, pr mtg $——; Apr7; Apr 8'15; 2y6%; Bertelsen Realty Co, Inc, 3055 Bailey av, to Chas A Albert, 444 E 141. 2,500

Bailey av (12:3266); same prop; certf as to above mtg; Apr7; Apr8'15; same to same. ——

Bainbridge av (12:3294), ws, 236.11 n 194th, 26x75.7x26x74.6; Apr5; Apr6'15; 3y 5½%; Helen Schofield to Henry Bolton Pierce, 1908 Vyse av. 1,200

Bainbridge av (12:3293), ws, 174.7 s 194th, 22.10x88.8x22.8x87.10; PM; Mar31; Apr5'15; 3y5½%; Clio Realty Corpn, 38 Park row, to Peter Hassinger, 2597 Bainbridge av. 6,750

Beech av (*), ss, 26.2 e Elm, 50x100; Nov17'14; Apr3'15; 2y6%; Antonietta Loffredo, 2199 1 av, to Enrico Viggiani, 2167 1 av. 360

Boyd av (*), ws, 150 n Jefferson av, 25x 100; transfer of tax lien for yrs 1892-1911, assessed to —— Jan12'14; Apr2'15; 3y 12%; City N Y to City N Y (assigned to Lilian W White, White Plains, NY). 117.96

Brook av, 260 (9:2266); ext of $47,000 mtg to Jan1'18, at 6%; Feb23; Apr3'15; Equitable Life Assur Soc of the U S with Alex E Cohen, 790 Riverside dr. nom

Bryant av (10:2748), ws, 100 s 165th, 240 x100; subrn agmt; Apr1; Apr2'15; American Real Estate Co with City Mtg Co, 15 Wall. nom

Bryant av (10:2748); agmt as to acceptance of six mtgs for $32,000 each in lieu of blanket mtg for $156,000; Apr1; Apr2 '15; Mack Constn Co with City Mtg Co, 15 Wall. nom

Bryant av (10:2748), ws, 100 s 165th, six lots each, 40x100; six bldg loan mtgs each $32,000; Apr1; Apr2'15; demand, 6%; Mack Constn Co to City Mtg Co, 15 Wall. 192,000

Bryant av (10:2748), same prop; six certfs as to above mtgs; Apr1; Apr2'15; same to same.

Bryant av (10:2748), same prop; six P M morts, each $7,000; six pr mtgs $32,000 each; Apr1; Apr2'15; 3y6%; same to American Real Estate Co, 527 5 av. 42,000

Cedar av, 1799 (11:2882), ws, 386.4 s 177th, 38.9x82.4; Apr6'15; due May1'16, ; Annie C Haley to Bway Savgs Instn, 5-7 Park pl. 500

Clinton av (11:2936), sec Crotona Park S, 101.3x35x100.5x20.4; pr mtg $20,000; Mar 27; Apr5'15; 3y6%; Regina Kauder, widow, 51 W 119, & Adolph Kauder, 101 West End av, to Henrietta Michaels, 120 W 86. 5,000

Clinton av, see Crotona Park S, see Crotona Park S, sec Clinton av.

College av (11:2783-2784-2785 & 2786), es, 109.10 s 170th, 2 lots, ea 50x100; 2 mtgs, ea $33,000; Apr2; Apr3'15; demand, 6%; C J Carey Bldg Co, Inc, to City Mtg Co, 15 Wall. 68,000

College av (11:2783-2784-2785-2786); same prop; 2 certfs as to above mtgs; Apr 2; Apr3'15; same to same. ——

College av, 423 (9:2325), ws, 75 n 144th, 25x100; PM; Apr7'15; 3y5%; Chas Van Riper, 414 E 144 to Mott Haven Co. 2122 5 av. 4,000

College av (11:2785 & 2783), es, 126.6 s 170th, 16.8x100; ext of $2,800 mtg to Apr21'18 at 5½%; Apr2; Apr5'15; Title Guar & Trust Co with Henry Messikommer, 1344 College av. nom

Concord av (10:2574), sec St Marys, runs s127.11xe227 to ws Wales av xn25.1xnw 238.11 to st xw9.11 to beg; supplemental to mtg recorded July29'12; Jan29; Apr2'15; due &c as per mtg recorded July29'12; Ward Baking Co to Empire Trust Co, 42 Bway, & ano, trstees. ——

Concord av (10:2577), es, 100 s 147th, 100x100; agmt that above premises be held in trust for creditors of party 1st pt; Dec28'14; Apr7'15; B & B Constn Co to Jos Theiss, 584 E 169 et al, trstes for Jos Theiss Plumbing Contracting Co et al, creditors of party 1st pt. nom

Creston av, 2261 (11:3171), ws, 173 s 183d, 20x120; mtg $6,500; Apr3; Apr5 '15; installs, 6%; Ida F Freitag, 2263 Creston av, to Julius Spiegel, 378 Pearl. 1,150

Creston av, 2261 (11:3171); ext of $6,500 mtg to Mav1'17 at int as per bond; Aug 25'14; Apr5'15; Ida F Freitag with Henry R Sutphen, 201 W 57, & ano, trstes Susanna P Lees. nom

Creston av (11:3165), nec Irving, 25x 100, except pt for Creston av; PM; Apr7; Apr8'15; due &c as per bond; Wm J Ahearn, 1242 Intervale av, to Lewis M Sweet, 2672 E 25, Bklyn. 2,500

Creston av, es, abt 306.4 n Fordham rd, see Grand blvd & concourse, ws, 306.4 n Fordham rd.

Creston av (12:3319), nec 198th, 117.4x 100x104.10x115, except pt for av; Apr3'15; 6'15; due &c as per bond; Chas H Duffy to Mary H Fryer, 60 Lincoln pl, East Rutherford, NJ. 3,000

Crotona av (11:3105), nws, 100 ne 187th, 25x80; pr mtg $2,00 0-Apr6; Apr7'15; 3y ——; Maria Suk, 2411 Crotona av, to Jos Suk, 2411 Crotona av. 1,000

Daly av, 1916 (11:2909), es, 389.2 s 177th, 32.1x150.11; Mar31; Apr6'15; 5y, int as per bond; Hephta Realty Co, at Rutherford, NJ, to Farmers L & T Co, 22 William trste Brian McKenney. 16,500

Eagle av, 589 (10:2616), ws, 302.2 s Westchester av, 24.7x120; PM; Mar31; Apr 2'15; due, &c, as per bond; Sophie Knepper to Mariamne Rosenzweig, 135 W 123. 5,000

Eagle av, 589; bldg loan, Mar31; Apr2 '15; due as per bond, 5½%; same to Jos Rosenzweig, 135 W 123. 5,000

Eagle av, 685 (10:2617), ws, 414.10 s 156th, 19.11x99.1 bldg loan; Apr1; Apr7 '15; 3y5½%; Babette Engelhardt to Frank Aug, 381 Cary av, West New Brighton, NY. 5,000

Elton av (9:2378), nwc 156th, 48.5x100.6 x48.4x100.6; Apr6'15; 5y5%; Benenson Realty Co, 401 E 152, to Otto Stahl, 2332 3 av. 45,000

Elton av (9:2378); same prop; certf as to above mtg; Apr6'15; same to same. ——

Findlay av (9:2436), ws, 200 n 168th, 115x100; Apr5; Apr6'15; 3y6%; Times Realty & Constn Co to Bertha Nathan, 1111 Madison av, extrx Edw Nathan. 3,500

Findlay av (9:2436); same prop; certf as to above mtg; Apr3; Apr6'15; same to same. ——

Garrison av, 88, see Hunts Point av, ws, 888 n Lafayette av.

Garrison av, 1012 (10:2740); subrn agmt; Apr5'15; Baronet Realty Co, Inc, & Hunts Point Constn Co with Lawyers Title & Trust Co, 160 Bway. nom

Grand blvd & concourse, 2024 (11:2813), nec Bush (No 201), 102.5x96.3x82.5x100; PM; pr mtg $87,000; Apr1; Apr3'15; 5y6%; Jno Branigan, 65 Tremont av E, to K & R Constn Co, Inc, 35 Nassau. 15,500

Grand blvd & concourse (11:3167), ws, 306.4 n Fordham rd, runs w185.7 to es Creston av xn203.2xe to Grand blvd & concourse xs202.7 to beg; Apr2; Apr7'15; due Nov1'16, 5%; Jno E Haskin Estates, Inc, to Bowery Savgs Bank, 128 Bowery. 10,000

Grand blvd & concourse (11:3167); same prop; certf as to above mtg; Apr2; Apr 7'15; same to same. ——

Grand blvd & concourse (11:3167); same prop; pr mtg $40,000; Apr2; Apr7 '15; due Nov1'16, 6%; same to Geo W Short, 128 W 123. 12,000

Grand blvd & concourse (11:3167); same prop; certf as to above mtg; Apr2; Apr7 '15; same to same. ——

Havemeyer av (*), nec Haviland av, 38 x105, except pt for Haviland av; Mar3; Apr6'15; 3y5½%; Gottlieb Wiland to Fredk W Schierech, 2431 St Raymond av. 2,500

Haviland av, nec Havemeyer av, see Havemeyer av, nec Haviland av.

Hoe av, 1238-40 (11:2987), nec Freeman (Nos 943-5), runs nw26.5xn78xe100 xs62.6 to st xw97.8 to beg; PM; pr mtg $30,000; Mar27; Apr2'15; installs, 5½%; Chas Kling to Ida, wife of & Henry Hollerith, 1398 Bristow. 20,000

Hoguet av, see Walker av, see Walker av, see Hoguet av.

Hughes av, 2311 (11:3072), ws, 175 n 183d, 25x100; pr mtg $4,750; Mar26; Apr 6'15; 3y5½%; Patk Connelly, 2311 Hughes av, to Bridget Murray, 174 Orange rd, Mt Vernon. 2,100

Hunts Point av, ws, 766 & 827 n Lafayette av, see Hunts Point av, ws, 888 n Lafayette av.

Hunts Point av, 899 (10:2740), ws, 827 n Lafayette av, 61x100; certf as to mtg for $50,000; Apr20'14; Apr6'15; Baronet Realty Co to City Mtg Co. ——

Hunts Point av, 889 (10:2740); subrn agmt; Apr5; Apr6'15; Baronet Realty Co & Hunts Point Constn Co with Lawyers Mtg Co, 59 Liberty. nom

Hunts Point rd, 889 (10:2740); ext of $45,000 mtg to Apr5'20 at 5½%; Apr5; Apr 7'15; Lawyers Mtg Co with Baronet Realty Co, Inc, 320 Bway. nom

Hunts Point av (10:2740), ws, 888 n Lafayette av, runs w100xn36.8 to st Garrison av xe88.4x—30.11 to Hunts Point av xs65.1 to beg; also HUNTS POINT AV (10:2740), ws, 827 n Lafayette av, 61x100; also HUNTS POINT AV (10:2748), ws, 766 n Lafayette av, 61x100, agmt apportioning 3 mtgs; Apr5; Apr6'15; City Mtg Co & N Y Trust Co with Baronet Realty Co, 71 Nassau. nom

Intervale av, 1304 (11:2976); ext of $22,500 mtg to Apr15'18 at 5½%; Apr5; Apr7'15; Title Guar & Trust Co with Sophie V Reynolds, 1304 Intervale av. nom

Intervale av (10:2700), ws, 266.11 s 167th, 75x88.5x75.7x44, certf as to mtg $40,000; Mar27; Apr2'15; Constn Co to Rockland Realty Co, 509 Willis av. ——

King av (*), ws, at ns land Jas Ketcham, 50x120.6, City Island; Mar20; Apr3'15; 3y6%; Jno Price, 351 City Island av, to Susanah S Folz, 1395 Wash av. 600

Kinsella av (*), ns, 99.6 w Bronxdale av, 50x100; Apr7, Apr8'15; due &c as per bond; Jno F McMoon to Thos G Crawford, 2089 Ams av. 500

Longfellow av, 1145 (10:2754); ext of $32,000 mtg to Apr1'20 at 5½%; Apr7; Apr8'15; Maiden Lane Savgs Bank with Wm Sinnott Co. nom

Longfellow av (10:2758), nes, 195.6 nw Westchester av, runs ne119.8xn27.10xnw 26.10xsw130.2 to av xse14 to beg; pr mtg $——; due &c as per bond; Apr7'15; Absar Realty Co to Manhattan Mtg Co, 200 Bway. 33,000

Longfellow av (10:2758); same prop; certf as to above mtg; Apr7'15; same to same. ——

Longfellow av (10:2758), nes, 139.6 nw Westchester av, runs ne59.7xn50xn32.1xsw 41.5xs to Longfellow av xse56 to beg; pr mtg $——; Apr7'15; due &c as per bond; Absar Realty Co to Manhattan Mtg Co, 200 Bway. 32,000

Longfellow av (10:2758); same prop; certf as to above mtg; Apr7'15; same to same. ——

Maclay av (*), ns, 473.11 e Green la or av, 24.11x103.5x34.7x103, except pt for Maclay av; Apr6'15; 3y6%; Ida & Marguerite to Julius B Denicke, 769 E 176. 3,000

Maclay av (*); same prop; subrn agmt; Mar18; Apr6'15; Bertha Bertsche with same. nom

Mt Hope av, 1840 (11:2802), es, 75 s Mt Hope pl, runs e100xs75.5xw—xs11.11 to 176th (No 201) xw168 to Mt Hope av xn 171.7 to beg; PM; Apr2; Apr3'15; 1y6%; K & R Constn Co to Jno J Paulsen, 221 Echo pl, et al, trstes. 12,500

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Prospect av, 1037 (10:2679), ws, 158 n 165th, 50x175, except part for av; PM; Apr 1; Apr2'15; due, &c, as per bond; Wm V Kiehnle & August Braun Jr to Henriette S Orth, 149 E 91 & ano. 19,000

Prospect av, 2132 (11:3110), es, 46.1 n 181st, 50x107; PM; pr mtg $39,000; Apr1; Apr5'15; 4y6%; Gustav J Haase, 2150 Hughes av, to Sophie Busath, 233 E 52. 3,000

Southern blvd (11:2940), ws, 225 s Crotona Park E, runs w130.1xs4.7xs25xe134.2 to Boston av xn33.5 to blvd xn33.10 to beg; participation agmt; Mar17; Apr8'15; Emil S Levi, 29 W 71, with Cath Meehan, 815 Hunts Point av. nom

Southern blvd (10:2546), nws, 286.8 ne St Ann's av, 16.8x83.8x16.2x89.11; deed recorded as a mtg statement filed with Register & recording tax of $3 paid; Apr 3; Apr7'15; Mary C Schmidt to J Elihu Root Kunzmann, 1716 Ocean av, Eklyn. 100

Stebbins av (11:2965), es, 133.9 n Freeman, 25x127.2x25x126.11; Apr3; Apr7'15; demand, 6%; Frank Welden to Edw Herrmann, 150 E 72. note 1,000

Tiebout av, 2295 (11:3146), nwc 183d (No 561), 94x212.3 to es Valentine av (No 2294), x69.7x199.7; PM; pr mtg $8,000; Apr1; Apr 2'15; due, &c, as per bond; Edw P Donohue to Estates Settlement Co, 220 Bway. 4,000

Union av (10:2680), es, 45 n 167th, 40x100; Apr8'15; 3y5½%; Newton James to German Savgs Bank, 157 4 av. 16,000

Union av (10:2680), nec 166th, 40x100; ext of $15,000 mtg to Mar18'18 at 5%; Mar12; Apr3'15; Philip Rhinelander, exr, with Ralph Baxter. nom

Union av (11:2968), es, 25.4 n Freeman, 100x98, except pt for Union av; PM; Apr 2; Apr2'15; due July18'16, 6%; Traf Bldg Co, 4029 Lowerre pl, to K & R Constn Co, 35 Nassau. 1,000

Unionport rd (*), ws, 140.8 sw Guerlain pl, 58.4x118.8 to Gray x50x138.8; Apr 6; Apr7'15; 5y6%; Michl J Murphy, 206 E 18, to Max F Schmidt, 231 E Tremont av. 1,000

Valentine av (11:3148), es, 88.11 & 138.11 s Fordham rd, 2 lots, ea 50x130; 2 certfs as to 2 mtgs for $40,000 each; Apr6; Apr 8'15; Eberhardt & Podgur to City Mtg Co.

Valentine av (11:3148), es, 88.11 s Fordham rd, 2 lots, ea 50x130; 2 bldg loan mtgs, ea $40,000; Apr6; Apr8'15; demand, 6%; Eberhardt & Podgur to City Mtg Co, 15 Wall. 80,000

Valentine av, 2294, see Tiebout av, 2295.

Wales av, 600-2 (10:2653), es, 125 s 151st, 50x105; pr mtg $5,000; Apr5; Apr6 '15; due &c as per bond; Mary E Hoar to Martha Handel, 647 E 219. 1,000

Wales av, ws, — s St Marys, see Concord av, sec St Marys.

Walker av (*), sec Hoguet av, 25x104.5 x25x104.3; Apr2; Apr3'15; 3y5%; Thos F Dougherty to Cath Regan, 127 W 121. 1,600

Walton av (9:2345), nec 140th, 83x119x 83x120.5; pr mtg $13,110.68; Apr2; Apr3 '15; due &c as per bond; Harry P Knight to Louis V Fox, 200th st & Perry av. 3,000

Walton av (11:3186), swc 183d, 43x95; PM; Apr2; Apr5'15; 3y5½%; Geo W McAdam, 20 W 90, to Sylvan Lehmayer, 206 W 85. 7,500

Washington av, 1308-10 (11:2910), es, 123 n 169th, 38.5x104; PM; pr mtg $——; Apr 1; Apr2'15; 5y6%; Thos Connor to Fanny Roseff, 113 W 4, Mt Vernon, NY, & ano. 6,500

Watson av (*), ss, 105 e Olmstead av, 25x108; pr mtg $5,000; Mar18; Apr6'15; 3y 6%; Chas E Devermann, 2222 Houghton av, to Geo A Devermann, — Orchard st, White Plains, NY. 720

Webster av (12:3278), ws, 103.8 s 198th, 25x124.7x25.1x123.2; ext of $7,500 mtg to Jan31'18 at 5%; Jan30; Apr8'15; Jno J Scott with Mary R Collins, 2493 Valentine av. nom

Webster av (12:3330), ss, 25 w 204th, 100x100; pr mtg $10,000; Apr1; Apr8'15; 1y6%; Peter Seery to Central Brewing Co, 535 E 68. 4,000

Whitlock av, 884 (10:2731), sec Tiffany, runs s100xe55xn58xn42.3 to st xw50.2 to beg; agmt modifying terms of mtg; Apr 1; Apr2'15; Henry Morgenthau Co with Turek Realty Corpn, 1029 E 163. nom

3D av, 2779 (9:2327), ws, 73.7 n Courtlandt av, 18.7x79.11x23.1x66.3; Apr1; Apr2 '15; 3y5%; Henry Braun to Kath C Herrmann trste Lizzie or Eliz Herrmann, 58 E 124. 10,000

3D av, 3431 (9:2371), ws, 50 s 167th, 25x 100; ext of $8,500 mtg to July1'18 at 5%; Apr1; Apr2'15; Aug E Uihlein with Roundout Realty Co, 3429 3 av et al (R S $4.25). nom

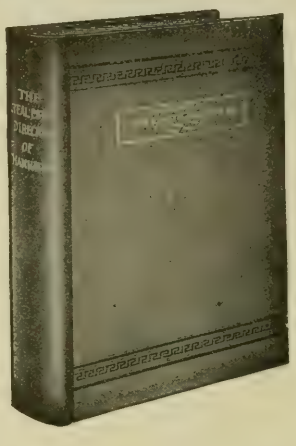
3D av, 4220 (11:3060), es, 91 n Tremont av, 28.6x95x22.11x93.5; Mar23; Apr5'15; 5y 5%; Alfred Lewin to German Savgs Bank, 157 4 av. 16,000

Plot (12:3273), begins 51.1 s Bedford Park blvd & 99.1 e Webster av, runs s 46.2xe106.4xs51.4xw185.1 to es Webster av xn97.5xe94.4 to beg; PM; Apr5; Apr6'15; due &c as per bond; Salvatore M De Pasquale to Church E Gates & Co, 152d & East River. 20,000

Lot 52 (12:3401), blk 3401, tax map; transfer tax lien for yrs 1899 to 1903, assessed to unknown; Dec11'11; Apr8'15; 3y 12%; City N Y to City N Y (assigned to Mattie Hegt, 500 W 175). 107.78

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This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2457 New York, April 17, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Albany st, 6 & 8.
*Albany st, 26 (or West st, 86).
Arden st, 21.
Carlisle st, 5.
*Carlisle st, 7 (or Wash st, 123).
Chrystie st, 122-6.
Delancey st, 108.
East Broadway, 90.
Henry st, 278-82 .
Houston st W, 26 & 110.
*Irving pl, 73 (or 19th st, 122 E).
Lafayette st, 222.
*Lafayette st, 232-6 (or Spring st, 63).
Macdougal st, 177.
Mercer st, 235.
Minetta st, 4.
Monroe st, 286, 290-2 & 294-6.
Orchard st, 23.
Pearl st, 177.
Perry st, 8.
Rutgers pl, 19.
Spring st, 63-5.
Stanton st, 84.
Washington st, 123-9.
West st, 85-6.
Wooster st, 23.
2d st, 12 E.
3d st, 37 W.
*9th st, 807 E (or Av D, 128).
10th st, 353 E.
14th st, 316-8 E.
14th st, 344-6 W.
18th st, 324 E.
19th st, 122 & 243 E.
*23d st, 200 W (or 7 av, 218-22).
27th st, 132-42 & 516-8 W.
28th st, 30 E.
31st st, 120-2 W.
35th st, 217-9 W.
37th st, 163 E.
46th st, 70-2 W.
50th st, 335 E.
52d st, 349 E.
55th st, 251 W.
56th st, 410 W.
62d st, 229 & 231 W.
64th st, 24 E.
66th st, 245 W.
70th st, 221 E.
72d st, 316 E.
73d st, 57, 213 & 226 E.
74th st, 162 E.
*74th st, 355 E (or 1st av, 1429).
74th st, 319 W.
75th st, 302 E.
76th st, 303 W.
84th st, 331-3 E.
94th st E, ns, blk 1574-pt 8½.
95th st, 303-5 E.
97th st, 135 W.
100th st, 315 W.
*102d st, 201 E (or 3 av, 1845).
107th st, 323 E.
111th st, 18 & 226-30 E.
112th st, 224-6 E.
114th st, 56 E.
116th st, 124 E.
116th st, 129 W.
118th st, 5-7 E.
119th st, 126 W.
*119th st, 401 W (or Morningside dr, 90).
*120th st, 400 W (or Morningside dr, 90).
124th st, 9 & 13 E.
*124th st, 78-80 W (or Lenox av, 278).
125th st, 332 E.
125th st, 551 W.
126th st, 212 E.
128th st, 18 W.
129th st, 110 W.
132d st, 122 W.
140th st, 205 W.
141st st, 271-3 W.
142d st, 629 W.
144th st, 140-2 W.
154th st, 248-60 W.
158th st, 622-4 W.
*158th st W, ns (or Riv Dr, 825), blk 2135-6.
*161st st W (nec Riv Dr), blk 2136-pt 167.
170th st W, ss, blk 2138-155.
172d st, 503-5 W.
178th st, 604-10 W.
179th st, 655 W.
181st st W, ns, blk 2155-26.
Av A, 1018.
Av D, 128.
Amsterdam av, 1493, 1521-3.
Broadway, es, blk 2170-96 & 98.
Lenox av, 276-8.
Lexington av, 121.
Madison av, 175.
Morningside dr, 90.
Park av, 1747.
Riverside Dr, 524 & 825.
*Riverside Dr (nec 161st st), blk 2136-pt 167.
Vermilyea av (sec 211th st), blk 2228-21.
West End av, 601-3.
1st av, 579, 1025-31 & 1429.
2d av, 2049 & 2126.
3d av, 1845.
4th av, 218-22 & 2255-7.

WILLS.

Ludlow st, 179.
86th st, 536 E.
Lexington av, 630.
5th av, 2171 & 2801.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A -assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
subj—subject
strs—stores
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 9, 10, 12, 13, 14 & 15.

Albany st, 6-8, see Washington, 123-9.

Albany st, 26, see West, 86.

Arden st, 21 (8S2174-188), es, 188 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co, 540 W 207, to Helen G Ranney, 2465 Bway; mtg $22,000; Apr15'15; A $4,000-25,000 (R S $10). O C & 100

Broome st, 320, see Chrystie, 122-6.

Carlisle st, 5-7, see Washington, 123-9.

Cherry st, 460 (1:263-35), ns, 237.5 e Jackson, 37x97.9, 6-sty bk tnt; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av, B&S; Apr7; Apr13'15; A$20,000-44,000 (R S 50 cts). O C & 100

Chrystie st, 122-6 (2:419-1-3), nec Broome (No 320), 75x62.5, 3-5-sty bk tnts & strs; Hy S Nadelweiss, 5103 14 av, Brklyn, to Christie Realty Co, 299 Bway; ½ pt; AL; Apr3; Apr9'15; A$9,000-84,000 (R S$4). O C & 100

Delancey st, 108 (2:410-67), ns, 87.6 e Ludlow, 21.10x100, 5-sty bk tnt & strs; Jonas Weil et al to Jos Adelson, 236 S 9th, Bklyn; mtg $42,500; Apr8; Apr9'15; A$29,-000-53,000 (R S $8). O C & 100

East Broadway, 90 (1:282-52), ns, 185.6 e Market, 25x65.9x25x65.11, 5-sty bk tnt & strs; Isaac Livingston, 35 W 115, to Sarah M Bernstein, 1845 7 av; ½ pt; mtg $13,000 on whole; Apr6; Apr10'15; A$20,-500-28,000 (R S $2). O C & 2,000

Henry st, 278-82 (1:267-12), ss, 42.4 e Gouverneur, 63.6x73.6x62x73.8, 6-sty bk tnt & strs; Jacob Bernardik to Sarah Bernardik, his wife, 226 E 51; 2-5 pts; AT; mtg $60,500; June18'14; Apr15'15; A$3,-000-61,000.

nom nom

Houston st, 26 W (2:523-25), ns, 50 w Mercer, 25x105, 5-sty bk loft & str bldg; Julia Raudnitz et al to Herbt Fischer, of Rockaway Beach, LI; mtg $35,000; Ap. 13; Apr15'15; A$32,500-42,000 (R S $5).

nom

Houston st, 110 W (2:525-26), ns, 23.1 w Thompson, 25x100, 5-sty stn tnt & strs; Otto C Assenheimer of Bklyn to Emily C Thole, 591 2d, Bklyn; mtg $20,000; Jan30 '13; Apr9'15; A$20,000-30,000. O C & 100

Irving pl, 73, see 19th, 122 E.

Lafayette st, 222 (2:482-25), ws, 100.7 s Spring, —x100x27.7x100, 6-sty bk tnt & strs, & 5-sty bk rear; Michael Hogarty Co to Jas E March, 235 Lafayette; AL; Apr 7; Apr9'15; A$25,000-36,000 (R S 50 cts).

O C & 100

Lafayette st, 222; Mayme L Lagattuta of Bklyn, to same; AL; Mar5; Apr9'15 (R S 50 cts). nom

Lafayette st, 232-6 (2:496-34), nwc Spring (No 63), 77.10x3.5x72.5x22.6, 5-sty bk loft & str bldg; also SPRING ST, 65 (2:496-35), ns, 22.11 w Lafayette, 25.6x77.10x25.7x76.5; 5-sty stn tnt & strs; A$24,000-27,000; Otto C Assenheimer of Bklyn, to Emily C Thole, 591 2d, Bklyn; mtg $46,500; Jan30'13; Apr9'15.

O C & 100

Macdougal st, 177 (2:553-26), ws, 50 s 8th, 25x100.9x25x102.11, all of; also all RT&I as follows: MACDOUGAL ST, ws, 50 s 8th, 25x100.11x22.10x102.5, 3-sty bk tnt; Mary Wehrlen to Michele D'Alesandro, 206 Sullivan; mtg $17,000 & AL; Apr 15'15; A$17,000-25,000 (R S $6). O C & 100

Mercer st, 235 (2:533-21), ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; Wm F Clare, ref, to Jos Lauria, 31 Great Neck, LI, deft; FORECLOS Mar11; Apr9; Apr10'15; A$22,000-30,000 (R S $4.50).

36,300

Minetta st, 4 (2:542-23), ws, 131.1 n Bleecker, 22.1x75x21.11x75, 2-sty fr bk ft tnt; Arthur M Levy, ref, to Lavinia Leitch, 226 W 123; FORECLOS of transfer to lien Apr12; Apr13'15; A $6,500-7,000 (R S $3.50). **3,200**

Monroe st, 286 (1:263-7), ss, 175.7 e Jackson, 25.5x97.7, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr13'15; A$13,000-29,000 (R S $1). O C & 100

Monroe st, 290-2 (1:263-10), ss, 301.5 w Corlears, 37.2x97.10x37.1x97.10, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr 13'15; A$19,000-43,000 (R S 50 cts).

O C & 100

Monroe st, 294-6 (1:263-11), ss, 264.2 w Corlears, 37.2x97.10x37.1x97.10, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr 13'15; A$19,000-43,000 (R S 50 cts).

O C & 100

Orchard st, 23 (1:299-28), ws, abt 135 n Canal, 17.5x79; also strip forming rear part of 63 Canal st, begins 120 n Canal & 79 w Orchard, runs n56.3xw23.2xs56xe23 to beg, 5-sty bk tnt & strs; Chas D Donohue, ref, to Abr J Dworsky, 53 E 93; mtg $25,-000; FORECLOS Mar30; Apr9'15; A$17,000-29,500 (R S $1). **4,000 over & above mtg**

Pearl st, 177 (1:41-3), ws, 41.2 s Cedar, 18.7x90.5x18.2x89.8, 5-sty bk loft & str bldg; Cornelius S Morrell, 44 Greenridge av, White Plains, NY, to Monson Real Estate Co, 5 Beekman; mtg $17,000; Apr 1; Apr10'15; A$17,000-23,000 (R S $5).

O C & 100

Perry st, 8 (2:612-53), ss, 107.8 w Greenwich av, 22x95, 3-sty & b bk dwg; Cath McDermott to Anne E McDermott, 8 Perry; mtg $10,000; Apr12; Apr13'15; A $11,000-13,000. nom

Rutgers pl, 19 (1:270-10), ns, 104.6 w Clinton, 26x110, 6-sty bk tnt & strs; David Cohen to Harry Finkelstein, 1431 2 av, ½ pt, & Moe M Cohen, 19 E 105, ½ pts; mtg $34,000 & AL; Apr7; Apr9'15; A$21,000-40,000 (R S $5). O C & 100

Spring st, 63-5, see Lafayette, 232-6.

Stanton st, 84 (2:417-70), ns, 109.7 e Allen, 22x52, 3-sty fr bk ft tnt & strs; Jas F Curnen, ref, to Hyman Gross, 315 Henderson st, Jersey City, NJ; FORECLOS Mar16'15; Apr8; Apr9'15; A$13,000-14,000 (R S $12). **11,950**

Washington st, 123-9 (1:53-19-22), nec Carlisle (No 7), —x—, 4-5-sty bk tnts & strs; A$77,500-99,000; also ALBANY ST, 6-8 (1:53-24-25), ss, abt 65 e Washington, —x—, 2-5-sty bk tnts & strs; A$30,-000-26,000; also CARLISLE ST, 5 (1:53-18), ns, abt 65 e Washington, —x—, 5-sty bk tnt; A$14,500-21,000; also HICKS ST, 168 (Bklyn); also share of personal estate in sum of $50,000; Hy C Wintringham of Millerton, NY, & ano, TRSTEES for Hy B Wintringham to Hy B Wintringham, 608 Western av, Petaluma, Cal; AT; B&S; Mar23; Apr9'15. nom

Washington st, 123-9; also ALBANY ST, 6-8; also CARLISLE ST, 5; also HICKS ST, 168 (Bklyn); also share of personal estate in sum of $50,000; same as TRSTES for Georgia Wintringham to Georgia Wintringham, 114 Laurel pl, San Rafael, Cal; AT; B&S; Mar23; Apr9'15. nom

West st, 85, see West, 86.

West st, 86 (1:55-20), sec Albany (No 26), 33.4x47.3x33.3x46.11, 5-sty bk tnt & strs; A$52,000-62,000; also WEST ST, 85 (1:55-19), es, 33.4 s Albany, runs e47.3xs 6.7xe18.11xs18.2xw66.7 to st xn25.4 to beg, 5-sty bk tnt & strs; A$24,000-41,000; Emma S Spear to Jennie S Roll, 9 Rockview ter, North Plainfield, NJ, & Daisy S Woolley, 229 Bath av, Long Branch, NJ; 1-5 pt; mtg 1-5 of $19,740.65; Mar3; Apr 10'15 (R S $8). nom

Wooster st, 23 (1:228-33), ws, 284.9 n Canal, 22.7x100, 4-sty bk loft & str bldg; Marguerite M S Basiet to Kate C Smith, both at 250 W 121; QC; mtg $17,000 & AL; Apr8; Apr12'15; A$17,000-19,000. O C & 100

2D st, 12 E (2:458-43), ns, 163.2 e Bowery, 25x65.3x25x64.6, 2 & 3-sty bk stable; Max Schenkman, assignee & TRSTE in bankruptcy of Herman Finkelstein, Inc, at New Market, NJ, to Morris Dlugasch, 715 Eastern Pkway, Bklyn; B&S & CaG; AL; Mar3; Apr15'15; A$13,-000-16,000. 260

3D st, 37 W (2:535-5), ns, 60 e Wooster, runs n152.8xe52.9xs50xw7.9xs102.8 to st x w45 to beg, 7-sty bk loft bldg; Frank E Lonas to Ridgewood Park Realty Co, 1566 Flatbush av, Bklyn; mtg $108,750 & AL; Mar8; Apr13'15; A$56,000-115,000 (R S $50). O C & 100

9TH st, 807 E, see Av D, 128.

10TH st, 353 E (2:393-59), nes, 143 se Av B, 25x94.9, 4-sty bk tnt & strs; Harry Mendetz, of Spring Valley, NY, to Sidney S Levine, 8 E 116; mtg $17,250 & AL; Apr 2; Apr9'15; A$18,500-21,000 (R S $4).

O C & 100

10TH st, 353 E; Sidney S Levine to Mali Kornbluh, 353 E 10; mtg $17,250 & AL (R S $4). nom

12TH st, 47 W (2:576-65), ns, 402 e 6 av, runs e21.7xn41 & 32.9xw8.2xs71 to beg, 4-sty bk tnt; Livia Realty Co to Domenico Cella, 124 W 13; mtg $7,500 & AL; Apr14 '15; A$13,000-16,000 (R S $5.50). nom

14TH st, 316-8 E (2:455-15), ss, 172.6 e 2 av, 45x103.3; 7-sty bk tnt & strs; Jas C Colles, ref, to Jay Halstead, TRSTE for Christina Halstead, of Pearson H Halstead, plff; FORECLOS Apr5; Apr 15'15; A$57,000-83,000 (R S $64). **64,000**

14TH st, 344-6 W (2:629-13), ss, 550 w 8 av, runs w50xs46.1xe.9½xs—xw0.1½xs—xe50xn103.1½ to beg, 6-sty bk tnt; Bainbridge Colby, ref, to Eugene L Richards, as Sup Bks of State NY, in trust for creditors of Abr Kass, private banker, plff; mtg $60,000; FORECLOSED & drawn Mar23; Apr9'15; A$42,000-90,000.

7,500 over & above mtg

18TH st, 324 E (3:923-51), ss, 306 e 2 av, 21x92, 3-sty & b bk dwg; Cecelia M Harvier to Ernest Harvier, 29 W 10; mtg $7,000; Feb8'13; Apr13'15; A$10,000-12,500. nom

19TH st, 122 E (3:874-65), swc Irving pl (No 73), 25x92, 5-sty stn tnt & strs; Olivia B Halsey, widow, to Ruby Halsey, her daughter, both at 1190 Madison av; AL; Apr12; Apr13'15; A$66,000-82,000.

gift

19TH st, 243 E (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk & dwg; Louis C Perez, of Ridgefield Park, NJ, to Leoard Weill, 105 W 103; mtg $8,500; Mar25; Apr9'15; A $10,000-13,000 (R S $10.50). nom

19TH st, 243 E; Susan H Hinchman & ano, heirs &c Jno R Costen, to same; QC; Mar31; Apr9'15. nom

23D st, 200 W, see 7 av, 218-22.

27TH st, 132-42 W (3:803-01), ss, 380 w 6 av, 120x98.8, 2-6-sty bk loft & str bldgs; Jas McCreery Realty Corpn, 112 W 42, to 140 West 27th St Corpn, 206 Bway; B&S; mtg $225,000 & AL; Apr12; Apr13'15; A$224,000-290,000 (R S $10). nom

27TH st, 516-8 W (3:698-47-48), ss, 225 w 10 av, 50x98.9, 4-sty bk tnt & 3-sty fr tnt & strs; A Mitchell Leslie, ref, to Annie A Coulson, 455 Ft Washington av, plff; FORECLOS Nov4'14; Apr8; Apr10'15; A$18,000-19,500. **15,750**

27TH st, 516-8 W; Annie A Coulson to Albt E Straker, 313 W 127; AL; Apr8; Apr10'15 (R S $2). O C & 100

28TH st, 30 E (3:857-55), ss, 150 e Madison av, 20.10x98.9, 3-sty & b bk dwg; Marie L Collins, 310 Mosholu Pkway, Bronx, et al, to Louis S Burdett, 49 W 44; AT; Apr6; Apr12'15; A$52,000-53,500.

O C & 100

28TH st, 30 E (3:857-55), ss, 150 e Mad av, 20.10x98.9, 3-sty & b bk dwg; Raymond Carroll at Victoria Apts, Riverside dr & 97th et al to Louis S Burdett, 49 W 44; A T; Apr9; Apr14'15; A$52,000-53,500.

O C & 100

31ST st, 120-2 W (3:806-54), ss, 245 w 6 av, 40x123.6x40.10x115.5, 7-sty bk loft & str bldg; Chas H Murray, ref, to Guaranty Trust Co of NY, 140 Bway; FORECLOS Mar31; Apr15'15; A$110,000-140,000 (R S $105). **105,000**

31ST st, 120-2 W; Guaranty Trust Co of N Y to County Holding Co, 100 Bway; B&S; mtg $100,000; Apr15'15 (R S $3).

O C & 100

35TH st, 217-9 W (3:785-31-32), ns, 147.1 w 7 av, runs n98.9xw42.1xs98.9 to st xw(?)42.1 to beg, error, two w courses, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; Helena M Richter to Elsa Richter, both on Serentine rd, Tenafly, NJ; ½ pt; mtg $5,000; Sept17'14; Apr10'15; A $50,000-53,000. nom

37TH st, 163 E (3:893-40), ns, 80 w 3 av, runs n77.6xw10xn2.6xw4.8xs80 to st xe14.8 to beg, 3-sty & b stn dwg; Wm C Spalding, 158 Long Branch av, Freeport, LI, to Madeleine Maxwell, 7 E 74; mtg $18,480.50 & AL; Apr3; Apr15'15; A$12,-500-16,000 (R S 50 cts). O C & 100

40TH st, 328 E (3:945-41), ss, 375 e 2 av, 25x98.9, 4-sty bk tnt; Amelia Neumeyer to Corbin K Englert & Frank J Bauer, both at 772 2 av; mtg $8,000 & Apr 1; Apr10'15; A$9,000-11,500 (R S $3).

O C & 100

46TH st, 70-2 W (5:1261-70), ss, 75 e 6 av, 15x100.5, 10-sty bk hotel, Wm Rau to Albt L Kutner, 2303 Hughes av, Bronx; AL; Jan3'14; Apr12'15; A$125,000-255,000.

O C & 100

46TH st, 70-2 W; Albt L Kutner to Hy M Rau, 158 W 86; mtg $200,000; Apr6; Apr 12'15. nom

50TH st, 335 E (5:1313-15), ns, 273 w 1 av, 16x100.5, 4-sty & b stn dwg; Raygold Realty Co to Sigmund Loewenstein, 341 E 50; mtg $9,000 & AL; Apr10; Apr12 '15; A$6,500-10,000 (R S $1). nom

52D st, 349 E (5:1345-22½), ns, 90.6 w 1 av, runs n100xw9.6xn0.5xw10.6xs100.5xe20 to beg, 5-sty stn tnt; Louis Ehrhardt to Eliz Ehrhardt, his wife, 349 E 52; AT, B &S; Jan1'14; Apr14'15; A$8,000-15,500. nom

55TH st, 251 W (4:1027), ns, abt 120 e 8 av, x—, 4-sty stn tnt; all real estate, etc, certified copy last will of Mary R H Cotton to Gilbert P Cotton; June14, 191—; Apr15'15.

56TH st, 410 W (4:1065-40), ss, 175 w 9 av, 25x91.2x25.2x94.4, 5-sty bk tnt & strs; Conrad Prehs to Wales Realty Corpn, 35 Nassau; mtg $16,000; Mar10; Apr14'15; A $10,500-17,500 (R S $1). O C & 100

62D st, 229 W (4:1154-15), ns, 425 w Ams av, 25x100.5, 5-sty bk tnt; Pauline Breterman, 22 E 111, to Marjorie G Singer, 311 W 74; mtg $14,550 & AL; Apr8; Apr 9'15; A$6,000-15,000 (R S 50 cts).

O C & 100

62D st, 231 W (4:1154-14), ns, 450 w Ams av, 25x100.5, 5-sty bk tnt; Pauline Breterman, 22 E 111, to Marjorie G Singer, 311 W 74; mtg $15,950 & AL; Apr8; Apr9'15; A$6,000-15,000 (R S 50 cts). O C & 100

64TH st, 24 E (5:1378-59), ss, 75 w Mad av, 21x100.5, 4-sty & b bk dwg; Mary B Knoblauch to Mary B Bookstaver, 855 7 av; confirmation deed; Apr8; Apr9'15; A$71,000-78,000. O C & 100

64TH st, 24 E; Mary B Bookstaver, widow & devisee Hy W Bookstaver, to Dallas Holding Corpn, 128 Bway; mtg $50,000; Apr8; Apr9'15 (R S $20).

O C & 100

66TH st, 245 W (4:1158-7), ns, 150 e West End av, 25x100.5, 5-sty bk tnt; B & E Gordon Co to Bernard Gordon, 1881 Madison av; AL; Apr13; Apr15'15; A$8,-000-15,000 (R S $1). O C & 100

70TH st, 221 E (5:1425-15), ns, 220 w 2 av, 30x100.4, 5-sty stn tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Apr7; Apr12'15; A$13,500-30,000 (R S 50 cts). O C & 100

70TH st, 221 E; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Apr7; Apr12'15 (R S 50 cts). nom

72D st, 316 E (5:1446-46), ss, 150 e 2 av, 16x102.2, 3-sty & b stn dwg; Albt Winternitz to Winternitz Realty Corpn, 103 Park av; mtg $8,000; Apr10; Apr13'15; A$6,500-10,000 (R S $2). O C & 100

73D st, 57 E (5:1388-32), ns, 105 w Park av, 17.6x102.2, 4-sty & b bk dwg; Harry Holbrook, 207 Park av, Yonkers, NY, to Alex B Halliday, 316 Palisade av, Yonkers, NY; AL; Jan18; Apr9'15; A$33,000-48,000. O C & 100

73D st, 213 E (5:1428-83), ns, 185 e 3 av, 25x102.2, 5-sty stn tnt & strs; Rosie Hershkowitz to Jakob Hershkowitz, gen GDN of the Shenfeld children, 6 Av C; mtg $24,800 & AL; Apr12; Apr14'15; A$9,000-19,000.

nom

73D st, 226 E (5:1427-33), ss, 183.4 w 2 av, 20.2x102.2, 5-sty stn tnt & strs; Benj J Weil to Bertha Kaufmann, 1496 Lex av; B&S; AL; Apr9; Apr12'15; A$11,000-21,000 (R S 50 cts). O C & 100

73D st, 226 E; Bertha Kaufmann to Benj J Weil, 21 E 82; B&S; AL; Apr9; Apr12 '15 (R S 50 cts). O C & 100

74TH st, 162 E (5:1408-46½), ss, 168.9 e Lex av, 15.10x102.2, 5-sty stn dwg; Frank R Swift to Eliza M Swift, his wife, Oakland, Bergen Co, NJ; AT; QC; AL; Apr 10; Apr13'15; A$12,500-30,000. gift

74TH st, 355 E, see 1 av, 1429.

77TH st, 319 W (4:1184-66), ns, 299.6 w West End av, 25.6x72.9x25.6x71.8, 4-sty & b bk bldg; Eckel M Stiger, 319 W 74, to Frank Bradley, 303 W 75; mtg $50,000 & AL; Apr10; Apr12'15; A$25,000-50,000 (R S $7.50). nom

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75TH st, 302 E (5:1449-48), ss, 100 e 2 av, 25x102.2, 5-sty bk tnt; Irving Rosen, 1402 Bristow st, Bronx, to Chas Schwimbersky, 329 E 69; mtg $15,000 & AL; Apr 12; Apr13'15; A$9,000-20,000 (R S $3).
O C & 100

76TH st, 303 W (4:1185-66), ns, 63 w West End av, runs n36.5x9.4xn13.7xnw5.10 xn21.6xw4.8xs76.1 to st, s23 to beg, 4-sty & b bk dwg; Hy B Platt to Chas M Cannon, 323 West End av; mtg $14,000 & AL; Apr14'15; A$23,000-32,000 (R S $10).
O C & 100

84TH st, 331-3 E (5:1547-15-16), ns, 240 w 1 av, 60x102.2, 2-5-sty stn tnts; Geo Brickelmaier, of Clarkstown, NY, to Saml F Boyd, 17 Cottage av, Mt Vernon, NY; mtg $37,000; Apr6; Apr9'15; A$21,000-54,000 (R S $17.50). nom

89TH st W, nwc West End av, see West End av, 601.

94TH st E (5:1574-pt lot 8½), ns, 202 e 1 av, 25x to original h w l East River x — to pt 202 e 1 av x21 to beg, vacant; Hy M Sage at Menands, NY, et al, heirs, &c, Dean Sage, to Eugene W Mente, 254 W 76; QC & confirmation deed; June2'14; Apr15'15; A$——$——. nom

95TH st, 303-5 E (5:1558-5), ns, 100 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; Jno G Pheil, ref, to N Y Produce Exchange, 2-8 Bway, nlff; FORECLOS Mar28; Apr9; Apr13'15; A$23,000-33,000 (R S $30). **30,000**

97TH st, 135 W (7:1852-20), ns, 476 e Ams av, 16x100.11, 4-sty & b bk dwg; Ida Fausner to Cath Wahl, 463 W 140; correction deed; Apr12; Apr14'15; A$9,500-12,000. nom

97TH st, 135 W (7:1852-20), ns, 476 e Ams av, runs n100.1xe(?)100.11 to st xw 16 to beg (error, s course omitted & e course wrong), 4-sty & b bk dwg; Ida Fausner to Katie Wahl, 463 W 140; B&S; AL; Apr12'15; A$9,500-12,000 (R S $3).
nom

100TH st, 315 W (7:1889-12), ns, 207 w West End av, 19x100.11, 5-sty bk tnt; Camille H wife & Peter Fogarty, 26 W 72, to Arnold B Heine, 26 W 72; mtg $26,500 & AL; July8'14; Apr14'15; A$16,000-29,500.
nom

102D st, 201 E, see 3 av, 1845.

107TH st, 323 E (6:1579-15), ns, 350 e 2 av, 25x75, 5-sty & bas tnt & strs; Albt B Unger, ref, to American Mtg Co; FORECLOS Apr1; Apr9; Apr14'15; A$6,000-16,000 (R S $17). **17,000**

111TH st, 18 E (6:1616-65), ss, abt 190 e 5 av, —x—, 5-sty stn tnt; all property owned by party 1st pt lying within boundaries in State NY except 5 parcels in Kings Co; Chas S Conklin to Artee Realty Corpn, 60 Liberty; AL; Nov27'14; recorded in Kings Co Nov30'14; Mar31'15; A$14,000-26,500; corrects error in issue Apr3, when grantee was Atee Realty Corpn.
nom

111TH st, 226-30 E (6:1660-35-36), ss, 240 w 2 av, 60x100.11, 2-6-sty bk tnts & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr13'15; A$19,000-57,000.
O C & 100

112TH st, 224-6 E (6:1661-39), ss, 255 e 3 av, 40x100.10, 6-sty bk tnt & strs; Herman I Zagor to Jacob & Sarah G Starkman, 9 E 116; B&S; mtg $50,000 & AL; Feb23; Apr12'15; A$13,000-40,500.
nom

114TH st, 56 E (6:1619-49), ss, 75 e Mad av, 20x100.11, 5-sty stn tnt; Jno A Wood to David Rieser, 23 E 124; AL; Apr8; Apr 9'15; A$9,000-18,000 (R S 50 cts).
O C & 100

116TH st, 124 E (6:1643-59), ss, 80 w Lex av, 25x100.11, 5-sty stn tnt & strs; Rosa Yeskey to Philippina Sonnenberg, the younger, 1855 Madison av; mtg $28,-000 & AL; Apr12; Apr13'15; A$15,000-29,-000 (R S 50 cts).
O C & 150

116TH st, 129 W (7:1901-18), ns, 325 w Lenox av, 25x100.11, 5-stv bk tnt & strs; Chas A Ashmead, of North Tarrytown, NY, to Lloyd W Seaman, Hotel Belleclaire, 77th & Bway; AL; Mar31'13; Apr 15'15; A$20,000-33,000.
nom

116TH st, 129 W; Lloyd W Seaman to Kath A Kruger, 122 Schaeffer, Bklyn; mtg $35,000; Apr15'15 (R S $3).
O C & 100

118TH st, 5-7 E (6:1745-5), ns, 110 e 5 av, 50x100.10, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr13'15; A$26,000-66,-000.
O C & 100

119TH st, 126 W (7:1903-47), ss, 405 e 7 av, 20x100.11, 3-sty & b stn dwg; Anna C wife Theo S Valentine, to Morris Aron, 2001 Bway; AL; Apr3; Apr15'15; A$10,-400-21,000 (R S $12).
nom

119TH st, 401 E, see Morningside dr, 90.

120TH st, 400 W, see Morningside dr, 90.

124TH st, 9 E (6:1749-7½), ns, 160 e 5 av, 20x100.11, 3-sty & b stn dwg; Matilda H Schleussner to Union Saml Ward, 9 E 124; Apr12; Apr15'15; A$14,000-16,000 (R S $12.50).
O C & 100

124TH st, 13 E (6:1749-9), ns, 200 e 5 av, 25.10x100, 4-sty stn tnt; Wm J Scully & Mary his wife, to Thos F & Helen Scully, 13 E 124; AT; mtg $25,000; Jan15; Apr10'15; A$19,000-25,000.
O C & 100

124TH st, 78-80 W, see Lenox av, 276-8.

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl old Church rd xsw30.2xw150 to beg, 5-sty bk tnt & strs; Oak Constn Co, 1 Wall, to Isidor Reis, 68 Lenox av; mtg $30,000; Apr9; Apr10'15; A$12,000-37,000 (R S $3).
O C & 100

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Oak Constn Co, 1 Wall, to Isidor Reis, 68 Lenox av; mtg $25,000; Apr9; Apr10'15; A$15,000-24,000 (R S $2).
O C & 100

126TH st, 212 E (6:1790-41), ss, 195 e 3 av, 30x99.11, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr13'15; A$9,500-30,000 (R S 50 cts).
O C & 100

128TH st, 18 W (6:1725-44), ss, 200 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Nellie K Reed, 2465 Bway, to Chas Hensle Realty Co, 830 W 207; Apr14; Apr15'15; A$8,-000-9,500 (R S $10).
nom

129TH st, 110 W (7:1913-38), ss, 97 w Lenox av, 26.6x99.11, 5-sty stn tnt; Louis Haupt to Otto F Meeske, 720 Riverside dr; mtg $28,000; Apr1; Apr12'15; A$11,700-26,000.
O C & 100

132D st, 122 W (7:1916-44), ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Hy D Patton, ref, to Metropolitan Savgs Bank, 59-61 Cooper Sq E, plff; FORECLOS Apr13; Apr14'15; A$6,000-7,500 (R S $6).
6,000

135TH st, 405 W, see Ams av, 1521.

140TH st, 205 W (7:2026-26), ns, 128 w 7 av, 23x99.11, 5-sty bk tnt; Rachel Stern, 941 Intervale av, Bronx, et al, heirs &c Rosa Blum, to Emanuel Blum, 205 W 140; mtg $22,000 & AL; Mar26; Apr12'15; A$13,-000-29,000 (R S 50 cts).
O C & 100

141ST st, 271-3 W (7:2027-5), ns, 100 e 8 av, 50x99.11, 6-sty bk tnt & strs; Leon Tuchmann to Fremont Realty Corpn, 1990 7 av; B&S; Apr7; Apr13'15; A$23,000-60,-000 (R S 50 cts).
O C & 100

142D st, 629 W (7:2089-18), ns, 335 w Bway, 15x99.11, 3-sty & b bk dwg; Minnie C Runge to Herbt A Canter, 337 Prospect pl, Bklyn; mtg $8,250 & AL; Apr14; Apr15'15; A$7,000-10,500 (R S $1).
O C & 100

144TH st, 140-2 W (7:2012-49), ss, 334.11 e 7 av, 40.1x99.11, 6-sty bk tnt; Menco Stern, 961 Mad av, to Cathleen Lowenberg, 200 Claremont av; ½ int; AL; Apr 8; Apr10'15; A$16,000-43,000 (R S 50 cts).
nom

154TH st, 248 W (7:2039-52), ss, 287.6 e 8 av, 37.6x99.11, 6-sty bk tnt; Maurice Goodman, ref, to Albany Savings Bank, 20 N Pearl st, Albany, NY, plff; FORECLOS Mar12'15; Apr13; Apr14'15; A$12,500-41,000 (R S $36). **36,000**

154TH st, 250-2 W (7:2039-54), ss, 250 e 8 av, 37.6x99.11, 6-sty bk tnt; Maurice Goodman, ref, to Albany Savings Bank, 20 N Pearl st, Albany, NY, plff; FORECLOS Mar17; Apr13; Apr14'15; A$12,500-41,000 (R S $36). **36,000**

154TH st, 254-6 W (7:2039-55), ss, 212.6 e 8 av, 37.6x99.11, 6-sty bk tnt; Maurice Goodman, ref, to Albany Savings Bank, 20 N Pearl st, Albany, NY; FORECLOS Mar 17; Apr13; Apr14'15; A$12,500-41,000 (R S $35). **35,000**

154TH st, 258-60 W (7:2039-57), ss, 175 e 8 av, 37.6x99.11, 6-sty bk tnt; Maurice Goodman, ref, to Albany Savgs Bank, 20 N Pearl st, Albany, NY, plff; FORECLOS Mar 17; Apr13; Apr14'15; A$12,500-41,000 (R S $36). **36,000**

158TH st, 622-4 W (8:2134-159), ss, 550 w Bway, 100x99.11, 3-sty & b bk dwg; Mabel G Kreiker of Averill Park, NY, to Frank P Briody, 714 41st, Bklyn; AL; Apr9; Apr10'15; A$16,000-18,000 (R S $6).
O C & 100

158TH st, 622-4 W; Frank P Briody to Edith J, wife J Dudley Phillips & Alma J, wife Robt W Phillips, all at 550 W 157, each ½ pt; mtg $13,950; Apr9; Apr 10'15.
O C & 100

158TH st W (8:2135-6), ns, 132.1 w Riv dr, runs n79 to sws Riverside dr (No 825) xnw20.9xs84.9 to 158th xe20 to beg, 3-sty & b bk dwg; Elliott Mtg Co to Alice DeL, wife Albt O Whitney, 825 Riv dr; B&S; mtg $15,000; Apr9; Apr10'15; A$8,-500-15,000.
nom

161ST st W (8:2136-pt lot 167), nec Riverside dr, 148.2x99.11x102.1x110.1 to beg, vacant; J Romaine Brown & ano, EXRS Loyal L Smith, to Maurice Mandelbaum, 12 W 87; AL; Apr15'15; A$——$—— (R S $65).
O C & 100

161ST st W (8:2136), nec Riverside dr, same prop; Maurice Mandelbaum to Melvin Constn Co, 189 Bway; AL; Apr15'15 (R S $65).
O C & 100

161ST st W (8:2136-150-155 & pt 160), ns, 140 w Ft Washington av, 300x99.11; Friedman Constn Co to Hudson View Constn Co, 189 Bway; mtg $126,000 & AL; Apr13; Apr15'15; A$——$—— (R S $24).
O C & 100

161ST st W (8:2136-pt lot 160), ns, 440 w Ft Washington av, 75x99.11, vacant; Friedman Constn Co to Melvin Constn Co, 189 Bway; mtg $31,500 & AL; Apr 13; Apr14'15; A$——$—— (R S $6).
O C & 100

170TH st W (8:2138-155), ss, 90.11 w Kingsbridge rd, 125x90, vacant; Geo R Read to Adolph Lewisohn, 9 W 57; mtg $28,000 & AL; Mar31; Apr9'15; A$32,500-32,500 (R S $7).
O C & 100

172D st, 503-5 W (8:2129-53), ns, 100 w Ams av, 43.9x94.6, 5-sty bk tnt; Carl Ehlermann, ref, to Shetland Co, 44 Court, Bklyn; mtg $32,000; FORECLOS Apr7; Apr9; Apr15'15; A$15,000-40,000. **500**

178TH st ,604-10 W (8:2144-38-40), ss, 100 w St Nicholas av, 100x99.10, 2-5-sty bk tnts; Arthur S Luria, ref, to Ellen A Stewart, 1232 Bway, & Mary E Horton, 984 Park pl, Bklyn, plffs; mtg $104,000; FORECLOSE & drawn Apr8; Apr13'15; A$42,000-102,000. **15,000**

179TH st, 655 W (8:2163-42), ns, 131.9 e Bway, 16.8x100, 3-sty & b bk dwg; Thos F Keogh to Lily Keogh, his wife, 655 W 179; Mar30; Apr10'15; A$6,500-9,500 (R S $12).
nom

181ST st W (8:2155-26), ns, 100 w Ams av, 25x99.4, 1-sty fr bldg; Jas S Anderson, 71 Irving st, Ridgewood, NJ, to Monson Real Estate Co, 5 Beekman; mtg $8,000; Apr1; Apr10'15; A$14,000-14,000 (R S $3.50).
O C & 100

211TH st W, see Vermilyea av, see Vermilyea av, sec 211.

Av A, 1018 (5:1371-40), es, 50.5 n 55th, 25x79.8, 5-sty bk tnt; Benj M Gruenstein to David Paley, 494 E 157; B&S; AL; Mar 22; Apr9'15; A$7,000-15,500.
nom

Av D, 128 (2:366-1), nec 9th (No 807), runs w(?)101.11xn26.8xw101.11 to es av xs 26.8 to beg (error, 2 w courses), 5-sty bk tnt & strs; Ignatz Weisberger, 59 Catharine to I W Realty Co, 48 Catharine; mtg $34,500; Mar31; Apr9'15; A$22,000-41,000.
nom

Amsterdam av, 1493 (7:1971-51), es, 150 n 133d, 24.6x100, 5-sty bk tnt & strs; Mary Foley of Mt Vernon, NY, to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $24,-750 & AL; Apr8; Apr10'15; A$16,000-24,-000.
nom

Amsterdam av, 1493, es, 150 n 133d, 25x100, 5-sty bk tnt & strs; Emma A Mayhew of Bklyn to Title Guar & Trust Co; QC; Apr7; Apr10'15.
O C & 100

Amsterdam av, 1493; Herrmann Realty Co to same; QC; Apr5; Apr10'15.
nom

Amsterdam av, 1493; Chas Wynne of Mt Vernon, NY, to same; QC; Apr6; Apr 10'15.
nom

Amsterdam av, 1521-23 (7:1972-1), nec 135th (No 495), 56x100, 6-sty bk tnt & strs; Arthur S Luria, ref, to Mary E Horton, 984 Park pl, Bklyn, plff; mtg $91,500; FORECLOSED & drawn Apr8; Apr10'15; A$50,000-100,000. **12,000**

Broadway (8:2170-96), es, 152.11 s Hillside, 50.8x150x50.11x155.9, vacant; Emil Fried et al to Kiowa Realty Co, 118 Duane; B&S; Mar2; Apr15'15; A$13,000-13,000.
O C & 100

Broadway (8:2170-98), es, 101.7 s Hillside, 50.3x155.9x50x160.3, vacant; Emil Fried et al to Kiowa Realty Co, 118 Duane; B&S; Mar2; Apr15'15; A$13,000-13,000.
nom

Lenox av, 276-8 (6:1721-70-71), sec 124th (Nos 78-80), 50.5x75, 3-3-sty stn tnts & strs; Jno J Sweeney, 101 Pierrepont, Bklyn, to Young Women's Christian Assn, 600 Lex av; mtg $50,000 & AL; Apr12'15; A$43,500-53,000 (R S $45).
O C & 100

Lexington av, 121 (3:884-25), es, 22.4 n 28th, 21.10x80, 4-sty stn trft & strs; Michl J Lavelle, EXR Patk Lavelle, to Francis E Lavelle, of Amenia; mtg $10,000; Oct5 '05; Apr9'15; A$23,000-27,500. **28,000**

Lexington av, 121; Michl J Lavelle et al to same; QC; Oct5'05; Apr9'15.
nom

Lexington av, 121; Francis E Lavelle to Sarsfield H Lavelle, 121 Lexington av; mtg $10,000; Mar24; Apr9'15 (R S $17.50).
nom

Lexington av, 121 (3:884-25), es, abt 25 n 28th, —x—, 4-sty & b stn dwg; asn of all right, title in estate of Patk Lavelle; Geo A Lavelle to Sarsfield H Lavelle, 121 Lex av; Mar30; Apr10'15; A$21,500-27,500.
nom

Madison av, 175 (3:863-24), es, 74 n 33d, 24.8x100, 4-sty stn tnt & strs; Ella A Rogers to Jno Gellatly, 34 W 57; B&S; mtg $53,000 & AL; Mar6; Apr15'15; A $110,000-120,000 (R S $2).
nom

Morningside dr, 90 (7:1962-56), nwc 119th (No 401), runs w150xn161.10 to ss 120th (No 400), xe127.4 to ws of drive xs 163.5 to beg, 6-sty bk tnt; West Side Constn Co to Loron P Bradley, 10 Old Dock rd, New Rochelle, NY; Walter I Bradley at Silverview, Florida, & Alice S Smith, 20 Main st, New Rochelle, NY; mtg $81,500 & AL; Apr14'15; A$255,000-525,000 (R S $110).
O C & 100

Park av, 1747 (6:1770-3), es, 60.11 n 121st, 20x75, 4-sty bk tnt & str; Jos Peyser, 2388 2 av, to Warren C Fielding, 111 E 177, Bronx; mtg $10,000 & AL; Apr1; Apr15'15; A$7,000-11,500 (R S $3).
O C & 100

Riverside dr, 524 (7:1994-49), es, 600.2 s 127th, 75x86, 6-sty bk tnt; Alice G wife Thos S Major to Dayton Building Co, 132 Nassau; QC; Apr8; Apr14'15; A$85,000-150,-000.
nom

Riverside dr, 825, see 158th W, ns, 132.1 w Riverside dr.

Riverside dr, nec 161st, see 161st W, ne c Riverside dr.

Vermilyea av (8:2228-21), sec 211th, 29.3 x114.4x89.7x76.10, vacant; Hy Menken, 1104 Jackson av, to Menken-Kraus Realty & Constn Co, 135 Bway; Mar30; Apr9'15; A A$11,000-11,000 (R S $5).
nom

West End av, 601 (4:1250-91), nwc 89th, 24x90, 4-sty bk dwg; Thos Dwyer to 601 West End Ave Inc, 111 Bway; mtg $40,000; Apr9; Apr10'15; A$55,000-63,000 (R S $34).
O C & 100

West End av, 603 (4:1250-92), ws, 24 n 89th, 20x90, 4-sty & b stn dwg; Donald Durant, 603 West End av, to 601 West End Ave Inc, 111 Bway; mtg $21,000; Apr 9; Apr10'15; A$29,500-36,000 (R S $16).
O C & 100

1ST av, 579 (3:939-30), ws, 24.8 n 33d, 24.8x100, 4-sty bk tnt & strs; Robt A Fanning to Geo W Fanning, 37 5 av; Apr 14; Apr15'15; A$13,000-16,000 (R S $7).
nom

1ST av, 1025 (5:1349-24), ws, 22 n 56th, 25x74, 5-stv stn tnt & strs; A$10,500-21,-000; also 1ST AV, 1027 (5:1349-25), ws, 47 n 56th, 25x74, 5-stv stn tnt & strs; A$10,-500-21,000; also 1ST AV, 1029-31 (5:1349-26-27), ws, 72 n 56th, 42.8x74, 2-5-sty stn tnts & strs; Albt Winternitz to Winternitz Realty Corpn, 103 Park av; mtg $60,000 & AL; Apr10; Apr13'15; A$18,000-35,000 (R S $14).
O C & 100

1ST av, 1027-31, see 1 av, 1025.

1ST av, 1420 (5:1449-23), nwc 74th (No 355), 26.8x74, 5-stv bk tnt & strs; Albt Winternitz to Winternitz Realty Corpn, 103 Park av; mtg $30,000; Apr10; Apr13 '15; A$19,000-34,000 (R S $14).
O C & 100

2D av, 2049 (6:1655-22), ws, 24.5 n 105th, 25x93.8, 5-stv bk tnt & strs; Wm H Caldwell, Jr, to Nivlac Realty Corpn, 100 Bway; B&S & CaG; AL; Apr13; Apr14'15; A$11,-500-20,500 (R S 50c).
nom

2D av, 2126 (6:1681-3), es, 50.10 n 109th, 25x75, 4-stv bk tnt & strs; Elka Raskin to Geo Schor, 518 Cleveland st, Bklyn, & Sadie Frankel, 543 W 146; AL; Apr13'15; A$8,500-18,000 (R S 50 cts).
O C & 75

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3D av, 1845 (6:1652-1), nec 102d (No 203), 25.9x80, 4-stry bk tnt & strs; Benj Sarason, of New Haven, Conn, to Harris Sarason, 24 E 99; ½ pt; mtg $21,000 & AL; Apr1; Apr9'15; A$23,000-29,000. nom

7TH av, 218-22 (3:772-47), swc 23d (No 200), runs w25xs80xw50xs18.9xe75 to avxn 98.9 to beg, 4-sty bk loft & str bldg & 2-2-sty bk strs; Loron P Bradley et al to West Side Constn Co, 322 W 100; AL; Apr 14'15; A$100,000-110,000 (R & S $100). O C & 100

7TH av, 218-22, swc 23d (No 200), West Side Constn Co to Peter Doelger Brewing Co, 407 E 55; mtg $60,000; Apr14'15 (R & $40). O C & 100

7TH av, 2255 (7:1917-63), es, 50 s 133d, 24.11x100, 6-sty bk tnt & strs; Saml Strasbourger, ref, to Metropolitan Life Ins Co, 1 Mad av, piff; FORECLOS Apr6; Apr9; Apr10'15; A$18,000-29,000 (R & S $20). **20,000**

7TH av, 2257 (7:1917-62), es, 25 s 133d, 25x100, 5-sty bk tnt & strs; Saml Strasbourger, ref, to Metropolitan Life Ins Co, 1 Mad av, piff; FORECLOS Apr6; Apr9; Apr10'15; A$18,000-29,000 (R & $20). **20,000**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Lafayette st, 222 (2:482), ws, 100.7 s Spring, x100x27.7x100; re judgmt; Julia R Roth to Jas E March, 235 Lafayette; Apr1; Apr9'15. nom

Pine st, 56, (miscl); the business power of atty; Antony Koutikas to Alex N Courtessis; Mar24; Apr14'15.

53D st, 419 W (4:1063), ns, 275 w 9 av, 25x100.5; re asn rents; Estates Mtg Securities Co, 160 Bwy; to Minnie Wolfkind, 112 E 88; Apr25'12; Apr15'15. nm

53D st, 419 W (4:1063), ns, 275 w 9 av, 25x100.5; re asn rents; Estates Mtg Securities Co to One Sixty Broadway Holding Corpn, both at 160 Bway; Mar30; Apr 14'15. nom

72D st, 241-51 E (5:1427), ns, 75 w 2 av, 100x102.2, 6-3-sty & 4-dwgs; re dower; Virginia Dauniger to Hugo Schoolheer, 56 W 33; Birdie Gomprecht, 307 W 93; Emma Lissa, 1350 Madison av; Robt A Nathan, 219 W 81; Sarah Friedman, 18 E 92; Walter & Stephen Wolff, 36 W 35, & Irma & Louis Schoolherr, 818 Lex av; AT; QC; Apr10; Apr13'15. 25

86TH st, 345 W (miscl); power of atty; Maud, wife Harold B Sanderson, of Bently, Eng, to Lloyd B Sanderson, 26 Bway; Mar24; Apr12'15.

99TH st, 53 E (6:1605); asn rents; Bessie Greenberg to C Amory Stevens, 39 Broad, NY, & Mary G Richardson, 17 W 74, EXRS, &c, Calvin Stevens; Apr1; Apr 10'15. nom

115TH st, 109-11 W, see Willis av, 978.

127TH st, 145-7 W (7:1912), ns, 150 w 7 av, 50x99.11, 6-sty bk tnt; re judgt; Thos Canzonery to Clara B Fowler, East Orange, NJ; Apr3; Apr14'15. O C & 100

Central Park W, 300-2 (4:1204); asn rents to secure notes of $19,500; Eldorado Holding Corpn, at Times Bldg, 42d & Bway, to North Wales Natl Bank, at North Wales, Pa; Feb25; Apr15'15. nom

Riverside dr, 838-44 (8:2136), nes, 342.2 nw 158th, 102.10x128.2x100x151.5, 6-sty bk tnt; re mtg; Abel Kin~ 148 E 65 & ano to Poduri Realty Co Inc, 1029 E 163; Apr 15'15. 5,000

3D av, 616 (3:895), ws, 24 s 40th, 24x80; consent to 3d track; Jno Devine to Manhattan Railway Co; Oct28'14; Apr10 '15. 372

Appointment (miscl) of sub-TRSTE: Danl C Moran sub-TRSTE will Chas Moran to Chas Moran, 56 E 81, a son of Amedee D Moran as sub-TRSTE under will of Chas Moran, decd; Apr13; Apr14'15.

General release (miscl) including all dower rights, &c; Emma Pfeiffer, formerly wife of Lloyd W Seaman, to Lloyd W Seaman; Sept10'08; Apr15'15. nom

Interior gore (2:576), bounded w by line 402.6 e av, s by line 71.n 12th & e by ws lands formerly of Hy Springler; re mtg; B Aymar Sands & ano TRSTES Wm H Purdy will of Cath Purdy to Livia Realty Co, 299 Bway; Apr3; Apr14'15. 500

Power of atty (miscl); Kath Chambers, of Morristown, NJ, to Wm G & Theo De Witt; Nov14'13; Apr12'15.

Power of atty (miscl); Clara T Robertsein to Martin V Washington, 145 W 98; Nov16'14; Apr13'15.

Power of atty (miscl); Maria T Major, 149 2 av, to Chas de Rham at Philipstown, NY; Apr1; Apr10'15.

Revocation, (miscl) of power of atty; Neuchatel Asphalte Co (Ltd), 58 Victoria st, London, Eng, to Chas P Urquhart; Apr1; Apr12'15.

WILLS.

Borough of Manhattan.

Ludlow st, 179 (2:412-26), ws, 124 s Houston, 24x87, vacant; Gertrude Palmer Best, of Culbert Palmer, EXR, 840 Park av; attys, Lindsay, Kellish & Palmer, 27 Wm; A$18,000-18,000. Will filed Sept2'14.

86TH st, 536 E (5:1582-36), ss, 218 w East End av, 20x102, 3-stv stn dwg; Otto Zinn Est, Emilie Zinn EXTRX, 56 3 av; atty, Benj L Brandner, 15 William; A$7,-000-$10,500. Will filed Apr12'15.

Lexington av, 630 (5:1308-57½), ws, 39 s 54th, 18x70, 3-sty stn dwg; Louis Sands Est, pt int, Helen Sands EXTRX, 630 Lex av; atty, Sylvester L H Ward, 40 Wall; A$14,500-$18,000. Will filed Apr12'15

8TH av, 2171 (7:1944-29), nwc 117th, 26 x100, 5-sty bk tnt & str; A$35,000-52,000; also 8TH AV, 2801 (7:2045-76), swc 149th, 25x100, 5-stv bk tnt & str; A$19,000-38,-000; Max Ullmann Est, Rose Ullmann, EXTRX, 51 W 119; atty, Albert W Venino, 59 Wall. Will filed Apr6'15.

8TH av, 2801, see 8 av, 2171.

CONVEYANCES.

Borough of the Bronx.

Bathgate pl, nec 172d, see Bathgate av, nwc 172.

Beck st, nwc Av St John, see Av St John, 942-60.

Canal pl, 11-5, see Park av, 2572-8.

Cannon pl (12:3263), ses, at line bet lots 386 & 387, map Van Cortlandt Est, runs n w30 to Cannon pl xnw114.9xse30 to Cannon pl xsw114.9 to beg, land in bed of pl; Henrietta E Talcott, 225 4 av, to City NY; July31'13; Apr14'15. nom

Charlotte st, 1510-2 (11:2966), es, 115.7 n Seabury pl, 75x100, 2-5-sty bk tnts; Tiber Bldg Corpn to Sarah Jacobs, 3 E 86; mtg $38,300; Apr9; Apr12'15. O C & 100

Dawson st, 876 (10:2702), es, 740.4 n Longwood av, 40.7x100, 5-sty bk tnt; Harry A Geller to Rachel Rosental, 876 Dawson; mtg $——; Apr1; Apr10'15 (R S $3). O C & 100

Duke pl, sws, see 242d E, ss, 160 e Katonah av.

Fox st (10:2714), ws, 585 n 163d, runs w104.1xn64.9xne79.7xe36.7xe36.7 x s 110 to beg, vacant; Vanderveer Estates Inc to Rose Marrus, 1058 So Blvd; Apr9; Apr10 '15 (R & S 50 cts). nom

Gale pl (12:3252), land in bed of pl in front of lot 557, map Van Cortlandt Est; Chas G Bluh, 868 Willoughby av, Bklyn, to City NY; Jan28'14; Apr14'15. nom

Gates pl (12:3324), ws, 135.1 n Mosholu Pkway N, 100x100, vacant; Geo W Dickinson, Paris, France, et al, TRSTES for Mary L Balderston to Pathe Exchange, 25 E 21; Mar24; Apr15'15 (R S $5). **4,800**

Home st, 890, see Intervale av, 1200.

Home st, 896, see Intervale av, nws, 780.7 ne 167.

Kelly st, swc Av St John, see Av St John, 942-60.

Kelly st, 717, see Leggett av, 926.

Lyman pl, 1537-9 (11:2970), ws, 142.8 n 169th, 50x90.3x56.4x112.11, 5-stv bk tnt; Jno S Melcher to Rector Realty Corpn, 1210 Nostrand av, Bklyn; mtg $40,000; Apr 12; Apr15'15. O C & 100

Minnna st (*), sec Hunt, 59x90.7x50x 59.2; Johanna E Walter et al to Michl Vista, 1636 Wallace av; mtg $1,000; Apr 12; Apr15'15 (R $1). O C & 100

Randall st, swc 213th, see 213th, 771 E.

Schofield st (*), ns, 50 e land Geo Byles, 150 to L I Sound x119x—xs119 to beg, City Island; Cora Barnett, 223 Warren, Jersey City, NJ, to Clarence E Fleischman, 31 Center, City Island, ¼ pt, & Addie S Wood, 30 Schofield, City Island; Apr14'15 (R S $1,50). nom

Stevenson pl (12:3251), land lying in bed of place in front of lot 481 on map Van Cortlandt Est; Margt Conefrey, 814 10 av, to City NY; Sept16'13; Apr14'15. nom

Tiffany st, sec 165th, see Westchester av, 985-91.

136TH st E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100, vacant; Enos S Booth, ref, to Montrose Realty Co, 135 Bway; FORECLOS Mar18; Apr9; Apr10'15 (R S $5). **5,000**

146TH st E, swc Walton av, see Walton av, 427.

148TH st, 527 E (9:2275), ns, 299.2 w St Anns av, 37.10x84.9, 5-stv bk tnt; Leo J Curren, ref, to Katharina Rothner, 756 Kelly; mtg $5,000. FORECLOSED & drawn Mar31; Apr12'15 (R S $2.50). **2,500**

160TH st, 419 E (9:2382), ns, 200 w Elton av, 22x100, 3-sty fr tnt; Emil Geschwander to Margt M Staab, 243 E 146; mtg $5,000; Apr14; Apr15'15. O C & 100

160TH st E, nwc Courtlandt av, see Courtlandt av, 855-9.

164TH st, 869 E (10:2690), ns, 33.7 w Stebbins av, 19.6x74.7, 3-sty bk tnt; Julia Greenstone to Yetty Sasmor, 70 W 109; mtg $6,000; Apr14; Apr15'15 (R S $1). nom

165TH st, 960-8 E, see Westchester av, 985-91.

170TH st, 394 E (11:2782), ss, abt 225 e Teller av, 16.11x74.4x16.8x74.1, 3-sty fr tnt; Warranty Realty Co to Geo Ross, 68 Edson, Corona, LI; mtg $5,500; Apr14; Apr15'15 (R S $2.50). O C & 100

172D st E, nwc Bathgate av, see Bathgate av, nwc 172.

173D st, 452-4 (11:2905), ss, 100 e Park av, 50x100, 2-sty bk bakery; Louis Wolf to Wolf Realty Co, 45 E 173; mtg $17,750; Mar15; Apr13'15 (R S $3). O C & 100

177TH st, 475 E (11:3043), ns, 44.1 e Wash av, 23.3x89.11x23.3x93.5, 3-sty fr tnt & strs, 1-sty bk ext; Moses Lowenstein to Clement H Smith, 1884 Mt Hope av & Geo Wohn, 1574 Crotona Park E; mtg $28,000; Apr9; Apr10'15. O C & 100

177TH st, 820-2 E (11:2956), ss, 50 w Marmion av, 50x100, 1-sty bk strs; Merchants Realization Co, 116 Nassau, to Moses Lowenstein, 1782 Bathgate av; QC; Apr9; Apr14'15 (R S $2). nom

178TH st, 401 E, see Webster av, 1960-70.

182D st, 712 E (11:3099-3098), sws, 28.5 e Crotona av, 25x70, except part for 1824, 2-sty fr dwg; Otto Caruthers, ref, to Fannie J Jones, 1867 7 av; FORECLOS Mar25; Apr7; Apr10'15 **6,000**

184TH st W (11:3235), nws, 78.2 ne 184th, runs ne195.8xsw144.1xw22.3xsw67.8x e78.7 to beg, vacant, except pt for 184th, vacant; Frank J McArdle to Jos A Flannery; Mar27'03; Apr9'15. O C & 100

187TH st, 651 E, see Belmont av, 2400.

190TH st E (11:3167), nes, at nws Fordham rd, runs ne145.8 se ws Grand blvd & concourse xn306.4xw185.7 to es Creston av xs344.10 to 190th xse68.3 to beg, 2-sty fr dwgs & vacant; Winnie Realty & Constn Co to Level Realty Corpn, 939 Intervale av; mtg $132,000; Sept12'14; Apr13'15; re recorded from Sept19'14. O C & 100

194TH st W (11:3238), being part of 194th st lying bet ws Bailey av as now laid out & tracks of N Y & Putnam R R Co, which was closed by resolution adopted Feb25'11; City N Y to Kingsbridge Real Estate Co, 27 Pine, & Manuel E Brazill, 2090 7 av; Mar30; Apr12'15 (R S 50 cts). **250**

194TH st W (11:3238); same prop; Manuel J Brazill to Kingsbridge Real Estate Co, 27 Pine; QC; Mar30; Apr12'15 (R S 50 cts). O C & 100

213TH st, 771 E (*), nwc Randall, 52.8x 97.11x50x114.9; State Savings Bank to Giovanni Guercio, 768 E 213; Raffaele Cossa, 768 E 213, & Raffaele Cossa (his nephew), 3550 Holland av; B&S; Apr7; Apr13'15 (R s $10.50). **10,100**

219TH st E (*), ss, 160 w White Plains rd, 20x100, Wakefield; Jno O'Brien to Alice M Butler, 3743 White Plains av; AL; Jan27; Apr13'15. O C & 100

224TH st E (*), ss, 400 e White plains av, 50x114; Laurence Byrnes et al to Gaetana Vinci, 835 E 214; mtg $3,800; Apr3; Apr9 '15. nom

225TH st E (*), ns, 500 e Barnes av, 25x 114, Wakefield; Fredk A Goetze, 601 W 110, to Henry R Muller, 849 E 225; Apr9'15 (R S $1.50). O C & 100

230TH st E, nwc White Plains rd, see White Plains rd, nwc 230.

235TH st E (12:3376), ns, 310 w Katonah av, 25x100, vacant; Henry Major, 1149 Tinton av, to Thos K Snyder, 883 Brook av; Apr10; Apr15'15 (R S $1.50). O C & 100

238TH st E, ns, 175 e Katonah av, see 242d E, ss, 160 e Katonah av.

239TH st E (12:3388), ns, 175 w Martha av, 50x100, vacant; Louis Eickwort, Mt Vernon, NY, to Louis A Hamilton, 2254 Ryer av; Mar15; Apr15'15. nom

242D st E (12:3390), ss, 160 e Katonah av, 175x100, vacant; also 242D ST E (12:-3390) ns, 95 e Mt Vernon av, runs ne175.2 to sws Duke pl xse220.6 to 242d xw242.6 to beg, vacant; also 238TH ST E (12:-3387), ns, 175 e Katonah av, runs n100xe 140xsw60xsw40xnw75xsw34 to st xw2.4 to beg; also LAND in Yonkers, NY, vacant; Herman Heidelberg to Security Bank of NY, 1 E 14; B&S & AL; Apr7; Apr13'15. 50.00

242D st E, ns, 95 e Mt Vernon av, see 242d E, ss, 160 e Katonah av.

Av St John, nwc Beck, see Av St John, 942-60.

Av St John, 942-60 (10:2685), swc Kelly, runs w 78.5xs79xw30.3xsw56.11xe41.7 xs 125 to ns Beck xe100 to Av St John xn250 to beg; also all title to STRIP begins Kelly, ss, 78.5 w Av St John, 1.7x79, 3-4-sty bk tnts & strs; Friedman Constn Co to Maurice Mandelbaum, 12 W 87; mtg $180,000; Feb1; Apr9'15 (R S $35). O C & 100

Arthur av (11:3068), ws, 112.3 s 179th, 100x90, vacant; Wm Lustgarten & Co to Eugene Ulrich, 788 E 175; Apr12'15 (R S $3). O C & 100

Bainbridge av (Woodlawn rd) (12:-3343), es, 473.7 s 210th, 50x56.9x58.4x86.11, vacant; Rosa, wife Jno M Linck, 1844 Pacific, Bklyn, to Frank E Lack, 1659 Nelson av; QC; Apr10; Apr14'15. nom

Bathgate av (11:2914), nwc 172d, strip 0.2 to ns Bathgate pl xsw114.5xs0.3 to st xe114.5; Dennis Doyle et al to Wm Finger, 1619 Bathgate av; QC; Mar23; Apr14'15. nom

Belmont av, 2400 (11:3075), nec 187th (No 651), runs e19.10xn54.8xn15.4xw19.6 to av xs70 to beg, 3-stv bk tnt & strs; Giuseppe Carozza to Ebling Co, 760 St Ann's av; mtg $7,800; Apr9; Apr10'15 (R S $2.50) O C & 100

Blackrock av (*), ss, 105 e Castle Hill av, 50x108; Mary C, wife Henry Sommer Jr, to Rosa Sommer, 315 E 123; mtg $3,-000; Apr14; Apr15'15. nom

Briggs av, 2673-5 (12:3301), ws, 142 s 197th, runs w95.1xs48xs60xe95.1 to av xn 108.6 to beg, 2-3-sty bk dwgs; Howard Haviland to J H M Constn Co, 1415 Franklin av; Apr13; Apr14'15 (R S $6.50). **7,500**

Briggs av (12:3303), ns, 250 e Bedford Park Blvd, 100x110, vacant; Lincoln Trust Co EXR, &c, Patk F McGowan to Susie Golding, 101 W 141; Apr10'15 (R S $4.50). **13,000**

Bronx & Pelham Pkway (*), ns, at land conveyed by Colorado Realty Co to Harlem River & Portchester R R Co, runs 779.9xse216.2xse163.5 to Pkway xw902.2 to beg, containing 3.100 acres; Bernard J Tinney, ref, to Jno T McChesney, Everett, Wash; FORECLOS Mar12; Apr12; Apr13 '15 (R S $35). **35,000**

Bryant av (10:2748), ws, 340 s 165th, 126x100, vacant; American Real Estate Co to Turpod Realty Co, 1029 E 163; mtg $21,000; Apr8; Apr9'15 (R S $12). O C & 100

Bryant av, 1501 (11:2995), ws, 100 s 172d, 20x100, 3-sty bk tnt; Martha W Gibson to Eleanor J Fowler, 1501 Bryant av; mtg $7,000; Apr9'15. nom

Carpenter av (*), es, 125 s 240th, 25x 100; Ellsworth J Healy, ref, to Francis U Johnstone, TRSTE Mary W Johnston, Putnam, Conn; FORECLOS Apr2; Apr10; Apr 13'15 (R & $3.50). **3,125**

Claremont Pkway, 505 (11:2919), nws, 3 av (No 3851), 94.1x26x96.10x37, 5-stv bk tnt & strs; Caroline S Brownson et al heirs Coleman W Brownson to Lottie B Brownson, Hicksville, LI; Oct22'14; Apr 14'15. nom

Courtlandt av, 532 (9:2327), es, 105.5 n 148th, 18.7x100, 2-stv fr dwg & str; Henry Reich & ano, EXRS Salomon Reich, to Saml E Jacobs; mtg $25,000; June 30'06; Apr15'15. **10,000**

Courtlandt av, 855-9 (9:2419), nwc 160th, 51.6x88, 2-3-stv fr tnts & strs; Louis Fridiger, ref, to Marie Wilhelm, 1261 Franklin av, EXTRX Christine Bohmer; mtg $5,000; FORECLOS Apr2; Apr15'15 (R S 50 cts). **200**

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Creston av, nec 190th, see 190th E, nes, at nws Fordham rd.

De Kalb av (12:3327), ws, 100 n 208th, 75x100, vacant; Patk M Burke, 326 E 21, to May F Winghart, Brookton, Me; mtg $5,000; Apr12; Apr14'15. O C & 100

Fordham rd, 14 W (11:3199), ses, 144.11 w Jerome av, 23.8x100x18.4x114.11, 3-sty bk dwg; Thos W Brady to Thos Brady, 14 Fordham rd W; QC; Feb26; Apr12'15. nom

Fordham rd, 14 W; Mary Brady to same; June1'12; Apr12'15. O C & 100

Fordham rd, nws, at nec 190th, see 190th E, nes, at nws Fordham rd.

Forest av (10:2658), es, 233.6 n 161st, runs e100xs24xe69.10xn24xe100xn6.3xw209.1 to av xs6 to beg, 1-sty fr str & 2-sty fr rear dwg; Josephine G Haight, 1114 Wash av, to Mary A Skeel, 361 Mott av; B&S; Mar1; Apr15'15 (R S $4.50). nom

Forest av (10:2649), ws, 349.4 s 165th, 21x100, except part for av, vacant; Nellie F wife of & F H Cannon of Los Angeles, Cal, to D H Baldwin, 677 Carondelet st, Los Angeles, Cal; Mar15; Apr15'15. nom

Gouverneur av (12:3252), ws, at line bet lots 569 & 570, map Van Cortlandt Est, runs e33 to cl Gouverneur av xs75xw33 to Gouverneur av xn75 to beg; Chas E Halback, 2861 Bainbridge av, to City NY; July 16'13; Apr14'15. nom

Gouverneur av (12:3252), ws, at line bet lots 580 & 581, map Van Cortlandt Est, runs e33 to cl Gouverneur av xs50xw33 to Gouverneur av xn50 to beg, land in bed of av; Geo H Williams, 17 W 65, to City NY; July1'13; Apr14'15. nom

Gouverneur av (12:3252), being land in bed of av in front of 673 on map Van Cortlandt Est; Carolyn L Hubbard, 15 Saratoga av, Yonkers, NY, to City NY; Aug 8'13; Apr14'15. nom

Gouverneur av (12:3252), ws, at line bet lots 572 & 573, map Van Cortlandt Est, runs e33 to cl Gouverneur av xs50xw33 to Gouverneur av xn50 to beg; Florence M Commons, 406 W 24, to City NY; Aug6'13; Apr14'15. nom

Gouverneur av (12:3252), ws, at line bet lots 574 & 575, map Van Cortlandt Est, runs e33 to cl Gouverneur av xs50xw33 to Gouverneur av xn50 to beg; Dirk Ter Beck, 342 E 139, to City NY; July19'13; Apr14'15. nom

Gouverneur av (12:3252), being land in bed of av in front of lot 674, map Van Cortlandt Est; Rosa Farina, 1426 Ams av, to City NY; Aug27'13; Apr14'15. nom

Gouverneur av (12:3252), ws, at line bet lots 566, 562, 563, 564 & 565 map Van Cortlandt Est, runs e33 to cl Gouverneur av s75xw33 to Gouverneur av xn75 to beg, land in bed of av; Annie E Burrows, 30 W 19, to City NY; Oct24'13; Apr14'15. nom

Gouverneur av (12:3252), nec Sedgwick av, runs w33 to cl Gouverneur av xn100xe 33 to es Gouverneur av xs100 to beg, land in bed Gouverneur av; Geo J Grace, 64 E 87, to City NY; June30'13; Apr14'15. nom

Gouverneur av (12:3252), ws, at line bet lots 578 & 579, map Van Cortlandt Est, runs e33 to cl Gouverneur av xs50xw33 to Gouverneur av xn50 to beg, land in bed of av; Edw May, 88 Wadsworth av, to City NY; June30'13; Apr14'15. nom

Gouverneur av (12:3252), land in bed of av in front of lots 675 & 676, map Van Cortlandt Est; Mary A McMahon, 223 W 105, to City NY; Oct4'13; Apr14'15. nom

Grand blvd & concourse (11:3155), ws, 232 n 184th, 50x79x50x78.7, vacant; Jas T Murray, 74 W 69, to Saml H Golding, 101 W 141; mtg $5,000; Apr14'15. O C & 100

Grand av (11:3205), sec Kingsbridge rd, runs e61.9xse40.11xs126.8xw100 to av xn123.5 to beg, vacant; Thos H Thorn to Robt A B Dayton, 120 W 41; mtg $13,995; Mar1; Apr10'15 (R S 50 cts). O C & 100

Grant av, 1070 (9:2448), es, 32.8 s 25x100.8x25x100.6, 3-sty bk dwg; Harry I Berry (by atty) to Leah Storin, 309 E 10; mtg $2,500; Mar23; Apr15'15. nom

Harrington av (*), ns, 75 e Mapes av, 25x100; Frank Stumpf, Bklyn, to Geo Stumpf, Jr, 1st Norwood av, Edgewood, Cranston, RI; Apr9; Apr13'15. nom

Hoe av, 1533 (11:2982), ws, 125 n 172d, 20x100, 3-sty bk tnt; Melville H & Florence N Cane to Wm J Ehrich; mtg $10,000; June29'10; Apr9'15. nom

Hughes av, 2303 (11:3072), ws, 100 n 183d, 50x100, 2 & 3-sty fr dwg; Michele Morreale to Martino Delisi, 2503 Hughes av; mtg $4,000; Apr9; Apr12'15. O C & 100

Hunt av, sec Mianna, see Mianna, sec Hunt av.

Intervale av, 1200 (10:2719), sec Home (No 890), —x—, 3-sty fr tnt & strs; Anna Scheer et al to Newport Holding Co, 5 Beekman; mtg $12,000; Apr8; Apr14'15. O C & 100

Intervale av (10:2692), nws, 780.7 ne 167th, runs nw55xn22.6 to ss Home (No 896) xe13xse62.1 to av xsw25 to beg, 4-sty bk tnt & strs; Peter Doelger Brewing Co to West Side Constn Co, 322 W 100; Apr14; Apr15'15 (R S $30). O C & 100

Kingsbridge rd, 32 E, see Morris av, swc Kingsbridge rd.

La Fontaine av, 2138 (11:3063), es, 105.6 n 181st, 25x95, 3-sty fr tnt; Matilda Roeth to Aug Miller, 325 E 157; mtg $7,000; Apr 14; Apr15'15 (R S 50 cts). O C & 100

Leggett av, 930 (10:2686), ws, 83.6 s Kelly, 38.8x110.10x52.5x110, 4-sty bk tnt; Emanuel B Cohen, ref, to Herman L Krieger, 2355 Grand blvd & concourse; mtg $26,000; FORECLOS Apr9; Apr13; Apr14'15 (R S $2.50). 2,500

Leggett av, 928 (10:2686), nwc Kelly (No 71), 40x110, 4-sty bk tnt; Emanuel B Cohen, ref, to Herman L Krieger, 2355 Grand blvd & concourse; mtg $34,000; FORECLOS Apr9; Apr13; Apr14'15 (R S $2.50). 2,500

Longfellow av (10:2754), ws, 257.3 n 166th, 50x100, 3-sty bk tnt; Wm Sinnott Co to Emma R Wurm, 1224 Vyse av; mtg $35,000; Apr12; Apr15'15 (R S $10). O C & 100

Marion av, 2779 (12:3289), ws, 246 s 198th, 21x84.1x21.2x81.3, 2-sty bk dwg; Fredk B Longwell to Mons Johnsen, 18 Alexander av, Yonkers, NY; mtg $9,000; Apr9; Apr10'15. O C & 100

Morris av (11:3191), swc Kingsbridge rd E (No 32), 80x18, 3-sty bk dwg; Mary B, wife J Canby Morgan, to J Canby Morgan, 119 E 34; mtg $9,500; Apr8; Apr9'15. nom

Mulford av (*), es, 175 n James, 25x100; Pauline T Wienecke, 944 Castle Hill av, to Jacob Kuhnmichel, 1864 Mulford av. Apr12'15. nom

Park av, 2572-8 (9:2340), es, 202.5 n 138th, 100x222 to Canal pl (Nos 11-5), 1-4 & 4-sty bk & fr factories; Wm H Toop, 438 1 av, Pelham, NY, to Toop Holding Corpn, 9-11 Canal pl; QC; Mar29; Mar30'15. (corrects error in issue Apr3, when Park av Nos were 2578-8). nom

Park av, 3146-8 (9:2418), es, 37.11 sw 159th, 45.3x119.6x40x93.3, 5-sty bk tnt; Noble & Gauss Constn Co to Jas Noble, Hartsdale, NY; mtg $24,500; June1'14; Apr12'15. 40,000

Park av, 4278-80 (11:3035), es, 153 n 178th, 58x150, except pt for Park av, 2-2-sty fr dwgs; Zeline Gillier to Geo W Frazer, 2076 7 av; Apr8; Apr12'15 (R S $12). nom

Park av, 4424 (11:3037), es, 125 n 181st, 25x141, 2-sty bk dwg; Margt Haggerty, 4424 Park av, to Antonio Giunta, 1725 Fulton av, & Salvator Sciuto, 1039 Simpson; mtg $4,000; Apr13'15 (R S $1.50). nom

Perry av, 3146-8 (12:3345), es, 139.6 s 205th, 40x100, 2-2-sty bk dwgs; Mary F Lee to Gilbert Newhouse, 170 W 74; B&S & CaG; mtg $15,000; Feb5; Apr15'15 (R S 50 cts). O C & 100

Starling av, 2108 (*), ss, 75 e Olmstead av, 25x100; Violet E Reeves to Macon Land Corpn, 60 Wall; B&S; mtg $4,000; Apr 9; Apr13'15. nom

Southern blvd (11:2980), es, 133.4 n Freeman, 53.4x99.11x46x101.5, vacant; Patk J Tierney to Benenson Realty Co, 401 E 152; mtg $12,000; Apr12; Apr13'15 (R S $1). O C & 100

Tinton av, 920 (10:2668), es, 101.2 s 163d, 26.7x135, 2-sty bk stable; Cornelius J O'Connor to Thos E Fox, 1906 Bathgate av; mtg $9,000; Sept9'13; Apr15'15. nom

Unionport rd (*), ws, 199.5 n Van Nest av, 25x107.2x25x109.4; Randolph N Soufront, ref, to Chas H McBride, GDN Mamie or McBride, at Ontario av & Poplar av, Wash, DC; Apr9; Apr12'15. 5,000

Union av, 1126 (10:2680), es, 45 n 167th, 40x100, 4-sty bk tnt; Newton James, 315 W 79, to Gerard B Lambert, Princeton, NJ; mtg $16,000; Apr8; Apr9'15. nom

Vyse av (11:2993), es, 400 n Jennings, 25x100, 3-sty bk dwg; Jno DKroog to Louis W Miller, 1311 So blvd; mtg $9,000; Apr13; Apr14'15. O C & 100

Vyse av, 1224 (11:2993), es, 264.7 n Home, 50x100, 2-sty fr dwg & vacant; Emma R Wurm to Wm Sinnott, 967 E 165; Apr12; Apr13'15 (R S $17). O C & 100

Walton av, 427 (9:2350), swc 146th, 100x100, 2-sty & a fr dwg & vacant; Roderick Stephens to Olin J Stephens, 125 E 146; B &S & CaG; mtg $12,000; Mar22; Apr14'15. nom

Webster av, 1397 (11:2887), ws, abt opposite 170th, 16.8x90, 3-sty fr tnt; Margaretha wife of & Jno Schnetzer, to Herman Wiebke, 219 E 200; Apr15'15 (R S 50 cts). O C & 100

Webster av, 1960-70 (11:3028), nec 178th (No 401), 107.6x31x110.3x34, 1-sty fr strs; Van Beuren Realty Co to Clement H Smith Co, 460 E Tremont av; AT; Mar31; Apr13'15. nom

Westchester av, 985-91 (10:2715), nws, 60.8 ne Tiffany, runs nw76.3xw6.7 to Tiffany xn79 to ss 165th (Nos 960-8) xe100.6 xs46.1xse54 to av xsw102.5 to beg, 1-sty fr strs; Adams Realty Co to 140 West Twenty-Seventh Corpn, 206 Bway; mtg $7,000; Apr1; Apr13'15. 100

Westchester av, 985-91; 140 West Twenty-Seventh Street Corpn to Jas McCreery Realty Co, 112 W 42; mtg $90,000; Apr1; Apr13'15 (R S $45). O C & 100

White Plains rd (*), es, 275 s Van Nest av, 25x95; Wm H Longton, 1660 White Plains av, to Edw Longton, 215 S 10th, Newark, NJ; mtg $4,400; Apr10; Apr12'15. nom

White Plains rd (*), nwc 230th, 115x 80.6; Philip L Sondheim to Isaac M Witt, 201 W 117; Apr10; Apr13'15 (R S $18). O C & 100

3D av, 3851, see Claremont Pkway, 505.

3D av, 4058-60 (11:2930), es, 323.2 n 174th, 33x100, 5-sty bk tnt & strs; Jno J Hynes, ref, to Jacob A Wolf, 41 W 70; mtg $21,000; FORECLOS Feb17; Mar17; Apr15'15 (R S 50 cts). 500

3D av, 4062 (11:2930), es, 356.2 n 174th, 33.6x100x32.8x100, 5-sty bk tnt & strs; Jno J Hynes, ref, to Jacob A Wolf, 41 W 70; mtg $21,000; FORECLOS Feb17; Apr14'15 (R S 50c). 500

Lots S & 25 (*) map 170 lots Siems Est; Liberato Mucci to Concetta Mucci, 648 Clason Pt rd; Mar11; Apr15'15 (R S $3). O C & 100

Lots 4, 30 to 41 (*), blk 3; also Lots 36, blk 55, map Morris Park; Julia A Flynn, 4 Harold ct, New Rochelle, NY, to Adela M Harrington, 1478 Vyse av; mtg $2,730; Apr14; Apr15'15 (R S $1). O C & 100

Plot (10:2630), begins at cl blk bet Trinity & Cauldwell avs, distant 153.8 s 160th, runs w47.7xs52xe46.11xn52.4 to beg; Ellsworth J Healy, ref, to Jefferson Holding Co, 122 Bowery; FORECLOS Mar30; Apr14'15 (R S 50c). 500

Plot (12:3332), begins 105.11 e Mosholu Pkway & 105 s Hull av, runs w40xs8xe40 xn5 to beg; Hubbard Realty Co, 47 W 37, to Jas L Holland, **225 W 78;** QC; CaG; A.. 8; Apr9'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

163D st E, swc 3 av, see 3 av, 3233.

178TH st, 401 E, see Webster av, 1960-70.

239TH st, 329-31 E (12:3388) ns, 225 w Martha av, 50x100, 2-2-sty fr dwgs; re mtg; Guaranteed Mort Co to Louis S Eickwort, 29 Fletcher av, Mt Vernon, NY, & Louis A Hamilton, 2205 Bway; Mar24; Apr15'15. 1,500

Lorillard pl, 2346 (11:3054), es, 40.3 n 3 av or 184th, 31.4x100, 3-sty fr tnt & strs; re mtg; Park Mort Co to Rose Langsam, 175 Chester, Bklyn, & Geo Kurzman, 1325 Fulton, Bklyn; Apr14'15. nom

Bailey av (12:3252, 3263), land in bed of av in front of lots 301 & 302, 317, 318, 304 & 305, map Van Cortlandt Estate; also BAILEY AV, ws, at line bet lots 262 & 263, same map, runs e30 to cl Bailey av xn25xw30 to ws Bailey av xs25 to beg; also BAILEY AV, ns, at line bet lots 295 & 296, same map, runs s30xw84.2xn30 to av xe84.2 to beg; also BAILEY AV, land in bed of av in front of lots 307 to 311, same map; also BAILEY AV, land in bed of av in front of lots 528 & 529, same map; also BAILEY AV, land in bed of av in front of lots 256 to 259, same map; also BAILEY AV, land in bed of av in front of lot 241, same map; also BAILEY AV, land in bed of av in front of lot 306, same map; also BAILEY AV, land in bed of av in front of lot 319, same map; re mtg; Augustus Van Cortlandt & ano, EXRS Augustus Van Cortlandt, to City N Y; Dec4'14; Apr9'15. nom

Bedford Park blvd (12:3273), ss, 99.1 e Webster av, runs e100xs147.1xw185.1 to es Webster av (Nos 2860-6) xn7.5xs94.4 xn51.1 to beg, 4-2-sty fr tnts & strs & 1 & 2-sty bk garage; re mtg; Clara E Barnard to Church E Gates & Co, 152d & East River; Mar31; Apr12'15. nom

Bergen av, 675-7, see 3 av, 2986.

Bryant av (10:2748), ws, 350 s 165th, 200x100, vacant; also HOE AV (10:2742), ws, 350 s Aldus, 75x150, vacant; re mtg; Mutual Life Ins Co of N Y to American Real Estate Co, 527 5 av; Apr8; Apr9'19. 23,200

Bryant av (10:2748), ws, 100 s 165th, 240x100, owned by party 1st pt; also BRYANT AV (10:2748), ws, adj above on s; party wall agmt; Mack Constn Co with Turpod Realty Co, 1029 E 163; Apr8; Apr 9'15.

Bryant av (10:2748), ws, 466 s 165th, —x100, owned by party 2d pt; also BRYANT AV, ws, adj above on s, owned by party 1st pt; party wall agmt; American Real Estate Co with Turpod Realty Co, 1029 E 163; Apr8; Apr9'15. nom

Forest av, 773 (10:2646), ws, 280.9 n 166th, 19.2x87.6, 2-sty & b fr dwg; re dower; Minnie Haas to Jno J Haas, 726 E 152; Jan16; Apr10'15. nom

Forest av, 773; re dower; Frances D Haas to Arthur N Haas, 3547 Willett av; Dec31'14; Apr10'15. nom

Forest av, 773; re dower; Anna O Haas to Leopold F W Haas, 998 Union av; Jan 6; Apr10'15.

Hoe av, ws, 350 s Aldus, see Bryant av, ws, 350 s 165.

Morris av, 642-4 (9:2412); cancellation of asn of rents; Solon L Frank to Sunday Rauminello, 645 Morris av; Apr14; Apr15 '15. nom

Morris av, 642-4; asn rents to secure loan of $2,538.40; Sunday Rauminello to Henry Elias Brewing Co; Apr14; Apr15 '15. nom

Webster av, 1960-70 (11:3028), nec 178th (No 401), 107.6x31x110.3x34, 1-sty fr strs; re covenant; Clement H Smith Co et al to Van Beuren Realty Co, 45 Bway; Apr7; Apr13'15. 2,250

Webster av, 2860-6, see Bedford Park blvd, ss, 99.1 e Webster av.

Willis av, 378 (9:2288); also 115TH ST, 109-11 W; 6 agmts as to transfer of all right, title & interest in said premises to party 1st part & parties of 2d part; appoint party 1st pt their attorney; Albt H Matthews, 60 Willow, Bklyn, with Charlotte A Van Benschoten et al; Nov20'14; Apr15'15. nom

3D av, 2986 (9:2363); also BERGEN AV, 677 (9:2363); also BERGEN AV, 675 (9:-2363); also 3D ST (*), sec Edison av; also LAND in Mamaroneck, NY; certf of transfer tax; Jas A Wendell, Deputy Comptroller, to Estate Albt Blechner; Apr7'15. 21.75

3D av, 3233 (9:2367), swc 163d, 26.4x98.5 x25.11x99; consent to 3d track; Jacob Siegel to Manhattan Railway Co; mtg $20,000; Feb23; Apr13'15 (R S 50 cts).

3D av, 3233; consent to 3d track; German Savgs Bank to same; Mar8; Apr13'15.

Assessment Los Nos 9A & 9B, lots 52-126 & 50-128, blk 3238, sect 11 on assessment map for opening of 194th, bet Bailey av & N Y & Putnam R R; release from all liability by closing & sale of bed of 194th; N Y C & H R R R Co to City NY; July14'14; Apr15'15. nom

Power of atty; Mary Welcker to Jno Welcker, her husband, 1437 Doris av; Apr 12; Apr13'15.

Lot 47, blk 3239, sec 11, tax map; re all liability by sale of bed of 194th; Jno J Mahoney to City NY; Feb23'14; Apr15'15. nom

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Lots 37 & 39, blk 3239, sec 11, tax map; re all liability by sale of bed of 194th; Jas A Mahoney, 906 3 av, to City NY; Mar —'14; Apr15'15. nom

Lot 45, blk 3239, sec 11, tax map; re all liability by sale of bed of 191th, Edw A Arnold to City NY; Feb27'14; Apr15'15.

Lot 43, blk 3239, sec 11, tax map; re all liability by sale of bed of 191th; Chas R Ross to City NY; Feb27'14; Apr15'15. nom

Lot 41, blk 3239, sec 11, tax map; re all liability by sale of bed of 191th; Alma E & Geo E Poole to City NY; June2'14; Apr 15'15. nom

Lot 110, blk 3238, sec 11, tax map; re all liability by sale of bed of 194th; Manuel J Brazill to City NY; Feb27'14; Apr15'15. nom

Lot 108, blk 3238, sec 11, tax map; re all liability by sale of bed of 194th; Manuel J Brazill to City NY; Feb17'14; Apr15 '15. nom

Parcels 33 to 35 (13:3403), on damage map to open Tibbett av, from 230th to 240th; re mtg; Jno Campbell et al TRSTES to Church of The Mediator, Yonkers, Kingsbridge av, swc 231st; Mar4; Apr15 '15. nom

Parcels 172 & 172A (*), on damage map to open Zeregа av from Castle Hill av near Hart's st, to Castle Hill av, near West Farms rd; re mtg; Wm F Kuntz, 228 Jefferson av, Richmond Hill, NY, to City NY; Feb17; Apr15'15. nom

Parcels 135 & 135A (*), on damage map to open same; re mtg; Geo Herold to same; Feb4; Apr15'15. nom

Parcel 71 (*) on damage map to open Cruger av, from Williamsbridge rd to South Oak dr; re mtg; Concezio De Simone to City NY; Nov18'13; Apr15'15. nom

LEASES.

Borough of Manhattan.

APRIL 9, 10, 12, 13, 14 & 15.

Attorney st, 126-8 (2:344); asn Ls; Fannie Strum to Pauline Schuhnan, 1998 Bergen, Bklyn; Mar31; Apr12'15. nom

Attorney st, 152 (2:333), all, except two strs & b of front bldg; Brooklyn Building Material Co & Harry Zucker, individ & ADMR Max Zucker to Jos Goldhirsch, 74 Columbia; 3yf Apr1; Apr9'15. 1,600

Bedford st, 23-7 (2:528), all; The Rudolph Wallach Co to Pauline Ciruzzi, 27 Bedford; 5yf Mar1'14; Apr13'15. 2,880

Bleecker st, 155 (2:539); also THOMPSON ST, 205, 25x100, all; Wm Benjamin, of Poughkeepsie, NY, & ano, to Morris Jacobs, 9-3 E 103, & Edw Fugazy, 17 McDougall; 10yf May1; Apr15'15. 4,100

Bond st, 24 (2:530); agmt cancelling Ls; Harry & Bernard Malgood, 79 W 141, with Great Jones St Realty Co; Apr9; Apr12'15. nom

Chambers st, 98 (1:135), ss, 25x75, the land; Rector &c of Grace Church to Laura J, wife Fredk De Witt Wells, 24 E 3; 21yf May1; 21y ren; Apr13'15. taxes &c & 2,400

Chambers st, 98; asn Ls recorded July 2'00; Oliver J Wells to same; Mar25; Apr 13'15. O C & 100

Clinton st, 177 (1:313), str fl & b; Wolf Karnis to Jacob Goldberg, 177 Clinton; 3 yf May1; Apr14'15. 684

Division st, 48 (1:289), str fl, excluding ext str & whole of front of 2d fl, excluding ext room; Albt Stevane to Saml Jablonsky, 112 Division; 4yf May1'16; Apr9 '15. 3,600

Lafayette st, 248 (2:496), str & b; Estate of David W Dazian to Abr Flohr, 1114 Forest av, & ano, firm Flohr & Harris; 5yf Feb1'14; Apr10'15. 1,800

Lewis st, cor 4th, see 4th, 390 E.

Mott st, 9-71 (1:200), str; Rebecca Ficken, 124 Beech st, Flushing, LI, to Rae Piantieri, 396 Broome; 5yf May1; Apr13 '15. 1,320

Norfolk st, 138 (2:354), n str & b; Rose Weissberg, 40 Lee av, Bklyn, to Frank Thau, 219 Forsyth; 5yf May1; Apr13'15. 864 & 864

Ridge st, 25-7 (2:341), all; Jacob Tenenbaum to Josef Cohn, 453 Vermont, Bklyn; 3yf Apr1; Apr15'15. 6,900

Rutgers pl, 11 (1:270), e str; Nathan Armour to Mandle Alperowitz, 11 Rutgers pl; 3yf May1'14; Apr13'15. 480

Sullivan st, 104-6 (2:504), all; Grazia Tripari, at Naples, Italy, to Cesidio Della Valle & Celestina Turini, both at 140 W 4; 3 1-12yf Apr1; Apr12'15. 6,240

Thompson st, 205, see Bleecker, 155.

Union sq, 17-9 (3:843), nwc 15th, all; Fredk T Van Beuren, 65 5 av, et al, to H E R Veran Co, 681 Bway; 10 11-12yf Mar 1; Apr12'15. taxes &c & 22,000 to 25,000

Wooster st, 23 (1:228), str fl & c; Kate C Smith to Ernst Bornheimer, 230 W 122; 3yf May1; Apr14'15. 750

4TH st, 390 E (2:357), cor Lewis, str & b; J Miller to Julius W Klein, 390 E 4; 9 12-12yf July1; Apr9'15. 900

4TH st, 140 W (2:543), all; Essie Mar or Marx & Jas Lissner to Cesidio & Celestina Della Valle, at premises; 3yf Oct 1'14; Apr12'15. 5,000

12TH st E, nec 3 av, see 3 av, nec 12.

12TH st, 39 W (2:576), all; Centre-White Co to Sarah L Sheppard, 39 W 12; 3 5-12yf May1; Apr13'15. 1,800

15TH st E, nwc Union sq, see Union sq, 17-9.

18TH st, 500 E, see Av A, 290.

20TH st, 29 E (3:849), all; Edw A Bogue to Katie Anderson, 29 E 20; 5yf Feb1; Apr 9'15. 2,400 & 2,700

20TH st, 506 W (3:691), sws, 25x91.11; sur Ls; Mary E & Sarah B Miller, 800 West End av, to Mary M Sherman, 535 Park av; AT; Feb1; Apr12'15. nom

24TH st, 416 W (3:721), sws, 546 se 10 av, 18x80, the land; Laura M Moore, 960 Park av, to Persis Meacham Pomeroy, 119 E 19; 14 1-12yf Apr1; option of ren of 21y; Apr12'15. taxes &c & 430

26TH st, 158-60 W (3:801); agmt modifying Ls recorded Dec4'11, & ending Feb 1'26, so that rental shall be increased from $4,180 to $5,380 to July1'16, & thereafter increased from $5,500 to $4,700, & excess taxes, &c; Ralph N Voorhis, of Hackensack, NJ, & ano, TRSTES will Jere W Dimick, with Manhattan Realty & Leasehold Associates, Inc, 63 Park row, et al; Jan1; Apr12'15. nom

32D st, 43-7 W (3:834), w & rear pt of 1st fl & pt b; Grunert Realty Corpn, 172 9 av, to Progressive Lunch, Inc, 22 Beekman; from Apr15'15 to June30'25; Apr 15'15. 6,700

36TH st, 415 W (3:734); asn Ls; Geo W Fischer to Wm J Carroll, 714 9 av; mtg $——; Apr8; Apr10'15. O C & 100

43D st W, see Bway, see Bway, sec 43.

49TH st W, nwc 11 av, see 11 av, 683.

57TH st, 4 W (5:1272), w str fl & b; August Heckscher to Anna Bruck, 14 E 60; 4 9-12yf Sept1'14; Apr14'15. 5,000

76TH st, 543 E (5:1391), all, with option to purchase before Mar31'16, for $125,000; Jno J Ascher, 34 W 36, to Mrs William (Ethel) Roome, 55 E 76; 10yf Apr1; Apr9'15. taxes, &c, &6,500 & 7,000

89TH st, 252-60 W (4:1236), ss, [illegible] Bway, runs w92xs100.8xw[illegible]92xn100.8 to beg, all, error two w courses; also BROADWAY, 2409 (4:1236), ws, 85.8 s 89th, 15x40, the lobby through bldg; also INTERIOR LOT, begins 40 w Bway & 85.8 s 89th, runs s6xn6xw6xs6 to beg, this plot for elevator shaft, stairway, &c; 2415 Broadway Inc, 149 Bway, to Trio Amusement Co, 20 Broad; 10yf Mar20'14; Apr9 '15. taxes, &c, & 20,000 to 25,0

89TH st W, swc Bway, see Bway, swc 89.

90TH st, 62-4 E (5:1501), all; Sadie Bonwit to Simon Pflaster, 1557 3 av & Theodor Selmon, 585 E 138; 5yf Apr1; Apr 9'15. 7,250 & 7,550

90TH st, 62-4 E (5:1501); also PARK AV, 1126 (5:1502); power of atty to ls, &c; Sadie Bonwit to Max Bonwit; Apr8; Apr 9'15. ——

104TH st E, nwc Lex av, see Lex av, 1650.

123D st, 519 W (7:1978), ns, 200 w Ams av, all; Edw Mittenberger, Jersey City Heights, NJ, to Louise H Sweet, 519 W 123, & ano; 15½y & 15 days f Mar15; Apr 13'15. 3,000 & 3,400

125TH st, 500 W (7:1979), swc Ams av, str & b; Jno H Bunger to Jas P Droogan, 500 W 125; 7yf May1; Apr14'15. 1,800 & 2,000

129TH st E (6:1794), ns, 180 e 3 av, runs se25xne89.8xne76.6 to bulkhead line Harlem River xse90 to ws 12 ft drive way x sw210 to 129th xnw32 to beg, the land, with option to purchase within three yrs for $60,000 or within 5 yrs for $70,000; Ambrose G Fox, GDN Margt Fox Payne et al to Chas D Haines at Haiderhook, NY; 21yf May1; Apr9'15. taxes, &c, & 3,000

129TH st E (6:1794), same prop; asn Ls; Chas D Haines of Altamont Springs, Fla, to N Y City Composite Brick Corpn; AT; Mar18; Apr9'15. nom

129TH st, 617 W; also 130TH ST, 622 W (7:1996), all; F MacDonald Sinclair & ano to Thos Lee, 617 W 129; 5 4-12yf Jan1; Apr14'15. 2,500

129TH st, 617 W; also 130TH ST, 622 W (7:1996); asn Ls; Thos Lee to Jas Everards Breweries, 12 E 133; Apr9; Apr14'15. nom

130TH st, 622 W, see 129th st, 617 W.

133D st, 525-7 W (7:1987), all; Mary W Lillie, 404 W 115, to Saml Horowitz, 1300 Hoe av, Bronx; 10yf Oct1'14, with consent to assign same to Barnett Schmukler. 3,450 & 3,500

133D st, 525-7 W; asn Ls; Saml Horowitz, 993 Union av, to Banit Schmukler, 1492 Ams av; Apr1; Apr9'15. nom

134TH st, 523 W (7:1988), all; Rosenthal Constr Co, 49 Nicholas ter, to Saml Berman, 506 W 134; 3yf Dec1'14; Apr13 '15. 4,300

140TH st, 161-9 W (7:2009), all, "Watts Court"; Nathan Greene of Gaysville, Vt, to Saml Horowitz, 993 Union av; 5yf Apr1 (with certf as to deposit of $1,500).; Apr 9'15. 14,400

140TH st, 161-9 W; asn Ls & ½ RT&I of deposit of $1,500; Saml Horowitz, 993 Union av, to Jacob Zimmer, 964 Forrest av; ½ pt; Mar25; Apr9'15. O C & 500

140TH st, 161-9 W; asn Ls & ½ RT&I of deposit of $1,500; same to Esther Horowitz, 993 Union av, Bronx, ½ pt; Apr8; Apr9'15. nom

140TH st, 161-9 W (7:2009), "Watts Court"; agmt by party 1st pt to asn all title to ls & to deposit of $1,500 & party 2d pt agrees to pay party 1st pt $3,000 by installs & asn of rents to extent of $2,500 as security, etc; Saml Horowitz & Jacob Zimmer with Nellie E Peck, of New Rochelle, NY, & E M C A Holding Co, 93 Nassau; Apr10; Apr14'15. nom

149TH st, 205-13 W (7:2034), all; Sherman Co, 1400 5 av, to Jas F Summers, 206 W 148; 3yf May1; 2yren; Apr9'15. 8,280

157TH st W, nwc Ams av, see Ams av, nwc 157.

180TH st W, ns, 100 e St Nicholas av, see 181st W, ss, 100 e St Nicholas av.

181ST st W (8:2153), ss, 100 e St Nicholas av, runs s219.6 to ns 180th xe150xn100xw125xn119.6 to 181st xw25 to beg, all; Newton Holding Co to Boston Leasehold Corpn, 74 Bway; 21yf July1; 21y ren; Apr 12'15. taxes &c & 7,000 to 9,500

Av A, 290 (3:975); also 18TH ST, 500 E, str fl & pt c; Geo Kiesel to Andw Voelkle, 290 Av A; 6yf May1; Apr15'15. 1,020

Amsterdam av (8:2116), nwc 157th, n str on av & ground fl w of most westerly str on 157th & 3d str on 157th from cor Ams av, & interior hall 55x58; Martin D Fink to Benned Film Co, 110 W 40; 5yf Mar1; Apr12'15. 2,400 to 4,000

Amsterdam av, swc 125th, see 125th, 500 W.

Broadway (4:995), sec 43d, str No 4; 1482 Bway Corpn to "Disney Hats," a corpn, 1486 Bway; from May9'15 to Sept 1'22; Apr10'15. 8,400 to 9,250

Broadway (4:1236), swc 89th, 84x40, all; also lot lying s of above & n of el of blk bet 88th & 89th & 40 w Bway, except entrance to proposed theatre, elevator shaft, &c; 2415 Broadway, Inc, to Casper C Trepel, 17 E 97; from Jan1'14 to Apr30 '34; Apr12'15. taxes &c & net 11,000

Lexington av, 1650 (6:1632), nwc 104th, str fl; Hy Powell, 435 Convent av, to Frank Cohn, 1650 Lex av; 4yf May1; Apr 12'15. 600

Lexington av, 1650; asn Ls; Frank Cohn to Irving Schach, 331 E 13; Apr10; Apr12 '15. nom

Madison av, 62 (3:857); asn Ls; Edw Anrig to Jos J Curran, 17 W 27; mtg $——; Apr10; Apr12'15. nom

Park av, 1126 (5:1502), all; Sadie Bonwit to Simon Pflaster, 1557 3 av, & Theodor Selmon, 585 E 138; 5yf Apr1; Apr9'15. 3,000 & 3,250

Park av, 1126, see 90th, 62-4 E.

West End av, 34 (4:1152); asn of all RT&I to any money that may become due on termination of Ls; Salvatore Montemurro to Lion Brewery, 104 W 108; Mar 26; Apr10'15. nom

1ST av, 76 (2:432), str & b; W E Sengens to Benj Goldwasser; 3yf July1; Apr 9'15. 1,236

1ST av, 181 (2:453), ws, 50 n 11th, all; Pietro Fiumefreddo & ano to Rocco Ricobono, 181 1 av; 5yf May1; Apr14'15. 3,720

1ST av, 210-2 (2:440), all; Ferdinand Stern to Josef Cohen, 453 Vermont st, Bklyn; 3yf Apr1; Apr15'15. 4,250

2D av, 850 (5:1338), str; asn Ls; Morris Wertheimer, 2008 Daly av, to Maurice Grubner, 850 2 av; Mar24; Apr9'15. nom

2D av, 2461 (6:1791), cor str & b; Hy M Jackson to Luigi Fusco, 2461 2 av; 5yf Apr14; Apr15'15. 600 & 900

3D av, 89 (2:185), es, 25.6 n 12th, 26x100, the land; Hamilton Fish Corpn to Chas N Eitenbenz, 168 W 141, & ano, EXRS &c Chas Eitenbenz; 21yf May1'17; 21y ren; Apr15'15. taxes &c & 1,725

3D av, 89; same prop, with bldg; Chas N Eitenbenz & ano, EXRS &c Chas Eitenbenz, to Trow Directory Printing & Bookbinding Co, 201 E 12; 21yf May1'17; 10y ren; Apr15'15. 3,575

3D av (2:468), nec 12th, 25.6x100, the land; Hamilton Fish Corpn to Trow Directory Printing & Bookbinding Co, 201 E 12; 21yf May1'17; 21y ren; Apr15'15. taxes &c & 2,125

3D av (2:468), es, 51.6 n 12th, 26x100, the land; Hamilton Fish Corpn to Trow Directory Printing & Bookbinding Co, 201 E 12; 21yf May1'17; 21y ren; Apr15'15. taxes &c & 1,725

3D av, 823-5 (5:1324), es, 60.5 n 50th, 40x100, all; Hy H Jackson et al, EXRS &c Peter A H Jackson, to Greenberg & Gordon Amusement Co, 302 E 82; 21yf May 1; Apr12'15. taxes &c & 3,000

3D av, 1473 (5:1529), n str & b; Jos B Guttenberg to Leonard Bosch, 1473 3 av; 5yf May1; Apr9'15. 840

4TH av, 407-13 (3:884); asn Ls; Ormando L Cushman to O L Cushman Co; Apr15'15. nom

8TH av, 611 (3:763), all, except strip 2.5x33 in rear & strip 5x6.6 in front & front room on 2d fl; Wm Steinmetz, 611 8 av, to Jno W Nuth, 241 W 13; 4y & 1½ mos f Mar15; Apr9'15. 7,401, 7900 & 4,300

8TH av, 2591 (7:2041), cor str & b; Jno S Edwards to Jos J Moran, 307 W 133; 5y f May1; Apr14'15. 1,800 to 2,000

11TH av, 683 (4:1097), nwc 49th; asn Ls; Jno Kerr to Harry E Magee, 488 Hudson st, West New York, NJ; AL; Apr12; Apr13'15. nom

LEASES.

Borough of the Bronx.

Canal pl (9:2340), nwc 138th; bill of sale; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Apr10; Apr14'15. O C & 100

Canal pl (9:2340), same prop; bill of sale; Thos A Hanlon to Jno Gueren, 322 W 27; Apr10; Apr14'15. nom

Simpson st, 995 (10:2724), str No 4 & c; Leon W Rosenthal to Nathan Shapiro, 996 Simpson; from Mar1'15 to July1'19; Apr 12'15. 936

125TH st E, nwc Canal pl, see Canal pl, nwc 138.

167TH st E, swc Teller av, see Teller av, swc 167.

169TH st E (10:2718), ss, 93.5 nw Fox, 3d str; May Holding Co to Mary Chinsky, 962 So Blvd; 5yf May15; Apr9'15. 480

170TH st E, nwc 3 av, see 3 av, 3701.

171ST st, 622 E (11:3074), sec Hughes av, cor str; Alessandro Cilento to Enea Roberti, 2393 Hughes av; 5 1-12yf Apr1; Apr14'15. 1,080

221ST st E, nec White Plains rd, see White Plains rd, nec 221.

Bear Swamp rd (*), str; Millbrook Co to Max Schaef, 366 E 156; 2yf Jan1; Apr 14'15. 360 & 420

Cortlandt av, 535 (9:2330), str; Jos J Nimphius to Borden's Premium Co, 44 Hudson; 3yf Mar15; Apr12'15. 1,000

Hughes av, sec 187th, see 187th, 622 E.

Prospect av, 892 (10:2690), all; Jennie E Byrne to Community Investing Co; 5yf June1; Apr12'15. 2,200 to 2,400

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Teller av (9:2434-2429), swc 167th, cor str; O J Schwarzler Co to Jos Zeman, 1306 Boston rd; 3 9-12yf Aug1'14; Apr14'15. 600

Tremont av, 423 E (11:3027), ns, 57.4 w Park av, 25.3x99; asn Ls; Saml Forbes to David Coulter, 407 McDonough, Bklyn, & ano; Sept12'14; Apr9'15. nom

Tremont av, 423 E; asn Ls; David Coulter & ano to Chas W Koch, 4182 Park av; Mar6; Apr9'15. nom

Union av, 816-8, see Westchester av, 805-7.

Van Nest av, 611 (*); asn Ls; Antonio Franco to Ebling Brewing Co, 760 St Ann's av; Mar24; Apr14'15. nom

Van Nest av, 611 (*), str; Marie Caio & ano to Antonio Franco, 317 E 14s; 5yf Apr 1; Apr14'15. 360 to 3s4

Westchester av, 805-7 (10:2666); also UNION AV, 816-8, str & c; Wolf Durland to Henry Stern, 850 E 161; 5 5-12yf Aug1, Apr9'15. 3,600 to 4,200

Westchester av, 1101 (10:2751), cor str; Adolph Suesskind to Abr Goodman, 1015 Hoe av; 5yf Apr1; Apr14'15. 1,500 to 1,800

White Plains rd (*), nec 221st, 111x300, all; Jno Borroni to Herman F & Jno C Bolte, 665 E 225; 9 11-12yf Junel'13; Apr 15'15. 925 & 1,000

Wilkins av, 1358 (11:2976), part of str; Richd Reiss to Kolman Prainer & ano; 3yf May1; Apr10'15. 600

3D av, 3049 (9:2378); asn Ls; Philip Steinhauer to Geo Neher, 3049 3 av; Feb 23; Apr14'15. nom

3D av, 3701 (11:2911), nwc 170th, cor str; M Kramer Drug Co to Saml C Blatt, 3701 3 av; from Apr9'15 to Oct28'19; Apr 12'15 (5y renewal). 600

MORTGAGES.

Borough of Manhattan.

APRIL 9, 10, 12, 13, 14 & 15.

Beekman pl, 25 (5:1362), es, 40.5 n 50th, 20x100; ext of mtg for $12,000 to Mar18 '20, 5%; Apr14; Apr15'15; Gustav Staats with Jacob Vetter, 31 Beekman pl. nom

Bleecker st, 155 (2:539); also THOMPSON ST, 205, 25x100; leasehold; Apr14; Apr15'15; due & int as per notes; Edw Fugazi, 177 Macdougal, & Morris Jacobs, 878 E 162, to P Ballantine & Sons, 58 Freeman st, Newark, NJ. 4,837.55

Bleecker st, 155; also THOMPSON ST, 205; pr mtg $4,837.55; Apr14; Apr15'15; due & int as per note; same to Saranac Realty Co, 149 Bway. 1,500

Bleecker st, 202 (2:590); ext of mtg for $5,000 to Mar15'17, 5%; Apr7; Apr14'15; Paul E Lamarche, at Locust, Monmouth Co, NJ, gdn Marie T Lamarche, et al, with Morris A Eiseman, 435 W 119. nom

Broome st, 250 (2:409), ns, 57.1 w Ludlow; ext of mtg for $28,000 to Jan2'18, 5%; Mar24; Apr15'15; Nina P Paris with Kalman Brasner, 110 Duane. nom

Cannon st, 120 (2:330), es, 175.1 n Stanton, —x—; ext of mtg for $25,500 to Jan 4'18, 5%; Mar26; Apr15'15; Nina P Paris with Bernhard Scherer, 43 St Marks pl. nom

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Church st, 268-72, see Franklin, 96-8.

Clinton st, 2-4 (2:350), sec Houston (Nos 297-9), 70x54x irregx36; ext of mtg for $70,000 to Apr27'20, 4½%; Mar20; Apr10 '15; N Y Protestant Episcopal Public School, 63 Wall, with Leopold M & Carrie E Rothman, 2 W 120. nom

Clinton st, 240-2 (1:258), es, 100.10 Cherry, 40.4x77.10x39.11x72; pr mtg $——; Apr12; Apr13'15; due Apr1'20, 6%; Jennie & Etta Ginsburg, 240-2 Clinton, to Leon & Rachel Arnowitt, both 130 W 113. 500

Cooper st, ss, 150 e 204th, see Vyse av, es, 51.10 s Boston rd, Bronx mtgs.

Delancey st, 108 (2:410), ns, 87.6 e Ludlow, 21.10x100; PM; pr mtg $22,000; Apr8; Apr9'15; due Apr1'25, 6%; Jos Adelson, of Bklyn, to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72. 20,000

Delancey st, 136 (2:353); ext of mtg for $16,000 to Apr8'18, 5%; Apr8; Apr13'15; Dry Dock Savgs Instn with Sarah Grozcky, 1267 50th, Bklyn. nom

East Broadway, 259 (1:286), swc Montgomery (Nos 1-3), 23x95; pr mtg $56,500; Apr12; Apr15'15; due Apr1'18, 6%; Isadore Kahn, 930 Fox st, Bronx, to Jacob Miles, 24 Dean st, Englewood, NJ. 5,300

Franklin st, 96-8 (1:178), nwc Church (Nos 268-72), runs w63.2xn59.4xw2.6xn19.2 xe65.8 to ws Church xs73.8 to beg; 1-7 pt; pr mtg $22,500; Apr3'15; 1y6%; Chas K Billings, at New Haven, Conn, to Margt L & Julia H Billings, at New Haven, Conn. gold 1,200

Franklin st, 96-8 (1:178), nwc Church (Nos 268-72), 1-7 pt; pr mtg $18,000; Aug 3'14; Apr13'15; 1y6%; same to C K Billings, Jr, of New Haven, Conn, et al. 4,500

Hamilton av, 42-6 (1:283), ss, mtg 79.8 w Market, 78.1x158.6x74.8x173.7; also STERLING PL (Bklyn), ns, 235.5 w 7 av, 55.6x 100; pr mtg $——; Apr10; Apr13'15; 1y 6%; Jno E Collins, of Bklyn, to Michl H Rose, 1139 45th, Bklyn. 1,250

Houston st, 297-9 E, see Clinton, 2-4.

James st, 49 (1:116); ext of mtg for $10,000 to Apr9'18, 5½%; Apr12'15; Title Guar & Trust Co with Paul Manescalco, 3 Bay 28, Bklyn. nom

Livingston pl 7 (3:922); ext of mtg for $10,000 to Jan1'20, 5%; Apr3; Apr15'15; Josephine Regnault, of Bronx, with Jno Miller, 7 Livingston pl. nom

Ludlow st, 157 (2:411); ext of mtg for $28,000 to Mar1'18, 5%; Apr15'15; Bettie Rothfeld with Saml Lasko & Sol Kronman, both at 107 Norfolk. nom

Macdougal st, 177 (2:553), ws, 50 s 8th, 25x100x25x102.11; PM; pr mtg $13,000; Apr 15'15; 3y or sooner, 5½%; Michele D'Alesandro to Mary Wehrlen, 20 W 9, Whitestone, LI. 4,000

Madison st, 290 (1:269), swc Montgomery (No 34), 55.11x75; ext of mtg for $7,000 to Mar24'20, 5½%; Mar19; Apr10'15; Jos & Eliz J B Demmer with Congregation of the Cities of Sineer & Wilna, a corpn, at swc Madison & Montgomery. nom

Mercer st, 235 (209) (2:533), ws, 125 s 3d, 25x100; PM; Apr8; Apr10'15; due in 3y & 8 mos, 4½%; Clarence M Busch to N Y Savings Bank, 81 8 av. 32,000

Montgomery st, 10-2, see East Bway, 259.

Montgomery st, 34, see Madison, 290.

Norfolk st, 32 (36) (1:312), es, abt 175 s Grand, 25x100; pr mtg $26,950; Mar22; Apr12'15; 5y6%; Walteter Realty Co to Martin Marks, 1242 Mad av. 3,000

Prince st, 184 (2:503), ss, 50 e Sullivan, runs e22xs along alley 26xw10xn7xw12xn 19 to beg; Apr7; Apr14'15; due Oct1'17 or sooner, 4%; Giacomo Manganaro to Giuliano Imperato, 851 Columbus av, et al. 2,000

Prince st, 184; Apr7; Apr14'15; due Apr 1'20 or sooner, 4%; same to Giacinto Manganaro, 85 Classon av, Bklyn. 1,000

Ridge st, 106-8 (2:344); ext of mtg for $106,000 to Apr10'20, 5%; Apr5; Apr13'15; Fredk M Cromwell, of Dobbs Ferry, NY, & ano, with Saml Fleck Sr, 568 W 149. nom

Rivington st, 202-4 (2:344); ext of mtg for $63,000 to Apr10'20, 5%; Apr5; Apr 13'15; Fredk M Cromwell, of Dobbs Ferry, NY, as committee Walton T Cromwell, with Saml Fleck, Sr, 568 W 149. nom

Stanton st, 84 (2:417), ns, 109.7 e Allen, 22x52; Apr8; Apr9'15; due & int as per bond; Hyman Gross, of Jersey City, NJ, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 10,000

Thompson st, 205, see Bleecker, 155.

Vesey st, 102 (1:84), nes, abt 90 e West, 20x99.8x20.1x99.9; Apr7; Apr9'15; due & int as per bond; Marie C Post, of Bayport, LI, to Cecelia de Nottbeck, 677 Madison av. 12,000

Wooster st, 23 (1:228); sal Ls; Apr12; Apr14'15; demand, 6%; Ernest Bornheimer to Lion Brewery, 104 W 108. 1,450

2D st, 105 E (2:429), ss, 142.11 e 1 av, 20x105.11; Apr14'15; 5y6%; Dora, wife Max Bierman, to Bowery Savgs Bank, 128 Bowery. 18,000

4TH st, 318 (636) E (2:373), ss, 153.6 e Av C, 18.9x96; pr mtg $——; Apr10; Apr 12'15; installs, 6%; Lillian Bernstein, 318 E 4, to Lazarus Bober, 687 Bway. 1,000

10TH st, 353 E (2:393), nes, 143 se Av B, 25x94.9; PM; pr mtg $15,000; Apr2; Apr9 '15; due Oct9'18, 6%; Sidney S Levine, 8 E 11th, to Harry Mendetz, of Spring Valley, NY. 2,250

12TH st E, nec 3 av, see 3 av, 87.

12TH st, 205-13 E (2:468), nes, 385 nw 2 av or 100 e 3 av, 125x103.3, fee; also 3D AV, 87, nec 12th, 25.6x100; leasehold; also 3D AV, 89, es, 25.6 n 12th, 26x100; leasehold; also 91 AV, 91, es, 51.6 n 12th, 25x 100, leasehold; Mar31; Apr15'15; due Apr 1'19, 6%; Trow Directory Printing & Bookbinding Co to Cornell University, at Ithaca, NY. 120,000

12TH st, 205-13 E, fee; also 3D AV, 87-91; leasehold; certf as to mtg for $120,000; Mar31; Apr15'15; same to same. ——

17TH st, 516-20 E (3:974); ext of mtg for $18,000 to Jan1'20, 5%; Apr3; Apr15'15; Josephine Regnault, of Bronx, with Jno Miller, 7 Livingston pl, & Ferdinand A Sieghardt, firm Jno Miller & Co. nom

19TH st, 243 E (3:900); ext of mtg for $8,500 to Junel'18, 5%; Apr3; Apr9'15; Lincoln Trust Co, exr Fredk C Gebhard, 204 5 av, with Louis C Perez, 35 Summit st, Ridgefield Park, NJ. nom

23D st, 200 W, see 7 av, 218-22.

23D st, 534-44 W (3:694), ss, 400 w 10 av, 150x98.9; leasehold; pr mtg $25,000; Apr10; Apr12'15; due Dec1'19, 6%; Dudley T & Arthur V Lyall, trstes Jas Lyall, decd, & Wm Lyall, to Margt Lyall, 553 W 85. 20,000

24TH st, 416 W (3:721), sws, 546 se 10 av, 18x80; leasehold; Apr1; Apr12'15; 1y or sooner, 5%; Persis Meacham Pomeroy, 119 E 19, to Laura M Moore, 960 Park av. 500

25TH st, 44-6 E (3:854), ss, 200 w 4 av, 50x98.9; 1-10g loan; mtg $80,000; Apr 14; Apr15'15; Lorand, 6%; John M Slattery Building & Constn Co to Dudley Harde, 341 Central Pk W. 10,000

25TH st, 44-6 E; certf as to mtg $10,000; Apr14; Apr15'15; same to same. ——

25TH st, 340-2 W (3:748); sobrn of mtg for $7,000 to mtg for $26,000; Apr8; Apr 9'15; Esther Schnitzer, 82 E 92, with Lawyers Mtg Co. nom

27TH st, 49-55 W (3:829), ns, 100 e 6 av, 100x98.9; ext of mtg for $375,000 to Nov1'16, 5%; Apr9; Apr12'15; Earlington Realty Corpn, 100 Bway, with Metropolitan Life Ins Co, 1 Madison av. nom

27TH st, 132-42 W (3:802), ss, 380 w 6 av, 100x98.9; Apr12; Apr13'15; due Jun1 '20 or sooner, 5%; 140 W 27th St Corpn, 206 Bway, to Emigrant Indust Savgs Bank. 215,000

27TH st, 132-42 W; certf as to mtg for $215,000; Apr12; Apr13'15; same to same. ——

27TH st, 516-8 W (3:698), ss, 225 w 10 av, 50x98.9; PM; Apr8; Apr14'15; due & int as per bond; Albt E Straker, 313 W 127, to Annie A Coulson, 455 Ft Washington av. 18,000

28TH st, 29 E (3:858), ns, 25x98.9; ext of mtg for $24,000 to Mar27'16, 5%; Mar 19; Apr12'15; Bankers Trust Co, 16 Wall, trste with Oliver S Carter, for Kate L Macy, with Edith A Logan, 374 Madison av. nom

30TH st, 330-2 W (3:753), ss, 389 e 9 av, 33x98.9; Apr10; Apr12'15; due & int as per bond; Arthur J Levy & Elvira Dubois, exrs & trstes Wm D Dubois, decd, & Regina Dubois, to Title Guar & Trust Co. 15,000

31ST st, 120-2 W (3:806), ss, 245 w 6 av, 40x123.6x40.10x115.5; PM; Apr15'15; 3y 4½%; County Holding Co to Guaranty Trust Co of N Y, 140 Bway. 100,000

31ST st, 406-26 W (3:728), ss, 425 e 10 av, 250x103.4x——x85.2; pr mtg $690,000; Apr 8; Apr9'15; due Jan1'16, 6%; 406 W 31st St Co, 80 Maiden la, to Hosmer J Barrett, 718 5 av. 265,000

31ST st, 406-26 W; certf as to mtg for $265,000; Apr8; Apr9'15; same to same. ——

31ST st, 406-26 W; certf that $690,000 has been advanced on bldg loan mtg for $700,000 recorded Oct28'14; Apr9'15; City Mtg Co & 406 W 31st St Co to Seamens Bank for Savgs, 76 Wall. ——

31ST st, 406-26 W; ext of mtg for $690,000 to Apr8'20, 5%; Apr8; Apr9'15; 406 W 31st St Co with same. nom

42D st, 44-54 E (5:1276), sec Madison av (No 315), runs e118.6xs74xw18.6xs4.2xw 5xn52.6xw95 to av xn25.9 to beg; pr mtg $257,000; Apr8; Apr9'15; due & int as per bond; Warren M Watson, 123 W 80, to Gouverneur Mtg Corpn, 150 Bway. 5,300

42D st, 44-54 E (miscl), sec Madison av (No315); asn of all RT&I to all prop, real & personal, now owned by party 1st pt or to be acquired under will of Geo W Watson, decd; Apr8; Apr9'15; due & int as per bond; Warren M Watson, 123 W 80, to Gouverneur Mtg Corpn, 150 Bway. collateral 5,300

43D st, 37-43 W, see 44th, 42 W.

44TH st, 42 W (5:1259), ss, 544.6 w 5 av, runs s100.5xe34.6xs100.5 to ns 43d (Nos 37-43) xw120.2xn— to 44th xe85.6 to beg; Apr12'15; 5y4½%; Assn of the Bar of City N Y to Seamens Bank for Savgs, 76 Wall. 315,000

44TH st, 42 W (5:1259), ss, 544.6 w 5 av, runs s100.5xe34.6xs100.5 to ns 43d (Nos 37-43) xw120.2xn— to 44th xe85.6 to beg; ext of mtg for $285,000 to Apr12'20, 4½%; sub to another mtg $315,000; Apr 12; Apr15'15; Assocn of the Bar of the City of N Y, 42 W 44, with Seamens Bank for Savings in City NY, 74 Wall. nom

45TH st, 157 E, see 3 av, 720-2.

46TH st, 70-2 W (5:1261); ext of mtg for $200,000 to Mar1'20, 5%; Apr6; Apr12 '15; Lawyers Title & Trust Co with Albt L Kutner, 2303 Hughes av. nom

47TH st, 360 W, see 9 av, 678.

48TH st W, nwc 11 av, see 11 av, 683.

50TH st, 154 E (5:1304); ext of mtg for $19,000 to Apr12'18, 5%; Apr14'15; Julia Coddington with Hy Kress, on Newton av, es, 200 s 256th. nom

50TH st, 335 E (5:1343), ns, 273 w 1 av, 16x100.5; ext of mtg for $7,500 to Apr10 '18, 5%; Apr10; Apr12'15; Adelgunde Weissmann, 81 Sommers st, Bklyn, with Sigmund Loewenstein, 341 E 50. nom

53D st, 103 E, see Park av, 383.

53D st, 413 W (4:1063), ns, 200 w 9 av, 25x100.5; Mar29; Apr14'15; due Apr9'20, 5%; Frank R Schmidt & Jacob Weber, both of Bklyn, to German Savgs Bank, 157 av. 13,000

54TH st, 451 W (4:1064); ext of mtg for $8,000 to Mar30'20, 5%; Mar30; Apr15'15; Jean K Allison, formerly Jean, wife Arthur Hammerstein, with Bowery Savgs Bank, 128 Bowery. nom

56TH st, 19 W (5:1272); ext of mtg for $54,000 to Apr1'18, 4½%; Mar31; Apr12 '15; Margarette E & Susan D Griffin, 21 W 56, with Eleanor H Richardson, 16 Remsen, Bklyn, gdn Enos Richardson & ano. nom

68TH st, 146 W (4:1139); ext of mtg for $25,000 to Apr6'20, 5%; Apr6; Apr10 '15; Lawyers Mtg Co, 59 Liberty, with Hy A Collins, Jr, 146 E 83. nom

70TH st, 221 E (5:1425); ext of mtg for $20,000 to Apr1'18, 5%; Apr7; Apr12'15; Trstes of the Home for the Aged of the Church of the Holy Communion with Bertha Kaufmann. nom

73D st, 226 E (5:1427); ext of mtg for $16,000 to Apr17'20, —%; Apr8; Apr12'15; Bertha Kaufmann with Harry Zeiller, exr Ida Zeiller. nom

74TH st, 319 W (4:1184), ns, 299.9 w West End av, 25.6x72.9x25.6x71.8; PM; Apr 10; Apr12'15; due & int as per bond; Frank Bradley, 303 W 75, to Eckel M Stiger, 319 W 74. 50,000

76TH st, 359 E (5:1451), ns, 175 w 1 av, 25x102.2; ext of mtg for $2,500 to July24 '18, 6%; Apr9; Apr15'15; Hy Nuis of Valley Heritage, NY, with Babetta Schlossberg, 868 2 av. nom

76TH st, 303 W (4:1185), ns, 63 W West End av, runs n36xw5.4xn13.7xnw5.10xn 21.6xw14.8xs76.1 to st xe23 to beg; PM; Apr14'15; due & int as per bond; Chas M Cannon to Hy B Platt, 535 Park av. 14,000

78TH st E (5:1412), ss, 242.6 Park av, 36 x102.2; Apr9; Apr15; 3y4½%; Ethel M Goodridge to Albt W Sholle or Scholle, 763 5 av, et al trstes will Jacob Scholle. 40,000

80TH st, 151 W (4:1211), ns, 330 e Ams av, 20x102.2; ext of mtg for $18,000 to Apr12'18, 5½%; Apr12'15; N Y Title Ins Co (Hermina Franksen consents) with Engelbert Neus, 703 W 171. nom

86TH st, 103-9 E (5:1515), ns, 55 e Park av, 100x100.8; modification & ext of mtg for $400,000 to Mar1'20, 5½%; Apr12; Apr 13'15; State Constn Co, 101 Park av, with Metropolitan Life Ins Co, 1 Madison av. nom

86TH st, 103-9 E; certf as to ext of mtg for $400,000; Apr12; Apr13'15; same with same. ——

86TH st, 103-9 E (5:1515), ns, 55 e Park av, 100x100.8; pr mtg $400,000; Apr12; Apr 13'15; 3y or sooner, 6%; State Constn Co, 103 E 86, to Hanover Mtg Co, 49 Wall. 42,500

86TH st, 103-9 E; certf as to mtg for $42,500; Apr12; Apr13'15; same to same. ——

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86TH st, 103-9 E; sobrn of mtg for $70,000 to mtg for $12,000; Apr12; Apr15'15, same, owner, & Julia G Walker, 941 Park av, mortgagee, with same. nom

86TH st, 303 W (4.1241), ext of mtg for $25,000 to Apr1'18, 5%; Apr1, Apr15'15, Esther McMurray, 216 W 99, with 86th St & West End Av Co, 103 Park av. nom

90TH st, 321 E (5.1503), ns, 300 e 2 av, 25x100.8; ext of mtg for $15,000 to Apr16'18, 5%; Mar29, Apr15'15; Carl Wilken, 238 Woodbine, Bklyn, with Henrietta E Laghte, 41 W 95. nom

91ST st, 155 W (4.1222), ns, 200 e Ams av, 12x100.8; pr mtg $15,000, Apr5, Apr 12'15; 5%, int as per bond; Chas F McKenna, 155 W 91, to Margt Blanco, 31 Bergen, Bklyn. 2,000

93D st, 346 W (4.1252), ss, 275 w West End av, 50x141.8x50x146.2, Apr14'15; 5y 5%; Louise de l'Aigle Reese to Reuben L Maynard, 46 E 41, & ano, trstes for E A Thompson. 88,000

94TH st, 163 W (4.1225), ns, 182 e Ams av, 17x100.8; Apr5, Apr14'15; 3y5%; Nora M McCaffery to Emigrant Indust Savgs Bank. 5,000

95TH st, 101-103½ W, see Columbus av, 720-2.

99TH st, 43 W (7:1835), ns, 300 e Col av, 25x100.11; ext of mtg for $18,000 to Dec3'18, 6%; Mar24, Apr2'15; Harold M Sill of Phila, Pa, & ano, trstes of Pauline W Sill & ano, with Giovanni Carrara & Virginia Dondero. nom

101ST st, 120 W (7:1855); ext of mtg for $11,000 to Apr2'18, 5%; Apr2; Apr14'15; Mary G Cook & Eliz C Marston, both at Glen Ridge, NJ, with Murray Estate, a corpn, 110 W 40. nom

105TH st, 39 W (7:1841), ns, 103.2 e Manhattan av, 16.10x100.11; pr mtg $10,000; Nov2'01; Apr15'15; due Dec31'01, 6%; Rachel L Andrews, NY, to David Hall, NY. 1,000

109TH st, 328 E (6:1620), ss, 357 e 2 av, 25x100, with AT to strip in rear 25x0.11 to cl of blk; pr mtg $15,000; Apr14; Apr 15'15, due & int as per bond, Rosina Vingelli to Anna Esposito, 162E 109. 3,000

109TH st, 328 E (6:1680), ss, 357 e 2 av, 25x100; ext of mtg for $15,000 to Apr 16'18, 5%; Apr2, Apr15'15, Frances K Pendleton & ano trstes will Thos E Davis with Rosina Vingelli, 328 E 109. nom

113TH st, 159 E (6:1641); agmt as to ownership of bond & mtg for $20,000; Sept 11'14; Apr12'15; Thos E Foley, Hotel Utah, Salt Lake City, Utah, with Wm H Caldwell Jr, 111 W 123. nom

113TH st, 526 W (7:1884); ext of mtg for $100,000 to Apr13'20, 5%; Apr13'15; Emigrant Indust Savgs Bank with Memphis Realty Co, 317 W 100. nom

115TH st, 54 W (6:1595); ext of mtg for $12,000 to Jan15'18, 6%; pr mtg $36,000, Jan21; Apr15'15; Rose, wife of Jacob Gordon, with Jacob Gordon, 1845 7 av. nom

116TH st, 96-102 W, see Lenox av, 115-9.

117TH st, 12-4 E (6:1622); ext of mtg for $40,000 to Apr17'18, 5½%; Mar18; Apr 9'15; N Y Life Ins Co with Tobias Zindler. nom

119TH st, 401 W, see Morningside dr, 90.

120TH st, 400 W, see Morningside dr, 90.

120TH st, 306 W (7:1946), ss, 150 w 8 av, 25x100.11; ext of mtg for $18,000 to Apr1'20, 5%; Apr1; Apr10'15; David Lubelsky, 564 W 149, with Franklin Savings Bank. nom

122D st, 133 E (6:1771), ns, 307.6 e Park av, 17.6x100.11; Mar30; Apr2'15; due Apr 6'15, 5%; Morris Loeb, 133 E 122, to N Y Title Ins Co. 4,000

122D st, 133 E; pr mtg $4,000; Mar27; Apr12'15; due Apr1'16, 6%; same to Chas W Holtz, 317 W 99. 2,000

122D st, 133 E; sobrn of mtg for $750 to mtg for $4,000; Mar27; Apr12'15; Ben Bear, of Decorah, Ia, with N Y Title Ins Co. nom

122D st, 133 E; sobrn of ½ pt mtg for $1,500 to mtg for $4,000; Mar27; Apr12'15; same with same. nom

122D st, 133 E; sobrn of ½ pt mtg for $1,500 to mtg for $4,000; Mar29; Apr12'15; Lina Teile H Muller, 19 E 95, with same. nom

122D st, 133 E; sobrn of mtg for $855 to mtg for $4,000; Mar29; Apr12'15; same with same. nom

124TH st, 9 E (6:1749), ns, 160 e 5 av, 20x 100.11; PM; Apr15'15; 5y5%; Union Sami Ward to American Mtg Co. 8,000

124TH st, 13 E (6:1749), ns, 200 e 5 av, 25x100.10, pr mtg $——, Jan15; Apr13'15; due Mar30'20, 6%; Thos F & Helen Scully to Percy G Honeyman, of New Providence Township, County of Union, NJ. 2,990.25

125TH st, 332 E (6:1801); ext of mtg for $30,000 to May1'20 5%; Mar26; Apr 10'15; Broadway Savings Instn, 5 & 7 Park pl, with Oak Constn Co, 320 Bway. nom

125TH st, 252-4 W (7:1930); ext of mtg for $75,000 to July1'20, 4½%; Apr9; Apr 15'15; Albt W Scholle et al, trstes will Jacob Scholle, with Hy Sidenberg, 14 W 51, et al, exrs &c Gustavus Sidenberg. nom

126TH st, 121 E (6:1775); agmt as to ownership of bond & mtg for $24,830 & ext of same mtg to Apr30'20, 6%; Apr13; Apr15'15; Phoenix Ingraham, as committee of Edw A Poynihan, with Morland Mtg Co, 165 Bway. nom

127TH st, 142 W (7:1911); ext of mtg for $2,500 to Apr9'18, 5%; Apr9'15; N Y Life Ins & Trust Co, 52 Wall, with Miguel Castellanos, 142 W 127. nom

127TH st, 260 W (7:1932); ext of mtg for $7,000 to Apr8'18, 5½%; Apr1; Apr10 '15; Title Guar & Trust Co with Chas S Wray at Highland Mills, NY. nom

128TH st, 18 W (6:1725), ss, 200 w 5 av, 17.6x99.11; Apr15'15; 5y5%; Chas Hensle Realty Co, 530 W 207, to Cath R Kelly, 2 W 85. 5,000

128TH st, 18 W; certf as to mtg for $5,000, Apr15'15; same to same. —

128TH st, 270 W (7:1953), ss, 187.6 e 8 av, 20.10x99.11; pr mtg $8,500; Mar9, Apr 10'15, due & int as per bond; Louis Feldman of Bklyn to Fannie Burton, 1349 40th, Bklyn. 2,850

128TH st, 270 W (7:1933); ext of mtg for $8,500 to Nov25'15, 5%; Nov25'12; Apr 10'15; Helen D White Haight with Society for the Relief of Poor Widows with Small Children, 28 W 88. nom

129TH st, 110 W (7:1913), ss, 97 w Lenox av, 26.6x99.11; PM; pr mtg $15,000; Apr1; Apr12'15; 5y or sooner, 5%; Otto F Meeske to Louis Haupt, 232 E 15. 13,000

135TH st, 622-4 W (8:2134), ss, 550 w Bway, 50x99.11; PM; Apr9; Apr10'15; 5y or sooner, 5%, Frank P Briody of Bklyn to Mabel G Kreicker at Averill Park, NY. 13,950

161ST st W (8:2136), ns, 440 w Ft Washington av, 223.2 to the Riverside dr, as widened, x—x177.2x99.11; bldg loan; Apr 14; Apr15'15; due Sept1'20, 6% until completion of bldg & then 5½%; Melvin Constn Co to Metropolitan Life Ins Co, 1 Madison av. 245,000

161ST st W, nec Riverside dr; same prop; certf as to mtg for $245,000; Apr14; Apr15'15; same to same. —

161ST st W (8:2136), ns, 140 & 290 w Ft Washington av, 2 plots, ea 150x99.11, 2 bldg loans, ea $165,000; Apr14; Apr15'15; due Sept1'20, 6% until completion of bldg & then 5½%; Hudson View Constn Co, Inc, to Metropolitan Life Ins Co, 1 Madison av. 330,000

161ST st W (8:2136), ns, 140 & 290 w Ft Washington av; same prop; certf as to two mtgs for $165,000 each; Apr14; Apr15'15; same to same. —

161ST st, 588 W (8:2153), ss, 125 e St Nicholas av, 41.8x119.6; pr mtg $49,000; Apr1; Apr15'15; due & int as per bond; Atlantic Realty Co to Geo L Slawson, at Greenwich, Conn, et al. 10,500

163D st, 551 W, see Audubon av, 360.

Ay C, 120 (2.3711); ext of mtg for $5,000 to May15'20, 5½%; Apr13; Apr15'15; Leopold Frank, 449 W 24, with Chas Lang, 52 E 91. nom

Amsterdam av, 709 (4:1255); ext of mtg for $15,000 to Mar29'18, 5%; Mar22; Apr 15'15; Jessie M & Ellen McLean, both at 709 Ams av, with Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Coxe, will of Alex Brown. nom

Amsterdam av, 820 (7:1872); ext of mtg for $35,000 to Apr1'18, 4½%; Apr12; Apr 15'15; Albt W Scholle et al, trstes will Jacob Scholle, with Leopold Ross, 65 E 75, & ano, exrs &c Saml Ross. nom

Amsterdam av, 1020-26 (7:1882), nwc Cathedral Pkway (Nos 501-7), 95.11x125; ext of mtg for $430,000 to Mar24'18, 5½%; Mar24; Apr13'15; N Y Life Ins Co with 100 Bway Holding Corpn. nom

Amsterdam av, 2087 (8:2110); ext of mtg for $31,000 to Mar23'18, 5%; Apr9; Apr15'15; Fath H Conron, 116 W 81, with Frederic de P Foster at Tuxedo Park, NY, & ano trstes for Kath A Kingsland will of Wm H Kingsland. nom

Audubon av, 22 (8:2124), ws, 25 n 166th, 19x65; Apr13'15; 3y5%; Dennis F Sheehan, of Bklyn, to Emigrant Indust Savgs Bank. 4,000

Audubon av, 360 (8:2154), nwc 183d (No 551), 74.11x25; Apr13'15; 3y5%; Value Realty Co to N Y Title Ins Co. 16,500

Audubon av, 360 (8:2154), nwc 183d (No 551), 74.11x25; certf as to mtg for $16,500; Apr12; Apr14'15; Value Realty Co to N Y Title Ins Co. —

Riverside dr, 838-44 (gen'l mtgs), nes, 342.2 nw 158th, 102.10x128.2x100x151.5; certf as to mtg for $20,000; Apr13; Apr 15'15; Podwil Realty Co to Hubert Herzfeld. nom

Broadway, 2409, see 89th, 252-60.

Columbus av, 720-2 (4:1226), nwc 95th (Nos 101-103½), 50.6x100; modification & ext of mtg for $44,000 on Nos 720 & 722, given as additional security, to Mar1'16, Apr 6'15; pr mtg $23,500 on No 722; Mar31; Apr 12'15; Agnes Neustadt, 15 E 69, with Mary E Kidd. nom

Lenox av, 115-9 (7:1825), swc 116th (Nos 96-102), 61x40, Ls of part of 2d fl; Apr13 '15; installs, $60 mo, int as per notes; Gustav Wurzburger, 68 W 117, & Jacob Safir, 35 W 70, to Max Schwarz, 26 W 70. 2,500

Lexington av, 121 (3:884), es, 22.4 n 28th, 21.10x80; Apr9'15; 5y5%; Sarsfield H Lavelle to Emigrant Indust Savgs Bank. 13,000

Lexington av, 241 (3:890), es, 23 n 34th, 21x80; Jan28; Apr9'15; due & int as per bond; Wm F Connor, 202 W 74, to Chas Dillingham, 2 W 59. 7,500

Lexington av, 1650 (6:1632), str Ls; AT; Apr10; Apr12'15; due & int as per notes; Irving Schach, 331 E 13, to Frank Cohn, 1650 Lex av. 1,550

Madison av, 315, see 42d, 44-54 E.

Madison av, 961 (5:1390), es, 61.6 n 75th, 20.4x65; Apr9'15; due Dec9'19, 5%; Eliza G Morris to Augusta K Solomon, 38 W 54. 5,000

Morningside dr, 90 (7:1962), nwc 119th (No 401), runs w150xn161.10 to ss 120th (No 400), e127.4 to dr xs163.5 to beg; pr mtg $365,000; Apr14'15; due Apr1'19, 6%; Loron P Bradley, Walter I Bradley & Alice S Smith to West Side Constn Co, 322 W 100. 27,500

Riverside dr, es, see 161st W, ns, 440 w Ft Washington av.

Riverside dr, 454 (7:1990); ext of mtg for $25,000 to Apr26'16, 6%; Apr13; Apr15 '15; Irwin Untermyer, 6 W 70, with B Crystal & Son, 47 West. nom

Riverside dr, 838-44 (8:2136), nes, 342.2 nw 158th, 102.10x128.2x100x151.5; sub to bldg loan mtg of $175,000 on which $125,000 has been advanced; also permanent mtg for $147,500; Apr14'15; 3y6%; Podwil Realty Co to Hubert Herzfeld, 948 Fox st, Bronx. 20,000

Riverside dr, 838-44; certf as to mtg for $20,000; Apr13; Apr14'15; same to same. —

Park av, 383 (5:1307), es, 25.4 n 53d, runs e70xs25.4 to ns 53d (No 103) xe20xn100.5xw90 to av xs75.1 to beg; pr mtg $——; Apr9; Apr10'15; due May28'15, 6%; Clarence Payne to Brixton Realty Corpn, 140 W 79. note 10,000

West End av, 34 (4:1152), sal Ls; Apr 8; Apr10'15; demand, 6%; Salvatore Montemurro to Lion Brewery. 1,408.80

West End av, 603 (4:1250), ws, 24 n 89th, 20x90; ext of mtg for $21,000 to May5'17, 5%; Dec23'14; Apr10'15; Geo B Landon, committee Jno W Quincy, with Donald Durant, 603 West End av. nom

1ST av, 579 (3:939), ws, 24.8 n 33d, 24.8 x100; Apr15'15; due & int as per bond; Geo W Fanning to Herman Steinkamp, 570 W 172. 3,000

2D av, 1167 (5:1416), ws, 74 n 61st, runs w72xn8.5xw13xn18xe85 to av xs26.5 to beg; pr mtg $12,500; Apr8; Apr14'15; due & int as per bond; Millie Salomon, 308 W 94, to Vincenzo Ribaudo, 1167 2 av. 2,500

2D av, 1167 (5:1416), ws, 74 n 61st, runs w72xn8.5xw13xn18xe85 to av xs26.5 to beg; Apr8; Apr14'15; 5y5%; Millie Salomon to Hebrew Orphan Asylum, 1560 Ams av. 12,500

2D av, 2461 (6:1791); sal Ls; Apr13; Apr 15'15; demand, 6%; Luigi Fusco to Lion Brewery, 104 W 104. 1,030.55

3D av, 87, see 12th, 205-13 E.

3D av, 91, see 12th, 205-13 E.

3D av, 720-2 (5:1300), nwc 45th (No 157), 50x100; ½ pt; AT; Apr12'15; due & int as per bond; Jno P Gilford to Title Guar & Trust Co. 10,000

7TH av, 2134 (3:772), swc 23d (No 200), runs w25xs80xw50xs18.9xe75 to av x n98.9 to beg; PM; Apr14'15; due & int as per bond; West Side Constn Co to Title Guar & Trust Co. 80,000

7TH av, 218-22, swc 23d (No 200); certf as to mtg for $60,000; Apr14'15; same to same. —

7TH av, 1867-9 (7:1823); ext of mtg for $73,000 to Mar1'18, 5%; Mar22; Apr9'15; N Y Life Ins Co with Andros Realty Co. nom

8TH av, 223 (219) (3:745), ws, 50.9 n 21st, 22.6x100; Mar26; Apr14'15; due & int as per bond; Emma Connor, of Saginaw, Mich, to Clara M Bryde, 29 Mt Morris Park W. 17,000

8TH av, 2120-28 (7:1830); ext of mtg for $10,000 to Feb5'18, 6%; Mar20; Apr 15'15; Florence B D Reynolds & ano, exrs Lizzie M Dike, with Fredk A Schermerhorn, 101 University pl. nom

8TH av, 2591 (7:2041); sal Ls; Apr7; Apr14'15; demand, 6%; Jos J Moran to Lion Brewery, 104 W 104. 7,322

9TH av, 675; also 47TH ST 360 W (4:1037); ext of mtg for $35,000 to Feb1'18, 5½%; Mar22; Apr9'15; N Y Life Ins Co with Mary Quinlan. nom

11TH av, 683 (4:1079), nwc 49th; leasehold; pr mtg $——; Apr10; Apr13'15; installs, $100 mo, int as per notes; Harry E Magee to Jno Kerr, 465 W 49. 900

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Clark st (Bklyn), nwc Willow, 101.1x irreg x101.2; certf as to additional loan or mtg for $——; Apr9; Apr13'15; Willow Court Holding Corpn, 141 Bway, NY, to Title Guar & Trust Co. —

Long Beach, LI (miscl); certf as to mtg for $2,000; Mar31; Apr15'15; Hudson Market Corpn, 115 Bway, to Max Beringer. —

All property (miscl), rights, franchises, subways, ducts, &c, for telegraph & telephone; supplemental 1st mtg or deed of trust; pr mtg $——; Jan1; Apr14'15; due & int as per bond; Empire City Subway Co (Ltd), 15 Dey, to Bankers Trust Co, trste, 16 Wall. 205,000

All property, &c; certf as to mtg for $205,000; Apr7; Apr14'15; same to same. —

Chattel mtg (miscl); certified copy of resolution to mtg for $200 by Board of Directors; Apr9; Apr10'15; The Star Fixture Co to Morris Aronson. —

Chattel mtg (miscl); certf as to notes or mtg for $1,500; Apr1; Apr12'15; Geo Stoehr, a corpn, to T & E Casselman. —

Reynoldsville, Pa (miscl); consent of stockholders to mtg $40,000; Mar29; Apr 10'15; Asbestos Textile Co Inc to Title Guar & Trust Co, as trstes. —

Tennessee (miscl); certf as to mtg for $30,000; Apr10; Apr12'15; Duxel Chemical Works, Inc, to Hy M & Maximilian Toch. —

MORTGAGES.

Borough of the Bronx.

Canal pl (9:2343), nwc 138th; sal Ls; Apr10; Apr14'15; demand, 6%; Jno Gueren to A Hupfels Sons, 842 St Ann's av. 4,200

Dean st (*), ws, 150 s Town Dock rd, 50x100; pr mtg $3,500; Apr6; Apr12'15; due &c as per bond; Lillian C Cornwall, 1418 Balcom av, to Mabel E Toerner, 859 E 164. 500

Dock st (*), sws, 300 se Thomas, 150x 154.10x158.10x157.1; ext of $7,000 mtg to Nov1'17 at 6%; Dec22'14; Apr14'15; Payne Estate with Westchester Land & Dock Corpn, 2614 University av. nom

Fox st, see Av St John, see Av St John, sec Fox.

Fox st, see Av St John, see Av St John, sec Fox.

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Gates pl (12:3324), ws, 135.1 n Mosholu Pkway N, 50x100; Apr12; Apr15'15; due Jan1'18, 6%; Patk M Burke to Thos O'Hara, 400 E 183. 3,500

Gates pl (12:3324), ws, 185.1 n Mosholu Pkway N, 50x100; Apr12; Apr15'15; due Jan1'18, 6%; Patk M Burke to Ellen F Barnhart, 2690 Morris av. 3,500

Gray st, 1366 (*); sobrn agmt; Apr13; Apr15'15; Wm Mattes with Cath F Brennan, 275 Winthrop, Bklyn. nom

Harriet pl (*), es, 239.8 n Eastern blvd, 25x98.2x25.9x99.11, lot 54, map Flanagan Estate; Apr8; Apr14'15; 3y6%; Christian Wieland to Matthias Mensch, 2019 Powell av. 600

Hoffman st, nec 187th, see 187th E, nec Hoffman.

Home st, see Vyse av, see Vyse av, sec Home.

Home st (10:2753), ss, 50.4 e Vyse av, 50.4x100.4; pr mtg $——; Apr9; Apr10'15; due &c, as per bond; Vyse Bldg Corpn to Manhattan Mort Co, 200 Bway. 35,000

Home st (10:2753), same prop; certf as to above mtg; Apr9; Apr10'15; same to same. ——

Kingsbridge ter (12:3253), ses, 150 s Perot, 50x97x50x97.6; Apr15'15; 5y5%; Mathew Danahy to Thos J Davis, 424 W 144. & ano, trstes Eliz C H Clark. 1,000

Lorillard pl (11:3054), es, 40.3 n 3 av or 184th, 31.4x100; April2; Apr14'15; 3y5½%; Geo Kurzman & Rose Langsam, both of Bklyn, to Geo M Thompson, Bound Brook, NJ, trste for Mary L Hillhouse. 5,500

Lorillard pl (11:3054), es, 21.7 n 3 av or 184th, 18.8x100; Apr13; Apr14'15; 2y5%; Geo Kurzman & Rose Langsam to Jas Austin, gdn Kath D Austin, 1555 Av A. 3,200

Louise st (*), ws, 325 s Van Nest av, 25x95, except part for Cruger av; Apr14; Apr15'15; due July1'18, 5½%; Jas Paradise to Bridget Sheridan, 1870 Boston rd. 2,000

Louise st (*), same prop; Apr14; Apr 15'15; 2y6%; same to Royal Bronx Realty Co, Inc, 1126 Walker av. 400

Mianna st (*), sec Hunt av, 59x90.7x50 x59.2; PM; pr mtg $1,000; Apr12; Apr13 '15; installs, 6%; Michl Vista to Johanna H W Kreienberg, 662 Morris Park av. 400

Mianna st (*); same prop; Apr12; Apr 13'15; 3y6%; Johanna E, Walter, Sophie F & Johanna H W Kreienberg to Jno H Rehm, 1653 Holland. 1,000

Minerva pl, see Jerome av, see Jerome av, see Minerva pl.

Poe pl (12:3293), ws, 203.9 n Coles pl or la, 26.9x117.5x26.10x119, except pt for Briggs av; Apr12; Apr13'15; due July1'18, 6%; Julia O'Neill to Rafael Diez de la Cortina, Middletown, NY. 1,500

Randall st, swc 213th, see 213th, 771 E.

Tiffany st, see 165th, see Westchester av, 985-91.

Tiffany st, see Whitlock av, see Whitlock av, 884.

Truxton st, swc Longwood av, see Longwood av, swc Truxton.

136TH st E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook, x—x—x100; Apr 9; Apr10'15; 3y6%; Montrose Realty Co to N Y Mort & Security Co, 135 Bway. 5,500

136TH st E (9:2264), same prop; certf as to above mtg; Apr9; Apr10'15; same to same. ——

138TH st E, nwc Canal pl, see Canal pl, nwc 138.

150TH st E, sec Tinton av, see Tinton av, sec 150.

152D st E, nec Morris av, see Morris av, nec 152.

159TH st E, see St Anns av, see St Anns av, sec 159.

164TH st, S69 E (10:2690), ns, 33.7 w Stebbins av, 19.6x74.7; PM; Apr14; Apr15 '15; due &c as per bond; Yetty Sasmor, 70 E 109, to Julia Greenstone, 136 W 117. 500

165TH st E, sec Tiffany, see Westchester av, 985-91.

165TH st, 960-S E, see Westchester av, 985-91.

167TH st E (10:2716), ss, 44.4 e Kelly, runs e 25 xs e100xs14.6xw26.10xn15xnw90.2 to beg; Apr13; Apr15'15; due June1'20, 5½%; Jno Aitken to Rosina B Knox, 32 Woodlawn av, New Rochelle. 250

170TH st E (11:2902), ns, 65 w Wash av, runs n76.7xw20xn24.8xw31xs96.11 to st xe51 to beg; ext of $3,000 mtg to Apr9'18 at 5%; Apr9; Apr10'15; Anna B Weiler, Mt Vernon, NY, with Irene Pierce (R S 60c). nom

173D st E, nwc Anthony av, see Anthony av, nwc 173.

176TH st, S57 E (11:2959), nes, 545.5 n w So Blvd, 50x150.8x50x150.2; pr mtg $42,000; Apr9; Apr10'15; 1y6%; J W R Realty Co Inc, 3114 3 av, to Siegfried Landau, 1575 3 av. 7,500

176TH st, S57 E; certf as to above mtg; Apr9; Apr10'15; same to same. ——

176TH st, S63 E (11:2959), nes, 495.5 n w So Blvd, 50x150.8x50x150.2; pr mtg $42,000; Apr1; Apr10'15; 2y6%; J W R Realty Co Inc, 3114 3 av, to Siegfried Landau, 1575 3 av. 7,500

176TH st, S63 E; certf as to above mtg; Apr9; Apr10'15; same to same. ——

178TH st, 401 E, see Webster av, 1960-70.

178TH st W, swc Cedar av, see Cedar av, swc 178.

181ST st E (11:3125), ss, 115.1 e Honeywell av, 60.7x65.3x66.3x78.1; pr mtg $40,000; Apr13; Apr14'15, 2y6%; Trojan Bldg Corpn to Henry D Greenwald, 24 E 38 St. 8,000

181ST st E (11:3125), same prop; certf as to above mtg; Apr13; Apr14'15; same to same. ——

182D st, 738 E (11:3099-3097), ss, 90.11 e Clinton av, 20x70; Apr14; Apr15'15; 1y 6%; Jos Bissert to Magnus G Misch, 1440 Minford pl. 500

187TH st E (11:3066), nec Hoffman, 27.7 x118.1x27.7x118.3; pr mtg $17,800; Apr2; Apr14'15; due Nov20'18, 6%; Tripoli Realty Co, 553 E 187, to Pasquale Mucci, 2503 Hughes av. 3,500

213TH st, 771 E (*), nwc Randall, 52.8x97.11x50x114.9; Apr12; Apr13'15; due, &c, as per bond, Giovanni Guercio, Raffaele Cossa & Raffaele Cossa (his nephew) to Luigi De Luccia, 322 E 144. 10,000

216TH st E, nwc Barnes av, see Barnes av, nwc 216.

235TH st E, nec White Plains rd, see White Plains rd, nec 235.

239TH st E (12:3388), ns, 200 w Martha av, 2 lots, ea 25x100; 2 mtgs, ea $3,200; Mar1; Apr15'15; 3y5½%; Ehrich Peterson to Central Mtg Co, 60 Wall. 6,400

239TH st E (12:3388); same prop; 2 PM, each $1,500; 2 pr mtgs, $3,200 each; Mar15; Apr15'15; 3y5½%; same to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 3,000

243D st E, nwc Barnes av, see Barnes av, nwc 243.

Anthony av (11:2889), nwc 173d, 110x 52.5 to es Clay av, x111.11x26.7; ext of $10,000 mtg to 3y5½%; Feb5; Apr 14'15; Bertha Myers with Mellwin Realty & Constn Co. nom

Arthur av (11:3068), ws, 112.3 s 179th, 100x90; Apr12'15; due Mar9'18, int as per bond; Eugene Ulrich, 788 E 175, to Wm Lustgarten & Co, 68 William. 11,500

Av St John (10:2683), sec Fox, 75x100; sobrn agmt; Apr12; Apr15'15; Normal Constn Co & Henry Morgenthau Co with Lawyers T & T Co, 160 Bway. nom

Av St John (10:2683), sec Fox, 75x100; ext of $58,000 mtg to Oct14'19 at 5½%; Apr14; Apr15'15; Lawyers Title & Trust Co with Normal Constn Co, 320 Bway. nom

Barnes av (*), nwc 216th, 114x105; Apr 15'15; due &c as per bond; Fanny Zur Nieden to Frances S Leigh, gdn Wm R Leigh, 263 Rich av, Mt Vernon, NY. 6,000

Barnes av (*), nwc 243d, 82.6x35x—x35; Apr15'15; 5y5%; Ralph Wilson to Johannes Meyer, 73 Leonard, Bklyn, NY. 6,000

Briggs av, 2673-5 (12:3301), ws, 142.5 s 197th, runs w95.1xs48xe60xe95.1xn108.6 to beg; PM; Apr13; Apr14'15; 1y5½%; J H M Constn Co to Howard Haviland, 601 7th. 7,500

Briggs av (12:3303), ns, 250 e Bedford Park Blvd, 100x110; PM; Apr9; Apr10'15; 3y5%; Trusit Holding to Lincoln Trust Co, 204 5 av, exr Patk F McGowan. 8,500

Bronx blvd (*), ws, 319 s 224th, 77x150; transfer of tax lien for yrs 1908 to 1911 assessed to ——; June23'13; Apr12'15; 3y ¼ of 1%; City N Y to Chas W Baker, c/o Theo Schwartzman, 44 Court, Bklyn (assigned to E Stanley Hertwig, Union Trust Bldg, Cincinnati, O. 487.09

Bryant av (10:2748), ws, 340 s 165th, 126x100; sobrn agmt; Apr8; Apr9'15; American Real Estate Co with City Mtg Co, 15 Wall. nom

Bryant av (10:2748); same prop; agmt that 3 mtgs for $33,000 each shall be the same as a blanket mtg for $81,000; Apr8; Apr9'15; Turpod Realty Co with City Mtg Co, 15 Wall. nom

Bryant av (10:2748), ws, 340 s 165th, 3 lots, ea 42x100; 3 bldg loan mtgs, ea $33,000; Apr8; Apr9'15; demand, 6%; Turpod Realty Co, Inc, to City Mtg Co, 15 Wall. 99,000

Bryant av (10:2748); same prop; 3 certfs as to above mtg; Apr8; Apr9'15; same to same. ——

Bryant av (10:2748); same prop; 3 PM mtgs, ea $7,000; 3 pr mtgs, $—— each; Apr 8; Apr9'15; 3y6%; same to American Real Estate Co, 527 5 av. 21,000

Bryant av (10:2748), ws, 300 s 165th, 40 x100; sobrn agmt; Apr8; Apr9'15; Mack Constn Co with Turpod Realty Co, 1025 E 163. nom

Cedar av (11:2883), swc 178th, 98x20; Apr 1; Apr14'15; demand, 6%; Jno J Crilly to A Hupfels Sons, 842 St Ann's av. 1,100

Clay av, nec 173d, see Anthony av, nwc 173.

Cottage Grove av (*), es, 250 n McGraw av, 55x100; April2; Apr14'15; due &c as per bond; Dora Silbereisen to A R Kronn, 633 Eagle av. nom

Decatur av (Norwood av) (12:3352), ws, 173.11 s Gun Hill rd, 50x100; ext of $1,500 mtg to Apr16'18 at 5½%; Apr12; Apr14'15; Saml A Henocksberg & ano with Soc of The Free Church of St Mary The Virgin. nom

Eagle av, 895 (10:2620); ext of $5,000 mtg to Apr12'17 at 5¼%; Apr12; Apr15 '15; Title G & T Co with Curt E H Mantler, 176 Ocean av, Jersey City, NJ (R S 50c). nom

Fordham rd, 382-4 E (11:3026); sal Ls; Apr10; Apr12'15; demand, 6%; Edw Lyons, 102 Riverside dr, to F & M Schaefer Brewing Co, 114 E 51. 6,500

Franklin av (11:2932), ws, 44 n 170th, 16.10x100, except pt for Franklin av; pr mtg $——; Apr7; Apr13'15; demand, 6%; Adelia Jenkins, 1407 Franklin av, to Saml B Ballou, 1356 Pacific, Bklyn. 1,300

Fulton, 1531 (11:2928); ext of $40,000 mtg to Feb9'18 at 5¼%; Mar15; Apr 9'15; N Y Life Ins Co with Realty Options Co (R S $18.75). nom

Garrison av, ss, see Hunts Point rd, ws, 888 n Lafayette av.

Gifford av (*), ss, 528.10 e Balcom av, 25x83x26.11x93.3; Apr13; Apr15'15; installs, 6%; Ingrid Thornsland to Fanny Catz, 948 Trinity av. 450

Grace av (*), es, 125 s Lyon av, 50x 125; Apr8; Apr14'15; 3y6%; Sidney B Hickox to Wm H Weygandt, 1050 Greene av, Bklyn. 1,000

Grand blvd & Concourse (11:3165), ws, 232.1 n 184th, 50x70x50x78.7; PM; pr mtg $3,000; Apr14'15; due, &c, as per bond; Saml H Golding to Jas T Murray, 74 W 69. 2,000

Hoe av (11:2981), ws, 200 n Jennings, 50x100; certf as to mtg for $34,000; Apr 14; Apr15'15; Galveston Building Co to City Mtg Co. ——

Hoe av (11:2981), ws, 200 n Jennings, 50x100; bldg loan; Apr14; Apr15'15; demand, 6%; Galveston Bldg Co to City Mtg Co, 15 Wall. 34,000

Hughes av, 2303 (11:3072); ext of $4,000 mtg to Apr5'18 at 5%; Apr12'15; Title Guar & Trust Co with Michele Morreale, Martino Delisi & Antonino Pepe. nom

Hunt av, see Mianna, see Mianna, sec Hunt av.

Hunts Point av, 887 (10:2740); sobrn agmt; Apr5; Apr14'15; Baronet Realty Co & Hunts Point Constn Co with Lawyers Mtg Co, 59 Liberty. nom

Hunts Point av (10:2740), ws, 766 n Lafayette av, 61x100; certf as to mtg $50,000; Apr20; Apr14'15; Baronet Realty Co to City Mtg Co. ——

Hunts Point rd (10:2740), ws, 888 n Lafayette av, runs w100xn36.8 to ss Garrison av xe88.4x30.11 to av xs65.1 to beg; Apr8; Apr9'15; Lawyers Title & Trust Co with Baronet Realty Co, 73 Nassau. nom

Hunts Point rd, 887 (10:2740); ext of $45,000 mtg to Apr13'20, 5%; Apr13; Apr 15'15; Lawyers Mort Co with Baronet Realty Co, Inc, 71 Nassau. nom

Intervale av, 1036 (10:2705), es, 144.3 n 165th, 50x100; Apr8; Apr9'15; due &c as per bond; 182d St Realty Co to Lawyers Mtg Co, 59 Liberty. 33,000

Intervale av, 1036; certf as to above mtg; Apr8; Apr9'15; same to same. ——

Intervale av, 1036; pr mtg $33,000; Apr 8; Apr9'15; 2y6%; same to Sidney W Hughes, Greenwich, Conn. 2,000

Intervale av, 1036; certf as to above mtg; Apr8; Apr9'15; same to same. ——

Jackson av (10:2578), es, 50 s 147th, 50 x100; pr mtg $5,000; Apr9; Apr10'15; 3y 6%; Jas G Monco, 4432 Jackson av, to Thos F Maloney, 418 Mott av. 1,000

Jerome av (12:3319), sec Minerva pl, 25.7x134.2x47.6x163.1; Apr14; Apr15'15; due &c as per bond; Rachel Goodman to Jos G Weidman, 160 E 48. 1,000

Longfellow av (10:2754), ws, 259.3 n 167th, 50x100; PM; Apr12; Apr13'15; 3y 6%; Emma R Wurm to Wm Sinnott Co, 967 163. 6,000

Longwood av (10:2736-2767), swc Truxton, runs w44xs157xe50xn51 to Truxton xn114 to beg; pr mtg $10,000; Apr9; Apr 12'15; installs, 6%; Lorey Realty Co to Bronx Security & Brokerage Co, 258 E 138. 600

Morris av (9:2412), nec 152d, 50x100.3; also MORRIS AV (9:2442), ws, 50 n 152d, 25x100; Apr14; Apr15'15; due &c as per bond; Sunday Raumiello to Henry Ellis Brewing Co, 403 E 54. 2,538.40

Morris av, ws, 50 n 152d, see Morris av, nec 152.

Park av, 4278-80 (11:3035), es, 158 n 178th, 58x150, except pt for av; Apr5; Apr 12'15; due &c as per bond; Geo W Fraser to Caroline A Wheeler, 1824 Arthur av. 900

Park av, 4424 (11:3037), es, 125 n 181st, 25x141; PM; pr mtg $4,600; Apr13'15; installs, 6%; Antonio Giunta, 1725 Fulton av, & Salvatore Sciuto, 1039 Simpson, to Margt Haggerty, 4424 Park av. 1,750

Park av, 4424 (11:3037); ext of $4,600 mtg to June9'19 at 5%; Apr5; Apr13'15; Ernest Hall, exr Eliz Gifford, with Margt Haggerty. nom

Prospect av, 699 (10:2675), ws, 48 s 155th, 23x95x23x94.11; Apr15'15; due &c as per bond; Miltner Bros, Inc, to Title Guar & Trust Co, 176 Bway. 6,000

Prospect av, 699; certf as to above mtg; Apr15'15; same to same. ——

Quimby av (*), ss, 205 e Havemeyer av, 100x108, Unionport, except part for Quimby av; Apr9; Apr12'15; 3y6%; Mabel T Mallett, 2326 Quimby av, to Martha A Arnow, 2525 Westchester av. 3,500

Rosedale av (*), ws, being lots 443 & 444, amended map Hapes Estate, except pt for lots; Apr13'15; Apr15'15; due July 1'18, 5½%; Dorothy Reutler, 1439 Rosedale av, to Mary E Hastings, 530 West End av. 4,500

St Anns av (10:2618), sec 159th, 50x120; ext of $16,000 mtg to Mar29'18 at 5½%; Mar29; Apr12'15; Title Guar & Trust Co with Our Realty Co, 32 Ann av. nom

Schofield av (*), ns, 50 e land Geo Byles, runs e150 to L I Sound xne119xw—xs119 to beg; Apr14'15; due May1'18, 6%; Clarence E Fleischman & Addie S Wood to Cora Barnett, 223 Warren st, Jersey City, NJ. 1,500

Southern blvd (11:3108), ws, bet 179th & 180th, being lot 38, blk 3108, tax map, transfer tax lien for yrs 1874 to 1908, assessed to W P Daniels; Nov13'11; Apr15 '15; 3y12%; City N Y to Saml Goldsticker (149 Bway), 171 E 64. 4,705.51

Stebbins av, 1066-70 (10:2691); ext of $38,000 mtg to Apr2'20 at 5½%; Apr2; Apr15'15; Lawyers Mtg Co with Louis E Kleban Co, Inc, 1714 Crotona Park E. nom

Tinton av (10:2664), sec 150th, —x—; ext of $38,000 mtg to Apr6'20 at 5½%; Apr6; Apr9'15; Edw A Kerbs with Macy Constn Co, 574 Tinton av. nom

Tinton av, 1245 (10:2663), ws, 80.8 s 169th, 29.8x73.3x36x58.11; Apr12'15; due &c as per bond; Isaac R Pardo to Lawyers Mtg Co, 59 Liberty. 4,500

Vyse av (11:2965), es, 400 n Charlotte pl, 25x100; Apr13; Apr14'15; 3y5½%; Louis W Miller, 1311 So blvd, to Jno D Kroog, 1496 Vyse av. 1,500

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Vyse av, es, 31.4 s Boston rd, see Vyse av, es, 51.10 s Boston rd.

Vyse av (11:2998), es, 51.10 s Boston rd, 50.5x78.9x48.10x89.5; also VYSE AV (11:2998), es, 31.4 s Boston rd, 20.6x97.8x 24x94.4; also COOPER ST (8:2241), ss, 150 e 204th, 40x100; Apr8; Apr10'15; 3y5½%; Michl J Dowd to Della Murphy, 1190 Bway. 10,000

Vyse av (10:2753), sec Home, 100.4x50.4; pr mtg $——; Apr9; Apr10'15; due, &c, as per bond; Vyse Bldg Corpn to Manhattan Mort Co, 200 Bway. 45,000

Vyse av (10:2753), same prop; certf as to above mtg; Apr9; Apr10'15; same to same. ——

Webster av, 1960-70 (11:3028), nec 178th (No 401), 107.6x31x110.3x34; Apr12; Apr 13'15; due &c as per bond; Clement H Smith to Eva Gold, Old South rd, Woodhaven, LI. 6,000

Webster av, 1960-70; sobrn agmt; Apr 12; Apr13'15; Mary A Langbein, 505 E 175, with same. nom

West Farms rd (11:3013), ws, at ss land now or late Nathan Hulet, runs w 100xs25xw90 to rd xn27 to beg, except pt for West Farms rd; pr mtg $——; Apr10; Apr12'15; due July10'16, 6%; Maria E Eisenbarth to Myron Straus, 149 Lenox av. 400

Westchester av, 985-91 (10:2715), nws, 60.8 ne Tiffany, runs nw76.3xw6.7 to Tiffany xn79 to ss 165th (Nos 960-8) xe100.6 xs46.1xse54 to av xsw102.5 to beg; pr mtg $27,000; Apr1; Apr13'15; 5y5%; 140 West Twenty-Seventh Street Corpn to Adams Realty Co, 206 Bway. 63,000

Whitlock av, 884 (10:2731), sec Tiffany, —x—; ext of $38,000 mtg to Feb4'18 at 5½%; Feb4; Apr15'15; T G & T Co with Turek Realty Co, 1029 E 163. nom

White Plains rd (*), nec 235th, 114x100, Wakefield; Apr8; Apr12'15; 5y5%; Sound Realty Co to Sarah M MacDonald, 344 Macon, Bklyn. 9,000

White Plains rd (*); same prop; certf as to above mtg; Apr8; Apr12'15; same to same. ——

MISCELLANEOUS MORTGAGES.

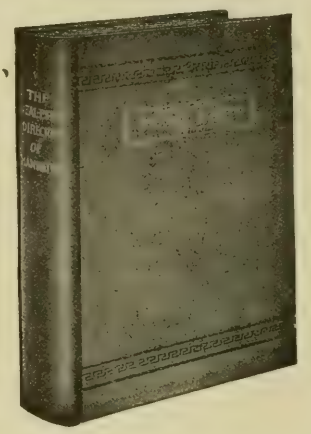
Borough of the Bronx.

Franchises (gen'l mtgs), conduits, subways, &c; supplemental mtg or deed of trust; pr mtg $——; Jan1; Apr14'15; due, &c, as per bond; Empire City Subway Co (Lim), 15 Dey, to Bankers Trust Co, 16 Wall. gold bonds 205,000

Franchises, &c (gen'l mtg), same prop; certf as to above mtg; Apr7; Apr14'15; same to same. ——

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2458 New York, April 24, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Bank st, 42-4.
Bleecker st, 123-5.
Broome st, 93 & 161-3.
Cathedral Pkway, 207-11.
Centre Market pl, 5.
Crosby st, 101-3.
East Broadway, 259.
Gold st, 93.
Grand st, 462.
Greene st, 78 & 175-7.
Howard st, 25.
Hudson st, 503-5.
Jane st, 80.
Lincoln pl, 7-13.
Macdougal st, 110.
*Mercer st, 26 (or Broadway, 449).
Monroe st, 134½, 142 & 157.
*Montgomery st, 10-12 (or East Bway, 259).
*Pitt st, 1-5 (or Grand st, 462).
Rutgers pl, 3.
St Nicholas pl, 45.
*Sheriff st, 15 (or Broome st, 93).
Suffolk st, 12.
Water st, 659.
William st, 194.
*Wooster st, 191-3 or Bleecker st, 123-5).
1st st, 96-8 E.
3d st, 195 E.
5th st, 717 E.
*9th st, 807 E (or Av D, 128).
10th st, 353 E.
13th st, 513 E.
21st st, 15-17 W.
22d st, 16-17 & 221 W.
22d st, 16-8 & 221 W.
30th st, 216 E.
31st st, 114 W.
*31st st, 304-6 W (or 8th av, 415-9).
35th st, 166 W.
38th st, 108-10 W.
42d st, 363 W.
43d st, 124 W.
46th st, 134 & 154 W.
47th st, 622 W.
49th st, 37 & 143 E.
*50th st E (nec Lex av, 559), blk 1305-20.
51st st, 253 W.
*51st st, 255 W (or 8th av, 850).
53d st, 16 E.
54th st, 63 W.
55th st, 123 & 144 E.
60th st, 236 W.
63d st, 160 E.
*71st st, 436 E (or Av A, 1327).
79th st, 87 E.
80th st, 162 & 219-21 W.
82d st, 55 & 518 E.
82d st, 15 W.
84th st, 507 E.
*85th st, 357 W (or Riverside dr, 131).
86th st, 243 E.
86th st, 340-6 W.
*87th st, 1 E (or 5th av, 1060-1).
88th st, 174 W.
90th st, 259 W.
94th st, 53 & 124 W.
95th st, 156-66 W.
99th st, 70 W.
100th st, 168 E.
102d st, 305 W.
104th st, 305 W.
107th st, 230 E.
*107th st, 19 W (or Manhattan av, 152).
107th st, 324 W.
108th st, 14-20 & 315-7 E.
*108th st E (sec 5th av, 1263-9).
*109th st, 300-2 E (or 2d av, 2118).
110th st, 117-9 E.
116th st, 207 E.
117th st, 409 E.
*117th st, 201 W (or 7th av, 1940-6).
*117th st, 203 W (or St Nicholas av, 140-8).
117th st, 274 W.
118th st, 165-7, 216-8 & 238-40 E.
119th st, 118 W.
*119th st, 500 W (or Pleasant av, 354).
121st st, 226 W.
122d st, 232-6 E.
*124th st, 501 W (or 129th st, 117 E.
129th st, 32 W.
131st st, 130 & 209 W.
132d st, 53 E.
133d st, 11, 69 & 115-17 W.
*133d st, 501 W (or Ams av, 1480-2).
136th st, 161 W.
138th st, 613 W.
140th st, 271 W.
*140th st W (sec Bway, 3430-8), blk 2071-61.
144th st, 530 W.
*149th st, 418 W (or Convent av, 433).
158th st, 543-51 W.
Ams av, 1300-6).
125th st, 29 W.
127th st, 5-7 & 263 W.
161st st, 553-5 W.
162d st, 562 W.
*168th st, 521-21½ W (or Audubon av, 57).
*183d st, 551 W (or Audubon av, 360).
*184th st, 645 W (or Wadsworth av, 220-34).
Av A, 1327.
Av B, 223.
Av B, 97-9.
Av D, 128.
Amsterdam av, 1300-6 & 1480-2.
Audubon av, 57 & 360.
Broadway, 449, 928-30 & 3430-8.
Columbus av, 68.
Convent av, 433.
Edgecombe av, ws, bll 2108-27-8.
Lexington av, 559.
Madison av, 1984 & 2105.
Manhattan av, 152.
Old Broadway, 58-60.
Pleasant av, 285 & 354.
Riverside dr, 131 & 524.
St Nicholas av, 140-8.
Vermilyea av, ns, blk 2234-34.
Wadsworth av, 220-34.
West End av, 348.
1st av, 95-7 & 172.
2d av, 2074, 2118 & 2274.
3d av, 441 & 1773.
5th av, 647, 1060-1 & 1263-9.
7th av, 1940-6.
8th av, 415-9 & 850.

WILLS.

Chambers st, 108.
29th st, 116 E.
Riverside dr, 83.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part or name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 16, 17, 19, 20, 21 & 22.

Bank st, 42-4 (2:614-10), ss, 105 e 4th, runs s91.3xe20.1xn1.1xe19.5xn90 to st xw 40.2 to beg, 6-sty bk tnt; Chas Rubinger to Hugo L Distelhurst, 167 Park pl, Bklyn, B&S; mtg $45,000 & AL; Apr15; Apr17'15. A$22,000-55,000 (R S $17). O C & 100

Bleecker st, 123-5 (2:536-37), nwc Wooster (Nos 191-3), 50x100, 8-sty bk loft & str bldg; Building & Engineering Co, 1133 Bway, to Walter J McCauley, 2557 Decatur av, Bronx; B&S; mtg $90,000; Apr9; Apr 21'15. A$90,000-145,000 (R S $7,500). nom

Broome st, 93 (2:336-47), swc Sheriff (No 15), 25x75, 6-sty bk tnt & strs; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$20,000-32,000 (R S $10). O C & 100

Broome st, 161-3 (2:346-51), ss, 20 w Attorney, 40x50, 6-sty bk tnt & strs; Knob Realty So to Simon Rochelson, 1416 Stebbins av, Bronx; mtg $34,000 & AL; Apr20; Apr22'15; A$24,500-39,500 (R S 50 cts). O C & 100

Cathedral Pkway, 207-41 (7:1825-22), ns, 150 w 7 av, 100x100, 6-sty bk tnt; Moses Crystal et al, EXRs & TRSTEs Clementine M Silverman et al, to Clemilt Realty Co, 3432 Bway; B&S; Apr1; Apr22'15; A $88,000-180,000 (R S 50 cts). O C & 100

Centre Market pl, 5 (2:471-5), es, 212.2 s Broome, 25x48, 3-sty bk tnt & strs; Rose Munday, daughter of & Ann Monoghan, widow of Thos Monaghan, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; mtg $7,000 & AL; Mar30; Apr20'15; A$7,500-8,500. nom

Crosby st, 101-3 (2:496-12), ses, 53.3 sw Prince, 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; Emma Josephson, 85 Lenox av, to Central Trust Co of N Y, 54 Wall; mtg $88,000; Apr17. Apr21'15; A$25,000-47,000. nom

East Broadway, 259 (1:286-21), swc Montgomery (Nos 10-12), 23x95, 6-sty bk tnt & strs; Isadore Kahn, 930 Fox, to Ray Factor, 11 Attorney; mtg $56,500 & AL; Mar16; Apr19'15; A$30,000-55,000 (R S $5.50). O C & 100

Gold st, 93 (1:103-22), nws, abt 148 n Spruce, 24.11x103.3x25.3x103.8, 5-sty bk hospital; Hamilton Odell & ano, EXRS &c Wm B Isham, to Alfred H Ackers, 233 W 128; AL; Apr22'15; A$23,500-30,000 (R S $10). O C & 100

Gold st, 93; Alfred H Ackers to Wm D Kilpatrick, 71 E 95; mtg $23,000; Apr22 '15 (R S $10). O C & 100

Grand st, 462 (2:341-58), nwc Pitt (Nos 1-5), 25x100, 6-sty bk tnt & strs; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$35,000-62,000 (R S $18). nom

Greene st, 78 (2:485-11), es, 101.2 s Spring, 25x100.1, 6-sty bk loft & str bldg; Lafayette B Gleason, ref, to Grenville L Winthrop, at Lenox, Mass; Frederic B Winthrop, at Hamilton, Mass, EXRS Robt Winthrop, plffs; FORECLOS Apr14; Apr 17'15; A$22,000-37,000 (R S $30). **30,000**

Greene st, 175-7 (2:524-53), ws, 100 s Bleecker, 40x100, 6-sty bk loft & str bldg; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20 '15; A$35,000-60,000 (R S $17). O C & 100

Howard st, 25 (1:209-12), ss, 248.8 e Bway, 25.10x100x25.10x100.7, 5-sty bk loft & str bldg; David Greenebaum to Edw Greenbaum, both at 301 W 109; mtg $21,-000; Apr15; Apr17'15; A$25,000-33,000 (R S $13). O C & 100

Hudson st, 503-5 (2:630-45), ws, 66.11 n Christopher, runs w85 to es of alley xs 16.11xw15.4xs23.1xe99.8 to st xn40.1 to beg, with rights to 15 ft alley on rear leading to 10th st, 6-sty bk loft & str bldg; Etagloc Holding Co to Wm J Stich, 1842 Bryant av; B&S & CaG; mtg $60,000; Mar10; Apr17'15; A$23,000-60,000. nom

Hudson st, 503-5 (2:630-45), ws, 66.11 n Christopher, runs w85 to es of alley xs 16.11xw15.4xs23.1xe99.8 to st xn40.1 to beg, with rights to 15 ft alley on rear to 10th, 6-sty bk loft & str bldg; Wm J Stich of Bronx to Etagloc Holding Co, 59 Wm; B&S & CaG; mtg $60,000 & AL; Apr16; Apr19'15; A$23,000-60,000. nom

Jane st, 80 (2:641-46), ss, 148.9 w Greenwich, 14.3x80, 3-sty & bk dwg; Edw J Keller, 330 W 15, to Helena O'Sullivan, 242 W 11; TRSTE for Mary & Julia O'Sullivan; Al. Mar22. Apr20'15. A$4,500-6,000. nom

Lincoln pl, 7-13, see 118th, 165-7 E.

Lincoln pl, nwc 118th, see 118th, 165-7 E.

Macdougal st, 110 (2:540-4), es, 150 n Bleecker, runs e100xw100 to st xs25 to beg (probable error, n course omitted), 6-sty bk tnt & strs & 6-sty bk rear tnt; Louis Lifshutz & Lillian, his wife, to Fannie Lifshutz, all at 545 Bedford av, Bklyn; L RT&I; AL; Apr15. Apr22'15. A $16,000-29,000. nom

Mercer st, 26, see Bway, 449.

Monroe st or Rutgers pl, 3 (1:270-2), n s, 26.6 e Jefferson, 26x120, 6-sty bk tnt & strs; Louis Jarmulowsky, 54 Canal, to Albt Jarmulowsky, 82 E 92; Meyer Jarmulowsky, 27 E 95; Louis Jarmulowsky, 152 W 87, & Max Markel, 1326 Mad av, EXRS, &c, Sender Jarmulowsky. Apr 16. Apr19'15. A$22,000-40,000. O C & 100

Monroe st or Rutgers pl, 3; Albt Jarmulowsky et al EXRS, &c, Sender Jarmulowsky to Rehsom Realty Corpn, 135 Bway. Apr16. Apr19'15 (R S $60). **60,000**

Monroe st, 134½ (1:256-22), ss, 141.2 w Jefferson, 15.5x100x15.4x100, 5-sty bk tnt & strs; Michl Mackler to Rebecca Mackler, 43 Allen; mtg $12,000; Jan28; Apr22 '15; A$11,500-16,500 (R S $2,50). nom

Monroe st, 142 (1:256-18), ss, 47 w Jefferson, 23.6x100, 4-sty bk tnt & strs; Monroe & Market Co to Jos Cohen, at Ludlow, Mass; mtg $20,000 & AL; Apr19; Apr 20'15; A$17,500-24,500. O C & 100

Monroe st, 157 (1:269-4), ns, abt 135 e Clinton, 23.4x100, 6-sty bk tnt & strs; Max Kalowetzky to Sarah Kalowetzky, his wife, 921 Home st, Bronx; ½ pt; AT; mtg $27,625 & AL; Apr21'15; A$15,500-29,000. nom

Montgomery st, 10-12, see East Broadway, 259.

St Nicholas pl, 45 (7:2067-30½), ws, 46.11 n 152d, runs w64.2xn3xw2.4xn17xe66.6 to pl xs20 to beg, 4-sty bk tnt; J Baldwin Hand, 55 St Nicholas pl, to Alex D Aitken, 45 St Nicholas pl; mtg $8,000 & AL. Apr5. Apr20'15. A$8,000-13,000 (R S $5). nom

Sheriff st, 15, see Broome, 93.

Suffolk st, 12 (1:313-2), es, 75 n Hester, 25x50, 5-sty bk tnt & strs; Horace E Deming, ref, to Wm M Martin, 44 W 40, EXR Rebecca T Mathews; FORECLOS Apr14; Apr15; Apr16'15; A$15,000-21,000 (R S $18). **18,000**

Pitt st, 1-5, see Grand, 462.

Water st, 659 (1:243-101), ss, 300.2 w Jackson, 24.10x70x25x70, 2-sty bk stable; Utopia Realty Co to Jas S & Danl L Reardon, 153 Hewes st, Bklyn; mtg $2,000; Apr 16; Apr17'15; A$5,000-5,500. O C & 100

William st, 194 (198) (1:103-7), ses, abt 65 s Frankfort, 17.4x76.7x17x74.3, ss, 4-sty bk loft bldg; Wm J Gilroy of Bklyn to Beasy A Gilrov, his sister, 2119 Beverly rd, Bklyn, 1-5 pt; mtg $12,000 on whole; June10'14; Apr19'15; A$22,000-28,-000. nom

Wooster st, 191-3, see Bleecker, 123-5.

1ST st, 96-8 E (2:429-55), ns, 271 e 1 av, 42x105.11, 6-sty bk tnt & strs; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$33,000-65,000 (R S $25). O C & 100

3D st, 195 E (2:399-40), ns, 103 w Av B, 24x96.2, 3-sty bk tnt & strs & 4-sty bk rear tnt; Carrie Levy to Augusta Levy, 92 St Nicholas av; AL; Apr2; Apr22'15; A $18,000-23,000 (R S $1). nom

5TH st, 717 E (2:375-61), ns, 208 e Av C, 25x97, 5-sty bk tnt & strs; Benj Aufses to Saml Aufses, 118 E 73; ½ pt; AL; Apr 19; Apr20'15; A$16,500-31,000. nom

9TH st, 807 E, see Av D, 128.

10TH st, 353 E (2:393-59), nes, 143 se Av B, 25x94.9, 4-sty bk tnt & strs; Sidney S Levine to Mali Kornbluh, 353 E 10; mtg $17,250 & AL; Apr9; rerecorded from Apr9'15; Apr16'15; A$18,500-21,000 (R S $4). nom

13TH st, 513 E (2:407-54), ns, 158.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Pietro Vallone to Diana Rao, 513 E 13, & Rosalia Boccellone, 448 E 74; ½ pt; AL; Feb 2; Apr16'16; $21,000-48,000 (R S $1). O C & 100

21ST st, 17 E, see Bway, 928-30.

21ST st, 15-7 W, see 22d, 16-8 W.

22D st, 16-8 W (3:823-29), ss, 283.5 w 5 av, 54.6x98.9x53.10x98.9; also 21ST ST, 15-7 W (3:823), ns, 276 w 5 av, 58.8 x98.8, 12-sty bk loft & str bldg; Winmire Realty Corpn, 230 Bway, to Walter J McCauley, 2557 Decatur av, Bronx; B&S & CaG; mtg $650,000 & AL; Apr10; Apr21 '15; A$260,000-545,000. nom

22D st, 221 W (3:772-34), ns, 164.4 w 7 av, 16x78.7x16x78.5, 3-sty & b stn dwg; Geo F Gregory, EXR &c Susan J M Gregory, to Willie Lee Inman, 57 E 67; ½ pt; mtg $6,500 & AL; Apr19; Apr20'15; A$9,-000-12,000 (R S $3.25). O C & 100

22D st, 221 W; Geo F Gregory, individ, to same; ½ pt; mtg $6,500 & AL; Apr19; Apr20'15 (R S $3.25). O C & 100

25TH st, 233-43 W (3:775-17), ns, 375 w 7 av, 80x98.9, 1-sty stn church; Hugo E Distelhurst, of Bklyn, to Chas Rubinger, 1990 7 av; B&S; mtg $60,000; Apr15; Apr 17'15; A$55,000-92,000 (R S $30). O C & 100

30TH st, 216 E (3:910-53), ss, 25.3 e 3 av, 18.9x98.9, 3-sty & b stn dwg; Edgar J Treacy, 166 Vanderveer pl, Bklyn Manor, B of Q, to D H Jackson Co, 35 Nassau; mtg $7,000 & AL; Apr15; Apr16'15; A$9,-000-12,500 (R S $5.50). nom

30TH st, 103-9 W, see 6 av, pt 501.

31ST st, 114 W (3:806-51), ss, 183.4 w 6 av, 20.10x107.3x21.4x103, 4-sty stn loft & str bldg; Amalie H Q Millholland to Lambert S Quackenbush, both at 9 E 91; Oct 21'14, Apr16'15, A$53,000-56,000. O C & 100

31ST st, 304-6 W, see 8 av, 415-9.

35TH st, 166 W (3:810-77), ss, 60 e 7 av, 18x67.3x18.10x72.9, 4-sty stn tnt; Wm S Rusk, 301 W 129, et al to Wm H Hussey, 150 North Arlington av, East Orange, NJ, to Fredk Hussey, 142 North Arlington av, East Orange, NJ; mtg $25,000; Mar30; Apr16'15; A$41,000-43,000 (R S $5). O C & 100

38TH st, 108-10 W (3:813-43-44), ss, 120 w 6 av, 10x98.9, 5-sty bk hotel; Susan E wife Leonard H Wood of Alpine, NJ, to Chas Laue, 152 8 av, Bklyn; mtg $120,000 & AL; Apr14; Apr16'15; A$96,000-140,000 (R S $80). **200,000**

42D st, 363 W (4:1033-11½), ns, 80.9 e av, 20x120.6, 5-sty bk tnt & strs; Saml Wiener, 372 9 av, to Marie G Darmstadt, 188 St Nicholas av; mtg $20,000. Apr20. Apr21'15. A$23,500-37,500 (R S $15). O C & 100

43D st, 124 W (4:995-44½), ss, 289.3 w 6 av, 21.5x100.5, 4-sty stn tnt & str; Wm Klein, ref, to Frank Curtis, 155 W 58, EXR &c Sarah M Moore, plff; FORECLOS Mar 18; Mar29; Apr17'15; A$63,000-65,000 (R S $68). **68,000**

46TH st, 134 W (4:998-50), ss, 355 e 7 av, 15x100.4, 4-sty & b stn dwg; Nils B Hersloff to Cuban & American Contracting Co, 90 West; mtg $8,500; Jan22; Apr22'15; A$25,000-27,000 (R S $20). O C & 30

46TH st, 154 W (4:998-56), ss, 203.3 e 7 av, 16.9x100.4, 4-sty stn office & str bldg; Rose Schwartzberg, at Hunts Point Apts, 163d cor So blvd, to Frances Spingold, 836 7 av; mtg $25,000 & AL; Apr21'15; A$32,-000-35,000 (R S 50 cts). nom

47TH st, 622 W (4:1094-46), ss, 325 w 11 av, 25x61.4x26x69, 5-sty bk loft & str bldg; Robt A Fanning, 517 W 171, to Edgar F Musgrove, 71 Hancock av, Yonkers, NY; mtg $5,000; Apr16; Apr17'15; A$6,000-12,000 (R S $3). O C & 100

49TH st, 37 E (5:1285-25½), ns, 105 e Madison av, 20x100.5, 5 & 6-sty & b bk dwg; Isabella D Lathing, to Chas P Lathing, her husband, 500 Mad av; CaG; AL; Apr17; Apr19'15; A$40,000-70,000. gift

49TH st, 143 E (5:1304-25), ns, 275 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Jas M Geery, of Bklyn, to Genevieve A Stryker, 452 2d, Bklyn; mtg $7,000; Jan12; Apr 22'15; A$12,000-16,000 (R S $9). nom

50TH st E, nec Lex av, see Lex av, 559.

51ST st, 253 W (4:1023-4½), ns, 80 e 8 av, 20.6x100.5, 3-sty & b stn dwg; Henry E Eschenbach to Hy C & Louise M Eschenbach, 253 W 51, & Edw R A Eschenbach, 121 W 76, his children; Mar28'13; Apr21'15; A$24,500-25,000. nom

51ST st, 255 W, see 8 av, 850.

53D st, 16 E (5:1288-61), ss, 107.6 w Madison av, 25x100.5, 5 & 6-sty stn dwg; Wm Barbour to J Adelaide Barbour, both at Fairhaven, NJ; AL; Apr15; Apr20'15; A$90,000-160,000 (R S $50). nom

54TH st, 63 W (5:1270-5), ns, 95 e 6 av, 13x100.5, 5-sty bk dwg; Jno A Parker to Edith M Parker, both at Port Washington, LI; mtg $33,471; Mar19; Apr16'15; A$23,-000-38,000 (R S $8). nom

55TH st, 123 E, see 55th, 144 E.

55TH st, 144 E (5:1309-47), ss, 150 e Lex av, 18.9x100.5, 3-sty stn bldg, 1-sty ext; A$12,000-17,000; also 55TH ST, 123 E (5:-1310-11), ns, 146.3 w Lex av, 18.9x100.5, 5-sty stn dwg; A$25,000-48,000; Stuyvesant Wainwright, of Rye, NY, to Apawamis Land Co, 59 Wall; B&S; Mar27; Apr22'15 (R S $15). nom

60TH st, 236 W (4:1151-51), ss, 450 w Ams av, 25x100.5, 4-sty bk tnt & strs; Ettie Rabinowitz, of Alma, Ga, to Benj Traktman, 433 9th, Bklyn; mtg $7,500; Aug24'14; Apr17'15; A$6,000-10,000 (R S 50 cts). nom

63D st, 160 E (5:1397-44½), ss, 186 W 3 av, 16x103.5x16x102.7, 3-sty & stn dwg; Henry Meyers to Louise de l'Aigle Reese, 50 W 52; mtg $15,000 & AL; Apr13; Apr21 '15; A$12,500-16,000 (R S $15). 30,000

71ST st, 436 E, see Av A, 1327.

79TH st, 87 E (5:1491-34½), ns, 22 w Park av, 19x82.2, 4-sty & b stn dwg; Frances Plaut to Jno S Hoyt, 101 E 65; mtg $25,000; Apr20; Apr22'15; A$37,000-47,000 (R S $15). nom

80TH st, 162 W (4:1210-60), ss, 105 e Ams av, 23x102.2, 4-sty & b stn dwg; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$15,-000-24,500 (R S $10). O C & 100

80TH st, 219-21 W (4:1228-20), ns, 275 w Ams av, 50x102.2, 7-sty bk tnt; Ormond Realty Co to N Y Realty Owners, 299 Bway; mtg $115,000; April2. Apr19 '15; A$45,000-110,000 (R S $25). O C & 100

82D st, 55 E (5:1494-26), ns, 135 e Mad av, 16x102.2, 5-sty bk dwg; Walter H Liebmann to Essie Waxelbaum, 22 W 76; Apr19'15; A$19,000-33,000. nom

82D st, 55 E; Essie Waxelbaum to Walter H Liebmann & Lulu W, his wife, 55 E 82; Apr19'15. nom

82D st, 318 E (5:1578-41), ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & strs; Isidore D Morrison, ref, to Ernst Zipse & Michl Kingsley, 133 Bowery, EXRS, &c, Patk Farley, plffs; FORECLOS Apr14; Apr16'15; A$6,000-10,000 (R S $6). **6,000**

82D st, 15 W (4:1196-22), ns, 244 w Central Park W, 23x102.2, 4-sty & b stn dwg; Violet S Basch to Chas J Basch, her husband, 621 Clifton av, Newark, NJ; CaG; Apr6; Apr17'15; A$18,500-31,500 (R S 50 cts). nom

84TH st, 507 E (5:1581-6), ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; Jas Dunne, ref, to Arnold J D Heins, at Upper Montclair, NJ, plff; mtg $6,000; FORECLOS Apr14; Apr15; Apr16'15; A$6,000-9,500. **3,500 over & above mtg**

85TH st, 357 W, see Riverside dr, 131.

86TH st, 243 E (5:1532-18½), ns, 102.2 w 2 av, 14.10x100.8, 3-sty & b bk dwg; Amalie H Q Millholland to Lambert S Quackenbush, 3 E 94; AL; Oct21'14; Apr16'15; A $8,000-10,000. O C & 100

86TH st, 340-6 W (4:1247-53), ss, 100 e Riverside dr, 100x102.2, 12-sty bk tnt; Marion Leyden to Orland Holding Co, 63 Park row; mtg $509,000; Aug19; Apr20'16; A$110,000-500,000 (R S $37.50). O C & 100

87TH st, 1 E, see 5 av, 1060-1.

88TH st, 174 W (4:1218-57½), ss, 162 e Ams av, 18x100.8, 3-sty & b stn dwg; Burnette Baker & ano, heirs Wm A Wright, to Jno N Everitt, 209 W 131; mtg $10,000; Apr5. Apr19'15; A$12,000-18,500 (R S $5). O C & 100

90TH st, 259 W (4:1238-9), ns, 100 w Bway, 18x100.8, 4 & 5-sty & b bk dwg; Louise de l'Aigle Reese to Henry Meyers, 783 Madison av; mtg $18,000 & AL. Apr 15; Apr21'15. A$12,500-25,000 (R S $12). **20,000**

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94TH st, 53 W (4:1208-14), ns, 465 w Central Pk W, 20x100.8, 4-sty & b stn dwg; Threadela Realty Co to Bellemore Holding Co, 63 Park Row; mtg $20,000; Apr16'15; A$13,500-23,000 (R S $1).
O C & 100

94TH st, 124 W (4:1224-44), ss, 288.2 w Col av, 33x89.2 to ns Apthorps la x33x90.4, 5-sty bk tnt; Canavan Investing Co to Jno F Canavan, 156 W 106; mtg $30,000 & AL; Apr15; Apr16'15; A$19,000-44,000 (R S $20).
O C & 100

95TH st, 156 W (4:1225-54½), ss, 236 e Ams av, 17x100.8, 3-sty & b bk dwg; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$9,500-13,500 (R S $10).
O C & 100

95TH st, 158-66 W (4:1225-55), ss, 151 e Ams av, 85x100.8, 9-sty bk tnt; Julius Tishman & Sons, Inc, to Jatison Constn Co, 18 E 40; mtg $45,000; Apr22'15; A$47,-500-3——.
O C & 100

99TH st, 70 W (7:1834-60), ss, 100 e Col av, 25x100.11, 5-sty bk tnt & strs; Annie C Cochran, 1235 Watchung av, Plainfield, NJ, to Lawrence Davis, 76 Greene st, Newark, NJ; AL; Apr12; Apr22'15; A$15,-000-18,000 (R S $1).
O C & 100

100TH st, 168 E (6:1627-12), ss, 125 w 3 av, 25x100.11, 5-sty bk tnt; Anna A Byrne to Trustees of the Sustentation Fund of the Reformed Episcopal Church, care of the First Reformed Episcopal Church, Mad av & 55th; mtg $12,500; Mar 18; Apr19'15; A$9,000-16,500 (R S $3).
nom

102D st, 305 W (7:1890-13), ns, 100 w West End av, 20x100.11, 3-sty & stn dwg; Angela K Edwards & ano to Fanny P Fowler, 440 Riverside dr; mtg $16,500 & AL; Apri9; Apr21'15; A$17,000-25,000 (R S $2.50).
O C & 100

104TH st, 305 W (7:1891-15), ns, 115 w West End av, 17x100.11, 3-sty & b stn dwg; Jos S De Casanova to Wm J Carr, 422 West End av; mtg $22,000 & AL; Apr 20'15; A$14,500-28,000 (R S $12).
O C & 100

107TH st, 230 E (6:1656-33), ss, 200 w 2 av, 25x100.11, 4-sty bk tnt & strs; Julia Murphy, 1123 Park av, to Immacolata Favale, 2149 2 av; mtg $8,500 & AL; Apr15; Apr16'15; A$8,000-13,500 (R S $1.50).
O C & 100

107TH st, 19 W, see Manhattan av, 152.

107TH st, 324 W (7:1892-30), ss, 55 e Riverside dr, 25x100.11, 5-sty & stn dwg; Marie H See et al, heirs &c Ella L Davis, to Eliphalet L Davis, 249 W 22; AT; mtg $22,500; Feb11; Apr20'15; A$23,000-44,000 (R S $10).
nom

108TH st, 14-6 E (6:1613-62), ss, 230 e 5 av, 40x100.11, 6-sty bk tnt & strs; Saml Goldberg, of Bklyn, to Miriam or Matilda Alexander, 410 W 147; mtg $47,250 & AL; Apr13; Apr20'15; A$21,000-51,000 (R S 50 cts).
O C & 100

108TH st E, sec 5 av, see 5 av, 1263-9.

108TH st, 18-20 E (6:1613-60), ss, 270 e 5 av, 40x100.11, 6-sty bk tnt & strs; Saml Goldberg to Blanche A Rosenbloom, 214 W 92; mtg $17,250 & AL; Apr19; Apr20'15; A$21,000-51,000 (R S 50 cts).
O C & 100

108TH st, 317-7 E (6:1650-11), ns, 250 e 2 av, 50x100.11, 6-sty bk tnt & strs; Eugene A Donohue to Philip J Termini, 1105 Av U, Bklyn; B&S; Apr13; Apr16'15; A $14,000-49,000 (R S $2.50).
O C & 100

108TH st, 319-21 E (6:1680-13), ns, 300 e 2 av, 50x100.11, 6-stv bk tnt & strs; Eugene A Donohue to Philip J Termini, 1105 Av U, Bklyn; B&S; Apr13; Apr16'15; A $14,000-49,000 (R S $2.50).
O C & 100

109TH st, 300-2 E, see 2 av, 2118.

110TH st, 117-9 E (6:1638-7), ns, 116.3 e Park av, 38.9x100.11, 6-sty bk tnt & strs; Saml Milstein et al to Saml Strauss, 127 W 26; correction deed; AL; Mar22; Apr19'15; A$18,500-45,000 (R S $1).
O C & 100

116TH st, 207 E (6:1666-5), ns, 115 e 3 av, 30x100.10, 5-sty bk tnt & strs; Chas E Heydt, ref, to Minna G Goddard, at Roslyn, LI, plff; FORECLOS Apr15; Apr19; Apr22'15; A$15,500-33,000.
24,000

117TH st, 409 E (6:1711-6), ns, 127.4 e 1 av, 16.8x100.11, 4-sty bk tnt; Giuseppina La Valle to Chas Brancati, 322 E 118; mtg $6,000 &AL; Apr15; Apr16'15; A$4,500-7,500 (R S $1.50).
O C & 100

117TH st, 201-3 W (7:1923-28-29), swc 7th av (Nos 1940-6) 99.9 to es St Nicholas av (Nos 140-8) x118.5x161.8 to ws 7 av x 100.11, 2-7-sty bk tnts & strs; Allenel Constn Co to Aspinwall Apartments Inc, 30 E 42; B&S; mtg $250,000 & AL; Apr15; Apr19'15; A$127,000-315,000.
O C & 100

117TH st, 274 W (7:1922-58), ss, 150 e 8 av, 25x100.11, 5-stv bk tnt; Ferdinand Brooks to Adam Steiger, 270 W 117; mtg $15,500; Apr20; Apr21'15; A$14,000-23,000 (R S $3).
O C & 100

118TH st, 165-7 E (6:1767-30-31), nwc Lincoln pl, at pt 149.9 w 3 av, 40.1x90, 2-3-stv & b bk dwgs; A$17,000-20,000; also LINCOLN PL, 7-13 (6:1767-32K-32L-32M-32N), ws, 90 n 118th, runs n61.4xw45xs 50.8xw95xs10.11x-e50 to beg, 4-2-stv bk dwgs; A$9,500-10,500; Herb Vandyke, individ & TRSTE Wm G Wood, to Virginia & Mary E Wood, 259 Lenox av; AT; QC; Apr19; Apr20'15 (R S 50 cts).
nom

118TH st, 216-8 E (6:1667-39), ss, 212.11 e 3 av, 37.1x100.5, 6-stv bk tnt; David Solomon, 143 7 av, to Mortimer I Harris, 159 W 85; mtg $30,000; Apr19; Apr20'15; A$13,500-43,500 (R S 50 cts).
nom

118TH st, 238-40 E (6:1667-29), ss, 110 w 2 av, 50x100.10, 6-stv bk tnt & strs; Rachmiel Rubin, of Bklyn, to Jos Adelson, 236 S 9, Bklyn; AL; Apr6; Apr21'15; A$18,000-58,000.
O C & 100

119TH st, 500 E, see Pleasant av, 354.

119TH st, 118 W (7:1903-43½), ss, 253 w Lenox av, 18x100.11, 3-stv & b stn dwg; Archibald E Baxter to Equitable Life Assur Soc of U S, plff; FORECLOS Mar31; Apr8; Apr19'15; A$9,300-15,000 (R S $12).
12,000

121ST st, 226 W (7:1926-11½), ss, 268 w 7 av, 18x100.11, 5-stv bk tnt; Sol Riley to Whitfield B Rolston, 219 W 40; ½ pt; mtg $9,000 & AL; Apr14; Apr17'15; A$9,300-14,000.
nom

121ST st, 226 W; same to Ernest C Rolston, 219 W 40; ½ pt; mtg $9,000 & AL; Apr14; Apr17'15.
nom

122D st, 232-6 E (6:1786-33½-35), ss, 203.10 w 2 av, 56.2x100.10, 3-4-stv stn tnts; Mary A Thornton to Alfred L Rheinhold, 620 W 122; mtg $19,500; Apr25'13; Apr22'15; A$22,500-31,500.
nom

124TH st, 501 W, see Ams av, 1300-6.

125TH st, 29 W (6:1723-22½), ns, 350 w 5 av, 20x99.11, 5-stv bk loft & str bldg; Meyer M Friend, ref, to Bartow S Weeks, 240 W 73, TRSTE will Albt Guerin, plff; FORECLOS Apr14; Apr16'15; A$36,000-43,000 (R S $30).
30,000

127TH st, 7-7 W (6:1725-32), ns, 100 w 5 av, 40x99.11, 3-sty & b bk dwg, 1-sty rear bldg; Jno F Couch, ref, to Sophie H Atkinson, 501 W 120, & Jno C O'Conor, 24 E 33, EXRS, &c, Julia A Bell, plffs; FORECLOS Mar9; Apr14; Apr16'15; A$20,000-22,000 (R S $3).
5,000

127TH st, 263 W (7:1933-11), ns, 509 w 7 av, 15.9x99.11, 3-sty & b stn dwg; Annie McVey, 263 W 127, to L Hurd Sanford, 492 Jefferson av, Bklyn; mtg $6,500; Apr15; Apr16'15; A$7,000-10,000 (R S 50c).
O C & 100

129TH st, 117 E (6:1778-11), ns, 240 e Park av, 24.10x99.11, 3-sty bk tnt & strs; Arolf Realty Co to Chas A Collord, 199 Lenox av; B&S; AL; Apr14; Apr16'15; A $3,000-9,500.
nom

129TH st, 32 W (6:1726-54), ss, 438.6 w 5 av, 21.6x99.11, 3-sty & b bk dwg; Mor Schatz to Fredk A Camp, 4418 Waldo av; mtg $10,000; Apr7; Apr16'15; A$8,500-9,000 (R S 50c).
nom

131ST st, 130 W (7:1915-47), ss, 390 e 7 av, 20x99.11, 3-sty & b stn dwg; Emigrant Indust Savgs Bank to Eliz Porter, 122 W 133; B&S; Apr14; Apr17'15; A$8,000-10,000 (R S $1).
9,000

131ST st, 209 W (7:1937-25), ns, 159.4 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Jno N Everitt to Bernhard Freund, 201 W 85; Apr15; Apr16'15; A$6,600-8,500 (R S $5).
O C & 100

132D st, 53 E (6:1757-30½), ns, 155 w Park av, 20x99.11, 3-stv & b stn dwg; Chas Moran, 56 E 81, to Chas Moran, 56 E 81, Marin Hyt, at Commack, LI; Rosalie E Knapp, 158 E 64, & Helen D McBurney, 62 E 78, in equal shares; QC; Apr 21'15; A$4,000-4,500.
nom

133D st, 11 W (6:1731-29), ns, 185 w 5 av, 25x99.11, 5-sty bk tnt; Wm Kessler, 256 W 144, to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $17,000 & AL; Apr15; Apr 16'15; A$7,000-15,000.
nom

133D st, 69 W (6:1731-6), ns, 150 e Lenox av, 25x99.11, 5-sty bk tnt; Emma Wheeler, 105 W 131, to Josphene Norcum, 69 W 133; mtg $16,250 & AL; Apr8; Apr16'15; A$7,000-15,000.
nom

133D st, 115 W (7:1918-24½), ns, 166.8 w Lenox av, 16.8x99.11, 3-stv stn dwg; A $6,000-8,000; also 133D ST, 117 W (7:1918-24), ns, 183.4 w Lenox av, 16.8x99.11, 3-sty & b bk dwg; $6,000-7,000; Jno C Wilmerding & ano, EXRS &c Wm McKee, to Randegg Realty Co, 201 W 120; Apr7; Apr 16'15 (R S $10.50).
10,500

133D st, 501 W, see Ams av, 1480-2.

136TH st, 161 W (7:1921-9½), ns, 175 e 7 av, 12.6x99.11, 4-sty bk dwg; Ernestine M De Lyons to Eva A De Lyons, 35 W 139; AL; Apr12; Apr21'15; A$5,000-8,000 (R S $1).
nom

138TH st, 613 W (7:2087-22), ns, 224.6 w Bway, 15.6x99.11, 3-stv bk dwg; Leonard W Simmons to Oscar L Richard, private banker, 31 Bway; mtg $6,500; Mar25; Apr17'15; A$6,800-9,000 (R S $3).
nom

140TH st, 271 W (7:2026-6), ns, 125 e 8 av, 25x99.10, 5-stv bk tnt; Paul A McGolrick to Lester W Samuels, 535 W 113; AL; Mar30; Apr16'15; A$11,500-25,000 (R S $1).
nom

140TH st W, see Bway, see Bway, 3430-8.

144TH st, 530 W (7:2075-46), ss, 312.6 w Hamilton pl, 87.6x99.11, 6-stv bk tnt; Douglas Realty Co to Lawyers Mtg Co; F&S; Mar31; Apr22'15; A$54,000-140,000.
nom

149TH st, 418 W, see Convent av, 433.

158TH st, 543-51 W (8:2117-61), ns, 125 e Bway, 100x99.11, 6-stv bk tnt; Julia A Barbour to Wm Barbour, both at Fairhaven, NJ; AL; Apr15; Apr20'15; A$56,-000-152,000 (R S $30).
nom

161ST st, 553 W (8:2120-56), ns, 337.7 e Bway, 18x99.11, 1-stv & b bk dwg; N Y Life Ins Co to West 82d St Realty Co, 355 West End av; mtg $9,500; Apr16; Apr17 '15; A$8,600-15,000 (R S $3).
12,500

161ST st, 555 W (8:2120-57), ns, 319.7 e Bway, 18x99.11, 1-stv & b bk dwg; N Y Life Ins Co to West 82d St Realty Co, 355 West End av; mtg $9,500; Apr16; Apr17 '15; A$8,600-15,000 (R S $3).
12,500

162D st, 562 W (8:2120-10), ss, 100 e Bway, 19x99.11, 3-stv & b stn dwg; Jas H Smith, 275 Clinton av, Bklyn, to Jos E Hopkins, 160 Wadsworth av; mtg $12,-000; Apr17; Apr19'15; A$9,100-13,500 (R S $13.50).
nom

168TH st, 521-521½ W, see Audubon av, 57.

183D st, 551 W, see Audubon av, 360.

184TH st, 645 W, see Wadsworth av, 220-34.

185TH st W, swc Wadsworth av, see Wadsworth av, 220-34.

Av A, 1227 (7:1465-28), swc 71st (No 436), 20.1x57, 5-stv bk factory; Compact Realty Co to Julius Dunn, 53 St Nicholas av; mtg $17,000; Apr20; Apr21'15; A$10,-000-18,000 (R S $1).
O C & 100

Av B, 97-99 (7:2283-3), es 40.5 n 6th, 57x 63 6-stv bk tnt & strs; Isaac Male, 226 W 113, to Eva Male, 226 W 113; mtg $53,-000; Mar31; Apr19'15; A$34,000-60,000 (R S $1).
O C & 100

Av B, 223 (2:396-5), es, 90.9 s 14th, 22x 88, 5-stv bk tnt & strs; Chas Brandt Jr, TRSTE will Franz Amrhein & EXR Florence Yanz et al, to Geo H Wilson, 54 Benson st, Glen Ridge, NJ; Apr15; Apr16 '15; A$11,000-16,000 (R S $12).
12,000

Av B, 223; Frank Yanz et al to same; QC; Mar26; Apr16'15 (R S 50 cts).
nom

Av D, 128 (2:366-1), nec 9th (No 807), 26.8x101.11, 5-stv bk tnt & strs; Ignatz Weisberger, 59 Catharine, to I W Realty Co, Inc, 48 Catharine; mtg $34,500; Apr17; Apr19'15; A$22,000-41,000.
nom

Amsterdam av, 1300-6 (7:1979-31), nwc 124th (No 501), 100.11x50, 6-stv bk tnt & strs; Wm H Hall to Harold Benedict, 611 W 127; mtg $120,000 & AL; Apr15; Apr17 '15; A$60,000-115,000 (R S 50 cts).
O C & 100

Amsterdam av, 1480-2 (7:1987-29), nwc 133d (No 501), 40x100, 6-stv bk tnt & strs; Moses Crystal et al, EXRS & TRSTEES Clementine M Silverman et al, to Clemilt Realty Co, 3432 Bway; B&S; Apr1; Apr22 '15; A$35,000-80,000 (R S 50 cts).
O C & 100

Audubon av, 57 (8:2125-26), nec 168th (Nos 521-521½), 25x95, 5-stv bk tnt & strs; Fredk T Peper to Emilia A Peper, his wife, 606 W 113; AL; Apr19; Apr21'15; A $18,000-36,000 (R S 50 cts).
nom

Audubon av, 360 (8:2154-88), nwc 183d (No 551), 74.11x25, 2-stv bk office & str bldg; Value Realty Co, 170 Bway, to Hy F & Anna Koster, both at Pleasantville, NY; mtg $16,500; Apr12; Apr19'15; A$13,-500-13,500 (R S $4).
O C & 100

Broadway, 449 (1:231-36), ws, 175 n Howard, 25x200 to es Mercer (No 26), 5-stv iron loft & str bldg; Sarah Harris to Jennie Munson, 189 Montague, Bklyn; mtg $160,000; Apr12; Apr16'15; A$92,000-115,000 (R S $10).
nom

Broadway, 928-30 (3:850-12), es, 62.4 n 21st, 40.1x123.11x38.8x113.1; also 21ST ST, 17 E (3:850), ns, 96.9 e Broadway, 20x98.9, 12-stv bk loft & str bldg; Building & Engineering Co, 1133 Bway, to Walter J McCauley, 2537 Decatur av, Bronx; B&S; mtg $575,000 & AL; Apr10; Apr21 '15; A$345,000-690,000.
nom

Broadway, 3430-8 (7:2071-61), sec 140th, 99.11x150, 6-stv bk tnt & strs; Moses Crystal et al, EXRS & TRSTEES Clementine M Silverman et al, to Clemilt Realty Co, 3432 Bway; 2-5 pts; B&S; Apr1; Apr22'15; A$140,000-324,000 (R S 50 cts).
O C & 100

Columbus av, 68 (4:1134-33), ws, 75.8 s 63d, 25x100, 3-sty fr tnt & strs & 2-sty fr rear bldg; Henry Morgenthau Co to Utility Realty Co, 30 E 42; mtg $22,000; Apr 16; Apr20'15; A$28,000-29,000.
nom

Convent av, 433 (7:2063-46), sec 149th (No 448), 99.11x100, 6-stv bk tnt; Chas Buek Constn Co to Grande & Vanderbeck, 149 W 126; mtg $185,000; Apr15; Apr 22'15; A$72,000-190,000 (R S $10).
O C & 100

Edgecombe rd (8:2108-27-28), ws, 25.7 s 159th, 51.1x90.7x50x101.8, vacant; Jno Dreyer to Jno Dreyer Jr, 508 W 139, & Gertrude L Blackmore & Isma Dreyer, both at 149 W 139; mtg $3,000; Apr16; Apr 17'15; A$19,500-19,500.
nom

Lexington av, 559 (5:1305-20), nec 50th, runs e47.3xn73.10xne23.5 & 32.8xn8.3xw100 to av xs100.5 to beg, vacant; Akron Building Co to Chas Buek Constn Co, 5 E 42; mtg $60,000; Apr15; Apr22'15; A$70,000-70,-000 (R S $10).
O C & 100

Madison av, 1984 (6:1751-56), ws, 99.11 n 126th, 20.85, 4-sty & 7-sty bwg; Josephine G Hughes to Brian G Hughes, 1984 Madison av; mtg $9,000; Apr20; Apr22'15; A$10,000-11,500 (R S $3).
nom

Madison av, 2105 (6:1757-21½), es, 39.11 n 132d, 20x80, 3-sty & b stn dwg; City Real Estate Co to Wm Colgate, 5 E 82; B&S; Apr20; Apr21'15; A$5,500-6,000 (R S $4.50).
O C & 100

Manhattan av, 152 (7:1843-20), nec 107th (No 19), 40.11x95, 6-stv bk tnt & strs; Fredk H Peper to Emilia A Peper, his wife, 606 W 113; AL; Apr19; Apr21'15; A $38,000-80,000 (R S 50 cts).
nom

Old Broadway, 60 (7:1985-54), ws, 50 s 131st, 25x100.6x25x98.11, 1-sty bk bldg; also OLD BROADWAY, 58 (7:1985, n ws, 100.1 ne, 100.6, 25x100.6x25x102, 2-sty bk stable; Gertrude Falk, widow, to Cath Falk, both at 69 Old Bway; AL; Apr19; Apr21'15; A$20,000-23,000.
nom

Old Broadway, 58, see Old Broadway, 60.

Pleasant av, 285 (6:1709-22), ws, 30.7 n 115th, 15x74, 3-stv & b stn dwg; Giacomo Impastato to Michele Caturani, 348 E 116, & Carmelo Arcara, 422 E 116; mtg $4,250; Apr16'15; A$4,500-7,000 (R S 50 cts).
O C & 100

Pleasant av, 354 (6:1815-49), sec 119th (No 500), 25.5x76, 5-sty bk tnt & strs; Julia & Harry Bachrach, EXRS &c Abram Bachrach, to Saml F Jacobs, 327 Central Park W; mtg $17,000; Apr16; Apr17'15; A$12,000-23,500.
nom

Riverside dr, 131 (4:1247-1), nec 85th (No 357), 102.2x125, 12-stv bk tnt; Dorchester-Riverside Co, 1402 Bway, to 85th St & Riverside Drive Co, 346 Bway; mtg $600,-000 & AL; Anr1; Apr16'15; A$225,000-750,-000 (R S $120).
nom

Riverside dr, 524 (7:1994-49), es, 600.2 s 127th, 75x86, 6-stv bk tnt; Dayton Building Co to St Aloud Realty Corpn, 171 Bway; mtg $125,000 & AL; Apr16'15; A $85,000-150,000 (R S $25).
O C & 100

St Nicholas av, 140-8, see 117th, 201-3 W.

St Nicholas av (8:2158 & 2159), es at ss former 189th, runs e100xn0.3 to present ss 189th xw100xs0.3 to beg; also AUDUBON AV, ws, at former ss 189th, runs w100xn 0.3 to present ss 189th xe100xs0.3 to beg; also AUDUBON AV (8:2159), es, at former ss 189th, runs e100xn0.3 to present ns 189th xw100xs0.3 to beg; also AMSTER-

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DAM AV (8:2159), ws 51st ss former 189th, runs w100xn0.3 to present ss 189th xe100 xs0.3 to beg; Gertle A Gorman, 226 Mad av, to City NY; AT: QC. Mar15; Apr19'15. 1 com

Vermilyea av (8:2234-34), ns, 225 w 204th, 50x150, vacant; Clara F Taylor of Deland, Florida, to Max Marx, 119 Convent av; Apr13; Apr21'15; A$12,000-12,000 (R S $7.50). O C & 100

Vermilyea av (8:2234); same prop; Max Marx to Hyman Berman Building Co, 42 Bway; Apr20; Apr21'15 (R S $1). O C & 100

Wadsworth av, 220-34 (8:2167-24), nwc 181th (No 645), 179.10 to ss 185th x70.6, 6-sty bk tnt & strs; Julius Dunn to Star Realty Co, 842 Bway; mtg $185,666; Mar 24; Apr22'15; A$66,000-225,000 (R S $25). O C & 100

West End av, 348 (4:1168-4), es, 82.4 n 76th, 19.10x90, 4-sty & b stn dwg; Chas H Murray, ref, to Greenwich Savgs Bank, 2 E & 2 pliff av; FORECLOS Apr6; Apr20; Apr22'15; A$28,000-36,000. 23,000

1ST av, 95 (2:117-29), ws, 24.3 s 6th, 24.3x100, 5-sty bk tnt & strs; A$17,500-25,000; also 1ST AV, 97 (2:447-28), swc 6th (No 342), 24.3x100, 2-5-sty bk tnts; A $26,000-38,000; Fodna Realty Co to Sigmund Fodor, 16 E 7; mtg $88,400; Feb4; Apr17'15; (R S 50 cts). O C & 100

1ST av, 97, see 1 av, 95.

1ST av, 172 (2:438-5), es, 76.11 s 11th, 17.9x94, 3-sty bk tnt & str; Julius Tishman to Julius Tishman & Sons, Inc, 18 E 41; AL; Feb17; Apr20'15; A$11,000-12,000 (R S $7). O C & 100

2D av, 2074 (6:1678-51), es, 50.3 s 107th, 25x99.2, 1 & 3-sty bk theatre; Eller Mfg Co,a corpn of Ohio, to Max Rothbart, 918 Sutter av, Bklyn; AL; Apr9; Apr16'15; A $12,000-16,000. nom

2D av, 2074; Max Rothbart, 918 Sutter av, Bklyn, to Jacob Heistein, 80 W 91; AL; Apr13; Apr16'15. nom

2D av, 2148 (6:1686-49), see 109th (Nos 300-2) 17x66, 3-sty fr bk ft tnt & strs; Irving Washburn, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; FORECLOS Apr13; Apr19; Apr20'15; A$8,500-9,000 (R S $5). 5,000

2D av, 2274 (6:1688-51), es, 25.5 s 117th, 25x84.10, 4-sty bk tnt & strs; Anel Realty Co, 58 E 123, to Central Trust Co of N Y, 54 Wall; CaG; mtg $14,000 & AL; Apr20; Apr22'15; A$500-16,000. nom

3D av, 441 (3:911-65), es, 79.6 s 31st, 19.3x100, 4-sty stn tnt & str; Esther J Levy, 125 Urban st, Mt Vernon, NY, to Anton J Gerlich, 13-16 Gates av, Bklyn; mtg $17,650; Apr10, Apr19'15; A$1,000-22,000 (R S $1). O C & 100

3D av, 441; Anton J Gerlich of Bklyn to Chas J Gerlich Jr, 166 E 84; mtg $17,-650 & AL; Apr14; Apr19'15 (R S $1). O C & 100

3D av, 1773 (6:1648-4), es, 101.1 s 99th, 25x100, 1-sty fr str; Jno Weil et al to Bertha Kaufmann, 246 Lex av; B&S; AL; Apr7; Apr16'15; A$13,000-13,000 (R S 50 cts). O C & 100

3D av, 1773; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Apr7; Apr16'15 (R S 50 cts). O C & 100

5TH av, 647 (5:1287-71), es, 50.5 s 52d, 37.6x100, 5 & 6-sty stn dwg; Wm D Sloane to Wm K Vanderbilt, of Islip, LI; mtg $350,000 on this prop,adj on 6 & AL; Sept6'04; Apr21'15; A$360,000-455,000. O C & 100

5TH av, 1060-3 (5:1499-1), nec 87th (No 1), 100.8x175, 3 & 4-sty & b stn dwgs; Henry Phipps to Annie C Phipps, his wife, 1063 5 av; Mar26; Apr21'15; A$800,000-1,100,000 (R S $1,543). nom

5TH av, 1263-9 (6:1613-69-71), sec 108th, 100.11x84, 2-6-sty bk tnts, strs on cor; Herman Hananer, 247 E 58, to Peerless Holding Co, 46 Cedar; mtg $137,000; Apr 20'14; Apr20'15; A$109,000-165,000. nom

6TH av, part 501 (3:806-pt lt 34), nwc 30th (pt of Nos 103-9 W), 30x— along ns former Stewart st to ns 30th x144, gore, except small gore on 30th 5 ft in length at west end or interesting pt; also STEWART ST (closed), ns, 41.5 w 6 av, 100x99.6, pt 2 & 5-sty bk tnts; Wm C Mooney, 73 W 50, to 6th Av & 30th St Realty Corpn, 37 Wall; 1-6 pt; CaG; mtg $50,000 & 2ly ls with 2 renws of 21y each; Apr 14; Apr16'15; A$——$—— (R S $64). O C & 100

7TH av, 1940-6, see 117th, 201-3 W.

8TH av, 415-9 (3:754-12-16), swc 31st (Nos 304-6), 49.4x100, 5-4-sty bk tnts, strs on cor; Chas Weinstein, 2123 Dean, Bklyn, to Fay Realty Co, 17 W 17; mtg $111,000 & AL; Mar8; Apr20'15; A$88,500-100,500 (R S $1). O C & 100

8TH av, 850 (4:1023-1), nec 51st (No 255), 25.5x80, 5-sty stn hotel; Henry E Eschenbach to Hy C & Louise M Eschenbach, 253 W 51, & Edw F A Eschenbach, 121 W 76, his children; Mar28'13; Apr21 '15; A$47,000-64,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Division st, 13-13½ (1:281), ss, 141.3 e Catherine, 25x70x25x70.2; consent to 3d track; Chas A Friedenberg to Manhattan Railway Co; mtg $51,000; Jan26; Apr17'15. 925

Division st, 13-13½; consent to 3d track; Sheltering Arms, mortgagee, to same; mtg $51,000; Feb5; Apr17'15. nom

Greenwich st, 277 (1:132), es, 79.4 n Murray, 26.6x96.10x25x88, leasehold; consent to 3d track; Hy Kast to Manhattan Railway Co; mtg $8,000; Mar31; Apr16'15. 583

Greenwich st, 277 (1:132), leasehold; consent to 3d track; Sophie Kast, mortgagee, to same; mtg $8,000; Apr8, Apr16 '15. nom

Greenwich st, 704-6 (2:631), ws, 19.2 n 10th, runs w87.4xn46xe3.9xn1.4xe12.7xe again 89.5 to st xs49.4 to beg; consent to 3d track; Laura J Edwards to Manhattan Railway Co; Jan7, Apr21'15. 1,086.25

King st, swc Varick, see Varick, swc King.

Pell st, 11 (misc); power of atty; Helene Arfken to Hy F Doscher, both at Grantwood, NJ; Apr16; Apr22'15.

Varick st (2,580), swc King, —x —; consent to stairway to Houston st subway station; Rector &c of Trinity Church to City N Y; Apr3; Apr21'15. nom

25TH st, 233-43 (3:775), ns, 378.9 w 7 av, 50x98.9, 1-sty stn church; re judgmt; Isaac Marks, of Bklyn, to Hugo E Distelhurst, 167 Park pl, Bklyn; Apr15; Apr17 '15. nom

28TH st E, see 3 av, see 3 av, 388-91.

29TH st W, nec Bway, see Bway, nec 29.

41ST st, 247 E, see 2 av, 767.

55TH st, 123 E, see 55th, 144 E.

55TH st, 144 E (5:1309), ss, 150 e Lex av, 18.9x100.5, 3-sty stn bldg, 1-sty ext; also 55TH ST, 123 E (5:1310), ns, 146.3 w Lex av, 18.9x100.5, 5-sty stn dwg; re dower; Caroline S Wainwright, of Phila, Pa, formerly wife Stuyvesant Wainwright, of Rye, NY, to Apawamis Land Co, 59 Wall; AT: QC; Apr10; Apr20'15. nom

124TH st E, nec 3 av, see 3 av, 2388-5.

134TH st, 314 W (7:1959); court order setting aside & cancelling deed recorded Jan6'14 & vacating foreclosure sale of Dec23'13, etc; Jas K Holly, TRSTE will Nathaniel Thurston, vs Rudolph Newman et al defts; Apr1; Apr19'15. order of court

176TH st, 501 W, see Ams av,. 2340-58.

177TH st, 500 W, see Ams av, 2340-58.

Amsterdam av, 2340-58 (7:2132), nwc 176th (No 501) & 177th (No 500), 190.10x100, "The Bolton"; asn rents as security for $8,500 on two mtgs covering 930 St Nicholas av & 2186 2 av; Julia C Jones to Jos D Reardon, 438 W 47; AT; Mar25; Apr17'15. nom

Broadway (3:831), nec 29th, 64x148; consent to stairway at 29th st to subway station at 28th; Rube B Fogel to City N Y & N Y Consolidated; R R Co, 85 Clinton, Bklyn; Mar25; Apr21'15. nom

2D av, 434-6 (3:930), es, 24.9 s 25th, 49.4 x100; consent to 3d track; Dorahal Realty Co to Manhattan Railway Co; mtg $53,-000; Mar5; Apr20'15. 592

2D av, 434; consent to 3d track; Geo H Watson, EXR Anna J Watson, mortgagee, to same; mtg $28,000; Apr1; Apr20'15. nom

2D av, 436; consent to 3d track; Julia Wray, mortgagee, to same; mtg $28,000; Mar27; Apr20'15. nom

2D av, 504 (3:934); consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $15,000; Jan14; Apr22'15. nom

2D av, 767 (5:1315), nwc 41st (No 247), runs w70.10xnw10.4xn20xe80 to av xs24.8 to beg; consent to 3d track; N Y Life Ins & Trust Co, TRSTE will Noah Norris et al, to Manhattan Railway Co; Sept23'14; Apr20'15. 493.75

2D av, 1355 (5:1496), ws, 76.5 n 71st 25.8 x64; consent to 3d track; Jno Beinert et al heirs, &c, Anna M C Beinert to Manhattan Railway Co; Mar20; Apr19'15. 308.64

3D av, 389-91 (3:908), sec 28th, 49.4x80; consent to 3d track; Matthew Murphy to Manhattan Railway Co; mtg $25,000; Jan 18 Apr17'15. 1,312

3D av, 389-91; consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $25,000; Apr15; Apr17'15. nom

3D av, 441 (3:911); asn rents to ext of $950; Chas J Gerlich Jr, 166 E 84, to Herman Roth, 217 E 71; Apr19; Apr20'15. 950

3D av, 534 (3:901), ws, 74.3 s 36th, 24.8x 100; consent to 3d track; Sophie & August L Martin, EXRS &c Jno Martin to Manhattan Railway Co; Apr1; Apr22'15. 296

3D av, 1891 (6:1654), es, 75.8 s 105th, 25.1x74; consent to 3d track; Annie Silverman to Manhattan Railway Co; mtg $4,750; Jan1; Apr17'15. 238.90

3D av, 1891; consent to 3d track; Hy W Van Wagenen & ano, mortgagees, to same; mtg $18,750; Jan14; Apr17'15. nom

3D av, 1891; consent to 3d track; Annie Silverman et al, heirs &c Rachel Richard, mortgagees, to same; mtg $6,000; Apr12; Apr17'15. nom

3D av, 2283-5 (6:1789), nec 124th, 50.11 x80; consent to 3d track; Mary M Everard & ano, EXRS &c Jas Everard to Manhattan Railway Co; Oct8'14; Apr16'15. 1,018.32

Executor's copy (misc); last will of David T Easton, late of Nichols, Tioga Co, NY; Jan4; Apr20'15.

Power of atty (misc); Paul Dana to Anderson Dana, both at Glen Cove, LI; Mar31; Apr21'15.

Power of atty (misc); Lillian Lifshutz to Louis Lifshutz, her husband 545 Bedford av, Bklyn; Apr15; Apr22'15.

WILLS.

Borough of Manhattan.

Chambers st, 108 (1:136-28), ss, 50 w Church, 26x75, 5-sty stn loft bldg, 1-sty ext; Henry W Putnam Est, Henry W Putnam, Jr, EXR, 58 W 59; attys, Cravath & Henderson, 52 William; A$43,000-58,000. Will filed Feb17'15.

29TH st, 116 E (3:884-76), ss, 167 w Lex av, 21x98, 3-sty stn dwg; Adolph Waechter Est, Carl Wachter EXR, 116 E 29; attys, Nolan & Van Benschoten, 111 Bway; A$41,000-39,500 Will filed Apr17'15.

45TH st, 12 E (5:1279-63), ss, 225 e 5 av, 20x100, 4-sty stn dwg & 1-sty ext; Hannah E Barnes Est, Henry R Barnes, EXR, 67 E 91; attys, Dixon & Holmes, 32 Liberty; A$88,000-98,000. Will filed Apr15'15.

Riverside dr, 83 (4:1244-31), es, 98 s 81st, 20x94x irreg, 5-sty stn dwg & 4-sty ext; Harrison B Moore Est, Jonathan Moore EXR, Bronxville, NY; attys, Coombs & Wilson, 260 Bway, Bklyn; A$23,000-43,000. Will filed Apr12'15.

CONVEYANCES.

Borough of the Bronx.

Beech st (*), es, 175 s 152d, 50x100x 42.11x127.2; Eliz Dietrich, 38 Poplar av, Hackensack, NJ, to Anna Carrillo, 80 Bolton av; mtg $4,800 (R S 50c). O C & 100

Birch st (*), ss, 100 s Seymour av, 25x 100; Otto A Siefert to Jas F Killian, 3228 Tieman av; AL; Feb5; Apr19'15. O C & 100

Birch st (*), same prop; Jas F Killian to Otto A Siefert, 3147 Mickle av; AL; Feb 5; Apr19'15. O C & 100

Bridges st (*), nes, 200.8 nw Tilden av, 100.4x108.6x100x122.3; Astley Atkins, ref, to Harriet A Worster, 24 Beacon, Boston, Mass; FORECLOS June11'14; Mar 27; Apr21'15 (R S 50c). O C & 100

Bronx Park E (*), es, 50 s Thwaites pl, 50x100x50x96.3; also THWAITES PL (*), ss, 92.6 e Bronx Park E, 23x100.10x36.5x 100; Henry Doscher et al EXRS Geo Reiss to Chas P Hallock, Reiss pl, cor Bronx Blvd; Apr15; Apr16'15 (R S $3,500). 3,500

Bronx Ter (*), sec 225th, 109.6x105; Ellsworth J Healy, ref, to Gertrude Mayer, 1018 Hoe av; FORECLOS Mar23; Apr9; Apr16'15. 1,500

Bronx Ter (*), same pron; Gertrude Mayer to T Emory Clocke, 800 Riverside dr; Apr9; Apr16'15 (R S $2). O C & 100

Fairmount pl (11:2959), ss, 76 nw So blvd, 75x124.8x75.1x129.5, vacant; K & J Corp, Conv, to Christopher T Jackson, 333 E 155; mtg $8,000; Apr17; Apr22'15. O C & 100

Fairmount pl (11:2959), same prop; Christopher T Jackson, 333 E 155, to H C Jackson Realty Co, Inc, 1904 Vyse av; mtg $8,000; Apr17; Apr22'15. O C & 100

Fox st, 600 E, see Av St John, 991-5.

Fox st, 1008, see 165th, 1001 E.

Gilley pl (12:3324), ws, 135.1 n Mosholu Pkway N, 100x100, vacant; Park M Burke to Thos S Lonergan, 432 E 142, & Peter S O'Hara, 394 Bedford Park blvd; mtg $7,-000; Apr16'15 (R S $5). O C & 100

Jennings st, 896 (11:2976-2977), ss, 230 e Wilkins av, 26x135.11x20x133.8, 2-sty fr dwg & str; Fredk C Barthen to Caroline W Barthen, 1527 Lurting av; mtg $4,500; Mar23; Apr20'15 (R S $6). 1,500

Madison st (*), ws, 200 n Van Nest av, 25x100, except part for Barnes av; Emma L Wainman to Anthony G & Louise Schellman, 1719 Barnes av; Apr21; Apr22 '15 (R S $1). O C & 100

Manida st (10:2768), sec Randall av, 425 x100, 2-sty bk dwg & vacant; Andw Dressel to Benhard & Anna Dressel at sec Randall & Manida sts, & Barbara Osterhold, 694 Trinity av; Apr12; Apr16'15 (R S $2.50). nom

Manida st, 831 (10:2740), sws, 458.8 se Garrison av, 25x100, 2-sty bk dwg; Frances A Miller at Hopewell Junction, Dutchess Co, NY, to Emily Veit, 434 E 153; Apr9; Apr16'15. nom

Marian st (*), es, 125 s 238th, 125x110, except pt for Bronx blvd; Helena Freudemacher, devisee Philipp Freudemacher, to Constantin Wagner, 1901 Beach ter; AL; B&S & Ca6; Apr16; Apr20'15. nom

Minford pl, 1533-5 on map 1533-7 (11:2967-2977), ws, 173.10 s Boston rd, 75x100, 2-5 sty bk tnts; Stability Realty Co, 30 E 42, to Nicholas Serracino, 1555 Minford pl; mtg $56,000; Apr15; Apr16'15 (R S $4). nom

Prospect ter, ss, 153 n 226th, see 178th, 713 E.

Thwaites pl, ss, 92.6 e Bronx Pk E, see Bronx Pk E, es, 50 s Thwaites pl.

Van Buren st, see Morris Park av, see Morris Park av, see Van Buren.

Whittier st (10:2770), ws, 200 n Randall av, 50x100; also WHITTIER ST (10:-2770), ws, 100 n Randall av, 50x100, vacant; Utility Realty Co to Geo F Johnson, 340 E 72; Feb1; Apr21'15. nom

Whittier st, 100 n Randall av, see Whittier, ws, 200 n Randall av.

133D st, 751 (1027) E (10:2562), ns, 162.4 w Willow av, 16.8x100, 2-sty & b fr dwg; Annie wife David W Erskine to David W Erskine; Sept1'05; Apr20'15. nom

134TH st, 698 E (10:2562), ss, 318.9 e Cypress av, 18.9x103.7, 3-sty fr tnt & strs; Friedrich Ahrensfeld to Edw Erickson, 1136 Clay av; mtg $5,000; Apr19'15 (R S $3). O C & 100

138TH st, 427-9 E (9:2283), ns, 250 e Willis av, 40x100, 6-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Mar5; Apr17'15 (R S 50 cts). O C & 100

138TH st, 427-9 E; Bertha Kaufman to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; Mar5; Apr17'15. O C & 100

138TH st E, nwc Jackson av, see Jackson av, nwc 138.

141ST st, 477 E (9:2286), ns, 757 e Willis av, 18.9x100, 2-sty & b bk dwg; Jos R Truesdale, ref, to Harvey J Johnston, 477 W 141; FORECLOS Mar23; Apr20; Apr21 '15 (R S $1). 4,350

141ST st, 490 E (9:2285), ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Jas C Brady, ref, to Helen V Kelchner, Sharon, Conn, EXTRX Geo H Dunham; FORECLOS Feb 19; Apr21; Apr22'15. 25,000

143D st, 376 E (9:2305), ss, 431.6 e Alex av, 25x100, 5-sty bk tnt & strs; Ella C Schrade, Cicero, Ill, to Edw D Murphy, 376 E 143, ¼ nt; mtg $4,000; Mar18; Apr17'15 (R S $3.50). nom

147TH st, 462 E (9:2291), ss, 110 w Brook av, 25x100, 5-sty bk tnt; Benenson Realty Co to Henry Leerburger, 542 W 113, mtg $14,000; Apr15; Apr16'15. O C & 100

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147TH st, 548 E, see St Ann's av, 181.

148TH st, 312-6 E, see College av, 187-9.

149TH st, 356-60 E, see Courtlandt av, 524-38.

157TH st, 331 E, see Cortlandt av, 777.

165TH st, 1001 E (10:2726), nec Fox (No 1008), 26x96.8x19.2x98.2, 3-sty bk tnt & strs; Emily Levison, 40 W 120, to Jno G, Annie K & Geo J Hoffman, 1281 Wash av, Anthony M Hoffman, 896 Melrose av, & Frieda Hoffman, 1288 Webster av; mtg $13,000; Mar29; Apr16'15. nom

165TH st E, see Teller av, see Teller av, sec 165.

167TH st, 892 E (10:2716), ss, 19.4 e Kelly, runs e25xse90.2xs15xw26.8xn15xnw 80.10 to beg, 2-sty fr dwg & 2-sty fr rear bldg; Helen Aitken to Wm Aitken, her husband; mtg $; May9'10; Apr21'15. O C & 100

171ST st, 420 E, see 178th, 713 E.

172D st E (*), es, 100 n Gleason av, 25 x100; Margaretha M Brohmer to Maurice J McCarthy, 1443 Rosedale av; mtg $5,500; Apr17; Apr19'15 (R S 50 cts). nom

173D st, 501 E, see Decatur av, 2974.

174TH st E, see Eden av, see Eden av, es, 81.8 s 174.

174TH st E (*), es, 281.8 n Eastern blvd, 50x181.6x50.6x189; Roosevelt Realty Co to Saml & Philip Friedlander, 59 Hickory, Orange, NJ; Apr12; Apr16'15 (R S $2). nom

178TH st, 713 E (11:3092), ns, 125 w Clinton av, 25x95, 2-sty fr dwg; also BROOK AV, 1372 (11:2894), es, 73.4 s 170th, 24.4x100, 4-sty bk tnt; also BROOK AV, 1504 (11:2895), sec 171st (No 420), 25x100.9, 4-sty bk tnt & strs; also PROSPECT pl (*), es, 153 n 226th, 93x125; Eliz Koerner to Louis, husband Eliz Koerner, 111 W 7th, Mt Vernon, NY; AL; Apr19; Apr20'15. gift

178TH st, 730 E, see Clinton av, 1978.

179TH st, 617 E (11:3069), ns, 86.8 w Hughes av, runs n94.8xw20.10xn25.1xw24.5 xs25.1xe12.5xs89.8 to 179th xe33.2 to beg, 4-sty bk tnt; Kate Upton, 4140 West Jackson blvd, Chicago, Ill, to 1993 Bathgate Av Corpn, 99 Nassau; mtg $18,000; Sept 18; Apr21'15 (R S $2). O C & 100

179TH st, 617 E; 1993 Bathgate Av Corpn to Ella H Tompkins, 246 Laurel, Hartford, Conn; mtg $15,500; Apr14; Apr21'15 (R S $10). O C & 100

179TH st E, nwc Crotona av, see Crotona av, 2001.

179TH st, 752 on map 750 E (11:3093), ss, 100 w Prospect av, 36x95, 5-sty bk tnt; Chas L Mapes, individ & as EXR Clara E Mapes et al, to Louis Moennig, 959 Home; B&S; mtg $28,000; Mar29; Apr17'15 (R S 50 cts). 300

181ST st, 650 E (11:3081), ss, 50 w Belmont av, 34.8x106.5x33.7x97.11, 5-sty bk tnt; Minnie Clemens to Bronx Enterprise Co, 309 Bway; correction deed; mtg $30,-850; Apr6; Apr19'15. O C & 100

181ST st, 650 E (11:3081), ss, 50 w Belmont av, 34.8x106.6x33.7x97.11, 5-stv bk tnt; Bronx Enterprise Co, 309 Bway, to Alex Schlang, 216 East Bway; mtg $30,-350; Apr7; Apr21'15 (R S $1). O C & 100

182D st, 800-6 E, see Mapes av, sec 182.

214TH st E (*), es, 506.2 w White Plains rd, 25x100; Francis S McEvoy, ref, to Robt C Schlegel, 464 Brook av; mtg $——; FORECLOS Mar12; Mar22; Apr20'15. **100 over mtg**

214TH st E (*), ss, 619 e White Plains rd, 24.9x100x24.8x100; Eliz, wife of & Michl Hannigan to Jno T Dooling, 179 E 80; QC; Mar30; Apr17'15. 100

225TH st E, sec Bronx ter, see Bronx ter, sec 225.

227TH st E (*), ss, 30 e Bronxwood av, 22.6x114; Rocco Silveri, 2384 Hughes av, to Emanuele Laprezioso, 940 8 av; Mar6; Apr19'15 (R S $1). nom

227TH st E, ss, 100 e White Plains av, see White Plains av, ws, 89 n 219.

230TH st E (*), ss, 125 e Bayard, 41.2x 100.6x51.7x100; Stephen F Whelan, 124 W 83, to Hudson P Rose Co, 7 W 45; Apr16; Apr20'15. nom

238TH st E (12:3270) swc Albany rd, 68.11x105.7x50.1x105.1; also ALBANY RD, ws, 105.1 s 238th, 25x77.8x25.1x80.1; Margt Heim to Louise Burkhard, 597 Courtlandt av; B&S; July25'14; Apr21'15. O C & 100

Alwyn Ct John, 991-5 (10:2683), se Fox (No 600), 75x100, 5-sty bk tnt & strs; Normal Constn Co to 152d St Constn Co, 320 Bway; mtg $68,000; Apr15; Apr21'15 (R S $12). O C & 100

Albany rd, ws, 105.1 s 238th, see 238th E, swc Albany rd.

Albany rd, swc 238th, see 238th E, swc Albany rd.

Alexander av, 134 (9:2296), es, 22 s 134th, 19.6x89.6, 4-sty bk tnt & strs; Alex Karlin, ref, to College Point Savgs Bank, 254 2 av, College Point, LI; FORECLOS Apr6; Apr15; Apr19'15 (R S $5). **5,000**

Arnold av, ws, 125 & 175 s James, see Hughes av, es, 150 s Libby.

Arnold av, ws, 125 s Alice, see Hughes av, es, 150 s Libby.

Arnold av, es, 100 n Libby, see Hughes av, es, 150 s Libby.

Bailey av, 2888 (12:3260), es, 100 s 230th, 25x100.7, 3-sty bk dwg; Harry Cahn et al to Jos McCue, 2410 Creston av; mtg $4,000; Apr21; Apr22'15. O C & 100

Bassett av (*), ws, 225 s Saratoga av, 25x100; Filippa Distefano, 21 E 119, et al to Hudson P Rose Co, 7 W 45; Apr20; Apr 22'15 (R S $1). nom

Bathgate av, 1676, see Decatur av, 2974.

Bolton av (*), es, 288.10 s Westchester av, 25x100; Peter A Glass to Jno Loeffler, 312 E 94; Apr17; Apr19'15. nom

Boone av, ws, 95.6 ne West Farms rd, see Eden av, es, 81.8 s 174.

Briggs av (12:3303), ns, 250 e Bedford Park blvd, 100x105, vacant; Susie Golding, 101 W 141, to Briggs Bldg Co, 773 E 176; mtg $17,000; Apr16; Apr17'15. 100

Bronxdale av (*), es, 262.8 n Morris Park av, 50.1x262.8x50.8x..., Van Nest Realty Co to Henry F Knight, 180 Lenox ave, Bklyn; Sept09; Apr15; Apr20'15. nom

Brook av, 1372, see 178th, 713 E.

Brook av, 1504, see 178th, 713 E.

Brook av, 1524 (11:2895), es, 225 n 171st, 25x100, easy bk tnt & strs; Henry D Davis to Vanderveer Estates, Inc, 32 Bway; mtg $13,500; Apr20; Apr22'15. nom

Bronx & Pelham Pkway, ss, 50.8 w St Paul av, see St Paul av, ws, 287.11 s Bronx & Pelham Pkway. **2,500**

Bryant av, ws, at es West Farms rd, see West Farms rd, es, at ws Bryant av.

Carpenter av, ws, 500 s 240th, see White Plains rd, ws, abt 350.3 n Kossuth av.

Carter av (11:2890), es, 95.10 n 174th, runs e16.4 to ws Worth av xnorthwest7.2 to Carter av xs80 to beg, Vacant, Wm D Miller to Jno A Murphy, 340 Fremont av, QC; May12'11; Apr20'15. nom

Clay av, 1136 (9:2426), es, 147.8 s 167th, 39x80, 3-sty bk tnt, Edw Erickson to Diedrich Ahrenstedt, 639 E 164; mtg $24,000; Apr19'15 (R S $9). O C & 100

Clay av, 1387 (11:2782), nws, 984.2 n 169th, runs nwxnwxsw 253x500 to av xne2o to beg, 3-sty & 2-fr dwgs; Simon L Schetine to Lena Margolish, 1581 Clay av, ½ pt; Apr8; Apr16'15. nom

Clinton av, 1978 (11:3093), sec 178th (No 730), 20x100x24.8x100, 5-sty bk tnt & strs; Thos F Hunt, 1270 Ave St, to Kathryn C, wife Geo C Dorman Mullin, 220 W 83; mtg $20,000; Mar31; Apr19'15. nom

College av, 487-9 (9:2329), swc 188th (Nos 312-6), 50x10, 1-sty bk & fr strs & 2-sty fr tnt & strs, Maria A Ferdi, 124 E 52, to Raffaele Merlo, 318 E 148; mtg $9,-000; Apr15; Apr16'15 (R S $11). O C & 100

Concord av (*), ws, 220.11 s 233th, 50x 83.6; Mary M Remington, 622 W 110, to Quinoa Film Corpn, Alford Bldg, Wilmington, Del; mtg $1,000; Apr9; Apr14'15 (R S $2). 100

Cortlandt av, 777 (9:2417), nwc 157th (No 3-11), 26.6x89, 4-sty bk tnt & strs & 2-sty fr dwg, Andw Dressel to Bernhard & Anna Dressel at sec Randall & Manida sts, & Barbara Osterthoh, 694 Trinity av; L&S; Mar16; Apr16'15 (R S $1). nom

Courtlandt av, 524-38 (9:2327), sec 149th (Nos 356-60), 165.9x100, 3-3-sty fr tnts & strs, 2-4-sty bk tnts & strs, 2-sty fr tnt & str & 1-sty bk str; Chas Spiliner et al to Saml E Jacobs, 27 W 80; QC; Apr 8; Apr17'15. nom

Creston av, 2269 (11:3171), ws, 93 s 183d, 20x120, 2-sty bk dwg; Bellemore Holding Co to Frederick Realty Co, 99 Nassau; mtg $6,000; Apr16'15 (R S $1). O C & 100

Crotona av, 1843 (11:2945), ws, 49 s 176th, 48.7x100x48.9x100, 5-sty bk tnt & strs; Edw Greenebaum, 301 W 109, to David Greenebaum, 301 W 109; mtg $33,-000; Apr15; Apr16'15. O C & 100

Crotona av, 2001 (11:3080), nwc 179th, 25x100x23.11x100, 5-sty bk tnt; Thos F DeVine, 327 W 85, to Mary M D, wife Jno T Williams, 327 W 85; mtg $23,000; Mar31; Apr20'15. nom

Crotona Pkway, es, 84.1 n 180th, see Monegan av, nws, 133 ne 180.

Crotona Pkway, ses, see Mohegan av, n ws, 133 ne 180.

Decatur av (12:3275), ws, 220.10 s 193d, 25.2 x77.9x25x80.9, pt 5-sty bk tnt; Hitchcock Bldg & Constn Co, 2497 Tiebout av, to Geo Hitchcock, 2497 Tiebout av; mtg $12,000; Apr22'15. nom

Decatur av, 2974 (12:3280), ses, 124.4 sw 201st, 50x120, 2-sty fr dwg; ¼ pt; also BATHGATE AV, 1676 (11:2921), nec 173d (No 501), 27.10x87.6, 4-sty bk tnt & strs, ¼ pt; Mary Kloberg of Patchogue, LI, to Martha Teller, 2353 Davidson av; Nov22 '13; Apr19'15. **2,500**

Eastchester rd (*), es, 236.7 n Stillwell av, 27.2x78.10x25x69.1; Hudson P Rose Co to Filippa Distefano, 21 E 119, & Biagio Cantales, 547 E 178; Apr20; Apr21'15 (R S $1). nom

Eden av, sec 174th, see Eden av, es, 81.8 s 174.

Eden av (11:2824), es, 81.8 s 174th, 150x 95; also 174TH ST E (11:2824), sec Eden av, 25x81.8; also BOONE AV (11:3007), sws, 95.6 ne West Farms rd, 29.5x130.11x 26.1x138.11, vacant; Reliable Constn Co to Chas M Levy, 1864 7 av; AL; Apr13; Apr 21'15. nom

Ellsworth av (*), ws, 100 s Baisley av, 50x100; Tuben Realty Co to Benj Blaine, 1797 Wash av; Apr20; Apr21'15 (R S $1). O C & 100

Grand blvd & concourse (11:3164), ws, 100 s Field pl, 100x90, vacant; Philip J Kearns to Kearns Realty Co, 2306 Creston av; mtg $4,500; Apr16; Apr22'15 (R S $10). O C & 100

Grand blvd & concourse (11:3165), ws, 232 n 184th, 50x79x50x78.7, vacant; Saml H Golding to Nista Constn Co, 655 E 189; mtg $9,900; Apr19'15 (R S 50c). O C & 100

Haight av (*), ws, 125 s Rhinelander av, 50x100; Oscar J Bubaseck, 889 Col av, to Minnie I Bubaseck, 889 Col av; Apr10; Apr22'15 (R S 50c). nom

Hoe av, 1151 (10:2745), ws, 225 n 167th, 25x100, 3-sty fr tnt; Eliz R wife of & Wm Kirchhofer to Patk B McDonnell, 387 7 av; mtg $6,500; Apr15; Apr19'15. O C & 2,000

Hoe av, 1568-70 (11:2989); Julius Muller to Taku Realty Corpn, 154 Nassau; Apr 19; Apr22'15 (R S $10). O C & 100

Hollywood av, nec Waterbury av, see Waterbury av, nec Hollywood av.

Hughes av, 2303 (11:3072), ws, 100 n 183d, 50x100, 2 & 3-sty fr dwg; Antonio Pepe to Martino Delisi, 2303 Hughes av; mtg $4,000; Apr16; Apr20'15. O C & 100

Hunts Point av, ws, 95.4 s Bryant av, see Hunts Point av, ws, 23.6 s Spofford av.

Hunts Point av (10:2764-2765-2769-2770), ws, 23.6 s Spofford av, 50x100; also HUNTS POINT AV, ws, 95.4 s Bryant av, 50x73.7 to Bryant av x56x48.2; also WHITTIER ST, ws, 100 n Eastern blvd, runs n136.7 to Hunts Point av xnw25xw25xnw28xs125xe 100 to beg; also HUNTS POINT RD, es, 112.1 n Eastern blvd, runs n64.8xe27xse87.6 to Drake st xs93.9 to beg; also RANDALL AV, nwc Whittier, 50x100; also HUNTS POINT AV, es, 112 n Randall av, 56x113.6x 50x88.2; also WHITTIER ST, es, 250 s Spofford av, 75x107.11x77.9x128.11; vacant; Hunts Point Estates to Geo F Johnson, 2410 Wash av; B&S; Feb1; Apr21'15 (R S $20.50). nom

Hughes av (*), es, 150 s Libby, 150x 100; also MULFORD AV (*), es, 803.1 n Pelham rd, 75x100; also ARNOLD AV (*), es, 100 n Libby, 100x100; also ARNOLD AV (*), es, 125 s Alice, 50x100; also ARNOLD AV (*), ws, 125 s James, 25x 100; also ARNOLD AV (*), ws, 175 s James, 25x100; Willis H Young, Hempstead, LI, to Jno D Karst, 163 Hawthorne av, Yonkers, NY; ½ pt; AT; B&S & CaG; Apr16; Apr20'15 (R S $1). nom

Jackson av, 738 (10:2645), es, 108.9 s 156th, 18.9x87.6, 3-sty fr tnt; Nealon-Sullivan Realty Co, 841 Bway, to Marie Gercken, 566 Wales av; mtg $5,000; Apr20'15 (R S $2). nom

Jackson av (10:2569), nwc 138th, 100.10 x92.1, vacant; Moses Crystal et al, EXRS Clementine M Silverman, to Clemilt Realty Co, Inc, 3432 Bway; Apr1; Apr22'15 (R S 50 cts). O C & 100

Jackson av, 888 (10:2648), es, 154 n 161st, 25.7x83, 3-sty fr tnt; Caroline Domoney, Cardiff, Wales, to Jacob A Braun & Anna L Iederer, 888 Jackson av; 4½; Apr8; Apr22'15. nom

Larkin av (*), ss, 25 e 174th, 150x106.8; also FUGSLEY AV (*), sec 177th, 25x100; Peoples Trust Co, TRSTES, to Thos Kelly, 1121 2 av; Dec12'11; Apr20'15. **1,130**

Leland av (*), es, 114.8 n Davis, 25x100; Felice Trocchia, 157 E 104, to Concetta L Trocchia, his wife, same address; Apr1; Apr16'15. O C & 100

Maclay av, 2410 (*), es, 96.11 n Zerega av, 18.7x92.7x18.7x92.8, except part for Maclay av; Chas E Moore, ref, to Chas H Lockwood, 211 E 143; FORECLOS Mar11; Apr14; Apr19'15 (R S $1.50). O C & 100

Maclay av, 2412 (*), es, 115.6 n Zerega av, 18.3x92.6x18.3x92.7, except part for Maclay av; Chas E Moore, ref, to Smith Williamson, White Plains, NY; FORECLOS Mar11; Apr14; Apr19'15 (R S $1.50). O C & 100

Mapes av (11:3111 & 3112), sec 182d (Nos 800-6), 70.4x78.9x70x86.1, 2-2-sty fr dwgs; Oliver E Davis, ref, to Geo Daiker, 447 Genesee st, Utica, NY; FORECLOS Mar17; Mar31; Apr22'15 (R S $6). **6,000**

Mapes av (11:3111-3112), sec 182d (Nos 800-6); Geo Daiker, 447 Genesee st, Utica, NY, to Jno D Weber, 1417 Dudley av, Utica, NY; Apr1; Apr22'15 (R S $6.50). **6,500**

Mohegan av (11:3119), nws, 133 ne 180th, 66x150, except part for av; vacant; also CROTONA PKWAY (11:3119), ses, pt of lot 188, same map, strip 25x0.5; also CROTONA PKWAY (11:3119), es, 84.1 n 180th, strip 75.10x0.5x75.10x0.6, vacant; Irwin Untermyer to Jos Cohen, 65 E 107; ¼ pt; B&S; Apr1; Apr22'15 (R S $1). nom

Monterey av (11:3061), ws, 105 n 178th, 25x95.8x26x93.2, vacant; Harold G Gent, 611 Wales av, to Gent Constn Co, 611 Wales av; mtg $2,400; Apr17; Apr22'15 (R S $4.50). **4,500**

Morgan av (*), ns, 135 w Washington pl, 50x150; Bernard Gallagher to Margt C & Frank Gallagher, on Ft Schuyler rd; ⅓ pt; Apr17; Apr20'15 (R S 50 cts). nom

Morgan av (*), ns, 135 w Washington pl, 50x150; Frank Gallagher to Margt C Gallagher, on Ft Schuyler rd; AT; B&S & CaG; Apr19; Apr20'15 (R S 50 cts). nom

Morgan av (*), ns, 160 w Washington pl, 25x150; Margt C Gallagher to Frank Gallagher on Ft Schuyler rd; AT; B&S; CaG; Apr19; Apr20'15 (R S 50c). nom

Morris Park av (*), ns, 990 e White Plains rd, 50x95, except pt for Barnes av; Henry K Davis, ref, to Sadie B Clocke, 800 Riverside dr; mtg $2,450; FORECLOS Mar 17; Apr17; Apr22'15. **1,500**

Morris Park av (*), ns, 164.10 w Unionport rd, 25.1x202x28.5x218.2, except pt for sts; Ellen Fitzgerald to Jno J Donnelly 883 Faile; Apr20'15. nom

Morris Park av (*), ns, 164.10 w Unionport rd, 25.1x202x28.5x218.2, except pt for st; Henry A Foster, ref, to Ellen Fitzgerald, 468 E 189; FORECLOS Mar30; Apr 20'15. **4,000**

Morris Park av (*), ses Van Buren, 53.2 x115.7x50x97.6; Nicholas Serracino to Stability Realty Co, 30 E 42; mtg $8,000; Apr 15; Apr16'15 (R S $2). nom

Mulford av, 803.1 n Pelham rd, see Hughes av, es, 150 s Libby.

Netherland av (13:3426), es, 484.4 s 261st, 103x105.2x—x130.9, vacant; Danl B Murray, ref, to Ruby H Popper ,1614 Av N, Bklyn, & Henrietta Morson, 3000 W 3, Bklyn; FORECLOS Mar2; Apr7; Apr22'15 (R S $1). **800**

Overing av (*), ws, 523.4 n Frisby av, 25x100.7x25x100.6, except pt for St Raymonds av; Lambert G Mapes to Marion I Mapes, his wife, 1550 Eastchester rd; B&S & CaG; Apr12; Apr20'15. nom

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Prospect av, 2434 (11:3095), ws, 29.4 n 181st, 37x100; also AT to strip adj above in rear, 37x0.2, 5-sty bk tnt; Benenson Realty Co to Henry Leerburger, 542 W 113, mtg $25,000; Apr15; Apr16'15 (R S $4). O C & 100

Pugsley av, sec 177th, see Larkin av, ss, 25 e 174.

Randall av, sec Manida, see Manida, se c Randall av.

River av, 1223 (9:2489), ws, 100 n 167th, 25x81x25x87.4, 2-sty & b bk dwg; Annie Malcolm, 1223 River av, to Jos A Wasserman, 211 So blvd; mtg $6,500; Mar5; Apr 21'15 (R S $3.50). O C & 100

Rombout av (*), ws, 80.5 s Boston Post rd, 25x107.5x25x95.5; Hudson P Rose Co to Ernesto Marciano, 360 E 113; Apr19; Apr21'15 (R S $1). nom

St Ann's av, 481 (9:2273), swe 147th (No 548), 25x99.4, 5-sty bk tnt & strs; Edw D Dowling, ref, to Empire City Savings Bank, 231 W 125; FORECLOS Mar22; Apr 15; Apr19'15. **25,000**

St Ann's av, 656 (10:2617), es, 29x9.9 n Westchester av, 25.10x58.9x25x61, except part for St Ann's av, 3-sty fr tnt; Andw Dressel to Benhard & Anna Dressel at s ee Randall & Manida sts & Barbara Osterthohl, 694 Trinity av; B&S; Apr12; Apr16 '15 (R S $1.50). nom

St Lawrence av (*), ws, 300 n Mansion, 25x100, except part for St Lawrence av; Phoenix Ingraham, ref, to Georgianna McDonough, 1371 E 38, Oakland, Cal; mtg $3,000; FORECLOS Mar4; Mar17; Apr19'15. **500**

St Paul av (*), ws, 287.11 s Bronx & Pelham Pkway, 50x124.3; also ST PAUL AV (*), ws, 112.11 s Bronx & Pelham Pkway, 50x124.2x50x124.11; also BRONX & PELHAM PKWAY (*), ss, 50.8 nw St Paul av, 50.8x106.5x50x97.2; also ST PAUL AV (*), es, 103.6 s Bronx & Pelham Pkway, 175x118.1x175x121.4; also BRONX & PELHAM PKWAY (*), sec St Paul av, 75x89.8 x75x103.1; Bronx Parkway Realty Co, 557 Bway, to Saml Cohen, Mamaroneck, NY; Benno Cohen, 308 W 94, & Edwin L Kalish, 1 W 85; Apr1; Apr21'15 (R S 50c). nom

St Paul av, es, 103.6 s Bronx & Pelham Pkway, see St Paul av, ws, 287.11 s Bronx & Pelham Pkway.

St Paul av, ws, 112.11 s Bronx & Pelham Pkway, see St Paul av, ws, 287.11 s Bronx & Pelham Pkway.

Shakespeare av, 1260 (9:2506), es, 175.5 s 169th, 25x100.1, 2-sty bk tnt & str; Otto J Kalt, ref, to Jos Kupler, 51 Eldert, Bklyn; mtg $2,000; FORECLOS Apr16; Apr20; Apr21'15. **500 over mtg**

Shakespeare av, 1260; Jos Kupler to Jennie E Teichman, 147 Morton pl; mtg $3,100; Apr20; Apr21'15 (R S $1). nom

Southern blvd, 2153 (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2, 5-sty bk tnt; Kath A Kruger, Bklyn, to Arthur T Lawrence, 770 Ocean av, Jersey City, NJ; mtg $33,500; Apr15; Apr19'15 (R S $10). O C & 100

Teller av (9:2424), sec 165th, 113.3x250.11 to Clay av x127.1x222.5, vacant; Henry Leerburger, 542 W 113, to Benenson Realty Co, 401 E 152; mtg $24,500; Apr15; Apr 16'15 (R S $8.50). nom

Topping av, 1699 (11:2791), ws, 145 n 173d, 50x95, 2-sty fr dwg; Phelan Bros Constn Co to Helena Barnutz, Windham, NY; mtg $8,500; Apr15; Apr16'15 (R S $2). O C & 100

Trinity av, 686 (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Loretta Cowan, EXTRX Mary A Mullins, to Elton T Cowan, 146 Central Park W; B&S; mtg $13,500; Apr20; Apr22'15 (R S 50 cts). **13,750**

Trinity av, 702 (10:2635), es, 343.9 s 156th, 18.9x80.2x18.9x80.11, 2-sty fr dwg; Martha & Jno Kommer to Herman Aldag, 702 Trinity av; mtg $3,500; Jan20; Apr5 '15. **5,000**

University av (11:2878), ws, abt 100 n from curve at Tremont av, 50x106.5x45x 106.5, vacant; Jno Dreyer to Jno Dreyer Jr, 508 W 139, & Gertrude L Blackmore & Isma Dreyer, 149 W 103; mtg $5,000; Apr 16; Apr17'15. O C & 100

Vyse av, 1217 (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk tnt; Esther Prince, 1217 Vyse av, to Augusta Vogel, 1217 Vyse av; mtg $5,375; Apr16; Apr19'15 (R S 50c). O C & 100

Vyse av (10:2753), es, 100.4 s Home, 100.7x100.8, vacant; Wm J Mullin, 960 Mad av, Albany, NY, & ano, TRSTES to Tonn Bldg Co, Inc, 967 E 165; B&S; Mar 24; Apr16'15 (R S $16). **16,000**

Walton av (11:2827), es, 125 n Mt Hope pl, 25x80, vacant; Geo H Janss, 1057 Hoe av, to Garfield Holding Co, 165 Bway; Apr 16; Apr17'15 (R S $3). O C & 100

Washington av, 2463 (11:3037), ws, 374 s 182d, 18x116, 2-sty fr dwg; Arthur Schlatter, 660 E 166, et al, to Kath Schlatter, 2163 Wash av; QC; Apr14; Apr22'15. nom

Waterbury av (*), nec Hollywood av, 25x100; Herbert J B Willis, Tenafly, NJ, to Michl A O'Connor, 122 4th, Elmhurst, LI; B&S; Apr7; Apr16'15 (R S $1). nom

Webster av (12:3398) ws, 402.4 s McLean av, 25.1x137.11x25x138.10, vacant; Bartolomeo F & Nora C Badaracco to Bartolomeo F Badaracco, 4304 Webster av; Apr16'15 (R S $1.50). nom

West Farms rd (10:2754), es at ws Bryant av, runs s116.9xw84 to es West Farms rd xn138.10 to beg, vacant; David Kraus, 246 W 129, to Pearl Gottlieb, 223 W 140; AL; Apr16; Apr20'15 (R S $6). O C & 100

White Plains rd (*), ses, 56 nw Bronx pl, 27.11x102.11x25x115.3; Chauncey O Middlebrook to Jno Stahl, 674 E 240; mtg $——; Aug12'14; Apr16'15. nom

White Plains av (*), ws, 89 n 219th, 50x 80, mtg $——; also 222TH ST E (*), ss, 100 e White Plains av, 50x114, Wakefield; Hannah Sheahan, widow, to Mary E Lamb, 3300 Bronx blvd; Apr14; Apr20'15 (R S $2.50). nom

White Plains rd (*), ws, abt 325.3 n Kossuth av, 26.5x189.5x26.5x189, map Washingtonville; also CARTENTER AV (*), ws, 500 s 240th, 50x100; Value Realty Co to Jno Stahl, 674 E 240; QC; Aug7'14; Apr16'15. O C & 100

Worth av, ws, 95.10 n 174th, see Carter av, es, 95.10 n 174.

3D av, 4439 (11:3048), ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt & strs; Harry Cahn to Kiesler Realty Co, 1109 Forest av; B&S & CaG; mtg $43,000; Apr21; Apr22'15. O C & 100

Extension of 5th av (*), ws, 328 n Kingsbridge rd, 25x100; Edw Trott, Yonkers, NY, to Jno Trott, 1013 Dyre av; ½ pt; mtg $2,100; Apr16; Apr17'15 (R S 50c). O C & 100

Lot (*) 248 map Gleason prop; Josephine Richter & ano to Reinhold Richter, 1239 Boston rd, Ark, Apr21, Apr22'15 (R S 50 cts). O C & 100

Lot 249 (*), map Gleason prop; Josephine Richter to Gustave Schneider, 416 E 149, Ark, Ark, Apr21, Apr22'15 (R S 50 cts). O C & 100

Lot 62 (*) map 126 lots, being a subdivision of plot 23 on map Clasons Point; Hudson P Rose Co to Nicolina Costantino, 524 Morris av; Apr19; Apr22'15 (R S $1). nom

Lots 93 & 94 (*), map Bronx Ter, Marie Miller to Jno Miller, 228 W 46; CaG; mtg $300; Apr15, Apr22'15. O C & 100

Lots 137 to 139 (*), map 170 lots Siems Est; Michele Giuseffi et al to Guiseppe Pepe, 281 E 136, Apr8; Apr22'15 (R S 50c). nom

Plot (13:3418), begins at pt on line which divides parcel 2 from parcel 6 in a certain indenture bet Lewis L Delafield et al, recorded Apr6'06, said pt being distant 422.9 w from a monument or bout designated VIII in said indenture, said point of bldg being nec premises heretofore conveyed by Maturin L Delafield to John R Delafield by deed recorded Apr16'06, runs nw147.3 to cl 246th x se161.9xne85.6 to beg; Jno R Delafield to Harriet C D Carter, 1134 Mad av; AT; B &S; Apr13; Apr19'15. 100

Plot (13:3418), same prop; Maturin L Delafield to same; AT; B&S; Apr13; Apr 16'15. 100

Plot (13:3418), begins at line bet parcel 6 & parcel 10 in indenture recorded Apr6'06, said pt being 433.6 w from a monument designated XVI in said indenture, runs se198.1xne160xnw172.10 x s 209.9 to beg; Maturin L Delafield to Jno R Delafield at Fieldston, near intersection of W 246th & Half Moon pl; B&S; A T; Apr13; Apr19'15. 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Bronx Park E (*), es, 50.1 s Thwaites pl, 50.1x100x50x100; also THWAITES PL (*), ss, 92.6 e Bronx Park E, 23.4x100.10x 36.5x100; re dower; Anna Reiss, widow, to Henry Doscher, J Homer Hildreth & Herman Reiss, at 362 E 136, EXRS Geo Reiss; Apr15; Apr20'15. nom

Cannon pl (12:3263), being land in bed of pl in front of lot 381, map Van Cortlandt Estate; deed of cession; David Kahn to City N Y; Aug15'13; Apr21'15. nom

Lorillard pl (11:3056), nec 187th, 90.2x 98x90x98 (owned by party 1st part); also 187TH ST, ns, adj above on east (owned by party 2d part); party wall agmt; Arthur Avenue Realty & Constn Co with Garibaldi Realty & Constn Co; Apr20; Apr 21'15. nom

Thwaites pl, ss, 92.6 e Bronx Park E, see Bronx Park E, es, 50.1 s Thwaites pl.

147TH st, 469 E, see Brook av, 493.

149TH st, 740 E (10:2567), ss, 29 w Jackson av, 16x100, 3-sty fr tnt & strs; re dower; Frances E Gribben to Jno Gribben, Hastings-on-Hudson, NY; AT; Apr9; Apr 16'15. nom

166TH st E, nec College av, see College av, nec 166.

167TH st E, nec Clay av, see Clay av, nec 167th.

179TH st, 617 E (11:3069), ns, 86.8 w Hughes av, runs n94.8xw20.10xn25.1xw 24.5xs25.1xe12.5xs89.8 to st xe33.2 to beg; re asn of rents; P J Brennan, 509 Willis av, to "1993 Bathgate Av Corpn," 99 Nassau, & Kate Upton, 4140 Jackson blvd, Chicago, Ill; Apr13; Apr21'15. nom

187TH st E, nec Lorillard pl, see Lorillard pl, nec 187.

191TH st E (11:3245), being lot 15, blk 3245, tax map; re all liability as to sale of bed of 194th; N Y State Realty & Terminal Co to City NY; July14'14; Apr19'15. O C & 100

225TH st E (*), ns, 500 e Barnes av, 25 x114; re mtg; David Virtue, 205 W 107, to Fredk A Goetze, 601 W 110; Apr9; Apr 16'15. 600

Adee av (*), from Boston rd to bulkhead line Hutchinson River; order of court appointing Josiah A Briggs, Geo P Baisley & Henry L Haffen, Commissioners of Estimate; Apr13; Apr16'15. ——

Arthur av, 2110-2 (11:3070); asn rents; Uwanta Constn Co to Thos Mulligan Constn Co, Inc, 172d & Shakespeare av; Apr16; Apr17'15. nom

Bear Swamp rd (*), from West Farms rd to White Plains rd; order of court appointing Edw D Dowling, Henry A Friedman & Francis V S Oliver, Commissioners of Estimate; Apr13; Apr16'15. ——

Brook av, 493 (contract), nwc 147th (No 469), 24.11x89.10, 5-sty bk tnt & strs; CONTRACT; Sadie Silverman to Jas J Lanteleme, Richmond Hill, LI; mtg $18,000; Apr15, Apr22'15. **47,750**

Clay av (9:2426), nec 167th, 20x80, being parcel 2 on damage map to open 167th; re mtg; Newbold, Morris & ano to City N Y; Mar19; Apr21'15. nom

Clinton av, 1820 (11:2949), es, 97 ne 175th, 19.5x90.2; also CRESTON AV, 2269 (11:3171), ws, 93 s 183d, 20x120; re asn of rents; Universal Discount Co & ano to Bellemore Holding Co, 63 Park row; Apr 14; Apr17'15. nom

College av (9:2434-2438), nec 166th, 42x 100; agmt releasing above premises from mtg agmt recorded June9'14; City Mtg Co with Tully Bldg Co, 391 E 149 & N Y Trust Co, 26 Broad; Apr12; Apr17'15. nom

Creston av, 2269, see Clinton av, 1820.

Decatur av, 3342-4, see Webster av, 3341-3.

Dyre av (*), from Boston rd to northerly city line; order of court appointing Wm C Martin, Martin Geiszler & Walter McLaughlin, commissioners of estimate; Apr14; Apr16'15. ——

Quimby av (*), ss, 341.1 w Havemeyer av, 25x103.1; re mtg; Central Mtg Co to Wm Soffel, 2242 Quimby av; Apr15; Apr 20'15. nom

Union av, 1172 (10:2681), es, 212.3 s 168th, 19x100x21.8x100; 2-sty fr dwg; re dower; Frances E Gribben to Jno Gribben, Hastings-on-Hudson, NY; AT; Apr9; Apr16'15. nom

Valentine av, 2438-42 (11:3147), es, 100 n 187th, 101.11x100, 2-5-sty bk tnts; re mtg; Mary A Smith EXTRX Mortimer Smith to Hoffmann Co Builders Inc, 1132 Clay av; Apr14; Apr19'15. 9,000

Webster av, 3341-3 (12:3355); also DECATUR AV, 3342-4; agmt as to easements; Geo Hill & Annie E Burke with Sigmund Wechsler; Feb23; Apr19'15. nom

Worth av (11:2890), from 174th to 175th; agmt releasing easements to land in bed of Worth av & Fitch st; Jno A Murphy with Carl M Dittmar et al; Apr21; Apr22'15. nom

Certified copy adjudication of bankruptcy & order of reference in matter of Sol Sobol, bankrupt; Apr12; Apr19'15. ——

Parcels 7A & 7 B (*) on damage map to open 213th st from Bronx blvd to Boston rd; re Jno McNulty to City N Y; Nov10'14; Apr21'15. nom

Parcel 1 (12:3270), on damage map to open 238th st from Bway to Albany rd; re mtg; Augustus Van Cortlandt, Sharon, Conn, to City N Y; Mar27; Apr21'15. nom

Parcel 7 (12:3270) on damage map to open same; re mtg; same to same; Mar27; Apr21'15. nom

Parcel 104 (*), on damage map to open Castle Hill av; re mtg; Marguerite D Morgan to City N Y; Jan30; Apr21'15. nom

LEASES.

Borough of Manhattan.

APRIL 16, 17, 19, 20, 21 & 22.

Clinton pl or 8th st, S E (2:550), ss, 150 e 5 av, 25x90; sur Ls & AT to bldg; Cornelia S Barclay et al, individ, EXRS &c Eliz S Miller et al, to TRSTES of the Sailors Snug Harbor, 61 Bway; AT; QC; Apr19'15. O C & 1,000

Delancey st, 340 (2:319), all; Nathan Nathanson to David Jacobs, 84 W 115; 2 8-12yf May1; Apr21'15. 720

Delancey st, 340; asn Ls recorded Jan 27'13 & deposit of $150; Rubin Levinson, 772 Forest av, to Nathan Nathanson, 211 Henry, Mar15; Apr21'15. nom

Dey st, see Greenwich, see Greenwich, 185.

Division st, 92 (1:293), all; Israel D Shlachetzki, of Bklyn, to Hy E Jacobs, 1887 7 av; 8y & 29 days from Apr1; Apr17 '15. 3,600

Elizabeth st, 239 (2:508), all; Carlo & Angiolina Molinelli to Gaspare Molinelli, 13 Hamilton; 5 1-12yf Apr1; Apr21'15. 3,000

Fulton st, see Pearl, see Pearl, sec Fulton.

Grand st, 206 (2:470), nec Mott (Nos 148-50), all; Saml Zirinsky to Jos Capato, 206 Grand; 3yf Dec1'14; Apr20'15. 6,980

Grand st, 349 (1:310), all; Pauline Seigler, individ & ADMTRX Fredk Seigler et al to Saml Keiser, 382 Grand; 10yf June 15; Apr20'15. 4,000

Greenwich st, 185 (1:61), sec Dey; asn Ls; Margaretha Hemmer to Jas Everards Breweries, 12 E 133; Apr15; Apr16'15. nom

Greenwich st, 719-23 (2:632), 56.7x92x 61.3x68.10, ns, all; Greenwich Village Corpn to Sylvian Reh, 205 E 61, doing business as Continental Warehouse Co; 9 10-12yf July1; Apr21'15. taxes, &c, & 4,800

Hamilton st, 13 (1:253), all; Carlo & Angiolina Molinelli to Gaspare Molinelli, 13 Hamilton; 5 1-12yf Apr1; Apr21'15. 900

Lawrence st, 17-19 (7:1967), all; Maria Trabold to Thos J Nicoil, 17 Lawrence; 5 yf May1; 2yren; Apr20'15. 1,500

Lawrence st, 108 (7:1982), all; Sarah C Rodenstein et al to August F Fruhling, 103 Lawrence; 5yf May1; Apr21'15. taxes, &c, & 700

Mott st, 148-50, see Grand, 206.

Mott st, 291 (2:509), n str in bldg Nos 289-91 Mott; asn Ls; Guiseppe Napoli, at Arrochar, SI, & ano, to Thos C Re, 285 Elizabeth; mtg $1,300; Apr17; Apr19'15. nom

Mott st, 289-91, see Mott, 291.

Mulberry st, 166-70 (2:471); sobrn of Ls to mtg for $20,000; Apr20; Apr22'15; Caterina Cimino with Emigrant Indust Savgs Bank. nom

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Pearl st (1:75), sec Fulton, str & b, 39x 42; Chas Laue to Richd Schur, 509 Rogers av, Bklyn, & ano; from Apr1 to Jan10 23; Apr21'15. 2,200 to 3,000

Roosevelt st, 98 (1:111), b; Luca Di Candia, 98 Roosevelt, to Massimo Tubito, 34 Cherry; 2½yl Aug1'14; Apr21'15. 18

Watts st, 138-40 (2:595); agmt terminating Ls; The Loewenthal Co & D Feinberg Co with Hy Kroger, 231st & Spuyten Duyvil rd, Bronx; Mar1; Apr16'15. nom

Waverly pl, 3 (2:550), ns, 55.4 w University pl, 21.8x162.10 to alley x27.8x164.8; sur Ls & all title to bldgs; Mary E Blodgett to TRSTEES of Sailors Snug Harbor, 61 Bway; Mar25. Apr22'15. nom

Waverly pl (2:550), ns, 110.8 w University pl, 27.8x159.1 to alley x27.8x161, the land; TRUSTEEs of Sailors Snug Harbor to Chas W Gould, 5 Washington Sq N; 21y f May1, with renewal; Apr20'15. taxes, &c, & 1,260

West st, 407 (2:637) ,all; Jas Piper to Franklin Brewing Co, 414 Flushing av, Bklyn; 3 1-12yl Apr1; Apr21'15. 900

4TH st, 167 E (2:432), all; Thos Wylie Fullmuller, of Albans, LI, to Geo Koenig, 92 Av A; from Apr1 to Apr30'23; Apr16'15. 2,400

6TH st, 405 E (2:434), all; Chas Motzer to Edw Dettloff, 405 E 6th; 6yl May1; Apr 19'15. 1,800

11TH st, 644 E (2:393); asn Ls & AT to deposit of $300; Abr Waldinger, 810 Dawson, to Matilda Wolberg, 869 Stebbins av; ½ pt; Feb15; Apr20'15. 150

14TH st, 208 W (2:618), basement str; Ellen Maloney, 14 E 130, to Jos A N Thomas, 233 Palisades av, West Hoboken, NJ; 6yl May1; Apr20'15. 540 & 600

21ST st, 541-5 W (3:693), nes, 75x ½ blk; sur Ls; Fred S Myers to Mary M Sherman, 535 Park av; AT; Nov1'14; Apr20'15. nom

24TH st, 328 W (3:747), ss, 399.3 e 9 av, 20.7x85; asn Ls, with consent by Mary M Sherman; Jas Buchanan to Jas E & Jos Mitchell, firm Jas E Mitchell & Son, 332 W 24; Apr2; Apr19'15. nom

33D st, 20-28 W (3:834), ss, 325 w 5 av, 125x98.9, all; Jas R Roosevelt et al TRSTEES will Jno J Astor, in trust for Ava A M Astor, to Cassidys Ltd, a corpn, 337 St Paul st, Montreal, Can; 17 1-12y f Apr1; Apr21'15. 77,250

35TH st, 63-7 W (3:837), ns, 100 e 6 av, 74.10x98.9, Garrack Theatre, all, except roof & b; Garrick Realty Co to Walter Rosenberg, 175 W 72; 5yf May1; Apr20'15. 50% of net profits or not less than net 18,000

48TH st, 301-3 W, see 8 av, 791-3.

51ST st, 150-66 E, see Lex av, 571.

54TH st E, swc 3 av, see 3 av, 892.

59TH st, 329 W (4:1049), all; Salo Cohn to Saml Goldberg, 402 Grand; 3yf Apr20; Apr20'15. 2,100

61ST st E, swc 2 av, see 2 av, 1159.

69TH st, 315 W (4:1181), w str & rear fl; Josephine A Budke, of Clarkstown, NY, to Richd Pia, 306 W 69; 5yf Jan1; Apr19 '15. 720 to 900

69TH st, 315 W (4:1181), asn Ls; Richd Pia to Giaomo Laborioso, 312 W 69; Apr 19'15. nom

101ST st, 52 E (6:1606), all; Benj M Gruenstein & ano, firm Gruenstein & Mayer, to Joseph Realty Co Inc, 52 E 101; 3yf May1; Apr21'15. 1,700

114TH st W, swc Lenox av, see Lenox av, 77.

115TH st, 307-11 E (6:1687), all; asn Ls; Fischel Friedman to Chas & August Funck, 2947 Bainbridge av, Bronx; mtg $18,000; Feb5; Apr16'15. O C & 800

115TH st W, nwc S av, see 8 av, nwc 115.

116TH st, 155 E (6:1644), str fl; Maud L Nelson to Michl Di Genova, 155 E 116; 5 7-12yf Oct1'14; Apr22'15. 540 & 600

117TH st E, nwc Pleasant av, see Pleasant av, swc 117.

117TH st, 452 E (6:1710); sobrn of Ls to asn of rents to secure $2,200; Carmela Madonna, 319 Pleasant av, lessee, to Genevieve V Sheridan, 311 Hoyt av, B of Q; Apr16; Apr22'15. nom

121ST st, 322-4 E (6:1797), all; Barnett Levy & ano, EXRS Louis Gordon, to Isaac Cohen; 3yf May1; Apr21'15. 3,223.92

131ST st, 602 W, see Bway, 3251-5.

138TH st, 62-4 W (6:1735); asn Ls; Wm Wilson, 130 W 142, to Wm Wilson Warehouse & Trucking Co; AT; Apr6; Apr19 '15. nom

145TH st W, swc St Nicholas av, see St Nicholas av, 695.

146TH st W, nec Bway, see Bway, nec 146.

175TH st W, nwc Audubon av, see Audubon av, 200.

Av C, 117-9 (2:390); asn Ls & AT to deposit of $950.68; Abr Waldinger, 810 Dawson to Matilda Wolberg, 869 Stebbins av; ½ pt; Feb19; Apr20'15. 475

Amsterdam av, 1628 (7:2072); asn Ls; Isidor Nash, 315 W 115, to Leon Biber, 321 St Nicholas av; Apr19'15. nom

Audubon av, 200 (8:2133), nwc 175th, str & b; 175th St Holding Co to Wm Abrams, 324 E 125; 5yf May1; Apr19'15. 1,200

Bowery, 350-2 (2:531), all; Peter A Hegeman, 38 Monroe pl, Bklyn, to Max Susser, 168 E 118; 3yf May1; Apr16'15. 3,300

Broadway (7:2078), nec 146th (Nos 559-61), 2d & 3d flrs & pt c; Bradhurst Amusement & Building Co to David Halpern, 247 W 111; 5yf Oct1'15; 3y ren at $7,500; Apr 19'15. 5,000 & 6,500

Broadway, 2316-18 (4:1231), strs & bs; The Estate of Althea Rudd Ward to Saml Brown, 120 W 84; 5 5-12yf May1'14; Apr21 '15. 4,500 to 4,700

Broadway, 3251-5 (7:1997), swc 131st (No 602); asn Ls; 171st St & Brook Ave Co to Malter Grape Sugar & Syrup Co, 111 Bway; mtg $15,000 & AL; Dec10'14; Apr 20'15. nom

Lenox av, 77 (7:1823), swc 114th, str & pt c; Wm H Schwarz, 100 W 114, to Peter Diamond, 46 W 113; 5yl May1; Apr22'15. 1,500

Lexington av, 571 (5:1305), es, 50.5 s 51st, runs e100x irr50.5 to ss 51st (Nos 160-66), x e22.9x8100.9xW136.5x8W34.6x8N8.3xW100 to av x no to beg, all with fixtures, furn, etc; Gersten-Cramer Amusement Co to Alex Weis, 1482 Bway; 5yl Sept1; 5yren, Apr20'15, taxes, &c, & 10% of net profits & 45,000

Park av, 1540 (6:1617), 3d str n of entrance to bldg; Isaac Olshansky to Louis Bongenas, 108-10 E 111; 1yf May1; Apr16 '15. 480

Pleasant av (6:1710), swc 117th, 35.8x94; Sobrn of Ls covering 452 E 117, swc Pleasant av, to asn of rents to secure $2,200; Harriet & Sophie Cohen, 1979 Bedford av, Bklyn, & Emma Jacobs, 601 W 114, owners, & Carmela Madonna, 319 Pleasant av, lessee, with Genevieve V Sheridan, 311 Hoyt av, B of Q; Apr16; Apr 22'15. nom

St Nicholas av, 695 (7:2050), swc 145th, cor str & ¼ c; Sadivian Realty Corpn to Saml Zipkin, 695 St Nicholas av; 3yt Mar 1 16; Apr20'15. 1,200

1ST av, 308 (3:950), the land; N Y Life Ins & Trust Co, 52 Wall, TRSTE will Mary Griffin, to Bernard W Kelly, 308 1 av; 5yf May1; Apr21'15. taxes, &c, & 350

2D av, 14 (2:442); asn Ls; Hy & Chas Steiner, firm Henry Steiner & Son, to Nathan Romanoff, Jan31'15; Apr19'15. nom

2D av, 1151 (5:1415), ws, 90.5 s 61st, runs s20.4w40.5xn10.4w10xn10xe85 to beg, the land; Clarence Sackett of Rye, NY, et al to Justin C O'Brien, 729 Park av; 21yf May1'14; 2 rens of 21y each; Apr16'15. taxes, &c, & 669

2D av, 1153 (5:1415), ws, 40.5 s 61st, 20 x85, the land; Clarence Sackett of Rye, N Y, et al to Justin C O'Brien, 729 Park av, 21yl May1'14; 2 rens of 21y each; Apr16 '15. taxes, &c, & 685

2D av, 1155 (5:1415), ws, 45.5 s 61st, 25x 85, the land; Clarence Sackett of Rye, N Y, et al to Justin C O'Brien, 729 Park av; 21yr May1'14; 2 rens of 21y each; Apr16 '15. taxes, &c, & 881

2D av, 1159 (5:1415), swc 61st, 20.5x85, the land; Clarence Sackett of Rye, NY, et al to Justin C O'Brien, 729 Park av; 21yr May1'14; 2 rens of 21y each; Apr16'15. taxes, &c, & 1,051

2D av, 2014 (6:1675), n ½ of str front c, rear b & floor above; str; Jos Fine to Alice Ostermeyer, 2014 2 av; 4yf May1; Apr20'15. 840

2D av, 2014; asn Ls & deposit of $70; Alice Ostermeyer to Margt L & Patk J Clark, 306 E 93; Apr15; Apr20'15. nom

3D av, 516 (3:890), str & b; Louisa Minturn to Chas G Anderson, 1531 Morris av, Bronx; 3yl May1'12; Apr17'15. 900

3D av, 516; str & b; Frederic de P Foster, EXR &c Louisa Minturn, to same; 5yf Apr30; Apr17'15. 1,500

3D av, 892 (5:1308), swc 54th, str & b; Wm P Rinckhoff to Isidor Frank, 180 W 81; 5yf May1'15; Apr22'15. 2,100

3D av, 1021 (5:1415), es, 80.5 s 61st, 20x 95, the land; Clarence Sackett of Rye, N Y, et al to 1021 3d Ave Co Inc, 30 E 42; 21 yf Feb1; 2rens of 21y each; Apr16'15. taxes, &c, & 875

3D av, 1023 (5:1415), es, 60.5 s 61st, 20x 95, the land; Clarence Sackett of Rye, N Y, et al to Jennie Singer, 72 E 82; 21yf Feb1; 2rens of 21y each; Apr16'15. taxes, &c, & 875

3D av, 2057 (6:1662), str & 1st fl; Harry Jacobson, of Savannah, Ga, to Geo Veihelmann, 2057 3 av; 9yf May1; Apr22 '15. 1,200

3D av, 2341 (6:1792); asn Ls; Wm Sudbrink, 2080 Bathgate av, to Ebling Brewing Co, 760 St Ann's av; Feb27; Apr20'15. nom

7TH av, 711 (4:1000); asn of all RT&I to indemnity, etc, due on cancellation or sur of Ls; Richd J Butler to Lion Brewery, 104 W 108; Mar9; Apr21'15. nom

8TH av, 161 (3:742), all; Estate of Washington Smith, decd, to Stephen Merritt Burial & Cremation Co; 3yf May1; Apr19'15. 3,000

8TH av, 791-3 (4:1039), nwc 48th (Nos 301-3); agmt as to ext of Ls recorded Apr 20'14 for 5yf Oct1'35; Patk J McGuiness, 683 8 av, to Philip King, 332 W 47, & Frank Finn, 301 W 47; Apr14; Apr16'15. nom

8TH av, 791-3, nwc 48th (Nos 301-3; asn Ls recorded Apr20'14; Patk F Kelleher to same; Apr14; Apr16'15. nom

8TH av, 1843, nwc 115th, str & b; Premium Holding Corpn, 149 Church, to Thos Caffrey, 371 Wadsworth av; 10yf Apr 1; Apr20'15. 2,500 to 2,800

8TH av, 2142 (7:1831), es, 25.11 s 116th, 25.5x100, all; Louisa Holldiek et al, individ & GDN Wm F Meyers et al to Jno McNamara, 202 W 106; 5yf May1'13; Apr 16'15. 6,000

8TH av, 2748 (7:2031), cor str & b; asn Ls; Herbert W Crowder, 302 W 55, to Henriette S Brand, 153 Meserole av, B of Q; mtg $4,752.94; Apr21; Apr22'15. nom

10TH av, 507 (3:710), str fl & pt b; David Duncan of Ridgefield Park, NJ, to Ascher Rosenbluth, 505 10 av; 3½yf May 1; Apr20'15. 1,440

LEASES.

Borough of the Bronx.

Fillmore st, 1729-31 (*), all; Malvine Singer to Santi Moving & Express Co, Inc; 3yf May1; Apr17'15. 480

156TH st, 417-19 E (9:2378); asn Ls; Arthur Cahn & ano to Eltona Investing Co, 391 E 149; Apr16'15. nom

166TH st E, nwc Prospect av, see Prospect av, 1091.

169TH st, 369 E (11:2782), nwc Teller av, strs 1 & 2; Mamie Rothaus to Jos Tarr, 1358 Clay av, 5yl May1; Apr19'15. 720

183D st, 701-7 E (11:3103), all; Nelly Henschel to Guiseppe Rabino, 707 E 183; 5yt May1; Apr22'15. 1,625

187TH st, 652 E (11:3074), cor str; Anna De Feo to Albt R Frank, 652 E 187, 21 May1; 2y ren; Apr19'15. 1,080

Cumbreleng av, 2434 (11:3090), cor str; Bolognese Investing Co to Vincenzo Giamo, 2365 Lorillard pl; 5yf Apr1; Apr16 '15. 600 & 660

Clason Pt rd (*), ss, at cl lot 34, runs s to L I Sound xe— to line bet lots 33 & 34 xn— to pt 100 s Clason Pt rd xnw— to beg, with right of way 20 ft wide leading to Clasons Pt rd, being part lot 34, map Clason Pt for boating or boat house; Michl Pfeifer to Eliz Dietrich, Hackensack, N J; 10yf July1'12; Apr20'15. part of taxes, &c, & 300 to 660

Clasons Pt rd (*), asn Ls; Eliz Dietrich to Jans Jensen, Bolton av, Clason Pt, NY; Apr14; Apr20'15. nom

Fordham rd, 620 (11:3078), all; also FORDHAM RD, 622, str & c; Louise Moorhead to Arturo Giorgini, 620 Pelham av; 5 5-12yf May1'12; Apr20'15. 1,200

Fordham rd, 620-2; asn Ls; Arturo Giorgini to Ebling Brewing Co, 760 St Ann's av; Apr14; Apr20'15. nom

Fordham rd, 622, see Fordham rd, 620.

Morris av, 559 (9:2338), all; Wm J Miller et al to Herman W Green, 559 Morris av; 3yf May1; Apr21'15. 900

Oguen av, 1061 (9:2526), 50x115, all; C M Hobiltzel to Wm Gilbert; 1yf May1 (1y renewal); Apr16'15. 480

Prospect av, 1091 (10:2680), nwc 166th, str & c; Angel Constn Co to Marie Vogel, 941 Rogers pl; 10yl Apr1; Apr20'15. 900 to 1,320

Southern blvd, 2171 (11:3111), all; Ebling Brewing Co to Saml H Goldstein, 2171 So blvd; from Jan1'15 to Mar31'19; Apr22'15. 2,000 to 2,300

Teller av, nwc 169th, see 169th, 369 E.

Tremont av, 475 (11:3043), str; Clement H Smith & ano to Leopold Oppenheimer, 909 W 110; 1yf May1 (2y ren); Apr20'15. 3,000 to 3,300

White Plains rd, 3993 (*), all; Wm H Keating to Adele Wacker, 3993 White Plains rd; from Mar1'15 to Apr30'26; Apr 22'15. 1,200 to 1,800

MORTGAGES.

Borough of Manhattan.

APRIL 16, 17, 19, 20, 21 & 22.

Bank st, 42-4 (2:614); ext of mtg for $12,500 to Apr15'18, 6%; Apr16; Apr19'15; Hugo E Distelhurst, 167 Park pl, Bklyn, with Jos L Buttenwieser, 300 C F West. nom

Barclay st, 3-5 (1:123), ns; agmt as to reduction of mtg from $125,000 to $100,000 & int from 4½% to 4%; Apr15; Apr16'15; Eliz Kenedy, widow, at Shippan pt, Stamford, Conn, with Broadway Park Place Co, 233 Bway. 25,000

Charles st, 5 (2:612); ext of mtg for $8,000 to Apr13'18, 5%; Apr19'15; Title Guar & Trust Co, 176 Bway, with Kath H Auerbach at Hewlett, LI. nom

Cherry st, 277-9 (1:247), ss, 25 w Jefferson, 50x94.8x50x94; Apr20; Apr22'15; due & int as per bond; Jacob & Isidor Kauffman, of Bklyn, & Isaac Lewenthal, of NY, to Margt D Fitzpatrick, 562 West End av. 15,000

Chrystie st, 232, see Houston, 119 E.

Cooper st (8:2214), ss, 150 e 204th, 50x 100; also VYSE AV (11:2998), es, 51.10 s Boston rd, 50.5x73.9x48.10x89.5; also VYSE AV (11:2998), es, 28.5 s Boston rd, 23.5x 50.5x24x94.4; records in Bronx Co Apr19 '15; rec'd Apr19'15; 3y5½%; Michl J Jowd to Delia Murphy, 1190 Bway. 10,000

Eldridge st, 41 (1:301); ext of mtg for $15,000 to Apr21'18, 5%; Apr21'15; Emigrant Indust Savgs Bank with Morris Kulok, 39 Eldridge. nom

Gold st, 93 (1:103), nws, abt 148 n Spruce, 24.11x103.3x25.3x103.8; FM; Apr 21; Apr22'15; 5y1½%; Alfred H Ackers to Wm B Isham, 21 E 63, & ano, exrs &c Wm B Isham, decd & Porter Isham, decd. 23,000

Grand st, 349 (1:310), all; Ls recorded as mtg to secure deposit; pr mtg $21,000; Feb25; Apr20'15%; due June15'25, 3%; Pauline Seigler, individ & admtrx Fredk Seigler et al, by Benzien Kupferberg, gdn, landlords, to Saml Keiser, 332 Grand, tenant. deposit 700

Greene st, nwc Washington pl, see Washington pl, 23-9.

Houston st, 119 E (2:422), sec Chrystie (No 232), 27x74.3; deed recorded as mtg as per statement filed & recording tax of $112.50 paid, sub to mtg $35,000; Apr7; Apr 19'15; due & int as per agmt; Frieda Hart to Casualty Co of America, 68 Wm. O C & 100

Houston st, 316 E (2:384); ext of mtg for $15,000 to Nov24'19, 5%; Apr16; Apr22 '15; Eliz Walker with Moses Zimmermann, 150 W 72. nom

Hudson st, 503-5 (2:630); ext of mtg for $50,000 to Mar10'18, 5%; Mar10; Apr17'15; Wm J Stich with Church of the Holy Communion, 326 6 av. nom

Hudson st, 503-5 (2:630), ws, 66.11 n Christopher, runs w85 to es of alley xs 16.11xw15.4xs23.1xe99.8 to st xn40.1 to beg, with rights to 15 ft alley on rear to 10th st; pr mtg $50,000; Mar10; Apr17'15; due & int as per bond; Wm J Stich, of Bronx, to Sarah L Sutton, at Smithtown, LI. 10,000

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Madison st, 56 (1:278), swc Oliver (No 35), 49.6x25; pr mtg $15,000, Apr19'15; demand, 6%; Calliope P Calogera, 56 Madison, to Saranac Realty Co, 119 Bway.
note 2,500

Monroe or Rutgers pl, 3 (1:270), ns, 26.6 e Jefferson, 26x120; Apr19'15; 5y5½%; Rehsom Realty Corpn to Lawyers Title & Trust Co, 160 Bway. 24,000

Monroe or Rutgers pl, 3; certf as to mtg $24,000, Apr19'15; same to same. ——

Mott st, 133 (1:237), ws, abt 180 n Hester, 25x100; pr mtg $16,000; Apr19; Apr22 '15; 5%; Emilio Frank & Gaetano Malzone, exrs &c Faust D Malzone, decd, & Emilia Malzone, indivd, to Andw Fortunato, 94 Bayard. 2,400

Mott st, 133; ext of mtg for $16,000 to Apr22'18, 5%; Apr19; Apr22'15; Anna S Stemme et al, exrs &c Jno Stemme, with Gaetano Malzone, 555 48th, Bklyn, et al, exrs &c Faust D Malzone. nom

Norfolk st, 180 (2:355), es, 150 s Houston, 25.2x100x25x100; pr mtg $——; Apr14; Apr19'15; demand, 6%; Ester Haberman to Jonas Weil, 21 E 82, & ano. 1,050

Norfolk st, 180 (2:355); ext of mtg for $21,000 to Jan1'20, 5%; Apr14; Apr20'15; Lawyers Mtg Co with Ester Haberman. nom

Oliver st, 35, see Madison, 56.

Pearl st, 371 (1:113); ext of mtg for $11,000 to Apr20'18, 5%; Apr20'15; Emigrant Indust Savgs Bank with Cath M Behlen et al, exrs &c Herman Behlen. nom

Stanton st, 266 (2:335), ns, 50 w Columbia, 25x100; pr mtg $23,000; Apr20; Apr22 '15; 3y6%; Leopold E Levine to Sam Berkowitz, 29 Av B, & ano. 4,000

Warren st, 94 (1:137), ns, abt 55 e Greenwich, 25x62; Apr22'15; due & int as per bond; Robt A Livingston Jr, at Woodmere, Ll, to Title Guar & Trust Co. 9,000

Washington pl, 23-9 (2:547), nwc Greene; asn rents to secure mtgs &c; Apr2; Apr 20'15; due & int as per agmt; Jos J Asch, at Saugatuck, Conn, to Bond & Mtg Guar Co, 176 Bway. nom

4TH st, 167 E (2:432); leasehold; pr mtg $3,400; Apr15; Apr16'15; 3y6%; Thos Windmuller at St Albans, Ll, to Geo Koenig, 167 E 4. 1,000

4TH st, 347-51 E (2:374), ns, 102 w Av D, 66x97; pr mtg $——; Apr16; Apr17'15; installs, $250 monthly, 6%; Isidor Zippert & Jos Joachim to Mary E Zippert, 219 W 81. 1,500

16TH st, 417 E (3:948), ns, 25x92, pr mtg $——; Apr16; Apr17'15; due Apr1'18, 5%; Jno H D & Chas F W Cordes, of Bronx, to Theophilus H Gee, 44 W 44. 1,000

16TH st, 417 E; sobrn of mtg for $1,500 to mtg for $1,000; Apr16; Apr17'15; same, owners, as heirs &c Hy D & Metta M Cordes & Geo D Boschen, with same. nom

17TH st, 421 W (3:715), ns, 250 w 8 av, 25x92; pr mtg $——; Apr15; Apr20'15; due Oct15'17, 6%; Israel Lewis, 158 Henry, to Wolf Cohen, 924 Kelly. 2,000

20TH st, 218 W (3:769); ext of mtg for $7,000 to Apr21'18, 5%; Apr21; Apr22'15; Emigrant Indust Savgs Bank with Wm Hoehn, 218 W 20. nom

22D st, 407 W (3:720), ns, 50 w 9 av, 16.8x98.9; Feb15; Apr17'15; 1y5%; Julia R Donnelly to Sarah D Donovan, 319 W 24. 1,000

24TH st, 53 W (3:826); ext of mtg for $35,000 to Mar6'18, 5%; Apr5; Apr16'15; Florinda J Tilford trste will Jno B Tilford with Frank L Froment, 52 E 74. nom

25TH st, 300-2 E, see 2 av, 438.

26TH st, 200-2 E, see 3 av, 355.

27TH st, 346 W (3:750); ext of mtg for $5,000 to Apr20'18, 5%; Apr12; Apr21'15; Title Guar & Trust Co, 176 Bway, with Margt H Hamilton, Ashburton av & 2d st, Bayside, Ll. nom

30TH st, 103-9 W, see 6 av, pt 501.

32D st, 19 E (3:862), ns, 95 w Madison av, 25x98.9; pr mtg $55,000; Apr6; Apr20 '15; due & int as per bond; 19 East 32d St Co, 62 Cedar, to Empire Mtg Co, 62 Cedar. 7,000

32D st, 19 E; certf as to mtg for $7,000; Apr6; Apr20'15; same to same. ——

35TH st, 133 E (3:891), ns, 40 w Lex av, 20x74; secures indemnity bond agt "Franklins Inc" deft in action for $6,225 as per statement filed & recording tax of $31 paid; Apr13; Apr19'15; due & int as per bond; Chas H Parkhurst, Hotel Ansonia, Bway & 73d, to National Surety Co, 115 Bway. nom

36TH st, 219-21 W (3:786); ext of mtg for $14,500 to Mar21'16, 6%; Mar22; Apr19 '15; Danl Buckley, 58 W 72, with Jos P Connor, 4 W 103, & Chas Connor, 135 E 43. nom

38TH st, 351 W (3:762), ns, 125 e 9 av, 25x98.9; pr mtg $—— ; Apr21'15; due Apr 1'20 or sooner, 6%; Ignaz Reich & Benj Rottenberg to Hy W Sagazei, at Ridgefield Park, NJ. 4,000

38TH st, 351 W; sobrn of mtg for $9,000 to $4,000; Apr21'15; same, owners, & Lizetta Lahr, 456 W 20, et al, exrs, &c. Jos Lahr, mtgees, with same. nom

38TH st, 353 W (3:762), ns, 100 e 9 av, 25x98.9; pr mtg $ —— ; Apr21'15; due Apr 1'20 or sooner, 6%; Ignaz Reich & Benj Rottenberg to Marie A Meyer, 305 1st st, Hackensack, NJ. 3,000

38TH st, 353 W; sobrn of mtg for $9,000 to mtg $3,000; Apr21'15; same owners & Lizetta Lahr, 456 W 20, et al exrs, &c. Jos Lahr, mtgees, with same. nom

42D st, 363 W (4:1033), ns, 80 e 9 av, 20x120.6; PM; Apr20; Apr21'15; due & int as per bond; Marie G Darmstadt, 188 St Nicholas av, to Saml Wiener, 572 9 av. 13,000

45TH st, 125 W (4:998), ns, 307.6 w 6 av, 19.2x82; also 45TH ST, 127 W (4:998), ns, 326.8 w 6 av, 19.2x82; Apr21'15; 5y5%; Thos Killilea to N Y Title Ins Co, 135 Bway. 45,000

45TH st, 127 W, see 45th, 125 W.

47TH st, 616 W (4:1094), ss, 250 w 11 av, 25x84x—x91.3; ext of mtg for $12,000 to May5'18, 5%; Apr14; Apr20'15; White Fireproof Constn Co, 286 5 av, with Richd Hodnett, 138 Union av, Long Branch, NJ. nom

47TH st, 622 W (4:1094), ss, 325 w 11 av, 25x61.4x26x69; PM; Apr16; Apr17'15; due & int as per bond, Edgar P Musgrove, 71 Hancock av, Yonkers, NY, to Robt A Fanning, 517 W 171. 2,250

51ST st, 150-60 E, see Lex av, 571.

51ST st, 548 W (4:1079), ss, 175 e 11 av, 25x120.4x25.7x116.7; pr mtg $10,000; Apr 21'15; demand, 6%; Wm Esselborn, 402 W 43, to Robt C Fulton, 240 W 102. 1,000

52D st, 252 E, see 2 av, 981.

55TH st, 538 W (4:1083), ss, 250 e 11 av, 24.11x100.5; Apr22'15; due July1'15, 6%; Silas Downing to Jno M Rider, 53 8 av, Bklyn. 1,100

57TH st, 343 W (4:1048), ns, 275 e 9 av, 19x100.5; ext of mtg for $21,000 to Apr1 '18, 5%; Apr1; Apr17'15; Bankers Trust Co, 16 Wall, trste Wm J Haddock, with Hy Moeller, 341 W 57. nom

58TH st, 301-3 W, see 8 av, 791-3.

58TH st, 336 W (4:1048), ss, 355 e 9 av, 20x100.5; ext of mtg for $18,000 to May5 '18, 5%; Apr1; Apr17'15; Bankers Trust Co, 16 Wall, trste Wm J Haddock, with Hy Moeller, 341 W 57. nom

60TH st, 236 W (4:1151), ss, 450 w Ams av, 25x100.5; PM; Apr4; Apr17'15; 1y6%; Benj Trakman, 433 Bklyn, Bklyn, to Ettie Rabinowitz, of Alma, Ga. 500

63D st, 160 E (5:1397); ext of mtg for $15,000 to Feb7'18, 5½%; Apr16; Apr21 '15; Sheppard Homans et al trstes will Sarah L Homans with Henry Meyers, 783 Madison av. nom

69TH st, 321 E (5:1444), ns, 296 e 2 av, 27x100.5; ext of mtg for $10,000 to Apr17 '18, 5%; Mar25; Apr21'15; Bankers Trust Co, 16 Wall, trste will Oliver S Carter, for Kate L Macy with Anthony J McCadden, 323 E 69. nom

69TH st, 7 W (4:1122), ns, 140 w Central Park W, 20x100.5; Apr16; Apr19'15; due & int as per bond; Anna M Muller to Brooklyn Trust Co, 177 Montague, Bklyn. 22,500

70TH st, 333 W (4:1182); ext of mtg for $7,500 to Apr16'18, 5%; Apr16; Apr20'15; Title Guar & Trust Co with Helen Card, 248 W 73. nom

70TH st, 335 W (4:1182), ns, 355 w West End av, 15x100.5; Apr16'15; due & int as per bond; Helen Card to Emily D Van Wagenen at Morristown, NJ, et al trstes Gertrude Dodd will Jno M Dodd. 7,500

71ST st, 171 W, see Bway, 2060.

72D st, 344 E (5:1426), ss, 90 e 3 av, 20x 102.2; Apr19; Apr21'15; 3y6%; Harold R Callisen to Martin Marks, 1242 Mad av. 2,000

76TH st, 164 W (4:1147), ss, 180 e Ams av, 20x102.2; ext of mtg for $20,000 to Apr 16'18, 5%; Apr16'15; N Y Mtg & Security Co with Louis M Mooney, 164 W 76. nom

80TH st, 401-3 E, see 1 av, 1540-2.

80TH st, 413 E (5:1560); ext of mtg for $12,000 to May9'18, 5%; Apr16; Apr20'15; Caroline Marek with Grace F Bendit, 40 E 83. nom

80TH st, 219-21 W (4:1228), ns, 275 w Ams av, 50x102.2; PM; Apr12; Apr19'15; due Apr1'18, 5½%; N Y Realty Owners, 299 Madison av, to Ormond Realty Co, 14 W 14. 115,000

82D st, 168 E (5:1510); ext of mtg for $19,000 to Apr15'20, 5%; Apr15; Apr19'15; Lawyers Title & Trust Co with Wm Scholz, 168 E 82. nom

84TH st E, see Madison av, see Madison av, 1121.

85TH st, 102 W (4:1215), ss, 30 w Col av, 35x102.2; pr mtg $40,000; Apr21; Apr 22'15; 3y or sooner, 6%; Robt Lawrence, 2465 Bway, to Albt Brauer, 24 St Nicholas pl. 8,000

86TH st, 306 W (4:1247); ext of mtg for $28,000 to Apr1'18, 5%; Apr1; Apr15'15; Esther McMurray, 216 W 99, with 86th St & West End Av Co, 103 Park av; corrects error in last issue when st No was 303. nom

86TH, 340-6 W (4:1247), ss, 100 e Riverside dr, 100x102.2; PM; pr mtg $490,000; Apr19; Apr20'15; due May1'20 or sooner, 6%; Orland Holding Co to Marion Leyden, 105 W 72. 19,000

86TH st, 345 W (4:1248), ns, 176 e Riv dr, 24x100.8; Apr16'15; due & int as per bond; Maud Sanderson at Bentley, Hampshire, Eng, to Bankers Trust Co, 16 Wall, trste Johannah S Seymour. 25,000

88TH st, 178 E (5:1516), ss, 100 w 3 av, 17x100.8; Apr19'15; 3y5½%; Jacob Loeffler, Hy Loeffler & Lena his wife & Rosa Loeffler, all of NY, & Wm Loeffler of Bridgeport, Conn, to N Y Title Ins Co, 135 Bway. 8,500

89TH st, 320 E (5:1551); ext of mtg for $12,000 to May28'18, 5%; Apr20'15; Anna E Becker with Edith Scholle, 11 E 76. nom

90TH st, 259 W (4:1238); ext of mtg for $20,000 to Apr1'18, 5%; Apr5; Apr21'15; Clifford Putnam of Villa Sciglia, Taormina, Sicily, with Louise de L'Aigle Reese, 50 W 52. nom

94TH st W, nec Bway, see Bway, 2520.

95TH st, 111 E (5:1524), ns, 90 e Park av, 18.6x100.5; Apr12; Apr22'15; due Apr 15'18, 5½%; Maurice B Blumenthal & Abr Schwab to Bella Schwarzkopf, 138 E 95. 12,000

95TH st, 111 E; sobrn of mtg for $2,000 to mtg for $12,000; Apr12; Apr22'15; same, owners, & Herman Katz et al, mortgagees, with same. nom

97TH st, 179 W (7:1852); ext of mtg for $9,000 to Jan15'18, 5%; Mar17; Apr20'15; Anna S Kerr, 2 Myrtle av, Newark, NJ, with Josephine E Thayer, 85 Inverness ter, Bayswater, London W, Eng. nom

99TH st, 70 W (7:1834), ss, 100 e 9 av, 25x100.11; PM; Apr12; Apr22'15; 5½% & 5½%; Lawrence Davis, 76 Greene, Newark, NJ, to Anna C Cochran, 1235 Watchung av, Plainfield, NJ. 20,000

101ST st, 120 W (7:1855); ext of mtg for $17,000 to Apr2'18, 5%; Apr2; Apr22'15; Mary G Cook & Eliz C Marston, both at Glen Ridge, NJ, with Murray Estate, a corpn, 110 W 40. nom

104TH st, 305 W (7:1891), ns, 115 w West End av, 17x100.11; pr mtg $16,000; Apr20'15; due & int as per bond; Wm J Carr to Isabelle G Sinclair, 79 Manhattan av. 6,000

106TH st, 300 E, see 1 av, 2052.

107TH st, 324 W (7:1892), ss, 55 e Riverside dr, 25x100.11; PM; Apr15; Apr20'15; 5y5½%; Eliphalet L Davis to Abr Jacobi, 19 E 47. 22,500

114TH st, 343 E (6:1686), ns, 175 w 1 av, 25x—; ext of mtg for $5,000 to Apr1 '20, 5%; Apr8; Apr22'15; Luigi R Colantuono, 328 E 113, & Raffaela Colantuono, 343 E 114, with Angelo Colantuono, 343 E 114. nom

115TH st W, nwc 8 av, see 8 av, 2131.

126TH st, 259 W (7:1932), ns, 205 e 8 av, 20x99.11; Apr20'15; due & int as per bond; Camilla I Moore to Title Guar & Trust Co. 3,500

131ST st, 130 W (7:1915), ss, 390 e 7 av, 20x99.11; PM; Apr16; Apr17'15; 5y5%; Eliz, wife Louis W Porter, to Emigrant Indust Savgs Bank. 8,000

131ST st, 266 W (7:1936); ext of mtg for $12,000 to Apr14'18, 5%; Apr14; Apr 17'15; Abe Silberstein with Isaac J Silberstein et al, trstes will David Silberstein. nom

133D st, 69 W (6:1731), ns, 110 e Lenox av, 25x99.11; pr mtg $——; Apr19; Apr22 '15; due Aug19'15, 6%; Josephine Norcum to Bronx Security & Brokerage Co, 258 E 138, Bronx. 210

133D st 115-17 W (7:1918), ns, 166.8 & 183.4 w Lenox av, 2 lots, ea 16.8x99.11; 2 mtgs, ea $4,500; Apr15; Apr16'15; due May 1'20, 6%; Randegg Realty Co to Rutherfurd Realty Co, 34 Nassau. 9,000

133D st, 115-7 W; two certfs as to two mtgs $4,500 each; Apr15; Apr16'15; same to same. ——

133D st, 115-7 W; ½ PM mtgs, each $2,000; pr mtg $4,500 on each; Apr15; Apr16 '15; 3y6%; same to Emanuel A Rothschild, 231 W 141. 4,000

133D st, 115-7 W; two certfs as two mtgs for $2,000 each; Apr15; Apr16'15; same to same. ——

137TH st, 218 W (7:1942); ext of mtg for $8,800 to Feb1'18, 5%; Apr1; Apr20'15; Germania Life Ins Co, 50 Union sq, with Michl Mass, 1995 7 av. nom

144TH st, 601 W, see Bway, 3517-29.

154TH st, 426 W (7:2068), ss, 276.10 w St Nicholas av, 19x99.11; Apr21'15; due May1'18, 5%; Barbara Lehman, 426 W 154, to Annie M Baer, 605 W 156. 5,000

161ST st, 553-5 W (8:2120), ns, 319.7 & 337.7 e Bway, 2 lots, ea 18x99.11; 2 mtgs, ea $9,500; Apr16; Apr17'15; due Mar1'20, 5%; West 82d St Realty Co, 355 West End av, to N Y Life Ins Co, 346 Bway. gold 19,000

164TH st, 452 W (8:2110); ext of mtg for $36,000 to Apr3'20, 5%; Apr3; Apr20 '15; Simon A Lind, 1043 E 14, Bklyn, with American Bible Soc, 6 Bible House. nom

170TH st, 513-5 W (8:2127), ns, 55 e Audubon av, 65x100; ext of mtg for $60,000 to Apr16'20, 5½%; Apr16; Apr20'15; Lawyers Mtg Co, 59 Liberty, with F M & S Corpn, 117 W 119. nom

170TH st, 513-7 W, see Audubon av, 1001-3.

170TH st, 513-5 W (8:2127), ns, 55 e Audubon av, 65x100; sobrn of mtg for $15,000 to mtg for $9,000; Apr16; Apr17'15; F M & S Corpn, 117 W 119, owners, & Leon Tuchmann, 1990 7 av, mortgagee, with Henry Morgenthau Co, 30 E 42. nom

170TH st, 513-5 W; sobrn of mtg for $20,000 to mtg for $60,000; Apr16; Apr17 '15; same, owners, & Henry Morgenthau Co, 30 E 42, mortgagees, with Lawyers Mtg Co. nom

170TH st, 513-5 W (8:2127), ns, 55 e Audubon av, 65x100; pr mtg $60,000; Apr 16; Apr17'15; due Junel'16, 6%; F M & S Corpn, 117 W 119, to Henry Morgenthau Co, 30 E 42. 9,000

170TH st, 513-5 W; certf as to mtg for $9,000; Apr15; Apr17'15; same to same. ——

175TH st, 530 W (8:2131), ss, 55 e Audubon av, 18x78.8; pr mtg $6,000; Apr21 '15; 1y6%; Walter H Martin, 530 W 175, to Jas A Deering, 22 E 17. 1,950

176TH st, 501 W, see Ams av, 2340-58.

177TH st, 500 W, see Ams av, 2340-58.

214TH st W, see 14 av, ws, from 214th to 215th.

215TH st W, see 14 av, ws, from 214th to 215th.

Av A, 1516 (5:1577), es, 25.8 n 80th, 25.6 x73; Apr15; Apr16'15; due & int as per bond; Gottfried Eschler, 232 E 82, & Ferdinand Ruedi, 299 E 10, to Union Square Savgs Bank, 22 Union Sq. 10,000

Av B, 223 (2:396), es, 90.9 s 14th, 22x88; PM; Apr15; Apr16'15; due & int as per bond; Geo H Wilson of Glen Ridge, NJ, to Title Guar & Trust Co, 176 Bway. 7,500

Av B, 223 (2:396), es, 90.9 s 14th, 22x88; pr mtg $7,500; Apr16; Apr19'15; 2y6%; Geo H Wilson, 54 Benson st, Glen Ridge, NJ, to Albt C Asche, 1719 Av P, Bklyn. 1,750

Amsterdam av, 410 (4:1227), ws, 17.2 s 80th, 25x100; ext of mtg for $10,000 to Dec 15'17, 6%; Feb25; Apr17'15; Jos M Dorr at Clogher House, Drumsna, County of Roscommon, Ireland, with Ethel B Underwood, 158 Grand st, Newburgh, NY. nom

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Amsterdam av, 2340-58 (8:2132), ws, from nwc 176th (No 501), 190.10 to 177th (No 500), x100 "Bolton"; assn of all RT&I to rents as security for $1,500, Mar17; Apr 21'15; Julia C Jones to Jos D Reardon, 438 W 47. nom

Audubon av, 101-3 (8:2127), nec 170th (Nos 513-7), 100x120; agmt modifying mtg for $15,000 & to become due Apr16'16 at 6%; Apr16; Apr17'15; Leon Tuchmann, 1990 7 av, with F M & S Corpn, 117 W 119. nom

Broadway, 1540 (miscl); also BROADWAY, 1638; certf as to chattel mtg to secure $1,000; Apr16; Apr21'15; Dells, a corpn, to Hyman Fish. ——

Broadway, 1638, see Bway, 1540.

Broadway, 2060 (4:1143), nec 71st (No 171), runs e110.5xn102.2xw150 to es Amsterdam av xs4.6 to es Bway xs105.5 to beg; ext of mtg for $650,000 to Sept1'20, 5%; Apr16; Apr21'15, Dorilton Corpn with Metropolitan Life Ins Co, 1 Mad av. nom

Broadway, 2520 (4:1242), nec 94th, 33.6x113.6 to ws old Bloomingdale rd x31.9x114.7, with all RT&I to 94TH ST W, ns, 114.7 e Bway, 29 to cl said old rd x31.4x29x31.9; Apr16; Apr17'15; 5y or sooner, 5½ & 5%; West 82d St Realty Co, 355 West End av, to N Y Life Ins Co, 346 Bway. 230,000

Broadway, 2520, nec 94th; same prop; certf as to mtg for $230,000; Apr16; Apr 17'15; same to same. ——

Broadway, 3517-29 (7:2091), nwc 144th (No 601), 99.11x irreg x86.1 to 144th x100; ext of mtg for $170,000 to Apr1'20, 5%; Apr3; Apr19'15; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Carrie F Miller, at Mt Vernon, NY, & ano, trstes Fredk B Taylor. nom

Lenox av, 365 (7:1913), ws, 49.11 n 128th, 25x75; pr mtg $——; Apr15; Apr16'15; installs, 6%; J Fred Wennberg, 669 E 224, Bronx, to Jacob Rosen, 961 Stebbins av, Bronx. 1,000

Lexington av, 571 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 150-60) xs100.5xw186.5xsw34.6xn8.3xw100 to av xn50 to beg. Lexington Ave Opera House; agmt as to sobrn of mtg for $—— to lease; mtg dated Feb20'15 & executed by Gerster-Cramer Amusement Co to party 1 pt; Mar 24; Apr20'15; Hammerstein Opera Co with Albert Weis. nom

Madison av, 416 (5:1284); ext of mtgs for $90,000 to Apr15'18, 5%; Apr10; Apr16'15; Charlotte Weatherley with Kensington Holding Corpn, 82 E 56. nom

Madison av, 605 (5:1293); ext of mtg for $50,000 to Feb18'20, 5%; Feb18; Apr21 '15; Amos R E Pinchot, NY, & Gifford Pinchot at Milford, Pa & ano with Bowery Savings Bank. nom

Madison av, 1121 (5:1495), sec 84th, 22x 78.7; ext of mtg for $33,000 to May27'18, 4½%; Apr14; Apr22'15; Laura A Weber, 1109 Mad av, et al, trstes for Louise M Weber, will Jno Webber, with Patk Kiernan, 14 E 83. nom

Madison av, 1733 (6:1620); ext of mtg for $36,000 to May31'18, 5%; Mar17; Apr 20'15; Phillip Lehman, 63 E 114, with Trustees of N Y Society Library, 109 University pl. nom

Morningside av, 81 (7:1948), es, 66.10 n 121st, 30x100; Apr15; Apr16'15; 3y5%; Ethel T Kellogg, 9 E 82, to Lawyers Title & Trust Co, 160 Bway. 23,000

Riverside dr, 343 (7:1890), es, 86.10 s 104th, 21x100; Apr19'15; due May1'18, 5%; Marxt A Duffy to Eastern District Savings Bank, 1024 Gates av, Bklyn. 25,000

Vermilyea av (8:2234), ns, 225 w 204th, 50x150; PM; Apr20; Apr21'15; due & int as per bond; Hyman Berman Building Co, 42 Bway, to Peter Alexander at Glen Spey, NY. 9,250

18T av, 1540-2; also 80TH ST, 401-3 E (5:1560); ext of mtg for $53,000 to June 15'20, 4½%; Apr8; Apr19'15; N Y Protestant Episcopal Public School, 63 Wall, with Saml & Aaron Wollheim, 175 E 79. nom

1ST av, 2052 (6:1700), nec 106th (No 399), 25.11x69; pr mtg $18,000; Apr20'15; installs, 6%; Antonio Caggiano to Mary Zerbarini, 2781 Bainbridge av, Bronx. 900

2D av, 438 (3:930), sec 25th (Nos 300-2), 24.9x100; pr mtg $23,000; Apr16; Apr17'15; 2y or sooner, 6%; Conrad, Mary A & Chas G Stegmann to Simon Lewald, 251 W 89. 2,500

2D av, 981 (5:1325), swc 52d (No 252), 20.5x70; Apr20'15; 5y5%; Jno H Timoney, 320 E 201, Bronx, to Emigrant Indus Savings Bank, 51 Chambers. 13,000

2D av, 2014 (6:1675); sal Ls; Apr15; Apr 19'15; demand, 6%; Marxt L & Patk J Clark to Geo Ehret, 1197 Park av. 1,000

2D av, 2091 (6:1657). ws, 25.10 s 108th, 25.3x75; pr mtg $11,500; Apr8; Apr17'15; due & int as per bond; Maria Bonomo, 2091 2 av, to Maria Li Volsi, 2245 2 av. 2,000

2D av, 2390 (6:1799), es, 100.11 n 122d, 20x80; ext of mtg for $8,000 to Apr16'20, 5%; Apr16; Apr22'15; Wm H Nestrock et al, exrs &c Herman Nestrock, with Morris Goldstein, 2390 2 av. nom

3D av, 355 (3:881), sec 26th (Nos 200-2), 26.8x84; ext of mtg for $33,000 to Mav1'18, 5%; Apr16'15; Isaac Landman with Union Dime Savings Bank, 701 6 av. nom

3D av, 1778 (6:1418), ext of mtg for $6,000 to Mav1'20, 5%; Mar25; Apr16'15; Fannie G K Williams at Shore rd & 9 av, L I City, B of Q, extrx Luke Kouwenhoven, with Bertha Kaufmann. nom

5TH av, 1481 (6:1746); ext of mtg for $31,500 to Jan1'18, 5%; Apr1; Apr20'15; Lewis Samuels, 1 W 70, with Trustees of N Y Society Library, 109 University pl. nom

6TH av, pt 501 (3:806), nwc 30th, pt (Nos 103-9), 30x— along ns Stewart st, closed, to ns 30th x144 to beg, gore, except small gore 5 ft in length at w end or intersection of 30th & Stewart; also STEWART ST, closed, ns, 41.5 w 6 av, 100x99.6, 5-12 pts; sub to 21 yr Ls, with two rens of 21 yrs each; Apr15; Apr16'15; due June30'20, 6%; 6th Ave & 30th St Realty Corpn to Columbia Trust Co, 60 Bway. bonds 135,000

6TH av, pt 501, nwc 30th (Nos 103-9); also STEWART ST, &c, same prop; certf as to mtg $135,000; Apr15; Apr16'15; same to same. ——

7TH av, 2363 (7:2007); ext of mtg for $18,500 to Apr1'17, 5%; Apr5; Apr20'15; Moses Oppenheimer, 2363 7 av, with A Frances Marshall Clark, 9 Rockledge rd, Saranac Lake, NY. nom

8TH av, 701-3 (4:1039), cor 48th (Nos 301-3), leasehold; Apr14; Apr16'15; demand, 6%; Philip King & Frank Finn to Geo Ehret, 1197 Park av. 7,500

8TH av, 2131 (7:1848), nwc 115th, sal Ls; Apr19; Apr20'15; demand, 6%; Thos Caffrey to Jacob Ruppert, a corpn, 1639 3 av. 4,000

8TH av, 2150 (7:1831); sal Ls; Apr16 '15; demand, 6%; Jno McNamara to Geo Ehret, 1197 Park av. 3,000

10TH av, 239-43 (3:696); ext of mtg for $58,000 to Apr18'20, 5%; Apr17; Apr22'15; 24th St Realty Co, 239 10 av, with Chas de Rham at Philipstown, NY, & ano. nom

11TH av, 691 (4:1097), ws, 92 n 49th, 20.10x100; Apr21; Apr22'15; 5y5%; Ellen H, wife Frank McAleer, to Helen M Kelly, 116 E 63. 3,000

14TH av (8:2256, 2257 & 2259), ws, from ns 214th to ss 215th & bounded w by Hudson River, contains 3 144-1,000 acres, with all title to lands under water; also PLOT begins at a stake in line of fence bet lands of Yetta Childs & Jos De Rivera which stake is 1.9 se from cl of sawed hemlock stump & 75 w 14 av, runs s259.10 xw389.5 to original hw mark Hudson River xn559.11xe382.3 to beg, contains 2 301-1,000 acres, with rights to lands under water of Hudson River; pr mtg $——; Apr12; Apr16'15; due & int as per bond; Lewis A Mitchell, 59 W 76, to L Napoleon Levy, 18 W 72. 7,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Assignment (decedents estate) of account of all RT&I as seeatee under will Charlotte E Lake; Oct17'10; Apr21'15; demand, 6%; Jno P Lake to Deborah Price, 997 3 av. 856

Car equipment agmt (miscl) & gen mtg contract, etc; Mar25; Apr21'15; due & int as per notes; American Car & Foundry Co vendor with Warner-Quinlan Asphalt Co vendee. 29,094.96

Certf (miscl) as to deed of trust or mtg for $——; Apr14; Apr17'15; Clinchfield Navigation Co, Inc, to N Y Trust Co, as trste, & Clinchfield Coal Corpn. ——

MORTGAGES.

Borough of the Bronx.

Beech st (*), es, 175 s 152d, 50x100x42.11 x127.2; PM; pr mtg $2,200; Apr19'15; installs, 5%; Anna Carrillo, 80 Bolton av, to Eliz Dietrich, 38 Poplar, Hackensack, NJ. 2,600

Fairmount pl (11:2959), ss, 76 nw So blvd, 75x124.8x75.1x129.5; pr mtg $36,000; Apr20; Apr22'15; due May21'17, 6%; H C Jackson Realty Co, Inc, to Cornelius J Carey, 906 E 176. 2,700

Fairmount pl (11:2959); same prop; certf as to above mtg; Apr20; Apr22'15; same to same. ——

Fordham sq, swc 193d, see 193d E, swc Fordham sq.

Fox st, 1008, see 165th, 1001 E

Hoffman st (11:3056), nwc 187th, 100x 46; bldg loan; Apr20; Apr21'15; demand, 6%; Garibaldi Realty & Constn Co to Theo Wentz, 328 W 77. 36,500

Hoffman st (11:3056), same prop; certf as to above mtg; Apr20; Apr21'15; same to same. ——

Hoffman st, 2469 (11:3058), ws, 46.8 s 189th, 16.8x97.5; Apr21; Apr22'15; installs, 6%; Geo Gavdoul to Franklin Society for Home Building & Savgs, a corpn, 38 Park row. 2,500

Kelly st, 1542 (10:2716), es, 186.11 s 167th, 17x100; ext of $1,000 mtg to Mav1'16 at int as per bond; Apr15; Apr17'15; Chas P Kelly with Wm Ennis, 923 Brook av. nom

Loring pl (11:3225), es, 170.6 s Fordham rd, 50x121.1x50.1x124.3; Apr16; Apr 17'15; 5y5%; Beckman Realty & Constn Co, Inc, 401 E 23, to Wm F Hencken, 11 E 68. 35,000

Loring pl (11:3225); same prop; certf as to above mtg; Apr16; Apr17'15; same to same. ——

Madison st (*), ws, 200 n Van Nest av, 25x100, except part for Barnes av; PM; Apr21; Apr22'15, 5y5%; Anthony G Schellman to Emma L Wainmann, 1727 Barnes av. 1,700

Minford pl, 1553-5 on map 1553-7 (11:-2967-2977), ws, 173.10 s Boston rd, 2 lots each 37.6x100; 2 PM mtgs each $7,350 two pr mtgs $28,000 each; Apr15; Apr16'15; due May1'15, 6%; Nicholas Serracino, 1555 Minford pl, to Stability Realty Co, 30 E 42. 14,500

134TH st, 404 E (9:2278), ss, 65 e Willis av, 16.8x100; Apr19; Apr22'15; 5y5%; Amelia L Lyon, Wallace L Frazer, to Bowery Savgs Bank, 128 Bowery. 4,000

134TH st, 698 E (10:2562), ss, 318.9 e Cypress av, 18.9x103.7; PM; Apr18; Apr19 '15; due &c as per bond; Edw Erickson to Diedrich Ahrensfeld, 698 E 134. 5,000

137TH st E (10:2519), ss, 155 e St Anns av, 50x100; ext of $30,000 mtg to Apr8'15 at 5%; Apr15; Apr20'15; Bankers Trust Co, 16 Wall, trstes, with Fredk Vollmar, 496 E 140. nom

138TH st, 427-9 E (9:2283); ext of $35,000 mtg to Mar3'18 at 5%; Mar5; Apr17 15; Walter S Gurnee et al, trstes for Delia E Gurnee, will Walter S Gurnee, with Bertha Kaufmann, 1496 Lex av. nom

140TH st, 406 E (9:2284), ss, 100 e Willis av, 16.8x100; Mar10; Apr20'15; due, &c, as per bond; Eliz L Materne, Monroe, NY, to Edw Materne, Pocantico, NY. 5,000

149TH st E (9:2275), ss, 39.4 w St Ann's av, 36.6x84.11; Apr15; Apr16'15; due July 6'19, 6%; Grace S Cornell, Wechawken, NJ, to Wm F Schneider, 486 Lenox av. 2,000

157TH st E (9:2360), ss, 50.4 e Germain pl, 50x75; ext of $27,000 mtg to Apr2'20 at 5%; Apr20; Apr21'15; A Oldrin Salter, exr Agustin Fuller, with Hubener-Escher Co, 748 Melrose av et al. nom

160TH st E (9:2381), ss, 150 e Elton av, runs s99.8xe23.8xn50.1xe87.10 to ws Wash av xn49.2 to st xw110.10 to beg, except gore formerly in old William st, situate in nec above & being abt 19 cor E 160th, 11.5 on Wash av & abt 11.10 on its sws; Apr17; Apr19'15; 3y6%; Cath T & Veronica G Cunningham, 3148 Perry av, to N Y Edison Savgs & Loan Assn, 130 E 15. 2,500

164TH st, 869 E (10:2690); ext of $6,000 mtg to June10'16 at 5%; May6'13; Apr16'15; Bernhard Lichtenstein, 777 West End av, with Barney Greenstone, 136 W 117. nom

165TH st, 1001 E (10:2726), nec Fox (No 1008), 26x96.8x19.2x98.2; pr mtg $13,000; Apr15; Apr16'15; 3y5%; Jno G, Anthony M, Annie K, Frieda & Geo J Hoffman to Jno M Haffen, 953 Grant av, & ano trstes Jno Haffen for Mary Ireland et al. 3,000

166TH st E, nec College av, see College av, nec 166.

166TH st E, nec College av, see College av, nec 166.

166TH st W, swc Woodycrest av, see Woodycrest av, swc 166.

166TH st W, nwc Woodycrest av, see Woodycrest av, nwc 166.

167TH st E (9:2530), ns, 48 ne 168th, runs ne115xnw78xnw35xnw25xsw150 to ne s 167th xse103 to beg; Apr20; Apr21'15; due, &c, as per bond; Frank S Ketcham, 227 W 167, to Mae E Powers, 128 W 165. 1,000

169TH st, 924 E (10:2718); sal Ls; Apr 16'15; demand, 6%; Fred Poellot to Bealleston & Woerz, a corpn, 291 W 10. 2,918.94

171ST st E, swc Brook av, see Brook av, swc 171.

174TH st E, see Longfellow av, see Longfellow av, see 174.

180TH st E, see Bryant av, see Boston rd, swc 180.

180TH st E, swc Boston rd, see Boston rd, swc 180.

180TH st E, swc Vyse av, see Vyse av, swc 180.

182D st E, see Mapes av, see Mapes av, see 182.

183D st, 359 E (11:3143), ns, 275 w Webster av, 25x98.9x25x97.7; Apr16'15; due, &c, as per bond; Beulah Oppenheimer to Title Guar & Co, 176 Bway. 2,000

187TH st E (11:3056), ss, 46 w Hoffman, 50.11x98x50x99.1; bldg loan; Apr20; Apr21 '15; demand, 6%; Garibaldi Realty & Constn Co to Jas G Wentz, 335 West End av. 31,500

187TH st E (11:3056), same prop; certf as to above mtg; Apr20, Apr21'15; same to same. ——

187TH st E, nwc Hoffman, see Hoffman, nwc 187.

193D st E (12:3275), swc Fordham sq, 108.1 to es Decatur av x70.1x98.10 to sq x 83.8; Apr15; Apr17'15; demand, 6%; Wedgewood Co to City Mtg Co, 15 Wall. 90,000

193D st E (12:3275); same prop; certf as to above mtg; Apr15; Apr17'15; same to same. ——

193D st E, sec Decatur av, see 193d E, swc Fordham sq.

Bathgate av, 1754-6 (11:2922); ext of $32,500 mtg to Nov1'17 at 5½%; Jan14; Apr20'15; N Y Life Ins Co with Herman Jarecky, Ester Wohlfeld & Rose Baum. nom

Boston rd (11:3137), swc 180th 270.1x 337.3 to Bryant av, x269.2x290.2; ext of $100,000 mtg to Mar2'18 at 5%; Mar29; Apr16'15; Chas Purdy, White Plains, NY, with Wm B Nesbitt, 255 W 108. nom

Boston rd, 1749-51 (11:2940), nws, 317.3 s from cor formed by nws So blvd & ss Crotona Park E, runs w134.2xs50xe134.2 to rd xn50 to beg; Apr19'15; due &c as per bond; Sykes Realty Corpn to Lawyers Mtg Co, 59 Liberty. 20,000

Boston av, 1749-51; certf as to above mtg; Apr15; Apr19'15; same to same. ——

Briggs av (12:3303), ns, 250 e Bedford Park blvd, 100x105; PM; pr mtg $29,000; Apr16; Apr17'15; due &c as per bond; Briggs Bldg Co, 773 E 176, to Susie Goldinger, 101 W 141. 8,500

Brook av (11:2896), swc 171st, 100x39.3x 99.11x39.2; certf as to payment of $2,072.50 on a/c of mtg of $39,000; Apr17; Apr20'15; Estate of Emelie Schulz to Brook Ave & 171st St Realty Co. ——

Bryant av, sec 180th, see Boston rd, swc 180.

Bryant av, nws, at es West Farms rd, see West Farms rd, es, at ws Bryant av.

Cambreling av, 2284 (11:3090); sal Ls; Apr14; Apr16'15; demand, 6%; Vincenzo Giaimo to Lion Brewery, a corpn, 104 W 108. 5,215.40

College av (9:2134-2138), nec 166th 42x 100 sodrp agmt; Apr13; Apr17'15; Tully Bldg Co, 391 E 149 & Star Holding Co, 20 E 42 with City Mtg Co & N Y Protestant Episcopal Public School, 63 Wall. nom

College av (9:2134), nwc 166th, 42x100; ext of $20,000 mtg to Apr14'20 at 5%; Apr 16; Apr20'15; N Y Protestant Episcopal Public School 63 Wall, with Tully Bldg Co, 391 E 149. nom

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Creston av (11:3171), ws, 93 s 183d, 20x 120, ext $6,500 mtg to May1'17 at 5½%; Sept15; Apr17'15; E W R Realties, Inc, 61 Park row, with Jno V Irwin, trste Susan H Hoag, 130 E 67. nom

Decatur av, sec 193d, see 193d E, swc Fordham sq.

Ellsworth av (*), ws, 100 s Baisley av, 50x100; Apr20; Apr21'15; 3y6%; Benj Blaine to Tuben Realty Co, 200 Bway. 560

Forest av, 1153 (10:2652); ext of $5,500 mtg to Apr16'18 at 5½%; Apr14; Apr19'15; Title Guar & Trust Co with Hermine M Schaefer, 1153 Forest av. nom

Forest av (10:2659), es, 110.3 n 163d, runs e135.8xs23.2xw79.4xs10xw56.4 to av xn33.1 to beg; pr mtg $6,000; Apr19; Apr20'15; due, &c, as per bond; Julius J Klasser to Cath F Farrell, 850 E 156. 900

Franklin av (11:2935), es, 75.6 n Jefferson pl, two lots, each 37.6x100; two mtgs, each $4,000; Apr16'15; 3y6%; Cath Darling, 1380 Wash av, to Jas T Barry, 1149 Boston rd. 8,000

Grand blvd & concourse (11:3164); same prop; 2 certfs as to above mtgs; Apr21; Apr22'15; same to same. ——

Grand blvd & concourse (11:3164), ws, 100 s Field pl, 2 lots, ea 50x90; 2 bldg loan mtgs, ea $32,500; Apr21; Apr22'15; demand, 6%; Kearns Realty Co, Inc, to City Mtg Co, 15 Wall. 65,000

Grand blvd & concourse (11:3165), ws, 232 n 184th, 50x79x50x78.7; PM; pr mtg $5,000; Apr19'15; due &c as per bond; Nista Constn Co, 655 E 189, to Saml H Golding, 101 W 141. 4,900

Hughes av, 2264 (11:3086), es, 75 s 183d, 25x100; Apr16; Apr17'15; due &c as per bond; Jno W Mehl to Title Guar & Trust Co, 176 Bway. 3,500

Hughes (Jefferson) av, 2303 (11:3072) w s, 100 n 183d, 50x100; Apr16; Apr20'15; 2y 5%; Martino Delisi to Antonio Pepe, 2303 Hughes av. 500

Jackson av, 707 (10:2635); ext of $4,500 mtg to Apr19'18 at 5½%; Apr19; Apr20'15; Title G & T Co with Marion E Horan, 707 Jackson av. nom

Longfellow av (11:3010), sec 174th, 100x 50; bldg loan; Apr16; Apr19'15; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall. 47,000

Longfellow av (11:3010), same prop; Apr 16; Apr19'15; same to same. ——

Maclay av, 2410 (*), es, 96.11 n Zerega av, 18.7x92.7x18.7x92.8, except part for Maclay av; PM; Apr14; Apr19'15; due July 1'18, 5%; Chas H Lockwood to Rafael Diez de la Cortina, Middletown, NY. 1,600

Mapes av (11:3111-3112), sec 182d, 70.4 x78.9x70x86.1; Apr1; Apr22'15; 1y5½%; Jno D Weber, 1417 Dudley av, Utica, NY, to Geo Dalker, 447 Genesee st, Utica, NY. 6,500

Mapes av (11:3111-3112); same prop; Apr1; Apr22'15; 1y5½%; same to J G Deecke, 513 Genesee st, Utica, NY. 2,300

Mayflower av (*), ws, 409.11 n Middletown rd, 25x137x30.6x154.9; Mar16; Apr17'15; 3y5½%; Carlo Marroccoli, Jersey City, to Eliz K Dooling, 179 E 80. 4,500

Meade av, 637 (*), ns, 350 e Garfield, 25 x100; Apr19; Apr22'15; installs, 6%; Chas E McAdoo, 637 Meade, to Franklin Society for Home Bldg & Savgs, a corpn, 38 Park row. 2,800

Meade av, 637 (*); ext of $600 mtg to Jan2'17 at 6%; Apr20; Apr22'15; Chas E McAdoo, 637 Mead av, with Geo Wildung, 436 E 143. nom

Morris Park av (*), ns, 164.10 w Unionport rd, 25.1x202x28.5x218.2, except pt for sts; PM; Apr20'15; due &c as per bond; Jno J Donnelly to Ellen Fitzgerald, 468 E 189. 4,500

Park av (11:3041), es, 77.4 n 188th, 35.4x 81.10 to 3 av x36x115.8; Apr15; Apr16'15; 3y6%; Reville Siesel Co, 1559 Southern blvd, to Julia A Ford, 617 W 113. 3,000

Park av (11:3041), same prop; certf as to above mtg; Apr15; Apr16'15; same to same. ——

Prospect av (11:2937), ws, 22 n Lafayette, runs n44xw85xnw74xe22xn22xe85 to beg; pr mtg $——; Apr21; Apr22'15; 1y 6%; M H Realty Co, Inc, to Anna M Nelson, gdn Arthur B Nelson, 7624 Ridge blvd, Bklyn. 2,000

Prospect av (11:2937); same prop; certf as to above mtg; Apr21; Apr22'15; same to same. ——

Quimby av (*), ss, 341.1 w Havemeyer av, 25x103; Apr1; Apr22'15; installs, 6%; Wm Soffel to North New York Savgs & Loan Assn, 499 Willis av. 3,000

Shakespeare av, 1260 (9:2506), es, 175.5 s 169th, 25x100.1; PM; Apr20; Apr21'15; due &c, as per bond; Jennie E Teichman to Jos Kugler, 51 Eldert, Bklyn. 1,100

Southern blvd, 2171 (11:3111); leasehold; Apr19; Apr22'15; 1y6%; Saml Goldstein to Sigmund Kusill, 2098 Vyse av. 1,000

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg; pr mtg $5,000; Apr17; Apr20'15; due &c as per bond; Lysteb Realty & Holding Co, Inc, 51 Chambers, to Rebecca Locker, 926 Southern Blvd. 3,000

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs 69.4xw44.11xs53.6 to beg; bldg loan; Apr16; Apr17'15; due Feb1'16, 6%; Lysteb Realty & Holding Co, Inc, 51 Chambers, to Freehold Constn Co. 200 Bway. 5,000

Stebbins av (11:2970); same prop; certf as to above mtg; Apr16; Apr17'15; same to same.

Strang av (*), ss, 25 e Monticello av, 25 x100; Apr15; Apr17'15; installs, 6%; Chas Swenson to Railroad Co-Oper B & L Assn, 103 Park av. 2,500

Tinton av, 808 (10:2666); ext of $4,500 mtg to Apr17'18 at 5½%; Apr16; Apr19'15; Henry Conrad to Katie Sissenberger (R S 50c). nom

Topping av, 1699 (11:2791), ws, 145 n 173d, 50x95; ext of $7,000 mtg to Apr15'18 at 5%; Apr15; Apr16'15; Anna C Edwards with Phelan Bros Constn Co & Henry E Hall. nom

Tremont av, 475 E (11:3043); certf that mtg for $5,000 recorded May28'12 is not a lien against fixtures, &c, used in business at above premises; Apr15; Apr21'15; Wm R Rose to Whom it May Concern. ——

Tremont av, 475 E (11:3043); certf that mtg for $3,000 recorded May15'14 is not a lien against fixtures, &c, used in business at above premises; Apr14; Apr21'15; Merchants Realization Co Inc to same. ——

Tremont av, 76 W (11:2862); ext of $10,500 mtg to Apr14'18, at 5%; Apr14; Apr16'15; Eugene H Hatch, Plainfield, NJ, with Herman C Baron, 76 West Tremont av. nom

Trinity av (10:2635), es, 500 s 156th, 25 x73.5x25x74.5; PM; Apr20; Apr22'15; due May1'18, 5%; Elton T Cowan to Loretta Cowan, exr Mary A Mullins, 146 Central Park W. 13,500

Valentine av, 2438-42 (11:3147), es, 100 n 187th, two lots each 50.11x100; two bldg loan mtgs each $35,000; Apr19'15; demand, 6%; Hoffmann Co Builders Inc to City Mtg Co, 15 Wall. 70,000

Valentine av, 2438-42; two certfs as to above mtgs; Apr16; Apr19'15; same to same. ——

Vyse av (10:2753), es, 100.4 s Home, two lots each 50.3x100.7; two mtgs each $35,000; two pr mtgs $—— each; Apr15; Apr16'15; due, &c, as per bond; Tonn Bldg Co to Manhattan Mort Co, 200 Bway. 70,000

Vyse av (10:2753), same prop; two certfs as above mtgs; Apr15; Apr16'15; same to same. ——

Vyse av (11:3127), swc 180th, 48x102x 48x100; ext of $30,000 mtg to May26'19, at 5%; May3; Apr20'15; Lawyers Mort Co with Lina Butt. nom

Vyse av, es, 28.5 s Boston rd, see Cooper st, ss, 150 e 204th, Manhattan Mtgs.

Vyse av, es, 51.10 s Boston rd, see Cooper st, ss, 150 e 204th, Manhattan Mtgs.

Vyse av (11:3005), es, 144.9 n Boston rd, 72.1x87.4x72x71.10; Apr20; Apr21'15; due, &c, per bond; H C Jackson Realty Co Inc to Marie Gecker, 115 Eldridge. 7,000

Vyse av (11:3005), same prop; certf as to above mtg; Apr20; Apr21'15; same to same. ——

Vyse av, 1979 (11:3126); ext of $4,000 mtg to Apr21'18 at 5½%; Apr21; Apr22'15; Title Guar & Trust Co with Elizabeth Sheehan, 1979 Vyse av. nom

Washington av, swc 160th, see 160th E, s s, 150 e Elton av.

Webster av, 2549 (12:3275); ext of $12,000 mtg to Apr21'18 at 5½%; Apr21; Apr22'15; Title Guar & Trust Co with Geo Hitchcock, 408 E Fordham rd. nom

Webster av (11:3142), ws, 262.10 n 179th, 37.6x100; subrn agmt; Jan7; Apr20'15; Purchase Holding Corpn & Prospect Investing Co, both at Purchase, NY, with Chas Collins, 133 E 36. nom

West Farms rd (10:2754), es, at ws Bryant av, runs s116.9xw84 to es West Farms rd xn138.10 to beg; pr mtg $4,000; Apr20; Apr22'15; 1y6%; Pearl Gottlieb, 223 W 140, to Richd Moller, Woodcliffe, NJ. 1,500

Woodycrest av, ws, 200 n 166th, see Woodycrest av, swc 166.

Woodycrest av (9:2513), nwc 166th, runs n100xw114.5xs32.3xs76.8 to 166th xe99.5 to beg; Apr15; Apr17'15; 3y6%; Bagot Realty Co, 45 John, to Henry Staats, 2538 Grand av. 7,000

Woodycrest av (9:2513); same prop; certf as to above mtg; Apr15; Apr17'15; same to same. ——

Woodycrest av (9:2509), es, 112.6 n 166th, 83.6x100; Apr12; Apr17'15; due &c as per bond; Bagot Realty Co, 45 John, to Chas F Brinck, 478 W 145. 5,000

Woodycrest av (9:2509); same prop; certf as to above mtg; Apr15; Apr17'15; same to same. ——

Woodycrest av (9:2513), swc 166th, 176.4 x27.3 to cl old Bremer av x178x81.9; also WOODYCREST AV (9:2513), ws, 200 n 166th, runs s100xw14.5 to es old Bremer av xn166.10xe175.11 to av xs77.1 to beg; Apr14; Apr17'15; 3y6%; Bagot Realty Co, 45 John, to Edw J Schaeffler, 1057 Hoe av. 5,000

Woodycrest av (9:2513); same prop; certf as to above mtg; Apr15; Apr17'15; same to same. ——

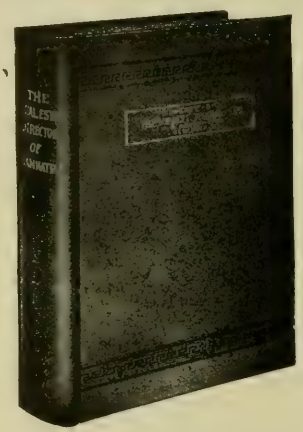
Woodycrest av (9:2509), es, 100 s 166th, runs e100xs29.1xsw71.11xw41.7 to Woodycrest av xn76.3 to beg; Apr16; Apr17'15; due &c as per bond; Eliz J Bagot, Mary J Englemann, Alice J Harris & Cath Bagot to Herman Steinkamp, 570 W 172. 3,000

Lot 248 (*), map Gleason prop; pr mtg $4,000; Apr21; Apr22'15; 1y6%; Reinhold Richter, 1239 Boston rd, to Otto J Schwarzler, 1100 Brook av. 500

Lots 302 to 304 (*), map Hunter Est; pr mtg $3,500; Apr16; Apr22'15; 3y6%; Geo Wackler, 2100 Eastchester rd, to Michl J Mongeon, 235 E 24. 1,300

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2459 New York, May 1, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 106-8.
Broome st, 334-6.
Canal st, 497.
Cannon st, 7-11.
Clinton st, 66.
*Delancey st, 47-53 (or Eldridge st, 141-3).
*Delancey st, 73-5 (or Allen st, 106-8).
Delancey st, 108.
*Duane st, 196-8 (or Washington, 305).
Eldridge st, 141-3.
Fulton st, 210.
Grand st, 258-60.
Greene st, 69.
*Laight st, 17 (or Varick st, 58).
Lawrence st, 134.
Monroe st, 3.
New Chambers st, 13.
Orchard st, 18.
*Pine st, 46 (or William st, 55).
*Scammel st, 59 (or Water st, 630).
Stuyvesant st, 42.
*Thomas st, 78-82 (or W Bway, 140-2).
Thompson st, 90-2.
*Wash pl, 64-70 (or Wash sq W, 33-4).
Wash sq W, 32-4.
Washington st, 305.
William st, 55.
*William st (nec New Chambers st, 13), blk 119-18.
4th st, 347-51.
10th st, 11-9 E.
*12th st, 1-9 W (or 5th av, 60).
12th st, 11 W.
13th st, 521 E.
17th st, 313 E.
18th st, 225-7 W.
21st st, 400-4 E.
22d st, 136-8 W.
25th st, 314 E.
28th st, 30 E.
30th st, 124 E.
30th st, 553-7 W.
*32d st, 27 E (or Madison av, 153-9).
34th st, 222-8 E.
36th st, 5 W.
47th st, 637-41 W.
48th st, 315 E.
48th st, 634-42 W.
49th st, 542 W.
56th st, 605 W.
60th st, 210 E.
*64th st, 200-6 E (or 3d av, 1081-9).
*66th st, 143 W (or Bway, 1961-9).
*68th st, 259-63 W (or West End av, 180).
*69th st, 269-71 W (or West End av, 200).
72d st, 423 E.
75th st, 36 E.
76th st, 221-3 E.
77th st, 421 E.
79th st, 152 E.
*79th st, 200 W (or Ams av, 388-94).
81st st, 315 E.
*81st st, 400-2 E (or 1st av, 1556).
81st st, 404 E.
83d st, 119 W.
84th st, 424 E.
85th st, 234-6 E.
85th st, 136 W.
87th st, 441 E.
87th st, 157 W.
88th st, 10 E.
88th st E, ss, blk 1499-66.
88th st, 44 W.
*90th st, 131 E (or Lex av, 1364).
93d st, 62 E.
95th st, 158-66 W.
96th st, 334 E.
*97th st, 50 E (or Madison av, 1391-7).
97th st, 228 E.
97th st, 34 W.
99th st, 254 W.
100th st, 14-6 & 22-4 W.
101st st, 219 E.
102d st, 58 E.
107th st, 164 E.
108th st, 225-7 E.
110th st, 8 E.
111th st, 122, 203-5 & 253 W.
114th st, 13 & 37 W.
*115th st, 301-3 E (or 2d av, 2240).
116th st, 350 E.
*117th st, 452-6 E (or Pleasant av, 315-7).
118th st, 238-40 & 313-5 E.
*119th st, 500 E (or Pleasant av, 354).
120th st, 117 & 219 W.
122d st, 325A & 327 E.
124th st, 218-28 E.
125th st, 319 E.
125th st, 514 W.
*127th st E (swc Madison av, 1992), blk 1751-59.
129th st, 249 W.
131st st, 156 & 222-6 W.
133d st, 35 & 52-6 W.
137th st, 263-5 W.
139th st, 128 W.
141st st, 117-45 & 630 W.
141st st W, ns, blk 2088-74.
142d st, 130-58 & 228 W.
142d st W, ss, blk 2088-114.
144th st, 271-3 W.
144th st W, ns, blk 1742-20-2.
*152d st, 301-3 W (or 8th av, 2851).
164th st, 548-58 W.
168th st, 512 W.
169th st W, blk 2138-95.
173d st, 555 W.
188th st W, ss, blk 2159-9-11.
189th st W, ss, blk 2158-pt 33.
Av A, 204.
Av A, 1749-51.
Amsterdam av, 388-94.
Amsterdam av (s w c 188th), blk 2159-16.
*Audubon av, 160 (or 173d st, 555 W).
Broadway, 414, 1961-9 & 3430-8.
Broadway, ws, blk 2243-pt 30.
Columbus av, 783-5.
Ft Wash av, 383-95.
Lexington av, 1364.
Madison av, 153-9, 1391-7 & 1992.
Manhattan av, 527.
Northern av, 66.
Park av, 1665-71.
Pleasant av, 315-7, 354 & 423.
St Nicholas av, 448-50.
Wadsworth av, ws, blk 2167-62.
West Bway, 140-2 & 413-5.
West End av, 180 & 200.
1st av, 356, 635, 1554-6 & 1843.
2d av, 1109, 1166-8, 2026, 2218, & 2240.
3d av, 1081-9.
5th av, 60-62 & 1010.
7th av, 2252.
8th av, 2851.
9th av, 918.
Interior lot blk 1499-pt 71 (bet 87 & 88 sts).

WILLS.

12th st, 427 E.
89th st, 35 W.
91st st, 332 E.
Av B, 202.
Madison av, 1183.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A. L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owners exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an R are being investigated and if found incorrect will be shown in a later issue.

APRIL 23, 24, 26, 27, 28 & 29.

Allen st, 106-8 (2:411-39), see Delancey (Nos 73-5), 25.4xx7.6, 6-sty bk tnt & strs; A$67,000-80,000; also ELDRIDGE ST, 141-3 (2:419-63), swc Delancey (Nos 47-53), runs s48.11xw39.5xn—xw60.7xn49.3 to Delancey xe100 to beg, 6-sty bk tnt & strs; A$110,000-160,000; Morris Weinstein to Stonemor Realty Co, 135 Bway; B&S; Apr 26; Apr27'15. O C & 100

Broome st, 334-6 (2:424-40), ns, 69.8 e Bowery, 40x93.8, 6-sty bk tnt & strs; Regal Mtg & Security Co to 334 Broome St Corpn, 62 William; mtg $53,000; Apr24; Apr26'15; A$40,000-65,000 (R S $10). nom

Canal st, 497 (2:594-112), nes, 78.4 nw Watts, runs ne32xn38.9xw6.11xs24.9xsw 36.10 to st xse17.1 to beg, 3-sty bk tnt & str; Wm Levy to Rosalie L Abrahams, 601 W 138, & Marie Levy, 170 E 127; QC; mtg $4,500 & AL; Dec1'14; Apr28'15; A$5,000-6,000 (R S 50 cts). O C & 100

Canal st, 497; Dora L Morrison to same; QC; mtg $4,500 & AL; Dec1'14; Apr28'15 (R S 50 cts). O C & 100

Cannon st, 7-11 (2:331-49), ws, 100 n Grand, 50x100, 3-4-sty bk tnts & strs & 1-sty bk rear bakery; Johanna Steigester et al, EXRS of Wm Steingester, to Manhattan Pie Baking Co, 5 Cannon; ½ pt; mtg $25,000 on whole; Apr23; Apr29'15; A$28,000-40,000 (R S 50 cts). **12,500**

Cannon st, 7-11; Bertha Q Middendorf & Anna A Quast, of Bklyn, to same; ½ pt; mtg $25,000 on whole; Apr23; Apr29'15 (R S 50 cts). **12,500**

Clinton st, 66 (2:349-39), es, 78.10 n Rivington, 21.2x75, 3-sty bk stable; Solomon Heinig, 67 2 av, et al, to Sol Henig, 67 2 av; Michl Henig, 59 Attorney, & Mollie Wolf, 627 E 6; AL; Apr22; Apr26'15; A $17,000-22,000. O C & 100

Delancey st, 47-53, see Allen, 106-8.

Delancey st, 73-5, see Allen, 106-8.

Delancey st, 108 (2:410-67), ns, 87.6 e Ludlow, 21.10x100, 5-sty bk tnt & str; Jos Adelson, 236 S 9, Bklyn, to Hyman & Rachael Rubin, both at 236 S 9, Bklyn, & Max Rubin, 126 Lee av, Bklyn; mtg $42,-500; Apr6; Apr27'15; A$29,000-39,000. nom

Duane st, 196-8, see Washington, 305.

Eldridge st, 141-3, see Allen, 106-8.

Forsyth st, 18 (1:292-7), es, 150.3 s Canal, 25x100, 5-sty stn tnt & strs; Saml Marion, ref, to Felix Zadek, 130 Bway, Bklyn, & Max Zadek, 140 Columbus av; mtg $23,000; FORECLOS Apr28; Apr29'15; A$19,000-30,000. **4,000 over & above mtg**

Fulton st, 210 (1:81-23), ss, abt 155 e Greenwich, 25x77.7, 5-sty stn loft & str bldg; Sellwell Realty Co to 450 Bway Corpn, 92 William; mtg $40,000; Apr26'15; A$46,000-55,000 (R S $34.50). nom

Greene st, 69 (2:486-25), ws, 188.5 s Spring, 37.6x100, 6-sty bk loft & str bldg; 60 Mercer St Co to Robt Weber, 22 W 120; B&S; mtg $30,000 & AL; Apr23; Apr24'15; A$33,000-50,000 (R S $12). O C & 100

Grand st, 258 (242) (2:418-27), ns, abt 50 e Chrystie, 25x75, 6-sty bk loft & str bldg; also GRAND ST, 260 2:418), ns, abt 75 e Chrystie, 24x.8x75, 6-sty bk loft & str bldg; Morris Weinstein & ano to Elka-Jack Realties Inc, 63 Park Row; mtg $59,000; Apr27; Apr28'15; A$58,000-80,000. O C & 100

Grand st, 260, see Grand, 258.

Laight st, 17 (1:212-21), sec Varick (No 58), 100x25, except pt taken for Varick x abt 35 deep, 5-sty bk tnt & strs; Anna M C Miller et al, heirs & c Jno H Miller, to Helen Juilliard, 11 W 57; AL; Apr17; Apr26'15; A$24,000-39,000 (R S $20). nom

Lawrence st, 124 (2:583-71), ss, 36.2 e Lawrence, 40x99.5, 6-sty bk tnt; Chas from ses 129th, 40x99.5, 6-sty bk tnt; Chas from ses 129th, 40x99.5, 6-sty bk tnt; Chas from ses 129th

93D st, 62 E (5:1504-46), ss, 170 e Madison av, 21x100.8, 5-sty bk tnt; Florence A Hawley to Thos E Paynter & Eliz, his wife, 975 Park av, as tenants by entirety; mtg $17,000; Apr23'15; A$17,500-27,000 (R S $10). O C & 100

95TH st, 158-66 W (4:1225-55-58), ss, 151 e Ams av, 85x100.8, 9-sty bk tnt; Jatison Constn Co to Julius Tishman & Sons, Inc, 18 E 41; mtg $190,000; Apr26; Apr27'15; A $47,500-$——. O C & 100

96TH st, 334 E (5:1558-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Saml Strasbourger, ref, to Louis T Lehmeyer, 305 E 55, plff; FORECLOS Apr21; Apr26; Apr28'15; A$11,000-37,000 (R S $20). **20,000**

97TH st, 50 E, see Madison av, 1391-7.

97TH st, 228 E (6:1646-32), ss, 175 w 2 av, 25x100.11, 4-sty stn tnt & strs; Rosa Marino to Domenica Pecora, 331 E 146; mtg $10,000; Apr22; Apr23'15; A$9,000-12,500 (R S $3). nom

97TH st, 34 W (7:1832-45), ss, 311 w Central Park W, 18x100.8, 4-sty & b bk dwg; Walter F Crosby to Ellen Irving Crosby, his wife, 128 W 11; B&S; AL; July 19'13; Apr23'15; A$11,000-17,500. nom

99TH st, 254 W (7:1870-57½), ss, 158.4 e West End av, 16.8x100.11, 4-sty & b bk dwg; Lamar Crawford, heir Fanny L Crawford, to Jno J Crawford, 254 W 99; B&S; mtg $15,000 & AL; Apr19; Apr29'15; A$12,500-19,000 (R S $3). O C & 100

100TH st, 14-6 W (7:1835-38), ss, 125 w Central Park W, 40x100.11, 6-sty bk tnt & strs; Harriet Cohen et al to Chas Kirchner, 325 E 19; mtg $33,000 & AL; Apr19; Apr24'15; A$24,000-54,000 (R S $9). O C & 100

100TH st, 22-4 W (7:1835-42), ss, 210 w Central Park W, 40x100.11, 6-sty bk tnt & strs; Harriet Cohen et al to Orland Holding Co, 63 Park row; mtg $37,500; Apr22; Apr24'15; A$24,000-54,000 (R S $3). O C & 100

101ST st, 219 E (6:1651-12), ns, 285 e 3 av, 25x100.11, 4-sty bk tnt; Rosa Marino to Domenica Pecora, 331 E 146; mtg $9,-000; Apr22; Apr23'15; A$9,000-13,000 (R S $5.50). O C & 100

102D st, 68 E (6:1607-40), ss, 31 w Park av, 30x100.11, 5-sty bk tnt & strs; Morris Glick to Bessie Glick, his wife, 1215 50th, Bklyn; mtg $30,500; Apr22; Apr27'15; A $13,000-26,500 (R S $1). O C & 100

107TH st, 164 E (6:1634-44), ss, 196 w 3 av, 28.3x100.11, 4-sty stn tnt & strs; Herman Steinbuehler to Bertha, his wife, to Herman Steinbuehler, Inc, 164 E 107; mtg $19,000; Apr22; Apr24'15; A$11,000-16,500 (R S $3). nom

108TH st, 225 E (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & strs; Annie Selzer, of Bklyn, to Morris Wolfman, 218 Madison, ⅛ pt, & Isaac Isler, 753 E 6, ⅜ pts; mtg $12,500; Apr27; Apr28'15; A$8,000-14,500 (R S $2). nom

108TH st, 225-7 E (6:1658-13-14), ns, 310 e 3 av, 50x100.11, 2-4-sty bk tnts & strs; Morris Wolfman to Annie Selzer, 163 Glenmore av, Bklyn; ⅜ pt; AGT; AL; Apr 27; Apr28'15; A$16,000-29,000 (R S $1). nom

110TH st, 8 E (6:1615-65), ss, 228 w Madison av, 19.6x100.11, 5-sty bk tnt; Milton M Silverman, individ & surviving partner of C M Silverman & Son, to Moses Crystal, 319 W 89; Laura Gross, 65 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS &c Clementine M Silverman, office at 3432 Bway; B&S; Apr1; Apr23'15; A $11,500-20,500. O C & 100

111TH st, 122 W (7:1820-46), ss, 218.9 w St Nicholas av, 15x100.11, 4-sty & b bk dwg; Jno H Rogan, ref, to Equitable Life Assur Soc of U S, plff; FORECLOS Apr22; Apr27; Apr29'15; A$9,000-13,000 (R S $9). **9,000**

111TH st, 203-5 W (7:1827-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; Gilbert H Montague, ref, to Michl & Hoffmann, 321 Convent av; FORECLOS Apr5; Apr26'15; A$30,000-78,000 (R S $62). **62,000**

111TH st, 253 W (7:1827-5), ns, 92 e 8 av, 36x100.11, 6-sty bk tnt; Chas L Greenhall, ref, to Hy F Schwarz, at Greenwich, Conn, plff; FORECLOS Apr22; Apr27; Apr 28'15; A$23,000-50,000 (R S $35). **35,000**

114TH st, 300-2 E, see 2 av, 2218.

114TH st, 13 W (6:1598-28), ns 227.6 w 5 av, 17.6x100.11, 5-sty stn tnt; Bella Krakower to South 3d St Building Corpn, 217 Havemeyer st, Bklyn; mtg $15,500; Apr23; Apr27'15; A$10,000-18,000 (R S $2). O C & 100

114TH st, 37 W (6:1598-17), ns, 490 w 5 av, 25x100.11, 5-sty bk tnt; Philip Gellis to Louis Deutsch, 37 W 114; ½ pt; mtg $20,000 & AL; Mar22; Apr28'15; A$14,000-27,000 (R S 50 cts). 500

115TH st, 301-3 E, see 2 av, 2240.

116TH st, 350 E (6:1687-32), ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Max Altmayer, ref, to Jno J Maffia, 1156 2 av; FORECLOS Apr15; Apr23'15; A$6,500-9,500. **8,000**

117TH st, 452-6 E, see Pleasant av, 315-7.

118TH st, 238-40 E (6:1667-29), ss, 110 w 2 av, 50x100.10, 6-sty bk tnt & strs; Jos Adelson to Rachmiel Rubin, both at 236 S 9, Bklyn; AL; Apr8; Apr27'15; A$18,000-58,000. O C & 100

118TH st, 313-5 E (6:1795-9), ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & strs; Archibald E Baxter, ref, to Lawyers Mtg Co, plff; FORECLOS Apr23; Apr29'15; A$16,-000-50,000 (R S $17). **47,000**

119TH st, 500 E, see Pleasant av, 354.

120TH st, 117 W (7:1905-21), ns, 250 w Lenox av, 20x100.11, 3-sty & b stn dwg; Frank P Briody to Fredericka Schneer, — North av, New Rochelle, NY; B&S; mtg $18,000; Apr22; Apr23'15; A$10,400-18,500. nom

120TH st, 117 W (7:1905-21), ns, 250 w Lenox av, 20x100.11, 3-sty & b stn dwg; Jno Gruenberg, ref, to Frank P Briody, 714 41st, Bklyn; FORECLOS Apr6; Apr22; Apr23'15; A$10,100-18,500 (R S $18). **18,000**

120TH st, 219 W (7:1926-20), ns, 275 w 7 av, 25x100.11, 5-sty bk tnt; Hermina Schleif, widow, 209 E 95, to Jno Trick, 354 Brook av, Bronx; mtg $24,000; Apr27; Apr 28'15; A$14,000-23,000 (R S 50 cts). 250

122D st, 325A E (6:1799-14), ns, 317 w 1 av, 16.10x100.11, 4-sty fr shop; Geo C Kline to Carrie E Kline, both at 423 Pleasant av; May6'11; Apr29'15; A$5,000-5,000. nom

122D st, 327 E (6:1799-14½), ns, 296 w 1 av, 21x100.11, 3-sty bk loft bldg, 1-sty ext; Geo C Kline to Carrie E Kline, both at 423 Pleasant av; May6'11; Apr29'15; A $5,000-5,000. nom

124TH st, 218-28 E (6:1788-38-41), ss, 225 e 3 av, 116x100.11, 3-6-sty bk tnts & strs; Milton M Silverman, individ & surviving partner of C M Silverman & Son, to Moses Crystal, 319 W 89; Laura Gross, 65 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS &c Clementine M Silverman, office at 3432 Bway; B&S; Apr1; Apr23'15; A$46,500-120,000. O C & 100

125TH st, 319 E (6:1802-10), ns, 230 e 2 av, 20x99.11, 3-sty & b bk dwg; Jas M Ryder, of Ossining, NY, to Lawmor Realty Co, 42 Bway; mtg $7,500; Apr14; Apr 23'15; A$8,000-9,000. O C & 100

125TH st, 319 E; Lawmor Realty Co, 42 Bway, to Mary A Walters, at Demarest, NJ; mtg $7,500; Apr22; Apr23'15 (R S $5). O C & 100

125TH st, 514 W (7:1979-40), ss, 175 w Ams av, 25x100.11, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Apr24; Apr27'14; A$14,000-22,500 (R S 50 cts). O C & 100

125TH st, 514 W (7:1979), ss, 175 w Ams av, 25x100.11; Bertha Kaufmann to Jonas Weil, 21 E 82, Bernhard Mayer, 41 E 72; E&S; AL; Apr24; Apr27'15 (R S 50 cts). O C & 100

127TH st E, swc Madison av, see Madison av, 1992.

129TH st, 249 W (7:1935-12), ns, 481.3 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Geo F Roesch, ref, to Farmers Loan & Trust Co, 22 William, plff; FORECLOS Apr27; Apr29'15; A$7,500-10,500 (R S $7). **7,000**

131ST st, 156 W (7:1915-59), ss, 100 e 7 av, 25x99.11, 5-sty stn tnt; Mary E Duncan, 245 W 104, to Jas M Whitney, 248 W 133; mtg $18,000; Apr24; Apr26'15; A$11,-000-26,000 (R S $1.50). O C & 100

131ST st, 222 to 226 W (7:1936-43½-44½), ss, 240.11 av, 45x99.11, 3-3-sty & b stn dwgs; Hy B Ittleson, ref, to Bklyn Trust Co, 177 Montague, Bklyn, plff; FORECLOS Apr27; Apr29'15; A$18,000-21,-000 (R S $21). **21,000**

133D st, 35 W (6:1731-19½), ns, 451.8 e Lenox av, 16.8x99.11, 3-sty & b bk dwg; Emma A Mayhew, of Bklyn, to Amanda Barker, 127 E 26; AL; Apr24; Apr27'15; A $4,500-5,000 (R S 50 cts). nom

133D st, 52-6 W (6:1730-60-64), ss, 20 e Lenox av, 50x99.11, 3-3-sty & b bk dwgs; Andrews Institute for Girls to Lawmor Realty Co, 42 Bway; AL; Apr9; Apr23'15; A$14,100-15,600 (R S $20.50). O C & 100

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs n87.5xe22.6xn12.6xe22.6xs99.11 to st xsw 12th beg; 6 sty bk tnt; Jno H Rogan, ref, to Mary J Kingsland, 1026 Fox, plff; FORECLOS Apr22; Apr27'15; A$23,-000-58,000 (R S $40). **40,000**

139TH st, 128 W (7:2007-52), ss, 282 e 7 av, 26x99.11, 5-sty bk tnt; Hickory Realty Corpn, 128 Bway, to Ida Blumenkrohn, 790 Riverside dr; all of; mtg $13,000 & AL; Apr6; Apr28'15; A$9,500-22,000 (R S $7.50).

139TH st, 128 W; Ida Blumenkrohn, 790 Riverside dr, to Michl Erlanger, 790 Riverside dr, & Herman Reis, 805 St Nicholas av; ½ pt or ¼ pt to each; mtg $13,000 & AL; Apr16; Apr28'15 (R S $3.75). O C & 100

140TH st W, see Bway, see Bway, 3430-8.

141ST st, 117-45 W, see 142d, 130-58 W.

141ST st, 630 W (7:2088-51), ss, 425 w Bway, 125 to es Riverside dr x99.11, 11-sty fr tnt; Shenk Realty & Constn Co to 160 Bway Holding Corpn, 206 Bway; mtg $495,000; Apr22; Apr24'15; A$125,000-560,-000 (R S $40). O C & 100

141ST st (7:2088-74), ns, 350 w Bway, runs n99.11xw165 to ses Riverside dr (No 640) xsw102.6 to 141st xe188 to beg, 13-sty bk tnt; A$——-$——; 142D ST W (7:-2088-114), ss, 350 w Bway, 142 to es Riverside dr (No 644) x102.6x165x99.11, 12-sty bk tnt; A$——-$——; Newmark & Davis, Inc, to 640 Riverside Drive Corpn, 640 Riverside dr; mtg $1,375,000 & AL; Jan4; Apr28'15 (R S 50 cts). O C & 100

142D st, 130-58 W (7:2010-6 & 11 & 18 &42 & 50 & 54), ss, 100 e 7 av, runs s 199.10 to ns 141st (Nos 117-45) xe375xn 99.11xe75xn99.11 to 142d xw450 to beg, 6-6-sty bk tnts; Jno S Heep to Francis C Masson, 423 Biddle av, Wilkinsburg, Pa; mtg $1,057,500; Apr21; Apr24'15; A$330,-000-1,105,000 (R S 42 cts). O C & 100

142D st, 228 W (7:2027-49), ss, 375 w 7 av, 40x99.11, 5-sty bk tnt; Bernard J Huewel, 228 W 142, to Mary Ulmes, 4 South st, Union Course, Woodhaven, LI; mtg $39,800 & AL; Apr21; Apr29'15; A $17,000-41,000 (R S $4). nom

142D st W, ss, 350 w Bway, see 141st W, ns, 250 w Bway.

144TH st (7:1742-20-23), ns, 450 e Lenox av, 100x99.11, vacant; Rebecca Cohn et al to Happy Home Realty Co, 3609 Bway; AL; Apr28; Apr29'15; A$6,100-8,100 (R S $1). nom

144TH st, 271-3 W (7:2030-7), ns, 630 w 7 av, 45x99.11, 6-sty bk tnt & strs; Hopkins Holding Co to Cooper Realty Co, 26 Exchange pl; mtg $42,500; Apr23'15; A $19,000-52,000 (R S $1). nom

152D st, 301-3 W, see 8 av, 2851.

156TH st W (proposed) (8:2105-57), ns, 225 e 8 av, 50x99.11, with AT to cl of st, 1-sty fr bldg; Sadie B Spelley, of Morris Plains, NJ, to Archibald S Newbern, of Bound Brook, NJ; mtg $5,000 & AL; Apr 26; Apr29'15; A$5,200-5,500 (R S $16). O C & 100

164TH st, 548-58 W (8:2122-105), ss, 100 e Bway, 266x99.11, 2-6-sty bk tnts; Gertrude Horowitz, of Bklyn, to Rebecca Granett, 558 W 164; mtg $300,000; Jan11; Apr28'15; A$130,000-395,000 (R S $1). nom

168TH st, 512 W (8:2123-88), ss, 183.4 w Ams av, 16.8x95, 3-sty & b bk dwg; Margt Poppe, of Bronx, to Amelia M Aiken, 907 E 173; mtg $7,500 & AL; Apr28'15; A$6,-000-9,500 (R S $2). O C & 100

168TH st W, ns, 150 w Bway, see 169th W, ss, 150 w Bway.

169TH st W (8:2138-95), ss, 150 w Bway, 100x180 to ns 168th if prolonged, vacant; Milton M Silverman, individ & surviving partner of C M Silverman & Son, to Moses Crystal, 319 W 89; Laura Gross, 65 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS &c Clementine M Silverman, office at 3432 Bway; ¼ pt; AT; B&S; Apr1; Apr23'15; A$40,000-40,000. O C & 100

173D st, 555 W (8:2130-22), nwc Audubon av (No 160), 100x100, 6-sty bk tnt; Jos C Levi, ref, to Reed Realty Co, 51 E 42; mtg $150,000; FORECLOS Apr21; Apr22; Apr29'15; A$51,000-170,000 (R S 50 cts). **250**

177TH st W, nwc Ft Washington av, see Ft Washington av, 383-95.

178TH st W, swc Ft Washington av, see Ft Washington av, 383-95.

180TH st W, nwc Northern av, see Northern av, 66.

188TH st W (8:2159-9-11), ss, 100 w Ams av, 175x95, vacant; Michl J Mulqueen, ref, to Geo H Montrose, 125 Westminster rd, Bklyn, plff; FORECLOS Apr9; Apr12; Apr 23'15; A$35,000-35,000 (R S $9). **9,000 over & above prior encumbrances**

188TH st W, swc Ams av, see Ams av, swc 188.

189TH st W (8:2158-pt lot 33), ss, 150 e St Nicholas av, 100x100, vacant; Gertie A Gorman to S B Building Corpn, 503 5 av; AL; Apr27; Apr28'15; A$——-$——- (R S $11). O C & 100

Av A, 204 (2:406-6), es, 51.9 s 13th, 25.9x 96, 4-sty bk tnt & strs; Hyman Simanowitz, 204 Av A, to Maria Bodame, 206 Av A; mtg $21,500; Apr26; Apr27'15; A$19,000-23,000 (R S $1.50). O C & 100

Av A, 1749-51 (5:1571-22-23), nwc 91st, 50.8x94, exclusive of any & all bldgs erected, 2-4-sty bk tnts & strs & 1-sty fr rear storage; Saml D Wohlfeil to Wygoda Realty Co; AL; Apr22; Apr26'15; A$22,500-31,500 (R S $5). nom

Amsterdam av, 388-94 (4:1170-34), swc 79th (No 200), 102.2x40, 7-sty stn tnt & strs; Ohio Apartment Co to M Bayard Brown, temporarily at Brightlingsea, England; B&S & CaG; AL; Apr 26'15; A $75,000-125,000 (R S $150). O C & 100

Amsterdam av (8:2159-16), swc 188th, 94.10x100, vacant; Newman Levy, ref, to Edmund J Levine, at Wykagyl Park, New Rochelle, NY, & Nathan Eisen, 17 W 83; TRSTES will Julius Levine plffs; FORECLOS Apr2; April20; Apr24'15; A$40,000-40,000 (R S $30). **30,000**

Audubon av, 160, see 173d, 555 W.

Broadway, 414 (1:196-8), es, 33.8 s Canal, 26.11x85x27x85, 7-sty stn loft & str bldg; Chas A Moran, ref, to Seamens Bank for Savgs, 76 Wall, plff; FORECLOS Apr 27; Apr28; Apr29'15; A$78,000-100,000 (R S $110). **110,000**

Broadway, 1961-9 (4:1138-18), nwc 66th (No 143), 112.10x89.1x100.5x140.8, pt 8-sty bk hotel Marie Antoinette; Wm L Flanagan Jr, at F F Ranch, Range 85, Township 55, Sheridan Co, Wyoming, to Louisine N Ferrier, at Belmaison, Dinard, Ille et Vilaine, France; ½ pt; AT; mtg $363,-000; Jan7; Apr28'15; A$440,000-550,000 (R S $87). O C & 100

Broadway, 1961-9 (4:1138), nwc 66th (No 143); Louisine W Ferrier, of Belmaison, Dinard, France, to Equitable Trust Co, of N Y, 37 Wall, TRSTE under deed of trust by party 1st pt; ½ pt; AT; B&S; mtg $363,000; Feb8; Apr28'15. nom

Broadway, 3430-8 (7:2071-61), sec 140th, 99.11x150, 6-sty bk tnt & strs; Moses Crystal et al, EXRS &c Clementine M Silverman, & Milton M Silverman, surviving partner of C M Silverman & Son, to Moses Crystal, 319 W 89 Laura Gross, 65 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS &c Clementine M Silverman, office at 3432 Bway; 3-5 pts; B&S; Apr1; Apr23'15; A$140,000-324,000. O C & 100

Broadway (8:2243--pt lot 30), ws, 275.10 n Isham, runs w120xn316.4xw91.10 to es Park ter E xn101.8 to ss 214th prolonged xe209.3 to Bway xs445.7 to beg, to be used for Isham Park & park purposes, vacant; Julia I, wife Hy O Taylor, 135 E 66, to City N Y; Apr15; Apr27'15; A$——-$——. nom

Broadway (8:2243-pt lt 30) ws, 275.10 n Isham, runs w120xn316.4xw91.10 to es Park Terrace E xn101.8 to ss 214th, if prolonged, xe209.3 to Bway xs445.7 to beg, vacant; Hamilton Odell & ano EXRS Wm B Isham, to Julia I, wife Hy O Taylor, 135 E 66; Feb24; Apr23'15; A$——-$——. **150,000**

Columbus av, 783 (7:1834-2), es, 25.11 n 98th, 25x74, 5-sty bk tnt & strs; Jacob A Cantor, ref, to Lillian A Baumgarten, Alma L G Otten & Doretta L Otten, all at 89 Clinton pl, Hackensack, NJ; FORECLOS Mar24; Apr23'15; A$19,000-25,000 (R S $27.50). **27,500**

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Columbus av, nr 785 (7:1834-3), es, 50.11 n 98th, 25x75, 5-sty bk tnt & strs; Jacob A Cantor, ref, to Lillian A Baumgarten, Alma L G Otten & Doretta L Otten, all at 89 Clinton pl, Hackensack, NJ; PORE-CLOS Mar24; Apr23'15; A$19,000-25,000 (R S $28). **28,000**

Fort Washington av, 383-95 (8:2177-18-23), nwc 177th, 255.3 to ss 178th x100, 2-6-sty bk tnts; Harry Goodstein Realty Co to Anne E Benjamin, 2 E 87; mtg $365,000 & AL; Apr29'15; A$134,000-410,000 (R S $107,50). O C & 100

Lexington av, 1364 (5:1519-16), nwc 90th (No 131), 100.8x30, 5-sty bk tnt; Robt Weber to Manert Realty Co, 362 85th, Bklyn; mtg $35,000 & AL; Apr23; Apr24 '15; A$36,000-56,000 (R S $20). O C & 100

Madison av, 153-9 (3:862-24), nec 32d (No 27), 98.9x100, 12-sty bk loft & str bldg; Helen M Alexander (trst) to Mutual Realty Corpn, 55 William; mtg $390,000 & AL; Apr28; Apr29'15; A$400,000-710,000 (R S $380). O C & 100

Madison av, 1391-7 (6:1602-50), sec 97th (No 50), 100x100, 6-sty bk tnt & strs; C M Silverman & Son, Inc, to Clemilt Realty Co, 3432 Bway; B&S; Apr23; Apr24'15; A$100,000-200,000 (R S 50 cts). nom

Madison av, 1992 (6:1751-59), swc 127th, 20x85, 4-sty stn tnt & strs; Mary Therry to Minnie Alsberg, 86 W 119; mtg $15,000 & AL; Apr9; Apr27'15; A$16,000-18,000 (R S 50 cts). nom

Manhattan av, 527 (7:1948-52), ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; Winston H Hagen, ref, to Lawyers Mtg Co, one of the piffs; FORECLOS Apr16; Apr28 & 29'15; A$9,100-12,000 (R S $11). **11,000**

Northern (Haven) av, 66 (8:2177-172-'74), nwc 180th, 125x147, 3-5-sty bk tnts; Haven Constn Co, 215 Audubon av, to Walter J Rich, 435 Ft Washington av; mtg $233,000 & AL; Apr23'15; A$——$——(R S $15). O C & 100

Park av, 1665-7 (6:1645-3), es, 50.5 n 117th, 50.6x90, 6-sty bk tnt & strs; Saml Grodginsky to Saml Williams, 71 W 113; ½ pt; mtg $38,000 & AL; Mar26; Apr27'15; A$20,000-50,000 (R S $3.50). O C & 100

Park av, 1669-71 (6:1645-71), es, 100.11 n 117th, 50.6x90, 6-sty bk tnt & strs; Saml Williams to Saml Grodginsky, 91 E 96; ½ pt; mtg $38,000 & AL; Mar30; Apr23'15; A$20,000-50,000 (R S $3.50). O C & 100

Pleasant av, 315-7 (6:1710-27), swc 117th (Nos 452-6), 35.8x94, 6-sty bk tnt & strs; Harriet Cohen et al, of Bklyn, to Milton Alvin Holding Co, 1979 Bedford av, Bklyn; AL; Apr22; Apr24'15; A$14,000-47,000 (R S $1.50). nom

Pleasant av, 354 (6:1815-49), sec 119th (No 500), 25.5x76, 5-sty bk tnt & strs; Saml F Jacobs to Fredk R Elsasser, 302 W 109; B&S & CaG; AL; Apr16; Apr29'15; A$12,000-23,500. nom

Pleasant av, 423 (6:1810-21½), ws, 17.11 n 122d, 16x66, 3-sty & b stn dwg; Geo C Kline to Carrie E Kline, both at 423 Pleasant av; May6'11; Apr29'15; A$3,500-5,500. nom

Riverside dr, sec 141st, see 141st, 630 W.

Riverside dr, 640 & 644, see 141st W, ns, 350 w Bway.

St Nicholas av, 448-50 (7:1958-43), es, 99.11 s 133d, 50x117, 6-sty bk tnt; The Baron De Hirsch Fund to Chalmers E Watson, 337 W 23; B&S & CaG; mtg $55,-000 & AL; Apr27; Apr29'15; A$33,000-80,-000 (R S $10). O C & 100

Wadsworth av (8:2167-62), ws, 150 s 187th, 25x150, vacant; Helen Richardson to Jos A Flannery, of N Y; Jan30'05; Apr 28'15; A$9,500-9,500. nom

West Broadway, 140-2 (1:144-26-27), swc Thomas (Nos 78-82), runs s50xw50xs50xw 16.8xn100 to ss Thomas xe66.8 to beg, 5-sty stn loft & str bldg; City Real Estate Co to Isa Beckman, 38 E 76; 1-3 pt; AT; QC; Apr9; Apr24'15; A$62,000-86,-000. nom

West Broadway, 413-5 (2:501-1), es, 99 n Spring, 51x100, 2-6-sty bk loft & str bldgs; Herman Joseph, 601 W 149, ref, to N Y Life Ins Co, 346 Bway, pliff; FORE-CLOS Mar25; Mar29; Apr23'15; A$41,000-70,000 (R S $51). **54,000**

West End av, 180 (4:1160-1), nec 68th (Nos 259-63), 25.5x100, 5-sty stn & strs; Phoenix Ingraham, ref, to Stephen J Duffy, 263 W 68; mtg $28,500 & AL; PAR-TITION Mar3; Apr23; Apr24'15; A$21,000-39,000 (R S $21.50). **50,050**

West End av, 180, nec 68th (Nos 259-63); Stephen J Duffy to The J Chr G Hupfel Brewing Co, 229 E 38; mtg $27,000; Apr23. Apr24'15. O C & 100

West End av, 200 (4:1161-1), nec 69th (Nos 264-70), 25.5x82, 5-sty bk tnt & strs; Jno Brede, of Bklyn, to Jno Bremer, 485 Columbus av; mtg $37,500; Apr26'15; A $22,000-40,000 (R S $2.50). O C & 100

1ST av, 356 (3:952-59), sec 21st (Nos 400-2), 23x69, 3-sty bk tnt & strs; A$14,000-17,500; also 21ST ST, 404 E (3:952-58), ss, 69 e 1 av 27x69, 4-sty bk tnt & strs; A $8,500-14,000; Chas & Anna Lotz to Emma A Mayhew 1522 Pacific, Bklyn; mtg $19,-600 & AL; Apr22; Apr23'15. nom

1ST av, 635 (3:942-30), ws, 98.9 s 37th, 24.8x80, 5-sty bk tnt & strs; Clarence McMillan, ref, to Jos W Dougan, 12 E 49, pliff; FORECLOS Apr20; Apr29'15; A$11,-000-17,500 (R S $15.50). **15,500**

1ST av, 1554 (5:1560-46), es, 25 s 81st, 25.3x76.6, 4-sty bk tnt & strs; Saml D Wohlfeil to Wygoda Realty Co, 1573 1 av; AL; Apr22; Apr27'15; A$12,000-19,500 (R S $5). nom

1ST av, 1556 (5:1560-45), sec 81st (Nos 400-4), 25x76.6, 4-sty bk tnt & strs; Saml D Wohlfeil to Wygoda Realty Co, 1573 1 av; AL; Apr22; Apr27'15; A$19,000-30,500 (R S $10). nom

1ST av, 1843 (5:1558-24), ws, 25.8 n 95th, 25x80, 5-sty bk tnt & strs; Schuyler C Carlton, ref, to Bertha M Johnson, 87 Av Henri Martin, Paris, France, pliff; FORECLOS Apr21; Apr26; Apr28'15; A$9,-000-14,000 (R S $9). **9,000**

2D av, 1109 (5:1332-23), ws, 60 n 58th, 20x65, 4-sty stn tnt & str; Morris & Louis Marks to Marks Bros Holding Co, 2752 3 av; mtg $12,000; Apr3; Apr23'15; A$11,000-14,500 (R S $2.50). O C & 100

2D av, 1160 (5:1436-3), es, 50.5 n 61st, 25 x75, 6-sty bk tnt & strs; Jacob M Guedalia, ref, to Carrie Esberg, 1070 Madison av, pliff; FORECLOS Apr28; Apr29'15; A $13,000-22,000. **20,000**

2D av, 1168 (5:1436-4), es, 75.5 n 61st, 25 x100; Harry W Mack, ref, to Lulu Weinstein, 1184 Madison av, pliff; FORECLOS Apr28; Apr29'15; A$15,000-24,000. **23,000**

2D av, 2026 (6:1676-2), es, 25.11 n 104th, 25x75, 4-sty stn tnt & strs; Biaggio Meli, 167 Hester to Rosina La Falce, 2026 2 av; mtg $13,500 & AL; Apr20; Apr23'15; A$8,-500-14,500. nom

2D av, 2218 (6:1685-51), sec 114th (Nos 300-2), 20.11x80, 4-sty stn tnt & strs; Jno H Corwin, ref, to Green-Wood Cemetery, 170 Bway, pliff; FORECLOS Apr20; Apr22; Apr23'15; A$11,000-17,500 (R S $15.50). **15,500**

2D av, 2240 (6:1687-1), nec 115th (Nos 301-3), 20.10x80, 4-sty stn tnt & strs; Raffaele Sica to Vincenzo Colasanto, 1004 Washington, Hoboken, NJ; mtg $17,800; Apr22; Apr27'15; A$12,000-19,000. O C & 100

3D av, 1081-9 (5:1418-44-48), sec 64th (Nos 206-16), 100.5x130, 1-sty theatre & 3-1-sty bk strs; Jos V Mitchell, ref, to Kath S Galbraith, 2204 R st NW, Washington, DC, ⅔ pts, & Jane Sanders, 150 State st, Albany, NY, ⅓ pt, pliffs; AL; FORECLOS Apr20; Apr27; Apr29'15; A$94,000-101,000 (R S $5). **5,000**

5TH av, 60 (2:576-46), nwc 12th (Nos 1-9), 50.9x125, 4-sty bk dwg & 2-sty bk stable; Ida M Ryan, of Suffern, NY, to 11 West 12th St Corpn, 165 Bway; B&S; Apr28; Apr29'15; A$200,000-220,000 (R S $15). nom

5TH av, 1040 (5:1434-1), nec 82d (No 1), 27.2x110, vacant; Sadie T Sturges, individ & heir &c Sarah S S Sturges, to Adele S Dodd, 1010 5 av; ½ pt; AT; B&S & CaG; AL; Apr27; Apr28'15; A$215,000-215,000 (R S $45). O C & 100

7TH av, 2252 (7:1938-33), ws, 74.11 s 133d, 25x100, 5-sty bk tnt & strs; Sandford Realty Co to Leybuck Co, 141 Bway; B&S; mtg $24,000; Apr12; Apr26'15; A$17,-000-24,000 (R S $6.50). nom

8TH av, 2851 (7:2046-56), nwc 152d (Nos 301-3), 52x100, 6-sty bk tnt & strs; Placid Realty Co to Harry Aronson, Inc, both at 35 Nassau; mtg $48,000 & AL; Apr23; Apr 26'15; A$27,000-63,000 (R S $6.50). O C & 100

9TH av, 918 (4:1049-64), es, 100.5 n 58th, 25x100, 5-sty stn tnt & strs; Minnie E Emmons, of 918 9 Av Co, 52 Wall; mtg $28,000 & AL; Apr28'15; A$32,000-42,-000 (R S $10). O C & 100

Interior strip (5:1499), begins 102 e 5 av & 50.8 s 88th, runs s50xe0.2⅔xn50xw 0.2⅔; Wm F Scott, assignee in bankruptcy of Griffith Rowe, bankrupt, to 1067 5th Av Co, 45 Cedar; AT; Apr16; Apr29'15; A$——$——; nom

Interior strip (5:1499); same prop; Wm W Ladd, 139 E 34, to same; QC; Apr13; Apr29'15. nom

Interior lot (5:1499-pt lot 71), at cl blk bet 87th & 88th & 102.2 e 5 av, runs n50xe 18.7xs50xw18.7 to beg, vacant; Sadie T Sturges & ano, heirs &c Sarah S S Sturges, to 1067 5th Av Co, 45 Cedar; B&S & CaG; AL; Apr27; Apr29'15; A$——$——(R S $10). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Church st, 50, see Bway, 946.

St Nicholas ter, 29-35 (7:1968), swc 129th (No 400), 99.11x110, 6-sty bk tnt; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, 223 Wooster; QC; Apr28'15. 25,000

Thompson st, 90-2 (2:502), es, 100 n Spring, runs n50xe94.6xs25xe0.6xs25xw94.7 to beg, 6-sty bk tnt & strs; re mtg; Bronx Investment Co to Citizens Investing Co, 226 Lafayette; QC; Apr28; Apr29'15. nom

3D st, 64 W, see W Bway, 560.

25TH st, 218 E (miscl); also OUT OF TOWN PROP; certf copy last will of Eugene J Rochette, his ½ int (by will) to Jeanne Rochette, his wife; Nov25'13; Apr 26'15.

53TH st, 251 W (miscl), valued at $34,-000; also PACIFIC ST, 425 (Bklyn), valued at $6,500; certf as to payment of transfer tax for $3,150.79; Jas A Wendell, Deputy Comptroller of State N Y, to Gilbert P Cotton, Plaza Hotel, 5 av & 59th, & ano, EXRS Mary R H Cotton; Apr20; Apr23'15.

77TH st, 111 W (4:1149); asn rents to secure mtg for $22,000; Leah A P Well to Frieda Neumann, 758 West End av; Apr28 '15. nom

83D st, 119 W (4:1214-25), ns, 182.4 w Col av, 16.4x102.2, 3-stv stn tnt & str; re judgmt; Cornelia G Chanlin to Mamie K Blendermann, individ & EXTRX Diedrich Blendermann, 210 Prospect Park W, Bklyn; Apr8; Apr26'15; A$9,500-13,000. nom

96TH st, 206 W (4:1243); re asn rents & certf as to payment of same; Alema Realty Exchange, 1 W 34, to Mary B Cunningham, 206 W 96; Apr23; Apr29'15. nom

100TH st, 14-6 W (7:1835); also 100TH ST, 22-4 W (7:1835); also PLEASANT AV (6:1710), swc 117th, x—; certf as to cancellation of asn of rents recorded May 28'14; Benj Cohen, 70 Lenox av, to Harriet & Sophie Cohen, 435 Washington av, Manhattan (?) & Emma Jacobs, 601 W 174; Nov24'14; Apr24'15.

100TH st, 14-6 W (7:1835-38), ss, 125 w Central Park W, 40x100.11, 6-sty bk tnt & strs; A$24,000-54,000; also 100TH ST, 22-4 W (7:1835-42), ss, 210 w Central Park W, 40x100.11, 6-sty bk tnt & strs; A$24,-000-54,000; also 101ST ST, 141 W (7:1856-16), ns, 400 w Col av, 39.5x101x34.1x100.11, 5-sty bk tnt; A$23,500-40,000; also PLEASANT AV, 315-7 (6:1710-27), swc 117th (Nos 452-6), 35.8x94, 6-sty bk tnt & strs; A$14,000-17,000; re mtg; Max Borck to Harriet & Sophie Cohen, 1979 Bedford av, Bklyn, & Emma Jacobs, 601 W 174; QC; Apr22; Apr24'15. 6,500

100TH st, 22-4 W, see 100th, 14-6 W.

101ST st, 141 W, see 100th, 14-6 W.

117TH st, 452-6 E, see 100th, 14-6 W.

117TH st E, swc Pleasant av, see 100th, 14-6 W.

127TH st, 286 W, see 8 av, 2366.

129TH st, 400 W, see St Nicholas ter, 29-35.

143D st W, sec S av, see 8 av, 2690.

153D st W, nwc S av, see 8 av, 2895.

181ST st W, see 181st W, ns, 138.11 w Northern av.

181ST st W (8:2179), ns, 138.11 w Northern av; runs n110.1xw34xn100.2xw24.11 & 7xs214.7 to st xe150 to beg, owned by party 1st pt; also 181ST ST, ns, adj above on w, x—, owned by party 2d pt; agmt as to party wall; Harvey Realty Co with Miami Realty Co, both at 40 E 22; Apr21; Apr28'15. nom

181ST st W (8:2179), ns, 138.11 w Northern av, runs n110.1xw34xn100.2xw24.11 & 1 xs214.7 to st xe150 to beg, vacant; re mtg; Mutual Life Ins Co to Harvey Realty Co, 40 E 22; QC; Apr27; Apr28'15. 20,000

189TH st W, see 189th W, ss, 150 e St Nicholas av.

189TH st W (8:2158), ss, 150 e St Nicholas av, 100x100, owned by party 1st pt; also 189TH ST W, ss, adj above on w, owned by party 2d pt; agmt as to party wall; S B Building Corpn, 503 5 av, with Gertie A Gordon, 226 Madison av; Apr27; Apr28'15. nom

Amsterdam av (8:2132), from 176th to 177th, "The Bolton"; re asn rents recorded Sept30'14; Chas M Rosenthal, 410 Riverside dr, to Heslock Real Estate Co, 43 Exch pl; AT; Jan29'15; Apr29'15. nom

Broadway, 946 (miscl); also CHURCH ST, 50; power of atty to conduct business; Abr Goldberg to Victor Goldberg; Apr12; Apr28'15.

Pleasant av, 315-7, see 100th, 14-6 W.

Pleasant av, swc 117th, see 100th, 14-6 W.

West Broadway, 552-64 (2:537); also 3D ST, 64 W; power of atty & asn of rents for $5,000; sobrn of mtg for $11,000; same, owner, & Clarence E Sutherland, 501 W 124, with same; Apr28'15. nom

West Broadway, 560 (2:537), swc 3d (No 64), 100x25; sobrn of asn of rents for $6,249.83 to mtg for $11,000; Carrie Moglia, of Fort Lee, NJ, owner, & American Surety Co, 100 Bway, with Chas & Ida Boatti, 337 7 av; Apr23; Apr28'15. nom

West Broadway, 560 (2:537), swc 3d (No 64); sobrn of Ls to mtg for $11,000; same, owner, & Walter Bertenburg, 560 West Bway, lessee, with same; Apr23; Apr28'15. nom

1ST av, 352 (3:952), es, 46 s 21st, 23x 68.8; consent to 3d track; Alfonso Oliva to Manhattan Railway Co; mtg $11,950; Feb15; Apr24'15. 76

1ST av, 3521 consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $7,000; Mar4; Apr24'15. nom

1ST av, 352; consent to 3d track; Saml Sideroff, mortgagee, to same; mtg $4,950 Mar1; Apr24'15. nom

8TH av, 2366 (7:1932), sec 127th (No 286), 25x69.11; consent to 3d track; Selena L Block & Clarice L Engel to Manhattan Railway Co; mtg $18,000; Mar11; Apr24 '15. 156

8TH av, 2366; consent to 3d track; Bank for Savings, mtgee, to same; mtg $18,000; Mar24; Apr24'15. nom

8TH av, 2690 (7:2028), sec 143d, 25.1x75; consent to 3d track; Superior Corpn to Manhattan Railway Co; mtg $28,000; Apr 13; Apr23'15. 128.51

8TH av, 2690; consent to 3d track; Roosevelt Hospital, mtgee, to same; mtg $28,000; Apr8; Apr23'15. nom

8TH av, 2895 (7:2047), nwc 153d, 25x 100; consent to 3d track; Aug Hannibal & ano, TRSTES will Chas Faas, to Manhattan Railway Co; Mar4; Apr27'15. 925

8TH av, 2895; consent to 3d track; same, as mortgagee, to same; mtg $6,000; Mar4; Apr27'15. nom

8TH av, 2895; consent to 3d track; Hy B Billings et al, TRSTES will Chester Billings, mortgagee, to same; mtg $26,000; Apr9; Apr27'15. nom

Asn (miscl) for benefit of creditors Jno D Brane, 126 Albertis av, Corona, B of Q, in business of selling hay & feed at 1106½ 1 av, Manhattan, to Alfred Steckler 1 T, 149 Bway, in trust; Apr26'15. nom

Exemplification (miscl) of last will of Jno Eusner, late Clifton, B of R; Mar21 '03; Apr27'15.

Power of atty (miscl); Alice O Adler to Max Adler; Nov27'14; Apr27'15.

Power of atty (miscl); Fanny Bridgham, widow, at East Providence, RI, to Chas Carpenter, at Montclair, NJ; Mar 15; Apr27'15.

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WILLS.

Borough of Manhattan.

12TH st, 427 E (2:440-46), ns, 215 w Av A, 21x103, 5-sty bk tnt & str & 3-sty bk tnt in rear; A$14,000-22,000; also 91ST ST, 332 E (5:1553-34), ss, 175 w 1 av, 19x100, 5-sty bk tnt; A$8,500-22,000; also MADISON AV, 1203 (5:1498-63), es, 68 s 87th, 16x62, 3-sty bk dwg; A$16,000-19,500; Theresa Hammer Est, Leander H Hammer EXR, 1183 Madison av; atty, Harold C Knoeppel, 5 Beekman. Will filed Jan6'15.

89TH st, 35 W (4:1203-19), ns, 331 w Central Park W, 20x100, 4-sty bk dwg; Gustav F Elsemann Estate, Theo Hetzler, EXR, 137 Riverside dr; atty, Wm Cohen, 51 Chambers; A$16,000-30,000. Will filed Dec2'14.

91ST st, 332 E, see 12th, 427 E.

Av B, 202 (2:406-36), ws, 55 n 12th, 18x60, 4-sty bk tnt & str; David J Benoliel Est, Florence Valensi EXTRX, 68 W 117; atty, Paul Gross, 302 Bway; A$9,000-11,000. Will filed Mar18'15.

Madison av, 1183, see 12th, 427 E.

CONVEYANCES.

Borough of the Bronx.

Bettners la (13:3426), ses, lots 88 to 90, 300x290 to cl Independence av, 329x32x196x219 & lots 94 & 95, 113x352 to cl Independence av x114x367; also ROADWAY leading to Sigma pl, at beg thereof & on ws Independence av, runs s125xe120xn125xw120 to beg, being lot 1; also INDEPENDENCE AV, cl adj lot 1 on n, runs n75xe172.9xs100.3xw73.5xn—xw105 to beg; also ROADWAY to Sigma pl, lot 4, 135x174x125x77; also INDEPENDENCE AV, ws, lot 82, 101x257x100.3x238; also INDEPENDENCE AV, lots 74 & 75, 134x158.3x134.6x179. ; also PARLINGTON AV, cl lot 73, 136.3x150x131.5x210.6; also PARLINGTON AV, cl lots 61 & 62, 200.6x200x100.3x73.5x100x266; also PARLINGTON AV, cl lots 38 to 49 & 51 to 60, 1267.3x222x162.3 to cl Netherland av x1202.3x222; also NETHERLAND AV, cl lots 28 to 31, 350x88x350x121.3; also NETHERLAND AV, cl lots 27, 75x105.6x75x93.5, & lot 25, 104x269.1 to Riverdale av x100x39x130.5; also RIVERDALE AV, ws, 124 s cl 259th, 50x100; also RIVERDALE AV, ws, intersec cl 259th, 76x100; also RIVERDALE AV, w s, 226 n cl 259th, 100x100; also RIVERDALE AV, ws, 426 n cl 259th, 50x100; Jos S Klein, ref, to Wm L Condit, Hoboken, N J; FORECLOS Apr15; Apr29'15. **60,000**

Bristow st, 1337-41 (11:2972), ws, 95 s Jennings, 70x100, 5-sty bk tnt; Abr Ufland to Ray Simpson, 518 W 111; mtg $35,000; Feb23, Apr24'15 (R S $10). nom

Catherine st (*), ws, 100 n 237th, 50x100; also 237TH ST E (*), n w Catharine, 50x100; also Bronx blvd (*), es, 100 s 239th, 250x95, except pt for blvd; Christion H Werner, 2959 Marion av, to Munderloh Realty Co, 3210 3 av; AL; Apr21; Apr24'15 (R S 50 cts). O C & 100

Claremont Pkway, 425 (11:2897), ns, 221.11 e Webster av, 37.6x83.10, 4-sty bk tnt & str; Samuel Rauch & Irving I Frankenstein, 35 Claremont av; ½ pt to mtg $20,700; Apr26; Apr28'15 (R S $1.50). O C & 100

Dawson st, 856 (1226) (10:2702), es, 537.4 n Longwood av, 40.7x100, 5-sty bk tnt; Mathew C Griffin, ref, to Josephine H Blau, 605 E 151; mtg $25,000; FORECLOS Apr9; Apr12; Apr27'15 (R S $3.50). **2,500**

Dawson st, 856 (1226); Josephine H Blau, 605 W 151, to Nineteen Realty Co, 154 Nassau; mtg $25,000; Apr13; Apr27'15 (R S $2.50). nom

Duncomb st (*), ws, at sec parcel 83 as herein described, as shown on sheet 1, Bronx Parkway Commission maps, runs nw189.6 to cl Bronx River xne120.1xne14.5 xse153.9 to ws Duncomb st xsw56xsw12.10 xsw40.1xsw &18.8 & sw32.1xsw7.1xsw13.1x sw36.11 to beg; Emilie Baumgarten, individ, as partner Wm Baumgarten & Co, 15 E 81, to Bronx Parkway Commission, 100 Bway; Apr28; Apr29'15. **44,802.11**

Garden st, 784 (11:3112), ss, 223.7 w So Blvd, 16.10x100, 2-sty bk dwg; Inland Holding Co to Pearl Gottlieb, 293 W 140; mtg $5,000; Apr12; Apr24'15 (R S 50c). O C & 100

Garfield st (*), ws, 155 n Van Nest av, 25x100; Frank P Schirentino to Jno Moyna, 232 W 142; mtg $4,000; Apr28'15 (R S $2). O C & 100

Hancock st (*), ws, 400 n Van Nest av, 18.9x100; Thos J Hassett, ref, to Fishkill Savings Institute at Fishkill, NY; FORECLOS Apr7; Apr9; Apr23'15. **4,000**

Hancock st (*), es, 375 s Van Nest av, 25x100; Jno Wm John to Marie wife Jno Wm John, 952 Simpson; mtg $2,500; June 17'14; Apr28'15. O C & 100

Hancock st (*), same prop; Fishkill Savings Institute to Jno B Josso, 1742 Adam. Apr20; Apr23'15 (R S $1). nom

Hoffman st, 2441 (11:3058), ws, 56.2 n 188th, 16.8x97.5, 2-sty fr dwg; Wm H Solomon to Henry Seebeck, 3219 Parkside av; mtg $3,300; Apr22; Apr24'15 (R S 50c). nom

Home st, 973-85 (11:2986), nec Hoe av (No 1202), runs n109.3xe100xn5xe75.5xn94.3 to st xw176.1 to beg, 4-5-sty bk tnts; Marion E Ireland to Shenk Realty & Constn Co, 68 W 107; mtg $149,400; Apr22; Apr24 '15 (R S $31). O C & 100

Lafayette st, 1430 (11:2937), ss, 90 w Prospect av, 20x61.1x21.1x68, 2-sty fr dwg; Augustus Gareiss Jr to Thos F Bligh, 2306 7 av; QC; Apr15; Apr29'15. nom

Lafayette st (*), sec St Raymond av, 25x100, except pt for Castle Hill av & St Raymond; Anna Drake, 22 32d, Beachhurst, LI, & ano, heirs Lena Drake, to Wm Drake, 419 E 64; Apr20; Apr27'15 (R S 50 cts). nom

Poplar st (*), ns, 638:1 e Bear Swamp rd; Chas P Twigg, of Milestone, NJ, to Ellen E Twigg, his wife, of same place; June18'14; Apr28'15. nom

St Paul's pl, nwc Washington av, see Washington av, 1443.

Van Buren st (*), es, 97.6 s Morris Park av, 20x100; Isabella Denison, widow, to Adelaide A Wabst, 3318 White Plains av; mtg $3,000; Apr26; Apr27'15 (R S $1). Q C & 100

Van Buren st (*), same prop; Adelaide A Wabst to Jno J Toner, 56 W 125; mtg $3,000; Apr27'15 (R S $1). O C & 100

134TH st, 496-8 E (9:2261), ss, 50 e Brown pl, 50x100, 5-sty bk factory; Harriet K Janusch, Larchmont, NY, to Schnell Realty Co, Inc, 16 Court, Bklyn; mtg $20,000; Mar31; Apr23'15 (R S $25). nom

134TH st, 682 (10:2562), ss, 160 e Cypress av, 20x103.8; also 134TH ST, 684 E (10:2562), ss, 180 e Cypress av, 20x103.8x—x103.8, 2-sty fr tnts; Thos Moore to Mary E, wife Thos Moore, 486 E 141; AT; Apr 29'15. nom

134TH st E, nwc Brook av, see Brook av, 139-45.

135TH st, 285 E (9:2311), ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; Jos R Truesdale, ref, to Jos Zurla, 283 E 135, & Cario Lodi, 339 E 135; FORECLOS Apr15; Apr28; Apr29'15 (R S $11.50). **14,300**

136TH st, 385 E (9:2299), ns, 96 w Willis av, 20x100, 5-sty bk tnt; Nannette Boerckel to Louis Roeth, 223 E 59; mtg $12,000; Apr22; Apr23'15 (R S 50c). nom

136TH st, 385 E; Louis Roeth to Nannette Boerckel & Albt Miller, 385 E 136, joint tenants; B&S; mtg $12,000; Apr22; Apr23'15 (R S 50c). nom

140TH st, 415 E (9:2285), ns, 174.6 e Willis av, 17.9x100, 3-sty & b bk dwg; Fredk H Ehlen et al to Kay Co, 499 Willis av; mtg $7,500; Apr23; Apr27'15 (R S $3). nom

143D st, 309 E, see 3 av, 2689-93.

143D st, 315-23 E, see 3 av, 2689-93.

145TH st, 368 E (9:2327), ss, 121.5 w 3 av, runs s83.7xw0.4xs30xw25xn112.1i to st xe25 to beg, 7-sty stn loft & str bldg; Jos R Truesdale, ref, to Lincoln Mtg Co, 233 Bway; mtg $48,000; FORECLOS Apr 10; Apr21; Apr26'15. **5,000**

150TH st, 529 E (9:2276), ns, 175 e Brook av, 25x100, 5-sty bk tnt; Sussanna Schmidt, 529 E 150, to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $17,500; Apr22; Apr28'15.

151ST st, 794 E (10:2653), sws, 155 se Wales av, 25x175, 2-sty fr dwg; Chas G Weiss to Jas W Thompson, 320 E 151; B&S & CaG; mtg $2,000; Apr26; Apr27'15 (R S $1.50). nom

151ST st, 794 E; Jas W Thompson to Chas G Weiss, 320 E 151; B&S & CaG; mtg $2,000; Apr26; Apr27'15 (R S $1.50). nom

164TH st, 271 E, see Morris av, 980-2.

165TH st E, nec Bryant av, see Bryant av, nec 165.

167TH st, 481-91 E, see Washington av, 1152.

167TH st, 922 E (10:2717), ss, 73.10 w Fox, runs s83.2xs0.2xw19.1xn83.9 to st xe 20 to beg, 3-sty bk tnt; Bridget Cooke to Thos J Lenihan, 922 E 167; mtg $8,000; Apr20; Apr26'15. O C & 100

168TH st, 631 E, see Boston rd, 1211-23.

168TH st E (10:2615), ns, 100 w Boston rd, 41.7x135x42.2x136.3, vacant; Milton M Silverman, individ & as partner C M Silverman & Son, et al, to Milton M Silverman, 207 W 110; Moses Crystal, 319 W 89, & Laura Gross, 65 Hamilton ter, EXRS &c Clementine M Silverman; B&S; Apr1; Apr 28'15. nom

169TH st, 27 W (11:2839), ns, 126 e Gerard av, 25x85, except pt for st, 2-sty & b fr dwg; Fredk A Selje to Laura E S Manning, 200 W 54; AL; Jan5; Apr28'15 (R S 50 cts). O C & 100

179TH st, 931 E (11:3127), ns, 83.2 e Daly av, 38.2x97.1, 4-sty bk tnt; Harriet A Hamill to Jas Duffy, 2004 Crotona av, & Chas Reilly, 645 Crotona Park N; mtg $19,500; Apr29'15 (R S $1). O C & 100

180TH st, 365 E, see Webster av, 2085.

181ST st W, see Davidson av, see Davidson av, 1448.

182D st, 672 E (11:3083-3084), ss, 134.9 e Belmont av, 25.9x102.11x25.2x100, 2-sty fr dwg; Margt Litchfield, 672 E 182, to Mary J Slattery, 2247 Hughes av; mtg $3,000; Apr21; Apr23'15 (R S $3). nom

182D st, 712 E (11:3098), ss, abt 30 e Crotona av, 25x70, 2-sty bk dwg; Fannie J Jones, 1867 7 av, to Anastasia M Haas, 1228 Clay av; mtg $4,000; Apr27; Apr29 '15 (R S $2). omitted

182D st E (11:3099), ns, 371.4 e Crotona av, 50x100, vacant; Smada Realty Co to Nivrab Realty Co, 232 E 111; mtg $5,500; Apr15; Apr26'15 (R S $1.50). O C & 100

187TH st, 342 E (11:3022), ss, 123.6 e Tiebout av, runs s50xe16.2xn2.1xe22.1xn50.5 to st xw38.2xw35.4 to beg, 2-sty fr dwg; Jno S Sutphen, 311 W 72, et al, individ & as EXR &c Hyacinth A Sutphen, to Aug H Von Hollen, 2431 Morris av; Apr26; Apr28'15 (R S $5). **5,000**

187TH st, 768 E (11:3114), ss, 60.2 e Prospect av, 34.3x70, 4-sty bk tnt; Eliz A Smythe, 768 E 187, to Antonia Treupel, Mamaroneck, NY; mtg $15,000; Apr26; Apr 29'15 (R S $2.50). O C & 100

188TH st, 504 E (11:3057), ss, 152 w Bathgate av, 20x95, 3-sty bk tnt; Phoenix Ingraham, ref, to Farmers Loan & Trust Co, EXR Geo W Ward; FORECLOS Apr 21'15; Apr28; Apr29'15 (R S $7.50). **7,500**

192D st W, nwc Grand av, see Grand av, 2593.

204TH st E, nec Jerome av, see Jerome av, 3116-8.

214TH st E (*), es, 125 n Maple, 25x125; Jos P Hennessy, ref, to May McDonald, 719 E 214; FORECLOS Mar30; Apr9; Apr27'15 (R S 50 cts). **500**

214TH st E (*); same prop; Bridget A Rose to May McDonald, 719 E 214; QC; Apr 16; Apr27'15. nom

238TH st W (12:3270), swc Albany rd, 68.11x105.4x50.1x105.1, except part for 238th; Louise Burkhard to Arbris Realty Co, 52 Wm; mtg $5,882.50; Apr23; Apr29 '15. O C & 100

Albany rd, swc 238th, see 238th W, swc Albany rd.

Anderson av, 960 (9:2504), es, 392 n Jerome av, 27x139.10x27.1x137.6, 4-sty bk tnt; Kemp-Jones Realty Co to Rudolph Schumacher, 973 Summit av; mtg $11,500; Apr29'15 (R S $3.50). O C & 100

Bassett av (*), ws, 245.10 s McDonald, 24.7x100x25.10x100; Kath Kennedy to Kath Kennedy, TRSTE Chas E McDermott & ano, 176 W 82; Apr20; Apr27'15 (R S 50 cts). nom

Bathgate av, 1964 (11:3044), es, 55.6 n 178th, 18x80, 3-sty fr tnt; Robt Clemens to Annie C Heil, 299 Burnside av E; mtg $6,000; Apr22; Apr27'15 (R S $1). nom

Boston rd, 1211-23 (10:2615), ws, at nes 168th (No 651), 83.1x100x136.3x100, 6-sty bk tnt & strs; C M Silverman & Son, Inc, to Milton M Silverman, 207 W 110; Moses Crystal, 319 W 89, & Laura Gross, 65 Hamilton ter, EXRS &c Clementine M Silverman; B&S; Apr1; Apr28'15. nom

Boston rd, 1233 (10:2615), ws, 237 n 168th, 43x167.5x43.10x167.5, 5-sty bk tnt; Frances Mayer to Rack Realty Co, 74 Bway; B&S; mtg $41,000; Mar18; Apr20'15 (R S 50 cts). nom

Boston rd, 1233; Rack Realty Co to Frances Mayer, 1233 Boston rd; AL; Mar 19; Apr29'15 (R S 50 cts). nom

Briggs av, 2753 (12:3301), ws, 120 n 196th, 20x91.11x20x91.7, 3-sty bk dwg; Jas A Regan, 2019 Anthony av, to Inland Holding Co, 507 E Fremont av; AL; Apr 28; Apr29'15 (R S 50 cts). O C & 100

Bronx blvd (*), ws, 300 s 213th, runs sw78.6xnw181.2xse130.11 to cl Bronx River xnw36.5 & 46 & 58 & 45 & 19 & 20 & 60x ne103.1 & 122 & 33.3xse333.1 to beg; also BRONX BLVD, es, at cl Bronx River, runs se64.10xsel9.4xsw17.10 to cl Bronx River xnw5.3 to beg; Wm King Fisher, 5 W 16, to Bronx Parkway Commission, 100 Bway; Apr27; Apr29'15 (R S $39). **47,920.31**

Bronx blvd (*), ws, 300 sw 213th, runs sw78.6xnw181.3xse130.11 to cl Bronx River xnw36.5 & 46 & 58 & 45 & 19 & 20 & 60xne 103.1 & 122 & 33.3xse333.1 to beg; J Marcus Woodworking Co, of Williamsbridge, to Bronx Parkway Commission, 100 Bway; QC; Apr26; Apr29'15 (R S 50 cts). nom

Bronx blvd (*), es, 89 sw Gun Hill rd, runs se209.7 to cl Bronx River xsw6.8xsw 153xsw47xsw30.1xnw144.9 to es Bronx blvd xne225 to beg; Jno B Lazzari, 343 E 233, to Bronx Parkway Commission, 1001 Bway; Apr27; Apr28'15. **53,988.95**

Bronx blvd, ws, at 514 sw Gun Hill rd, see Newell av, es, 514 sw Gun Hill rd.

Bronx blvd (12:3360), nwc Gun Hill rd, runs nw341.6xne258.5xse103.4 to cl Bronx River xsw103.1 & 60xse20x19 & 45 & 58 & 46 & 36.5 to Bronx blvd xse29.4 to beg, vacant; also all title to water rights adj following; also BRONX BLVD, nec Gun Hill rd, runs se64.10 to cl Bronx River xse366x131x45x34xsw6.8xe19.9xsw10 to x nw237 to beg; Irving V R Tier to Bronx Parkway Commission, 100 Bway; Apr27; Apr29'15 (R S $46.50). **61,012.82**

Brook av, 139-45 (9:2262), nwc 134th, 100x45, 5-sty bk tnt & strs; Margaretta Card to Leyburck Co, 141 Bway; B&S; mtg $35,000; Mar23; Apr24'15 (R S 50c). 200

Bryant av (10:2753), ws, 100 s Home, 100x112.10x100.7x105.5, vacant; Wm J Mllin & ano, TRSTES under deed of trust to Vyse Bldg Corpn, 967 E 165; B&S; Apr17; Apr26'15 (R S $3). O C & 100

Bryant av (10:2757), nec 165th, 110x100, vacant; American Real Estate Co to Bryant Ave & 165th St Co, 1120 Bryant av; mtg $23,000; Apr22; Apr23'15 (R S $3). O C & 100

Bryant av, 1448 (11:2999), es, 45 s Jennings, 20x100, 3-sty bk tnt; Mary, wife of Jno F Ernst, to Max Hirsch, 210 W 140; mtg $7,500; Apr26; Apr29'15 (R S $2.50). nom

Bryant av, 1488-92 (11:3000) es, 200 s 172d, 50x100, 3-3-sty bk tnts; Jackson Constn Co to Knuson Contin Co, 1329 Simpson; confirmation deed; Apr20; Apr 23'15. nom

Bryant av, 1492 (11:3000), es, 200 s 172d, 18.9x100, 5-sty bk tnt; Delia H Freestone Scott to Saml Rabinowitz, 1492 Bryant av; mtg $7,800; Mar3; Apr23'15. nom

Bryant av (10:2748), ws, 100 n Aldus, 84x100, vacant; American Real Estate Co to Simonia Realty Corpn, 929 E 163; mtg $12,000; Apr28; Apr29'15 (R S $10). O C 100

Burnside av, 283 (11:3156-3149), nwc Ryer av (Nos 2027-9) (Bassford pl) as on map Mt Pleasant, 31.1x106.4x26x133.4, except pt for Ryer av, 3-sty fr tnt & str; Julia V Schutt to Wm Schmitt, 788 E 186; mtg $15,000; Apr20; Apr27'15 (R S ($3). O C & 100

Burnside av (11:2868-2869), swc Harrison av, runs ne45.3 to present ws Harrison av xse131.11xsw46.8 to former ws Harrison av xne111.1x—44.4 to beg, being land in bed of Harrison av; City NY to Jerome Av Realty Co, 160 Bway; AT; Apr 29'15. nom

Carpenter av (*), es, 90 s 223d, 24x105; Hale J Berlinsky, Saratoga, NY, et al, to Antonio Luisi, 771 E 213; Apr22; Apr26 '15 (R S $1). O C & 100

Clinton av, 1820 (11:2949), es, 97 ne 175th, 19.5x90.2, 3-sty bk tnt; Bellemore Holding Co to Jos A Shay, Cedarhurst, L I; mtg $8,000; Apr15; Apr23'15 (R S 50c). O C & 500

College av, 400-2, see 3 av, 2689-93.

Cortlandt av, nec 162d, see Grand blvd & concourse, ws, 127.7 s 165.

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Creston av, 2011 (11:2807-2808), ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Ernest Hall, 1057 Boston rd, EXR Eliz Gifford, to Louise Winkler, 1302 Franklin av; B&S & CaG; Apr23'15 (R $7.50). **7,500**

Cromwell av (11:2855-2864), es, 350 n 169th, 100x irr; also all title to CROMWELL AV, ws, at ns lot 357, map Inwood, runs w - to es Cromwell's or Boughty's Brook xn & e— to ws Cromwell av xs - to beg; vacant; August Kampiner, Kentchins, NY, to Mary Griffen, 1259 Jerome av; mtg $4,500; Apr23, Apr24'15 (R $1). O C & 100

Cruger av, 1727 (*), ws, 200 s Morris Park av, 25x95, Robt Jackson to Susan Ashland, 473 St Ann's av; mtg $5,000; Aug 1'14; Apr24'15. nom

Davidson av (11:3192), sec 181st, 87.4x 94.8x irr, 9.3x9, 1-sty sm bldg & vacant; Jno Davis, ref, to Wm H Caldwell Jr, 103 W 88; FORECLOS Apr23; Apr29'15 (R $1). **1,000**

Eden av (11:2823), ws, 93.3 n 173d, 50x 95, vacant; Bessie Friedberg to Pearl Gottlieb, 223 W 140, mtg $3,700; Sept3'14; Apr24'15 (R $ 50c). O C & 100

Eden av (11:2823), same prop; Pearl Gottlieb to Inland Holding Co, 307 East Tremont av; mtg $2,200; Apr1, Apr24'15 (R $ 50c). O C & 100

Eden av (11:2823), same prop; Inland Holding Co to Burdick Realty Co, 307 E Tremont av; Apr23; Apr24'15 (R $ 50c). O C & 100

Elton av, 810 (9:2380), es, 52 n 158th, 50 x100, 3-sty bk tnt; Mary A Walters, Demarest, NJ, to Lawmor Realty Co, 1 Bway; mtg $30,000; Apr22; Apr23'15 (R $ $10). O C & 100

Elton av, 810; Lawmor Realty Co, 42 Bway, to Andrews Institute for Girls at Willoughby, Ohio; mtg $30,000; Apr22; Apr23'15 (R $ $20). O C & 100

Findlay av (9:2436-2439), ws, 200 n 168th, 113x100, vacant; Times Realty & Constn Co to Laura Gross, 65 Hamilton ter, Apr9; Apr23'15. nom

Fulton av, 1185 (10:2609), ws, 240.3 n 169th, 93.1x144.6x irr, 153.6x166.4, 2-sty & b fr dwg; Max Conen to Esther Realty Co Inc, 190 Riverside dr; mtg $10,000; Apr22; Apr24'15 (R $ $1). nom

Giebe av (*), see Glover, 26x106.3x26x 104.1, except pt for av; Lena, Wite Arnold Faatz, to Homer Hildreth, 302 E 149th, Apr23; Apr29'15 (R $ $1). O C & 100

Gouverneur av (12:3252), es, 218 s Van Cortlandt Park S, 75x100; Jos A Shay, Cedarhurst, LI, to Bellemore Holding Co, 95 Park row; Apr14; Apr29'15. nom

Grand av, 2055 (11:3219), nwc 192d, 50x 100, 2-sty fr dwg; Cath M A Von Densen, 2059 Grand av, to Wm Paten, 340 E 143; mtg $10,000; Apr23; Apr24'15. O C & 100

Grand blvd & concourse (9:2241), ws, 127.1 s 166th, 29x18.8x25.2x14.8, vacant; also PLOT (9:2241) begins 14.8 w Grand blvd & concourse x 127.1 s 166th, runs w 84.8 to Old Butternut st (closed) xs20.6xe 10.10xne20 to beg, vacant; also CORTLANDT AV (9:2406), nec 192d (No 3069), 21.11x127.1xsw25xnw140 to beg, 2-sty bk tnt & strs; Frieda A Selje to Laura E S Manning, 200 W 54, Atl, Jano; Apr23'15 (R $ 50 cts). O C & 100

Gun Hill rd, nwc & nec Bronx blvd, see Bronx blvd, nwc Gun Hill rd.

Heath av, 2674 (11:3240), es, 194.6 n Kingsbridge ter, 25x127.1x26.4x155.5, 2-sty fr dwg; Carlo Iarom to Ippolita Iarom, 2674 Heath av; B&S & CaG; AL; Apr22; Apr23'15. nom

Heath av (12:3256), es, 50 s 230th, 125.4x 100.4, vacant; Saml Geller to Lazarus Fried, 77 W 85; QC & correction deed; Nov 15'13, Apr24'15. nom

Heath av, 2880 (12:3256), es ,161.9 n land Tecca N Reed, 20.2x100.6, 3-sty bk tnt; Thos M Crowley, 568 Greene av, Bklyn, to Hannan H, wife Thos M Crowley, same address, AT; Apr20; Apr29'15 (R $ $10). nom

Heath av, 2882 (12:3256), es, 181.11 n land Tecca N Reed, 20.2x100.6, 3-sty bk tnt; Thos M Crowley, 568 Greene av, Bklyn, to Hannah H Crowley, his wife, same address; AT; Apr20; Apr29'15. nom

Hoe av, 952-6 (10:2542), ws, 336 s Aldus, 89x120, 2-s-sty bk tnts; American Real Estate Co to Turek Realty Corpn, 505 5 av; mtg $14,000; Apr22; Apr23'15 (R $ $8.50). O C & 100

Hoe av, 1155 (10:2745), ws, 275 n 167th, 25x100, 4-sty bk tnt; Rockfeld Constn Co to Henrietta M Minnick, 1226 Union av; mtg $17,000; Apr22; Apr23'15 (R $ 50c). nom

Hoe av, 1202, see Home, 975-85.

Hoe av, 1209 (11:2979), ws, 350 s Freeman, 25.8x87.9x25x85.11, 2-sty bk dwg; Peter J Stumpf, 1209 Hoe av, to Chas Kiesling, 1233 Hoe av; mtg $6,500; Apr26; Apr27'15 (R $ $1). O C & 100

Hoe av, 1233 (11:2979), ws, 68.7 s Freeman, 18.9x66.6x18.10x65.1, 2-sty fr dwg; Chas Kiesling, 1233 Hoe av, to Peter J Stumpf, 1209 Hoe av; Apr26; Apr27'15 (R $ $6.50). O C & 100

Holland av, 1661 (*), ws, 170 s Van Nest av, 25x100; Chas Ulman, EXR Ella M Ullman, to Louis & Floran Valpreda, 306 E 31; mtg $2,000; Apr28; Apr29'15 (R $ $1). **3,700**

Hughes av (*), es, 75 s Libby, 75x100; also MULFORD AV (*), es, 728.1 n Pelham rd, 75x100; also ARNOLD AV (*), es, 50 s James, 125x100; also ARNOLD AV (*), es, 125 n James, 75x100; also ARNOLD AV (*), es, 75 s Alice, 50x100; also HUGHES AV (*), sec James, 125x100; also ARNOLD AV (*), ws, 75 s James, 50x100; also ARNOLD AV (*), nwc Alice, 25x100; Jno D Karst, Yonkers, NY, to Willis H Young, 95 Fulton av, Hempstead, LI; ½ pt; CaG; Apr15; Apr27'15. nom

Hughes av, 2019 (11:3069), ws, 74.9 n 179th, 32.10x86.8, 4-sty bk tnt; Annie M Cox, 4534 Lake av, Chicago, Ill, to Emanuel A Brecher, 37 W 93; mtg $14,500; Mar 24; Apr24'15 (R $ $4). O C & 100

Hull av, 3253 (12:3347), ws, 93.7 n 207th, 18x75, 2-sty bk dwg; Jno J Farrell to Cath T Cunningham, 3148 Perry av; Apr 26; Apr27'15. O C & 100

Independence av, see Bethners la, ses.

Jefferson av, see Monticello av, see Monticello av, sec Jefferson av.

Jerome av, 2349 (11:3198), ws, 36 n North, 18x79.11, 3-sty bk tnt & strs; Lawmor Realty Co to Chas H Potter, 273 E 131; B&S; mtg $9,800; Apr1; Apr29'15. O C & 100

Jerome av, 3116-8 (12:3322), nec 204th, 50x100x48.1x100, 1 & 3-sty bk tnt & strs; Leo J Lehman, 225 W 86, to Erlback Realty Co, 25 Union sq; mtg $18,000; Apr 19; Apr23'15 (R $ 50c). O C & 100

Katonah av, 4286 (12:3384), es, 23 s 236th, 25x85, 2-sty fr dwg; Sarah H Corwith to Jno R McGonegal, 413 E 240; mtg $3,200; Apr22; Apr28'15 (R $ $1). **4,000**

Kepler av, 4205 (12:3369), ws, 75 s 235th, 25x100, 2-sty fr dwg; Edw D Bolton, ref, to Carrie Fisher, 455 E 182; FORECLOS Apr13; Apr26; Apr27'15. **2,051**

King av (*), ws, 150 n Bowne, 50x100, City Island; Lydia M Butler to Sadie M Wright, 1617 Niagara, Denver, Col; QC; Mar20; Apr27'15 (R $ $1). nom

King av (*), ws, 150 n Bowne, 50x100; Sadie M Wright, 1617 Niagara st, Denver, Col, to Mary O'Connor, 467 King av, City Island; mtg $5,800; Mar22; Apr27'15 (R $ $1). O C & 100

Layton av (*), nec Wilcox, 100x100; also EASTERN BLVD (*) nec Fairmount av, 100x175; Philip J Schmidt, 319 E 156, to Wm Sohmer, 4556 Park av; ½ RT&I; AL; Apr3; Apr29'15 (R $ 50 cts). O C & 100

Longwood av (late 145th st) (10:2737), ns, 200 e Barry (Leggett) av, 50x100, except pt for sts; vacant; Anna B Norris, Bklyn, to Annie Connolly, 167 W 53; Jan 10; Apr26'15. O C & 100

Longwood av (145th) (10:2731), ns, 125 w Harlem & Portchester R R, 75x100, except part for st, vacant; Anna B Norris, Bklyn, to Annie Connolly, 167 W 53; Apr 19; Apr26'15 (R $ 50 cts). O C & 100

Maclay av, 2410 (*), es, 96.11 n Zerega av, 18.7x92.7x18.7x92.8, except pt for Maclay av; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg $1,600; Apr14; Apr27'15 (R $ $1.50). O C & 100

Monticello av, Jefferson av, 175x 100; Clarence Y Palitz, ref, to Jno C Eidt, 763 Beck; FORECLOS Apr14; Apr17; Apr 26'15 (R $ $5). **5,000**

Morris av, 980-2 (9:2432), nec 164th (No 271), 100x104.9, 2-sty & a fr dwg; Leo J Lehman, 225 W 86, to J L & L L Realty Co, 25 Union sq; Apr12; Apr23'15 (R $ 50c). O C & 100

Morris av, 1062 (9:2437), es, 290 n 165th, 20x95, 3-sty bk tnt; Charlotte Salm to Minnie Greenside, 21 E 115; mtg $6,000; Apr24; Apr26'15 (R $ 50 cts). O C & 100

Netherland av, see Bethners la, ses.

Newell av (12:3357) es, 514 sw Gun Hill rd, 125x186 to Bronx blvd, 2-sty fr dwg & 2-sty fr mill; Henry H Vought, Beechmont Park, New Rochelle, NY, to Bronx Parkway Commission, 100 Bway; Apr26; Apr29'15 (R $ $30). **38,950.15**

Pleasant av (*), es, 366.8 s 2d, 33.4x100, except pt for Olinville av; Willoughby B Dobbs, ref, to Foster L Haviland, TRSTE Fisher F Valentine, Newbury, Vt; FORECLOS Mar31; Apr29'15. **3,000**

Plympton av (11:2834), es, 169.2 n Boscobel av, 25x96.5, vacant; Benioff Realty Corpn, 417 Lafayette, to Bernard Budish, 22 Hedden ter, Newark, NJ; Apr15; Apr27 '15 (R $ $1). nom

Powell av (*), nwc Castle Hill av, 51.3 x108, except pt for Castle Hill av; Josepha Krueger, 62 W 130, to Carl H Dittmar, 1691 Clay av, & Isabelle D Peake, Emily D Pratt & Marguerite D Morgan, all at 102 W 130; mtg $2,000; Dec21'12; Apr24'15. nom

Powers av (10:2571), ws, 100 n 141st, 100x229.5x99.3x242, vacant; Milton M Silverman, individ & as partner C M Silverman & Son, et al, to Moses Crystal, 319 W 89; Laura Gross, 65 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS &c Clementine M Silverman; B&S; Apr1; Apr 28'15. O C & 100

Prospect av, 626-8 (10:2685), es, 100 s Kelly, 37.6x100, 5-sty bk tnt; Jas T Neary, ref, to Nathan Friedman, 860 Eastern Pkway, Bklyn; FORECLOS Apr9; Apr10; Apr29'15. **100**

Prospect av, 1414 (11:2963), es, 160.6 n Jennings, 27.9x156x25.6x162.4, 4-sty bk tnt; Julia Rothein to Anna M Jones, 421 E 157; mtg $21,400; Apr26'15. O C & 100

Prospect av, 1416 (11:2963), es, 188.3 n Jennings, 28.2x149.7x25.8x156, 4-sty bk tnt; Beatrice B Brailly to Emma C Wallace, 1132 Fox; mtg $6,000; Apr24; Apr27 '15 (R $ 50 cts). O C & 100

Ryer av, 2027-9, see Burnside av, 283.

Ryer av, 2098 (11:3149), es, 181.6 n 180th, 18.8x103.8x18.6x103.10, 3-sty bk tnt; Phoenix Ingraham, ref, to Farmers Loan & Trust Co, EXR Geo W Ward; FORECLOS Apr21'15; Apr28; Apr29'15 (R $ $6.50). **6,500**

St Anns av, 358 (10:2556), es, 325.4 n 141st, 25x90, 1-sty bk tnt; St Ann's Realty Co, 718 Trinity av, to Jas Shea, 718 Trinity av; mtg $12,000; Apr28; Apr29'15 (R $ $6). nom

Scofield av (*), ns, being plot adj land formerly Mary A Booth & land Amelia McClennon, runs e50xs118 to ns Scofield av xw50xn118 to beg, City Island; Morris S Schector, ref, to Louis F W Seifert, 678 King av, City Island; FORECLOS Apr15; Apr22; Apr23'15. **3,800**

Sherman av (9:2446), es, 227 n 163d, 86x 105, vacant; York Realty Co to Edw J Byrne Constn Co, 509 Willis av; mtg $15,-500; Apr28; Apr29'15. O C & 100

Sherman av (9:2446), es, 141 n 163d, runs e104.9x54.5xe0.2xn31.6xw105 to av xs86 to beg, vacant; York Realty Co to Kingsley Contracting Co, 237 E 163; mtg $15,-500; Apr28; Apr29'15 (R $ 50 cts). O C & 100

Teller av (9:2429), es, 275 n 166th, 50x 100, vacant; Louis Keller, Springfield, NJ, to Bear Realty Co, Teller av & 167th; mtg $5,000; Apr27; Apr28'15 (R $ $1). nom

Topping av, 1748 (11:2799), es, 200 n 174th, 25x95, 3-sty bk tnt; Nanette Boerckel to Louis Roeth, 223 E 59; mtg $12,000; Apr22; Apr23'15 (R $ 50c). nom

Topping av, 1748; Louis Roeth to Nannette Boerckel & Albt Miller, 385 E 136, joint tenants; B&S; mtg $12,000; Apr22; Apr23'15 (R $ 50c). nom

Trinity av, 1026 (10:2640), es, 104.11 n 165th, 16.8x90, 3-sty bk tnt; Sina Buse & ano to Wilhelmine J L Klees, 347 E 55; mtg $8,200; Apr27; Apr29'15 (R $ $1). O C & 100

University av, 2210 (11:3211), es, 307.6 s 183d, 42.6x102.7x42.6x102.6, 2-sty fr dwg; Anna V Moritz to Agnes Fragneli, 11 E 102; Apr27; Apr28'15 (R $ $13). O C & 100

University av, 2295 (11:3213), ws, 514 n 183d, 50x100, 2-sty bk dwg; Oscar Willegerodt to West One Hundred & Eighty-Third St Bldg Co, 2295 University av; mtg $15,000; Apr21; Apr23'15 (R $ $2). O C & 100

Valentine av (*), es, 150 s Barkley av, 50x100; Wm S Flynn, 277 York st, Jersey City, NJ, to Caroline W Fraser, 306 W 72, & Grace A Fraser, 933 Madison av; mtg $950; Apr20; Apr28'15 (R $ 50 cts). O C & 100

Wallace av (*), nwc 203d, 91.6x100; Harold C Knoeppel, ref, to Patk O'Donnell, 317 Traphagen st, West Hoboken, NJ; FORECLOS Mar3; Apr23; Apr27'15. **2,250**

Washington av, 1152 (9:2372), nec 167th (Nos 481-91), 29x127x29x126.11, 6-sty bk tnt & strs; Benj F Moore to Foard Holding Co, Essex Bldg, Newark, NJ; mtg $52,000; Jan27; Apr26'15 (R $ $4). O C & 100

Washington av, 1152 (9:2372); also 167TH ST, 481-91 E; Foard Holding Co to Albt Rosenthal, 428 Columbus av; AL; Apr 15; Apr26'15 (R $ $2). nom

Washington av, 1443 (11:2902), nwc St Paul's pl, 65.3x100x70.10x100.8, 5-sty bk tnt & strs; Ely Neumann, ref, to N Y Life Ins & Trust Co, 52 Wall; FORECLOS Apr 21; Apr22; Apr23'15. **65,000**

Washington av (*), es, 202.6 s Westchester av, 33x101.3; Fred M Weiss to Kate Weiss, 1358 Herschell; mtg $3,950; Jan18; Apr27.15 (R $ $1). **745.84**

Webster st, 2085 (11:3143), nwc 180th (No 2655), 28x80, 3-sty bk tnt & st; Jos Lahres, 2085 Webster av, to Otto J Kuschmann, 91 Albion pl, Port Richmond, SI; mtg $25,000; Apr24; Apr29'15 (R $ $8). nom

Webster av, 4304 (12:3401), es, 151.3 ne 236th, 116.3x203.7 to cl Bronx River x 32.11x218.3, 2-sty fr dwg; B F Badaracco, 4304 Webster av, to Bronx Parkway Commission, 100 Bway; Apr28; Apr29'15 (R $11). **10,504.26**

Wheeler av (*), es, 110 n Westchester av, 200x100; Kellwood Constn Co to Meehan Community Inc, 1029 E 163; Apr24'15 (R $ $1). nom

Yates av (*), ws, 100 s Pelham Pkway S, 25x100; Jos P Ryan to Mary J, wife Jos P Ryan, 805 St Nicholas av; mtg $1,-200; Apr24; Apr26'15. nom

1ST av (*), sec 222d, runs se141.3xw 150.5xsw86.11xsw70.3xnw127 to es 1st xne 308.7 to beg; Patk Ward, 162 W 54, et al, to Bronx Parkway Commission, 100 Bway; Apr27; Apr29'15 (R $ $10). 9,862.50

3D av (9:2317), es, 34.8 n 134th, runs e 10.8xn37.7 to es 3 av xs39 to beg, vacant; Josephine G Hughes to Brian G Hughes, 1984 Mad av; Apr20; Apr23'15 (R $ $2). nom

3D av, 2689-93 (9:2324), nwc 143d (Nos 315-23), runs n62.8xw100xn37.4xw64.4xs100 to st xe166.4 to beg, 5-sty bk str; also 143D ST, 309 E (9:2324), ns, 200.6 w 3 av, 20x100.2, 3-sty & b bk dwg; also COLLEGE AV, 400-2 (9:2324), es, 75 s 144th, 50x100, 1 & 2-sty bk stable; Francis Rogers, New Rochelle, NY, to Howard J Rogers, 2 Fountain pl, New Rochelle, NY; Alfred M Rogers, on North av, New Rochelle, & Chas E Rogers, on Thurston pl, New Rochelle, NY; Apr13; Apr28'15 (R $ $75). O C & 100

3D av, 2752 (9:2307), es, 140 n 145th, 28 x97.7x25x109.11, 2-sty fr tnt & str; Bessie Marks to Marks Bros Holding Co, 2752 3 av; mtg $12,000; Apr3; Apr24'15 (R $ $2.50). O C & 100

Plot (11:3045) begins 30.3 e Bathgate av & 105 n 179th, runs e49.5xn3.5xw49.5xs 3.5 to beg; Burnett-Weil Constn Co to Utility Realty Co, 30 E 42; B&S; Apr22; Apr26'15. nom

Plot begins 14.8 w Grand blvd & concourse, see Grand blvd & concourse, ws, 127.7 s 165.

Parcel of land (12:3401) beg at a point on nl N Y City 200.11 n Webster av, 50.7x 119.9x50.2x123.10, vacant, being lot 52 blk 3401 tax map; Jos P Hennessy, ref, to Mattie Hegt, 500 W 175; FORECLOS transfer tax lien; Apr6; Apr9; Apr27'15. **425**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Faile st, see 165th, see Bryant av, swc 165.

Garden st, 784 (11:3112), ss, 223.7 w So Blvd, 16.10x100, 2-sty bk dwg; re mtg; Burdick Realty Co to Inland Holding Co, 507 Tremont av E; Apr22; Apr24'15. O C & 100

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165TH st E, swc Bryant av, see Bryant av, swc 165.

187TH st, 342 E (11:3022), ss, 123.6 e Tiebout av, runs s50xe16.2xn2.1xe22.1xn 50.5 to st xw5.2xw35.4 to beg, 2-sty fr dwg; re dower; Mary T, wife Jno S Sutphen, to Aug H Von Hollen, 2431 Morris av; Apr23; Apr28'15. nom

Barkley av (*), ss, 50 e Dean, 25x100; re mtg; Alex V Fraser, 306 W 72, & ano, EXRs Franklin A Wilcox, to Wm S Flynn, 227 York, Jersey City, NJ; Apr20; Apr28 '15. 250

Bronx blvd (12:3360), nwc Gun Hill rd, runs nw341.6xne258.5xse103.4 to cl Bronx River xsw103.1x60xse20xse19x45x58x 46 x 36.5 to Bronx blvd xse29.4 to beg; also all title to all water rights adj following: BRONX BLVD, nec Gun Hill rd, runs se 64.10 to cl Bronx River xse36xse131x40x 34xsw6.8xnw1.9xsw10 to rd xnw337 to beg, vacant; re dower; Mary Tier, widow, to Bronx Parkway Commission, 100 Bway, Apr27; Apr29'15. (R S $14.50). nom

Bryant av, nec 165th, see Bryant av, sw c 165.

Bryant av, sec Faile, see Bryant av, swc 165.

Bryant av (10:2748), swc 165th, runs s 100xw100xn50xw100 to Faile xn50 to 165th xe200 to beg, vacant; also BRYANT AV (10:2757), nec 165th, 100x100, vacant; re mtg; Mutual Life Ins Co of NY to American Real Estate Co, 527 5 av; Apr20; Apr 23'15. 22,000

Burnside av (11:2868-2869), ss, being plot bounded on n by ss Burnside av, on e by ss Burnside av, on s by line bet land Jerome Av Realty Co & United Real Estate Co, & on w by pl s old Croton aqueduct, except pt for sts; re mtg; Bertha Spingarn & ano, EXRs Saml Spingarn, to Jerome Av Realty Co, 160 Bway; Apr28; Apr29'15. 11,000

Creston av (11:3167), es, 406.4 s 192d, 248.8x69.9x248x85.7, vacant; re mtg; Bowery Savings Bank to Winnie Realty & Constn Co, 939 Intervale av; Apr26'15. O C & 100

Gun Hill rd, nwc & nec Bronx blvd, see Bronx blvd, nwc Gun Hill rd.

Hoe av (11:2979), ws, 166.2 n Home, 25x 82.2x25x84.1; re judgmt; Margt Knox to Wm B O'Malley, 1213 Hoe av; Apr27; Apr 28'15. nom

Holland av (*), nwc 212th, 25x5; re mtg; Bronx Savgs Bank to David Stevenson Brewing Co, 521 10 av; Feb16; Apr29'15. O C & 100

Teller av (9:2329), es, 325 n 166th, 50x 100.5, 2-sty bk bldg & vacant; re mtg; Metropolitan Life Ins Co to Louis Keller, Springfield, NJ; Apr27; Apr28'15. 4,000

Parcel 15 (*) on damage map to open Leland av from Ludlow av to Pattorson av; re mtg; Newburgh Savgs Bank to City N Y; Mar12; Apr29'15. nom

Parcel 70 (*) on damage map to open Castle Hill av from West Farms rd to Public pl at the southern terminus; re mtg; Anna A Byrne to City N Y; Apr9; Apr29'15. nom

Parcels 22 & 22A (*) on damage map to open same; asn of award; Starr K Harris to Aug Helmstetter & Mary Welcker; Dec 12'14; Apr29'15. nom

Parcels 22 & 22A (*) on damage map to open same; re mtg; Martha J Walsh, 2467 Westchester av, to City N Y; Mar9; Apr 29'15. nom

Parcels 22 & 22A (*) on damage map to open same; re mtg; Thos Keitel, 984 Olmstead av, to same; Mar9; Apr29'15. nom

Parcel 70 (*) on damage map to open same; re mtg; Augusta H Minner, 104 Noble, Bklyn, to same; Apr2; Apr29'15. 5,583.96

Parcel 2 (12:3270) on damage map to open 238th st from Bway to Albany rd & 239th from Review pl to Putnam av W; re mtg; Augustus Van Cortlandt, Sharon, Conn, to City N Y; Mar27; Apr29'15. nom

Parcel 4 (12:3270) on damage map to open same; re mtg; same to same; Mar27; Apr29'15. nom

Parcel 8 (12:3270), on damage map to open same; re mtg; same to same; Mar 27; Apr29'15. nom

Parcel 15 (12:3270) on damage map to open same; re mtg; same to same; Mar27; Apr29'15. nom

Power of attorney (P A); Athanasia S Acouropoulou to Eustathios N Cotsonas, 127 W 28; Aug7'13; Aug24'15. ——

LEASES.

Borough of Manhattan.

APRIL 23, 24, 26, 27, 28 & 29.

Allen st, 104, see Allen, 121.

Allen st, 121 (2:414), all; also ALLEN ST, 104 (2:415), all; also ORCHARD ST, 196 (2:333), all; Morris Lipschitz of Bklyn to Lena Beinich, 49 Av D, & Hyman Breiman, 78 Chrystie; 3yf Dec1'14; Apr28 '15. 5,784

Bayard st, 108 (1:199), cor str & b; Louis Peirano to Ralph Montalto; 3yf May1; Apr26'15. 2,100

Division st, 40 (1:289), all; Saml Rouse to Hy & Isaac Braverman, both at 6810 New Utrecht av, Bklyn, firm Braverman Bros; 6yf May1'12; Apr28'15. 2,600 & 2,700

Division st, 134 (1:294), str, 1st loft & c; Edw Krueriem to Henry Finkelstein, 134 Division; 2yf May1; Apr26'15. 900

Essex st, 177 (2:412); asn Ls; Ignatz Roth to Lesro Realty Co, 35 Nassau; Apr 26'15. nom

Hamilton st, 19, see Monroe, 16.

Hudson st, 518 (2:619), sec West st (?), error, all; Stevenson Towle to Wm J Cooney, 518 Hudson; 5yf May1; Apr28'15. 1,800

Manhattan st, nec Bway, see Bway, 3200.

Manhattan st, nec Bway, see Bway, nec Manhattan.

Monroe st, 16 (1:253); also HAMILTON ST, 19; two stores & pt b in No 16 Monroe; Jas Carneval to Epifanio Gangi, 16 Monroe; 3yf May1; Apr23'15. 960

Orchard st, 196, see Allen, 121.

Rivington st, 64 (2:416), basement str; Jacob Rogers to Jacob Aronovitz, 62 Rivington; 5yf May1; 1yren; Apr23'15. 840 & 900

Rose st, 18-20, see William, 214-8.

Sheriff st, 66-8 (2:333), basement, 24x 75; Sam Kempler, 98 Forsyth, to Harry Fecher, 58 Sheriff; 5yfJuly1; 5yren; Apr 28'15. 300

Thompson st, 170-2 (2:525), all, except str & b of No 170; Victor A Mollica, 165 Bleecker, to Domenica Volpe, 108 W Houston; 5yf July1; Apr27'15. 7,500

Washington ct, 550-2.

Washington sq N, 3 (2:550), ns, 55.4 w University pl, 27.8x162.10 to alley x27.8x 164.8, all; TRUSTEES of Sailors Snug Harbor to Mary E Blodgett, 5 E 62; 5yf May1; Apr23'15. taxes, &c, & 1,200

Waverly pl, 2 (2:550), ns, 27.8 w University pl, 27.8x164.8 to alley x27.8x166.7, the land; TRUSTEES of Sailors Snug Harbor to Marmaduke Tilden at Fox Chase rd, Jenkinstown, Pa; 21yf May1; with renewals; Apr28'15. taxes, &c, & 1,260

William st, 214-18 (1:120), also ROSE ST (Nos 18-20), all of 1st, 4th & 14th floors & Rose st, end of 12th fl; Metropolitan Realty Co to M Rusling Wood, of East Orange, NJ; 5yf May1'15; Apr28'15. 14,850

William st, 214-18; also ROSE ST (Nos 18-20), option to substitute the William st end of 12th fl & all of 13th fl if vacant & to surrender 4th fl & charge rental from $14,850 to $17,400; same to same; Mar6; Apr28'15. nom

3D st, 40-2 E (2:555), 5 rooms on 2d fl; Breslin Realty Co to Harry Shapiro, 42 2 E 3d; 3yf May1; Apr27'15. 720

5TH st, 437 E (2:433), all; Hyman M Lazinsk to Saul Friedenthal, 227 E 11; 3yf Oct1'14; Apr23'15. 3,275

5TH st E, cor Av D, see Av D, 59-61.

8TH st, 69 E (2:560), ns, 135.7 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 1,000

8TH st, 69-71 E, see Broadway, 765.

8TH st, 71 E (2:560), ns, 110.7 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 1,000

8TH st, 73 E, see Broadway, 765.

9TH st, 60-2 E (2:560), ss, 113 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 4½yf Nov1; with renewals; Apr28'15. taxes, &c, & 1,000

9TH st, 64 E (2:560), ss, 148 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 4½yf Nov1; with renewals; Apr28'15. taxes, &c, & 1,000

9TH st, 66 E (2:560), ss, 123 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell, Jr, at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 1,000

14TH st, 327 E (3:921), all; Jno A Moss to Stanley Sejman, 327 E 14; 3 4-12yf Jan 1; Apr28'15. 1,680

14TH st, 327 E (3:921), asn Ls made by Jno A Moss, dated Dec14'14; Stanley Sejman, 327 E 14, to Julia Tarczynski, 2168 Boulevard, Jersey City, NJ; Apr27; Apr29 '15. 800

14TH st, 404 E (2:441), 5th loft & space 10x20 on ground fl; Hy Fuldner to Nic Liesenfeld's Sons, 3936 Syossit st, Woodhaven, LI; 3yf May1; 2yren; Apr28'15. 2,400

19TH st, 206 E (3:899); asn Ls; Morris Weinstein, 1800 7 av, & ano, to Elka-Jack Realties, Inc, 63 Park row; AT; Apr27; Apr29'15. nom

20TH st, 6 E (3:849), all; W Emlen Roosevelt, 804 5 av, individ et al, EXRS, &c, Jas A Roosevelt, to M Thurnauer Co, Inc, 33 Worth; 9 3-12yf Nov1; Apr28 '15. 5,000 & 5,500

20TH st, S E (3:849), all; Saml T Carter, 915 Hillside av, Plainfield, NJ, to G M Thurnauer Co, Inc, 83 Worth; 9 3-12yf Nov1; Apr28'15. 5,000 & 5,500

33D st, 20-8 W (3:834), 11th loft; Bawo & Dotter (Ltd), a corpn of Canada, to Leo D & Wm B Greenfield, both at 52 Summit dr, Far Rockaway, LI, firm Leo D Greenfield & Co; 5yf May1'15; Apr27'15. 8,000

35TH st, 63-7 W (3:837), ns, 100 e 6 av, 74.10x98.9, Garrack Theatre, all except roof & b; Annie T Harrigan to Garrack Realty Co; 5yf May1; Apr26'15. 30,000

47TH st, 118 W (4:999), ss, 550 e 7 av, 18.9x100.5; sobrn of Ls to mtg for $15,000; Christopher D Sullivan, 8 Rutgers, owner, & Saml Altschiller, 118 W 47, lessee, with N Y Savgs Bank, 81 8 av; Apr27; Apr29 '15. nom

47TH st, 118 W (4:999); asn Ls; Jos H Joubert to Louis Rieth, 732 8 av; Aug3'12; Apr28'15. nom

47TH st, 118 W; sur Ls; Louis Rieth to Helena Perry, 333 E 68; Jan8'13; Apr23'15. nom

48TH st, 212-6 W (4:1019), ground fl, 4th & 5th flrs & pt c (with option for two other flrs at $1,800 for each fl); Mitchel H Mark Realty Corpn to Apeda Studio, Inc; 5yf May1, with option for 2 yrs ren for str fl & 2d, 3d, 4th & 5th flrs at $11,500, & 2 yrs more for whole bldg at $12,000; Apr26'15. 6,000

51ST st, 140-60 E, see Lex av, 567-9.

53D st E, swc 3 av, see 3 av, 874.

58TH st, 404 E (5:1369), all; party 1st pt owns ⅔ int & party 2d pt owns ⅓ pt; Constance Mullen, individ & TRSTE will Jno Mullen, to Deborah Mullen, 404 E 58; ⅔ int; 5yf Dec7'14; Apr26'15. ⅓ taxes &c & 480

84TH st, 219 E (5:1530), str & b; Moses Goldman & ano to Emil Ploetz, 219 E 84; 2yf Oct1'12, with ren for 5y; Apr29'15. 600

84TH st, 219 E; asn Ls; Emil Ploetz to Jacob Barth, 3 Brown pl; AT; Apr28; Apr 29'15. nom

103D st, 52 E (6:1608), all; Moritz Felstiner, 147 W 131, & ano, to Barnet Salinger, 52 E 103; 3yf Apr14; Apr24'15. 4,100

109TH st E, nec Park av, see Park av, 1697.

115TH st, 415-7 E (6:1709), w str, fl & b; Sadie Price to P Antonio Tufaro, 415 E 115; 5yf May1; Apr23'15. 792

122D st, 421 E (6:1810), all; Saml C Baum to Giuseppe Rendino, 421 E 122; 2yf Dec14'14; Apr26'15. 345

125TH st, 205 E (6:1790); sur Ls; Jacob Miller, of Bklyn, to J Agustus Smith, 50 W 125, et al; AT; Apr22; Apr23'15. nom

Av A, 79 (2:433), s str & two apts on 2d fl; Maier Berliner to Raoul Steinmuller, 79 Av A; 3yf May1; 2yren; Apr 24'15. 1,080

Av A, 1380 (5:1485), str & c; Vaclav Prochazka to Frank Bauer, 421 E 73; 5yf Mar1'14; 3yren; Apr24'15. 660

Av A, 1380 (5:1485); asn Ls; Frank Bauer to Jno Nekvasil, 345 E 74; Apr22; Apr23'15. nom

Av D, 59-61 (2:375), cor 5th, str & two bs; Fannie Kohn to Selig Lesser, 322 E 4; 9yf May1; Apr29'15. 1,080

Amsterdam av, 1754 (7:2078), str & b; Herman Suesens & ano, TRSTEES will Fredk Heimsoth, to Fredk W. Sullau, 1764 Ams av; 5yf May1; Apr23'15. 3,120 to 3,240

Broadway, 757 (2:560), nwc 8th (No 69), 26.6x112.4x33.11x110.4, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 5,000

Broadway, 759 (2:560), ws, 26.6 n 8th, 26.6x114.4x26.6x112.7, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell, Jr, at Irvington-on-Hudson, NY; 5yf May 1; with renewals; Apr28'15. taxes, &c, & 3,200

Broadway, 759-63, see Bway, 765.

Broadway, 759-63; also 8TH ST, 69-71 E; asn Ls; same to Jno Daniell Jr at Irvington, NY; ½ pt; AL; Apr10; Apr28'15. nom

Broadway, 759-65; also 8TH ST, 69-71 E; asn Ls; Edwin Baldwin & Hannah C Daniell, EXRS, &c, Geo J Daniell to same; ½ pt; Apr23'15. 25,000

Broadway, 761 (2:560), ws, 53 n 8th, 26.6x116.1x26.6x114.4, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell, Jr, at Irvington-on-Hudson, NY; 5yf May 1, with renewals; Apr28'15. taxes, &c, & 3,200

Broadway, 763 (2:560), ws, 82.2 s 9th, 26.6x116.1x26.6x117.10, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 3,200

Broadway, 765 (2:560), ws, 55.8 s 9th, 26.6x117.10x26.6x119.7, the land; TRUSTEES of Sailors Snug Harbor to Jno Daniell Jr, at Irvington-on-Hudson, NY; 5yf May1, with renewals; Apr28'15. taxes, &c, & 3,200

Broadway, 765 (2:560); also 8TH ST, 69-71 E; ws, 55.8 s 9th, 26.6x117.10x26.6x119.7; also BROADWAY, 763 (2:560), ws, 82.2 s 9th, 26.6x116.1x26.6x 117.10; also BROADWAY, 761 (2:560), ws, 53 n 8th, 26.6x116.1x26.6x114.4; also BROADWAY, 759 (2:560), ws, 26.6 n 8th, 26.6x114.4x26.6x112.7; also 8TH ST, 71 E (2:560), ns, 110.7 w Bway, 25x93.11x25x 93.11; also 8TH ST, 69 E (2:560), ns, 135.7 w Bway, 25x93.11, with rights of renewals, etc; asn Ls; Edwin Baldwin, EXR Jno Daniell, decd, to Edwin Baldwin, 19 W 51, & Hannah C Daniell, 791C North Bway, Yonkers, NY, EXRS & TRSTEES Geo J Daniell; ½ pt; AL; Apr10; Apr28'15. nom

Broadway, 1626 (4:1021); asn ½ int in Ls & AT to deposit of ½ of $4,000; Edw J Sparenberg, 301 W 108, to Maurice Black, 318 W 51; AT; Apr27; Apr28'15. nom

Broadway, 2330-2 (4:1232), two strs & c; also BROADWAY, 2334, rear of str; Walter A Wells to Mike & Morris Olnick, 460 Grand, firm Olnick Bros; 5yf May1; Apr29 '15. 4,380

Broadway, 2334, see Bway, 2330-2.

Broadway (7:1982), nec Manhattan, str & b No 1, also str & b s of entrance to 2d fl; also str & b fronting on Manhattan st, parts excepted; Estate of Louis M Henriques to Chas A Wood, 3200 Bway; 10yf Jan1; Aug23'15. 2,900 & 3,100

Broadway, 3200 (7:1982), nec Manhattan; sur Ls; Chas A Wood to Wm V Hauser, 22 Kelly, Bronx; Jan27; Apr23'15. nom

Broadway, nec Manhattan; asn Ls; Wm V Hauser to Maywood Cafe, Inc, 3200 Bway; Mar11; Apr23'15. nom

Lexington av, 567-9 (5:1305); also 51ST ST, 140-60 E, Haumerstein's Lexington Av Opera House; asn Ls; Albt Weis to Lexington Corpn, 1476 Bway; AL; Apr20; Apr 29'15. O C & 200

Park av, 1697 (6:1768), nec 109th, str; Israel Lewis, 158 Henry, to Abr Lipshitz, 19 W 112; 5yf May1; Apr26'15. 600 & 780

1ST av, 83 (2:447), basement; Hyman Kippelmann, 549 Stone av, Bklyn, to Wm A & Anthony F Unger, 1113 Lebanon, Bronx; 3yf May1; Apr28'15. 360

2D av, 31 (2:457); asn Ls; Carrie Schmitt et al to Rose Lefkowitz, 31 2 av; AL; Apr15; Apr26'15. 3,000

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3D av, 553 (3:917), ne str & b; J & N Hebald to Paul Keremes, 553 3 av; 3yf Oct1; Apr24'15. 480

3D av, 777 (5:1322); asn Ls; Jas Doris to Thos J Kavanagh, 226 E 53; mtg $——; Apr22, Apr26'15. nom

3D av, 874 (5:1307), swc 53d; asn Ls; Hy W Gerdan & ano to Herman Rehmstedt, 333 E 66; mtg $——; Apr27'15. nom

3D av, 895 (5:1327); asn Ls; Wm & Thos Lynch to Wm F Carley, 670 9 av; mtg Fredk A Hussels to Luigi Avventi, 318 E $——; Apr28; Apr29'15. nom

3D av, 1126 (5:1400), str fl & rear b; 106, & Andw Menounos, 1124 3 av; 3yf Nov1'14; Apr26'15. 960

3D av, 1877 (6:1653), str & b; S Horowitz, of Bronx, to Harry Greenberg, 1969 1 av; 5yf May1; Apr24'15. 660

3D av, 2052 (6:1662), str fl; Chas L Gates & ano EXRS Louis Gates, to Jos Indig & Max Indig, 158-60 E 113, firm Indig Bros, 2052 3 av; 10yf May1; Apr28'15. 1,500

6TH av, 608 (3:837), 1st fl over str; Morris Seid & ano to Ing Ten & Jung Den; from May1'15 to Mar1'18; Apr27'15. 950 & 1,000

7TH av, 188-90 (3:771), hotel & c, all; Cath & Edw P McCrorken et al to Michl J & Dominick Gilhuly, 200 Claremont av; 10yf May1'13; Apr29'15. 6,000

7TH av, 2020 (7:1926), cor str fl, rear apt & pt c; Helena G Jenny to Clamor H Brinkmann, 2020 7 av; 5yf May1; Apr29'15. 2,100

9TH av, 674 (4:1037), es, 50.3 s 47th, 24.8x90.3x26.4x98.3, all; Edw C Striffler to Edw Freund, 546 W 147, & ano, firm Edw Freund & Son; 14 11-12yf Junel; Apr24'15. taxes &c & 2,000 to 2,500

LEASES.

Borough of the Bronx.

Home st, 975-85, see Hoe av, 1200.

147TH st E, nwc Brook av, see Brook av, 493.

149TH st E, see Bergen av, see Bergen av, sec 149.

218STH st E (*), sec White Plains rd, 3 lower floors; Amelia G Johnson to N Y Telephone Co, 15 Dey; 3yf Oct1; Apr28'15. 1,260

Bedford Park blvd (12:3273), ss, abt 150 e Webster av, garage bldg; Salvatore M De Pasquale to Jno P Schaefer, 2800 Bainbridge av, & ano; 8yf May1; Apr27'15. 3,900 to 4,830

Bergen av (9:2293), sec 149th; asn Ls; Paul Krichel to Thos F O'Brien, 69 E 87; Apr24; Apr28'15. nom

Brook av, 493 (9:2292), nwc 147th; asn Ls; Christian Metzger to Richd Kine, 172 Alex av; Apr27'15. nom

Ciason Point rd (*), —s, at Stephens Park, 68x144x57x108; asn Ls; Otto Kuechmann to Jos Lazes, 2085 Webster av; AT; Apr24; Apr26'15. nom

Hoe av, 1200 (11:2986); also HOME ST, 975-85; sur Ls; Morris Rosines et al to Marion E Ireland, 10 Manhattan av; Apr 22; Apr24'15. nom

White Plains rd, see 218th, see 218th E, see White Plains rd.

Willis av, 286 (9:2284), all; Abr Kaufman & ano to Thos J Burke, 324 W 14; 5yf Oct1'17; Apr24'15. 2,500

MORTGAGES.

Borough of Manhattan.

APRIL 23, 24, 26, 27, 28 & 29.

Academy st (8:2225), es, 100 s Vermilyea av, 100x100; supplemental mtg; pr mtg $17,000; Apr20; Apr26'15; due & int as per bond; Maze Realty Co; 2650 Bway, to I B Realty Corpn, 128 Bway. as collateral, 7,000

Allen st, 103-7 (2:414); ext of mtg for $60,000 to Apr2'18, 5%; Apr16; Apr28'15; Aldel Co with Mary E Eddison at Irvington, NY. nom

Allen st, 105-7; consent of stockholders to ext of mtg $60,000; Apr16; Apr28'15; same to same.

Allen st, 105-7; certf as to consent to ext of mtg $60,000; Apr16; Apr28'15; same to same.

Arden st, swc Sherman av, see Sherman av, swc Arden.

Bayard st, 108 (1:199); sal Ls; Apr21; Apr26'15; demand, 6%; Ralph Montalto to Lion Brewery, 104 W 108. 3,648.45

Cannon st, 7-11 (2:331), ws, 100 n Grand, 50x100; bldg loan; Apr23; Apr29'15; 5y5%; Manhattan Pie Baking Co, 5 Cannon, to Bertha Q Middendorf & Anna A Quast, 59 Montgomery pl, Bklyn. 40,000

Cannot st, 7-11; certf as to mtg for $40,000; Apr23; Apr29'15; same to same.

Cannon st, 7-11; bldg loan; pr mtg $40,000; Apr23; Apr29'15; 5y5%; same to Bertha F Steingester, 210 Hooper, Bklyn. 10,000

Cannon st, 7-11; certf as to mtg for $10,000; Apr23; Apr29'15; same to same.

Cannon st, 7-11; PM; Apr23; Apr29'15; 5y 5%; same to Johanna & Jno N Steingester, 210 Hooper, Bklyn, & ano, exrs &c Jno Steingester, decd, et al. 25,000

Centre st, 253 (2:472), ws, 25x58; ext of mtg for $11,000 to Apr30'18, 6 & 5%; Apr 22; Apr26'15; Eliz Solomon with Henry Lampe, 1445 Longfellow av, Bronx, & Edw G Fahrenhorst, 170 E 91. nom

Clinton pl, 126-32, see 8th, 58-60 W.

Delancey st, 108 (2:410), ns, 87.6 e Ludlow, 21.10x100; pr mtg $12,500; also 113TH ST, 238-40 E (6:1967), ss, 110 w 2 av, 50x100.10; pr mtg $13,500; Aug6; Apr27'15; 3y or sooner, 6%; Hyman, Rachmiel & Max Rubin, all of Bklyn, to Bessie Lefkowitz, 784 Kelly, Bronx. 6,000

Greenwich st, 68 (1:18), ws, 299.6 s Rector, 25.1x100.5x25x100; ½ pt; Apr28'15; due & int as per bond; Hannah Mendelsohn to Saml Gans, 1037 Kelly, Bronx. 4,000

Horatio st, 90-8, see Washington, 800.

Hudson st, 518 (2:619); sal Ls; Apr26; Apr27'15; demand, 6%; Wm J Cooney to Henry Ellas Brewing Co. 1,500

Lawrence st, 134 (7:1982), ss, 36.2 e from ss 129th, 40x99.5; pr mtg $40,000; Apr 26; Apr27'15; due & int as per bond; Jos Newman, 2033 Intervale av, Bronx, to Morris Glassheim, 1658 Weeks av, Bronx. 2,000

Manhattan st, nec Bway, see Bway, 3200.

Monroe st, 16 (1:253); asn Ls by way of mtg as collateral for $3,500; Mar12; Apr 23'15; Epifanio Gangi, 16 Monroe, to Ebling Brewing Co, 760 St Anns av, nom

Mulberry st, 106 (2:471); ext of mtg for $20,000 to Apr22'20, 5%; Apr22; Apr 23'15; Emigrant Indust Savgs Bank with Giovanni Lordi, 26 1st pl, Bklyn. nom

Murray st, 69 (1:132), ns, abt 55 w West Bway, 25x100; bldg loan; Apr29'15; 5y5%; Rector &c of the French Church du St Esprit to Edwin L Kalish, 1 W 85. 35,000

Murray st, 69; consent by Rector &c of Trinity Church to said mtg for $35,000; Apr28; Apr29'15; same to same.

New Chambers st, 13 (1:119), nec William, runs 37.6xnw—to es William xsw 21.6, gore; Apr28; Apr29'15; 3y5%; State & City Realty Co, 170 Bway, to East River Savgs Instn, 291 Bway. 6,000

New Chambers st, 13; certf as to mtg for $6,000; Apr28; Apr29'15; same to same.

Orchard st, 18 (1:298), es, 100.3 n Canal, 25x87; PM; pr mtg $27,000; Apr20; Apr27 '15; 1y or sooner, 6%; Phoenix Commercial Co, 350 Bway, to Isadore Abraham, 610 Howard av, Bklyn. 8,000

Orchard st, 18; certf as to mtg for $8,000; Apr20; Apr27'15; same to same.

Pitt st, 72-4, see Rivington, 217-9.

Rivington st, 217-9 (2:338), sec Pitt (Nos 72-4), 49.10x57; pr mtg $——; Apr26; Apr28'15; due Sept28'16 or sooner, 6%; Max & Mores Goldberg & Sol Minglegreen to Mayer Schreter, 72 Pitt. 3,000

St Nicholas ter, 29-35 (7:1956-1920 & 1968), swc 129th (No 400), 99.11x110; Apr 28'15; 5y5%; Manchester Constn Co to Albany Savgs Bank, 20 N Pearl st, Albany, N Y. gold 120,000

st Nicholas ter, 29-35 (7:1968 & 1956); also 129TH ST, 400 W; certf as to mtg $120,000; Apr28'15; same to same.

Stanton st, 326 (2:325), ns, 32.2 e Goerck, 27.5x70; ext of mtg for $15,500 to May23 '17, int as per bond; Apr23'15; Isaac Hershkowitz, 326 Stanton, with Geo W Carr, 127 W 77, exr Chas S Carr. nom

State st, 21-4 (1:9), all; ext of mtg for $700,000 to July1'20, 5%; Apr12; Apr23'15; Chesebrough Building Co with Bowery Savgs Bank, 128 Bowery. nom

State st, 21-4; consent of stockholders to ext of mtg for $700,000; Apr12; Apr23 '15; same to same.

State st, 21-4; certf as to ext of mtg for $700,000; Apr12; Apr23'15; same to same.

Stone st, 24 (miscl); consent of stockholders to chattel mtg on notes for $500; Apr24; Apr27'15; Pyle-MacLaren Printing Co to Bessie M Kellogg, 619 E 17.

Sutton pl, 24, see 1 av, 1106½.

Thompson st, 25 (2:476), ws, 62 n Grand, 39x100; ext of mtg for $38,000 to Mar10 '20, 5%; Mar12; Apr28'15; Bertha Sanders, 220 W 98, with Thos J Phillips et al. nom

Thompson st, 200 (2:492), 100 n Spring; Anna n50Xe94.6xs25xe0.6xs25xw94.7 to beg; PM; pr mtg $54,000; Apr28; Apr29 '15; due May1'21 or sooner, 6%; Giuseppe Purrone & Frederico Bonazza to Citizens Investing Co, 226 Lafayette. 30,000

Washington pl, 64 (2:552), ss, 44 w Macdougal, runs w21xs55xe21.6xn31.3xw0.6 xn23.9 to beg; PM; Apr28; Apr29'15; due & int as per bond; Hargood Realty & Constn Co to Wm E Benjamin, 2 E 87. 8,000

Washington st, 800 (2:642), swc Horatio (Nos 96-8), 19.9x69.10x15.8x70; Apr28; Apr29'15; 3y or sooner, 5%; Fredk H Doermer, 3099 Bway, to Jno J Pheelan, 150 W 106. 1,000

William st, nec New Chambers, see New Chambers, 13.

3D st, 64 W, see West Bway, 560.

8TH st, 58-60 W (2:553), formerly Clinton pl (Nos 126-32); ext of mtg for $36,000 to May15'18, 4½%; Apr21; Apr26'15; David & Harry Lippmann with Bank for Savgs, 280 4 av. nom

10TH st, 13-19 E (2:568), ns, 100 w University pl, runs n94.9xw73.3xs27.7xsw25.5x s60 to st xe97.6 to beg; PM; pr mtg $173,000; Apr27; Apr28'15; installs, 4½%; Mayfield Constn Co to Columbia Trust Co, 60 Bway. 24,340

11TH st, 214-6 E (2:466), sws 372.6 nw 2 av, runs sw53xnw0.6xsw42xnw36xn95 to st xe36.6 to beg; pr mtg $52,000; Apr24'15; installs, $500 mo. 6%; Fannie Levy, 193 2 av, to Max Garfunkel, 2 E 120. notes 10,000

13TH st, 511-3 E (2:407), ns, 158.6 e Av A, 37.6x108.3; agmt as to ownership of bond & mtg for $40,000; Dec31'14; Apr27 '15; Maria R Rizzo, 1046 Franklin av, Bronx, with The Baron De Hirsch Fund, 80 Maiden la. nom

18TH st, 225-7 W (3:768), ns, 325 & 350 w 7 av, 2 lots, ea 25x92; 2 mtgs, ea $15,000; Apr21; Apr23'15; due Apr1'20, 5½%; Rebsom Realty Corpn, 135 Bway, to German Savgs Bank, 157 4 av. 30,000

18TH st, 225-7 W; two certfs as to two mtgs for $15,000 each; Apr23'15; same to same.

20TH st, 317 E (3:926), ns, 230 e 2 av, 20x92; pr mtg $10,000; Apr24'15; installs, 6%; Emma Wulff to Louis Mehrmann, 45 Euclid av, Bklyn. 2,700

25TH st, 314 E (3:930); ext of mtg for $23,000 to Jan8'18, 5½%; Apr22; Apr26'15; Louise Benziger with Theo I Sturtz, 3 W 104. nom

25TH st, 314 E (3:930), ss, 200 e 2 av, 25x98.9; PM; pr mtg $23,000; Apr26; Apr27'15; due & int as per bond; Theo I Sturtz, 3 W 104, to Saml Sturtz, 311 W 111. 5,000

27TH st, 231 W (3:777), ns, 342.1 w 7 av, 24.8x98.9; Apr29'15; due & int as per bond; Isidor Cohn, 50 E 96, to N Y Savgs Bank, 81 8 av. 12,000

30TH st, 261 W (3:780), ns, 125 e 8 av, 25x98.9; Apr10; Apr29'15; due & int as per bond; Arthur J Levy & Elvira Dubois, exrs &c Wm D Dubois, decd, & Regina Dubois, to Title Guar & Trust Co. 10,000

30TH st, 553-7 W (3:702), ns, 128.4 e 11 av, 48x31, with all RT&I to strips 0.6 in rear & 0.1 on e; Apr23'15; 3y or sooner, 6%; Mulchay Realty Co to Eliz K Upham, 247 5 av. 5,000

30TH st, 553-7 W; certf as to mtg for $5,000; Apr23'15; same to same.

31ST st, 1-3 E, see 5 av, 303-5.

31ST st, 134 E (3:886), ss, 90 e Lex av, runs s87.9xe10xs10.11xe11xn98.9 to st xw 21 to beg; Apr26'15; 3y5%; Geo D Hilyard to Wm R Walker, 299 Bway, & ano, trstes will Thos Lewis. 7,000

34TH st, 222 E (3:914), ss, 313 w 2 av, 22x98; also 34TH ST, 224 E, ss, 291 w 2 av, 22x98; also 34TH ST, 226 E, ss, 269 w 2 av, 22x98; also 34TH ST, 228 E, ss, 247 w 2 av, 22x98; PM; pr mtg $55,000; Apr17; Apr27'15; 1y6%; Masd Realty Corpn to Queen Mab Co, 60 Wall. 20,000

34TH st, 224-8 E, see 34th, 222 E.

36TH st, 5 W (3:838), ns, 150 w 5 av, 25x98.9; Mar24'11; Apr23'15; due Mar24'12, 6%; Edw C Hall to Chas A Moran, at Bernardsville, NJ, et al, trstes Virginia Clark, will Anson Blake Jr. 10,000

36TH st, 5 W (3:838), ns, 150 w 5 av, 25x98.9; ext of mtg for $65,000 to Dec7'17, 5%; Apr23; Apr26'15; Farmers Loan & Trust Co, 22 William, with Cath C Hall, 113 E 55. nom

37TH st, 447 W (3:735); ext of mtg for $13,500 to Apr29'20, 5%; Apr29'15; Emigrant Indust Savgs Bank with Meyer, Philip & Jacob Freeman, 305 E 50. nom

38TH st, 106 W (3:813), ss, 100 w 6 av, 20x98.9; pr mtg $5,000; Apr26'15; 3y or sooner, 5%; Adelaide D, wife Wm E Keys, & Eliz Deinlie, of Yonkers, NY, to Chas G Koss, 628 West End av. 5,000

39TH st, 306 W (3:762), ss, 100 w 8 av, 25x98.9; Apr26; Apr28'15; due & int as per bond; Gerson & David Mordo of Bronx, to Max Rothschild, 753 Kelly, Bronx. 7,000

42D st, 330 W (4:1032); ext of mtg for $22,000 to Apr22'20, 5%; Apr22; Apr27'15; Lawyers Mtg Co with Anna D Sauer, 2512 University av, Bronx. nom

46TH st, 9-10 W (5:1261); agmt as to ownership of bond & mtg for $200,000; Apr6; Apr23'15; New Netherland Bond & Mtg Co, 49 Wall, & Wm Rau, 505 5 av, with Lawyers Title & Trust Co. nom

47TH st, 46 W (5:1262), ss, 347.4 e 6 av, 22.8x100.5; Apr27'15; due & int as per bond; Estelle D Weekes to Fulton Trust Co of N Y, 149 Bway. 35,000

47TH st, 518 W (4:999), ss, 550 e 11 av, 18.9x100.5; Apr28; Apr29'15; due & int as per bond; Christopher D Sullivan, 8 Rutgers, to N Y Savgs Bank, 81 8 av. 15,000

49TH st, 336 E (5:1341); ext of mtg for $10,500 to Apr23'20, 5%; Apr23; Apr26'15; Emigrant Indust Savgs Bank with Morris Levi, 147 E 55, & Jacob Dobriner, 580 E 164, Bronx. nom

53D st, ex cor 3 av, see 3 av, 874.

53D st, 452 W (4:1062), ss, 75 e 10 av, 25x75; pr mtg $5,000; Apr28'15; 3y5%; Sarah A Smith to Emigrant Indust Savings Bank. 2,000

53D st, 452 W; ext of mtg for $5,000 to Apr28'18, 5%; Apr28'15; Emigrant Indust Savings Bank with Sarah A Smith, 416 W 51. nom

55TH st, 149-51 E (5:1310); ext of mtg for $40,000 to Apr1'20, 5%; Mar29; Apr29 '15; Mollie Hirschfeld & Max Radt with Bowery Savgs Bank. nom

57TH st, 16 W (5:1272), ss, 300 w 5 av, —x—; ext of mtg for $90,000 to Apr19'18, 5%; Apr9; Apr23'15; Jno S Browning et al with Bowery Savgs Bank, 128 Bowery. nom

60TH st, 210 E (5:1414), ss, 142.2 e 3 av, 19.2x100.5; PM; Apr23'15; 5y5%; Ambrose Realty Co to N Y Title Ins Co. 9,500

62D st, 61 W, see Col av, 61-5.

65TH st, 128 E (5:1399); ext of mtg for $22,000 to Mar1'16, 5½%; Apr17; Apr29'15; Yale University with Marian Batcheller, 128 E 65. nom

69TH st, 21 E (5:1384); ext of mtg for $35,000 to Apr28'20, 4½%; Apr27'15; Woodlawn Cemetery, 20 E 23, with Bayard Tuckerman, 118 E 37. nom

73D st, 142 W (4:1144); ext of mtg for $20,000 to Apr1'18, 5%; Apr1; Apr29'15; Title Guar & Trust Co with Eliz Kenedy, at Shippan Point, Conn. nom

74TH st, 76 E (5:1365); ext of mtg for $45,000 to June1'20, 4¾%; Apr21; Apr29 '15; Annie F Hyde with Mvrtle Scott, at Great Neck, LI. nom

79TH st, 152 E (5:1413), ss, 34 e Lex av, 16x68; PM; pr mtg $10,000; Apr23; Apr 27'15; due & int as per bond; Julius Tishman & Sons, Inc, to Henrietta A Rosenblatt, 140 W 69. 7,500

84TH st, 249 E (5:1530); sal Ls; Apr29 '15; demand, 6%; Jacob Barth to Geo Ehret, 1197 Park av. 1,000

85TH st, 149 W (4:1216); ext of mtg for $17,000 to Aug1'20, 5%; Apr23; Apr28'15; Jessie Jacoby with Martin H Goodkind, 40 E 83. nom

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86TH st, 542 E (5:1582), ss, 148 w East End av, 25x102.2; pr mtg $13,500; Apr26; Apr27'15; 5½%; Auguste Auerbach, 542 E 86, to Charlotte C Herwig, 408 E 52. 13,000

89TH st, 319 W (4:1250), ns, 270 w West End av, 20x100; ext of mtg for $16,000 to July16'15, 5%; Jan16; Apr29'15; Emily S Hornblower, individ & extrx Wm B Hornblower, with Isabelle C & Moses C Crystal. nom

94TH st, 33 W (4:1208); ext of mtg for $8,000 to Apr26'20, 5%; Apr24; Apr29'15; Lawyers Mtg Co with Audubon Mtg Co, 150 Nassau. nom

95TH st, 158-66 W (4:1225), ss, 151 e Ams av, 85x100.8; Apr26; Apr27'15; 5½%; Jatison Constn Co, 18 E 40, to N Y Life Ins Co, 346 Bway. gold 190,000

95TH st, 158-66 W; certf as to mtg for $[illegible]; Apr26; Apr27'15; same to same.

97TH st, 148 W (7:1851); agmt as to ownership of bond & mtg for $14,000; Feb 19; Apr29'15; Jas Tyroler, 316 W 79, with Wm Dutton, 116 E 73, et al, exrs &c Chas B Greene. nom

98TH st, 220 W, see Bway, 2586-98.

99TH st, 254 W (7:1870), ss, 158.4 e West End av, 16.8x100.11; pr mtg $——; Apr28; Apr29'15; 1y6%; Jno J Crawford to Eliz K Dooling, 179 E 80. 1,700

100TH st, 14-6 W (7:1835), ss, 125 w Central Park W, 40x100.11; PM; Apr22; Apr24'15; 4y6%; Chas Kirchner, 325 E 19, to D H Jackson Co, 35 Nassau.

100TH st, 14-6 W; agmt as to ownership of bond & mtg for $9,000; Apr22; Apr 24'15; D H Jackson Co, 35 Nassau, with Geo Hyman, 82 E 92. nom

111TH st, 203-5 W (7:1827), ns, 100 w 7 av, 50x100.11; PM; Apr26'15; due Apr1 '20, 5%; Michl A Hoffmann to German Savgs Bank, 157 4 av. 57,000

114TH st, 13 W (6:1598), ns, 227.6 w 5 av, 17.6x100.11; PM; pr mtg $——; Apr23; Apr27'15; installs, 6%; South 3d St Building Corpn, of Bklyn, to Belle Krakower, 1884 7 av. 1,500

114TH st, 111 W (7:1824), ns, 225 w Lenox av, 26.3x100.11; also 114th st, 113 W ns 251.3 w Lenox av, 26.3x100.11; pr mtg $20,000; Apr22; Apr26'15; 5y6%; Rosa Joseph, individ & widow Jacob Joseph, & Lena Fleck & Arthur, Max, Chas, Pauline, Gertrude & Leo Joseph, of N Y, & Emma Schwitzer, of Newark, NJ, to Clara Berg, 449 W 24. 4,000

114TH st, 111-3 W; ext of mtg for $20,000 to Jan12'17, 4½%; Jan12'14; Apr26'15; David W Cochran, with Rosa Joseph, individ & widow Jacob Joseph, 113 W 114, et al, & Emma Schwitzer, 76 E Park st, Newark, NJ. nom

114TH st, 113 W, see 114th, 111 W.

115TH st, 415-7 E (6:1709), sal Ls; Apr 28'15; demand, 6%; P Antonio Tufaro to Clausen-Flanagan Brewery, 441 W 25. 3,000

116TH st, 4 E (6:1621), ss, 85 e 5 av, runs s50xse35.10xn75.8 to st xw25 to beg; deed recorded as mtg as per statement filed & recording tax of $25 paid; pr mtg $19,000; Mar7'12; Apr29'15; due & int as per agmt; Barnet Kimler to Benj Adler, 302 7 av. O C & 100

116TH st, 156 E (6:1643);e xt of mtg for $10,000 to Apr20'20, 5%; Apr22; Apr26'15; Vincenzo Ursone & Co, Inc, 156 E 116, et al, with Society for the Relief of Destitute Children of Seamen, at New Brighton, SI. nom

116TH st, 325 E (6:1688), ns, 283 e 2 av, 17x100.11; ext of mtg for $1,000 to Dec1 '16, 6%; Apr23; Apr26'15; Angelo Colantuono, 343 E 114, with Antonio Capozzi, 325 E 116. nom

116TH st, 350 E (6:1687), ss, 125 w 1 av, 16.8x100.11; Apr23'15; 2y5%; Jno J Maffia to Saml Frankenheim, 18 W 107. 6,000

118TH st, 54 W (6:1601), ss, 335 e Lenox av, 25x100.11; Apr28; Apr29'15; due & int as per bond; Bertha Weinhausen to Benj Friedman, 226 Carroll, Bklyn. 2,000

118TH st, 54 W; sobrn of mtg for $3,000 to mtg for $2,000; Apr28; Apr29'15; Louis & Lena Jaretsky, 68 Lenox av, mortgagees, with same. nom

118TH st, 238-40 E, see Delancey, 108.

120TH st, 42-4 W (6:1718), ss, 410 w 5 av, 50x100.11; Apr26'15; due Sept20'16, 5%; Olga J Hilliard to Emigrant Indust Savgs Bank. 20,000

120TH st, 117 W (7:1905), ns, 250 w Lenox av, 20x100.11; PM; Apr22; Apr23'15; due & int as per bond; Frank P Briody, of Bklyn, to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 18,000

120TH st, 126 W (7:1904); ext of mtg for $14,000 to Apr27'18, 5%; Apr3; Apr29 '15; Anna C R Watts with Clara Marquies. nom

123D st, 140 W (7:1907), ss, 441.8 w Lenox av, 16.8x100.11; Apr27'15; due May 1'16, 5%; Gesine Bunger to Bway Savgs Instn. 5,000

125TH st, 514 W (7:1979); ext of mtg for $12,000 to Apr1'18, 5%; Apr24; Apr27 '15; Bertha Kaufmann, 1496 Lex av, with Metropolitan Trust Co, 49 Wall. nom

129TH st, 400 W, see St Nicholas ter, 29-35.

131ST st, 156 W (7:1915); ss, 100 e 7 av, 25x99.11; ext of mtg for $16,000 to [illegible] '20, 5%; Apr24; Apr28'15; Jas M Whitney with N Y Association for Improving the Condition of the Poor, 105 E 22. nom

133D st, 23 E (6:1758), ns, 252.6 e 5 av, 17.6x99.11; ¾ pt; Apr26; Apr29'15; demand, 5%; Hy F Urban, 48 Leibruiz Strasse, Charlottenburg, Berlin, Germany, to Victor F von Lossberg, 153 W 12. 1,000

133D st, 52-6 W (6:1730), ss, 260, 277 & 293 e Lenox av, 3 lots together, in size 50x99.11; 3 mtgs, ea $3,500; Apr22; Apr23 '15, 3y6%; Lawmor Realty Co to American Mtg Co. 10,500

133D st, 52-6 W; 3 certfs as to 3 mtgs for $3,500 each; Apr22; Apr23'15; same to same.

135TH st, 120 W (7:1919), ss, 299.11 w Lenox av, 25x99.11; ext of mtg for $24,000 to June16'18, 5%; Apr26'15; Anna S Mitchell, 939 8 av, with Louis Ramus, 214 Dean, Bklyn, & ano, exrs &c Esther Ramus. nom

135TH st, 172 W (7:1919); ext of mtg for $20,000 to Apr12'18, 5%; Apr22; Apr 24'15; Albt Salomon & Ludolph H Abraham, trstes Emily R Marcus, with Louis W Weill & Jos S Auerbach. nom

136TH st, 106 W (7:1920), ss, 108.4 w Lenox av, 16.8x99.11; PM; Jan9'09; Apr29 '15; demand, 6%; Agnes Savarese of Bronx, to Jno G Sauer, 106 W 136. 5,000

136TH st, 161 W (7:1921), ns, 175 e 7 av, 12.6x99.11; pr mtg $——; Apr22; Apr 23'15; due Apr5'16, 6%; Eva A & Ernestine M De Lyons to Charwyn Realty Co, 135 Bway. 1,250

137TH st, 616-22 W (7:2002), ss, 255 w Bway, 170x99.11; pr mtg $230,750; Mar16; Apr23'15; 5½%; Read & Commercial Co to Michl F Burns, 16 E 63. 8,000

137TH st, 616-22 W; certf as to mtg for $8,000; Mar16; Apr23'15; same to same.

141ST st W, swc Lenox av, see Lenox, 619.

141ST st, 630 W (7:2088), ss, 425 w Bway, 125 to es Riverside dr x99.11; asn rents to secure mtg for $16,000; Apr22; Apr24'15; due & int as per bond; 160 Broadway Holding Corpn to Jacob Rosenthal, 1893 7 av. nom

141ST st, 630 W, see Riverside dr; certf as to asn of rents & mtg for $16,000; Apr 21; Apr24'15; same to same.

145TH st, 495-9 W, see Ams av, 1721-7.

148TH st, 548 W (7:2079), ss, 258.4 e Bway, 16.8x99.11; Apr26'15; 5y5%; Lawrence T O'Brien to Emigrant Indust Savgs Bank. 6,000

149TH st, 406 W (7:2063); ext of mtg for $10,000 to Dec1'15, 6%; Nov25'14; Apr 27'15; Equitable Life Assur Soc of U S with Geo H Valentine, 406 W 149, et al. nom

152D st, 453 W (7:2067), ns, 100.11 w St Nicholas av, 50x74.11; pr mtg $40,000; Apr 26; Apr27'15; due June30'18 or sooner, 6%; Jno B Laemmle to Harry Jacobus, 29 Madison av, Jersey City, NJ. 4,000

152D st, 513 W (7:2084), ns, 212.9 w Ams av, 15x99.11; pr mtg $——; Apr22; Apr23'15; 1y int as per bond Eugene C Hubbard to Edith A Cornell, 415 Washington av, Bklyn. 600

180TH st W (8:2177), ns, 100 w Northern av, 47x125; PM; pr mtg $45,000; Apr 23'15; due May1'20, 6%; Walter J Rich, 435 Fort Washington av, to Haven Constn Co, Inc, 215 Audubon av. 11,000

180TH st W, nwc Northern av, see Northern av, 66.

181ST st W (8:2179), ns, 138.11 w Northern av, runs n110.1xw34xn100.2xw24.11 & 7 xs214.7 to st xe150 to beg; bldg loan; Apr21; Apr28'15; demand, 6%; Harvey Realty Co to City Mtg Co, 15 Wall. 165,000

181ST st W, same prop; certf as to mtg $165,000; Apr21; Apr28'15; same to same.

181ST st W, same prop; agmt as to ownership of bond & mtg for $165,000; Apr21; Apr28'15; David W O'Neil, 590 Riv dr, with City Mtg Co, 15 Wall. nom

189TH st W (8:2158), ss, 150 & 200 e St Nicholas av, 2 lots, each 50x100; 2 building loans, each $42,000; Apr27; Apr28'15; due Nov1'20, 6%, until final advance & then 5½%; S B Building Corpn to Lawyers Mtg Co. 84,000

189TH st W, same prop; certf as to two mtgs $42,000 each; Apr27; Apr28'15; same to same.

189TH st W (8:2158), ss, 150 & 200 e St Nicholas av, 2 lots, 50x100; 2 PM mtgs each $9,000; pr mtg $42,000 on each; Apr 27; Apr28'15; 2y6%; S B Bldg Corpn to Gertie A Gorman, 226 Madison av. 18,000

209TH st W (8:2205), ss, 225 e Ams av, 75x99.11; Apr22; Apr23'15; 5y5%; Arborview Realty Co, 612 W 207, to Benj N Cardozo, 16 W 75. 13,000

209TH st, W (8:2205); same prop; certf as to mtg for $13,000; Apr22; Apr23'15; same to same.

Av A, 97 (7:2434), ws, 22.10 n 6th, 22.8x 100; leasehold; pr mtg $6,700; Apr28; Apr 29'15; due Oct28'18, 6%; Hurwitz Contracting Co, Inc, to Abr Gevirtzman, 601 Saratoga av, Bklyn. notes 550

Av A, 204 (2:406), es, 51.9 s 13th, 25.9x 96; PM; pr mtg $——; Apr26; Apr27'15; installs, $215 quarterly, 3½%; Maria Bodame, 206 Av A, to Hyman Simanowitz, 204 Av A. nom

Av A, 1380 (5:1485); sal Ls; Apr22; Apr 23'15; demand, 6%; Jno Nekvasie to Jacob Ruppert, a corpn, 1639 3 av. 2,245.56

Av B, 62 (2:400); ext of mtg for $26,000 to Apr23'20, 4½%; Apr23; Apr27'15; N Y Protestant Episcopal Public School, 63 Wall, with Emil Friedman, 148 W 118. nom

Av B, 204 (2:406), ws, 73.4 n 12th, 18.5x 60; ext of mtg for $9,000 to Feb1'20, 5%; Apr9; Apr27'19; Emilie L S Moore, 4021 Walnut, Phila, Pa, with Saml Grossman, 1854 7 av. nom

Amsterdam av, 1721-7 (7:2060), nec 145th (Nos 495-9), 99.11x100; Apr28'15; due int as per bond; Fredk H Walker, of Greenwich, Conn, to U S Mtg & Trust Co, 55 Cedar. 80,000

Amsterdam av, 1721-7, nec 145th (Nos 495-9); sobrn of Ls to mtg for $80,000; Apr22; Apr23'15; Wm Hobson, lessee, with same. nom

Amsterdam av, 1754 (7:2078); sal Ls; Apr19; Apr23'15; demand, 6%; Fredk W Sullan to Jacob Rupert, a corpn, 1639 3 av. 5,295

Bradhurst av (7:2046), es, 79.10 s 153d, 39.11x100; asn of rents to secure $2,500; Apr24; Apr27'15; due & int as per agmt; Loyal Building Co to Abr & Louis Davis, both at 241 W 113. nom

Broadway, 2586-98 (7:1869), sec 98th (No 220), 100.11x165.8 to cl old Bloomingdale rd (closed) x101.11x180.6; ext of mtg for $725,000 to Apr1'21, 5½% & 5%; Apr3; Apr 28'15; Borchard, a corpn, with Metropolitan Life Ins Co, 1 Mad av. nom

Broadway, 2814 (7:1880), sal Ls; Apr15; Apr28'15; demand, 6%; Meyer Isenberg to Jas Everards Breweries, 12 E 133. gold 3,500

Broadway, 3200 (7:1982), nec Manhattan; sal Ls; Apr20; Apr23'15; demand, 6%; Maywood Cafe, Inc, to Jas Everard's Breweries, 12 E 133. gold 7,000

Columbus av, 61-5 (4:1115), nec 62d (No 67), 75x20; ext of mtg for $26,000 to Apr 1'20; Apr27'15; Wm L Levy, 46 W 76, with Wm Buchan Jr, at Glen Ridge, NJ. nom

Columbus av, 783 (7:1834), es, 25.11 n 98th, 25x74; also COLUMBUS AV, 785 (7:-1834), es, 50.11 n 98th, 25x74; PM; pr mtg $34,000; Apr23; Apr24'15; 2y6%; Lillian A Baumgarten & Alma L G & Doretta L Otten, of Hackensack, NJ, to Lawrence Curnen, 259 W 44. 8,000

Columbus av, 783-5 (7:1834), es, 25.11 & 50.11 n 98th, 2 lots ea 25x74; 2 PM mtgs, ea $17,000; Apr23'15; due & int as per bond; Lillian A Baumgarten & Alma L G & Doretta L Otten, all of Hackensack, NJ, to Title Guar & Trust Co. 34,000

Columbus av, 785, see Columbus av, 783.

Columbus av, 815 (7:1835); sal Ls; Apr 23'15; demand, 6%; Patk J McMyler to Jacob Ruppert, a corpn, 1639 3 av. 6,626.97

Lenox av, 619 (7:2009), swc 141st; sal Ls; Apr28'15; demand, 6%; Patk Cullinan to Geo Ehret, 1197 Park av. 1,000

Lexington av, 665 (5:1310), es, 80.5 n 55th, 20x80; pr mtg $2,000; Apr27; Apr 28'15; due & int as per bond; Richd P Eaton of Springfield, Mass, to Marie Garfiel, 20 E 90. 2,000

Northern av, 66 (8:2177), nwc 180th, 75 x100; PM; pr mtg $90,000; Apr23'15; due May1'20, 6%; Walter J Rich, 435 Ft Washington av, to Haven Constn Co, Inc, 215 Audubon av. 22,500

Northern av (8:2177), ws, 75 n 180th, 50 x100; PM; pr mtg $40,000; Apr23'15; due May1'20, 6%; Walter J Rich, 435 Ft Washington av, to Haven Constn Co, Inc, 215 Audubon av. nom

Park av, 629 (5:1400), es, 80 n 65th, 22.8 x80; pr mtg $49,000; Mar30'09; Apr26'15; due Mar30'14, 6%; Hy G Merkel to Kath or Cath M Schumann, N Y. 5,000

Riverside dr, sec 141st, see 141st, 630 W.

St Nicholas av, 448-50 (7:1958), es, 99.11 s 151st, 50x111; PM; Apr27; Apr29'15; due May1'20, 5%; Chalmers G Watson to Baron De Hirsch Fund, 80 Maiden la. 55,000

Sherman av (8:2175), swc Arden, —x —; agmt as to ownership of bond & mtg for $80,000 recorded Mar25'15; Mar25; Apr28'15; Edw A Ridley at Fanwood, N J, with County Holding Co, 100 Bway. nom

West Broadway, 560 (2:537), swc 3d (No 64), 100x25; pr mtg $84,000; Apr24; Apr28'15; due & int as per bond; Carrie Moglia of Fort Lee, NJ, to Chas & Ida Boatti, 327 7 av. 11,000

West Broadway, 560, swc 3d (No 64); ext of mtg for $84,000 to Apr1'18, 5%; Apr24; Apr28'15; Manhattan Savings Instn, 644 Bway, with Carrie Moglia at Fort Lee, NJ nom

West Broadway, 560, swc 3d (No 64); sobrn of four mtgs totaling $26,000 for $11,000; Apr23; Apr28'15; Carrie Moglia at Fort Lee, NJ, owner, & Stephen Cavinatio of Fort Lee, NJ, et al mtgs with Chas & Ida Boatti, 327 7 av. nom

West Broadway, 560, swc 3d (No 64); sobrn of mtg for $4,000 to mtg $11,000; Apr22; Apr28'15; same, owner, & Lion Brewery at 109th & Col av, mtgee, with same. nom

West End av, 180 (4:1160); ext of mtg for $27,000 to June1'18, 5½%; Apr23; Apr 29'15; Stephen J Duffy, 180 West End av, with Amelia V D Ripley, 65 W 45, & ano, trstes of Amelia V D Ripley & ano, will Mary J Van Doren. nom

1ST av, 1106½ (5:1455); also SUTTON PL, 24 (5:1370); asn for benefit of creditors the hay & feed business at 1106½ 1 av; Apr26; Apr27'15; Jno D Braue, 126 Albertis av, Corona, B of Q, to Alfred Steckler Jr, 149 Bway, in trust. nom

2D av, 607 (3:914); ext of mtg for $7,000 to Apr23'18, 5%; Apr23'15; Fredk H Nuhn, Corona, B of Q, with Frank X Majewski, NY. nom

2D av, 986 (5:1345); ext of mtg for $8,000 to Apr26'18, 5%; Apr26; Apr27'15; Frances Ullman with Morris & Fannie Prowler. nom

2D av, 1047 (6:1650); ext of mtg for $13,000 to Apr1'18, 5%; Apr13; Apr27'15; Morgan G Barnwell & ano, trstes will Peter Marie, with David Kanter, 1947 2 av. nom

3D av, 874 (5:1307), cor 53d; sal Ls; Apr 27'15; demand, 6%; Herman Rehmstedt to Geo Ehret, 1197 Park av. 1,000

5TH av, 303-7 (3:861), nec 31st (Nos 1-3) 56.9x150; pr mtg $1,300,000; Apr1; Apr29 '15; due Aug15'20, 6%; Surrey Investors, Inc, to Cara R, wife Harold V Pearce, of Seaford House, Seaford, Eng. 69,000

5TH av, 1064-6 (5:1499), es, 50.8 s 88th, 50x120.9; bldg loan; Apr28; Apr29'15; due May1'16 or sooner, 6%; 1067 5th Av Co to Hanover Mtg Co, 49 Wall. 500,000

5TH av, 1064-6; certf as to mtg for $500,000; Apr28; Apr29'15; same to same.

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MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Clinton av, 185-7 (Bklyn); certf as to mtg for $1,000, Apr26; Apr27'15; Sellwell Realty Co to 450 Bway Corp. —

Certf as to mtg (misc) or deed of trust for $2,500,000, dated Jan1'15; Mar31; Apr 26'15; Northern N Y Power Corpn to Metropolitan Trust Co of N Y, as trste. —

Chattel mtg (misc); consent of stockholders to mtg $500; Apr27; Apr28'15; Sol Feigin Co Inc to Saml Aisenson of Bronx. —

MORTGAGES.

Borough of the Bronx.

Faile st (10:2769), ws, 175 n Randall av, 25x100; participation agmt; Mar5; Apr 26'15; N Y Mtg & Security Co with Morris M Sinske, 108 W 142. nom

Faile st (10:2769), ws, 125 n Randall av, 25x100; participation agmt; Mar5; Apr26 '15; N Y Mtg & Security Co with Morris M Sinske, 108 W 142. nom

Glover st, see Glebe av, see Glebe av, see Glover.

Hancock st (*), ws, 400 n Van Nest av, 18.9x100; PM; Apr20; Apr23'15; 3y6%; Jno H Dosso, 1742 Adam, to Fishkill Savings Institute, Fishkill, NY. 3,500

Herkimer pl (12:3363), es, 175.8 s 235th, 25x100; Apr22; Apr27'15; 3y6%; Jno J Haggerty to Eliz K Dooling, 179 E 80. 3,000

Hewitt pl, see Longwood av, see Longwood av, see Hewitt pl.

Jennings st (11:2976-2977), sws, 178 nw So Blvd, runs sw128.8xsw14.9xn135.11 to s es Jennings xne13.8 to sws Jennings xne22 to beg; pr mtg $3,000; Apr8; Apr24'15; due, &c, as per bond; Adolf Schubert, 900 Jennings, to Adrian Schubert, 900 Jennings. $,000

Lafayette st, 1430 (11:2937), ss, 90 w Prospect av, 20x61.1x20.1x68; Apr6; Apr29 '15; due May1'23, 6%; Thos F Bligh to American Co-Oper Savings & Loan Assn. 2,000 147 E 125.

Lafayette st, 1430; Apr6; Apr29'15; installs, 6%; same to same. —

Lafayette st, 1430; sobrn agmt; Apr27; Apr29'15; Caroline W Rauh with same. —nom

Simpson st (11:2974), ws, 193.9 n Home, 16.8x100; pr mtg $4,000; Apr22; Apr23'15; due, &c, as per bond; Jno Klein to Marie Mansfield, 245 E 33. 1,200

Van Buren st (*), es, 97.6 s Morris Park av, 20x100; ext of $2,800 mtg to June14'18 at 6%; Apr26; Apr27'15; Emma E DeVinne & ano with Isabella Denison, 1746 Van Buren. nom

Whitehall pl (*), ns, 200 e Byron av, 25x125; agmt modifying terms of mtg; Apr22'15; Apr28'15; Hannah Swanton, 87 India, Bklyn, with Nicola Guarino, 187 West End av. nom

134TH st, 404 E (9:2278), ns, 65 e Willis av, 16.8x100; participation agmt; Oct8'10; Apr28'15; Mary Hays, Whitestone, NY, with Curtentius Gillette, at Ft Salonga, Suffolk Co, NY, et al, trstes Walter R Gillette. nom

135TH st, 285 E (9:2311), ns, 125 e Lincoln av, 25x100; PM; Apr28; Apr29'15; 5y 5%; Joseph Zurla & Carlo Lodi to Aug W Dell, 354 E 54. 9,000

137TH st E, nec So blvd, see So blvd, nec 137.

137TH st E, ns, 140.8 e So blvd, see So blvd, nec 137. —

137TH st, 590 E (10:2549); ext of $37,000 mtg to May1'18 at 5%; Apr1; Apr28'15; Henry F Schwarz, Greenwich, Conn, trste for Ida T L Schwarz, will Fredk A O Schwarz, with Bridget Tiernan, 1420 Shakespeare av. nom

139TH st, 595 E (10:2552); ext of $10,000 mtg to July1'18 at 5%; Apr19; Apr26'15; Bella Bruner with Chas Erbsmehl, 595 E 139. nom

140TH st, 415 E (9:2285), ns, 174.6 e Willis av, 17.9x100; pr mtg $7,500; Apr23; Apr 27'15; 1y6%; Kay Co, 499 Willis av, to Fredk H Ehlen, 215 W 101, et al. 1,000

149TH st, 786-8 E (10:2581); ext of $16,000 mtg to Apr27'18 at 5%; Apr27; Apr 29'15; Emigrant Indust Savg Bank, 51 Chambers, with Minnie Heck, 786 E 149. nom

162D st E, nwc Courtlandt av, see Courtlandt av, nwc 162.

165TH st E, nec Bryant av, see Bryant av, nec 165.

165TH st E, swc Bryant av, see Bryant av, swc 165.

168TH st E, swc Tinton av, see Tinton av, sec 168.

169TH st, 918-20 E (10:2718), ss, 93.6 w Fox, runs s67.2xs36.7xn42.11xw12.3xw41.5x e28.7xn61.4 to st xe60 to beg; Apr22; Apr 24'15; due, &c, as per bond; May Holding Co to Lawyers Mort Co, 59 Liberty. 17,000

169TH st, 918-20 E; certf as to above mtg; Apr22; Apr24'15; same to same. —

179TH st E, swc Daly av, see Daly av, swc 179.

179TH st E (*), ss, 125 w Bronx Park av, 25x114.1 to ns Walker av x26.10x104; Apr20; Apr23'15; due July20'15, 6%; Michl D Howard to Bronx Security & Brokerage Co, 258 E 138. 215

181ST st E, sec Bryant av, see Bryant av, sec 181.

182D st, 712 E (11:3098 & 3097), 25x70, except pt for st; PM; Apr29'15; 5y5½%; Anastasia M, wife Herman Haas, with Fannie J Jones, 1869 7 av. 4,000

182D st E, nwc Grand Blvd & Concourse, see Grand Blvd & Concourse, nwc 182.

183D st E (11:3052), nes, at nes Bathgate av, runs se115.7xne100xw20xsw50xnw 95.7 to sly xsw50 to beg; bldg loan; Apr22; Apr26'15, 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 55,000

187TH st, 342 E (11:3022), ss, 123.6 e Tiebout av, runs s50xe16.2xn2.1xe22.1xn 50.5 to st xw5.2xw35.4 to beg; PM; Apr 26; Apr28'15; 3y5%; August H Von Hollen, 2431 Morris av, to Jno Sutphen, 311 W 72 et al. 3,500

204ST st E, es, at ses Marion av, see Marion av, ses, at es 204.

206TH st E (12:3342), ns, 89.11 w Perry av, 25x100; Apr22; Apr29'15; demand, 5%; Edith D Gareiss, 301 E 206, to Ebling Brewing Co, 760 St Anns av. 790

208TH st E, sec Steuben av, see Steuben av, sec 208.

214TH st E (*), es, 125 n Maple, 25x 125; Apr14; Apr27'15; due &c as per bond; May McDonald to Eugene L Brisach, 3777 Willett av. 210

222D st E, nec White Plains rd, see White Plains rd, nec 222.

236TH st E (12:3377), ns, 350 w Katonah av, 25x100, also LAND in Mamaroneck; Apr29'15; 3y6%; Chas W Eberhard, 257 E 236, to Nicolaus Tietjen, 990 Intervale av. 2,500

Albany rd (12:3266), es, 259.11 s 231st, 46.8x125.4x35.5x115; Apr28'15; 1y6%; Volze, Larkin & Kenny Constn Co, Inc, 173 W 231, to Comity Mtg Co, 40 Wall. 25,000

Albany av (12:3266); same prop; certf as to above mtg; Apr28'15; same to same. —

Anderson av, 960 (9:2504), es, 392 n Jerome av, 27x139.10x27.1x137.6; ext of $17,500 mtg to Apr20'18 at 5%; Apr24; Apr 29'15; Geo Freifeld, trste John M Bixby, 44 Hart, Bklyn, with Rudolph Schumacher, 973 Summit av (R S 50 cts). nom

Arthur av (11:3065), ws, 439.8 s 187th, two lots, 50x118.8, except part for av; two mtgs, each $35,000; two pr mtgs $—— each; Apr23; Apr24'15; due, &c, as per bond; Bway Realty Co Inc, to Manhattan Mort Co, 200 Bway. 70,000

Arthur av (11:3065), ws, 439.8 & 489.8 s 187th, 2 lots, together in size 100x119.2x 100x118.2; two certfs as to two mtgs $35,000 each; Apr23; Apr24'15; Vico Realty Co to Manhattan Mtg Co. —

Bathgate av, ses, at nes 183d, see 183d E, nes, at ses 183.

Bear Swamp rd (*), ws, 150.10 nw 3d, 50.3x112.6x50x118, except part for West Farms rd; pr mtg $2,500; Apr22; Apr24'15; due May27'18, 6%; Fred M Weiss to Margt Elgar, White Plains, NY. 500

Briggs av (12:3301), ws, 120 n 196th, 20 x91.11x20x91.7; pr mtg $6,000 Apr28; Apr 29'15; due &c as ner bond; Inland Holding Co, 507 E Tremont av, to M I Leibowich, 930 Fox. 600

Bryant av (10:2753), ws, 100 s Home, 100x112.10x100.7x105.6; PM; Apr2; Apr26 '15; 1y5½%; Vyse Bldg Corpn, 967 E 165, to Wm J Mullin, 960 Madison av, Albany, & ano, trstes. 10,000

Bryant av (10:2748), swc 165th, 100x200 to es Faile; Apr22; Apr23'15; 2y5%; American Real Estate Co to Brevoort Real Estate Co, 15 Wall. 30,000

Bryant av (10:2757), nec 165th, 710x100; PM; pr mtg $98,000; Apr22; Apr23'15; 3y 6%; Bryant Ave & 165th St Co to American Real Estate Co, 527 5 av. 23,000

Bryant av (10:2757), nec 165th, 70x100; bldg loan; Apr22; Apr23'15; demand, 6%; Bryant Ave & 165th St Co Inc to City Mort Co, 15 Wall. 66,000

Bryant av (10:2757), same prop; certf as to above mtg; Apr22; Apr23'15; same to same. —

Bryant av (10:2757), es, 70 n 165th, 40x 100; bldg loan; Apr22; Apr23'15; demand, 6%; Bryant Ave & 165th St Co Inc to City Mort Co, 15 Wall. 32,000

Bryant av (10:2757), same prop; certf as to above mtg; Apr22; Apr23'15; same to same. —

Bryant av (10:2748), ws, 466 s 165th, 2 lots, each 42x100; 2 bldg loan mtgs, each $33,000; Apr28; Apr29'15; demand, 6%; Simonia Realty Corpn to City Mtg Co, 15 Wall. 66,000

Bryant av (10:2748); same prop; 2 certfs as to above mtgs; Apr28; Apr29'15; same to same. —

Bryant av (10:2748); same prop; 2 PM mtgs, each $6,000; 2 pr mtgs, $33,000 each; Apr28; Apr29'15; due Oct1'18, 6%; same to American Real Estate Co, 527 5 av. 12,000

Bryant av, 1492 (11:3000), es, 200 s 172d, 18.9x100; PM; pr mtg $6,500; Apr22; Apr 23'15; installs, 6%; Saml Rabinowitz, 1492 Bryant av, to Delia H Freestone Scott, 821 E 15, Bklyn. 1,300

Bryant av (11:3138), sec 181st. —x—; asn rents to secure note for $800; Sept1'14, Apr29'15; due as per note, 3%; Johannah B Ernst, 501 E 165, to Adolph Trube, 911 Freeman. note 800

Burnside av (11:2868 & 2869), sec Harrison av, runs s93.2xne101.3xn on curve 518 to Burnside av x—N4.6 to beg; also BURNSIDE AV, swc Harrison av, 75 to es old Croton Aqueduct x61.10 & 40.3x88.2 to Harrison av x100 to beg; certf as to mtg for $11,000; Apr28; Apr29'15; Jerome Av Realty Co to United Real Estate & Trust Co. —

Burnside av, sec Harrison av, runs s 98.2xne101.3xn54.8 to ss Burnside av xnw 67xnw9.1xw8.4 to beg; also Burnside av, swc Harrison av, runs w75xs61.10xs40.3xe 88.2 to ws Harrison av xn100 to beg; Apr 28; Apr29'15; 2y5% or sooner; Jerome Av Realty Co to United Real Estate & Trust Co, 13th & Farnum sts, Omaha, Neb. 11,000

Carter av, 1867 (11:2892); ext of $4,000 mtg to Apr23'18 at 5¼%; Apr23; Apr24 '15; Mary A D Lange, 5 W 124, with Wm P Hageman, 1867 Carter av. nom

Cauldwell av (10:2625), es, bet 156th & 158th, being lot 24 blk 2625 tax map; transfer tax lien for yrs 1899 to 1903, assessed to unknown; Mar18'12; Apr27'15; 3y without int; City N Y to Chas C Dietsch, 782 Eagle av (assigned to Chas E Dietsch Jr, same address). 1,401.98

Cauldwell av (10:2625), ws, 50 s 158th, 117x100; Apr22; Apr23'15; due, &c, as per bond; Mary A Dietsch, 782 Eagle av, to Title Guar & Trust Co, 176 Bway. 2,500

Clinton av (11:2949), es, 97 n 175th, 19.5 x90.2; ext of $8,000 mtg to Dec21'17 at 6%; Apr10; Apr28'15; Jacob Brouwer with Bellemore Holding Co, Inc. nom

Courtlandt av (9:2060), nwc 162d, 50x 142; Apr28; Apr29'15; 1y int as per bond; Alice V Earl, widow, Maplewood, NJ, to Louis B Rolston, Purchase, NY. 1,000

Creston av (11:3167), es, 574.9 s 182d, 80.2x69.9x—X74.11; sobrn agmt; Apr27; Apr29'15; American Real Estate Co with City Mort Co, 15 Wall. nom

Creston av (11:3167), es, 574.9 s 192d, 80.2x69.9x80x74.11; bldg loan; Apr27; Apr 29'15; demand, 6%; Level Realty Corpn to City Mort Co, 15 Wall. 50,000

Creston av (11:3167), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. —

Creston av (11:3167), es, 490.6 s 192d, 42.1x77.7x42x80.3; bldg loan; Apr27; Apr29 '15; demand, 6%; Level Realty Corpn to City Mort Co, 15 Wall. 23,000

Creston av (11:3167), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. —

Creston av (11:3167), es, 532.8 s 192d, 42.1x74.11x42x77.7; bldg loan; Apr27; Apr 29'15; demand, 6%; Level Realty Corpn to City Mort Co, 15 Wall. 23,000

Creston av (11:3167), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. —

Creston av (11:3167), es, 406.4 s 192d, 42.1x82.11x42x85.1; bldg loan; Apr27; Apr 29'15; demand, 6%; Level Realty Corpn to City Mort Co, 15 Wall. 24,000

Creston av (11:3167), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. —

Creston av (11:3167), es, 448.5 s 192d, 42.1x80.3x42x82.11; bldg loan; Apr27; Apr 29'15; demand, 6%; Level Realty Corpn to City Mort Co, 15 Wall. 24,000

Creston av (11:3167), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. —

Creston av (11:3167), es, 406.3 s 192d, 168.5x74.11x—x85.7x; sobrn agmt; Apr27; Apr29'15; American Real Estate Co with City Mort Co, 15 Wall. nom

Creston av (11:3167), same prop; agmt that four mtgs aggregating $44,000 shall act the same as bldg loan for $78,000; Apr 27; Apr29'15 Level Realty Corpn with City Mtg Co. nom

Cromwell av (11:2855-2864), es, 353 n 169th, 100x88.9; also all right, title, &c, to Cromwell av, ws, at ns lot 357, map Inwood, runs w— to es Cromwell's or Doughty Brook nx & e— to Cromwell av x s— to beg; PM; Apr23; Apr24'15; 3y5½%; Mary Griffen, 1253 Jerome av, to August Kampfnei, Kentcliff, NY. 1,000

Crotona av, 1973 (11:3079), ws, 230 n 177th, runs w87.6xn67xe13.3xs19xe78.3 to ws Crotona av xs50 to beg; Apr22; Apr27 '15; due &c as per bond; Martin J Klug to Title Guar & Trust Co, 176 Bway. 5,000

Daly av (11:3122), swc 179th, 32.6x110.4; Apr23'15; due, &c, as per bond; Herbst Realty Co to Emily D Van Wagenen, Morristown, NJ, & ano trstes Eliz W Tanner. 28,000

Daly av (11:3122), same prop; certf as to above mtg; Apr23'15; same to same. —

Eden av (11:2823), ws, 93.3 n 173d, 50x 95; PM; Apr7; Apr24'15; 1y6%; Inland Holding Co to David Blitzer,332 Van Sicklen av, Bklyn. 750

Findlay av (9:2434), ws, 148 n 166th, 152 x100; agmt that 4 mtgs for $21,000 each shall act the same as blanket loan of $68,000; Apr23; Apr28'15; Tully Bldg Co, Inc, with City Mtg Co, 15 Wall. nom

Findlay av (9:2434); same prop; sobrn agmt; Apr23; Apr28'15; Star Holding Co with same. nom

Findlay av (9:2434), ws, 148 n 166th, 4 lots, each 38x100; 4 bldg loan mtgs, each $21,000; Apr23; Apr28'15; demand, 6%; Tully Bldg Co, Inc, to City Mtg Co, 15 Wall. 84,000

Findlay av (9:2434); same prop; 4 certfs as to above mtg; Apr23; Apr28'15; same to same. —

Forest av (10:2649), ws, 349.4 s 165th, 21x100, except part for av; Mar17; Apr23 '15; due, &c, as per bond; David H or D H Baldwin & Sadie D'You Baldwin, Los Angeles, Cal, to Fredk W or F W Pitcher, 445 So Ardmore av, Los Angeles, Cal. 950

Glebe av (*), sec Glover, 26x106.9x26x 107.1, except part for av; PM; Apr28; Apr 29'15; 3y5%; Homer Hildreth to Lena Fales, 2152 Westchester av. 1,200

Grand blvd & concourse (11:3163), nwc 182d, 22x57.6x22x56.11; Apr17; Apr24'15; due, &c, as per bond; Wm W Havens to Lawyers Mort Co, 59 Liberty. 5,500

Harrison av, see Brownside av, see Burnside av, sec Harrison av.

Havemeyer av (*), ws, 54 n Hermany av, 54x105, Unionport; Apr23'15; installs, 6%; Geo Rueckel to Bronx Security & Brokerage Co, 258 E 138. 250

Hoe av, 932-6 (10:2742), ws, 336 s Aldus, 2 lots, each 44.6x120; two bldg loan mtgs each $34,000; Apr22; Apr23'15; demand, 6%; Turek Realty Corpn to City Mort Co, 15 Wall. 68,000

Hoe av, 932-6; two certfs as to above mtgs; Apr22; Apr23'15; same to same. —

Hoe av, 932-6; two PM mtgs each $7,000; two pr mtgs $34,000 each; Apr22; Apr 23'15; 3y6%; same to American Real Estate Co, 527 5 av. 14,000

Hoe av, 1233 (11:2979), ws, 68.7 s Freeman, 18.9x66.6x18.9x65.1; PM; Apr26; Apr 27'15; due &c as per bond; Peter F Stumpf to Title Guar & Trust Co, 176 Bway. 3,200

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Hoe av (11:2979), ws, 166.2 n Home, 25x 82.2x25x84.1; Apr23; Apr24'15; due, &c, as per bond; Wm B O'Malley to Francis Drum, 261 Alex av. 3,500

Hoe av (11:2982), ws, 130 s 173d, three lots, each 75x100; three agmts as to share owner in three mtgs; Sept27'12; Apr23'15; Yatty Kramer, 323 E 50, with Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

Hoe av (11:2982), same prop; three asn of all RT&I in above agmts; Dec3'13; Apr 23'15; Yatty Kramer to Narcorth Realty Co, 20 Nassau. nom

Holland av, 1661 (*), ws, 170 s Van Nest, av, 25x100; PM; pr mtg $2,000; Apr28; Apr 29'15; installs, 6%; Louis & Floran Valpreda to Chas T Ulman, 1719 Barnes av. 700

Hull av (12:3347), ws, 93.7 n 207th, 18x 75; ext of $3,500 mtg to May24'18 at 5%; Apr23; Apr27'15; Emeline A Kemp, 441 Park av, with Jno J Farrell, 3253 Hull av. nom

Kepler av, 4205 (12:3369), ws, 75 s 235th, 25x100; PM; Apr26; Apr27'15; 3y5½%; Carrie Fisher to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 2,400

King av (*), ws, 150 n Bowne, 50x100; PM; mtg $4,000; Mar22; Apr27'15; installs, 6%; Mary O'Connor, 467 King av, City Island, to Sadie M Wright, 1617 Niagara, Denver, Col. 1,800

La Fontaine av (11:3061), ws, 187.6 n 178th, 37.6x100; ext of $27,500 mtg to May 12'18 at 6%; Apr17; Apr28'15; Arthur D Meeks, Meriden, Conn, with Leopold Haidegger, 2840 Valentine av. nom

Layton av (*), ns, 50 e Wilcox av, 50x 100; pr mtg $——; Oct1'14; Apr27'15; 3y 5½%; Wm Sohmer, 4556 Park av, & Philip J Schmidt, 319 E 156, to Bertha Krefft, 4556 Park av. 1,100

Longwood av (10:2695), sec Hewitt pl, 50x100; ext of $60,000 mtg to Apr25'20 at 5%; Apr27; Apr28'15; Fredk C & Wm F Krumdieck with Thos T Sherman, Rye, NY. nom

Marion av (12:3281), ses, at es 201st, 105 x65.5x117.11x37.6; Apr29'15; 3y5%; Louisa P Wagner to Noah C Rogers trste Jno L Rogers, 19 E 56. 7,000

Morris av, 1062 (9:2437), es, 290 n 165th, 20x95; PM; pr mtg $6,000; Apr24; Apr26 '15; installs, 6%; Minnie Greenside, 21 E 115, to Charlotte Salm, 957 Aldus. 1,700

Morris av (12:3318), es, 244.8 n 196th, 25x95.4x25x95.3; ext of $3,000 mtg to Apr6 '18 at 5½%; Apr6; Apr24'15; Mary D Young, 513 W 150, extrx Chas C Young, with Eugene C Keenan, 2315 Loring pl. nom

Nelson av (11:2876), ses, 348.6 sw Macombs rd, 50x97.4x42.4x113; Apr27; Apr28 '15; due, &c, as per bond; Jas T Barry to Herman Steinkamp, 570 W 172. 3,500

Shakespeare av (9:2506), es, 175.5 s 169th, 25x100.1; pr mtg $3,100; Apr29'15; due, &c, as per bond; Jennie C Teichman, 147 Morton pl, to Isidor J Robinson, 600 W 137. 1,175

Sherman av (9:2446), es, 141 n 163d, runs e104.9xn54.6xe0.2xn31.6xw105 to avxs86 to beg; PM; pr mtg $64,000; Apr28; Apr29'15; 5y6%; Kingsley Contracting Co, 237 E 163, to York Realty Co, 315 Washington, Bklyn. 6,500

Sherman av (9:2446), es, 141 n 163d, two lots, each 43x104.9; two bldg loan mtgs, each $32,000; Apr28; Apr29'15; 1y6%; Kinsgley Contracting Co, 237 E 163, to Rockland Realty Co, 509 **Willis av. 64,000**

Sherman av (9:2446), same prop; two certf as to above mtgs; Apr28; Apr29'15; same to same. ——

Sherman av (9:2446), same prop; two certf as to above mtgs; Apr28; Apr29 '15; same to same. ——

Sherman av (9:2446), es, 227 n 163d, two lots, each 43x105; two bldg loan mtgs, each $32,000; Apr28; Apr29'15; 1y6%; Edw J Byrne Constn Co, 509 Willis av, to Rockland Realty Co, 509 Willis av. 64,000

Sherman av (9:2446), same prop; two certfas as to above mtgs; Apr28; Apr29'15; same to same. ——

Sherman av (9:2446), same prop; two certfas as to above mtgs; Apr28; Apr29 '15; same to same. ——

Sherman av (9:2446), es, 227 n 163d, 86x 105; PM; pr mtg $64,000; Apr28; Apr29'15; 5y6%; Edw J Byrne Constn Co, 509 Willis av, to York Realty Co, 315 Washington, Bklyn. 6,500

Southern blvd (10:2566), nec 137th, 115.6 x82.10x100x140.8; also 137TH ST E (10:-2566), ns, 140.8 e So Blvd, 50x100; pr mtg $——; Apr28; Apr29'15; demand, 6%; Winter & Co, 220 Southern blvd, to Isabelle Realty Co, 539 W 39. 10,000

Southern blvd (10:2566), nec 137th, same prop; certf as to above mtg; Apr28; Apr 29'15; same to same. ——

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg, gore; certf as to mtg for $638.25; Apr26; Apr27'15; The Lysteb Realty & Holding Co, Inc, to Ignazio F Cavalluzzo. ——

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg; pr mtg $3,500; Apr26; Apr27'15; demand, 6%; Lysteb Realty & Holding Co, Inc, to Ignazio F Cavalluzzo, 689 Morris av. 638.25

Steuben av (12:3336-3337), sec 208th, 25 x100; Apr27; Apr29'15; 3y6%; Arville Realty & Amusement Co to Warren B Sammis, Huntington, LI. 1,750

Steuben av (12:3336 & 3337), same prop; certf as to above mtg; Apr27; Apr29'15; same to same. ——

Taylor av, 1331 (*), ws, 325 s McGraw av, 25x140.4x25.7x146; Apr27'15; 3y5½%; Anna, Mary & Ellen V, wife Jas H Dudley, 1331 Taylor av, to Philip J Schaaf, 3411 3 av. 2,000

Taylor av (*), es, 275 s Van Nest av, 25x 95; Apr8; Apr28'15; 3y5%; Jno Gresch to Leo Wagner, 535 Pacific, Bklyn. 1,000

Teller av (9:2429), es, 275 n 166th, 50x 100.5; PM; Apr27; Apr28'15; 5y6%; Bear Realty Co to Louis Keller, Springfield, NJ. 5,000

Teller av (9:2429); same prop; certf as to above mtg; Apr27; Apr28'15; same to same. ——

Tinton av (10:2672), sec 168th, 100x80; Apr23; Apr26'15; due July1'20, 5%; Magdalena Frey, 506 E 87, to Peter Doersam, 521 Brook av. 8,000

Union av, 517 (10:2582), ws, 142.10 n 147th, 39.3x100; Apr22; Apr23'15; 3y5%; Purchase Holding Co at Purchase, NY, to Caroline S Coutts, 144 Joralemon, Bklyn. 20,000

Union av, 517; sobrn agmt; Apr22; Apr 23'15; same & Prospect Investing Co with same. nom

University av, 2210 (11:3211), es, 307.6 s 183d, 42.6x102.7 to ws Macombs Dam rd; Apr27; Apr28'15; due &c as per bond; Agnes Farrell to Lawyers Mtg Co, 59 Liberty. 9,000

Valentine av, 2082 (11:3144), es, 18.11 n 180th, 18.11x90.6x18.9x80.2; Apr27; Apr28 '15; 3y5½%; Jas A Brady to Justina Kern, 381 E 151. 5,000

Valentine av, 2082; sobrn agmt; Apr27; Apr28'15; Fritz Hartz with same. nom

Walker av, ns, 125 w Bronx Park av, see 179th E, ss, 125 w Bronx Park av.

White Plains rd (*), nec 222d, 74.6x80.4; Apr27'14; due July1'18, 5½%; Agnes A Havens Ester to Mary E Hastings, 530 West End av. 11,500

Willis av, 286 (9:2284); sal Ls: Apr22; demand, 6%; Thos J Burke to Jacob Ruppert, a corpn, 1639 3 av. 6,500

3D av (9:2327), ws, 64.9 n 148th, 64.9x 131.2x53.3x94.9, except part for av; Apr29 '15; 4y6%; Harris B Campbell, Allentown, Pa, to Hedley S V Parker, 33 Morningside av. 2,500

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

Conduits (gen'l mtgs) subways, franchises, &c, supplemental to mtg recorded May16'14; Jan1'14; Apr23'15; Empire City Subway Co (Lim) to Bankers Trust Co, 16 Wall, trste. 217,000

Conduits, &c (gen'l mtgs), same prop; certf as to above mtg; May11'14; Apr23'15; same to same. ——

Certf (gen'l mtgs) as to mtg for $3,-920.42 to secure notes; Mar16; Apr23'15; United Marble Works Inc, to Tompkins Kiel Marble Co. ——

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2460 New York, May 8, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 106-8.
*Arden st, 1 (or Nagle av, es).
Bleecker st, 144.
Canal st, 81 & 394.
Cathedral Pkway, 207-11 W.
Cherry st, 104.
Church st, 251.
*Delancey st, 73-5 (or Allen st, 106-8).
Downing st, 17.
East Broadway, 46.
Front st, 6.
Grand st, 71.
Greene st, 151.
Grove st, 42-4.
Hamilton ter, 51.
Houston st E, 370-4.
*Houston st W, 44-8 (or Greene st, 151).
Jackson st, 51.
Leonard st, 89.
Madison st, 284.
Manhattan st, 77 W.
Monroe st, 82 & 188-194.
*Moore st, 18 (or Front st, 6).
Van Corlear pl, 7.
Vestry st, 52-6.
Washington st, 427-29½
*Wooster st, 28-30 (or Grand st, 71).
68th st, 740 E.
7th st, 31 E.
11th st, 732-6 E.
11th st, 48-50 & 138 W.
*11th st, 101-3 W (or 6 av, 151).
12th st, 526 E.
12th st E, ss, blk 439-10.
14th st, 422 E.
17th st, 450 W.
21st st, 208 E.
21st st, 22-8 W.
22d st, 411 W.
24th st, 228 W.
25th st, 330 W.
30th st, 38-44 E.
30th st, 437-9 W.
32d st, 145-51 E.
33d st, 351 E (or 1 av, 577).
35th st, 63-7 W.
39th st, 20 E.
*39th st, 22 E (or Mad av, 262).
40th st, 228 E.
45th st, 102-4 W.
46th st, 425-31 W.
49th st, 142 W.
51st st, 361 W.
53d st, 419 W.
55th st, 236-8 W.
56th st, 77 E.
60th st, 224 E.
61st st, 207 W.
66th st, 58 E.
67th st, 42-50 W.
69th st, 13 & 161 E.
70th st, 307 E.
70th st, 143 W.
71st st, 232 E.
73d st, 302-4 W.
74th st, 35 W.
75th st, 12 E.
*75th st, 401 E (or 1 av, 1444).
*75th st, 57 W (or Columbus av, 321-9).
77th st, 109-111 W.
78th st, 134 E.
79th st, 330 E.
82d st, 311 W.
84th st, 332 W.
85th st, 102 W.
88th st, 302 E.
93d st, 183 E.
94th st, 59 W.
96th st E, ns, blk 1602-12.
96th st, 206 W.
*97th st, 227-31 W (or Bway, 2580-4).
*99th st, 49 E (or Mad av, 1425).
*99th st, 343-5 E (or 1 av, 1933-5).
99th st, 118-20 W.
102d st, 224 E.
103d st, 111 E.
109th st, 73 & 117-9 E.
111th st, 10 E.
112th st, 212 & 218 W.
115th st, 209 E.
118th st, 26, 63-5 & 68-70 E.
118th st, 83 W.
119th st, 132 E.
*119th st, 95 W (or Lenox av, 180).
120th st, 7 W.
121st st, 3 W.
123d st, 183 E.
*126th st, 249-53 E (or 2 av, 2461-7).
126th st, 270 W.
127th st, 263 W.
128th st, 18 E.
128th st, 47, 66, 154-60 W.
129th st, 58 W.
131st st, 51 E.
131st st, 149 & 254 W.
*133d st, 501 W (or Ams av, 1480-2).
134th st, 77-9 W.
136th st, 170-2 W.
137th st, 126 W.
*140th st W (sec Bway, 3430-8), blk 2071-61.
142d st, 141 W.
152d st, 625 W.
*172d st, 590 W (or St Nich av, 1228-36).
228th st W (or Terrace View av), blk 3431-160.
Amsterdam av, 1480-2 & 1969-71.
Broadway, 2580-4, 2641 & 3430-8.
Broadway (sec 215th st), blk 2232-8.
Columbus av, 321-9.
Convent av, 339.
Lenox av, 180.
Lexington av, 1202.
Madison av, 262 & 1435.
Marble Hill av, 39.
Nagle av (nec Arden st, 1), blk 2174-77.
Post av, ns, blk 2220-45.
Riverside dr (nec 144th st), blk 2091-17.
St Nicholas av, 448-50 & 1228-36.
Sherman av, 160-4.
West End av, 787.
1st av, 577, 1271, 1444, 1563-5, 1571-3, 1587, 1845, 1933-5 & 2197.
2d av, 408 & 2461-7.
5th av, 257, 267-9, 1200-10 & 2014.
6th av, 151 & 783-5.
7th av, 825 & 2027.
10th av (swc 215th st), blk 2232-9.

WILLS.

128th st, 251 W.
165th st, 546 W.
8th av, 2636-8.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 30, MAY 1, 3, 4, 5 & 6.

Allen st, 106-S (2:414-39), see Delancey (Nos 73-5), 28.4x87.6, 6-sty bk tnt & strs; Morris Weinstein to Stonehill Realty Co, 135 Bway, L&S & correction deed, May 1 '15. A$57,000-80,000. O C & 100

Arden st, 1, see Nagle av, nec Arden.

Bleecker st, 141 (2:525-47), ss, 25 w West Broadway, 25x125, 3-sty bk tnt & strs; David & Harry Lappmann to Placido Mori, 267 Richmond av, Arrochar, SI; mtg $25,000, Apr30; May1'15. A$25,000-26,000 (R S $5). O C & 100

Canal st, 51 (1:300-33), ns, abt 55 e Eldridge, 28x50, 5-sty bk tnt & strs; Lena Williamson to Williamson Holding Co, both at 4701 15 av, Bklyn, mtg $24,000; Apr30, May1'15. A$22,500-31,000 (R S 50 cts). O C & 100

Canal st, 394 (1:212-29), ss, 84.3 nw West Bway, runs swsoxw19.10xn6.2xw3.8 xn3xe10.7xn9.9xne78.9 to st xse21.1 to beg, 6-sty bk loft & str bldg; Harold G Olena, of Bklyn, to Rose Korman, ss13 17 av, Bklyn, e st, AE; qtc, AL; Apr30; May6 '15. A$16,000-20,000 (R S 50 cts). nom

Cathedral Pkway, 207-11 (7:1826-22), ns, 150 w 7 av, 100x100, 6-sty bk tnt; Laura Gross et al to Clemilt Realty Co, 3432 Bway, QC, Apr1; May4'15. A$88,000-180,000. O C & 100

Cherry st, 104 (1:252-41), ns, 53.2 e Oliver, 25x100.1x24.5x99.10, 6-sty bk tnt & strs; Hyman Siegel, of Bklyn, to Esther Goldman, 341 S 3, Bklyn; ½ pt; AL; May 1; May3'15; A$11,000-27,000. nom

Church st, 251 (1:174-13), es, abt 45 n Leonard, 25x65, 5-sty bk loft & str bldg; A$29,000-35,000; also LEONARD ST, 69 (1:174-11), ns, 40 e Church, 25x50, 5-sty bk loft & str bldg; Stillman F & Cath Sperry of Bklyn to Isabel H Cohen at Palisade, NJ; mtg $60,000; May5'15. A$32,-000-35,000 (R S $1). O C & 100

Delancey st, 73-5, see Allen, 106-8.

Downing st, 17 (2:527-36), ns, 200.3 w Bleecker, 24.8x79.10, 5-sty bk tnt; Isaac Rubenstein to Allit J Rubenstein, 519 W 143; mtg $14,000, Mar24; May1'15; A$9,-000-20,000 (R S 50 cts). O C & 100

East Broadway, 46 (1:281-21), ns, 379.6 e Cath, 24.11x69.2x24.11x69.4, 7-sty bk tnt & strs; Lena Williamson to Williamson Holding Co, both at 4701 15 av, Bklyn; ½ pt; mtg $40,000 on whole; Apr30; May1 '15. A$23,000-46,000 (R S 50 cts). O C & 100

Front st, 6, see Grand, 71.

Grand st, 71 (1:229-pt lot 20), sec Wooster (Nos 28-30), 18x75, pt 4-sty bk & str bldg; A$ ——$——; also WASHINGTON ST, 427-29½ (1:223-21-22 & 36), nec Vestry (Nos 52-6), 60.5x77x—x79, 2-3-sec Vestry (Nos 52-6), 60.5x77x—x79, 2-3-sty bk tnts & strs; A$45,000-47,000; also FRONT ST, 6 (1:8-11), nwc Moore (No 18), 31.6x49.7x20x49.7, 4-sty bk tnt & strs; A $22,000-27,000; Richd L Howell & Sarah J, his wife, to Eliz B, Marion S, Augusta W & Kath H Howell, their daughters, all at 2807 Summit blvd, Spokane, Wash; parties 1st pt retain life estate; AL; Apr27; May4'15 (R S $100). nom

Greene st, 151 (2:524-62), nwc Houston (Nos 44-8), 20x79, 6-sty bk loft & str bldg; Thos H Roff at Morganville, NJ, to Bklyn; Lillian Rof, 1509 Ft Hamilton av, Bklyn; mtg $45,500, Apr29; Apr30'15; A$28,000-37,000 (R S $3). O C & 100

Grove st, 42-44 (2:588-18-19), ss, 83 w Bleecker, 42x100, 6-sty bk tnt & strs; Chas I Weinstein Realty Co to Andw Gardella & Rosa, his wife, 1116 Cortelyou rd, Bklyn, as tenants by entirety; mtg $54,000; May 4; May5'15; A$20,000-$—— (R S $10). nom

Hamilton ter, 51 (7:2050-112), es, 479.6 n 141st, 25x96.6x25x98.7, 3-sty & b bk dwg; Theo K McCarthy, ref, 137 W 120, to German Savings Bank, 157 4 av, pliff; FORECLOS Apr20; May3; May5'15; A$10,000-26,-000 (R S $16). 16,000

Houston st, 370 E (2:371-37), ns, abt 90 e Av C, —x—, 1-sty bk loft & str bldg; Sarah B Reynolds of Kingston, NY, to Antoinette Altman, 555 W 151; AL; Apr 26; May1'15; A$7,500-12,500 (R S $1). O C & 100

Houston st, 372 E (2:371-36), ns, abt 115 e Av C, —x—, 5-sty bk loft & str bldg; Sarah B Reynolds of Kingston, NY to Peppie Meirowitz or Pepple Caul, 555 W 151; AL; Apr26; May1'15; A$7,500-12,-500 (R S $1). O C & 100

Houston st, 374 E (2:371-35), ns, abt 150 e Av C, —x—, 3-sty bk tnt & strs; Sarah B Reynolds of Kingston, NY, to Altman Furniture Co, 370 E Houston; AL; Apr26; May1'15; A$7,500-8,500 (R S $1). O C & 100

Houston st, 44-8 W, see Greene, 151.

Jackson st, 51 (1:260-35), ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & strs, 3-sty bk rear tnt; Louis B Schram to Chas Schram, 32 E 82; CaG; Dec30'14; May3'15; A$9,000-13,500. O C & 100

Leonard st, 69, see Church, 251.

Madison st, 284 (1:269-21), ss, abt 90 w Montgomery, 23x108, 6-sty bk tnt & strs; Lena Williamson to Williamson Holding Co, both at 4701 15 av, Bklyn; mtg $24,-000 & AL; Apr30; May1'15; A$15,500-29,-000 (R S 50 cts). O C & 100

Manhattan st, 77 (7:1982-19), ns, 163.6 w Ams av, 24.7x100, 1 & 3-sty fr tnt & str; Marks L Frank, 434 W 120, to David W Kahn, 51 W 113; mtg $12,500; Mar31; Apr30'15; A$16,700-20,000 (R S $1.50). nom

Monroe st, 82 (1:255-54), ss, 59.5 e Pike, 27.4x100.9x27.6x101, 6-sty bk tnt & strs; Abr H Rosenbaum to Bessie Rosenbaum, his wife, 1800 7 av; AT; B&S; AL; May3; May4'15; A$18,000-36,000. nom

Monroe st, 188-90 (1:259-49-50), ss, 60.2 e Montgomery, 43.11x97.1x44.1x95.9, 2-5-sty bk tnts & strs; L Harding Rogers, Jr, ref, to Lawyers Mtg Co; FORECLOS Apr 23; Apr29; Apr30'15; A$21,000-34,000 (R S $33). 33,000

Monroe st, 192 (1:259-48), ss, 104.1 e Montgomery, 24.10x98.3x24.11x97.1, 5-sty bk tnt & strs; L Harding Rogers, Jr, ref, to Lawyers Mtg Co; FORECLOS Apr23; Apr29; Apr30'15; A$12,000-19,000 (R S $20). 20,000

Monroe st, 194 (1:259-47), ss, 129 e Montgomery, 24.10x99.6x24.6x98.3, 5-sty bk tnt & strs; L Harding Rogers, Jr, ref, to Lawyers Mtg Co; FORECLOS Apr23; Apr 29; Apr30'15. A$12,000-19,000 (R S $20). 20,000

Moore st, 18, see Grand, 71.

Van Corlear pl, 7 (8:3431-489), ses, 155 ne Jacobus pl, 31.11x70.9x31.11x72.2, 2-sty & b fr dwg; Salvatore J Buzzini of Nyack, NY, to Jno N Buzzini, 2488 Loring pl, Bronx; mtg $7,850; Apr30'15; A$3,400-6,500 (R S $3). nom

Vestry st, 52-6, see Grand, 71.

Washington st, 427-29½, see Grand, 71.

Wooster st, 28-30, see Grand, 71.

6TH st, 740 E (2:375-29), ss, 221 w Av D, 23x97, 3-sty bk tnt; Herman Berger to Benj Berger, both at 740 E 6; mtg $13,000 & AL; Apr29; May3'15. A$14,000-16,000. nom

7TH st, 31 E (2:463-42), ns, 250 w 2 av, 26x74.10, 3-sty stn tnt; Harry Maurer to Michl Pasvolsky, 61-2 Gengras av, Bergenfield, NJ; mtg $18,500; Apr29; Apr30 '15; A$15,000-18,500 (R S $2.50). nom

11TH st E, ns, 338 w Av A, see 12th E, ss, 338 e Av A.

11TH st, 32-6 E (2:380-39), ss, 125 w Av D, runs s89.11xw38xs0.1xw34.4xn90 to st xe72.4 to beg, with all RT&I to land in st, 4-sty bk foundry; Saml P Schlansky, 17 E 97, to Dochtermann Realty Co, 457-71 E 10; mtg $17,500; May3; May5'15; A$20,-000-25,000 (R S $2.50). nom

11TH st, 43 (2:574-20), ss, 377.1 e 6 av, 21.8x94.10, 3-sty & b bk dwg; Patk F Murphy to Mark Cross Co, 404 5 av; B&S & CaG; AL; Apr30'15; A$17,500-20,500. nom

11TH st, 48 W; Mark Cross Co to Jno F McKean, 50 W 11; B&S & CaG; mtg $22,000 & AL; Apr30'15. nom

11TH st, 50 W (2:574-19), ss, 355.5 e 6 av, 21.8x94.10, 3-sty & b bk dwg; Patk F Murphy to Mark Cross Co, 404 5 av; B&S & CaG; AL; Apr30'15; A$17,500-20,500. nom

11TH st, 101-3 W, see 6 av, 151.

11TH st, 138 W (2:606-42), ss, 435 w 6 av, 22.6x125.3, 3 & 4-sty & b bk dwg; Walter Hirsch, ref, to Eliz F Pegg, 52 W 89, piff; mtg $17,000; FORECLOS Apr22; Apr28; Apr30'15; A$15,500-19,500 (R S 50 cts). O C & 100

12TH st E (2:439-10), ss, 338 w Av A, 175x206.6 to ns 11th, vacant; Frank C Schlitt to Gustave Herre, 17 Foxall, Bklyn; mtg $135,000; Apr8'13; May5'15; A $203,000-203,000. O C & 100

12TH st, 526 E (2:405-21), ss, 270.6 w Av B, 25x103.3, 6-sty bk tnt & strs; Chas L Hoffman, ref, to Wilson M Powell, 49 West End av; FORECLOS Apr28; Apr29; May3'15; A$15,000-34,000 (R S $25). 25,000

14TH st, 422 E (2:441-18), ss, 294 e 1 av, 25x103.3, 5-sty bk tnt & strs; Robt Lawrence, 2465 Bway, to 422 E 14th St Corpn, 115 Bway; mtg $20,100; May3; May 4'15; A$16,000-22,000 (R S $10). nom

17TH st, 450 W (3:714-60), ss, 150 e 10 av, 25x92, 5-sty bk tnt; Cath C Spellman, 3671 Bway, to Edw Elcott, 904 Ogden av, Bronx; mtg $20,000; Sept30'14; Apr30'15; A$9,500-17,500. O C & 100

21ST st, 208 E (3:901-54), ss, 105.1 e 3 av, 30.1x92, 6-sty bk tnt & strs; Isaac Goldberg to Clara Goldberg, both at 50 E 96; AL; May5'15; A$19,000-45,000. nom

21ST st, 22-8 W (3:822-54), ss, 370 w 5 av, 100x92, 12-sty bk loft & str bldg; 22 West 21st St Corpn to 78 5th Ave Inc, 149 Bway; B&S & CaG; mtg $460,000; Apr30 '15; A$192,000-444,000. O C & 100

22D st, 411 W (3:720-42), ns, 83.4 w 9 av, 16.8x98.9, 5-sty bk tnt; Mary E Heisler, ADMTRX Wm Drescher, to Christopher J Sparks, 517 W 169; mtg $12,000 & AL; Apr27; May6'15; A$8,500-15,000 (R S 50 cts). 425 over & above mtg

24TH st, 228 W (3:773-87), ss, 325 w 7 av, 26.8x98.9, 5-sty stn tnt; Isidore Cahn to 228 W 24th St Corpn, 52 Wall; mtg $30,000 & AL; May1; May6'15; A$17,000-42,000 (R S $4.50). 4,276.26

25TH st, 330 W (3:748-60), ss, 425 e 9 av, 25x98.9, 2 & 3-sty bk loft & str bldg; Wm D Leonard, ref, to Jno C Welwood, 271 Central Park W; mtg $14,500; FORECLOS Apr20; Apr30'15; A$10,500-13,000 (R S $3.50). 18,000

29TH st E, nec 5 av, see 5 av, 267-9.

30TH st, 38-44 E (3:859-52-55), ss, 100 w 4 av, 72.7x98.9, 4-4-stv & b stn dwgs; Maria S Simpson to 40 E 30th St Co, 316 W 30; mtg $130,000 & AL; Apr30; May6'15; A$18,500-20,500 (R S $1000). nom

30TH st, 437-9 W (3:720-14-15), ns, 325 e 10 av, 50x103x50.2x104.10, 2-5-sty bk tnts; Archibald E Baxter, ref, to Mary B Scott, at Hempstead, LI, piff; FORECLOS Mar31; Apr14; May6'15; A$18,750-50,000 (R S $33). 33,000

30TH st, 437-9 W; Mary B Scott to Alfred H Ackers, 233 W 128; mtg $33,000 & AL; Apr26; May6'15 (R S $9.50). nom

30TH st, 437-9 W; Alfred H Ackers to Wm D Kilpatrick, 71 E 95; mtg $33,000 & AL; May6'15 (R S $9.50). O C & 100

32D st, 145-51 E (3:888-27-30), ns, 95.6 e Lex av, runs n50xw0.6xn48.9xe50xs24xe 50xs74.8 to st xw99.6 to beg, 4-5-sty bk tnts & strs; Milledge Realty Corpn, 5 Bullard pl, Flushing, B of Q, to H V Realty Corpn, at Bridge Plaza N, L I City, B of Q; mtg $97,500 & AL; Feb27; May6 '15. A$80,000-100,500 (R S $12.50). O C & 100

33D st, 351 E, see 1 av, 577.

35TH st, 63-7 W (3:837-6), ns, 100 e 6 av, 74.10x98.9, 3-sty bk theatre; Annie T Harrigan, 249 W 102, to Braham Realty Co, 65-9 W 35; mtg $180,000; May4'15; A $245,000-335,000 (R S $117.50). 300,000

39TH st, 20 E (3:868-62), ss, 100 w Madison av, 22.6x98.9, 2-sty bk tnt & str; No 262 Madison Av, a corpn, to Geo F Baker, 258 Madison av; AL; Apr29; May3'15; A $85,500-90,500 (R S $75). 75,000

39TH st, 22 E, see Madison av, 262.

40TH st, 228 E (3:920-49), ss, 330 e 3 av, 25x98.9, 6-sty bk tnt; Sydney Ballin to International Real Estate Co, 505 5 av; A L; Apr29; May5'15; A$11,500-29,000. O C & 100

45TH st, 102-4 W, see 6 av, 783.

46TH st, 425-7 W (4:1056-21), ns, 275 w 9 av, 37.3x100.5, 6-sty bk tnt & strs; A $17,000-46,000; also 46TH ST, 423-31 W (4:1056-19), ns, 312.3 w 9 av, runs w37.3x n86xne14.6xe32.9xs100.5 to beg, 6-sty bk tnt & strs; A$17,000-46,000; Sydney Ballin to International Real Estate Co, 505 5 av; AL; Apr17; Apr30'15. O C & 100

46TH st, 429-31 W, see 46th, 425-7 W.

49TH st, 142 W (4:1001-55), ss, 192.9 e 7 av, runs e to pt 259 e 7 av xs100xw7xs 12.2xw14.6xn—xw21.7xs—xw21.7xn 104.3 to beg, 12-sty bk hotel; Cath Ahearn, 371 Edgecombe av, to Meyersdale Co, 271 W 125; ½ pt; AL; Feb11'13; May5'15; A$110,-000-330,000. nom

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Geo A Glass, 175 Lefferts av, Bklyn, to Jos Samaras, 2750 W 3, Coney Island, Bklyn; mtg $23,-000; Apr28; May3'15; A$12,000-21,500. O C & 100

53D st, 419 W (4:1063-21), ns, 275 w 9 av, 25x100.5, 5-sty bk tnt; Abr J Benaim, 449 W 123, to Jesse J Culling, 451 E 144; AL; Apr26; Apr30'15; A$11,000-23,500 (R S $1). O C & 100

55TH st, 236-8 W (4:1026-53), ss, 105.10 w Bway, 40x100.5, 7-sty bk tnt; Sadie Bonwit to Euryanthe Realty Co, 452 Bway, Albany, NY; AL; Mar10; Apr30'15; A$62,000-116,000. O C & 100

56TH st, 77 E (5:1292-33½), ns, 83 w Park av, 17x67.1, 5-sty stn dwg; Mary T Rennard to Central Trust Co of N Y, 54 Wall; mtg $30,000; Sept7'11; May6'15; A $29,000-42,000. nom

60TH st, 224 E (5:1414-37), ss, 314.2 w 2 av, 19.2x100.5, 3-sty & b stn dwg, Saml P Savage of Elizabeth, NJ, to Seligman Manheimer, 212 E 60; CaG; mtg $10,000 & AL; Apr30'15; A$11,500-15,500 (R S $2.50). nom

61ST st, 207 W (4:1153-26), ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & strs; Hy Waldman, ref, to Annie Jaffe, 762 8 av; FORECLOS Apr23; May4'15; A$6,500-14,000 (R S 50 cts). 250

66TH st, 58 E (5:1380-43½), ss, 160 w Park av, 20x100.5, 5-sty bk dwg; Harold H Herts, ref, to Alice Sachs, 58 E 66, pliff; FORECLOS Apr23; Apr29; Apr30'15; A$45,-000-75,000. 20,000

67TH st, 42-50 W (4:1119-50), ss, 250 e Col av, 125x100.5, 2-6-sty bk loft bldgs; Danl E Seybel, at Portchester, NY, to Henry L Dyer, 16 W 50; ½ pt; mtg $125,-000; Apr15; May4'15; A$125,000-175,000 (R S $32.50). nom

69TH st, 13 E (5:1384-14), ns, 62 w Mad av, 33x100.5, 4-sty & b bk dwg, 1-sty ext; Frederic de P Foster & ano, EXRS Louisa Minturn, to Alex J Hemphill, at Spring Lake, NJ; mtg $125,000 & AL; Apr28; Apr 30'15; A$125,000-150,000 (R S $22.50). 147,500

69TH st, 161 E (5:1404-30), ns, 145 w 3 av, 25x100.5, 3-sty bk stable; J Harvey Ladew of Glen Cove, LI, et al, to Wm Bruce-Brown, 13 E 70; May3; May5'15; A $20,000-35,000 (R S $38). O C & 100

70TH st, 307 E (5:1445-6), ns, 125 e 2 av, 25x100.5, 5-sty bk tnt; Carrie Rothschild, 1345 Lex av, to Lena Levi, 60 W 129; mtg $16,000 & AL; May4; May5'15; A$9,-000-18,000 (R S $2). O C & 100

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18.1x100.5, 4-sty & b stn dwg; A L Mordecai & Son to Gertrude A Vanderbilt, 140 W 13th, Mar3; mtg $20,000; May3; May5'15; A$14,500-25,000. O C & 100

71ST st, 232 E (5:1425-32), ss, 180 w 2 av, 20x100.4, 4-sty stn tnt; Ella L Brown, EXTRX Mary T Brown, to Cath J or Kate J Roberts, 315 W 94; ½ pt; Apr29; Apr30 '15; A$9,000-14,500 (R S $1.50). 1,470

73D st, 302-4 W (4:1184-21), ss, 95 w West End av, runs s24.4xw20xs87.10xw20 xn102.2 to st xe40 to beg, 2-4-sty & b stn dwgs; Mary T Rennard to Central Trust Co of N Y, 54 Wall; Sept8'11; May6'15; A$35,000-53,000. nom

74TH st, 35 W (4:1127-14), ns, 340 e Col av, 20x102.2, 4-sty & b stn dwg; Jos H Wise, 35 W 74, to Josephine B Seligmann, 225 W 86; mtg $23,000 & AL; Mar 19; May3'15; A$19,000-42,000 (R S $13). O C & 100

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75TH st, 12 E (5:1389-62), ss, 150.8 w Mad av, 24.10x102.2, 4-sty & b stn dwg; Irwin A Oppenheimer, of Boerne, Texas, to Adelaide & Lily Oppenheimer, at Palmers Hill, Stamford, Conn, & Harriet O Lassner, at Hubbard av, Stamford, Conn, & Lottie O Rouff, 201 W 78; AT; mtg $45,-000; Apr30; May4'15; A$71,000-80,000 (R S $3). 3,000

75TH st, 401 E, see 1 av, 1444.

75TH st, 57 W, see Col av, 321-9.

77TH st, 109 W (4:1149-28), ns, 100 w Col av, runs n100.8xw3.2xn3.2xw15.4xs104 xe18.6 to beg, 4-sty & b stn dwg; Irving S Dorf, ref, to Mutual Life Ins Co, plff; FORECLOS Apr28; Apr30; May1'15; A$15,-000-26,500 (R S $20). **20,000**

77TH st, 111 W (4:1149-27), ns, 118.6 w Col av, 20x104.5x20x104, 4-sty & b stn dwg; Leah A P Weil, widow, 736 West End av, to David Webster, 326 Lex av; QC; mtg $22,000; Apr28; May3'15; A$16,-000-29,000 (R S 50 cts). nom

78TH st, 134 E (5:1412-58), ss, 350 e Park av, 16.8x102.2, 3-sty & b stn dwg; Richd S Chisolm to Annie W Outerbridge, 136 E 78; mtg $15,000 & AL; Apr30'15; A$15,000-19,000 (R S $7). O C & 100

79TH st, 330 E (5:1453-38), ss, 268.9 w 1 av, 18.9x102.2, 4-sty stn tnt; Josef Schwartz to Hy B Smith, 16 W 88; B&S; mtg $12,000; Apr28; May1'15; A$7,000-13,-000. nom

82D st, 311 W (4:1245-14), ns, 140 w West End av, 20x102.2, 4-sty & b bk dwg; Geo Backer, EXR, Edwin R Holden, to Isaac G Waterman, 309 W 82; Mar5; May 3'15; A$15,000-25,000 (R S $7.50).

O C & 100

84TH st, 332 W (4:1245-92), ss, 319.11 w West End av, 20.1x102.2, 3-sty & b stn dwg; Peter Gilsey to Seygil Realty Co, 225 5 av; mtg $17,000; Apr28; May1'15; A$15,-000-22,500 (R S $5). O C & 100

85TH st, 102 W (4:1215-35), ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Robt Lawrence, 2465 Bway, to 102 W 85th St Corpn, 115 Bway; mtg $48,000; May3; May4'15; A$26,000-52,000 (R S $12). nom

88TH st, 302 E (5:1550-48½), ss, 75 e 2 av, 25x100.8, 5-sty stn tnt; leasehold; Benj Swiz, ref, to Harry Weill, 2145 1 av, 106, & Jonas Scheuer, 80 West End av, EXRS Sol Weill, plffs; mtg $——; FORECLOS Apr28; Apr30; May1'15; A$9,000-19,-000. **2,000**

93D st, 183 E (5:1522-31), ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; Jas C Brady to Lawyers Mtg Co; FORECLOS Apr23; May1'15; A$14,500-24,500 (R S $23). **22,000**

94TH st, 39 W (4:1208-11), ns, 255 e Col av, 20x100.8, 3-sty & b stn dwg; Clara C Mattlage, widow, to Harris Smith, 1 W 94; mtg $6,000 & AL; May3; May4'15; A $13,500-20,500 (R S $10). nom

96TH st E (6:1602-12), ns, 262.6 e 5 av, 37.6x100.11, vacant; Edw Shearson, at Greenwich, Conn, to Lucy D Dahlgren, 11 E 84; AL; Apr30; May3'15; A$——$—— (R S $55). nom

96TH st, 206 W (4:1243-38), ss, 144.3 w Ams av, 31.3 to es old Bloomingdale rd x 100.9x27.6x100.8, with all title to said old rd, 5-sty bk tnt; Ethel Moore, of East Rutherford, NJ, to Harry A Bloomberg, 272 W 90; mtg $30,000; Mar19; May4'15; A $27,000-39,000 (R S $12). nom

97TH st, 229-31 W, see Bway, 2580-4.

99TH st, 49 E, see Madison av, 1435.

99TH st, 343-5 E, see 1 av, 1933-5.

99TH st, 118-20 W (7:1853-43), ss, 249 w Col av, 42x100.11, 5-sty bk tnt; Wm I Young to Willard B Young, 56 W 33; ½ pt; AT; B&S & CaG; AL; May4; May5'15; A$28,000-50,000 (R S $8). nom

100TH st, 229-31 W, see Bway, 2641.

101ST st, 1 E, see 5 av, 1200-10.

102D st, 224 E (6:1651-34), ss, 360 e 3 av, 25x100.11, 4-sty bk tnt & strs; Isaac E Seikevitz to Beile Seikevitz, both at 193 Henry; mtg $18,350 & AL; Apr29; Apr30 '15; A$10,000-16,500 (R S $1). O C & 100

103D st, 711 E (6:1631-4), ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; Helen Beall, ref, to Anna Goldman, 315 Central Park W; FORECLOS Apr19; May3; May4 '15; A$5,500-6,000 (R S 50 cts). **5,000**

109TH st, 73 E (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Louis B Schram to Chas Schram, 52 E 82; July 8'13; May3'15; A$12,500-21,000. nom

109TH st, 117-9 E (6:1637-8), ns, 155 e Park av, 50x100.11, 6-sty bk tnt & strs; Richd P Lydon, ref, to Gussie Raynes, 782 Dawson, & Yetta Herskowitz, 741 Kelly; mtg $50,000; FORECLOS Mar30; Apr30'15; A$23,000-57,500 (R S $8). **8,000**

111TH st, 10 E (6:1616-68), ss, 100 e 5 av, 19x100.11, 5-sty stn tnt; Annie M, wife Jos Ivory, at Crestwood, NJ, to Jno B Cashman, 15 E 31; mtg $11,000 & AL; Apr 30'15; A$9,500-17,500 (R S $5).

112TH st, 212 W (7:1827-40), ss, 150 w 7 av, 17x100.11, 3-sty & b stn dwg; Theo Sutro, ref, to Hugh P Skelly, 24 W 83; FORECLOS Apr6; May6'15· A$9,000-11,000 (R S $7.50). **7,160**

112TH st, 218 W (7:1827-42), ss, 200 w 7 av, 75x100.11, 7-sty bk tnt; Chas Ahearn, 371 Edgecombe av, to Merversdale Co, 371 W 125; ⅛ pt; AL; Feb11'13; May5'15; A $46,000-125,000. nom

115TH st, 209 E (6:1665-6), ns, 134 e 3 av, 18x100.11, 3-sty & b stn dwg; Manhattan Av Holding Co, 74 Bway, to Oliver E Cromwell, 1925 Walnut st, Phila, Pa; AL; Apr27, 29; May3'15; A$6,500-8,500. nom

118TH st, 26 E (6:1623-58), ss, 33 w Mad av, 27x100.11, 5-sty bk tnt; Minna Forman of Bklyn to Louis Freedman, 150 Henry, & Jacob Braverman, 31 W 111; mtg $23,-000 & AL; Apr19; Apr30'15; A$14,000-25,-000 (R S $1.50). O C & 100

118TH st, 63-5 E (6:1745-30), ns, 140 w Park av, 50x100.11, 6-sty bk tnt; Wilbur Larremore, ref, to Albert Reitman, 1771 Madison av; FORECLOS Apr14; Apr30'15; A$22,000-61,000 (R S $12.50). **42,500**

118TH st, 68-70 E (6:1623-43), ss, 140 w Park av, 50x100.11, 6-sty bk tnt; Chas T Terry, ref, to Ida Loventhal, 2032 2 av; FORECLOS Apr20; Apr30'15; A$22,000-59,-000 (R S $43). **43,000**

118TH st, 83 W (6:1717-5), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Mary S White, of Mamaroneck, NY, to Sadie Seligman, 1245 St Johns pl, Bklyn; mtg $9,000; May1; May5'15; A$11,000-14,000 (R S $1). O C & 100

118TH st, 83 W; Sadie Seligman to Saml Davis, 168 Lenox av; mtg $9,000; May5'15. nom

119TH st, 132 E (6:1767-61), ss, 265 e Park av, 20x100.11, 5-sty bk tnt & strs; Nilton Realty Corpn to Edw & Augusta Roesler, both at Great Neck, LI, TRSTEES under Ollie C Reckmagel, will August Roesler; B&S; mtg $16,500; May4; May5'15; A$7,000-18,000. O C & 400

119TH st, 95 W, see Lenox av, 180.

120TH st, 7 W (6:1720-12), ns, 125 w Mt Morris Park W, 21x100.11, 4-sty & b stn dwg; N Y Life Ins Co to Antler Realty Co, 57 W 38; mtg $15,000 & AL; May3; May4 '15; A$13,500-20,000 (R S $4). **9,000**

121ST st, 3 W (6:1720-49), ns, 100 w Mt Morris Park W, 20x100.11, 4-sty & b stn dwg; N Y Life Ins Co to Antler Realty Co, 58 W 38; mtg $15,000 & AL; May3; May4'15; A$12,500-22,000 (R S $5). **20,000**

123D st, 183 E (6:1772-32½), ns, 82 w 3 av, 18x100.11, 2-sty bk & fr tnt & str; Peter Doelger Brwg Co to Manock Realty Co, 9 E 62; B&S; Apr29; Apr30'15; A$8,-000-9,500 (R S $6). O C & 100

126TH st, 249-53 E, see 2 av, 2461-7.

126TH st, 270 W (7:1931-60), ss, 100 e 8 av, 25x99.11, 4-sty bk tnt & strs, 1-sty fr ext; Annie B Bretherton to Henrietta Baker, 580 E 136, & Eliz A Schleyer, 92 Morningside av; mtg $22,500 & AL; May1; May3'15; A$18,000-21,000 (R S $5). O C & 100

127TH st, 263 W (7:1933-11), ns, 509 w 7 av, 15.9x99.11, 3-sty & b stn dwg; L Hurd Sanford of Bklyn to Clara K Worley, 43 W 128; mtg $6,500; May5'15; A$7,000-10,-000 (R S $3). O C & 100

128TH st, 18 E (6:1725-44), ss, 200 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Chas Hensle Realty Co to Sarah E Toms, 18 W 128; mtg $5,000; May3'15; A$8,000-9,500 (R S $3). O C & 100

128TH st, 47 W (6:1726-18), ns, 410 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Chas C Marrin, ref, to Mathilde A Moller, The Apthorpe, 79th & Bway, plff; FORECLOS Jan28; Feb25; May1'15; A$5,500-6,-500 (R S $6). **6,000**

128TH st, 66 W (6:1725-67), ss, 117.6 e Lenox av, 17.6x99.11, 3-sty & b stn dwg; Marks L Frank, 434 W 120, to Brigitta Neustaedter, 192 Clarmont av, NY; mtg $9,500; Mar31; Apr30'15; A$8,000-11,000 (R S $1). nom

128TH st, 154-60 W (7:1912-55-56½), ss, 166.8 e 7 av, 66.8x99.11, 4-3-sty & b bk dwgs; Frederic I Lochman, ref, to Chas T Pegg, 52 W 89, plff; mtg $27,000; FORECLOS Apr22; Apr28; Apr30'15; A$26,400-34,000 (R S 50 cts).

500 over & above mtg

129TH st, 58 W (6:1726-67), ss, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt; Howard Hayes to Wm H Jacobs, 877 Whitlock av; mtg $26,000; Mar19; May4'15; A $10,000-26,500. O C & 100

129TH st, 58 W; Sadie H Jacobs to Howard Hayes, 536 W 145; mtg $26,000; May3; May4'15. O C & 100

131ST st, 51 E (6:1756-29), ns, 175 w Park av, 25x99.11, 5-sty bk tnt; Isaac Mannheimer, 204 W 129, to Harry Cahn, 2540 Grand av, & Junius J Pitman, 2341 Andrews av, Bronx; mtg $19,000 & AL; May4; May6'15; A$6,000-18,000 (R S $1). O C & 100

131ST st, 149 W (7:1916-12), ns, 245 e 7 av, 20x99.11, 3-sty & b stn dwg; Belle E Duane, 149 W 131, to Kalo Realty Co, 368 E 149; AL; May1; May3'15; A$8,000-11,500 (R S $8). exch

131ST st, 149 W (7:1916-12), ns, 245 e 7 av, 20x99.11, 3-sty & b stn dwg; Kalo Realty Co, 368 E 149, to Thos M Johnson, 208 W 133; AL; May1; May3'15; A$8,000-11,500. exch

131ST st, 254 W (7:1936-54), ss, 250 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Thos W Churchill, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Apr 27; May5; May6'15; A$7,000-9,000(R S $8). **8,000**

133D ,st, 501 W, see Amsterdam av 1480-2.

134TH st, 77-9 W (6:1732-8½-9), ns, 172.6 e Lenox av, 35x99.11, 2-3-sty & b bk dwgs, strs in No 77; Dallas Hughes to Jerome B Burge, 17 W 131; mtg $17,000; Apr 19; May1'15; A$12,000-14,000. nom

136TH st, 170-2 W (7:1920-59), ss, 75 e 7 av, 50x99.11, 6-sty bk tnt; Harris Rosenberg to Edw London, 219 Forsyth; mtg $45,000; May1; May3'15; A$25,000-65,000. nom

136TH st, 170-2 W (7:1920-59), ss, 75 e 7 av, 50x99.11, 6-sty bk tnt; Walter S Gurnee, et al, TRSTEES Delia E Gurnee, will Walter S Gurnee, decd, to Harris Rosenberg, 39 W 135; B&S; mtg $45,000 & AL; Apr6; Apr30'15; A$25,000-65,000 (R S $5). **10,000**

137TH st, 126 W (7:1921-47), ss, 325 w Lenox av, 25x99.11, 5-stv stn tnt; Louise M Schutz of Bronx to Philip Manger, 2587 Bedford av, Bklyn; mtg $27,500; Apr29; May3'15; A$8,000-23,000 (R S $7). nom

140TH st W, see Bway, see Bway, 3430-8.

142D st, 141 W (7:2011-15), ns, 323 e 7 av, 27x99.11, 5-sty bk tnt; Bertha Kloker & Josephine C Haas to Geo Bultmann, 475 E 144, Bronx; mtg $25,000 & AL; Apr30; May1'15; A$10,300-25,000 (R S $4).

O C & 100

144TH st W, nec Riverside dr, see Riverside dr, nec 144.

144TH st W, see Convent av, see Convent av, 339.

152D st, 625 W (7:2099-16), ns, 375 w Bway, 25.5x199.10 to ss 153d, 2-sty fr dwg; Orson A Raynor, ref, to Lillian B Kupfer, 44 W 97; FORECLOS Apr5; May5'15; A $11,700-13,200 (R S $17.50). **17,150**

153D st W, ss, 375 w Bway, see 152d, 625 W.

172D st, 590 W, see St Nicholas av, 1228-36.

215TH st W, see Bway, see Bway, sec 215.

215TH st W, swc 10 av, see Bway, sec 215.

228TH st, 77 W (late Terrace View av) (8:-3431-160), ws, 843.11 sw on curve from Kingsbridge av (now Marble Hill av), 25 x97.1x25.3x93.3, 2-sty fr bldg; Chancy A Frees to Chancy W Frees, 70 Terrace View av; mtg $7,000; May3; May5'15; A$1,500-8,000 (R S $4.50). O C & 100

Amsterdam av, 1480-2 (7:1987-29), nwc 133d (No 501), 40x100, 6-sty bk tnt & strs; Laura Gross et al to Clemilt Realty Co, 3432 Bway; QC; Apr1; May4'15; A$35,000-80,000 (R S 50 cts). O C & 100

Amsterdam av, 1969-71 (8:2108-59), es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Adam Wiener, ref, to Placid Realty Co, 35 Nassau, one of the deft; mtg $67,000; PARTITION Apr12; Apr30; May1'15; A $50,000-105,000 (R S $7.50). **74,300**

Broadway, 2580-4 (7:1869-20), nec 97th (Nos 229-31), 101x165 to ol Old Bloomingdale rd, closed, x—x149.7, 7-sty bk tnt & strs; Caroline Bookman et al, EXRS, &c, Jacob Bookman, to Peter Doelger Brewing Co, 407 E 55; mtg $325,000; Apr 29; Apr30'15; A$250,000-450,000 (R S $210). exch & 100

Broadway, 2641 (7:1872-10), nwc 100th (Nos 229-31), 26.10x100, 3-sty fr tnt & str & 1-sty fr ext in st; Peter Doelger Brwg Co, 407 E 55, to Manock Realty Co, 9 E 62; Apr29; Apr30'15; A$55,000-57,000 (R S $70). O C & 100

Broadway, 3430-8 (7:2071-61), sec 140th, 99.11x150, 6-sty bk tnt & strs; Laura Gross et al to Clemilt Realty Co, 3432 Bway; QC; Apr1; May4'15; A$140,000-324,-000 (R S 50 cts). O C & 100

Broadway (8:2236-6), lot begins 125 e 207th & 125 n Vermilyea av, runs n 190.1 to Bway xe25xs189.2xw25 to beg, except pt for rd; Margery F Tracy, of Montour Falls, NY, to Donovan Estate, Inc, 80 Bway; mtg $5,000; May4'15; A$8,500-8,500 (R S $3). O C & 100

Broadway (8:2232-8), sec 215th, 81.7x 97.3x74.11x165; A$10,500-10,500; with LIFTN AV (8:2232-9), swc 215th, 99.11x60, vacant; A$8,500-8,500; Lawyers Title & Trust Co to Haven Constn Co, 149 Bway; B&S; mtg $125,000; Apr19; May5'15; A$——$—— (R S, $2.50). O C & 100

Columbus av, 321-9 (4:1128-1), nec 75th (No 57), 102.2x112, 10-sty bk tnt & strs; Julia Robert of London, Eng, to Arthur R Robert, 18 Mount st, London, W Eng; B&S; mtg $300,000; Apr12; May3'15; A $130,000-450,000. gift

Convent av, 339 (7:2050-33), es, 679.6 n 141st, 20 to 144th x100, 4-sty & b bk dwg; Clara F, wife of Hy D Winans, of New Rochelle, NY, to Cuthbert M Wilmerding, 158 Madison av; AL; May4; May6'15; A $21,000-29,000 (R S $18.50). **15,000**

Lenox av, 180 (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & strs; Chas F Ruh, 165 Bergenline av, Town of Union, NJ, to Jno H Fahy, 134 W 34; mtg $125,-000 & AL; Apr30; May3'15; A$80,000-165,-000. 25

Lexington av, 1202 (5:1510-56½), ws, 70 s 82d, 32.2x55, 5-sty bk tnt; Chas Meyers to Chas W Bohmfalk, 851 Lex av; mtg $25,000 & AL; Apr29; Apr30'15; A$19,500-28,000 (R S $1). nom

Madison av, 262 (3:868-60), swc 39th (No 22), 45x100, 4-sty & b bk dwg; No 262 Madison Ave, a corp, to Florence B Loew, 260 Madison av; AL; Apr29; May3'15; A $250,000-300,000 (R S $375). **275,000**

Madison av, 1435 (6:1605-24), nec 110th (No 49), 27.10x100, 5-sty bk tnt & strs; Henrietta wife & Isidore Hirsch to North Jersey Title Ins Co, 2 Mercer st, Hackensack, NJ; mtg $45,000; May1; May3'15; A $32,000-48,500 (R S $14). O C & 100

Marble Hill av, 30 (8:3431-515), nws, 359.3 ne 225th, 35.2x100, 2-sty & b fr dwg; Chancy A Frees to Chancy W Frees, 70 Terrace View av; mtg $7,000; May5'15; A $6,300-9,500 (R S $4). O C & 100

Nagle av (8:2174-77), nec Arden (No 1), 110x134x110x134, 6-sty bk tnt & strs; F Monroe Dyer of Closter, NJ, to Tyndall Realty Co, 149 Bway; AL; Apr19; May5'15; A$32,000-36,000. O C & 100

Old Bloomingdale rd, es, see 96th, 206 W.

Old Bloomingdale rd, see Bway, 2580-4.

Post av (8:2220-45), ns, 100 e Dyckman, 100x155, vacant; Gustave Drobegg of Bklyn to Schnell Realty Co, 215 Montague, Bklyn; mtg $10 000 & AL; Apr24; May3 '15; A$26,000-26,000 (R S $4). nom

Riverside dr (7:2091-17), nec 144th, 100 x124.4x99.11x128.8, vacant; Geo Backer, 51 Hamilton ter, to Monmouth Holding Co, 46 Cedar; B&S & CaG; mtg $102,500 & A L; Mar26; May1'15; A$——$—— nom

Riverside dr (7:2091), nec 144th, same prop; Monmouth Holding Co to Paterno & Son Contracting Co, 300 Prescott av; mtg $82,500; Apr30; May1'15 (R S $27.50). nom

St Nicholas av, 448-50 (7:1958-43), ws, 99.11 s 133d, 50x117, 6-sty bk tnt; Chalmers E Watson to 5th Ave Bond & Mtg Co, 334 5 av; mtg $55,000· Apr29; Apr30 '15; A$23,000-80,000 (R S $16). nom

St Nicholas av, 1228-36 (8:2128-8), sec 172d (No 590), 95x125, 6-stv bk tnt & strs; Paterno & Son Contracting Co, 300 Prescott av, to Monmouth Holding Co, 46 Cedar; mtg $195,000; Mar25; May1'15; A $72,000-212,000 (R S $35). exch & 100

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Sherman av, 160-4 (8:2225-32-34), ns, 200 w 204th, 100x150, 2-5-sty bk tnts; F Monroe Dyer of Closter, NJ, to Tyndall Realty Co, 149 Bway; AL; Apr19; May5'15; A $——$——. O C & 100

West End av, 787 (7:1888-19), ws, 73 n 98th, 18x80, 3-sty & b stn dwg; Jos L Rosenbaum to Jakob Rosenbaum, 601 W 115; 3-5 pts; AL; Mar29; Apr30'15; A$15,-000-21,000 (R S 50 cts). nom

West End av, 787; Benj M Kremer to same; 2-5 pts; AL; Mar29; Apr30'15 (R S 50 cts). nom

1ST av, 577 (3:939-29), nwc 33d (No 351), 24.8x100, 2-sty bk tnt & str; Peter Doelger Bwg Co, 407 E 55, to Manock Realty Co, 9 E 62; AL; Apr29; Apr30'15; A$21,000-25,000 (R S $20). O C & 100

1ST av, 1271 (5:1443-26), ws, 74.1 n 68th, 24.7x75, 5-sty bk tnt & strs; Estelle Moses to Saml S Lederer, 422 E 68; mtg $15,000; May3'15; A$10,000-20,000 (R S $6.50). O C & 100

1ST av, 1444 (5:1470-1), nec 75th (No 401), 23x68, 4-sty bk tnt & str; Jno J McCormack to Ernest N Adler, 1506 1 av; AL; Apr22; May4'15; A$15,500-23,500 (R S $6.50). **24,000**

1ST av, 1563 (5:1544-24), ws, 23.8 n 81st, 26x75, 4-sty bk tnt & strs; Saml D Wohlfeil to Wygoda Realty Co; AL; Apr22; May1'15; A$12,000-18,000 (R S $8). nom

1ST av, 1565 (5:1544-25), ws, 49.8 n 81st, 26x75, 4-sty bk tnt & strs; Saml D Wohlfeil to Wygoda Realty Co; AL; Apr22; May1'15; A$12,000-18,000 (R S $8). nom

1ST av, 1571-3 (5:1544-28-29), ws, 26.1 s 82d, 50.6x67, 2-5-sty bk tnts & strs; Saml D Wohlfeil to Wygoda Realty Co; AL; Apr22; May1'15; A$22,000-38,000 (R S $14). nom

1ST av, 1587 (5:1545-27), ws, 75 s 83d, 25x75, 5-sty stn tnt & strs; Saml D Wohlfeil to Wygoda Realty Co; AL; Apr22; May1'15; A$12,000-22,000 (R S $10). nom

1ST av, 1845 (5:1558-25), ws, 50.8 n 95th, 25x80, 5-sty bk tnt & strs; Frances, wife of & Frank Mosner, 1373 1 av, to Central Trust Co of N Y, 54 Wall; mtg $11,800 & AL; Apr30; May6'15; A$9,000-14,000. nom

1ST av, 1933-5 (6:1671-23), nwc 99th (Nos 343-5), 40.11x100, 6-sty bk tnt & strs; Manhattan Ave Holding Co, 122 Bowery, to Sollie Cohen, 169 Manhattan av, & Pincus Cohen, 941 Ave St John; mtg $31,000 & AL; May5'15; A$22,500-52,000 (R S $6). nom

1ST av, 2197 (6:1684-29), ws, 75.11 s 113th, 25x100, 6-sty bk tnt & strs; Raffaela Astarita Realty Co to Enrico Vigiani, 2167 1 av; mtg $27,500; May3; May 6'15; A$13,000-30,000 (R S $3). nom

2D av, 408 (3:929-4), es, 72.2 n 23d, 26.6 x100, 4-sty bk tnt & strs & 2-sty bk rear tnt; Mathilde Schiemann, 697 Dawson, to Arthur D Bissel, Jr, 36 Letchworth av, Buffalo, NY; mtg $23,000 &AL; Mar17; Apr30'15; A$19,000-23,000. O C & 100

2D av, 2461-7 (6:1791-21), nwc 126th (Nos 249-53), 99.11x100, 3-6-sty bk tnts & strs; Carl L Schurz, ref, to Henry H Jackson, 63 E 92; mtg $55,000; FORECLOSED & drawn Aug6'09; Apr30'15; A$45,000-118,-000. **60,000**

5TH av, 257 (3:858-4), es, 74.2 n 28th, 24.7x100, 5-sty stn str; Bernard Rabbino, ref, to Windham Realization Co, 18 Bway, pltf; FORECLOS Apr19; Apr29; May3'15; A$208,000-226,500 (R S $229). **229,000**

5TH av, 267-9 (3:859-1-2), nec 29th, 49.5 x100, 4-sty bk bldg; Chas Lanier, EXR, &c, Frances Lawrence, to Frank V Burton, of Newburgh, NY; Jno H Burton, of Cedarhurst, LI; Crawford Burton, of Oyster Bay, LI, & Howard F Clark at Great Neck, LI; mtg $400,000; May1; May3'15; A $548,000-602,000. O C & 1,000

5TH av, 1200-10 (6:1607-1-4), nec 101st (No 1), 100.11x100, 4-5-sty bk tnts; Irving Savgs Instn to Ashton Holding Co, 628 W 151; AL; May1; May4'15; A$113,500-170,000 (R S $15). O C & 100

5TH av, 2014 (6:1722-38), ws, 51.4 s 125th, 16.8x85, 4-sty stn tnt; N Y Life Ins Co to Antler Realty Co, Inc, 57 W 38; mtg $15,000 & AL; May3; May4'15; A$28,000-29,500 (R S $6). **21,000**

6TH av, 151 (2:607-47), nws at nes 11th (Nos 101-3), 25.3x60, 4-sty bk tnt & strs, 2-sty ext; Margt, wife of & Elmer W Brown, to Helena Berk, 256th & Sylvan av, Bronx; mtg $39,000; Apr30; May3'15; A $28,000-39,000 (R S 50 cts). nom

6TH av, 783 (4:997-32), ws, 75.6 n 44th, 25x100, 4-sty bk tnt & str, 2-sty ext; A $65,000-73,000; also 6TH AV, 785 (4:997-33), ws, 75.5 s 45th, 25x100, 4-sty bk tnt & strs; A$65,000-73,000; also 45TH ST, 102 W (4:997-36½), ss, 60 w 6 av, 21.6x75.5, 3-sty stn tnt & str; A$42,000-47,000; also 45TH ST, 104 W (4:997-36½), ss, 81.6 w 6 av 21.6x75.5, 3-sty stn tnt; A$40,000-42,000; Susie E Fitchett, at Highland Falls, NY, to Kompesula Realty Co, 761 6 av; mtg $155,000; May3; May6'15 (R S $65). O C & 100

7TH av, 825 (4:1006-3), es, 50.2 n 53d, 25.1x100, 5-sty stn tnt & strs; Sarah Kaempfer of Bklyn, to Wilk Holding Co, 27 Cedar; mtg $39,000; Apr30; May1'15; A $50,000-55,000. nom

7TH av, 2027 (7:1906-4), es, 63.5 n 121st, 37.6x92, 5-sty bk tnt; L Harding Rogers, Jr, to Ella M Gabler, 264 Riverside dr; C &G; mtg $39,500; Apr23; Apr30'15; A$29,-000-42,000. nom

10TH av, nwc 215th, see Bway, sec 215.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 124 (2:415), es, 100 n Delancey, 33.6x87.6; consent to 3d track; Rosa Gold to Manhattan Railway Co; mtg $30,000; Apr12; May5'15. 737

Allen st, 124; consent to 3d track; Dry Dock Savgs Instn, mortgagee, to same; mtg $25,000; Apr21; May5'15. nom

Broad st (1:23), ws, bet Wall st & Exchange pl, 137.10x—, the N Y Stock Exchange; consent to stairway &c to subway; N Y Stock Exchange Building Co to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; Mar26; May4'15. nom

Cathurine st, 4-6, see Chatham sq, 15-16.

Chatham sq, 15-16 (1:281), ss, 26.10 sw from ss Division, runs e30 to ws Catharine (Nos 4-6), xs34.5xw60 to ss of sq xne43 to beg; consent to 3d track; Jas W Haulenbeck to Manhattan Railway Co, 165 Bway; mtg $20,666.66; Feb18; Apr30'15. 3,886

Chatham sq, 15-16; also CATHARINE ST, 4-6; consent to 3d track; Chas H Phelps, EXR, &c, Wm Wall, mtgee, to same; mtg $20,666.66; Apr30'15. nom

Eldridge st, 172 (2:415); re asn of five asn of rents recorded Mar23'10, Jan20'11, Nov20'11, Oct9'12 & Apr17'14; Royal Co of NY to Fannie B Hecker, 509 W 110; Mar31; May3'15. nom

Greenwich st, 377-9 (1:187), es, 50.2 s North Moore, 50.3x100; leasehold; consent to 3d track; Giraud & Edw Elsworth, TRSTEs will Edw Elsworth, to Manhattan Railway Co; Apr6; May3'15. 553

Madison st, 286-8 (1:269), ss, 55.11 w Montgomery, 36.1x75; asn rents to secure mtgs $5,150 & $3,250; Jennie & Lena Reich, 95 Attorney, to Michl Friedwald, 1080 Findlay av; Apr30; May3'15. nom

16TH st W, nwc 9 av, see 9 av, 89.

23D st E, swc 3 av, see 3 av, 296.

128TH st, 268-70 W (7:1933); re judgt for $4,616.96; Alfred D Pell to Helen D White Haight or Louis Feltman, 1526 Eastern Pkway, Bklyn; Dec15'14; May3 '15.

144TH st W (6:1742), ns, 450 e Lenox av, 100x99.11, 1-sty fr bldg; re judgt; Leopold Levy, 1452 President, Bklyn, to Happy Home Realty Co, 3609 Bway; May1; May3'15. nom

153D st W, nec 8 av, see 8 av, 2890-2.

215TH st W (8:2196), ns, 275 e 9 av, runs n99.11xw75xn99.11 ss 216th & bounded e by Harlem River, the upland owned by party 1st pt; also LANDS UNDER WATER of Harlem River in front of above, & owned by party 2d pt; agmt fixing high water line as follows: 215th st, ns, 498.6 e 9 av, runs ne163.9xn52.8 to ss 216th at point 434.5 e 9 av; parties 1st pt convey all RT&I to all lands lying e of above in exchange for RT&I of City N Y to land under water w of above line, & agmt for cancellation of Ls of part of lands & entering into new Ls of outshore prop at ss 216th of 561.10 sq ft; T & W Thorne & Co with City N Y, by Robt A C Smith, Comr of Docks; June6'14; May6'15. nom

215th av, 948 (5:1343), es, 40.5 n 50th, 20x 70; consent to 3d track; Morris Zwerling to Manhattan Railway Co; mtg $13,500; Feb26; Apr30'15. 240

2D av, 948; consent to 3d track; Title Guar & Trust Co, mtgee, to same; mtg $8,000; Mar10; Apr30'15. nom

2D av, 948; consent to 3d track; Peter Ruge, mtgee, to same; mtg $4,000; Apr19; Apr30'15. nom

2D av, 1564 (5:1544); consent to 3d track; Grand Lodge of U S I O Free Sons of Israel, mortgagee, to Manhattan Railway Co; mtg $11,000; Mar9; May6'15. nom

2D av, 2459 (6:1791); consent to 3d track; Rosalie D Ford, mortgagee, to Manhattan Railway Co; mtg $11,500; Apr 8; May5'15. nom

3D av, 296 (3:878), swc 23d, runs w70xs 38xe20xn8xe50 to b; xn30 to beg; consent to 3d track; Fifth National Bank to Manhattan Railway Co; Mar18; Apr30'15. 1,160.10

8TH av, 2890-92 (7:2039), nec 153d, 40x 100; consent to 3d track; Isaac Goldberg to Manhattan Railway Co; mtg $50,000; Jan23; May1'15. 1,480

8TH av, 2890-2; consent to 3d track; German Savings Bank, mtgee, to same; mtg $50,000; Mar22; May1'15. nom

9TH av, 89 (3:714), nwc 16th, 26x80; consent to 3d track; Jas M or J Montgomery Hare to Manhattan Railway Co; mtg $20,000; Jan13; Apr30'15. 158.17

9TH av, 89; consent to 3d track; Harris D Colt, mtgee, to same; mtg $20,000; Mar 3; Apr30'15. nom

Agmt (miscl) as to release of annuity of $600; Emily J Patton of Jamaica, LI, legatee Annie K Wait, to Wesley Wait of Newburgh, NY, individ & EXR Annie K Wait; QC; Apr21; May3'15. 4,835

Appointment of trustee (miscl); Harriet A Dickinson, heir, &c, David S Miller, to Fredk Z Dickinson of Brattleboro, Vt, as TRSTE under said will, in place of Ann K Miller et al; Apr27; Apr30'15.

Certified copy (8:2108) of adjudication & order of reference in matter of Saml J Singer et al, individ & as firm of S J Singer & Sons, bankrupts, & referred to Seaman Miller as referee; Feb24; May1'15.

Certified copy (8:2108) order approving bond for $25,000 of Irving L Ernst, as TRSTE in matter of S J Singer & Sons, bankrupts; Mar30; May1'15.

General release (miscl); Annie F Morrill, NY, to Frank T Morrill, of Paris, France; Apr30; May5'15.

mtg for 20,000 & cash 5,000

Power of atty (miscl); Isidor Globe, 1300 Clay av, to Maxim S Globe; Sept3'14; May3'15.

Power of atty (miscl) to conduct business under firm name Milano Pharmacal Co; Vito Calcagno, 729 Cauldwell av, Bronx, to Paul Guagliardo, 202 Av A; Apr 27; May3'15.

Power of atty (miscl); Florence A Blaut of Frankfort-on-Maine, Germany, to Alfred M Silberman, her brother, 229 W 105; Oct31'13; May3'15.

Power of atty (miscl); Mary B Scott (Ripley) at present in France, to Clifton P Williamson, 127 Riv dr; Apr16; May3'15.

Power of atty (miscl); Adelaide T Spofford to E Townsend Irvin; Jan4'07; Apr30 '15.

Power of atty (miscl); Fanny A Park of Harrison, NY, to Wm F Patterson, NY; Apr24; Apr30'15.

WILLS.

Borough of Manhattan.

128TH st, 251 W (7:1934-12½), ns, 288 e S av, 15x99.9, 3-sty stn dwg; Mary J Wilson Est, Edw M Wilson, EXR, 251 W 128; atty, Geo F Corts, 51 Chambers; A$6,000-8,500. Will filed Apr22'15.

165TH st, 546 W (3:2122-82), ss, 180 e Bway, 20x117x irreg, 5-sty bk tnt; Jos C Schrader Est, Jno C McEachen, EXR, Rockville Centre, LI, atty; Jas C McEachen, 45 Bway; A$9,500-24,000. Will filed Apr 24'15.

8TH av, 2636-8 (7:2026-4 & 64), es, 75 s 141st, 49x100, 2-5-sty bk tnts & strs; Herman G E Scheiding Est, Bertha A F Scheiding, EXTRX, 38 W 93; attys, Rose & Paskus, 128 Bway; A $33,000-59,000. Will filed Apr27'15.

CONVEYANCES.

Borough of the Bronx.

Ash st (*), es, 200 n Watson av, 100x100; also HAZEL ST (*), ws, 100 s Watson av, 100x200 to Ash; also CONCORD AV (*), n wc Hazel, 100x200; also VINE ST, sec Troy av, 100x100x—x—; also VINE ST, nec Troy av, —x—; also SYCAMORE ST (*), es, 200 s Albany av, 200x100; Harold C Knoeppel, ref, to Annie V Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS Feb19; Apr30'15 (R S $4). **3,650**

Barretto st (10:2774-2775), ws, 232 s Oak Point av, 25x100, vacant; Cosimo De Nigris to Antonio, Cosimo, Jos, Giosue, Jno De Nigris & Nicola Pericci, joint tenants, all on ws Barretto st, ws, 232 s Oak Point av (R S $3.50); Feb23; May4'15. nom

Barretto st (10:2774-2775), ws, 207 s Oak Point av, 25x100, vacant; Cosimo De Nigris to Antonio, Cosimo, Jos, Giosue & Jno De Nigris, joint tenants, all on Barretto st, ws, 232 s Oak Point av; Feb23; May4'15 (R S $1). nom

Beech st (*), ses, being lots 72 to 75, map of re-subdivision of lots 70 to 76 on map 126 lots, being a subdivision of lot 23 on map Clasons Pt; Francis Trainor to Hudson P Rose Co, 7 W 45; May3; May5 '15 (R S 50 cts). nom

Bronx Park S, 964 (11:3125), ss, 75 w Daly av, 13.4x117.4x13.4x114.11; also all title to Bronx PARK S (11:3125), ss, at nwc of above premises, runs s117.4xn19.11 xw25 to ws 1st xn106.11 to Bronx Park S xe50.10 to beg, 2-sty fr dwg; Margt M Chambers to Land Realty Co, 1007 E 180; B&S & correction deed; Apr16; May6'15. nom

Bronx Park S (11:3125), ss, 75 w Daly av, runs s114.11xw38.11 to cl 1st xn19.11x w25 to ws 1st xn106.11 to Bronx Park S xe64.3 to beg, 2-sty fr dwg; Jno A Steinmetz to Land Realty Co, 1007 E 180; Apr 16; May6'15. nom

Bronx Park S, 904 (1:3125), ss, 75 w Daly av, 38.10x122.1x38.4x114.11, 2-sty fr dwg; Thos E Finucane, 74 W 52, to Land Realty Co, 1007 E 180; B&S & correction deed; Apr26; May6'15. nom

Cannon pl (12:3263), land in bed of pl in front of lot 337 map Van Cortlandt Est; deed of cession; Elise G Isaacs, 530 W 157, to City NY; Sept2'13. nom

Cannon pl (12:3263), land in bed of av in front of lots 341, 342, map Van Cortlandt Est; deed of cession; Geo C Decker, 2474 Marion av, to City NY; Nov11'13. nom

Cannon pl (12:3263), nws at line bet lots 347-348 on map Van Cortlandt Est, runs w50.10 to cl Cannon pl xsw75xnw30 to nws Cannon pl xne75 to beg; deed of cession; Albt Klingman, 2631 8 av, to City N Y; July31'13. nom

Cannon pl (12:3263), land in bed of av in front of lot 356, map Van Cortlandt Est; deed of cession; Carmen Marques, 144 E 15, to City NY; Nov12'13. nom

Cannon pl (12:3263), land bed of pl in front of lot 391, map Van Cortlandt Est; deed of cession; Michele Arra, 2103 2 av, to City NY; July17'14. nom

Casanova st (10:2774), es, 207 s Oak Point av, 50x100, vacant; Jno De Nigris to Antonio, Cosimo, Jos, Giosue & Jno De Nigris, joint tenants, all on ws Barretto st, 232 s Oak Point av; Feb23; May 4'15 (R S $1.50). nom

Claremont Pkway, 401, see Webster av, 1570.

Claremont Pkway, 425 (11:2897), ns, 221.11 e Webster av, 37.6x83.7, 4-sty bk tnt & strs; Bernard Rauch to Gussie or Gittel Jawitz, 425 Claremont Pkway; ½ pt; mtg $20,700; Apr29; Apr30'15. nom

Clinton pl, 50, see Grand av, swc Clinton pl.

Crotona Park N, 743 (1000) (11:2948), ns, 118.3 e Clinton av, 23x100, 2-sty fr dwg; Edw A Acker, ref, to Wm W Johnson, 612 North Bway, Yonkers, NY; Jno Jardine, at Chatham, NY, TRSTES Alvin J Johnson; FORECLOS Apr28; Apr30'15 (R S $5). **5,000**

Echmere pl, 871 (11:2960), ns, 175.8 w So blvd, 35x100, 4-stv bk tnt; Henry B Hardenburg, at Linden, NJ, to Assets Liquidation Co, 1 E 14; B&S; mtg $22,000; Apr29; Apr30'15 (R S 50 cts). 200

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Faile st, 632 (10:2764-2769), es, 383.4 s Spofford av, 20.10x100, 2-sty bk dwg; Realty & Realization Co Inc to Margt F Johnson, 340 W 72; QC; Apr30; May5'15 (R S 50 cts). O C & 100

Faile st, 636 (10:2764, 2769), es, 362.6 s Spofford av, 20.10x100, 2-sty bk dwg; Realty & Realization Co, 55 Bway & to Utility Realty Co, 30 E 42; B&S & CaG; Apr28; Apr30'15 (R S 50 cts). O C & 100

Fulton st (*), ws, 200 n 241st, 25x100; Chas E Porteous et al to Martha G Tyler, 304 Main, Great Barrington, Mass; mtg $4,500; Mar22; May4'15 (R S $2). nom

Garden st (11:3099), ss, 353.7 e Crotona av, runs s100xe50xn87.3xn13.11 to Prospect av xw44.10 to beg, vacant; Smada Realty Co to Jewel B Noble, 1043 So blvd; mtg $4,500; Apr1; May6'15 (R S $1). O C & 100

Hazel st (*), ws, 200 s Watson av, 200x100; Ely Neumann, ref, to Annie V Taylor, 428 Tecumseh av, Vt Vernon, NY; FORECLOSED & drawn Feb19; May4'15 (R S $1.50). **1,400**

Hazel st, ws, 100 s Watson av, see Ash, es, 200 n Watson av.

Home st, 896, see Intervale av, 1163.

Lorillard pl, 2389 (11:3055), ws, 42 s 187th, 41.10x90, 4-sty bk tnt; Peter Freess to Hermax Realty Co, 1836 Wallace av; mtg $20,000; May3; May4'15 (R S $4). O C & 100

Lorillard st (11:3054), es, 121.7 n 3 av, 50x100, vacant; Walter J M Donovan, 302 W 105, & anr to Russo-Iodice Realty Co, 2364 Lorillard pl; B&S; Apr14; Apr30'15. O C & 100

Main st (*), ws, at ss land Scofield Est, runs e— to high water mark L 1 Sound xn 110 to ss Centre xw— to Main xs107 to beg, City Island, except Main st, es, at ss land Scofield Est, runs e100xn107 to ss Centre xw100 to st xs107 to beg; City Real Estate Co to Henry B Nevins, 33 Tier st, City Island; B&S; May3; May4'15 (R S $10). O C & 100

Marian st, ses, 400 sw Westchester av, see Carpenter av, nws.

Minford pl, 1535 (11:2977), ws, 133.3 n 172d, 36.2x100, 4-sty bk tnt; Wm C Moore to Jerome Bradley, on Esther st, Walgrove Park, Dobbs Ferry, NY; -mtg $18,000; Apr 26; May1'15 (R S $7). O C & 100

Newman st (*), ws, 250 n 150th, 25x 111.6; Jennie Fredericksen, 672 Tinton av, to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; Apr29; May1'15. O C & 100

Oak Tree pl, 575, see Lafontaine av, nec Oak Tree pl.

Odell st (*), es, 505 n Starling av, 25x 108, except part for St Raymond av; Wm E Smith, ref, to Minnie Westervelt, 1338 Stebbins av; FORECLOS Mar30; Apr29; Apr30'15. **300**

Prospect st (*), ss, 117.6 e from ws City Island at high water mark, 100x110; also STRIP 16.6 wide adj above on ns; Erine Ahearn, 371 Edgecombe av, to Meyersdale Co, 271 W 125; Feb11; May5'15. nom

Reiss pl (*), ns, at line bet lots 22 & 23, runs n27.9 to es Bronx blvd xs28.3 to Reiss pl xe5.9 to beg, part lot 23 map Bronxdale Manor; City Real Estate Co to Chas P Hallock, 2244 Bronx blvd; B&S; Apr26; Apr30 '15 (R S 50 cts). O C & 100

Robertson pl, ses, 233.4 sw Hugenot, see Carpenter av, nws.

Rockwood st (11:2836), ss, 84.2 e Walton av, 30.9x45x25x55, vacant; Chas H Murray, ref, to Anna R Crossin, 1146 E 5, Bklyn; FORECLOS transfer tax lien; Apr 14; May5; May6'15. 100

Stevenson pl (12:3251), land in bed of pl in front of lot 473 on map Van Cortlandt Est; deed of cession; Frank La Gamba et al to City NY; Aug12'13. nom

Summit pl, swc Heath av, see Heath av, swc Summit pl.

Sycamore st, es, 200 s Albany av, see Sycamore, es, 200 s Albany av.

Terrace pl (10:2623), ses, 215.6 nw Westchester Railroad st, now 149th, gore, 115.6x100x59, vacant; Cath O'Shaughnessy to Leandro Cassanio, 359 E 150; May5; May 6'15 (R S 50 cts). O C & 100

Thwaites pl (*), ss, 92.6 e Bronx Park E, 23.4x50.5x29.11x50; Chas P Hallock to Arthur W A Weyers, 2070 Honeywell av; Apr30; May5'15 (R S $1). O C & 100

Vine st, see Troy av, see Ash, es, 200 n Watson av.

Willow la (*), swc Eastern blvd, 92x 114.5x100x113.9; Edw J Moberg et al to Freda, wife Alfred Ekendahl, 2235 Powell av; mtg $3,513; May3; May4'15 (R S 50 cts). O C & 100

Wood st (*), ws, 150.11 s Commerce, 25 x111.6; Eliz Dietrich, 38 Poplar av, Hackensack, NJ, to Jenny Fredericksen, 672 Tinton av; Apr29; May1'15. O C & 100

2D st E, see 228th, see 228th E, ses 2.

134TH st, 306 E (9:2309), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Henry Morgenthau Co to Henry Meyer, 304 E 134; B&S; Apr28; May3'15 (R S $2). nom

135TH st, 446 E (9:2279), ss, 466.6 e Willis av, 16x100, 3-sty & b bk dwg; Geo Bockhaus Co, 551 Exterior st, Bronx, to Wm Hoppman, 523 Garfield av, Jersey City NJ; mtg $5,000; Apr29; May1'15 (R S $5). O C & 100

136TH st, 250 E (9:2320), ss, 100 w 3 av, 25x100, 5-sty bk tnt; Jacob E Ryttenberg to Vito Corrado, 271 W 144; Apr30; May5 '15 (R S $3). O C & 100

138TH st, 614-6 E (10:2550), ss, 350 w Cypress av, 50x100, 6-sty bk tnt & strs; Jos Jacobs to Louis Jacobs, 1845 7 av; ¾ pt; mtg $35,000; Apr28; Apr30'15. O C & 100

138TH st E, nwc Jackson av, see Jackson av, nwc 138.

138TH st E, nwc Jackson av, see Jackson av, nwc 138.

139TH st, 575-7 E (10:2552), ns, 125 e St Anns av, 50x100, 2-6-sty bk tnts & strs; Jos Jacobs, Bklyn, to Louis Jacobs, 1845 7 av; ¾ pt; mtg $32,000; Apr28; Apr30'15. O C & 100

148TH st, 455 E (9:2293), ns, 190 w Brook av, 25x100, 4-sty bk tnt; Leonhard Theurer to Robt J Moorehead, 415 E 140; mtg $10,000; Apr30; May1'15 (R S $5). nom

156TH st, 429-31 E (9:2378), ns, 100.9 w Elton av, 49.9x98.8x49.9x98.6, 5-sty bk tnt; Hermax Realty Co to Peter Freess, 1143 Park av; mtg $32,000; May3; May4'15 (R S $12). O C & 100

165TH st E, swc Morris av, see Morris av, swc 165.

166TH st, 793 E (10:2671), ns, 128.1 w Union av, 37.6x149.4x37.6x149.2, 5-sty bk tnt; David Siegel, 1057 Hoe av, to Moritz Glass, 403 E 90; mtg $33,000; Apr30; May 4'15 (R S $4). O C & 100

172D st, 487 E, see Bathgate av, 1619-23.

174TH st E, nwc Boone av, see Boone av, nwc 174.

174TH st E (11:3010-3011), ns, 25 w Boone av, 75x80, except pt for st, vacant; Aug F Schwarzler to Trask Bldg Co, 1662 Boston rd; Apr28; May1'15. O C & 100

177TH st E (11:2956), ss, 375 w Marmion av, 25x100, vacant; Frank F Brady to Geo E Poulson, Red Bank, NJ; QC; Apr 28; Apr30'15. O C & 100

178TH st E, nwc Anthony av, see Anthony av, 1957.

178TH st, 1015 E (11:3136), ns, 142.5 w Boston rd, 43.3x100, 5-sty bk tnt; Hull Bldg Co to Cath Cox, 679 E 179; mtg $27,000; May3; May4'15 (R S $17). O C & 100

178TH st, 1017 E (11:3136), ns, 98.3 w Boston rd, 44.2x100, 5-sty bk tnt; Hull Bldg Co to Lilian H W Levy, 18 W 72; mtg $28,000; May3; May4'15 (R S $16). nom

179TH st, 760 E, see Prospect av, 2016.

180TH st E, nwc Mohegan av, see Mohegan av, nwc 180.

181ST st, 865 E, see Mohegan av, 2132.

182D st, 544-50 E, see 3 av, 4463.

184TH st, 490 E, see Bassford av, swc 184.

184TH st E, swc Webster av, see Webster av, 1570.

184TH st E, swc Webster av, see Webster av, swc 184.

194TH st, 273 E, see Bainbridge av, 2641-51.

195TH st, 381-7 E, see Decatur av, 2694.

195TH st, 360 E, see Decatur av, swc 196.

204TH st E, sws, at es Decatur av, see Decatur av, es, sws 204.

214TH st E (*), ss, 119 e White Plains rd, 50x100; Angelo Lombardi to Eligio Cristantiello, 706 E 214; mtg $7,000; May 5; May6'15 (R S $1.50). O C & 100

214TH st E, late Av A (*), ns, 150 w Maple, 25x125; Eligis Cristantiello, 706 E 214, to Angelo Lombardi, 712 E 214; May 5; May6'15 (R S $1.50). O C & 100

220TH st, 823 E (*), ns, 25x114; Guiseppe Bucci to Carl Czarkowski, 810 E 221; May5; May6'15 (R S $3). O C & 100

222D st E (*), ns, 130.5 e Barnes av, 75.3x88.10, Wakefield; Frank L Bacon, 59 Mott av, Far Rockaway, NY, to Morris Liberman, 2 E 218, & Abr Mogilesky, 3866 White Plains rd; mtg $10,500; May3; May4'15 (R S $6). O C & 100

227TH st E (*), ns, 200 e Bronxwood av, 100x114, Wakefield; Olga Balaban to Philip L Liebman, 201 W 111; Apr24; Apr 30'15. nom

228TH st E (*), ns, 300 w Paulding av, 100x114, Wakefield, except pt or 228th; Jno P Dumn, ref, to Herbt Reeves, 639 E 18; FORECLOS transfer tax lien; Apr8; Apr27; May5'15 (R S $2.50). **2,150**

228TH st E (*), sec 2d, being lot 1078 map Wakefield; Susanna J Cowan to Edna R Cowan, 266 E 198; mtg $3,000; May3; May6'15 (R S $2.50). O C & 2,000

237TH st E (12:3377), ss, 240 e Kepler av, 20x100, 2-sty fr dwg; mtg $4,500; also 240TH ST, 242 E (12:3380), ss, 96 e Mt Vernon av, 20x100, 2-sty bk dwg; mtg $5,000; also 240TH ST, 244 E (11:3380), ss, 116 e Mt Vernon av, 20x100, 2-sty bk dwg, mtg $5,000; Geo E Buckbee to Henry Cleland, Inc, 1849 Anthony av; May6'15. nom

240TH st, 242-4 E, see 237th E, ss, 240 e Kepler av.

261ST st W, nec Delafield av, see Delafield av, nec 261.

Amsterdam av (*), ws, 100 s Tremont rd, 25x100; Poplar Realty Co Inc to Sandor Rosner, 103 Av D; mtg $500; Apr29; May5'15 (R S 50 cts). O C & 100

Anthony av, 1957 (11:2811), nwc 178th, 50x100, except part of av & st, 2-sty fr dwg; Edw Backer et al to Waban, Mass, to Emilie J E Ulrich, 788 E 175; mtg $5,000; May1; May5'15 (R S $2.50). **2,600**

Arthur av, 2108 (11:3070), es, abt 70 n 180th, 25x103, except part for av, 2-sty fr dwg; Herman Schlank to Carucci Holding Co, 641 E 183; mtg $2,000; Apr29; May 3'15 (R S $5.50). nom

Bainbridge av, 2641-51 (12:3294), nwc 194th (No 273), 104.1x15.6x100x34.6, 1-sty bk strs; Value Realty Co, 170 Bway, to Kate B Sweeney, 604 W 112; mtg $12,000; Apr30; May1'15 (R S $18). O C & 100

Bailey av, 2876, see Bailey av, 2892.

Bailey av, 2892 (12:3260), es, 50 s 230th, 25x100.7, 3-sty bk tnt; also BAILEY AV, 2876 (12:3260), es, 225 s 230th, 25x100.10x 25x100.7, 3-sty bk tnt; Harry Cahn et al to Isaac Mannheimer, 204 W 129; mtg $12,-000; Apr6; May5'15 (R S $1). O C & 100

Barker av (*), es, 125 n Wilson pl, 25x 100; Michl Brennan Inc, 3617 White Plains rd, to Jakob Muller, 546 E 89; Apr24; May 3'15 (R S $2.50). O C & 100

Bassford av (11:3053), swc 184th (No 490), 34.1x97.8x25.6x100, 5-sty bk tnt; Robt J Moorehead, 415 E 140, to Leonhard Theurer, 455 E 148; mtg $25,500; Apr30; May 1'15 (R S $7.50). O C & 100

Bathgate av, 1593-5 (11:2913), ws, 210 s 172d, 50x120, except part for av, 5-sty bk tnt; Frances Mercy, to Jacob Mercy, 27 Carmine; ½ R T & I; AL; Apr26; May4 '15 (R S 50 cts). nom

Bathgate av, 1619-23 (11:2914), nwc 172d (No 487), 90.2x114.5x90.3x114.5, 2-2-sty fr dwgs & 3-sty fr tnt; Wm Finger, 1619 Bathgate av, to Benenson Realty Co, 401 E 152; mtg $35,000; Apr29; Apr30'15 (R S $5). O C & 100

Bathgate av (11:2914), nwc 172d, strip 0.2x114.5x0.3x114.5; Robt W Mahoney, special GDN, to Wm Finger, 1619 Bathgate av; AT; Apr20; Apr30'15. 100

Beaumont av, 2304 (11:3103), es, 112.6 n 153d, 37.6x100, 4-sty bk tnt; Jas Powers, Poughkeepsie, NY, to Anna L Garrabrant, Mt Hope, NY; Mar10; May6'15 (R S 50 cts). nom

Beaumont av, 2304; Anna L Garrabrant to Nettie Benenson, 1550 Hoe av; May1; May6'15 (R S 50 cts). nom

Beaumont av, 2316 (11:3103), ses, 200 n e 183d, 115x100, 2-sty fr dwg; Harold C Knoeppel, ref, to Flora L Root, 1763 13th, Hklyn; mtg $8,000; FORECLOS Apr20; Apr 30'15 (R S 50 cts). **500 over mtg**

Boone av (11:3010-3011), nwc 174th, 80x 25, except part for st, vacant; Henry J Semke to Trask Bldg Co, 1662 Boston rd; Apr28; May1'15 (R S $4.50). O C & 100

Boyd av (*), es, 275 s Barnes av, 50x 97.6; Jno Zacco, 537 S 11 av, Mt Vernon, NY, to Rosina Zacco, same address; Apr8; Apr30'15. nom

Bronx blvd (*), ws, 82.5 s 224th, runs s w57.4xnw50xsw25xse50xsw76.11xnw100x ne 76.11xne82.5xse102.6 to beg; Sound View Land & Impt Co to Bronx Parkway Commission, 100 Bway; Apr23; May4'15. **6,906**

Bronx blvd (*), ws, 100.4 s Julianna, runs sw25.1xnw100xsw25.1xse100 to ws Bronx blvd xsw50.2xnw225 to es Newell av xne0.7xse112.6xne50xnw112.6 to es Newell av xne49.8xse225 to beg; Cosmopolitan Bank, 803 Prospect av, to Bronx Parkway Commission, 100 Bway; Apr30'15 (R S $7.50). **7,367.07**

Bronx blvd (*), ws, 237.1 s 222d, 88x 179.11x80x179.9; Geo McCauslan to Bronx Parkway Commission, 100 Bway; Apr29; Apr30'15 (R S $5). **8,859.28**

Bronx blvd (12:3359), es, 98 sw Gun Hill rd, runs se209.7 to cl Bronx River xsw6.8x sw153xsw47xsw30.1xnw144.9 to es Bronx blvd xne225 to beg; Jno B Lazzari, 343 E 233, to Bronx Parkway Commission, 1001 Bway; Apr27; Apr30'15; re-recorded from Apr28'15. **53,988.95**

Broxadale av, nes, at ns Rhinelander av, see Rhinelander av, ns, at nes Bronxdale av.

Brook av, 524-6 (9:2275), es, 49.11 ne 148th, 49.11x100, 6-sty bk tnt & strs; Louis Jacobs to Jos Jacobs, 751 Greene av, Bklyn; ½ pt; mtg $38,000; Apr28; Apr30'15. O C & 100

Burnside av, 277 (11:3149-3156), ns, 90.11 w Ryer av (Bassford pl), 28.8x58x24x73.8, 2-sty fr dwg; Giuseppe Tannura to Jas Tannura, 2737 Decatur av; mtg $4,500; Jan 19; May5'15 (R S 50 cts). nom

Cambreleng av, 2459 (11:3075), ws, 50 s 189th, 25x100, 2-sty fr dwg; Jacquin Frank, ref, to Cath Sutorius, 1888 Bathgate av; FORECLOS Apr7; Apr30; May1 '15. **6,025**

Carpenter av (*), nws, being sw 25 ft of lot 105 & all of gore L, map South Washingtonville, 61.7x22.6x100; also ROBERTSON PL (*), ses, 233.4 sw Hugenot, 33.4x100; aso MARIAN ST (*), ses, 400 sw Westchester av, 50x100; Wm A Langdon, Hartford, Conn, to Hugo Wabst, 3318 White Plains rd; Apr10; May1'15 (R S 50 cts). 200

College av, 1271 (9:2439), ws, 360 s 169th, 20x85, 2-sty fr dwg; Sophia C Phelan, 1271 College av, to Wm D Cameron, 2473 Devoe ter; May1; May3'15 (R S 50 cts). omitted

Concord av, nwc Hazel, see Ash, es, 200 n Watson av.

Crotona av, 2311 (11:3103), ws, 237.6 n 183d, 37.6x80, 4-sty bk tnt; T J Cunningham Co to Theresa McEvenie, 228 E 9; May1'15 (R S $1.30). nom

Daly av, 1916 (11:2992), es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; Anna Majewski & ano to Belle E Duane, 149 W 131; mtg $16,000; Apr30; May3'15 (R S $5). nom

Decatur av (12:3282), swc 195th (No 360), 54.11x109.4x20.10x121.3, 5-sty bk tnt; Siegfried Karlebach, 699 Prospect av, to Ida L Karlebach, 699 Prospect av; mtg $40,000; May4'15. nom

Decatur av, 2694 (12:3278), nec 195th (Nos 381-7), 50x100, 2-sty fr bldg & str; Chas Y Campbell, Carmel, NY, & ano, TRSTES Maria A Valentine, to Miltner Bros Inc, 63 Henry, Corona, NY; mtg $6,-000; May3; May4'15 (R S $2). O C & 100

Decatur av (12:3278), es, 250 n 195th, 50 x100, vacant; Mary F Dunne & ano to Benenson Realty Co, 401 E 152; Apr29; Apr 30'15 (R S $2). O C & 100

Decatur av (12:3331), es, at sws 204th, 100x50, 1-sty fr str; Wm J Hill to Melville H Bearns, 95 Joralemon, Bklyn; mtg $4,000; Apr30'15 (R S $16). nom

Delaveile av (*), es, 25 n Allen pl, 25x 100; Hudson P Rose Co to Nunziata Fasulo, 255 E 152; May4; May5'15 (R S 50 cts). nom

Delafield av (13:3423), nec 261st, 100x50, vacant; Maggie Scanlon to Patk Grimes, 111 Morningside av; Oct19'14; Apr 30'15. nom

Eagle av (10:2623), es, 420.1 s Westchester av, 25x100, vacant; Realty Holding Co to Mortgage Associates Inc, 907 Bway; Nov15'13; May5'15. nom

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Eastern blvd, swc Willow la, see Willow la, swc Eastern blvd.

Espanade (*), ns, 55.11 e Hone av, 55.11 x104.9x50x79.8, Morris Park Estates to Jno C Tomlinson Jr, 30 W 44; Mar31; May 3'15 (R S $1). O C & 100

Esplanade (*), nec Hone av, 55.11x104.9 x50x120.10; Van Nest Realty Co to Jno C Tomlinson Jr, 30 W 44; mtg $5,180; Mar31; May3'15. nom

Forest av, 952 (10:2659), es, 110.3 n 163d, runs e135.8x83.2xw79.4xs10xw56.4 to av x n33.1 to beg, 3-sty fr tnt & 1-sty fr rear stable; Cath F Farrell to Julius J Klassar, 952 Forest av; mtg $6,000; Apr19; May5'15 (R S $2). O C & 100

Gouverneur av (12:3252), ws, 192.3 n Van Cortlandt av, 50x100, vacant; Rowiha Realty Co to Theo C & Helen F Deitrich, 105 E 15; mtg $157,500; Apr30; May4'15. O C & 100

Grand av (11:3207), swc Clinton pl (No 50), 100x25, 2-sty fr dwg; Thos J Shine, 50 Clinton pl, to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $5,000; Apr26; May4'15 (R S $2). O C & 100

Grand blvd & concourse, 2425 (11:3165), ws, 189.11 s 189th (now 188th), 25x81.1x 25x81.3, 2-sty fr dwg; Harry J Douglas, 40 W 190, to Kath Rybitzki, 214 Audubon av; mtg $4,000; May1; May4'15 (R S $2). nom

Grand blvd & concourse (11:3165), ws, 214.11 s 189th (now 188th), 25x80.1x25x 81.1, vacant; Jas T Murray to Kath Rybitzki, 214 Audubon av; mtg $2,000; May3; May 4'15 (R S $2.50). O C & 100

Grand blvd & concourse (11:2822-2838), ws, being gore lot bounded on s by prolongation of lot 92 on map 110 lots; action Woolf vs Woolf, on nw by lot 81 on said map on e by ws Grand blvd & concourse; Jno E Roeser et al to Julius Schork, 1620 University av; Apr29; May5'15 (R S $1). O C & 100

Haviland av (*), ss, 271.8 w Olmstead av, 33.4x108.4, except pt for Haviland av; Cath Quinn to Jos Russo, 2056 Haviland av; mtg $850; May3; May4'15. nom

Heath av (12:3261), swc Summit pl, 25 x88.3x25x90.1, vacant; Jos Adler & ano EXRS Fredk Adler to Emilie C Fink, 3095 Heath av; Apr30; May1'15 (R S $1.50). **1,200**

Hermany av (*), ns, 177 e Olmstead av, 37.6x103; Edw J Moberg et al to Grace, wife Edw J Moberg, 2118 Gleason av; mtg $4,000; May3; May4'15 (R S 50 cts). O C & 100

Hone av, nec Esplanade, see Esplanade, nec Hone av.

Hornaday av, 862-6, see Mohegan av, 2132.

Intervale av, 998 (10:2704), es, 250.1 n Westchester av, 50x100, 1-sty fr str & vacant; Gertrude F Hick'y, Blue Point, LI, to Dock Bldg Co, 1048 Morris av; May 4; May5'15 (R S $11). O C & 100

Intervale av, 1163 (10:2692), nws, 780.7 n e 167th, runs nw55xn22.6 to ss Home (No), xe13xse62.1 to av xsw25 to beg, 4-sty bk tnt & strs; West Side Constn Co to Henry A Keckeissen, 1317 Clinton av; Apr 30'15 (R S $21). nom

Jackson av (10:2568), nwc 138th, 100.10 x92.1, vacant; Robt M Silverman to Be Glad Constn Corpn, 725 Riverside dr; ⅛ pt; AL; Apr15; May5'15 (R S 50 cts). O C & 100

Jackson av (10:2568), nwc 138th, 100.10 x92.1, vacant; Laura Gross et al to Clemilt Realty Co, 3432 Bway; QC; Apr1; May 6'15 (R S 50 cts). O C & 100

Jefferson av (*), ss, 75 e Hill av, 50x 100; Katharina L Sanker to Esther Schwartzman, 942 Eastern Pkway, Bklyn; Apr26; May4'15 (R S 50 cts). nom

Lafontaine av (11:3063), nec Oak Tree pl (No 575), 25x95, 5-sty bk tnt; Isabella M Meeks to Elise Halm, 424 E 149; mtg $25,000; May3; May5'15 (R S $5). O C & 100

Lafontaine av (11:3063), nec Oak Tree pl (No 575); Elise Halm to Chas W Hillmann, 1912 Daly av; ½ pt; mtg $25,000; May3; May5'15 (R S $3). O C & 100

Longfellow av (11:2999), ws, 150 s Jennings, 25x100, vacant; Willis P Bowen, 512 W 158, to Minnie B Bowen, 1437 Bryant av; B&S; July23'14; May5'15. nom

Maple av (*), es, 50 n 213th, 25x100; Caterina Pizzo to Anna Pizzo, 558 2 av; Mar5; May6'15 (R S 50 cts). O C & 100

Marion av, 2972 (12:3285), ses, 309.5 ne Bedford Park blvd, 50x168, 2-sty fr dwg; Alfonso De Salvo to Steinmetz Constn Co, 1416 Glover; mtg $9,000; May3; May4 '15 (R S $2). O C & 100

Middletown rd (*), ns, 51.2 w Edison av, 45.3x109.11x45.3x104.5; Richd H Arnold to Wellman Finance & Realty Co, 120 Westchester sq; Apr22; May3'15 (R S $1). nom

Mohegan av (11:3119), nwc 180th, 133x 75, except part for Mohegan av & 180th, vacant; Cross Av Co, 149 Church, to Ave St John & Fox St Corpn, 320 Bway; Apr 28; May3'15 (R S $22.50). O C & 100

Mohegan av, 2132 (11:3124), nec 181st (No 865), runs e61.10xn67.4xe50xn42.10 to s s Hornaday av (Nos 862-6), xw128.4 to av x s120.4 to beg, 5-4-sty bk tnts, strs in No 2132; Thos H Roff, Morganville, NJ, to Lillian Hof, 4509 Ft Hamilton av, Bklyn; mtg $79,000; Apr29; Apr30'15 (R S $7). O C & 100

Morris av, 953-61 (9:2446), ws, 195.6 n 163d, 100x115, 2-2-sty fr dwgs & strs & 3-1-sty fr strs; Wm E Diller Realty & Constn Co to Ethel M Sanders, 859 Home; B&S & AL; May3; May6'15. O C & 100

Morris av, 953-61; Ethel M Sanders to Wm E Diller Realty & Constn Co, 267 E 164; B&S; mtg $15,000; May5; May6'15. O C & 100

Morris av, 1009 (9:2447), swc 165th, 79.7 x30x79.10x30, 5-sty bk tnt & strs; Carucci Holding Co to Herman Schrank, 2306 Arthur av; mtg $29,500; Apr30; May3'15 (R S $8.50). nom

Morris av, 1005 (9:2447), ws, 190.6 n 164th, 24.6x105, 1 & 2-sty bk garage; Nathan Fromm, 55 Lincoln av, Rutherford, N J, to Rudolph Belth, 8801 or 881 Bay 15th, Bklyn; Apr24; Apr30'15. nom

Newell av, es, see Bronx blvd, ws, 100.4 s Julianna.

Newell av, es, 280.8 s Julianna, see Newell av, es, 200.7 s Julianna.

Newell av (*), es, 200.7 s Julianna, 20.5 x125; also NEWELL AV, es, 280.8 s Julianna, 20.3x125; Robt Zetsche, 658 E 176, to Bronx Parkway Commission, 100 Bway; Apr29; Apr30'15 (R S $11). **10,702.48**

Newell av (*), es, 221 s Julianna, 59.8x 125; Bronx Development Co, 391 E 149, to Bronx Parkway Commission, 100 Bway; Apr29; Apr30'15 (R S $16). **15,975.16**

Newell av (*), ws, 48.2 n Burke av, runs nw124.9 to ns Burke av xnw103.4 to cl Bronx River xne33.11 & 33.11xse194.10 to Newell av xsw100 to beg; Fannie Epstein, 402 Sackman, Bklyn, to Bronx Parkway Commission, 100 Bway; Apr29; Apr30'15. **7,758.90**

Newell av (*), es, 150 s Julianna, 50x 112.6; Bella Abraham, 3350 Newell av, to Bronx Parkway Commission, 100 Bway; Apr29; Apr30'15. **4,840.83**

Old Fordham av (11:2920), sec 173d, 100.7 x1.8 to ws 3 av x100.8 to st; s1.8; Christina H Miller to Bingle Realty Co, 499 Willis av; QC; Apr14; May5'15. nom

Orloff av (12:3263), land in bed of av in front of lots 299 & 300 on map Van Cortlandt Est; deed of cession; Francis Allan, 432 E 136, to City NY; Aug26'13. nom

Orloff av (12:3263), ws, at line bet lots 253 & 254, map Van Cortlandt Est, runs e 30 to cl Orloff av xs50.10xw30 to ws Orloff av xn50.10 to beg; deed of cession; Florence M Commons, 406 W 24, to City N Y; Aug6'13. nom

Pierce av (*), ss, at line bet property of party 1st part & property of City of N Y, runs ne—xw205 to es Hering av xs60 to Pierce av xe157.9 to beg; also PIERCE AV (*), ss, at cs Williamsbridge rd, runs e535.5 to ws Hering av xn60 to ns Pierce av xw537.2 to rd xs60 to beg; deed of cession; Danl Mapes Jr, EXR Watson S Arnow et al to City NY; Jan18'—. nom

Prospect av, 2016 (11:3106), sec 179th (No 760), 40.1x75.3, 4-sty bk tnt; Argonaut Realty Corpn to Edw T Burke, 6 E 61; mtg $25,000; May1; May3'15 (R S $5). O C & 100

Prospect av, swc Garden, see Garden, ss, 353.7 e Crotona av.

Rhinelander av (*), ns, at nes Bronxdale av, 88.11x50x116.5x56.11; Wilhelmina E Hoffmann to Fred I Hicks, 403 Audubon av; May1; May6'15 (R S $3). O C & 100

Ryer av, 2063-5 (11:3149-3156), ws, 475.11 n Eurnside av, 50x123.9x50.9x132.11, 2-sty fr dwg; Simon Shapiro to Olga Balaban, 2065 Ryer av; AL; Apr1; Apr30'15. nom

St Ann's av, 767 (9:2360), ws, 75 n 157th, 25x100, 4-sty bk tnt & strs; Jos Seiferd to Wm Delventhal, 767 St Ann's av; mtg $12,000; Apr28; May3'15 (R S $7). O C & 100

Sheridan av (9:2458), ws, (as in 1883), 374.11 n cl 153d, strip 1.2x94.8; also SHERIDAN AV (9:2458), ws (as in 1883), 350 n cl 153d, runs w93.10xs0.2xe93.10xn0.2; also SHERIDAN AV (9:2458), ws (as in 1883), 300 n cl 153d, strip 1.11x92.1; also SHERIDAN AV (9:2458), ws (as in 1883), 275 n cl 153d, runs w91.2xs0.2xe91.2 to av xn0.2; also SHERIDAN AV (9:2458), ws (as in 1883), 250 n cl 153d, runs w90.3xs 0.2xe90.3 to av xn0.2 to beg; Eliza Pelham to Henry A Morris, exr EXR Arthur R Morris, 12 W 53; QC; May1; May4'15 (R S 50 cts). **500**

Sherman av (9:2451-2456), ws, 103.11 s 166th, 75x100, vacant; Kath E Beissel, 979 Aldus, to McEvoy & Koester Constn Co, 1902 Marmion av; mtg $5,400; Apr30; May 3'15 (R S $2.50). O C & 100

Southern blvd, 796 (10:2729), es, 25 s Longwood av, 50x100, 2-sty bk tnt & 1-sty fr bldg; Banet Dresher to Nathan Newman, 854 Intervale av; mtg $20,000; May5 '15 (R S 50 cts). O C & 100

Southern blvd, 796 (10:2729), es, 25 s Longwood av, 50x100, 2-sty bk dwg & 1-sty fr bldg; Lewine & Kempner Inc to Banet Drescher, 908 Quincy, Bklyn; mtg $20,000; May4; May5'15 (R S $4.50). O C & 100

Southern blvd, 2085 (11:3108), ws, 79.3 s 180th, 37.6x99.1, 5-sty bk tnt; Robt J Moorehead, 415 E 140, to Bertha Kloker & Josephine C Haas, 641 E 241; mtg $34,000; Apr30'15 (R S $4). O C & 100

Theriot av (*), es, 105.5 n Westchester av, 50x100; Jno Kinsella or Kinselle to Mary, wife Jno Kinsella or Kinselle, 1310 Theriot av; mtg $2,700; Nov24'14; May3 '15. nom

Tinton av (10:2581), ws, 100 n 147th, 50x100; Jno Gribben, Hastings-on-Hudson, NY, to Diedrich Fedden, 505 Tinton av; mtg $3,000; Apr29; May4'15 (R S $6.50). O C & 100

Troy av, nec & sec Vine, see Ash, es, 200 n Watson av.

University av (11:2868), es, 363.5 w from ws Harrison av as measured along es University av & ss Eurnside av, runs se 131.10 to ws old Croton Aqueduct xs16.8x —75.6xw169.11 to av xn86.3 to beg, 2-5-sty bk tnts; University Bldg Co, 130 W 180, to Kate Ley, 1125 Teller av, & Jno F Dauth, 2650 Marion av; mtg $70,000; May 3; May4'15 (R S $10). O C & 100

Van Cortlandt av (12:3252), es, 296.8 s Van Cortlandt Park S, 32x100x18.5x100, vacant; Jno G Donnelly, 40 W 127, to Kathryn, wife Jno G Donnelly, 40 W 127; Apr 30; May4'15 (R S $1.50). nom

Washington av, 1307-9 (11:2901), nws, 98 n 169th, 48x139.11, vacant; Julius Dahlman et al, EXRS Jacob Fleishhauer, to Roseff Realty Corpn, 1311 Wash av; mtg $11,000; May3; May4'15 (R S $1). nom

Webster av, 1570 (11:2897) nec Claremont Pkway (No 401), 82.7x50.5x82.9x46.11, 1-sty fr str & vacant; also WEBSTER av (11:3143), swc 184th, runs s97xw100xn 24xw37.6xne81.9 to 184th xe112 to beg, 2-sty fr bldg & vacant; Hull Bldg Co to Jas Murray, 540 W 165; Gus Schlaier, 208 27th, Guttenburg, NJ, & Albt J Schwarzler, 2990 Perry av; mtg $21,100; May3; May4'15. O C & 100

Webster av (11:3029), ws, 175 n 179th, 25x127.10x24.11x129, vacant; Adolph Wexler to Cency Aulbach, 2032 Webster av; B &S; Jan22; May3'15 (R S $1.50). O C & 100

Webster av (11:3029), same prop; Cency Aulbach, 2022 Webster av, to Anthony J Romagna, 2228 Grand concourse; mtg $5,000; Apr30, May3'15 (R S $1). O C & 100

Webster av (11:3143), swc 184th, runs s97xw100xn24xw37.6xne81.9 to st xe112 to beg, 2-sty fr bldg & vacant; Cath Cox to Hull Bldg Co, Inc, 3185 Hull av; mtg $10,000; May3; May4'15. nom

Woodycrest av (9:2509), es, 100 n 165th, 25x100.9, vacant; Wm T Iler to McDermott & Hanigan, Inc, 103 Park av; Apr30; May 3'15 (R S $3). O C & 100

3D av, sec 173d, see Old Fordham rd, s ec 173.

3D av, 4463 (11:3048), swc 182d (Nos 544-50), 80x102.11, 2-5-sty bk tnts, strs on cor; Harry N French, ref, to Regina Hyman, 358 W 118; FORECLOS Apr12; May 5; May6'15 (R S $2). **2,000**

3D av, 4463 (11:3048); same prop; Regina Hyman to Lears Corpn, 74 Bway; AL; May5; May6'15 (R S $9). nom

3D av, 4495 (11:3051), ws, — n 182d, 30 x122.11, vacant; Chas Shapiro Co to Lena R Shapiro, 4495 3 av; B&S; May1; May5 5'15 (R S $2). O C & 1,000

Lot 19 (*), map Harrington Est; Mary E Honohan to Margt A Cokeley, 2880 Harrington av; Nov28'14; May6'15. O C & 100

Plot (*) begins at ns lot 39, distant 81.1 ne Clason point rd, runs ne18.5xw13.6xs 12.6 to beg, part lot 39, map Clasons point; Porter Realty & Development Co to Louise E Monnot, widow; Marie A G M, wife Georges Fuglesang, Marie A L M, wife Arsene Pouriere, Jno B Monnot & Jno F Monnot, all at 31 Rue Daru, Paris, France; June 25'14; May5'15. nom

Plot (10:2696), begins at cl blk bet Hewitt pl & Stebbins av, distant 600 s Westchester av, runs e100xs20xw100xn20 to beg, vacant; Geo F Johnson to Foxvale Realty Co, 198 Bway; B&S; Apr29; Apr30 '15 (R S $6). O C & 100

Plot (12:3357), begins at es lands N Y & Harlem R R Co & ns lands known as Bronx Park, runs ne619.11xse195.1 to cl Bronx River xse40.8 & 64 xnw175.5xsw117 & 43.3xse55xne196.3 to cl Bronx River xse 52.6 & 127xsw112 & 138.4 to Bronx Park x nw549.10 to beg; Geiszler-Haas Realty Co, 2922 Concourse, to Bronx Parkway Commission, 100 Bway; Apr29; May6'15 (R S $39). **39,379.25**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Crotona pl (11:2927), sec 171st, 100.10x 37.2x100.6x31.9; asn rents to extent of $1,000; Rosalia Weiser to Moritz Fischer, 6 E 107, & ano; May4; May5'15. nom

133D st, 353-9 E, see Southern blvd, 347-9.

134TH st, 340-2 E, see Southern blvd, 347-9.

136TH st, 250 E (9:2320), ss, 100 w 3 av, 25x100, 5-sty bk tnt; re judgt; Paul Goldberg, 320 Central Park W, to Jacob E Ryttenberg, 321 W 92; May5'15. nom

171ST st E, sec Crotona pl, see Crotona pl, sec 171.

177TH st E, ss, 25 w Clinton av, see So blvd, 2081.

Clay av (11:2887), es, 1,088.6 n 169th, 41 x98, vacant; Rockland Realty Co to Sikora Realty Corpn, 8 9 av, Long Island City; Apr29; Apr30'15. nom

Elton av, 810 (9:2380), es, abt 50 n 158th, —x—, 5-sty bk tnt; general release; Alex Campbell, 810 Elton av, to Mary A Walters, Demarest, NJ; Apr21; Apr30'15. 55

Esplanade (*), ns, 55.11 e Hone av, 55.11 x104.9x50x79.8; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Mar25; May3'15. nom

Espianade (*), ns, same prop; re mtg; Lawyers T & T Co to same; Mar25; May 3'15. O C & 100

Findlay av, 1155 (9:2434), ws, 148 n 166th, 52x100, 5-sty bk tnt; re mtg; N Y Trust Co to Tully Bldg Co, 391 E 149; Apr23; Apr30'15. 8,000

Grand blvd & concourse (11:3160), es, 166.7 s 189th, 50x37.2x50.1x33.2; CONTRACT: Ida A Holland to Michl Postiglione, 2253 Hughes av; mtg $3,800; Mar 25; May4'15. **6,800**

Grand blvd & concourse (Contract), es, 166.7 s 189th, 50x37.2x50.1x33.2, vacant; Ida A Holland to Michl Postiglione, 2253 Hughes av; mtg $3,800; Mar25; May4'15. 6,800

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Morris av (9:2447), ws, 190.6 n 164th, 24.6x105x24.7x105; agmt as to release of ½ interest in above premises to party 2d part; Nathan Fromm, 55 Lincoln av, Rutherford, NJ, with Rudolph Belth, 8301 Bay 15, Bklyn; Apr24; Apr30'15. nom

Sherman av (9:2451-2456), ws, 103.11 s 166th, 75x100, vacant; re mtg; Columbia Constn Co to Kath E Beissel, 979 Aldus; Apr30; May3'15. 500

Southern blvd, 347-9 (9:2296), ns, 171.6 e Alex av, 40x100; also 133D ST, 353-9 E (9:2296), ns, 231.6 e Alex av, 80x100; also 134TH ST, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100; asn rents to secure mtg of $2,000 covering 252 W 31; Margt E Weill, 634 E 138, to Wm Goldstone, 2 W 89; Apr30; May1'15. nom

Southern blvd, 2081 (11:3108), ws, 116.8 s 180th, runs s37.6xe149.6xn54.10xe50xs17.4xe99.7 to beg, 5-sty bk tnt; mtg $25,000; CONTRACT to exchange for 177TH ST E (11:2950), ss, 25 w Clinton av, 25x99.9x25x99.8; also 177TH ST E (11:2950), ss, 50 w Clinton av, 25x99.7x25x99.9, vacant; Robt J Moorehead, 415 E 149, with Ellen E Blazer, 411 4 av; Apr30; May3'15. nom

Southern blvd, 2081 (Contracts), ws, 116.8 s 180th, runs s37.6xw149.6xn54,10xe50xs17.4xe99.7 to beg, 5-sty bk tnt; mtg $25,000; CONTRACT to exch for 177TH ST E, ss, 25 w Clinton av, 25x99.9x25x99.8; also 177TH ST E, ss, 50 w Clinton av, 25x99.7x25x99.9, vacant; Robt J Moorehead, 415 E 149, with Ellen E Blazer, 411 4 av; Apr30; May3'15. O C & 100

3D av, 3884 (11:2929), es, 173 s 172d, 27x175; consent to 3d track; Moses L Marrus to Manhattan Railway Co; mtg $14,500; Nov9'14; May4'15. 135

3D av, 3884; consent to 3d track; Board of Demestic Missions of The Reformed Dutch Church to same; Dec5'14; May4'15. nom

Webster av, swc 184th, see Webster av, 1570.

All real property (*) now owned or hereafter acquired, wheresoever situated; re dower; Olga Fisher to Wm K Fisher, 5 W 16; Dec29'14; May4'15 (R S 50 cts). nom

Certified copy (wills) of last will & testament of Franklin P Duffy; Aug16'06; May5'15. ——

Parcel 35 (*) on damage map to open Garfield st from West Farms rd to Morris Park av, & Fillmore st from Van Nest av to Morris Park av; re mtg; Valerie F Cooper to City NY; Nov14'14; May4'15. nom

Parcel 35 (*) on damage map to open same; re mtg; Morris Cooper, EXR Larua M Cooper, to same; Nov14'14; May4'15. nom

LEASES.

Borough of Manhattan.

APRIL 30, MAY 1, 3, 4, 5 & 6.

Chambers st, 101 (1:145); sur Ls; Karl Kreutzer to Almy G Gallatin, 2 E 55; AT; Mar8; Apr30'15. nom

Chatham sq, 21 (1:279), all; Michl P Rich to Angelo Solomon, 64 Bayard; 5 1-12yf April; May3'15. 800

Delancey st, 32 (2:420), all; Christian Goetz, 16 W 120, to Elias Samson, 32 Delancey; 5yf May1'19; Apr30'15. 2,500

Division st, 4, see Division, 6-8.

Division st, 6-8 (1:281), str fl; also DIVISION ST, 4, rear str fl; Geo Hennessey to Benj Goldfarb, 56 East Bway; 3yf May 1; Apr30'15. 2,700

Duane st, 65-7 (1:156); also ELM ST, 24-6; also PEARL ST, 539; str fl, b & sub b; Saml Vernon Estate to Miller & Wright Paper Co, 65 Duane; 5yf May1'06, with 2 rens of 5y each; May1'15. 12,145

Duane st, 172 (1:141), all; Wm O Saxton to Frank M Coughlan, 25 Ft Washington pl; 5yf May1; May1'15. 4,000 & 4,100

Duane st, 172; asn Ls; Frank M Coughlan to F M Coughlan & Son, Inc; Feb2; May1'15. nom

Elm st, 24-6, see Duane, 65-7.

Houston st, 177 E (2:417), e str & 4 rooms on 3d fl; Max Goldberg & ano to Isaac Grishman, 117 E Houston; 5yf May 1; May6'15. 720

Houston st, 177 E (2:417), w str & c & 4 rooms above str; Max Goldberg & ano to Jos Feldstein, 177 E Houston; 5yf May 1'15; May6'15. 720

Houston st, 329 E (2:345), all; Rund Realty Co to Sarah Teitelbaum, 329 E Houston; 2yf May1; 3yren; May5'15. 2,400

Hudson st, 512 (2:619), all; Emma J Storey, of Bklyn, to Wm Johnston, 512 Hudson; 5yf Feb1'17; May3'15. 1,200

Madison st, 152 (1:274); agmt as to sur Ls; David L Katz & ano with Aaron Friedman, 37 Gansevoort; AT; May5; May 6'15. nom

Mulberry st, 91 (1:199), str; Saverio Foglia to Nunziante Russolo, both at 91 Mulberry; 2yf May1; May4'15. 960

Nassau st, 168 (1:102), es, 30 s Frankfort, 20x—, str & pt b & sub b, with right of way from Frankfort st; Schulte Realty Co to Riker & Hegeman Co, 340 W 4; 21yf completion of alterations or before Jan 1'16; May6'15. nom

7% of net receipts or not less than 13,000

North Moore st, 42 (1:189), all; Lillian S Gillespie of Tuxedo Park, to Gabriel Nachman; 5yf May1; May5'15. 3,500

Pearl st, 539, see Duane, 65-7.

St Marks pl, nwc 2 av, see 2 av. nwc St Marks pl.

Union sq W, 1 (3:842), nwc 14th; sur Ls dated Apr2'10; Morris Harris to One Union Square Corpn, 128 Bway; AT; Apr28; May 1'15. nom

Union sq W, 1 (3:842), nwc 14th, str fl & b; One Union Square Corpn to Morris Harris, 268 W 139; 5yf May1; May1'15. 7,500

Waverly pl or Washington sq N, 2 (2:-550), ns, 27.8 w University pl, 27.8x164.8 to alley x27.8x166.7, the land; TRSTEES of Sailors Snug Harbor to Marmaduke Tilden, at Fox Chase rd, Jenkinstown, Pa; 21yf May1, with renewals; Apr28'15; corrects error in last issue, when property was Waverly pl, 2. taxes &c & 1,260

Waverly pl or Washington sq N, 5 (2:-550), ns, 55.4 w University pl, 27.8x162.10 to alley x27.8x164.8; sur Ls & all title to bdgs; Mary E Blodgett to TRSTES of Sailors Snug Harbor, 61 Bway; Mar23; Apr 22'15; corrects error in last issue, when property was Waverly pl, 3. nom

Waverly pl or Washington sq N, 5 (2:-550), ns, 19.3 w University pl, 27.8x159.1 to alley x27.8x161, th land; TRSTEES of Sailors Snug Harbor to Chas W Gould, 5 Washington sq N; 21yf May1, with renewal; Apr20'15; corrects error in last issue as to property. taxes &c & 1,260

5TH st, S05-9 E (2:360); asn Ls; Jos Levin & ano to Osias Diamond, 227 2d, & ano; Apr26; May6'15. 750

8TH st, 45 E (2:560), ns, 185.7 w Bway, 25x93.11; asn Ls; Walter J Egan, EXR Patk B Egan, to Walter J Egan, EXR Patk B Egan; to Walter J Egan, 507 E 185, legatee Patk B Egan; July27'14; May 5'15. nom

8TH st, 67 E (2:560), ns, 160.7 w Bway, 25x93.11; asn Ls; Walter J Egan, EXR Patk B Egan, to Walter J Egan, 507 E 185, legatee Patk B Egan; July27'14; May 5'15. nom

8TH st, E, nwc 2 av, see 2 av, nwc 8.

10TH st, 264 E (2:437), str & pt b; Herman Getzler, 302 Spring, to Louis Bar, 270 E 10; 3yf May1; May5'15. 480

14TH st E, nwc Union sq W, see Union sq W, 1.

18TH st E, swc 1 av, see 1 av, 311.

22ND st, 52-6 W (3:695), all; O'Connor & Richman, Inc, to Alex Smith, 501 W 136; 5yf May1; 5y ren; May3'15. 3,000

31ST st, 5-9 E (3:861); also 32D ST, 6-10 E, 5th fl in Stockton Bldg; American Real Estate Co to Julius Cohn, 780 West End av & Max Cohn, 201 W 72, firm J & M Cohn; 5yf Feb1'16; May6'15. 9,000

32D st, 6-10 E, see 31st, 5-9 E.

33TH st, 126 W (3:809), bootblack privilege in barber shop; Hugo Olowson to Tony Etri; from June1 to —— at $10.00 monthly; May5'15. ——

50TH st W, swc 5 av, see 5 av, 624.

58TH st, 266 W, see Bway, 1787.

70TH st W, sec Col av, see Col av, 219.

80TH st W, nwc Ams av, see Ams av, 420.

85TH st, 534 E (5:1581), e str fl & pt b; Jakob Schmitt to Chas H Abbott, at Hartsdale; 5yf May1; Apr30'15. 420

87TH st, 177-9 E (5:1516), str & 1st fl; Hy D Greenwald, 24 E 93, & ano to C M Sorenson Co, 177 E 87; 4yf May1; May5 '15. 1,950 to 2,250

88TH st, 210-4 E (5:1533); asn Ls & consent by Hannah Straus; Jos Greenwald, 3706 3 av, to Benj Weissman, 52 E 101, & ano; AT; Apr22; May6'15. 867,.35

88TH st, 44 W (4:1201), all; Washington Trust Co, as TRSTE, to Adolph W Kempner, 44 W 88; 5yf Oct1'14; May6'15. 2,400

98TH st, 65 E (6:1604), all; Sigmund Mayer & Abr Feldman to Rose Feldman, 156 Henry; 3yf May1; May6'15. 1,950

99TH st E, nwc Park av, see Park av, 1304-8.

100TH st E, cor 2 av, see 2 av, 1931.

102D st, 300 E (6:1673), two strs & 1 b; Harry A Wilkus to Hyman Levine, 300 E 102; 3yf May1'14; 3y ren; May1'15. 600

104TH st, 106 E (6:1631), parlor fl; Koppel Sachs & ano to Jos Rosen, 22 E 115, & Nathan Littman, 46 W 117; 5yf May1; May 6'15. 180

109TH st, 328 E (6:1680), str fl & b; Rosina Vingelli, 328 E 109, to Pasquale Di Lacio & Filippo Costanzo, 326 E 109; 5yf Apr1; May4'15. 600

112TH st, 118 E (6:1639), all; Emilie H McCoy to Jacob Anschelewitz, 118 E 112; 5yf Aug1; May1'15. 870

121ST st, 245 E (6:1785), w rear str & b; Lawrence P Kinsella to Ralph Nemser; 3yf May1; May6'15. 312 & 360

124TH st, 172 W, see 7 av, 2077-9.

125TH st, 109 E (6:1774), all; Emily R Mitchell to Max Bernstein, 514 W 134, & Benj Bernstein, 162 E Bway; 15yf Sept1 '14; May3'15. 2,700 to 4,800

125TH st, 109 E; asn Ls; Benj Bernstein, 162 E Bway, to Max Bernstein, 514 W 134; AT; Apr30; May3'15. nom

125TH st, 109 E; asn Ls; Max Bernstein, 514 W 134, to Abr Rosen, 128 Norfolk; ½ pt; Apr30; May3'15. O C & 3,000

132D st W, nec Old Bway, see Old Bway, nec 132.

141ST st W, swc Lenox av, see Lenox av, 619.

145TH st W, swc 8 av, see 8 av, 2721-3.

148TH st W, nec 8 av, see 8 av, nec 148.

181ST st, 606 W (8:2162), str & b; G L Lawrence to Hermann Sohlumbohm, 173 E 25; 5yf May1; May3'15. 3,000

Amsterdam av, 420 (4:1228), nwc 80th, str, pt b & apt on 2d fl e; Jocob G Fischer to Arnold Grunge, 420 Ams av; 3yf May1; May3'15. 3,200

Broadway, 416 (1:196), pt of ss 1st fl; Michl Donnelly & ano to Henry V Goldberger, 18 W 112; 3yf May1; Apr30'15. 2,000

Broadway, 781 (2:561), ws, 46.2 s 10th, 23.1x95.10x23x97.4, the land; TRUSTEES of Sailors Snug Harbor to Archibald J C Anderson, 33 E 24; 21yf Nov1; 21yren; May5'15. taxes, &c, & 2,500

Broadway, 1787 (4:1029); also 58TH ST, 266 W; also 8TH AV, sec 58th, 2d str s from cor str; asn Ls; Rose Brown, 127 Manhattan av, to Albt E Smith, 223 E 14 & ano; mtg $——; May4'15. O C & 100

Columbus av, 219 (4:1122), sec 70th; asn Ls; Francis Mulgrew to August F Schmidt, 245 W 80; mtg $——; May6'15. nom

Lenox av, 619 (7:2009), swc 141st, str, 25x30, & pt of b; J Fredk Menke to Patk Cullinan, 619 Lenox av; 5yf April'16; Apr 30'15. 1,600 & 1,900

Lexington av, 415 (5:1298), all; Fanny J & F Allan Kirkwood, at Oyster Bay, LI, to Jno E Harrigan, 59 W 36; 15yf May1; May5'15. excess taxes, &c, & 3,000 to 5,400

Old Broadway (7:1986), nec 132d, 25x—, str & pt c; Jno A Haeseler to Jos Ryan, 529 W 133; 5yf May1; May3'15. 1,200

Park av, 1304-8 (6:1605), nwc 99th, str & c; Chas G Herbermann, 346 Convent av, to Henry Frommer & Isaac Greenstein, both at 1306 Park av; 5yf May1; May5'15. 780 & 840

Park av, 1640 (6:1622); asn Ls; Francis Monaghan to Chas Shannon, 1138 3 av; mtg $——; May5'15. nom

Pleasant av, 302 (6:1715), str & pt b; Jno T Booth et al, TRSTES will Richd E Buckley, to Carmine Bonelli, 2306 1 av; 5 1-2yf April; May1'15. 1,200 & 1,500

St Nicholas av, 1374 (8:2158), n str; Rosie Levy, 287 Lenox av, to Triffon Clissuras, 1370 St Nicholas av; 5yf Jan1 '16; May3'15. 1,020 to 1,200

St Nicholas av, 1413 (8:2162); bill of sale of sal Ls & chattels; Jos Cohen, auctioneer, to Chas H Abbott, at Hartsdale, NY; Apr19; May6'15. 1,000

St Nicholas av, 1413; asn Ls & bill of sale of chattels; Chas H Abbott to Edw H Koch, 1550 Bryant av, Bronx; AT; May5; May6'15. O C & 100

Wadsworth av, 124-8 (8:2163), ws, 50 n 179th, 75x100; asn Ls; Aldorf Constn Co, 3785 Bway, to Maison De Danse, Inc, 124 Wadsworth av; AT; Sept26'14; Apr30'15. nom

1ST av, 311 (3:923), swc 18th; asn Ls; Dennis O'Brien to Michl M Ahern, 311 1 av; mtg $4,325; Apr29; May3'15. O C & 100

2D av, 14 (2:442), all; Katie Hartman, 304 2 av, to Hy & Chas Steiner, 245 S 9, Bklyn, firm Hy Steiner & Son; 5yf May1; May3'15. 3,250

2D av (2:464), nwc St Marks pl, 48x120; leasehold; re asn rents recorded Mar18'15; Universal Discount Co, 100 5 av, to 37 St Marks Pl Corpn, 63 Park row; AT; May 1; May4'15. nom

2D av (2:464), nwc 8th, 48x120; leasehold; asn rents; 37 St Marks Pl Corpn, 63 Park row, to Moses H Harris, 501 W 110; mtg $20,000; May1; May4'15. 11,000

2D av, 1191 (5:1417), str & b; Wm Stubenbord to Michl Muller, 1191 2 av; 5yf May1; May5'15. 2,200

2D av, 1931 (6:1649), cor 100th, str & b; Rosie Kraut, 240 E 100, to Jacob Tullman, 234 E 100; 5yf May1; 2y ren; May4'15. 1,020

3D av, 895 (5:1327); asn Ls; Wm & Thos Lynch to Wm F Carley, 670 9 av; mtg $——; Apr28; Apr29'15; corrects error in last issue. nom

3D av, 946-8 (5:1311), str & b, 50x70, together with 57th st cor ½ of 2d story; Josephine H Raser & ano, EXRS &c Dani Hennessey, to F W Woolworth Co, 233 Bway; 10yf May1; May1'15. 8,000

3D av, 1126 (5:1400), str fl & rear b; Fredk A Hussele to Luigi Avventi, 318 E 106, & Andw Mennonna, 1124 3 av; 3yf Nov1'14; Apr26'15; corrects error in last issue. 960

5TH av, 624 (5:1265), swc 50th, 25x100x irreg x92; asn Ls; Julie P Redmond & ano, EXRS &c Hy S Redmond, to Theo C Marceau, at Premium Pt, New Rochelle, NY; AL; Apr30; May3'15. O C & 100

5TH av, 624; consent to asn above Ls; TRSTES of Columbia University, 63 Wall, to Julie P Redmond & W Redmond Cross, EXRS &c Hy S Redmond; Feb24; May3'15. ——

5TH av, 1429 (6:1622), s str & b; Jos Shenk to Barnett & Isaac Evans, 949 Fox; 5yf Sept1'14; May4'15. 1,380

7TH av, 1858-60 (3:771); asn Ls; Michl J & Dominick J Gilhuly to Frank J Fahey & Jas J Keenan, 169 7 av, firm Faherty & Keenan; June2'13; May4'15. nom

7TH av, 363 (3:806), str & b; Maurice Myers to Jno Pisacano, 333 7 av; 5yf Apr 1; May5'15. 1,200

7TH av, 2077-9 (7:1908); also 124TH ST, 172 W; asn Ls & AT to chattels; Eliz Considine, ADMTRX, Martin J Considine, to Wm H Schroeder, 289 Lenox av; mtg $7,000; May3; May4'15. O C & 100

8TH av, 35 (2:625), str & pt b; Dubois H Weymer to Robt Huetter, 35 8 av; 4yf May1; May3'15. 780

8TH av, 114 (3:765), s str & b; Jonas Weil & ano to Fredk Schroeder, 112 8 av; 3yf Oct'14; May4'15. 780 & 840

8TH av, 2721-3 (7:2044), swc 145th, str & pt c; Mary Lynch, 2725 8 av, to Geo H Huggard, 515 W 147, & ano; 5yf May1; May16'15. 1,800

8TH av (7:2034), nec 148th, all; Sol L Cohen, 60 W 10, to Saml Mautner & Abe S Weisel, both at 535 W 163; 5yf Aug1'11; May4'15. 6,300

9TH av, 506 (3:762), s str & b; Jos Stern to Solomon Slutzkin, 506 9 av; 5yf May1; May6'15. 660 & 720

9TH av, 676 (4:1056), all; Edw V Thornall to Edw & Sidney Freund, 546 W 147; 15yf May1; Apr30'15. taxes &c & 2,250

East River (2:361), the bulkhead at foot 5th & 6th; also a STRIP adj for docking purposes &c; Webb's Academy & Home for Shipbuilders to Independent Consumers Ice Co; 5yf Apr30; May3'15. 2,500

Piers 16 & 18, N R (miscl) with bulkheads &c; power of atty to lease, &c; Frederic Gallatin Jr to Albt R Gallatin, NY; May3; May6'15. ——

LEASES.

Borough of the Bronx.

Charlotte st, swc 170th, see 170th, swc Charlotte.

Freeman st, 965 (11:2994), str; Jorgensen Realty & Constn Co to Abe Cohen, 965 Freeman; 3yf Jan1'17; May5'15. 1,320

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Freeman st, 965; asn Ls; Abe Cohen to Isidor Yager; AT; Apr5'15. nom

142D st E, nec Willis av, see Willis av, 354.

152D st, 811 E (10:2665), nec Tinton av, b str; Max Harlib to Barnet Kreeger; 3yf May1; May3'15. 420

153D st, 502 E (9:2361), str & c; Jno L Mead to Albt & Louis Danzig, 853 Sheridan av; 5yf Sept1'14; 5y ren; May5'15. 600

164TH st E, nec Prospect av, see Prospect av, 980.

165TH st E, nec Bryant av, see Bryant av, nec 165.

170TH st E (11:2966-2977), swc Charlotte, 1-sty str & c; Balmar Realty Co to Wm Abrams, 324 E 125; 10yf May1; May3'15. 960 to 1,200

Arthur av, 2396 (11:3073), str; Pietro Cinelli to Nicola Nevola, 671 E 188, & ano; 10yf May1; Apr30'15. 1,200 to 1,500

Bryant av (10:2757), nec 165th, cor str; Bryant Av & 165th St Co, Inc, to Bernard Berkowitz, 1002 So blvd; 10yf Apr12; May 3'15. 1,000 to 1,300

Elton av, 777 (9:2379), str; Geo Fuchs, individ & as ADM Geo Fuchs, to Geo Klett, 777 Elton av; 5yf Nov1'14; May4'15. 750 to 950

Morris av, 1006 (9:2447); sur Ls; Bernard Crausman to Carucci Holding Co, 641 E 183; May1; May3'15. nom

Prospect av, 980 (10:2690), nec 164th, all; Newport Holding Co to Community Investing Co, 892 Prospect av; 5yf Apr30; Apr30'15. 1,320

Southern blvd, 1005 (11:2960), str & c; C J Cary Bldg Co to Herman J Rosenthal, 1404 Wilkens av; 5yf June1; May5'15. 960 to 1,500

Tinton av, 633 (10:2653), all; Henrietta Glauber to Minnie Sobel, 712 Cauldwell av; 3yf May1'15; 2y ren; May1'15. 2,800

Tinton av, nec 152d, see 152d, 811 E

Tremont av, 757 E (11:3093); asn Ls; Edw T Farrell to Michl Lipschina, 108 Adams; May4'15. nom

Tremont av, 794 (11:2956), all; Irvin Realty Co to Ernest Reichert, 2011 Mapes av; 2yf Apr26; 1y ren; May4'15. 1,800

Westchester av, 998 (10:2714), cigar stand; Wm J Nichols to Meyer Heller, 953 E 165; 7yf May1; May6'15. 250 & 399.96

Willis av, 354 (9:2287), nec 142d, str; Aug Kalmus & ano, TRSTES Minnie Kalmus, to Geo Zopf, 401 E 142; 5yf May1; May3 '15. 1,800

3D av, 2904 (9:2362), n str; Geo W Fennell to Maurice Molineaux, 940 Simpson; 5yf May1'14; Apr30'15. 1,800

MORTGAGES.

Borough of Manhattan.

APRIL 30, MAY 1, 3, 4, 5 & 6.

Attorney st, 95 (2:348); sobrn of mtg for $3,000; pr mtg $5,150; Apr30; May3'15; Lena & Jennie Reich, 95 Attorney, exrs,, & Hyman Schiff, 3675 Bway, mortgagee, with Michl Friedwald, 1080 Findlay av. nom

Attorney st, 95, see Madison, 286-8.

Beekman st, 98-100, see Pearl, 287-9.

Bleecker st, 144 (2:525), ss, 25 w West Broadway, 25x125; PM; Apr30; May1'15; 5 y5%; Placido Mori to David Lippmann, 50 Central Pk W, & Harry Lippmann, 87 W 88. 20,000

Bleecker st, 144; PM; pr mtg $20,000; Apr30; May1'15; installs, 6%; same to same. 5,000

Cannon st, 97-9 (2:334), ws, 275 n Rivington, —x—; ext of mtg for $34,500 to Apr22'18, 5%; May1; May3'15; Geo G Kip, of Morristown, NJ, with Hy Edelmuth, 1462-70 Bway. nom

Cathedral Pkway, 214 (7:1881), ss, 300 w Ams av, 100x70.11; participation agmt as to ownership of bond & mtg for $35,-000; May5; May6'15; J C Mayer & M G Mayer, Inc, 1150 Bway, with Wm M Moore, cor University av & 190th. nom

Church st, 251 (1:174), es, abt 45 n Leonard, 25x65; also LEONARD ST, 69 (1:174), 8ns, 40 e Church, 25x50; pr mtg $——; May4; May5'15; due Feb'16, 5%; Stillman F Sperry & Cath A, his wife, 52 Brooklyn av, Bklyn, to Rebecca D Cohen of Palisade, NJ. 4,000

Church st, 251; also LEONARD ST, 69; sobrn of mtg for $10,000 to mtg $4,000; Apr19; May5'15; same owners & Sarah E Rosedale of West Nyack, NY, with same. nom

Delancey st, 26 (2:420), ns, 25x 100; pr mtg $30,000; July26'10; May4'15; due July 26'13, 6%; Nathan Hutkoff to Sender Jarmulowsky. 3,000

Dyckman st (8:2150 & 2151), es, at cl 10 av, runs ne219 to Shermans Creek xe, s, sw, s, sw & w— along Sherman's Creek & Harlem River, as same winds & turns to cl Dyckman st if extended xn66.3 to es Harlem River Driveway xn128.4 to cl Dyckman st xn216.3 to beg; also HARLEM RIVER DRIVEWAY OR SPEEDWAY, es, at cl Dyckman, runs s21.8xe6.11 to cl Dyckman xn20.3 to beg, gore; also HARLEM RIVER DRIVEWAY, es, 20 s from cl Dyckman, runs e6.11 to cl said st xse 46 to h w mark xsw28 to es said driveway xn47 to beg; ½ pt; with all RT&I to lands under water, dockage, &c; Apr16'14; May5'15; due Apr16'15, 6%; Danl E Seybel at Portchester, NY, to Geo C Smith, 39 W 56. 20,000

Dyckman st (8:2175), ss, 150 w Sherman av, 100x200 to ns proposed Thayer st; ext of mtg for $14,000 to May1'18, 5½%; Apr 22; May6'15; Leopold Frank, 449 W 24, with Florence S Burston, 255 Ft Washington av et al, heirs, &c, Matilda I Messer. nom

Dyckman st (8:2175), same prop; ext of mtg for $5,000 to May1'18, 5½%; Apr22; May6'15; Leopold Frank, 449 W 24, with Florence S Burston, 255 Ft Washington av, et al, heirs, &c, Mathilda I Messer. nom

Eldridge st, 172 (2:415), es, 174.3 s Rivington, 25.3x87.6, pr mtg $13,000, Apr7; May3'15, due 1 mo after as per bond; Fannie B Hecker, 509 W 110, to Theresa B Zabriskie, 344 Prospect av, Hackensack, NJ. 4,000

Eldridge st, 172; sobrn of mtg for $10,-000 to mtg $4,000; Apr7; May3'15; Jno McK Hecker, 509 W 110, mortgagee, with same. nom

Eldridge st, 172 (2:415); ext of mtg for $13,000 to May1'18, 5%; Mar17; May3'15; Maurice C Sternbach, 13 E 60, & ano, trstees will Chas Sternbach, with Fannie B, wife Jno McK Hecker, 509 W 110. nom

Eldridge st, 236-44, (2:417), es, 99.3 s Houston, runs s137.5x92.10xn24.9xw6xn 102.5xw37.10 to beg; pr mtg $119,000; May 5, May1'15, due & int as per bond; Minsker Realty Co, 111 E Houston, to Chas K Beekman, 555 Park av. 11,500

Eldridge st, 236-44; certf as to mtg $11,-500, Mar5, May1'15; same to same. ——

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Mar8; May1'15; Wm K Beekman with same. nom

Eldridge st, 236-44; sobrn judgt to mtg for $11,500; Feb9; May1'15; Austin Organ Co with same. nom

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Feb1; May1'15; Eliz W Stevens & Helen C Mostyn with same. nom

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Feb19; May1'15; Candee, Smith & Howland Co with same. nom

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Feb8; May1'15; Hinkle Iron Co, 341 W 56, with same. nom

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Mar12; May1'15; Tippett & Wood with same. nom

Eldridge st, 236-44; sobrn of mtg for $30,-000 to mtg $11,500; Jan30; May1'15; Emilie A Deen, 220 W 98, & Constance B Arnold, 490 West End av, with same. nom

Eldridge st, 236-44; sobrn of judgt to mtg for $11,500; Mar10; May1'15; T New Constn Co with same. nom

Eldridge st, 236-44; ext of mtg for $119,000 to July1'17, 5%; Apr30; May1'15; Greenwich Savings Bank, 246 6 av, with Minsker Realty Co, 111 E Houston. nom

Fulton st, 82-8 (1:77), swc Gold (Nos 45-51), runs s94.3xw99.11xn38.3 & 39 to Fulton xe102 to beg; Jan16'11; May4'15; demand, 6%; Danl E Seybel of Portchester, NY, to Park Co, 41 Park Row. 20,000

Gold st, 45-51, see Fulton, 82-8.

Grand st, 76 (2:475); ext of mtg for $9,-000 to Apr30'20, 5%; Apr30; May5'15; NY Protestant Episcopal Public School, 63 Wall, with Adelaide Betts, 111 State st, Bklyn. nom

Grove st, 42-4 (2:588), ss, 83 w Bleecker, 42x100; May3; May5'15; 5y5%; Chas I Weinstein Realty Co to Lawyers Title & Trust Co, 160 Bway. 40,000

Grove st, 42-4; certf as to mtg $40,000; May3; May5'15; same to same. ——

Grove st, 42-4; PM; pr mtg $40,000; May 4; May5'15; 6y6%; Andw Gardella of Bklyn to Chas I Weinstein Realty Co, 17 W 120. 14,000

Grove st, 42-4 (2:588), ss, 83 w Bleecker, 42x100; pr mtg $54,000; May4; May6'15; due Jan1'18, 5%; Andw Gardella, of Bklyn, to Giacomo Scala, 114-6 Christopher. 2,000

Hamilton pl, 1 (7:1988), nec 136th, 27x 93.3 to cl old Bloomingdale rd x25x101.2; ext of mtg for $28,000 to May3'18, 5½%; May3; May4'15; Lawyers Mtg Co, 59 Liberty, with Helen M Burgess, on ws Willett st, bet Vista & Maxwell avs, Bayside, LI. nom

Henry st, 308 (1:267); agmt acknowledging reduction & ext of mtg for $19,-000 to May12'18, 5%; Apr29; Apr30'15; David Isseks, 308 Henry, with General Theological Seminary of the P E Church in the U S, 175 9 av. nom

Houston st, 370 E (2:371), ns, abt 90 e Av C, —x—; PM; Apr26; May1'15; due May 1'21, 5%; Antoinette Altman, 555 W 151, to Sarah B Reynolds at Kingston, NY. 7,100

Houston st, 372 E (2:371), ns, abt 115 e Av C, —x—; PM; Apr26; May1'15; due May 1'21, 5%; Peppie Meirowitz or Peppie Caul, 555 W 151, to Sarah B Reynolds of Kingston, NY. 6,800

Houston st, 374 (2:371), ns, abt 130 e Av C, —x—; PM; Apr26; May1'15; due May1'21, 5%; Alcan Furniture Co to Sarah B Reynolds, of Kingston, NY. 7,100

Houston st, 220-4 W (2:528); ext of mtg for $15,000 to Apr29'20, 5%; Apr29; Apr30 '15; Lawyers Title & Trust Co with David I Christie, 220-4 W Houston. nom

James st, 22 (1:279), 13.4 on James st, 13.3 on New Bowery (No 45), 28.6 in rear & 100.1 on line & 120 on other line; 1-5 part; Apr30'15; due & int as per bond; Theresa wife of & Louis Poggi of Bklyn to Louisa wife of Antonio Poggi, 22 James. 1,000

Leonard st, 69, see Church, 251.

Lewis st, 56-8 (2:328); ext of mtg for $30,000 to Apr20'18, 5%; Apr28; May6'15; Ella Westheimer et al, exrs Jacob H Westheimer, with Flora Ehrmann, 16 E 49. nom

Macombs pl (7:2039), cor 154th, 114.6x 53.11x99.11x109.4; ext of mtg for $25,000 to May1'20, 5%; Apr29; May6'15; Bettie Rothfeld, 163 W 72, with Otto Sinauer, 10 E 60, & ano. nom

Madison st, 103 (1:277); ext of mtg for $22,500 to May4'20, 5%; May4'15; Emigrant Indust Savgs Bank with Rachel Isaacs, 110 W 114. nom

Madison st, 253-5 (1:270); ext of mtg for $20,000 to May1'19, 6%; pr mtg $70,000; May3; May5'15; Gussie Spektorsky, 40 E 83, with Jos Spektorsky & Rose, his wife, 644 Riv dr. nom

Madison st, 286-8 (1:269), ss, 55.11 w Montgomery, 36.1x75; also ATTORNEY ST, 95 (2:348), ws, 160 s Rivington, 20x100; pr mtg $——; Apr30; May3'15; 4y6%; Lena & Jennie Reich to Michl Friedwald, 1080 Findlay av. 5,150

Manhattan st, 31-3 (7:1966); agmt as to increase of int from 5 to 5½% on mtg for $50,000, Apr29; May4'15; Middletown Savgs Bank with Kath D Storer, 30 Edgecombe av, & ano. nom

Manhattan st, 35-7 (7:1966); agmt as to increase int from 5 to 5½% on mtg for $45,000; Apr29; May4'15; Middletown Savgs Bank with Kath D Storer, 30 Edgecombe av, & ano. nom

Mulberry st, 91 (1:199); sal Ls; May3; May4'15; demand, 6%; Nunziante Russolo, 91 Mulberry, to Kips Bay Brewing & Malting Co, 650 1 av. 150

Murray st, 2, see Bway, 245.

Murray st, 71 (1:131), ns, abt 70 w West Bway, 25x100; also MURRAY ST, 73 (1:-132)ns, abt 100 w West Bway, 24.8x100x 24.4x101; June7'11; May4'15; demand, 6%; Danl E Seybel of Portchester, NY, to Hy L Dyer, 16 W 50. 45,000

Murray st, 73, see Murray, 71.

New Bowery, 45, see James, 22.

Pearl st, 287-9 (1:98), nec Beekman (Nos 98-100), 50x100; ext of mtg for $10,000 to May15'15, 4½%; Dec27'11; May1'15; Ella E, wife Devereux Emmet, of St James, LI, with Seamens Bank for Savgs, 76 Wall. nom

Pearl st, 287-9 (1:98), nec Beekman, (Nos 98-100); ext of mtg for $55,000 to May15'15, 14½%; Dec27'11; May1'15; same with same. nom

Rivington st, 230 (2:339); ext of mtg for $22,000 to May3'20, 5%; May4'15; Emigrant Indust Savgs Bank with Louis J Freiman, 2 W 120, & Rebecca Freiman, 143 W 111. nom

Roosevelt st, 137, see South, 175.

Scammel st, 59, see Water, 630.

South st, 174 (1:108), nws, abt 26 w Roosevelt, 17.10x59.4x—x62.3, sws; Apr30; May3'15; 1y5%; Fred B Lemaire to Eastern Dist Savgs Bank, 1024 Gates av, Bklyn. 6,000

South st, 175 (1:108), nwc Roosevelt (No 137), 26.10x49x28.7x39.2; Apr30; May3'15; 1y5%; Fred B Lemaire to Eastern Dist Savgs Bank, 1024 Gates av, Bklyn. 12,000

Water st, 630 (1:260), nwc Scammel (No 59), 24.1x68x24.8x68; pr mtg $16,150; Apr9; May3'15; installs, 6%; Annie Martin, of New Britain, Conn, to Victor J McClure, of Hartford, Conn. 2,669

7TH st, 31 E (2:463), ns, 250 w 2 av, 26 x74.10; ext of mtg for $14,500 to Apr30'18, 5%; Apr10; Apr30'15; Kath Witz & Grace Corbet with Harry Maurer, 29 E 22. nom

7TH st, 31 E (2:463); ext of mtg for $5,000 to May1'20, 6%; Apr30'15; Albert Herskovits with Harry Maurer, 31 E 7, & Michl Pasvolsky, 61 E Tengrass av, Bergenfield, NJ. nom

7TH st, 96 E (2:434), ss, 112.11 e 1 av, 25x90.11; pr mtg $19,000; Apr26; May4'15; 2y6%; Hy G Wenzel to Hy G Wenzel Jr, both at 429 Putnam av, Bklyn. 2,500

8TH st, 37 E (2:560), ns, 90.10 e University pl, 25x93.11; leasehold; ext of two mtgs for $5,000 aggregate to May1'17, 6%; May4; May6'15; Amelia C Masten, 186 Claremont av, with Ethel McDavitt, of Newfoundland, NJ. nom

10TH st, 234 E (2:451), ss, 153 w 1 av, 22x92.4; ext of mtg for $12,000 to June15 '18 at 5%; Apr14; Apr30'15; Bankers Trust Co, 160 Wall, trste will Saml F B Morse, for Jas E F Morse, with Louis Mayer, 234 E 10. nom

11TH st, 299 E, see 2 av, 174.

12TH st, 210 E (2:467), ss, 414.6 w 2 av, 20x106.6; pr mtg $——; May1; May5'15; installs, $100 monthly, 6%; Tillie Silverman to Esther Koppelman, 144 Rivington. 900

12TH st, 520 E (2:405); ext of mtg for $24,000 to Apr29'20, 5½%; Apr29; May1'15; Lawyers Mtg Co with Emil Vidder, 544 W 136. nom

13TH st, 313-5 E (2:455); ext of mtg for $50,000 to Apr8'18, 5%; Jan21; May6'15; N Y Life Ins Co with Zalel Last, 234 Delancey. nom

16TH st, 49 W (3:818), ns, 135 e 6 av, 20x92; supplement to mtgs for $24,000 on 16TH ST, 53 W, ns, 95 e 6 av, 20x92; pr mtgs $——; Apr30; May6'15; due & int as per bond; Margt Donnelly & Stanley H Molleson, exrs Alice G Bradley, to Greenwich Savgs Bank, 246 6 av. nom

16TH st, 53 W, see 16th, 49 W.

18TH st, 441 E, see Av A, 291.

18TH st, 500 E, see Av A, 290.

19TH st, 144-6 W (3:794), ss, 197 e 7 av, 44x93.3x46.3x93.6; pr mtg $27,500; Apr 28; May1'15; demand, 6%; Chas I Weinstein Realty Co to St Luke's Realty Co. 2,500

25TH st, 56 W (3:826), ss, 80 e 6 av, 20x 98.9; Apr29; May6'15; 4y6%; L Jennie Percy, widow, to Alfred S Ambler, 611 13th, College Point, B of Q. 1,000

29TH st E, nec 5 av, see 5 av, 267-9.

30TH st, 437 W (3:728), ns, 350 e 10 av, 25x109x25.1x106.11; PM; Apr26; May6'15; due May1'20, 4½%; Alfred H Ackers to Mary B Scott, at Hempstead, LI. 16,500

30TH st, 439 W (3:728), ns, 325 e 10 av, 25x106.11x25.1x104.10; PM; Apr26 May6'15; due May1'20, 4½%; Alfred F Ackers to Mary B Scott, at Hempstead, LI. 16,500

31ST st, 51-7 W, see Bway, 1255-61.

32D st, 49-50 W, see Bway, 1260-8.

32D st, 54-6 W, see Bway, 1271-3.

33D st, 54-8 W, see Bway, 1260-8.

34TH st, 437 E (3:890), ns, 80 e Lex av, runs n65x e10x n20x e7.6xs85 to st xw17.6 to beg; pr mtg $30,000; Apr29; May1'15; 5y 6%; Terminal Realty Co to Kath R Walsh, 230 Summit av, Mt Vernon, NY. 5,000

34TH st, 137 E; certf as to mtg $5,000; Apr29; May1'15; same to same. ——

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34TH st, 137 E (3:890); ext of mtg for $30,000 to Apr19'18, 5%; Apr28; May1'15; Michl Bergman, 113 W 70, with Terminal Realty Co, 26 W 31. nom

35TH st, 5 E (3:865); ext of mtg for $50,000 to May1'20, 4½%; Apr26; May3'15; Scholle Bros with Edith T Martin, 111 E 79. nom

37TH st, 438-48 W (3:734); ext of mtg for $220,000 to May1'20, 5%; May1'15; Emigrant Indust Savings Bank with Elise T Underhill, 148 Turrell av, South Orange, NJ. nom

38TH st, 57-61 W (3:840), ns, 146.9 e 6 av, 55.2x98.9; May3; May4'15; 5y5%; Antler Realty Co, 57 W 38, to N Y Life Ins Co, 346 Bway. gold 270,000

38TH st, 57-61 W; certf as to mtg for $270,000; May3; May4'15; same to same.

38TH st, 57-61 W; pr mtg $270,000; May 3; May4'15; 5y or sooner, 5%; same to Philip Jacobs, 301 W 108. 55,000

38TH st, 57-61 W; certf as to mtg for $55,000; May3; May4'15; same to same.

38TH st, 57-61 W (3:840); sobrn of mtg for $45,000 to mtg for $270,000; May3; May 4'15; Antler Realty Co, 57 W 38, owner, & Lawyers Mtg Co, mortgagee, with N Y Life Ins Co, 346 Bway. nom

38TH st, 57-61 W; sobrn of mtg for $45,000 to mtg for $55,000; May3; May4 '15; same owner & mortgagee with Philip Jacobs, 301 W 108. nom

42D st, 415 W (4:1052), ns, 200 w 9 av, 20x100.5; ext of mtg for $10,000 to May16 '18, 5%; Apr12; Apr30'15; Bankers Trust Co, 16 Wall, with Emil L Kieger, 167 W 29. nom

43D st, 129 E, see Lex av, 415.

50TH st W, swc 5 av, see 5 av, 624.

50TH st, 235-41 E (5:1324), ns, 174 w 2 av, 71x100.5; May4'15; 5y5%; Louis J Marx to Isaac Marx, 585 Quincy, Bklyn. 75,000

53D st, 317 E (5:1346), ns, 195.10 e 2 av, 19.2x100.5; May4'15; due & int as per bond; Augusta D or Auguste Lang, 317 E 53, to Katharina Elias, 429 E 52. nom

56TH st, 115 E (5:1311); ext of mtg for $30,000 to Apr29'20, 5%; May1'15; Lawyers Mtg Co with Jas C Johnston, 115 E 56. nom

57TH st, 347 W (4:1048), ns, 210 e 9 av, 18x100.5; Apr30'15; due & int as per bond; Wesley Wait of Newburgh, NY, to Title Guar & Trust Co. 15,00

62D st, 43-7 E (5:1377), ns, 125 w Park av, 75x100.5; ext of mtg for $285,000 to May3'20, 5%; May3; May4'15; Lawyers Title & Trust Co with 62d St Co, Inc. nom

62D st, 43-7 E (5:1377), ns, 125 w Park av, 75x100.5; ext of mtg for $285,000 to May3'20, 5%; May3; May5'15; Lawyers Title & Trust Co, 160 Bway, to Sixty-Second St Co. nom

63D st, 116-22 E (5:1397), ss, 150 e Park av, 100x127x100.2x132.6; modification & ext of mtg for $400,000 to May1'20, 5%; Apr30; May1'15; Lenox Hill Realty Co, 299 Madison av, with Union Dime Savings Bank, 701 6 av. nom

63D st, 116-22 E; certf as to ext of mtg $400,000; Apr30; May1'15; same to same.

71ST st, 232 E (5:1425), ss, 180 w 2 av, 20x100.4; ½ pt; Apr29; Apr30'15; 3x5½; Cath J or Kate J Roberts to Ella L Brown, 1745 44th, Bklyn. 1,470

72D st, 204 E (5:1426), ss, 90 e 3 av, —x —; statement that amt due on mtg has been reduced from $17,000 to $14,000; Apr 28; May1'15; Ludo Weber Wilkens to Chas A Singer or whom it may concern.

72D st, 423 E (5:1467); ext of mtg for $12,200 to Apr15'19, 5%; Apr29; May5'15; Chas F Dean of Stamford, Conn, with Bohnmil V Kostka, 429 E 72. nom

72D st, 114 W (4:1143); ext of mtg for $38,000 to May1'18, 4¾%; Apr28; May6'15; Alfd W Scholle, 63 5 av, et al, trstes will Jacob Scholle, with Chas A Dards. nom

79TH st, 109 E (5:1508), ns, 85 e Park av, 20x102.2; ext of mtg for $14,000 to May 1'20, 4½%; Apr22; Apr30'15; Albert W Scholle, 763 5 av et al, trstes will Jacob Scholle, with Alice M McCoon, 109 E 79. nom

81ST st, 18 E (5:1492); receipt for part payment of mtg of $15,000 on a/c of mtg for $40,000; May3; May4'15; Rosalie Kaufmann et al, trstes for Rosalie Kaufmann, will Leopold Kaufmann, to Ada H Strauss, 18 E 81. —

81ST st, 108-10 E (5:1509), ss, 183 e Park av, 42x102.2; Apr30'15; due & int as per bond; Jennie I Rvan, 18 Boulevard, New Rochelle, NY, to N Y Savings Bank, 81 8 av. 45,000

82D st, 311 W (4:1245), ns, 140 w West End av, 20x102.2; PM; Mar5; May3'15; due Mar15'18, 5%; Isaac G Waterman to Geo A Holden, 186 Riverside dr, exr &c Edwin R Holden. 15,000

84TH st, 238 E (5:1529); ext of mtg for $18,000 to Apr28'20, 5½%; Apr28; Apr30'15; Lawyers Mtg Co with Albina Reich, 228 E 87, & Esther Deutsch, 412 W 148. nom

84TH st, 135-7 W (4:1215); 2 exts mtgs for $4.500 each to May7'17, 6%; May3; May 4'15; Klara Selig with Berthold Landauer, 1061 St Nicholas av. nom

85TH st, 102 W (4:1215); ext of mtg for $40,000 to Apr20'18, 5%; Apr20; May4'15; Lillie Siegbert to Max Mayer, exrs of Saml Siegbert, with Robt Lawrence, 2465 Bway. nom

85TH st, 118 W (4:1215), ss, 205.6 w Col av, 16.9x102.2; pr mtg $13,000; Apr30'15; 1 y6%; Alice M McDougall, 118 W 85, to Maurice Black, 318 W 51. 2,000

93D st, 127 W (4:1224), ns, 268.9 w Col av, 18.9x74 to ss of Authorps or Jaunecy la x18.9x73.3, with all RT&I to land in rear, 18.9x18.4; Apr19; Apr30'15; due & int as per bond: Grace I Valentine, 127 W 93, to Ida S Wyatt, 127 W 93. 10,000

94TH st, 59 W (4:1208), ns, 255 e Col av, 20x100.8; ext of mtg for $6,000 to Nov 1'18, 5%; Apr29; May4'15; Josephine T Graef with Harris Smith. nom

94TH st, 59 W (4:1208), ns, 255 e Col av, 20x100.8; PM; pr mtg $6,000; May3; May 4'15; 3y or sooner, 6%; Harris Smith to Clara S Mattlage, 61 W 71. 7,000

99TH st, 343-5 E, see 1 av, 1933-5.

104TH st, 54 E (6:1609); ext of mtg for $10,000 to May4'18, 5%; Apr28; Apr30'15; Wm Jacobson with Edw J Hancy of Tuxedo, NY, trste will Geo Jones, for Danl E Fearing. nom

109TH st, 117-9 E (6:1637), ns, 155 e Park av, 50x100.11; PM; pr mtg $50,000; Apr30'15; due May1'20, 6%; Gussie Raynes & Yetta Herskowitz of Bronx to Morris A Shulman, 311 East Bway. 5,000

109TH st, 328 E (6:1680); asn Ls by way of mtg as collateral to secure $1,000; Mar 31; May4'15; Filippo Castanzo & Pasquale Di Lacio to Ebling Brewing Co, 760 St Anns av. nom

112TH st, 9 E (6:1618), ns, 175 e 5 av, 25x100.11; Apr28; May3'15; 1y6%; Terbor Impt Corpn, at P O Bldg, Jamaica, LI, to Reynelle G E Cornish, Chamber of Commerce, Portland, Ore. 300

114TH st, 410-21 W (7:1867), ns, 100 e Ams av, 50x100.11; pr mtg $100,000; Apr30 '15; due Feb1'19, or sooner, 6%; Hennessy Realty Co, 220 Bway, to Abel King, 148 E 65, & ano. 23,000

114TH st, 419-21 W; certf as to mtg $23,-000; Apr30'15; same to same.

117TH st W, see Ams av, see Ams av, se c 117.

117TH st W, swc Morningside av, see Ams av, sec 117.

118TH st, 63-5 E (6:1745), ns, 140 w Park av, 50x100.11; PM; Apr30'15; due May 1'20, 5%; Albert Reitman to Baron De Hirsch Fund, 80 Maiden la. 38,000

118TH st, 63-5 E; PM; pr mtg $38,000; Apr30'15; 5y or sooner, 5%; same to Gibraltar Mtg Co, 52 William. 3,000

118TH st, 68-70 E (6:1623), ss, 140 w Park av, 50x100.11; PM; Apr30'15; due May 1'20, 5%; Albert Reitman to Baron De Hirsch Fund, 80 Maiden la. 40,000

118TH st, 3 W (6:1717); ext of mtg for $20,000 to Dec1'18, 5%; May3; May4'15; Maria Silverberg with Ignatz Zigler, 1097 Forest av, Bronx. nom

118TH st, 83 W (6:1717), ns, 85 e Lenox av, 20x100.11; PM; pr mtg $6,000; May1; May3'15; 2y or sooner, 6%; Sadie Seligman, 1245 St Johns pl, Bklyn, to Mary S White, of Mamaroneck, NY. 3,000

120TH st, 7 W (6:1720), ns, 125 w Mt Morris Park W, 21x100.11; PM; May3; May 4'15; 5y5%; Antler Realty Co, 57 W 38, to N Y Life Ins Co, 346 Bway. 15,000

121ST st, 3 W (6:1720), ns, 100 w Mt Morris Park W, 20x100.11; PM; May3; May 4'15; 5y5%; Antler Realty Co, 57 W 38, to N Y Life Ins Co, 346 Bway. 15,000

126TH st, 270 W (7:1931), ss, 100 e 8 av, 25x99.11; PM; pr mtg $9,000; May1; May3 '15; due & int as per bond; Henrietta Baker, of Bronx, & Eliz A Schleyer, to Annie D Bretherton, 629 W 135. 13,500

131ST st, 149 W (7:1916), ns, 245 e 7 av, 20x99.11; May1; May3'15; 3y5½% Kalo Realty Co to American Mtg Co. 4,000

131ST st, 149 W; certf as to mtg for $4,000; May1; May3'15; same to same.

132D st W, nec Old Bway, see Old Bway, nec 132.

136TH st W, nec Hamilton pl, see Hamilton pl, 1.

136TH st, 170-2 W (7:1920), ss, 75 e 7 av, 50x99.11; PM; Apr6; Apr30'15; due May 1'25, 5.5%; Harris Rosenberg to Walter S Gurnee, at Bar Harbor, Me, et al, trstes Delia E Gurnee, will Walter S Gurnee, decd. 45,000

148TH st, 503 W (7:2080), ns, 100 w Ams av, 37.6x99.11; ext of mtg for $37,000 to May1'18, 5¼%; Apr28; May4'15; Mary F Howell, 751 St Nicholas av, with Martha A Kohn, 1236 Mad av. nom

151ST st, 616-28 W (7:2092), ss, 150 w Bway, 50x99.11; May3'15; 5y5%; City Constn Co to Irving Savgs Instn, 115 Chambers. 180,000

151ST st, 616-28 W; certf as to mtg for $180,000; May3'15; same to same.

152D st, 301-3 W, see 8 av, 2851.

154TH st W, cor Macombs pl, see Macombs pl, cor 154.

162D st, 467 W (8:2110); ext of mtg for $16,000 to May6'20, 5%; May4; May6'15; Isaac Musliner with Samson Lachman, 313 W 106 trste will Wm J Ehrich. nom

165TH st, 550 W (8:2122), ss, 148.7 e Bway, 16x103.4x16x104.10; pr mtg $7,000; Apr30; May1'15; 1y6%; Ciley Zulauf, 1552 43d, Bklyn, to Florence S Burston, 258 Ft Washington av. 1,000

168TH st, 505 W (8:2125), ns, 125 w Ams av, 25x95; pr mtg $12,000; May6'15; 3y5%; Jacob G Fischer, 114 W 88, to Mary Wank, at Larchmont, NY. 3,000

168TH st, 505 W (8:2155); ext of mtg for 12,000 to May6'18, 5%; May6'15; Jacob G & Eliz Fischer, 114 W 88, with Mary Wank, of Larchmont, NY. nom

172D st, 590 W, see St Nicholas av, 1228-36.

215TH st W, swc 10 av, see 10 av, swc 215.

215TH st W, swc Bway, see Bway, sec 215.

Av A, 179 (2:459); sal Ls; Apr29; Apr 30'15; demand, 6%; Antony or Antoinno Mollica & Guiseppe Lodiano to Kings Bay Brewing & Malting Co. 1,500

Av A, 290; also 18TH ST, 500 E (3:975); sal Ls; Mar31; May6'15; due & int as per note; Andw Voelkle, 290 Av A, to Hudson County Consumers Brewing Co, a corpn of N J. 5,500

Av A, 291 (3:950), nwc 18th (No 411), 22x60; pr mtg $12,000; Nov20; May3'15; 5 6%; Thos Dalton to Myron Straus, 149 Lenox av. 600

Amsterdam av (7:1961), sec 117th, 100.11 x150 to ws Morningside av; Apr29; Apr 30'15; 2y4½%; Trstes of Columbia University in City N Y, Ams av & 116th, to N Y Life Ins & Trust Co, 52 Wall. 250,000

Audubon av, 50-4 (8:2124), ws, 50 s 168th, 50x100; pr mtg $6,000; Apr29; Apr 30'15; due May1'18, 5%; Richd Regan to Thos H Kelly, 427 E 56. 2,000

Bradhurst av, 47 (7:2051), ws, 136.10 s 145th, 18.2x82.9x18x85.3; May5; May6'15; 3y5½%; Jno A & Andw J Phillips to Jeanne R Kalish, 1 W 85. 5,000

Broadway, 245 (1:124), ws, 25.6 s Murray, runs w102.5xn25.1 to ss Murray (No 2) xw12.5xs50.9xe114.1 to Bway xn25 to beg; Apr30'15; due & int as per bond; Helen M Schurman to Edw S Clark, at Cooperstown, NY. 100,000

Broadway, 648 (2:529), ses, 30.3x150 to Cross la x38.8x150; ext of mtg for $300,-000 to May1'18, 4½%; Apr22; Apr30'15; Saml P Tull, at Allenhurst, NJ, & Julius E Nachod, at Glenside, Pa, with Union Dime Savgs Bank, 701 6 av. nom

Broadway, 1255-61 (3:833), nwc 31st (Nos 51-7), runs w109xn20xw60 to es 6 av (Nos 522-6) xn58.6xe138.2 to Bway xs 83.9 to beg; ext of mtg for $1,100,000 to Apr1'20, 5%; Apr28; May3'15; Alfred E Marling, Robt Thorne & Geo Leask, trstes under deed of trust dated Dec29'11 bet Wm R H Martin & parties 1st pt with Metropolitan Life Ins Co, 1 Mad av. nom

Broadway, 1260-8 (3:834), nec 32d (Nos 49-55), runs e122.10xn98.9xw32.6xn98.9 to ss 33d (Nos 54-8) xw67.10xs75.6xe27.11xs 26.9xe20xs0.9xw20xe23.6xw73.6 to es Bway xs53.9 to beg, with all title to interior strip at cl blk bet 32d & 33d & 719.1 w 5 av, runs n0.9xe20xs0.9xw20 to beg; Alfred E Marling, Robt Thorne & Geo Leask, trstes under deed of trust bet Wm R H Martin with parties of 1st pt, dated Dec29'11; pr mtg $——; May3'15; due Apr1'19, 5%; Metropolitan Life Ins Co, 1 Madison av. 100,000

Broadway, 1266-8 (3:834), es, 118.7 s 33d, 39x71.2x33.10x85.9, leasehold as collateral to secure $100,000 on BROADWAY, nec 32d, 53.9x irreg x98.9x122.10 pr mtg $400,000; May3; May4'15; due Apr1'19, 5%; Alfred E Marling, Robt Thorne & Geo Leask, as trstes under deed of trust dated Dec29 '11 by Wm R H Martin, to Metropolitan Life Ins Co, 1 Madison av. 100,000

Broadway, 1271-3 (3:833), swc 32d (Nos 54-6), 74.3x167.11 to 6 av (No 536), 39.6x 92.9; ext of mtg for $700,000 to May1'17, 4½%; May3; May4'15; English-American Realty Co, 45 Bway, with Union Dime Savings Bank, 701 6 av. nom

Broadway, 2848-50 (7:1882); leasehold; ext of mtg for $25,000 to Nov20'18, 6%; Apr21; Apr30'15; City Real Estate Impt Corpn with Elmore C Kerr. nom

Broadway (8:2236), ss, lot begins 125 e 207th st & 125 n Vermilyea av, runs n 190.1 to Kingsbridge rd xe25xs189.2xw25 to beg, except pt for rd; PM; May4'15; 5y or sooner, 5%; Donovan Estate, Inc, to Margery F Tracy, at Montour Falls, NY. 5,000

Broadway (8:2232), sec 215th, 81.7x97.3x 74.11x65; PM & bldg loan; Apr20; May5 '15; 1y6%, with ext for 5y at 5½%; Haven Constn Co to Lawyers Title & Trust Co, 160 Bway. 62,000

Broadway (8:2232), sec 215th, same prop; certf as to mtg $62,000; May4; May 5'15; same to same.

Broadway (8:2170), es, 101.5 s Hillside av, 100.10x150x100.10x159.11; May6'15; due & int as per bond; Kiowa Realty Co to Louis Wechsler, 98 West End av. 12,000

Broadway (8:2170); same prop; certf as to mtg for $12,000; May6'15; same to same.

Convent av, 337 (7:2050), es, 679.6 n 141st, 20x100; May5; May6'15; due & int as per bond; Cuthbert M Wilmerding to Lawyers Mtg Co. 10,000

Greenwich av, 125 (2:616), ws, 55 s Horatio, 27.6x75.1x25x63.8; pr mtg $8,500; Apr29; May1'15; 3y6%; Minnie Regensburg, of Bklyn, to Frances Duerks, 609 Hudson. 900

Lexington av, 102 (3:883), ws, 19.9 n 27th, 19.9x80; May4'15; due & int as per bond; Jno J Welstead, 305 E 30, to trstes of the Fund for Aged & Infirm Clergymen of the P E Church in Diocese of N Y, 80 Bway, c/o Union Trust Co. gold 15,000

Lexington av, 415 (5:1298), nec 43d (No 129), 22.4x90; pr mtg $——; May1; May3 '15; demand, 6%; Fanny J & Percy A Kirkwood to H Schieffelin Sayers, 1 Rochelle st, City Island, Bronx. 3,500

Lexington av, 415 (5:1298), leasehold; Apr28; May5'15; demand, 6%; Jno E Harrigan to Jacob Ruppert, a corpn, 1639 3 av. 15,000

Lexington av, 1020 (5:1407); ext of mtg for $12,000 to May1'20, 5%; May1; May4 '15; Lawyers Mtg Co with Zipporah J Freund, 132 W 111. nom

Morningside av, swc 117th, see Ams av, sec 117.

Old Broadway, 79-81 (2376-8) (7:1986); re of participation in mtg by party 1st pt & whole amt due on mtg $30,000 is due to parties 2d pt: July22'12; May3'15; Henry Wagner, at Hasbrouck Heights, NJ, to Frederic J Stimson, at Dedham, Mass, & Francis H Kinnicutt, 39 E 35, trstes will S Dexter Bradford.

Old Broadway (7:1986), nec 132d; sal Ls; May3'15; demand, 6%; Jos Ryan to Lion Brewery, 104 W 108. 4,089

Park av, 948-50 (5:1493); two exts of mtgs for $25,000 each to May1'18, 1½%; Apr19; May3'15; Albt W Scholle et al, trstes will Jacob Scholle, with Leo B Gutman, 151 Central Park W, et al. nom

Park av, 1640 (6:1622); sal Ls; Jan30; May5'15; demand, 6%; Francis Monaghan to Geo Ehret, 1197 Park av. 1,000

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Pinehurst av, 70-2 (8:2177), ws, 159.10 s 181st, 50x111.2x50x113.4; pr mtg $23,000; May4; May5'15; 5y6%; Riverview Constn Co, 21 Waverly pl, to Morris Cohen, 560 W 180, & ano. 10,000

Pinehurst av, 70-2; certf as to mtg $10,000; May4; May5'15; same to same.

Pleasant av, 284 (6:1714), es, 40.6 n 115th, 18x94; ext of mtg for $8,680 to Sept 1'22, 5%; Aug2'12; May4'15; Giovanni Costanzo, 295 Pleasant av, with Giovanni Solerno & Francesco Mazzia, 284 Pleasant av. nom

Riverside av, 434 (7:1896), es, 103.7 n 115th, 36.1x103.1x35x112; May3; May4'15; 3y int as per bond; Alpha Club, a corpn, to Farmers Loan & Trust Co, 22 William. 15,000

St Nicholas av, 1228-36 (8:2128), sec 172d (No 590), 95x125; PM; pr mtg $165,000; Apr30; May1'15; due June1'18, 6%; Monmouth Holding Co to Paterno & Son Contracting Co, 300 Prescott av. 30,000

St Nicholas av, 1413 (8:2162); sal Ls: May5; May6'15; demand, 6%; Edw H Koch, of Bronx, to Beadleston & Woerz, 291 W 10. 5,682.93

West End av, 694 (4:1241), es, 62.5 n 94th, runs n22xe43xs10.2xe12xs13.1 to ns old Jauncey la xw55 to beg, also n ½ of said la, 10x55; ext of mtg for $15,000 to May5'18, 5%; May4; May6'15; Wm S Champ, 694 West End av, with Title Guar & Trust Co. nom

West End av, 694; agmt to include land in n ½ of lane as above in ext of mtg for $15,000, &c; May4; May6'15; same with same. nom

1ST av, 1444 (5:1470), nec 75th (No 401), 23x68; PM; Apr22; May4'15; 5y5%; Ernest N Adler, 1506 1 av, to Jno J McCormack, 1137 Madison av. 24,000

1ST av, 1933-5 (6:1671), nwc 99th (Nos 343-5), 40.11x100; PM; pr mtg $31,000; May 5'15; 2y or sooner, 6%; Sollie Cohen & Mollie, his wife, & Pincus Cohen & Mary, his wife, to Morris Cohen, 560 W 118 & ano. 3,000

1ST av, 1933-5 (6:1671), nwc 99th (Nos 343-5), 40.11x100; ext of mtg for $31,000 to Feb1'20, 5%; May5; May6'15; Jefferson Bank, a corpn, with Dry Dock Savgs Instn, 341 Bowery. nom

2D av, 128 (2:449), es, 133.4 n 7th, 26x125; ext of mtg for $40,000 to May1'20, 5%; Apr22; May3'15; Leopold Hellinger, 16 E 96, with U S Trust Co of N Y, trste Saml Willets.

2D av, 174; also 11TH ST, 299 E (2:453); ext of mtg for $5,000 to July20'15, —%; Apr27; May3'15; Jacob Blumenthal, 1610 Butler st, Phila, Pa, et al, firm Blumenthal Bros, of Phila, Pa, with Sadie Opler, of Bklyn. nom

2D av, 596 (3:938), es, 25 s 33d, 24.4x60; ext of mtg for $8,000 to May1'20, 5%; Apr29; May4'15; Society of the Lying-in Hospital with Margt E King, 329 E 42, et al. nom

2D av, 1467-9 (5:1431); ext of mtg for $30,000 to May3'18, 5%; May3; May4'15; Emigrant Indust Savgs Bank with Mary Milleg, 311 E 196, Bronx. nom

3D av, 1992-4 (6:1637), ws, 80.10 n 109th, 39.11x95.2; pr mtg $7,000; May3; May4'15; due & int as per bond; Eliz E Colt, of Ridgefield, Conn, to Harry N Baruch, 2040 7 av 2,500

5TH av, 267-9 (3:859), nec 29th, 49.5x100; PM; May1; May3'15; 15y4%; Frank V Burton, of Newburgh, NY; Jno H Burton, of Cedarhurst, LI; Crawford Burton, of Oyster Bay, LI, & Howard F Clark, of Great Neck, LI, to Chas Lanier, 30 E 37, exr &c Francis A Lawrence. 400,000

5TH av, 624 (5:1265), swc 50th, runs w 92xsw—xs17xe100 to av xn25 to beg; PM; leasehold; Apr30; May3'15; due May3'17, 5%; Theo C Marceau, of Premium Point, New Rochelle, NY, to Julie P Redmond, 640 Park av, & ano, extrx &c Hy S Redmond. 50,000

5TH av, 624; leashold; trstes of Columbia University consent to above mtg for $50,000; Feb24; May3'15; same to some.

5TH av, 1200-10 (6:1607), nec 101st (No 1), 100.11x100; PM; May1; May4'15; 5y 4½%; Ashton Holding Co to Irving Savgs Instn, 115 Chambers. 160,000

5TH av, 2014 (6:1722), ws, 51.4 s 125th, 16.8x85; PM; May3; May4'15; 5y5%; Antler Realty Co, 57 W 38, to N Y Life Ins Co, 346 Bway. 15,000

6TH av, 522-6, see Bway, 1255-61.

6TH av, 536, see Bway, 1271-3.

6TH av, 785, see 6 av, 783.

7TH av, 825 (4:1006), es, 50.2 n 53d, 25.1 x100; PM; pr mtg $30,000; Apr30; May1'15; 2y6%; Wilk Holding Co, 27 Cedar, to Sarah Kaempfer, 436 E 18. 9,000

7TH av, 825; certf as to mtg for $9,000; Apr30; May1'15; same to same.

8TH av, 2851 (7:2046), nwc 152d (Nos 301-3), 42x100; pr mtg $48,000; Apr24; May 6'15; due Apr30'18 or sooner, 6%; Harry Aronson, Inc, to Timothy F Fay, 208 Bay 28, Bklyn. 4,000

8TH av, 2851, nwc 152d (Nos 301-3); certf as to mtg for $4,000; Apr23; May6 '15; same to same.

10TH av (8:2232), swc 215th, 99.11x60; PM & bldg loan; Apr20; May5'15; 1y6%, with ext for 5 yrs at 5½%; Haven Constn Co to Lawyers Title & Trust Co, 160 Bway. 63,000

10TH av (8:2232), swc 215th; certf as to mtg $63,000; May4; May5'15; same to same.

Interior lot (5:1286), at cl blk bet 50th & 51st & 73.2 e Mad av, runs e101.10xs35.9 xw75xn6xw26.10xn29.9 to beg, all of above; also 1-12 as follows: MADISON AV, es, 60.1 n 50th, 80.10x73.2; pr mtg $55,000; May4'15; due & int as per bond; Artemas H Holmes to Manhattan Savgs Instn. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (miscl) as to mtg dated Apr26'15; May5; May6'15; same to Emma Reck.

Certf (miscl) as to mtg dated Oct17'14; May5; May6'15; Interstate Litho Co, Inc, 124 White, to Marion B Lee.

Consent (miscl) of stockholders to mtg for $20,000; Apr2; May1'15; Interboro Sign Co, 171st st & 3 av, to Cowperthwait & Sons.

Essex Co, NJ (miscl); certf as to mtg for $——; Apr22; May3'15; Orange Realty & Impt Co to Lester H Greene, as trste.

Far Rockaway (B of Q); certf as to mtg for $4,500; Apr28; Apr30'15; Edgemere Crest to Title Guar & Trust Co.

Kissena Park, B of Q (miscl); certf as to mtg for $1,000; Apr19; May6'15; Paris-Hencken Co to Aug W Schmidt.

Mt Pleasant, N Y (West Co); certf as to mtg for $1,000; Apr22; Apr30'15; Bryant Park Realty Co to Alice M Bailey.

Myrtle av (Bklyn), swc Putnam av, 129.1x129.5; certf as to 5 mtgs aggregating $31,000; Apr22; Apr30'15; Lancastershire Realty Co to Title Guar & Trust Co.

Ocean av (Bklyn) & Emerson rd, —x—; certf as to mtg $2,800; May3; May5'15; Emmons Road Corpn to Jennie Wolff, 3768 Barnes av, Bronx.

MORTGAGES.

Borough of the Bronx.

Bench st, 187 (*), swc King av, 100x75; May3; May4'15; due &c as per bond; Caroline E Dill to Title Guar & Trust Co, 176 Bway. 4,000

Bronx Park E (*), sec Thwaites pl, runs s50.1xe96.3xe29.11xn50.5 to pl xw23.4 & 92.6 to beg; May1; May5'15; 3y6%; Arthur W A Weyfers to Katherine O Reiss, 1822 Morris av. 3,000

Claremont Pkway, nec Webster av, see Webster av, nec Claremont Pkway.

Esplanade (*), ns, 55.11 e Hone av, 27.11 x92.2x25x104.9; PM; Mar31; May3'15; due July9'16, 5%; Jno C Tomlinson Jr to Morris Park Estates. 25 Broad. 1,520

Field pl, nec Grand blvd & concourse, see Grand blvd & concourse, nec Field pl.

Field pl, nec Grand blvd & concourse, see Grand blvd & concourse, es, 94 n Field pl.

Field pl, nwc Ryer av, see Grand blvd & concourse, nec Field pl.

Fox st, 811-9 (10:2709), ws, 100 n Longwood av, 100x100; also FOX ST, 839 (10:2710), ws, 333.4 n Longwood av, 33.4x100; also KELLY ST, 866-70 (10:2710), es, 542 n Longwood av, 74.8x100; pr mtg $116,500; May5; May6'15; demand, 6%; David Greenfield, 570 Kelly, to Arthur Knox, 75 Central Park W. 3,000

Fox st, 839, see Fox, 811-9.

Fox st, sec 163d, see 163d E, sec Fox.

German pl, sec 157th, see 157th E, sec German pl.

Hobart st, nec Hobart av, see Hobart av, nec Hobart.

Irvine st, 882 (10:2761), es, 100 n Seneca av, 24.11x100; Apr30; May1'15; 2y6%; Morris Lazar, 924 Beck, to Benenson Realty Co, 401 E 152. 1,850

Irvine st, 882 (10:2761); sobrn agmt; Apr29; May1'15; Jos E Dutey, 1415 Crotona av, with same. nom

Kelly st (10:2703), ws, 252.11 s Westchester av, 87.6x100; bldg loan; May3; May5'15; demand, 6%; Mott Av Realty Co to City Mtg Co, 115 Wall. 67,000

Kelly st (10:2703); same prop; certf as to above mtg; May3; May5'15; same to same.

Kelly st, 866-70, see Fox, 811-9.

Lebanon st (*), ns, 375 w Bronx Park av; May1; May3'15; 3y6%; Wm F Van Cook, 701 Rhinelander av, to Andw Van Cook, 939 Tilden. 300

Kingsbridge ter, nws at es Kingsbridge rd, see Old Johnson av.

Lorillard pl or st (11:3054), es, 121.7 n 3 av, 50x100; bldg loan; Apr30'15; demand, 6%; Russo-Iodice Realty Co Inc to Jas G Wentz, 335 West End av. 35,000

Lorillard pl (11:3054), es, 121.7 n 3 av, 50x100; certf as to mtg for $35,000; Apr 30; May5'15; Russo-Iodice Realty Co, Inc, to Jas G Wentz.

McDonald st, see Stillwell av, see Stillwell av, sec McDonald.

Minford pl, 1539-43 (11:2967, 2977), ws, 169.5 n 172d, 72.4x100; pr mtg $39,900; May 4; May5'15; demand, 6%; Theo Kelpien to Arthur Knox, 75 Central Park W. 1,600

Odell st (*), es, 505 n Starling av, 25x 108, except pt for St Raymond av; Apr29; Apr30'15; due &c as per bond; Minnie Westervelt, to Florabelle Wilson, 69 Morton, Bklyn, & ano. 1,500

Rockwood st (11:2836), ss, bet Walton av & concourse, lot 11, blk 2836, tax map transfer tax lien for yrs 1906 to 1911, assessed to unknown; Dec16'12; May6'15; 3y 12% City NY to Anna R Crossin, 1446 E 5, Bklyn. 940

Simpson st, swc 163d, see 163d E, ss, 86 e Fox.

Sommer pl, sec White Plains rd, see White Plains rd, sec Sommer pl.

Spring st, ss, see Old Johnson av.

Thwaites pl, sec Bronx Park E, see Bronx Park E, sec Thwaites pl.

Tiffany st (10:2718), es, 257.1 n 167th, 30x113.2; Apr24; Apr30'15; 5y6%; Phoebe wife of Geo Dauler, 1140 Tiffany, to Serial Bldg Loan & Savings Instn, 195 Bway. 2,000

Wood st (*), ws, 150.11 s Commerce, 25x111.6; PM; pr mtg $2,000; Apr29; May 1'15; due &c as per bond; Jenny Fredericksen, 672 Tinton av, to Eliz Dietrich, 38 Poplar av, Hackensack, NJ. 1,100

134TH st, 306 E (9:2309), ss, 125 w Alex av, 25x100; PM; pr mtg $11,000; Apr28; May3'15; 2y6%; Henry Meyer to Henry Morgenthau Co, 30 E 42. 1,500

136TH st, 250 E (9:2320), ss, 100 w 3 av, 25x100; PM; Apr30; May5'15; 3y5%; Vito Corrado to Henry Powell, 435 Convent av. 7,750

136TH st, 307 E (9:2312), ns, 175 w Alex av, 25x100; Apr29; May1'15; 3y6%; Anna C H Undutsch, 307 E 136, to Henry C Helmcke, 1941 Ams av. 1,100

136TH st, 848 E (10:2548), ss, 175 e St Ann's av, 25x100; pr mtg $——; Apr29; Apr30'15; 5y5%; Henry W Sieben, 1765 Clay av, to Wm F Weber, 141 W 103. 3,000

143D st, 314 E (9:2323), ss, 125 w 3d av, 15.6x100; May3; May5'15; 3y5½%; Edw A Whitfield to N Y Title Ins Co, 135 Bway. 3,000

157TH st E (9:2360), sec German pl, 50.4 x75x46.9x75.1; ext of $32,000 mtg to Apr30'18 at 5½%; Apr30; May3'15; U S Savgs Bank with Hubener-Escher Co, 748 Melrose av. nom

161ST st E (10:2677), ns, 120 w Prospect av, 50x96.10; pr mtg $40,000; Apr28; May1'15; due July1'18, 6%; Claus Bosch to Henry Reuning, 1870 Bathgate av. 5,000

163D st E (10:2723), ss, 86 e Fox, runs s128xe17.4 to ws Simpson xn175 to 163d xw120.8 to beg; ext of $108,000 mtg to Apr2'20 at 5%; May3'15; Simpson-Fox Realty Corpn with Albany Savgs Bank, at Albany, NY. nom

163D st E (10:2723), sec Fox, 86x128x 84.1x128; ext of $114,000 mtg to Apr2'20 at 5%; Apr2; May3'15; Simpson-Fox Realty Corpn with Albany Savgs Bank, Albany, NY. nom

163D st E, swc Simpson, see 163d E, ss, 86 e Fox.

165TH st E, swc Morris av, see Morris av, 1009.

166TH st E (10:2671), ns, 128.1 w Union av, 37.6x149; ext of $4,000 mtg to May3'20 at 5½%; May3; May5'15; Sarah Siegel, 1057 Hoe av, with Moritz Glass, 403 E 90. nom

169TH st, 918-20 E (10:2718), ss, 93.6 w Fox, runs s67.2xs36.7xn42.11xw41.5xe28.7 xn61.4 to st xe50 to beg; May5; May6'15; 3y6%; May Holding Co, 320 Bway, to Ignatz Fischer, Baden bei Wien, Austria. 4,000

169TH st, 918-20 E; certf as to above mtg; May5; May6'15; same to same.

169TH st E, swc Franklin av, see Franklin av, swc 169.

171ST st E, sec Crotona av, see Crotona av, sec 171.

172D st, 487 E, see Bathgate av, 1619-23.

174TH st E, nec Longfellow av, see Longfellow av, nec 174.

174TH st E, nec Vyse av, see Vyse av, nec 174.

174TH st E, nwc Vyse av, see Vyse av, nec 174.

175TH st E, nwc Gleason av, see Gleason av, nwc 175.

177TH st E (11:2956), ss, 375 w Marmion av, 25x100; Apr30'15; due, &c, as per bond; Geo E Paulson, 16 Bank, NJ, to Title Guar & Trust Co, 176 Bway. 6,500

177TH st E (11:2956), same prop; PM; pr mtg $6,500; Apr30'15; due, &c, as per bond; same to Frank F Brady, 230 Mt Hope pl. 4,000

178TH st E (11:3136), ns, 142.5 w Boston rd, 43.3x100; PM; pr mtg $27,000; May 3; May4'15; due &c as per bond; Cath Cox to Hull Bldg Co, 3185 Hull av. 1,100

178TH st, 1017 E (11:3136); ext of $28,000 mtg to May3'20 at 5½%; May3; May5 '15; Lawyers Mtg Co with Hull Bldg Co, Inc, 3185 Hull av. nom

180TH st E, swc Crotona av, see Crotona av, swc 180.

180TH st E, nwc Mohegan av, see Mohegan av, nwc 180.

181ST st, 565 E, see Mohegan av, 2123.

181ST st E, nec Mohegan av, see Mohegan av, 2123.

182D st E, swc 3 av, see 3 av, swc 182.

184TH st E, sec Grand blvd & concourse, see Grand blvd & concourse, sec 184.

184TH st E, swc Ryer av, see Grand blvd & concourse, es, 94 n Field pl.

184TH st, 490 E, see Bassford av, swc 184.

184TH st E, sec Grand blvd & concourse, see Grand blvd & concourse, es, 94 n Field pl.

185TH st E, swc So blvd, see So blvd, swc 185.

187TH st E, sec Valentine av, see Valentine av, sec 187.

188TH st E, nwc Valentine av, see Valentine av, nwc 188.

195TH st E, nec Decatur av, see Decatur av, nec 195.

214TH st E (*), ss, 119 e White Plains rd, 50x100; PM; pr mtg $7,000; May5; May 6'15; installs, 5%; Eligio Cristantiello, 706 E 214, to Angela Lombardi, 712 E 214. 2,250

231ST st, E (*), ns, 100 e White Plains av, 100x114, Wakefield; May1; May5'15; due &c as per bond; North Borough Realty Corpn to Michl Eckes, 760 Jackson av. 4,000

231ST st E (*); same prop; certf as to above mtg; May1; May5'15; same to same.

231ST st E (*); same prop; sobrn agmt; May1; May5'15; same & Gustave A Wille with same. nom

Amundson av (*), es, 450 s Nelson av, 25x123.10x25.9x130; also MURDOCK AV (*), ws, 400 s Randall av, 25x100; May5; May6'15; installs, 6%; Terkel C Christiansen to Railroad Co-oper B & L Assn, 103 Park av. 2,800

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Arthur av, 2396 (11:3073), sal Ls; Apr 29; Apr30'15; demand, 6%; Nicola Nevola & Frank Novelli to Jacob Ruppert, a corpn. 1639 3 av. 4,000

Bailey av, 2876, see Bailey av, 2892.

Bailey av, 2888 (12:3266), es, 100 s 230th, 25x100.7; May1; May3'15; 3y5½%; Jos McCue to W Rutger J Planten, at Lake Mahopac, NY. 6,000

Bailey av, 2892 (12:3260), es, 50 s 230th, 25x100.7; also BAILEY AV, 2876 (12:3260), es, 225 s 230th, 25x100.10x25x100.7; PM; pr mtg $——; Apr30; May5'15; 1y6%; Isaac Mannheimer, 204 W 129, to Harry Cahn, 2540 Grand av, & ano. 500

Bainbridge av (12:3294), ws, 130.11 n 194th, 27x81.4x27x70.2; ext of $3,500 mtg to May1'18 at 5%; Apr29; May3'15; Louise R Nugent, Bklyn, with Walter Hedley, 2655 Bainbridge av. nom

Barker av (*), es, 125 n Wilson pl, 25x100; May1; May3'15; 3y5½%; Jakob Muller, 546 W 89, to Michl Brennan, 3617 White Plains rd. 3,000

Bassford av (11:3053), swc 184th (No 490), 34.1x97.8x25.6x100; pr mtg $23,000; Apr30; May1'15; 3y5½%; Leonhard Theurer, 455 E 140, to Robt J Moorehead, 415 E 140. 2,500

Bathgate av, 1619-23 (11:2914), nwc 172d (No 487), 90.2x114.5x90.3x114.5; PM; Apr 29; Apr30'15; due Apr29'22, 5%; Benenson Realty Co, 401 E 152, to Wm Finger, 1619 Bathgate av. 35,000

Bathgate av (11:3052), ses, 50 ne 183d, 50x100, except part for av; pr mtg $3,500; Apr30; May1'15; 1y6%; Mary G Gehlen, New Rochelle, NY, to Montrose Realty Co, 135 Bway.

Belmont av (11:2945), ws, 90.6 s 176th, 150x73.8x150.4x83.9; Apr30'15; due, &c, as per bond; Tomasso Giordano to Pauline Hodgson, 153 E 179. 5,000

Bergen av, 492 (9:2292), sal 7·· May5; May6'15; demand, 6%; Martin J Kelly to Jacob Ruppert, a corpn, 1639 3 av. 6,200

Bryant av, ws, at es West Farms rd, see West Farms rd, es, at ws Bryant av.

Burnside av, 277 (11:3140-3156), ns, 90.11 w River av, 28.8x58x24x73.8; Jan19; May5 '15; 5y, int as per bond; Jas Tannura to Maria G Dolce, 69 Dwight, Bklyn. 400

Clay av (11:2887), es, 1,088.6 n 169th, 41 x98; Apr30'15; 4y5%; Sikora Realty Corpn to Elsie A Duncan, 14 Willcocks st, Toronto, Can. 26,500

College av (9:2436-2439), es, 200 n 168th, runs e100xn115xe100 to ws Findlay av xn155xw200 to College av xs200 to beg, given as collateral security for bond of $2,500; Apr29; Apr30'15; due Aug1'15, —%; Conroy Bros, Inc, to Casualty Co of America, 68 William. notes 2,500

Concord av (10:2577), es, 175 n 145th, 25x100; Apr22; May1'15; due July1'18, 5%; Philip A Rooss, Bklyn, to Generoso Iovyerso, 6709 14 av, Bklyn. 1,500

Crotona av (11:2927), sec 171st, 100.10x 37.2x100.6x31.9; pr mtg $10,250; May4; May 6'15; 5y6%; Rosalia Weiser, 545 E 171, to David Coulter, Westfield, NJ. 1,000

Crotona av (11:3080), swc 180th, 20.1x 100.1x21x100.1; ext of $9,000 mtg to May 4'18 at 5½%; Apr29; May16'15; Bway Mort Co with Northern Impt Co, 440 Tremont av. nom

Decatur av (12:3278), nec 195th, 50x100; PM; May3; May4'15; 1y5%; Miltner Bros, 63 Henry, Corona, LI, to Chas Y Campbell, Carmel, NY, & ano, trstes Maria A Valentine. 6,000

Decatur av (12:3278), es, 250 n 195th, 50 x100; PM; Apr30'15; due &c as per bond; Benenson Realty Co to Mary F Dunne, 2731 Webster av. 4,500

Eagle av, 633 (10:2617), ws, 122.8 n Westchester av, 25x101.8x25x99.4; pr mtg $10,000; Apr10; May6'15; 3y int as per bond; Jno Seipp, 188 Claremont av, to Louis Mattern, 403 E 102. 2,000

Findlay av, 1353 (9:2434), ws, 148 n 166th, 52x100; sobrn agmt; Apr23; Apr30 '15; Star Holding Co with City Mtg Co, 15 Wall. nom

Findlay av, ws, abt 315 n 168th, see College av, es, 200.11 n 168.

Franklin av (10:2612), swc 169th, 98.9x 27.1x90x34; pr mtg $31,000; Apr28; May1 '15; 1y6%; Eckman Bldg Co Inc to Esther H Eno, 1047 Morris av. 1,000

Fulton av (10:2609), ws, 103.11 s 168th, 49.11x194.5x49.11x194.4; ext of $6,000 mtg to May5'16 at 6%; May5'15; Hermax Realty Co to Fanny Adler. nom

Gleason av (*), nwc 175th, 50x100; Apr 28; Apr30'15; due, &c, as per bond; Henrietta M Bagg to Pauline Hodgson, 153 E 179 2,000

Grand blvd & concourse (11:3159), nec Field pl, 94.1x73 to ws Ryer av, x94.8x84.1; certf as to mtg $70,000; Apr30; May1'15; same to same.

Grand blvd & concourse (11:3159), es, 94 n Field pl, 102 to 184th x61 to Ryer av x 102.8x73; also GRAND BLVD & CONCOURSE, nec Field pl, 94x73 to Ryer av x 94.8x84.1; sobrn agmt; Apr30; May1'15; Mercedes Bldg Co with Manhattan Mort Co, 200 Bway. nom

Grand blvd & concourse (11:3159), es, 94 n Field pl, 102 to 184th x61 to Ryer av x 102.8x73; pr mtg $——; Apr30; May1'15; due, &c, as per bond; 173d St Impt Co to Manhattan Mort Co, 200 Bway. 70,000

Grand blvd & concourse (11:3159), nec Field pl, 94x73 to Ryer av x94.8x84.1; pr mtg $——; Apr30; May1'15; due, &c, as per bond; 173d St Impt Co Inc to Manhattan Mort Co, 200 Bway. 70,000

Grand blvd & concourse, nec Field pl, see Grand blvd & concourse, es, 94 n Field pl.

Grand blvd & concourse (11:3159), sec 184th, 102x73 to Ryer av x102.8x61; certf as to mtg $70,000; Apr30; May1'15; 173d St Impt Co Inc to Manhattan Mtg Co, 200 Bway.

Grand blvd & concourse (11:3165), ws, 189.11 s 189th, 50x80.11x50x81.3; May3; May4'15; 3y5½%; Kath Rybitzki to N Y Title Ins Co, 135 Bway. 7,000

Haviland av (*), ss, 271.8 w Olmstead av, 33.4x108, except pt for Haviland av; PM; May3; May4'15; 1y5%; Jos Russo, 2056 Haviland av, to Cath Quinn, 910 Intervale av. 850

Hermany av (*), ss, 205 w Havemeyer av, 50x216 to Turnbull av, Unionport; Apr27; Apr30'15; installs, 6%; installs, 6%; Jno J Lutz to Bronx Security & Brokerage Co, 258 E 138. 300

Hobart av (*), nec Hobart, 20x91.11x 20.1x90.2; Apr29; Apr30'15; due &c as per bond; Brunetta Tozzini, 93 Hobart av, to Rosa Martinotti, 229 W 27. 1,650

Hornaday av, 862, see Mohegan av, 2132.

Hornaday av, 866, see Mohegan av, 2123.

Jackson av (10:2557), ws, 175 s 149th, 25 x109; Apr30; May1'15; due, &c, as per bond; Benenson Realty Co, 401 E 152, to Minnie Becker, 456 E 139. 2,250

Jackson av (10:2557), same prop; certf as to above mtg; Apr30; May1'15; same to same.

King av, swc Beach, see Beach, 187.

Kingsbridge rd, es, at nws Kingsbridge ter, see Old Johnson av.

La Salle av, ss, 135.11 e Hobart av, see La Salle av, ss, 110.11 e Hobart av.

La Salle av (*), ss, 110.11 e Hobart av, 25x109.11x25x108.11; also LA SALLE AV (*), ss, 135.11 e Hobart, 25x135.10x25x 134.11; also HOBART AV (*), es, 55.7 s La Salle av, 50.6x89.3x50x99.7; Apr26; May 5'15; 3y6%; Apollonia Engel to Annie R Dailey, 1525 Zerega av. 1,500

Lawrence av (9:2527), es, 370.7 nw Lind av, runs n243.3x136.10x105xs75xw81.11 to beg; Nov28'14; May6'15; 1y6%; Franz Schuldes, 363 W 169, to Theo Faulhaber, 96 W 163. 200

Layton av (*), ns, 50 w Wilcox av, 25x 100; Apr13; May4'15; 3y5½%; Bentz Contracting Co, Inc, 2362 Westchester av, to Sidney B Hickox, 2246 Gleason av. 1,800

Layton av (*); same prop; certf as to above mtg; Apr3; Apr4'15; same to same.

Longfellow av, 1449 (11:2999); ext of $3,500 mtg to Apr29'18 at 5¼%; Apr29; Apr 30'15; Title Guar & Trust Co with Ranieri Gragnani, 1449 Longfelow av. nom

Longfellow av (11:3010-3011), nec 174th, 80x200 to Boone av; bldg loan; Apr29; May1'15; demand, 6%; Trask Bldg Co to Brevoort Real Estate Co, 15 Wall. 20,000

Longfellow av (11:3010-3011), same prop; certf as to above mtg; Apr29; May1 '15; same to same.

Mohegan av (11:3119), nwc 180th, 118.2 x70.1; PM; Apr28; May3'15; 1y6%; Av St John & Fox St Corpn to Premium Holding Corpn, 149 Church. 21,500

Mohegan av (11:3119); same prop; bldg loan; pr mtg $21,500; Apr28; May3'15; 1y 6%; same to same. 70,000

Mohegan av (11:3119); same prop; certf as to above mtg; Apr24; May3'15; same to same.

Mohegan av, 2123 (11:3124), nec 181st, 91x31.2x86.7x30.11; also 181ST ST, 865 E (11:3124), ns, 30.11 e Mohegan av, 30.11x 81.3x42.11x84.7; also HORNADAY AV, 866 (11:3124), ss, 78.4 e Mohegan av, 40x42; pr mtg $——; Apr20; Apr30'15; installs, 6%; Lillian wife of & Henry Hof, of Bklyn, to Jno B Harrison, 31 Woodland av, New Rochelle, NY. 3,000

Mohegan av, 2132 (11:3124), sec Hornaday av (No 8624), 29.3x74.2x28.11x78.4; Apr 29; Apr30'15; due Mar6'16, 6%; Lillian Hof, Bklyn, to Margt L Aldrich, Barrytown, N Y. 1,000

Morris av, 940 (9:2423), es, 75 n 163d, 20x100; May4'15; due &c as per bond; Philomena A or Minnie Marx, Teresa A or Tessie Marx & Mary Marx to Title Guar & Trust Co, 176 Bway. 4,500

Morris av (9:2446), ws, 195.6 n 163d, 100x115; May5; May6'15; due &c as per bond; Ethel M Sanders to Lawrence D Frank, 69 E 92, et al, trstes Jos L Hollander. 15,000

Morris av, 1009 (9:2447), swc 165th, 79.7 x30x79.10x30; sobrn agmt; Apr30; May3'15; Mitchell-McDermott Constn Co with Herman Schrank, 2306 Arthur av. nom

Murdock av, ws, 300 s Randall av, see Amundson av, es, 450 s Nelson av.

Nelson av, 1145 (9:2514), nws, 100.3 sw 167th, 48.8x96x50x111.9; Apr30; May5'15; due &c as per bond; Jas G Bisland to Title Guar & Trust Co. 5,000

Old Albany Post rd (13:3415), ws, indicated by the co-ordinates 8221.69n&584.77 w, runs along rd nw74.7&25.5xsw102.11 to es Post rd, as now laid out xse100 to pt 218.7 n 251st xne102.5 to beg, contains 10 265 sq ft; PM; May5; May6'15; due &c as per bond; Willett R Skillman, Morris Plains, NY, to Delafield Estate, 27 Cedar. 4,500

Old Albany Post rd (13:3415); same prop; PM; May5; May6'15; due &c as per bond; same to same. 4,000

Old Johnson av (13:3407), ws, at land formerly of Merchants & Mechanics Bank of Troy, runs s66xw100xn102 to ss Spring st, w - to beg; also KINGSBRIDGE RD (13:3407), es, at nws Kingsbridge ter, runs s163.6xs99.5 to Kingsbridge ter xs171 to ·· Apr30'15; due May1'16, 6%; Wm J McNulty, 2701 Kingsbridge ter, to Michl F Lally, 6 Lafayette pl, Yonkers, NY. 2,000

Olinville av, 3759 (*), ws, 500 n 216th, 100x100, except pt for av; Apr26; May5'15; due &c as per bond; Amelia J Nickerson, Mystic, Mass, to Title Guar & Trust Co, 176 Bway. 3,000

Powell av (*), ns, bet Castle Hill & Olmstead avs, being tax lot 3 of lot 291, map Unionport; Apr26; May4'15; 3y6%; Sidney B Hickox to Betty Giessinger, 225 E 63. 1,400

Ryer av, nwc Field pl, see Grand blvd & concourse, nec Field pl.

Ryer av, nwc Field pl, see Grand blvd & concourse, nec Field pl.

Ryer av, swc 184th, see Grand blvd & concourse, es, 94 n Field pl.

Ryer av, swc 184th, see Grand blvd & concourse, sec 184.

Sherman av (9:2451-2456), ws, 103.11 s 166th, 75x100, pr mtg $4,000; Apr30; May 3'15; due &c as per bond; Kath E Beissel, 979 Aldys, to Columbia Constn Co, 3210 3 av. 500

Southern blvd, 2085 (11:3108), ws, 79.3 s 180th, 37.6x99.7; pr mtg $27,000; Apr30'15; 5y6%; Bertha Kloker, 641 E 241, to Robt J Moorehead, 415 E 140. 9,000

Southern blvd (11:3114), swc 185th, 30.4 x113.1x30x108.6; Apr30; May3'15; 3y5½%; Caroline W Rauh to Bertha Suther, 523 E 236. 4,000

Southern blvd (10:2683), ns, 250 w Av St John, 50x121; pr mtg $——; May1; May3 '15; due Oct1'18, 6%; Edw Paulat to Hedwig Engel, 38 W 92. 18,500

Southern blvd (10:2683), ns, 250 w Av St John, 50x121; certf as to reduction of mtg; May1; May3'15; Bowling Savgs Instn to whom it may concern.

Southern blvd, 796 (10:2729), es, 25 s Longwood av, 50x100; PM; pr mtg $12,000; May4; May5'15; due June7'20, 6%; Banet Drescher, Bklyn, to Lewine & Kempner, Inc, 135 Bway. 8,000

Stebbins av (10:2696), ws, 569.1, 609.1 & 649.1 s Westchester av, 3 lots, each 40x 100; three certfs as to three mtgs $29,000 each; Apr29; Apr30'15; Foxvale Realty Co to City Mtg Co.

Stebbins av (10:2696), ws, 569.1 s Westchester av, three lots, each 40x100; three bldg loans mtgs, each $29,000; Apr29; Apr 30'15; demand, 6%; Foxvale Realty Co to City Mort Co, 15 Wall. 87,000

Stebbins av (10:2696), ws, 569.1 s Westchester av, 120x100;sobrn agmt; Apr29; Apr30'15; Margt Knox, 478 Mott av, with City Mort Co, 15 Wall. nom

Stebbins av (10:2696), same prop; agmt that three mtgs aggregating $87,000 shall act the same as a blanket mtg for $81,000; Apr29; Apr30'15; Foxvale Realty Co, 198 Bway, with City Mort Co, 15 Wall. nom

Stillwell av (*), sec McDonald, 53.2x 100x49.6x100; Apr26; May1'15; 3y6%; Margt T Kirby to Royal Bronx Realty Co, 1126 Walker av. 400

Theriot av (*), es, 155.5 n Westchester av, 50x100; ext of $1,500 mtg to Apr30'18 at 5½%; Apr30; May 6'15; Florence J Sheehan, 1307 Theriot av, with Thos J Broderick, 447 45th, Bklyn. nom

Tremont av, 74 W (11:2862); ext of $9,000 mtg to May1'18 at 5%; Apr28; May4 '15; Anna C F Schwarz with Ellen McGuire, 43 W 177. nom

Tremont av, 757 E (11:3093); sal Ls; May4'15; demand, 6%; Michl Lipschina to Geo Post, 110 Bway. 2,000

Turnbull av, ns, 205 w Havemeyer av, see Hermany av, ss, 205 w Havemeyer av.

Union av (10:2675), es, 27.5 s Dawson, 18.9x95; ext of $2,000 mtg to Apr11'20; 5½%; May1; May4'15; Hugh J Begley, 694 Union av, to Cath O'Rourke, gen gdn Alice M O'Rorke. nom

Union av (10:2676), ws, 133.4 n 156th, 16.83x4.4x17.10x65.2; agmt as to payment of $1,467 on a/c of mtg; May4'15; Clara Mahn, 771 Union av, with Eagle Savings & Loan Co, 186 Remsen, Bklyn. nom

University av (11:3212), es, at ns lot 9, runs e100.11 to ws old Croton Aqueduct xs 41.8xw101.2 to av xn41.8 to beg, being lot 9 & pt lot 10 amended map Cammann Est; Apr30'15; due Oct2'15, 6%; Adele Plate, 2352 University av, to Fredk A Budde, 2202 University av. 1,000

Valentine av (11:3147), sec 187th, runs e100xs38.3xw15xn25xw85 to av xn 13.3 to beg; May4'15; due &c as per bond; Russo-Iodice Realty Co, Inc, to Title Guar & Trust Co, 176 Bway. 5,000

Valentine av (11:3147); same prop; certf as to above mtg; May4'15; same to same.

Valentine av (11:3153), nwc 188th, 56.8x 100; bldg loan; Apr29; Apr30'15; demand, 6%; H M Constn Co to City Mort Co, 15 Wall. 50,000

Valentine av (11:3153), same prop; certf as to above mtg; Apr29; Apr30'15; same to same.

Valentine av (11:3153), ws, 56.8 n 188th, 50x100; bldg loan; Apr29; Apr30'15; demand, 6%; H M Constn Co to City Mtg Co, 15 Wall. 38,000

Valentine av (11:3153), same prop; certf as to above mtg; Apr29; Apr30'15; same to same.

Valentine av (11:3153), nwc 188th, 106.8 x100; sobrn agmt; Apr29; Apr30'15; Nagrom Realty Co, 115 Bway, with City Mort Co, 15 Wall. nom

Vyse av (11:2997-2998), nec 174th, 80x 50; bldg loan; Apr16; Apr30'15; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall. 40,000

Vyse av (11:2997-2998), same prop; certf as to above mtg; Apr16; Apr30'15; same to same.

Vyse av (11:2997-2998), nec 174th, 80x 50; sobrn agmt; Apr16; May3'15; Jno W Cornish Constn Co with City Mtg Co, 15 Wall nom

Washington av (11:2901), nws, 98 n 169th, 19.11x129.11 PM; May3; May5'15; 5%; Poseff Realty Corpn, 1311 Wash av, to Julius Dahlman, 304 Garfield pl, Bklyn. 11,000

Webster av (11:3047), nec Claremont Pkway, 82.9x50.5x82.7x46.11; pr mtg $——; May3; May4'15; due &c as per bond; Hall Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 4,500

Webster av (11:3047); same prop; certf as to above mtg; May3; May4'15; same to same.

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Westchester av, 881 (10:2630), sobrn agmt; May3; May4'15; Reich Bldg Co, Inc, & Fredk Johnson, with Josephine E Carpenter, Bar Harbor, Me. nom

West Farms rd (10:2754), es, at ws Bryant av, runs s116.9xw84 to es West Farms rd xn138.10 to beg; pr mtg $5,500; Apr20; May3'15; due Oct15'15, 6%; David Kraus, 246 W 129, to Bertha Striem, 131 W 143. 1,650

Whitlock av (10:2735), ws, 180 n Barretto, 20x100, agmt as to share ownership in mtg; Apr23; May6'15; Wm D McDonnell with Nellie F Tully, 953 Whitlock av. nom

White Plains av (*), ws, 75 n 219th, 25 x105, Wakefield; pr mtg $3,000; Apr29; May3'15; due as per bond, 6%; Pit Raben to Isidor Birenbaum, 199 Henry. 1,500

White Plains rd (*), sec Sommer pl, 100x100; May1; May3'15; 2y5½%; Danl Houlihan, 2867 Bainbridge av, to Wm J Hill, 2943 Bainbridge av. 8,000

3D av, 3194 (10:2620), es, 25.6 n 161st, 18.3x94.6x18.3x93.8; ext of $9,500 mtg to July1'20, at 4%; Apr27; May1'15; Gustaf W Carlsen, 409 E 136, with Fredk Wehnes, 164 St Ann's av. nom

3D av (11:2920), ws, 25.2 sw 173d, 75.6x 95.3x75.1x102.8; also FORDHAM AV (11:2920), ws, 25.2 sw 173d, runs sw75.6xe1.8 to ws 3 av xn75.6xw1.8 to beg; May5'15; due &c as per bond; Bingle Realty Co to Title Guar & Trust Co, 176 Bway. 12,000

3D av (11:2920), ws, 25.2 sw 173d, 75.6x 95.3x75.1x102.8; also strip begins FORDHAM AV (11:2920), ws, 25.2 sw 173d, runs sw75.6xe1.8to ws 3 av xn75.6xw1.8 to beg; [illegible] as to mort for $12,000 May4; May6'15; Bingle Realty Co to Title G & T Co, 176 Bway.

3D av (11:3048), swc 182d, 80x102.11; PM; pr mtg $60,000; May5; May6'15; installs, 6%; Lears Corpn, 74 Bway, to Regina Hyman, 358 W 118. 4,500

3D av (11:3048); same prop; PM; pr mtg $64,500; May5; May6'15; 5y6%; same to Kate M Bradley, 503 W 121. 4,000

Lot 6 (*) map Allen Estate; May4; May 6'15; 3y5%; Nunziata Fasulo, 255 E 152, to Hodson & Rose Co, 7 W 42 307.52

Chimney sweeps (*), being 2 islands situated off North Shore, City Island, in L I Sound, contains 401 30-100 acres, with land under water L I Sound, adj above; pr mtg $——; Apr29; May4'15; demand, 6%; Franz Marquardt to Ebling Brewing Co, 760 St Anns av. 1,000

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2461 New York, May 15, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Allen st, 121.
Bleecker st, 192-4.
Catharine st, 46-50.
*Cathedral Pkway, 201 (or 7th av, 1800).
*Cedar st, 1½-6 (or Pearl st, 181-3).
Centre st, 142-50.
Cherry st, 246-8 & 484.
*Corlears st, 25 (or Cherry st, 484).
Division st, 60.
Eldridge st, 220.
Goerck st, 90.
Grand st, 33.
Henry st, 198.
John st, 20.
Jumel pl, es, blk 2112-70-72.
Liberty st, 146.
Ludlow st, 16 & 20.
*Madison st, 72 (or Catharine st, 46-50).
Monroe st, 174.
Pearl st, 96-100 & 181-3.
Rivington st, 134.
Stanton st, 328 & 329.
Stuyvesant st, 42.
*Thompson st, 17 (or Grand st, 33).
*Walker st, 111-21 (or Centre st, 142-50).
Washington st, 384.
Wooster st, 69-71.
9th st, 624 E.
11th st, 515 E.
12th st, 229 E.
114th st, 204-8 W.
16th st, 24 & 415 W.
21st st, 38-44 W.
26th st, 122-6 W.
27th st, 531 W.
28th st, 226 W.
30th st, 29-33 W.
31st st, 5-11 E.
32d st, 142 W.
33d st, 309-15 E.
34th st, 311 E.
36th st, 138-48 E.
45th st, 125-7 W.
47th st, 256 W.
48th st, 426-8 E.
49th st, 536-40 W.
51st st, 361 W.
55th st, 147 E.
*55th st E (swc 3d av, 906-8), blk 1309-39.
*56th st, 137 E (or Lex av, 678).
60th st, 229 E.
61st st, 151 E.
61st st, 242-4 W.
62d st, 131 & 349 E.
63d st, 229 E.
64th st, 163, 179 & 410 E.
69th st, 312 W.
*70th st, 100-6 W (or Col av, 210-6).
72d st, 161, 176 & 240 E.
72d st, 39 W.
76th st, 122-30 E.
78th st, 442 E.
80th st, 141 & 320 W.
81st st, 209-11 E.
87th st, 339 W.
88th st, 405 E.
91st st, 131 E.
94th st, 55 W.
100th st, 315 W.
102d st, 209 E.
103d st, 117 & 209 E.
104th st, 54 E.
105th st, 212 W.
108th st, 246 W.
112th st, 3 E.
114th st, 349 E.
*115th st W (nec Riv Dr, 431), blk 1896-47.
116th st, 129 W.
119th st, 72 & 315 E.
119th st, 43 & 121 W.
*119th st, 86 W (or Lenox av, 170-8).
120th st, 141 W.
121st st, 227 & 506 E.
121st st, 132 W.
122d st, 442 E.
122d st, 124 W.
124th st, 306 E.
*124th st, 501 W (or Ams av, 1300-6).
125th st, 319 E.
130th st, 14 E.
130th st, 137 W.
135th st, 54 & 120 W.
*138th st, 99 W (or Lenox av, 553).
139th st, 43-5 & 142 W.
141st st, 227-9 & 519 W.
142d st, 102-4 & 293 W.
148th st, 227 W.
*152d st, 301-3 W (or 8 av, 2851).
162d st, 527 W.
172d st W, ss, blk 2142-75.
*177th st W (nec Audubon av, 247-51), blk 2132-21.
Av A, 215.
Amsterdam av, 1300-6 & 2266.
Audubon av, 247-51.
Broadway, 832-4.
Broadway, es, blk 2172-30-32.
Columbus av, 210-6.
Convent av, 26-34.
Lenox av, 170-8 & 553.
Lexington av, 581 & 678.
Madison av, 1935.
Pleasant av, 316-8.
Post av (nwc Academy st, 570), blk 2220-29.
Riverside dr, 431.
St Nicholas av, es, blk 2051-43-7.
Wadsworth av, 124-8.
West Broadway, 269.
*West Broadway, 383-5 (or Wooster st, 69-71)
2d av, 1466 & 2453.
3d av, 906-8 & 1853.
5th av, 1397.
6th av, 92.
7th av, 1800.
8th av, 2851.

WILLS.

93d st, 61 E.
148th st, 505 W.
Av A, 1627.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are beinz investigated and if found incorrect will be shown in a later issue.

MAY 7, 8, 10, 11, 12 & 13.

Academy st, 570, see Post av, nwc Academy.

Allen st, 121 (2:415-36), ws, abt 100 n Delancey, 25x87.6, 6-sty bk tnt & strs, all of; A$18,000-24,000; also HENRY ST, 198 (1:270-51), ss, abt 95 w Clinton, 25x100, 5-sty bk tnt; ½ pt; A$18,000-29,000; also 103D ST, 209 E (6:1653-7), ns, 147.6 e 3 av, 37.6x100.11, 6-sty bk tnt & strs; ½ pt; A$14,000-39,000; Nellie Lipschitz to The Royal Co of N Y, 93-5 Nassau; May6; May 10'15. 1,650

Bleecker st, 102-4 (2:526-22-23), ss, 50 w Macdougal, 50x98, 2-6-sty bk tnts & strs; Giovanni Maccarone to Camillo Olivetto, 190 Bleecker, & Giuseppe Tuneo, 192 Bleecker; mtg $70,000; May1; May7'15; A $34,000-80,000 (R S $7.50). nom

Cathedral Pkway, 201, see 7 av, 1800.

Catherine st, 46-50 (1:278-46), swc Madison (No 72), runs s70xw65xn40.7xe0.7xn29.1 to Madison xe64.1 to beg, 6-sty bk tnt & strs; Bernard F Golden to Jno A Weekes, 46 W 47; -¼ pt; AL; June15'14; May7'15; A$——$——. nom

Cedar st, 1½-6, see Pearl, 181-3.

Centre st, 142 (1:198-5), es, abt 115 n White, 26.4x105.8x26.8x103, ns, vacant; also CENTRE ST, 144 (1:198-5), es, abt 145 n White, 26.4x103x26.8x100.4, ns, vacant; also CENTRE ST, 146-50 (1:198), sec Walker (Nos 111-5), 75.3x75.8x80.3x66.2, vacant; also WALKER ST, 117 (1:198), ss, 66.2 e Centre, 25x82x25x80.3, vacant; also WALKER ST, 119 (1:198), ss, abt 91 e Centre, 25x100, pt 4-sty bk str; also WALKER ST, 121 (1:198-5), ss, abt 116 e Centre, 25x100, pt 4-sty bk tnt; Jno H Hallock to Transit Development Co, 85 Clinton, Bklyn; QC; AL; July30'10; May13'15; A$244,000-300,000. nom

Centre st, 144-50, see Centre, 142.

Cherry st, 246 (1:255-21), ns, 85 w Rutgers, 21x138x21.6x136.1; also CHERRY ST, 248 (1:255), ns, 64 w Rutgers, 21x90.1x 21.1x89.5, 3 & 5-sty bk factory; Clayton J Heermance, ref, to National Nassau Bank, 233 Bway; piff; FORECLOS Apr28 '15; May7; May10'15; A$23,000-36,000 (R S 50 cts). **10,000**

Cherry st, 248, see Cherry, 246.

Cherry st, 484 (1:263-24), nwc Corlears (No 25), 21x50, 7-sty bk loft & str bldg; Ellen C Anderson, 640 Mad av, to Saml P Schlansky, 17 E 97, mtg $9,000 & AL; May3; May12'15; A$9,000-13,500 (R S $5.50). O C & 100

Cooper st (8:2238-1t 9 & pt 5), ss, 150 e Academy, 100x100, vacant; Ceri Realty Co, 11 Cooper, to Fifteen Cooper St Co, 11 Cooper; AL; May12'15; A$——$—— (R S 50 cts). O C & 100

Corlears st, 25, see Cherry, 484.

Division st, 60 (1:289-47), ns, abt 130 e Chrystie, 25.3x46.3x26.3x52, ws, 5-sty bk tnt & strs; Almira H Dominick, individ & EXTRX Francis J Dominick, to Phillip & Louis Brenner, 60 Division; May7'15; A $14,500-21,000 (R S $1). **27,000**

Eldridge st, 220 (2:416-13), es, 25 s Stanton, 24.6x88.7, 5-sty bk tnt & strs; Edw A Johnson & Lena A, his wife, to Jerome B Burge, 17 W 132; mtg $26,000; Feb8; May10'15; A$20,000-29,000. O C & 100

Eldridge st, 220; Jerome B Burge to Lena A Johnson, 17 W 132; mtg $24,000; Apr28, May10'15. O C & 100

Edwood st, sws, at ses Bway, see Bway, ses at sws Elwood.

Goerck st, 90 (2:324-1), es, 81.3 n Rivington, 15.4x99.11, 5-sty bk tnt; Jacob Gold to Abr Feldman, 19 St Mary st, Kingston, NY; mtg $7,000; May3; May11 '15; A$6,000-10,000 (R S $1.50). nom

Goerck st, 90 (2:324-1), es, 81.3 n Rivington, 15.4x99.11, 5-sty bk tnt; Esther, wife Herman Gold, to Jacob Gold, 7 Lewis; QC; mtg $7,000; Mar8; May7'15; A$6,000-10,000 (R S $1.50). nom

Grand st, 31, (1:227-55), swc Thompson (No 117), 24x79 to 3 ft alley, 7-sty bk loft & str bldg; Remark Holding Corpn to Church Extension Committee of the Presbytery of NY; mtg $34,000 & AL; Feb18; May7'15; A$18,000-40,000 (R S 50 cts). nom

Henry st, 198, see Allen, 121.

Isham st (8:2249), swc Seaman av new line, runs w13.11 to ws Seaman av old line xs66.1xe8.7 to ws Seaman av new line, xn61.5 to beg, contains 1,000 sq ft; City N Y to Chas Isham, 43 Manchester, Vt; Julia I Taylor, 32 E 66, Wm B Isham, 21 E 63, & Minturn P Collins, at Purchase, NY, TRSTEES will Wm B Isham, for Flora I Collins; B&S; Apr23; May7'15. **13.50**

John st, 20 (1:55-22), ss, abt 125 w Nassau, 25x61, 4-sty bk loft & str bldg; $100,000-115,000; also LIBERTY ST, 146 (142) (1:56-26), ss, 71.5 w Washington, 25.2x54.4x25.5x54.11, 3-sty bk loft & str bldg; A$38,000-48,000; Mary T White et al, EXRS &c Alfred L White, to Mary T White, 53 E 54, individ; ½ pt; mtg $110,-000 on whole; May1; May7'15 (R S $35). **90,000**

Jumel pl, es, 280.4 n 167th, see Jumel pl, es, 288.7 s Edgecombe av.

Jumel pl (8:2112-71-72), es, 288.7 s Edgecomb av, 50x90, vacant; A$8,000-8,000; also JUMEL PL (8:2112-70) es, 288.4 n 167th, 25x90, except strip on no 20.2x90; A$4,000-4,000; Eliz S Stephens, at Gerard av & 146th, Bronx, to Jas T Barry, 1149 Boston rd, Bronx; mtg $9,500 & AL; Apr20; May 7'15 (R S $6.50). O C & 100

Liberty st, 146, see John, 20.

Ludlow st, 16 (1:297-5), es, abt 160 n Canal, 19x87.6, 5-sty bk tnt & strs; Anna Safro to Sheppard B Sapir, 111 W 113; AL; Dec9'14; May13'15; A$14,500-20,000. nom

Ludlow st, 20 (1:297-7), es, 151.7 s Hester, 25.1x87x25.3x87, 5-sty bk tnt & strs; Herman Tolk to Beni Asch, 20 Ludlow; mtg $22,500 & AL; May6; May13'15; A$19,-000-26,000. nom

Madison st, 72, see Catharine, 46-50.

Monroe st, 174 (1:258-21), ss, 93.4 w Montgomery, 18x98x18x97.5, 5-sty bk tnt & strs; Aaron Adler, 734 E 160, to Saml Kleban, 515 W 110; AT; mtg $18,000; May3; May8'15; A$10,000-17,000. nom

Pearl st, 96 (1:30-13), ss, abt 90 w William, 19x70, 5-sty bk loft bldg; A$12,500-19,500; also PEARL ST, 98 (1:30-14), ss, abt 75 w William, 19x70, 5-sty bk loft bldg; A$12,000-19,000; also PEARL ST, 100 (1:30-15), ss, abt 60 w William, 19x70, 4-sty bk loft bldg; A$12,000-18,000; Julius Oppenheimer, NY, to Gustav Freund, 4759 Ellis av, Chicago, Ill; ½ pt; Jan2; May7 '15. O C & 100

Pearl st, 98-100, see Pearl, 96.

Pearl st, 181-3 (1:41-1 & 34), swc Cedar (Nos 1½-6), runs w128.10xs73.2xe25.3xn 12.7xe15.3xn35.3xe25.10 & 63.1 to ws Pearl xn22 to beg, 3-4-sty bk loft & str bldgs; Brevoort Constn Co, 19 E 24, to Agnes Neustadt, at Chappaqua, NY; Casimir I Stralem, 142 E 82, & Mortimer L Schiff, at Oyster Bay, LI, EXRS Sigmund Neustadt; B&S; mtg $82,000 & AL; May12; May13'15; A$100,000-118,000 (R S 50 cts). nom

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78, with all title to alley on Norfolk, es, 75 n Rivington, 3x78, 4-sty bk tnt & strs; Wm Edelstein & Rosie, his wife, to Minnie Edelstein, 132 Rivington; May8; May10'15; A$18,000-22,000. O C & 100

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78; also rights to alley on Norfolk st, es, 75 n Rivington, 3x78, 4-sty bk tnt & strs; Soi I Segall, EXR Harry Levien, to Wm Edelstein, 132 Rivington; 1-6 pt; mtg $26,500 & AL; May7; May8'15; A$18,000-22,000 (R S 50 cts). **4,750**

Rivington st, 134; Max J Ortman et al to Wm Edelstein, 132 Rivington; AT; mtg $26,500; May7; May8'15 (R S 75 cts). nom

Stanton st, 328 (2:325-38), ns, 59.8 e Goerck, 19.11x70, 3-sty bk tnt; Gertrude R Mittleman, of Bklyn, to Michl Wieder, 239 7 av; mtg $7,000 & AL; May3; May11 '15; A$7,500-9,000. O C & 100

Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & strs; Harry N French, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, piff; FORECLOS May4; May5; May7'15; A$9,000-14,000. **13,000**

Stuyvesant st, 42 (2:465-43), ss, 86.7 w from sws 10th, 17x70.5x17.2x71.4, 4-sty bk tnt; Bella C Berkin, of Bklyn, to Louis Sussman, 199 2 av; mtg $8,500 & AL; May 10'15; A$8,000-11,000 (R S $1). O C & 100

Thompson st, 17, see Grand, 33.

Walker st, 111-21, see Centre, 142.

Washington st, 384, see West Bway, 269.

Wooster st, 69-71 (2:487-12), ws, 185.8 n Broome, 55x200.1 to es West Broadway (Nos 383-5), 6-sty bk loft & str bldg; Lawrence Holding Co to Leonidas Realty Corpn, 223 Wooster; B&S; mtg $147,000; May11; May12'15; A$86,000-152,000. O C & 100

9TH st, 624 E (2:391-19), ss, 313 e Av B, 20x76, 4-sty bk tnt & str; David L Machlowitz to Annie Machlowitz, his wife, 624 E 9; AL; May10; May12'15; A$10,000-12,000. nom

11TH st, 515 E (2:405-54), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Abr H Sarasohn to Isabella Sarasohn, 200 W 113; AT; B&S; May6; May7'15; A$15,000-22,000. nom

12TH st, 220 E (2:467-19), sws, 308.2 nw 2 av, 23.4x106.6, 4-sty stn tnt; Herman & Bertha Sirotta to Tillie Silverman, 236 E 10; mtg $23,750 & AL; May5; May7'15; A $14,000-29,000. nom

14TH st, 204 W, see 14th, 206 W.

14TH st, 206 W (2:618-29), ss, 150 w 7 av, 25x103.3, 5-sty bk tnt & strs; A$20,-000-27,000; also 14TH ST, 204 W (2:618-30), sws, at 120 w 7 av, 25x103.3, 3-sty bk tnt; A$20,000-23,000; also 14TH ST, 208 (136) W (2:618-28), ss, 175 w 7 av, 25x 100, 4-sty bk tnt & strs; A$20,000-28,000; also 130TH ST, 14 E (6:1754-64), ss, 193.7 w Madison av, 16.4x99.11, 3-sty & b bk dwg; A$5,000-6,000; Kath A Mannion, 14 E 130, to Ellen & Julia T Maloney, 14 E 130, as joint tenants; B&S & CaG; AL; May8; May11'15; R S $1). nom

14TH st, 204 W (2:618-29), ss, 150 w 7 av, 25x103.3, 5-sty bk tnt & strs; A$20,-000-27,000; also 14TH ST, 204 W (2:618-30), sws, at 120 w 7 av, 25x103.3, 3-sty bk tnt; A$20,000-23,000; Julia T Maloney to Kath A Mannion, both at 14 E 130; May8; May11'15 (R S $5). nom

14TH st, 204 & 208 W, see 14th, 206 W.

14TH st, 208 (136) W (2:618-28), ss, 175 w 7 av, 25x100, 4-sty bk tnt & strs; A $20,000-26,000; also 130TH ST, 14 E (6:-1754-64), ss, 193.7 w Madison av, 16.4x 99.11, 3-sty & b bk dwg; Ellen Maloney to Kath A Mannion, both at 14 E 130; AL; May8; May11'15; A$5,000-6,000 (R S $5). nom

16TH st, 24 W (3:817-72), ss, 455 w 5 av, 25x103.3, 4-stv & b stn dwg; Jno J Dwyer, ref, to Kate E Belloni, 14 E 66, piff; FORECLOS Mar9; May11; May12'15; A $35,000-38,500 (R S $25). **25,000**

16TH st, 415 W (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Isaac Berlin of Bronx to Max Wachsman, 108 W 115, ½ pt; Jos Isaac, 51 E 97, ½ pt; Jacob L Isaac, 1010 E 163, 1-6 pt, & Isidore R Isaac, 1945 E 163, 1-6 pt; AL; Dec26'11; re-recorded from Jan3'12; May12'15; A$9,-500-16,000. O C & 100

21ST st, 38 W (3:822-62), ss, 552.10 w 5 av, 16.9x92; also 21ST ST, 40 W, ss, 569.7 w 5 av, 16.9x92; also 21ST ST, 42-4 W, ss, 586.5 w 5 av, 33.7x92, 12-sty bk loft & str bldg; Louis Sachs to Delora Holding Corpn, 38 W 21; mtg $91,000; May7'15; A $138,000-310,000. nom

26TH st, 122-6 W (3:801-55), ss, 257.1 w 6 av, 67.10x98.9, 12-sty bk loft & str bldg; Fabian Constn Co, 37 E 28, to Charter Constn Co, 119 W 40; mtg $250,000 & AL; May6; May7'15; A$120,000-300,000 (R S $40). O C & 100

27TH st, 531 W (3:699-16), ns, 395 w 10 av, 25x98.9, 3-sty bk stable; Noah B Shute, 454 W 22, to The E R Merrill Spring Co, 530 W 28; May12; May13'15; A$9,000-14,000 (R S $18.50). O C & 100

28TH st, 226 W (3:777-58), ss, 295.10 w 7 av, 24.10x98.9, 5-sty bk tnt & strs & 4-sty bk rear tnt; Marguerite L Naughran & ano to Rosie Kaplon, 88 W 103; mtg $15,-000; May10; May13'15; A$15,500-22,500 (R S 9.50). O C & 100

30TH st, 29-33 W (3:832-pt lots 21 & 24), ns, 430 w 5 av, 70x98.9, pt 4-sty bk theatre; Gresham Realty Co to Wallack Constn Co, 37-9 E 28; mtg $135,000 & AL; May6; May7'15; A$——$—— (R S $40). O C & 100

31ST st, 5-9 E (3:861-72), ns, 150 e 5 av, runs n197.6 to ss 32d (Nos 6-10) xe66 xs98.9xw64½xs98.9 to 31st xw83.7 beg, 11-sty bk loft & str bldg; mtgs $800,000; A$505,000-975,000; also 31ST ST, 11 E (3:861-10), ns, 215.7 e 5 av, 21.10x98.9; 5-sty bk loft & str bldg; mogs $60,000; A$69,000-88,000; American Real Estate Co to Preferred Rentals, Stockton Building, Inc, 527 5 av; May1; May10'15 (R S $600). nom

31ST st, 11 E, see 31st, 5-9 E.

32D st, 6-10 E, see 31st, 5-9 E.

32D st, 142 W (3:807-64), ss, 435 w 6 av, 20x44.7x20.5x40.2, 3-sty bk tnt; Jno L Turner et al to Marjorie D Cleland, 304 3 av, Bradley Beach, NJ; AL; Apr28; May 11'15; A$36,000-37,000 (R S $20). nom

32D st, 142 W; Mary Defendorf, at Upper Nyack, NY, to same; life interest; AT; B&S; Feb4; May11'15 (R S $7). O C & 100

33D st, 309-15 E (3:939-9-12), ns, 147 e 2 av, 64x98.9, 4-3-sty & b bk & stn dwgs; Patk Toner to Church of the Sacred Heart of Jesus & Mary for Italians, 308 E 37; mtg $2,000 & AL; May7; May8'15; A$25,-430-33,100 (R S $33). O C & 100

33D st, 311 E (3:939-10), ns, 163 e 2 av, 16x98.9, 3-sty & b stn dwg; Esther E Cohen, 11 Cavendish rd, St Johns Wood, London, Eng, widow, to Patk Toner, 309 E 33; AL; Feb1; May8'15; A$6,370-8,300 (R E $7). O C & 100

33D st E (3:939), ns, 163 e 2 av, a strip, .05x98.9; Laura S Walsh, widow, & heirs Augustus H Walsh, 7 So Hawk st, Albany, NY, to Patk Toner, 309 E 33; QC; Apr22; May8'15. nom

33D st, 315 E (3:939-12), ns, 195 e 2 av, 16x98.9, 3-sty & b bk dwg; Jno M Woolsey et al, heirs &c, Wm W Woolsey & ano to Patk Toner, 309 E 33; AT; B&S & CaG; AL; Apr16; May8'15; A$6,300-8,200 (R S $2. nom

33D st, 315 E; Marie de H Woolsey, heir Wm W Woolsey & ano, to same; AT; B&S & CaG; AL; Mar31; May15 (R S $1). nom

33D st, 315 E; Convers R Woolsey, heir, &c, Wm W Woolsey & ano, to same; AT; E&S & CaG; Mar30; May8'15 (R S $1). nom

33D st, 315 E; Eliz Gilman & ano, individ & DEVISEES, &c, Eliz D W Gilman, to same; 1-20 pt; AT; B&S & CaG; AL; Apr9; May8'15 (R S 50 cts). **400**

33D st, 315 E; Eliz Gilman, EXR Eliz D S Gilman, to same; 1-20 pt; AT; AL; Apr 9; May8'15 (R S 50 cts). **400**

33D st, 315 E; Jno H Yardley et al, heirs, &c, Jane W Yardley & ano to same; AT; B&S & CaG; AL; Mar29; May8'15 (R S $3). nom

33D st, 315 E; Isabel R Marble, heir, &c, Jane W Yardley et al, to same; AT; B&S & CaG; AL; Mar9; May8'15 (R S $1.50). nom

33D st, 315 E; Eliz G Woolsey by Lawrason Riggs, Jr, special GDN, to same; A T; AL; Apr26; May8'15 (R S $1). **522.37**

34TH st, 311 E, see West Bway, 269.

36TH st, 138-48 E (3:891-59-64), ss, 95 e Lex av, 125x98.9, 6-4-sty & b stn dwgs; Emma L Reaney, 562 West End av, to Jas Humes Building Co, 1790 Bway; mtg $160,-000 &AL; May11; May12'15; A$126,000-193,-000 (R S $90). **250,000**

45TH st, 125-7 W (4:998-19-20), ns, 307.6 w 6 av, 38.4x82, 2-4-sty stn tnts & strs; Thos Killilea to Harry J Sanders, 363 Lex av; mtg $70,000 May6; May10'15; A $80,000&$40,000 (R S $50). O C & 100

45TH st, 125-7 W; Harry J Sanders to Geo H Earle, 235 S 21, Phila, Pa; mtg $80,000; May6; May10'15 (R S $10). O C & 100

47TH st, 256 W (4:1018-57), ss, 175 e 8 av, 25x100.5, 5-sty bk tnt & strs; D & H K Corpn to 256 West 47th St Co; mtg $40,000 & AL; Apr24; May12'15; A$31,000-34,000. nom

48TH st, 426-8 E (5:1359-35), ss, 350 e 1 av, 50x100.5, 3-sty bk stable; Geo W Plunkitt et al TRSTEES under deed of trust recorded Dec29'93, to B Theresa Kelly, 166 W 96; AL; Apr26; May12'15; A $16,000-24,000 (R S $24). nom

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49TH st, 536-540 W (4:1077-53-55), ss, 225 e 11 av, 80x104.10x49.11x100.4, 1 & 2-sty bk garage; Jno W O'Connell, ref, to Edw Howe, at Princeton, NJ, & Sheldon Leavitt, at "The Hill," Augusta, Ga; TRSTES will Edw Leavitt; FORECLOS Apr29; May12; May13'15; A$23,000-24,500 (RS $25). **25,000**

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Jos Sananes, 2540 W 3, Coney Island, Bklyn, to Hannah Benaim, 449 W 123; AL; May6; May7'15; A$12,000-21,500. O C & 100

55TH st, 147 E (5:1310-28), ns, 208.4 e Lex av, 16.8x100.5, 3-sty & b stn dwg; Mary J Duncan, widow, Phila, Pa, to Lib-lian C Rainbow, 50 W 33; AL; Feb27'14; May8'15; A$10,500-14,000. nom

55TH st E, swc 3 av, see 3 av, 906-8.

56TH st, 137 E, see Lex av, 678.

60TH st, 229 E (5:1415-14), ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; Jno H Corwin, ref, to Lazare & Paul Bader, 552 McDonough, Bklyn; FORECLOS Apr15; May12'15; A$12,000-17,000 (R S $3). **13,000**

61ST st, 151 E (5:1396-25), ns, 143.6 e Lex av, 21x100.5, 4-sty & b stn dwg; Wm K Peyton et al, EXRS & TRSTES Hester B Peyton, to Chas C Nott Jr & Mary M Nott, 47 E 60; May12; May13'15; A$21,000-27,000 (R S $14.50). **29,000**

61ST st, 242 W (4:1152-56), ss, 200 e West End av, 25x100.5, 5-sty bk tnt; Abram Ellenbogen, ref, to Equitable Life Assur Soc of U S, a corpn; FORECLOS Apr26; May7; May10'15; A$7,000-14,000 (R S $10). **10,000**

61ST st, 244 W (4:1152-57), ss, 175 e West End av, 25x100.5, 5-sty bk tnt; Annon L Squires, ref, to Equitable Life Assur Soc of U S, a corpn, plff; FORECLOS Apr26; May8; May10'15; A$7,000-14,000 (R S $10). **10,000**

62D st, 131 E (5:1397-12), ns, 126.6 w Lex av, runs n100.5xw28.8xs26.7xe5.2xs74 to st xe23.6 to beg, 4-sty & b stn dwg; Ruth Rosenthal, 891 Jefferson av, Bklyn, et al to Hy R Stern, 563 Park av; mtg $30,000 & AL; May4; May12'15; A$30,500-37,000 (R S $15). O C & 100

62D st, 349 E, see West Bway, 269.

63D st, 229 E (5:1418-17), ns, 180 w 2 av, 25x100.5, 6-sty bk tnt & strs; Hannah Solomon et al to K R Realty Co, 155 Park row; AL; May4; May10'15; A$12,000-32,000 (R S $1). nom

63D st, 229 E; Sol Kutner, of Bklyn, to same; conveys life estate; QC; May4; May 10'15; R S 50 cts. nom

64TH st, 163 E (5:1399-25), ns, 280 w 3 av, 20x100.5, 4-sty bk dwg, 3-sty ext; Edith S Graham of Bernardsville, NJ, to Annie E King at South Portsmouth, RI; mtg $25,000; May3; May12'15; A$18,000-35,000 (R S $11). O C & 100

64TH st, 179 E (5:1399-30½), ns, 145 w 3 av, 15x100.5, 3-sty & b stn dwg; Sarah L Delavan, of Great Neck, LI, to Louise D, wife Norman G Johnson; June6'04; May 13'15; A$13,500-18,000. O C & 100

64TH st, 410 E (5:1458-41), ss, 181 e 1 av, 25x100.5, 5-stv bk tnt & strs; Myron Sulzberger, to Myrena Realty Corpn, 38 Park row; mtg $15,500; Jan20; May10'15; A$8,000-18,000 (R S 50 cts). nom

69TH st, 312 W (4:1130-42), ss, 225 w West End av, 25x100.5, 5-sty & b stn; Estates Income Realty Corpn, 233 Bwa; to Bernerdo Giannalone, at Huntington Station, LI; mtg $13,000 & AL; May3; May11 '15; A$8,000-16,000 (R S 50 cts). nom

70TH st, 100-6 W, see Columbus av, 216-6.

72D st, 161 E (5:1407-31), ns, 125 w 3 av, 25x102, 5-sty bk tnt; Mary A Thornton, 500 W 143, to Julian A Benjamin at Canajoharie, NY; mtg $30,000 & AL; May8; May12'15; A $25,000-38,000 (R S $6.75). O C & 100

72D st, 176 E (5:1406-45), ss, 166.8 w 3 av, 16.8x102.2, 4-sty & b stn dwg; Argall Le R Hull, of New Haven, Conn, to Thos Crimmins at Noroton, Conn; AL; May12 '15; A$16,000-22,000 (R S $5). nom

72D st, 240 E (5:1426-32), ss, 183.4 w 2 av, 16.8x102.2, 3-sty & b dwg; Myron Sulzberger to Myrena Realty Corpn, 38 Park row; AL; May10'15; A$8,000-11,500 (R S 50 cts). nom

72D st, 39 W (4:1125-9), ns, 200 e Col av, 28x102.2, 5-sty & b stn dwg, 4-stv ext; Mathilde Steinam, at Elberon, NJ, to Isabella Loring, 1 W 70; AL; May4; May10 '15; A$62,000-90,000 (R S $62.50). O C & 100

76TH st, 122-30 E (5:1410-61½-64), ss, 116 w Lex av, 87x102.2, 5 3-sty & b stn dwgs; Julius Tishman & Sons, Inc, to Jatison Constn Co, Inc, 18 E 41; mtg $72,000; Mar5; May11'15; A$67,000-85,500 (R S $150). O C & 100

78TH st, 442 E (5:1472-33), ss, 169 w Av A, 25x102.2, 4-sty bk tnt & strs; David Abraham, 442 E 78, to Meyer Pelisky, 857 Crotona Park N; mtg $13,200 & AL; May 6; May7'15; A$8,000-17,000 nom

80TH st, 141 W (4:1211-18), ns, 350 w Columbus av, 18.9x102.2, 4-stv & b bk dwg; Gottfried Walbaum to Mary A Walbaum, his wife, 2350 Bway; B&S; May3; May12'15; A$18,200-22,000 (R S $11). gift

80TH st, 320 W (4:1244-24), ss, 98 w West End av, 17x102.2, 5-stv & b bk dwg; Isabella N Doremus to Rhoda F Greene, 333 W 83; mtg $16,000 & AL; May5; May 12'15; A$16,100-27,000 (R S $13.50). O C & 100

81ST st, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2, 6-stv bk tnt & strs; Karl M Goldsmith, of Scarsdale, NY, et al, to Minnie A Ernst, 232 E 67; AL; May4; May 11'15; A$11,000-29,000 (R S $4). O C & 100

81ST st, 211 E (5:1527-6), ns, 127.1 e 3 av, 25.5x102.2, 6-stv bk tnt & strs; Karl M Goldsmith, of Scarsdale, NY, et al, to Emma A Farren, 212 E 81; AL; May4; May11'15; A$11,000-29,000 (R S $4). O C & 100

87TH st, 339 W (4:1249-15½), ns, 257 e Riverside dr, 18.8x100.8, 5-sty & b stn dwg; Wilhelmina F Reynolds to Jno D Reynolds, NY; mtg $12,000 & AL; Jan15; May7'15; A$13,500-31,500. nom

88TH st, 405 E (5:1568-4B), ns, 86 e 1 av, 26x125.10, 5-sty bk tnt; Morris Schlossman to Minbert Realty Corpn, 339 E 79; mtg $18,000 & AL; May10; May12'15; A $7,500-20,000 (R S $2). O C & 100

91ST st, 131 E (5:1520-13), ns, 92.6 w Lex av, 17.6x78, 3-sty & b bk dwg; Wm F Cunningham to Agnes V Cunningham, his wife, 131 E 91; mtg $10,000 & AL; Feb3; May10'15; A$9,500-13,000. nom

94TH st, 55 W (4:1208-13), ns, 485 w Central Park W, 20x100.8, 4-sty & b stn dwg; Wm Forster, ref, to Bowery Savgs Bank, 128 Bowery, plff; FORECLOS May 11; May12; May13'15; A$15,700-20,000 (R S $26.50). **16,500**

100TH st, 315 W (7:1889-12), ns, 207 w West End av, 19x100.11, 5-sty bk dwg; Arnold B Heine, 26 W 72, to Efrem Zimbalist, at Lake George, NY; AL; May11; May12'15; A$16,000-29,500 (R S $28). O C & 100

102D st, 209 E (6:1652-7), ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & strs; Patk J Walsh, ref, to Mary C Howlett, 265 Jefferson, Bklyn; FORECLOS Apr21; May7; May12'15; A$9,000-19,500 (R S $15). **15,000**

103D st, 117 E (6:1631-6), ns, 125 e Park av, 15x100.11, 3-sty & b stn dwg; Geo E Weller, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS May4; May13 '15; A$5,500-6,000 (R S $5). **4,825**

103D st, 209 E, see Allen, 121.

104TH st, 54 E (6:1609-48), ss, 145 e Mad av, 25x100.11, 4-stv stn tnt; Wm Jacobson, 135 E 103, to Emilio Piergiorgi & Jos Dellavalle, both at 303 E 104; mtg $10,000; May7; May8'15; A$11,000-17,000 (R S $5). O C & 100

105TH st, 212 W (7:1876-38), ss, 125 w Ams av, 25x100.11, 5-sty bk tnt; Geo Coburn Constn Co, 2296 Loring pl, to Henry Ruschmeyer, 214 W 105, & Anna C Ruschmeyer, 82 W 103; mtg $15,000; May 8; May10'15; A$20,000-27,000 (R S $12). O C & 100

108TH st, 246 W (7:1879-56), ss, 575 w Ams av, 25x100.11, 5-sty bk tnt; Philip H Hellriegel et al to Geo Rathgeber, 2401 Devoe ter, Bronx; AL; May12; May13'15; A$19,000-28,000 (R S 50 cts). 150

112TH st, 3 E (6:1618-5), ns, 96 e 5 av, 27x100.11, 5-stv bk tnt; Louis Epstein, 3 E 112, to Ida Ginzburg, 9518 Farragut rd, Bklyn; mtg $19,000; Apr19; May7'15; A $14,000-27,000. O C & 100

114TH st, 349 E (6:1686-21), ns, 125 w 1 av, 25x100.10, 3-sty bk theatre; Anna S Stemme et al EXRS, &c, Jno Stemme, to Francesco Fumo, 349 E 114; B&S; mtg $7,500; Feb1; May12'15; A$8,500-19,000 (R S $2.50). **10,000**

115TH st W, nec Riverside dr, see Riverside dr, nec 115.

116TH st, 129 W (7:1901-18), ns, 325 w Lenox av, 25x100.11, 5-sty bk tnt & strs; Kath A Kruger, to 122 Schaeffer, Bklyn, to Susan T McGlone, 106 8th, Bklyn; mtg $35,000; May7; May10'15; A$20,000-33,000 (R S $3). O C & 100

116TH st, 129 W; Susan T McGlone to Kath A Kruger, 122 Schaeffer, Bklyn; mtg $35,000; May8; May10'15 (R S $3). O C & 100

117TH st, 506 E, see Pleasant av, 316.

119TH st, 72 E (6:1745-25), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & strs; Montrose Realty Co to Saml Stern, 518 W 143; mtg $20,000; May10; May12'15; A$11,000-19,000 (R S $2). O C & 100

119TH st, 315 E (6:1796-9), ns, 169.3 e 2 av, 18.9x100.11, 4-sty stn tnt; Julius H Seymour, ref, to Chas H Young, at New Rochelle, NY, & Chas T Dunning, at Goshen, NY, TRSTEES will Geo Bell; plffs; FORECLOS Apr29; May13'15; A$5,600-8,500. **9,000**

119TH st, 43 W (6:1718-22), ns, 276 w 5 av, 17x100.11, 3-sty & b stn club house; Phoenix Ingraham, ref, to Union Trust Co of N Y, 80 Bway; plff; FORECLOS May 11; May13'15; A$9,000-11,500 (R S $10). **10,000**

119TH st, 86 W, see Lenox av, 170-8.

119TH st, 121 W (7:1904-21), ns, 265 w Lenox av, 20x100.11, 3-stv & b stn dwg; Ferdinand S Crosley to Ely Bernays, 301 W 106; mtg $9,000 & AL; May12; May13'15; A$9,000-10,500 (R S 50 cts). nom

120TH st, 141 W (7:1905-11½), ns, 237 e 7 av, 20x100.11, 3-sty & b stn dwg; N Y Life Ins Co, to Crest Holding Co, 1270 Madison av; mtg $12,000 & AL; May12; May13'15; A$10,000-16,500 (R S $6). 12,000

121ST st, 227 E (6:1786-13), ns, 300 e 3 av, 25x100.10, 5-stv stn tnt & strs; Morris & Jennie Schlossheimer to Moses Baumgarten, 136 E 95; 1/4 int; mtg $18,500; Apr23; May11'15; A$9,500-21,500 (R S $4). O C & 100

121ST st, 506 E (6:1817-31), ss, 98 e Pleasant av, 25x100.11, 3-sty & b fr dwg; M Davis & Son, Inc, of Bronx, to Ida Davis, 316 E 164, Bronx; B&S; AL; May5; May 12'15; A$5,000-6,000. nom

121ST st, 132 W (7:1905-48), ss, 360 w Lenox av, 20x100.11, 4-stv & b stn dwg; Wm F H Armstrong to Hudson Realty Co, 30 E 42; mtg $17,500 & AL; May10; May 12'15; A$10,000-19,500 (R S $6.50). O C & 100

122D st, 442 E (6:1809-33), ss, 150 w Pleasant av, 19x100.10, 3-stv & b stn dwg; Hyman Kallman & Lena, his wife, to Gussie Kallman, 2840 8 av; mtg $5,000; May 11; May12'15; A$4,500-$5,800 (R S $1). O C & 100

122D st, 124 W (7:1906-41), ss, 269 w Lenox av, 19x100.11, 3-stv & b stn dwg; Max Mattes to Anna M Mattes, 124 W 122; AL; May10; May11'15; A$9,500-15,000 (R S $14). nom

124TH st, 306 E, see West Bway, 269.

124TH st, 501 W, see Amsterdam av, 1360-6.

125TH st, 319 E (6:1802-10), ns, 230 e 2 av, 20x99.11, 3-stv bk tnt; Mary A Walters, at Demarest, NJ, to Delia Conlon, 388 Willis av; mtg $7,500; May6; May7'15; A $8,000-9,000 (R S 50 cts). O C & 100

130TH st, 14 E, see 14th, 206 W.

130TH st, 14 E, see 14th, 208 W.

136TH st, 337 W (7:1915-14½), ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Margaretha, wife Lader Reinken, to Franz Sailer, 254 Dean, Bklyn; mtg $6,000; Apr 22; May11'15; A$6,500-9,500 (R S $2). O C & 100

135TH st, 54 W (6:1732-64), ss, 190.6 e Lenox av, 18x99.11, 3-sty & b bk dwg; Jno T Sturdevant to Veronica Realty Corpn, 140 Nassau; B&S; AL; May8; May10'15; A$10,000-11,000 (R S $5). nom

135TH st, 120 W (7:1919-46), ss, 299.11 w Lenox av, 25x99.11, 5-sty stn tnt & strs; Anna S Mittell, 939 8 av, to Josephine A Smith, of Yonkers, NY; mtg $24,000 & AL; May6; May7'15; A$12,000-24,000 (R S $6.50). O C & 100

138TH st, 99 W, see 5 av, 1397.

139TH st, 43-5 W (6:1737-16-17), ns, 350 e Lenox av, 50x99.11, vacant; Annie Walton to Wm Walton, both at 511 W 112; QC; Feb15; May7'15; A$12,000-12,000. nom

139TH st, 43-5 W; Wm Walton to Annie Roberts, 7 E 109; mtg $4,000; Mar5; May 7'15 (R S $3). O C & 100

139TH st, 142 W, see 5 av, 1397.

141ST st, 227-9 W (7:2027-14), ns, 400 w 7 av, 62.6x99.11, 6-stv bk tnt; Julian H Kean, of Ursino, NJ, to Jas Powers, of Poughkeepsie, NY; mtg $75,000 & AL; May 7'15; A$29,000-82,000 (R S $2). O C & 100

141ST st, 519 W (7:2073-19), ns, 430 e Bway, 16x99.11, 4-sty bk dwg; Van Kannel Realty Co to Alex Charlton, 89 8 av; AL; May11; May12'15; A$8,900-12,000 (R S $12). O C & 100

142D st, 102-4 W (7:2010-38-40), ss, 100 w Lenox av, 100x99.11, 2-6-sty bk tnts; Max E Kaplan, ref, to Sound Realty Co, plff; mtg $100,000; FORECLOSED & drawn May12; May13'15; A$36,000-108,000 (R S $25). **25,000**

142D st, 293 W (7:2028-5), ns, 100 e 8 av, 25x99.11, 5-stv bk tnt & strs; Rudolph A Seligmann to Mathilde A Moller, "The Aptlorpe," 79th & Bway, plff; FORECLOS Apr27; May5; May8'15; A$10,500-24,000 (R S $21). **21,000**

148TH st, 227 W (7:2034-15), ns, 400 w 7 av, 25x99.11, 5-stv bk tnt; Myron Sulzberger to Myrena Realty Corpn, 38 Park row; AT; AL; May10'15; A$7,000-19,000 (R S 50 cts). nom

152D st, 301-3 W, see 8 av, 2851.

153D st, 527 (6:2122-12), ns, 422 e Bway, 18x99.11, 3-sty & b stn dwg; Josephine F Brennan, of Boston, Mass, to Eliz J Dwyer, 3800 Bway, NY; Wm B & Thos J A Johnson, 600 Washington st, Wellesley, Mass; Jno E Johnson, 47 Sarin Hill av, Boston, Mass, & David J Johnson, 1 Schuyler st, Boston, Mass; Mary L Johnson, 90 Morningside dr, & Genevieve J Lennon, 90 Morningside dr, the undivided share; AL; May3; May10'15; A $7,900-12,000. nom

172D st W (8:2142-75), ss, 100.1 w Bway, 246x95, vacant; Ashbel H Barney to Raymond Constn Co, 507 W 113; mtg $67,500; May10'15; A$62,000-62,000 (R S $23.50). O C & 100

177TH st W, nec Audubon av, see Audubon av, 247-51.

Av A, 215 (2:441-34), ws, 51.9 s 13th, 25.9 x100, 5-stv bk tnt & strs; Abr Salkin to Jos Friedberger, 164 Commercial av, New Brunswick, NJ; mtg $27,000 & AL; May5; May12'15; A$19,500-32,000. O C & 100

Amsterdam av, 1360-6 (7:1979-31), nwc 124th (No 501), 100.11x50, 6-sty bk tnt & strs; Harold L Benedict to Minola Realty Co, 160 Bway; mtg $120,000; May10'15; A $60,000-110,000 (R S 50 cts). O C & 100

Amsterdam av, 2266 (8:2129-46), ws, 116 n 172d, 37.6x100, 5-stv bk tnt & strs; Franz J Michel to Cath Wahl, 463 W 140; mtg $41,500; May12; May13'15; A$21,000-45,000 (R S $5). O C & 100

Audubon av, 247-51 (8:2132-21), nec 177th, 107.11x100, 6-sty bk tnt; Archibald E Baxter, ref, to Boxel Holding Corpn; FORECLOS Nov17'14; Apr30; May12'15; A $62,000-186,000 (R S $5). **5,000**

Broadway, 383-5, see Wooster, 69-71.

Broadway, 832-4 (2:564-37), es, 100.6 s 13th, 49x95.4x48x95.3, 10-stv bk loft & str bldg; Sol Kohn, ref, to Seamans Bank for Savgs, 76 Wall, plff; FORECLOS May8; May7; May10'15; A$155,000-250,000 (R S $280). **280,000**

Broadway (8:2172-30-32), ses, at sws Ellwood, runs s201.9xe150xn50xne32.2 to Ellwood xw192.6 to beg, except parts for Bway, Sherman av & Ellwood st, vacant; Premium Holding Corpn, 149 Church, to Haven Constn Co, 149 Bway; mtg $80,000; May10; May12'15; A$47,000-47,000 nom

O C & 100

Columbus av, 216-6 (4:1141-36), swc 70th (Nos 100-6), 100.5x100, 11-sty bk hotel Walton; Ralph L Spotts EXR & ex Herford B Kirk, to Ambrose Realty Co, 135 Bway; mtg $430,000 & AL; May6; May7'15; A $125,000-550,000. O C & 100

Columbus av, 210-6, swc 70th (Nos 100-6); Ambrose Realty Co to Ralph L Spotts, 346 West End av, EXR & ex Harford B Kirk; mtg $400,000 & AL; May7'15. O C & 100

Convent av, 26-34 (7:1968-24-26), ws, 24 s 129th, 136.11x71.10x138.3x90.8, 3-5-stv bk tnts; Lawrence Holding Co to Leonidas Realty Corpn, 222 Wooster; B&S; mtg $118,500; May11; May12'15; A$47,000-110,000. O C & 100

Lenox av, 170-8 (6:1717-69), sec 119th (No 86), 100.11x85, 8-stv bk tnt & strs; Chas H Murray, ref, to Bank for Savgs, 280 4 av, plff; FORECLOS Apr21; May10; May11'15; A$100,000-230,000 (R S $175). **175,000**

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Lenox av, 170-8, sec 119th (No 86); Bank for Savgs to Chester Court Corpn, 12y 1bwas, mtg $130,000; May10; May11 '15 (R S $76). O C & 100

Lenox av, 553, see 5 av, 1397.

Lexington av, 581 (5:1306-21), es, 56.7 n 51st, 18.4x67, 4-sty stn tnt & str; Mary J Duncan, widow, Phila, Pa, to Lillian Rainbow, 50 W 33; AL; Feb27'14; May8 '15; A$13,000-18,500. nom

Lexington av, 678 (5:1311-14), nwc 56th (No 137), 17.1x58, 3-sty bk tnt & str; Georgine R Mason to Ella E Mason, both at 385 Ft Washington av; ½ pt; mtg $12,500; May7; May11'15; A$19,000-23,000. gift

Madison av, 1935 (6:1749-22), es, 44 n 124th, 22x85, 3-sty stn tnt & str; Martin J Keogh, ref, to Chas W Hewlett, 219 Monroe, Bklyn, FORECLOS Apr9; May10 '15; A$15,000-16,000 (R S $17). **17,000**

Madison av, 1935; Chas W Hewlett, of Bklyn, to J Harper Skillin, at Rye, NY; mtg $15,000; May10'15 (R S $1). nom

Pleasant av, 316 (6:1715-49), es, 25.5 s 117th, 25x98, 5-sty bk tnt & strs; A$9,000-20,000; also PLEASANT AV, 318 (6:1715-48), sec 117th (No 506), 25.5x98, 5-sty bk tnt & strs; A$14,500-28,500; Conti Realty Co to Hy P Berti, 127 E 52; AT; QC; Apr 24; May7'15. 250

Pleasant av, 318, see Pleasant av, 316.

Post av (8:2220-29), nwc Academy (No 570), 100x100, vacant; Wm H Rolston to Post Investing Co, 27 Cedar; May6; May7 '15; A$23,000-25,000 (R S $32). O C & 100

Riverside dr, 431 (7:1896-47), nec 115th, 103.7x87x100.11x110.6, 7-sty bk tnt; Cabot Real Estate Co, 55 Liberty, to Victor de la Montagne Earle, 260 W 72; B&S; May 8'15; A$180,000-300,000. nom

St Nicholas av (7:2051-43-47), es, 183.6 s 145th, 125x100, vacant; Dora Grasmuck et al to Placid Realty Co, 35 Nassau; mtg $40,000; Jan20; May7'15; A$52,500-52,500 (R S $5). nom

Seaman av, swc Isham, see Isham, swc Seaman.

Seaman av (8:2249), ws, new line, at ws Seaman av, old line, 158 n Emerson pl, runs n140.7xw8.7 to Seaman av old line xs on curve 140.3, gore, contains 525 sq ft; City N Y to Louis B Rolston, of Purchase, NY. Apr23; May7'15. **13,50**

Wadsworth av, 124-8 (8:2163-37) ws, 50 n 179th, 75x100, 1-sty bk hall; Wm Hodgson, 2436 Morris av, to N Y City Baptist Mission Soc, Inc, 162 2 av; mtg $26,000; May10; May11'15; A$38,000-P38,000 (R S $18). O C & 100

West Broadway, 269 (1:192-19), ses, 69.5 sw Lispenard, 21.6x100, 3-sty bk tnt & str & 3-sty bk rear tnt; A$18,500-19,500; also 62D ST, 349 E (5:1437-19), ns, 177 w 1 av, 17x100.5, 3-sty & b stn dwg; A$6,000-7,000; also 124TH ST, 306 E (6:1800-49½), ss, 80 e 2 av, 20x89, with plot in rear, begins 89 s 124th & 100 e 2 av, runs s20x51 xe6.3xne— to beg, 3-sty stn tnt; A$5,600-6,600; also 3D AV, 1853 (6:1652-4), es, 95.11 s 103d, runs e85xs4.1xe20xs20.11xw105 to av xn25 to beg, 5-sty stn tnt & strs; A $16,000-24,000; ½ pt of above & ½ pt of following; 34TH ST, 311 E (3:940-9), ns, 121.5 e 2 av, 21.5x98.9, 4-sty stn tnt; A $11,500-13,500; also WASHINGTON, 84 (1:216-12), ws, 40 n Beach, 20x62x19.8x62, 5-sty bk loft & str bldg; A$12,000-17,000; Oliver H P Archer to Rebecca T Archer, his mother, both at 4941 Elmwood av, Los Angles, Cal; mtg $35,000; Apr27; May7'15. nom

2D av, 1466 (5:1451-51), es, 52.2 s 77th, 25x88.9x25x88.8, 5-sty stn tnt & strs; J Kaulon & Co to Marguerite F Kaughran & Adele M Comyns, both at 174 W 76; mtg $16,000 & AL; May10; May13'15; A$13,000-23,000 (R S $12,50). O C & 100

2D av, 2453 (6:1790-26), ws, 74.11 s 126th, 25x105, 6-sty bk tnt & strs; Herman Joseph, ref, to Theo T Brinckerhoff, 363 Edgecombe av; Loretta Brinckerhoff, 474 W 158, & Mabel Cafferty, 59 St Nicholas pl, pffs; FORECLOS May5; May10 '15; A$9,000-26,000 (R S $25). **25,000**

3D av, 906-8 (5:1309-39), swc 55th, runs w95xs50.5xe35xn0.11xe60 to ws 3 av xn49.7 to beg; also LAND UNDER W WALL belonging to party 1st pt, &c, 4-sty stn hall; Rudolph Lexow, of Nyack, NY, to Caroline H, wife Allan Lexow, of Englewood, NJ; B&S & CaG; Apr27'01; May13'15; A $55,000-100,000. nom

3D av, 1853, see West Broadway, 269.

5TH av, 1397 (6:1620-70), es, 23.11 s 115th, 17.2x100, 5-sty bk tnt & str; A $12,700-23,000; also 139TH ST, 142 W (7:-2007-59), ss, 100 e 7 av, 26x99.11, 5-sty bk tnt; A$8,000-20,000; also LENOX AV, 553 (7:2007-29), nwc 138th (No 99), 25x75, 5-sty bk tnt & strs; A$21,000-35,000; Melvin G Palliser, ref, to Annie Davidson, 317 W 93, one of the pffs; FORECLOS Apr 28; May10'15 (R S $3.50). 5 av parcel $2,000, Lenox av parcel $1,000 & 139th st parcel $1.

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & strs; Martin Kunz, 64 Bleecker, to Orland Holding Co, 63 Park row; mtg $25,700; May11'15; A$18,000-22,-000 (R S $20 pts). 200

7TH av, 1800 (7:1826-30), nwc Cathedral Pkway (No 201), 70.11x100, 9-sty bk tnt; Jno A Sonntag, 9227 Shore rd, Bklyn, to Jacob H Schiff, 965 5 av; mtg $250,000 & AL; May10; May12'15; A$100,000-280,000 (R S $1). nom

8TH av, 2851 (7:2046-56), nwc 152d (Nos 201-3), 42x100, 6-sty bk tnt & strs; Harry Aronson, Inc, to Anna V Moritz, 2210 University av, Bronx; mtg $48,000 & AL; May 1; May7'15; A$27,000-63,000 (R S $12). O C & 100

9TH av (8:2203), es, 99.5 s 207th, a strip 0.6x100; Michl J Dowd, 2541 Valentine av, Bronx, to New County Realty Corpn, 128 Bway. May11; May13'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cathedral pkway, 55-63, see Lenox av, 2-8.

East Broadway, 169 (1:284), ss, 26.1x100; assn rents to secure $1,500; D & H & K Corpn to Paul L Korn, 170 W 74; AT; Apr 24; May12'15. nom

Greenwich st, 815 (2:626), es, 75 n Jane, 25x68x22.6x irreg; consent to 3d track; Rebecca A D Wendel Swope et al, all of Irvington, NY, to Manhattan Railway Co; May3; May13'15. 550

Greenwich st, 817 (2:626), es, 100 n Jane, 25x96; consent to 3d track; Ella V von E Wendel et al, all at Irvington, NY, to Manhattan Railway Co; May3; May13'15. 550

Pearl st, 355 (1:113), nws, at nes N Y & Bklyn Bridge prop, runs nw39.10xn38.6 to st xsw18.8 to beg, gore; consent to 3d track; M Josephine Ely, individ & EXTRX Wm H Ely, to Manhattan Railway Co; Apr20; May10'15. 411.24

Pearl st, 378 (1:112), es, 135.3 s Oak, 20.3 x97.2x irreg x99.4, except pt for st; consent to 3d track; Ella V von E Wendel et al, all at Irvington, NY, to Manhattan Railway Co; May3; May13'15. 1,255.50

12TH st, 220 E (2:467-19), sws, 308.2 n w 2 av, 23.4x106.6, 4-sty stn tnt; CONTRACT & agmt that party 2d pt is to convey above to party 1st pt who will pay int on mtgs for $23,750, manage, etc, & resell same to party 2d pt on May 1 '18, etc; Tillie Silverman, 236 E 10, with Herman Sirotta, 218 E 14; May5; May8'15; A$14,000-29,000. nom

23D st, 2-4 E, see Bway, 950-8.

32D st, 142 (90) W (3:807), ss, 435 w 6 av, 20x44.7x20.5x40.2, 3-sty bk tnt; re mtg; Winifred I Turner, 97 Ft Washington av, to Marjorie D Cleland, 304 3 av, Bradley Beach, NJ; QC; May11'15. O C & 100

33D st, 315 E (3:939), ns, 195 e 2 av, 16x98.9, 3-sty & b bk dwg; re dower; Bessie G Woolsey to Patk Toner, 309 E 33; QC; Mar25; May8'15. nom

34TH st, 101-3 W, see Bway, 1313-5.

37TH st E, nec 3 av, see 3 av, 561-3.

40TH st, S W (miscl); power of atty to mtg &c; Gertrude M Bain, 101 E 94, to Erastus T Tefft, 324 W 82, her son; Mar 26'14; May7'15.

40TH st W (3:841), ss, the dividing line is 147.6 w 5 av, runs s all of blk; agmt as to party wall or boundary line, &c; S W 40th St Corpn, 111 Bway, with Chas Remsen, of Southampton, LI, & Helen M Alexander, 15 E 36; also consents by mortgagees; Nov30'14; May7'15. nom

85TH st, 218 E (5:1530); re asn rents dated Apr29'10; Harris Stravitz to Sarah Stravitz, 218 E 85; May1; May7'15. nom

112TH st, 124 E (6:1639); agmt that when premises are sold profits will be equally divided; Fredk A Bohnig, of Bronx, with Louis S Botsch & Wm O Sevecke; Jan10'11; May7'15. nom

115TH st W, nec S av, see 8 av, 2130-8.

127TH st E, nwc 2 av, see 2 av, 2485.

206TH st, 449 W, see 10 av, 3855-7.

Broadway, 950-8 (3:851), sec 23d (Nos 2-4), 102.6x92.11; consent to stairways at 23d st station to subway; Susan W Grand d'Hauteville to City N Y et al; Apr20; May13'15. nom

Broadway, 1313-5 (3:810), nwc 34th (Nos 101-3), 31.10x50.6; consent to stairway to subway station at 34th st; R S S Co to City N Y et al; Apr19; May11'15. nom

Lenox av, 2-8 (6:1594), nec Cathedral Pkway (Nos 55-63), 100x250; asn rents to secure ext of mtgs, &c; Juno Realty Co, 1200 Madison av, to Louis Jarmulowsky, 160 W 85, & anx firm S Jarmulowsky, 54 Canal, & Jno A Sonntag, 9227 Shore rd, Bklyn; May12; May13'15. nom

Park row, 209 (1:117), ss, 50.2 w James, 22.4x105.3x26.6x103.9; consent to 3d track; Sarah Jacobs to Manhattan Railway Co; mtg $50,000; Apr28; May8'15. 1,451.66

Park Row, 209; consent to 3d track; Moe Levy et al EXRS, &c, Sol Jacobs, mtgees, to same; mtg $10,000; Jan—; May 8'15. nom

Park row, 209 (1:117), ss, 50.2 w James; leasehold; consent to 3d track; Rosie Gordon, lessee, NY, to Manhattan Railway Co; mtg $2,500; Apr28; May7'15. nom

West Broadway, 198 (1:179), ws, 84.3 s Franklin, 25x103x27.1x92.7; consent to station platform extension; Jas Hopkins et al to Manhattan Railway Co; mtg $26,500; Apr5; May13'15. 306

West Broadway, 198; consent as above; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $26,500; Apr22; May13'15. nom

2D av, 546 (3:936), es, 39 n 30th, 19x60; consent to 3d track; Marion Smith & ano, N Y, to Manhattan Railway Co; Apr13; May13'15. 1,700

2D av, 670 (3:942), es, 59.3 n 36th, 19.9x 52; consent to 3d track; Annie Jones, N Y, to Manhattan Railway Co; Feb19; May13 '15. 237.00

2D av, 2485 (6:1792), nwc 127th, 25.8x 100; consent to 3d track; Chas N Lee, EXR Louise M Lee, to Manhattan Railway Co; Apr19; May12'15. 1,078

3D av, 182 (3:872), ws, 18.8 s 17th, 17.11 x59.2x17.10x59.2; consent to 3d track; Ella V von E Wendel et al to Manhattan Railway Co; May3; May13'15. 215

3D av, 561-3 (3:918), nec 37th, 49.5x70; consent to 3d track; Mary E J Wendel to Manhattan Railway Co; May3; May13'15. 593

3D av, 567 (3:918), es, 74.1 n 37th, 24.8x 105; consent to 3d track; Mary E J Wendel to Manhattan Railway Co; May3; May 13'15. 296

3D av, 573 (3:918), es, 40 s 38th, 20x84; consent to 3d track; Ella V von E Wendel to Manhattan Railway Co; May3; May13 '15. 240

6TH av (3:796), ws, 23.4 n 20th, 20x53.6; re asn rents dated July18'11; De Witt Fox to Berthold A Rich, 216 W 100; QC; Mar 26'13; May13'15. nom

6TH av (3:796); same prop; re asn rents dated Dec14'10; Packard & Co to same; QC; Mar26'13; May13'15. nom

8TH av, 2130-8 (7:1831), nec 115th, 125x 100; consent to 3d track; Louis S Brush, N Y, et al to Manhattan Railway Co; Apr 19; May12'15. 2,870

10TH av, 3855-7 (8:2203), nec 206th (No 449), 46.9x100, 5-sty bk tnt & strs; re mtg; Max Marx, 419 Convent av, to New County Realty Corpn, 128 Bway; QC; May12; May 13'15. nom

10TH av (8:2203), es, 99.5 s 207th, a strip 0.6x100; re mtg; J Allen Townsend, of Irvington, NY, to Michl J Dowd, 2541 Valentine av, Bronx; QC; May10; May13 '15. nom

Certf (miscl) that The Philadelphia Trust, Safe Deposit & Ins Co has changed name to Philadelphia Trust Co; May5; May10'15.

Certified copy (5:1527), adjudication of bankruptcy & order of refence in matter of Jennie Polowe, Pessie R Mogilewsky & Hyman Werner, alleged bankrupts, individ & as firm Polowe, Mogilewsky & Werner, & referred to Seaman Miller, ref; Oct20'08; May11'15.

Order (5:1527) approving bond of Leo Oppenheimer as TRSTE of the estate in above matter of bankruptcy, etc; Feb23 '09; May11'15.

Power of atty (miscl); Georgiana G R Wendel to Rebecca A D Wendel Swope, both at Irvington, NY; May10; May13'15.

Revocation of power of atty (miscl); Moro de Moro of County of Essex, Eng, to Geo W Pepper, of Phila, Pa; Apr12; May 12'15.

WILLS.

Borough of Manhattan.

93D st, 61 E (5:1505-27), ns, 178 e Mad av, 16x100, 3-sty bk dwg; A, $13,500-17,-500; also AV A, 1627 (5:1565-26½), ws, 50 x 86th, 25x75, 4-sty bk tnt & strs; Bertha Epstein Est, Alfred Epstein, EXR, 1340 Mad av; A$9,500-18,500; atty, Simon M Roeder, 119 Nassau. Will filed Jan7'15.

148TH st, 505 W (7:2080-25), ns, 137 w Ams av, 37x99, 5-sty bk tnt; Francis C Reed Est, Sarah M Reed, EXTRX, 50 Central Park West; atty, Chas W Sinnott, 41 Park Row; A$20,000-44,000. Will filed Mar 15'15.

Wm A, 1627, see 93d, 61 E.

CONVEYANCES.

Borough of the Bronx.

Beck st, nwc Leggett av, see Leggett av, 960.

Carlisle pl (*), nwc Ruskin, 28.8x103.11 x63.2x100; Fredk Albert, 3710 Olinville av, to Emma Knewitz, 3537 Willett av; May6; May7'15 (R S 50 cts). nom

Charlotte st, 1523 (11:2966), ws, 420 n 170th, 40x100, 5-sty bk tnt; also CHARLOTTE ST, 1525 (11:2966), ws, 460 n 170th, 40x100, 5-sty bk tnt; Julius Martinson to Jennie Neuman, 2230 Ams av; mtg $——; May3; May8'15. nom

Charlotte st, 1525, see Charlotte, 1523.

Chestnut st (*), es, 200 s Cornell av, 150 x100; Jos R Truesdale, ref, to Jane H Pierce, 838 Riverside dr, EXTRX Sara E Mellen; FORECLOSED & drawn Apr30; May7'15 (R S $2). **2,000**

Faile st, 617, see Faile, 621.

Faile st, 621 (10:2769), ws, 175 n Randall av, 25x100, 2-sty bk dwg; also FAILE ST, 617 (10:2769), ws, 125 n Randall av, 25x100, 2-sty bk dwgs; Mitchell-McDermott Constn Co to David Mintz, 901 Fox; May 6; May11'15 (R S $2). nom

Faile st, 630 (10:2769), es, 404.2 s Spofford av, 20.10x100, 2-sty bk dwg; Realty & Realization Co, 55 Bway, to Bessie S Everitt, 325 W 83; mtg $1,000; CaG; May 12; May13'15. O C & 75

Faile st, 650 (10:2764), es, 225 s Spofford av, 25x100; also FAILE ST, 653 (10:2764), es, 200 s Spofford av, 25x100, 2-sty bk dwg; Realty & Realization Co to Gertrude S Hencken, 22 W 82; May7; May10 '15 (R S 50 cts). O C & 100

Faile st, 652, see Faile, 650.

Faile st (10:2716), ws, 205 s Aldus, 238.10 x100x239.8x100, vacant; American Real Estate Co to B & W Bldg Co, 1630 Park av; mtg $40,000; May10; May12'15 (R S $10.50). O C & 100

Fox st, 1165 (11:2974), ws, 116.1 n Home, 25x59x26.3x67, 3-sty bk tnt; Isaac Lowenfeld, 106 E 64, to Esther Cohen, 1468 Wilkins av; mtg $8,350; May10; May 11'15 (R S $1.50). O C & 100

Herschel st, 103 (*), sws, 303.9 se Halsey pl, 39.6x112.7x27.1x105.9; Jas T Barry, ref to Kate J Wolff, 1061 Prospect pl, Bklyn; FORECLOS Apr21; Apr22; May7 '15 (R S $3.50). **3,500**

Herschel st, 106 (*), sws, 227.10 se Halsey pl, runs sw97.10xse11xne4xse14xne97.10 to st xnw25.4 to beg; Jas T Brady, ref, to Kate J Wolff, 1061 Prospect pl, Bklyn; FORECLOS Apr21; Apr22; May7'15. **3,500**

Jennings st, 749 (11:2962), ns, 156 e Union av, 57x86.8x70.11x44.6, 5-sty bk tnt; August & Schmidt to Annie J, wife Francis Mulgrew, 217 Col av; May6; May10'15 (R S $10.00). O C & 100

Kelly st, 1015 (10:2704), ws, 73.5 s 165th, 22x69.4x22x70.4, 3-sty fr tnt & str; Margt R Patton, New Rochelle, NY, to Jas G Patton, New Rochelle, NY; Dec1'10; May 12'15. nom

Marian st (*), ses, 400 sw Westchester av, 50x100, Washingtonville; Wm W Penfield to Hugo Wahst, 3318 White Plains av; May4; May8'15. nom

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Montgomery pl (*), ns, 100 w Macklay av, 20x93.8; R E Tarbox Co to Eliz F Tarbox. Montgomery pl, All, Augs 12, May11 15 (R S 50 cts). nom

Poe pl, 2557-61 (12:3295), ws, 70 n Coles la, runs no2xW114.5 to Briggs av Xs20.10 & 10.1xe1.8xs16.6xe12.8 to beg, except pt for Briggs av; 2 w 9sth ir dwgs, Wm H Valentine to Martin M Mitchell, 1239 Theriot av, Apr26, May15'15. nom

Ruskin st, nwc Carlisle pl, see Carlisle pl, nwc Ruskin.

Shell st (*), ns, being plot begins at ss lot 296, adj lot 295, runs n109.6 to pt s.6 s 1 av XW.3.Xs109.6 to ns Shell xe28.8 to beg, being part lot 296 map Wakefield; Piore Ciotta, 560 E 241; to Nunzia Ciotti, 560 E 241; ½ pt; May8; May11'15.

O C & 100

Simpson st, 1149 (10:2719), ws, 221.8 n Dawson, 50x100, 2-sty fr dwg; Myron Sulzberger to Myrena Realty Corpn, 906 Potter Bldg, NY, May10, May11'15 (R S 50 cts). nom

Simpson pl, 536 (10:2600), ses, 109.3 sw 149th, 25x80, 3-sty fr tnt; also 1447th st E, 50x100, 3-sty fr tnt; also e Prospect av, 20x100, 3-sty bk tnt; Julius Henling et al to Bertha Henling, 568 E 141; mtg $4,000; Apr30, May15. O C & 100

2D st E, nec Tilden or Ash av, see Tilden or Ash av, nec 2.

139TH st, 542 E (9:2266), ss, 100 w St Anns av, 21.6x100, 6-sty bk tnt & strs; Morris Schlossman to Minbert Realty Corpn, 309 E 87; mtg $32,500. May10; May 12'15 (R S 83). O C & 100

147TH st E, ss, 327 e Prospect av, see Timpson pl, 536.

158TH st E, nec Mott av, see Mott av, nec 158.

158TH st, 207 E, see Morris av, 800.

158TH st E, nwc Union av, see Union av, 801.

159TH st, 403-7 E (9:2351), ns, 350 w Elton av, 50x101.2, 2-2 & 1-1-sty fr dwgs; Lucy M Tierney to Middleboro Realty Co, 1836 Wallace av; mtg $3,000; May12; May 13'15 (R S 83). O C & 100

160TH st, 280 E (9:2420), ss, 100 e Morris av, 66x120, 3-sty fr dwg & vacant; Dani O Underhill, 901 Ogden av, to Eliz Roede, 621 Courtlandt av; May1; May7 '15 (R S 34). O C & 100

161ST st, 616 E (10:2626), ss, 71 e Eagle av, 27x110, 5-sty bk tnt; Louis Ruchti to Isabella M Weeks, 1090 So blvd; mtg $17,-000; May6; May7'15 (R S 83). O C & 100

161ST st, 770 E (10:2657), ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr dwg & str; Peter L Mullaly, ref, to Bond & Mtg Guar Co, 176 Remsen, Bklyn; FORECLOS May4; May5; May12'15 (R S 83). **5,000**

165TH st E, nec Bryant av, see Bryant av, 1030.

165TH st E, nec Bryant av, see Bryant av, nec 165.

168TH st, 614 E (10:2614), ss, 136 e Franklin av, 30x194, 4-sty bk tnt; Martin J McMahon to Mary Salzer, 216 Av A; mtg $3,000. Apr30; May10'15 (R S $5.50). O C & 100

168TH st, 729 E, see Boston rd, 1212-18.

176TH st, 263-5 E (11:2802), ns, 98.4 sw Anthony av, runs n81.10xw0.10xn5xw49.2xs92.8 to st xe50.4 to beg, 5-sty bk tnt; Jas T Barry, 1149 Boston rd, to Olin J Stephens, 125 E 146; mtg $38,500; May6; May7 '15 (R S $10.50). O C & 100

177TH st E (*), 50x75xs1.8x85.11; Mitchell-McDermott Constn Co to Martin M Mitchell, 1239 Theriot av; May6; May 11'15 (R S 50 cts). nom

178TH st, 401 E, see Webster av, 1960-70.

197TH st E (12:3315), ns, 150.4 e Creston av, 15x140, vacant; Amalia Pirk to Jos E Dutey, 1415 Crotona av; Apr24; May12'15 (R S 50 cts). nom

197TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 197.

205TH st E (12:3312), ns, 501.10 sw 206th (late Grenada pl), runs w55.3xn 107.2xe50xs25xs105.7 to beg, 3-sty fr tnt; Riedt Realty Co to Aloha Realty Co, 20 Nassau; mtg $2,500; May8; May10'15. O C & 100

205TH st E, nec Bainbridge av, see Bainbridge av, nec 205.

224TH st E (*), ss, 100 w White Plains av, 30x114; Edw Curley to Annabella Peebles, 513 E 138; mtg $5,000; May7; May 8'15 (R S $1,50). O C & 100

229TH st, 848 E (*), ss, 510 e Barnes av, 30x114.6; Wm A Burkhardt or Burckhardt to Mary Janelka, 848 E 229; mtg $3,500; May6; May7'15. 150

230TH st E, nwc White Plains av, see White Plains av, nwc 230.

260TH st W, ss, 125 w Liebig av, see 260th W, ss, 50 w Liebig av.

260TH st W (13:3423), ss, 50 w Liebig av, 25x100, vacant; also 260TH ST W (13:-2423), ss, 125 w Liebig av, 25x100, 2-sty & b fr dwgs; Wm P O'Keefe, Yonkers, NY, to Hannah O'K McArdle, Cold Spring, N Y; mtg $500; May7'15 (R S $1). nom

261ST st, 277 W (13:3123), ns, 47.1 e Fieldstone rd, 45x92.1x54x101.11, 2-sty & b bk dwg; Maurice J McCarthy, ref, to Alex Helfand, 41 Convent av, & Wm Abel, 1 E 106; FORECLOS May10; May13'15 (R S $6). **5,650**

Anderson av, ws, 54.11 n 166th, see Jerome av, ws, 21.9 n 166.

Anderson av, es, nbt 21.9 n 166th, see Jerome, ws, 21.9 n 166.

Anderson av, 956 (9:2504), es, 337.11 n Jerome av, runs nw13.2xn13.11xe135.2xsw 22.5xsw4.9xw130.4 to beg, 4-sty bk tnt; Kemp-Jones Realty Co to Jos Michels, 919 Ogden av; mtg $17,500; Apr29; May13'15 (R S $3.50). O C & 100

Andrews av (11:3216-3221), ws, 147.11 s 179th, 50x131.9x50.8x140, vacant; Jacob Friedland, 740 Jennings, to Rose Pinover, 16 Bay 31, Bklyn; May10; May12'15. O C & 100

Bailey av (12:3252), land in bed of av in front lots 520 & 521, map Van Cortlandt Estate; B T Realty Co, 309 Bway, to City N Y; Oct27'14; May10'15. nom

Bailey av (12:3263), land in bed of av in front of lots 242, 243 & 246 to 249, map Van Cortlandt Estate; Cornelia Stewart, 604 Bergen av, Jersey City, NJ, to City N Y; Sept26'13; May10'15. nom

Bailey av (12:3263), land in bed of av in front of lots 289 to 291, map Van Cortlandt Estate; B T Realty Co, 309 Bway, to City N Y; Oct27'13; May10'15. nom

Bailey av (12:3263), land in bed of av in front of lot 263, map Van Cortlandt Estate; Fredk W Zans, 526 W 158, to City N Y; Sept27'13; May10'15. nom

Bailey av (12:3252), land in bed of av in front of lots 606 & 607, map Van Cortland Estate; Howard W Graff, 2676 Morris av, to City N Y; Oct29'14; May10'15. nom

Bailey av (12:3252), land in bed of av in front of lot 558, map Van Cortlandt Estate; B T Realty Co, 309 Bway, to City N Y; Oct27'14; May10'15. nom

Bailey av (12:3263), nws, at line bet lots 249 & 250, map Van Cortlandt Estate, runs se30 to cl Bailey av xsw101.8xnw30 to Bailey av xne101.2 to beg; Fredk E Feigenbaum, 532 Ams av, to City N Y; Aug25'13; May10'15. nom

Bailey av (11:3237), es, 416.2 n an unnamed st, 20 ft wide, at junction Sedgwick & Bailey avs, 75.2x36.11x75.3x38.11, vacant; Fordham Realty Co to Edna A Patton, 2470 Webb; mtg $600; June10'14; May7'15. nom

Bailey av (11:3237), same prop; Edna A Patton to Leslie J Tompkins, 1 W 88; mtg $600; May7'15. O C & 100

Bailey av, 2888 (12:3260), es, 100 s 230th, 25x100.4, 3-sty bk tnt; Jos McCue, 2410 Creston av, to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $6,000; May7'15. O C & 100

Bainbridge av (12:3341), nec 205th, 26.2 x73.7x25x81.3, vacant; Wm J McKeown, ref, to Tax Lien Co of NY, 68 Wm; FORECLOS Mar25; Apr29; May7'15; (R S $2.50). 2,250

Barnes av, see Nereid av, ss, 82.4 w Barnes av.

Beech av, nwc 2, see Tilden or Ash av, nec 2.

Blackrock av (*), ss, 230 w Castle Hill av, 25x100; Isidor Weis to Louis Diebold, 132 E 65; FORECLOS Apr30; May8; May 10'15 (R S $1). **1,000**

Boston rd, 1212-8 (10:2663), nec 168th (No 729), runs e131.8xn72.8xe12.6xn37.8xe 15xn38.2xw101 to rd xs159.10 to beg, 4-5-sty bk tnts; Hudson Realty Co, 30 E 42, to Jennie S Armstrong, 331 W 88; mtg $70,000; May10; May13'15. nom

Boston Post rd (*), ss, 125.10 e Delavelle av, 10.9x98.2x28.4x116.5; Mechele Cannizarro, Bklyn, to Jno Perasso, 103 Conselyea, Bklyn; May5; May7'15. nom

Briggs av, es, 70 n Coles la, see Poe pl, 2557-61.

Brook av, 553 (9:2294), ws, 184.11 s Westchester av, 27.1x82.9x30.7x68.6, 4-sty bk tnt & strs; Arthur M Levy, ref, to Bertha Kaufman, 1496 Lex av; FORECLOS Mar23; May3; May7'15.

5.00 over all liens

Bronx blvd, ws, 265.10 n 226th, see Bronx blvd, ws, 136.7 n 226.

Bronx blvd (*), ws, 100.4 ne Eliz, 50.2 x100x50.2x100; Emma H De Veau, 675 West End av, to Bronx Parkway Commission, 100 Bway; May7; May11'15 (R S $3.50). **3,434**

Bronx blvd (*), ws, 136.7 n 226th, 68.3 x144x68.5x140; also BRONX BLVD (*), ws, 265.10 n 226th, runs nw143xsw2.6xnw1xne 58.7xse145.10 to Bronx blvd xsw56.1 to beg; Eliz Beck, 1785 Bathgate av, to Bronx Parkway Commission, 100 Bway; May7; May11'15 (R S $7). **6,555.43**

Bronx blvd (*), ws, 193.8 sw 222d, 21.9x 88.6x21.9x89; Adam Eisengrein, 3849 Bronx blvd, to Bronx Parkway Commission, 100 Bway; May8; May10'15 (R S $3.50). **3,394.66**

Bronx blvd (*), ws, 25 s 216th, 50.6x75; Martin J Keogh, 338 Pelham rd, New Rochelle, NY, to Bronx Parkway Commission, 100 Bway; May3; May12'15. **2,607.15**

Bryant av, 1030 (10:2756), sec 165th, 110x100, vacant; American Real Estate Co to Reich Bldg Co, 822 Beck; mtg $19,-000; May10; May11'15. O C & 100

Bryant av (10:2755-2756-2757), nec 165th, runs e200 to Longfellow av xs60xw200 to Bryant av xn60 to beg; also LONGFELLOW AV, nec 165th, runs e293.7 to Whitlock av xs61 to 165th xw282.4 to Longfellow av xn60 to beg; deed of cession; American Real Estate Co to City N Y; Apr13; May7'15. nom

Burnside av (11:2869), ss, 9.1 w on curve from es Harrison av, runs se98.2x sw42.11 to former es Harrison av xne88 xn40.5 to beg, land in bed of Harrison av; deed of cession; Jerome Av Realty Co to City N Y; Jan27; May10'15. nom

Castle Hill av (*), nwc Quimby av, 103 x80.11; mtg $3,000; also HOUGHTON AV (*), ss, 279.11 w Castle Hill av, 24.11x108; mtg $4,400; Mitchell-McDermott Constn Co to David Mintz, 901 Fox; May6; May 11'15.

Castle Hill av (*), ws, 505 s Starling av, 25x108, Unionport; Michl E McHugh, ref, to Arnold Timmerhaus, 2123 Gleason av; FORECLOS Apr20; Apr30; May11'15. **6,000**

Cauldwell av, 667 (10:2624), ws, 374.9 n Westchester av, 25x115, 4-sty bk tnt & strs; Robt E Linnert, Bklyn, to Morris E Teitelbaum, Bradley Beach, NJ; mtg $15,-000; May12; May13'15 (R S $2). nom

Chatterton av, 2116 (*), ss, 154.9 e Olmstead av; also 140.4 e Olmstead av, 25x108, Unionport, except part for Chatterton av; Jno Mueller et al to Jos Kessler, 54 W 118; mtg $4,500; Apr29; May5'15 (R S $1.50). exch

Clinton av, 2077 (11:3095), ws, 100 s 180th, 41.1x71.8x40.1x71.6, 4-sty bk tnt; Alex Boyd, 1353 Clinton av, to Aug C Ohle, Howland av, Spring Valley, NY; May12'15. nom

Cornell av, nec Harrington av, see Harrington av, nwc Mapes av.

Crotona Park N, 743 (11:2948), ns, 118.3 e Clinton av, 23x100, 2-sty fr dwg; Wm W Johnson & ano, TRSTES Alvin J Johnson, to Sol Schoenbaum, 1666 Bathgate av; mtg $5,000; May10'15 (R S $1). **5,875**

Fordham rd, 262 E (11:3148), ss, 65.1 w Tiebout av, 40x96.3x40x98.6, 2-sty fr dwg; Ella R Flynn to Mary R Collins, 2493 Valentine av; Aug31.12; May12'15. O C & 100

Fordham rd, 262 E; Mary R Collins to Arthur T Brown, 224 W 105; mtg $8,000; May11; May12'15 (R S $4). O C & 100

Gleason av (*), nwc Havemeyer av, 37.6 x108 except pt for Gleason av; Jas F Smith to Geo H Hoffmire, 2263 Gleason av; mtg $4,000; May8; May10'15. O C & 100

Gleason av (*), ss, 330 e Olmstead av, Unionport; J Philip Van Kirk to Louis O Van Doren, 299 Alex av; mtg $9,600; Feb 19'12; May7'15 (R S $4). nom

Grand blvd & concourse (12:3304), nec 197th, 90x63.3x90x62.5, vacant; Bertha Pirk to Jno Steinbach, Asbury Park, NJ; Apr29; May10'15. nom

Harrington av, nec Cornell av, see Harrington av, nwc Mapes av.

Harrington av (*), nwc Mapes av, 25x 100; also HARRINGTON AV (*), nec Cornell av, 25x100; Edw H Mayes to Lizzie A Hood, 1520 Greenup st, Covington, Ky; mtg $——; Apr30; May10'15 (R S 50 cts). O C & 100

Havemeyer av, nwc Gleason av, see Gleason av, nwc Havemeyer av.

Hoe av, 1321-3 (11:2980), ws, 50 s Jennings, 50x100, 5-sty bk tnt; Josie E Ernst, 1229 Simpson, to Jackson Constn Co, Camden, NY; Sept11'14; May12'15. nom

Honeywell av, 1981-3 (11:3121), ws, 35.7 s 178th, 66.1x100, except pt for av, 2-4-sty bk tnts; Aygar Realty Co to Roosevelt Realty Co, 809 Broad, Newark, NJ; mtg $20,000; May4; May10'15 (R S $2). nom

Houghton av, ss, 279.11 w Castle Hill av, see Castle Hill av, nwc Quimby av.

Hughes av, 2144 (11:3082), es, 202.6 n 181st, 16x89, 2-sty fr dwg; Dominic A Trotta to Nettie Heller, 1727 Anthony av; mtg $4,000; Dec9'14; May8'15. O C & 100

Observer av, n (11:2700), ws, 266.11 s 167th, 75x88x75.9x77.4, vacant; Jacob Hirsch to Jas Lockwood, 517 Timpson pl; QC & correction deed; May5; May7'15. nom

Jackson av, 903 (10:2638), ws, 212.10 s 163d, 19x75, 2-sty & b bk dwg; Henry Allright, 131 Jackson av, Rutherford, NJ, & ano, to Evans Holding Co, 3219 3 av; May11; May13'15 (R S $1.50). nom

Jackson av, 1120 (10:2651), es, 250.9 n 166th, 22.7x87.6, 2-sty & b bk dwg; Reville-Siesel Co to Jno A Schappert Jr, 524 E 89; QC; May3; May8'15. 50

Jerome av (9:2505), ws, 21.9 n 166th, 209.1x173.9 to Anderson av x208.9x177.11, 2-sty fr dwg & vacant; also ANDERSON AV (9:2509), ws, 54.11 n 166th, 208.9x191.9 x221.6x132.1, 1-sty fr bldg & vacant, except pt conveyed by Henry S Clarke to Eliz J Bagot et al, by deed recorded Apr 3'12; also WOODYCREST AV (9:2509), es, 196 n 166th, 81.1x15.8x85.10x30.11, and; also WOODYCREST AV (9:2509), es, 277.1 n 169th, 26.5x9x25.5x15.8, vacant; Henry S Clarke to Maud S Clark, 1130 Anderson av; Apr3'12; May10'15 (R S $8). O C & 8,000

La Fontaine av, 2012 (11:3068), es, 224.3 s 179th, 16.7x100, 2-sty fr dwg; Mary O'Shaughnessy to Jno A Thornton, 202 La Fontaine av; mtg $3,000; May10'15 (R S $1). O C & 100

Leggett av, 960 (10:2685), nwc Beck, 50x107.5, 5-sty bk tnt & strs; Edwin M Rock et al, TRSTES Longwood Congregational Church, to N Y Home Missionary Soc, 287 4 av; B&S; Mar27; May11'15. nom

Leggett av, 960; N Y Home Missionary Soc to Av St John Realty Co, 122 Bowery; QC; May8; May11'15. nom

Longfellow av, nec 165th, see Bryant av, nec 165.

Longfellow av, nwc 165th, see Bryant av, nec 165.

Longfellow av, 1410, see West Farms rd, 1307.

Mapes av, nwc Harrington av, see Harrington av, nwc Mapes av.

Morris av, 800 (9:2420), nec 158th (No 207), 51x101x53.3x101, 6-sty bk tnt; Oliver E Davis to Isabella M Meeks, 1090 So blvd; mtg $42,000; Oct15; May7'15. O C & 100

Morris av, 800 (9:2420); Isabella M Meeks to Louis Ruchti, 726 Home; mtg $48,000; Apr30; May7'15 (R S $10). O C & 100

Morris av, 1046 (9:2437), es, 130 n 165th, 20x92.6, 3-stv bk tnt; Isidor Wels, ref, to Imogene Whittlesey & Robt E Harned, EXRS Curtis E Whittlesey, Madison, NJ; FORECLOS Apr14; Apr22; May10'15 (R S $7,50). **7,500**

Morris Park av, 667 (*), ns, 245 w White Plains rd, runs n95xw50xs25xe25xs70 to av xe25 to beg; Harriet A Landgrebe to Wm Landgrebe, 671 Morris Park av; mtg $6,-500; May6; May7'15. O C & 100

Mott av (9:2458), sec 158th, 210.8x240.2 to cl Spring x199.9x257.3, vacant; Broadway Savgs Instn to Crest Holding Co, 320 Bway; mtg $90,000; May3; May13'15 (R S $10). O C & 100

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**Nereid av (*), ss, 82.4 w Barnes av, runs w60x81.09x82.6 to Barnes av; xne41.2xn76.8 to beg; Rosa Grosso to Madalena Palmieri, 2-sty f av, mtg $8,500, Dec16'14; May10'15. O C & 100

Newell av (*), ss, 300.11 sw Julianna, 25.11x125, Rachel Markens, 241 W 101, to Bronx Parkway Commission, 100 Bway, May1; May11'15 (R S $6). 5,621.95

Newell av (*), ws, 225.8 s Julianna, runs sw25.9xnw200.1 to cl Bronx River xne22.8xn63.3xse25.3 to beg, Ernst Quetsser, 138 Brook av, to Bronx Parkway Commission, 100 Bway, May11; May12'15 (R S $2). 1,737.40

Olmstead av, nec Watson av, see Watson av, nec Olmstead av.

Park av, 3428 (9:2388), es, 25.1 ne Gouverneur pl, 25x90.10x24.5x95.2, 4-sty bk tnt & strs; Alex U Zinke, rel, to Kate B Murray, 39 W 70; FORECLOS May6; May 12'15 (R S $12). 12,000

Plympton av, 1382 (9:2521), es, 123.4 s Boscobel av, runs e49.11xne2.2xse25xsw 50.2xnw6.1 to av x0.25 to beg, 2-sty & b bk dwg; Kemp-Jones Realty Co to Jno A Trigge, 234 W 130; May1; May10'15. O C & 100

Prospect av, 659 (10:2675), ws, 50 n 152d, 37.6x85, 5-sty bk tnt; Gussie Horowitz, 693 Union av, to F & H Realty Co, 801 Bway; AL, Apr21; May11'15. O C & 100

Prospect av, 663 (10:2675), ws, 37.6 n 152d, 37.6x95, 5-sty bk tnt; Lizzie Finkelstein, 682 Union av, to F & H Realty Co, 801 Bway, AL, Apr21; May11'15. O C & 100

Quimby av, nwc Castle Hill av, see Castle Hill av, nwc Quimby av.

St Ann's av, 346 (10:2556), es, 175.4 n 141st, 25x90, 4-sty bk tnt; Arthur A Steiner, 46 W 129, to Jesse Steiner, 346 St Ann's av; mtg $13,000; May6; May8'15 (R S 50 cts). O C & 100

Southern blvd (10:2728), ws, 62.11 s Home, 30x90x30.2x93.5, vacant; Chas P Gates Sr, 186 Sheridan av, Bklyn, to Chas P Gates Jr, 343 Herald av, Richmond Hill, NY; mtg $1,700; May8; May11'15.

Summit av, 1003-7 (9:2523), ws, 386.7 s 165th, 75x92, 3-2-sty fr dwgs; Kemp-Jones Realty Co to Robt W Todd, 520 Park av; May1; May13'15 (R S $1.50).

Summit av, 1005 (9:2523), ws, 411.7 s 165th, 25x92, 2-sty fr dwg; Robt W Todd to Hildegarde M Becker, 1005 Summit av; mtg $6,000, May12; May13'15. O C & 100

Tilden or Ash av (*), nec 2d, 121x199 to Beech av x2 to 2d x181; Merchants Realization Co, 116 Nassau, to Bernard Margulies, 245 W 113; AL; May6; May7'15 (R S $1). O C & 100

Tremont av (11:2869), nws, abt 215.3 ne Harrison av, 50x138.10x35.5x125.9, vacant; Lena Schiele to Frank Schiele, her husband, 101 E 90; mtg $2,000; Dec16'12; May 12'15. O C & 100

Undercliff av (11:2877), es, 736 n 176th, 150x167x151.4x148.11, vacant; Globe Commercial Co to Regent Realty Co; mtg $5,-500; May10; May11'15 (R S 50 cts). O C & 100

Union av, 801 (10:2666), nwc 158th, 50x 114.1, except pt for av, 5-sty bk tnt & strs; 173d St Impt Co to Helen Lacks, 17 W 34; mtg $63,000; May3; May7'15. nom

University av, 2190 (11:3211), es, 500 n 183d, 37.6x102.1x37.6x103.3, 2-sty bk dwg & 1-sty bk rear garage; Helen Lacks to 173d St Impt Co, 148 W 142; May3; May 10'15. nom

Washington av, 1243 (9:2390), ws, 168 n 168th, 24x150, except pt for av, 3-sty fr dwg; Elias Pitzele et al to Sarah Goldberg, 1475 Wash av; May10; May12'15 (R S $1). nom

Watson av, 2105 (*), nec Olmstead av, x—, except part for avs; Jno T Normile & ano, EXRS, Leon Massonnat, to Geo Fedden, 2262 Bathgate av; Feb15; May13 '15. 4,000

Webster av, 1960-70 (11:3028), nec 175th (No 401), 107.6x31x110.3x34, 1-sty fr strs; Clement H Smith to Geo Wohn, 1574 Crotona Park E; mtg $6,000; Apr15; May7'15. nom

Webster av, 4300 (12:3401), es, 90 ne 236th, 61.3x100x53.8x120.11, 2-sty fr dwg; Wm P St Lawrence, 2880 Bway, to Bronx Parkway Commission, 100 Bway; May7; May10'15 (R S $6.50). 6,321.53

Webster av (12:3353), ws, 125 n 204th, 25x100, vacant; Mary A Comerford to Jno A McGreevy, 228 E 202; mtg $1,750; May 7'15 (R S $1). nom

West Farms rd, 1307 (11:3007), nws, 56.7 ne Freeman, 30.7x89x25.5x76.3, except part for rd, 1-sty fr bldg; also LONGFELLOW AV, 1410 (11:3007), es, 54.8 n Freeman, 27.4x85.11x25.5x70, 2-sty fr dwg; Chas Meyer to Carrie, wife Chas Meyer, 1410 Longfellow av; mtg $7,000; May8; May11 '15. nom

Whitlock av, nwc 165th, see Bryant av, nec 165.

White Plains av (*), nwc 230th, 100x 114, Wakefield; Henry Lansdell et al, heirs Priscilla W Lansdell, to Isaac M Witt, 201 W 117; QC; Apr26; May11'15. nom

Willett av (*), ws, 100 s 216th, 200x100; Harold C Knoeppel, ref, to Jas B Kilsheimer, 251 W 92; mtg $5,000; FORECLOS Apr29; May12; May13'15 (R S $3). 3,000

Woodycrest av, es, 196 n 166th, see Jerome av, ws, 21.9 n 166.

Woodycrest av, es, 277.1 n 169th, see Jerome av, ws, 21.9 n 166.

3D av, 3018-20 on map 3022 (9:2363), ses, abt 195 s 156th, 25x200 to cl Mill Brook x25.6x200, except part for av, 5-sty bk tnt & strs; Barnett W Barnett to Bernard Levy, 1228 Clay av; mtg $26,750; May12; May13'15. (R S $5). O C & 100

3D av, 4239-45 (11:3043), ws, 110.1 s 178th, runs w103.4xn110.11 to ss 178th xe 25xs48.10xe79.11 to av xs68.1 to beg, 3-1-sty fr strs; Lidie R McGraw, widow, & ano, to L Napoleon Levy, 18 W 72; QC; Feb27; May7'15. nom

3D av, 4239-45; Mary E Thomas, heir Nicholas McGraw, East Orange, NJ, to same; QC; Mar5; May7'15. nom

3D av, 4239-45; A Proal McGraw, Belmar, NJ, to same; QC; Feb8; May7'15. nom

3D av, 4239-45; Theo C Bacon to same; QC; Feb19; May7'15. nom

3D av, 4239-45; Esther L Bacon, of Superior, Wis, to same; QC; Feb19; May7 '15. nom

3D av, 4239-45; Madeline McGraw, Bklyn, to same; QC; Feb19; May7'15. nom

3D av, 4439 (11:3048), ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt & strs; Kiesler Realty Co to Adolph Mautner, 1203 Franklin av, ½ pt, B&S & CaG; mtg $13,200; May1; May13'15 (R S 50 ct). O C & 100

Mill Brook (9:2363), ws, lot 89, map East Ward of Melrose, runs e to cl Mill Brook xs25.6xw— to Mill Brook xn25.6 to beg; Wm F Scott as assignee in bankruptcy Francis J Barretto, to Barnett W Barnett, 2309 Loring pl; QC; May7; May 13'15. nom

Mill Brook (9:2363), same prop; Henry L Morris TRSTE Gouverneur Morris, to same; QC; May10; May13'15. 57.50

Mill Brook (9:2363), same prop; Henry L Morris by ATTY et al to same; Apr12; May13'15. 25.50

West part lots 19 & 20 (11:3068), map Sand Ryer Homestead, 100x38.6x100x36, Minnie H Dunham, West Nyack, NY, to Fredk H C Wilkening, 619 E 178; May12; May10'15. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Faile st (10:2746), ws, 225 s Aldus, 218.10 x100x219.8x100, vacant; also BRYANT AV (10:2756), sec 165th, 100x100, vacant; re mtg; Mutual Life Ins Co to American Real Estate Co, 527 5 av; May10; May12'15. 23,640

165TH st E, nec Bryant av, see Bryant av, nec 165.

165TH st E, sec Bryant av, see Faile, ws, 225 s Aldus.

165TH st E, nec Longfellow av, see Bryant av, nec 165.

167TH st E, nwc Longfellow av, see Bryant av, nec 165.

166TH st E, nwc Prospect av, see Prospect av, swc 167.

167TH st E, swc Prospect av, see Prospect av, 1095-1113.

167TH st E, swc Prospect av, see Prospect av, swc 167.

Brook av (9:2267), es, 100.6 n 139th, 50.2 x121.7x50.11x126.7 (owner by party 2d pt; land in rear of above (owned by party 1st pt); agmt as to retaining wall; Rector, &c, St Ann's Church with Rachel Lyon, 1214 Mad av; Feb15; May10; May13'14. nom

Bryant av (10:2755-2756-2757), nec 165th, runs e200 to ws Longfellow av xs60xw200 to es Bryant av xn60 to beg; also LONGFELLOW AV, nec 165th, runs e293.11 to ws Whitlock av xs61 to ss 165th xw282.4 to Longfellow av xn60 to beg; re mtg; Mutual Life Ins Co of N Y to American Real Estate Co, 527 5 av; Apr22; May7'15. nom

Bryant av, see 165th, see Faile, ws, 225 s Aldus.

College av (9:2434-2438), es, 42 n 166th, 115.6x100; agmt as to re of above from mtg agmt recorded June8'14; City Mtg Co & Tully Bldg Co with N Y Trust Co; May5; May11'15. nom

Creston av (11:3167), sec 192d, runs s 736.5 to ns Fordham rd xsw128.8 to Creston av xnw88.4xn751.2 to beg; also FORDHAM RD (11:3033), swc Washington, runs w378 to 3 av xs226.9xe95xs29xe285.3 to Wash av xn228.5 to beg; satisfaction of asn of rents; Jno B Haskin Estates Inc, 140 Nassau, to Montrose Realty Co, 135 Bway; May27; May8'15. nom

Longfellow av, nwc 165th, see Bryant av, nec 165.

Prospect av (10:2680), swc 167th, 200 to 166th x100; asn rents; Anges Constn Co to Crown Operating Co, 320 Bway; May4; May10'15. nom

Prospect av, 1095-1113 (10:2680), swc 167th, 160x100, 4-6-sty bk tnts & strs; re mtg; Hudson Realty Co to Angel Constn Co, 897 Home; May4; May10'15. O C & 100

Undercliff av (11:2877), es, 736 n 176th, 150x167x151.4x148.11, vacant; re judgmt; Mae C McGary, 864 E 165, to Globe Commercial Co, 299 Bway; May5; May11'15. nom

Whitlock av, nwc 165th, see Bryant av, nec 165.

3D av, 4187 (11:2924), ws, 166.6 s 177th, 27x92x27x91; consent to 3d track; Sol Katz to Manhattan Railway Co; Mar11; May7'15. 270

3D av, 4187; consent to 3d track; Harry B Smith, o same; Mar11; May7'15. nom

Exemplified copy (13:3418) of last will & testament of Grace H Dodge of N Y; Sept19'13; May10'15. nom

Lot 17 & 22 (12:3304), map Metropolitan R E Assn, except part for Grand Blvd & Concourse & 197th; re mtg; Victor Gerhards to Bertha Pirk, 114 E 198; May5; May10'15. nom

Lots 17 & 22 (12:3304), map Metropolitan R E Assn, except part for Grand Blvd & Concourse & 197th; re mtg; Rudolph J H Maier to same; May5; May10'15. nom

Parcel 6 (12:3270) on damage map to open 238th st from Bway to Albany rd & 239th st from Review pl to Putnam av W; re mtg; Augustus Van Cortlandt, Sharon, Conn, to City N Y; Mar27; May11'15. nom

Parcel 9 (12:3270) on damage map to open same; re mtg; same to same; Mar 27; May11'15. nom

Parcel 7 (*) on damage map to open Ludlow av from Tremont av near Av A to Wilcox av; re mtg; A Hupfel's Sons, Inc, to City N Y; Apr7; May11'15. nom

Parcel 4F (*) on damage map to open 177th st & Bronx Park av; consent to payment of award; Duane S Everson to City N Y; Feb9; May11'15. nom

Parcel 8D (*) on damage map to open 177th st & Bronx Park av; consent to payment of award; Mary J Kelly to City N Y; Feb13; May11'15. nom

Parcel 351 (*) on damage map to open Bronx blvd from Old Boston rd to E 242d; re mtg; Annie Beaman, 477 St Anns av, to City N Y; Mar23; May11'15. nom

Parcel 390 (*), on damage map to open Garfield st from West Farms rd to Morris Park av; consent to payment of award; Mary C Grebe to City N Y; May 20'14; May11'15. nom

Parcel 2 B (*) on damage map to open 177th st & Bronx Park av; consent to payment of award; Poughkeepsie Trust Co to City N Y; Mar23; May11'15. nom

LEASES.

Borough of Manhattan.

MAY 7, 8, 10, 11, 12, 13.

Bleecker st, 192 (2:526); sur Ls; Benny Dorman to Pasquale & Emilia Reale, 192 Bleecker; AT; Oct31'14; May7'15. 350

Bleecker st, 192-4; sur Ls; Pasquale Reale & Emilia, his wife, to Giovanni Maccarrone, 31 W 126; AT, May1, May7'15. nom

Cathedral Pkway, nec Lenox av, see Lenox av, 2-8.

Chambers st, 101 (1:145), all; Almy G Gallatin to Karl Kreutzer, 447 Logan, Bklyn; from Mar1 to Feb1'25; May12'15. excess taxes, &c, & 10,008

Division st, 50 (1:289), str fl & fl above; Albt Stevane to Jos Brenner, 60 Division; 5yt May1; May7'15. 3,300

Eldridge st, 90 (1:307), strs & bs; agmt as to ext of Ls for 3yf May 1'17; Wendolin J Nauss to Jacob Singer; Jan28; May 13'15. nom

Fulton st, 112 (1:78), str & b; Middle States Realty Co, 3 E 44, to Funck & Xavier Inc, 233 Bway; 10yf May1; May12 '15. 3,000 to 5,000

James st, 56 (1:278), all; Chas A Faust, 896 Greene av, Bklyn, to Thos Scandone, 51 Oliver; 5yf Dec1; May7'15. 3,420

James st, 58 (1:278), all; Chas A Faust, 896 Greene av, Bklyn, to Thos Scandone, 51 Oliver; 5yf Dec1; May7'15. 3,420

Lewis st, 100 (2:330), cor str & b; Bernard Galewski, 26 W 120, to Annie Stein, 88-90 Lewis; 5yf May1; May12'15. 840

Ludlow st, 161 (2:411), str & b & 8 front rooms on 2d fl; Morris Dembosky to Fannie Brennan, 204 E 7; 5yf Nov1'14; May7'15. 1,080 & 1,200

Mott st, 51 (1:164), all; Raffaele & Pauline Pavero of Bklyn to Wong Wing, 59 Mott; 10yf May1'12; May8'15. 2,220

Murray st, 69 (1:132); sur Ls; Anthony L Aste, doing business as Griffin Mfg Co, to French Church du St Esprit; AT; Apr 29; May12'15. nom

Oak st (1:278), nwc Oliver, all of hst; Guiseppina Mascucci to Francesco Greco, 51 Oak; 5yf Oct1; May12'15. 8,700

Old slip, 37-9 (1:34), all; Ellen S Auchmuty of Lenox, Mass, to Benj Aborn, 562 Park av, East Orange, NJ, et al, firm Arnold & Aborn; 9 8-12yf Sept1; May10'15. 3,400

Oliver st, nwc Oak, see Oak, nwc Oliver.

Reade st, 55 (1:149), str fl & b; Edna G Stuart et al individ, EXRS, &c, Thos Storm, to Louis Goldberg, 2507 Surf av, Bklyn; 5yf May1; May12'15. 1,500

Reade st, 55; asn Ls; Louis Goldberg to Interboro Brewing Co, 960 Franklin av, Bklyn; Apr23; May12'15. nom

Ridge st, 154 (2:345), str & b; Jos Burger to Jacob Seville & ano, firm Seville & Jonas; 2 11-12y f Junel, & 2yren; May10 '15. 1,395 & 1,320

Suffolk st, 11 (1:312), str & b; Morris Lowenstein 20 W Houston, to J Block & Son, 11 Suffolk; 5yf July1; May12'15. 1,400

1ST st 7 (2:456), all; sur Ls; Sadie Weiss, 366 E 166, to Henrietta Rosenbach, 150 Keap, Bklyn; AT; May8; May10'15. nom

4TH st, 116 E (2:445), all; Sadie Harris, 317 E 13, to Benj Bernstein, 124 E 107; 3yf Mar1; May7'15. 3,260

5TH st, 24 E, ss, 29.7 w University pl, 25x120 to ns of alley; sur Ls with bldgs; Edw N Tailer to TRUSTEES of the Sailors Snug Harbor, 61 Bway; AT; May4; May7'15. 1,500

8TH st, 46 E (2:548), ss, 24.2 e Greene, 24.7x56 & 58.6x24.7x56.11 & 56, the land; TRSTES of Sailors Snug Harbor to Hy Fatton, 322 Post rd, Mamaroneck, NY; 21yf Nov1'15, with renewal; May13'15. taxes &c & 1,300

13TH st, 530-2 E (2:406), all; Rosa Caldarone, 530 E 13, et al to Salvatore Gullino, 536 E 13; 3yf May1; May10'15. 6,240

21ST st, 36 E (3:849), str & b; Minnie Lutynski, 522 E 150, to Stanley Skoblicki, 210 E 25; 3yf May1; May7'15. 2,400 & 2,750

21ST st, 34 W (3:822), asn Ls; Jacob Storin to Herman Beck, 641 E 6; mtg $; May7; May12'15. nom

24TH st, 140 E, see Lex av, 39.

27TH st, 531 W (3:690); sur Ls; Hy Hinckson to Sosh E Shute, 454 W 22; AT; May11; May13'15. nom

29TH st E, nwc 3 av, see 3 av, 416.

34TH st, 318 W (3:757), all; Geo H McAdam, TRSTE will Lucius McAdam, to Michl McBride, 317 W 33; 3yf Sept1'14; May11'15. 1,500

36TH st, 74 W (3:837), str; The 72, 74 & 76 W 36th St Realty Co to Isidor Cohn, 309 E 5; 3 1-12yf July 1'14; May 10'15. 780

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37TH st, 438-48 W (3:734), rear ½ of 8th fl; Elise T Underhill, of So Orange, NJ, to Saml W Mcdonnal, 511 W 131; 10yf May1, 10y ren at $2,000; May10'15. 2,000 & 2,500

40TH st, 12 W (3:841), 5 rooms, rear of 3d fl; A Kimbel & Son, Inc, to Hans Tietgen, 12 W 40; 3yf May1; May10'15. 1,500

49TH st, 156 E (5:1303; asn Ls made by Clara Frank to Matilda Simon, dated May 9'12, Rose Walker, 156 E 49, to Margt Flanagan, 204 E 48; May4; May11'15. nom

49TH st W, see 7 av, see 7 av, see 49.

49TH st W, swc Bway, see Bway, 1611.

76TH st W, nwc Ams av, see Ams av, 340.

84TH st W, nwc Ams av, see Ams av, 500.

102D st, 301 E (6:1674), str; Harris Schoenzeit to Jos Kern, 305 E 102; 4yf May1; May7'15. 600 & 600

109TH st, 79 E (6:1615), e str fl; Barnett Cohen to Isaac Laetsky, 79 E 109; 5y 1 Feb1; May12'15. 336

113TH st, 1 W, see 5 av, nwc 112.

113TH st, 41 W (6:1597), all; Agnes Farrell to Congregation Beth Hamedresh Desfardim D' Harlem, on premises; 5yf May 1; May7'15. 720

116TH st, 11-7 E (6:1621), all; Meyer Horwitz, 200 Riverside dr, & ano, to Jos Greissgrow, 42 E 112, & ano; 3yf Sept1; May11'15. 14,000

117TH st, 351 E (6:1689), all; also 111TH ST, 449-51, ext str & b; Chas Polifeme to Jno Stroumbos, 351 E 117, & ano; 5yf May 1; May13'15. 2,500

117TH st, 349½ E, see 117th st, 351 E.

AV C, 90 (3:376), all; Michl J Adrian Corpn to Jos Lebowitz; 3yf May1; May13 '15. 1,800

Amsterdam av, 340 (4:1168), nwc 76th, all, Jas McClenahan, of Portchester, to Geoffrey Coman, 410 Ams av; 10yf May1; May10'15. 1,000

Amsterdam av, 500 (4:1232), nwc 84th, str & b; Hughes Holding Co to Jos Daly, 442 Ams av, & Jno E Daly, 366 Ams av; 3yf Oct1'17; May7'15. 2,750

Amsterdam av, 500, nwc 84th; asn Ls recorded June17'13; Geo J Browne to same; May6, May7'15. nom

Amsterdam av, nwc 84th; asn Ls dated Sept—'12; Jno J Browne to same; May3; May7'15. nom

Amsterdam av, 1109-11 (7:1867), n str & b, Pocahantos Realty Corpn to Vincent & Pasquale Benedetti, on premises; 5yf July 1; May7'15. 1,320 & 1,380

Bowery, 27 (1:289), n str fl; Philip Segal to Saml Sanes, 27 Bowery; 1yf May1, 2y ren; May8'15. 840

Broadway, 759-65 (2:560); also 8TH ST, 69-71 E, asn Ls; Edwin Baldwin & Hannah C Darnell, EXRS, &c, Geo J Darnell to Jno Darnell Jr, at Irvington, NY; ½ pt; Apr10; Apr28'15. Reprinted from issue May1 when last line was indistinct. 25,000

Broadway, 779 (2:561), ws, 69.4 s 10th, 23.1x94.4x23x95.10, the land; TRSTES of Sailors Snug Harbor to Denison P Chesebro, Stapleton, Staten Island, NY; 21yf Nov 1'16; 21y ren; May11'15. Taxes &c & 2,500

Broadway, 1331-49 (3:811), nwc 35th, runs n211.5 to ss 36th (No 122) xw81.6xs 98.9xw50xs98.9 to ns 35th xe207.1 to beg, with 12-sty bldg to be constructed; 1337 Bway Corpn to Old School Realty Co, inc, 226 W 42; 20yf completion of bldg or about Jan8'16; May13'15.

Taxes &c & 325,000

Broadway, 1599 & 1601 (4:1020), ws, 93 n 48th, 30.3x176.4x30.2x180.9, all; Caroline A Grant, widow, et al to Razzetti & Cella, Inc, 630 8 av; 10yf May1; 10y ren at $18,-500; May12'15. taxes, &c, & 15,000 & 17,500

Broadway, 1611 (4:1020), swc 49th, str; Churchill's, a corpn, 1603-11 Bway, to Louis M Cohen, 409 W 51; 5yf Sept1, May 7'15. 4,000 & 4,500

Broadway, 1611 (4:1020), cor str; Louis Cohen to Sy A Horwitt Inc; 5 4-12yf May 1; May8'15. 6,000

Broadway, 2144 (4:1167), str & b; Walter J M Donovan to Oscar Dignes, on premises; 3yf Apr1; May11'15. 1,200 & 1,500

Broadway, 2144; asn Ls; Oscar Dignes to Oscar Lunch Co, on premises; Apr17; May11'15. nom

Lenox av, 2-8 (6:1594), nec Cathedral Pkway (Nos 55-63), cor str & b & pt c; Juno Realty Corpn, 2 Lenox av, to Nicolas Pappas, 253 Grand; 9 5-12yf May1'15; May 13'15. 1,720 & 2,120

Lenox av, 2-8 (6:1594), nec Cathedral Pkway (Nos 55-63), str n of cor str; Juno Realty Corpn, 2-4 Lenox av, to Meyer Plotz, 1956 7 av; 2yf Oct1'14; 3y ren at $1,000; May13'15. 900 & 950

Lenox av, 2-8 (6:1594), nec Cathedral Pkway, 3d str from cor; Juno Realty Corpn to Sadie Smith, 55-63 W 110; 5yf Oct1'14; May13'15. 800 & 900

Lenox av, 2-8 (6:1594), nec Cathedral Pkway, 4th str from cor; Juno Realty Corpn to Tillie Block, 167 Ridge, & ano; 3yf May1; May13'15. 850 & 900

Lenox av, 2-8 (6:1594), nec Cathedral Pkway, 6th str from cor; June Realty Corpn to Aaron Platek, 64 W 115; 5yf Oct1'14; May13'15. 900 & 1,000

Lenox av, 2-8 (6:1594), nec Cathedral Pkway, 7th str from cor; Juno Realty Corpn to Jas Di Naples, 428 E 177, & ano; 5yf Oct1'14; May13'15. 900 & 1,000

Lexington av, 37 (3:879), str; Cath C Johnston, of Bklyn, to Arnold Hoekelman, 1701 Nelson av, Bronx; 2 8-12yf Feb1; May10'15. 300

Lexington av, 39 (3:879), sec 24th (No 140), all; Cath C Johnston, of Bklyn, to Arnold Hoekelman, 1701 Nelson av, Bronx; 3yf Oct1'14; May10'15. 2,400

Lexington av, 1192 (5:1510); asn Ls dated June4'14; Max Jeremias, 1203 Lex av, & ano, to Sublex Realty Corpn, at Esopus, NY; May1; May11'15. nom

Lexington av, 1192; asn Ls dated July 6'14, same to same, May1, May11'15. nom

West Broadway, 186 (1:159), all; Martin L Meinschein to Herman Gravemann, 186 West Bway; from May11 to Apr30 20, May 12'15. 2,500

1ST av, 1496 (5:1473), str; also 1ST Av, 1498, str & b; Leo Kaplan, as TRSTE, to Sami Gang, 950 Park av; 5yf May1'15; May13'15. 2,190

1ST av, 1498, see 1 av, 1496.

2D av, 1659 (5:1532), str & front b; Rhinelander Real Estate Co to Jas Soteriades, 1659 2 av; 3yf May1; May11'15. 1,800

3D av, 416 (3:886), nwc 29th, all; Susan Mount to Wm Delveaux, 416 3 av; 5yf May 1; May7'15. 3,600

3D av, 516 (3:890); asn Ls; Chas G Anderson to Ida C Anderson, 1531 Morris av; Apr12; May7'15. nom

3D av, 655 (5:1315), all; Edmond J Curry & ano, TRSTES will Jno Curry, to Chas Hauserman, 655 3 av; 5yf May1; May7'15. 1,800

3D av, 1703 (5:1541), es, 75.6 s 96th, 25x 100, all; Chas V Lamb, 2105 5 av, to Abr Reece, 115 E 96 & ano; 5yf May1; May7'15. 2,200

4TH av, 386 (3:857), all; Theophile Kick, 142 W 92, to Marie Kinkelday, 236 E 82, & ano, firm Kinkelday & Thoemes; 8yf May1; May12'15. 6,000

5TH av (6:1596), nwc 112th (No 1), str & pt b; Arnold Kohn, 18 E 95, to Geo Rosenson, 249 W 112; 5yf May1; May12 '15. 2,000

7TH av, 2256 (7:1938), str & n ½ of b; Jacob L Lissner to Wm Ritsch, 2256 7 av; 5yf May1; May11'15. 1,320

7TH av (4:1001), sec 49th, 100.5x100, all; Fred S Godfrey, 166 W 72, to 727 7 Av Realty Co, 56 W 45; 21yf May1; 10y ren; May11'15. taxes &c & 36,000 to 54,000

8TH av, 488 (3:784), str & b; Wm T Emmet to Jno Palmer, 204 9 av; 5yf Dec1 '14; 5y ren at $2,200; May11'15.

8TH av, 632 (4:1012), all; Annie C Pell of Newport, RI, to Arthur Razzetti & ano, firm Razzetti & Cella, 632 8 av; 10yf May 1; May12'15. 3,600 & 4,200

8TH av, 758 (4:1018), str fl & b; Adelbert Huber, 144 Audubon av, to Albt Berg, 758 8 av; 3yf Jan1'14; May8'15. 1,800

8TH av, 758; asn Ls; Albert Berg to Wm Bachman, 758 8 av; AT; May1; May8'15. nom

9TH av, 323 (3:726), str & b & 1st fl above; Cath M Schwiebert & ano, TRSTES will Johann H Schwiebert, to Jno Wm Lohmann, 323 9 av; 5yf May1; May7'15. 1,200

LEASES.

Borough of the Bronx.

Dawson st, 663-5, see Prospect av, 716-20.

Elsmere pl, nec Marmion av, see Marmion av, nec Elsmere pl.

Rae st, 645 (——; asn Ls; Ernest Stettler to Ebling Brewing Co, 760 St Ann's av; Jan21; May12'15. nom

147TH st E, nec Bergen av, see Bergen av, 492.

160TH st E, swc Melrose av, see Melrose av, 827.

193D st E, swc Webster av, see Webster av, 2575.

Bergen av, 492 (9:2292), nec 147th; asn Ls; Jno J Dolan to Martin J Kelly, 123 Edgecomb av; Apr7; May1; May10'15. nom

Bergen av, 668 (9:2361), all; Jno L Mead to David Schloss, 1539 Minford pl; 3yf May 15; May8'15. 210

Hoe av (11:2987), es, 54.5 n Freeman; sur Ls; Adolph Bauernfreund & ano to Chas Kling, 369 Mosholu Pkway; Mar6; May7'15. nom

Hunts Point av, 902 (10:2761), str; Utility Realty Co to Chas Tenenbaum, 902 Hunts Point av; 10yf May1; May11'15. 2,100 & 4,000

Melrose av, 827 (9:2406), swc 160th, all; Danl L Korn & ano to Louis H Goldberg, 1008 Garrison av; 3yf May1; May10'15. 5,200

Marmion av (11:2960), nec Elsmere pl, —x—, all; Edmund Frances Realty Co to Abr Sacks, 1545 Fulton av; 3yf Apr1'14; May7'15. 8,840

Prospect av, 716-20 (10:2687); also Dawson st, 663-5, all; Ida Kraus to Community Investing Co; 5yf May1; May10'15. 3,600

Prospect av, 966-8 (10:2690), sur Ls; Geo Cohen to Chas D Graff, 700 Riverside dr; May18'15. nom

Webster av, 2575 (12:3275), swc 193d, cor str; Wedgewood Co to Florence J McCarthy, 1752 Topping av; 10yf July1; May12'15. 1,800

Wilkins av, 1411 (11:2965), double str & c; Chas Helborn to Saml Ritter, 1411 Wilkins av; 4 11-12yf June1; May11'15. 660 & 720

3D av, 2649 (9:2322), all; Emilie W Holbert to Minnie & Isidor Newcorn, 430 E 140; 5yf May1'18; May7'15. 1,200

3D av, 3203 (9:2366), str; Matilda Mott & ano to Geo O Glendenning, 102 W 14; 5yf May1; May12'15. 1,680 to 2,100

3D av, 4218 (11:3060); asn Ls; Christos Nicholas to Andrew Nicholas, 4216 3 av; May12'15. nom

MORTGAGES.

Borough of Manhattan.

MAY 7, 8, 10, 11, 12, 13.

Allen st, 5 (1:293), ws, abt 100 n Division, 25x87.6; ¾ pt; pr mtg $27,400; Apr 23; May11'15; due & int as per bond; Gershon Hausman to Morris Slotnick, 1358 57th, Bklyn. 5,000

Allen st, 157-9 (2:416), ws, 137.6 n Rivington, 37.6x87.11; ext of mtg for $38,000 to Apr16'19, 5%; Apr29; May8'15; Jesse Lobsenz, 104 Lex av, Passaic, NJ, & ano, with Saml W Richardson et al, exrs &c Mary S Richardson. nom

Attorney st, 94 (2:343), es, 175 s Rivington, 2ox72, with all title to strip on e, —x—, ext of mtg for $11,000 to May20, 5%; May6; May7; Am Emigrant Indust Savings Bank with Jos Solomon, 11 Attorney. nom

Bayard st, 9 (1:289), ss, 80.3 w Forsyth, 23.8x38x26.3x31; also DIVISION ST, 60, ns, 25.3x46.3x26.3x52, ws; May7'15; due June1 '20, 5%; Phillip & Louis Brenner, 60 Division, to Amira H Dominick, 44 W 48, individ & extrx Francis J Dominick. 26,000

Bedford st, 23-7 (2:528); ext of three mtgs for $21,000 aggregate to May10'20, 5%; May6; May11'15; Emigrant Indust Savgs Bank with Wm Lustgarten & Co, Inc, 68 William, & Fredk C Leubuscher, 5 W 124. nom

Bleecker st, 192-4 (2:526), ss, 50 w Macdougal, 50x93; PM; pr mtg $——; May1; May7'15; due & int as per bond; Camillo Olivetto, 190 Bleecker, & Guiseppe Cuneo, 192 Bleecker, to Giovanni Maccarrone, 31 E 126. 2,000

Bleecker st, 192-4; PM; pr mtg $——; May1; May7'15; due & int as per bond; same to same. 4,000

Canal st, 61-63½, see Lispenard, 45-51.

Cathedral Pkway, 45-53 (6:1594), ns, 125 e Lenox av, 125x100; May12; May13'15; 5y o%; Juno Realty Corpn, 1200 Madison av, to N Y Life Ins Co, 346 Bway. gold 145,000

Cathedral Pkway, 45-53; certf as to mtg for $145,000; May12; May13'15; same to same. ——

Cathedral Pkway, 45-53, see Lenox av, 2-8.

Cathedral Pkway, 55-62, see Lenox av, 2-8.

Catherine st, 21 (1:280), es, 23.1 n Henry, 23x104.4x23x100.2, ss; pr mtg $24,000; May 8; May12'15; 1y6%; Nathan Silver, 328 Henry, to Abr L Berman, 55 W 110. 1,000

Catherine st, 41 (1:277), nec Madison (Nos 68-73), 19x101.9x19x99.3; leasehold; May8; May7'15; 1y6%; Eugenia B Wylie, 1125 Bryant av, Bronx, to Eliz Dugan, 156 W 45. 900

Chambers st, 101 (1:145), leasehold; May 10; May12'15; due as per notes, 5 & 6%; Chas & Karl Kreutzer of Bklyn, to Fred Hollender & Co, 123 Lafayette. 19,030.44

Canal st, 219 (1:206); sal Ls &c; Apr29; May7'15; demand, 6%; Antonio Spadola to Clausen-Flanagan Brewery, 441 W 25. 1,000

Division st, 60, see Bayard, 9.

Downing st, 57-61 (2:528), ns,, 221 w Bedford, 59.3x90; May12; May13'15; 3y5%; Domenico Rovegno to N Y Trust Co, 26 Broad. 34,800

Elwood st, sws at ses Bway, see Bway, ses at sws Elwood.

Fulton st, 1 (1:78); sal Ls; May7; May 12'15; demand, 6%; Funck & Xavier Inc to Lion Brewery, 104 W 108. 1,000

Fulton st, 112; certf as to mtg $1,000; May7; May12'15; same to same. ——

Goerck st, 90 (2:324), es, 81.3 n Rivington, 15.4x99.11; PM; pr mtg $——; May3; May11'15; 5y6%; Abr Feldman, of Kingston, NY, to Abe Berry, 290 Pennsylvania av, Bklyn. 1,300

Gouverneur st, 52; see Henry, 268.

Henry st, 268 (1:268); also GOUVERNEUR ST, 21; ext of mtg for $22,000 to Apr16'18, 5½%; Apr26; May10'15; Sarah Sobel, 1890 7 av, individ & extrx Elias Sobel et al, with Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trste for Neilson Brown, will Alex Brown. nom

Lispenard st, 45-51 (1:210), ns, 175.6 e Church, runs n49.9xe55.10xs7.2xe37.2xs42.2 to st xw91.7 to beg; also CANAL ST, 61-63½, ss, abt runs s36.4xe10.4xs7xe37.4xe 37.4xs6.7xe9.8xn7.4xw.03½xn31.3 to st xw— to beg; pr mtg $182,000; Apr10; May13'15; 6 mos —%; Tina D Delehanty to Corn Exchange Bank, 13 William. note 35,500

Ludlow st, 20 (1:297), es, 151.7 n Hester, 25.1x87x25.3x87; May1; May13'15; 5y5%; Beni Asch to Minnie Aub, 2 2 E 81, & ano. 20,000

Ludlow st, 20; sobrn of mtg for $9,500 to mtg for $20,000; May12; May13'15; Alfred Olenick, 315 W 115, mortgagee, with same. nom

Ludlow st, 20; sobrn of mtg for $1,500 to mtg for $20,000; May10; May13'15; Nathan Tuckman, 1253 40th, Bklyn, mortgagee, with same. nom

Ludlow st, 82-4 (2:409), es, 60 n Broome, 40x65.7; Apr30; May8'15; due & int as per bond; N Y & Westchester Suburban Land Co to Title Guar & Trust Co. 25,000

Ludlow st, 82-4; certf as to mtg $25,000; May6; May8'15; same to same. ——

Ludlow st, 82-4; pr mtg $25,000; May7; May8'15; 2y or sooner, 6%; same to Charlotte H Bloch, 62 W 96. 2,500

Ludlow st, 82-4; certf as to mtg $2,500; May7; May8'15; same to same. ——

Ludlow st, 82-4; sobrn of mtg for $6,-000 to mtg $25,000; May6; May8'15; Sophie Levin, mtgee, with Title Guar & Trust Co. nom

Ludlow st, 82-4; sobrn of mtg for $6,000 to mtg $2,500; May6; May8'15; same, mtgee, with Charlotte H Bloch, 62 W 96. nom

Madison st, 69-72, see Catharine, 41.

Prince st, 127 (2:515); sal Ls; May11'15; demand, 6%; Luca Ciociola, 127 Prince, to North American Brewing Co, 1306 Greene av, Bklyn. 2,028.38

Rivington st, 134 (2:354), ns, adt 35 e Norfolk, 22x78; also rights to alley in Norfolk st, es, 75 n Rivington, 3x78; PM; pr mtg $18,000; May7; May8'15; 6y or sooner, 6%; Wm Edelstein to Leon I Levien, 256 Vernon av, Bklyn, et al, exrs Henry Levien. 8,500

Stuyvesant st, 42 (2:465), ss, 86.7 w from sws 10th, 17x70.5x17.2x75.5; PM; May10'15; 5y5%; Louis Sussman to Bella C Peterkin, 102 Wilson, Bklyn. 6,500

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Stuyvesant st, 42; PM; pr mtg $6,500, May10'15; installs, 6%; same to same. 2,000

2D st, 16 E (2.158), ns, 213.2 e Bowery, 23x66.8x23x65.11, pr mtg $10,000, May15'15, due & int as per bond, Virginia Glaser, 31 W 82, to Amelia Rahlin, 110 Mt Hope pl, Bronx. 600

10TH st, 11 E (2.586), ns, 197.8 w University pl, 24.8x92.11x25.3x60; pr mtg $——, May7, May8'15, 1y6m2%; Sarah A Lyons to Jas A Benedict at Katonah, NY. 1,000

12TH st, 220 E (2.167), sws, 308.2 nw 2 av, 23.4x106.6; agmt by party 1st pt to pay int, etc, on mtgs for $25,700 at 5 & 6%, & to resell above to party 2d pt on May1'18, etc; May5; May8'15; Tillie Silverman, 236 E 10, with Herman Sirotta, 215 E 14. nom

19TH st, 146 W (3.139), sws, 197 se 7 av, 24.9x85.3x16.3x85.6, pr mtg $21,000, May 6, May12'15, demand, 6%, Chas I Weinstein Realty Co to Max Weinstein, 1834 7 av. 5,000

22D st, 32 E (3.3850), ss, 257.6 w 4 av, 26.3x98.9; ext of mtg for $40,000 to July 1st 20, 5%, Apr20. May8'15; Edw S Clark at Cooperstown, NY, with Jos W Stern, 123 E 64, & Edw B Marks, 53 E 65. nom

26TH st, 356 W (3.749); ext of mtg for $19,500 to May18'20, 5%; Apr28; May10'15; Manuel A Gonzalez & ano, exrs &c Antonio Gonzalez, with Jacob Goldberg. nom

28TH st, 226 W (3:777), ss, 295.10 w 7 av, 24.10x98.9; PM; pr mtg $15,000; May10; May13'15; due & int as per bond; Rosie Kaplon, 88 W 103, to Marguerite I Kaughran, 174 W 76, & ano. 1,000

29TH st E, nwc 3 av, see 3 av, 416.

30TH st, 29-33 W (3.782), ns, 450 w 5 av, 70x98.9, PM, pr mtg $130,000, May6, May7'15, installs, 6%, Wallack Constn Co to Charter Constn Co, 119 W 40. 35,000

32D st, 142 (100) W (3.807), ss, 435 w 6 av, 20x44.7x20.5x40.2; May11'15; due & int as per bond; Marjorie D Cleland, at Bradley Beach, NJ, to Union Dime Savgs Bank, 701 6 av. 15,000

32D st, 142 W; subrn of mtg for $2,000 to mtg for $15,000, May11'15; Winifred I Turner, 97 Ft Washington av, mortgagee, with same. nom

36TH st, 5 W (3.838); ext of mtg for $10,000 to June2'18, 6%, Apr23; May7'15; Chas A Moran et al trstes for Virginia Clark will Anson Blake Jr with Cath C Hall, 113 E 55. nom

38TH st, 246 W (3.787), ss, 375 e 8 av, 25x98.9; May11; May12'15; due & int as per bond; Kath F Lindemann to Lawyers Mtg Co, 59 Liberty. 26,000

40TH st, 6-10 W (3.841), ss, 147.6 w 6 av, 92.8x98.9, May5; May7'15; 5y5%; 8 West 40th St Corpn, 111 Bway, to Manton B Metcalf, 389 Centre st, Orange, NJ, et al. gold 643,500

40TH st, 6-10 W; certf as to mtg $643,500; May5; May7'15; same to same. nom

40TH st, 6-10 W; sobrn of mtg for $155,000 to mtg $643,500; May5; May7'15; same, owner, & Gertrude M Bain at Fullerton, Cal, mtgee, with same. nom

40TH st, 6-10 W; agmt as to compliance with terms or conditions for sobrn of mtg for $155,000 to $643,500; July6'14; May7'15; Gertrude M Bain with 8 W 40th St Corpn. nom

44TH st, 514 W (4:1072), ss, 225 w 10 av, 25x100.5; pr mtg $——; May7; May11'15; 1y6%; Emil Herbert & Mathilda, his wife, & Carrie Herbert, to Myron Straus, 149 Lenox av. 300

45TH st, 125-7 W (4:998), ns, 307.6 w 6 av, 38.4x82; PM; pr mtg $45,000; May6; May10'15; 5y or sooner, 6%; Harry J Sanders, 363 Lex av, to Thos Killilea, 233 W 83. 25,000

45TH st, 125-7 W; PM; pr mtg $70,000; May6; May10'15; 5y6%; Geo H Earle Jr, 235 S 21, Phila, Pa, to Morris Wolf, 1733 Montgomery av, Phila, Pa. 10,000

49TH st, 104-6 W (4:1001), ss, 100 w 6 av, 43x100.5x irreg x100; ext of mtg for $140,000 to May1'22, 5%; May5; May7'15; Wm H Wheeler, 66 W 51, with Metropolitan Life Ins Co, 1 Mad av. nom

49TH st, 156 W, see 7 av, 729-37.

51ST st, 5 E (5:1287); ext of mtg for $50,000 to May1'18, 4½%; Apr9; May11'15; Jno S Melcher with Henry A C Taylor, on East rd, South Portsmouth, RI. nom

52D st, 411 E (5:1364), ns, 175.3 e 1 av, 18.9x92.6x—x96; pr mtg $5,000; May5; May7'15; due & int as per bond; Jennie G Lewis to Eliese Hauenstein, of Harrison, NY. 2,000

53D st, 540 W (4:1081), ext of mtg for $12,000 to May6'18, 5%; May8; May12'15; Chas B Elmer, 31 Claremont av, Portchester, NY, as committee Margt H Bell, with Lewis E Ransom, at Hempstead, LI. nom

56TH st, 605 W (4:1104), ns, 100 & 125 w 11 av, 2 lots, each 25x55.11; ext of mtg for $7,980 to May13'18, 5%; May12; May13'15; same with Thos T Sherman at Rye, NY. nom

58TH st, 32 E, see Madison av, 607-11.

59TH st, 47-51 E (5:1374), ns, 140 e Madison av, 50x100.5; pr mtg $90,000; May8; May10'15; due May10'17, 6%; 49 E 59th St Corpn to Assets & Liabilities Assn, Inc, 507 5 av. 20,000

59TH st, 47-51 E; certf as to mtg for $20,000; May8; May10'15; same to same. ——

59TH st, 47-51 E (5:1374), ns, 140 e Mad av, 50x100.5; ext of mtg for $90,000 to Feb 1'18, 5%; May7; May12'15; 49 East 59th St Corpn with Germania Life Ins Co, nom

60TH st, 229 E (5:1115), ns, 255 w 2 av, 22x100.5, PM, May12'15, due May1'18, 5%, Lazarie & Paul Bader to Jno M Bowers, lse E 60, trste for Jno H Maghee, with Mary Maghee. 10,000

61ST st, 151 E (5:1396), ns, 145.6 e Lex av, 21x100.5; PM; May12; May13'15; due & int as per bond, Chas C Nott Jr & Mary M Nott to Title Guar & Trust Co. 16,000

64TH st, 123 E (5:1399), ns, 180 w Lex av, 20x100.5; ext of mtg for $28,000 to June 6'20, 5%, Apr20, May8'15; Fredk A Clark at Cooperstown, NY, with Leona, wife Jos W Stern, 123 E 64. nom

70TH st, 100-6 W, see Columbus av, 210-16.

71ST st, 243 W (4:1163), ns, 343 e West End av, 18x102.2; May12'15; due & int as per bond; Robt H Tucker, 2183 Bway, to Bankers Trust Co, 16 Wall, trste Oscar W Brady. 11,000

72D st, 176 E (5:1406), ss, 166.8 w 3 av, 16.8x102.2; PM; May12'15, 3y4¾%; Thos Crimmins at Noroton, Conn, to Argall Le R Hull, 272 Livingston st, New Haven, Conn 15,000

72D st, 135 W (4:1144), ns, 344 w Col av, 22x102.2; ext of mtg for $40,000 to June1'18, 4¾%; May7; May10'15; Annie F Hyde with Rudolph Oelsner. nom

74TH st, 100 W, see Col av, 286-94.

75TH st, 401 E, see 1 av, 1444.

76TH st, 211 W (4:1183), ns, 165 w Ams av, 25x102.2; pr mtg $21,000; May12; May 13'15; due & int as per note; Edw Earl & Jno Munro, trstes for Henrietta L Brown, to National Nassau Bank of N Y, 233 Bway. 3,747.45

78TH st, 266-8 E (5:1432), ss, 39.6 w 2 av, 32.9x76.8; AT; pr mtg $9,000; Apr10; May12'15; 3y6%; Fredk Lang to Sol Cohen, 102 E 105. 6,000

79TH st, 450 W (4:1150), ss, 233 e Ams av, 83.3x102.2; ext of mtg for $343,000 to Apr1'20, 5%; Apr27; May8'15; Vadrick Realty Co with Metropolitan Life Ins Co, 1 Mad av. nom

79TH st, 315 W (4:1244); ext of mtg for $180,000 to May15'18, 5%; Apr20; May13'15; Nathan D Stern, individ, exr &c, will Minnie H Vogel, with Seamens Bank for Savgs, 76 Wall. nom

80TH st, 320 W (4:1244), ss, 200 w West End av, 17x102.2; ext of mtg for $16,000 to May12'18, 5%; May3; May12'15; Isabella N Doremus with Dry Dock Savings Instn, 341 Bowery. nom

81ST st, 209 E (5:1527), ns, 101.8 e 3 av, 25.5x102.2; PM; May10; May11'15; 5y 5%; Minnie A Ernst to Karl M Goldsmith, at Scarsdale, NY, et al. 22,750

81ST st, 211 E (5:1527), ns, 127.1 e 3 av, 25.5x102.2; PM; May10; May11'15; 5y 5%; Emma A Farren to Karl M Goldsmith, Scarsdale, NY, et al. 22,750

81ST st W, nwc Amsterdam av, see Amsterdam av, 500.

86TH st, 319 W (4:1248), ns, 251 w West End av, 18x100.8; May11; May12'15; due & int as per bond; Lizzie L George to Title Guar & Trust Co, 176 Bway. 20,000

88TH st W, nwc Columbus av, see Columbus av, 580-2.

88TH st, 401 W, see Col av, 580-2.

89TH st, 35 W (4:1203); ext of mtg for $14,000 to Apr25'18, 4½%; May3; May7'15; Emma Eisemann with Bowery Savings Bank, 128 Bowery. nom

98TH st, 308 E (6:1669), ss, 150 e 2 av, 25x100.9; May5; May7'15; 3y or sooner, 6%; Thos Corkery, 304 E 98, to Wannemacher & Weis Co, 406 E 122. 2,500

101ST st, 326-8 E (6:1672), ss, 200 w 1 av, 39.1x100.11; pr mtg $——; May12'15; due Dec29'17, 6%; Saml Storch, of Bronx, to David Zuckerbrod, 15 Willett. 3,000

107TH st, 1-3 E (6:1613), ns, 110 e 5 av, 40x100.11; May3; May11'15; due May 10'20, 5%; Rose & Saul Schulang, of N Y, & Hy Wallner, of Hoboken, NJ, exrs &c Philip Schulang, to Walter S Gurnee, at Bar Harbor, Me, et al, trstes for Mary E Scott, will of Walter S Gurnee. 32,000

107TH st, 56 W, see Manhattan av, 149

109TH st, 121-5 E (6:1637); ext of mtg for $49,000 to May15'20, 5%; May3; May12'15; Citizens Savings Bank with Pauline, wife of & Sidney Lyons, 1485 Vyse av, Bronx. nom

109TH st, 121-5 E; ext of mtg for $8,200 to Oct1'19, 5%; May6; May12'15; Sarah G Breslin with same. nom

109TH st, 121-5 E; ext of mtg for $2,450 to Apr30'18, 6%; May6; May12'15; Ames Nostrand Realty Co, 1400 5 av, with same. nom

109TH st, 8-10 W (7:1844), ss, 145 w Central Park W, 41.8x100.11; ext of mtg for $48,000 to Dec10'17, 5%; Dec10'14; May 11'15; Caroline Hurry, at Toms River, NJ, et al, wife of Wm Henry, with Leon Sobel Co, 200 Manhattan av. nom

109TH st, 8-10 W; sobrn of mtg for $25,000 to ext of mtg for $48,000; Dec10 '14; May11'15; Morris Cohen, 560 W 180, & ano, mortgagees, with Caroline Hurry, at Toms River, NJ, et al, trstes will Wm Hurry. nom

112TH st, 508-10 W (7:1883), ss, 175 w Ams av, 50x100.11; ext of mtg for $100,000 to May1'20, 5%; May3; May8'15; Jno J Kennedy, 316 W 77, with Jno R Hegeman, at Mamaroneck, NY, et al, trstes for Metropolitan Staff Savings Fund, 1 Mad av. nom

114TH st, 349 E (6:1686), ns, 125 w 1 av, 25x100.10; Feb1; May12'15; 3y or sooner, 5%; Francesco Fumo to Anna S Stemme, 41 W 88, et al, exrs, &c, Jno Stemme. 7,500

114TH st, 349 E; PM; pr mtg $7,500; May 11; May12'15; due & int as per bond; same to Jacob Hoffmann Brewing Co, 211-3 E 55. 2,500

114TH st, 419-21 W (7:1867); ext of mtg for $100,000 to July1'20, 5%; Apr30; May7 '15; Lawyers Mtg Co with Hennessy Realty Co, 220 Bway. nom

116TH st, 129 W (7:1901), ns, 325 w Lenox av, 25x100.11; PM; pr mtg $30,000; May7, May10'15, 2y6%; Susan T Mathews, 106 8th, Bklyn, to Blanche H Starr, 711 St Marks av, Bklyn. 5,000

117TH st, 500-6 E, see Pleasant av, 316-18.

119TH st, 86 W, see Lenox av, 170-8.

120TH st, 141 W (7:1905), ns, 237 e 7 av, 20x100.11; PM; May12; May13'15; 3y5%; Cress Holding Co, 1200 Madison av, to N Y Life Ins Co, 346 Bway. 12,000

123D st, 183 E (6:1772); leasehold; May 10; May11'15; demand, 6%; Jas P Kane, 183 E 123, to Peter Doelger Brewing Co, Inc, 167 E 55. 3,000

130TH st, 137 W (7:1915), ns, 312.6 e 7 av, 19x99.11; PM; May11'15; 3y4½%; Frank Sailer, of Bklyn, to Margaretha Reinken, 121 E 122. 6,000

139TH st, 43-5 W (6:1737), ns, 359 e Lenox av, 50x99.11; PM; Mar5; May7'15; due Feb20'17 or sooner, 6%; Annie Roberts, 7 E 109, to Wm Walton, 511 W 112. 1,250

142D st, 548 W (7:2073), ss, 122.2 e Bway, 16.8x99.11; May12; May13'15; due & int as per bond; Judd A Lockwood, 548 W 142, to Jos O Eckersley, 4269 White Plains av, Bronx. 3,000

145TH st, 515 W (7:2077), ns, 266.8 w Ams av, 33.4x99.11; ext of mtg for $27,000 to May1'18, 5%; May7; May10'15; Beatrice S B Ziegel, 8 W 86, with Millard F & Elsie C Kuh, 887 Riverside dr. nom

145TH st, 515 W; ext of mtg for $1,500 to May1'18, 5%; May7; May10'15; same with same. nom

147TH st, 547-53 W (7:2079); also 147TH ST, 601 W (8:2144); agmt as to settlement of action upon note for $15,256.15 by payment by party 1st pt of $8,000 due in 7 yrs at 4%; pr mtg $——; Dec16'12; May 13'15; Jos & Bertha Heidelburger with Isaac Heidelburger, 601 W 109. nom

154TH st, 429-31 W (7:2068), ns, 166 e Ams av, 41x99.11; Bldg loan; May10; May 12'15; demand, 6%; West 154th St Co to Abr Stern, 52 E 61, & ano. 29,000

156TH st, 537 W (8:2115), ns, 357.3 e Bway, 39.3x99.11; ext of mtg for $34,250 to May1'18, 5%; May10; May12'15; Paula Menn of Bronx et al with Metropolitan Life Ins Co, 1 Mad av. nom

156TH st, 539 W (8:2115), ns, 318 e Bway, 39.3x99.11; ext of mtg for $34,250 to May1'18, 5%; May10; May12'15; Paula Menn of Bronx et al with Metropolitan Life Ins Co, 1 Mad av. nom

172D st W (8:2142), ss, 230.10 w Bway, 65.4x95; PM; pr mtg $101,000 on this & other prop; May10'15; due July1'18 or sooner, 6%; Raymond Constn Co to Asbel H Barney, 67 Park av. 5,000

172D st W (8:2142), ss, 296.1 w Bway, 50x95; PM; pr mtg $8,000 on this & other prop; May10'15; due July1'18 or soonr, 6%; Raymond Constn Co to Ashbel H Barney, 67 Park av. 5,000

177TH st, 601 W, see 147th, 547-53 W.

178TH st, 603 W (8:2162); ext of mtg for $6,000 to May12'18, 5½%; May12; May 13'15; Lawyers Title & Trust Co with Oscar Haase. nom

179TH st, 511 W (8:2152), ns, 183.4 w Ams av, 41.8x100; ext of mtg for $30,000 to June1'20, 5%; Apr28; May12'15; Terrance P Kane, 40 W 141, with Kate V Barnum. nom

180TH st W (8:2152), ns, 170 e Audubon av, 50x100; bldg loan; May10; May11 '15; demand, 6%; Hennion Constn Co to City Mtg Co, 15 Wall. 43,000

180TH st W (8:2152); same prop; certf as to mtg for $43,000; May10; May11'15; same to same. ——

206TH st, 449 W, see 10 av, 3855-7.

Amsterdam av, 500 (4:1232), nwc 84th; sal Ls; May6; May7'15; demand, 6%; Jno E Daly, 366 Ams av, & Jos Daly, 442 Ams av, to F & M Schaefer Brewing Co, 114 E 51. 6,000

Bolton rd, ec Prescott av, see Prescott av, ec Bolton rd.

Broadway, 2191-3 (4:1169), ws, 68.4 s 78th, 19x109.11; ext of mtg for $45,000 to May1'18, 5%; May1; May13'15; Louise Livingston, of Bar Harbor, Me, with Union Dime Savgs Bank, 701 6 av. nom

Broadway, 3603 (7:2095); ext of mtg for $40,000 to Dec29'17, 5½%; Jan28; May11 '15; Max M Warburg with Jos M Berndt, 304 W 104. nom

Broadway (8:2172), ss, at sws Ellwood, runs s201.9xe150xn50xne32.2 to st xw132.6, except parts for Bway, Sherman av & Ellwood st; building loan; May10; May12'15; due May1'16 or sooner, 6%; Haven Constn Co to Premium Holding Corpn, 149 Church. 150,000

Broadway (8:2172), ses, at sws Ellwood, same prop; certf as to mtg $150,000; May 10; May12'15; same to same. ——

Broadway, (8:2172), sese, at sws Ellwood, same prop, PM, May10; May12'15; due May 1'16 or sooner, 6%; same to same. 80,000

Columbus av, 210-6 (4:1141), swc 70th (Nos 100-6), 100.5x100; ext of mtg for $400,000 to Mar1'20, 5%; May7; May8'15; Ambrose Realty Co, 135 Bway, with Metropolitan Life Ins Co, 1 Madison av. nom

Columbus av, 210-6 (4:1141), swc 70th (Nos 100-6), 100.5x100; ext of mtg for $400,000 to Mar1'20, 5%; May7; May8'15; Ambrose Realty Co, 135 Bway, with Metropolitan Life Ins Co, 1 Madison av, nom

Columbus av, 286-94 (4:1145), swc 74th (No 100), 102.2x25; May10'15; 3y5%; Mary H Watts to German Savgs Bank, 157 4 av. 6,000

Columbus av, 286-94, swc 74th (No 100), 102.2x25; agmt increasing rate of int on 1st mtg for $45,000 from 4½ to 5%; May 10'15; same with same. nom

Columbus av, 580-2 (4:1219), swc 88th, 46x95; pr mtg $93,000; Apr30; May7'15; 2y 6%; Asher Simon Realty Co to Pauline Harris, 9th & Triton avs, Rockaway Park, LI. 16,800

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Columbus av, 580-2 (4:1219), nwc 88th (No 101); ext of mtg for $85,000 to Jan 29'15, 5%; Apr7; May11'15; Asher Simon Realty Co with Hy A C Taylor, on East rd, South Portsmouth, RI. nom

Columbus av, 580-2, nwc 88th (No 101); consent of stockholders to ext of mtg for $85,000; Apr7; May11'15; same to same.

Lenox av, 2-8 (6:1594), nec Cathedral Pkway (No 55), 100x125; also CATHEDRAL PKWAY, 45-53 (6:1594), ns, 125 e Lenox av, 125x100; ext of mtg for $40,000 to May12'18 at 5%, & subrn of mtgs for $40,000 & $23,125 to mtgs for $210,000 & $145,000; May12; May13'15; Juno Realty Corpn, 1200 Madison av, owner, & firm of S Jarmulowsky, 54 Canal, & ano, mortgagees, with N Y Life Ins Co, 346 Bway, & Bway Savgs Instn, 5-7 Park pl. nom

Lenox av, 2-8; also CATHEDRAL PKWAY, 45-53; May12; May13'15; same, owner & same, mortgagees, with same. nom

Lenox av, 2-8 (*:1594), nec Cathedral Pkway (Nos 55-63), 100x125; May3; May 13'15; 5y5%; Juno Realty Corpn, 320 Bway, to Bway Savgs Instn, 5-7 Park pl. 210,000

Lenox av, 2-8, nec Cathedral Pkway (Nos 55-63); consent & certf as to mtg for $210,000; May3; May13'15; same to same.

Lenox av, 170-8 (6:1717), sec 119th (No 86), 100.11x85; PM; May10; May11'15; 3y 5%; Chester Court Corpn to Bank for Savgs, 280 4 av. 130,000

Lexington av, 1014 (5:1407), ws, 68.2 s 73d, 17x80; May11'15; 5y5%; Eliza Smith, widow, to Morland Mtg Co, 120 Bway. 14,000

Madison av, 607-11 (5:1293), sec 58th (No 32), 50.5x20; certf as to receipt of $10,000 on a/c of mtg; May6; May7'15; Chas Hoffman to Myer Gotlieb.

Madison av, 1289 (5:1503); ext of mtg for $24,500 to May1'18, 5%; Apr14; May8 '15; Hy F Schwarz of Greenwich, Conn, with Louis J Ladinski, 1289 Madison av. nom

Madison av, 1935 (6:1749), es, 44 n 124th, 22x85; PM; May10'15; 3y5%; Chas W Hewlett, of Bklyn, to Hy L Cammann, of Greenwich, Conn. 15,000

Manhattan av, 149 (7:1842), swc 107th (No 56), 100.11x55; consent of stockholders & certf as to ext of mtg for $45,000; May10'15; Simax Realty Co to Bowery Savgs Bank.

Park av, 823-5 (5:1410), es, 117.2 s 76th, 60x100; ext of mtg for $300,000 to May1 '20, 5%; May5; May7'15; 823 Park Ave Co, 7 E 42, with Metropolitan Life Ins Co, 1 Madison av. nom

Park av, 882-4 (5:1393), ws, 40 n 78th, 29.2x75; ext of mtg for $10,000 to May6'18, 5%; Apr17; May8'15; Edw S Clark at Cooperstown, NY, with Grace, wife Linsley R Williams, 75 Elk st, Albany, NY. nom

Park av, 985 (5:1512), es, 76.11 n 83d, 25.2x88.5x24.10x irreg; ext of mtg for $25,000 to June1'20, 5%; May7'15; Louis Ganzenmuller, 174 Rochelle st, City Island, NY, to Wm V Webb, 985 Park av. nom

Pleasant av, 316-8 (6:1715), sec 115th (Nos 500-6), 50.5x98; ext of mtg for $7,500 to Apr24'20, 6%; Apr24; May7'15; Emma Peters with Hy P Bertl, 127 E 52.

Prescott av (*:2051), easterly cor Bolton rd, runs ne along ses of av 114.2xse 82.3x again se81.9 to Seaman av xsw138.8 to ss Bolton rd xn on curve 128.6 to beg; mtg $11,000; deed recorded as mtg as per statement filed & recording tax of $30 paid; Feb10; May11'15; due & int as per bond; Geo B Bates, nec 252d st & Independence av, to National Surety Co. 115 Bway. O C & 100

St Nicholas av (7:2051), es, 216.3 s 145th, 62.6x100; PM; Jan20; May7'15; due Mar1 '17 or sooner, 5%; Placid Realty Co, 35 Nassau, to Dora Grasmuck, 207 Edgecomb av, et al. 20,000

St Nicholas av (7:2051), es, 183.9 s 145th, 62.6x100; PM; Jan20; May7'15; due Mar1 '17 or sooner, 5%; Placid Realty Co, 35 Nassau, to Dora Grasmuck, 207 Edgecomb av et al. 20,000

St Nicholas av (7:2051), same prop; bldg loan; pr mtg $20,000; May7'15; 1y6%; same to Abel King, 148 E 65 & ano. 30,000

St Nicholas av (7:2051), same prop; certf as to mtg $30,000; May7'15; same to same.

Seaman av, see Prescott av, ec Bolton rd.

Wadsworth av, 124-8 (8:2163), ws, 50 n 179th, 75x100; PM; pr mtg $26,000; May 10; May11'15; due & int as per bond; N Y City Baptist Mission Soc Inc, to Mary C Hobson, 2426 Morris av, Bronx. 6,000

1ST av, 1444 (5:1470), nec 75th (No 401), 22x65; pr mtg $24,000; May5; May11'15; 3y or sooner, 6%; Ernest N Adler, 1506 1 av to Jacob Lorschan, 214 E 79. 6,000

2D av, 1466 (5:1451), es, 52.2 s 77th, 25x 88.9x85x88.8; PM; pr mtg $16,000; May10; May13'15; due & int as per bond; Marguerite I Koughran & Adele M Comyns to Basle Kanlon 88 W 103. 3,000

3D av, 416 (3:886), nwc 29th; sal lease, &c; May5; May7'15; demand, 6%; Wm Delaney 146 2 av, to Peter Doelger Brewing Co Inc, 407 E 55. 6,200

4TH av, 348 (3:855), str Is chattels, &c; AT; May12; May13'15; due & int as per notes, Saml Shapiro, 9 W 107, to Max Anster, 120 W 114, et al. 9,000

4TH av, 386 (3:857), leasehold; May11; May13'15; 8y int as per notes; Marie Kinkel & Bertha Thoemes, 386 4 av, to Hudson County Consumers Brewing Co, of West Hoboken, NJ.

5TH av, 743 (5:1293), es, 62.3 n 57th, 19.7 x100; bldg loan; May6; May7'15; 3y 5½ & 6% until May1'16 & then 4½%; J Langdon Ward, Lewis C Hasell & W Kintzing Post, trstes for Mary M Hasell, will Mary M Jones, to Lawyers Title & Trust Co. 160 Bway. 155,000

5TH av, 1334 (6:1595); ext of mtg for $44,000 to Mar1'18, 5%; Apr15; May11'15; Bettie Rothfeld, 163 W 72, with Chas Lebenstein, 226 W 113. nom

6TH av, 645 (3:813), ws, 74 s 38th, 24.2x 60; ext of mtg for $45,000 to June20'20, 5%; Apr20; May8'15; Edw S Clark at Cooperstown, NY, with Jos W Stern, 123 E 64, & Edw B Marks, 53 E 65. nom

6TH av, 800 (5:1261); leasehold; May6; May7'15; installs, $1000 monthly, —%; Hyman Ferdinand, 211 E 85, & Hyman Littwin, 926 So Blvd, Bronx, firm Ferdinand & Littwin, to Chas Greenstein, 312 W 15. notes 1,553

7TH av, 45 (2:609), es, 149.1 s 14th, 15.5 x100; May10; May12'15; due & int as per bond; Chas F Hogeman, 100 Main st, Orange, NJ, to Title Guar & Trust Co, 176 Bway. 10,000

7TH av, 729-37 (4:1001), sec 49th (No 156), 100.5x100; bldg loan; May7'15; due Sept1'18, 6%, until completion of bldgs & thereafter, 5½%; Fred S Godfrey to Metropolitan Life Ins Co, 1 Mad av. 400,000

10TH av, 3855-61 (8:2203), ses, at nes 206th (No 449), 99.11x100; ext of mtg for $30,000 to May12'20, 5%; May12; May13'15; Hickory Realty Corpn with New County Realty Corpn, 128 Bway. nom

10TH av, 3855-7 (8:2203), nec 206th (No 449), 46.9x100; also 10TH AV, 3859-61 (8:2203), es, 46.9 n 206th, 53.8x100; pr mtg $82,500; May12; May13'15; 2y6%; New County Realty Corpn, 128 Bway, to Max Marx, 419 Convent av. 5,000

10TH av, 3855-7, nec 206th (No 449); also 10TH AV, 3859-61; certf as to mtg for $5,000; May12; May13'15; same to same.

10TH av, 3855-7 (8:2203), nec 206th (No 449), 46.9x100; May12; May13'15; 5y5%; New County Realty Corpn, 128 Bway, to Carrie S Weiss, 44 W 86. 52,500

10TH av, 3855-7, nec 206th (No 449); certf as to mtg for $52,500; May12; May 13'15; same to same.

10TH av, 3855-61, see 10 av, es, 99.5 s 207.

10TH av, 3859-61, see 10 av, 3855-7.

10TH av (8:2203), es, 99.5 s 207th, a strip 0.6x100; supplemental to mtg for $44,000 recorded Apr20'14 on 10 av (Nos 3855-61), ses, at nes 206th (No 449), 99.11 x100; May11; May13'15; due & int as per bond; New County Realty Corpn, 128 Bway, to Max Marx, 419 Convent av. nom

10TH av (8:2203); same prop; certf as supplemental to mtg as above; May11; May 13'15; same to same.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Bayside, B of Q (misc); certf as to mtg $3,500; May7; May12'15; The B & C Building Co, Inc, to Title Guar & Trust Co, 176 Bway.

Chattel mtgs (misc); certf & consent to note or mtg $6,000; May7'15; Platt & Peck Co to Danl S Brassil.

Chattel mtg (misc); certf as to mtg for $30,000; Apr26; May10'15; Dennison & Sons, 19-21 Cliff, to U S Mtg & Trust Co.

Chattel mtg (misc); certf of resolution & consent to mtg $500; May7; May8'15; Wallach & Reis Inc, 271 7 av, to Louis C Wallach.

Chattel mtg (misc); certf as to mtg for $16,500; May12; May13'15; Sunshine Braid Co, Inc, to Jacob Rosenthal.

Chattel mtg (misc); certf as to mtg $250; May10; May12'15; Pantheon Fruit Co, Inc, to Jas J Anangnos.

Ferry Boats (misc); Florida, Ohio & Jos J O'Donohue, substituted for boats released; also ALL REAL & PERSONAL PROP, FRANCHISES, &c, supplement to secure mtg for $550,000 30y gold bonds, 5%; Apr30; May11'15; The 10th & 23d St Ferry Co to Bankers Trust Co, 16 Wall, as trste under mtg & deed of trust dated May1'89. nom

Ferry boats, &c; same pron; certf as to supplemental mtg as above; Apr30; May11'15; same to same.

Steamship Sarnia (misc); certf as to mtg for $75,000; Sarnia Steamship Corpn to Leavitt J Hunt & Guy Cary.

MORTGAGES.

Borough of the Bronx.

Beck st, 776 (10:2707), es, 400 n 156th, 25 x100; May6; May7'15; 5y5%; Chas Pletz to German Savgs Bank, 157 4 av. 5,000

Crotona Park N, 743 (11:2948), ns, 118.3 e Clinton av, 23x100; PM; May3; May10'15; 3y5%; Sol Schoenbaum to Wm W Johnson, 612 North Bway, Yonkers, NY, & ano, trstes Alvin J Johnson. 5,000

Dawson st, 751 (10:2695), nwc 156th, 71x89.7 to el Leggetts la x83.5x47.3; May 1; May11'15; 5y5%; Bartholomew F Carmody, Troy, NY, to Wm J Henchey, 42 4th, Troy, NY. 5,000

Faile st (10:2746), ws, 205, 252.9, 300.6, 348.3 & 396 s Aldus st, 5 lots, each 47.9x 100; five certfs as to five mtgs $35,000 each; May10; May12'15; B & W Building Co, Inc, to City Mtg Co.

Faile st (10:2746), ws, 205 s Aldus, five lots, together in size 238.10x100x239.8x100; five bldg loan mtgs each $35,000; May10; May12'15; demand, 6%; B & W Bldg Co to City Mort Co, 15 Wall. 175,000

Faile st (10:2746), same prop; five PM morts, each $8,000; five pr mtgs $35,000 each; May10; May12'15; 3y6%; same to American Real Estate Co, 527 5 av. 40,000

Faile st (10:2746); same prop; agmt that five mtgs for $35,000 each shall act the same as a bldg loan for $150,000; May10; May12'15; B & W Bldg Co Inc with City Mtg Co, 15 Wall. nom

Faile st (10:2746), same prop; subrn agmt; May10; May12'15; American Real Estat. Co, 527 5 av, with same. nom

Kelly st, 887 (10:2702); agmt as to share ownership in mtg; May7; May13'15; Alexander Selkin, 959 Prospect av, with Lawyers Mtg Co, 59 Liberty. nom

Kelly st, 887 (10:2702); ext of $16,000 mtg to May7'20 at 5½%; May7; May13'15; Lawyers Mtg Co with Wm Greenberger, 72 W 58. nom

Poe pl (12:3293), ws, 70 n Coles la, runs n52xw114.9 to Briggs av xs26.10 & 10.7xe 1.8xs16.5xe112.8 to beg, except pt for Briggs av; PM; Apr26; May13'15; due &c as per bond; Martin M Mitchell to Wm H Valentine, 301 W 196. 6,000

Purdy st, es, 930 ne Starling av, see Purdy, es, 905 ne Starling av.

Purdy st (*), es, 905 ne Starling av, 25 x148; also PURDY ST (*), es, 930 ne Starling av, 75x—x26.6x148; also WASHINGTON AV, ss, 50.7 w Halsey pl, 50.7x92.5x50x 100.5; agmt as to payment of judgment for $832.64, to be paid in monthly installments of $25 at 6% interest; May5; May7 '15; Jno Noonan, Bridget Dunn & Bridget Noonan with Sarah C Buckenham, 2590 Grand av. nom

Rogers pl, 941 (10:2698), ws, 217.1 n Westchester av, 66.8x73.4x66.8x74.1; pr mtg $33,000; May10; May11'15; 1y6%; 182d St Realty Co to Sidney W Hughes, Greenwich, Conn. 1,500

Rogers pl, 941; certf as to above mtg; May10; May11'15; same to same.

Ruskin st, nec Maple av, see Maple av, nec Ruskin.

136TH st E (10:2665), ns, 99.11 w So blvd, 2 lots, ea 50x105; 2 mtgs, ea $7,000; 2 pr mtgs $—— ea; Feb1; May13'15; due May1'17,6%; Buellesbach Constn Co to Jas Murray, 540 W 165, et al. 14,000

137TH st, 346 E (9:2299), ss, 156.6 e Alex av, 25x100; ext of $9,000 mtg to May1'18 at 5%; May5; May11'15; Peter Karsten with Sarah R McDermott. nom

143D st, 412 E (9:2287), ss, 141.8 e Willis av, 16.8x100; pr mtg $2,000; May11; May 12'15; due July1' 16, 6%; Henrietta E Eck to Pauline Schilling, 798 E 165. 1,000

150TH st E (10:2653), ss, bet Wales & Tinton avs, lot 13, blk 2653, tax map; transfer of tax lien for yrs 1878, 1879, 1884, 1885 & 1902 to 1908, assessed to I Albrecht; July10'11; May13'15; 3y12%; City N Y to Philip Paff, 797 E 150. 1,676.43

156TH st E, nwc Dawson, see Dawson, 751.

158TH st E, see Mott av, see Mott av, sec 158.

158TH st, 207 E, see Morris av, 800.

160TH st E (9:2422), ss, 85 e Morris av, 40x115; ext of $3,500 mtg to June1'18 at 5%; May4; May7'15; Dollar Savgs Bank with Mary E Caulkins, 140 Prospect av, Mamaroneck, NY, & ano. nom

160TH st, 280 E (9:2420), ss, 100 e Morris av, 65x120; PM; May1; May7'15; due &c as per bond; Eliz Roeder, 621 Courtlandt av, to Lewis B Crane, 368 W 116, & ano, exrs & Mary S Crane. 4,000

160TH st E, see Bryant av, see Bryant av, sec 165.

165TH st E (9:2432), ss, extends from College to Morris avs, 185.3x60.3x185.4x 73.10; also MORRIS AV (9:2432), es, 175 n 164th, runs e104.10xn25xe80.10xn35xw 185.9 to av xs60 to beg; May10; May11'15; 3y6%; Henry L Hunter, Pleasantville, NY, to Jane C Washburn, 165 So Bway, White Plains, NY. 6,000

166TH st E, nwc Prospect av, see Prospect av, swc 166.

166TH st E, nwc Prospect av, see Prospect av, nwc 166.

166TH st E, nwc Prospect av, see Prospect av, 1091.

166TH st E, nwc Prospect av, see Prospect av, swc 167.

166TH st E, nwc Prospect av, see Prospect av, nwc 166.

167TH st E, swc Prospect av, see Prospect av, nwc 166.

167TH st E, swc Prospect av, see Prospect av, swc 167.

167TH st E, swc Prospect av, see Prospect av, swc 167.

167TH st E, swc Prospect av, see Prospect av, 1091-1113.

167TH st E, swc Prospect av, see Prospect av, 1113.

167TH st E, nec Washington av, see Washington av, nec 167.

168TH st, 612-4 E (10:2614), ss, 106 e Franklin av, 59x100; ext of $18,000 mtg to June27'17 at 5%; Aug1'14; May10'15; Newburgh Savgs Bank with Martin J McMahon, 1321 Clinton av. nom

168TH st, 614 E (10:2614), ss, 136 e Franklin av, 30x194; PM; pr mtg $9,000; Apr30; May10'15; due &c as per bond; Mary Salzer to Martin J McMahon, 1208 3 av. 3,000

169TH st E, swc Franklin av, see Franklin av, swc 169.

170TH st E, swc Stebbins av, see Stebbins av, swc 170.

174TH st E, swc Eastburn av, see Eastburn av, swc 174.

176TH st, 263-5 E (11:2802), ns, 98.4 w Anthony av, 50.4x92.8; estoppel certf; May 6; May 7'15; Hugo H Piesen to Jas T Barry, 1149 Boston rd.

177TH st E (11:2956), ss, 525 w Marmion av, 25x100; pr mtg of $8,500 mtg to July23'17 at 5%; Oct16'14; May12'15; Margt Knox with Otto Silberman. nom

181ST st E, see Crotona av, see Crotona av, sec 181.

182D st, 672 E (11:3083-308[illegible]); ext of $5,000 mtg to Jan22'18 at 5%; Apr22; May 11'15; Emigrant Indust Savgs Bank with Mary J Slattery, 2247 Hughes av. nom

182D st E, nec Webster av, see Webster av, nec 182.

183D st E, swc Crotona av, see Crotona av, swc 183.

219TH st E, nec Barnes av, see Barnes av, nec 219.

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246TH st W (13:3415), ns, 162.8 e Livingston av, 95x127.7x84.11x110; Apr30; May13'15; due &c as per bond; Delafield Estate, a corpn, to Marie L Finch, 1106 Park av, Plainfield, NJ. 4,000

246TH st W (13:3415); same prop; certf as to above mtg, Apr30; May13'15; same to same. ——

Barnes av (*), nec 219th, w ½ lot 430 map Wakefield; transfer of tax lien for yrs 1906 to 1911, assessed to ——; June9 '13; May7'15; 3y12%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY. 635.81

Baychester av, 2160 (*), sal Ls; Apr28; May11'15; demand, 6%; Peter Bay to A Hupfel's Sons, a corpn, 842 St Anns av. 1,000

Beach av (*), ws, 100 s Mansion, 25x 114.2x25x112.8; Apr30; May10'15; 3y5½%; Annie F Marcella to Eliz K Dooling, 179 E 80. 2,000

Beach av (*), same prop; sobrn agmt; Apr30; May10'15; Giovanni Scrivani with same. nom

Briggs av, es, 70 n Coles la, see Poe pl, ws, 70 n Coles la.

Briggs av, 2877 (12:3302), nws, 402.4 ne 198th, 50x100; May11'15; due &c as per bond; Edw M Cummings to Lawyers Mtg Co, 59 Liberty. 3,000

Brook av, 1010 (9:2386); ext of $10,000 mtg to May6'18 at 5%; May6; May10'15; Lawyers Title & Trust Co with Michl J McAuley, 350 E 169. nom

Bryant av (10:2756), sec 165th, 60x100; bldg loan, May10; May11'15; demand, 6%; Reich Bldg Co to City Mtg Co, 15 Wall. 56,000

Bryant av (10:2756); same prop; certf as to above mtg; May10; May11'15; same to same.

Bryant av (10:2756), es, 60 s 165th, 50x 100; bldg loan; May10; May11'15; demand, 6%; Reich Bldg Co to City Mtg Co, 15 Wall. 37,000

Bryant av (10:2756); same prop; certf as to above mtg; May10; May11'15; same to same. ——

Bryant av (10:2756), sec 165th, 110x 100; PM; pr mtg $93,000; May10; May11 '15; 3y6%; Reich Bldg Co to American Real Estate Co, 527 5 av. 19,000

College av (9:2434-2438), es, 42 n 166th, 115.6x100; sobrn agmt; May10; May11'15; Tully Bldg Co, Star Holding Co & City Mtg Co with N Y Mtg & Security Co. nom

Crotona av (11:3096), sec 181st, 65x102; ext of $50,000 mtg to May10,20 at 5½%; May10; May12'15; Lawyers Mtg Co with Masons Builders Co, Inc, 391 E 149. nom

Crotona av (11:3101), swc 183d, 95.9x 27.4x95x30.8; Apr29; May7'15; 3y6%; Mendel Marcus to Bronx Security & Brokerage Co, 258 E 138. 3,000

Eastburn av (11:2794), swc 174th, 95x 81.8; Jan3'13; May7'15; 1y6%; Jno Miller, 1840 Weeks av, to Sophie Mayer, 2001 Creston av. 2,000

Forest av (10:2648), ws, 67 s 163d, 30.10 x90; May10'15; 5y5%; Alde Constn Co, Inc, to American Missionary Assn, 287 4 av. 32,000

Forest av (10:2648); same prop; certf as to mtg for $32,000; May10'15; Alde Constn Co, Inc, to American Missionary Assn.

Forest av, 1110 (10:2661), es, 162 n 166th, runs n25.6xe102.8xn37.6xe40xs75xw40 xn12xw102.8 to beg; May10; May12'15; due &c as per bond; Mary Gilman to Title Guar & Trust Co, 176 Bway. 2,500

Franklin av (10:2612), swc 169th, 98.9x 27.1x90x34; certf as to mtg for $4,000; Apr 28; May7'15; Eckman Bldg Co, Inc, to Esther H Eno. ——

Gleason av (*), ns, 152.6 w Havemeyer av, 37.6x108, except pt for Gleason av; PM; May8; May10'15; 3y——%; Geo H Hoffmire to Jas F Smith, 1203 Havemeyer av. 1,500

Grand blvd & concourse (9:2471), ws, 127.8 s 165th, 25x18.8x25.2x14.8; also OLD BUTTERNUT (closed) (9:2471), es, 131.7 se 165th, 25.6x75.10x25x84.3; May3; May11 '15; due &c as per bond; Laura E Manning to Fredk A Selje, 204 W 126. 3,000

Hunts Point av, 902 (10:2761); sal Ls; Apr20; May11'15; demand, 6%; Chas Tenenbaum to A Hupfel's Sons, a corpn, 842 St Anns av. 6,000

Maple av (*), nec Ruskin, 35.9x100x7.2x 103.11; Apr19; May11'15; 3y5%; Leonardo Palumbo to Concesio De Simone, 3530 Holland av. 3,000

Marion av, 2472 (11:3025-3026), es, 100 n 188th, 50x100.4x50.1x103.8; pr mtg $32,000; May1; May7'15; due &c as per bond; Mary G Dalton & Wm J, Harry J & Mary A Dillon, widow, to Josephine Riehm, 1132 Tinton av. 4,000

Marion av, 2472; ext of $32,000 mtg to Apr11'18 at 5%; May7'15; Arthur P Lord et al, trstes Geo W T Lord, with Mary A, Wm J & Harry J Dillon, 4309 Verlo av, & Mary A Dalton, 318 E 236. nom

Marion av, 2472 (11:3025-3026), es, 100 n 188th, 50x106; sobrn agmt; May6; May8'15; Jas E & Jno J Dillon with Josephine Riehm. nom

Melrose av (9:2407), ws, 45 n 160th, 55 x99; certf as to mtg for $43,000; May11 '15; Cedar Constn Co to Dollar Savgs Bank of City N Y. ——

Melrose av (9:2407), ws, 45 n 160th, 55 x99; May11'15; due June1'18, 5½%; Cedar Constn Co, Inc, to Dollar Savgs Bank, 2808 3 av. 43,000

Melrose av (9:2407); same prop; sobrn agmt; May11'15; same & Fredk Lese with same. ——

Morris av, 800 (9:2420), nec 158th (No 207), 51x101x53.3x101; PM; pr mtg $42,000; May1; May7'15; due Jan1'18, 6%; Louis Ruchti to Isabella M Meeks, 1090 So blvd. 6,000

Morris av, es, 175 n 164th, see 165th E, ss, extends from College av to Morris av.

Morris av, ws, 93 s 183, see Walton av, 2265.

Morris Park av, 667 (*), ns, 245 w White Plains rd, 25x95; PM; pr mtg $6,500; May 6; May7'15; due &c as per bond; Wm Landgrebe to Wm F Landgrebe, 300 E 151. 2,500

Mott av (9:2458), sec 158th, 210.8x240.2 to cl Spring x199.9x257.3; PM; May3; May 13'15; 5y5%; Crest Holding Co to Bway Savgs Instn, 5-7 Park pl. 90,000

Olmstead av, nec Watson av, see Watson av, 2105.

Pratt av (*), ws, 177.9 ne Randall av, 50x178.1x52.3x193.5; May11; May12'15; 3y 5½%; Jos A Pierce to Eliz K Dooling, 179 E 80. 2,700

Prospect av (10:2690), es, 364 s 165th, 50x197.7x52.2x182.10; bldg loan; May11; May12'15; demand, 6%; Chas Graff to Columbia Trust Co, 60 Bway. 25,000

Prospect av, 1091 (10:2680), nwc 166th, 40x100; certf as to mtg for $45,000; May5; May10'15; Angel Constn Co, Inc, to Anna A Bradford, trste Wm H Bradford. ——

Prospect av, 1091-1113 (10:2680), swc 167th, 200 to 166th x100; pr mtg $227,000; May4; May7'15; demand, 6%; Angel Constn Co to Crown Operating Co, Inc, 320 Bway. 11,000

Prospect av, 1091-1113; pr mtg $238,000; May6; May7'15; due Aug6'15, 6%; same to Jas T Byrne, 1120 Jackson av. 1,500

Prospect av, 1095 (10:2680); certf as to mtg for $35,000; May5; May10'15; Angel Constn Co to City Real Estate Co. ——

Prospect av (10:2680), nwc 166th, 40x 100; May6; May7'15; due &c as per bond; Angel Constn Co, Inc, to Anna A Bradford, Lenox, Mass, trstes Wm H Bradford. 45,000

Prospect av (10:2680), nwc 166th, 200 to 167th x100; certf as to mtg for $1,500; May6; May10'15; Angel Constn Co, Inc, to Jas T Byrne.

Prospect av (10:2680), nwc 166th, 40x 100; sobrn agmt; May5; May10'15; Hudson Realty Co with Anna A Bradford, trste Wm H Bradford, Lenox, Mass. nom

Prospect av (10:2680); same prop; sobrn agmt; May5; May10'15; Wm F Johnston with City Real Estate Co, 176 Bway. nom

Prospect av (10:2680), ws, 80 s 167th, 40x100; certf as to mtg for $35,000; May4; May10'15; Angel Constn Co, Inc, to N Y Mtg & Security Co, 135 Bway. nom

Prospect av (10:2680), swc 167th, 40x 100; certf as to mtg for $5,000; May4; May10'15; Angel Constn Co, Inc, to Crown Operating Co, 320 Bway. 5,000

Prospect av (10:2680), ws, 40 s 167th, 40x100; certf as to mtg for $35,000; May 4; May10'15; Angel Constn Co, Inc, to N Y Mtg & Security Co, 135 Bway. ——

Prospect av (10:2680), ws, 40 s 167th, 40x100; sobrn agmt; May4; May10'15; Nicola Apostolico with N Y Mtg & Security Co, 135 Bway. nom

Prospect av (10:2680), ws, 80 s 167th, 40x100; sobrn agmt; May4; May10'15; Konrad Kromer with N Y Mtg & Security Co, 135 Bway. nom

Prospect av (10:2680), swc 167th, 200 to 166th x100; certf as to mtg for $11,000; May4; May10'15; Angel Constn Co to Crown Operating Co, 320 Bway. ——

Prospect av (10:2680), ws, 80 s 167th, 40x100; May4; May7'15; 3y5½%; Angel Constn Co to N Y Mtg & Security Co, 135 Bway. 35,000

Prospect av (10:2680), ws, 40 s 167th, 40x 100; May4; May7'15; 3y5½%; Angel Constn Co to N Y Mtg & Security Co, 135 Bway. 35,000

Prospect av (10:2680); same prop; May 6; May7'15; due &c as per bond; Angel Constn Co to City Real Estate Co, 176 Bway. 35,000

Prospect av (10:2680), ws, 40 s 167th, 2 lots, ea 40x100; 2 participation agmts; May7; May13'15; Aaron Futterman, 867 E 164, with Morris M Sinske, 108 W 142. nom

Prospect av, 1113 (10:2680), swc 167th, 40x100; pr mtg $45,000; May4; May7'15; demand, 6%; Angel Constn Co to Crown Operating Co, 320 Bway. 5,000

Prospect av, 1320 (10:2694), es, 143.6 n Home, runs n37.6xe100xs16.3xw45.11xw59.3 to beg; pr mtg $27,000; May11; May12'15; installs, 6%; David Gellis, 1320 Prospect av, to Herman Goldfarb, 40 W 116. 2,000

Stebbins av (11:2964), swc 170th, 28x100; pr mtg $24,000; May1; May12'15; 3y6%; Philip Bereano, 67 E 3, to Philip M Dancis, 1638 Mt Hope av. 5,500

Steuben av (12:3337), es, 50 n 208th, 25 x100; ext of $1,000 mtg to May7'18 at 5½%; May7; May8'15; Burghard Hauk, 2922 Briggs av, with Marie Tuma or Tumora, 433 E 75. nom

Summit av (9:2523), ws, 411.7 s 165th, 25x92; ext of $6,000 mtg to July20'18 at 5%; May12; May13'15; Emeline A Kemp, 441 Park av, with Hildegarde Becker, 1005 Summit av. nom

Taylor av (*), es, 230.4 n Davis av, 50x 100; May11; May12'15; due &c as per bond; Carmine Sementa to Domenico Noszolina, 643 Morris av. 900

Tinton av (10:2665), es, 76.5 n 155th, 25.6 x97.7x25x92.8; May7'15; due &c as per bond; Jas P Hoy, 138 W 129, to Frederic C Leubuscher, gdn Renee Seelye, 5 W 124. 4,300

Tremont av (11:2869), nws, abt 215.3 ne Harrison av, 50x138.10x35.5x125.7; pr mtg $3,000; May7; May12'15; due &c as per bond; Frank Schiele, 101 E 90, to Andw J Connick, 328 W 72. 500

Union av, 572 (10:2674), es, 20 s 150th, 18.4x90; pr mtg $4,500; May12; May13'15; due &c as per bond; Bertha Schetz, 572 Union av, to F R Wood, W H Dolson Co, 2240 Bway. 375

Union av, 595 (10:2664), ws, 145 s 151st, 20x100; order of court cancelling satisfaction of mtg recorded Jan24'08 & that there is owing the sum of $3,000 with int at 6% from Feb25'14; Mutual Trust Co, of Westchester Co, trste Jno Gandy agt Anna C Schmidt et al; May6; May13'15. order of court

Union av, 595 (10:2664), ws, 145 s 151st, 20x100; court order that mtg recorded May11'99 is a valid lien & that $3,000 is due at 6% & that satisfaction recorded Jan24'08 is cancelled, &c; May6; May10'15; Mutual Trust Co of Westchester County, trste will Jno Gandy, plff, vs Anna C Schmidt et al, admtrx &c Geo W Schmidt et al, defts. order of court

Vyse av (11:3133), es, 77.9 n 180th, 43x 121.2x43x121.1; ext of $7,000 mtg to Aug 12'17, at 6%; May12; May13'15; Everitt Jackson, 18 E 57, with Arc Realty Co, 971 E 180. nom

Walton av, 2265 (11:3182), es, 93 s 183d, 50x200.2 to ws Morris av, 50x200.11; May 13'15; due &c as per bond; H M Constn Co to Lawyers Mtg Co, 59 Liberty. 6,000

Walton av, 2265; certf as to above mtg; May13'15; same to same. ——

Washington av (9:2372), nec 167th, —x—; agmt as to payment of interest on mtg; Apr30; May11'15; Albt Rosenthal (by atty) with Foard Holding Co. ——

Washington av, ss, 50.7 w Halsey pl, see Purdy, es, 905 ne Starling av.

Washington av,(1243 (9:2390), ws, 168 n 168th, 24x150, except pt for av; PM; May10; May12'15; due Nov10'18, 5%; Sarah Goldberg, 1475 Wash av, to Elias Pitzele, 854 W 180, & ano. 1,200

Watson av, 2105 (*), nec Olmstead av, —x—, except pt for avs; PM; Feb15; May 13'15; 3y6%; Geo Fedden to Jno T Normile, 708 4 av, Bklyn, & ano, exrs Leon Massonnat. 4,000

Webster av (11:3030), nec 182d, 100.1x 90x100x90; pr mtg $12,000; May11; May13 '15; 1y6%; McEvoy & Koester Constn Co to Eugenie Frering, 1061 Hall pl. 3,500

Webster av (11:3030); same prop; certf as to above mtg; Mar11; May13'15; same to same. ——

Webster av (11:3032), es, 66 sw 188th, 22x90; May11; May12'15; installs, 6%; Eliz M Coughlan to Bronx Security & Brokerage Co, 258 E 138. 310.17

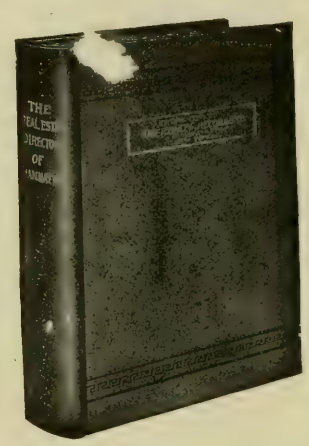
Webster av (12:3353), ws, 125 n 204th, 25x100; PM; May7'15; due &c as per bond; Jno A McGreevy to Mary A Comerford, 406 W 25. 250

3D av, 3018-20 on map 3022 (9:2363), ses, abt 195 s 156th, 25x200 to cl Mill Brook x 25.6x200, except part for av; PM; May12; May13'15; due &c as per bond; Bernard Levy, 1228 Clay av, to Barnett W Barnett, 2309 Loring pl. 26,750

3D av, 3872 (11:2929), ext of $15,000 mtg to July1'18, at 5½%; May6; May8'15; Minnie Glauber, 535 W 162, & Hannah Kaliski, 103 E 103, with Max Bernstein, 3872 3 av. nom

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2462 New York, May 22, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Broome st, 365-9.
Cherry st, 50.
Cooper st, ss, blk 2238-lt 9 & pt 5.
Downing st, 24-8.
East Broadway, 209.
Ft Charles pl, 12.
Hudson st, 13-9.
Lawrence st, 134.
Ludlow st, 20, 114 & 137.
*Mott st, 166-70 (or Broome st, 365-9).
Oliver st, 50.
*Pell st, 1-7 (or Bowery, 18).
Pike st, 18.
*Reade st, 126-32 (or Hudson st, 13-9).
Washington ter, 16.
11th st, 517 E.
14th st, 58 W.
*15th st, 1-3 E (or 5th av, 73).
16th st, 19 W.
17th st, 413 E.
19th st, 135 E.
*21st st, 400-2 E (or 1st av, 356).
21st st, 404 E.
22d st, 405 E.
22d st, 454 W.
25th st, 330 W.
*29th st, 156-8 E (or 3d av, 408-12).
*30th st, 158 E (or 3d av, 430).
30th st, 306 E.
*31st st, 1-3 W (or 5th av, 302).
31st st, 112 W.
35th st, 558 W.
37th st, 4-6 W.
38th st, 434 W (blk735-57-58 & 15½).
39th st, 51-3 W.
46th st, 46 & 440 W.
50th st, 554 W.
52d st, 224-6 E.
*55th st E (swc 3d av, 906-8), blk 1309-39.
63d st, 12 E.
68th st, 45 W.
69th st, 312 W.
*72d st, 102 E (or Park av, 753-7).
76th st, 324 W.
79th st, 89 & 169 E.
80th st, 65, 512 & 522-4 E.
84th st, 310 & 331-3 E.
85th st, 234-6 E.
85th st, 134 W.
88th st, 309 W.
90th st, 67 W.
*92d st, 1 W (or Central Park W, 321).
92d st, 167 W.
94th st, 334 E.
95th st, 335 E.
102d st, 209 W.
*104th st, 162 E (or Lex av, 1645).
109th st, 328 E.
112th st, 116, 120 & 163 E.
112th st, 224-6 E.
112th st, 206 & 210 W.
113th st, 254 W.
114th st, 5 & 111-3 W.
118th st, 316 & 358 W.
119th st, 116 W.
*119th st W (sec Riv Dr), blk 1990-40.
120th st, 141 W.
122d st, 255 E.
123d st, 58 E.
125th st, 57 E.
126th st, 23 W.
127th st, 146 E.
127th st, 358 W.
128th st, 9-11 W.
129th st, 126 E.
131st st, 51 E.
131st st, 4-6 & 107 W.
*132d st, 167 W (or 7th av, 2245).
*134th st, 43 E (or Mad av, 2141-7).
134th st, 118 W.
138th st, 105 & 314 W.
139th st, 511 W.
142d st, 293 & 533 W.
148th st, 412-20 & 514-6 W.
151st st, 502-4 W.
170th st, 555-61 W.
175th st, 526 W.
177th st, 512 W.
178th st, 659 W.
180th st, 712-14 W.
*181st st, 836 W (or Pinehurst av, 90).
184th st, ns, blk 2157-25-28.
187th st W, ns, blk 2158-pt 10.
187th st W, ns, blk 2158-16.
212th st W, ns, blk 2193-34-43.
Audubon av (swc 172d st, 550), blk 2128-15-18.
Bowery, 18.
Bradhurst av, 220.
Broadway (nec Fairview av), blk 2170-66.
Central Pk W, 223 & 321
Lexington av, 816 & 1643-5.
Madison av, 260, 812, 1935, 2109-11 & 2141-7.
Manhattan av, 495.
Park av, 753-7.
Pinehurst av, 90.
Riverside dr, 146 & 468.
St Nicholas av, 440.
Vermilyea av, ss, blk 2226-pt 8.
1st av, 356 & 1704-6.
3d av, 366, 400, 408-12, 430 & 906-8.
5th av, 73 & 302.
6th av, 939.
7th av, 2245.
8th av, 291.

WILLS.

Beekman pl, 8.
10th st, 419 E.
30th st, 345 E.
Av D, 9.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 14, 15, 17, 18, 19 & 20.

Broome st, 365-9 (2:470-9), sec Mott (Nos 166-70), 42.8x103.4x0.9x109.9, 2-6-sty bk tnts & strs, Andw J Shipman, ref, to Jas E Maren, 233 Lafayette, plff, mtg $142,500 & AL; FORECLOS Apr21, May1, May19'15, A$50,000-170,000 (R S $2,500). **5,000**

Downing st, 24-8 (2:527-13-15), ss, 75 e Bedford, 60x75, 7-sty bk loft & str bldg; Hubener-Escher Co to Thos H Roff, at Morganville, NJ; mtg $50,000 & AL, May 15; May18'15; A$22,500-63,000 (R S $13). exch

East Broadway, 209 (1:285-21), ss, abt 120 w Clinton, 25x87.6, 4-sty bk hall; Yetta, wife Jabr Fisher, to Hannah Cohen, 515 W 138; QC; May4; May17'15; A$22,500-36,500. nom

East Broadway, 209; Hannah Cohen to Pacific Hall, Inc, 320 Bway; mtg $38,500; May17'15. nom

Ft Charles pl, 12 (8:3431-487), ss, 105 e Jacobus pl, 50x72.2x90.7x103.4, 2-sty & b fr dwg; Edw W Burckhardt, 81 Saratoga av, Yonkers, NY, to Paulward Co, 258 Bway; May18; May19'15; A$8,000-11,000 (R S $7.50). O C & 100

Hudson st, 13-9 (1:141-1), nwc Reade (Nos 126-32), 80.3x29.5x72x66.7, 6-sty bk loft & str bldgs; Susan M Hunter of Newport, RI, to Cath S Hunter, 432 Park av; 4-15 pts; mtg $32,500 on whole & AL; May 19'15; A$75,000-95,000 (R S $16). **16,000**

Knapps la (8:2136), land lying in lane bet ns 161st & ss 162d, bet ws Ft Washington av & a line on ss 162d, 140 w said av, runs s— to ns 161st; Jennie Whorlow to Gertrude A Vanderbeck, 149 W 126; AT; QC; May11; May14'15. **50**

Knapps la (8:2136); same prop; Geo W Dalley to same; AT; QC; May7; May14'15. **50**

Knapps la (8:2136); same prop; Grace G Dalley, widow, et al, to same; AT; QC; May11; May14'15. 50

Knapps la (8:2136); same prop; Adaline Dalley, widow, to same; AT; QC; May11; May14'15. 50

Knapps la (8:2136), land in lane lying bet ns 161st & ss 162d, & bet ws Ft Washington av & a line on ss 162d, 140 w said av, runs s— to ns 161st; Gertrude A Vanderbeck to Friedman Constn Co, 191 Bway; AT; QC; May14; May15'15. nom

Lawrence st, 134 (7:1982-71), ss, 36.2 e from ss 129th, 40x99.5, 6-sty bk tnt; Jos Newman, 1339 Intervale av, Bronx, to Eva Glassheim, 1656 Weeks av, Bronx; mtg $42,000 & AL; Apr29; May18'15; A$23,000-50,000 (R S 50 cts). nom

Ludlow st, 20 (1:297-7), es, 151.7 s Hester, 25.1x87x25.3x87, 5-sty bk tnt & strs; Herman Tolk to Beni Asch, 20 Ludlow; AT; mtg $22,500 & AL; May6; re-recorded from May13; May20'15; A$19,000-26,000. nom

Ludlow st, 114 (2:410-39), es, 150 n Delancey, 25x87.6, 4-sty bk tnt & strs; Morris Kantrowitz, 114 Ludlow, to Jos Kantrowitz, 502 W 139; AT; mtg $15,000; May18 '15; A$22,000-26,000 (R S $5.50). **5,500**

Ludlow st, 137 (2:411-31), ws, 75 n Rivington, 25x87.6, 6-sty bk tnt & strs & 5-sty bk rear tnt; Bertha Frieda to Dora Frieda, 802 Lex av; ½ pt; AL; May18'15; A$21,-000-32,000. gift

Mott st, 166-70, see Broome, 365-9.

Oliver st, 50 (1:278-56), es, abt 150 s Madison, 25x100, 5-sty bk tnt; Rose B Quinby, widow, to Cath & Matilda Jackson, both at 574 Ocean Pkway, Bklyn; AL; May17'15; A$13,000-21,000 (R S $16). O C & 100

Pell st, 1-7, see Bowery, 18.

Pike st, 18 (1:282-18), ws, abt 65 n Henry, 22.6x85.9, 4-sty bk tnt & str; Sarah, wife of & Morris Abrams, of North Plainfield, NJ, to Bessie Frank, 56 Lenox av; B&S; mtg $16,000; Apr30; May18'15; A$17,-000-21,000 (R S $2). **18,000**

Rende st, 126-32, see Hudson, 13-9.

Washington ter, 16 (8:2156-43¼), ws, 124.3 s 186th, 17.9x62.6, 3-sty & b bk dwg; Emma L Verran to Wm O'Neill, 305 W 149; AL; May18; May19'15; A$1,500-6,000 (R S $6). nom

11TH st, 517 E (2:405-53), ns, 220.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Ike Fenster to Chas Rubiner, 1990 7 av; 1st mtg $24,000; 2d mtg $—— & AL; May18; May 19'15; A$15,000-27,000. nom

14TH st, 58 W (2:577-11), ss, 125 e 6 av, 25x103.3, nt 5-sty bk str; Louis C Levy, ref, 194 Bway, to Guaranty Trust Co of N Y, 140 Nassau, plff; FORECLOS May19; May20'15; A$100,000-120,000. **100,000**

15TH st, 1-3 E, see 5 av, 73.

16TH st, 19 W (3:818-24), ns, 425 w 5 av, 25x92, 3-sty & b bk dwg; Frederic C Leubuscher, 5 W 124, to Wm Lustgarten & Co, 68 William; ¼ pt; B&S; May14; May 15'15; A$33,000-35,000 (R S 50 cts). nom

17TH st, 413 E (1:949-9), ns, 194 e 1 av, 25x92, 5-sty bk tnt & strs; Jacob Wolf to Rebecca J Wolf, 55 St Marks pl; mtg $13,-500; May13; May14'15; A$11,500-16,500. O C & 100

19TH st, 135 E (3:875-32), nes, 206 nw 3 av, 22x75, 5-sty bk dwg; Jos B Thomas Jr to Clara Fargo, 135 E 19; mtg $14,500 & AL; Feb15; May20'15; A$19,000-29,000. O C & 100

21ST st, 400-2 E, see 1 av, 356.

21ST st, 404 E, see 1 av, 356.

21ST st, 409-4 E, see 1 av, 356.

22D st, 405 E (3:904-6), ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg, at Pelham Heights, NY, to Jos Kruppenbacher, 384 1 av; mtg $4,000 & AL; May20'15; A$9,000-11,000. O C & 100

23D st, 454 W (3:720-71), ss, 118 e 10 av, 22x98.8, 4-sty stn tnt; Albt J Appell, 454 W 23, to Five Points House of Industry, 442 W 23; mtg $15,000 & AL; May12; May14'15; A$13,000-16,000 (R S $10). O C & 100

25TH st, 330 W (3:748-60), ss, 125 e 8 av, 25x98.9, 2 & 3-sty bk loft bldg; Jno C Welwood, 271 Central Park W, to Jno C Welwood Realty Corpn, 260 4 av; mtg $14,500 & AL; May13; May14'15; A$10,500-13,000 (R S $7.50). **7,000**

29TH st, 156-8 E, see 3 av, 408-12.

30TH st, 158 E, see 3 av, 430.

30TH st, 306 E (3:935-56), ss, 118.7 e 2 av, 21x98.9, 3-sty & b bk dwg; Chas Drewes, of Bronx, to Louis Drewes, at Beach av & Brook st, Mamaroneck, NY; ½ pt; AT; May6; May17'15; A$8,500-11,500. nom

31ST st, 1-3 W, see 5 av, 302.

31ST st, 112 W, see 92d, 167 W.

35TH st, 558 W (3:706-59), ss, 125 e 11 av, 25x98.9, 5-sty bk tnt; Louis Schachne to Flora Schachne, his wife, 163 E 94, & Sol N Rosenbaum, 168 E 95; correction deed; mtg $13,000 & AL; May7; May14'15; A$8,-000-15,500. O C & 100

37TH st, 4-6 W (3:838-54-55), ss, 141.6 w 5 av, 43x98.9, 2-6-sty bk loft & str bldgs; Wm Ziegler Jr, 40 W 57, to Robt B Dula, — South Bway, Tarrytown, NY; May 17; May18'15; A$178,000-238,000 (R S $225). nom

38TH st, 434 W (3:735-57-57 & 15½), ss, 325 e 10 av, 23.8x80, 5-sty bk tnt; also LOT in rear of above, begins at cl blk bet 37th & 38th or 98.9 s 38th & 325 e 10 av, runs n18.9x46.8xs18.9xw46.8 to beg; also LOT begins at cl blk bet 37th & 38th & 372.2 e 10 av, runs n18.9xw0.8xs18.9xe0.8 to beg, being rear of 432 W 38; A$19,500-30,000; also ST NICHOLAS AV, 440 (7:1958-50), es, 209.11 es 133d, 19.9x128x19.5x131.11, 5-sty bk tnt; Mary Leonard to Michl Leonard, 440 St Nicholas av; AL; May20'15; A $12,600-19,000 (R S $5). nom

39TH st, 543 W (3:841-10-11), ns, 734.3 w 5 av, 20.10x98.9, 2-sty bk tnts & strs; Wm F Paris to Rexsirap Corpn, 53 W 39; mtg $96,000; May13; May19'15; A$148,000-168,500 (R S $10). O C & 100

46TH st, 46 W (5:1261-60½), ss, 330 e 6 av, 20x100.5, 5-sty bk loft & str bldg; A B S Co Inc, 238 William, to Phoebe C Brisbane, at Hempstead, LI; B&S; AL; Jan20; May15'15; A$60,000-80,000 (R S $10). O C & 100

46TH st, 440 W (4:1055-53), ss, 275 e 10 av, 25x100.5, 4-sty bk bldg; Alphonse G Koelble, 140 E 92, ref, to N Y County National Bank, 79 3 av, plff; mtg $10,000; FORECLOS* May4; May13; May17'15; A $11,000-16,000. **4,900**

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93.6, except pt released; recorded May5'85; 3-sty bk tnt & strs; Fred Welss to Ida Herst, of Wyoming, Pa; mtg $25,-500 & AL; May17; May20'15; A$10,000-24,-000. nom

52D st, 224 E (5:1325-41), ss, 280 e 3 av, 20x100.5, 2-sty & b bk dwg; A$8,000-10,-000; also 52D ST, 226 E (5:1325-40), ss, 300 e 3 av, 20x100.5, 2-sty & b bk dwg; A $8,000-9,500; Walter H Watson to Louis J Marx, 600 E 157; mtg $14,500 & AL; May15'15 (R S $5.50). O C & 100

52D st, 226 E, see 52d, 224 E.

55TH st E, swc 3 av, see 3 av, 906-8.

63D st, 12 E (5:1377-63), ss, 225 e 5 av, 25x100.5, 4-sty & b stn dwg; Louis Schiele et al, EXRS & c of Antony & Adolph Wallach, to Jno G Agar, 19 E 66; AL; May18; May20'15; A$92,000-107,000 (R S $75). **75,000**

68TH st E, swc Madison av, see Madison av, 812.

68TH st, 47 W (4:1121-13), ns, 475 w Central Park W, 24.11¼x100.5, with all RT&I to strip .03¾x100.5 adj on e, 3-sty & b stn dwg; Edw D Dowling, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS May14; May17; May18'15; A$30,000-38,000 (R S $35). **35,000**

69TH st, 312 W (4:1180-42), ss, 225 w West End av, 25x100.5, 5-sty bk tnt; Bernerdo Giannalone, at Huntington Station, LI, to Nicasia Guagenti, 336 E 76; mtg $13,000 & AL; May7; May20'15; A$8,000-16,000 (R S 50 cts). nom

72D st, 102 E, see Park av, 753-7.

74TH st, 324 W (4:1185-37), ss, 300 w West End av, 22x102.2, 4-sty & b bk dwg; N Y Trust Co, 26 Broad, to Edmund Dwight, 211 W 79; mtg $29,000 & AL; May 17; May18'15; A$96,200-39,000 (R S $3). O C & 100

79TH st, 89 E (5:1491-35), nwc Park av, 22x82.2, 4-sty & b bk dwg; Helen D White Haight to Jno S Hoyt, 101 E 65; mtg $50,-000; May8; May14'15; A$80,000-87,000 (R S $50). O C & 100

79TH st, 169 E (5:1508-26½), ns, 241 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Harry M Michaelis to Pearl Gottlieb, 223 W 140; B&S; mtg $10,000; May15; May17'15; A $15,000-19,000. nom

79TH st, 169 E; Pearl Gottlieb to Tiene, wife Harry M Michaelis, 169 E 79; R&S; mtg $10,000; May15; May17'15. nom

80TH st, 65 E (5:1492-31), ns, 116.8 w Park av, 18.8x102.2, 4-sty & b stn dwg; Alma B Rosenberg, 65 E 80, et al, to Francis R Arnold, 108 E 79; AL; Apr1; May17'15; A$26,000-37,000 (R S $36). nom

80TH st, 512 E (5:1576-42), ss, 223 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Santa Rumore, 856 E 226, to 80th St Realty Corpn, 512 E 80; mtg $64,000 & AL; Mar 10; May18'15; A$12,000-35,000 (R S $1). nom

80TH st, 522-4 E (5:1576-37), ss, 348 e Av A, 50x102.2, 2-sty bk loft bldg; Santa Pirri or Santa Rumore, 856 E 226, to 80th St Realty Corpn, 512 E 80, QC; May10; May18'15; A$16,000-25,500 (R S $1). nom

84TH st, 310 E (5:1546-47), ss, 133.4 e 2 av, 16.8x102.2, 2-sty & b stn dwg; Thos F MacMahon, EXR Eliz Hasslacher, to Frances C MacIntyre, 106 E 96; May14'15; A$6,000-8,500 (R S $5). **5,000**

84TH st, 331-3 E (5:1547-15-16), ns, 240 w 1 av, 60x102.2, 2-5-sty stn tnts; Saml F Boyd, 17 Cottage av, Mt Vernon, NY, to Geo Brickelmaier, at Nanuet, NY; B&S; mtg $33,000; May12; May17'15; A$21,000-54,000 (R S $10.50). nom

84TH st, 331-3 E; Geo Brickelmaier, of Bklyn, to Moses Goldman, 108 W 111; mtg $33,000; May17'15 (R S $10.50). O C & 100

85TH st, 234-6 E (5:1530-30), ss, 120.6 w 2 av, 60x102.2, 2-4-sty stn tnts; Anna Schmidt to Amelia Building Corpn, 140 Nassau; mtg $26,000; May5; May18'15; A $29,000-42,000 (R S 50 cts). nom

85TH st, 134 W (4:1215-47), ss, 350 w Col av, 18x102.2, 3-sty & b bk dwg; Josiah A Stowell, 270 Riverside dr, Anna M Wilkinson, 226 W 82; mtg $16,000 & AL; May14; May15'15; A$13,800-18,500. nom

88TH st, 309 W (4:1250-26), ns, 119 w West End av, 19x100.8, 4-sty & b bk dwg; St Johns Park Realty Co to 450 Broadway Corpn, 92 Wm; mtg $20,000; May18; May 19'15; A$18,000-25,000 (R S $6). O C & 100

90TH st, 67 W (4:1204-5), ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg; Thos J McKeon, 332 E 25, to Harry R Roeder, 82 W 90; mtg $16,000; May13; May17'15; A $16,400-19,000 (R S $2). nom

92D st, 1 W, see Central Park W, 321.

92D st, 167 W (4:1223-6), ns, 118 e Ams av, 18x100.8, 3-sty & b bk dwg; A$14,500-19,000; also 31ST ST, 112 W (3:806-50), s s, 162.9 w 6 av, 20.10x103x21.4x98.10, 3-sty stn loft & str bldg, 2-sty rear bk bldg; A $51,500-53,000; Annye P, wife & Nathaniel B Beam, & Mary E Beam to Martin R Beam, 227 Jefferson av, Bklyn, & Jennie B Ferris, 1 W 81; ½ pt; B&S & CaG; May 14; May15'15 (R S $35.90). O C & 100

94TH st, 334 E (5:1556-33), ss, 475 e 2 av, 25x100.8, 5-sty bk tnt; Frank Eberhart to Johanna Ernst, 501 E 165, Bronx; mtg $10,000; May15; May17'15; A$8,500-15,500 (R S $1). nom

95TH st, 335 E (5:1558-21), ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Chas E Heydt, ref, to Harriet B Morse, 170 W 73, NY, & Marie B H Pierce, 13 Bay State rd, Boston, Mass; FORECLOS July28'14; Sept15 '14; May15'15; A$10,000-32,000. **18,000**

102D st, 209 W (7:1874-24), ns, 115 w Bway, 22.6x100.5, 5-sty bk tnt; Emily Bassett, 209 W 102, to Herbert Koch, 209 W 102; mtg $35,500; May19; May20'15; A$25,-000-40,000. nom

104TH st, 162 E, see Lex av, 1645.

109TH st, 328 E (6:1680-39), ss, 357 e 2 av, 25x100.11, 5-sty bk tnt & strs; Rosina Vingelli, widow, to Cristina Zito, both at 328 E 109; mtg $16,000; May17; May18'15; A$7,000-19,500 (R S $4). O C & 100

112TH st, 120 E, see 112th, 116 E.

112TH st, 163 E, see 112th, 116 E.

112TH st, 224-6 E (6:1661-39), ss, 255 e 3 av, 40x100.10, 6-sty bk tnt & strs; Herman I Zagor to Jacob Starkman, 9 E 106; QC & correction deed; May14; May15'15; A$13,000-38,000 (R S 50 cts). nom

112TH st, 224-6 E; Jacob Starkman to Elkan Kahn, 1018 E 163; B&S; mtg $50,-500 & AL; May14; May15'15 (R S 50 cts). O C & 100

112TH st, 206 W (7:1827-37), ss, 100 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Jas J Stetthеimer to Morris S Thompson, 76 W 86, & Chas G Koss, 628 West End av, TRSTES will Mary A Astor Woodcock; B&S; mtg $11,000; Apr24; May17'15; A $9,100-11,000. nom

112TH st, 210 W (7:1827-39), ss, 133.4 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Jas J Stetthеimer to Morris S Thompson, 76 W 86, & Chas G Koss, 628 West End av, TRSTES will Mary A Astor Woodcock; B&S; mtg $11,000; Apr24; May 17'15; A$9,100-11,500. nom

113TH st, 254 W (7:1828-50), ss, 416 w 7 av, 17x100.11, 3-sty & b stn dwg; Harriet L Hartnett to Michl J Horan, 1858 7 av; mtg $9,000 & AL; May14; May17'15; A$9,300-11,500 (R S $3). nom

114TH st, 5 W (6:1598-32), ns, 125.6 w 5 av, 25.6x100.11, 5-sty stn tnt; Emma Schwitzer, 66 Bellville av, Newark, NJ, et al, to Rosa Joseph, 113 W 114; AT; QC; AL; May13; May14'15; A$14,000-25,500. nom

114TH st, 111-3 W (7:1824-21-22), ns, 225 w Lenox av, 52.6x100.11, 2-5-sty bk tnts; Emma Schwitzer, 66 Bellville av, Newark, NJ, et al, to Rosa Joseph, 113 W 114; AT; QC; AL; May13; May14'15; A$34,000-55,000. nom

118TH st, 316 W (7:1944-42½), ss, 240 w 8 av, 20x100.11, 3-sty bk dwg; Jno Reilly & Mary, his wife, to Mary Reilly, all at 225 W 120; AL; May19'15; A$10,000-11,000. nom

118TH st, 358 W (7:1944-56½), ss, 143 w Manhattan av, 18x100.11, 3-sty & b bk dwg; Max Welz to Regina Hyman, 358 W 118; AL; May8; May14'15; A$9,300-10,500 (R S 50 cts). O C & 100

119TH st, 116 W (7:1903-43), ss, 25 w Lenox av, 28x100.11, 3-sty & b stn dwg; Irene N Collord to Martin R Hofman, 161 W 36; mtg $14,000 & AL; May12; May19 '15; A$9,000-14,500 (R S $4). O C & 100

119TH st W, see Riverside dr, see Riverside dr, 468.

120TH st, 141 W (7:1905-11¼), ns, 237 e 7 av, 20x100.11, 3-sty & b stn dwg; J Hampden Dougherty, ref, 116 Riverside dr, to N Y Life Ins Co, 346 Bway, plff; FORECLOS Apr9; Apr17; May15'15; A$10,-000-16,500 (R S $14). **14,000**

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122D st, 255 E (6:1787-19½), ns, 73.6 w 2 av, 14x10, 3-sty & b stn dwg; Moses D Anderson, of Wilkes-Barre, Pa, to Olga F Bumpus, 3264 Hull av, Bronx, AL, Feb20 15; re-recorded from Feb26'13; May1'15; A$4,000-5,000. nom

122D st, 255 E; Olga F Bumpus to Gustav Bhirdorff, at Hastings-on-Hudson, NY; May4'15; May14'15 R S $4). O C & 100

123D st, 58 E (6:1748-28), ss, 230.6 w Park av, 18.3x100.11, 3-sty & b bk dwg; Max Tannenbaum, 58 E 123, to Belle B Bates, 107 Riverside dr; B&S, May1'; May 15'15; A$7,300-9,000 (R S $5). O C & 100

125TH st, 57 E (6:1750-23), ns, 305.8 w Park av, 18.8x99.11, 3-sty bk tnt & stus, Wm H De Voe to Sophia Harrison, 165 W 129; mtg $36,000; Mar30'14; May20'15; A $22,000-26,000. nom

126TH st, 23 W (6:1724-26), ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg, Jno F & Elise S Black to Sophie, wife of & Jakob Brand, 115 E 121; AL; May1'; May 15'15; A$7,000-10,000 (R S $2). O C & 100

127TH st, 146 E (6:1775-51), ss, 367 w 3 av, 18x99.11, 3-sty & b stn dwg, Frances L Blackford, 125 St Marks av, Bklyn, & ano, TRSTEs will Eugene G Blackford, to Harlem Eye, Ear & Throat Infirmary, at 127th & Lex av; AL; May13; May1'15; A$6,100-8,000 (R S $5.50). **8,500**

127TH st, 358 W (7:1953-52), ss, 275 w Morningside av, 25x98.9, 5-sty bk tnt; Chas Hess, of West New York, NJ, to Albt Busch, 1754 2 av; mtg $21,000 & AL; May 15'15; A$12,000-24,000 (R S $6). O C & 100

128TH st, 9 W, see 128th, 11 W.

128TH st, 11 W (6:1726-30), ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; A $7,400-8,500; also 128TH ST, 9 W (6:1726-31), ns, 147.6 w 5 av, 19x99.11, 3-sty & b fr dwg, A$7,600-8,000, Wm H De Voe to Sophia Harrisson, 165 W 129, mtg $18,000 & AL; Nov16'12; May14'15. nom

129TH st, 126 E (6:1777-59), ss, 560 w 3 av, 20x99.11, 3-sty fr tnt & str; Emma Graessle to Leslie B McClure, 515 W 144; mtg $4,700; May10; May14'15; A$5,600-6,500 (R S $18). nom

131ST st, 51 E (6:1756-29), ns, 125 w Park av, 25x99.11, 5-sty bk tnt; Harry Cahn, 2540 Grand av, Bronx, et al, to Jos McCue, 2410 Creston av, Bronx; B&S; mtg $19,000 & AL; May14'15; A$6,000-18,000 (R S 50 cts). O C & 100

131ST st, 4-6 W (6:1728-42), ss, 145.4 w 5 av, runs s99.11xw14.2xn5xw21.6xn94.11 to st xe35.8 to beg, 2-3-sty & b stn tnts; City Real Estate Co to Music School Settlement for Colored People in City N Y, Inc, 4-6 131; B&S; mtg $15,000 & AL; May19; May20'15; A$11,500-18,000 (R S $3). O C & 100

131ST st, 107 W (7:1916-27), ns, 112.6 w Lenox av, 18.9x99.11, 3-sty & b stn dwg, Helen E Vance, of Newtown, Conn, to Grace B Gaul, 720 Palisade av, Yonkers, NY; mtg $7,000; Mar26; May17'15; A$7,100-9,000 (R S 50 cts). O C & 100

132D st, 167 W, see 7 av, 2245.

134TH st, 43 E, see Madison av, 2141-7.

134TH st, 118 W (7:1918-47), ss, 318.6 w Lenox av, 28x99.11, 5-sty stn tnt; Fannie Ottensoser to Columbia Trust Co,60 Bway, & David F Merritt, at Cameron, West Va, TRSTEs will Eliza M Morgan, for Caroline E Bates; mtg $14,000 & AL; May6; May 15'15; A$10,000-22,500.

satisfaction of said mtg & int for $18,000

135TH st, 105 W (7:2007-26), ns, 599 e 7 av, 26x99.11, 5-sty stn tnt; Chas H Murray, ref, to Marie Brady, 264 Berkeley pl, Bklyn, one of the pltfs; FORECLOS May 12; May18; May19'15; A$5,000-20,000 (R S $20). **20,000**

138TH st, 314 W (7:2041-26½), ss, 199 w 8 av, 17x99.11, 3-sty & b bk dwg; Emma S C C Ahlers to Marion Holding Co, 32 Bway; mtg $8,000; May15; May17'15; A $6,100-10,500 (R S $9). O C & 100

139TH st, 511 W (7:2071-23), ns, 200 w Ams av, 50x99.11, 5-sty bk tnt; Jos H Cagney to May C Dawson, 251 Ft Washington av; AL; May14; May18'15; A$27,000-60,000. nom

142D st, 203 W (7:2028-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt & strs; Mathilde A Moller to Kabee Realty Co, 55 Liberty; May5; May14'15; A$9,500-24,000 (R S $25). O C & 100

142D st, 533 W (7:2074-12), ns, 241.8 e Bway, 16.8x99.11, 3-sty & b bk dwg; Jos Williams, 440 Riv dr, to Selma Gollnik, 533 W 142; May19'15; A$9,300-11,500. nom

148TH st, 412-20 W (7:2062-41), ss, 75 w Convent av, 100x99.11, 6-sty bk tnt; Wm Klein, ref, to Seamens Bank for Savgs, 76 Wall, pltf; FORECLOS May12; May13; May14'15; A$50,000-155,000 (R S $14). **140,000**

148TH st, 514-6 W (7:2079-42), ss, 225 w Ams av, 41.8x99.11, 5-sty bk tnt; 160 Broadway Holding Corpn, 15 Broad, NY, & Wm H Lotty to Jno H Vahjen, 332 E 67; mtg $42,000; May11; May15'15; A$22,-500-48,000 (R S $4). nom

151ST st, 502-4 W (7:2082-36), ss, 100 w Ams av, 75x99.11, 6-sty bk tnt; E M C A Holding Co, 165 Bway, to Emma A Mayhew, 1522 Pacific, Bklyn; CaG; mtg $107,-500 & AL; May15; May17'15; A$40,000-112,000. nom

170TH st, 555-61 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-stv bk tnt; Margt Cameron to Claire J Forshew, 524 W 169; mtg $87,500; May18; May19'15; A$30,000-105,000 (R S 50 cts). nom

170TH st, 555-61 W; Claire J Forshew to Hiram Elliott & Anna P, his wife, at Suffern, NY, as tenants by entirety; mtg $100,000; May18; May19'15 (R S $35). O C & 100

172D st, 550 W, see Audubon av, swc 172.

175TH st, 526 W (8:2131-37), ss, 91 e Audubon av, 18x94.8, 2-sty & b bk dwg; Chauncey P McKnight to Philip C Smith, at Westfield, Mass, as TRSTE for H B Smith Co, 39 E Houston, NY; mtg $7,000; Oct27'14; May20'15; A$6,000-8,200. nom

175TH st, 526 W; Philip C Smith TRSTE H B Smith Co, 39 E Houston, to Marshall S Hagar, 523 West End av, TRSTE in bankruptcy of Chauncey P McKnight, bankrupt, CaG; mtg $7,000, Apr30, Aug 30'15 (R S $2.50). nom

177TH st, 512 W (8:2132-10), ss, 150 w Ams av, 16.8x99.11, 5-sty bk tnt; Fairward Co, 205 Bway, to Agnes M Burckhardt, at Saratoga av, Yonkers, NY; mtg $60,000, May15, May19'15; A$15,000-41,000 (R S $10). O C & 100

178TH st, 659 W (8:2163-21), ns, 125 w Wadsworth av, 12.6x100, 3-sty & b bk dwg; Robt S Mullen, ref, to Chas Meisel, 1 St Marks pl, one of the defts; FORECLOS May5; May18; May20'15; A$9,200-8,000 (R S $6.50). **6,225**

180TH st, 712-4 W (8:2176-42), ss, 204.1 w Bway, 38.4x100, 6-sty bk tnt; E Morris Butler, 120 Wadsworth av, to Hy L Butler, 196 Lefferts pl, Bklyn, Exrs, mtg $60,000 & AL; Mar15; May15'15, A$26,000-68,000. nom

180TH st, 712-4 W; Hy L Butler, 196 Lefferts pl, & ano, EXRS Cornelia W Butler, to same; QC; Mar15, May15'15. nom

181ST st, 536 W, see Pinehurst av, 90.

184TH st W (8:2210-29), ns, 200 e St Nicholas av, 90x99.11, vacant; Jos Zelenko et al to Hy Goldwater, 721 Beck, Bronx, ⅞ pts; AT; mtg $12,000; May20'15; A$30,-000-23,500 (R S $1). O C & 100

187TH st W (8:2158-10), ns, 125 e St Nicholas av, 100x189.9 to ss 188th, vacant; Isidor Grayhead to David Zipkin, 924 West End av; mtg $46,000 & AL; May12; May14'15; A$60,000-60,000 (R S $14). O C & 100

187TH st W (8:2158-pt lot 10), ns, 125 e St Nicholas av, 100x94.10, vacant; David Zipkin to V R Building Corpn, 1029 E 163; mtg $32,000; May17; May18'15; A$——$—— (R S $6). O C & 100

188TH st W, ss, 125 e St Nicholas av, see 187th W, ns, 125 e St Nicholas av.

212TH st W (8:2193-34-43), ns, 75 e 9 av, 250x99.11, vacant; Jas A Lynch to Wm R Willcox, 635 Park av, 1-20 pt; B&S; AL; May5; May17'15; A$30,000-30,000 (R S $1). nom

Audubon av (8:2128-15-18), swc 172d (No 550), 95x100, vacant; Gustav Stillgebauer et ux to Rudolph Stillgebauer, N Y; AL; Feb5'10; May15'15; A$42,000-42,-000. O C & 100

Bowery, 18 (1:162-53), swc Pell (Nos 1-7), 25.1x100.10x26x100, 3 & 4-sty bk tnt & strs & 2-sty fr tnt & str; Chas W & Eliz C McKeon, of Bklyn, to Florence M Bainton, 166 W 85, & Helen M Tregan, 4714 Fulton st, Richmond Hill, L I, of ⅔ pt; B&S; May15; May17'15; A$32,000-38,000 (R S $3). nom

Bradhurst av, 220 (7:2046-52), es, 39.11 s 153d, 39.11x100, 6-sty bk tnt; Lena Bloch to Blanche T Witkind, 416 W 122; mtg $39,000; Dec17'14; May19'15; A$15,000-43,-000. nom

Broadway (8:2170-66), nec Fairview av, 400x100x390.10x102, vacant; Jas A & Richd T Lynch to Frank Bradley, 319 W 74; 2-24 pts; B&S; AL; Apr29; May18'15; A$103,-000-103,000 (R S 50 cts). nom

Broadway (8:2170), nec Fairview av; same prop; same to Chas A Tatum, 162 W 54; 6-24 pts; B&S; AL; Apr29; May18'15 (R S 50 cts). nom

Broadway (8:2170), nec Fairview av; same prop; same to Helene Becker, 239 Mt Hope pl, Bronx; 2-24 pts; B&S; AL; Apr 29; May18'15 (R S 50 cts). nom

Broadway (8:2170), nec Fairview av; same prop; same to Margt F Smith, 880 West End av; 4-24 pts; B&S; AL; Apr29; May18'15 (R S 50 cts). nom

Broadway (8:2170), nec Fairview av; same prop; same to Jno Rafferty, 418 Sterling pl, Bklyn; 1-24 pt; B&S; AL; Apr 29; May18'15 (R S 50 cts). nom

Broadway (8:2170), nec Fairview av; same prop; same to Wm J Duffy, 92 Morningside av; 5-24 pts; B&S; AL; Apr29; May 18'15. nom

Central Park W, 223 (4:1196-30), ws, 27.2 n 82d, 21x100, 5-sty bk tnt; Wm Bogart to Universal Trust Co, 61 Bway; B&S & CaG; mtg $50,000; Dec24'01; May 17'15; A$27,000-35,000. nom

Central Park W, 321 (4:1206-29), nwc 92d (No 1), 75.8x125, 7-sty bk tnt; Edw H Litchfield, of Bklyn, & ano, TRSTEs will Edwin C Litchfield, for Hy P Litchfield, to Bertfield Realty Co, 44 Wall; mtg $226,-000 & AL; Mar30; May14'15; A$162,000-275,-000 (R S $25). O C & 100

Fairview av, nec Bway, see Bway, nec Fairview av.

Lexington av, 816 (5:1397-57½), ws, 61.5 s 63d, 19.6x80, 3-sty & b stn dwg; Erna Kutnow to Moritz Kutnow, both at 816 Lex av; mtg $18,000 & AL; May20'15; A $17,000-22,000 (R S $5). O C & 100

Lexington av, 1643, see Lex av, 1645.

Lexington av, 1645 (6:1631-50), sec 104th (No 162), 25.11x95, 4-sty stn tnt & strs & 1-sty bk str; A$19,500-25,000; also LEXINGTON AV, 1643 (6:1631-51), es, 25.11 s 104th, 25x95, 4-sty stn snt; A$12,500-17,-000; Louis Geller to Laura Levine, 124 Greene av, Bklyn; mtg $38,300; Apr28; May 18'15. nom

Madison av, 260 (3:868-59), ws, 45 s 39th, 27x100, 5-sty & b bk dwg, 3-sty ext; Florence B, wife Wm G Loew, to Geo F Baker Jr, 258 Mad av; B&S; May14; May18'15; A $168,000-155,000. gift

Madison av, 812 (5:1382-56), swc 68th, 100.5x20.6, 4 & 5-sty & b bk & stn dwg; Jas A Hawes, 60 E 55, to Tri-Une Realty Corpn; mtg $92,500; Apr30; May17'15; A $90,000-105,000 (R S $5). O C & 100

Madison av, 1935 (6:1749-22), es, 44 n 124th, 22x85, 3-sty stn tnt & str; Chas W Hewlett, 219 Monroe, Bklyn, to J Harper Skillin, at Rye, NY; mtg $15,000; May10; May18'15; re-recorded from May10'15; A $15,000-16,000 (R S $2). nom

Madison av, 2109-11 (6:1757-23 & 53), es, 79.11 n 132d, 40x80, 2-3-sty stn tnts, str in 2109; Julia E, wife Simeon Ford, at Kyser NY, to Wm Colgate, 5 E 82; May4; May20'15; A$10,000-12,500 (R S $10). **10,000**

Madison av, 2141-7 (6:1759-21), nec 134th (No 15), 93.11x35, 6-sty bk tnt & strs; Max J Klein, 22 Mt Morris Park W, et al, to Martin B Hofman, 161 W 36; AL; Apr21; May15'15; A$17,000-42,000 (R S 50 cts). nom

Madison av, 2141-7, nec 134th (No 43); Martin B Hofman to Etta Crakow, 530 W 157; AL; May6; May15'15 (R S 50 cts). nom

Manhattan av, 495 (7:1947-48½), ws, 78.5 s 121st, 15x80, 3-sty & b stn dwg; Mark Miller to Edgar W Martin, Aborn & Sabin sts, Providence, RI; mtg $8,350; Mar30'14; May20'15; A$7,800-10,000. nom

Park av, 753-7 (5:1406-69), sec 72d (No 102), 102.2x130, 12-sty bk tnt; E A L Holding Co to Wm Ziegler, Jr, 40 W 57; mtg $900,000; May17; May18'15; A$395,000-1,095,000 (R S $490). O C & 100

Park av, nwc 79th, see 79th, 89 E.

Pinchurst av, 90 (8:2177-116), swc 181st (No 836), 109.9x112.10x114.11x117.11, 6-sty bk tnt & strs; Percival H Gregory, ref, to Henry Morgenthau Co, 30 E 42, pltf; mtg $150,000; FORECLOS May14; May19; May 20'15; A$62,000-220,000 (R S $30). **30,000**

Riverside dr, 146 (4:1248-58), es, 25 s 87th, 23x100, 4-sty & b bk dwg; County Holding Co to Adroit Building Co, 6 W 32; mtg $53,500 & AL; May20'15; A$32,000-58,000. nom

Riverside dr, 468 (7:1990-40), sec 119th, 100x100, 9-sty bk tnt; Phoenix Ingraham, ref, to Emily Loewy, 468 Riverside dr, pltf; mtg $355,000 & AL; FORECLOS May 5; May14; May15'15; A$175,000-440,000 (R S $21). **24,000**

Riverside dr, 468; Emily Loewy to N Y State Investing Co, 56 W 36; CaG; mtg $355,000 & AL; May14; May15'15. nom

St Nicholas av, 440, see 38th, 434 W.

Vermilyea av (8:2226-pt lot 8), ss, 200 e 204th, 50x150, vacant; Wood-Just Realty Co, 41 W 125, to Becker Building Corpn, 42 Bway; mtg $13,500 on this & adj prop; May20'15; A$——$—— (R S $4). O C & 100

1ST av, 356 (3:952-59), sec 21st (Nos 400-2), 23x69, 3-sty bk tnt & strs; A$14,-000-18,000; also 21ST ST, 404 E (3:952-58), ss, 69 e 1 av, 27x69, 4-sty bk tnt & strs; A$9,500-14,000; Mabel K Guinn, of Bklyn, to Emma A Mayhew, 1522 Pacific, Bklyn; AL; May17; May18'15. nom

1ST av, 356 (3:952-59), sec 21st(Nos 400-2), 23x69, 3-sty bk tnt & strs; A$14,-000-18,000; also 21ST ST, 404 E (3:952-58), ss, 69 e 1 av, 27x69, 4-sty bk tnt & strs; Emma A Mayhew to Mabel K Guinn, 553 58th, Bklyn; AL; May12; May14'15; A$ 500-14,000. nom

1ST av, 1704-6 (5:1568-3), es, 39 n 88th, 36.6x86, 6-sty bk tnt & strs; Morris Schlossman to Minbert Realty Corpn, 339 E 79; mtg $36,000 & AL; May18'15; A$16,-000-40,000 (R S $4). O C & 100

3D av, 366 (3:882-47), nws, abt 75 s 27th, 24.8x112 to 13 ft alley, 4 & 5-sty bk tnt & strs; Ida L Howkins of Port Richmond, SI, individ & COMMITTEE Annie M Jaques et al to Elise H Howkins, 400-5 Germania Bank Bldg, Savannah, Ga, individ & TRSTE will Jno S Howkins; B&S; May 6; May19'15; A$26,000-32,000. nom

3D av, 400 (3:884-42), nws, abt 75 n 28th, 24.8x120, 3-sty bk tnt & strs; Elise H Howkins, individ, EXTRX, &c, Jno S Howkins et al to Ella Howkins, 95 Mesereau av, Port Richmond, SI; B&S; May6; May19'15; A$29,000-31,500. nom

3D av, 408-12 (3:884-46-48), nws, at sws 29th (Nos 156-8), 49.6x100, 3-3 & 1-2 sty bk tnts & strs; Elise H Howkins, individ & EXTRX, &c, Jno S Howkins of Savannah, Ga, & ano to Annie E Chase, of Portsmouth, Newark, NJ, individ as COMMITTEE of Annie Jaques, & Wm Howkins of Hilton, NJ; B&S; May6; May19'15; A$51,600-67,500. nom

3D av, 430 (3:885-49), swc 30th (No 158), 25x95, 5-sty bk tnt & strs, 1-sty ext; Mary A Grace to Albt H Bernstein, 227 E 116, & Jno A Bernstein, 585 E 161, firm Bernstein & Co, 111 Mercer; mtg $43,500; Apr 30; May14'15; A$34,500-45,000 (R S 50 cts). O C & 100

3D av, 906-8 (5:1309-39), swc 55th, runs w95xs50.5xe35xn0.11xe60 to av xn49.7 to beg; also LAND under w wall of bldg belonging to party 1st pt, &c, 4-sty stn hall; Caroline H, wife Allan Lexow, 722 St Marks pl, Bklyn, to Carlex Realty Co, Inc, 252 W 90; QC; Apr22; May17'15; A $55,000-100,000. O C & 500

5TH av, 73 (3:843-1), nec 15th (Nos 1-3), runs n38.6xe100xn61.6xe25xs100xw125 to beg, 11-sty bk loft & str bldg; Carl Ehlermann Jr, ref, to Margt O Sage, 604 5 av, pltf; FORECLOS May11; May12; May17'15; A$212,000-450,000 (R S $350). **350,000**

5TH av, 302 (3:838-37-38), nwc 31st (Nos 1-3), runs w29.4xw100xn69.5xw25xs34.2xe .01¾ xs56.9xw.02¼xs7.10 to ns 31st xe125 to beg, 4 & 5-sty bk str; Jacob H Schiff to 302 5th Av Corpn, 3785 Bway; B&S & CaG; mtg $651,625 & AL; May7; May14'15; A$473,000-515,000 (R S $10). O C & 100

6TH av, 939 (4:1006-30), ws, 25.1 n 53d, 25.1x100, 4-sty & b stn strs; Goodhue Livingston of Southampton, LI, to Mary A Thornton, 500 W 143; AL; May6; May19 '15; A$37,500-43,500 (R S $31). O C & 100

6TH av, 939; Mary A Thornton, 500 W 143, to Wm Pollak, 323 W 83; mtg $28,000 & AL; May18; May19'15 (R S $2). O C & 100

7TH av, 2245 (7:1917-1), nec 132d (No 167), 24.11x75, 5-sty bk tnt & strs; Hy C Dietzel, 2245 7 av, to Jos B Peck, 133 W 117; mtg $32,000; May14; May17'15; A$23,-000-35,000 (R S 50 cts). O C & 100

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7TH av, 2245 (7:1917), nec 132d (No 160); Jos B Peck, 133 W 117, to David M Neuberger, 32 Edgecombe av; mtg $32,000; May14; May17'15 (R S 50 cts).
O C & 100

8TH av, 291 (3:748-42), ws, 100.7 n 24th, runs n18.6xw102.2xs20.5xe12.6xn1.10xe90 to beg, pt 3-sty bk theater; Frederic W MacDonald et al to Irving M Shaw, 514 W 114; Mary S Whittaker at Red Bank, NJ, & Wm W Shaw, 24 E 78; B&S; Apr6; May 15'15; A$19,000-27,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 121 (2:415), ws, abt 100 n Delancey, 20x87.6, all of; also HENRY St, 198 (1:270), ss, abt 95 w Clinton, 3x100, 3-sty bk tnt; ½ pt, also 103D St, 209 E (6:1653), ns, 14.6 e 3 av, 37.6x100.11; ½ pt; asn of rents; Nellie Lipschitz to The Royal Co of N Y, 93-5 Nassau, May6; May 10'15. Corrects error in last issue when asn of rents was omitted. 1,650

Broome st, 248 (miscl); power of atty to conduct business; Bella Lebensfeld to Sam Lebensfeld, 596 Linwood, Bklyn; May 19; May20'15.

Cathedral Pkway, 201, see 7 av, 1800.

Cherry st, 50 (1:111-13), ns, 37.5 e Roosevelt, 19.3x80x21.4x80, 3-sty bk tnt & str; re dower; Rebecca Lubelsky, 44 W 111, to Abner Lubelsky, 1815 7 av; Etta Levy, 79 W 32, Bayonne, NJ; Sadie B Markewich at Central Islip Hospital, LI, & Saml Markewich, 302 Bway, all COMMITTEE Sadie B Markewich; QC; May5; May19'15; A$7,000-8,500. 570

East Broadway, 209; Saul H Immergidek, assigns for benefit creditors of Abr Fisher, to Hannah Cohen; B&S; May5; May17'15 (R S 50 cts). 500

Greenwich st, 528-30 (2:596), ws, 141 n Spring, 40x80; consent to 3d track; Jennie G Marshall to Manhattan Railway Co; mtg $20,000; Mar18; May14'15. 880

Greenwich st, 528-30; consent to 3d track; Title Guar & Trust Co to same; mtg $20,000; Apr30; May14'15. nom

Washington st, nec 11th, see 58th, 40 E.

Washington st, 266, see 130th, 233 W.

11TH st W, nec Washington, see 58th 40 E.

16TH st, 43-7 W (3:1...), ns, 155 e 6 av, 65x92; asn rents to secure taxes, interest, &c, on mtg for $230,000; Louise C O'Reilly, of Garden City, LI, to Metropolitan Life Ins Co, 1 Madison av; May13; May14'15. nom

17TH st E, nes, 115 se 4 av, see 4 av, 220.

18TH st, 48 E, see 4 av, 220.

21ST st E, sec 1 av, see 1 av, 356.

29TH st, 513-5 W (3:701); asn rents to secure mtg for $12,000; 515 W 29th St Co to Abr L Werner, 157 W 79; Mar15; May 14'15. nom

36TH st, 300 W (miscl); power of atty to conduct the business, &c; Harry Prager, 255 Bway, North Tarrytown, NY, to Jacob E Prager, 300 Bway; May19'15. nom

44TH st, 405 W (4:1054); gen re, especially as to CONTRACT for sale of above, dated May21'12; Adelbert Huber, 144 Audubon av, to Ann Linden, 405 W 44; July 26'12; May20'15. 204

56TH st, 300-2 E, see 2 av, 1060-2.

58TH st, 40 E (5:1293), also WASHINGTON ST (2:634), nec 11th, —x—; agmt cancelling FORECLOSURE proceedings, &c & party 3d pt to execute deeds to party 1st pt & party 1st pt to deliver satisfaction of judgmts to party 2d pt; Jas H Merwin, 100 Paul Bldg, Utica, NY, individ & TRSTE Irving W Street, party 1st pt, with Eugene Van Schaick, party 2d pt, & Van Schaick Estates, Inc, party 3d pt; Jan4'15; May4'15. nom

59TH st E, nec 3 av, see 3 av, 991.

68TH st, 230-2 W (4:1159); agmt that deed recorded in 1 163, p 318, was delivered subject to lease; Amos Riehl, owner, with Modern Garage Co; May18; May20'15.

78TH st, 44 E, see 4 av, 220.

91ST st E, nwc 2 av, see 2 av, nwc 91.

92D st E, nwc 2 av, see 2 av, 1767-81.

92D st E, swc 2 av, see 2 av, nwc 91.

93D st E, swc 2 av, see 2 av, 1767-81.

109TH st, 123-5 E (6:1637), ns, 205 e Park av, 50x100.11; asn rents due under Ls to secure mtg for $2,450; Pauline Lyons, 1485 Vyse av, to Hyman Schuman, 48 Manhattan, & Max E Jaffe, 1475 Ams av; May17; May18'15. nom

112TH st, 116 E (6:1639-66), ss, 136.8 e Park av, 17.1x100.11, 3-sty & b stn dwg; A $6,300-8,000; also 112TH ST, 120 E (6:1639-64½), ss, 170.10 e Park av, 17.1x 100.11, 3-sty & b stn dwg; A$6,200-8,000; also 112TH ST, 163 E (6:1640-28), ns, 220 w 3 av, 25x100.11, 4-sty stn tnt; A$10,000-14,500; asn of all dower rights & all title, &c; Eva, wife Hy Baumgart, 148 W 142, to Barbara H Tansky, 523 W 134; May10; May17'15 (R S 50 cts). $3,500

128TH st, 209 W, see 130th, 233 W.

130TH ST, 233 W (miscl); also 128TH ST, 209 W; also WASHINGTON ST, 266; also ANDREWS AV, 2201 (Bronx); also 152D ST, 414 E; power of atty; Louise M C Kohler, 2201 Andrews av, Bronx, to Geo H A & Warren A Kohler; Apr29; May14 '15.

Broadway, 1849, see 4 av, 220.

Lexington av, 231-3 (3:889), es, 40 s 34th, 39.3x75; asn rents to secure int & taxes, &c, on mtg for $70,000; Ware Realty Co, 1170 Bway, to Metropolitan Life Ins Co, 1 Madison av; May14; May15'15. nom

Madison av, 1003-9, see 4 av, 220.

1ST av, 126 (2:435), es, 73.2 s 8th, 24.4x 100; consent to 3d track; Danl J O'Connor, individ & EXR, &c, Danl O'Connor & ano, to Manhattan Railway Co; Feb26; Mar19 '15. 292

1ST av, 356 (3:952), sec 21st, 23x69; consent to 3d track; Mabel K Guinn, Bklyn, to Manhattan Railway Co; mtg $20,000; May11; May18'15. 276

1ST av, 356; consent to 3d track; N Y Trust Co, mortgagee, to same; mtg $18,000; May17; May18'15. nom

2D av, 1060-2 (5:1348), sec 56th (Nos 300-2), 40.5x63; consent to 3d track; Frank Hillman Realty Co to Manhattan Railway Co, mtg $17,250; Apr17; May18'15. 2,505.83

2D av, 1060-2, sec 56th (Nos 300-2); consent to 3d track; Morris Siegel, lessee, to same; Apr17; May18'15. nom

2D av, 1060-2; consent to 3d track; Zerline Weingreen, mortgagee, to same; mtg $10,000; May10, May18'15. nom

2D av, 1060-2; consent to 3d track; Equitable Trust Co, mortgagee, to same; mtg $45,000; May4; May18'15. nom

2D av, 1767-81 (5:1533), nwc 92d, 201.5 to ss 93d x85x— to 92d x80; consent to 3d track; Geo Ehret to Manhattan Railway Co; Apr7; May18'15. 4,592

2D av, 2454 (6:1802), es, 46.7 s 126th, 26.8 x100; consent to 3d track; Hy Waldeck to Manhattan Railway Co; Apr30; May18'15. 1,333.33

2D av (5:1537), nwc 91st, 201.5 to ss 92d x126.10to 91st x282.3; consent to 3d track; Geo Ehret to Manhattan Railway Co; Apr 7, May18'15. 4,592

2D av, swc 92d, see 2 av, nwc 91.

3D av, 991 (5:1414), nec 59th, 20x80; consent to stairway; Chas Connor, NY, to Manhattan Railway Co; mtg $70,000; Apr 21; May20'15. 750

3D av, 991 (5:1414), nec 59th, 20.1x80; leasehold fee owned by Chas Connor; consent to stairway, &c; Arthur Jost & Jno Meenan, lessees, to Manhattan Railway Co; Apr28; May18'15. nom

3D av, 991; consent to stairway, &c; Dani Buckley, mortgagee, to same; mtg $10,000; May11; May18'15. nom

3D av, 991; consent to stairway, &c; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $60,000; May13; May18'15. nom

4TH av, 213, see 4 av, 220.

4TH av, 220 (3:846-41), swc 18th (No 48), 42x78.7, 5-sty bk office & str bldg, all of; A$210,000-225,000; also 4TH AV, 213 (3:873-4), ses, 80 ne 17th, 25.6x115, 5-sty bk restaurant, 1-sty ext; all of; A$100,000-125,000; also 17TH ST E (3:873-6), nes, 115 se 4 av, 10x31, vacant, ¼ pt; A$——; also BROADWAY, 1849 (4:1113-46), ws, at cl blk bet 60th & 61st, runs n28.10x w125.4xs25xe139.10 to beg, 2-sty bk str, all of; A$120,000-130,000; also MADISON AV, 1003-9 (5:1392-49-51), sec 78th (No 44), runs s82.2xe79xs20xe21xn102.2 to st xw100 to beg, 5-4-sty & b stn dwgs, all of; A $157,000-191,000, also MACOMBS DAM RD (11:3216), plots 1 to 6, map E H Johnson (West Farms) begins at sec plot 6, runs w353.9xn along proposed st 102xe373.3xs along rd 234.8 to beg, except pt for University av; releasing & QC of all R T & I from annuity of $200 under will of Ellen M Hennessy; Lizzie Callahan of Newark, NJ, to Algernon S Norton, ref, 302 W 93, in action for partition bet Averill vs Hennessy; AL; Jan20; May18'15. nom

7TH av, 1800 (7:1826-30), nwc Cathedral Pkway (No 201), 70.11x100, 9-sty bk tnt; re 2 judgmts; Jacob A Mitnachy Jr, of Monroe, NY, to Jacob H Schiff, 965 5 av; May11; May18'15; A$100,000-280,000 nom

8TH av, 2775-7 (7:2045), ws, 50 n 147th, 49.11x75; consent to 3d track; Michl Buchsbaum to Manhattan Railway Co; mtg $22,000; Mar26; May19'15. 270.38

8TH av, 2775; consent to 3d track; N Y Savings Bank, mtgee, to Manhattan Railway Co; mtg $11,000; Apr27; May10'15. nom

8TH av, 2777; consent to 3d track; N Y Savings Bank, mtgee, to Manhattan Railway Co; mtg $11,000; Apr27; May19'15. nom

8TH av, 2779 (7:2045), ws, 75 s 148th, 24.11x75; consent to 3d track; Leopold & Julius Buchsbaum, both at sec 101st & Manhattan av, to Manhattan Railway Co; mtg $11,000; Mar23; May19'15. 112.13

8TH av, 2779; consent to 3d track; N Y Savings Bank, mtgee, to same; mtg $11,000; Apr27; May19'15. nom

General release (miscl); State Savings Bank by Eugene L Richards, Supt of Banks, to Horace S Gould, 106 Morningside dr; Nov20'14; May19'15. nom

Power of atty (miscl); Jos Ward, 55 Greene st, Jersey City, NJ, to R E Downing; May17; May19'15.

Power of atty (miscl) to secure indebtedness due Burns Bros, &c; Meyer J Butinsky, to Morris Spielman, 102 Lewis; May 19; May20'15.

Power of atty (miscl); Lovering Hill to Laurence Millet, 152 Washington av; Nov 12'14; May14'15.

Power of atty (miscl); Frances E Winants to Margt A Cairns, both at Bayonne, NJ; Feb17; May18'15.

Power of atty (miscl); Erna Lester to Max Lester, both at 1236 40th, Bklyn; Apr 28; May18'15.

Certified copy (7:2074), adjudication of bankruptcy & order of reference in matter of Saml J Singer et al, indivld & firm S J Singer & Sons, bankrupts, & referred to Seaman Miller as ref; Feb24; May17'15.

Certified copy (7:2074), order approving bond of $25,000 of Irving L Ernst as TRSTE in above matter; Mar30; May17'15.

WILLS.

Borough of Manhattan.

Beekman pl, S (5:1361-14), ws, 106 n 49th, 19x80, 4-sty stn dwg; A$5,000-8,500; also 35TH ST, 345 E (3:956-23), ns, 125 w 1 av, 25x98, 5-sty bk tnt; A$10,000-$15,500; Thos Barry Est, Mary Barry EXTRX, 8 Beekman pl; atty, Geo A Marshall, 38 Park row. Will filed May14'15.

30TH st, 345 E, see Beekman pl, 8.

10TH st, 419 E (2:380-26), ns, 43 w Dry Dock, 40x92, 6-sty bk tnt; A$16,500-41,500; also AV D, 9 (2:372-41), ws, 94 n 2d, 23x 93, 5-sty bk tnt & strs; A$15,000-28,000; Wolf Brand Est, Helen Brand EXTRX, 1801 7 av; atty, Saml Schack, 132 Nassau. Will filed Apr16'15.

Av D, 9, see 10th, 419 E.

CONVEYANCES.

Borough of the Bronx.

Byron st (*), ws, 271 n 236th, 25x100; Ingeborg M Haslin, 4451 Park av, to Lillian W Haslun, 489 E 183; May12; May17 '15. O C & 100

Charlotte st, 1505 (11:2966), ws, 75 n 170th, 37.6x100, 5-sty bk tnt; Louis Hubener et al to Eliz Reed, 2171 Bathgate av; mtg $25,500; May15; May17'15 (R S $5.50). nom

Coster st, 632 (10:2769), es, 440 s Spofford av, 20x100, 2-sty bk dwg; Fact Realty Co to Concetta Guerriero & Mary De Felice, 321 W 39; mtg $4,500; May11; May 14'15 (R S $1). O C & 100

Davison st, 915-9, see 156th, 751 E.

Elizabeth st (*), nec Catharine, 50x100; also CATHARINE ST (*), ns, 100 e Elizabeth, 50x100; also BRONX BLVD (*), es, 100 s 239th, 250x95, except pt for Bronx blvd; Christian H Werner, 2999 Marion av, to Munderloh Realty Co, 3210 3 av; Apr 21; re-recorded from Apr23; May14'15 (R S $1). O C & 100

Faile st, ws, 100 s Randall av, see Longfellow av, ws at nws Hunts Point av.

Faile st, 638 (10:2764-2769), es, 341.8 s Spofford av, 20.10x100x23.10x100, 2-sty bk dwg; Realty & Realization Co to Lawrence Davis, 76 Greene, Newark, NJ; mtg $6,500; May13; May19'15 (R S $1). O C & 100

Fox st, nwc 156th, see 156th E, nwc Fox.

Freeman, 809-11 (11:2968), ns, 158.8 e Union av, 60x90, 5-sty bk tnt; Harry H Galinger to Munderloh Realty Co, 3210 3 av; B&S; mtg $56,500; May13; May18'15 (R S $1). O C & 100

Garden st (11:3099), ss, 353.7 e Crotona av, runs s100xe50xn87.3 to Prospect av xn 13.11 to st xw44.10 to beg, vacant; Jewel B Noble to Wm C Arnold, 30 Bard av, B of R, NY; mtg $4,500; Apr8; May18'15 (R S $6.50). O C & 100

Garden st, swc Prospect av, see Garden, ss, 353.7 e Crotona av.

Garden st (11:3099), sws, 450 se Orchard ter or swc Prospect av, 50x100, except pt for Prospect av, vacant; Jos I Berry to Wm C Arnold, 30 Bard av, B of R, SI; QC; May14; May18'15 (R S 50 cts). nom

Gates pl (12:3324), es, 235.1 n Mosholu Pkway, 50x100, vacant; Geo Wm Dickinson, Paris, France (atty) et al to Patk M Burke, 326 E 21; Apr26; May18'15 (R S $2.50). 2,430

Graham st (*), es, 81.9 n Morris Park av, 25x100; J Homer Hildreth, ref, to Chas J & Christianna L Wacker, 2020 Honeywell av; FORECLOS May10; May15; May 17'15 (R S $4.50). 4,100

Home st, 897 (11:2974), ns, 100 w Fox, 25x52.11x27.4x64, 3-sty fr tnt & strs; Pietro Brescia to Jennie Wolff, 3766 Barnes av; AL; May12; May19'15. O C & 100

Lafayette st (*), ws, 905 n Starling av, 28x74x51x71, except pt for Castle Hill av; Henry J Breen, ref, to Mendel Marcus, 358 5th, Bklyn, NY; FORECLOS Mar22; Apr30; May14'15 (R S $2). 1,700

Lelnad st (*), nwc Meadow dr, runs n 80.10xsw100xse32.8 to Meadow dr xe112.0 to beg, except pt taken by City N Y; Hudson P Rose Co to Carmine Romaniello, 613 Fordham rd; May18; May19'15 (R S $1.50). nom

Tacoma st, sec St Lawrence av, see St Lawrence av, sec Tacoma.

Tiffany st, 1035 (10:2716), ws, 118.3 n 1650th, 44x100, 5-sty bk tnt; Harold H Straus, ref, to Abr Storb, 180 Claremont av; mtg $33,000; FORECLOS May11; May13; May14'15 (R S $5). 5,000

Van Buren st (*), ws, 103.6 n Van Nest av, 23.6x100; Aug Werner to Henry Werner, 1709 Van Buren; ½ pt; mtg ½ pt of $2,750; May20'15. nom

Whittier st, swc Lafayette av, see Lafayette av, swc Whittier.

Whittier st, nwc Lafayette av, see Lafayette av, swc Whittier.

Whittier st, ws, 137.8 n Randall av, see Longfellow av, ws at nws Hunts Point av.

Whittier st (10:2762), ws, 150 n Seneca av, 25x100, vacant; Adolph Heim, 330 W 17, to Mary Heim, 330 W 17; May3; May 20'15; R S $1. nom

133D st, 241 E (9:2317), nec 3 av (No 2412), 41.4x25x34x26, 3-sty bk tnt & str; Frank Van Kleeck, 259 Main, Poughkeepsie, NY, & ano, EXRS, to Union Railway Co of N Y, 2396 3 av; May18; May19'15 (R s$5). 5,000

133D st, 715 E (10:2562), ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; Harlem Savings Bank to Thos Knoflicek, 520 E 76; mtg $3,250; May18; May19'15 (R S $1.50). nom

134TH st, 496-8 E (9:2261), ss, 50 e Brown pl, 50x100, 5-sty bk factory; Schnell Realty Co to Artee Realty Corpn, 60 Liberty; mtg $20,000; May13; May18'15 (R S $5). nom

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136TH st E (9:2264), ns, 100 e Brook av, runs n100xe— to Mill Brook xs— to 136th xw54 to beg, vacant; Angel Constn Co to Jennie Wolff, 3768 Barnes av; mtg $5,500; May6; May15'15 (R S $1.50). O C & 100

136TH st E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100, vacant; Montrose Realty Co to Angel Constn Co, Inc, 897 Home; mtg $5,500; May6; May17'15 (R S $1.50). O C & 100

137TH st, 373 E, see 137th, 375 E.

137TH st, 375 E (9:2300), ns, 156.6 w Willis av, 24.11x100, 5-sty bk tnt; also 137TH ST, 373 E (9:2300), ns, 181.6 w Willis av, 25x100, 5-sty bk tnt; Louis Hubener et al to Thos H Roff, Morganville, NJ; mtg $27,000; May15; May17'15 (R S $6). exch

137TH st, 580-2 E (10:2549), ss, 1,000 w Home av, as on map Wilton, &c, 50x100, 5-sty bk tnt; Fredk Vollmar to Aug Vollmar, 496 E 140; AL; May18; May19'15 (R S 50 cts). O C & 100

137TH st, 580-2 E (10:2549), ss, 1,000 w Home av, as on map Wilton, &c, 50x100; Aug Vollmar to Friedrich Vollmar, 496 E 140; AL; May18; May19'15 (R S 40 cts). O C & 100

137TH st, 630 E (10:2549), ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & strs; Jas C Brady, ref, to Mary E Townley, 924 West End av; FORECLOS Apr1; May14; May19'15 (R S $5). **5,000**

137TH st, 630 E (10:2549); Mary E Townley to Robt N Kemyon, 924 West End av; May14; May19'15 (RS $6). O C & 100

138TH st, 454 E (9:2282), ss, 500 e Willis av, 16.8x100, 3-sty & b bk dwg; Hargton Bldg Co to Julia A Flynn, 4 Harold ct, New Rochelle, NY; mtg $7,000; Apr14; May17'15 (R S $2). O C & 100

146TH st, 449 E (9:2291), ns, 290 w Brook av, 25x99.9, 5-sty bk tnt; Victor Gerhards to Saly Dankowitz, 755 Jennings; mtg $18,500; May15; May17'15 (R S $4.50). O C & 100

147TH st, 408 E (9:2291), ss, 125 e Willis av, 24.1x100, 4-sty bk tnt; also BEEKMAN AV, 335 (9:2555), ws, 25 s Oak ter, 50x100, 2-sty & a fr dwgs; also 153D ST, 347 E (9:2413), nes, 100 w Courtlandt av, 25x100, 3-sty fr tnt & strs; Jas Turley et al to Isabella Trainor, 2140 Houghton av, & Mary Burger, 1000 E 179; mtg $6,460; May18; May19'15 (R S $9). nom

147TH st, 469 E, see Brook av, 493.

153D st, 347 E, see 147th, 408 E.

156TH st, 492-506 E, see Brook av, swc 156.

156TH st, 751 E (10:2695), nwc Dawson (Nos 915-9), runs n71xw89.7 to cl Leggetts la x—83.5 to st xe47.3 to beg, 5-sty bk tnt & strs; Wm J Henchey, Troy, NY, to Bartholomew F Carmody, 1811 7 av, Troy, NY; May1; May19'15. **4,000**

156TH st E (10:2707), nwc Fox, 100x100, vacant; Phoenix Ingraham, ref, to Geo F Johnson, 340 W 72; FORECLOS Apr27; May17; May18'15 (R S 50 cts). **500**

165TH st E, swc Teller av, see Teller av, sec 165.

165TH st E, swc Clay av, see Teller av, sec 165.

167TH st, 792 E (10:2669), ss, 127.9 e Tinton av, 20.6x100, 2-sty & b fr dwg; Pauline F Anderson, Jersey City, NJ, & ano EXRS, &c. Christina Ratzer, to Pauline F Anderson, 243a 2d st, Jersey City, N J; Annie Merritt at Salsbury, Md, & Edw J Fischer, 792 E 165; Aug5'14; May19'15. **7,000**

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Harry Klein & ano to Harry Simonoff, 1231 41st, Bklyn; mtg $33,000; May13; May15'15 (R S $3). O C & 100

167TH st, 833 E, see Prospect av, 1131-5.

168TH st, 454 E (9:2389), ss, 116.2 w Wash av, 24.11x42.7, 3-sty bk tnt & strs; Frank Netusak to Eva Cohen, 124 W 114; AL; May15; May19'15. nom

168TH st, 456 E (9:2389), ss, 91.2 w Wash av, 24.11x42.7, 3-sty bk tnt & strs; Frank Netusak to Lena Stecher, 144 Columbia; AL; May15; May19'15. nom

172D st W (11:2859), ns, 99.5 e Inwood av, 25x87.1, 2-sty bk dwg; Wm C Inwood to Jewel B Noble, 1043 So blvd; mtg $5,-000; May15; May18'15 (R S $2). O C & 100

173D st E (*), es, 331.8 s Gleason av, 25x170; Jos L Hoke to Robt Leonard, 125 Bloomfield st, Hoboken, NJ; mtg $3,500; May14'15 (R S 50 cts). nom

174TH st E, swc Eastburn av, see Eastburn av, swc 174.

174TH st W, ws, abt 135 n Nelson av, see Nelson av, es, 135 n 174.

176TH st, 841 E, see Marmion av, 1872.

176TH st E (11:2851), ns, 625 w Morris av, 50x125, vacant; Mary A Reardon, 735 E 163, to Geo W McAdam, 20 W 90; mtg $4,300; May4; May18'15 (R S $2). nom

179TH st, 1000 E, see Bryant av, 2016-8.

180TH st E, nwc Clinton av, see Clinton av, nwc 180.

181ST st, 60-6 W, see Davidson av, sec 181.

181ST st, 1000 E, see Bryant av, sec 181.

182D st E, nwc Valentine av, see Valentine av, 2221.

183D st E, swc Bassford av, see Bassford av, 2275.

189TH st, 731 E, see Crotona av, 2480.

189TH st E, nwc Washington av, see Washington av, 2481.

225TH st E (*), ss, 258 w Laconia av, 25x109.6; Giuseppi Bevacqua to Harold B Elgar, 109 W 78; mtg $600; May15; May 19'15. nom

226TH st, 856 E (*), ss, 205 w Bronxwood av, 25x114; Saml Stecher et al to Santa Pirri or Santa Rumore, 856 E 226; mtg $4,600; Dec14'14; May18'15 (R S 50 cts). nom

226TH st, 856 E (*); Santa Pirri or Santa Rumore, 856 E 226 to 80th St Realty Corpn, 572 E 80; Mar10; May18'15. O C & 100

226TH st E (*), ns, 138 e Paulding av, 50x109.6; Max Held to Saml I Horowitz, 371 E 4; May5; May14'15. O C & 100

226TH st E (*), ns, 250 w Laconia av, 50x109.6; Max Held to Saml I Horowitz, 371 E 4; ½ pt; May5; May14'15. O C & 100

228TH st E (*), 350 e Bronxwood av, 50x109, Wakefield, except pt for st; Geo H Janss to Benj Polcari, 2532 7 av; May18; May19'15 (R S $2). O C & 100

235TH st E (12:3375), ss, 300 e Kepler av, 50x100, vacant; Lillian Van Scoy, Arrocher, SI, to Mich A McDermott, Brook st, Dumont, NJ; May14; May18'15. O C & 100

Anthony av, 2062 (11:3156), es, 250 ne Burnside av, 25x128.3x25.5x132.9, 2-sty fr dwg; Marie B Dowling to Edw D Dowling, 2060 Anthony av; Apr9; May19'15 (R S $2). nom

Barker av, see Burke av, see Burke av, sec Barker av.

Bassford av, 2248 (11:3050), es, 194.1 n 182d, 35x73.10x35x72.9, 4-sty bk tnt; Mary H Ferguson, 201 Maple pl, Cranford, NJ, to Jamesetta H Dixon, 672 St Nicholas av; mtg $19,500; May12; May18'15 (R S 50 cts). O C & 100

Bassford av, 2275 (11:3050), swc 183d, 115x35.8, 6-sty bk tnt & strs; Phoenix Ingraham, ref, to East River Savgs Instn, 293-5 Bway; FORECLOS; May13; May18; May19'15. **25,000**

Bathgate av, 1620 (11:2920), es, 20.1 n 172d, 20x115.7, 2-sty fr dwg; Denis Duggan to Jos McCue, 2410 Creston av; mtg $6,500; May7; May18'15 (R S $5). O C & 100

Bathgate av, 1620 (11:2920), es, 20.1 n 172d, 20x115.7, 2-sty fr dwg; Jos McCue, 2410 Creston av, to Harry Cahn, 2340 Grand av, ¼ pt; Junius J Pittman, 2341 Andrews av, ¼ pt, & Philip Wattenberg, 1109 Forest av, ½ pt; May7; May18'15 (R S 50 cts). O C & 100

Beaumont av, 2420 (11:3105), es, 200 n 187th, 33.4x100, 4-sty bk tnt; Clarence Realty & Constn Co, 206 Bway, to Julius Simon, 354 10 av; mtg $15,400; May10; May 18'15 (R S $3). O C & 100

Beaumont av, 2424 (11:3105), es, 233.4 n 187th, 33.4x100, 4-sty bk tnt; Francis S McEvoy, ref, to Julius Simon, 354 10 av; mtg $15,400; FORECLOS May11; May12; May18'15. **2,500**

Beaumont av, 2428 (11:3105), es, 266.8 n 187th, 33.4x100, 4-sty bk tnt; Francis S McEvoy, ref, to Julius Simon, 354 10 av; mtg $15,400; FORECLOS May12; May11; May18'15. **2,500**

Beekman av, 335, see 147th, 408 E.

Belmont av, 2322 (11:3088), es, 300 n 183d, 50x100, 3-sty fr dwg; Jno W Cornish Constn Co to Rose T Clements, 2322 Belmont av; mtg $6,000; May13; May14'15. O C & 100

Boston rd (*), nwc De Reimer av, 100x 109.6x100x102.10, except pt for Boston rd; Isaac Kaufman to Fredk C Zobel, 35 W 39; mtg $——; May1; May17'15. O C & 100

Bronx blvd (*), ws, 100 n 216th, 25x50.6x 25x50.6; Chas J Sheil, 929 E 214, to Bronx Pkway Commission, 100 Bway; May19; May20'15 (R S $1). 869.75

Bronx blvd (*), ws, 171.11 s 222d, 21.8x 89x21.9x89.6; Cath Hicks, 234 Woodbine st, Bklyn, to Bronx Parkway Commission, 100 Bway; May15'15 (R S $1.50). **1,067.57**

Bronx blvd (*), ws, 150.2 s 222d, 21.9x 89.6x21.9x90; Caroline V Hicks, 737 Kelly, et al to Bronx Parkway Commission, 100 Bway; May14; May15'15 (R S $1.50). **1,067.58**

Bronx blvd (*), ws, 84.8 n 224th, runs n w112xne24.11xnw10xne50.1xse122 to Bronx blvd xsw75 to beg; Jno Simon, Valley Stream, NY, & ano to Bronx Parkway Commission, 100 Bway; May15'15 (R S $4). **3,750.18**

Bronx blvd (*), ws, 63.8 s 224th, 18.9x 102.6x18.9x103; Sound View Land & Impt Co to Bronx Pkway Commission, 100 Bway; Apr23; May15'15. **886.62**

Bronx blvd (*), ws, 129.6 s 226th, 64.9x 122x64.10x124.6; Fredk W Trumpler, 681 E 221, to Bronx Parkway Commission, 100 Bway; May10; May14'15. nom

Bronx blvd (*): same prop; Fredk W Trumpler, 681 E 221, & ano, EXRS Barbara Trumpler, to same; May10; May14'15. nom

Bronx blvd (*), ws, 58.6 s 228th, 29.3x 148.6x29.3x149; Stanislaus Slicinski, 4043 Bronx blvd, to Bronx Parkway Commission, 100 Bway; May14; May15'15 (R S $2). **1,537.85**

Bronxdale av (*), ss, 50.3 e Hunt av, 25.3 x112.2x25x115.9; Harvey F Kitchen, 2009 Bronxdale av, to Edw Kitchen, 2009 Bronxdale av; July15'14; May18'15. O C & 100

Brook av, 493 (9:2292), nwc 147th (No 469), 24.11x89.10, 5-sty bk tnt & strs; Sadie Silverman to Peter Doelger Brewing Co, 507 E 55; mtg $18,000; May17; May19'15 (R S $30). O C & 100

Brook av (9:2363), swc 156th (Nos 492-506), 40x107.11x40.1x103.1, 1-sty bk strs; Hy Morgenthau & Co to Max Tannenbaum, 58 E 123; B&S; May18; May19'15 (R S $10). O C & 100

Bryant av (11:3138), sec 181st (No 1000), 35.2x104.9x35.7x100, 5-sty bk tnt; Johanna R Ernst, 501 E 165, to Frank Eberhart, 325 E 87; mtg $37,000; May15; May17'15 (R S $3). O C & 100

Bryant av, 2016-8 (11:3136), sec 179th (No 1000), 45x99.1x45x99.2, 5-sty bk tnt & strs; Bryant Constn Co, 1509 Bryant av, to Isidor Gravhead, 325 W 93; mtg $50,-000; May14; May17'15 (R S $14). O C & 100

Bryant av, es, 175 n Eastern Blvd, see Longfellow av, ws at nwc Hunt's Point av.

Burke av (*), see Barker av, 25x99.7; Winifred Carter to Edw B McGarry, 660 Burke av; Mar1; May20'15 (R S 50 cts). nom

Cedar av, 1879-81 (11:2883), ws, 173 s 178, 50x112.7x50.1x115.11, 2-sty fr dwg & 1-sty fr rear bldg; Frances Meiner to Wm Quinn, 587 Prospect av; mtg $4,000; May 19'15 (R S $2.50). O C & 100

Cedar av (*), ns, 376.2 e Elm, 25x100; Henry Heinecke & ano, heirs Anna G Heinecke, to Isaac Traube, 336 Whitlock av; May13; May14'15 (R S 50 cts). nom

Clay av, swe 165th, see Teller av, sec 165.

Cleveland av (*), ns, 183 e White Plains blvd, 50x121.5x50x132; Knute Stokes to Morris Wetzler, 657 E 222; May8; May18 '15 (R S $2.50). O C & 100

Clinton av (11:3096), nwc 180th, 70x107.2, vacant; Seymour P Kurzman to Adavine Constn Corpn, 71 Nassau; mtg $22,000; Apr 27; May19'15. O C & 100

Clinton av (11:3096), ws, 70 n 180th, 65.2x105, vacant; Seymour P Kurzman to Adavine Constn Corpn, 71 Nassau; mtg $14,000; Apr27; May19'15. O C & 100

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115x25x127.6, 3-sty bk tnt & strs; Jno P Dunn, ref, to Metropolitan Savgs Bank, 59 Cooper sq E; FORECLOS May18; May19; May20'15 (R S $6). **6,000**

Creston av, 2402 (11:3165), es, 250 s Irving, 25x100, except pt for Creston av, 2-sty fr dwg; Archie B Morrison to Fanny McGay, 55 W 127; May14; May18'15. nom

Creston av, 2402 (11:3165), es, 250 s Irving, 25x100, 2-sty fr dwg; Fannie McGay, 55 W 127, to Belle K Mead, 168 Rochelle st, City Island; mtg $5,000; May17; May18 '15 (R S $1.50). O C & 100

Crotona av, 2480 (11:3116), nec 189th (No 731), 150x100, vacant; Fordham University, to Virginia Marazzi, 250 E 187; May6; May14'15 (R S $15). O C & 100

Crotona pkway (11:2985), es, 170 n 176th, runs ne27.2xnw16.8 to es Crotona pkway xs31.2 to beg, being lot 12 blk 2985, tax map, vacant; Geo A Steinmuller, ref, to S B Bldg Corpn, 503 5 av; FORECLOS May10; May12; May15'15 (R S 50 cts). **425**

Davidson av (11:3192), sec 181st (Nos 60-6), 87.4x94.8x77.9x79.5, 2-2-sty fr dwgs; Wm H Caldwell Jr to Jno J Bell, Upper Nyack, NY; Apr29; May15'15 (R S $9). nom

Decatur av, 2712 (12:3278), es, 150 n 195th, 50x100, 2-sty fr dwg; Chas Y Campbell, Carmel, NY, & ano, TRSTES, to Lewis Stock & Jno J Merzbacher, 2710 Decatur av; mtg $2,000; May19; May20'15 (R S $4.50). **6,250**

Decatur av, 2767 (12:3283), ws, 125.3 s 198th, 25x85.2x25.2x86.4, 2-sty fr dwg; Wm H Steinkamp, ref, to Louis H Cramer, Saratoga Springs, NY, & Wm N Cromwell, 12 W 49, EXRS Frank Leslie; FORECLOS Apr21; May11; May14'15. **6,290**

De Reimer av, see Boston rd, see Boston rd, nwc De Reimer av.

Eastburn av (11:2794), swc 174th, 81.8x 95, lots 24 & 25, same map, vacant; Jno Miller to Jas T Barry, 1149 Boston rd; mtg $8,150; May15; May18'15 (R S $5). O C & 100

Elliott av (*), es, 225 n Julianna, 75x 125; Hermann Von der Heyde to Jno J Knewitz, 3731 Willett av; May3; May19'15 (R S 50 cts). nom

Forest av, 1161 (10:2652), ws, 97.1 n Home, 20x87.7, 3-sty fr tnt; Rosie Meyer to Chas Liede, 6 Woodside av, Winfield, LI; mtg $7,500; May14; May17'15. O C & 100

Franklin av, 1394 (11:2935), es, 113 n Jefferson pl, 37.6x100, 5-sty bk tnt; Cath Darling to Emma Miller, 1814 Weeks av; May14; May18'15. O C & 100

Gifford av (*), ss, 233.2 w Swinton, 25x 100; Emma N Polak to Martha Jacobsen, 2742 Gifford av; May15; May18'15. O C & 100

Gouverneur av (12:3252), land in bed of av in front of lots 568 & 569, map Van Cortlandt Pk, 25x33 to cl Gouverneur av; Jas Esler, 1311 Clinton av, to City N Y; July5'13; May20'15. nom

Hobart av (*), ws, 125 s Tremont rd, 25x100; Poplar Realty Co to Blanka Bleier, 258 E 3; mtg $500; May15; May 17'15 (R S 50 cts). O C & 100

Hughes av, es, see Laurie av, nwc Appleton av.

Hull av, 3218 (12:3350), ses, 307.4 n 205th, 25x100, 2-sty fr dwg; Norman Martin to Mary Keckeissen, 789 Cauldwell av; mtg $4,400; May13; May15'15. nom

Hunts Point av, nws at ws Longfellow av, see Longfellow av, ws, at nws Hunts Point av.

Intervale av, 1120 (10:2692), ws, 330.7 n 167th, runs w120.8xn1.10xw18.9xn0.6xw29.3 xn25xe47.11xs1xe121.4 to av xs25 to beg, 3-sty bk tnt; Harry Bijur, ref, to Chas Spengler, 7 E 105; mtg $5,000; FORECLOS May13; May19; May20'15 (R S $1). **1,000**

Jackson av, 651, see Westchester av, old, 906-8.

Jackson av, 985 (10:2639), ws, 272.1 s 165th, 18x75, 3-sty fr tnt; Margt Grace of Vermillion, South Dakota, et al, heirs Lawrence F Toner, to Mary L Stevens, 418 W 35, heir same; QC; Sept26'14; May 19'15 (R S $4.50). nom

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, 2-sty fr dwg; Jas T Ackerman, Midland, NJ, to Manson Land Corpn, 60 Wall; mtg $5,000; May13; May17'15. nom

Kingsbridge av (13:3405), es, 95 s 234th, 50x125, vacant; Max Marx, 419 Convent av, to Seabury Bldg Co, 641 E 183; May 14; May15'15 (R S 50 cts). O C & 100

Lafayette av (10:2763), swc Whittier, 200 to Longfellow av x95.10x200x99.9, vacant; also LAFAYETTE AV (10:2762), nwc Whittier 150x100 vacant; Edw Ruehl to Edw Robitzek, 1018 E 163; May17; May18 '15 (R S $17). O C & 100

Lafayette av, nwc Whittier, see Lafayette av, swc Whittier.

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Laurie av (*), nwc Appleton av, runs n 275xw100xn25xe100 to Appleton av xn100 to Morris Park av xw200 to es Ponton av xs400 to Laurie av xe200 to beg; Wm Polak to Mary A Thornton, 300 W 143; May 5; May19'15 (R S $21.50). nom

Longfellow av (11:3008), es, 100 s 172d, 50x100, vacant; Manhattan Mtg Co to Traf Bldg Co, Inc; May17; May18'15 (R S 50 cts). O C & 100

Longfellow av, ws, 125 s Randall av, see Longfellow av, ws at nws Hunts Point av.

Longfellow av (10:2764, 2769, 2770), ws, at nws Hunts Point av, runs n25.1xnw22.5 xw100xs20.1 to bes; also FAILE ST, ws, 100 s Randall av, runs s99xnw106.7xe39.11 to beg; also BRYANT AV, swc Randall av, 25x100; also BRYANT AV, es, 175 n Eastern blvd, 50x100; also LONGFELLOW AV, ws, 125 s Randall av, 100x100; also HUNTS POINT AV, ws, 182.4 s Randall av, 100x100; also LONGFELLOW AV, es, at nes Hunts Point av, runs nw3.4xn47xe 100xs50xw98.6 to beg; also WHITTIER ST, es, 137.8 n Randall av, 62.4x123.8x—x —; also HUNTS POINT AV, es, at ws Faile, gore, 24x10.10x21.9, vacant; Casualty Co of America to Jno P Magner, Rye, NY; mtg $12,250; Nov3'14; May14'15. O C & 100

Marmion av, 1872 (11:2959), nec 176th (No 841), 100x119, vacant; Jno J Murray to Margt M Graner & Wm F Murray, 648 St Anns av; QC; Jan31; May18'15. nom

Marmion av, 1872 (11:2959), nec 176th (No 841); Wm F Murray et al to J W R Realty Co, 3114 3 av; mtg $26,800; May17; May18'15. nom

Matthews av, 1717 (*), ws, 150 n Van Nest av, 25x100; Mabel Stephens, heir Jno Hackett, to Estelle Stephens, 1717 Matthews av; B&S & CaG; May19; May20'15. nom

Meadow dr, see Leland av, nwc Meadow dr.

Merritt av (*), ws, 100 s Hollers av, 25x 100; Hudson P Rose Co to Giancinto Allano, 1 Hancock; May15; May19'15. nom

Minneford av (*), es, 75 n Cross, 25x 100, City Island; Nellie G McGrail, 905 E 178, to Mary A Kennedy, 1997 Daly av; May14'15. nom

Minneford av (*), es, 50 n Cross, 25x 100, City Island; Mary A Kennedy, 1997 Daly av, to Nellie G McGrail, 905 E 178; May14'15. nom

Montgomery av, 1745 (11:2877-2878), ws, 340 s Lees av, 25x100, 2-sty fr dwg; Emma L Crawford to Jno O Hallstead, 3577 Bway; QC; May17; May18'15 (R S 50 cts). nom

Montgomery av, 1745; Alice McGrew, 338 West Mueller av, West Pittsburg ter, Crafton, Pa, to same; mtg $7,500; May17; May18'15 (R S 50 cts). O C & 100

Morris av, 591 (9:2440), ws, 93.5 n 150th, 25x100, 5-sty bk tnt & strs; 591 Morris Ave Co to Beatrice De Figlio, 591 Morris av; mtg $20,000; May12; May19'15 (R S $6). O C & 100

Morris Park av, see Laurie av, nwc Appleton av.

Murdock av (*), ws, 500 s Jefferson av, 25x100; Land Co "A" of Edenwald to Michl J Harrison, 409 E 159; Apr23; May 19'15. nom

Nelson av (11:2876), es, 135 n 174th, runs n50xe58.1xe58.1 to ws 174th xs50xw 80.11 to beg, vacant; Geo Rosendale to Abel Hansen, Metuchen, NJ; CaG; mtg $3,850; July13'14; May14'15. nom

Newell av (*), ws, 148.2 n Burke av, 50x172.8x54.6x194.9; Jos C Dixon, 703 Minnieford av, City Island, to Bronx Parkway Commission, 100 Bway (R S $3.50). **3,009.33**

Newell av (*), es, 150 s Elizabeth, 50x 125; Jno H Giebelhaus, 1520 1 av, et al to Bronx Parkway Commission, 100 Bway; May14; May15'15. **2,563.43**

Newell av (*), ws, 200.7 s Julianna, 25.1 x283.5x26.3x275.5; Herman M Heiser, 308 Lewis, Weehawken, NJ, & ano, to Bronx Parkway Commission, 100 Bway; May10; May14'15 (R S $4.50). **1,741**

Park av, 3104 (9:2418), es, 29.11 n 158th, 28.3x70.4x25x83.7, 3-sty fr tnt; Jos J Silver, ref, to Thos Callanan, 963 Grant av; FORECLOS Apr21; May17; May18'15 (R S $5). nom

Prospect av, swc Garden, see Garden, ss, 353.7 e Crotona av.

Prospect av, 587 (10:2674), ws, 115 n 150th, 20x100, 4-sty bk tnt; Wm Quinn to Frances Meiner, 1879 Cedar; mtg $6,500; May19'15 (R S $3). O C & 100

Prospect av, 659 (10:2675), ws, 50 n 152d, 37.6x95, 5-stv bk tnt; F & H Realty Co to Lawrence Davis, 76 Green, Newark, NJ; mtg $24,875; May13; May19'15 (R S $3). O C & 100

Prospect av, 699 (10:2675), ws, 18.5 n 153d, 23x95x23x94.11, 3-sty & b fr dwg; Miltner Bros Inc to Benj Weinerman, 1019 Longwood av; mtg $6,000; May18; May19 '15 (R S $2). O C & 100

Prospect av, 1131--5 (10:2680), nwc 167th (No 833), 50x100, 6-stv bk tnt & strs; Geo B Hayes, ref, to Green-Wood Cemetery, 176 Bway; FORECLOS May14; May20'15 (R S $40). **40,000**

Prospect av (11:3102), nws, 400 ne 183d, 100x100, except part for av, vacant; Lawyers Realty Co to Lawyers Title & Trust Co, 160 Bway; B&S; mtg $7,500; May13; May20'15. nom

Prospect av (11:3102) same prop; Lawyers Title & Trust Co to Chas M Swezey, cor Bway & 2d st, Bayside, LI; 1-10 pt; B & S; May13; May20'15 (R S 50 cts). nom

Putnam av W (12:3271) land in bed of av in front of lots 55 & 56 on map Van Cortlandt Est; Ford Craw Co, 38 W 26, to City N Y; May20'15. nom

Quimby av (*), ns, 305 e Olmstead av, 100x216 to Story av, Unionport, except pt for Quimby & Story avs; Edw J Moberg to Anna M Moberg, 154 Stevens av, Mt Vernon; mtg $4,000; May15; May17'15 (R S $1). O C & 100

Randall av, swc Bryant av, see Longfellow av, ws, at nws Hunts Point av.

Rosedale av, 1466 (*), es, 50 n Merrill, 25x100, except pt for av; Alphonse Brueckner to Leo Sielke, 1466 Rosedale av; mtg $2,500; May19; May20'15. nom

Ryer av (11:3160), es, 200 n 1st, 25x 168.10x25x170.8, except part for Grand blvd & concourse; Harry W Davis to Thos D Kreuter, 1882 Grand concourse; QC; May11; May17'15. nom

Ryer av (11:3160), same prop; Thos D Kreuter to Wm H Hancox, Mt Vernon, N Y; Mar3; May17'15 (R S $5). nom

St Anns av, 641-3 (Benson av) (10:2617), ws, 150 s Rae, 50x129.3, except strip called St Anns av, 80 ft wide, vacant; Jno J Murray to Margt M Graner & Wm F Murray, 648 St Anns av; QC; Jan31; May18'15. nom

St Lawrence av (*), sec Tacoma, 25x 100; Clarence Y Palitz, ref, to Marie F Gerz, 732 Van Nest av; FORECLOS Apr30; May15; May19'15 (R S $6). 6,000

Story av, ss, 305 e Olmstead av, see Quimby av, ns, 305 e Olmstead av.

South Oak dr (*), ns, being e ½ plot 56, amended map Bronxwood Park, 25x95; Abbondanza Mascia to Arthur Knight, 1270 2 av; mtg $5,500; May13; May17'15. O C & 100

South Oak dr (*), ns, being w ½ plot 56, same map, 25x95; Nicola Mascia to Arthur Knight, 1270 2 av; mtg $5,500; May13; May17'15. O C & 100

Teller av (9:2424), sec 165th, 118.3x 290.11 to Clay av x127.10x222.5, vacant; Renenson Realty Co to Habener-Escher Co, 761 Melrose av; mtg $24,500; May15; May17'15 (R S $28). O C & 100

Throop av (*), nwc Adee av, runs w 571.10xsw103.6 to ss Adee av xe637.5 to ws Throop av xn80 to beg; also THROOP AV (*), nec Adee av, runs e460 to ws Wilson av, s80 to ss Adee av, xw460 to es Throop av xn80 to beg; also ADEE AV (*), ns, 453.11 e Wilson av, runs w453.11 to Wilson av xs80 to Adee av xe404.11xne 93.10 to beg; also GUN HILL RD (*), nec Adee av, runs e207.7 to ws Eastchester av xs80 to ss Adee av xw113.4x—53.5 to Gun Hill rd xnw140.4 to beg; Eastchester Syndicate to City N Y; Apr1; May20'15 (R S $17). O C & 100

Tinton av (10:2671), es, 52 n 166th, 48.10 x99, vacant; Carolena Hoffman Von Waffenstein to Adolphus Realty Corpn, 1118 Tinton av; mtg $12,500; May12; May18'15 (R S $10). O C & 100

Trinity av, 1017 (10:2633), ws, 100 n 165th, 36.4x98.4x36.4x73.4, 5-sty bk tnt; Nysyr Land Co, at Onondaga Valley, NY, to Mortimer Realty Co, 1095 Bergen av; mtg $18,000; Apr28; May17'15 (R S $12). nom

University av (11:2868), es, 449.9 w from ws Harrison av, measured along es University av & ss Burnside av, runs se 169.11 to ws Old Croton Aqueduct xs45xw182.9 to av xn43 to beg; also UNIVERSITY AV (11:2868), es, 492.8 w from ws Harrison av measured along es University av & ss Burnside av, runs se182.9 to ws Old Croton Aqueduct xs29.1x—15.10xw193.11 to av xn 43.1 to beg; 3-5-sty bk tnts; University Bldg Co to Wm F & Fredk C Krumdieck, 441 E 140; mtg $72,500; May17; May18'15. 100

University av (11:2878), es, abt 126 n Tremont av, 25.7x130.4x17x120, vacant; Robt S Burns, Forest Hills, LI, to Wm O Weir, on Harvest st, Forest Hills, LI; May 5; May19'15. O C & 100

Valentine av, 2221 (11:3150), nwc 182d, 63.6x100x51.9x100.8, 5-sty bk tnt; Phelan Bros Constn Co to Edw Ruehl, 918 Brook av; mtg $55,000; May17; May18'15 (R S $13.50). O C & 100

Valles av (13:3421),es, abt 110 s 256th, 157x100.3x157x100, vacant; Fidelia S Phinny to Geo Frankel, 1062 Grant av; May12; May17'15 (R S $1). nom

Valles av (13:3421); same prop; Geo Frankel to Robt Apropo, 171 E 103; May 15; May17'15 (R S $1). O C & 100

Vyse av, 1222 (11:2993), ws, 180.6 s Freeman, 25x100, 2-stv fr dwg; Leslie B McClure to Emma Graessle, 2328 7 av; mtg $5,000; May13; May15'15 (R S $15). O C & 100

Wales av, 430-2 (10:2576), es, 125 s 145th, 50x100, 2-3-stv fr tnts; Gustav Seidenstock to Carrie, wife Gustav Seidenstock, 430 Wales av; May5; May19'15 (R S 50 cts). nom

Wales av, 456 (10:2576), ss, 133.4 ne 145th, 16.8x100, 2-stv fr dwg; Henrietta Rinnert, widow, to Edw Rinnert, 456 Wales av; mtg $1,500; May17; May18'15. nom

Walton av, 2403 (11:3188), ws, 268.11 n 184th, 19.11x96.6, 3-sty bk dwg; Permilla A Bunt, 327 E 237, to Wm F Fraun, 364 E 149; B&S & CaG; mtg $7,600; May14; May15'15. O C & 100

Washington av, 2481 (11:3033), nwc 189th, 100x95, vacant; Martin B Hofman to Irene N Collard, 199 Lenox av; mtg $11,000; May14; May18'15 (R S $7). O C & 100

Washington av, 2481 (11:3033), nwc 189th, 100x95, vacant; Edw Nicholson et al, EXRS Jos Bierhoff, to Martin B Hofman, 161 W 36; mtg $11,000; May14; May 18'15 (R S $2.50). O C & 100

Washington av, 2043-5 (11:3036), ws, 225 n 179th, 50x145, 5-sty bk tnt & strs; Eugene L Richards TRSTE Anthony Deutsch, to Morris Halpern, 165 Clinton; mtg $51,000; May14; May18'15 (R S $8). **56,700**

Washington av (*), es, 225 n Westchester av, 25x100; Chas H Baechler to Royal Bronx Realty Co, 1126 Walker av; May17; May18'15 (R S 50 cts). O C & 100

Webster av (12:3331), ns, 25 w 204th, 50 x115, vacant; Susan M T Mallahan to Henry D Patton, 2470 Webb av; mtg $6,500; May17; May18'15 (R S $2). O C & 100

Webster av (12:3331); same prop; Henry D Patton to Mary Annan, 2547 Webster av; mtg $6,500; May17; May18'15 (R S $2). O C & 100

Webster av, 2786 (12:3273), es, 528.2 s Bedford Park blvd, 15x64.11, 1-sty fr str; Geo Cohn et al to Earlsworth Court Realty Corpn, 299 Bway; mtg $——; Feb27; May17'15. O C & 100

Westchester av old Nos 906-8 (10:2623), swc Jackson av (No 651). —x—, 2-sty fr tnt & str; Jno J Murray to Wm F Murray, & Margt M Graner, 648 St Ann's av; QC; Jan31; May18'15. nom

White Plains rd (*), es, 90.7 s 216th, runs e81.9xs26.8xw5.11xn1.8xw75.11 to rd xn25 to beg; Peter Sheridan to Margt M Sheridan, 813 E 218; B&S; AL; May14; May17'15. O C & 100

Lots (*) 6 to 10, 22, 24 to 26, 55 to 57, 77, 80 to 85, 92, 95, 96, 98 to 103, 107 to 132, 136 to 149 153 to 164, 168, 169, 174 to 177, 191, 193, 195, 210 to 215, 235 to 244, 248 to 257, 268 to 275, 278 to 279, 283 to 288, 295 to 305, 321 to 393; also LOTS (*) lying bet Hughes av & Westchester Creek; Duchess Land Co to Jos A Gibbins; correction deed; Sept18'96; May17'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Mead st (*), from Garfield st & Unionport rd; order of court & petition for appointment of Thos J Byrnes, 1229 Tinton av; Jas M Clancy, 466 E 140, & Christian Broschard, 1560 Zerega av, as Commissioners of Estimate for opening above st; May6; May17'15.

133D st, 359 E (9:2296), ns, 291.6 e Alexav, 20x100, 4-sty bk tnt & str; CONTRACT; Henry M Weill, atty, for Margt M Weill, 634 W 138, with Raffaele Paradiso, 310 E 12; mtg $6,000; May15'15. **7,500**

136TH st, 677 E (10:2565), ns, 149.4 w So blvd, 50x105, 5-sty bk tnt; also 136TH ST, 681 E (10:2565), ns, 99.11 w So blvd, 50x105, 5-stv bk tnt; re judgt; Murray & Hill Co to Bullesbach Constn Co; Feb15; May14'15. nom

136TH st, 677-81 E; re judgmt; Cross, Austin & Ireland Lumber Co to same; Feb 15; May14'15. nom

136TH st, 677-81 E; re judgmt; same to same; Feb15; May14'15. nom

136TH st, 681 E, see 136th, 677 E.

152D st, 414 E, see 130th, 233 W, Manhattan Cons.

183D st E, ss, 84 e Webster av, see Walton av, ws, 43 s 183d.

Andrews av, 2201, see 130th, 233 W, Manhattan Cons.

Eastern blvd (*), es, 125 n Fairmount av, 25x100; re mtg; Dora L Schreiber to Elise Bentz, 2371 Butler pl; Apr10; May 19'15. 600

Hermany av (*), ss, 367.6 w Zerega av, 12.6x—; being w ¼ of e ¼ of nw ¼ of lot 2, map Unionport, except part for Hermany av; re judgt; Margt Knox to Wm B O'Malley, 1213 Hoe av; May18; May 19'15. nom

Kingsbridge av (13:3405), es, 95 s 234th, 50x125 (owned by party 2d pt); also KINGSBRIDGE AV, es, adj above on south; party wall agmt; Seabury Bldg Co with Max Marx, 419 Convent av; May14; May15'15. nom

Norman av, ws, at line bet lots 637 & 638, map Van Cortlandt Est, runs e30 to cl Norman av xs50xw30 to Norman av xn 50 to beg; also NORMAN AV, ws, at line bet lots 626 & 627, same map, runs e30 to cl Norman av xs100xw50 to Norman av xn100 to beg; also NORMAN AV, land in bed of avin front of lots 647 & 648, 100x 30 to cl Norman av; also NORMAN AV, being land in bed of av in front of lots 643 to 647, same map; re mtg; Augustus Van Cortlandt, Sharon, Conn, & ano, EXRS Augustus Van Cortlandt, to City N Y; Jan 5; May20'15. nom

Park av, 3104 (9:2418), es, 29.11 n 158th, 28.3x70.4x25x83.7, 3-sty fr tnt; re dower; Anna M Kunkely to Thos Callanan, 963 Grant av; May14; May18'15. 200

Prospect av, 1101-7 (10:2680), ws, 40 s 167th, 80x100, 2-6-sty bk tnts & strs; re mtg; N Y Mtg & Sec Co to Angel Constn Co, 897 Home; May4; May15'15. 52,000

Throop av (*), nwc Adee av, runs w 571.10xsw103.6 to ss Adee av xe637.5 to ws Throop av xn80 to beg; also THROOP AV (*), nec Adee av, runs e460 to ws Wilson av xs80 to Adee av xw460 to es Throop av xn80 to beg; also ADEE AV (*), ns, 453.11 e Wilson av, runs w453.11 to Wilson av xs80 to Adee av xe404.11xne93.10 to beg; also GUN HILL RD (*), nec Adee av, runs e207.7 to ws Eastchester av xs 80 to ss Adee av xw113.4x—53.4 to rd xsw 140.4 to beg; re mtg; Mutual Life Ins Co to Eastchester Syndicate Co, 9 E 46; Apr 1; May20'15. nom

Tinton av (10:2671), es, 52 n 166th, 48.10 x99, vacant; re mtg; German Savgs Bank to Adolphus Realty Corpn, 1118 Tinton av; May6; May18'15. 5,500

Walton av (11:3186), ws, 43 s 183d, 25x 95, vacant; also 183D ST E (11:3030), ss, 84 e Webster av, 42x93.8x11.11x95.10, vacant; re mtg; Hartford Realty Co to Henry P Singhi; May8; May14'15. nom

187 av (11:3125), cl at ss lot 3 on map Wardsville, runs n19.11xe25xs19.11xe25 to beg, land in bed of av; re mtg; Anna M Dennerlein et al EXTRX & Jno F Dennerlein, to Land Realty Co, 1005 E 180; May11; May14'15. nom

3D av, 2412, see 133d, 241 E.

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3D av, 3240-6 (10:2620), sec 163d, 100.8x 52.5x100x40.9; consent to 3d track; Adelia M Lankenau to Manhattan Railway Co; mtg $83,500; July15'14; May20'15 (R S $1). 753.40

3D av, 3240-6; consent to 3d track; Roman Catholic Orphan Asylum to same; Apr24; May20'15. nom

3D av, 3240-6; consent to 3d track; Augustus Schuck et al EXRS, to same; May13; May20'15. nom

3D av, 4093 (11:2922), ws, 102 s 175th, 108.1x111.10x108x109.9; consent to 3d track; Jas Reilly to Manhattan Railway Co; Mar18; May19'15 (R S $1). 540.42

3D av, 4119-21 (11:2923), ws, 104.8 n 175th, 50x105.6; consent to 3d track; Jno W Cornish Constn Co to Manhattan Railway Co; mtg $38,000; Feb23; May20'15. 250

3D av, 4119-21; consent to 3d track; same & Republic of Panama to same; Mar 10; May20'15. nom

Power of attorney; Anna C Church to Geo W Murray et al; June9'10; May19'15. ——

Plot (11:3128), begins 125 s 181st & 104.5 w Vyse av, runs w20xs50xe19.5xn50 to beg, owned by party 1st pt; also LAND, adj above on e & s, owned by party 2d pt; re & QC any right of way over adj lands of party 2d pt; Otto L Deibel, 505 E Houston, to Mott Av Realty Co, 451 Tinton av; May12; May14'15. nom

Parcels 33, 33A, 34, 34A, 35, 35A, 36 & 36A (*) on damage map to open Pugsley av from McGraw av to Clason's Point rd; re mtg; Georgina Schuck, 850 E 156, to City N Y; Apr5; May14'15. nom

Parcel 8A (*) on damage map to open 177th st (Wyatt st) & Bronx Park av (Berrian av); consent to payment of award; Duncan Smith & Ano, TRSTES, to City N Y; Feb11; May14'15. nom

Parcels 8B & SC (*) on damage map to open same; consent to payment of award; W S Gurnee et al, TRSTES for E Norman Scott, will Walter S Gurnee, to City N Y; Feb19; May14'15. nom

Parcel 100 (*) on damage map to open Dorsey st from Zerega av to Seddon; re mtg; Dollar Savgs Bank to City N Y; Aug13'14; May14'15. O C & 100

Parcel 3A (*) on damage map to open Ludlow av from Tremont av to Whitlock av; re mtg; Poughkeepsie Trust Co to City N Y; May17; May14'15. nom

Power of atty; Mary M, wife Chas F Ostrander, to Henry L Morris, 12 W 53; May17; May18'15 (R S 20 cts). ——

LEASES.

Borough of Manhattan.

MAY 14, 15, 17, 18, 19 & 20.

Christopher st, 35-9 (2:610), all; Citizens Investing Co, 226 Lafayette, to Carmelo Lamarca, 132-4 Thompson; 4 11-12yf June1; May17'15. 6,684

Coenties sl, 4-6 (1:30), nwc Water, double str & b; Louise Mahnken, 155 Lefferts pl, Bklyn, TRSTE will Fredk Mahnken, to Fredk W Arndt, 1461 Minford pl, Bronx; 4 4-12yf June1; May19'15. 1,000 & 1,200

Cortlandt st, 53 (1:650), sec Greenwich, east pt of b; Maria R Friedhoff to Peter Courlas & Nicholas Demas, 53 Greenwich; from Mar1 to Sept30'19; May19'15. 1,020

Eldridge st, 202 (2:416), all; Marie L Colle, ADMTRX Isidore Colle & GDN Marion Colle, to Minnie Sobel, 712 Cauldwell av; 3yf May15; 2yren at $3,602; May19'15. 3,352

Exchange pl, swc William, see William, swc Exchange pl.

Grand st, 291-3 (2:413), ½ 3d fl; Jacob Siris et al to Draisin & Co, 291-3 Grand; 2yf May1; 3y ren; May14'15. 600

Greenwich st, sec Cortland, see Cortlandt. 51.

Hancock pl, 39 or Morningside av, 131 (7:1951); asn Ls; Stuart N Clarke, of Yonkers, NY, to Thos Kane, 38 Hancock pl; AT; mtg $——; May12; May17'15. nom

Hancock pl, 39, or Morningside av, 131; asn Ls; Thos Kane to Michl Dwyer, 314 W 117; AT; mtg $——; May12; May17'15. nom

Hancock pl, 39 or Morningside av, 131; asn Ls; Michl Dwyer to Geo Klatt, 184 9 av; AT; mtg $——; May12; May17'15. nom

Rivington st, 56 (2:416), all; Ernestine Silverman to Morris J Wilkes, 1379 Teller av, Bronx; 5yf May1'18; May18'15. 1,350

Warren st, 18 (1:135), ns, 25x100, the land; Rector, etc, of Trinity Church to Max Weiss, 339 Whitlock av, Bronx; 11yf May1; 10y ren; May19'15. nom

taxes, &c, & 3,000

Water st, swc Coenties sl, see Coenties sl, 4-6.

West st, 394-5 (2:636), all; Diedrich H Hamje & ano, TRSTES will Jno Tietjen, to Anna Lohmann, 395 West; 5yf May1; May15'15. 3,600

William st (1:25), swc Exchange pl, room 102 fn 1st stv of Lord's Court Bldg; sur Ls; Lord's Court Restaurant Co to Lord's Court Bldg; AT; Apr15; May14'15. nom

Wooster st, 222-4 (2:534), all; Lucius H Beers et al TRSTES will Franklin B Lord et al to Vito Marchesi, 20 Mulberry; 5y f May1; May19'15. 1,500

18Th st, 65 E (2:442), all; Anna Schmidt to Abr Precker, 190 Norfolk; 3 4-5yf June1; May20'15. 1,200

6Th st, 324-6 E (2:447); sur Ls; Moritz Burger to Chas Rubinger, 1990 7 av; AT; Apr15; May17'15. nom

7Th st, 140 E (2:402), ss, 150 e Av A, 25 x90.10, the land; asn Ls; Otto J Haslinger, 1919 Bigelow av, Woodhaven, LI, to Horwitz Contracting Co, 148 E 7; mtg $250 & AL; May13; May14'15. 1,615

8Th st, 65 E (2:560), ns, 185.7 w Bway, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Walter J Egan, 507 E 185; 21yf May1, with renewal; May19'15. taxes, &c, & 1,300

12Th st, 621 E (2:395); asn Ls; Saml Midler to Meyer J Butinsky, 643 E 3; AT; May19; May20'15. nom

14Th st, 259 W, see 8 av, 80-6.

33D st, 50 W (3:834), b str; Mary J Odell, 48 W 33, to Adolph Furman, 535 W 163; 5yf May1; May20'15. 1,500 & 1,900

35Th st W (3:837), ns, bet 5 & 6 avs, Garrick Theatre; agmt that in event of Garrick Realty Co default in provisions of Ls dated about Apr19'15, it shall not affect possession of party 2d pt, etc; Annie T Harrigan with Walter Rosenberg, 175 W 72; Apr19; May14'15. ——

40Th st, 456 W (3:737), all; Margt Knox, 530 E 19, Bklyn, to Frank Schlegl, 414 E 70; 5yf May1; May14'15. 1,200 & 1,500

44Th st, 514 W (4:1072), w str & b; Emil & Carrie Herbert, 514 W 44, to Philip Standt, 556 W 42; 5yf, June1; 5yren; May 18'15. 420

47Th st, 17 E (5:1283), all; J Hopkins Smith, of Falmouth, Me, to Black & Boyd Mfg Co, 23 E 22; 1yf Dec1; May15'15. taxes &c & net 6,000

55Th st, 162 E, see 3 av, 906-8.

68Th st, 236-8 W (4:1159), ss, 425 w Ams av, 50x100, all; Thos F Devine, 83 West End av, to Harry W Biggs, 201 W 108, & ano; 5y from completion of bldg, about May1'14; 5y ren; May14'15. 9,000

68Th st, 236-8 W; asn Ls; Harry W Biggs & ano, to Modern Garage Co, on premises; Nov8'13; May14'15. nom

71St st, 406 E (5:1465), w str; asn Ls; Jos Bancik, 406 E 71, to Frank Bauer, 1372 Av A; May19; May20'15. nom

81St st E, see Av A, see Av A, 1530.

86Th st, 3 W (4:1200), all; Geo A Wheelock, 3 W 86, to Maurice Packard, 203 W 79; 5yf Oct1; May17'15. 3,000

91St st W, swc Central Park W, see Central Park W, 302.

102D st, 100 W, see Columbus av, 874.

104Th st, 105-7 W (7:1859), ns, 62 w Col av; sur Ls dated Oct29'10; Inner Circle Realty Corpn, 24 Broad, to City Real Estate Impt Corpn, 107 W 104; AT; Apr28; May20'15. nom

112Th st, 224-6 E (6:1661); sur Ls; Benj Bernstein, 124 E 107, to Herman I Zagor, 215 Park av; AT; May14; May15'15. 639.33

112Th st E, nwc 2 av, see 2 av, nwc 121.

117Th st, 408 E (6:1710), all; Josephine Colio to Giovanni Barba; 2yf May1; May 19'15. 540

125Th st, 314 W (7:1951), all; M Raymond to Geo Alexander, 314 W 125; 3yf May1; May20'15. 1,650

129Th st, 617 W; also 130TH ST, 622 W (7:1996); asn Ls; James Everard's Breweries to Thos Lee, 617 W 129; AT; Apr9; May17'15. nom

130Th st, 622 W, see 129th, 617 W.

132D st E, nec 5 av, see 5 av, 2161.

144Th st W, nwc Bway, see Bway, 3519.

152D st W, nwc 8 av, see 8 av, nwc 152.

Av A, 205 (2:440), all; Abr Salkin, 311 S 5, Brkln, to Isador Kramer, 66 E 3; 3yf July1'14; May20'15. 2,626

Av A, 1530 (5:1577), see 81st, str & pt c; Louise Patjens & ano, EXRS &c Jno H Patjens, to Hy Bockmann, 1530 Av A; 5yf May1; May20'15. 1,200

Av A, 1749 (5:1571); asn Ls; Jos Cleary, 302 E 89, to Patk McElroy, 302 E 89; AT; mtg $5,400; Jan4; May17'15. nom

Av C, 90 (2:376); asn Ls; Jos Lebovitz to Wm Zoll, 564 W 149; mtg $2,000; May 12; May20'15. nom

Broadway, 2824-6 (7:1881); asn Ls; Herman W Shostak of lower Jamesburg, NJ, & Jos G Abramson, 30 Church to 2824 Broadway Corpn, 30 Church; mtg $2,300; May12; May19'15. O C & 100

Broadway, 3519 (7:9091), nwc 144th str & pt c; Carrie F Miller & ano, TRSTES will Fredk B Taylor, to Rose Simons; 3yf May1; May17'15. 1,000

Broadway, 5233 (8:3481), ws, bet 225th & 227th, 1st & 2d firs & b for Kingsbridge P O station; Danl F Mahony Jr to U S of A, by Frank H Hitchcock, P G of U S; 10yf June1'11; May20'15. 2,400

Central Park W, 302 (4:1204), swc 91st, 100.8x100, all; Eldorado Holding Corpn to Morris Fein, 1370 Lyman pl, Bronx; 7 mos from May1; May17'15, for term 13,500

Columbus av, 874 (7:1857), swc 103d (No 100), n str & pt b; Jno J Falahee to Martin J Brennan, 251 W 81; 5yf Nov1'19 at $216.67; May18'15. monthly or total for term $13,000

Columbus av, swc 103d, same prop; asn Ls; Victor J Lipp of Bklyn to same; May 17; May18'15. O C & 100

Lexington av, 1192 (5:1510), str & b; Sublex Realty Corpn, at Esopus, NY, to Max Jeromias 1203 Lex av, & ano; 4 3-12yf May1; May15'15. 1,260 & 1,380

Lexington av, 1915-9 (6:1769) strs & pt c; Rudolph W Dick to Thos Kelly, 2222 8 av; 5yf May1; May17'15. 1,500

Morningside av, 131, see Hancock pl 39.

1ST av, 1625 (5:1547), str fl & b & 5 rooms on 2d fl; Jacob Richard, 12 E 17 & ano, to Hy Boretwick, 1625 1 av; 5yf May 1; May14'15. 1,380

2D av, 560 (3:936), str, 2d fl & b; A J Klinger to Leonold Giebel, 560 2 av; 5yf May1; May14'15. 1,080

2D av, 2363 (6:1786), ws, 25.11 n 121st, 20x53.11, the land; Jacob Haltzer to Jos Gottesman, 2363 2 av; 5yf May1; May20'15, taxes &c & 400

2D av (6:1786), nwc 121st, 65.11x53.11, the land; Cornelia A Bookman, 35 E 38 to Jacob Haltzer, 543 W 125; 20yf Mar1, two rens of 20 yrs each; May19'15. taxes, &c, & 1,400

3D av, 986-8; also 55TH ST, 162 E (5:-1309), 3 firs, being ballroom fl, fl above & fl below same; Carlex Realty Co to Philip Frankel, 906 3 av; 6yf May1; May17'15. 3,000

3D av, 1678 (5:1523); asn Ls; Jas Murphy to Jno Kelly, 364 W 116; mtg $——; May19'15. nom

3D av, 1890 (6:1632), all; Mathilda White to Geo Gotthelf, 216 E 118, & Caleb Zimmerman, 23 W 112; 10yf May1; May 17'15. 3,000

5TH av, 277 (3:859), 1st loft; Esther Kaminski, 120 E 34, to Harry C Mabie, at East Orange, NJ, 2yf Oct1; May17'15. 2,500

5TH av, 535 (5:1279), es, 65.5 n 44th, 30x 100, 1st fl & b; Simcox Inc, 535 5 av, to Kaskel & Kaskel, 316 5 av; from Oct1'15 to Nov1'25; May18'15. 17,000 & 18,000

5TH av, 2161 (6:1757), nec 132d, str & front b; Danl Meehan, 1966 Bway, to Geo Ringler & Co, Inc, 203 E 92; 5yf May1; 5y ren; May14'15. 1,800

7TH av, 2248 (7:1938); asn Ls; Edw Stumvoll to Pauline Stumvoll, both at 2248 7 av; Feb3; May18'15. nom

7TH av, 2248 (7:1938); asn Ls; Pauline Stumvoll to Carl Hacker, both at 2248 7 av; Feb10; May18'15. nom

8TH av, 80-6; also 14TH ST, 259 W (3:-764); asn Ls, bill of sale, &c; Harry A Goidel, TRSTE Carl Ihrig, & Chas Miltinberger, doing business as Knickerbocker Cafe, bankrupts, to Fred Hollender & Co; AT; mtg $25,144.85; May3; May15'15. 500 over & above mtgs

8TH av, 80-6; also 14TH ST, 259 W; asn Ls; Fred Hollender & Co to Jean Schott, 143 W 96; May6; May15'15. O C & 100

8TH av, 80-6; also 14TH ST, 259 W; asn Ls; Jean Schott to Fred Hollender & Co, 123 Lafayette; May6; May15'15. O C & 100

8TH av, 670 (4:1014), all; Phineas R Youngs, 6515 Monroe av, Chicago, Ill, to Otto Bausch, 670 8 av; 5yf May1; May19 '15. 3,000

8TH av, 352 (3:777), 3 upper firs; Edw Jansen to Jno J Campbell, 251 W 92; 10yf Apr15; May20'15. 1,800

8TH av (7:2048), nwc 152d, 42x100; all; Anna V Moritz, of Bronx, to Morris Gouze, 505 W 183; 5yf May1; May14'15. 5,100

8TH av, 2748 (7:2031); asn Ls; Henriette S Brand, 153 Meserole av, E of Q, to Jos H Stein, 296 W 46; mtg $4,752.94; May18; May19'15. nom

LEASES.

Borough of the Bronx.

Home st, 975-85, see Hoe av, 1200.

135TH st, 534 E (9:2262); asn Ls; Benj Weiss & ano to Sarah Altman, 1665 3 av; May15; May17'15. nom

151ST st, 313-5 E (9:2411), all; Benedicta Vetter to Albt I Thorpe, 172 E 124, & ano; 5yf May1'15; May14'15. 1,800

154TH st E, and Courtlandt av, see Courtlandt av, sec 154.

167TH st, 826 E (10:2680); sur Ls; Bernard Cransman to Harry Klein, 22 Mt Morris Park W & ano; May14; May15'15. O C & 100

206TH st, 180-4 E (12:3312), 3-sty bldg; Rosina Grazziadio to Nicola Sciscinti, 184 E 206; 2yf Sept1'13; May17'15. 1,020

Arthur av (12:2947), es, 134.3 s 177th, runs e61.7xn35xe85.2xs100xw139.6 to es Arthur av xn65.7 to beg, 33.965 sq ft; all; Wm C Bergen to City N Y; 10yf Oct1; 10y ren; May15'15; rental to be at 75 cts per sq ft per annum, except part of 1st fl containing 3,900 sq ft at $1.49 per sq ft. ——

Courtlandt av (9:2400), see 154th, cor str; Bernard Galewski to Wolf Parker, 16 E 105 & ano; from Nov1'14 to May1'15; 5y ren; May15'15. 480

Herrick av (10:2755), el being lots 198 & 199 map 369 lots Hunts Point Realty Co; Ellen M Quinlan to Nathan Lissauer & Jno Ciner, 651 Fox; 10yf June1; May15 '15. 420

Hoe av, 1200 (11:2986); also HOME ST, 975-85, all; Shenk Realty & Constn Co to Abr Rabinowitz, 23 W 111; 5yf May1; May 18'15. 13,700

Hoe av, 1200; also HOME ST, 975-85; agmt modifying terms of Ls; same with same; May3; May18'15. nom

Hoe av, 1200; also HOME ST, 981-85; asn Ls; Abr Rabinowitz to Morris Chyat, 368 Madison; Apr30; May18'15. O C & 100

Prospect av, 568 (10:2683), str & o; Christian H Werner to Louis G Aquilino, 570 Prospect av; 3yf May1 (privilege 2yrs renewal); May18'15. 480 to 600

Westchester av, 1020 (10:2725), str; American Real Estate Co to Chas Kervan, White Plains, NY; from May1 to Sept30'22; May19'15. 2,500 to 4,000

MORTGAGES.

Borough of Manhattan.

MAY 14, 15, 17, 18, 19 & 20.

Academy st (8:2237), ws, 125 n Bway, 50x129.7x50.7x121.8; ext of mtg for $38,000 to June1'18, 5½%; May12; May14'15; Dollar Savgs Bank, 2808 3 av, with Knapp & French, Inc, 678 Academy. nom

Broome st, 300 (2:419), ns, 75 e Forsyth, 25x100; pr mtg $20,000; May18'15; 10y or sooner, 6%; Sol & Benj or Barnett & Aaron Shidlovsky & Leah Turkeltaub (nee Shidlovsky) to Bennett Gordon, 45 W 110. 5,000

Charles st (Van Nest pl, 1) (9:621) n wc 4th, 20x79.4x20x79.3; May15'15; due Nov1'20; int as per bond; Pauline H Drew 1977 Bway & Elvina E, wife Wilber C Goodale, 511 W 112 to National Academy of Design, 145 W 109. 10,000

Church st, 248-54, see Leonard 59-63.

Clinton st, 170 (1:314), es, 100 s Grand, 25x100; May17; May18'15; 5½%; Sol & Benj or Barnett & Aaron Shidlovsky & Leah Turkeltaub (nee Shidlovsky) to Albt G Morganstern, 14 E 78. 25,000

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Clinton st, 170; pr mtg $25,000; May18 '15; 5y or sooner, 6%; same to Bennett Gordon, 45 W 110. 3,000

Clinton st, 211 (1:270); ext of mtg for $12,000 to May10'18, 5%; May8; May14'15; Bowery Savgs Bank with Gospel Settlement, 211 Clinton. nom

Columbia st, 91 (2:334), ws, 125.4 s Stanton, —x—; ext of mtg for $28,000 to May11'20, 5%; Apr21; May17'15; Geo G Kip, of Morristown, NJ, with Moses Reichman, 233 E Bway. nom

Downing st, 24-8 (2:527), ss, 75 e Bedford, 60x75; PM; pr mtg $50,000; May15; May18'15; due & int as per bond; Thos H Roff, at Morganville, NJ, to Benenson Realty Co, 401 E 152 Bronx. 6,000

Fort Charles pl, 12 (8:3431), ses, 105 ne Jacobus pl, 50x72.3x90.7x103.4; PM; May 18; May19'15; due & int as per bond; Paul Ward Co, 258 Bway, to Frederic C Leubuscher, 5 W 124, gdn of Renee Seelye. 7,500

Franklin st, 10-2 (1:167), ns, 97.7 e Centre, runs n100xe44.2xs58.8xw0.2xs41.6 to st xw45.11 to beg; pr mtg $46,000; May 17; May18'15; 2y6%; Jno B Corsiglia, 24 1 pl, Bklyn, to Dani F Ognibene, 19 Kenmare. 3,000

Front st, 85 (1:35), ss, bounded w by land Wm Janeway & e by land of Van Buren, 23.9x101.11x23.9x103.6, es; also FRONT ST, 87, ss, bounded e by 93 now 89 Front st & w by 89 now 85 Front st, 24.10x101.6; 8-15 pts; May13; May19'15; due & int as per bond; Howard C Smith, 54 W 53, to Forrest Raynor at Montclair, NJ, & Edw C Moen, 337 W 70, exrs, &c, Henrietta H Smith. 22,000

Front st, 87, see Front, 85.

Greenwich st, 81 (1:19), es, 85.1 s Rector, runs s19.7xe98.2 to ws Church st or Trinity pl (No 44) xn16.8xw9.9xn4.6xw90.7 to beg; May14'15; 5y4½%; Lassen Realty Co to Fredk de P Foster, at Tuxedo Park, NY, & ano, trstes for Albt A Kingsland, will of Ambrose C Kingsland. 18,000

Greenwich st, 81; also TRINITY PL, 44; certf as to mtg for $18,000; May5; May14 '15; same to same.

Hancock pl, 39, or Morningside av, 131 (7:1951); sal Ls; May12; May17'15; demand, 6%; Geo Klatt to Jas Everards Breweries, 12 E 133. notes 3,400

Lafayette st, 106-10 (1:196), nwc Walker (Nos 92-4), 76.9x54.5x82.7x48.6; ext of mtg for $110,000 to Apr12'18, 4¾%; May 3; May15'15; Jno S Welcher with Bowery Savgs Bank, 128 Bowery. nom

Lawrence st, 134 (7:1982); ext of mtg for $40,000 to Mar1'19, 5%; Apr27; May14 '15; Wm N Cromwell et al, trstes for Mary M Seymour, will Emily H Moir, with Jos Newman, 1339 Intervale av, Bronx. nom

Leonard st, 59-63 (1:177), nwc Church (Nos 248-54), 125.4x100, given as supplemental or additional security to mtg for $400,000 recorded in Bk 1176, Sec 3, p 290; mtg $200,000; Apr1; May14'15; 5y or sooner, 5%; Chas H Willing Co, a Rhode Island Corpn, to Margt O Sage, 604 5 av. 300,000

Mercer st, 151 (2:513); ext of mtg for $13,000 to May17'20, 5%; May17; May18'15; Emigrant Indust Savgs Bank with Isaac Feigel, 200 Cathedral Pkway. nom

Minetta st, 6 (2:542), ns, 153.1 e Bleecker, 21.5x25x22.2x75; also MINETTA ST, 8, ns, 175.3 e Bleecker, 22x75; also MINETTA ST, 10, ns, 197.3 e Bleecker, runs n 39.10xs34 to st xsw21.11 to beg, gore; pr mtg $12,000; May17'15; demand, 6%; Gesine Young to Herbt M Smith, of Springfield, Mass. 5,000

Minetta st, 8-10, see Minetta, 6.

New Chambers st, 82-4 (1:111), sws, 125.3 nw Chertry, ext of mtg for $13,000 to Apr1'18, 5½%; Apr23; May18 '15; Adele Kneeland, extrx &c, with Sarah M Sandford, 85 Ralph st, Belleville, NJ. nom

Oliver st, 50 (1:278), es, abt 150 s Madison, 25x100; PM; May17'15; 5y5½%; Cath & Matilda Jackson, of Bklyn, to Mary Renville Jr, 125 W 126.

Rivington st, 56 (2:416), ns, 25 e Eldridge, 21x80; ext of mtg for $5,000 to Jan 6'20, 5%; May17; May20'15; W Barton Chapin, 317 W 81, with Ernestine Silberman, individ, extrx &c Marcus Silberman. nom

Rivington st, 134 (2:354), ns, 22x78; also all rights to alley on Norfolk, es, 75 n Rivington, 3x78; pr mtg $26,500; May18; May19'15; demand, —%; Minnie Edelstein, 132 Rivington, to Saml Ershowsky, 175 E Houston. 1,000

Trinity pl, 44, see Greenwich, 81.

Walker st, 92-4, see Lafayette, 106-10.

Washington pl, 125-7 (2:592), ns, 300 w 6 av, 44x97; May14'15; 4½%; Washington Place Building Co to Morris J Hirsch, 572 Madison av. 50,000

Washington pl, 125-7; certf as to mtg for $50,000; May14'15; same to same.

Washington pl, 125-7; sobrn of mtg for $14,900 to mtg for $50,000; May13; May14 '15; Levine & Kemmner Inc, 135 Bway, mortgagees, with same. nom

Washington ter, 16 (8:2156), ws, 124.3 s 186th, 17.9x62.6; PM; May19; May20'15; 5y 5%; Wm O'Neill to Fredk W Budd, 263 Henry, Bklyn. 2,000

West st, 394-95 (2:636), leasehold; May 13; May15'15; demand, 6%; Anna Lohmann to Readleston & Woerz, 291 W 10. 5,000

2D st, 16 E (2:458), ns, 213.2 e Bowery, 25x66.8x25x65.11; ext of mtg for $10,000 to May13'18, 5½%; May13; May14'15; Margt P Schwab, 59 E 65, with Virginia Glaser, 31 W 82. nom

2D st, 16 E (2:458), ns, 213.2 e Bowery, 25x66.8x25x66.11; ext of mtg for $10,000 to May13'18, 5½%; May13; May14'15; Margt P Schwab, 59 E 65, with Virginia Glaser, 31 W 82. nom

3D st, 28 E (2:458), ss, 115 w 2 av, 20x 61; pr mtg $——; May3; May19'15; 3y6%; Eliz C Green, 314 72d, Bklyn, & Annie E Briganti, 316 72d, Bklyn, to Aug Hildebrandt, 356 55th, Bklyn. 1,000

3D st, 184 E (2:398); ext of mtg for $26,000 to June1'20, 5%; Apr26 May14'15; Christina Herz, 227 Barbey, Bklyn, et al, exrs &c Martin Janson, with Helen Schweitzer, 67 St Nicholas av. nom

4TH st, 289 E (2:387), ns, 115.3 w Av C, 27x96.2; pr mtg $18,000; May18'14 (probably meant for 1915); May20'15; due May 18'19, 6%; Congregation Nachlass Zwie Anschei Ungarn, a corpn, 289 E 4, to Ferentz Schwartz, 331 E 79. 2,000

4TH st W, nwc Charles, see Charles (Van Nest pl, 1), nwc 4.

7TH st, 111-3 E (2:435); ext of mtg for $72,000 to May1'18, 5%; Apr30; May20'15; Lawyers Title & Trust Co, 160 Bway, trsfe will Caroline Baker, with Jacob C & Fredk A Heinsheimer, 104 W 70. nom

7TH st, 148 E (2:402), ss, 250 e Av A, 25x90.10; leasehold; May12; May15'15; due Nov12'15, 6%; Hurwitz Contracting Co to Frank Gens & Co, 280 Grand. notes 1,600

16TH st, 19 W (3:818), ns, 425 w 5 av, 25x92; May20'15; 5y5%; Wm Lustgarten & Co, Inc, 68 William, to Emigrant Indust Savgs Bank. 15,000

18TH st, 324 E (3:923), ss, 306 e 2 av, 21x92; pr mtg $7,000; May12; May14'15; due & int as per bond; Ernest Harvier, 29 W 10, to Cath R Kelly, 2 W 83. 500

18TH st, 324 E; ext of mtg for $7,000 to May13'20, 5%; May12; May14'15; same with same. nom

19TH st, 400 E, see 1 av, 326.

19TH st, 144-6 W (3:794), sws, 197 se 7 av, 44x63.3x44.3x93.6; pr mtg $30,000; May 15'15; demand, 6%; Chas I Weinstein Realty Co to Max Weinstein, 1884 7 av. 2,500

22D st, 3-5 E, see Bway, 940-8.

26TH st, 432-4 W (3:723), ss, 336.9 w 9 av, 38.3x98.9; May15; May17'15; 3y5%; Louis Schramm, 362 W 19, to Anna C Stephens, 285 Central Park W. 15,000

26TH st, 432-4 W; sobrn of mtg for $55,000 sub to mtg $25,000, to mtg for $15,000; May15; May17'15; same, owner, & Fredk Hahn, 331 W 19, mortgagee, with same. nom

31ST st, 1 W, see 5 av, 302.

31ST st, 1-3 W, see 5 av, 302.

31ST st, 71 W (3:833), ns, 150 w 5 av, 25x98.9; May14'15; 3y or sooner, 5½ & 6%; Robt A Colt to Frank H Aukamp, 532 Madison, Bklyn. 5,000

31ST st, 112 W (3:806), ss, 162.6 w 6 av, 20.10x103x21.4x98.10; May14; May15'15; due & int as per bond; Martin R Beam of Bklyn & Jennie B Ferris of NY, to Title Guar & Trust Co. 21,000

31ST st, 112 W; pr mtg $21,000; May14; May15'15; due & int as per bond; same to Mary E Beam of Hollis, NY. 1,000

31ST st, 114 W (3:833); ext of mtg for $50,000 to May14'18, 5%; May14; May17'15; Robt A Coit with Seamens Bank for Savgs, 76 Wall. nom

31ST st, 32-4 E (3:860), ext of mtg for $200,000 to May20'18, 5%; May20'15; County Holding Co, 100 Bway, with Adroit Building Co, Inc, 6 W 32. nom

32D st, 306-8 W (3:937); ext of mtg for $38,500 to Feb15'20, 5½%; May8; May15 '15; Lawyers Mtg Co with Harry Levy, exr Barnett Levy, decd, & Pauline Levy. nom

34TH st, 23 W (3:836); ext of mtg for $80,000 to June30'17, 5%; Oct24'14; May20 '15; N Y Life Ins Co with Besse MacLeod Leggett, care F H Leggett & Co, 128 Franklin. nom

34TH st, 114-20 W (miscl); certf as to chattel mtg on hotel fixtures &c for mtg for $——; May10; May20'15; Herald Square Hotel, Inc, to Mary E Olcott et al. ——

34TH st, 114-20 W; consent of stockholders to chattel mtg for $——; May10; May20'15; same to same. ——

37TH st, 438-48 W (3:734); lease of rear ½ 8th fl, chattels, &c; pr mtg $3,300; May 10; May14'15; installs, $111.11 monthly on or before May1'19, Saml W McDonnal, 511 W 181, doing business of Union Bindery, 438-48 W 37th, to A T De La Mare Printing & Publishing Co, 438-48 W 37. 4,000

39TH st, 417 W (3:737), ns, 200 w 9 av, 25x98.9; pr mtg $——; May15; May19'15; 1y6%; Frances Dunne, of Bronx, to Florence L McHugh, 740 E 220, Bronx. 1,500

40TH st, 456 W (3:737); sal Ls; May13; May14'15; demand, 6%; Frank Schlogl, 414 E 70, to F & M Schaefer Brewing Co, 114 E 51. 2,379

41ST st, 129 W, see 42d, 126 W.

42D st, 126 W; also 41ST ST, 129 W (4:-993); ext of mtg for $125,000 to May15'18, 4½%; May18; May19'15; Margt A Shayne, widow, with Seamens Bank for Savgs, 76 Wall. nom

49TH st, 422 W (4:1058), ss, 275 w 9 av, 25x100; May19'15; 3y5%; Louis F & Wm F Sommer, exrs &c Caroline W Sommer, to Emigrant Indust Savgs Bank. 7,500

51ST st, 64 W (5:1266), ss, 93.3 e 6 av, 19.1x100.5x17.1x100.5; May19'15; 1y5%; Wm H King to Franklin Savgs Bank, 656 8 av. 2,500

54TH st, 250 W (4:1025), ss, 175 e 8 av, —x—; ext of mtg for $350,000 to May15 '18, 4½%; May13; May17'15; 54th St Realty Co with Seamens Bank for Savgs, 76 Wall. nom

63D st, 12 E (5:1377), ss, 225 e 5 av, 25x 100.5; PM; May19; May20'15; 3y5%; Jno G Agar to Lawyers Title & Trust Co, 45,000 Agar to Lawyers Title & Trust Co. 45,000

68TH st, 230-2 W (4:1159); sobrn of mtg for $40,000 to Ls; May8; May20'15; Yorkville Bank, mortgagee, with Modern Garage Co. nom

68TH st E, swc Madison av, see Madison av, 812.

70TH st, 136 E, see Lex av, 956-60.

71ST st, 406 E (5:1465); sal Ls; May19; May20'15; demand, 6%; Frank Bauer to Jacob Ruppert, a corpn, 1639 3 av. 1,402.15

75TH st, 250 W (4:1166); ext of mtg for $20,000 to June17'18, 5%; May5; May 18'15; Emma A Holloway, of East Orange, NJ, with Susanna W & Jacob S Carvalho, both at Lawrence, LI. nom

77TH st, 241 E (5:1432); ext of mtg for $12,000 to June30'18, 5%; May14; May15 '15; Michl Maier with Abr Goldsmith, 50 W 75, & ano, trstes will Saml Scholle.

79TH st, 236 E (5:1433), ss, 197.11 w 2 av, 17.10x102.2; May3; May14'15; due July 1'16, 6%; Mary Mohl, 203 E 74, to Annie S Liebler, 2977 Valentine av, Bronx. 1,000

84TH st, 310 E (5:1546), ss, 133.4 e 2 av, 16.8x102.2; May14; May15'15; due May 1'18, 5%; Frances C MacIntyre to Ernest Fahnestock at Shrewsbury, NJ, & ano, exrx Henriette C De Grove. 5,000

84TH st, 107 W (4:1215), ns, 144.8 w Col av, 40x102.2; May18; May19'15; demand, 6%; Chas Hess, at West New York, NJ, to Fredk Herrmann, 981 Park av. 2,000

86TH st, 331 W (4:1248), ns, 320 e Riverside dr, 18x100.8; ext of mtg for $22,000 to Dec26'17, 5%; Jan27; Feb9'15; Bankers Trust Co, 16 Wall, trste Johannah S Seymour, to Cath C Hall, 12 E 31 (corrects error in issue of Feb13, when 2d party was omitted).

87TH st, 331 W (4:1249), ns, 356 w West End av, 15x100.8; May17'15; 3y4½%; Evelina Ballantine to Lawyers Title & Trust Co. 10,000

90TH st, 67 W (4:1204), ns, 100 e Col av, 18.9x100.8; ext of mtg for $16,000 to June1'19, 5%; May13; May17'15; Edith M de Moltke-Huitfeldt, 21 Ave de l'Alma, Paris, France, with Thos J McKeon, 332 E 25. nom

91ST st, 250 W, see Bway, 2451-9.

95TH st, 151 W (4:1226), ns, 276 e Ams av, 18x100; deed recorded as mtg as per statement filed & recording tax of $200 paid; pr mtg $15,000; May4; May19'15; due & int as per bond; Jno P Magner, of Rye, NY, to Casualty Co of America, 68 William. 100

98TH st, 64 E, see Park av, 1268.

98TH st, 204 W (7:1869), ss, 118.5 w Ams av, 26 to cl old Bloomingdale rd (closed) x101.4x35.5x100.11; also asn rents as additional security; May18'15; installs, 6%; Sarah F Lemon or Lane, of Mt Vernon, NY, to Bronx Security & Brokerage Co, 258 E 138. 100

102D st, 209 W (7:1874), ns, 100 e Bway, 32.6x100; pr mtg $——; May14; May20'15; 2y or sooner, 6%; Emily Messmer, 209 W 102, to Emile A Hassey, 17 W 123. 3,000

102D st, 209 W; sobrn of mtg for $7,500 to mtg for $3,000; May14; May20'15; Helene Koch, 209 W 102, mortgagee, with same. nom

103D st, 100 W, see Col av, 874.

107TH st, 56 W, see Manhattan av, 149.

109TH st, 123-5 E (6:1637), ns, 205 e Park av, 50x100.11; pr mtg $59,650; May 17; May18'15; 5 mos, 6%; Pauline Lyons, 1485 Vyse av, to Hyman Schuman, 48 Manhattan, & ano. 2,450

109TH st, 211-3 W (7:1881), ext of mtg for $30,000 to Jan1'18, 4½%; Dec30'14; Jan 5'15; Seymour Real Est Co, 25 Broad, with Adolph Breslauer, 200 W 54. Corrects error in issue Jan9 when property was 109th st, 211-13 E. nom

112TH st, 9 W (6:1596); ext of mtg for $18,000 to May1'18, 5%; Apr14; May15'15; Henry F Schwarz at Greenwich, Conn, with Bernard A Ottenberg, 495 West End av. nom

113TH st, 254 W (7:1828), ss, 416 w 7 av, 17x100.11; PM; May14; May17'15; due & int as per bond; Michl J Horan, 1858 7 av, to Harriet A Hartmann, 222 W 59. 9,000

114TH st, 47 W (6:1598); ext of mtg for $20,500 to Apr29'18, 5%; May15; May20'15; Rosa Izen, at Woodcrest av, Edgemere, LI, with an Association for the Relief of Respectable Aged Indigent Females in City N Y, 391 Ams av. nom

115TH st, 357 W (7:1849), ns, 80.8 e Morningside av, 50x100.11; ext of mtg for $57,000 to May18'18, 5½%; May18; May 19'15; Fidelity Trust Co with Hy S Hansen, 357 W 115, & Selma M Hansen, owner of mtg for $20,000 consents to above ext. nom

117TH st, 51 W (6:1601), ns, 257 e Lenox av, 26x100.11; pr mtg $18,000; Apr29; May 19'15; due May1'20 or sooner, 6%; Henry Simon to Leopold Simon, 1252 Myrtle av, Bklyn. 2,000

118TH st, 323 E (6:1795), ns, 275 e 2 av, 75x100.11; May14'15; due Aug12'19, 5%; trstes of the 2d Av Methodist Episcopal Church to Emigrant Indust Savgs Bank. 5,000

120TH st, 330-6 E (6:1796); 2 exts of mtgs for $30,000 each to Oct23'17, 5%; Apr30; May18'15; Lawyers Title & Trust Co with Manuel Oppenheim et al, exrs Gerson Hyman, & consent to above by firm of S Jarmulowsky, 54 Canal. nom

122D st, 620 W, see Claremont av, swc 122.

123D st, 58 E (6:1748), ss, 230.6 w Park av, 18.3x100.11; PM; May18'15; 3y5%; Belle R wife Chas A Bates, to Wm Hayes, 64 E 123. 6,000

124TH st, 67 E (6:1749), ns, 160 w Park av, 17.6x100.11; May17; May20'15; due & int as per bond; Annie Regan to Title Guar & Trust Co. 3,000

124TH st, 166-72 E (6:1772), leasehold; mtg given as additional security to chattel mtg; also recorded in Bronx Co on May14; May12; May17'15; due & int as per notes; Albt I Thorne & Jno F Purcell, Individ & firms Excelsior Stable Co & Thorne & Purcell, to Edw O Binzen, 1817 Morris av, Bronx. 2,149.82

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124TH st, 527-9 W (7:1979); ext of mtg for $64,000 to Dec22'17, 5%; Nov24'14; May 20'15; N Y Life Ins Co with Combined Real Estate Interests, 30 1st. nom

125TH st, 541 W (7:1980), ns, 200 e Bway, 20x99.11, May15; May19'15; due & int as per bond; Cath S Hunter to Farmers Loan & Trust Co, 22 William. 12,000

126TH st, 23 W (6:1724), ns, 272.6 w 5 av, 17.6x99.11; PM; May1'; May15 to; 5½ or sooner, 5%; Sophie, wife of & Jakob Grand to Jno F & Elise S Black, 240 W 104. 7,000

127TH st, 146 E (6:1775), ss, 367 w 3 av, 18x99.11; PM; May13; May17'15; 5y or sooner, 6%; Harlem Eye, Ear & Throat Infirmary, at 124th & Lex av, to Frances L Blackford, 725 St Marks av, Bklyn, & ano, trstes Eugene G Blackford. 5,000

129TH st, 126 E (6:1777), ss, 360 w 3 av, 20x99.11; ext of mtg for $4,700 to May 1'17, 5%; May10; May14'15; Annie Graessie with Emma Graessie, 2328 7 av. nom

129TH st, 617 W (7:1996); also 130TH ST, 622 W; leasehold; Apr9; May17'15; demand, 6%; Thos Lee, 617 W 129, to Jas Everards Breweries, 12 E 133. gold 2,975

130TH st, 233 W (7:1936), ns, 400 e 5 av, 16.8x99.11; May13; May14'15; 3½%; Louise M C Kohler to Michl J Shea, 518 Chauncey, Bklyn. 4,500

130TH st, 622 W, see 129th, 617 W.

135TH st, 131-7 W (7:1980), ns, 380 & 430 w Lenox av, 2 lots, ea 40x99.11; 2 exts of mtgs for $33,000 ea to May1'15, 5%; May1'; May19'15; Rector &c of St Philips Church of N Y with Metropolitan Life Ins Co, 1 Madison av. nom

135TH st, 519 W (7:1988); ext of mtg for $31,000 to May13'18, 5½%; May1, May 15'15; Bertha Gutenberg, 5507 Bartlett st, Pittsburgh, Pa, et al, with Chas W Nelson, 159 Riv dr. nom

138TH st, 105 W (7:2007), ns, 599 e 7 av, 16x99.11; PM; May18; May19'15; 3y5½%; Marie Brady to American Mtg Co. 10,000

138TH st, 314 W (7:2041), ss, 199 w 8 av, 17x99.11; May15; May17'15; 5y5½%; Emma A C C Ahlers, 314 W 138, to Cath R Kelly, 2 W 83. 6,500

138TH st, 314 W; pr mtg $6,500; May15; May17'15; due Nov15'17, 6%; same to Jno A Ahlers, 32 W 125. 1,500

142D st, 293 W (7:2028), ns, 100 e 8 av, 25x99.11; PM; May5; May14'15; due & int as per bond; Kabee Realty Co, 55 Liberty, to Mathilde A Moller, 2201-17 Bway. 20,500

142D st, 293 W; certf as to mtg for $20,500; May5; May14'15; same to same.

142D st, 533 W (7:2074), ns, 241.8 e Bway, 16.8x99.11; pr mtg $6,000; May19'15; due & int as per bond; Selma Gollnik, 533 W 142, to Jos Williams, 440 Riverside dr. 3,500

142D st, 533 W (7:2074) ns, 241.8 e Bway, 16.8x99.11; May19'15; installs, 6%; Selma Gollnik, 533 W 142, to N Y Edison Savgs & Loan Assn, 130 E 15. 6,000

148TH st, 514-6 W (7:2079); certf as to reduction of mtg for $8,500 to $7,000; May 12; May15'15; Emanuel Glauber to whom it may concern.

148TH st, 540 W (7:2079); ext of mtg for $10,000 to May1'20, 5%; May11; May 18'15; Emigrant Indust Savgs Bank with Jno G Peppler, of Weehawken, NJ. nom

154TH st, 429-31 W (7:2068), ns, 125 e Ams av, —x—; certf as to mtg for $29,000; May10; May18'15; West 154th St Co to Abr Stern & Chas Jackson.

170TH st, 502-4 W (8:2126); ext of mtg for $35,000 to July6'18, 5%; June6'13; May 20'15; Clara A M Greer, of Harrison, NY, with Rossmore Realty Co, 3 Waverly pl. nom

170TH st, 502-4 W; agmt as to ownership of bond & mtg for $35,000; May12; May20'15; Chas Greer et al, exrs &c Clara A M Greer, with Lawyers Mtg Co. nom

170TH st, 555-61 W (8:2127), ns, 100 w Audubon av, 75x100; PM; pr mtg $87,500; May18; May19'15; 3y6%; Claire J Forshew to Margt Cameron, 241 W 120. 12,500

178TH st W (8:2177), ns, 97 e Haven av, 50x92.6; May17; May18'15; due & int as per bond; Nevah Constn Co to Bryant Constn Co, 1509 Bryant av. 45,000

178TH st W (8:2177), ns, 97 e Haven av, 50x92.6; pr mtg $45,000; May17; May 18'15; due Mar1'20, 6%; Nevah Constn Co, 1509 Bryant av, Bronx, to Wm B Sommerville, 404 Riverside dr. 5,000

178TH st, 659 W (8:2163), ns, 125 w Wadsworth av, 12.6x100; PM; May18; May 20'15; installs, $60.67 monthly, 6%; Chas Meisel to Co-operative Savgs & Loan Assn of N Y, 14 Bible House. 6,500

179TH st W (8:2177), ss, 97 e Haven av, 50x92.6; May17; May18'15; due & int as per bond; Nevah Constn Co to Bryant Constn Co, 1509 Bryant av. 45,000

179TH st W (8:2177), ss, 97 e Haven av, 50x92.6; pr mtg $45,000; May17; May 18'15; due Mar1'20, 6%; Nevah Constn Co, 1509 Bryant av, Bronx, to Wm B Sommerville, 404 Riverside dr. 5,000

179TH st W (8:2177), ss, 97 e Haven av, 50x92.6; certf as to mtg for $45,000; May17; Map18'15; Nevah Constn Co, Inc, to Bryant Constn Co, Inc.

179TH st W (8:2177); same prop; certf as to mtg for $45,000; May17; May18'15; same to same.

179TH st W (8:2177); same prop; certf as to mtg for $5,000; May15; May18'15; same to Wm B Sommerville.

179TH st W (8:2177); same prop; certf as to mtg for $5,000; May17; May18'15; same to same.

187TH st W (8:2158), ns, 125 e St Nicholas av, 100x94.10; bldg loan; May17; May 18'15; 1y6%; V R Building Corpn, 1029 E 163, Bronx, to Jacob Levy, 1187 Lex av. 42,000

187TH st W (8:2158); same prop; certf as to mtg for $42,000; May17; May18'15; same to same.

187TH st W (8:2158); same prop, PM; May17; May18'15, due & int as per bond, same to David Zipkin, 924 West End av. 9,000

190TH st W, nec St Nicholas av, see St Nicholas av, nec 190.

Av A, 170-2 (2:404); asn Ls by way of mtg to secure $3,365; Jan27; May14'15; Edw Wohlstedter to The Frank Brewery, Ridgewood Station, Bklyn. nom

Broadway, 940-8 (3:851), nec 22d (Nos 3-5), 102.8x99.3x98.9x62.7; pr mtg $60,000; May7; May14'15; due & int as per bond; Jno W Kearny, of Kearny, NJ, to Mount Sinai Hospital, 790 5 av. 40,000

Broadway, 940-8, nec 22d (Nos 3-5); ext of mtg for $60,000 to May14'20, [illegible]-7; May14'15; same with Title Guar & Trust Co. nom

Broadway, 2451-9 (4:1238), swc 91st (No 250), 100.8x68; ext of mtg for $75,000 to July5'20, 4%; Jan8'14; Feb9'15; Geo H Balleray, 115 Bway, Paterson, NJ, with Chas R Pelgram, of Endicott Hotel, Col av & 81st, & ano, trstes Eliza M Pelgram (corrects error of issue Feb13, when 1st party was omitted). nom

Claremont av (7:1991), swc 122d (No 620), 100x100; ext of mtg for $140,000 to Mar8'20, 5%; Mar6; re-recorded from May 15; May18'15; Emma Hyams et al, exrs &c Wm Hyams, with Bowery Savgs Bank, 128 Bowery. nom

Columbus av, 874; also 103D ST, 100 W (7:1857); sal Ls; May17; May18'15; demand, 6%; Martin J Brennan to Jacob Ruppert, a corpn, 1639 3 av. 8,000

Lexington av, 936-60 (5:1404), swc 70th (No 136), 80x20; ext of mtg for $35,000 to May10'20, 5½%; Apr27; May20'15; Lawyers Mtg Co, 59 Liberty, with Isabella & Leon L Schwab. nom

Lexington av, 1915-9 (6:1767); sal Ls; May12; May17'15; demand, 6%; Thos Kelly to Lion Brewery, 104 W 108. 3,500

Madison av, 812 (5:1382), swc 68th, 100.5x20.6; PM; pr mtg $70,000; Apr30; May17'15; due & int as per bond; The Une Realty Corpn, 45 William, to Jas A Hawes, 60 E 55. 17,500

Manhattan av, 149 (7:1842), swc 107th (No 56), 100.11x55; ext of mtg for $45,000 to May10'18, 5%; May10; May14'15; Simax Realty Co with Bowery Savgs Bank, 128 Bowery. nom

Morningside av, 131, see Hancock pl, 39.

Old Broadway, 79-81 (7:1986), es, 52.5 s 132d, 51.6x100x49.8x112.3, with all title to strip adj, —x—, given as additional security to mtg for $5,000 on 1056 Fox st, Bronx, recorded Feb17'12 in Manhattan, & also on note for $700; pr mtg $30,000; May 10; May19'15; due & int as per bond; Emilia or Emily Wagner to Frederica M Adler, 1043 5 av. 5,700

Park av, 1268 (6:1603), swc 98th (No 64), 100.11x40; ext of mtg for $40,000 to Oct15 '15, 5%; Apr28; May20'15; Henry Wiener Jr & ano, of Phila, Pa, exrs Henry Wiener, with Nathan Lamport, NY. nom

Pinehurst av, 70-2 (8:2177), ws, 159.10 s 181st, 50x111.2x50x113.4; May13; May14'15; 4y5%; Riverview Constn Co, 21 Waverly pl, to Morris W Levine, 560 W 165. 45,000

Pinehurst av, 70-2; certf as to mtg for $45,000; May13; May14'15; same to same.

Pinehurst av, 70-2; sobrn of mtg for $10,000 to mtg for $45,000; May13; May14 '15; same, owner & Morris Cohen, 560 W 180th, & ano, mortgagees, with same. nom

River side dr, 446 (7:1948), es, 25 s 87th, 23x100; PM; pr mtg $42,500; May20'15; due Dec5'17, 6%; Adroit Building Co to County Holding Co, 100 Bway. 11,000

St Nicholas av (8:2161), nec 190th, runs e130xn97.6xw30xn4.2xw100 to av xs100 to beg; May17; May18'15; 3y6% to Jan1'16, & thereafter 5%; Stephen J Egan, 802 W 181, to Emigrant Indust Savgs Bank.

Sherman av (8:2226), ws, 325 s 207th, 75 x150; ext of mtg for $11,000 to May14'18, 5½%; May13; May14'15; Robt R Perkins, trste will Isaac M Dyckman, with Lincoln Gray, 438 W 125, & Philip Schmidt, at Jeffersonville, NY. nom

Vermilyea av (8:2234), ns, 150 e Academy, 75x150; bldg loan; May11; May14'15; demand, 6%; Duluth Realty Corpn to City Mt Co, 15 Wall. 65,000

Vermilyea av (8:2234); same prop; certf as to mtg for $65,000; May11; May14'15; same to same.

Vermilyea av (8:2234), same prop; sobrn of mtg for $130,000 to mtg for $65,000, of which $50,000 is to be advanced; May11; May14'15; Edwin & Julius Bendheim, 88 Central Park W, exrs &c Adolph M Bendheim, mtgees, with same. nom

1ST av, 326 (3:950), sec 19th (No 400), 20x70; ext of mtg for $10,000 to May12'20, 4½%; May12; May17'15; Wm Wertheimer with Bowery Savgs Bank, 128 Bowery. nom

1ST av, 1448 (5:1470); ext of mtg for $18,000 to June5'18, 5%; Apr24; May20'15; Astor Trust Co with Ignatz Modry & Sigmund Lewy. nom

3D av, 398 (3:884), ws, 49.4 n 28th, nm, 24.8 x120; pr mtg $25,000; May14'15; 2y6%; Emma L Stanly, 300 W 106, to Nathaniel L Pollnger, 200 W 109. 2,500

3D av, 398; ext of mtg for $25,000 to May14'20, 5%; May14'15; same with Emigrant Indust Savgs Bank. nom

5TH av, 302 (3:833), nwc 31st (No 1), 29.4x irreg x125 on 31st; certf as to mtg $651,625; May7; May15'15; 302 5th Ave Corpn to Jacob H Schiff.

5TH av, 302 (3:833), nwc 31st (Nos 1-3), runs n29.4xw100xn68.5xw25xs34.2 xc 0.1¾ x s56.9xw0.2¼xs7.10 to ns 31st xe125 to beg; PM to ext of $476,625 & bldg loan; May7; May14'15; due Feb1'21, 5% on $476,625 & 6% on balance until bldg is completed & then 5%; 302 Fifth Av Corpn (& Strathcona Constn Co in bond) to Jacob H Schiff, 965 5 av. 651,625

6TH av, 939 (4:1006), ws, 25.1 n 53d, 25.1 x100; PM; May18; May19'15; 5y5%; Mary A Thornton, 500 W 143, to Selma Hess, 956 Madison av. 28,000

8TH av, 188-90 (3:769), es, 75 s 20th, 30.11x100; pr mtg $32,000; May14; May15 '15; 4y5%; Meyer G Lowenthal, 103 W 141, to Jos Neuman, 117 E 82. 6,000

8TH av, 227-9 (3:745), ws, 95.9 n 21st, 44.9x100; pr mtg $34,000; May13; May14'15; due Nov13'16, 6%; Edith A Jackson to Lillian B Wechsler, 251 W 89. 3,000

8TH av, 2122 (7:1830); ext of mtg for $15,000 to May12'18, 5%; May11; May15'15; Title Guar & Trust Co with Florence B D Reynolds & Alice M Dike, extrxces, &c, Lizzie M Dike. nom

8TH av, 2619 (7:2042); ext of mtg for $26,000 to Apr18'18, 5%; Apr19; May20'15; Hy Arnstein, 101 W 140, with An Assn for the Relief of Respectable Aged Indigent Females in City N Y, 891 Ams av. nom

9TH av, 805 (4:1063); ext of mtg for $21,000 to May17'20, 5%; May17; May19'15; Emigrant Indust Savgs Bank with Henry Baumann, 805 9 av. nom

10TH av, 585 (4:1071), ws, 50.5 s 43d, 25 x100; May6; May20'15; 5y5%; Magdalena or Lena Bittmann, widow, Fredk H, Hy, Chas, Jno & Magdalena R Bittmann, of NY, & Christopher J Bittmann, of Tampa, Fla, heirs &c Friedrich Bittmann, to Emigrant Indust Savgs Bank. 18,500

10TH av, 585; pr mtg $18,500; May6; May 20'15; 5y5%; same to Anna Froelich, 587 10 av, extrx Julius Froelich. 2,000

Certf (miscl) as to mtg for $—— dated Apr10'15; May20'15; Norton Realty Co to Poughkeepsie Trust Co.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Barrett st (Bklyn), ws, 100 n Sutter av, 100.6x99.11x irreg x100; certf as to mtg for $36,000; May12; May17'15; Regal Holding Co, Inc, to Lawyers Mtg Co.

Broadway (Bklyn), ss, 200 e Bedford av, 95.11x74.11x92x99.11; certf as to mtg for $13,000; May12; May18'15; Drexel Holding Corpn to Williamsburgh Savgs Bank.

Paidge av, 91-109 (Bklyn); also BRANT ST, 2-32 (Bklyn); also DUCK ST, 1-29 (Bklyn); also NEWTOWN CREEK; consent to chattel mtg for $25,000 as collateral security; Apr28; May17'15; Sicilian Asphalt Paving Co to Geo C Clausen.

Chattel mtg (miscl); certf & consent to mtg for $4,000; Apr28; May18'15; Hungarian Workmens Home Soc to Workmens Sick, Benevolent & Educational Federation.

Steamship Sibiria (miscl); certf as to mtg for $75,000; May17'15; Sibiria Steamship Corpn to Leavitt J Hunt & Guy Cary.

MORTGAGES.

Borough of the Bronx.

Albany Crescent (12:3266), es, 100.11 n Bailey av, 112x115x99.11x68.2; bldg loan; May18; May19'15; due Oct1'15, 6%; Michl J Martin Corpn, 1123 Bway, to Prospect Investing Co, Purchase, NY. 65,000

Albany Crescent (12:3266); same prop; certf as to above mtg; May18; May19'15; same to same.

Alice st, ss, see Laurie av, nwc Appleton av.

Casanova st (10:2767-2768-2774 & 2775), es, 182 s Eastern blvd, 25x100; ext of $340 mtg to May19'16 at 6%; Apr30; May20'15; Rosa Lisanti, 291 W 142, with Jos Lisanti, 2704 3 av, M. Vierno, 308 E 115. nom

Coster st, 632 (12:2769), es, 440 s Spofford av, 20x100; PM; pr mtg $5,500; May 11; May14'15; installs, 6%; Concetta Guerriero & Mary De Felice to Fact Realty Co, 368 E 149. 250

Crotona Park S (11:2952), ns, 217 e Prospect av, 50x97.6x50x98; bldg loan; May11; May15'15; demand, 6%; Freown Co to City Mtg Co, 15 Wall. 36,000

Crotona Park S (11:2952), same prop; certf as to above mtg; May11; May15'15; same to same.

Faile st, ws, 100 s Randall av, see Longfellow av, ws, nws Hunts Point av.

Gates pl (12:3324), ws, 235.1 n Mosholu Pkway N, 50x100; May18; May20'15; 3y6%; Patk M Burke to Thos J Groark, 77 W 101. 2,500

Home st, 831 10:2681); ext of $31,000 mtg to Mar4'18 at 5½% & consent to same; Apr21; May14'15; N Y Life Ins Co with Ittner Realty Co, Emma Kramer & Adelheid Loub. nom

Marian st (*), ses, 100 sw Kossuth av, 100x95; Apr15; May14'15; 3y5½%; Munderloh Realty Co, Inc, to Grace E McEwen, 3324 Newark st, Wash, DC. 2,000

Marian st (*), ses, 200 sw Kossuth av, 100x95; Apr15; May14'15; 3y5½%; Munderloh Realty Co, Inc, to Louis Huber, 104 Morningside av. 2,000

Marian st (*), ses, 300 sw Kossuth av, 50x95; Apr15; May14'15; 3y5½%; Munderloh Realty Co, Inc to Henry Leute, 104 Morningside av. 1,000

Overing st (*), nes, 240.2 nw Frisby av, 2 lots, ea 20x94.11; 2 agmts modifying 2 mtgs; Feb3; May17'15; Wellman Finance & Realty Co with Poughkeepsie Trust Co, gdn Kath G Tripp. nom

Rogers pl, 941 (10:2698); ext of $33,000 mtg to May10'20 at 5½%; May5; May18 '15; Lawyers Mtg Co with 182d St Realty Co, 2170 Belmont av. nom

Rogers pl (10:2699), es, 582.4 n Westchester av, 30x82.4x22.10x81; May1; May 14'15; 2y6%; Mary Clark to Jas G Patton, 824 Jackson av. 500

Tacoma st, sec St Lawrence av, see St Lawrence av, sec Tacoma.

Whittier st, es, 137.8 n Randall av, see Longfellow av, ws, at nws Hunts Point av.

124TH st, 166-72 E, see 151st, 313-5 E.

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133D st, 715 E (10:2562), ns, 450 e Cypress av, 16.8x103.6; PM; May18; May19 '15; due &c as per bond; Thos Knollcek to Harlem Savgs Bank, 124 E 125. 3,250

134TH st, 406-8 E (9:2261), ss, 40 e Brown pl, 50x100; PM; May1; May15'15; 1y 6%; Aztec Realty Corpn to Schnell Realty Co, 215 Montague, Bklyn. 11,500

134TH st E (10:2562), ss, 329 w Willow av, 17.7x103.5; May12; May20'15; due &c as per bond; Fredk A Lane, 3 Crescent ter, South Norwalk, Conn, to Carolina Bertann, 2633 s av. 1,000

137TH st, 630 E (10:2549), ss, 176.11 w Cypress av, 37.6x100; PM; May14; May19 '15; 3y5½%; Robt N Kenyon, 924 West End av, to Mary E Townley, 924 West End av. 25,000

138TH st, 574 E (10:2550); ext of $7,750 mtg to May14'18 at 6%; May6; May17'15; Fredk Carrell with Ellner Reichard Realty Co, 46 E 3. nom

140TH st, 376 E (9:2302); ext of $10,000 mtg to May 1'20 at 5%; May17; May20'15; Minnie L Riley with Rose Scheiberg, 376 E 140. nom

146TH st, 449 E (9:2291), ext of $4,500 mtg to Dec1'17 at 6%; May14; May20'15, Jacob Fritz with Victor Gerhards, 806 E 169. nom

147TH st E (9:2291), ss, 315 w Brook av, 50x99.9; ext of $36,000 mtg to Apr1'18, at 5%; Apr1; May15'15; Margt P Schwab, 61 E 65, with Ludlow V Clark, 157 Pelham rd, Phila, Pa (R S 50 cts). nom

147TH st E (10:2600), ss, 327 e Prospect av, 25x100; May6; May14'15; 1y6%; Bertha Henfling to Conrad Michaels, Orangetown, NY. 1,000

147TH st E (9:2291), ss, 125 e Willis av, 24.1x100; May18; May19'15; 5y5%; Isabella Trainor & Mary Burger to Martin H Meyerhoff, 913 Hudson, Hoboken, NJ. 10,000

148TH st E (9:2330), ns, 320.3 e Morris av, 50x106.6; ext of $30,000 mtg to Feb15 '18 at 5%; May5 May15'15; Lillie B Lilienthal & ano with Biondi Holding Co, 286 E 149. nom

151ST st, 313-15 E (9:2411); also 124TH ST, 166-72 E; leasehold, given to secure note; May12; May14'15; demand, —%; Albert I Thorpe & Jno F Purcell, individ & as partners firm Excelsior Stable Co, to Edw O Binzen, 1817 Morris av. note 2,149.82

156TH st, 939 E (10:2701); agmt as to share ownership in mtg; May18; May19 '15; Nora S Hough with Ellen Healy, 913 Cauldwell av. nom

159TH st E (9:2381), ns, 350 w Elton av, 50x101.2; bldg loan; May13; May14'15; 1y6%; Middleboro Realty Co to Rockland Realty Co, 509 Willis av. 33,000

159TH st E (9:2381); same prop; certf as to above mtg; May13; May14'15; same to same.

160TH st E, ns, 107.1 e Union av, see Union av, es, 18 n 160.

160TH st E, ns, 86.8 e Union av, see Union av, es, 18 n 160.

162D st, 433 E (9:2384), ns, 306.9 e Melrose av, 35x100; May19; May20'15; due as per bond, 5%; Daily Realty Co, 401 E 152, to Frank G Wild, 421 Clinton av, & ano, trstes Geo H Coutts. 24,000

162D st, 433 E; certf as to above mtg; May19; May20'15; same to same.

165TH st E (10:2704), ss, 40.2 w Kelly, 18x74.5x18x75.8; May20'15; 3y5½%; Jas G Patton, New Rochelle, NY, to Mary L Clark, 7317 Ridge blvd, Bklyn. 4,000

165TH st E (10:2704), ss, 58.2 w Kelly, 18x73.3x18x74.5; May20'15; 3y5½%; Jas G Patton, New Rochelle, NY, to Clara T Wilkins Simmons, Riverton, NJ. 4,000

165TH st E, see Teller av, see Teller av, sec 165.

165TH st E, see Teller av, see Teller Aqueduct av E, sec 182.

166TH st E, nec Tinton av, see Tinton av, nec 166.

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100; PM; pr mtg $29,000; May13; May15'15; 3y6%; Harry Schlenoff, 1231 41st, Bklyn, to Harry Klein, 22 Mt Morris Park West. 4,000

168TH st E (9:2431, 2436, 2439), ns, extends from Findlay to Teller avs, 200x270; ext of 3 mtgs aggregating $25,000 to June 25'18 at 5½%; Apr16; May14'15; Minnie J Nester et al, gdns Harold A Nester, with Thornton Bros Co, 1312 Clay av, et al (R S $12.50). nom

176TH st, 841 E, see Marmion av, 1872.

176TH st E (11:2851), ns, 625 w Morris av, 50x125; PM; May4; May18'15; 3y5%; Geo W McAdam, 20 W 90, to Mary A Reardon, 735 E 163. 4,350

179TH st, 711 E (11:3095); ext of $2,500 mtg to May18'20 at 5%; May18'15; Emigrant Indust Savgs Bank with Marie E Costello, 711 E 179. nom

179TH st, 1000 E, see Bryant av, 2016-8.

179TH st E (*), ws, 131.8 s Gleason av, 25x100; Mar31; May14'15; 3y6%; Blanche D Taylor to Henry Leute, 104 Morningside av. 1,000

180TH st E, nwc Clinton av, see Clinton av, nwc 180.

180TH st E, nwc Clinton av, see Clinton av, nwc 180.

180TH st E, nwc Vyse av, see Vyse av, nwc 180.

180TH st E, nec Vyse av, see Vyse av, nec 180.

180TH st E (11:3128), ns, 75 w Vyse av, 75x92x75x93.4; bldg loan; May3; May14'15; demand, 6%; Mott Av Real'y Co to City Mtg Co, 15 Wall. 57,000

180TH st E (11:3128); same prop; certf as to above mtg; May3; May14'15; same to same.

182D st W, see Aqueduct av E, see Aqueduct av E, sec 182.

182D st E, nwc Valentine av, see Valentine av, 2221.

187TH st E (11:3115), ns, 100 w So blvd, runs w50.3xn50.10xe50.3x49.6xs50 to beg; pr mtg $10,000, May12; May20'15; due &c as per bond; to Ida Wallin, 2093 Webster av, et al. 3,000

187TH st E (11:3115); same prop; certf as to above mtg; May12; May20'15; same to same.

195TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 198.

204TH st E approach to Concourse (12:3311), ns, 49.8 e Grand blvd, 51.1x98.9x80x 88.4, also LAND in White Plains, NY; Apr 8; May14'15; 1y6%; Tobe Kleinberg, 2163 Ams av, to Eliz T Conry, 141 E 26. 500

215TH st E (*), ns, 200 e Bronxwood av, 50x100; May13; May14'15; 3y6%; Luckina La Gumina to Emil Matthiessen, 332 E 150. 1,000

220TH st, 823 E (*), ss, 25x114; May6; May15'15; due, &c, as per bond; Carl Czarkowski, 1931 E 221, to Andrew Silinski, Bedford Hills, NY. 2,700

224TH st E (*), ss, 100 w White Plains rd, 30x114; May18; May19'15; 3y5½%; Annabella Peebles to Louisa M Salisbury, 1760 Topping av. 4,000

228TH st E (*), ns, 350 e Bronxwood av, 50x109, Wakefield, except pt for st; May19 '15; 3y6%; Benj Polcari, 2932 7 av, to Geo H Janss, 1057 Hoe av. 1,150

230TH st E (*), ns, 380 w Barnes av, 25x114; May5; May20'15; 1y5½%; Morris & Jacob Diamond to Laura Hirshfeld, 790 Riverside dr. 300

235TH st E (*), ns, 55 w Old White Plains rd, runs n114x68.6 to Old White Plains rd x123.6 to st x55 to beg; May6; May17'15; due &c as per bond; Jos Materi, Phila, Pa, & Donato Materi, N Y, to Alessandro Amoroso, 217 E 23. 600

Anthony av (11:3156-3161), ws, 50.11 n 180th, 25.5x79.10x25x83.1. May18; May19 '15; installs, 6%; Agnes Viggers, 315 E 204, to N Y Edison Savgs & Loan Assn, 55 Duane. 200

Appleton av, nwc Laurie av, see Laurie av, nwc Appleton av.

Aqueduct av E (11:3207), sec 182d, 25.4x 103.9x25x99.6; May7; May17'15; 5y5½%; Marie E Long to Lawyers Title & Trust Co, 160 Bway. 3,000

Arnold av, ws, see Laurie av, nwc Appleton av.

Arnold av (*), ws, 125 s Alice, 75x100; PM; May18; May19'15; due July1'18, 6%; Mary A Thornton, 500 W 143, to Robt Marshall, 1814 3 av. 900

Arnold av (*), ws, 200 s Alice, 125x100; PM; May18; May19'15; due July1'18, 6%; Mary A Thornton, 500 W 143, to Frank Cotier, 1814 3 av. 1,500

Barker av, 3246 (*), es, 100 s Eliz, 50x 125; May15; May18'15; due &c as per bond; Julia M Vallosio to Jno B Lazzari, 3486 Bronx blvd. 800

Barnes av (*), ws, 64.3 s 228th, 50x 105.4; May18; May19'15; 3y6%; Theresia, wife of & Jno Manko, 4037 Barnes av, to Marie D Altmann, 352 S 7 av, Mt Vernon, NY. 2,000

Bathgate av, 1620 (11:2920), es, 20.1 n 172d, 20x115.7; PM; May7; May18'15; 3y 5%; Jos McCue, 2410 Creston av, to Denis Duggan, 1620 Bathgate av. 6,500

Beaumont av, 2324 (11:3103), es, 450 n 183d, 50x100; May18'15; due &c as per bond; Morton Bishop to Title Guar & Trust Co. 3,500

Belmont av, 2322 (11:3088), es, 300 n 183d, 50x100; PM; pr mtg $6,000; May13; May14'15; installs, 6%; Rose T Clements to Jno W Cornish Constn Co, 805 E Tremont av. 1,750

Boston Post rd (*), ns, 424 e White Plains rd, 110 cl Old Eastchester Landing rd x109x53.9x—, except pt for Boston Post rd; May3; May15'15; due May15'17, 6%; Harry L Douglas t/Cath A Millard, 46 S Walnut st, East Orange, NJ. 4000

Bronxdale av (*), ss, 50.3 e Hunt av, 25.3x112.2x25x115.9; May13; May18'15; installs, 6%; Edw Kitchen to Bronx Security & Brokerage Co, 258 E 138. 300

Bryant av, 2016-8 (11:3136), sec 179th (No 1000), 45x99.1x45x99.2; PM; pr mtg $38,000; May10; May17'15; due Sept8'18, 6%; Isidor Grayhead, 325 W 93, to Bryant Constn Co, 1505 Bryant av. 1,000

Bryant av, 1154 (10:2754); ext of $4,500 mtg to May12'18 at 5½%; May12; May15 '15; Title Guar & Trust Co with Annie M Morrison, 1154 Bryant av. nom

Bryant av, swc Randall av, see Longfellow av, ws at nws Hunts Point av.

Clay av, swe 165th, see Teller av, sec 165.

Clinton av (11:3096), nwc 180th, 70x 107.2; certf as to mtg for $70,000; May18; May20'15; Adavine Constn Corpn to City Mtg Co.

Clinton av (11:3096), ws, 70 n 180th, 65.2x105; certf as to mtg for $45,000; May 18; May20'15; Adavine Constn Corpn to City Mtg Co.

Clinton av (11:3096), nwc 180th, 70x 107.2; bldg loan; May18; May19'15; demand, 6%; Adavine Constn Co to City Mtg Co, 15 Wall. 70,000

Clinton av (11:3096); same prop; PM; pr mtg $70,000; Apr27; May19'15; due May1 '21, 6%; same to Seymour P Kurzman, 755 Park av. 16,000

Clinton av (11:3096), ws, 70 n 180th, 65.2 x105; bldg loan; May18; May19'15; demand, 6%; Adavine Constn Co to City Mtg Co, 15 Wall. 45,000

Clinton av (11:3096); same prop; PM; pr mtg $45,000; Apr27; May19'15; due May 1'21, 6%; same to Seymour P Kurzman, 755 Park av. 12,000

Commerce av (9:2542), nwc 171st, 40.2 x72.11x42.11x72.11; also COMMERCE AV (9:2542), ws, 151.9 s Wash Bridge, 49.10x 72.11—x58—x72.11; also SEDGWICK AV (9:2542), ws, 270.11 s Wash Bridge, 21.11x 190 Commerce av; ext of $6,400 mtg to Sept6'17 at 6%; May15; May18'15; Michl J Fitzgerald with Geo W Carr, 121 W 71, ext Chas S Halstead. nom

Commonwealth av (*), ws, 160.11 s West Farms rd, 20x100, except pt for Commonwealth av, May15; May17'15; due July1'15, —%; Mary McLaughlin, widow, to Meta & Rose Roll, 201 E 82. 1,000

Decatur av (11:3018), es, 150 n 195th, 50 x100; PM; May19; May20'15; 1y5%; Lewis Stock & Jno J Merzbacher to Chas Y Campbell, Carmel, NY, & ano, trstees. 2,000

Eastern blvd (*), ss, 125 n Fairmount av, 25x100; April; May19'15; 3y6%; Clara Bentz to Dora L Schreiber, 1033 Madison av, Bklyn. 3,200

Findlay av, nec 168th, see 168th E, ns, extends from Findlay to Teller avs.

Gifford av, ss, 233.2 w Swinton, see Gifford, ss, 453.10 e Balcom av.

Gifford av (*), ss, 453.10 e Balcom av, 25x100; also GIFFORD AV (*), ss, 233.2 w Swinton, 25x100; PM; May19; May20'15; due &c as per bond; Frieda Lehmkuhl to Martha Jacobsen, 2742 Fifford av. 1,000

Gifford av (*), ss, 233.2 w Swinton, 25x 100; PM; May15; May18'15; due Nov15'16, 6%; Martha Jacobsen to Emma Polak, 1806 Arthur av. 200

Glebe av (*), nec Lyon av, runs n134.11 to Doris av x8110.9 to Lyon av xw82.3 to beg; May15; May18'15; due &c as per bond; Chas G Mead to Frank L Mead, 909 S 17, Newark, NJ. 700

Grand blvd & concourse (12:3305), nec 198th, 79.4x86.6x86.3x89.1; bldg loan, May 11; May14'15; due Nov1'15, 6%; J L S Bldg Co, 110 W 34, to Van Dyck Estate, 331 Mad av. 50,000

Grand blvd & concourse (12:3305); same prop; certf as to above mtg; May11; May 14'15; same to same.

Grand blvd & concourse (12:3305), es, 79.4 198th, runs e86.6xn72.3xw72.3xw86.6 to Grand blvd & concourse xs82.3 to beg; bldg loan; May11; May14'15; due Nov1'15, 6%; J L S Bldg Co, 110 W 34, to Van Dyck Estate, 331 Madison av. 40,000

Grand blvd & concourse (12:3305); same prop; certf as to above mtg; May11; May 14'15; same to same.

Hermany av (*), ss, 367.6 w Zerega av, 12.5x—, begins w ¼ of e ½ of nw ¼ lot 2, map Unionport, except part for Hermany av; May18; May19'15; due, &c, as per bond; Wm B O'Malley to Francis Drum, 261 Alex av. 1,800

Hunt av (*), es, 697.11 s Bronxdale av, 25x100; May5; May14'15; 1y6%; Wm J Hussey, Jamaica, LI, to Abe Cohen, 398 Williams av, Bklyn. 350

Hunts Point av, nws at ws Longfellow av, see Longfellow av, ws at nws Hunts Point av.

Intervale av (10:2700), ws, 371.5 n 165th, 75x80.11x75.9x88; sobrn agmt; May6; May 14'15; Layman Constn Co with Rockland Realty Co. nom

Kingsbridge av (13:3405), es, 95 s 234th, 50x125; bldg loan as to $27,500; PM as to $10,000; pr mtg $20,000; May14; May15'15; installs, 6%; Seabury Bldg Co, 641 E 183, to Max Marx, 419 Convent av. 37,500

Kingsbridge av (13:3405), same prop; certf as to above mtg; May14; May15'15; same to same.

Laurie av (*), nwc Appleton av, runs n 275xw190x285xe100 to ws Arnold av xn 100 to ss Alice xw2100 to Pontoon av xs400 to Laurie xe200 to beg; PM; pr mtg $2,400; May18; May19'15; due Aug18'15, 6%; Mary A Thornton, 500 W 143, to Lloyd Bick, 419 W 129. 5,000

Longfellow av (11:3008), es, 100 s 172d, 50 x100; pr mtg $——; May17; May18'15; due &c as per bond; Traf Bldg Co to Manhattan Mtg Co, 200 Bway. 34,000

Longfellow av (11:3008); same prop; certf as to above mtg; May17; May18'15; same to same.

Longfellow av (10:2754-2756), ws, 207.3 n 167th, 50x100; ext of $32,000 mtg to June 1'20 at 5½%; May17; May18'15; Manhattan Mtg Co with Wm Sinnott Co, 967 E 165. nom

Longfellow av (19:2764, 2769 & 2770), w s, at nws Hunts Point av, runs n25.1xnw 22.5x—x80xe89.1 to beg; also FAILE ST, ws, 100 s Randall av, runs s99xnw106.7xe 39.11 to beg; also BRYANT AV, swc Randall av, 25x100; also BRYANT AV, es, 175 n Eastern blvd, 50x100; also LONGFELLOW AV, ws, 125 s Randall av, 100x100; also HUNTS POINT AV, ws, 182.4 s Randall av, 100x100; also LONGFELLOW AV, es at nes Hunts Point av, runs nw3.4xn47x e115.8x80xsw98.9 to beg; also WHITTIER ST, es, 137.8 n Randall av, 62.4x123.8x—x —; also HUNTS POINT AV, es, at ws Faile, gore, 24x10.10x21.9; deed recorded as mtg supplemental to mtg recorded May19'15; pr mtg $12,250; May4; May20'15; due, &c, as per mtg recorded May19'15, —%; Jno P Magner, Rye, NY, to Casualty Co of America, 68 Wm. 100

Lyon av, nec Glebe av, see Glebe av, nec Lyon av.

Marmion av, 1872 (11:2959), nec 176th (No 841), 100x119; PM; pr mtg $6,800; May 17; May18'15; due &c as per bond; J W R Realty Co to Rockland Realty Co, 509 Willis av. 16,000

Matthews av, 1717 (*), ws, 100 n Van Nest av, 25x100; May19; May20'15; 3y6%; Estelle Stephens to Anna Klett, 1717 Matthews av. 500

Ogden av, 985 (9:2524), ws, 155 s 164th, 25x100, except pt for av; May17'15; due &c as per bond; Margt T Sutherland to Florence C Speranza, Irvington, NY, trste Chas C Colgate. 6,500

Prospect av, 699 (10:2675), ws, 48 s 155th, 23x95x23x94.11; PM; pr mtg $6,000; May18; May19'15; due Nov18'17, 6%; Benj Weinman to Miltner Bros, Inc, 63 Henry, Corona, LI. 1,000

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Prospect av (10:2680), ws, 80 n 166th, 120x100; ext of $45,000 mtg to May4'18 at 5½%; May5; May17'15; N Y Mtg & Security Co to Angel Constn Co, Inc, 897 Home. nom

Randall av, swc Bryant av, see Longfellow av, ws, at nws Hunts Point av.

St Lawrence av (*), sec Tacoma, 25x100; May15; May19'15; due Apr15'18, 5½%. Marie F Gerz to Eliz K Dooling, 179 E 80. 7,500

Sedgwick av, ws, 270.11 s Washington Bridge, see Commerce av, nwc 171.

Southern blvd (10:2728), ws, 60 n 167th, 30x75; May18'15; 5y5½%; Cath Blaesser to Eliz Beck, 1785 Bathgate av. 6,000

Southern blvd (11:2985), es, bet 176th & 177th, being lot 12, blk 2985, tax map transfer of tax lien for yrs 1902-1912, assessed to Wolff & Bell; Sept15'13; May15 '15; 3y12%; City of N Y to Louis Altschul, 356 E 11, Bklyn. 110.56

Teller av (9:2424), sec 165th, 113.3x 290.11 to Clay av x127.10x222.5; PM; pr mtg $24,500; May15; May17'15; due &c as per bond; Hubener-Escher Co, 748 Melrose av, to Benenson Realty Co, 401 E 152. 9,000

Teller av, nwc 168th, see 168th E, ns, extends from Findlay to Teller avs.

Tiebout av (11:3022), es, 75 n Clark, runs n175xe113.5xs111xs65.7xw85.2 to beg; ext of $10,000 mtg to Mar18'18 at 5½%; May12; May18'15; Evelyn de Cordova with Michl Naftal, 2345 Bway. nom

Tinton av (10:2671), es, 52 n 166th, 48.10 x99; bldg loan; May17; May18'15; 1y6%; Adolphus Realty Corpn to Title Guar & Trust Co. 27,500

Tinton av (10:2671); same prop; certf as to above mtg; May17; May18'15; same to same. ——

Tinton av (10:2671), nec 166th, 99.11x 25.4x52x52; May17'15; 1y6%; Adolphus Realty Corpn to Leonhard Denner, 778 9 av. 5,000

Tinton av (10:2671); same prop; certf as to above mtg; May17'15; same to same. ——

Trinity av, 1017 (10:2633), ws, 100 n 165th, 36.4x98.4x36.4x73.4; PM; pr mtg $18,000; May14; May17'15; 5y6%; Mortimer Realty Co, 1095 Bergen, Bklyn, to Fred C Eddy, Minnowbrook, NY. 6,000

Trinity av (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1; pr mtg $1,000; May18; May19'15; due &c as per bond; Wm Nieter, 501 Brook av, to Wm Gluth, 91 Ft Wash av. 750

Union av (10:2677), es, 18 n 160th, 59.3x 86.8; also 160TH ST E (10:2677), ns, 86.8 e Union av, 20.5x77.3; also 160TH ST E (10:2677), ns, 107.1 e Union av, 64.7x77.3; pr mtg $45,240; May14; May15'15; due Nov14 '15, 6%; Wolf Burland, 801 Cauldwell av, to David Schwartz, 107 6 av, Bklyn, NY. 17,500

Union av, 552 (10:2674); ext of $20,000 mtg to May12'20 at 5½%; May6; May14'15; Lawyers Mtg Co with Bertha Schetz, 572 Union av. nom

University av (11:2868), es, 449.9 w from ws Harrison av as measured along es University av & ss Burnside av, runs se169.11 to Old Croton Aqueduct xs45xw182.9 to av xn43 to beg; PM; May17; May18'15; 1y6%; Wm F & Fredk C Krumdieck to University Bldg Co, 130 W 180. 2,500

Valentine av, 2221 (11:3150), nwc 182d, 63.6x100x51.9x100.8; pr mtg $47,000; May 17; May18'15; due &c as per bond; Edw Ruehl, 918 Brook av, to Phelan Bros Constn Co, 2045 Ryer av. 8,000

Valles av (13:3421), es, abt 110 s 256th, 157x100.3x157x100; pr mtg $——; May15; May17'15; 1y6%; Robt Apropo to Geo Frankel, 761 Blake av, Bklyn. 8,500

Vyse av (11:3128), nwc 180th, 144.9x150; agmt that 3 mtgs aggregating $157,000 shall act the same as blanket mtg for $35,000; May3; May14'15; Mott Av Realty Co, 451 Tinton av, with City Mtg Co, 15 Wall. nom

Vyse av (11:3128), nwc 180th, 94.9x74.11 x93.4x75; bldg loan; May3; May14'15; demand, 6%; Mott Av Realty Co to City Mtg Co, 15 Wall. 63,000

Vyse av (11:3128); same prop; certf as to above mtg; May3; May14'15; same to same. ——

Vyse av (11:3128), ws, 94.9 n 180th, 50x 104.5x49.11x105.7; bldg loan; May3; May 14'15; demand, 6%; Mott Av Realty Co to City Mtg Co, 15 Wall. 37,000

Vyse av (11:3128), same prop; certf as to above mtg; May3; May14'15; same to same. ——

Wales av (10:2581), es, 225 s 149th, 25x 100; pr mtg $12,500; Mar1; May20'15; due June1'15, 5% Antonio Trezza to Raffaele Iervolino, 334 E 112. 150

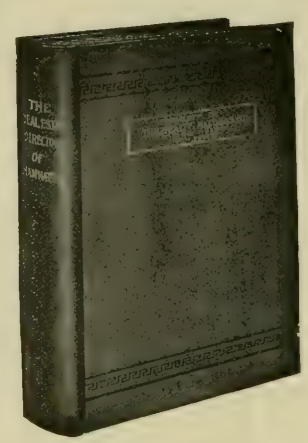
Walton av (11:3183), ses, 200 ne 183d, 50 x100, except part for Walton av; May12; May15'15; due, &c, as per bond; Belle W wife Augustus A Wolff, Rochester, NY, to Antonie Benda, 1467 Rosedale av. 4,000

Webster av (12:3331), ns, 25 w 204th, 50 x115; PM; May17; May18'15; 2y5%; Henry D Patton to Susan M T Mallahan, 3066 Webster av. 6,500

Webster av (12:3331); same prop; PM; pr mtg $6,500; May17; May18'15; due &c as per bond; Mary Annan to Wm Evans, 2340 University av. 1,750

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2463 New York, May 29, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Broome st, 550.
Cannon st, 102.
*Cedar st, 157 (or West st, 98-9).
Cherry st, 122.
Division st, 264.
East Broadway, 40.
Goerck st, 102.
Grand st, 462.
Greene st, 213.
Jackson st, 67.
Jumel pl, es, blk 2113-75-76.
Leroy st, 15.
Madison st, 7.
Manhattan st, 7.
Mulberry st, 243.
New Chambers st, 55.
*Pitt st, 1-5 (or Grand st, 462).
Ridge st, 110.
*Roosevelt st, 59 (or New Chambers st, 55).
St Nicholas av (s w c 188th st), blk 2168-15.
Suffolk st, 24.
West st, 98-9.
5th st, 316, 536-8 & 624 E.
7th st, 97 E.
*14th st, 149-55 E (or 3d av, 126-8).
14th st, 314 E.
17th st, 40-2 W.
19th st, 427 E.
20th st, 420-2 & 511 W.
26th st, 324 E.
*29th st, 25 E (or Mad av, 103).
36th st, 38 E.
39th st, 125 & 327-9 E.
39th st, 265-7 W.
44th st, 15-7 W.
48th st, 14 & 220-8 W.
53d st, 316 E.
54th st, 223-9 E.
55th st, 220-2 & 503-5 E.
58th st, 421 E.
65th st, 17 E.
69th st E, ns, blk 1481-pt 10.
69th st, 20 W.
73d st, 246 W.
74th st, 410 E.
*74th st, 501 E (or Av A, 1394).
75th st, 325 & 410 E.
76th st, 7 W.
77th st, 66-72 E.
*78th st, 101 W (or Col av, 380-4).
79th st, 135-9 W.
*85th st, 38-40 E (or Mad av, 1141).
88th st, 157 W.
91st st, 171 E.
93d st, 181 E.
93d st, 4-6 & 161-5 W.
*94th st W (nec Riverside dr, 222), blk 1253-1.
*98th st E (nwc Mad av, 1416-22), blk 1604-17.
102d st, 222 E.
*102d st, 2-4 W (or Central Pk W, 418).
103d st, 115 E.
*105th st, 2 W (or Central Pk W, 447-8).
106th st, 312 E.
108th st, 67 W.
*109th st, 200 E (or 3d av, 1981).
109th st, 67-9 W.
111th st, 64-70 E.
111th st, 136-42, 507-11 & 517-21 W.
114th st, 212 E.
*114th st, 122 W (or St Nich av, 66-72).
114th st, 609 W.
115th st, 23 E.
*115th st W (sec 7 av, 1885-93).
*117th st, 26 E (or Mad av, 1782).
118th st, 352-4 W.
122d st, 143 W.
123d st, 204 W.
125th st, 524 & 528 W.
*125th st, 603 W (or Claremont av, 180).
*127th st, 101 W (or Lenox av, 339).
131st st, 21 W.
131st st, 208 W.
133d st, 12, 35½ & 163 W.
135th st, 506 W.
136th st, 522-30 W.
139th st, 205 W.
*140th st, 601 W (or Bway, 3441-7).
*141st st, 600 W (or Bway, 3449-59).
142d st, 605-9 W.
144th st, 560 W.
145th st, 155-61 W.
*148th st, 401 W (or St Nicholas av, 757).
*149th st, 418 W (or Convent av, 433).
150th st, 279 & 608-10 W.
152d st, 623 W.
153d st W, ss, blk 2099-46.
*158th st, 491 W (or St Nich av, 961).
*162d st, 565-7 W (or Bway, 3880-8).
*162d st, 601-3 W (or Bway, 3881-3).
163d st, 465 W.
173d st, 524 W.
*176th st, 551 W (or Audubon av, 220-6).
177th st, 504 W.
201st st W (nwc 9 av), blk 2198-22.
Av A, 1382 & 1394.
Av D, 103-5.
Amsterdam av, 1627-33, 2184 & 2324-36.
Audubon av, 220-34.
Broadway, es, blk 2236-7.
Broadway, 36-42, 648, 3099, 3103, 3132-4, 3441-59, 3880-8 & 3881-3.
Central Pk W, 418 & 447-8.
Claremont av, 29-35, 180, 182 & 190.
Columbus av, 380-4 & 944.
Convent av, 433.
Ft Wash av (nec 162d st, 615 W), blk 2137-40.
Hillside av, blk 2171-52.
Lenox av, 339.
Madison av, 103, 1137-41, 1416-22, 1782, 1997-9 & 2024.
Manhattan av, 458.
Park av, 1747.
Riverside dr, blk 2136-24 & 28.
Riverside dr, 222, 448 & 583.
St Nicholas av, 58-60, 66-72, 757, 961 & 1124-30.
1st av, 127, 209, 1036, 1038, 1487 & 1944.
3d av, 126-8 & 1981.
5th av, 908.
5th av, es, blk 1386-4.
6th av, 355.
7th av, 1885-93.
9th av, 455 & 588-90.
9th av, ses, blk 2188-1.
10th av, 329 & 785.

WILLS.

62d st, 244 E.
71st st, 254 W.
85th st, 112-4 W.
130th st, 212 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 21, 22, 24, 25, 26, 27.

Apthorps la, ci, see 93d, 161-5 W.

Broome st, 550 (2:491-26), ns, 175 e Varick, old line, 25x84.4, 5-sty bk tnt; Chas J Schlesinger to Pepie Kreshover, both at 581 W 161; mtg $23,000, May24; May25'15. A$11,000-25,000. O C & 100

Cannon st, 102 (2:329-13), es, abt 25 s Stanton, 25x100, 5-sty bk tnt & strs; Lazar Max Low to L Max Low Realty Corpn, 177 Rivington; mtg $27,000; May 24; May25'15; A$14,000-30,500 (R S 50 cts). O C & 100

Cedar st, 157, see West, 98-9.

Cherry st, 122 (1:253-4), ns, abt 65 e Cath, 22.8x104x24.10x104, 5-sty bk tnt & strs; Jane Whelan, of Bklyn, to Whelan Realty Co, 319 Hamilton av, Bklyn; AL; May12; May25'15; A$8,000-17,000. nom

Division st, 264 (1:315-38), ns, 67.5 ne Ridge, 22.7x57x20x67, 6-sty bk stable; Annie, wife Louis Aaron, 221 W 115, to Mamie E Adams, 312 Manhattan av; QC; May 22; May25'15; A$8,000-13,000. nom

Division st, 264; Mamie E Adams to Fredk W, Geo H & Emma E M Overbeck, all at 65 W 87; mtg $10,000; May20; May 25'15 (R S $1). O C & 100

East Broadway, 40 (1:281-18), ns, abt 310 e Cath, 25x ½ blk, 5-sty bk loft & str bldg; Livingston Crosby, EXR Mary Crosby, late of Yonkers, NY, to Morris Wisoff, 1414 St Marks av, Bklyn, & Saml Bronerwein, 23-5 E 124; May22; May26'15; A$23,-000-31,000 (R S $30). **30,000**

Goerck st, 102 (2:324-7), es, 221.7 n Rivington, 25x98.10, 5-sty bk tnt; Rubin Jacobs to Nathan Ritterman, 129 Ridge; AL; May24; May26'15; AL; A $12,000-23,000. nom

Grand st, 462 (2:341-58), nwc Pitt (Nos 1-5), 25x100, 6-sty bk tnt & strs; Julius Tishman & Sons, Inc, 18 E 41, to Louis Cohen, 18 East Bway; B&S; mtg $57,000 & AL; May27'15; A$35,000-62,000. O C & 100

Greene st, 213 (2:534-29), ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Maurice Deiches, ref, to Herman Strauss, 73 3d, deft; FORECLOS Apr29; May24'15; A$21,-000-34,000 (R S $3). **38,750**

Jackson st, 67 (1:243-86), ws, 23.4 s Water, 23.4x114, 6-sty bk tnt & strs; Jno P Schmohl of New Rochelle, NY, to Wm H Schmohl, 1457 Lex av; mtg $20,000; May 14; May21'15; A$8,000-21,500 (R S $2). nom

Jumel pl (8:2112-75-76), es, 188.7 s Edgecombe rd, 50x90, vacant; Walter J M & Mary T Donovan, widow of Timothy Donovan, to Edgecombe Realty Corpn, 2157 Ams av; B&S; AL; May24'15; A$8,000-8,000 (R S $1). O C & 100

Leroy st, 15 (2:586-76), ns, abt 175 w Bleecker, 25x90, 5-sty bk tnt & strs; Chas J Schlesinger to Pepie Kreshover, both at 581 W 161; mtg $21,050; May24; May 25'15; A$11,000-24,000. O C & 100

Madison st, 7 (1:118-40), ns, abt 105 e Pearl, 25x56.4x25x56.8, es, 2-sty bk dwg; Cath Divver to Jane V, wife Thos M Farley, 59 Pierrepont, Bklyn; Jas P Divver, 7 Madison, NY, & Jos G & Water Divver & Ida M, wife Jno J Drumm, all of Cedarhurst, LI; May13; May22'15; A$9,000-10,-500. nom

Manhattan st, 7 (2:357-15), ws, 117.6 n Houston, runs n62(?)xs25.2xe62 to beg (probable error, w course omitted), 5-sty bk tnt; Irving Weiser to Beatrice Herz, 733A W 7, Bklyn; AL; May25; May26'15; A$7,500-14,500 (R S 50 cts). nom

Mulberry st, 243 (2:495-29), ws, abt 140 s Prince, 25x100, 5-sty bk tnt & strs & 5-stv bk rear tnt; Palm Realty Co of Bklyn, to Dacunto Realty Co, 1354 70th, Bklyn; ½ pt; B&S; AL; May21; May22'15; A$19,-000-27,000 (R S $1). nom

New Chambers st, 55 (1:115-22), nes, at ws Roosevelt (No 59), 27.3x20.2x—, 5-sty bk tnt & strs; Harry M Lewy, ref, to Chas A Casazza, 5805 7 av, Bklyn, & Angelo L Casazza, 49 New Bowery; FORECLOS May 13; May26; May27'15; A$5,000-6,000 (R S $4). **3,700**

New Chambers st, 55; East River Savgs Instn, 291-5 Bway, to same; QC; May21; May27'15.

New Chambers st, 55; Henry Kahn, 635 Public st, Providence, RI, to East River Savgs Instn, 291-5 Bway; QC; May20; May 27'15. nom

New st, 55, see Bway, 36-42.

Pitt st, 5, see Grand, 462.

Roosevelt st, 59, see New Chambers, 55.

Ridge st, 110 (2:344-40), es, 90.3 n Rivington, 21x100, 6-sty bk tnt & strs & 4-sty bk rear shop; Emma C Orr to N Y Kindergarten Assn, 524 W 42; B&S; AL; Apr23; May27'15; A$14,000-21,000. nom

Suffolk st, 24 (1:313-8), es, 149.8 s Grand, 25.4x100, 6-sty bk tnt & strs; Public Bank, 89 Delancey to Rebecca Malawista, 240 E 71; mtg $12,000 & AL; May 26'15; A$20,200-36,000 (R S $1.50). O C & 100

West st, 98-9 (1:56-21), nec Cedar (No 157), 47.2x64.9x46x55.6, 4-sty bk loft & str bldg; Euphemia S Coffin to Orland Holding Co, 61 Park row; Apr30; May25 '15; A$95,000-110,000 (R S $75). nom

5TH st, 316 E (2:446-16), ss, 250 e 2 av, 20x96.2, 3-sty & b bk dwg; Rosina McCoy, individ & as COMMITTEE of Louis Biegelman et al, to Max Biegelman, 314 E 5; mtg $10,500 & AL; May20; May25'15; A $12,500-14,000 (R S $2). **12,500**

5TH st, 536-8 E (2:400-24), ss, 183.10 w Av B, 40x96, 6-sty bk tnt & strs; Sarah Gang, 224 E 5, & ano, to Clara Landberg, 70 E 3; ½ pt; mtg $59,000 & AL; May24; May26'15; A $27,000-52,000 (R S $6). O C & 100

5TH st, 624 E (2:387-22), ss, abt 325 e Av B, 24.9x96.2, 4-sty bk bath; Abr Landberg to 5th St Baths, Inc, 624 E 5; mtg $26,000; May24; May26'15; A$17,000-P27,-000 (R S $10). O C & 100

7TH st, 97 E (2:435-55), ns, 118.2 e 1 av, 24.2x97.6, 5-sty bk tnt; mtg $28,000; A$17,000-30,000; also 26TH ST, 324 E (3:-931-42), ss, 275 w 1 av, 25x98.9, 5-sty bk tnt; mtg $15,000; A$10,000-18,000; Rosa Engl, 97 7th, to Leopold Engl, & Rosa, his wife, 97 7th, tenants by entirety; May 3; May26'15 (R S 50 cts). nom

14TH st, 149-55 E, see 3 av, 126-8.

14TH st, 314 E (2:455-14), ss, 150 e 2 av, 22.6x103.3, 4sty bk dormitory; Montague & Jno J Aaron, 150 W 87, to N Y Eye & Ear Infirmary, 218 2 av; mtg $14,000 & AL; May27'15; A$17,000-19,000 (R S $13), **27,000**

17TH st, 40-2 W (3:818-73), ss, 575 w 5 av, 50x92, 12-sty bk loft & str bldg; Oltrogge Corpn to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $210,000 & AL; May22 '15; A$77,000-200,000. nom

19TH st, 427 E (3:951-16), ns, 325 e 1 av, 24x92, 5-sty bk tnt & strs; Chas M Travis, ref, to Horace Porter, at Stony Ford, Orange Co, NY; Walter L Bogert, 130 Claremont av, NY; Hy L Bogert, 72 Lawrence av, Flushing, B of Q, TRSTES for Mary C Porter, plff; FORECLOS May 25; May27'15; A$10,000-15,000. **12,000**

20TH st, 420-2 W (3:717-54-55), ss, 275 w 9 av, 66.8x109, 2-5-sty bk tnts; Emma W Cone et al, heirs &c Gertrude Weil, to M & G W Corpn, 28 W 27; B&S & CaG; AL; May8; May22'15; A$34,000-100,000 (R S $42). O C & 100

20TH st, 511 W (3:692-27), nes, 150 nw 10 av, 25x91.11, 5-sty bk warehouse, 1-sty fr ext; Jas S Herrman to Jno A Jarvis, 53 Washington av, New Rochelle, NY; mtg $8,000; May27'15; A$10,000-15,000 (R S $9). O C & 100

22D st W, swc 6 av, see 6 av, 355.

26TH st, 324 E, see 7th, 97 E.

29TH st, 25 E, see Madison av, 103.

29TH st, 501-3 W, see 10 av, 329.

36TH st, 38 E (3:865-41), ss, 105 w Park av, 25x98.9, 4-sty & b stn dwg; Wm B Lloyd, individ & EXR & TRSTE will Anna Moore, to Wm C Osborn, at Garrison, NY; May21; May22'15; A$80,000-95,000 (R S $83). **83,000**

38TH st, 125 E (3:895-18), ns, 78 w Lex av, 19.7x98.9, 5-sty stn dwg; Bellemore Holding Co, 63 Park Row, to Emily P Post, at Tuxedo Park, NY; May21; May24'15; A $40,000-54,500 (R S 50 cts). O C & 250

39TH st, 327-9 E (3:945-17-18), ns, 250 w 1 av, 50x98.9, 2-5-sty bk tnts; Frances T Morgan, 219 Madison av, to Hannah Wallach, 1361 Madison av; B&S; mtg $18,-000; Feb1; May27'15; A$21,000-29,000 (R S $1). O C & 100

39TH st, 265-7 W (3:789-9-10), ns, 100 e 8 av, 50x98.9, 2-4-sty bk tnts & strs; Ralph J Jacobs et al to Isidor A, Abr A, Lillie & Martha Asher, all of NY, as heirs, &c, Jos Jacobs; B&S; mtg $22,000; Dec14'97; re-recorded from Feb17'98; May24'15; A $75,000-79,000. nom

39TH st, 265-7 W; Alfred A Asher to Abr A, Lillie & Martha Asher, all at 243 W 98; AT; B&S; AL; Apr8; May24'15. O C & 100

44TH st, 15-7 W (5:1260-28), ns, 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; Augustine R McMahon, ref, to Fernando Wood, 58 Demarest av, Englewood, NJ; mtg $275,000; FORECLOS May24; May25; May26'15; A$210,000-P210,000 (R S $125). **125,000**

48TH st, 14 W (5:1263-47), ss, 225 w 5 av, 25x100.5, 5-sty & b stn dwg; Reginald H Sayre to Mary H Sayre, 14 W 48; mtg $70,000; Apr30; May25'15; A$78,000-95,000 (R S $30). nom

48TH st, 220-8 W (4:1019-50), ss, 275.6 e 8 av, 99.6x100.5, 2 & 4-sty bk, Longacre Theatre; Ralph Bloom to L A T Corpn, 200 W 54; mtg $345,000 & AL; Mar26; May 24'15; A$170,000-280,000 (R S $4). O C & 100

53D st, 500 W, see 10 av, 785.

53D st, 316 E (5:1345-45), ss, 171 e 2 av, 29x100.5, 4-sty stn loft bldg & pt 1-sty bk rear stable; Nellie F Bolstridge, of Valley Stream, LI, to Herbert Decorating Co, 316 E 53; AL; May24; May27'15; A$11,000-18,500 (R S $3). nom

54TH st, 223-29 E (5:1328-12), ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; Arthur S Friend, ref, to Wm A M Flannery, 37 W 51, plff; mtg $60,000; FORECLOS May17; May20; May21'15; A $60,000-85,000. **25 over & nbove mtg 60,000**

55TH st, 220-2 E (5:1328-35), ss, 260 e 3 av, 100x100.5, 1-sty fr shop; Arthur S Friend, ref, to Viola M Flanney, 37 W 51, plff; mtg $32,000; FORECLOS May17; May20; May21'15; A$49,000-52,000 (R S $17.50). **17,500 over & nbove mtg 32,000**

55TH st, 503-5 E (5:1371-36-37), ns, 80 e Av A, 50x100.5, 2-5-sty bk tnts; Albert Miller to Max Miller, 440 E 56; mtg $22,-000; May20; May21'15; A$12,000-30,000 (R S $4). **4,000**

58TH st, 421 E (5:1370-10), ns, 358.1 w Av A, 18.4x100.4, 3-sty & b stn dwg; City Real Estate Co to N Y Orthopaedic Dispensary & Hospital 126 E 59; B&S; May 20; May21'15; A$6,500-9,000. O C & 100

65TH st, 17 E (5:1380-13), ns, 89 w Mad av, 25x100.5, 4-sty & b stn dwg; Louis J Pooler of Tuxedo Park, NY, to Edmund L Dow at Livingston, NJ; mtg $50,000; May 20; May21'15; A$90,000-103,000 (R S $28). O C & 100

69TH st E (5:1481-pt lot 10), ns, 216 e Av A, a strip 10x100.4, vacant; Metropolitan Museum of Art to Lenox Hill Settlement, 443 E 72; B&S & CaG; May16 May 27'15; A$——$—— (R S $3.50). **3,250**

69TH st, 20 W (4:1121-42), ss, 225 w Central Park W, 25x100.5, 4-sty & b stn dwg; Geo H Engelbard, ref, to Hermann H & Edw C Cammann, both at Merrick, LI, EXRS, &c, Jas M Bailey; FORECLOS Apr 29; May7; May21'15; A$30,000-50,000 (R S $30). **30,000**

72D st E, see 5 av, see 5 av, 908.

73D st, 246 W (4:1164-50), ss, 349.9 e West End av, 24.9x102.2, 4-sty & b bk dwg; Richd H Smith & ano EXRS, &c, Jos W Phyfe, to Robt D Jeffreys, 7 Park pl, Greenwich, Conn; mtg $45,600 & AL; May 20; May21'15; A$29,500-40,000. nom

74TH st, 410 E (5:1468-40), ss, 213 e 1 av, 25x102.2, 6-sty bk tnt & strs; Emma W Cone et al, heirs &c Gertrude Weil, to M & G W Corpn, 28 W 27; B&S & CaG; AL; May8; May22'15; A$8,000-29,000 (R S $9). O C & 100

74TH st, 501 E, see Av A, 1394.

75TH st, 325 E (5:1450-15), ns, 345 e 2 av, 20x102.2, 4 & 5-sty stn loft & str bldg; Baruch Lewittes, — W 25, Bklyn, to Adolph Shapiro, 245 W 130; mtg $12,500; May20; May22'15; A$6,500-13,000. nom

76TH st, 410 E (5:1469-42), ss, 163 e 1 av, 25x100, 5-sty bk tnt; Lincoln Bohemian Realty Corpn to Bozena Nemec, 422 E 77; mtg $23,000 & AL; May22; May24'15; A $8,000-25,000. nom

76TH st, 7 W (4:1129-25), ns, 175 w Central Park W, 30x102.2, 4 & 5-sty & b stn dwg; Wm M Baldwin, of Garden City, LI, et al, to Jos C Baldwin Estate, Inc, 32 Nassau; AL; May26; May 27'15; A$42,-500-70,000 (R S $70). nom

77TH st, 66-72 E (5:1391-45-48), ss, 145.2 e Madison av, runs s61.1xw0.1xs41xe100x n102.2 to st & w100 to beg, 3-5-sty bk tnts; Jas N Rosenberg, by auction Apr 17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Irving Arms Real Estate Corpn, 43 Exchange pl; mtg $150,000 & AL; May25; May26'15; A$150,000-210,000 (R S $3). 255,000 for all the properties

77TH st, 66-72 E; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15. court order & nom

78TH st, 101 W, see Columbus av, 380-4.

79TH st, 135-9 W (4:1210-17), ns, 350 w Col av, 62x102.2, 12-sty bk tnt; Akron Building Co to Isthold Realty Co, 119 W 40; AL; May20; May21'15; A$——$—— (R S $120). O C & 100

85TH st, 38-40 E, see Madison av, 1137-41.

88TH st, 157 W (4:1219-13½), ns, 312.6 e Ams av, 13x100.8, 3-sty & b stn dwg; Maud L List, 50 Northern av, EXTRX, Louis Polhemus to Gibraltar Mtg Co, 52 Wm; B &S; mtg $10,000 & AL; May19; May21'15; A$8,800-14,000 (R S $1.50). **O C & 11,050**

91ST st, 171 E (5:1520-32), ns, 100 w 3 av, 25x100.8, 5-sty stn tnt; Jno Ovens to Edith A Smith & Marion A Campbell, both at 171 E 91; mtg $19,500; May21; May26'15; A$15,000-22,000. nom

93D st, 181 E (5:1522-30), ns, 160.6 w 3 av, 30x100.8, 4-sty stn tnt; Chas J Smith to Sophie Klein, 117 Warwick st, Bklyn; B&S & CaG; AL; May26; May27'15; A$15,-500-24,500. 150

93D st, 4-6 W, see Columbus av, 380-4.

93D st, 161-5 W (4:1224-8), ns, 168 e Ams av, 51x104.8 to cl old Apthorps la or rd x51x106.10, 4-sty bk club house; Edw L Young, of Bellport, LI, to Nippon Club, Inc, 161-5 W 93; B&S; mtg $45,000; May 26'15; A$43,000-70,000. nom

94TH st W, nec Riverside dr, see Riverside dr 222.

98TH st E, nwc Madison av, see Madison av, 1416-22.

102D st, 222 E (6:1651-35), ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & strs; Barnet Levin to Morris Michaels, 15 E 107; mtg $12,000; May17; May27'15; A$9,000-15,500 (R S 50 cts). O C & 100

102D st, 2-4 W, see Bway, 3441-7.

103D st, 115 E (6:1631-5½), ns, 110 e Park av, 15x100.11, 3-sty & b stn dwg; Algernon S Norton, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS May18; May21; May22'15; A$5,500-6,000 (R S $5.50). **5,400**

105TH st, 2 W, see Bway, 3441-7.

106TH st, 312 E (6:1677-44), ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Wm Klein, ref, to Frank G Wild, 42 Clinton, Bklyn, TRSTE will Wm H Wallace, plff vs S Alden TRSTE); FORECLOS May6; May 10; May24'15; A$12,000-37,500 (R S $31.50). **31,500**

108TH st, 67 W (7:1844-7), n s, 150 e Col av, 25x100.11, 5-sty bk tnt; Abr Oberstein to Minnie Bussel, 1063 Morris av; FORECLOS Apr22; Apr30; May24'15; A $15,000-26,000 (R S $2). **2,000**

109TH st, 200 E, see 3 av, 1981.

109TH st, 67-9 W (7:1845-4), ns, 250 w Manhattan av, runs n—xsw—xs— to st xe 37.6 to beg, 6-sty bk tnt & strs; Emma W Cone et al, heirs &c Gertrude Weil, to M & G W Corpn, 28 W 27; B&S & CaG; May8; May22'15; A$21,000-48,000 (R S $16). O C & 100

111TH st, 64 E (6:1616-49), ss, 95 e Mad av, 24.10x100.10, 5-sty stn tnt; Mary Fred, individ, widow et al, EXRS, &c, Many Fred, to Ellen Hoetzer, 2379 8 av; mtg $12,000; May12; May21'15; A$11,000-23,000 (R S $3.50). **22,150**

111TH st, 64 E; Chas Fred to same; Q C; AL; May12; May21'15. nom

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111TH st, 66-70 E (6:1616-46½-48), ss, 230 w Park av, 50x100.11, 3-3-sty & b stn dwgs; Gerson B Citron to Cathedral Constn Co, 66 E 111; AL; May26; May27'15; A $20,400-24,000 (R S $15). O C & 100

111TH st, 136-8 W (7:1820-51), ss, 287.6 e 7 av, 37.6x100.11, 5-sty bk tnt; mtg $35,000 & AL; A$24,000-46,000; also 136TH ST, 522-6 W (7:1988-123-127), ss, 100 w Amsterdam av, 200x99.11, 2-6-sty bk tnts; mtg $270,000 & AL; A$104,000-310,000; also CLAREMONT AV, 180 (7:1993-112), nec 125th (No 603), 100x100, 6-sty bk tnt; pr mtg $155,000 & AL; A$100,000-210,000; also blanket mtg on above three parcels of $118,615.39, & other properties; also 111TH ST, 507-11 W (7:1883-25), ns, 150 w Ams av, 62.6x100.11, 6-sty bk tnt; pr mtg $85,000 & AL; A$55,000-112,000; also 111TH ST, 517-21 W (7:1883-18), ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; mtg $160,000; AL; A$88,000-183,000; also RIVERSIDE DR, 448 (7:1990-64), es, 166.3 n 116th 58.9x135.6x59.10x123.10, 12-sty bk tnt; mtg $240,000 & AL; also blanket mtg for $158,807.70 on parcels 4, 5 & 6 & other properties; A$105,000-310,000; also 135TH ST, 506 W (7:1988-40), ss, 191.8 w Ams av, 45.10x99.11, 6-sty bk tnt; mtg $51,250 & AL; A$24,500-58,000; Jas N Rosenberg by auction, Apr17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Irving Arms Real Estate Corpn, 43 Exchange pl; May25; May26'15 (R S $2). **255,000** for all the properties

111TH st, 136-8 W; also 136TH ST, 520-6 W; also CLAREMONT AV, 180; also 111TH ST, 507-11 W; also 111TH ST, 517-21 W; also RIVERSIDE DR, 448; also 135TH ST, 506 W; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15.
order of court & nom

111TH st, 140-2 W, see Bway, 3134.

111TH st, 507-11 W, see 111th, 136-8 W.

111TH st, 517-21 W, see 111th, 136-8 W.

112TH st, 51 W (6:1596-8), ns, 150 e Lenox av, 25x100.11, 5-sty bk tnt; Ottilie Realty Co to J Charles Grasmuk, 133 W 129; mtg $23,600 & AL; May25; May26'15; A$14,000-26,000. O C & 100

113TH st, 117 W, see Bway, 3441-7.

114TH st, 212 E (6:1663-46), ss, 164.7 e 3 av, 18x100.11, 3-sty & b stn dwg; Natl Operating Co to Robt Ernst 228 Central av, Bklyn; AL; May22; May25'15; A$5,700-7,500. nom

114TH st, 122 W, see Bway, 3134.

114TH st, 609 W, see Bway, 3134.

115TH st, 23 E (6:1621-13), ns, 85 w Madison av, 25x100.10, 5-sty bk stable; Fanny Weill to Kouwenhoven Estates, Inc, 3 Bridge Plaza N, B of Q; mtg $20,000 & AL; May24; May25'15; A$13,000-28,000. nom

115TH st W, swc St Nicholas av, see 7 av, 1885-93.

115TH st W, see 7 av, see 7 av, 1885-93.

117TH st, 26 E, see Madison av, 1782.

118TH st, 352-4 W (7:1944-55), ss, 75 w Manhattan av, 50x100.11, 6-sty bk tnt; Mark Shwartz to Anna L Shwartz, both at Poughkeepsie, NY; QC; Jan5'07; May21'15; A$29,000-80,000 nom

122D st, 143 W (7:1907-13), ns, 458.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Isabel Lee, 1 W 81, individ & EXTRX Wm T Lee to Shore Acres Realty Co, 243 W 34; May12; May21'15; A$8,300-14,500 (R S $10). **10,000**

122D st, 143 W (7:1907); Shore Acres Realty Co, 243 W 34, to Saml Eichen, 740 Riv dr; AL; May17; May21'15 (R S $10). nom

123D st, 204 W (7:1928-37¼), ss, 96 w 7 av, 16x100.11, 3-sty & b stn dwg; Harry S Goldstein, ref, to Jno F Seekamp, 192 Montague, Bklyn; FORECLOS May5; May24'15; A$8,300-10,000 (R S $7,500) **7,500**

125TH st, 524 W (7:1979-45), ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & strs; Wm Jonas, 515 W 110, to Jacob David, 317 W 112; QC; mtg $18,954.90; May18; May22'15; A$15,100-27,000. 25

125TH st, 528 W (7:1979-47), ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & strs; Wm Jonas, 515 W 110 to Jacob David, 317 W 112; QC; mtg $22,029.90; May18; May22'15; A$15,100-27,000. 25

125TH st, 603 W, see 11th, 136-8 W.

125TH st, 101 W, see Lenox av, 339.

131ST st, 21 W (6:1729-26), ns, 260 w 5 av, 25x99.11, 5-sty bk tnt; H & F Realty Co to Ignaz Hermann & David Fried, both at 2213 5 av; mtg $14,000 & AL; May25; May27'15; A$8,000-19,000 (R S $5). O C & 100

131ST st, 208 W (7:1936-39), ss, 125 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Mary E McCormick to Dora and Rachel Rosoldo, 141 W 136; mtg $7,000; May27'15; A$6,600-9,000 (R S $1). nom

133D st, 12 W (6:1730-44), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Greater Cities Investing Co, 256 Bway, to Fannie Catz, 365 E 135, Bronx; B&S; mtg $15,974.71 & AL; May24; May25'15; A$7,000-16,000. O C & 100

133D st, 35½ W (6:1731-19), ns, 435 e Lenox av, 16.8x99.11, 3-sty & b bk dwg; Emma A Mayhew, of Bklyn, to E M C A Holding Co, 165 Bway; mtg $5,000 & AL; May15; May22'15; A$4,500-5,500 (R S $1). nom

133D st, 163 W (7:1918-9), ns, 175 e 7 av, 25x99.11, 5-sty bk tnt; H & F Realty Co to Ignaz Hermann, 2213 5 av; mtg $12,500; Dec17'14; May27'15; A$8,500-20,500. O C & 100

135TH st, 506 W, see 111th, 136-8 W.

136TH st, 522-30 on map 522-6 W, see 111th, 136-8 W.

139TH st, 205 W (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-sty bk dwg; Marion C Moffett, at Lebanon, NJ, to Wm T Farwell, of Plainfield, NJ; AL; May20; May22'15; A$7,600-11,000 (R S $1). nom

140TH st, 601 W, see Bway, 3441-7.

141ST st, 476 W, see Bway, 3441-7.

141ST st, 600 W, see Bway, 3441-7.

142D st, 605-9 W, see Bway, 3441-7.

144TH st, 560 W, see Bway, 3441-7.

145TH st, 155-7 W, see Bway, 3441-7.

145TH st, 159-61 W, see Bway, 3441-7.

148TH st, 401 W, see St Nicholas av, 757.

149TH st, 418 W, see Convent av, 433.

150TH st, 279 W (7:2036-18), ns, 321.9 w 7 av, 40.10x99.11, 5-sty bk tnt; Morris Meyers, 945 E 163, to M & G Realty Co, 1608 Bway; mtg $31,000; May22; May24'15; A$11,500-36,000 (R S $10). O C & 10,000

150TH st, 608-10 W (7:2096-40), ss, 125 w Bway, 130x99, 6-sty bk tnt & strs; Hy J Goldsmith, ref, to Jacob Strauss, 138 Mott av, B of Q, plff; mtg $148,458.60; FORECLOSED, drawn & recorded May21'15, A $61,000-145,000 (R S $6). **150,601.24**

152D st, 623 W (7:2099-19 & 46), ns, 300.10 w Bway, 24.7x199.10 to 153d, 2-sty fr dwg & 2-sty fr stable; Francis W Pollock, ref, to Hugo H Piesem, 160 Marlborough rd, Bklyn; mtg $10,300; FORECLOS May18; May24; May25'15; A$19,600-21,300 (R S $6). **5,975**

153D st W, ss, 300.10 w Bway, see 152 at 623 W.

158TH st, 491 W, see St Nicholas av, 961.

159TH st W, swc St Nicholas av, see St Nicholas av, 961.

162D st, 565-7 W, see St Nicholas av, 961.

162D st, 601-3 W, see Bway, 3881-3.

162D st, 615 W, see Audubon av, 220-6.

163D st, 405 W (8:2110-104), ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Wm G Rosebery, ref, to Jeannie F Seymour, 304 W 86, plff; FORECLOSED & drawn May 25; May27'15; A$9,000-23,000 (R S $20). **20,000**

173D st, 524 W (8:2129-40), ss, 132.8 e Audubon av, 37.6x100, 5-sty bk tnt; Mary Barry to Myron W Robinson, on Prospect av, Hackensack, NJ; mtg $33,000; May17; May27'15; A$13,000-38,000. O C & 100

176TH st, 500 W, see Audubon av, 220-6.

176TH st, 551 W, see Audubon av, 220-6.

177TH st, 504 W, see St Nicholas av, 961.

177TH st, 550 W, see Audubon av, 220-6.

188TH st W, swc St Nicholas av, see St Nicholas av, swc 188.

201ST st W (8:2198-22), nwc 9 av, 100x99.11, vacant; Marcel Levy, ref, to Jos H Freedlander, 344 W 72 & Arthur R Freedlander, 330 E 15; EXRS Fredk Blanding, plffs; mtg $11,000; FORECLOS May14; May20; May22'15; A$20,000-20,000 (R S $4). **15,000**

207TH st W, nes, at ses 9 av, see 9 av, ses, at nes 207.

Av A, 1382 (5:1485-50), es, 25 s 74th, 25.7 x77.5-sty bk tnt & strs; Lincoln Bohemian Realty Corpn to Rozena Nemec, 402 E 77; mtg $8,500 & AL; May22; May24'15; A $7,500-18,000.

Av A, 1394 (5:1486-1), nec 74th (No 501), 22.2x98, 2-sty bk tnt & strs; Chas P Doelger to Peter Doelger Brewing Co, 407 E 55; May17; May22'15; A$12,000-20,000 (R S $22). O C & 100

Av D, 103-5 (2:377-41), ws, 60 s 8th, 37.6 x100, 6-sty bk tnt & strs; Rav L M Jacobson, formerly Rachel Nicholson, to Lena Michelson, both at 64 W 115; AL; May11; May21'15; A$22,500-48,000 (R S 50 cts). O C & 100

Amsterdam av, 1627-33, see Bway, 3441-7.

Amsterdam av, 2184 (8:2125-47), ws, 50 n 186th, 25x100, 4-sty bk tnt & strs; Fredk & Jos Adler, EXRS Fredk Adler, to Theresa L Leuthaler, 2186 Ams av; Rosa Gutekunst, 662 W 184; Margt A Mink, 5625 Newton av, Bronx; Louise V Adler, 3495 Bway, & Frank J Adler, 2067 Ams av; May20; May25'15; A$14,000-22,000 (R S $14). **14,000**

Amsterdam av, 2324-36, see Audubon av, 220-6.

Audubon av, 220-6 (8:2133-50), nwc 176th (No 551), 99.11x100, 6-sty bk tnt; mtg $135,000 & AL; A$56,000-172,000; also AUDUBON AV, 228-34 (8:2133-46), swc 177th (No 550), 99.11x100, 6-sty bk tnt; mtg $130,000 & AL; A$56,000-172,000; both of above also sub to blanket mtg for $35,000; also FOPT WASHINGTON AV (8:2137-40), nec 162d (No 615), 98.11x187.11 x99.9x184.11, 6-sty & 7-sty bk tnt; mtg $200,000 & blanket mtg for $118,615.39 & asst mtgs & AL; A$80,000-270,000; also AMSTERDAM AV, 2324-36 (8:2132-58), ws, 80 n 175th, 119.10 to ss 176th (No 500) x100, 6-sty bk tnt & strs; mtg $180,000 & AL; A$67,000-205,000; Jas N Rosenberg, by auction Apr17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Irving Arms Real Estate Corpn, 43 Exchange pl; May25; May26'15 (R S $2). **255,000** for all the properties

Audubon av, 220-6; also AUDUBON AV, 228-34; also FORT WASHINGTON AV (8:2137), nec 162d (No 615); also AMSTERDAM AV, 2324-36; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15.
order of court & nom

Audubon av, 228-34, see Audubon av, 220-6.

Bloomingdale rd cl, see Bway, 3441-7.

Broadway, 36-42 (1:22-19), es, 206.11 s Exchange pl, 116x197 to ws New (No 55) x115.4x175, 20-sty bk office bldg; Jas N Rosenberg, by auction, Apr17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Nyes Real Estate Corpn, 43 Exchange pl; mtg $3,925,000 & AL; May25; May26'15; A$2,000,000-$4,200,000 (R S $25). **255,000** for all the properties

Broadway, 36-42; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15.
order of court & nom

Broadway, 648 (2:529-3), es, 145.3 s Bond, 30.3x150x40.1x150, with all RT&I to Cross lane, 10-sty bk loft & str bldg; Julius E Nachod at Glenside, Pa, to Saml P Tull at Allenhurst, NJ; ½ pt; AT; mtg $300,000; May20; May21'15; A$100,000-220,000 (R S $2.50). nom

Broadway, 3099-3103, see Bway, 3441-7.

Broadway, 3132, see Bway, 3134.

Broadway, 3134 (7:1979-62), es, 35 s 125th, 32.6x75, 5-sty bk tnt; mtg $22,500 & AL; A$24,000-32,000; also BROADWAY, 3132 (7:1979-64), es, 67.6 s 125th, 32.6x75, 5-sty bk tnt; mtg $31,500 & AL; A$24,000-32,000; also 111TH ST, 140-2 W (7:1820-53), ss, 250 e 7 av, 37.6x100.11, 5-sty bk tnt; mtg $35,000 & AL; A$24,000-46,000; also ST NICHOLAS AV, 66-72 (7:1823-47), sec 114th (No 122), 118.5x69.2x100.11x131.2, 7-sty bk tnt & strs; mtg $183,000 & AL; A$100,000-240,000; also 114TH ST, 609 W (7:1896-57), ns, 125 w Bway, 100x100.11, 9-sty bk tnt; mtg $200,000 & AL; A$105,500-194,000; also BROADWAY, 3141-7 (7:2088-29), nwc 140th (No 601), 99.11x90, 6-sty bk tnt & strs; mtg $225,000 & AL; A $105,000-210,000; also BROADWAY, 3449-59 (7:2088-30), swc 141st (No 600), 99.11 x90, 6-sty bk tnt & strs; mtg $225,000 & AL; A$105,000-210,000; also 142D ST, 605-9 W (7:2089-24), ns, 100 w Bway, 99.11x100, 6-sty bk tnt & strs; mtg $135,000 & AL; A$59,000-152,000; also 144TH ST, 560 W (7:2075-56), ss, 100 e Bway, 100x99.11, 6-sty bk tnt; mtg $144,000 & AL; A$63,000-160,000; also 145TH ST, 155-7 W (7:2014-10), ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & strs; mtg $10,000; A$18,000-46,000; also 145TH ST, 159-61 W (7:2014-8), ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & strs; mtg $8,000 & AL; A$18,000-46,000; also CLAREMONT AV (7:1993-108), es, 100 n 125th, 40x100, 5-sty bk tnt; mtg $39,000 & AL; A$33,000-50,000; also CLAREMONT AV, 190 (7:1993-104), es, 260 n 125th, 40x100, 5-sty bk tnt; mtg $39,000 & AL; A$33,000-50,000; also CENTRAL PARK W, 418 (7:1837-36), swc 102d (Nos 2-4), 100.11x117, 10-sty bk tnt; mtg $80,000 & AL; A$154,000-458,000; also RIVERSIDE DR, 583 (7:2007-2), begins 135th, ns, 505 w from ns 135th & ws Bway, runs n99.11xw102.2 to es of dr xsw 102.5 to ns 135th xe125 to beg, 6-sty bk tnt; mtg $215,000 & AL; A$135,000-270,000; also ST NICHOLAS AV, 66-68 (7:1823-18), nec 113th (No 117), 118.5x144.9x100.11 x62.3, 7-sty bk tnt & strs; mtg $183,000 & AL; A$65,000-250,000; also BROADWAY, 2999-3103 (7:1999-1), wsw 10-11 Bloomingdale rd, runs n60.5xw78.11 to old Bloomingdale rd xs2.3xw—xs78.9xe100 to beg, 6-sty bk tnt; mtg $125,000 & AL; A$75,000-155,000; also AMSTERDAM AV, 1697-99 (7:2057-56), sec 141st (No 426), 99.11x35, 7-sty bk tnt & strs; mtg $62,000 & AL; A$31,000-82,000; also CENTRAL PARK W, 417-8 (7:1840-25), swc 105th (No 2), 55.11x100, 6-sty bk tnt; mtg $130,000 & AL; parcels 17, 18 & 19 also sub to blanket mtg for $45,770 & other properties; A$65,500-155,000; Jas N Rosenberg, by auction, Apr17'15, as TRSTE in bankruptcy of the N Y Real Estate & Security Co, 42 Bway, to Halcyon Real Estate Corpn, 42 Exchange pl; May25; May26'15 (R S $900). **255,000** for all the properties

Broadway, 3124; also BROADWAY, 3132; also 111TH ST, 140-2 W; also ST NICHOLAS AV, 66-72; sec 114th (No 122); also 114TH ST, 609 W; also BROADWAY, 3141-7, swc 140th (No 601); also BROADWAY, 3449-59, swc 141st (No 600); also 142D ST, 605-9 W; also 144TH ST, 560 W; also 145TH ST, 155-7 W; also 145TH ST, 159-61 W; also CLAREMONT AV, 190; also CENTRAL PARK W, 418; also RIVERSIDE DR, 583; also ST NICHOLAS AV, 66-68; also BROADWAY, 2999-3103; also AMSTERDAM AV, 1697-99, sec 141st (No 426); also CENTRAL PARK W, 417-8; also RIVERSIDE DR, 505 w from ns 135th & ws Bway; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15.
order of court & nom

Broadway, 3449-59, see Bway, 3441-7.

Broadway, 3880-8, see St Nicholas av, 961.

Broadway, 3881-3 (8:2127-22), nwc 162d (Nos 601-3), 49.5x176.11x68.9x175, 6-sty bk tnt & strs; Kate Toback, 1 Pinehurst av, to Isaac Rubin, 1220 Boston rd, Bronx; AL; Jan13'14; May26'15; A$80,000-200,000. nom

Broadway (8:2236-7), es, 150 n 207th, 25x149.1x25x152.1, vacant; Valentine District 531 Palisade av, West Hoboken, NJ, to Donovan Estate Inc, 80 Bway; AL; May27'15; A$8,500-8,500 (R S $7). O C & 1,000

Central Park W, 418, see Bway, 3441-7.

Central Park W, 447-8, see Bway, 3441-7.

Claremont av, 29-35 (7:1990-22-95), ws, 225 s 119th 113.4x100, 2-11-sty bk tnts; Orland Holding Co to Euphemia S Coffin, 13 W 57; mtg $380,000; May20; May25'15; A$110,000-470,000 (R S $75). O C & 100

Claremont av, 180, see 111th, 136-8 W.

Claremont av, 182, see Bway, 3441-7.

Claremont av, 190, see Bway, 3441-7.

Columbus av, 380-4 (4:1150-29), nwc 78th (No 101), 102.2x100, 7-sty bk tnt; mtg $225,000 & AL; A$150,000-275,000; also 93D ST, 4-6 W (4:1206-8), ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt; mtg $75,000 & AL; A$43,000-115,000; also COLUMBUS AV, 386 & odi the premises 101 W 78; AT to leasehold; mtg $225,000 & AL; Jas N Rosenberg, by auction Apr17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Halcyon Real Estate Corpn, 43 Exchange pl; May25; May26'15 (R S $6). **255,000** for all the properties

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Columbus av, nwc 78th (No. 101 W); also 93D ST, 4-6 W; also COLUMBUS AV, 386, & adj the premises 101 W 78; leasehold; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May 25; May26'15. court order & nom

Columbus av, 386, see Columbus av, 380-4.

Columbus av, 944 (7:1861-31), ws, 51 n 106th, 25.1x100, 5-sty bk tnt & strs; Edw J Michael to Tena Michael, NY; AT; AL; June30'03; May22'15; A$22,500-29,500. nom

Columbus av, 944; Jas & Tena Michael et al toLouis F & Wm F Sommer, 259 W 93, EXRS & TRSTES Caroline W Sommer; mtg $14,000; May21'15; May22'15 (R S $11). O C & 100

Convent av, 433 (7:2063-46), sec 149th (No 418), 99.11x100, 6-sty bk tnt; Gertrude A Vanderbeck to Henry Goldsmith, 1332 5 av; mtg $185,000, Apr28; May26'15: A$72,000-190,000 (R S 50 cts). O C & 100

Fort Washington av, nec 162d, see Audubon av, 220-6.

Hillside av (8:2171-52), cl, 375 se Naegel av, runs ne365.10xse180.3 to cl said st xsw & w on curve, 436.1 to beg, except part lying in av, the property intended to be conveyed is as follows: Hillside av, 403.11 se Naegel av, runs ne334.9xse154.10 to Hillside av xsw11.11xsw & w 332.11 & 49.5 to beg, vacant; Minerva Realty Co to Chas W Hill, 237 Lex av; mtg $26,400; May24; May27'15; A$27,500-27,500 (R S $9). nom

Lenox av, 339 (7:1912-29), nwc 127th (No 101), 20x100, 4-sty stn tnt & str; Emma W Cone et al, heirs &c Gertrude Weil, to M & G W Corpn, 28 W 27; B&S & CaG; AL; May8; May22'15; A$30,000-38,000 (R S $18.50). O C & 100

Madison av, 103 (3:859-22 & 25), es, 37.7 n 29th, runs n36.6xe100xs74.1 to ns 29th (No 25), xw22xn37.7xw78 to beg, 3-sty & b stn dwg & 4-sty bk loft & str bldg in st; Kath D Penrose et al to Geo Backer Realty Co, 56 W 45; CaG; mtg $107,500; May12; May27'15; A$151,000-162,000 (R S $22.50). O C & 100

Madison av, 1137-41 (5:1496-51¼-53), sec 85th (Nos 38-40), 62.2x75, 3-5-sty bk tnts & strs; Jno A Pleines to Jacob Rupnert Realty Corpn, 1631 3 av; mtg $120,-000 & AL; May24; May25'15; A$91,000-131,000. O C & 100

Madison av, 1416-22 (6:1604-17), nwc 98th, 100.11x45, 6-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; May20; May21'15; A$55,000-92,000. O C & 100

Madison av, 1782 (6:1622-59), swc 117th (No 26), 25.11x90, 5-sty bk tnt & strs; Dora C Herman to Louise Constable, at Mamaroneck, NY; mtg $38,000; May20; May26'15; A$27,000-44,000. nom

Madison av, 1997 (6:1752-21¼), es, 33.7 n 127th, 16.7x60, 3-sty & b stn dwg; Jos H Prisk, 1999 Mad av, to Ernest Tapper, 960 Kent av, Bklyn; mtg $8,000; May11; May 21'15; A$6,000-7,500. nom

Madison av, 1999 (6:1752-21), es, 50.2 n 127th, 16.4x60, 3-sty & b stn dwg; Jos H Prisk, 1999 Mad av, to Ernest Tanner, 960 Kent av, Bklyn; mtg $8,000; May11; May 21'15; A$6,000-7,500. nom

Madison av, 2024 (6:1753-16), ws, 37.11 n 128th, 19.9x70, 3-sty h stn dwg; Carrie E Robinson et al, individ, EXRS &c, Jno M Robinson of Hackensack, NJ, to Mary Barry, 514 W 142; AL; May10; May27'15; A$6,500-8,000 (R S $7.50). nom

Madison av, 2024; Mary Barry to Hy A Passholz, 415 W 128; May17; May27'15. O C & 100

Manhatton av, 458 (7:1946-46), es, 47 s 120th, 26.11x94.11, 5-sty bk tnt; Rosa Kohn to Fredk W Kohn, both at 458 Manhattan av; mtg $22,000; May20; May22'15; A$14,500-27,000 (R S $5). nom

Park av, 1747 (6:1770-3), es, 60.11 n 121st, 90x75, 4-sty bk tnt & strs; Warren C Fielding of Bronx to Harry Aronson Inc, 35 Nassau; mtg $10,000; Apr16; May24'15; A$6,666-9,500 (R S $2). nom

Riverside dr, 222 (4:1253-1), nec 94th, runs e139.9xn100.8xw50x25.2xw85xs.01xw 30.4 to dr & s on curve 76 to beg, 7-sty bk tnt; Irving Arms Real Estate Corpn to Halcyon Real Estate Corpn, both at 43 Exchange pl; B&S; mtg $285,000 & AL; May25; May27'15; A$150,000-325,000 (R S 50 cts). nom

Riverside dr, 448, see 111th, 136-8 W.

Riverside dr, 587, see Bway, 3441-7.

Riverside dr (8:2136-24), ns, 445.1 w 158th, 109.11x204.7 to 160th x100x228.3, vacant; Martin Conboy, ref, to Union Dime Savings Bank, 701 6 av, pliff; FORECLOS May18; May22; May24'15; A$65,000-65,000 (R S $57.50). 57,400

Riverside dr (8:2136-28), nes, 478.4 nw 158th, runs n257.6xnw63.2 to cl 160th xw 39.10xs231.11 to dr xse110.11 to beg, except pts for dr & 160th st; Geo Foggill, ref, to Union Dime Savings Bank, 701 6 av, pliff; FORECLOS May18; May24'15; A$60,000-60,-000 (R S $52.50). 52,200

St Nicholas av, 58-60, see Bway, 3441-7.

St Nicholas av, 66-72, see Bway 3134.

St Nicholas av, 91-7, see 7 av, 1885-93.

St Nicholas av, swc 145th, see 7 av, 1885-93.

St Nicholas av, 757 (7:2063-29), nwc 148th (No 401), 20.5x96.8x20x101.5-stv & b bk dwg; Stella D Brown to Max Williams, 118 Lefferts pl, Bklyn; mtg $23,000; Jan2; May27'15; A$16,000-24,000. O C & 100

St Nicholas av, 961, nwc 158th; also BROADWAY, 3880-8, nec 162d (Nos 565-7); also 177TH ST, 504 W; N Y Real Estate Security Co, 42 Bway, to same; B&S; sub to mtgs as above; May25; May26'15. court order & nom

St Nicholas av, swc 159th, see St Nicholas av, 961.

St Nicholas av, 1124-30 (8:2124-21), es, 26.2 n 166th, runs n78.7xe84.1xs50xe5xs25x w65.6 to beg, 2-sty bk office & str bldg; Hy A Passholz to Anthony F Koelble, 798 Riverside dr; mtg $66,500; May6; May26 '15; A$49,000-66,000 (R S $5.50). O C & 100

St Nicholas av, 961 (8:2108-83), nwc 158th (No 491), 203.3 to ss 159th x41.1x 199.10 to ns 158th x78.5, 6-sty bk tnt; mtg $200,000 & AL; A$100,000-235,000; also BROADWAY, 3880-8 (8:2122-48), nec 162d (Nos 565-7), 99.11x100, 6-sty bk tnt & strs; mtg $180,500 & AL; A$98,000-212,000; also 177TH ST, 504 W; (8:2132-106), ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; mtg $30,000 & blanket mtg on this & other property for $45,750; A$15,000-41,000; Jas N Rosenberg, by auction Apr17'15, as TRSTE in bankruptcy of N Y Real Estate Security Co, 42 Bway, to Halcyon Real Estate Corpn, 43 Exchange pl; May 25; May26'15 (R S $5). 255,000 for all the properties

St Nicholas av (8:2168-15), swc 188th, 94.10x100, vacant; Hy Goldwater, 721 Beck, to Jos Zelenko, 150 W 119, & Henry Kitzinger, 339 Van Courtlandt Park av, Yonkers, NY; ½ pt; AT; mtg $30,000; May17; May21'15; $51,500-51,500 (R S $7). O C & 100

1ST av, 127 (2:449-32), ws, 52.4 s 8th, 24.6x50, 5-sty bk tnt & strs; Julian M Wright, ref, to Lawyers Title & Trust Co; FORECLOS Apr21; May19; May25'15; A $16,000-21,000 (R S $22). 21,800

1ST av, 209 (2:454-39), nws, 63.3 sw 13th, 20x86, 4-sty bk tnt & strs; Grazia Giglio, of Bronx, to Saverio Riccobono, 209 1 av; mtg $23,000 & AL; May24; May26'15; A $15,000-23,000 (R S $1). nom

1ST av, 1036 (5:1368-49), es, 74.5 s 57th, 18.3x71.6x23.3x71.6, 4-sty bk tnt & strs; Theresa Weiss to Arthur I Lewis, 14 E 125; mtg $10,700 & AL; May21; May26'15; A$6,500-11,000 (R S 50 cts). nom

1ST av, 1038 (5:1368-48), es, 56.9 s 57th, 18x71.4, 4-sty bk tnt & str; Albt Miller & Sophie, his wife, to Sonhie Miller, 52 E 89; mtg $8,800; May20; May21'15; A$6,000-10,500. nom

1ST av, 1487 (5:1452-27), ws, 75 s 78th, 25.6x100, 4-sty stn tnt & strs; Emma W Cone et al, heirs &c Gertrude Weil to M & G W Corpn, 28 W 27; B&S & CaG; AL; May8; May22'15; A$15,500-27,500 (R S $14.50). O C & 100

1ST av, 1944 (6:1694-4), es, 63.5 n 100th, 37.6x100, 6-sty bk tnt & strs; Harlem Estates, Inc, 157 Meeker av, Bklyn, to Frank C Stoddard, of Simsbury, Conn; B&S; mtg $29,180; Mar5; May25'15; A$18,000-41,000 (R S $5.50). nom

3D av, 126-8 (3:870-37), nwc 14th (Nos 149-55), 53.6x100, 5-sty bk hotel; Edwin C Mulligan, 546 W 147, to Chas H Beckett, 306 W 88, & Orray E Thurber, 340 W 102; AT; AL; Feb28'14; May27'15; A$130,000-170,000 nom

3D av, 1981 (6:1658-45), sec 109th (No 200), 25.11x82, 4-sty bk tnt & strs; Thos F Maguire to Annie Maguire, 184 E 111; AL; Apr21; May27'15; A$22,500-29,000 (R S 50 cts). nom

5TH av, 908 (5:1386-69), sec 72d, 35x125, 5-sty & b bk dwg; Mary I Burden, widow, et al to Lawyers Realty Co, 160 Bway; mtg $325,000 & AL; May18; May24'15; A$400,-000-500,000. nom

5TH av (5:1386-4), es, 35 s 72d, 80x100, vacant; Cornelius Vanderbilt to Lawyers Realty Co, 160 Bway; mtg $350,000 & AL; May18; May24'15; A$600,000-600,000. nom

6TH av, 355 (3:797-45), swc 22d, 23x65, pt 6-sty bk str; O'Neill-Adams Co to Amy V Parker, 20 Carlton House ter, London, Eng; QC; May14; May27'15; A $— —$ nom

7TH av, 1885-93 (7:1824-3), sec 115th, 151.4x108.8 to ws St Nicholas av (No 91-7) x177.7 to ss 115th x15.9 to beg, 2-6-sty bk tnts & strs; Sophia Stearns to Emma Hyams, 829 West End av; Edw Hyams, 2 W 72, & Chas Hyams, 1038 Hoe av, Bronx, TRSTES will Wm Hyams for benefit of Emma or Emily H Hyams; B&S; mtg $25,000; May25; May26'15; A$120,000-225,000. O C & 100

9TH av, 455 (3:733-33), ws, 49.5 n 35th, 24.8x100, 5-sty bk tnt & strs; Mary Reese, heirs &c Hannah Miller, to Anna V Moritz, et al, 2210 University av; mtg $36,000 & AL; May13; May26'15; A$20,000-35,500. nom

9TH av, 455; Max Reese to same; mtg $38,400 & AL; May13; May26'15. nom

9TH av, 588-90 (4:1033-3-4), es, 60 n 42d, 40.4x80, 2-sty bk str; Emma W Cone et al, heirs &c Gertrude Weil, to M & G W Corpn, 28 W 27; B&S & CaG; AL; May 8; May22'15; A$32,000-39,000 (R S $23). O C & 100

9TH av (8:2188-1), ses, at nes 207th, 89.11x100, vacant; Fabian Realty Co to Chas W Hill, 237 Lex av; mtg $13,000; May24; May27'15; A$23,000-23,000 (R S $9.50). nom

9TH av, nwc 201st, see 201st W, nwc 9 av.

10TH av, 329 (3:701-35), nwc 29th (Nos 501-3), 24.8x70, 5-sty bk tnt & strs; Mary A McElhinny, of Port Washington, LI, to Fredk C Morrison, 501 W 29; mtg $18,000 & AL; May26'15; A$12,000-25,000 (R S $12). O C & 100

10TH av, 785 (4:1081-36), swc 53d (No 500), 24.2x59.11, 5-sty bk tnt & strs; Peter McBreen to Geo Ehret, 1197 Park av; mtg $42,850; May21'15; A$17,000-30,500. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 50 (1:18); consent to subway stairway; Regina E Saportas, of Saratoga Springs, NY, to City N Y; May 13; May22'15. nom

Greenwich st, 315 (1:141), nec Reade, runs se8.6xe52.6xn25.6xw69.6 to st xs17.1 to beg; consent to 3d track; Theresa R Irving, NY, to Manhattan Railway Co; Feb3; May25'15. 375.83

Greenwich st, 333 (1:143), es, 50.2 s Jay, 25.7x100x25.5x100; consent to 3d track; Helen C Irving to Manhattan Railway Co; mtg $19,500; Jan12; May22'15. 563.75

Greenwich st, 333; consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $19,500; Mar25; May22'15. nom

Reade st, nec Greenwich, see Greenwich, 315.

Stanton st, 57 (miscl); power of atty to conduct business, &c; Benj Pavenick to Abr Pavenick; May20; May22'15.

14TH st, 149-55 E, see 3 av, 126-8.

20TH st, 6 E, see 20th, 8 E.

20TH st, 8 E (3:848), owned by party 1st pt; also 20TH ST, 6 E, owned by party 2d pt; cancellation of agmt for elevator shaft, stairway, &c; Saml T Carter, 915 Hillside av, Plainfield, NJ, with W Emlen Roosevelt, 804 5 av, et al, EXRS & TRSTES Jas A Roosevelt; May20; May22 '15. nom

37TH st, 300 E, see 2 av, 682.

83D st, 41-3 W (4:1197); certf as to re asn of rents; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, to Hennessy Realty Co, 220 Bway; May21; May 27'15. nom

127TH st W, sec 8 av, see 8 av, sec 127.

189TH st W, see 189th W, ss, 100 e St Nicholas av.

189TH st W (8:2158), ss, 100 e St Nicholas av, 150x100, owned by party 1st pt; also 189TH ST W, ss adj above on e & extens e— to ws Audubon av, —x— owned by party 2d pt; re of easements over strip in front bet old & new lines of st; Gertie A Gorman, 226 Madison av, party 1st pt, with Adolph Zeh, 243 W 52, party 2d pt, Marie Zeh, 305 W 130, party 3d pt, mortgagee & holder of mtg for $20,125 on 2d parcel; Apr27; May26'15. nom

191ST st, 550 W, see Audubon av, 510.

Audubon av, 510 (8:2161), swc 191st (No 550), 90.2x50.1x92.11x50, 5-sty bk tnt; re mtg; Rockland Realty Co, 509 Willis av, to Tralow Realty Corpn; QC; May25; May 27'15. $ 000

Audubon av, ws, see 189th W,, ss, 100 e St Nichola's av.

Madison av, 103; also 29TH ST, 25 E (miscl); power of atty; Eliz D Lehr to Jay Gates of the Pennsylvania Trust Co of Phila, Pa; Apr2; May27'15.

18TH av, 356 (3:952); consent to 3d track; David M Kaplan, mtgee, to Manhattan Railway Co; mtg $2,000; May15; May21'15. nom

2D av, 682 (3:942), sec 37th (No 300), 20x65; consent to 3d track; Sarah E Rourke, of Bronx, to Manhattan Railway Co; mtg $7,000; Apr28; May26'15. 240

2D av, 682; consent to 3d track; Mutual Life Ins Co, mortgagee, to same; mtg $2,-000; May25; May26'15. nom

2D av, 682; consent to 3d track; same, mortgagee, to same; mtg $5,000; May25; May26'15. nom

3D av, 126-8 (3:870-37), nwc 14th (Nos 149-55), 53.6x100; declaration of trust; parties 1st pt hold the interest or title of party 2d pt in trust only for party 2d pt; Chas H Beckett, 135 Bway, & Orray E Thurber, 90 West, to Geo F Gouraud, 64 St James st, London, Eng; Feb28'14; May 27'15; A$130,000-170,000. nom

8TH av (7:1932), sec 127th, 25x69.11; consent to 3d track; Selena L Bloch & Clarice L Engel to Manhattan Railway Co; mtg $18,000; Mar11; re-recorded from Apr24; May22'15. 156

8TH av, 2902-4 (7:2039), es, 40 s 154th, 39.11x100; consent to 3d track; Jennie G Walter et al, individ, EXRS &c Abr Walter, to Manhattan Railway Co; mtg $37,-000; Oct7'14; May25'15. 1,277.33

8TH av, 2902-4; consent to 3d track; Harry W Watrous, EXR Ruth A Watrous, mortgagee, to same; mtg $37,000; May13; May25'15. nom

Appointment (miscl) of TRSTE under deed of trust in place of Bayard Dominick (decd); Caroline W Young to Hy L Wardwell, of Springfield Centre, Otsego Co, NY; May17; May25'15.

Cancellation (miscl) of trust recorded Dec16'90; Sophie J Gerstle, 2109 Bway, to Ralph J Jacobs, 37 W 70, & Wm I Jacobs, 31 W 70; May24'15.

Certified copy (miscl) adjudication of bankruptcy & order of reference in matter of N Y Real Estate Security Co, bankrupt, Stanley W Dexter, ref; May24; May26'15.

Court order (miscl) approving bond of Jas N Rosenberg for $50,000 in matter of N Y Real Estate Security Co, bankrupt, Stanley W Dexter, ref, 71 Bway; May27'15.

Power of atty (miscl); Kath G M Clark to C Adele Meeker, both at Danbury, Conn; Jan25'12; May26'15.

Power of atty (miscl); Dora Jackel to Max Jackel, her husband, 424 E 86; Sept 15'13; May26'15.

Power of atty (miscl); Domingo Rios Ocana of San Juan, Porto Rico, to Fredk Liebig; May24'15.

Power of atty (miscl); Jessie P B Phipps, of London, Eng, to Wm B Duncan, NY, et al; Jan6'11; May22'15.

Transfer of all R T & I to all property, goods, chattels & credits which were of Mary Hays, decd, late of Manchester, Conn; Mary E H Myers to Arthur H Myers at 169 Columbia Heights, Bklyn, & Elmer K Myers, 2524 Gravesend av, Bklyn, her sons; Apr14; May21'15. nom

WILLS.

Borough of Manhattan.

62D st, 244 E (5:1416-30), ss, 123 w 2 av, 16x100, 3-sty stn dwg; Dennis J McMahon Est, Thos J McMahon EXR, 237 W 112; atty, Jno Mulholland, 280 Bway; A$9,500-12,000. Will filed May23'15.

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71ST st, 254 W (4:1162-56), ss, 200 e West End av, 20x100, 3-sty bk dwg; Geo Massey Est, Geo E Massey, EXR, 254 W 71; attys, Hill, Lockwood, Redfield & Lydon, 35 Nassau; A$16,000-27,000. Will fileq May5'15.

85TH st, 112-4 W (4:1215-39 & 40), ss, 154 w Col av, 33x102, 2-4-sty stn dwgs; pt int; Lila A Cuyan Est, Ganzalo Firpo, EXR, 51 Lex av, Richmond Hill, LI; atty, Taylor More, 30 Broad; A$20,000-34,500. Will filed Jan18'15.

130TH st, 212 W (7:1935-40½), ss, 170 w 7 av, 15x99, 3-sty stn dwg; Peter J L Searing Est, Lewis Searing, EXR, 967 Lafayette st, Denver, Colo; atty, T Ludlow Chrystie, 19 Cedar; A$6,000-8,500. Will filed May25'15.

CONVEYANCES.

Borough of The Bronx.

Beck st, 650-4, see Av St John, 973-5.

Beck st, 651, see Av St John, 941-63.

Cannon pl (12:3263), land in bed of pl in front of lot 362 map Van Cortlandt Est; Chas A Winters, 204 W 69, to City NY; Aug2'17; May21'15. nom

Cannon pl (12:3263), land in bed of pl in front of lot 392 map Van Cortlandt Est; Jno B Miano, 202 E 114, to City NY; Oct29'13; May21'15. nom

Cannon pl (12:3263) land in bed of pl in front of lot 351, map Van Cortlandt Est; Emily S Zimmerman, 60 W 101, to City N Y; Aug12'13; May21'15. nom

Cannon pl (12:3263), nws at line bet lots 337 & 338 map Van Cortlandt Est, runs se 30 to cl Cannon pl xsw27.4xnw30 to Cannon pl xne27.4 to beg, land in bed of av; Mary Banks, 64 Emmeln, Newark, NJ, to City NY; Sept14'14; May21'15. nom

Cannon pl (12:3263), land in bed of pl in front of lots 393-394 on map Van Cortlandt Est; Alessandro Di Palma, 143 W Houston, to City NY; May15'14; May21'15. nom

Echo pl, 200 E, see Grand blvd & concourse, see Echo pl.

Estelle st, 517 (10:2762), ws, 160 n Lafayette av, 40x100, 5-sty bk tnt; Anne Koppe to Kovacs Constn Co, 293 Alex av; mtg $23,500; May26; May27'15 (R S 50 cts). nom

Forest st (*), ws, 175 n Walker av, Westchester, 25x100; Edw Gillespie to Jno F Doran, 2110 Prospect av; mtg $3,000; May25; May26'15 (R S $1). O C & 100

Fort Independence st, 3489 (12:3262), ws, 799.4 n Bailey av, 100x131.3x74.8x124.1, 1-sty fr dwg; Eliz Cronin to Margaretta S Rapp, 2414 University av; mtg $4,500; May24; May25'15 (R S $2). O C & 100

Gale pl (12:3252), being land in bed of pl in front of lot 551 map Van Cortlandt Est; Reid Realty Corpn to City NY; Jan 9'14; May21'15. nom

Garfield st (*), es, 395 s Morris Park av, 25x100; Jas C Brady, ref, to Minnie Hummel, 3688 Bway; FORECLOS May18; May 26; May27'15. 3,000

Garfield st, swc Morris Park av, see Morris Park av, swc Garfield.

Highbridge st, 110 (9:2519), sec Nelson av, 70.5x133x102.6x122, except part for Nelson av, 1-sty fr dwg; Nellie Woods to Ephraim Adler, 140 W 82; mtg $6,250; May21; May22'15 (R S $6). O C & 100

Jennings st, 748-50 (11:2969), ss, 134.2 e Union av, runs s100xw36.1xs74xe182.11xn 87.6xw106.7xn100 to st xw36 to beg, 2-sty fr dwg & 1 & 2-sty fr rear stable; Agnes M Pragnell to Paine Realty Co; May27'15. nom

Kelly st, swc Leggett av, see Leggett av, 940.

Kelly st, 878-82 (10:2710), es, 68.11 s Intervale av, 76x100, 2-5-sty bk tnts; Paul A McGoirick, 73 W 104, to Clarence O Bliss, 227 W 141; mtg $61,000; May15; May 21'15 (R S 50 cts). nom

Kelly st, sec Av St John, see Av St John, 941-63.

Lorillard pl, 2421 (11:3056), ws, 80.9 s 188th, 24.7x89.9x22.7x89.9, 2-sty bk dwg; Annie, wife Morris Fierman, 2421 Lorillard pl, to Ellen Johnston, 2359 Lorillard pl; mtg $6,500; May24; May26'15 (R S $1). O C & 100

Loring pl, 2318-22 (11:3225), es, 170.6 s Fordham rd, 125x116.5x125x124.3, 2-5-sty bk tnts; John H Beckmann to Beckmann Realty & Constn Co Inc, 2322 Loring pl; Q C, May24; May27'15. nom

Magenta st (*), ss, 80 w Cedar av, 50x 100; Martha Traubner, 278 Bway, Far Rockaway, NY, to Bernard Traubner, same address; mtg $1,000; Aug1'14; May26'15 (R S $5). nom

Magenta st (*), same prop; Bernard Traubner to Estelle Waist Co Inc, 39 W 29; mtg $1,000; Aug4'14; May26'15 (R S $5). nom

Manida st, 725A (10:2768), es, 191.8 s Spofford av, 15x67.11 to ws Old Hunts Point rd, 3-sty fr int; Carl Jaffe to Sophia J Diener, 882 Prospect av; AL; May1; May 25'15. nom

Mt Hope pl, 232 (11:2802), ss, 288.4 e Mt Hope av, 17.4x—x16.6x112.9, 2-sty fr dwg; Louis A Berte to Lucretia, wife Louis A Berte, 2819 Creston av; mtg $1,500; May 24; May26'15 (R S 50 cts). O C & 100

Oak st, nec Kingston av, see Kingston av, nec Oak.

Schuyler st (*), ss, 100 w Crosby av, 25 x78.10x25.1x76.4; Demetrio Pensante to Filomena Pensante, 2956 Payne; mtg $——; May20; May22'15 (R S 50 cts). O C & 100

Simpson st, 1076 (10:2727), es, 281.10 n Westchester av, 40x100, 5-sty bk tnt; D Sylvan Crakow to Jos B Peck, Mt Hope, NY; mtg $39,500; Apr28; May22'15 (R S 50 cts). nom

Simpson st, 1076; Jos B Peck to Foard Holding Co, 37 Wm; mtg $41,000; May15; May22'15 (R S 50 cts). nom

Simpson st, 1149 (10:2719), ws, 221.8 n 169th, 25x100, 2-sty fr dwg; Myrena Realty Corpn, 38 Park row, to Ida Brantman, 794 Hewitt pl; mtg $5,000; May24; May25'15 (R S $2). O C & 100

Simpson st, 1226 (11:2975), es, 247.11 n Home, 25x100, 3-sty fr tnt; Margaretha H McCreery, 52 Baxter av, Elmhurst, LI, to Jas McComb, North Bergen, NJ, EXRS Hugh McCreery; Feb4; May22'15 (R S $2). 2,000

Waterloo pl, nwc 175th, see 175th, 877 E.

Whittier st, nwc Seneca av, see Seneca av, nwc Whittier.

Wright st (*), es, 125 s 187th, 25x100; Margt Mulshine, 435 E 142, to Mary Roach, 414 Fairmount av, Jersey City, NJ; B&S; May27'15. nom

137TH st E (10:2565), ss, 115 w Southern blvd, 95x100, except part for st, vacant; Maria W Andreas, individ & as EXTRX Jno W Andreas, Teaneck, NJ, to Frederic Andreas, Teaneck, NJ; Apr28; May22'15 (R S $15.50). nom

138TH st, 590 E (10:2550), ss, 589.5 w Cypress av, 37.6x100, 5-sty bk tnt; N Y Real Estate Security Co to Halcyon Real Estate Corpn, 43 Exch pl; mtg $28,000; May25; May27'15. nom

138TH st, 590 E; Jos N Rosenberg TRSTE in bankruptcy N Y Real Estate Security Co to same; mtg $28,000; May25; May27'15 (R S 50 cts). nom

145TH st, 546-50 E, see Brook av, 278-80.

150TH st, 230 E (9:2338), ss, 350 w Morris av, 25x100, 4-sty fr tnt & strs & 2-sty fr rear tnt; Johanna English, 133 6th, 1st Ward, B of Q, to Cath Fitzgerald, 261 Burnside av; QC; mtg $5,000; May24; May 26'15. nom

152D st, 294 E (9:2411), ss, 250.3 e Morris av, 25x117, 3-sty fr dwg; Geo Vogler to Mary Vogler, 1673 Eastburn av; QC; mtg $3,000; Mar29; May26'15. gift

160TH st, 664 E, see Trinity av, 829-31.

167TH st, 900 E (10:2716), ss, 94.1 w Tiffany, 50x100, 6-sty bk tnt & strs; Jos L B Mayer et al to David Paley, 494 E 157; mtg $40,000; May20; May21'15 (R S $20). nom

169TH st, 306 E (9:2436), ss, 58.4 e College av, 16.8x100, 2-sty & b fr dwg; Thornton Brothers Co, 1320 Clay av, to Chas F Roessle, 317 E 90; mtg $3,500; May26; May 27'15 (R S $1.50). O C & 100

170TH st E (11:2783-2784), sws, 150.2 s College av, runs se102.5xne25xnw101.2 to st xnw25 to beg, vacant; Henrietta Schubert to Edliek Co, Inc, 391 E 149; mtg $1,800; May22; May25'15. O C & 100

170TH st, 681 E (11:2937), ns, 108.7 e Crotona av, 30.7x31.10x31.11x29.3, 2-sty fr dwg; Eugene H Hammond, 408 E 240, to Amelia Smith, 4378 Martha av; mtg $3,500; May24; May26'15. nom

170TH st E, swc Stebbins av, see Stebbins av, 1401.

173D st E, nwc Eastburn av, see Eastburn av, 1673.

175TH st, 877 E (11:2958), nwc Waterloo pl, 28.6x82.6x28x76.11, vacant; Jas E Dougherty & ano to Marquette Constn Co; May21; May22'15 (R S $1). O C & 100

176TH st, 311-3 E (11:2803), ns, 103.6 e Anthony av, 65.7x91.1x36.8x126.3, 2-2-sty bk dwgs; 176th St & Anthony Impt Co to Fannie Korones, 411 No River st, Hackensack, NJ; mtg $14,000; May21; May 22'15 (R S $3). O C & 100

179TH st, 499 E, see Bathgate av, 2027-9.

180TH st, E (11:3069), as legally opened, ss, abt 25 to Hughes av, also at es lot 63 on map Saml Ryer Homestead, runs s — to cl Samuel st on said map xw25xn— to 180th xe— to beg, vacant; Pasquale D'Auria to Filomenia wife Pasquale D'Auria, 670 E 180; May18; May21'15. nom

181ST st, 440 E, see Park av, 4402.

216TH st E (*), ns, 100 e Barnes av, 50 x114, Wakefield, except westerly 1 foot; Jas Slater to Jos MacEvoy, 830 Elton av; mtg $3,300; May24; May25'15 (R S $1.50). O C & 100

216TH st E (*), ss, abt 450 w Barnes av, 29.5x194x29.6x198; Thos J Kehoe, Hoboken, NJ, EXR Maria Keogh or Kehoe to Benj H Goodsell, 750 E 216; May24; May25'15 (R S $2.50). O C & 100

230TH st E (*), ns, 100 e Barnes av, 50 x114, Wakefield; Harriet B Hanfield, 1074 Park pl, Bklyn, to Wanda von Rehder, 1930 Boston rd; mtg $2,975; May25; May26 '15 (R S $1). nom

230TH st E (*), nwc White Plains rd, 80.6x115; Isaac M Witt to Seamon Sylvester, 230 W 99; May22; May24'15 (R S $21). O C & 100

239TH st, 330 E (12:3387), ss, 325 e Katonah av, 25x100, 2-sty fr dwg; Ehrich Petersen to Roy B Stanley, 108 E 236; mtg $4,500; May26; May27'15 (R S $1). nom

240TH st, 455-63 E, see McLean av, 851-3.

254TH st W (13:3421), ns, 75 w Valles av, 50x100, vacant; Richd Ockendon to Jeanette M Ockendon, 254th st, near Bway; May14; May21'15 (R S $1). O C & 100

263D st W (13:3423), ns, 98.2 w Spencer av, 33.7x131.4x66.1x131.2, vacant; Richd Ockendon to Jeannette M Ockendon, 254th st, near Bway; May14; May21'15 (R S 50 cts). O C & 100

Av St John, 941-63 (10:2685), sec Kelly, 250 to Beck (No 651) x107.5, except pt taken by City N Y, 10-4-sty bk tnts; Manhattan Av Holding Co, 74 Bway, to Av St John Realty Co, 122 Bowery; May6; May 26'15. nom

Av St John, 973-5 (10:2684), sec Beck (Nos 650-4), 67x110, 5-sty bk tnt & strs; 152d St Constn Co to Nathan Horwitz, 1379 Franklin av; mtg $60,000; May20; May 21'15. O C & 100

Bailey av, 2888 (12:3260), es, 100 s 230th, 25x100.7, 3-sty bk tnt; Harry Cahn et al to Kath M Van Rensselear, Milford Townsnip, Bucks Co, Pa; mtg $6,000; May 20; May25'15 (R S $3). O C & 100

Barker av (*), es, 34 n Julianna, 33x 100; Anton Ranc to Jos Conrad, 1467 3 av; mtg $1,600; Feb18; May25'15; re-recorded from Feb23'15.

Bathgate av, 2027-9 (11:3046), nwc 179th (No 499), 60.9x94, 5-sty bk tnt & strs; mtg $60,000; also WASHINGTON AV, 1477 (9-2902), ws, 90 s 171st, 37.6x100, 5-sty bk tnt; mtg on this parcel & other property $67,-750; N Y Real Estate Security Co to Halcyon Real Estate Corpn, 43 Exch pl; May 25; May27'15. nom

Bathgate av, 2027-9; also WASHINGTON AV, 1477; Jas N Rosenberg as TRSTE in bankruptcy N Y Real Estate Security Co to same; mtg $127,750; May25; May27'15. nom

Bathgate av (11:3050), ws, 49 n 182d, 48x97, 2-sty fr rear bldg; Benenson Realty Co to Infantino Realty Co, 261 Bway; mtg $4,000; May20; May21'15 (R S $4). O C & 100

Beach av (*), ws, 150 n Randall av, 25 x100; Henry Joseph, 617 Beach av, to Academy Bldg Co, 2069 Westchester av; mtg $3,666.66; May24; May25'15 (R S 50 cts). O C & 100

Benson av, es, 167.3 nw Frisby av, see Benson av, es, 143.10 nw Frisby av.

Benson av (*), es, 143.10 nw Frisby av, 23.5x123.3x24.4x129.1; also BENSON AV (*), es, 167.3 nw Frisby av, 22x117.1x22.10x 123.3; Dutchess Finance Co of Poughkeepsie, NY, to Victoria Bitterman, 38 Ft Wash av; Apr14; May21'15. nom

Bogart av (*), ws, 125 s Rhinelander av, 50x100; Abr Zwenitzky to Royal Electric Motor Co, 514 West Bway; ½ pt; mtg $1,470; May7; May22'15. nom

Bogart av (*); same prop; Isaac Joffe to same; ½ pt; mtg $1,470; May21; May22 '15. nom

Boone av (11:3007), ws, 88.3 ne West Farms rd, 29.5x130.11x25x138.11, vacant; Chas M Levy to Teresina Feraca, 1443 Boone av; mtg $1,300; May19; May22'15 (R S $1.50). O C & 100

Boston rd, 1005, see 3 av, 3318.

Boston rd, 1444 (11:2933), ss, 119.6 e Prospect av, 25x90, 4-sty bk tnt & strs; Saml Stern, 518 W 143, to Nathan Lowenstein, 2094 7 av; Apr20; May22'15; (R S $1.50). O C & 100

Bronx Park av (*), es, 125 s Lebanon, 25x100; Fanny Shapiro & ano, St Louis, Mo, to Ella A Gregg, 68 W 89; mtg $4,000; Apr20; May22'15. O C & 100

Brookwood av (*), swc 2d, runs s83.5xw 60xne40.7xne40.1 to 2d xe16.9 to beg; Mary Fitzpatrick, Auburn, NY, to Peter A Sheil, 3300 Olinville av; May6; May26'15 (R S $1). nom

Brook av, 280-4 on map 282, see Brook av, 278-80.

Brook av, 278-80 (9:2267), es, 25.11 n 139th, 37.8x103.7x37.6x100, 5-sty bk tnt & strs; mtg $30,000; also BROOK AV, 280-4 on map 282 (9:2267), es, 62.9 n 139th, 37.8x 107.2x37.6x103.7, 5-sty bk tnt & strs; mtg $30,000; also 145TH ST, 546-50 E (9:2271), ss, 75 w St Ann's av, 74.6x99.9, 2-6-sty bk tnts; mtg $56,000; N Y Real Estate Security Co to Halcyon Real Estate Co, 43 Exch pl; May25; May27'15. nom

Brook av, 278-80; also BROOK AV, 280-4 on map 282; also 145TH ST, 546-50 E; Jas N Rosenberg TRSTE in bankruptcy N Y Real Estate Security Co to same; mtg $116,000; May25; May27'15. nom

Brook av, 365 (9:2287), ws, 24.11 n 142d, 24.11x95, 5-sty bk tnt & strs; Maud B Sander, 45 W 60, to Frieda Lehmkuhl, 315 E 133; mtg $17,000; Feb3; May24'15 (R S $1,400). O C & 100

Brook av, 365; Frieda Lehmkuhl to Betsey Carlisle, 272 New York av, Jersey City, NJ; mtg $16,925; May18; May24'15 (R S $1.40). O C & 100

Brook av, 1524 (11:2895), es, 225 n 171st, 25x100, 4-sty bk tnt & strs; Vandeveer Estates, Inc, to Foard Holding Co, 424 Essex bldg, Newark, NJ; mtg $13,500; Apr 30; May22'15. nom

Brook av, 1524; Foard Holding Co to D Sylvan Crakow, 530 W 157; mtg $13,500; May12; May22'15 (R S 50 cts). nom

Burke av (*), es, 104.10 s Kingsbridge rd, 50x100; Wm M Collins, heir Maurice & Maggie Collins, to Jennie Cronin, 568 Henderson, Jersey City, NJ; ½ pt; Apr3; May26'15. nom

Clinton av, 2114 (11:3096), es, 97.11 s 181st, runs e97.1xs43xw66.1xn0.2xw31 to av xn42.10 to beg, 5-sty bk tnt; Clent Constn Co to Jessie Burns, 449 St Anns av; mtg $28,000; May24; May25'15 (R S $4). O C & 100

Claremont Pkway, 494 (11:2912), ss, 151.7 e Wash av, 25.3x169.7x25x173.2, 4-sty bk tnt & strs; Simon Shapiro to Edw Balaban, 2065 Ryer av; AL; Apr1; May26'15. nom

Creston av, 2267 on map 2269 (11:3171), ws, 93 s 183d, 20x120, 2-sty bk dwg; Ida F Freitag, Dobbs Ferry, NY, to Agnes Joyce, 1132 Forest av; mtg $6,500; May20; May27 '15. O C & 100

Decatur av, 2703-5 (12:3283), ws, 50 n 195th, 50.1x102.6x50.1x104.6, 2-3-sty fr tnts; Nicholas Oliver, 169 E 111, to Margt Oliver, same address; Apr17; May25'15 (R S $1). nom

Eastburn av, 1673 (11:2794), nwc 173d, 43.3x95, except pt for av & st, 3-sty fr tnt; Geo Vogler to Mary Vogler, 1673 Eastburn av; QC; mtg $1,200; Mar29; May26 '15. gift

Findlay av, 1112 (9:2434), es, 116.8 n 166th, 38.4x100, 5-sty bk tnt; A J Schwarzler Co to Emma Siemers, 418 E 89; mtg $23,500; May26; May27'15 (R S $5). O C & 100

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Fordham rd, 208 (11:3148), ss, 31 w Tiebout av, 31x93.6x34x100.5, 2-sty fr dwg; Mary A Metcalfe to Arthur T Brown, 224 W 105; mtg $8,000; May17; May21'15.
O C & 100

Forest av, 1044-8 (10:2660), es, 196.10 n 165th, 75x150, 2-3-sty bk tnts; N Y Real Estate Security Co, 42 Bway, to Isaac & Jos Breakstone, 62 W 121; mtg $60,000; May25; May27'15.
nom

Forest av, 1044-8; Jos N Rosenberg TR&TE in bankruptcy N Y Real Estate & Security Co to same; mtg $60,000; May25; May27'15 (R S $1).
nom

Fordham rd, 613-5 E (12:3273), ns, 89.1 w Hughes av, 38.2x100, 5-sty bk tnt & strs; Nat Weston to Julia C Jones, 76 Willow, Bklyn; mtg $—; Feb22; May26'15.
O C & 100

Fordham rd, 613-5 E; Edw A Kahn to Julia C Jones, 76 Willow, Bklyn; mtg $20,000, Jan6'14; May26'15.
nom

Fowler av, es, 525 s Van Nest av, see Munroe av, 125 s Pierce av.

Fulton av, 1276 (11:2931), ses, 162.3 nw 169th, 43.3x211, except part for av, 1 & 2-sty bk & fr stable; Mathilde Bosselman to Philip L Bereans, 67 E 3; mtg $8,000; May12; May24'15 (R S $3.50).
nom

Gouverneur av (12:3252), es, 218 s Van Cortlandt Park S, 75x100, vacant; Bellmore Holding Co to Sallie E Allen, 300 Central Park W; Mtg $1,050; May25'15 (R S 50 cts).
nom

Grand blvd & concourse (11:2809), sec Echo pl (No 200), 71.9x246.8x72x225.1, vacant; Daniel Wolkowisky of Los Angeles, Cal, to Rosa Mann, 260 Riverside dr; mtg $17,000; May1; May22'15 (R S 50 cts).
nom

Haviland av (*), ns, 205 e Pugsley av, 100x108, Unionport, except part for Haviland av; Margaretha Mink, 2135 Gleason av to Mink Constn Co, 2135 Gleason av; Apr30; May25'15 (R S 50 cts).
O C & 100

Hull av, 3264 (12:3351), es, 331.3 s 209th, 18.9x100, 3-sty bk dwg; Albt C Bumpus to Wilhelmina C Conkling, 1419 Vyse av; mtg $4,000; May26'15 (R S $1).
O C & 100

Hunts Point av (10:2764-2769), es at w s Longfellow av, runs n along Hunts Point av, 148.7xse85.10 to Longiellow av x s78.10 to beg, vacant; Gustave L Morgenthau, 155 W 77, to Kalo Realty Co, 368 E 149; B&S; May25; May26'15 (R S $1.50).
O C & 100

Jerome av, es, 325 sw 183d, see Walton av, 2249.

Jerome av (11:2853), es, 232.4 s Tremont av, 50x100, vacant; Chas W Lindsley, Pompton Lakes, NJ, to Wm H Christopher, 55 Plymouth st, Montclair, NJ; ½ pt; mtg $8,000; May26; May27'15 (R S 50 cts).
nom

Kingston av (*), nec Oak, 100x500; Maurice S Cohen, ref, to Delia A Holston, 51 W 50; FORECLOS Apr27; May20; May22 '15 (R S $1).
1,000

Kinsella av (*), ss, 101.4 w Bronxdale av, 50x100; Dennis O'Brien to Amelia, wife Earnest A Hewitt, 1804 Muliner av; mtg $3,000; Mar11; May26'15.
200

Leggett av, 940 (10:2685), swc Kelly, 50 x107.5, 2-4-sty bk tnts; Manhattan Av Holding Co to Av St John Realty Co, 74 Bway; May10; May26'15.
nom

Lind av, 1138 (9:928), ses, 283.7 sw Union pl, 25.9x162x25x155.9, 2-sty & b fr & 2-sty fr rear stable; Phoenix Ingraham, ref to Helen R Viele, 161 24 av, Seattle, Wash; FORECLOS May13; May14; May24 '15 (R S $5).
5,000

Longfellow av, ws at es Hunts Point av, see Hunts Point av, es at ws Longfellow av.

Mc Lean av, 851-3 (12:3394), nwc 240th (Nos 455-63), runs w113xn75xe36xs10xe21 to McLean av xs88 to beg, 5-3-sty fr tnts & strs; J Cotter Connell, ref, to Maria L Farrell, 254 Adelphi, Bklyn; FORECLOS May17; May21; May22'15.
1,000

Magenta av or 211th st E (*), ns, 743 e White Plains rd, 25x95.2; Petro Cirrincione to Vincenza Cirrincione, 767 Magenta; mtg $3,200; May24; May25'15 (R S $1).
O C & 100

Maple av (*), ws, 50 n Ruskin, 25x100; Francesco Romano to Nicola Romano, 3535 Holland av; mtg $2,000; May19; May22'15.
nom

Morris Park av (*), swc Garfield, 25x 100, except pt for Morris Park av; Maria, wife of & Albt Ciambrone, to Rosa Farago, 592 Morris av; AL; May21; May24'15.

Munroe av (*), es, 125 s Pierce av, 25x 75; also FOWLER AV, es, 525 s Van Nest av, 25x100; Edw T Mulligan to Eliz Kehoe, 2150 64th, Bklyn; June20'14; May26 '15.
nom

Nelson av, see Highbridge, see Highbridge, 110.

Old Hunts Point rd, ws, see Manida, 725A.

Orloff av (12:3252), land in bed of av in front of lot 601, map Van Cortlandt Est; Arbris Realty Co, 52 Wm, to City NY; Oct 23'14; May21'15.
nom

Orloff av (12:3263), land in bed of av in front of lots 321, 322, 329 & 330, map Van Cortlandt Est; Arbris Realty Co, 52 Wm, to City NY; Oct23'14; May21'15.
nom

Park av, 4402 (11:3037), sec 181st (No 440), 25x91, 2-sty fr dwg; Wm T Quinn, ref, to Montrose Realty Co, 135 Bway; FORECLOS May12; May22; May24'15 (R S $5).
4,600

Pilgrim av (*), es, 25 n Mildred pl, 50x 100; Geo Hublitz, 1920 Pilgrim av, to Agusta C Stumpfel, 1867 Mulford av; mtg $500; Apr12; May25'15.
375

Prospect av, 626-8 (10:2685), sec Kelly, 37.6x100, 5-sty bk tnt; Nathan Friedman, 860 Eastern Pkway, Bklyn, to Julius A Bernstein, 125 W 115, & Bernard Bernstein, 960 Prospect av; QC; Apr29; May27'15 (R S $4).
nom

Prospect av, 650 (10:2675), ws, 50 n 152d, 37.6x75, 5-sty bk tnt; Lawrence Davis, Newark, NJ, to Emanuel Glauber, 100 W 121, mtg $24,875; May26; May27'15 (R S $3).
O C & 100

Prospect av, 2110 (11:3110), es, 142.2 n 180th, 25x150.2, 2-sty fr dwg; Jno F Doran to Edw Gillespie, 610 E 181; mtg $4,000; May25; May26'15 (R S $1).
O C & 100

Prospect av (11:3114), es, 125 n 183d, 50x104x50x107.6, vacant; Jessie Burns, 449 St Anns av, to Client Constn Co, 1887 Vyse av; mtg $4,000; May24; May25'15 (R S $4).
O C & 100

Quimby av (*), ns, 174.11 w Av C, 24.10 x103; Chas E Halley, 2275 Lyon av, to Aug C Genz, 1661 Topping av; mtg $5,500; May25; May26'15 (R S 50 cts).
O C & 100

Rochambeau av (12:3328), es, 384.5 n Gun Hill rd, 100x103.2; also described at ROCHAMBAU AV, es, 384.5 n Gun Hill rd, 100x 103.7, vacant; Chas P Galardi to Maria Galardi, 113 W 188; ½ pt; B&S & CaG; Nov25'14; May26'15.
nom

Rochambeau av (12:3328), same prop; same to Guiseppina Guidone, 2445 Grand av; ½ pt; B&S & CaG; Nov25'14; May26 '15.
nom

Rochambeau av (12:3328), same prop; Maria Galardi & ano to Edwin F Haaren, 294 Central Park W, & Matthew C Griffin, 2290 University av; May25; May26'15.
nom

Ryer av, es, abt 76 s 182d, see Valentine av, ws, 76 s 182.

St Ann's av (10:2616), es, abt 75 s Westchester av, strip 2.7x29.11x2.7x29.3; Jno Sohn TR&TE and John Mo Herman Joveshof; Apr12'07; May27'15.
300

St Ann's av, 626 (10:2616), es, 70.2 s Westchester av, 25.4x74.3x25x70.7, 2-sty fr tnt & str; Herman Schnaittacher to Herman Joveshof, 258 W 136; June13'14; May 27'15.
O C & 100

Seneca av (10:2762), nwc Whittier, 25x 100, vacant; Martin J Dolan, 321 W 94, to Harry L Horwitz, 91 Ft Wash av; May24 '15.
nom

Sherman av, 951 (9:2455), ws, 136.8 n 163d, 20.10x100, fr & 3-sty & b bk dwg; Amelia Newmark to Maria Alliegro, 317 E 154; mtg $7,500; Apr20; May26'15 (R S $1.50).
O C & 100

Southern blvd, 63 (10:2546), ns, 150.11 e St Ann's av, runs n89.3xe5xn5xe20xs90.4 to ns So Blvd xw25.4 to beg, 5-sty bk tnt; Lawyers Realty Co to Geo Gebhard, 522 Morris av; B&S; mtg $9,000; May26; May 27'15.
O C & 100

Southern blvd (11:2977), ws, 225 n Jennings, 100x100, vacant; Eleanor M Greacen to Souvard Bldg Co, 1794 Prospect av; May 26; May27'15 (R S $12).
nom

Southern blvd, 1239, see Southern blvd, 1241.

Southern blvd, 1241 (11:2975), ws, 350 n Home, 25x100, 3-sty fr tnt; also SOUTHERN BLVD, 1239 (11:2975), ws, 325 n Home, 25x100, 3-sty fr tnt; Irene J O'Connell, 1134 Bryant av, to Wm V Kiehnle, 1034 Prospect av; mtg $12,500; May20; May21 '15 (R S 50 cts).
O C & 100

Stebbins av, 1006-8 (10:2698), es, 188.9 s 165th, 50x80, 5-sty bk tnt; Mary Hebron, 265 W 70, to Jacob Fox, 1006 Stebbins av; mtg $38,000; May19; May21'15.
nom

Stebbins av, 1401 (11:2964), swc 170th, 23x100, fr & tnt; Christ Angelo L Bereano to Andreas C Bosselman, 2783 Bainbridge av; mtg $29,500; May12; May24'15 (R S $3.50).
nom

Summit av, 1007 (9:2523), ws, 386.7 s 165th, 25x92, 2-sty & b fr dwg; Robt W Todd to Mary B Dermody, 1007 Summit av; mtg $6,500; May24; May25'15.
O C & 100

Sylvan av (13:3421), es, 154.11 n 256th, 50x100, vacant; Richd Ockendon to Jeanette M Ockendon, 254th nr Bway; May14; May21'15 (R S 50 cts).
O C & 100

Tinton av, 970 (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; Hyman Peskin to Morris Peskin, 980 Tinton av; Mar17; May24'15 (R S $9).
nom

Trinity av, 815, see Trinity av, 829-31.

Trinity av, 819, see Trinity av, 829-31.

Trinity av, 829-31 (10:2630), swc 180th (No 664), 46x102.1, 5-sty bk tnt & strs; also TRINITY AV, 819 (10:2630), ws, 126 s 160th, 40x102.1, 5-sty bk tnt; also TRINITY AV, 815 (10:2630), ws, 166 s 160th, 40x102.1, 5-sty bk tnt; Manhattan Ave Holding Co to Ave St John Realty Co, 74 Bway; May10; May27'15 (R S $4).
nom

University av (11:2876), es, 125 s Brandt pl, runs s226.3xe109xn56.3xe7.4xn56.8xe3.2 xn112.6xw100 to beg, vacant; Chelsea Realty Co to 1640 University Av Inc, 1029 E 163; mtg $21,675; May12; May22'15 (R S $36.50).
O C & 100

Valentine av, 2082 (11:3144), es, 18.11 n 180th, 18.11x90.6x18.9x88.2, 3-sty fr tnt; Jas A Brady to Nicholas Oliver, 2703 Decatur av; mtg $6,000; May13; May25'15.
nom

Valentine av (11:3149), ws, 76 s 182d, 200x200 to es Ryer av, vacant; Fannie M Wallace to Rena P Marshall, Rye Beach, NY; mtg $24,000; May20; May26'15 (R S $3).
O C & 100

Vyse av, 1416 (11:2994), es, 150 n Freeman, 25x100, 2-sty fr dwg; Rose Apt, 220 Cathedral Pkway, to Jeanette Fuerman, same address; May17; May26'15.
100

Vyse av, 1491 (11:2988), ws, 175 s 173d, 25x100, 4-sty bk tnt; Sarah E Martin, 52 Baxter av, Elmhurst, LI, to Jas McComb, North Bergen, NJ, EXR Hugh McCreery; Feb4; May22'15 (R S $3).
3,000

Walker av (*), —s, adj land late Michl Shea, runs s137xnw95 to rd xne101 to beg; also PLOT adj above & premises to be conveyed, runs sw94xnw151.10 to Walker av xne54.5 to above land xs97 to beg, except pt for Walker av; Rosaria Amelio to Luigi Amelio, 2462 Walker av; Apr23; May26'15 (R S 50 cts).
O C & 100

Walton av, 2240 (11:3186), nws, 325 sw 183d, 25x196.1 to Jerome av, 1-sty fr dwg; Chas W Lindsley, Pompton Lakes, NJ, to Wm H Christopher, 55 Plymouth st, Montclair, NJ; ½ pt; mtg $6,000; May26; May 27'15 (R S 50 cts).
O C & 100

Washington av, 1477, see Bathgate av, 2027-9).

Webster av, 2089 (11:3143), ws, 61.9 n 180th, 33.9x80, 4-sty bk tnt; Chas Danewitz to Ardolas Co, 233 Bway; B&S; AL; May26; May27'15.
nom

Webster av (11:2887), ws, being lots 31 & 106, map Wm E Zborowski, 25x180 to Crestline av x36.5x180.4; Rockland Realty Co to Sikora Realty Corpn, 8 9 av, L I City; May21; May25'15.
nom

Westchester av (*), ss, 188.7 e Olmstead av, 25x70; Sarah M Baldwin to Helen R Rohr, 1306 Havemeyer av; Sept29'11; May26'15 (R S 50 cts).
nom

White Plains rd, 4450 (*), es, 100 s Kossuth av, 25x77.3x25x76.4; Jacob Marx, 170 W 74, to Anna Frick, 4443 Furmann av; mtg $5,125; May25; May26'15 (R S $1).
O C & 100

White Plains rd, nwc 230th, see 230th E, nwc White Plains rd.

Williamsbridge rd (*), ws, 100.8 n Pierce av, 75.4x76.5x50x83.6; Edw Rennert, 324 E 123, to Theo K McCarthy, 137 W 120, & Arthur N Giegerich, W 252d & Arlington av, QC; May24; May25'15 (R S 50 cts).
O C & 100

3D av, 3318 (10:2607), es, 194.5 n 164th, 30x108 to ws Boston rd (No 1005) x30x 120.2, 2-5-sty bk tnts, strs on 3 av; Herman Intemann to Henry C Intemann, 605 W 184; B&S; mtgs $12,500; Apr30; May26 '15.
nom

3D av, 3318; also BOSTON RD, 1005 (10:-2607); Henry C Intemann to Herman & Kath M Intemann, 605 W 184, tenants by the entirety; B&S; mtg $12,500; Apr30; May 26'15.
nom

Lot 3 (*), map 12 lots, being a sub-division of lots 67 & 142 map Bronxwood Park & lots 48 to 54 & 66 to 68 map Adee Park; Chas C Brady, ref, to Wm C Trull, Edgehill Inn, Arlington av, Bronx; FORECLOS May18; May26; May27'15.
600

Lot 214 (*), map Sect 3, St Raymond Park; Ida Brantman to Myrena Realty Corpn, 38 Park Row; May24; May25'15 (R S $1.50).
nom

Interior plot (11:2876), begins at n line lot 27, map Century Investing Co, distant 109 e Aqueduct av, runs n56.3xe7.4xn56.3x e3.2xs112.9xw3.7 to beg, vacant; Chelsea Realty Co to 1640 University Av Inc, 1029 E 163; QC; May12; May22'15.
O C & 100

Plot (12:3267), being ex ss lot 46 map Mary C P Macomb distant 100 e Bway, runs e122.9 to ws N Y & Putnam Branch of N Y C & H R R R Co xs226.4xw101.6xn 225.7 to beg; L F & Co of Bklyn to Marmur Holding Corpn, 189 Montague, Bklyn; B&S; May8; May24'15 (R S 50 cts).
nom

Plot (12:3267), begins at ss lot 46 map Mary C P Macomb, distant 52 e Bway, runs e130.8 to land N Y & Putnam Division of N Y C & H R R R Co xs228.4xw143.8xn 226.3 to beg; Reuben Stone of Nanuet, NY, et al to Marmur Holding Corpn, 189 Montague, Bklyn; B&S; May12; May24'15 (R S 50 cts).
nom

Plot (10:2722), begins 125 s Tiffany & 100 e Fox, runs s75xe10xn75xw10, vacant; Mardece Constn Co to M & B Weyl Co; May18; May21'15.
nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Loring pl (11:2225), es, 219.10 s Fordham rd, 0.8x29.2; re mtg; Wm F Hencken to Beckmann Realty & Constn Co Inc, 2322 Loring pl; May21; May27'15.
nom

158TH st E, swc 3 av, see 3 av, 3097.

158TH st E, swc 3 av, see 3 av, 3101-3.

159TH st E, swc 3 av, see 3 av, 3113-23.

176TH st, 311-3 E (11:2803), ns, 103.6 e Anthony av, 65.6x91.1x36.8x126.3, 2-2-sty bk dwgs; re mtg; Moritz Doob & ano to 176th & Anthony Av Impt Co, 102 D av; May21; May22'15.
nom

236TH st, 88 E (12:3366), ss, 100 w Oneida av, 25x100, 2-sty fr dwg; re mtg; E S Prince Co to May F Clark, 88 E 236; May21; May22'15.
500

Boone av (11:3007), ws, 88.3 ne West Farms rd, 29.5x130.11x25x133.11, vacant; re mtg; Jos Saltzman to Chas M Levy, 1864 7 av; May13; May22'15.
500

Crotona Pkway (11:2985), es, 110.9 n 176th, runs e95.3xn63.4xw112.7xs31.3 to Pkway xs36.4 to beg, vacant; re mtg; City Mtg Co to S B Bldg Corpn, 979 E 163; May24; May25'15.
nom

Crotona Pkway, ses, see Mohegan av, n ws, 133 ne 180.

Findlay av 9:2434), es, 116.8 n 166th, 28.4x100; agmt releasing above premises from mtg agmt recorded July25'14; City Mtg Co & A J Schwarzler Co with N Y Trust Co, 26 Broad; May22; May25'15.
nom

Hering av (*), from Bronx & Pelham pkways S to Sackett av; also TENBROECK AV (*), from Bronx & Pelham pkways S to Pierce av; also SACKETT AV (*), from Williamsbridge rd to prolongation of easterly line of Newport av; also NEWPORT AV (*), from Sackett av to Morris Park av; petition for appointment of Commissioners of Estimate & Commissioner of Assessment in matter of acquiring title to above sts; May3; May 27'15.

Hering av (*),; also TENBROECK AV; also SACKETT AV; also NEWPORT AV, same prop; order appointing Earnest R Eckley, Geo W M Clark & Chas J Kavanagh as Commissioners of Estimate; May 24; May27'15.

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Mohegan av (11:3119), nws, 133 ne 180th, 66x100, vacant, except part 1or av; also CROTONA PKWAY (11:3119), ses, being strip bounded nw by Crotona Pkway, 25 ft nexpart lot 187, 0.5 se by lot 226, 25 ft & sw by part lot 188, 0.5 ft; also CROTONA PKWAY (11:3119), es, 84.1 n 180th, runs e0.6x115.1xw0.5 to Crotona Pkway xs 75.1 to beg; re dower in a ¼ interest of above; Louise Untermyer, 6 W 70, to Jos Cohen, 65 E 107; May5; May26'15. nom

Morris Park av, 502 (*), asn rents; Maria Parago to Wilhelmina Hubel, 608 Ann Nest av, May24'15. O C & 100

Reservoir Oval W, see Bainbridge av, e s, 125 n 208.

Bainbridge av (12:3343), es, 125 n 208th, 150x— to Reservoir Oval W x—x86.11, vacant; re dower; Rosa wife Jno M Linck to Josephine Linck, 1344 Pacific, Bklyn; May 22; May27'15. nom

3D av, 3097 (9:2379), swc 158th, 23.9x100; consent to 3d track; M Bayard Brown to Manhattan Railway Co; Dec19'14; May21 '15 (R S 50 cts). 118.75

3D av, 3101-3 (9:2380), nwc 155th, 77.6x 99.5x77.5x99.1; consent to 3d track; M Bayard Brown to Manhattan Railway Co; Dec19'14; May21'15. 387.50

3D av, 3113-23 (9:2380), swc 159th, 123.3 x99.5x123.3x99.10; consent to 3d track; M Bayard Brown to Manhattan Railway Co; Dec15'14; May21'15 (R S $1). 616.45

3D av, 3625-5 (11:2910), ws, 302 n 169th, 50x106x50x105; consent to 3d track; Peter Fox to Manhattan Railway Co; Mar1; May 24'15 (R S 50 cts). 500

3D av, 4064-6 (11:2930); 2 consents to 3d track; V Everit Macy & ano, TRSTEES Caroline L Macy, to Manhattan Railway Co; Oct14'14; May25'15. nom

3D av, 4064-8 (11:2930), es, 389.10 n 174th, 74.11x100; consent to 3d track; Co-Free Realty Co to Manhattan Railway Co, 165 Bway; mtg $34,000; May20'14; May24 '15 (R S 50 cts). 374.95

3D av, 4065; consent to 3d track; Chas A Hammann to Manhattan Railway Co; June1'14; May24'15. nom

Certified copy (miscl), adjudication of bankruptcy & order of reference in matter N Y Real Estate Security Co; May2; May27'15. order of court

Order of court (miscl) approving trustees bond in matter of same; May20; May 27'15. order of court

Parcel 57 (*), on damage map to open Garfield st, from West Farms rd to Morris Park av, & Fillmore st from Van Nest av to Morris Park av; re mtg; Frank Brodsky to City NY; Dec29'14; May21'15. nom

Parcel 57 (*), on damage map to open same; re mtg; Hattie F Kellogg to same; Oct6'14; May21'15. nom

Parcel 57 (*), on damage map to open same; re mtg; Mary Howorka to City N Y; Dec16'14; May21'15. nom

Parcel 3 (12:3270), on damage map to open 238th st from Bway to Albany rd; re mtg; Augustus Van Cortlandt, Sharon, Conn, to City NY; Mar27; May21'15. nom

Parcel 5 (12:3270) on damage map to open same; re mtg; same to same; Mar27; May21'15. nom

Parcel 4H (*), on damage map to open 177th st (Wyatt st) from Tremont av to Morris Park av; Mary A Quinn, EXTRX Carrie B Waldron, 2011 Prospect av, to City of NY; Mar11; May24'15. nom

Power of atty; Emanuele Manfredi to Lucy Manfredi, 435 W 36; Aug28'14; May 22'15. O C & 100

Power of attorney (P A); Isidor Globe to Maxiam S Globe; Sept3'14; May27'15.

LEASES.

Borough of Manhattan.

MAY 21, 22, 24, 25, 26, 27.

Bleecker st, 188 (2:526); sur Ls; Abr Mayer, 778 E 175, to Domenico D'Esopo, 33 Elm st, Hartford, Conn; AT; Apr18; May 26'15. nom

Bleecker st, 188 (2:526), swc Macdougal (Nos 87-9); asn Ls; Antonio Cagliostro to Ludovico Afeltra, 1369 Bay Ridge av, Bklyn; Feb4'14; May26'15. O C & 100

Bleecker st, 188; also MACDOUGAL, 87-9; asn Ls; Ludovico Afeltra to Domenico D'Esopo, 33 Elm st, Hartford, Conn; AT; mtg $4,817.15; June29'14; May26'15. nom

Broome st, 344-6 (2:478), w str; Abr Wertkin to David Block, 976 Tinton av, Bronx; 3yf May1; May25'15. 1,410

Centre st, 138 (1:198), str; Louis Handel to Sam Abramowitz, 359 Madison; 5 11-12yf June1; May24'15. 1,100 & 1,200

Division st, 7-7½ (1:281); asn Ls; Harry Lewis, 7 Division, to Jacob Klein, 860 E 161; Jan5; May27'15. nom

Division st, 7-7½ (1:281); agmt that party 1st pt will extend Ls to Apr30'27 if party 2d p tmakes alterations, &c; Mary S Bernstein with Jacob Klein, 860 E 161; May26; May27'15. 500

Division st, 33-23½ (1:281), all; Sam Miller to Benj Scheinman & ano, 1754 Pitkin av, Bklyn; 10yf July1; May27'15. 4,400

Frankfort st, see Park Row, see Nassau, 170.

Greene st, see 8th, see 8th E, see Greene.

Hancock st, 5-7 (2:526), n str & b; Antonio Cardone to Grace Damone, 29 Cornelia; 3yf Mar1; May25'15. 660

Macdougal st, 87-9, see Bleecker, 188.

Monroe st, 5 (1:276), str & front c; Jno H Strodl of East Orange, NJ, to Salvatore Celano, 5 Monroe; 5yf July1'14; May25'15. 480

Nassau st, 170 (1:102), or Park Row, sec Frankfort, ground fl, b & sub b; Sun Printing & Publishing Assn, 150 Nassau, to Schulte Realty Co, 59 Park Row; Sept 22'14; 21yf completion of alterations to end same day of month of year 1936; May 26'15. 1st year $36,000 and thereafter 42,500

Nassau st (1:102), es, 18 s Frankfort, 15 x45, str; Schulte Realty Co to Eneleh Co; Mar16'15, from completion of alterations to same month in year 1936; May21'15. 10,000

Perry st, 173, see West, 417-9.

Sheriff st, 65 (2:338), both in basement & 3 rooms on ground fl rear; Marcus Feuerstein to Hyman Springer, 65 Sheriff; 5yf June1; May26'15. 480

Stanton st, 316 (2:330), w str & b & 5 rooms on 2d fl; 1yf Apr30'19 at $480 & e str & b, 5yf Mar1'15 at $240; Clara Goldberg to Hyman Davidowitz, 316 Stanton; May26'15.

Varick st, 22 (1:190), all; Cornelia M Palmer, of Irving, Kansas, et al, EXRS &c Ellen Cushing et al, to Emanuel Arnstein, 600 West End av, et al, EXRS Leopold Hutter; 21yf Aug1'12; 2 rens of 21y each; May24'15. taxes &c & 1,200

West st, 417, 418 & 419 (2:637); also PERRY, 173, all; St Johns Park Realty Co to Wm Graham, 175 Perry; 5yf July1; May21'15. 3,500

5TH st, 403 E (2:433), ns, 72 e 1 av, 28 x48.6, all; Thos Rothmann, 523 W 187, et al to Norbert Landau, 246 E 5; 21yf May 1; May25'15. taxes, &c, & 1,100

5TH st E, swc Av C, see Av C, 69.

8TH st, 18 E (2:550), ss, 104.7 w University pl, 25x120 to ns of alley; sur Ls & all title to bldgs; Mary D B Dana et al to TRSTEs of Sailors Snug Harbor, 61 Bway; AT; Apr1; May25'15. 1,250

8TH st, 56 E (2:548), ss, 28.4 w Mercer, runs s56 & 66.10 xw24.7xn65.2 & 56 to st xe 24.7 to beg, the land; TRUSTEES of Sailors Snug Harbor to Fremont M Jackson, 65 Gates av, Bklyn; 21yf Nov1, with ren; May21'15. taxes, &c, & 1,400

8TH st E (2:548), sec Greene, 24.2x112.11 x27.11xx111, the land; TRUSTEES of Sailors Snug Harbor to Lucien A Dubernet, 33 W Passaic av, Rutherford, NJ; 21yf Nov1, 21y ren; May26'15. taxes, &c, & 2,000

9TH st, 700 E, see Av C, 140-2.

10TH st, 267 E (2:438), w str fl & pt b; Waxberg Realty Co to Lazarus Kleinman, 267 E 10; 3yf May1; May25'15. 1,800

18TH st, 235 E (3:899), all; Luella A Palmer, EXTRX Miles W Palmer, to Daretta Kiesewetter; 3yf May1; May27'15. 1,350

23D st, 161 E (3:879), centre store; Jno A Flynn, 302 3 av, to Peter Contross & Geo Vergados, 318 E 22; 4y & 8½ mos; Oct 15'14; May21'15. 900 & 1,000

42D st W, nwc 7 av, see 7 av, nwc 42.

43D st, 269 W (4:1015), nec 8 av, 2d fl; Thos Kieran to Harry Wozar, 672 8 av; 2y & 11½ mos f May15; May21'15. 600 & 780

43D st, 356 W (4:1033), all; Marie G Darmstadt, 188 St Nicholas av, to Jos Stern, 906 E 173; 10yf June1; May27'15. 2,700 & 2,800

74TH st, 23 E (5:1389), all; Rebecca Mayer to Ottomar H Van Norden, 136 E 61; from May25 to Oct1'22; May25'15. 4,000

110TH st, 86-8 E (6:1615), all; Sol M Ungar to Louis Leon; 3yf May1; May25'15. 4,416 and the east str fl, 7yf May1'18, at 840

115TH st, 23 E (6:1621), ns, 85 w Mad av, 25x100.10; asn Ls; Fanny Weill, 150 W 119, to Kouwenhoven Estates Inc; May24; May25'15. nom

116TH st, 75-9 E (6:1622); asn Ls; Christian Dages to Elias Alper, 278 East New York av, Bklyn; mtg $4,250 & AL; May24; May26'15. nom

116TH st, 75-9 E (6:1622); re asn rents due under Ls; Gerson M Krakower to Christian Dages, 174 E 123; May18; May 26'15. nom

116TH st, 75-9 E (6:1622), ns, 110 e Mad av, 50x100.11x50.3x100.11; leasehold; re mtg; Jacob Manheimer to Christian Dages, 174 E 123; QC; May25; May26'15. 2,000

116TH st, 302-4 W (7:1848), all; Emanuel Glauber & ano to Isidor Goldberg, 302 E 100; 3yf May15; May24'15. 3,888

122D st E, nwc Lex av, see Lex av, 2006.

123D st, 183 E (6:1772), all; Manock Realty Co to Jas P Kane, 183 E 123; 5yf May1; May25'15. 1,050 & 1,200

129TH st, 343 W (7:1984), str & b; Sadie Moses to Timothy J Sullivan, 543 W 129; 5yf June1; May25'15. 1,200

129TH st, 543 W (7:1984); asn Ls; Timothy J Sullivan to Michl Cunningham, 301 E 135; May22; May25'15. nom

133D st, 49-53 W (6:1731), w double front str & pt c; David Shaff & ano to Marie J Schneider, 204 W 141; 3yf May1 '17; May24'15. 1,300

133D st, 49-53 W (6:1731), pt of; asn Ls; Wm Zoll to Marie J Schneider, 204 W 141; mtg $2,000; May20; May27'15. nom

135TH st, 81 W (6:1733), ns, 40 e Lenox av, str & b; Meyer Cafe Co, 2730-2 8 av, to Jos Hessen, 81 W 135; 3yf May1; May 26'15. 660

137TH st W, swc Bway, see Bway, swc 137.

137TH st, 602 W, see Bway, 3371-7.

146TH st, 543 W (7:2078); sur Ls; Benj Winter, 130 E 104, to Scheer-Ginsberg Realty & Constn Co, 198 Bway; AT; May 21; May22'15. 1,911.33

Av A, 49 (2:431), ws, 72.1 n 3d, 24x90; asn Ls; Barbara Vollmer of Bellevue, Ohio, & ano to Adolph Weiss, 51 Av A; May21; May26'15. nom

Av B, 215 (2:396), cor str & b; Isidore A Saphiro to Simon Shack, 309 E 4, & ano; from Apr30 to Dec25'15 at $100 monthly, with option to renew to Dec31'19; May 27'15.

Av C, 69, swc 5th, store; Geo W May, EXR Mary A May, to Tobias Shapiro, 69 Av C; 3yf May1; May26'15. 1,620

Av C, 140-2 (2:378), sec 9th (No 700), all; Julius Stoloff & ano to Esther Bochner, 287 E 7; 3yf Apr1; May24'15. 7,584

Broadway, 3371-7 (7:2002); also 137TH ST, 602 W, stre No 1 & b; Walter J M Donovan, 302 W 105, to Michl S Sasserath, 561 W 141; 5yf June1'18; May25'15. 6,250 to 7,000

Broadway (7:2002), swc 137th, str & c; asn Ls; Edw Arnheiter to Michl or Myer S Sasserath, 561 W 141; mtg $——; Mar4; May25'15. nom

Lenox av, 231 (7:1906); asn Ls; Paramount Contracting Co to David Finkler, 231 Lenox av; May25; May26'15. nom

Lenox av, 231; consent of stockholders to certf as to above asn Ls; same to same; May25; May26'15.

Lenox av, 537 (7:2006), str & front b; Saml Katz to Abr Pfeferblum, 570 9 av; 6 yf May1; May25'15; re-recorded from Mar 24'15. 1,500 & 1,700

Lexington av, 805 (5:1397), s ½ str & b; Cath Furcht to Chas Schwiering, 1058 3 av; 9 8-12yf Sept1; May24'15. 1,200 ho 1,800

Lexington av, 2006 (6:1771), nwc 122d, str fl, two floors above & c; Wm Hayes to Geo J Schalk, 2006 Lex av; 3yf May1; May25'15. 1,200

Park Row, see Frankfort, see Nassau, 170.

1ST av, 421 (3:930), str fl, pt c, 5 rooms ss 2d fl & 2 rooms rear ns 2d fl; also 1-sty rear bldg; Dorethea Funk to Seelig Feierstein, 421 1 av; 4 11-12yf June1; May27'15. 972

3D av, 1646 (5:1521), str, b & rooms on 2d fl; Henri Blum, of Paris, France, to Wm Baum, 1510 3 av; 4 8-12yf June1; May24'15. 1,224

3D av, 1646; asn Ls; Wm Baum to Jos Schmitz, 312 E 65; May24'15. nom

5TH av, 1 (2:550), es, 81 s Clinton pl 39 to alley x100, the land; TRUSTEES of Sailors Snug Harbor to Mary D B Dana & Alex B Duncan, both at 1 5 av; 10yf Nov1; 2 rens of 21yrs each; May21'15. taxes, &c, & 1,920

5TH av, 612 (5:1265); consent to asn Ls to Fernando Wood of Englewood, NJ, TRUSTEES of Columbia University, 63 Wall, to Hilda C Flower; May17; May26 '15. nom

5TH av, 612; consent to asn Ls to Fernando Wood; Chas H Werner as assignee for creditors of Flower & Co, to same; May24; May26'15. nom

5TH av, 612 (5:1265), ws, 47.5 n 49th, 23x125; asn Ls; Hilda C Flower to Fernando Wood of Englewood, NJ; AL; May 20; May26'15 (R S $50). nom

7TH av (4:1014), nwc 42d, 100.4x131, theatre portion of bldg & roof, except strs & pt b, bldg to be altered by landlords; Hammerstein Amusement Co, on premises, & Arthur Hammerstein, 1 W 68, & Lyle D Andrews, 2647 Bway, to Rialto Theatre Corpn, 1106 East Main st, Richmond, Va; from May20'15 to Apr30'24; May 24'15. 80,000

8TH av, nec 43d, see 43d, 269 W.

LEASES.

Borough of the Bronx.

Freeman st, 965 (11:2994); asn Ls; Isidore Yaeger to Annie Yaeger, 965 Freeman; AT; May25; May26'15. nom

Kelly st, 878-82 (10:2710), all; Clarence O Bliss to Paul A McGolrick, 73 W 104; 1yf May15; May22'15. 4,800

Maine st, cor Railroad av, see Railroad av, cor Maine.

176TH st, 332 E (11:2892), 5 rooms on top fl; Agnes K Mulligan to Edw F McDermott, 332 E 176; 6yf Dec1'14; May26 '15. 216

Arthur av, 2474 (11:3077), baker shop &c; Felice Rescigno to Giovanni Pagano, 2474 Arthur av; 5yf Jan1; May22'15. 480

Clay av, 1300 (11:2887), all; Isidore Globe to I W Lippman, 1300 Clay av; 5yf May15, 5y ren; May27'15. 780

Prospect av, 892 (11:2690), 5 rooms on 3d fl; Community Investing Co, Inc, to Israel Mandelkern, 892 Prospect av; 5yf June1; May24'15. 480

Railroad av (*), c Maine, frame bldg opposite R R Depot at Baychester; Dennis Mahoney to Peter Bay, 2160 Baychester av; 3yf Nov1'14; May26'15. 600 to 900

MORTGAGES.

Borough of Manhattan.

MAY 21, 22, 24, 25, 26, 27.

Academy st, 678 (8:2237), ws, 175 n Bway, 50x137.6x50.7x129.7; ext of mtg for $39,000 to June1'18, 5½%; May20; May24 '15; Dollar Savgs Bank, 2308 3 av, with Jarvis Realty Co, 678 Academy. nom

Academy st (8:2237), ws, 275 n Bway, 50x153.3x50.7x145.4; May21; May22'15; due & int as per bond; Hudson Investing Co to Manhattan Mtg Co, 200 Bway. 46,000

Academy st (8:2237), same prop; certf as to mtg $46,000; May21; May22'15; same to same.

Academy st (8:2237), ws, 225 n Bway, 50x145.5x50x137.6; May21; May22'15; due & int as per bond; Hudson Investing Co to Manhattan Mtg Co, 200 Bway. 46,000

Academy st (8:2237), same prop; certf as to mtg $46,000; May21; May22'15; same to same.

Bayard st, 49 (1:163), ss, 125.2 w Bowery, 25x84.11x25.5x84.10; pr mtg $——; May18; May22'15; 3y6%; Max Welinsky, 1129 Eastern Pkway, Bklyn, to Jacob Rosen, 276 Madison. 4,000

Bayard st, 49 (1:163); ext of mtg for $21,000 to May18'20, 5%; May18; May26'15; Emigrant Indust Savgs Bank with Max Welinsky, 1129 Eastern Parkway, Bklyn. nom

Beach st, cor West Bway, see West Bway, 260-6.

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Cannon st, 102 (2:329), es, abt 25 s Stanton, 25x100; ext of mtg for $21,000 to Mar27'18, 5%; Mar27; May25'15; Trstes of the Congregation Shearith Israel, at swc Central Park W & 70th, with Lazar M Low, 177 Rivington. nom

Cannon st, 102 (2:329); ext of mtg for $3,500 to May24'19, 6%; pr mtg $21,000; May24; May25'15; Anna Backer, 1421 Madison av, with L Max Low Realty Corpn, 177 Rivington. nom

Cannon st, 102 (2:329), 25x100 certf as to mtg for $2,500; May24; May25'15; L Max Low Realty Corpn to Anna Backer.

Cannon st, 102 (2:329), es, abt 25 s Stanton, 25x100; pr mtg $21,000; May24; May 25'15; due May1'19, 6%; L Max Low Realty Corpn to Anna Backer, 1421 Madison av. 2,500

Carmine st, 5, see 6 av, 1-1½.

Cathedral Pkway, 501-7, see Amsterdam av, 1020-6.

Cedar st, 157, see West, 98-9.

Chambers st, 125-31 (1:145), Cosmopolitan Hotel; leasehold; May21; May24'15; demand, 6%; Jos Weintraub to Lion Brewery, 104 W 108. 10,000

Division st, 224 (1:314), ns, abt 65 e Clinton, 24x54x27x67.6, ws; also DIVISION ST, 226, ns, 88 e Clinton, runs n54xn0x3x5 66 to st xw24 to beg; leasehold; May27'15; 3y6%; Jno F Schreyer to Wm & Anne Mette, 670 10 av. 6,000

Division st, 226, see Division, 224.

East Broadway, 40 (1:281), ns, abt 310 e Cath, 25x 1; blk; PM; May26'15; 3y5%; Morris Wisoff & Saml Bronerwein to Robt Graves at Mineola, LI, et al, trstes will Margt J P Graves for Edw J Loughman et al. 18,000

Eldridge st, 71 (1:306), ws, 75 n Hester, 25x100; pr mtg $23,000; May25'15; 2 1-12y, 5%; Ludwig Rosenzweig, of Bronx, to Rebeka Lukashok, 1397 Stebbins av, Bronx. 5,000

Forsyth st, 115 (2:419); ext of mtg for $10,500 to Jan1'18, 6%; Nov16'14; May22'15; Equitable Life Assur Soc of U S with Benedict Weissman, 308-10 Broome. nom

Frankfort st, 55-7 (1:104); ext of mtg for $40,000 to Jan1'16, 5%; Dec22'14; May 22'15; Equitable Life Assur Soc of U S with Jacob Rossbach, 1 W 86. nom

Franklin st, 10-12 (1:167), ns, 97.7 e Centre, runs n100xe44.2xs58.8xw0.2xs41.6 to st xw45.11 to beg; pr mtg $49,000; May17; May21'15; 5y6%; Jno B Corsiglia, 24 1st pl, Bklyn, to Rose Tettamanti, of Tenifly, NJ. 5,000

Grand st, 361 (1:311); ext of mtg for $15,000 to Feb3'16, 6%; Mar1; May22'15; Equitable Life Assur Soc of U S with Frances Lautenburg, 270 Grand. nom

Greene st, 213 (2:534), ws, 125 s 3d, 27.6 x100; PM; May24'15; due May1'20, 5%; Herman Strauss, to Greenwich Savgs Bank, 246 6 av. 36,000

Hancock st, 5-7 (2:526); sal Ls; May19; May25'15; demand, 6%; Grace Damone to Lion Brewery, 104 W 108. 1,286.50

Jumel pl (8:2112), es, 188.7 s Edgecombe rd, 50x90; PM; May24'15; 5y5%; Edgecombe Realty Corpn (& Jos J Snow in bond) to Walter J M & Mary T Donovan, 302 W 105. 7,500

Madison st, 28 (1:116), ss, 24x125x27x125; ext of mtg for $18,000 to May22'18, 5%; May25; May26'15; Mary J McShane, Nos Av L, Bklyn, with Jos W Stinson, 301 W 91 & ano, exrs, &c, Mary E Ray. nom

Madison st, 306-8 (1:268), ss, 125.3 w Gouverneur, 39x106x39x109.5; ext of mtg for $42,000 to Nov1'17, 5%; Apr6; May21'15; Corn Exchange Bank et al with Jos Schlessinger, 251 E Houston, & Hyman Schlessinger, 359 E 8. nom

Manhattan st, 91-7 (7:1982); ext of mtg for $25,000 to May21'18, 5%; May21; May 24'15; Einigkeit Indust Savgs Bank with McDermott Dairy Co, 91 Manhattan. nom

Manhattan st, 91-7 (7:1982), ns, 247 se Old Bway, 100x100; also all RT&I to strip adj above on e as follows: Manhattan st, nes, 347 se Old Bway, 1.8x—x3.6x100; pr mtg $25,000; May21'15; 3y5%; McDermott Dairy Co, 91 Manhattan, to Emigrant Indust Savings Bank. 25,000

Manhattan st, 9-7; certf as to mtg $25,000; May14; May21'15; same to same.

Monroe st, 5 (1:276); asn Ls by way of mtg as collateral for $2,200; June18'14; May25'15; Salvatore Celano, 5 Monroe, to Ebling Brewing Co, 760 St Anns av. nom

Monroe st, 18 (1:253), ss, 25 x50.10x25x47, es; pr mtg $25,000 on this & Nos 21-3 Hamilton; Mar1; May25'15; 5y5%; Luigi Torregrossa to Marianna Parisi, 2121 Belmont av, Bronx, & ano. 2,600

Mulberry st, 106-8 (1:205); ext of mtg for $30,000 to Feb1'18, 5%; Feb13; May22 '15; Equitable Life Assur Soc of U S with Jno Palmieri, 150 Ocean Pkway, Bklyn. nom

New Chambers st, 55 (1:115), nes, at ws Roosevelt, 27.3x20.2x—; May26; May27'15; 3y5%; Chas A Casazza, 5805 7 av, Bklyn, & Angelo L Casazza, 49 New Bowery, to East River Savgs Instn, 291-5 Bway. 3,000

Orchard st, 30 (1:298); ext of mtg for $27,000 to May20'18, 5½%; May20; May21 '15; Title Guar & Trust Co with Max W Solomon, 730 Riv dr, & Morris A Solomon, 855 Fox st, Bronx. nom

Perry st, 173, see West, 417-9.

Pitt st, S (2:336); ext of mtg for $20,000 to Jan15'17, 5%; Feb5'14; May21'15; Delia A Holston, 10 E 38, with Saml D Douglas, 72 E 111. nom

Pitt st, S; agmt as to ownership of bond & mtg for $23,000; May19; May21'15; Delia A Holston, 51 W 50, with Lawyers Title & Trust Co. nom

Pitt st, 81, see Rivington, 210-4.

Rivington st, 210-4; also PITT ST, 81 (2:344); ext of mtg for $65,000 to Apr10'20, 5% & Wm Goldman, holder of mtg for $38,200 & Harry Hochauser, holder of mtg $4,500 consent to same; Mar16; May21'15; Mendel Hecht, 507 Willoughby av, Bklyn, et al with Girard Trust Co at Broad & Chestnut sts, Phila, Pa, trste for Neilson Brown & ano, will of Alex Brown. nom

Roosevelt st, ws, at nes New Chambers, see New Chambers, 55.

Rutgers st, 82-6, see Water, 515-7.

St Marks pl, S (miscl); certf as to chattel mtg for $——; May19; May27'15; St Marks Cafe Co, Inc, to Fritz Aufrecht.

Spring st, 96-104 (2:484); ext of mtg for $220,000 to Jan1'18, 5%; Dec10'14; May 22'15; Equitable Life Assur Soc of U S with U S Realty & Impt Co, 111 Bway. nom

Suffolk st, 24 (1:313), es, 149.8 s Grand, 25.4x100; PM; pr mtg $28,000; May26'15; installs, 6%; Rebecca Malawista, 240 E 71 to The Public Bank, 89 Delancey. 2,500

Water st, 515-7 (1:248), swc Rutgers al (Nos 82-6), 61x80x60.6x80; pr mtg $——; May18; May21'15; due & int as per bond; Hyman Adelstein & Abram Avrutine to Rockdale Land & Impt Co, 63 Park Row. 10,000

West st, 98-9 (1:56), nec Cedar (No 157), 47.2x64.9x46x55.6; May21; May25'15; due June1'20, 5½%; Orland Holding Co to The Baron De Hirsch Fund, 80 Maiden la. 50,000

West st, 98-9, nec Cedar (No 157); certf as to mtg for $50,000; May20; May25'15; same to same.

West st, 394-5 (2:636); leasehold; pr mtg $5,000; May13; May22'15; demand, 6%; Anna Lohmann to Jno Schierloh, of Peetzburg, NJ. 1,600

West st, 417, 418 & 419 (2:637), also PERRY ST, 173; leasehold; this mtg given as additional security recorded Jan17'10 in l 280, mp 131; May19; May21'15; demand, 6%; Wm Graham to Beadleston & Woerz, 291 W 10. 4,241.74

5TH st, 316 E (2:446), ss, 250 e 2 av, 20x 96.2; May20; May25'15; due & int as per bond; Max Bierman to Rosina McCoy, 1882 Grand Concourse, individ & as committee Louis Riegelman et al. 6,500

5TH st, 345 E (2:447), ns, 69.11 w 1 av, 30.1x48.6x30.2x48.6; also all rights to strip on e, abt 1½ to 5 inches in width; pr mtg $18,000; May22; May25'15; 3½y6%; Sigmund Schnee, 69 E 7, to Emanuel A Gardner, 611 W 114. 3,000

5TH st, 345 E; sobrn of mtg for $15,000 to mtg $3,000; May24; May26'15; Harry Houdini, formerly Ehrich Weiss, mtgee, with same. nom

5TH st, 345 E (2:447); ext of mtg for $18,000 to May25'20, 5%; May25; May27'15; Anna M Gerry, 120 E 95, with Sigmund Schnee, 69 E 7. nom

7TH st, 233 E, see 7th, 301 E.

7TH st, 301 E (2:363), ns, 40.7 w Lewis, 39.1x73; pr mtgs $32,500; also 7TH ST, 233 E (2:367), ns, 35.1 e Av C, 18.1x48.9; pr mtg $10,500; May25; May26'15; due & int as per bond; Sophie Jacobowitz to Ella Goodman, 57 E 14 av, Bklyn. 3,000

15TH st, 243 W (3:765), ns, 510.3 w 7 av, 24 to cl old Fitz Roy, 24 x103.3x25.3x 103.3; May25'15; 3y5%; Jno Muth, of Yonkers, NY, to Emigrant Indust Savgs Bank. 21,000

15TH st, 243 W; sobrn of mtg for $19,750 to mtg for $21,000; May10; May25'15; same, owner, & Jos L Buttenwieser, mortgagee, with same. nom

15TH st, 243 W; sobrn of mtg for $11,500 to mtg for $21,000; May10; May25'15; same, owner, & Leah Buttenwieser, mortgagee, as extrx Laemmlein Buttenwieser, with same. nom

16TH st, 19 W (3:818); certf as to mtg $15,000; May17; May21'15; Wm Lustgarten & Co to Emigrant Indust Savgs Bank.

19TH st, 144-6 W (3:794), sws, 197 se 7 av, 44x33.3x46.3x39.8; pr mtg $32,500; May 15; May22'15; demand, 6%; Chas I Weinstein Realty Co to Max Weinstein, 1884 7 av. 2,500

20TH st, 511 W (3:692), nes, 150 nw 10 av, 25x91.11; PM; pr mtg $8,000; May27'15; due & Int as per bond; Jno A Jarvis, 53 Washington av, New Rochelle, NY, to Jas S Herrman, 238 W 71. 6,000

21ST st, 257 W (3:771); ext of mtg for $15,000 to Feb1'18, 5½%; Feb13; May22 '15; Equitable Life Assur Soc of U S with Aaron Brown, 257 W 21. nom

25TH st, 137-9 E; also 26TH ST, 138 E (3:881); ext of mtg for $195,000 to Nov15 '19, 5%; May18; May21'15; Brackett Realty Co & Thos B Leahy as prest at Rockaway Park, B of Q, with Seamens Bank for Savings, 76 Wall. nom

25TH st, 137-9 E; also 26TH ST, 138 E; consent to stockholders to ext mtg $195,000; May18; May21'15; Brackett Realty Co to same.

25TH st, 137-9 E; also 26TH ST, 138 E; certf as to ext of mtg $195,000; May18; May21'15; same to same.

26TH st, 138 E, see 25th, 137-9 E.

29TH st, 25 E, see Madison av, 103.

29TH st, 501-3 W, see 10 av, 329.

30TH st, 144 W (3:805); agmt as to ownership of bond & mtg for $18,000; May20; May21'15; Ellen McDonough with Lawyers Title & Trust Co. nom

30TH st, 144 W (3:805); ext of mtg for $18,000 to Apr3'17, 5%; Apr5; May21'15; Ellen McDonough with Wm H P Oliver, 72 Macculloch av, Morristown, NJ, & ano. nom

31ST st, 252 W (3:780), ss, 150 w 8 av, runs sw34.8xse—xne32.5 to st xnw25 to beg; also 54TH ST, 402 W (4:1063), ss, 80 w 9 av, 20x50.2; pr mtg $——; Mar10; May 22'15; due July10'95, 6%; Margt E, wife of & Hy M Weill, 634 W 138, to Sol Riley, 156 W 35. 1,220

35TH st, 356 W (3:758); ext of mtg for $6,000 to May26'18, 5%; May26; May27'15; Title Guar & Trust Co with Mary E Morrow, 356 W 35. nom

36TH st, 231 W (3:786); ext of mtg for $10,000 to May19'16, 5%; May20; May21'15; Geo A Vreeland, 418 Union av, Mt Vernon, NY, with Emigrant Indust Savgs Bank. nom

38TH st, 329 E (3:944), ns, 225 w 1 av, 25x98.9; May26; May27'15; 3y5%; Wm A Kane to Lydia M Sullivan, 210 W 123. 9,000

39TH st, 327-9 E (3:945), ns, 250 w 1 av, 50x98.9; 2PM mtgs, ea $1,500; 2 pr mtgs, $7,000 each; May27'15; due & int as per bond; Hannah Wallach, 1361 Madison av, to Frances T Morgan, 219 Madison av. 3,000

39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; May20; May24'15; 1y6%; Abr A. Lillie & Martha Asher, all at 243 W 98, to German Savgs Bank, 157 4 av. 40,000

39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; pr mtg $40,000; May24; May 25'15; due & int as per bond; Lillie, Martha & Abr A Asher, all at 243 W 98, to Louis Stahl, 879 Union, Bklyn. 10,000

42D st, 119 W (4:995), ns, 225 w 6 av, 25x100.5; May19; May24'15; 3y5%; Christiana A Ely, widow of Hy C Ely; Mary C, wife Jonathan O Fowler, & Eliz M Smith, widow Fredk W Smith, heirs &c of Willet C Ward, to Bowery Savgs Bank, 128 Bowery. 34,000

42D st, 408 W (4:1051), ss, 100 w 9 av, 25x98.9; May24'15; due & int as per bond; Wm Holzderber to Lawyers Mtg Co. 5,000

42D st W, nwc Bway, see Bway, 1469-85.

44TH st, 405 W (4:1054), ns, 100 w 9 av, 25x100.4; co-ordinate with pr mtg $5,000; May3; May22'15; 5½%; Kathryn L Manion of Dorchester, Mass, to Jas A Trowbridge at Noroton, Conn. 2,000

48TH st, 31 E (5:1284); ext of mtg for $24,000 to Oct1'16, 5%; Oct13'14; May22 '15; Equitable Life Assur Soc of U S with Harry Parker, at Rowayton, Conn. nom

52D st, 32-6 W (5:1267); ext of mtg for $175,000 to Jan1'18, 5%; Dec21'14; May22 '15; Equitable Life Assur Soc of U S with T J Oakley, Rhinelander, 36 W 52. nom

54TH st, 402 W, see 31st, 252 W.

55TH st, 124 E (5:1309), ss, 140 w Lex av, 25x100.5; May12; May21'15; 3y5%; Mary H Cunningham to Bank for Savings, 280 4 av. 8,000

55TH st, 124 E (5:1309), ss, 140 w Lex av, —x—; ext of mtg for $30,000 to May 21'18, 5%; May12; May24'15; Mary H Cunningham with Bank for Savgs, 280 4 av. nom

56TH st, 201-3 E, see 3 av, 935-7.

57TH st, 49 W (5:1273); ext of mtg for $170,000 to Feb1'18, 5%; Feb1; May22'15; Equitable Life Assur Soc of U S with Jno W Simpson, 926 5 av. nom

67TH st, 121-7 W, see Bway, 1981-7.

67TH st, 208-10, 16 & 232 W (4:1158); ext of 5 mtgs for $61,200 aggregate to Jan1'17, 5%; Feb25; May22'15; Equitable Life Assur Soc of U S with Hannah Abraham, 8 W 103. nom

67TH st, 218-20 W (4:1158); two exts of mtgs for $11,000 each to Dec1'17, 5%; Dec18'14; May22'15; Equitable Life Assur Soc of U S with Max & Ida Stern, 530 W 136. nom

69TH st, 316 W (4:1180), ss, 275 w West End av, runs s100.5xw25xn24.9xw.09xn75.8 to st xe25.4 to beg; May24'15; due Nov1'16, 5%; Giacomo Ghiglione to Bway Savgs Instn, 5 Park pl. 10,000

69TH st, 316 W; sobrn of mtg for $2,000 to mtg for $10,000; May18; May24'15; Jas Pendergast, 154 W 106, with same. nom

71ST st, 42 W (4:1123), ss, 305 e Col av, 20x100.5; May25; May26'15; due & int as per bond; Anthony Lavelle, at Sea Cliff, LI, to N Y Savgs Bank, 81 8 av. 15,000

73D st, 246 W (4:1164), ss, 349.9 e West End av, 24.9x102.2; Aug25'13; May15; demand, 6%; Jas W Phyfe to Helen B wife Jas W Phyfe, 246 W 73. 10,600

74TH st, 3 W (4:1127); ext of mtg for $25,000 to Jan1'17, 6%; Nov25'14; May22 '15; Equitable Life Assur Soc of U S with Brennan Estate, a corpn, 2 W 75. nom

78TH st, 105 W (4:1150); ext of mtg for $11,000 to Nov1'17, 6%; Oct26'14; May22'15; Equitable Life Assur Soc of U S with Sarah Morris, 105 W 78. nom

79TH st, 159-65 E (5:1508), ns, 272 w 3 av, 62x102.2; bldg loan; May25; May27'15; demand, 6%; 161 E 79th St Co to City Mtg Co, 15 Wall. 260,000

79TH st, 159-65 E; certf as to mtg for $260,000; May25; May27'15; same to same.

79TH st, 135-9 W (4:1210), ns, 350 w Col av, 62x102.2; certf as to mtg for $240,000; May21; May22'15; Esthold Realty Co to Lawyers Mtg Co.

79TH st, 135-9 W (4:1210), ns, 350 w Col av, 62x102.2; PM; May21'15; due & int as per bond; Esthold Realty Co to Lawyers Mtg Co. 240,000

82D st, 150-2 W (4:1212), ss, 244 & 262.6 e Ams av, 2 lots, each 18.6x102.2; two mtgs each $1,500; each sub to pr mtg $16,000; Dec21'14; May21'15; due & int as per bond; Marjorie McAneny to Laura Jacobi, 405 W 118. 3,000

83D st, 41-47 W (4:1197), ns, 312.6 e Col av, 76.3x102.2; pr mtg $245,000; May26'15; installs, 6%; Hennessy Realty Co, 220 Bway, to Abel King, 148 E 65, & ano. 4,000

83D st, 41-7 W; certf as to mtg $14,000; May26'15; same to same.

83D st, 53 W (4:1197), ns, 258.4 e Col av, 16.8x102.2; also 98TH ST, 38-40 W (7:1833), ss, 360 w Central Park W, 40x100.11; pr mtg $63,000; May21; May22'15; due & int as per bond; Jno F Schreyer to Hamilton F Dean, 214 E 31. 1,000

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84TH st, 114-20 E (5:1512), ss, 143.10 w Lex av, 87.6x102.2; bldg loan; May27'15; demand, 6%; Surrey Realty Co to City Mtg Co, 15 Wall. 250,000

84TH st, 114-20 E; certf as to mtg for $250,000; May27'15; same to same.

85TH st, 117-21 E (5:1514); ext of mtg for $55,000 to Jan1'18, 5%; Dec31'14; May 22'15; Equitable Life Assur Soc of U S with Congregation Kehilath Jeshurun, a corpn, & Harris Mandelbaum, 12 W 87, et al. nom

85TH st, 234-6 E (5:1530), ss, 120.6 w 2 av, 60x102.2; pr mtg $——; May15; May 27'15; due as per bond, 6%; Amelia Bldg Corpn to Juliette F Potter, 60 W 129. 4,000

85TH st, 150-4 W (4:1215), ss, 250 e Ams av, 50x58.9x50x56.6; pr mtg $17,000; May26'15; due & int as per bond; Emma Hillier, 460 W 149, to Harry B Guentzer, of Yonkers, NY. 2,500

87TH st, 101 W, see Col av, 560-4

88TH st, 46 W (4:1201); ext of mtg for $22,000 to Jan1'16, 6%; Feb13; May22'15; Equitable Life Assur Soc of U S with Emilie Lange, 46 W 88. nom

89TH st, 54 E (5:1500); ext of mtg for $10,000 to Dec1'17, 5½%; Dec12'14; May 22'15; Equitable Life Assur Soc of U S with Salomon Karlebach, 75 Ft Washington av. nom

90TH st, 427-35 E (5:1570), ns, 107 w Av A, runs w111.10xn100.8xe125xs16.3xsw 13.11xs75.5 to beg; pr mtg $21,000; May20; May21'15; 1y5%; Jno Arfmann to Geo Ehret, 1197 Park av. 15,000

91ST st, 171 E (5:1520), ns, 100 w 3 av, 25x100.8; May21'15; 5y5½%; John Ovens to N Y Title Ins Co, 135 Bway. 15,000

91ST st, 171 E; sobrn of mtg for $5,000 to mtg $15,000; May21'15; Jno Glaser, 1670 1 av, mtgee, with same. nom

93D st, 172 E (5:1521), ss, 190 w 3 av, 20x100.8; May17; May24'15; due & int as per bond; Fliz Wagner, widow; Marie E, Fliz P & Chas F Wagner, all of N Y, & Magdalena Schmidt, of Freeport, LI, & Kath P Paul, of Rochester, NY, heirs &c Adam Wagner, to Peter G Ottendorfer, 107 Coligni av, New Rochelle, NY. 7,800

93D st, 318 E (5:1555); ext of mtg for $10 000 to July1'20, 5%; May24; May25'15; Johanna Blumenauer & ano, trstes for Charlotte Neuberger & ano with Barbara Bauer, 318 E 93. nom

93TH st, 26 E (5:1506); ext of mtg for $20,000 to May20'20, 4½%; May20; May21 '15; Woodlawn Cemetery, 20 E 23, with Vera S Cushman, 26 E 95. nom

98TH st, 38-40 W, see 83d, 53 W.

98TH st, 207 W (7:1870); agmt as to ownership of bond & mtg for $85,000; May26; May27'15; E A L Holding Co, 505 5 av, with Lawyers Title & Trust Co. nom

102D st, 320 W (7:1889), ss, 265 w West End av, 20x100.11; pr mtg $20,000; May25; May26'15; due Mar15'17, 6%; Theo Sutro, 320 W 102, to Jeanette K Horkheimer, of Stamford, Conn. 11,000

102D st, 320 W (7:1889); ext of mtg for $20,000 to May25'18, 5%; May25; May26 '15; Caroline Stichler with Theo Sutro, 320 W 102. nom

111TH st, 145 E, see Lex av, 1788-94.

111TH st, 167-9 E (6:1639), ns, 229.6 w 3 av, 60x100.11; pr mtg $8,000; May14; May 25'15; 1y4¼%; Annie M Stack to Cath Shanahan, both at 169 E 111. 2,500

111TH st E, nwe Lexington av, see Lexington av, nwc 111.

115TH st, 74 E (6:1620), ss, 105 w Park av, 25x100.11; May26'15; 3y5%; Jos Solomon to Sarah E Furnald, 34 W 72, & ano, exrs, &c, Francis P Furnald. 13,000

116TH st, 75-9 E (6:1622), ns, 110, 126.8 & 143.4 e Madison av, 3 lots, each 16.8x 100.11; leasehold; pr mtg $4,250; May24; May26'15; due Nov1'20, 6%; Elias Alper of Bklyn, to Christian Dages, 174 E 122. 5,650

120TH st, 134 W (7:1904), ss, 350 w Lenox av, 18x100.11; May24'15; 1y5%; Lisette A Seitz to Hy C Needham, 89 Hancock, Bklyn. 1,000

122D st, 143 W (7:1907), ns, 458.4 w Lenox av, 16.8x100.11; PM; May17; May21 '15; installs, $100 monthly 6%; Saml Eichen to N Y & Suburban Co-Operative B & L Assocn, 147 E 125. 10,000

123TH st, 76 W (6:1722), ss, 85 e Lenox av, 18.9x100.11; May21; May22'15; due & int as per bond; Irene N Collord, Emma J Sheridan & Chas H Hart to Title Guar & Trust Co. 15,000

125TH st, 440 W (7:1965), ss, 275 e Ams av, 25x100.11; pr mtg $20,000; May22; May 27'15; due Nov26'17, int as per bond; Herrman & Clara A Mayers to Wm Scheinman, 323 Grand.

127TH st, 543 W (7:1984); sal Ls; May 22; May25'15; demand, 6%; Michl Cunningham, of Bronx, to Lion Brewery, 104 W 168. 5,905.20

131ST st, 72 W (6:1728); ext of mtg for $5 750 to Feb23'18, 5%; May14; May25'15; Wm M Weil, 910 Columbus av, with Wm G Owens, 285 Ams av. nom

136TH st, 209 W (7:1942); ext of mtg for $8,000 to Jan1'17, 6%; Feb27; May22 '15; Equitable Life Assur Soc of U S with Millie & Abr Levy, 209 W 136. nom

137TH st W, swc Bway, see Bway, swc 137.

144TH st, 222 W (7:2029); ext of mtg for $30,000 to Dec1'15, 5%; Feb4; May22 '15; Equitable Life Assur Soc of U S with Frances R Scott, 574 St Nicholas av. nom

144TH st, 226 W (7:2029); ext of mtg for $30,000 to Dec1'15, 5%; Feb4; May22 '15; Equitable Life Assur Soc of U S with Frances R Scott, 574 St Nicholas av. nom

150TH st W (7:2081), ss, 136 e Bway, 64 x99.11; pr mtg $105,000; May14; May27'15; due Nov1'35, 4%; Mount Neboh Congregation of Washington Heights to Walter Lindner, 250 W 91, as trste for benefit of the several persons, firms & corpns who shall become owners of bonds, &c. gold bonds 50,000

189TH st W, sec St Nicholas av, see St Nicholas av, sec 189.

190TH st W, nwc St Nicholas av, see St Nicholas av, nwc 190.

191ST st, 550 W, see Audubon av, 510.

Av A, 15 (2:429), ws, 19.9x80; May25'15; due & int as per bond; Walburga Horn to Dry Dock Savgs Instn, 341 Bowery. 3,000

Av B, 258 (3:973); ext of mtg for $13,000 to May20'20, 5%; May20; May21'15; Emigrant Indust Savgs Bank with Edw J Cunningham, 609 E 13. nom

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkway (Nos 501-7), 95.11x125; asn rents; May21; May24'15; due & int as per agmt; 160 Bway Holding Corpn to Jacob Rosenthal, 1893 7 av. 3,500

Amsterdam av, 1020-6, nwc Cathedral Pkway (Nos 501-7); certf as to asn rents or mtg for $3,500; May21; May24'15; same to same. nom

Amsterdam av, 2184 (8:2125), ws, 50 n 168th, 25x100; PM; May20; May25'15; due & int as per bond; Theresa Lechthaler, Rose Gutekunst, Louise V Adler, Margt A Mink & Frank J Adler to Title Guar & Trust Co. 8,000

Audubon av, 510 (8:2161), swc 191st (No 550), 90.2x50.1x92.11x50; May26; May 27'15; due & int as per bond; Tralow Realty Corpn to Lawyers Mtg Co. 53,000

Audubon av, 510, swc 191st (No 550); certf as to mtg for $53,000; May25; May 27'15; same to same. nom

Broadway, 1435 (4:993), ws, 47.5 n 40th, 20x47.8x20.9x53.6; May26; May27'15; 1y6%; Mary M E Deane, individ & extrx Michl Deane; Zoe O & Cyprian L Deane & Camille C Power to Nathan J Packard, 411 West End av, & Moses Packard, 270 Riverside dr. 2,000

Broadway, 1469-85 (4:995), 7th av (Nos 607-19), 42d st & Times Sq, the block; Times Bldg; ext of two mtgs for $1,250,000 & $150,000 to Jan1'19, 5%; Dec29'14; May 22'15; Equitable Life Assur Soc of U S, 165 Bway, with N Y Times Co, 217 W 43. nom

Broadway, 1981-7 (4:1139), nwc 67th (Nos 121-7), 86.9x93x75.5x131.8; also BROADWAY, 1991 (4:1139), ws, 84.9 s 68th, 28x130.2x25x119.4, all title, forming part of estate of Edw B Arkenburgh, decd; pr mtg $——; Feb16'10; May24'15; due & int as per bond; Florence Joel, of South Norwalk, Conn, to T Dwight Pouchet, N Y. 4,000

Brondway (7:2002), swc 137th; sal Ls; May25'15; demand, 6%; Michl S or Myer S Sasserath to Lion Brewery, 104 W 108. 7,000

Broadway, 1991 see Bway, 1981-7.

Claremont av, 29-31 (7:1990), ws, 281.8 s 119th, 56.8x100; ext of mtg for $190,000 to July1'18, 5%; May21; May25'15; Corn Exchange Bank, 13 Wm, with Orland Holding Co Inc, 63 Park Row. nom

Claremont av, 35 (7:1990); ext of mtg for $190,000 to July24'18, 5%; May24; May 27'15; Irving Savgs Instn with Orland Holding Co, Inc, 63 Park row. nom

Columbus av, 560-4 (4:1218), nwc 87th (No 101), 100.8x25; May5; May25'15; 5y 5%; Maria C Henriques, Clara H De Castellanos & Maria A De Los D H De Cardona, all of Malaga, Spain, & Chas H Henriques, 13 W 88, & Geo A & Richd A Henriques, both of Long Branch, NJ, to Emigrant Indust Savgs Bank. 45,000

Columbus av, 944 (7:1861), ws, 51 n 106th, 25.1x100; pr mtg $——; May21; May 22'15; due Nov8'16, 6%; Louis F & Wm F Sommer, exrs & trstes Caroline W Sommer, to Jas Michael, 210 W 56. 5,000

Lexington av, 1788-94 (6:1639), nwc 111th (No 145), runs n104.11xw42.11xs80.1x e17.11xs80.9 to st xe25 to beg; May26'15; due July1'18, 6%; Chas H Shulman, 45 W 110, to Isaac Harlem, 608 8 av. 3,000

Madison av, 103 (3:859), es, 37.7 n 29th, runs n36.6xe100xs74.1 to ns 29th (No 25) xw22xn37.7xw78 to beg; PM; May12; May 27'15; due June1'17 or sooner, int as per bond; Geo Backer Realty Co, Inc, 56 W 45, to Kath D Penrose, 1720 Spruce, Phila, Pa, et al. gold 107,500

Madison av, 2024 (6:1753), ws, 37.11 n 128th, 18x70; PM; May17; May27'15; due June1'17, 5½%; Hy A Passholz to Jno E Simons, 1312 Madison av. 8,000

Old Fitz Roy rd el, see 15th, 243 W.

St Nicholas av (8:2158), sec 189th, same prop; agmt that mtg for $125,000 shall also cover strip as above, etc; May20; May 21'15; same with same. nom

St Nicholas av (8:2163), nwc 190th, 120 given to secure two mtgs for $8,000 each on Nos 514-20 W 148th; pr mtg $190,000; May17; May21'15; demand, —%; 190th St Holding Co to Morris Levy, 143 W 111. 20,000

St Nicholas av (8:2169), nwc 190th, same prop; certf as to mtg $20,000; May17; May 21'15; same to same. nom

St Nicholas av (8:2158), es, at former ss 189th, a strip, runs e100xn0.3 to present s s 189th xw100xs0.3 to beg, supplement to mtg for $125,000, record d Jan30'14 on St St Nicholas av, sec 189th, 99.11x100; certf as to said mtg $125,000; May20; May21'15; Middleton Realty Co, 7 E 42, to Manhattan Savings Instn, 644 Bway.

Vermilyea av, 25 (8:2224), ss, 300 e Dyckman, 50x150; bldg loan; pr mtg $——; May24; May25'15; due Jan1'16, 6%; 25 Vermilyea Av Inc to Manhattan Mtg Co, 200 Bway. 47,000

Vermilyea av, 25; certf as to mtg for $47,000; May24; May25'15; same to same.

Vermilyea av (8:2226), ss, 200 e 204th, 50x150; bldg loan; pr mtg $13,500; May20; May24'15; due Nov20'16, 6%; Becker Bldg Corpn, 42 Bway, to Max Marx, 419 Convent av. 30,000

Vermilyea av (8:2226); same prop; certf as to mtg for $30,000; May20; May24'15; same to same.

West Broadway, 260-6 (1:212); also BEACH ST, Wool Exchange Bldg; ext of mtg for $275,000 to 60 days after demand, 6%; Dec1'14; May22'15; Equitable Life Assur Soc of U S, with Wool Exchange Co, 260-6 West Bway. nom

West End av, 785 (7:1888); asn of all title to an int of 45% in above as collateral to secure note; May26'15; 2y or sooner, —%; Mary J Ahern, 28 Park pl, New Rochelle, NY, to Jos A Dillon, 967 Lex av. 500

West End av, 794 (7:1870), es, 83 s 99th, 17.11x80; pr mtg $17,000; May21; May22 '15; 3y6%; Agnes Lefler, 794 West End av, to Arthur W Corse, 178 W 94. 2,000

West End av, 794; ext of mtg for $17,000 to May21'18, 5%; May21; May22'15; Agnes Lefler, 794 West End av, with Lucius H Beers at West Hampton Beach, LI, & ano trstes will Jas R Smith. nom

1ST av, 833 (5:1339), ws, 74 s 47th, runs w60xs10.11xw20xn15.8xe20xn0.11xe60 to av xn25.6 to beg; May22'15; due & int as per bond; Fredk Grube to Andw Icken, 193 6 av, Bklyn. 1,000

1ST av, 1653 (5:1549); ext of mtg for $15,000 to Dec1'15, 6%; Nov30'14; May22'15; Equitable Life Assur Soc of U S with Caroline M Behre, 521 Park av, admr Aug F Behre. nom

1ST av, 1944 (6:1694), es, 63.5 n 100th, 37.6x100; certf as to partial satisfaction of mtg for $——; Mar5; May25'15; Robt W Deming, 157 Meeker av, Bklyn, to Harlem Estate, Inc. nom

1ST av, 2055 (6:1678), ws, 50.5 n 106th, 25x72.10; undivided int; pr mtg $——; May 23'14; May27'15; 1y6%; Assunta Baratta, 2055 1 av, to Carmela Castaldo, 2053 1 av. 1,000

2D av, 2262 (6:1688); ext of mtg for $22,000 to Jan1'16, 6%; Nov23'14; May22 '15; Equitable Life Assur Soc of U S with Lillie A Beck, 101 W 75. nom

3D av, 232 (3:875), nws, 69 ne 19th, 23x 100; leasehold; May22'15; 1y6%; Rhoda Riesenfeld, 1841 Madison av, & Bertrand Paradise, 254 W 72, to Willy Rieser, 1841 Madison av. 1,000

3D av, 935-7; also 56TH ST, 201-3 E (5:1330); ext of mtgs for $39,000 to Jan1'18, 5%; Dec9'14; May22'15; Equitable Life Assur Soc of U S with Otto Moepfner, 905 Boulevard E, Weehawken, NJ. nom

3D av, 1646 (5:1521); sal Ls; May24'15; demand, 6%; Jos Schmitz to Geo Ehret. 1,000

3D av, 1970 (6:1636); ext of mtg for $14,000 to May20'20, 5%; May18; May24 '15; Emigrant Indust Savgs Bank with Matthew J Kane, 491 West End av et al, trstes for Peter J Kane, will Bridget C Kane. nom

3D av, 2094 (6:1664); ext of mtg for $22,000 to June28'18, 5%; May10; May21'15; Manuel A Gonzalez & ano trstes will Antonio Gonzalez with Hyman Freund. nom

6TH av, 1-11½; also CARMINE, 5 (2:589); ext of mtg for $18,000 to Dec1'16, 6%; Nov17'14; May22'15; Equitable Life Assur Soc of U S with Angelo Ortolano, 1½ 6 av. nom

7TH av, 607-19, see Bway, 1469-85.

8TH av, 72 (2:618), es, 46 s 14th, 22x80; pr mtg $6,500; May26'15; due & int as per bond; Pauline A MacArthur, 346 E 84, heir Pauline Arnoux, late of Vineyard Haven, Mass, to Maiden Lane Savings Bank, 170 Bway. 4,000

8TH av, 549 (3:761); ext of mtg for $15,000 to Feb1'18, 5%; Feb17; May22'15; Equitable Life Assur Soc of U S with Geo E Doty, 216 W 38. nom

8TH av, 579 (3:762); ext of mtg for $10,000 to Feb1'18, 5%; Feb17; May22'15; Equitable Life Assur Soc of U S with Geo E Doty, 216 W 38. nom

8TH av, 2578 (7:2023); ext of mtg for $16,000 to Jan1'18, 5½%; Dec30'14; May22 '15; Equitable Life Assur Soc of U S with Ludwig Eisen, 205 W 140. nom

10TH av, 329 (3:701); also 29TH ST, 501-3 W; ext of mtg for $18,000 to May26'18, 5%; May26; May 27'15; Emigrant Indus Savgs Bank with Patk C Morrison, 501 W 29. nom

10TH av, 329 (3:701), nwc 29th (Nos 501-3), 24.8x70; PM; pr mtg $18,000; May26'15; 1y5%; Patk C Morrison, 501 W 29, to Mary A McElhinny of Port Washington, LI. 5,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (miscl) as to mtg for $——; May 21; May22'15; A Kupferschmid, Inc, to Abr Diamond.

Chattel mtg (miscl); certf & consent of stockholders to secure four notes of $750 each; May20; May21'15; M L Weiss Co Inc to Jacob Meurer.

Hollis, Queens Co, NY (miscl); certf as to mtg for $3,750; Apr16; May24'15; Rendelle Realty Co to Home Mtg Inv Co of NY, 383 Jay, Bklyn.

Newtown, B of Q (miscl); certf as to mtg for $90,000; May19; May24'15; Cortland Realty Co of N Y to Title Guar & Trust Co.

2d Ward, B or R (miscl); certf as to mtg $2,500; Apr30; May26'15; F C Becker Realty Co to Martha Messe.

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MORTGAGES.

Borough of the Bronx.

Beck st, 669, see Leggett av, nwc Beck.

Beck st, nwc Leggett av, see Leggett av, nwc Beck.

Field pl, swc Creston av, see Creston av, swc Field pl.

Forest st (*), ws, 175 n Walker av, 25x 100; pr mtg $3,000; May25; May26'15; due &c as per bond; Jno F Doran to Edw Gillespie, 610 E 181. 800

Graham st (*), es, 156.9 n Morris Park av, 25x95; May25; May26'15; 1y6%; Mary E Farrelly to Regina St L Donnelly, 1432 Glover. 269

Hewitt pl, 781 (10:2688-2695); ext of $7,-000 mtg to May 20'18 at 5½%; May20; May 21'15; Title Guar & Trust Co with Aloisie Vosatka, 781 Hewitt pl. nom

Loring pl (11:3225), es, 219.10 s Fordham rd, runs e29.2xs80.8xe91.11xs48xw118.1 to pl xn68.8 to beg; bldg loan; May25; May27 '15; demand, 6%; Beckmann Realty & Constn Co, Inc, to City Mtg Co, 15 Wall. 35,000

Loring pl (11:3225), es, 268.6 s Fordham rd, runs e 118.1 xs27xw116.5 to pl xn27 to beg; additional mtg given to secure above mtg; May25; May27'15; demand, 6%; Beckmann Realty & Constn Co, Inc, to City Mtg Co, 15 Wall. 35,000

Loring pl (11:3225), es, 219.10 s Fordham rd, runs e29.2xs80.8xe91.11xs48xw118.1 to pl xn68.8 to beg; also LORING PL, es, 268.6 s Fordham rd, runs e118.1xs27xw116.5 to pl xn27 to beg; corrtf as to 2 bldgs for $35,000 each; May25; May27'15; Beckmann Realty & Constn Co, Inc, to City Mtg Co.

Lowerre pl (*), nwc 228th, 19x80; pr mtg $600; May19; May25'15; 2y6%; Chas J Chapman, 4057 Lowerre pl, to Wm J Gilon, 1053 Westchester av. 350

Reservoir Oval W, ws, see Bainbridge av, es, 242 s 209 n 208th s. 590

Simpson st, 1076 (10:2727), es, 281.10 n Westchester av, 40x100; PM; pr mtg $——; May15; May22'15; due &c as per bond; Jos B Peck, Mt Hope, NY, to D Sylvan Crakow, 530 W 157. 1,500

Simpson st, 1149 (10:2719), ws, 221.8 n 169th, 25x100; PM; pr mtg $——; May24; May25'15; 2y6%; Ida Brantman to Myron Sulzberger, 240 E 72. 590

Taylor st (*), es, 175 s Morris Park av, 25x100; transfer of tax lien for yrs 1909 to 1911, assessed to ——; Oct'20'13; May 24'15; 3v12%; City NY to City NY (assigned to Geo L Carlisle, 309 Bway). 972.73

140TH st E (10:2591), ss, 311.3 e So blvd 50x100; pr mtg $ ——; May22; May 26'15; 5v5¼%; Isidor Roth, 773 Halsey, Bklyn, to Franz Franz Realty Co, 1311 Bathgate av, Bklyn. 2,000

142d st E (9:2324), nes, 174.8 nw College av, 25.4x100; pr mtg $5,000; May20; May21'15; due July1'18, 6%; Annie M Kemple to Smith Williamson, White Plains, NY. 500

149TH st, 550 E (9:2275); ext of $25,000 mtg to June1'18 at 5%; May20; May21'15; Ray Eppinger, 111 West End av, with Albert Ottinger, 25 Pk. nom

160TH st E (9:2237), ss 150 e Washington av, 25x100; pr mtg $4,075; May20; May 21'15; due &c as per bond; Jacob Warschau & Ellis H Lang to Louise Kausen, 1 Lawton av. 650

167TH st, 900 E (10:2716), ss, 94.1 w Tiffany, 50x100; PM; May21'15; 3v5½%; David Paley to Cornelius G Cooklev, 53 W 56, et al, trstes Kath T W Gardner. 40,000

167TH st E, swc Prospect av, see Prospect av, swc 167.

169TH st, 310-2 E (9:2436), ss, 65 e Findlay av, 2 lots, ea 20x100; 2 mtgs, ea $4,500; May25'15; due July1'20, 5%; Thornton Bros Co to Chas F Boessle, 317 E 90. 9,000

169TH st, 310-2 E; 2 certfs as to above mtgs; May27'15; same to same.

169TH st, 917 E (10:2710), ns, 67 e w Fox, runs ne34.8xn14.11xw20.1xsw34.11 to st xe25 to beg; May25'15; 5y5¼%; Jas C Gaffney to Lawyers Mtg Co, 59 Liberty. 3 750

169TH st, 917 E (10:2710), ns, 67 e w Fox, runs ne34.8xn14.11xw20.1xsw34.11 to st xe25 to beg; May25'15; 5y5¼%; Jas C Gaffney to Lawyers Mtg Co, 59 Liberty. 3,750

169TH st, 917 E (10:2710); sobrn agmt; May25'15; same & Margt Knox with same. nom

170TH st E, nes at ses College av, see College av, ses at nes 170.

170TH st E (11:2783-2784), sws, 150.2 s College av, runs se102.5xne25xnw101.2 to st xnw25 to beg; PM; May22; May25'15; due &c as per bond; Edliek Co, 391 E 149, to Edmont Realty Co, 535 E 166. 1,800

175TH st, 247-9 E, see Topping av, nwc 175.

175TH st, 505 E, see Bathgate av, nec 175.

176TH st E, nec Crotona Pkway, see Crotona Pkway, nec 176.

177TH st, 43 W (11:2802); ext of $9,500 mtg to Apr14'18 at 6%; May12; May27'15; Harriet C Hill individ & as trste Wm Hill with Ellen McGuire, 43 W 177. nom

178TH st E (11:3107), ss, 69.2 e Mapes av, 76x72.11; pr mtg $——; May19; May21 '15; due July25'17; Jos Diamond Construction Co to Abr Davis, 241 W 113. 1,500

179TH st E, nec Clinton av, see Clinton av, nec 179.

179TH st E, swc Lafontaine av, see Lafontaine av, swc 179.

181ST st E, see Honeywell av, see Honeywell av, sec 181.

181ST st 440 E, see Park av, 4402.

181ST st, 908 E (11:2784); ext of $8,000 mtg to Aug21'18 at 5½%; May21; May22'15; Priscilla T P Starin, 169 W 93, with Trojan Bldg Corpn, 500 Willis av. nom

183D st E (11:3146), ns, 137 w Tiebout av, 62.7 to es Valentine av x69.7x71.2x77.6; pr mtg $——; May22; May24'15; due &c as per bond; County Estates, Inc, to Manhattan Mtg Co, 200 Bway. 40,000

183D st E (11:3146); same prop; certf as to above mtg; May22; May24'15; same to same.

183D st E (11:3146), ns, 75 w Tiebout av, 62x77.6x62.5x84.10; pr mtg $——; May 22; May24'15; due &c as per bond; County Estates, Inc, to Manhattan Mtg Co, 200 Bway. 35,000

183D st E (11:3146); same prop; certf as to above mtg; May22; May24'15; same to same.

183D st E, nec Valentine av, see 183d E, ns, 137 w Tiebout av.

195TH st E, nec Decatur av, see Decatur av, nec 195.

216TH st E (*), ns, 100 e Barnes av, 50 x114, Wakefield, except westerly 1 ft; PM; May24; May25'15; due &c as per bond; Jos MacEvoy to Jas Slater, 810 E 216. 3,300

228TH st E, nwc Lowerre pl, see Lowerre pl, nwc 228.

230TH st E (*), ns, 100 e Barnes av, 50 x114, Wakefield; May25; May26'15; 3y6%; Wanda von Rehder, 1930 Boston rd, to Harriet B Hanfield, 1074 Park pl, Bklyn. 1,225

235TH st E (12:3376), ns, 335 w Katonah av, 50x100; Oct—13; May26'15; due, &c, as per bond; Carmela Jannotti, 2383 Belmont av, to Jennie Zullo, 2452 Hughes av. 2,400

Bailey av, 2888 (12:3260), es, 100 s 230th, 25x100.7; pr mtg $6,000; May24; May25'15; 1y6%; Kath M, wife of & Jno A Van Rensselear, to Marian R Kennedy, Westbury, Conn. (1,100

Bainbridge av, 2779 (12:3295); ext of $4,000 mtg to Dec1'17 at 5%; Sept25; May 22'15; Mary Lauterbach, New Rochelle, NY, with Anna Meyer, 2779 Bainbridge av. nom

Bainbridge av (12:3343), es, 242 n 208th, runs e112.6xse38.7 to ws Reservoir Oval W xn15.3xnw77.1xw87.4 to av xs33 to beg; bldg loan; May24; May27'15; 1y5%; Josephine Linck, Bklyn, to Chas Ottmann, 65 W 70, et al. 5,000

Bainbridge av (12:3343), es, 209 n 208th, runs e137.7 to ws Reservoir Oval W xn15.3 xnw38.7xw112.6 to av xs33 to beg; bldg loan; May24; May27'15; 3y5%; Josephine Linck, Bklyn, to Chas Ottmann, 65 W 70, et al. 5,000

Bainbridge av (12:3343), es, 209 n 208th, runs e137.7 to ws Reservoir Oval W xn15.3 xnw38.7xw112.6 to av xs33 to beg; bldg loan; May24; May27'15; 3y5%; Josephine Linck, Bklyn, to Chas Ottmann, 65 W 70, et al. 5,000

Barker av, see Burke av, see Burke av, sec Barker av.

Bathgate av (11:3050), ws, 49 n 182d, 48x97; certf as to mtg for $32,000; May20; May22'15; Infantino Realty Co to Benj Benenson, 857 Crotona Park N.

Bathgate av (11:2923), nec 175th (No 505), 53.5x100; May20; May21'15; due, &c, as per bond; Mary A Langbein to Lawyers Mort Co, 59 Liberty. 10,000

Bathgate av (11:3050), ws, 49 n 182d, 48 x97; bldg loan; May20; May21'15; demand, 6%; Infantino Realty Co to Benj Benenson, 857 Crotona Park N. 32,000

Bathgate av (11:3050), same prop; certf as to above mtg; May20; May21'15; same to same.

Bathgate av, see Fordham rd, see Fordham rd, sec Bathgate av.

Bathgate av, nec Fordham rd, see Fordham rd, nec Bathgate av.

Bathgate av (11:3056), es, 94.10 n 187th, 20x89.11; agmt as to share ownership in mtg; May20; May21'15; Charlotte Recke with Nicolaus Tietjen, 990 Intervale av. nom

Bergen av, 643, see 3 av, 2952.

Bronxwood av (*), swc 2d, runs s68.8xw 60xne40.7xne40.1 to st xe16.9 to beg; May 20; May26'15; 1y6%; Peter A Sheil, 3300 Olinville av, to Safety Holding Co, 5 Beekman. 600

Brook av, 459 (9:2290), ws, 75 n 145th, 25x90; pr mtg $——; May24; May25'15; 2y 6%; Herman Brand to Michl Friedwald, 1080 Findlay av. 2,000

Brook av, 459; given to secure checks & notes; pr mtg $——; May24; May25'15; due Aug29'15, 6%; same to same. 500

Burke av (*), sec Barker av, 25x99.7; May22; May24'15; due &c as per bond; Edw B McGarry, 660 Burke av, to Mary A Brush, 366 Herkimer, Bklyn. 1,400

Burke av (*), swc Olinville av, runs s 37xw96xs75xw53.4xn95xw1xn92.6 to av xe 153.1 to beg; May24'15; due Aug24'15, 6%; Mary McGarry to Jennie Y Hallock, 2944 Bronx blvd. 800

Clinton av (11:3094), nec 179th, 50x100; bldg loan; May21'15; demand, 6%; Herbst Realty Co to Jas G Wentz, 335 West End av. 38,000

Clinton av (11:3094), nec 179th, 50x100; certf as to mtg for $38,000; May21; May 24'15; Herbst Realty Co to Jas G Wentz.

Clinton av, 2114 (11:3096), es, 97.1 s 181st, runs e97.1xs43xw66.1xn0.2xw31 to av xn42.10 to beg; PM; pr mtg $31,000; May24; May25'15; 3y6%; Jessie Burns to Clent Constn Co, 1887 Vyse av. 3,500

Clinton av (11:3096), es, 97.1 s 181st, runs e97.1xs43xw66.1xn0.2xw31 to av xn 42.10 to beg; ext of $31,000 mtg to May1'20 at 5½%; May17; May25'15; Eliz Willetts, Newark, NJ, with Clent Constn Co, 1887 Vyse av. nom

Clinton av, 2118 (11:3096); ext of $27,000 mtg to May19'20 at 5½%; May19; May24 '15; Lawyers Mtg Co with Clent Constn Co, 1887 Vyse av. nom

College av (11:2784-2786), ses at nes 170th 112.6x50x114.11x50; May20; May21 '15; due &c as per bond; Wm I Brown to Louise Kausen, 1 Lawton av. 3,500

Creston av (11:3172), swc Field pl 100x 57.6; pr mtg $——; May25; May27'15; due &c as per bond; No 2333 Creston av Co to Manhattan Mtg Co, 200 Bway. 48,000

Creston av (11:3172); same prop; certf as to above mtg; May25; May27'15; same to same.

Crotona av, 2064-6 (11:3095); ext of $6,-000 mtg to May25'18 at 5%; May25; May 26'15; Emigrant Indust Savgs Bank with Helena M Nehmelman, 2066 Crotona av. nom

Crotona pkway (11:2985), nec 176th, runs n147.1xn31.3xe112.7xs163.4 to st xw 44.10 to beg; ext of $65,000 mtg to May24 '20 at 5%; May24; May25'15; S B Bldg Corpn with Green-Wood Cemetery, 170 Bway. nom

Deentur av (12:3278), nec 195th, 50x100; bldg loan; May20; May21'15; 1y6%; Miltner Bros Inc to City Real Estate Co, 176 Bway. 40,000

Eagle av, 681 (10:2617), ws, 454.8 s 156th, 19.11x99.5; pr mtg $4,500; May22; May24 '15; 1y6%; Margaretha Hanfmann to Eliz Orschler, 326 E 153. 1,000

Eagle av, 703 (10:2617), ws, 240.6 s 156th, 19x99.3; May21; May26'15; due, &c, as per bond; Louis Ganzfried to Caroline A Wheeler, 1824 Arthur av. 5,000

Eagle av, 703 (10:2617); sobrn agmt; May21; May26'15; Jno H Fort, 30 N 3d, Camden, NJ, with Caroline A Wheeler, 1824 Arthur av. nom

Findlay av (9:2434), es, 116.8 n 169th, 38.4x100.1; ext of $20,000 mtg to May24'20 at 5%; May24; May25'15; N Y Mtg & Sec Co with A J Schwarzler Co, 369 E 167. nom

Findlay av (9:2434), es, 116.8 n 166th, 38.4x100; PM; pr mtg $——; May26; May 27'15; 3y6%; Emma Siemers, 418 E 89, to A J Schwarzler Co, 369 E 167. 3,500

Fordham rd (12:3273), nec Bathgate av, 50x83; pr mtg $3,500; May21; May22'15; 2y6%; Jas J McCluskey to Wm J Sieling, 504 E 175. 1,500

Fordham rd (11:3059), sec Bathgate av, 82.5x100.7x82.5x100.5; May21'15; 3y6%; Jos T Ryan to N Y Title Ins Co, 135 Bway. 11,000

Goodridge av (13:3415), ws, 246.9 s 250th, 101.2x114.8x101.8x113.3; sobrn agmt; May 25; May27'15; Marie L Finch, Plainfield, NJ, with Violetta W Delafield, 246th & Half Moon pl, Fieldston. nom

Honeywell av (11:3125), sec 181st, 83.6x 65x80.5x65; May21'15; 5v5½%; Trojan Bldg Corpn to Max Goldstein, 2147 Honeywell av. 26 ano. 50,000

Honeywell av (11:3125), same prop; certf as to above mtg; May21'15; same to same.

Hull av, 3264 (12:3351), es 331.3 s 209th, 18.9x100; PM; pr mtg $4,000; May26'15; due, &c, as per bond; Wilhelmina C Conkling to Albt C Bumpus, Hastings-on-Hudson, NY. 2,850

Hunts Point av (10:2764-2769), es, at w s Longfellow av, runs n148.7xse85.1 to Longfellow av xe78.10 to beg; May26'15; due, &c, as per bond; Kalo Realty Co Inc, 368 E 149, to North Side Mtg Corpn, 391 E 149. 1 500

Hunts Point av (10:2764-2769), same prop; certf as to above mtg; May25; May 26'15; same to same.

Kinsella av (*), ss, 101.4 w Bronxdale av, 50x100; PM; Mar11; May26'15; due Apr 1'18, 5½%; Ame'ia wife Earnest A Hewitt to Dennis O'Brien, 879 Kinsella av. 600

Lafontaine av (11:3061), swc 179th, 97.6 x100x112.9x101.1; May25; May27'15; 5y 5½%; Walter, Jacob & Isidor Aronstein to Edw F de Beixedon, 851 Carroll, Bklyn. 35,000

Leggett av (10:2685), nwc Beck (No 669), 50x107.5; May24'15; 3v5%; Rae Realty Co to German Savgs Bank. 35 000

Leggett av (10:2685), nwc Beck, 50x 107.5; certf as to mtg for $35,000; May22; May25'15; Rae Realty Co, Inc, to German Savgs Bank, 157 4 av.

Livingston av (*), es, 420.3 s Kingsbridge rd, 25x87.5; Apr24; May25'15; due as per bond, 5½%; Alessandro Mauro to Eliz K Dooling, 179 E 80. 2,500

Longfellow av, ws, at es Hunts Point av, see Hunts Point av, es, at ws Longfellow av.

Middletown rd (*), ns 50.7 w Edison av, 45.4x109.11x50x104.5; May6; May21'15; due, &c, as per bond; Wellman Finance & Realty Co to Theo Wing, Verbank, NY. 4 000

Middletown rd (*), same prop; certf as to above mtg; May6; May21'15; same to same.

Olinville av (*), es, 94.11 n Adee av, 30 x95.4x81.5x104.6; May1; May21'15; 3y6%; Jno F Gavagan, Bklyn, to Edw B McGarry, 660 Burke. 1.000

Olinville av, swc Burke av, see Burke av, swc Olinville av.

Park av, 4402 (11:3037), sec 181st (No 440), 25x91; PM; May22; May24'15; 3y 5½%; Montrose Realty Co to N Y Mtg & Security Co, 135 Bway. 4,000

Perry av, 3278 (12:3347), es, 225 s 209th, 25x100; May20; May21'15; due, &c, as per bond; Carrie M Newman to Title Guar & Trust Co, 176 Bway. 1.000

Prospect av, 1101 (10:2680); estoppel certf; May7; May27'15; Konrad Kromer, 383 E 158, to Crown Operating Co Inc.

Prospect av, 1107 (10:2680); estonnel certf; May6; May27'15; Nicola Apostalino to Crown Operating Co Inc.

Prospect av (10:2680), swc 167th, 40x 100; participation agmt; May7; May24'15; N Y Mtg & Security Co with Pauline Block, 524 W 151. nom

Ryer av, es, abt 76 s 182d, see Valentine av, ws, 76 s 182.

Sherman av, 951 (9:2455), ws, 136.8 n 163d, 20.10x100; PM; pr mtg $7,500; Apr20; May26'15; due July1'20, 6%; Maria Alliegro to Jos Newmark, 951 Sherman av. 3,500

Southern blvd (11:2977), ws, 225 n Jennings, two lots, each 50x100; two mtgs, each $36,000; two pr mtgs $—— each; May 26; May27'15; due, &c, as per bond; Souvard Bldg Co Inc to Manhattan Mortgage Co, 200 Bway. 72,000

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Southern blvd (11:2977), same prop; two certfs as to above mtgs; May26; May27'15; same to same. ——

Sedgwick av (11:2881), ns, 229 w 177th, 28.9x51.3x25x65.6; Feb26; May22'15; due &c as per bond; Morris Heights Realty Co to Nicholas Kessler, 176 E 7. 1,000

Stebbins av, 1006-8 (10:2698), es, 188.9 s 165th, 50x80; May19; May21'15; due, &c, as per bond; Mary Hebron, 265 W 70, to Lawyers Mort Co, 59 Liberty. 30,000

Stebbins av, 1006-8; pr mtg $30,000; May 19; May21'15; 2y6%; Jacob Fox, 1006 Stebbins av, to Mary Hebron, 265 W 70. 4,000

Stebbins av, 1006-8; pr mtg $34,000; May 19; May21'15; 5y6%; same to same. 4,000

Stebbins av (10:2698), es, 188.2 s 165th, —x—; agmt as to share ownership in mtg; May14; May24'15; Rose M Smith, 435 W 49, with Lawyers Mort Co, 59 Liberty. nom

Summit av, 1007 (9:2523), ws, 386.7 s 165th, 25x92; PM; May24; May25'15; 3y5%; Mary B Dermody to Robt W Todd, 520 Park av. 500

Topping av (11:2800), nwc 175th (Nos 247-9), 45x91.5x45.9x82.11; May21'15; 3y 5½%; Albertine S, also known as Marie A S Elterich, 801 E 242, to Wm L Condit, Hoboken, NJ. 8,000

University av (11:2876), es, 294.5 s Brandt pl, 56.10x112.7x56.4x108.4; certf as to mtg for $50,000; May12; May22'15; 1640 University Av Inc to Montrose Realty Co. ——

University av (11:2876), es, 181.3 s Brandt pl, 56.5x104.10x56.3x101.4; certf as to mtg for $50,000; May12; May22'15; 1640 University Av Inc to Montrose Realty Co. ——

University av (11:2876), es, 125 s Brandt pl, 4 lots, together, in size 226.3x112.7x 225.2x100; 4 bldg loan mtgs, ea $50,000; May12; May22'15; 1y6%; 1640 University Av Inc to Montrose Realty Co, 135 Bway. 200,000

University av (11:2876), es, 237.8 s Brandt pl, 56.9x108.4x56.4x104.10; certf as to mtg for $50,000; May12; May24'15; 1640 University Av Inc to Montrose Realty Co. ——

University av (11:2876), es, 125 s Brandt pl, 56.3x101.4x56.3x100; certf as to mtg for $50,000; May12; May24'15; 1640 University Av Inc to Montrose Realty Co. ——

Valentine av (11:3149), ws, 76 s 182d, 200x200 to es Ryer av; May20; May26'15; due Nov20'16, 5½%; Fannie M Wallace to May G W Bloom, 457 Barry av, Chicago, Ill. 13,000

Valentine av, nec 183d, see 183d E. ns, 137 w Tiebout av.

Valentine av (11:3151), ws, 210.3 n 183d, 50x100; ext of $32,000 mtg to May19'20, at 5%; May19; May24'15; Lawyers Mort Co with Valhalla Corpn, 509 Willis av. nom

Vyse av, 1973 (11:3126), ws, 142.6 s 178th, 57.6x150.5; pr mtg $51,000; May26; May27 '15; 2y6%; Joseph Diamond Constn Co, 1139 Wyatt, to Abel King, 148 E 65, & ano. 5,000

Vyse av (11:3126), same prop; certf as to above mtg; May26; May27'15; same to same. ——

Westchester av, 881 (10:2690); ext of $33,000 mtg to May3'20 at 5%; May3; May 27'15; Reich Bldg Co Inc, 822 Beck, with Josephine E Carpenter, Bar Harbor, Me. nom

Westchester av (10:2690), nws, 420 ne Prospect av, 42x100; sobrn agmt; May14; May25'15; Reich Bldg Co & Fredk Johnson with City Mtg Co & Jos E Carpenter. nom

White Plains rd, 4450 (*), es, 100 s Kossuth av, 25x77.3x25x76.4; PM; pr mtg $——; May25; May26'15; installs, 5½%; Anna Frick, 4443 Furmann av, to Jacob Marx, 170 W 74. 5,125

Woodycrest av (9:2512), ws, 176.4 n Kemp pl, 25.2x85; May25; May26'15; due, &c, as per bond; Nellie J Horan, 1011 Woodycrest av, to Florence C Speranza, Irvington, NY, trste Chas E Colgate. 4,500

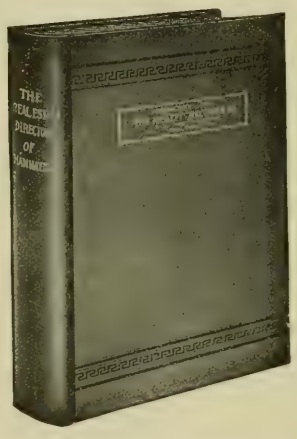
3D av, 2952 (9:2362); also BERGEN AV, 643; asn rents under leasehold; May21; May27'15; Eugene L Richards as Supt of Banks State NY, to Nathan J Packard, 411 West End av, & ano. 221.21

3D av, 2952 (9:2362); also BERGEN AV, 643; leasehold; pr mtg $5,500; May25; May 27'15; due Nov10'15, 6%; Levenson Lumber Co to same. notes 2,458.30

Lots 52, 53 & 64 (*) amended map Bronxwood Park; deed recorded as a mtg statement filed with Register, recording tax of $2.50 paid; May21; May25'15; due as per statement; Bela D Eisler to Jos Hurwitz, 891 Fox. nom

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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RECORDS SECTION

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REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2464 New York, June 5, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Academy st, es, blk 2234-47.
Albany st, 22.
Attorney st, 5-7.
Broome st, 72-4.
Chambers st, 95.
Delancey st, 336.
Division st, 47-49½.
Eldridge st, 113.
Ft Wash pl, 79-81.
Grand st, 462.
Houston st E, 508-12.
Lewis st, 84½.
*Mangin st, 64 (or Delancey st, 386).
Murray st, 2½.
Norfolk st, 117.
*Tompkins st, 31-41 (or Delancey st, 336).
*Pitt st, 1-5 (or Grand st, 462).
Reade st, 77.
Rivington st, 319.
St Marks pl, 42½.
Willett st, 81.
*3d st, 410-12 E (or Houston st E, 508-12)
5th st, 744 E.
6th st, 719 E.
9th st, 428 & 812-6 E.
10th st, 438-40 E.
12th st, 229-31 E.
19th st, 39-47 W.
*23d st, 350 E (or 1st av, 389-91).
28th st, 37-39 E.
28th st, 136-8 W.
31st st, 252 W.
32d st, 25-7 W.
34th st, 211 E.
34th st, 260 W.
36th st, 319 W.
45th st, 124-8 W.
46th st, 409-11 E.
55th st, 107 & 237-43 E.
56th st, 139-41 W.
57th st, 144-6 W.
60th st, 137 W.
61st st, 332 E.
61st st, 240 W.
63d st, 116-22 E.
68th st, 54 W.
69th st, 346 E.
70th st, 143 W.
72d st, 247 W.
73d st, 410 E.
74th st, 128 E.
77th st, 12 W.
77th st, 102 W.
79th st, 221 W.
83d st, 311 W.
84th st, 507 E.
*86th st, 501 E (or Av A, 1634-6).
89th st, 312 & 536-8 E.
*92d st E (nwc Mad av, 1296), blk 1504-15.
94th st, 74 W.
98th st, 58 E.
99th st, 70 W.
101st st, 50 & 303 E.
106th st, 238 W.
108th st, 109 E.
108th st, 327 W.
109th st, 244 W.
110th st, 12-14 E.
111th st, 122 W.
114th st, 56 E.
116th st, 7-9 & 108 W.
118th st, 306-8 & 443-5 E.
*119th st, 95 W (or Lenox av, 180).
120th st, 143-7 E.
120th st, 121 W.
122d st, 60 E.
123d st, 323 E.
127th st, 26 W.
131st st, 107 & 121 W.
*133d st, 65 E (or Park av, 1980).
136th st, 6 & 12-4 W.
140th st, 28 W.
143d st, 159-61 W.
*150th st, 305-7 W (or Bradhurst av, 178-82)
163d st, 549 W.
*170th st, 701 W (or Ft Wash av, 251).
175th st, 571-3 W.
180th st, 610 W.
184th st, 649-51 W.
Av A, 1634-6.
Av B, 287.
Amsterdam av, 71.
Bowery, 340.
Bradhurst av, 178-82 & 192-8.
Broadway, 243 & 520-2.
East End av, 108.
Ft Wash av, 251.
Greenwich av, 66.
Lenox av, 180.
Lexington av, 133 & 1795.
*Lexington av, 1943-7 (or 120th st, 143-7 E).
Madison av, 1296 & 1699.
Morningside av, 32.
Park av, 1747 & 1980.
St Nicholas av, 351 & 767.
1st av, 389-91, 418 & 1490.
2d av, 698 & 1053.
5th av, 74-6.
9th av, 715.
9th av, es, blk 2186-5.
9th av (nws 208th st), blk 2205-25.

WILLS.

42d st, 113 W.
44th st, 506 W.
50th st, 214 W.
86th st, 72 E.
Broadway, 1730.
Broadway, blk 996-pt 61.
8th av, 989 & 2183-5.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part or name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 28, 29, JUNE 1, 2 & 3.

Academy st (8:2234-47), es, 150 n Vermilyea av, 50x100, vacant; Jas Chittick, 176 N 6th st, Newark, NJ, to Loyal Building Co, 391 E 149; mtg $8,000 & AL; May 28; May29'15; A$10,000-10,000 (R S $2). nom

Academy st (8:2234-47), es, 150 n Vermilyea av, 50x100; A$10,000-10,000; also 9TH AV (8:2186-5), es, 49.11 s 206th, 50x100, vacant; A$9,000-9,000; Alice G Chittick of Newark, NJ, to Jas Chittick, 176 N 6th st, Newark, NJ; mtg $13,000 & AL; Sept15 '14; May29'15. nom

Albany st, 22 (1:55-22), ss, 65.11 e West, 18.8x58x18.4x58, 3-sty bk loft & str bldg; Norbert Heinsheimer, ref, to Seamens Bank for Savings, 76 Wall, plff; FORECLOS May26; May27; May29'15; A$25,000-28,000 (R S $28). **28,000**

Attorney st, 5-7 (1:314-29), ws, 66 n Division, 50x100, 6-sty bk tnt & strs; Louis Roossin to Anna Roossin, 5 Attorney; mtg $75,000; May26; May29'15; A$39,000-78,000. O C& 100

Broome st, 72-4 (2:332-71), ns, 50 w Cannon, 47x75, 6-sty bk tnt & strs; Sarah Konovitz to Morris J Konovitz, both at 363 Morningstar rd, Elm Park, R I; of R; mtg $48,000; May4; June2'15 A$23,000-50,000 (R S $2.50). nom

Chambers st, 95, see Reade, 77.

Division st, 49-49½, see Division, 47.

Delancey st, 336 (2:323-62), nwc Tompkins (Nos 31-41), runs n150xw200 to es Mangin (No 64), xs50xe50xs100 to Delancey xe150 to beg, 1 & 5-sty bk factory; Louis & Michl Marx to Jas Lissner, 750 Kelly, Bronx; AL; May25; May28'15; A $100,000-125,000. nom

Eldridge st, 113 (2:418-45), ws, 87.6 s Broome, 25x119.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; Louis A Cuvillier, ref, to Jeruchim H Simpson, 203 W 113, plff; mtg $31,000; FORECLOS Mar9; Mar11; June3'15; A$23,000-33,000.

1,000 over & above mtg

Grand st, 462 (2:341-58), nwc Pitt (Nos 1-5), 25x100, 6-sty bk tnt & strs; Louis Cohen, 18 East Bway, to Sarah Bobsohn, 3 E 86; mtg $57,000 & AL; May27; June2 '15; A$35,000-62,000. nom

Houston st, 508-12 E (2:356-40), ns, 210 e Goerck & at ws of Mangin or East st, runs n— to ss 3d (Nos 410-2) xe70.7 to es Mangin xs— to Houston xw70 to beg, 1-sty bk & fr market & vacant; Clenen Bishop, of Tottenville, SI, to Ardolas Co, 233 Bway; mtg $36,483.78; May19; June3 '15; A$45,000-48,000 (R S $1.50). nom

Isham st (8:2249), sec Seaman av, new line, runs w11.11 to es former Seaman av xs106.7xe11.3xn104.1 to beg, contains 795 sq ft for st purposes &c; Chas Isham et al, individ & Minturn P Collins, TRSTE Wm B Isham, for benefit Flora I Collins, to City N Y; Feb26; June3'15. nom

Lewis st, 84½ (2:329-43), es, 165 s Stanton, 20x100, 3-sty fr tnt & str & 5-sty bk rear shop; Thos A Mcgrath, ref, to Soc for the Prevention of Crime, 50 Union sq, plff; FORECLOS May27; June3'15; A$10,-500-14,500 (R S $10). **10,000**

Mangin st, 64, see Delancey, 336.

Murray st, 2½, see Bway, 243.

Norfolk st, 117, see Willett, 81.

Pitt st, 1-5, see Grand, 462.

Reade st, 77 (1:149-51 & 11), ss, 75.3 e Church, runs e25.2xs151.1 to ns Chambers (No 95), xw27.4xn75.4xe4.10xn75.8 to beg, 5-sty bk & stn loft & str bldg; Edw J Haney & ano, EXRS Marion Cutting, to Jas McHutchison, 44 Danforth av, Greenville, NJ; mtg $70,000; June1'15; A$112,-000-127,000 (R S $26). O C & 100

Rivington st, 349 (2:328-54), ss, 24.6 w Goerck, 22.9x64, 3-sty bk tnt & strs; Mary Spering, 268 W 123, to Nathan Birnbaum, 239 E 5; mtg $6,500; June1; June'15; A $10,000-12,000 (R S $1.50). O C & 100

St Marks pl, 42½ (2:449-10), ss, 106.2 e 2 av, 18.10x35, 4-sty bk tnt; Gizella K Bloch, 351 W 143, to Bert K Bloch, 2109 Bway; AL; Feb23; June2'15; A$7,500-9,500. O C & 100

Tompkins st, 31-41, see Delancey, 336.

Washington pl, 70 (2:552-68), nes, 220 nw Macdougal, 22x90, 3-sty & b bk dwg; A$15,500-17,000; also WASHINGTON PL, 81 (2:552-69), nes, 242 nw Macdougal, 22x90, 3-sty & b bk dwg; A$15,500-17,000; Cesare Razzetti et al to Fogliasso-Clement Building Co, 197 Bleecker; mtg $29,000 & AL; May24; June1'15 (R S $11). O C & 100

Washington pl, 81, see Washington pl, 79.

Willett st, 81 (2:339-31), ws, 100 n Rivington, 25x100, 5-sty bk tnt & strs; A$17,-000-30,500; also NORFOLK ST, 117 (2:-353-29), nws, 100 s Rivington, 25x100, 5-sty bk tnt & strs; A$23,000-35,000; Mary Jacobs, heir Marks Jacobs, to Jennie Jacobs, 92 St Nicholas av, AT; B&S; Sept 5'01; May28'15. 3,000

Willett st, 81; also NORFOLK ST, 117; mtg $17,000; also NORFOLK ST, 117, mtg $18,000; Jennie Jacobs to Hyman B Jacobs, both at 92 St Nicholas av; ½ pt of all RT&I; Apr13; May28 15. O C & 100

Willett st, 81; also NORFOLK ST, 117; same to Sara & Moses Jacobs, 92 St Nicholas av; Abr J Jacobs, 216 W 94, & Aaron Jacobs 2 E 120; ½ pt of all RT&I, mtg $39,000 & AL; Apr13; May28'15. O C & 100

3D st, 410-12 E, see Houston, 508-12 E.

5TH st, 744 E (2:374-30), ss, 124 w Av D, 22x95, 4-sty bk tnt; Sabina Price to Anton Szilagyi, 2768 Decatur av; mtg $15,-000; May27; May28'15; A$12,000-15,000 (R S 50 cts). O C & 100

6TH st, 710 E (2:376-54), ns, 253.6 e Av C, 25.4x90.10, 5-sty bk tnt & strs; Israel Seide to Abr Gollinger, 230 Rivington; 1-5 pt; AT; mtg $25,324; June1; June2'15; A$13,000-24,000 (R S $1). O C & 100

9TH st, 428 E (2:436-23), ss, 213 w Av A, 25x94, 5-sty bk tnt & strs; Jacob Berlin to Nettie Tushnit, 232 W 118; mtg $8,-700 & AL; May25; May28'15; A$17,000-27,000 (R S $1.50). O C & 100

9TH st, 812-6 E (2:365-14 & 16), ss, 161.6 e Av D, 81.6x93.11, 2-6-sty bk tnts; Hamilton Holding Co to Isaac Schorr, 359 E 8; mtg $54,500; June1; June2'15; A$32,000-76,000 (R S $4). O C & 100

10TH st, 438 E (2:379-28), ss, 168 w Av D, 25x92.3, 2 & 3-sty bk & fr loft & str bldg; A$11,000-12,000; also 10TH ST, 440 E (2:379-29), ss, 143 w Av D, 25x92.3, 1-sty bk storage; also all RT&I to strip 3 x92.3 adj on e; A$12,500-13,500; Abr Bernstein to Adeline Bernstein, 295 E 10; ½ pt; mtg $20,000 & AL; June2; June3 '15 (R S 50 cts). O C & 100

10TH st, 440 E, see 10th, 438 E.

11TH st, 732-6 E (2:380-39), ss, 125 w Av D, runs s89.11xw38xs0.1xw34.4xn90 to st xe72.4 beg, 1-sty bk factory & land in st, 4-sty bk laundry; Saml P Schlansky, 17 E 97, to Dochtermann Realty Co, 457-71 E 10; mtg $17,500; May3; May5'15; A$20,-000-25,000 R S $2.50). Corrects error in issue of May8 when st Nos were 32-6. nom

11TH st, 158 W, see Greenwich av, 66.

12TH st, 229-31 E (2:468-46), ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; Hattie Minster, 407 Central Park w, to South Jersey Land Co, 220 Bway; mtg $76,000; June1; June2'15; A$40,000-90,000 (R S $7). O C & 100

13TH st, 1 W, see 5 av, 74-6.

19TH st, 39-47 W (3:821-14), ns, 244.4 e 6 av, 105.8x92, 12-sty bk loft & str bldg; Wm Klein, ref, to City Real Estate Co, 176 Bway, plff; FORECLOS Apr27, May14; May 28'15; A$179,500-440,000 (R S 50 cts). nom

20TH st, 247 W (3:1164-12), ns, 275 e West End av, 25x102.2, 4-sty & b bk dwg; Frank G Burke Jr & ano to Morland Mtg Co, 120 Bway; AL; May20; June3'15; A $50,000-62,000 (R S $25). O C & 100

73D st, 410 E (5:1467-41), ss, 188 e 1 av, 25x102.2, 5-sty bk tnt; Barbora Nadvornik, of East Islip, LI, to Adolf Konas, 525 E 72; mtg $22,000; June1; June2'15; A $8,000-20,000 (R S $2). O C & 100

74TH st, 128 E (5:1408-62), ss, 131.8 w Lex av, 18.9x102.2, 3-sty & b stn dwg; Bertha Lewy to Alfred Jaretzki, 121 E 73; mtg $11,500; June2'15; A$20,000-24,000 (R S $3.50). O C & 100

77TH st, 12 W (4:1129-42) ss, 225 w Central Park W, 25x102.2, 4-sty & b stn dwg; Michl J Mulqueen, ref, to Rocky Crest Realty Co, Inc, 1511 3 av; FORECLOS Apr 26; June3'15; A$40,000-60,000 (R S $5.50). **35,300**

77TH st, 12 W; Francis J Reilly, individ & TRSTE of Mary F Collins, to same; B&S; mtg $20,000; May29; June3'15. **15,300**

77TH st, 12 W; Peter J Collins et al to F Jas Reilly, cor Larchmont & Walnut avs, Larchmont, NY, individ & as TRSTE for Mary F Collins; B&S; May28; June3 '15. nom

77TH st, 102 W (4:1148-34), ss, adt 25 w Col av, —x—, 4-sty & b stn dwg; mtg $12,500; A$17,300-25,000; also 94TH ST, 74 W (4:1207-60), ss, abt 125 e Col av, —x—, 3-sty & b stn dwg; mtg $8,000; Geo C Edgar, son of Geo C Edgar, to Harriet Lawson of Northport, LI; AT; sub to mtg as above & AL; May27; May28'15; A$15,700-24,000. nom

77TH st, 102 W; also 94TH ST, 74 W; Thos W Edgar, son of Thos Edgar, to same; AT; mtg $20,500 & AL; May27; May 28'15. nom

79TH st, 221 W (4:1227-22), ns, 251 w Ams av, 17x102.2, 4 & 5-sty & b bk dwg; Broadway Trust Co to Manuel J Marxuach, 106 Central Park W; mtg $20,000 & AL; June2; June3'15; A$20,900-26,000 (R S $3). O C & 100

83D st, 311 W (4:1245-67), ns, 116.8 w West End av, 16.8x100, 3-sty & b stn dwg; Mary G Vail, wife Wm F Vail, decd, to Jno R Slattery, 118 W 57; June1; June3'15; A$15,800-17,000 (R S $20). **20,000**

84TH st, 507 E (5:1581-6), ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; Arnold J D Heins, 108 Clarewill av, Upper Montclair, NJ, to Kingsley Contracting Co, 237 E 103 Bronx; mtg $6,000; May22; May29 '15; A$5,000-9,500 (R S 50 cts). O C & 100

86TH st, 501 E, see Av A, 1634-6.

89TH st, 312 E (5:1551-14) ss, 225 e 2 av, 25x100.8, 5-sty bk tnt; Herman Loden of Hastings-on-Hudson, NY, to Lena Bogner, 542 E 83; mtg $11,500; May26; May28'15; A $9,000-13,000 (R S $8). O C & 100

89TH st, 536-8 E (5:1585-34-35), ss, 171 w East End av, 50x100.8, 2-5-sty stn tnts; Chester A Kirchhof, 40 Mt Vernon pl, NY, et al, heirs &c Wm Kirchhof to Chas W Kirchhof, 536 E 88; mtg $24,000; June1'15; A$16,000-41,000. mutual partition

89TH st, 536-8 E; Chas W Kirchhof & ano, EXRS &c Wm Kirchhof, to same; mtg $24,000; May29; June1'15. nom

829 st E nwc Madison av, see Madison av 1206.

94TH st, 74 W, see 77th, 102 W.

55TH st, 237-43 E (5:1329-17-20), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Maurice Mackie, ref, to Wm Burroughs, 1373 Union, Bklyn, plff; mtg $60,000; FORECLOS May 27; May28'15; A$44,000-84,000 (R S $12). **12,000**

56TH st, 139 W, see 57th, 146 W.

56TH st, 141 W, see 57th st, 146 W.

57TH st, 144 W, see 57th, 146 W.

57TH st, 146 W (4:1009-54), ss, 250 e 7 av, 19.11x100.5, 4-sty & b stn dwg; A$46,-000-54,000; also 57TH ST, 141 W (4:1009-53), ss, 270 e 7 av, 20x100.5, 4-sty & b stn dwg; A$46,000-65,000; also 56TH ST, 141 W (4:1009-11), ns, 250 e 7 av, 25x100, vacant; A$33,000-33,000; also 56TH ST, 139 W (4:1009-12), ns, 275 e 7 av, 25x100, 2-sty bk stable; A$33,000-42,000; Harry L Horton to Blanche H Hutton of Bayshore, LI; QC; May28; May29'15 (R S $110). nom

60TH st, 137 W (4:1132-14), ns, 325 e Ams av, 25x100.5, 5-sty stn tnt; Max Smith et al to Leona Building Corpn, 45 Park Row; mtg $19,500; May27; May28'15; A$14,-000-24,000 (R S $2). nom

61ST st, 332 E (5:1435-35), ss, 190 w 1 av, 25x100.5, 5-sty bk tnt & strs; Abr Goldberg, of Bronx, to Goldie Rothman, 1074 Prospect av, Bronx; Benj Goldberg, — Palisade av, Jersey City, NJ, & Irving, Jacob, Rose, Ray, Saml & Lillian Goldberg, 43 E 171, Bronx, his children; QC; life estate, &c; AL; May22; June2'15; A $9,000-20,000. O C & 100

61ST st, 240 W (4:1152-55), ss, 225 e 11 av, 25x100.5, 5-sty bk tnt; Jas A Foley, ref, to Lillian S Gillespie, at Stamford, Conn; FORECLOS May28; June1'15; A $7,000-14,000 (R S $13). **13,000**

63D st, 116-22 E (5:1397-66), ss, 150 e Park av, 100x127x100.2x132.6, 8-sty bk tnt; Park Hill Realty Co to Guardian Holding Co, 1256 Bway; mtg $450,000 & AL; May17; June2'15; A$135,000-525,000 (R S $183). O C & 100

68TH st, 54 W (4:1120-55), ss, 243.9 e Col av, 18.9x100.5, 4-sty & b stn dwg; Edgar H Rosenstock, ref, to National Savings Bank of City of Albany, plff; FORECLOSED & drawn May4; May28'15; A$22,-000-25,000 (R S $21). **21,000**

69TH st, 346 E (5:1443-37), ss, 375 e 2 av, 16.8x77.4, 2-sty & b stn dwg; Phillippin Frey to First Magyar Reformed Church in City of NY, 227 E 14; AL; June 1'15; A$5,100-7,500 (R S $8). O C & 100

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18.1x100.5, 4-sty & b stn dwg; Gertrude A Vanderbeck to A L Mordecai & Son, 30 E 42; CaG; mtg $17,000 & AL; June2'15; A$19,000-25,000. O C & 100

72D st, 247 W (4:1164-12), ns, 275 e West End av, 25x102.2, 4-sty & b bk dwg; Frank G Burke Jr & ano to Morland Mtg Co, 120 Bway; AL; May20; June3'15; A $50,000-62,000 (R S $25). O C & 100

73D st, 410 E (5:1467-41), ss, 188 e 1 av, 25x102.2, 5-sty bk tnt; Barbora Nadvornik, of East Islip, LI, to Adolf Konas, 525 E 72; mtg $22,000; June1; June2'15; A $8,000-20,000 (R S $2). O C & 100

74TH st, 128 E (5:1408-62), ss, 131.8 w Lex av, 18.9x102.2, 3-sty & b stn dwg; Bertha Lewy to Alfred Jaretzki, 121 E 73; mtg $11,500; June2'15; A$20,000-24,000 (R S $3.50). O C & 100

77TH st, 12 W (4:1129-42) ss, 225 w Central Park W, 25x102.2, 4-sty & b stn dwg; Michl J Mulqueen, ref, to Rocky Crest Realty Co, Inc, 1511 3 av; FORECLOS Apr 26; June3'15; A$40,000-60,000 (R S $5.50). **35,300**

77TH st, 12 W; Francis J Reilly, individ & TRSTE of Mary F Collins, to same; B&S; mtg $20,000; May29; June3'15. **15,300**

77TH st, 12 W; Peter J Collins et al to F Jas Reilly, cor Larchmont & Walnut avs, Larchmont, NY, individ & as TRSTE for Mary F Collins; B&S; May28; June3 '15. nom

77TH st, 102 W (4:1148-34), ss, adt 25 w Col av, —x—, 4-sty & b stn dwg; mtg $12,500; A$17,300-25,000; also 94TH ST, 74 W (4:1207-60), ss, abt 125 e Col av, —x—, 3-sty & b stn dwg; mtg $8,000; Geo C Edgar, son of Geo C Edgar, to Harriet Lawson of Northport, LI; AT; sub to mtg as above & AL; May27; May28'15; A$15,700-24,000. nom

77TH st, 102 W; also 94TH ST, 74 W; Thos W Edgar, son of Thos Edgar, to same; AT; mtg $20,500 & AL; May27; May 28'15. nom

79TH st, 221 W (4:1227-22), ns, 251 w Ams av, 17x102.2, 4 & 5-sty & b bk dwg; Broadway Trust Co to Manuel J Marxuach, 106 Central Park W; mtg $20,000 & AL; June2; June3'15; A$20,900-26,000 (R S $3). O C & 100

83D st, 311 W (4:1245-67), ns, 116.8 w West End av, 16.8x100, 3-sty & b stn dwg; Mary G Vail, wife Wm F Vail, decd, to Jno R Slattery, 118 W 57; June1; June3'15; A$15,800-17,000 (R S $20). **20,000**

84TH st, 507 E (5:1581-6), ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; Arnold J D Heins, 108 Clarewill av, Upper Montclair, NJ, to Kingsley Contracting Co, 237 E 103 Bronx; mtg $6,000; May22; May29 '15; A$5,000-9,500 (R S 50 cts). O C & 100

86TH st, 501 E, see Av A, 1634-6.

89TH st, 312 E (5:1551-14) ss, 225 e 2 av, 25x100.8, 5-sty bk tnt; Herman Loden of Hastings-on-Hudson, NY, to Lena Bogner, 542 E 83; mtg $11,500; May26; May28'15; A $9,000-13,000 (R S $8). O C & 100

89TH st, 536-8 E (5:1585-34-35), ss, 171 w East End av, 50x100.8, 2-5-sty stn tnts; Chester A Kirchhof, 40 Mt Vernon pl, NY, et al, heirs &c Wm Kirchhof to Chas W Kirchhof, 536 E 88; mtg $24,000; June1'15; A$16,000-41,000. mutual partition

89TH st, 536-8 E; Chas W Kirchhof & ano, EXRS &c Wm Kirchhof, to same; mtg $24,000; May29; June1'15. nom

829 st E nwc Madison av, see Madison av 1206.

94TH st, 74 W, see 77th, 102 W.

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98TH st, 58 E (6:1603-41), ss, 80 w Park av, 25x100.11, 5-sty bk tnt & strs; Jacob A Cantor, ref, to Lawyers Mtg Co; FORECLOS May28; June1; June2'15; A$10,000-22,500 (R S $21.50). **21,500**

99TH st, 70 W (7:1834-60), ss, 100 e Columbus av, 25x100.11, 5-sty bk tnt & strs; Lawrence Davies, of Newark, NJ, to Grace B Gaul, 720 Palisade av, Yonkers, NY; mtg $23,000; May15; June2'15; A$15,000-19,000 (R S $1). O C & 100

101ST st, 50 E (6:1606-49), ss, 75 e Madison av, 25x100.11, 5-sty bk tnt & strs; D H Jacobs, 35 Nassau, to Henry & Jno Wendt, 171 W 85; mtg $14,000; June1'15; A$10,000-19,000 (R S $2). nom

101ST st, 303 E (6:1673-4½), ns, 75 e 2 av, 25x100.11, 5-sty bk tnt & strs; Roy M Robinson, ref, to Katharina Bonifer, 810 McDonough, Bklyn, EXTRX Valentine Bonifer, plff; FORECLOS Apr30; May10; June1'15; A$7,000-16,000. **12,000**

106TH st, 238 W (7:1877-42), ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Bernard M L Ernst, ref, to Fredk Saland, 243 5th, Bklyn; mtg $265,000; FORECLOS Apr28; May5; May29'15; A$150,000-300,000 (R S $20). **285,000**

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; Saml Hirschfeld to Sophie Kruger, 1747 Melville st, Bronx; mtg $7,850; June1; June 2'15; A$10,500-13,500 (R S $4.50). O C & 100

108TH st, 327 W (7:1893-8), ns, 140 e Riverside dr, 35x100.11, 5-sty & b bk dwg; Chas D Wilder to J Louis Schaefer & Susan K, his wife, 465 West End av, joint tenants; mtg $45,000; May28; June1'15; A $37,000-70,000 (R S $10.50). O C & 100

109TH st, 244 W (7:1880-55), ss, 537.7 w Ams av, 37.5x100.11, 5-sty bk tnt; Sarah Zendman to Istel Realty Corpn, 562 W 113; mtg $45,750; May20; May29'15; A$30,-500-50,500. O C & 100

110TH st, 12-14 E (6:1615-62-63), ss, 150 w Madison av, 52x100.11, 2-5-sty bk tnts; Tina L Coolidge to Jos M Daggett, at Larchmont, NY; mtg $37,000; June1; June 2'15; A$29,000-53,000 (R S $15). O C & 100

111TH st, 122 W (7:1820-46), ss, 218.9 w St Nicholas av, 15x100.11, 4-sty & b stn dwg; Equitable Life Assur Soc of U S to Crossways Holding Corpn, Bway & Greenwood av, Far Rockaway, B of Q; B&S; mtg $8,500; May29; June1'15; A$8,600-12,-500 (R S $2.50). nom

114TH st, 56 E (6:1619-49), ss, 75 e Madison av, 20x100.11, 5-sty stn tnt; David Rieser to Morris Lustig, 40 Av C & Sol Landau, 44 Av C; mtg $14,000 & AL; May 29; June2'15; A$8,500-17,500 (R S 50 cts). O C & 100

116TH st, 7-9 W (6:1600-31-32), ns, 88.6 w 5 av, 54.6x100.11, 2-5-sty bk tnts & strs; Jos L Graf to Seven & Nine W 116th St Corpn, 200 W 54; mtg $74,000 & AL; May28; June1'15; A$40,800-71,500 (R S $2). 2,000

116TH st, 108 W (7:1825-39½), ss, 145 w Lenox av, 20x100.11, 4-sty bk club; Justus L Bishop to Williams Building Corpn, 132 Nassau; B&S; June1; June2'15; A$7,-000-23,000 (R S $21). **21,000**

118TH st, 306-8 E (6:1689-47), ss, 100 e 2 av, 40.9x100.10, 6-sty bk tnt & strs; Chas R Protze at Westbrookville, NY, to Meyer Ganz, 590 W 172; mtg $36,750 & A L; May28; May29'15; A$13,000-39,000 (R S $11). O C & 100

118TH st, 443 E (6:1806-19), ns, 147.3 w Pleasant av, 19.9x100.10, 3-sty & stn dwg; A$5,500-6,100; also 118TH ST, 445 E (6:1806-19½), ns, 127.6 w Pleasant av, 19.9 x100.10, 3-sty & b stn dwg; A$5,500-6,100; Maurice Meyer, ref, to Betsie Gertner of Bronx; mtg $14,000; FORECLOS Dec1'08; Dec31'08; May28'15. **1,200 over & above mtgs**

118TH st, 445 E (6:1806-19½), ns, 127.6 w Pleasant av, 19.9x100.10, 3-sty & b stn dwg; Betsie Gertner of Bronx to Mary P Edson, 540 W 122, EXTRX Phebe Q Donnelly, 540 W 122; B&S; mtg $7,000 & AL; May19; May28'15; A$5,500-6,100 (R S 50 cts). nom

118TH st, 443 E, see 118th, 443 E.

119TH st, 95 W, see Lenox av, 180.

120TH st, 143-7 E (6:1769-21-22), nec Lex av (Nos 1943-7), 49.11x100.11, 3-3 & 1-2-sty bk tnts & strs; Wm Klein, ref, to Title Guar & Trust Co, 176 Bway, ref; FORECLOS May25; May27; May28'15; A $34,500-40,000. **40,000**

120TH st, 121 W (7:1905-20), ns, 290 w Lenox av, 20x100.11, 3-sty & b stn dwg; Jos C Levi, ref, to Robt F Chapman, 121 W 120, deft; FORECLOS Apr30; June1; June2'15; A$10,000-17,500 (R S $18). **17,550**

122D st, 60 E (6:1747-67), ss, 201.5 w Park av 21x100.11, 5-stv stn tnt; Alice C, wife of & Percy H Williams, to Frank G Burke Jr, 565 Park av; AL; May13; June 3'15; A$8,400-16,500 (R S $16.50). O C & 1,000

123D st, 323 E (6:1800-10¼), ns, 236 e 2 av, 18x100.11, 3-sty & b stn dwg; Jno McKee to Bklyn to Jno Griffin, East Orange, NJ; B&S & CaG; mtg $6,500 & A L; May28; May29'15; A$5,000-6,000 (R S 50 cts). nom

127TH st, 26 W (6:1724-49), ss, 310 w 5 av, 25x99.11, 3-sty & b fr dwg; Geo C De Lacy, ref, to Sarah Dahlman, 1239 Madison av, plff; FORECLOSED & drawn June 1; June2'15; A$10,000-10,500 (R S $7.50). **7,500**

131ST st, 107 W (7:1916-27), ns, 112.6 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; Grace B Gaul, of Yonkers, NY, to Lawrence Davis, 76 Green st, Newark, NJ; mtg $7,000; May18; June2'15; A$7,100-9,-000 (R S $1). nom

131ST st, 137 W (7:1916-22), ns, 238 w Lenox av, 18x99.11 3-sty & b stn dwg; Hyman Schwartz, 121 W 131, to Cecelia Lazarus, 113 W, 115; mtg $9,750; June2; June3'15; A$6,800-9,500. nom

133D st, 65 E, see Park av, 1980.

136TH st, 6 W (6:1733-41), ss, 110 w 5 av, 25x99.11, 5-sty bk tnt; Saml Strasbourger, ref, to Gustav Lange, 2528 Grand av, Bronx, plff; FORECLOS May18; June 2'15; A$7,000-13,000 (R S $11). **11,000**

136TH st, 12 W (6:1733-44), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Saml Strasbourger, ref, to Gustav Lange, 2528 Grand av, plff, FORECLOS May18; June2'15; A $7,000-13,000 (R S $10). O C & 100

136TH st, 14 W (6:1733-45), ss, 210 w 5 av, 25x99.11, 5-sty bk tnt; Saml Strasbourger, ref, to Gustav Lange, 2528 Grand av, Bronx, plff; FORECLOS May18; June 2'15; A$7,000-13,000 (R S $10). **10,000**

140TH st, 28 W (6:1737-52), ss, 403.4 w 5 av, 41.5x99.11x41.8x99.11, 6-sty bk tnt; Revenue Realty Co to Matilda D Minck, at Forest Hills Inn, Forest Hills, LI; mtg $36,000; May28; June1'15; A$6,500-35,500 (R S $24). O C & 100

143D st, 159-61 W (7:2012-8), ns, 137.6 e 7 av, 37.6x99.11, 5-sty bk tnt; Saml Loewenstein, 600 W 127, to Philip Fischer, 53 Howe av, Passaic, NJ; June1'15; A$13,-500-36,000 (R S $10). O C & 100

150TH st, 503-7 W, see Bradhurst av, 178-82.

151ST st W, nec Bradhurst av, see Bradhurst av, 192-8.

163D st, 549 W (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Dinah Levine, 560 W 165, to Leona Holding Corpn, 63 Park row; mtg $140,000; June1; June2 '15; A$55,000-162,000 (R S $9.50). O C & 100

170TH st, 701 W, see Ft Washington av, 251.

175TH st, 571-3 W (8:2133-28), ns, 100 e St Nicholas av, 50x112.9, 6-sty bk tnt; Mose Goodman Corpn to Annie F English, 622 Bellgrove dr, Arlington, NJ; mtg $50,-000; June1; June2'15; A$20,000-P20,000 (R S $35). O C & 100

180TH st, 610 W (8:2162-36), ss, 100 w St Nicholas av, 25x100, 5-sty bk tnt; Eliz C Schneider, of Jamaica, B of Q, to Gertrude B Weed, 751 W 180; June1'15; A $10,500-29,500 (R S $10). O C & 100

184TH st, 649-51 W (8:2167-27), ns, 95 w Wadsworth av, 50x99.11, 5-sty bk tnt; Geo H Budke, 190 Belmont av, Jersey City, NJ, to Corporal Realty Co, 55 Liberty; AL; May26; May29'15; A$10,000-P10,000 (R S $20). nom

184TH st, 649-51 W; Corporal Realty Co to Geo H Budke, 190 Belmont av, Jersey City, NJ; mtg $40,000; May28; May29 '15 (R S $20). nom

208TH st W, nes at nws 9 av, see 9 av, nws at nes 208.

Av A, 1634-6 (5:1583-1-x), nec 86th (No 501), 40x75, 2-4-sty stn tnts & strs; Fannie Cohen to Ida Daub, 54 E 89; mtg $28,-000; May27; May28'15; A$19,500-33,500 (R S $4.50). nom

Av B, 287 (3:984-58), es, 42 s 17th, 20x 68, 5-sty bk tnt & strs; Morris Frank to Fanie Frank, his wife, 557 Elsmere pl; ½ pt; AL; May25; May29'15; A$6,800-10,-500 (R S 50 cts). nom

Amsterdam av, 71 (4:1134-63), es, 46.8 s 63d, 26.9x75, 5-sty bk tnt & strs; Lewine & Kempner, Inc, to Wm J Stewart, 36 Ams av; mtg $19,000 & AL; May27; May28'15; A $17,000-27,000 (R S $12). O C & 100

Bowery, 340 (2:530-36), ws, 79 s Great Jones, runs w97.9xs25xe85.11xs.04xe45.8 to st xn25.11 beg, 2-4-sty bk & fr bldg-ing house; Eusebio Ghelardi to Estella J Ghelardi, 1217 47th, Bklyn; mtg $24,000; Apr28; June3'15; A$26,000-29,000 (R S $2). nom

Bradhurst av, 178-82 (7:2046-1), nec 150th (305-7), 99.11x112.6, 7-sty bk tnt; 20th Av Co, 219 Genessee st, Utica, NY, to Onyx Realty Exchange, Inc, 315 4 av, NY; mtg $115,000; May29; June2'15; A$47,000-175,000 (R S $15). nom

Bradhurst av, 192-8 (7:2046-24-25), nec 151st, 107.9x124.6, 2-6-sty bk tnts, strs on cor; Francis Hillenbrand, of Yonkers, NY, to Josephine Hillenbrand, 120 Alta av, Yonkers, NY; mtg $136,250; June1; June2 '15; A$52,000-171,000 (R S $25). O C & 100

Broadway, 243 (1:124-23 & 26), ws, 50.11 s Murray, runs w114.3xn51.1 to ea Murray (No 2½) xw12.7xs75.2xe126.6 to Bway xn 25.1 to beg, 5-sty stn office & str bldg; Domestic & Foreign Missionary Soc of the P E Church in U S of A, 281 4 av, to Ralph M Ward, at Bound Brook, NJ; B&S; AL; May27; June1'15; A$277,000-302,000 (R S $40). O C & 10,000

Broadway, 520-2 (2:483-15), es, 51.1 s Spring, 50x99.10, 11-sty stn loft & str bldg; Louis M Bailey to Equitable Life Assur Soc of U S; B&S; mtg $225,000 & AL; Apr 24; May28'15; A$131,000-255,000. nom

East End av, 108 (5:1581-27), ws, 84.9 s 85th, 17.5x98.6, 3-sty & b stn dwg; Fredk Ludewig, of Bklyn, to Andw Herold Jr, 108 East End av; CaG; AL; May25; June1 '15; A$7,000-10,500 (R S $3.50). nom

Ft Washington av, 251 (8:2139-181), nwc 170th (No 701), 101x99.5x101x95, 8-stv bk tnt; Avoca Realty Co to Economy Real Property Co, 231 W 39; mtg $225,000; May 25; June1'15; A$55,000-290,000 (R S $100). O C & 100

Greenwich av, 66 (2:606-28), nes, 102.10 se from s l 11th runs ne53.6xne— to ss 11th (No 158), xw20xs— x again s— to w xse20 to beg 3-sty bk tnt & strs & 3-sty bk tnt; Friedericke Ertz 66 Greenwich av, to Marie M Ehlers, 507 W 149; mtg $8,168 & AL; May25; May28'15; A$10,000-12,000 (R S $1). nom

Lenox av, 180 (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & strs; Jno H Fahy to Orland Holding Co 63 Park row; mtg $125,000; June1'15; A$77,000-155,000. nom

Lexington av, 133 (3:884-61), es, 22.4 s 29th, 21.10x80, 4-sty stn tnt & strs; Mary E Graul of Saratoga Springs, NY, to Jno E Cole, 143 Lex av; mtg $19,950 & AL; May 26; May28'15; A$23,000-26,500 (R S $3). nom

Lexington av, 1795 (6:1639-52), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; Horace E Deming, ref, to Orland Holding Co, 63 Park Row; FORECLOS May5; May28'15; A $11,500-20,000 (R S $17.50). **17,500**

Lexington av, 1943-7, see 120th st, 143-7 E.

Madison av, 1296 (5:1504-15), nwc 92d, 20.4x73, 3-sty & b stn dwg; Agnes P Daggett, 51 E 78, to Jos M Daggett, on Park & Grove avs, Larchmont, NY; QC; AL; Apr27; June2'15; A$36,000-42,000. nom

Madison av, 1296; Jos M Daggett, of Larchmont, NY, to Tina L Coolidge, 103 Waverly pl; May5; June2'15 (R S $15). O C & 100

Madison av, 1699 (6:1618-21), es, 50.5 n 112th, 25x75, 5-sty bk tnt & strs; Francis Hillenbrand, of Yonkers, NY, to Fredk L Hillenbrand, 120 Alta av, Yonkers, NY; mtg $16,000 & AL; June1; June2'15; A $13,500-22,500 (R S $10). O C & 100

Morningside av, 32 (7:1944-2), es, 25 n 117th, 25x100, 5-sty stn tnt; Martha P Prager, widow, et al, to Cecelia M Shannon, 324 W 71, as TRSTE; mtg $25,000 & AL; June30'14; re-recorded from Jan18'15; June2'15; A$18,000-29,000 (R S 50 cts). nom

Park av, 1747 (6:1770-3), es, 60.11 n 121st, 20x75, 4-sty bk tnt & strs; Harry Arons3ns, Inc, 35 Nassau, to Saml Friedman, 154 Henry; mtg $10,000 & AL; June 29'15, probably meant for May29'15; June 3'15; A$6,600-9,500. O C & 100

Park av, 1980 (6:1758-33), nwc 133d (No 65), 24.11x86, 5-sty bk tnt & strs; Annie wife & Otto Hirsh to Hy R Noyes, 4 Westover rd, Verona, NJ; mtg $14,000 & AL; May28'15; A$11,500-19,000 (R S 50 cts). nom

St Nicholas av, 351 (7:1954-46), ws, 111 n 127th, 85.5x101.7x84.8x88.11, 6-sty bk tnt; Geo & Abr Cohn to Earlswood Court Realty Corpn, 299 Bway; AL; Feb27; May28'15; A$50,000-130,000 (R S 50 cts). O C & 100

St Nicholas av ,767 (7:2062-33), ws, 81.9 s 149th, 20.4x118.5x19.11x114.1, 3 & 4-sty & b bk dwg; Mary E Reisig of Larchmont, NY, to Wesley Realty Co, 158 W 83; mtg $14,000 & AL; May28'15; A$11,500-16,000 (R S $5). nom

Seaman av, sec Isham, see Isham, sec Seaman av.

Seaman av (8:2249), new es at es Seaman av, old line at pt 180.7 n Emerson, runs n along new line 74.8xw3.11 to es of old st xs29.11 & 46 to beg, contains 105 sq ft for st purposes, &c; Jno G H Meyers to City NY; Feb26; June3'15. nom

1ST av, 389-91 (3:928-30-31, swc 23d (No 350), 49.4x75, 2-5-sty bk tnts & strs; Louise Borst to Jennie Borst, both at 500 E 87; 1-12 pt; AT; QC; May29; June1'15; A $35,000-56,000 (R S $3.50). nom

1ST av, 418 (3:956-4), ses, abt 75 n 24th, 25.5x100, 4-sty bk tnt & strs & 4-sty bk rear tnt; Isaac Zeiman, to 418 1st Av Corpn, 562 W 113; mtg $19,000; May27; May 29'15; A$13,500-18,500. O C & 100

1ST av, 1490 (5:1472-49), es, 51.1 s 78th, 25.6x65.5x26.2x71.3, 4-sty stn tnt & strs; Chas E Lansing to Elias Rosenbaum, 953 Prospect av, Bronx; mtg $18,000; May28'15; A$11,500-19,500 (R S $5.50). **23,500**

2D av, 698 (3:943-60), es, 32 s 38th, 21x 80, 4-sty bk tnt & strs; Patk Corrigan to Hyman Schwartz, 121 W 131; mtg $9,625; June1; June2'15; A$11,500-13,500 (R S $1). O C & 100

2D av, 1053 (5:1329-24), ws, 80.4 n 55th, 20x66, 4-sty stn tnt & str; Irene B Morgan to Herbt A Treat, at Plandome, LI; mtg $12,000; May26; June1'15; A$9,50J-14,000 (R S $3). O C & 100

3D av (6:165), es, 50 n 108th, 25 strip 0.8x100x0.9x100; Isidore S & Max S Korn to Hannah Schwab, 437 Flushing av, Bklyn; B&S; May25; June2'15 (R S 50 cts). nom

5TH av, 74-6 (2:577-42), ws, 51.7 n 13th, runs n51.7xw125xs103.3 to 13th (No 1) xe 25xn51.7xe100 to beg, 12-sty bk loft & str bldg; Wm Klein, ref, to City Real Estate Co, 176 Bway, plff; FORECLOS Apr26'15; May14; May28'15; A$175,000-390,000 (R S 50 cts). **440,000**

5TH av, 74-6; also 13TH ST, 1 W; City Real Estate Co to Chas L O'Shea, 99 Clermont av, Bklyn; B&S; May19; May28'15. O C & 100

5TH av, 74-6; also 13TH ST, 1 W; Chas L O'Shea to 76 Fifth Ave Inc, 149 Bway; mtg $350,000; May25; May28'15. O C & 100

9TH av, 715 (4:1058-34), ws, 50.2 s 49th, runs w100xs6.9xw18.9xn1.6xnw32xs27 xe150 to av xn25.1 to beg, 5-sty bk tnt & strs; Robt T Russell, 462 63d, Bklyn, to Fredk C Scheel, 715 9 av; mtg $34,000 & AL; June1'15; A$22,000-37,000 (R S $17). O C & 100

9TH av, ss, 49.11 s 206th, see Academy st, es, 150 n Vermilyea av.

9TH av (8:2205-25), nws, at nes 208th, 99.11x100, vacant; Jos M O'Connor to Helen A Howson, 489 West End av; mtg $15,000; May29'15; A$21,000-21,000 (R S $3.50). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 100 (2:411), es, 149.3 n Broome, 24.9x87.6; consent to 3d track; Max & Louis Cohn to Manhattan Railway Co; mtg $23,000; Nov23'14; June2'15. 344 50

Allen st, 100; consent to 3d track; Kings County Trust Co, EXR &c of Mark E Lewis, mortgagee, to same; mtg $23,000; Apr29; June2'15. nom

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Cathedral pkway, 527 (7:1882), ns, 311.8 w Ams av, 19x84x100; assn rents to secure int, taxes, &c, on mtg for $263,000; Alo Realty Co, 527 Cathedral pkway, to Metropolitan Life Ins Co, 1 Mad av; May29 '15. nom

Charlton st, nwc Greenwich, see Greenwich, 554.

Dey st, swc Greenwich, see Greenwich, 176-8.

East Broadway, 35 (misc); power of atty to conduct business &c of I Dubin & Co; Paul Dubin to Isaac Dubin, both of Bronx; May29; June2'15. ——

Greenwich st, 176-8 (1:59), swc Dey, runs w47.11xsz9.9xe0.7xs23.3xe63.6 to st x n55.8 to beg; consent to 3d track; Fredk M Hilton to Manhattan Railway Co; mtg $57,000; May7; May28'15. 1,782.67

Greenwich st, 176-8; consent to 3d track; Greenwich Savings Bank, mtgee, to same; mtg $35,000; May14; May28'15. nom

Greenwich st, 554 (2:598), nwc Charlton, 18x54.4; consent to 3d track; Jno T Fenlon, Pelham, NY, to Manhattan Railway Co; mtg $16,000; May19; May28'15. 412,50

Greenwich st, 554; consent to 3d track; Frank C Hara, lessee, to same; mtg $8,-500; May19; May28'15. nom

Greenwich st, 554; consent to 3d track; Geo B Grinnell et al EXRS &c E Augusta Grinnell, mtgee, to same; mtg $10,000; Apr29; May28'15. nom

Greenwich st, 554; consent to 3d track; Ellen Murphy, mtgee, to same; mtg $2,-000; May29; May28'15. nom

Greenwich st, 554; consent to 3d track; Robt E Danvers, mtgee, to same; mtg $4,000; May20; May28'15. nom

Macdougal st, 171-3 (2:553); agmt as to ownership, party 1st pt owns 9-16 int & party 2d pt owns 7-16 int & Mary P Satterlee with Cath W Philipse, 6 W 56; May 27; May29'15. nom

Perry st, 145-9, see Washington, 705-11.

Washington st, 705-11 (2:633-1-3); also PERRY ST, 145-9 2:633-35-37); gen re; Emma Ramsey or Cutler to Jno R Ramsey of Ridgewood, NJ, individ & ADMR Wm D Ramsey, decd; May13; June3'15. 15,000

14TH st W, see 7 av, see 7 av, sec 14.

16TH st W, swc 9 av, see 9 av, 87.

22D st E, swc 3 av, see 3 av, 280.

36TH st W, swc 9 av, see 9 av, 464.

41ST st, 108 W (2:1132), 6½-sty b g flat; asn rents; Kath Gallagher of Freeport, LI, to Royal Co of N Y, 93 Nassau; May 29; June1'15. 2,450

77TH st, 12 W (4:1129), ss, 225 w Central Park W, 25x102.2; declaration of trust; Mary F Collins of Bklyn, & F Jas Reilly, of Larchmont, NY, declare that they hold above for benefit of Mary E Reilly, their mother, during her life; Aug 1'09; June3'15. ——

86TH st E, swc Lex av, see Lex av, 1272-8.

89TH st, 172 E, see 120th, 82 W.

120TH st, 82 W; also 89TH ST, 172 E, sw c 3 av; exemplified copy of will; Hugo Gorsch by will to Helen Gorsch, his wife, an life estate; Mar8'10; May28'15. ——

122D st E, nec 3 av, see 3 av, 2243.

175TH st, 571-3 W (8:2133), ns, 100 e St Nicholas av, 50x112.9, 6-sty bk tnt; re mtg; 175th St Holding Co, 180 Bway, to Mose Goodman Corpn, 117 W 119; QC; May 28; June2'15. 5,000

Lexington av, 1272-8 (5:1514-56), swc 86th; consent to subway stairway; Elias Gussaroff to City N Y; May24; June2'15. nom

West End av, 391 (4:1186); agmt as to management, etc; Millie B Overman, owner, with Loton H Slawson Co, Inc; May27; May28'15. nom

2D av, 504 (3:934), es, 126.7 s 29th, 25.2 x80; consent to 3d track; Erna Fisher et al individ & EXRS Bella Fisher, NY, to Manhattan Railway Co, 165 Bway; 8-9 pts; mtg $15,000; Dec21'14; June3'15. 302

2D av, 517 (3:909), ws, 24.8 s 29th, 24.8 x82x27.4x95; consent to 3d track; Mayer Katzenberg, NY, to Manhattan Railway Co; May4; May28'15. 296.25

2D av, 517; consent to 3d track; same as mtgee, to same; mtg $9,000; May25; May 28'15. nom

2D av, 778-80 (5:1334), es, 25 s 42d, 49.3x 70; consent to 3d track; Mayer Katzenberg, NY, to Manhattan Railway Co; May 8; May28'15. 1,743.50

2D av, 1564 (5:1544), es, 25 n 81st, 26.6x 75; consent to 3d track; Erna Fisher et al individ & EXRS Bella Fisher, NY, to Manhattan Railway Co, 165 Bway; 8-9 pts; mtg $11,000; Dec22'14; June3'15. 314

2D av, 1631 (5:1530), ws, 27.2 s 85th, 25 x80; consent to 3d track; Monogram Realty Co to Manhattan Railway Co; mtg $14,000; Apr9; May29'15. 300

2D av, 1631; consent to 3d track; Lawyers Mtg Co, 59 Liberty, mtgee, to same; mtg $14,000; May19; May29'15. nom

2D av, 2457 (6:1790), ws, 24.11 s 126th, 25x105; consent to 3d track; Antonio Marinello & Nicola Marinello to Manhattan Railway Co; mtg $23,900; Mar9; June 2'15. 1,250

2D av, 2457; consent to 3d track; Harry Weill & ano, EXRS &c Sol Weill, mortgagees, to same; mtg $3,500; May27; June 2'15. nom

2D av, 2457; consent to 3d track; Vito Riginio, mortgagee, to same; mtg $400; Mar15; June2'15. nom

2D av, 2457; consent to 3d track; Louis T Lehmeyer, mortgagee, to same; mtg $20,000; May27; June2'15. nom

3D av, 280 (3:877), swc 22d, 22x75; consent to 3d track; Alfred R Conkling, NY, to Manhattan Railway Co; May19; June2 '15. 500.50

3D av, 428 (3:885), ws, 25 s 30th, 24.4 x95; consent to 3d track; Winthrop A Chanler to Manhattan Railway Co; mtg $20,000; Nov17'13; June3'15. 292.50

3D av, 428; consent to 3d track; U S Trust Co of NY, mtgee, to same; mtg $20,000; Feb18; June3'15. nom

3D av, 2236 (6:1770), ws, 50.5 s 122d, 25.2 x100; consent to 3d track; Sarah A Freeborn to Manhattan Railway Co; mtg $25,-500; Nov23'14; May29'15. 75.59

3D av, 2236; consent to 3d track; N Y Savings Bank, mtgee, to same; mtg $25,-500; Apr29; May29'15. nom

3D av, 2243 (6:1787), nec 122d, 25.2x105; consent to 3d track; Benj J Scholemann to Manhattan Railway Co; mtg $3,000; Aug 10'14; May29'15. 145.06

3D av, 2243; consent to 3d track; Clara M Scholermann, mtgee, to same; mtg $3,-000; May20; May29'15. nom

7TH av (2:609-7), sec 14th; consent to subway stairway; Adams Land & Bldg Co to City N Y; May28; June2'15. nom

8TH av, 2172 (7:1923), es, 25.11 n 117th, 25x100; consent to 3d track; Abr Goldschmidt to Manhattan Railway Co; mtg $30,000; May29'15. 476

8TH av, 2172; consent to 3d track; M Josephine Ely, individ & EXTRX Wm H Ely, mtgee, to same; mtg $30,000; May25; May29'15. nom

8TH av, 2715 (7:2044); consent to 3d track; Sarah King, mtgee, to Manhattan Railway Co; mtg $10,000; Apr26; June3 '15. nom

9TH av, 87 (3:713), swc 16th, 25x100; consent to 3d track; Jacob A Rauth to Manhattan Railway Co; mtg $46,500; Mar 3; May28'15. 208.33

9TH av, 87; consent to 3d track; Israel W Rauth et al, mtgees, to same; mtg $8,-500; Mar8; May28'15. nom

9TH av, 87; consent to 3d track; Lucius H Beers et al TRSTES will Fredk Butterfield, mtgees, to same; mtg $38,000; Apr 15; May28'15. nom

9TH av, 464 (3:759), sec 36th, runs e75 xs49.5xw20xn24.8xw55 to av xn24.9 to beg; consent to 3d track; Louise & Aug Finck Jr, EXRS &c Aug Finck, to Manhattan Railway Co; Apr20; June2'15. 212.75

9TH av, 464; consent to 3d track; N Y Life Ins & Trust Co, TRSTE for Ellen S Bentley, will of Wm C Stewart, mortgagee, to same; mtg $20,000; May11; June 2'15. nom

9TH av, 821 (4:1064), ws, 50.3 n 54th, 25 x75; consent to 3d track; Adam Steiger, NY, to Manhattan Railway Co; Nov30'14; May28'15. 854.17

Appointment (misc) of co-TRSTE under same will, etc; Mathilde Seligmann et al TRSTES, Maurice Seligmann to Geo A Seligmann, 225 W 86; Mar30; May28'15. ——

Power of atty (misc); Julia P Parrott of NY to Geo P Parrott, NY, & Osborn F R Bruce of Plainfield, NJ; May7; May28 '15. ——

Power of atty (misc); Cath A Winnik to Chas E Winnik, both of East Orange, NJ; May13; May28'15. ——

Power of atty (misc); Jenat De Witt Brown, wife Walter S Brown, of Averill Park, NY, to Wm G & Theo De Witt, of NY; Feb24; June2'15. ——

WILLS.

Borough of Manhattan.

42D st, 113 W (4:995-26), ns, 150 w 6 av, 25x100, 5-sty bk (baths); A$175,000-195,-000; also BROADWAY (4:996-pt lot 61), se c 42d, 26x69, 13-sty bk hotel; A$1,355,000-2,275,000; also BROADWAY, 1730 (4:1027-20), nec 53d, 75x137x irreg, 11-sty bk tnt; A$460,000-$660,000; also 8TH AV, 989 (4:-1048-36), swc 58th (No 300), 25x100, 4-sty bk hotel; A$145,000-160,000; also 8TH AV, 2183-5 (7:1944-35-36), swc 118th (No 302), 52x100, 2-5-sty bk tnts & strs; A$55,-000-81,000; Hy Schwarzwalder Est, Louise Conners, EXTRX, 224 W 79; attys, Deyo & Bauerdorf, 111 Bway.

44TH st, 508 W (4:1072-38), ss, 125 w 10 av, 25x100, 5-sty bk tnt; Cath A Callahan Est, Jno J Callahan, EXR, 506 W 43; atty, Chas D Donohue, 1 Liberty; A$9,000-18,-500. Will filed May18'15.

50TH st, 214 W (4:1021-48), ss, 125 w Bway, 20x100, 5-sty bk tnt; Robt F Daly Est, Mary Daly, EXTRX, 315 W 121; atty, Irwin Kurtz, 135 Bway; A$35,000-41,000. Will filed May19'15.

86TH st, 72 E (5:1497-43), ss, 87 w Park av, 20x102, 4-sty bk dwg, with extn; Fannie Eckman Est, Helen E Hendricks, EXTRX, 44 W 77; atty, Saml Riker, Jr, 19 Cedar; A$32,000-35,000. Will filed May6'15.

Broadway, sec 42d, see 42d, 113 W.

Broadway, 1730, see 42d, 113 W.

8TH av, 989, see 42d, 113 W.

8TH av, 2183-5, see 42d, 113 W.

CONVEYANCES.

Borough of The Bronx.

Adams pl, 2233-9, see 183d, 598-602 E

Bayard st (*), ws, 175 n 236th, 75x100.2; also OVERING ST (*), es, 175 n 236th, 50 x100; Caroline Fenninger to Kath Hartung, 3078 Perry av; May28; June2'15 (R S $1). O C & 100

Boscobel pl (9:2535 & 2537), swc University av, 114.5x100x91x102.9, 1-sty fr str; also UNIVERSITY AV, ws, 102.9 s Boscobel pl, runs s26.5xw112.11xse116 to beg; also OGDEN AV, nwc 170th, 100x72.6, vacant; Economy Real Property Co to Avoca Realty Co, 271 W 125; May29; June1'15 (R S $10). O C & 100

Bronx ter (*), nec 225th, 50x105, Wakefield; B Adams Burnett to N Helen Lewis, 1818 Topping av, mtg $2,000; Mar18, June 2'15 (R S $1), O C & 100

Delancey pl (*), es, 186.11 n Morris Park av, 194.11x90; Oscar L Andereya to Henry H Andereya, 100 West Shell rd, Corona, LI; mtg $5,000; May27; June2'15. nom

Elizabeth st (*), ns, 300 w City Island av, old line, 275 to h w mark Eastchester Bay x100x254x100; all title to land under water adj above; also CITY ISLAND AV, es, adj land formerly John Johnson, runs e210xs26xw210 to av xn26 to beg, except part for City Island av; Saml J T Wood to Sunnyside Realty Co, 154 Nassau; May 28; June3'15. O C & 100

Evadna st, ss, 100 w Blondell av, see 222d E, ns, 300 e Barnes av.

Faile st, 636 (10:2764-2769), es, 362.6 s Spofford av, 20.10x100, 2-sty bk dwg; Utility Realty Co to Leo A Wise, 778 Beck; B&S; May26; May28'15 (R S 50 cts). nom

Fox st, 588, see Av St John, 1010.

Fox st, 643 (10:2684), ns, 150.7 e Av St John, 40.7x125, 5-sty bk tnt; Chas V Halley Jr, ref, to Philip A Ehni, 535 W 162; mtg $27,500; FORECLOS May21; May 26; June2'15 (R S $2). **32,500**

Kingsbridge ter, 3013 (12:3256), ws, 201.3 s Albany crescent, runs w116.8xs17.8xw3x s3.1xe119.11 to ter xn19.9 to beg, 2-sty bk dwg; also KINGSBRIDGE TER, 3019 (12:3256), ws, 181.3 s Boston av, runs w119.11xs0.5xe 19.10xe116.11 to ter xn20 to beg; Richd H Arnold, ref, to Corporate Mtg Co, 27 Cedar; mtg $10,700; FORECLOS; May14; May 18; May28'15 (R S $2). **1,725**

Kingsbridge ter, 3017 (12:3256), ws, 181.3 s Albany crescent, runs w119.11xn4.11xe 25.1xn15xe95.3 to ter xs20 to beg, 2-sty bk dwg; also KINGSBRIDGE TER, 3019 (12:-3256), ws, 141.3 s Albany crescent, 20x95.3 x19.11x96, 2-sty bk dwg; Richd H Arnold, ref, to Corporate Mtg Co, 27 Cedar; mtg $11,000; FORECLOS May14; May18; May 28'15. **1,700**

Kingsbridge ter, 3019, see Kingsbridge ter, 3017.

Kingsbridge ter, ws, 181.3 s Boston av, see Kingsbridge ter, 3017.

Main st (*), es, 300 n Pilot av, 665.6x 100, City Island; Wm Cahill to City Real Estate Co, 176 Bway; June13'05; May28 '15. nom

Main st (*), ws, being plot bounded n by land formerly Wm & David Scofield, e by Main st, s by land formerly Geo W Horton & w by line parallel & distant 100 ft from ws Main st, City Island; Adolph Frank to City Real Estate Co, 176 Bway; June13'05; May28'15. nom

Main st (*), ws, 100 n Wash av, 510 to Pilot av x100, City Island; Herman Guthmann to City Real Estate Co, 176 Bway; June13'05; May28'15. nom

Marrin st, nwc Edwards av, see Edwards av, nwc Marrin.

Melville st (*), ws, 476 n Van Nest av, 18.9x100; Sophie Kruger to Saml Hirschfeld, 9 E 108; mtg $3,500; June1 June2'15 (R S $3). O C & 100

Overing st, es, 175 n 236th, see Bayard, ws, 175 n 236.

Seddon st (*), ws, 58.5 n St Raymond av, 50x73x50x72, except part for st; Amelia M Korff to Katharine Gass, 2248 Powell av; mtg $2,500; May27; May29'15 (R S 50 cts). O C & 150

Taylor st (*), es, 150 s Van Nest av, 25 x100, except part for Taylor st; Agnes Schano to Carrie Conkel, 730 11 av; B&S; Feb5; June3'15 (R S 50 cts). O C & 100

Wiegand pl (11:3216), ws, 62.2 s land now or late H W T Mali, runs nw192.6xse 225.3 to ws Wiegand pl xn62.2 to beg; Jno H MacCracken, 15 E 33, to New York University; Jan8; May28'15 (R S $9). O C & 100

133D st, 353 E (9:2296), ns, 231.6 e Alex av, 20x100, 4-sty bk tnt & str; Margt E Weill to Alice E Avey, 218 W 22; mtg $6,000; Apr30; June1'15 (R S $1). nom

135TH st, 308 E (9:2310), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Ellner-Reichard Realty Co to Clara Ellner, 777 Hewitt pl; mtg $15,750; May2; June1'15 (R S 50 cts). nom

135TH st, 283-5 E, see 137th, 280 E.

137TH st, 280 E (9:2312), ss, 100 e Lincoln av, 25x100; mtg $9,500; also 137TH ST, 311 E (9:2312), ss, 91.10 w Alex av, 16.4x100, 2-sty & b bk dwg; mtg $3,000; also 136TH ST, 283-5 E (9:2312), ns, 100 e Lincoln av, 50x100, vacant; mtg $7,000; H D B Holding Co to Henry D Bahr, 314 E 137; May27; May28'15. nom

137TH st, 280 E (9:2312), ss, 100 e Lincoln av, 25x100, 2-sty bk stable; also 137TH ST, 314 E (9:2312), ss, 91.10 w Alex av, 16.4x100, 2-sty & b bk dwg; also 136TH ST, 283-5 E (9:2312), ns, 100 e Lincoln av, 50x100, vacant; Henry D Bahr, 314 E 137, to H D B Holding Co, 280 E 137; mtg $25,500; May27; May29'15. nom

137TH st, 285-7 E (9:2313), ns, 150 e Lincoln av, 50x100, 6-sty bk factory; H D B Holding Co to Henry D Bahr, 314 E 137, same, $29,500; May27; May28'15. nom

137TH st, 285-7 E (9:2313), ns, 150 e Lincoln av, 50x100, 6-sty bk factory; Henry D Bahr to H D B Holding Co, 280 E 137; mtg $35,500; May27; May29'15. nom

137TH st, 314 E, see 137th, 280 E.

140TH st E (10:2557-2552), ns, 200 e St Anns av, 100x95, vacant; Edwin Robitzek, Mt Vernon, NY, to Claudius D Claussen, 203 Irving av, Bklyn; mtg $10,000; June1; June2'15 (R S $7.50). O C & 150

156TH st, 336-8 E (9:2415), ss, 100 w Courtlandt av, runs s48.11xe0.5xs50xw50xn 98.10 to st xe49.8, 6-sty bk tnt; Richd Krother to Wm Krother, 747 Melrose av; May29; June1'15 (R S $10). O C & 100

160TH st, 831-7 E, see Prospect av, 841-5.

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161ST st, 373 E (9:2408), nes, 218 se Courtlandt av, old line, 25x100.5, except part for 161st, 3-sty fr tnt & strs; Earnest R Eckley, ref, to Fredk Dillemuth, 350 E 161; FORECLOS May25; May27; May28'15 4,000
(R S $1).

163D st, 225 E, see Sherman av, 940.

163D st, 586 E, see Eagle av, 925.

163D st, 813 E, see Union av, 940.

163D st E, nwc Stebbins av, see Stebbins av, 935.

167TH st, 900 E (10:2716), ss, 94.1 w Tiffany, 50x100, 6-sty bk tnt & strs; David & Paley to Jos L B Mayer, 944 Park av, & Wm Korn, 875 Park av; mtg $40,000; May 27; May29'15 (R S $20). nom

169TH st, 304 E (9:2436), ss, 41.8 e College av, 16.8x100, 2-sty & b fr dwg; Thornton Bros Co to Bertram Schmidt, 521B E 85; May29; June1'15 (R S $1). O C & 100

170TH st, 671 E, see Washington av, 1760.

170TH st, 840 E, see Stebbins av, 1402.

170TH st W, nwc Ogden av, see Boscobel pl, swc University av.

173D st E, sec Eastburn av, see Eastburn av, sec 173.

174TH st E, sec Eden av, see Eden av sec 174.

176TH st, 801 E (11:2954), ns, 365.4 e w Prospect av, 25x141.4x25x141.11, 2-sty fr dwg; Robt J Vane to Herman Rosenthal, 773 Willoughby av, Bklyn; mtg $5,000; nom June2; June3'15.

178TH st, 234-6 E (11:2810), ss, 195 w Anthony av, 100x100, 2-i-sty bk tnts; Fanny P Wilcox to Gustav Viehl, 234 E 178; mtg $60,000; May28; May29'15 (R S $10). O C & 100

180TH st, 593 E (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8, 3-sty fr tnt; Mary E Shea to Mary E Brophy, 514 10 av; mtg $6,000; May29; June1'15 (R S $1.50). O C & 100

180TH st E (11:3142-3144), ss, 100 w Webster av, runs w307.2 to es Valentine av xs67.5xe97.6xs45.5xe110.10xn13.10xe80xn95 to beg; vacant; Progressive Investment Co to Ekin Holding Co, 15 Wall; mtg $19,000; May24; May28'15 (R S $14). O C & 100

180TH st E, sec Valentine av, see 180th E, ss, 100 w Webster av.

183D st, 598-602 E (11:3071), swc Adams pl (Nos 2233-9), 43x120, 5-sty bk tnt & strs; Jas M Anderson TRSTE Jas W Anderson to Abr W Jackson, 1216 Tinton av; CaG; June1; June3'15 (R S $12,50). **45,000**

184TH st, 162 E (11:3164), ss, 125 e Creston av, 50x100, except part for 184th & Grand blvd & concourse, 2-sty fr dwg; Mary M Woolf, New Rochelle, NY, to Concourse Cort Corpn, 690 Whitlock av; mtg $7,000; May27; May29'15 (R S $5). O C & 100

184TH st, 505 E, see Bassford av, 2320.

184TH st E, swc Grand blvd & concourse, see 184th E, ss, 175 e Creston av.

184TH st E (11:3164), ss, 175 e Creston av or concourse, swc 184th, 50x100, except part for 184th & Grand blvd & concourse, vacant; Florence Wood to Concourse Court Corpn, 690 Whitlock av; mtg $2,300; May 27; May29'15 (R S $3). nom

185TH st, 300 E, see 188th E, ss, 115 w Tiebout av.

188TH st, 481 E, see Washington av, 2436-52.

188TH st E (11:3147), ss, 115 w Tiebout av, runs s115.6xw120 to es Valentine av xn38.6xe75xn75 to st xe45 to beg; also 188TH ST, 300 E (11:3147), ss, 160 w Tiebout av, 75 n Valentine av (No 2456) x75, 3-sty fr hospital; Royal Atlantic Realty Corpn to Holding Co of Union Hospital, Inc, 391 E 149; mtg $23,000; Junel; June 2'15 (R S $2). O C & 100

191ST st, 577 E (12:3273), ns, 850 e Emmet, 25x157.10x25x157.9, 2-sty fr dwg; Maximilian Kuehn to Raffaele Collaluco; 577 E 191; mtg $3,000; June3'15. O C & 100

198TH st, 3365 E (12:3284), ns, 57.9 w Decatur av, 19.11x86.10x19.9x87.4, 3-sty bk dwg; Ida M Jacobson to Jno Jacobson, her husband, 365 E 198; mtg $5,500; Jan 7;; May29'15 (R S $4). nom

208TH st E, nwc Rochambeau av, see Rochambeau av, nwc 208.

214TH st E (*), ns, — e Barnes av, 50 x100, being s ½ lot 368 map Wakefield; Maurice S Cohen, ref, to Home Title Ins Co of N Y, 383 Jay st, Bklyn; FORECLOS May14; May20; June2'15 (R S 50 cts). **500**

222D st E (*), ns, 300 e Barnes av, 50x 114, except part for 222d; also EVADNA ST (*), ss, 100 w Blondell av, 50x100; Geo Hauser to Royal Bronx Realty Co Inc, 1126 Walker av; B&S; May26; June3'15 (R S $1). O C & 100

225TH st E, nec Bronx ter, see Bronx ter, nec 225.

229TH st, 814 E (*), ss, 25x114; Julia Epstein to Hattie Levy, 827 E 227; AL; Jan13; June2'15 (R S $1). nom

Av St John, 919 (10:2686), es, 137 n Kelly, 33.4x105, 4-sty bk tnt; Realty Operating Co to Siegfried Karfebach, 360 E 195; mtg $17,500; May26; May28'15 (R S $6). O C & 100

Av St John, 1010 (10:2683), swc Fox (No 588), 50x100, 5-sty bk tnt & strs; Jno W Cornish Constn Co to Dorothea R Fajen, 515 W 158; mtg $53,500; Junel; June2'15 (R S $13.50).

Barnes av (*), ns, 150 w 239th, 50x163.2 x50x159; Caroline Fenninger to Kath Hartung, 3078 Perry av; mtg $500; May 28; June2'15 (R S $1). O C & 100

Bassford av, 2320 (11:3053), nec 184th (No 505), 55x93x55x91.4, 5-sty bk tnt & strs; Empire City Savgs Bank to Glengariff Constn Co; May28; May29'15 (R S $7). **55,000**

Bathgate av, 1654, see Washington av, 1760.

Bogart av (*), es, 300 n Morris Park av, 25x100; David A Haw to Louisa Haw, 350 E 184; May21; June1'15 (R S $1). nom

Boston Turnpike rd (*), ns, being plot bounded n by land now or late Geo Faile, w by land now or late Geo Faile, s by said turnpike rd & e by land formerly Thos Secord, except pt for rd; Mark D Stiles, 39 Primrose av, Mt Vernon, NY; to Mt Vernon Trust Co, Mt Vernon, NY; May26, June1'15 nom

Burke av, swc Newell av, see Newell av, ws, 100 s Eliz.

Cambreleng av (11:3090), es, 195 ne 188th, 50x145.8x50x144.5, vacant; Jno Wendt et al to D H Jackson Co, 35 Nassau; mtg $3,000; Junel'15 (R S $2). nom

Cedar av, ws, 60 & 85 s 180th, see Sedgwick av, ws, 60 & 85 s 180.

City Island av, es, see Elizabeth st, ns, 300 w City Island av.

Creston av, 2263 (11:3171), ws, 153 s 183d, 20x120, 2-sty bk dwg; Agnes Joyce to Ida F Freitag, Dobbs Ferry, NY; mtg $6,500; May27; June1'15. O C & 100

Creston av, 2384 (11:3219), es, 149.3 n 184th, 25x95, 2-sty fr dwg; Anna E Green to Josephine Ragette, 208 Mosholu Pkway S; mtg $5,000; May28; May29'15 (R S $1). O C & 100

Crotona av, 1400-8, see Washington av, 1760.

Crotona pkway (11:2985), es at line bet lots 8 & 9, map Bldg lots of A P Woodruff, distant — n 176th, runs ne27.2xnw16.8 to Crotona pkway xs31.2 to beg; Geo C Woolf to Anna Ellentuck, 224 W 38; QC; May26; June3'15. nom

Crotona pkway (11:2985), same prop; Mary J Woolf et al to same; QC; May26; June3'15. nom

Eagle av, 925 (10:2620), swc 163d (No 586), 37.6x100, 5-sty bk tnt; Chas W Kirchhof et al to Hulda Seaman, 586 E 163; ¼ pt; mtg $30,000; May29; Junel'15. O C & 100

Eagle av, 925; Chas W Kirchhof & ano, EXRS Wm Kirchhof, to same; mtg $30,000; May29; Junel'15. nom

Eastburn av (11:2793), sec 173d, 46.8x95, vacant; Dorothea R Fajen to Jno W Cornish Constn Co, 305 E Tremont av; Junel; June2'15 (R S $7.50). O C & 100

Eastchester rd (*), es, 35.3 n Old la, 114.1x126.9x88.4x163.4; also PLOT (*), begins at ss land Longin P Fries, distant 108.10 e Eastchester rd, runs e53.6xs— to ns of a lane xw— to pt 119.2 e Eastchester rd xn— to beg; Geo A Cambeis et al to D'Andrea Constn Co, 1719 Garfield; mtg $3,500; May22; June2'15 (R S $2.50). O C & 100

Eden av (11:2824), sec 174th, runs e25xs 81.8xe70xsl50xw95 to av xn231.8 to beg, vacant; Chas M Levy to Asbestos Realty Co, 90 William; mtg $8,000; May27; May 28'15 (R S 50 cts). O C & 100

Edwards av (*), es, 281.5 n Marrin, 25.7 x100; Morton M Green to Carrie Fenninger, 208 Mosholu Pkway S; mtg $3,750; May28; May29'15 (R S $1). O C & 100

Edwards av (*), nwc Marrin, 50x98.10x 50x100; Gotham Investors Co, 2426 Westchester av, to D'Andrea Constn Co, 1719 Garfield; mtg $1,300; Junel; June2'15. O C & 100

Fordham rd, 60 E (11:3184), swc Morris av, 69.6x124.10x75.9x120.5, 2-sty bk club house; Fordham Club Bldg & Land Assn to Esther C Nelson, 188 W 24, Bayonne, NJ; mtg $10,000; Junel; June2'15 (R S $30). nom

Fowler av, es, 275 s Neil av, see Morris Park av, nec Hone av.

Fowler av, ws, abt 127.5 s Neil av, see Muliner av, es, 127.5 s Neil av.

Gifford av, ns, 233.2 w Swinton, see Gifford av, ss, 453.10 e Balcom av.

Gifford av (*), ss, 453.10 e Balcom av, 25x100; also GIFFORD AV, ss, 233.2 w Swinton, 25x100; Martha Jacobsen to Frieda Lehmkuhl, 814 E 160; mtg $4,200; May19; May29'15. O C & 100

Gleason av (*), ss, 110.5 e Pugsley av, 56.4x108; also STORY AV (*), ns, 400 w Olmstead av, 25x103; Frank Baumann to Eva Hackel, 231 E 25; May25; Junel'15. O C & 100

Grand blvd & concourse, swc 184th, see 184th E, ss, 175 e Creston av.

Hone av, nec Morris Park av, see Morris Park av, nec Hone av.

Honeywell av (11:3132), ws, 28 n 179th, strip 0.6x140.3; Mary E Michels to J G Michels Co, 881 E 179; QC; May12; May 28'15. O C & 100

Houghton av (*), ns, 305 w Havemeyer av, 100x216 to Ludlow av, Unionport, except pt for Ludlow av; Amanda Baumann to Olga Lechner, 209 E 25; May26; June1'15. O C & 100

Intervale av, 1223-5 (11:2973), ws, 166.8 n Home, 50x—x50x184.10, 2-sty fr dwg & 2-sty fr rear stable; Lina Gass, 579 E 161, to Madeline B Klug, 579 E 161; mtg $13,500; May23; June3'15. O C & 100

Leland av (*), nec Wood av, 25x100; Geo Rueckel to Frank Gass, 2248 Powell av; mtg $4,850; Apr13; May29'15 (R S 50 cts). nom

Longfellow av (11:3001), ws, 25 n 173d, 30.9x100.11x16.9x100, vacant; Cord Haveckker to Minnie F Jones; Dec23'14; June3'15. O C & 100

Longfellow av (11:3001), same prop; Minnie F Jones to Jos H Jones; mtg $1,400; June16'05; June3'15. O C & 100

Ludlow av, ss, 305 w Havemeyer av, see Houghton av, ns, 305 w Havemeyer av.

Mace av (*), swc Olinville av, 25x100; Chas Schano to Carrie Conkel, 730 11 av; QC; May27; June3'15 (R S 40 cts). O C & 100

Maclay av (*), es, 170.3 s Hubbell, 38.11 x92.6x38.11x92.4; Smith Williamson, White Plains, NY, to Julia Byrnes, 1018 E 156; May1; May29'15. O C & 100

Macombs Dam rd (11:3216), ws, plots 1 to 6, map prop E H Johnson, 234.8x373.3x 102x373.9, except part for University av; also land in N Y County; Lizzie Callahan of Newark, NJ, to Algernon S Norton, ref, 302 W 93; Jan20; June3'15. nom

Marion av, 2972 (12:3285), ses, 309.5 e Bedford Park blvd, 50x110, 2-sty fr dwg; Steinmetz Constn Co to Jno B Lazzari, 3486 Bronx blvd; May28; May29'15 (R S $12). O C & 100

Marmion av, 1824 (11:2958), es, 160.8 n 175th, 16.8x69.1x16.8x69.2, 2-sty fr dwg; Jno W Cornish Constn Co to Jacob Horowitz, 1824 Marmion av; mtg $4,000; June 1; June3'15 (R S 50 cts). O C & 100

Morris av, swc Fordham rd, see Fordham rd, 60 E.

Morris av (Av A) (11:3173), es, 132.5 n 188th, 75x131.6x75x129.6, except pt for av, vacant; Geo F Curtin & ano to Fordham Heights Realty Co, 401 E 148; May24; Junel'15 (R S $14). nom

Morris av (11:3173); same prop; Henry A Curtin, EXR Jno J Curtin, to same; May24; Junel'15. nom

Morris av (11:3173), es, 156.3 s 188th, 25.1x125, vacant; Fordham Heights Realty Co to Anna Schoder, 2438 Morris av; May24; Junel'15 (R S $5). O C & 100

Morris av (11:3173), es, 182 s Fordham rd, old line, 50x131.6x50x130.6; vacant; Benj F Gerding to Anna Schoder, 2438 Morris av; QC; May25; Junel'15. nom

Morris Park av (*), nec Hone av, 50x 100; also FOWLER AV, es, 275 s Neil av, 25x100, 1-sty fr dwg; Edelmuth Realty Corpn to Minnie Edelmuth, 1944 Fowler av; May19; May28'15 (R S $1.50). O C & 100

Muliner av (*), es, 127.5 s Neil av, 26.9 x110 to Fowler av, x25x124.8; Nathan Burkan, as TRSTE in bankruptcy Bankers Realty & Security Co to Herman Wolfson, 2144 Lex av; May28; May29'15 (R S 50 cts). 400

Newbold av (*), ss, 126.6 e Havemeyer av, 26.6x108, Unionport; Eugene K Kugel, by GDN, to Alice V Conklin, 1945 Benedict av; June2'15. 457.16

Newbold av (*); same prop; Eugene Kugel to same; B&S; June2'15 (R S $1.50). 1,341.04

Newell av (*), ws, 400 s Eliz, runs sw 48.2 to Burke av xnw134.1xse124.9 to beg; Sarah C Ormsby, 154 Taylor, Bklyn, to Bronx Parkway Commission, 100 Bway; May19; May28'15 (R S $2.50). 2,126.42

Newell av, swc Burke av, see Newell av, ws, 400 s Eliz.

Ogden av (9:2528), ws, 167.8 n 167th, 50 x89x51.2x68.11, vacant; Emanuel B Cohen, ref, to Emily O Wheeler, Sharon, Conn; FORECLOS May25; May28; May29'15 (R S $3.50). O C & 100

Ogden av, nwc 170th, see Boscobel pl, swc University av.

Olmstead av (*), es, 205 n Starling av, 50x111; Agnes Schano to Carrie Conkel, 730 11 av; B&S; Apr5; June3'15 (R S 40 cts). O C & 100

Olinville av, swc Mace av, see Mace av, swc Olinville av.

Olinville av (*), ws, 250 s Mace av, 50x 100; Chas Schano to Carrie Conkel, 730 11 av; QC; May27; June3'15 (R S 40 cts). O C & 100

Pilot av, es, abt 100 n Wash av, see Main, ws, 100 n Wash av.

Prospect av, 841-5 (10:2677), nwc 160th (Nos 831-73) 77.2x125, 1sty bk strs; Sykes Realty Corpn to Red Shield Realty Co, 60 Wall; B&S; Junel; June2'15 (R S $50). O C & 100

Prospect av, 1026 (10:2691), es, 87.10 n 165th, 20.8x80.11x20.8x80.10, 2-sty fr dwg; Wm H Harden to Eleanor Randall, 20 Hillside av, New Rochelle, NY; mtg $3,700; May27; Junel'15. nom

Prospect av, 2325-7 (11:3102), ws, 250 n 183d, 50x95, 4-sty bk tnt; D'Andrea Constn Co to Gotham Investors Co, 59 Wall; mtg $31,000; May24; June2'15 (R S $1.50). O C & 100

Rochambeau av (12:3337), nwc 208th, 75 x100, vacant; Julia E F Luchsinger to Chas Hennings, 450 E 141; Apr16; June2 '15. nom

Rochambeau av (12:3328), es, 384.5 n Gun Hill rd, 100x103.7, vacant; Guidone & Galardi Co to Chas P Galardi, 2439 Hoffman; correction deed; mtg $3,000; May25; May28'15. nom

St Anns av, 167 (9:2263), ws, 25 s 136th, 25x88, 5-sty bk tnt & strs; Henry Linsmann to Dank Hecht, 246 W 129; mtg $13,000; Junel; June2'15 (R S $6.50). O C & 100

Sedgwick av (11:3230), ws, 85 s 180th, 25x154.2 to Cedar av x25x147.11; also SEDGWICK AV (11:3230), ws, 60 s 180th, 25x147.11 to Cedar av x25x141.11, vacant; Agnes W Seaton, Crescent City, Fla, to Chas H Snow, 2 Lake av, Yonkers, NY; May27; June3'15 (R S $3.50). O C & 100

Sherman av, 940 (9:2446), nec 163d (No 225), 55x104.9, 5-sty bk tnt; Kingsley Contracting Co to Arnold J D Heins, 108 Clarewil av, Upper Montclair, NJ; mtg $51,000; May28; May29'15 (R S $9). O C & 100

Sherman av, 967 (9:2455), ws, 252.6 n 163d, 45x100, 5-sty bk tnt; Claudius D Claussen, Bklyn, to Edwin Robitzek, 47 S 11 av, Mt Vernon, NY; mtg $32,000; May 29; June2'15 (R S $15). O C & 100

South Oak dr (*), being pt lot 62 amended map Bronxwood Park, 32x96.4x 30.1x93; Abbondonza Mascia to Arthur Knight, 1270 2 av; mtg $5,700; May27; May29'15 (R S $2.50). O C & 100

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Spuyten Duyvil Pkway (13:3411), ws, 238 n land Mrs Cox, runs w0.10 to ws Old Yonkers or Riverdale av xs12.2 to Spuyten Duyvil Pkway xn12.2 to beg; Louis T Ewen, Westfield, NJ, to Imperator Realty Co, Inc, 170 Bway; QC; May10; June2'15.
O C & 100

Stebbins av, 935 (10:2690), nwc 163d, 104.9x86.11x100.5x116.7, vacant; Peerless Holding Co, 46 Cedar, to Schlesinger-Gilman Constn Co, 1682 Anthony av; mtg $20,000; May20; June2'15 (R S $2.50).
nom

Stebbins av, 1310 (11:2973), es, 150.11 s Freeman, 25x110, 2-sty fr dwg & str; Frank Baumann to Rudolph Shellenberger, 774 Mt Prospect av, Forest Hill, Newark, NJ; mtg $14,000; May25; June1'15.
O C & 100

Stebbins av, 1402 (11:2965), sec 170th (No 840), 33.8x90.1, 5-sty bk tnt; Wm J Frey to Fredk J Feuerbach, 506 E 87; May28; June1'15.
nom

Stebbins av, 1402 (11:2965), sec 170th (No 840), 33.8x90.1, 5-sty bk tnt; Saml Feit to Wm Frey, 1226 Tinton av; May21; May28'15.
nom

Story av, ns, 400 w Olmstead av, see Gleason av, ss, 110.5 e Pugsley av.

Tinton av, 1125 (10:2661), ws, 230 n 166th, 40x127.3x40x127.2, 5-sty bk tnt; Marcus H Horton, Deposit, Delaware Co, N Y, to Lena Jettelson, 971 Trinity av; mtg $31,500; May14; June3'15.
nom

Tinton av, 1125; Lena Jettelson to Isidore Zimmer, 827 Union av, & Esther Horowitz, 993 Union av; mtg $34,500; June2; June3'15.
O C & 100

Union av, 940 (10:2678), nec 163d (No 813), 33.10x106, 5-sty bk tnt; Chas W Kirchhof et al to Chester A Kirchhof, 43 E 2, Mt Vernon, NY; mtg $30,000; ¼ pt; May29; June1'15.
nom

Union av, 940; Chas W Kirchhof & ano, EXRS Wm Kirchhof, to same; mtg $30,000; May29; June1'15.
nom

University av, nwc Boscobel pl, see Boscobel pl, swc University av.

Valentine av, sec 180th, see 180th E, ss, 100 w Webster av.

Valentine av, 2456, see 188th E, ss, 115 w Tiebout av.

Valentine av (*), sws, 100 se Fairmount av, 25x100; Geo Hoffmann to Oswald Piering, 1792 Beacon; mtg $250; June1; June 2'15 (R S 50 cts).
O C & 100

Valentine av, 1161 (10:2752), ws, 400 n 167th, 20x100, 3-sty bk tnt; Fredk M Kahle, Bklyn, to Louis C Wedgefuth, 5 Speedling pl, Yonkers, NY; mtg $7,500; July5'12; June3'15.
nom

Washington av, 962-6 (9:2368), es, abt 170 n 163d, 53.11x200, except pt for av, 3-2-sty & b fr dwgs; Michl B McHugh, ref, to Williams Bldg Corpn, 309 Bway; FORECLOS Apr22; May27; May28'15 (R S $12).
11,950

Washington av, 1350 (11:2910), es, 401.5 n 169th, 50x125, except part for av, 6-sty bk tnt & strs; W A J Bldg Corpn to Morris Polsky, 860 E 161; mtg $40,000; June2; June3'15 (R S $12.50).
O C & 100

Washington av, 1739 (11:2907), ws, 50 n 174th, 25x90, 4-sty bk tnt; Moritz Greenberg to Rosa Greenberg, 1739 Washington av; correction deed; May21; May28'15.
nom

Washington av, 1760 (11:2916), es, 209.10 ne 174th, 55.10x109.6x51.6x109.7; also BATHGATE AV, 1654 (9:2920), es, 150.2 s 173d, 50x100.11x50x105.11, 3-sty fr dwg; also CROTONA AV, 1400-8, nec 170th (No 671), 52.2x100.6x84.3x108.5, vacant; Paul Heilinger, 67 E 90, to Beatrice Scheinberg, 689 E 170; May20; June2'15.
nom

Washington av (*), es, 455.11 s Westchester av, 50.8x104.11x50.8x104; J Wilson Bryant, ref, to Theo J Chabot, 1208 Wash av; FORECLOS May27; May29; June3'15 (R S $2).
2,000

Webster av (12:3398), sws, 125.4 se McLean av, 75.3x117.5x75x111.4, vacant; Jos P Hennessy, ref, to Caroline Gareiss, 2966 Marion av; FORECLOS May21; May28; May29'15 (R S $4).
3,800

Wood av, nec Leland av, see Leland av, nec Wood av.

3D av, 3786 (11:2927), es, 25 s 171st, 25 x100, 1-sty bk factory; Arthur D Truax, ref, to Bond & Mortgage Guar. Co, 175 Remsen, Bklyn; FORECLOS May25; May 26; June3'15 (R S $8).
8,000

Lots 276 & 277 (12:3380), map 339 lots prop Edw K Willard, 40x100; Noyes E Devoe to Laura Elsoffer, 315 W 112; May29; June2'15.
nom

Plot 6 (*), map Frances Scofield Est, City Island; Geo W Phillips Jr to City Real Estate Co, 176 Bway; CaG; June13 '05; June3'15.
nom

Plot (*), begins 990 e White Plains rd at point 295 n along same from Morris Park av, runs e97.4xn25.6xw92.5xs25 to beg, with right of way over strip to Morris Park av; Agnes Schano to Carrie Conkel, 730 11 av; QC; mtg $4,000; May27; June3 '15 (R S 50 cts).
O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Boscobel pl (9:2535 & 2537), swc University av, 114.5x100x91x102.9, 1-sty fr str; also UNIVERSITY AV, ws, 102.9 s Boscobel pl, runs s26.5xw112.11xe116 to beg, vacant; also OGDEN AV, nwc 170th, 100x72.6, vacant; re mtg; Herman Younker to Economy Real Property Co, 239 W 39; May21; June1'15.
nom

Cannon pl, being land in bed of pl in front of lots 369-371, map Van Cortlandt Est; also GALE PL, land in bed of pl in front of lots 549 & 550, same map; also CANNON PL, land in bed of pl in front of lot 364, same map;; also ORLOFF AV (12:3251-3252-3263), land in bed of av in front lot 616 same map; also NORMAN AV, land in bed of av in front of lots 715 & 716, same map; also NORMAN AV, land in bed of av in front of lots 709 & 710, same map; also NORMAN AV, land in bed of av in front of lots 631 & 632, same map; also STEVENSON PL, land in bed of pl in front of lots 474 & 475, same map; re mtg; Augutsus Van Cortlandt, Sharon, Conn, & ano, EXRS, &c, Augustus Van Cortlandt, to City NY; Apr2; June2'15.
nom

Elsmere pl, 881-5 (11:2960), ns, 96.3 e Marmion av, 75x100; re judgmt; Coyne & Delany Co to Grand Blvd Holding Co, 35 Nassau; May28; June1'15.
nom

1ST st (*), es, 308.7 sw 222d, 92x122x 91.8x127; Arthur J Mace to Bronx Parkway Commission, 100 Bway; May18; May 28'15 (R S $2.50).
2,269.06

170TH st W, nwc Oggen av, see Boscobel pl, swc University av.

180TH st E, sec Valentine av, see Valentine av, sec 180.

181ST st E, see 3 av, Arthur av &c, the blk.

182D st, 50-8 W, see Grand av, swc 182.

184TH st E, see 3 av, Arthur av &c, the blk.

224TH st, 681 E (*); agmt appointing Hugo Wabst as agent to sell above; Anna Young with Hugo Wabst, 3318 White Plains av; Sept26'14; May28'15.
nom

Arthur av, see 3 av, Arthur av &c, the blk.

Bogart av (*), es, 275 n Morris Park av, 25x100; re mtg; Mutual Life Ins Co & ano to David A Haw; May25; June1'15.
nom

Grand av (11:3207), swc 182d (Nos 50-8), 50x100, 2-sty fr dwg; CONTRACT; Alice M Mahoney to Anton Fleck; mtg $4,800; May14; June1'15.
7,500

Grant av (9:2452 & 2449), ws, 156.6 n 166th, 50x100, vacant; re mtg; Dollar Savgs Bank to Henry C Irons, Plainfield, NJ, & Jno R Todd, Summit, NJ; June2'15.
1,100

Norman av (12:3252), es, being land in bed of av in front of lots 689 to 692, map Van Cortlandt, 100x30 to cl Norman av; also NORMAN AV, land in bed of av in front lot 698, same map; also NORMAN AV, land in bed of av in front of lot 717, same map; also NORMAN AV, land in bed of av in front lots 701 & 702, same map; also NORMAN AV, land in bed of av in front lots 640 & 641, same map; re mtg; Augustus Van Cortlandt, Sharon, Conn, & ano, EXRS, &c, Augustus Van Cortlandt to City NY; Jan 11; June3'15.
nom

Ogden av, nwc 170th, see Boscobel pl, swc University av.

Quarry rd, see 3 av, Arthur av &c, the blk.

Southern blvd (10:2564), ws, 36.11 s 136th; re all land lying n of line 32 s 136th; re mtg; Max Borck, 1324 Mad av, to Seymour Realty Co, 25 Broad; Apr29; June3'15.
nom

University av, swc Boscobel pl, see Boscobel pl, swc University av.

Valentine av (*), ws, 100 s Fairmount av, 25x100; re judgmt; Standard Plumbing Supply Co to Geo Hoffman, Ft Schuyler rd & Eastern blvd; May28; June2'15.
nom

Valentine av (11:3142-3144), sec 180th, runs s67.5xe97xs43.5xe110.10xn13.10xe80xn 95 to st xw307.2 to beg, vacant; certified copy of deed recorded in N Y County May 25'06; Jno J Brady to Morris Mann; May 24'06; May29'15.
O C & 100

Washington av, 2436-52 (11:3058), nec 188th (No 481), runs n197xe130xs77xw25xs 24.2xw3xs97.10 to st xw102 to beg, 4-5-sty bk tnts; re mtg; Estates Settlement Co to Glengariff Constn Co, Inc, 991 E 167; May28; May29'15.
nom

3D av (11:2910), ws, 78.10 s 170th, 79.6x 117.8; consent to 3d track; Clarence Payne to Manhattan Railway Co; mtg $12,000; Apr1; June3'15 (R S 50 cts).
397.40

3D av, Arthur av, Quarry rd, 181st st, 184th st (11:3064), the blk; consent to 3d track; Home for Incurables to Manhattan Railway Co; Jan4; May28'15 (R S $6.50).
6,315.15

Plot (11:3045), begins 30.3 e Bathgate av & 105 n 179th, runs e49.5xn3.4xw47.5xs 3.5 (owned by party 1st pt); also PLOT, adj above on s (owned by party 2d pt); re of right of way; Utility Realty Co, 30 E 42, with Burnett-Weil Constn Co, 1014 E 163; May28; June2'15.
nom

Power of atty; Fanny A Park to Wm F Patterson; Apr24; June1'15 (R S 25 cts).

LEASES.

Borough of Manhattan.

MAY 28, 29, JUNE 1, 2 & 3.

Bank st, 29 (2:615), all; Mary J & Margt M Mitchell to J J McLaughlin; 3yf June1; June2'15.
1,200

Baxter st, 3-5, strs 3 & 3½, b under 3; Wm D Foulke to Dominic Migliorini; 3yf May1; May28'15.
1,020

Cleveland pl, 15 (2:481), nec Kenmare, all; Estate Augusta Liebertz to David Broschart, 1951 So blvd; 5yf Oct1'14; 5y ren; June1'15.
1,500 to 1,800

Cleveland pl, 15; asn Ls; David Broschart to Clara Mankin, 15 Cleveland pl; May12; June1'15.
nom

Division st, 224-6 (1:314), ns, 70x65; leasehold; re two judgmts; Jas A Deering to Jno F Schreyer, 53 W 83; May25; May 28'15.
nom

Greenwich st, 40 (1:14), hotel & c, all; Augustus Van Cortlandt et al EXRS &c Frances A Munro & ano to Thos F Dowling, 40 Greenwich; 3yf May1; June1'15.
2,000

Greenwich st, 148 (1:58), nwc Liberty, str; Patk K Roche to Edw Kelly, 274 W 115; 4 11-12yf June1; June2'15.
2,400

Hamilton pl (7:1988), es, 81.4 n 136th, moving picture theater on rear; sur Ls; Alex Miller, of 126 Fountain av, Bklyn, to Milo Realty Co, 3436 Bway; AT; Jan2; June1'15.
nom

Hamilton pl (7:1988), es, 135.8 n 136th, rear pt; sur Ls; Alex Miller, of Bklyn, to Milo Realty Co, 3463 Bway; AL; Jan2; June1'15.
nom

Hamilton pl (7:1988), es, 135.8 n 136th, rear pt; also HAMILTON PL, es, 81.4 n 136th, rear pt; asn two Ls; Hamilton Sq Photo Play Co, 11 Hamilton pl, to Alex Miller, 126 Fountain av, Bklyn; Dec26'14; June1'15.
nom

Houston st, 28 E (2:522), str & part c; Jas G Andriaccio, 390 Hulsey, Bklyn, to Otto Klausch, 4 Napier pl, Jamaica, LI; 1yf June1; 1y ren; June3'15.
960

Kenmare st, nec Cleveland pl, see Cleveland pl, 15.

King st, 37 (2:520), all; Maurice H Cohen, 32 Liberty, to Elisha Lambow, 37 King; 5yf May1'14; Junel'15.
3,000

Liberty st, nwc Greenwich, see Greenwich, 148.

Madison st, 188 (1:212), str & b; Jonas Weil & ano to Ono Cnomick, 101 East Bway & ano 4 11-12yf June1, June2'15.
720

Norfolk st, 134 (2:354), all; Nathan Cohen to Nathan Rosenstock, 140 Norfolk; 21yf May1; June2'15.
3,060

Union sq, 11-5 (3:842); also 15TH ST, 22 E, 4th fl; Tiffany & Co, Inc, to Sweet-Orr & Co, Inc, of Wappingers Falls, NY; 10yf Oct1; June1'15.
4,200

5TH st, 414 E (2:432); agmt modifying Ls so that same will be for 30yrsf May1, 1905, instead of 20yrs, etc; Douglas Robinson of Warren Township, NY, & ano, TRSTES will Theo Roosevelt, decd, for benefit Anna C Cowles, with Hy Neugass, 136 Franklin av, Far Rockaway, LI; May 27; May28'15.
nom

5TH st, 414 E (2:432), str, fl above & pt c; Hy Neugass, B of Q, to Jos Figler, 414 E 5; 5yf June1; June3'15.
1,500

5TH st, 48 E (2:548), ss, 48.10 e Greene, 24.7x56 & 60.2x24.7x58.6 & 56, the land; TRSTES of the Sailors Snug Harbor to Robt Arnold, 56 Greenwich av, EXR Chas Brandt; mtg $18,200; 21yf Nov1, with renewal; May28'15.
taxes &c & 1,300

5TH st, 50 E (2:548), ss, 73.6 e Greene, 24.7x56 & 61.10x24.7x60.2 & 56, the land; TRSTES of the Sailors Snug Harbor to Robt Arnold, 56 Greenwich av, EXR Chas Brandt; sub to mtg $18,200; 21yf Nov1, with ren; May28'15.
taxes &c & 1,300

15TH st, 22 E, see Union sq, 11-5.

23D st, 368 W, see 9 av, 208-10.

24TH st, 470 W (3:721), sws, 108 se 10 av, 14.8x80, the land; Kath E Moore, of Paris, France, to Leon Rollac; 21yf May1 '08, with ren; June1'15.
taxes &c & 260 & 350

26TH st, 325 E (3:932), all; Hy F Wolters, of East Orange, NJ, to Frank Florentino, 325 E 26; from May1'15 to Oct1'21; May29'15.
730 to 1,000

32D st, 25-7 W (3:834), ns, 372.6 w 5 av, 47.6x98.9, all, party 1st pt to erect 6-sty bldg to cost $100,000; Jenny K Stafford to Nathan Sobel; 21yf Jan 1'07; June2'15.
net 19,200 & 24,000

32D st, 25-7 W (3:834), top loft; sobrn of Ls to mtg for $145,000; Lorillard Refrigerator Co to Memorial Fund Assocn; May18; June2'15.
nom

32D st, 25-7 W, all; sobrn of Ls to mtg for $145,000; Nathan Sobel to same; May 17; June2'15.
nom

32D st, 25-7 W, all; sobrn of Ls to mtg for $25,000; same to Guardian Holding Co; May17; June2'15.
nom

32D st, 25-7 W, top loft; sobrn of Ls to mtg for $25,000; Lorillard Refrigerator Co to same; May18; June2'15.
nom

33D st W, nwc 9 av, see 9 av, 411.

50TH st W, nwc 5 av, see 5 av, 626.

50TH st, 1 W, see 5 av, 626.

50TH st W, nwc 5 av, see 5 av, 626.

56TH st, 330 E (5:1348), str, fl above & pt b; Annie E Milliman, 157 E Lincoln av, Mt Vernon, NY, to Jacob Hoffmann Brewing Co, 211 E 55; 5yf Aug1; 5y ren; June 3'15.
720

92D st, 316 E (5:1554), all, except bakery in b; Louis Safir et al to Paul Skoluda, 316 E 92; 4yf Sept1; June1'15.
4,600

94TH st, 100 W, see Col av, 700.

97TH st, 216 E (6:1646), asn Ls; Andw Le Causi to Thos Valenti, 202 E 96; mtg $——; May29; June2'15.
nom

100TH st, 313-5 E (6:1672), all; Isfra Realty & Holding Co to Salvatore Megale & Emilia Mermoli, 304 E 123; 3 2-12yf Mar1; June2'15.
3,450

100TH st, 125 W (7:1855); asn Ls; Patk J O'Hara to Jas J Hughes, 267 W 36; Apr 19; May28'15.
O C & 100

111TH st, 204-8 E (6:1660), all; Michl J Adrian Corpn to Wm Jantzen, 167 E 111; 3yf May1'12; 3y ren; June3'15.
1,920

116TH st, 7-9 E (6:1622), double str & 4 rear rooms; Benkay Realty Co to Emanuel Goldstein, 7 E 116; 3yf May1; June3 '15.
1,500

120TH st, 7 W (6:1720), all; Antler Realty Co, 57-61 W 38, to Lina Hoffman & ano, 40 W 120; 3yf Aug1; June1'15.
1,500

123D st, 304 E (6:1799), all; Effjay Realty & Holding Co to Salvatore Megale & Emilia Mermoli, 304 E 123; 3 2-12yf Mar1; June2'15.
1,950

127TH st, 152 W (7:1911), all; Cath Silberhorn to Wm G Schop, 529 W 131, & ano; 10 3-12yf Nov1'14; 10y ren at $2,400; June2'15.
2,200 to 2,400

127TH st, 152 W; asn Ls; Wm G Schop & ano to Manhattanville Storage, Van & Express Co; AT; Dec1'14; June2'15.
nom

127TH st, 152 W (7:1911); asn Ls; Manhattanville Storage, Van & Express Co, 152 W 127, to Max Ludecke, 102 W 96; June1; June2'15.
nom

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147TH st W, nwc Bway, see Bway, 3581-99.

148TH st W, swc Bway, see Bway, 3581-99.

176TH st W, sec St Nicholas av, see St Nicholas av, sec 176.

180TH st W, nec Audubon av, see Audubon av, nec 180.

Av A, 51 (2:431), ws, 96.2 n 3d, 24x100; asn Ls; Weiss Amusement Co to Adolph Weiss, both at 51 Av A; May28'15. nom

Av C, 32 (2:372), cor str; Edw Baumann to David Reiff, 32 Av C; 4yf May 1'13; June1'15. 876

Audubon av (8:2152), nec 180th, str No 6; N S & J Corpn to Paul Mole, 2402 Ams av, 5yf Oct1; June3'15. 420

Broadway, 872 (3:946); asn 4 leases; Kate P Hawes to Jos L Johnson, 120 3d pl, Bklyn; Mar25; June2'15. O C & 100

Broadway, 1489 (4:1014), ws, 20.5 s 43d, 20x60, all; Danl S McElroy to Harry Levey; 21yf July1'06; 2 rens, 21y each; June 3'15. taxes &c & 6,000 to 10,000

Broadway, 1489; acceptance of new lessee; Linda L McElroy, owner, at Irvington, NY, to United Stores Realty Co, as lessee; May7; June3'15. nom

Broadway, 3581 to 3599 (7:2094), nwc 147th, runs w125xn99.11xe50xn99.11 to ss 148th xe75 to Bway xs199.10 to beg, leasehold; Geo C De Lacy, ref, to Legend Realty Corpn, 2770 Bway; mtg $25,000; FORECLOS Apr20; May27; June2'15 (R S 87). 32,000

Broadway, ws, from 147th to 148th, same prop; consent to above asn of Ls in consideration of complying with covenants in Ls; Louis W Morrison et al individ & EXRS, &c, Zipporah Morrison, to same; May19; June2'15. nom

Columbus av, 700 (4:1225), nwc 94th (No 100), 20x80, all; Cornelius J & Townsend Pinkney to Chas A O'Connor & Gustav J Dohrenwed, firm Chas A O'Connor & Co; 3yf May1'13, with ext to May1'22; June2'15. 2,500 & 2,675

Lexington av, 343 (3:895), 3d & 4th flrs; Francis Concor to Soc for the Propagation of the Faith, a corpn; 4 10-12yf July1; 5y ren; May28'15. 1,900

Lexington av, 1851 (6:1632); asn Ls; Edwin Hickman to Hy Bullwinkel, 310 E 90; mtg $——; May27; June2'15. nom

St Nicholas av (8:2133), sec 176th, s str; National City Amusement Enterprises Inc to Saml Mitnick, 565 W 175; 4yf May1; June2'15. 600 & 660

1ST av, 154 (2:437); agmt as to asn of rents under Ls to ext of $210, due from part of pt to 1st; pt 1st pt; Dave Pusar, NY, with Rosie Spitz, of New Brunswick, NJ; May6; June3'15. nom

1ST av, 1509 (5:1433), strs 2 & 3 & b; Lester & David Feigenblatt, 804 W 180, to Theo Economakes, 450 E 79; 10yf May 1; May28'15. 900 & 960

2D av, 1390 (5:1446), str & front b; Green Holding Co, 48 W 27, to Alfonso Stella, 1310 2 av; 4 11-12yf June1; June2'15. 1,008

3D av, 1716 (6:1024), pt av; Anna M Klemann, 310 E 5, & ano, EXRS &c, to Schnugg, to Alex C Xynos, 1716 3 av; 5yf June1; June3'15. 720 & 840

5TH av, 626 (5:1266), nwc 50th, runs w 123xnw—xn30.6xe66xs3.1xe65 to av xs35.5 to beg, all; Somersworth Realty Co to A De Pinna Co, 394 5 av; 21yf Jan1'16, with agmt as to ren of above & 1 W 50; June 3'15. taxes &c & 52,500 & 56,000

5TH av, 626 (5:1266), part of; also 50TH ST, 1 W; consent that bldgs erected shall not be deemed a violation of restrictions in Ls, &c; TRSTES O Columbia University with Michl Friedsam et al, EXRS Benj Altman; May21; June3'15. O C & 100

5TH av, 626 (5:1266), nwc 50th, runs w123xnw—xn30.6xe66xs3.1xe65 to av xs35.5 to beg; also 50TH ST, 1 W, ns, 123 w 5 av, runs nw—xn92.5xw33xs100.5 to st, xe 41 to beg; asn two leases; Michl Friedsam et al, EXRS Benj Atlman, to Somersworth Realty Co, 233 Bway; Apr28; May28'15. 75,000

5TH av, 714 (5:1271), str, 30x100; Francois-Joseph de Sporturno, City of Paris, France, to Burby, a corpn, 714 5 av; 6yf May1; June2'15. 15,000

5TH av, 714; power of atty to lease &c; same to Benj E Levy; May12; June2'15.

6TH av, 156 (2:575), all, except 2d fl & roof; Helena Berk to M Katz, 156 6 av; 1yf May1, with 2yren for whole bldg at $1,700; June2'15. 1,261

6TH av, 695 (3:815), booth or space in front of str 6x6; Demetrius Karagianis to Atanasios Dometios, 686 6 av; 3yf May1; May29'15. 600

6TH av, 880 (5:1265), all; Magdalena Berls to Robt Berls, 368 W 120; 10yf Oct 1; June1'15. excess taxes &c & 6,000

9TH av, 208-10 (3:746), sec 23d (No 368); asn 2 Ls; Herman J Bergkamp to Chas A White, 208 9 av; May26; May28'15. nom

9TH av, 411 (3:781), nwc 33d, all; Clinton De R Combes & ano, EXRS Marie L Combes, to Patk J Kealy, 467 W 49; 15yf June1; June1'15. 2,100 & 2,400

10TH av, 217 (3:694), all; Jacob Appell to Mayer Greenbaum, 212 E 83; 5yf May 1; May28'15. 2,200 & 2,400

LEASES.

Borough of the Bronx.

Crotona pl (11:2927), sec 171st, 544, all; Rosalia Weiser to Ray Weiser, 545 E 171; 10yf June1; June1'15. 1,500

Tiffany st, 1147 (10:2706); sur Ls; David Pliner to Lizzie Cahn, 1888 Bathgate av; May29; June2'15. 496

138TH st, 461 E (9:2283), all; Hyams Realty Co to Sam Bornstein, 313 E 118 & ano; 2 10-12yf July1; May29'15. 3,900

149TH st, 280 E (9:2330); asn Ls; Paul Naples to Frank Casalo, 485 College av; May29; June1'15. nom

171ST st, 544 E, see Crotona pl, sec 171.

Cauldwell av, 708-26 (10:2628); sur Ls; Jacob Wiegan to Jonas Weil, 21 E 82, & ano; May21; May29'15. 2,400

Courtlandt av, 727 (9:2415), str & c; Henry Heddrich to Adam Amberg, 727 Courtlandt av; 3yf May1; May29'15. 840

3D av, 2858 (9:2294), all; Hanover Lunch Inc to Morris Krim, 2 W 120; 9 11-12yf May1'14; June2'15. 6,500

3D av, 2858; str; Morris Krim to Leon Feinberg, 70 W 113; 8 11-12yf June1; June 2'15. 4,800 & 5,000

3D av, 2858; str; Leon Feinberg to Zalmon Pollakoff, 25 Palisade av, Yonkers, & ano; 8 11-12yf June1; June2'15. 4,800 & 5,000

3D av, 2861 (9:2328), str & c; Lynn S Hoe to Alex S Beck, 845 Manhattan av; 9 11-12yf May1; June2'15. 5,900 to 7,000

MORTGAGES.

Borough of Manhattan.

MAY 28, 29, JUNE 1, 2 & 3.

Academy st (8:2234), es, 150 n Vermilyea av, 50x100; bldg loan; May28; May29'15; demand, 6%; Loyal Bldg No, 391 E 149, to Saml Blumenthal, 542 W 112. 33,000

Academy st; same prop; certf as to mtg $33,000; May28; May29'15; same to same. nom

Academy st, same prop; sobrn of two mtgs for $3,000 & $7,000 to mtg $33,000; May28; May29'15; same, owner, & Frank W Blauvelt, 66 St Nicholas pl, mtgee, with same. nom

Allen st, 104, see Allen, 121.

Allen st, 121 (2:415); also ALLEN ST, 104 (2:414); also ORCHARD ST, 196 (2:412); asn ½ int in Ls by way of mtg; May 4; May28'15; due Jan1'16, —%; Hyman Breiman, 78 Chrystie, to Fannie Smith, 230 E 3 500

Bedford st, 84 (2:588), es, 25 n Barrow, 25x66x25x65.11; June2'15; 1y or sooner, 5%; Jennie Herz, 84 Bedford, to De Witt C Romaine, 473 Hudson. 2,000

Broome st, 184-6 (2:347), ns, 49.5 w Clinton, 51.1x25; May27; May28'15; 5y6%; Abr Rudinsky to Yetta Greenberg, 183 Broome. 2,000

Broome st, 436 (2:483), ns, 129 e Bway, 21.2x117x—x118; June2'15; 3y5%; The Trstes of the Presbytery of N Y to Columbia Trust Co, 60 Bway, trste for Anner A Reynolds. 14,000

Chambers st, 95, see Reade, 77.

Church st, 290 (1:191); ext of mtg for $20,000 to July1'18, 5%; May21; May28'15; Emma Gutman, widow, with Roman Catholic Orphan Asylum, 470 Mad av. nom

Cleveland pl, 15 (2:481); asn Ls by way of mtg as collateral for $3,000; May12; June1'15; Clara Mankin, 15 Cleveland pl, to Ebling Brewing Co, 760 St Anns av. nom

Division st, 47 (1:281), ss, 140 w Market, old line, 25.5x68.8; PM; pr mtg $30,000; June1'15; due & int as per bond; Wm Scheinman, 323 Grand, to Saml Kaufman, 133 W 118. 10,000

Division st, 49-49½ (1:281), ss, abt 115 w Market, old line, 25x68; PM; June1'15; due & int as per bond; Wm Scheinman, 323 Grand, to Saml Kaufman, 133 W 118. 35,000

Division st, 49-49½; PM; pr mtg $35,000; June1'15; due & int as per bond; same to same. 10,000

Essex st, 115-7 (2:410); ext of mtg for $42,000 to Jan1'18, 5%; Dec10'14; June3'15; N Y Life Ins Co with Nathan Federgreen, 135 Prospect Park W, Bklyn. nom

Grand st, 462 (2:341), nwc Pitt (Nos 1-5); ext of mtg for $48,500 to May10'20, 5%; May27; June2'15; Louis Cohen, 18 East Bway, with Jno A Brown Jr, at Newtown Township, Pa. nom

Greene st, 15-7 (1:229), ws, 172.10 n Canal, 39.10x100.2x39.8x100.2; June2'15; 3y 5%; The Trstes of the Presbytery of N Y to Columbia Trust Co, 60 Bway, trste will Jacob M Schermerhorn. 26,000

Greenwich st, 40 (1:14); leasehold; May 27; June1'15; due & int as per notes; Thos F Dowling, 40 Greenwich, to P Ballantine & Sons, 58 Freeman st, Newark, NJ. 2,755.29

Greenwich st, 40; leasehold; pr mtg $2,755.29; May27; June1'15; due & int as per note; same to Saranac Realty Co, 149 Bway. 1,500

Greenwich st, 90 (1:18), ws, 26.1 s Rector, 25.2x70.11x24.4x—; ext of mtg for $14,-300 to Apr28'18, 5%; Apr28; May28'15; Bankers Trust Co, 16 Wall, trste Kate P Warden, with Hannah Mendelsohn, 90 Greenwich. nom

Greenwich st, 90 (1:18); ext of mtg for $3,700 to Apr28'18, 5%; Apr28; May28'15; Bankers Trust Co, 16 Wall, trste Kate P Warden, with Hannah Mendelsohn, 90 Greenwich. nom

Hamilton st, 33, see Monroe, 28.

Houston st, 58-62 E (1:144), nec Mott (Nos 294-300), 85.4x89.8x83.7x81.6; AT; pr mtg $58,200; May27; May28'15; due & int as per bond; Chas W Trask, 65 Franklin st, Bloomfield, NJ, to Morris Solomon, 291 E 4, Bklyn. 2,250

Macdougal st, 171-3 (2:553), ws, 105 n Waverly pl, runs w115.11xn11xw5.3xn23.1x e24.11xn16.4xe99.2 to st xs50.10 to beg; 9-16 pts; pr mtg $60,000; May28'15; 2y5½%; Mary P Satterlee to Arbris Realty Co, 52 William. 15,000

Monroe st, 28 (1:253), ss, 231.5 w Market, runs w25.8xs97.10 to ns Hamilton (No 33), xe25.7xn55xw2.11xn35.8 to beg; May 24; June3'15; 5y, int as per bond; Wolf Somer & Max Kolowetzky, of Bronx, to Jennie Gordon, 2000 Mapes av, Bronx. 4,000

Mott st, 294-300, see Houston, 58-62 E.

Murray st, 2½, see Bway, 243.

Orchard st, 196, see Allen, 121.

Pitt st, 1-5, see Grand, 462.

Pitt st, 137 (2:345); ext of mtg for $4,-700 to June 1'18, 6%; May20; May28'15; Aaron Hirsch, 4 W 105, with Israel Gottlieb, 122 W 131, & ano. nom

Reade st, 77 (1:149), ss, 75.3 e Church, runs e25.2xs151.1 to ns Chambers (No 95) xw27.4xn75.4xe4.10xn75.8 to beg; PM; June 1'15; 5y or sooner, 5%; Jas McHutchison, 44 Danforth av, Greenville, NJ, to Henry A C Taylor, on East rd, South Portsmouth, RI. 70,000

Rivington st, 319 (2:328), ss, 24.6 w Goerck, 22.9x64; PM; pr mtg $5,000; June 1; June2'15; 5y6%; Nathan Birnbaum, 232 E 5, to Mary Spering, 268 W 123. 1,500

Washington pl, 79-81 (2:552), nes, 220 nw Macdougal, 44x90; PM & bldg loan; June1'15; 1y4½%, with agmt for ext of 1y at 5%; Fogliasso-Clement Building Co to Cesare & Giuseppe Razzetti, 81 Washington pl. 39,000

Washington pl, 79-81; certf as to mtg for $39,000; May26; June1'15; same to same. nom

6TH st, 329 E (2:448), ns, 250 w 1 av, 25x90.10; June2; June3'15; 5y4½%; Emil Friedman, 118 W 118, to N Y Bible & Common Prayer Book Soc, 4 av & 22d. 20,000

6TH st, 719 E (2:376), ns, 253.6 e Av C, 25.4x90.10; PM; 1st pr mtg $21,000; 2d pr mtg $——; June1; June2'15; 3y or sooner, —%; Abr Gollinger to Israel Seide, 832 S av. 1,774

6TH st, 719 E; PM; pr mtg $1,774 & other mtgs $——; June1; June2'15; 1y or sooner, —%; same to Kreide Seide, 832 S av. 555

6TH st, 719 E; PM; pr mtg $2,329 & other mtgs $——; June1; June2'15; due Dec1'15, 6%; same to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY. 500

9TH st, 812-6 E (2:365), ss, 161.6 e Av D, 81.6x93.11; PM; pr mtg $——; June1; June2'15; due Mar1'17, 6%; Isaac Schorr, 359 E 8, to Hamilton Holding Co, 149 Bway. 6,500

12TH st, 229-31 E (2:468), ns, 400 e 3 av, 49.6x103.3; PM; pr mtg $——; June1; June2'15; due Oct1'18, 6%; South Jersey Land Co, 220 Bway, to Leopold M Rothman, 2 W 120. 4,000

13TH st, 1 W, see 5 av, 74-6.

19TH st, 39-47 W (3:821), ns, 244.4 e 6 av, 105.8x92; May19; May28'15; due & int as per bond; Frank P Briody of Bklyn to City Real Estate Co, 176 Bway. 425,000

26TH st, 325 E (3:932), leasehold; May 28; May29'15; demand, 6%; Frank Florentino, 325 E 26, to Henry Elias Brewing Co, 403 E 54. 1,369

27TH st, 121-7 W (3:803); ext of mtg for $360,000 to Jan7'18, 5%; Jan8; June3 '15; N Y Life Ins Co with Israel Unterberg, 11 W 86, & Josef Steiner. nom

28TH st, 37-9 E (3:858), ns, 141.8 w 4 av, 41.8x98.9; pr mtg $105,000; June1; June 2'15; due & int as per bond; Georgia E Mills, of Woodhaven, LI, to Jno S Melcher, 5 E 51. 55,000

28TH st, 131-3 W (3:804); ext of mtg for $95,000 to Nov22'15, 5½%; Dec9'14; June3'15; N Y Life Ins Co with 131 W 28th St Co & County Holding Co, 100 Bway. nom

28TH st, 136-8 W (3:803), ss, 425 w 6 av, 50x98.9; PM; pr mtg $73,000; June1; June 3'15; due & int as per bond; Nason Realty Co, Inc to Jacob Rosenthal, 1893 7 av. 2,800

28TH st, 136-8 W; certf as to mtg for $2,800; June1; June3'15; same to same. nom

30TH st, 29 W (3:832), ns, 430 w 5 av, 20x98.9; pr mtg $85,000 on above & premises adj on west; May27; May28'15; due & int as per bond; Wallack Constn Co to Charter Constn Co, 11 W 40. 5,000

30TH st, 29 W; certf as to mtg $5,000; May26; May28'15; same to same. nom

32D st, 12-4 W (3:833); ext of mtg for $215,000 to Dec22'19, 5%; Dec10'14; June3 '15; N Y Life Ins Co with Pacific Realty Co, 907 Bway. nom

32D st, 25-7 W (3:834), ns, 372.6 w 5 av, 47.6x98.9; May15; June2'15; 5y5½%; 25-27 West 32d St Corpn, 340 Madison av, to Memorial Fund Assn, 49 Wall. 145,000

32D st, 25-7 W; certf as to mtg for $145,000; May15; June2'15; same to same.

32D st, 25-7 W; PM; pr mtg $50,000; May28; June2'15; due Dec1'16, 6%; 25-27 West 32d St Corpn, 340 Madison av, to Guardian Holding Co, Inc, 1256 Bway. 25,000

32D st, 25-7 W; certf as to mtg for $25,000; May15; June2'15; same to same.

32D st, 25-7 W; sobrn of mtg for $25,000 to mtg for $145,000; June1; June2'15; Guardian Holding Co, Inc, 1256 Bway, mortgagee, with Memorial Fund Assn. nom

34TH st, 211 E (3:915); ext of mtg for $7,000 to June1'18, 5%; May27; May28'15; Irene E Frith, 46 1 av, with Francis J Callaghan, 201 E 33. nom

34TH st, 253 W (3:784), ns, 217 e 8 av, 23x98.9; June2; June3'15; 1y5%; Mary G O'Reilly & Helen G Dixon, heirs &c Anna A O'Reilly, 33 Duncan av, Jersey City, NJ, to Emigrant Industr Savgs Bank. 22,000

35TH st, 113 E (3:891), ns, 213.6 w Lex av, —x—; ext of mtg for $25,000 to May1 '20, 5%; May1; May28'15; Annie A Roberts, 113 E 35, with Alex Cristadoro, 442 W 22. nom

39TH st, 528 W (3:710), ss, 400 w 10 av, 25x98.9; ext of mtg for $3,000 to May25 '18, 6%; May28; May29'15; Bernat Well, 198 Av B, with Max Kapner, 528 W 39. nom

39TH st, 530 W (3:710), ss, 425 w 10 av, 25x98.9; ext of mtg for $3,000 to May25 '18, 6%; May28; May29'15; Bernat Weil, 198 Av B, with Max Kapner, 528 W 39. nom

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42D st, 119 W (4:995); ext of mtg for $54,000 to May19'15, 5½; May19, June3'15, Christiana A Ely, widow, et al, heirs &c Willet C Ward, with Bowery Savgs Bank, nom 128 Bowery.

44TH st, 405 W (4:1054), ns, 100 w 9 av, 25x100.4; ext of mtg for $5,000 to May1'20, 5%; May4'15; James De Gas A Trowbridge, at Norotom, Conn, with Kathryn L Manion, 103 Columbia rd, Dorchester, Mass. nom

48TH st, 153 W (4:1001), ns, 220 e 7 av, 20x98.9x20.2x92.5; pr mtg $25,000; June1; June2'15, 1½%; Edw G Glennon to Jas McWalters, 706 West End av. 5,000

50TH st, 18-20 E (5:1285), ss, 293.10 e 5 av, 36.8x100.8, leasehold; May26; June 3'15; due Dec1 25 or sooner, 6%; Grand Rapids Furniture Co to Akron Building Co, 119 W 40. 160,000

50TH st, 18-20 E; certf as to mtg for $160,000; May14; June3'15; same to same.

51ST st, 420 W (4:1060), ss, 275 w 9 av, 17x100.5; June1'15; 5y5%; Mary V McDermott (Mrs), ex of Peckskill, NY, to Emigrant Indust Savgs Bank. 8,000

54TH st, 61 E (5:1290), ns, 210 e Mad av, 22x100.8; May28'15; 5½%; Mary S, Isabella & Josephine McKay to Bowery Savings Bank, 128 Bowery. 15,000

63D st, 116-22 E (5:1357), ss, 150 e Park av, 100x127x100.2x104.2x6; PM; pr mtg $400,000; May15; June2'15; 5½%; Guardian Holding Co, 1256 Lenox to Lenox Hill Realty Co, 299 Madison av. 50,000

67TH st, 241-7 W, see Bway, 1981-7.

69TH st, 105 W (4:1141), ns, 43 w Col av, 19x100.5; pr mtg $——; May25'15; 5y 6%; Martha T Kelly, 105 W 69, to Ellen K Snugrue, 468 C P West. 2,500

70TH st, 18 W (4:1122); ext of mtg for $30,000 to June15'15, 5%; May21, May28'15; Minnie S Isenstein with Stephanie Rasmus. nom

70TH st, 143 W (4:1142); ext of mtg for $17,000 to June1'18, 5%; May17; June3'15; Geo H Watson, at Groton, Conn, ex Anna J, with Gertrude A Vanderbeck, 149 W 126. nom

71ST st, 338 W (4:1182), ss, 365 w West End av, 18x100.5; June3'15; due & int as per bond; Mary S Lestrade, 338 W 71, to Title Guar & Trust Co. 12,000

71ST st, 338 W; pr mtg $12,000; June3 '15; due & int as per bond; same to Anna B Vesey at Hazlegrove, Sparkford, Somerset, Eng. 2,000

72D st, 247 W (4:1164), ns, 275 e West End av, 25x102.2; PM; May20; June3'15; due June1'20, 5%; Morland Mtg Co to Annie F Hyde, 23 W 50.

72D st, 247 W; certf as to mtg for $40,000; June1; June3'15; same to same.

73D st, 410 E (5:1467), ss, 188 e 1 av, 25x102.2; PM; June1; June2'15; 10y5%; Adolf Konas, 525 E 72, to Barbora, wife of & Jno Nadvornik, at East Islip, LI. 15,000

73D st, 410 E; PM; pr mtg $15,000; June 1; June2'15; 5y or sooner, 5%; same to same. 7,000

75TH st, 301-7 W, see West End av, 323-9.

76TH st, 301-7 W, see West End av, 323-9.

77TH st, 12 W (4:1129), ss, 225 w Central Park W, 25x102.2; PM; June3'15; 3y or sooner, 5%; Rocky Crest Realty Co, Inc, to N Y Title Ins Co. 20,000

79TH st, 221 W (4:1227); ext of mtg for $15,750 to June3'18, 5%; June3'15; Arthur L Merriam, trste Adeliza F Sahler, will Benj W Merriam, with Manuel J Marxuach, 106 Central Park W. nom

80TH st, 135 E, see Lex av, 1184.

84TH st, 35 W (4:1198), ns, 490 w Central Park W, 20x102.2; May26; June3'15; due & int as per bond; Louis D Ray, 2350 Bway, to Lawyers Mtg Co. 8,500

86TH st, 351 W (4:1248), ns, 100 e Riverside dr, 25x100.8; ext of mtg for $35,000 to May15'20, 5%; May25; June2'15; Emanuel S Hannan with Seamens Bank for Savgs, 76 Wall. nom

87TH st, 502 E (5:1583), ss, 99 e Av A, runs s61.8xelxs839.2xel7xn100.8 to st xwl8 to beg; June1; June3'15; due July1'18, or sooner, 5½%; Sebastian, Jos J, Anthony S & Donatus L Lunghino, firm S Lunghino & Sons, private bankers, to Kaufman & Helen Donovan, both at 108 E 91. 5,500

87TH st, 414 W (4:1215), ss, 162.6 w Columbus av, 15.6x100.8; pr mtg $12,500; Feb18; June3'15; 1y or sooner, 6%; Jno P Kirwan, 118 W 88, to Richd V Lewis, of Irvington, NY. 3,500

88TH st, 326 W (4:1250), ss, 325 w West End av, 20x100.8; June2'15; 5y, int as per bond; Anna M, wife Chas E Warren, to Greenwich Savgs Bank, 246 6 av. 10,000

92D st E, nwc Madison av, see Madison av, 1296.

99TH st, 62-4 E (6:1604), str Ls; pr mtg $——; May12; May29'15; due Jan15'16, int as per notes; Michl Siray to Jacob Rosenberg, 50 E 102. 476

99TH st, 70 W (7:1834), ss, 100 e Columbus av, 25x100.11; PM; pr mtg $20,000; May15; June2'15; 3y6%; Grace B Gaul, 720 Palisade av, Yonkers, NY, to Lawrence Davis, 76 Green st, Newark, NJ. 3,000

100TH st, 125 W (7:1855), leasehold; Apr19; June1'15; demand, 6%; Jas J Hughes to Jacob Ruppert, a corpn, 1639 3 av. 3,800

102D st, 202 W (7:1873); ext of mtg for $26,000 to May29'20, 5½%; May29; June3 '15; Lawyers Mtg Co with Rose M & Anna C Matthews, 292 W 102. nom

103D st, 211-23 W, see Bway, 2692-2700.

103D st, 300 W (7:1890), swc West End av, (No 870), 79.3x20.11; ext of mtg for $22,000 to Jan1'17, 5%; Dec18'14; June3'15; N Y Life Ins Co with Emil W Klappert, 873 West End av, & Hy B Wesselman, 875 West End av. nom

105TH st, 130 E (6:1632), ss, 283.4 e Park av, 16.8x100.11; pr mtg $6,000; May 27, June1 is, due & int as per bond, Morris & Emma Reiss to Blumenthal & Beckart, Inc, of Maryland. 362.32

107TH st, 52 E (6:1612), ss, 81 e Madison av, 19x75.5; pr mtg $——; May27; May28 15; 2y6%; Julius Kuschner to Thos A Wilson, 271 Bowery. 1,500

108TH st, 109 E (6:1636), ns, 105 e Park av, 25x100.11; PM; pr mtg $1,250; June1, June2'15; 1y6%; Sophie Kruger, 91 Bronx, to Saml Hirschfeld, 9 E 108. 600

111TH st, 122 E (6:1591), ss, 215.9 w St Nicholas av, 15x100.11; PM; May29; June 1'15; due June1'18, 5%; Crossways Holding Corpn to Equitable Life Assur Soc of U S. 8,500

114TH st, 66 E (6:1619); ext of mtg for $20,000 to June1'20, 5%; June1'15; Emigrant Indust Savgs Bank with Emanuel Cohen, 23 E 123. nom

116TH st, 66 W (6:1599), ss, 75 e Lenox av, 25x100.11; June2'15; 2y6%; Bessie A Wilson, 66 W 116, to Fredk N Whitehorne, 22 W 123. 1,300

116TH st, 66 W; sobrn of mtg for $6,300 to mtg for $1,300; June2'15; same, owner, & Hy Broder, 391 Sterling pl, Bklyn, with same. nom

116TH st, 66 W; ext of mtg for $28,000 to June2'18, 6%; June2'15; Frank Wanier, 120 W 126, with Bessie A Wilson, 66 W 116. nom

116TH st, 108 W (7:1825), ss, 145 w Lenox av, 20x100.11; PM; June1; June2'15; 5y5%; Williams Building Corpn to Justus L Bulkley, 787 Madison av. gold 18,000

116TH st, 316 W (7:1848); ext of mtg for $20,000 to July10'18, 5%; May26; May 29' 15; Emanuel Ettenheimer with Rosalind R Cane, 54 E 73. nom

117TH st, 203 W, see St Nicholas av, 140-8.

118TH st, 306-8 E (6:1689), ss, 100 e 2 av, 40.9x100.10; PM; pr mtg $34,000; May 28; May29'15; 2y6%; Meyer Ganz, 590 W 172, to Chas R Protze at Westbrookville, NY. 2,750

118TH st, 350 E (6:1689), ss, 67 w 1 av, 16.6x50.5; June1; June2'15; installs, $33.50 monthly, 6%; Mary E, wife of & Jno J Walsh, of Yonkers, NY, to Madison Cooperative B & L Assn, 897 Gates av, Bklyn. 3,300

119TH st, 421 E (6:1807), ns, 321.4 w Pleasant av, 16.8x100.10; pr mtg $3,000; June1; June2'15; due Dec1'16, 6%; E Loewenthal & Son, Inc, to Sol Bossak, 1383 Washington av, Bronx. 1,250

120TH st, 121 W (7:1795), ns, 290 w Lenox av, 20x100.11; PM; June1; June2 '15; 3y5%; Robt F Chapman, 121 W 129(?) or 120, to Jane M Barron, of East Orange, NJ. 12,000

122D st, 136 W (7:1906); ext of mtg for $13,500 to Jan1'18, 5%; Dec30'14; June3'15; N Y Life Ins Co with Aug Herzog, 64 Flushing av, Jamaica, LI. nom

125TH st, 446 W (7:1965); ext of mtg for $17,000 to May28'20, 5%; May28; June 1'15; Emigrant Indust Savgs Bank with Edw Ince, 221 Sherman av. nom

130TH st, 152 W (7:1914), ss, 250 e 7 av, 20x99.11; June1; June2'15; 3y5%; Julia, wife Bernard Kreizer, to American Mtg Co. 3,000

130TH st, 302 W (7:1955); ext of mtg for $5,000 to May27'18, 5%; May27; May28'15; Title Guar & Trust Co with Hy Albers, 265 W 139. nom

132D st, 155 W (7:1917), ns, 175 e 7 av, 25x99.11; ext of mtg for $15,000 to June 3'20, 5%; May28; June1'15; Alice V Murray, gdn Chas E Murray, 81 Perry, with Jno Finger, 144 E 176. nom

135TH st, 235 W (7:1941); ext of mtg for $17,000 to June1'18, 5½%; May28; June 3'15; D Comyn Moran, as committee, with Isabella E & Erastus Hamilton. nom

137TH st, 55 W (6:1735), ns, 275 e Lenox av, 25x99.11; ext of mtg for $17,000 to June10'18, 5%; May27; May28'15; Wm Rankin, 119 W 77, with H & F Realty Co, 2215 5 av. nom

144TH st, 306-8 W (7:2044); ext of mtg for $39,000 to May15'20, 5%; May27; June 2'15; Citizens Savgs Bank with Benj & Martin Morse. nom

147TH st, 601 W, see Bway, 3581-99.

148TH st, 600 W, see Bway, 3581-99.

150TH st, 305-7 W, see Bradhurst av, 178-82.

160TH st, 507 W (8:2119), ns, 125 w Ams av, 25.1x99.11; ext of mtg for $—— to Aug1'17, 5%; June2; June3'15; Theodor Bertsch, 507 W 160, with Franklin Savgs Bank. nom

160TH st W (8:2136), ns, 271.7 w Ft Washington av, 125x99.11; June1'15; due Aug1'20, 5%; Hudson View Constn Co, 189 Bway, to Franklin Savgs Bank, 656 8 av. 135,000

160TH st W (8:2136); same prop; certf as to mtg for $135,000; June1'15; same to same.

163D st, 601 W, see Bway, 3901-5.

169TH st, 357 W (8:2126), ns, 150 w Audubon av, 25x81.7; June2'15; 5y5%; Jno J Conway & Mary C Smith, both at 357 W 169, to Emigrant Indust Savgs Bank. 5,500

180TH st, 517-23 W (8:2152), ns, 120 & 170 e Audubon av, 2 lots, ea 50x100; certf as to two mtgs for $7,000 each; June2; June3'15; same to same.

180TH st, 523-3 W (8:2152), ns, 120 e Audubon av, 50x100; pr mtg $46,000; June 2; June3'15; due Dec2'15, 6%; Hennion Constn Co, 256 W 46, to Edgar Holding Co, 31 Union sq. 7,000

180TH st W (8:2152), ns, 170 e Audubon av, 50x100; pr mtg $43,000 to ext only of $36,000; June2; June3'15; due Dec 2'15, 6%; Hennion Constn Co, 256 W 46, to Edgar Holding Co, Inc, 31 Union sq. 7,000

180TH st, 610 W (8:2162), ss, 100 w St Nicholas av, 25x100; PM; June1'15; due & int as per bond; Gertrude B Weed to Eliz C Schneider, 14 Compton ter, Jamaica, L I, or Q. 27,000

184TH st, 649-51 W (8:2167), ns, 95 w Wadsworth av, 50x99.11; May28; May29'15; 3y5%; Corporal Realty Co, 55 Liberty, to Morris Aron, 2101 Bway. 40,000

184TH st, 649-51 W; certf as to mtg $40,000; May28; May29'15; same to same.

191ST st, 550 W, see Audubon av, 510.

191ST st, 556 W (8:2161), ss, 50 w Audubon av, 50x95.9x50.1x92.11; sobrn of mtg for $8,000 to mtg $42,000; May25; May28 '15; Celia Lowenstein ,mtgee, with Lawyers Mtg Co. nom

191ST st, 556 W (8:2161), ss, 50 w Audubon av, 50x95.9; ext of mtg for $42,000 to May26'20, 5½%; May26; May29'15; Lawyers Mtg Co with Tralow Realty Corpn, 1931 Bway. nom

Amsterdam av, 426 (4:1228), ws, 77.2 n 80th, 25x82; ext of mtg for $20,000 to June 20'18, 5%; Apr28; May28'15; Bankers Trust Co, 16 Wall, as trste with Wm Ziegler, 645 9 av. nom

Amsterdam av, 803 (7:1854); ext of mtg for $26,000 to June1'20, 5%; June1; June 3'15 Lawyers Mtg Co with Pincus Schrank, 251 W 91. nom

Amsterdam av, 807 (7:1854); ext of mtg for $10,000 to June1'18, 6%; June1; June 2'15; Leopold Saalberg, 267 W 89, with Geo Ash, 109 W 45. nom

Amsterdam av, 1407 (7:1969), es, 49.9 n 129th, 25x100; ext of mtg for $20,000 to June1'20, 5½%; June1; June1'15; Jno A Jarvis, 1-20 pt; Cath Ernst, 12-20 pt, & Frances E Gribben, 7-20 pt, with August Wessels, 55 Manhattan. nom

Amsterdam av, 2145 (8:2111-83); agmt as to reduction of 2d mtg for $8,750 to $7,250 & payable May1'17 at 6%; pr mtg $39,000; Jan6; June2'15; Guiseppe Bozzo with Louis Bozzo, 278 W 115. nom

Audubon av, 510 (8:2161), swc 191st (No 550), 90.2x250, Agmt as to ownership of bond & mtg for $53,000; May26; June3 '15; Robt L Moffett, 471 Park av, with Lawyers Mtg Co. nom

Audubon av (8:2161), swc 191st, 90.2x50; sobrn of mtg for $10,000 to mtg $53,000; May25; May28'15; Celia Lowenstein, mtgee, with Lawyers Mtg Co. nom

Bradhurst st, 178-82 (7:2046), nec 150th (Nos 305-7), 99.11x112.6; PM; pr mtg $138,000; May29; June2'15; installs, 6%; Onyx Realty Exchange, Inc, 315 4 av, to 20th Av Co, 291 Genesee st, Utica, NY. 15,000

Broadway, 67-71 (1:21), swc Rector, 77.11 x214 to es Church or Trinity pl (Nos 51-3) x50.5x223.11; May27; May28'15; due May15 '18, 5%; O B Potter Properties Inc to Bank for Savings, 280 4 av. 300,000

Broadway, 67-71 (1:21), swc Rector, 77.11 x214 to es Church or Trinity pl (Nos 51-3), 50.5x223.11; certf & consent of stockholders to mtg $300,000 for 3 yrs at 5% in addition to present mtgs for $1,700,000; May 7; May28'15; The O B Potter Properties Inc to Bank for Savings.

Broadway, 203 (1:30); agreement to accelerate payment of deed of trust or 1st mtg bonds for $4,000 formerly due Jan1'31, dated Feb1'11, Jaw 50 become due Oct1'17; May15; June 1'15; Mail & Express Co, 203 Bway, to Astor Trust Co, 389 5 av, as trste. nom

Broadway, 203; certf as to above agmt, &c; May22; June1'15; same to same.

Broadway, 203; certf as to mtg for $—— dated May1'15; May22; June1'15; same to Equitable Trust Co of NY as trste.

Broadway, 243 (1:124), ws, 50.11 s Murray, runs w114.3xn51.1 to e Murray (No 2½) xw12.7xs75.2xe126.6 to Bway xn25.1 to beg; PM; June1'15; 3y or sooner, 4½%; Ralph M Ward, at Bound Brook, NJ, to Domestic & Foreign Missionary Soc of the P E Church in U S A, 281 4 av. 200,000

Broadway 1981-7 (4:1139), nwc 67th (Nos 121-7), $6.9x93x75.5x131.8; also BROADWAY, 1991, ws, $4.9 s 68th, 28x130.2x25x119.4; all RT, being pt of estate of Edw B Arkenburgh, decd; pr mtg $——; Feb16'10; May28'15; rerecorded from May24'15; due & int as per bond; Florence Joel of South Norwalk, Conn, to T Dwight Poucher of NY. 4,000

Broadway, 1991, see Bway, 1981-7.

Broadway, 2692-2700 (7:1875), nec 103d (Nos 211-23), 101.9x165x100.11x153.8; pr mtg $300,000, & this mtg is prior to mtg $30,000, May27; May28'15; due & int as per bond; Mayfield Constn Co, 50 Church, to Thos J Mullin, 328 E 90. 50,000

Broadway, 2692-2700, nec 103d, same prop; certf as to mtg $50,000; May27; May 28'15; same to same.

Broadway, 3581-99 (7:2094), nwc 147th (No 601), runs w125xn99.11xe50xn99.11 to ss 148th (No 600) xe75 to Bway xs199.10 to beg; leasehold; PM; May27; June2'15; 3y6%; Legend Realty Corpn, 2770 Bway, to Chas Putzel, 1239 Madison av, trste Sarah Dahlman. 21,000

Broadway, 3581-99, ws, from 147th (No 601) to 148th (No 600); leasehold; PM; pr mtg $21,000; May27; June2'15; 2y6%; same to Jno L MacDonnell, 118 E 91. 4,000

Broadway, 3901-5 (8:2137), nwc 163d (No 601), 99.11x125; ext of mtg for $180,000 to May1'18, 5%; May28; May29'15; Emanuel Blumenstiel with Metropolitan Life Ins Co, 1 Madison av. nom

Columbus av, 728 (4:1226); ext of mtg for $26,000 to Jan1'18, 5%; Dec28'14; June 3'15; N Y Life Ins Co with Patk J McSherry, 35 Ft Washington av. nom

Columbus av, 833 (7:1836), es, 25.6 s 101st, 25x74; sobrn of mtg for $10,000 to mtg for $20,000; June2'15; Wm Ziegler, 645 9 av, mortgagee, with Title Guar & Trust Co. nom

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Lexington av, 1184 (5:1509), nwc 80th (No 135), 100x30; ext of mtg for $62,000 to Jan1'18, 5½; Jan12; June3'15; N Y Life Ins Co with Emily D Floyd, 129 E 60. nom

Lexington av, 1795 (6:1639), es, 73.11 s 112th, 25x73; PM; May28'15; 3y5½; Orland Holding Co, 63 Park Row, to Mathilde E Weber, 1 W 72. 16,000

Madison av, 1296 (5:1504), nwc 92d, 20.4 x73; PM; June1; June2'15; 5y or sooner, 5½; Tina L Coolidge to Jos M Daggett, at Larchmont, NY. 25,000

Riverside dr (8:2135), ws, 100 n 161st, runs w162.5xn65.2xe162.3xs8.3xse25 to dr x sw56.10 to beg; ½ pt; June1; June3'15; due Oct1'15, int as per note; Jas Pilkington, of Bronx, to Bank of Washington Heights, 1915 Ams av. 4,000

St Nicholas av, 140-8 (7:1923), nec 117th (No 203), 118.5x101.8x100.11x39.9; ext of mtg for $125,000 to Apr30'20, 5½%; May 20; May28'15; Jno A Stewart et al, trstes of the Liverpool & London & Globe Ins Co, Lim, with Aspinwall Apartments, Inc. nom

St Nicholas av (7:2051), es, 246.3 s 145th, 62.6x100; bldg loan; pr mtg $20,000; May 27; June3'15; 1y6%; Placid Realty Co, 35 Nassau, to Jacob Levy, 1187 Lex av. 30,000

St Nicholas av (7:2051); same prop; certf as to mtg for $30,000; May27; June 3'15; same to same. nom

West End av, 323-9 (4:1185), nwc 75th (Nos 301-7), runs n105xw100xs2.10xw42xs 102.2 to 75th xe142 to beg; bldg loan; June2'15; due Sept1'20, 6% until completion of bldg, & then 5½% & 5%; Charmion Constn Co, 2309 Bway, to Metropolitan Life Ins Co, 1 Madison av. 1,000

West End av, 323-9, nwc 75th (Nos 301-7); certf as to mtg for $750,000; June2'15; same to same. nom

West End av, 323-9, nwc 75th (Nos 301-7); sobrn of mtg for $6,400 to mtg for $750,000; June2'15; same, owner, & Isaac Meyer, 601 W 110, mortgagee, with same. nom

West End av, 323-9 (4:1185), nwc 75th (Nos 301-7), 105x142; sobrn of mtg for $98,000 to advance of $250,000 on a/c of bldg loan for $75,000; June1; June3'15; Charmion Constn Co, 2309 Bway, owner, & Frank Bradley, 319 W 74, mortgagee, with Metropolitan Life Ins Co, 1 Madison av. nom

West End av, 879, see 103d, 300 W.

West av, 1490 (5:1472), es, 51.1 s 78th, 25.6 x65.5x26.5x71.3; PM; May28'15; due & int as per bond; Elias Rosenbaum, 953 Prospect av, Bronx, to Chas E Lansing, 32 W 95. 18,000

2D av, 698 (3:943), es, 32 s 38th, 21x80; PM; pr mtg $ —; June1; June2'15; 1½ or sooner, 5%; Hyman Schwartz, 121 E 131, to Fatk Corrigan, 235 E 30. 9,625

5TH st, 74-6 (2:577), ws, 51.7 n 13th, runs n51.7xw125xs103.3 to ns 13th (No 1) xe25xn51.7xe100 to beg; May19; May28'15; due & int as per bond; Chas L O'Shea of Bklyn, to City Real Estate Co, 176 Bway. 350,000

5TH av, 626 (5:1266), nwc 50th, runs w 123xnw—xn30.6xe66xs3.1xe65 to av xs35.5 to beg; also 50TH ST, 1 W, ns, 123 w 5 av, runs w—xn92.5xw33.1xn90.5 to st xe41 to beg; leasehold; Apr28; May28'15; 2y or sooner, 6%; Somersworth Realty Co, 233 Bway, to Michl Friedsam, 2 E 56, et al, exrs, &c, Benj Altman. 57,500

7TH av, 491 (3:812); certf as to reduction of mtg $68,000 to $61,000 by payment of $7,000 on a/c; May26; May28'15; Robt Alexander, mtgee, to Brookside Realty Co, mtgagor.

7TH av, 1940-6 (7:1923), nwc 117th (No 201), 100.11x60; ext of mtg for $125,000 to Apr30'20, 5½%; May20; May28'15; Jno A Stewart et al trstes of the Liverpool & London & Globe Ins Co, Lim, with Aspinwall Apartments, Inc, 203 Bway. nom

9TH av, 411 (3:731), leasehold; May29; June1'15; demand, 6%; Patk J Kealy to Geo Ehret, 1197 Park av. 1,500

9TH av, 715 (4:1058), ws, 50.2 s 49th, runs w100xs6.9xw18.9xn1.6xnw32xs27xe150 to av xn25.1 to beg; pr mtg $24,000; June 1'15; 5v6%; Fredk C Scheel, 715 9 av, to Jno C Walsh, 570 46th, Bklyn. 10,000

10TH av, 217 (3:694), asn Ls by way of mtg as collateral for 20 notes for $100 each; Apr8; May28'15; due & int as per notes; Mayer Greenebaum to Emil Schiff, 217 10 av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

3D st (B of Q), es, 100 n Lamartine av, 71x100; certf as to two mtgs $6,000 aggregate; May26; May28'15; Fulmer & Fulmer Inc to U S Title Guaranty Co, Court & Remsen sts, Bklyn.

All property (miscl); certf as to mtg $150,000; May25; May29'15; Royal Pattern Co, Inc, 285 5 av, to Morris Aron. —

All property & franchises (miscl); certf as to 1st mtg 6% 10 year gold bonds for $10,000,000 to be dated June1'15; May27; May28'15; Kennecott Copper Corpn to Bankers Trust Co as trste for holders of bonds. —

Bloomfield, NJ (miscl); certf as to mtg for $10,000; June3'15; Hanlon & Goodman Co to Court House Building & Loan Assn. —

Chattel mtg (4:1021); certf as to mtg for $2,700; May3; June3'15; Garden Taxi Cab Co to Wm Nelson. —

Chattel mtg (miscl); certf as to mtg for $——; May19; June1'15; Maywood Cafe, Inc, to May E Wood. —

Concord st & Hudson av (Bklyn); certf & consent of stockholders to notes or mtg for $13,000; May27; June1'15; The Hudson & Randolph Co, 2 Coenties sl, to Anna A F Randolph, of Freehold, NJ. —

MORTGAGES.

Borough of the Bronx.

Bronx ter (), nec 225th, 50x105, Wakefield; PM; Mar18; June2'15; due &c as per bond; M Helen Lewis to B Adams Burnett, 169 Columbia Heights, Bklyn. 2,000

Fox st, 588 E, see Av St John, 1010.

Irvine st, nwc Seneca av, see Hunts Pt av, nec Seneca av.

Kelly st, 756 (10:2708); ext of $7,000 mtg to Jan3'20 at 5%; June3'15; Emigrant Indust Savgs Bank with Katharina Bothner, 756 Kelly. nom

Kelly st, 847 (10:2702); ext of $14,000 mtg to May27'20 at 5%; May27; May28'15; Emigrant Indust Savgs Bank with Saml Zuckermandel, 364 West End av. nom

Kelly st, 855 (10:2702); ext of $17,500 mtg to May27'18 at 5½%; May27; June2 '15; Title G & T Co with Jonas Schimmel, 11 Av (OR 5-50 cts). nom

Louise st (*), ws, 350 s Van Nest av, 17.7x97.5x39.3x95, lot 157, map portion Hunt Est; June2; June3'15; 5y5%; Domenico Zampetti to Kath H Loweth, 1000 E 182. 900

Mianna st (*), ss, 490 w Hunt av, 25x 101.4x25x101; ext of $3,000 mtg to May1 '18 at 5½%; May20; June2'15; North Side Mtg Corpn with Richd Lossack, 419 E 146. nom

Thieriot or 175th st (*), es, 100 s Ludlow av, 200x100; May26; May29'15; 3y6%; Leonora Klinger, Bklyn, to Chas T Salt, Elmhurst, LI. 4,200

Van Cortlandt st (*), sec Guion pl, 150x 157x150x156; pr mtg $364; June1; June3 '15; 1y6%; Dora Jacobson, 146 Carlton av, Bklyn, & Rosa Jacobson, 505 W 122, to Isaac R Morris, 39 So La Salle, Chicago, Illinois. 750

Whittier st, nwc Seneca av, see Seneca av, nwc Whittier.

134TH st E (9:2279), ns, 95.4 w Brown pl, 16x85; ext of $1,600 mtg to May20'17 at 6%; May22; June2'15; Jos Schanz, Pelham Heights, NY, with Americo & Mary Masucci, 477 E 134. nom

137TH st, 280 E, see 137th E, ns, 150 e Lincoln av.

137TH st, 283-5 E, see 137th E, ns, 150 e Lincoln av.

137TH st, 314 E, see 137th E, ns, 150 e Lincoln av.

137TH st E (9:2313), ns, 150 e Lincoln av, 50x100; also 137TH ST, 280 E (9:2312), ss, 100 e Lincoln av, 25x100; also 137TH ST, 314 E (9:2312), ss, 91.10 w Alex av, 16.4x100; also 136TH ST, 283-5 E (9:2312), ns, 100 e Lincoln av, 50x100; May27; May 28'15; due, &c, as per bond; Henry D Bahr to Jno Geelan, 809 Garrison av. 6,000

141ST st E (9:2286), ns, 757 e Willis av, 18.9 x100; May28; June2'15; 5y5%; Harvey S Johnston, 47 W 140, to Frederick Ruddert, 136 E 56, & ano, joint tenants. 3,000

147TH st E (9:2291), ss, 125 e Willis av, 24.1x100; also BEEKMAN AV (10:2555), ws, 25 s Oak ter, 50x100; also 153D ST E (10:2413), nes, 100 nw Courtlandt av, 25x 100; pr mtg $22,200; May18; May29'15; 3y 5%; Isabella Trainor & Mary Burger to Jno Turley, 403 E 147. 2,000

147TH st E (9:2273), ss, 100 e Brook av, 25x100; pr mtg $2,000; May26; June1'15; 2y6%; Julius Wanner & Peter F Wanner to Margaretha Stienes, 522 E 6. 500

160TH st, 831-7 E, see Prospect av, 841-5.

160TH st E, swc Trinity av, see Trinity av, swc 160.

163D st E, nwc Stebbins av, see Stebbins av, 935.

163D st, 813 E, see Union av, 940.

165TH st, 224 E, see Grant av, 1007.

165TH st, 232 E, see Grant av, 1007.

165TH st, 236 E, see Grant av, 1007.

169TH st, 304 E (9:2436), ss, 41.8 e College av, 16.8x100; May29; June1'15; 5y5%; Bertram Schmidt to Chas H Thornton, 1320 Clay av. 3,000

169TH st, 304 E (9:2436), ss, 41.8 e College av, 16.8x100; pr mtg $3,000; May29; June1'15; Lissalls, 6%, Bertram Schmidt to Thornton Bros Co, 1320 Clay av. 1,500

177TH st E (11:2918), ss, 59.3 e Wash av, 39.2x57.4x38.11x58.7; May29; June2'15; due June1'18, 5%; C Adelbert Becker, 1966 Valentine av, to Fannie F Einstein, 45 E 72, & ano, trstes Emanuel Einstein. 1,000

179TH st E (11:3123), ns, 100 w Honeywell av, runs n93.3xw40.6xs86.1xe60.2xs3.3 to st xe40 to beg; bldg loan; May26; May 28'15; 1y6%; J G Michaels Co to City Real Estate Co, 176 Bway. 26,000

179TH st E (11:3123), same prop; certf as to above mtg; May26; May28'15; same to same. —

179TH st E (11:3045) ns, 30.3 e Bathgate av, 49.5x105; certf as to mtg $35,000; May27; May29'15; Burnett-Weil Constn Co to City Mtg Co. —

179TH st E (11:3045), ns, 30.3 e Bathgate av, 49.5x105; bldg loan; May27; May 29'15; demand, 6%; Burnett-Weil Constn Co to City Mtg Co, 15 Wall. 35,000

180TH st, 593 E (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8; PM; pr mtg $6,000; May29; June1'15; due &c as per bond; Mary E Brophy to Mary E Shea, 593 E 180. 2,000

181ST st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6; pr mtg $——; Apr 1; May28'15; 3y6%; Hulda A Daggetts, 1787 Ams av, to Jno P Dippel, 30 Fairview ter, West New York, NJ, & ano. 2,300

183D st E (11:3071), swc 183d, 48x120; PM; June1; June2'15; 3y5%; Abr W Jackson to Jas M Anderson, Roxbury, Conn, Trste Jas W Anderson. 32,500

184TH st, 505 E, see Bassford av, 2320.

184TH st E (11:3164), ss, 125 e Creston av or concourse, swc 184th, 50x100, except part for 184th & Grand blvd & concourse; May27; May29'15; 2y5%; Concourse Court Corpn to Mary M Woolf, 1 Neptune av, New Rochelle, NY. 7,000

185TH st, 300 E, see 185th E, ss, 115 w Tiebout av.

185TH st E (11:3147), ss, 115 w Tiebout av, runs s113.6xw120 to es Valentine av x n38.6xe75xn75 to st xe45 to beg; also 184TH ST, 300 E (11:3147), ss, 160 w Tiebout av, 75 to Valentine av (No 2456), x75; PM; pr mtg $15,000; June1; June2'15; 3y 4½%; Holding Co of the Union Hospital Inc to Royal Atlantic Realty Corpn, 21 E 75. 8,000

185TH st, 481E, see Washington av, nec 188.

191ST st, 577 E (12:3273), ns, 850 e Emmet, 25x157.10x25x157.9; PM; pr mtg $3,000; June3'15; installs, 6%; Raffaele Collaluco to Maximilian Kuehn, 578 Courtlandt av. 1,300

198TH st, 365 E (12:3284), ns, 57.9 w Decatur av, 19.11x86.10x19.9x87.4; Mar31; May29'15; 3y6%; Jno Jacobson to Clarence D Randall, Highwood Park, Weehawken, NJ. 4,000

225TH st E, nec Bronx ter, see Bronx ter, nec 225.

226TH st, 641 E (*), ss, 100x114; May 10; May28'15; due, &c, as per bond; Nonie E Wells, 349 58th, Bklyn, to Jas L Wells, 277 Alex av, exr Adela Bruner. 2,200

226TH st, 641 E (*), sobrn agmt; Apr 30; May28'15; Geo Killian with same. nom

239TH st E (12:3393), ns, 352.9 w Vero av, 50x100; May28; May29'15; due, &c, as per bond; Patk K Egan to Heinrich Roth, Yonkers, NY. 800

239TH st E (12:3380), ns, 485 w Katonah av, 40x100; May22; June3'15; due June1'18, 6%; Jas Lord, 330 E 239, to Geo M Stevens Jr, Hotel Gramatan, Bronxville, NY, gdn Jno W Stevens. 4,000

3y St John, 1010 (10:2583), swc Fox (No 588), 50x100; ext of $44,000 mtg to May25 '20 at 5%; May25; June2'15; Jno W Cornish Constn Co with Green-Wood Cemetery, a corpn, 170 Bway. nom

Andrews av (11:3218), es, 294.10 n 183d, 163.2x100; May28; May29'15; due June1'16, 5%; Wm D Peck to Wm A Marble, 2350 Bway. 6,000

Babcock av (13:3426), cl, being lot 26 map Villa Sites; Jos Rosenthal, 100x106.6 to cl Babcock av x100x132.5; May27; June 3'15; due &c as per bond; Ruby H Popper, 1614 Av M, Bklyn, & Henrietta Morsen, 25 Irvington pl, Bklyn, to Henrietta B Monheimer, 2710 Henry, Bklyn, & ano. 1,000

Bassford av, 2320 (11:3053), nec 184th (No 505), 55x93x55x91.4; PM; May28; May 29'15; 1y5%; Glengariff Constn Co, 991 E 167, to Empire City Savings Bank. 48,000

Bathgate av (11:2920), es, 155 n 172d, 25 x95, except part for av; pr mtg $——; May26; May28'15; installs, 6%; Jno Diehl, East Yonkers, NY, to Meyer Abraham, 17 S Elliott pl, Bklyn. 500

Beaumont av, 2321 (11:3089), ws, 300 n 183d, 50x100; pr mtg $4,200; June2; June3 '15; due &c as per bond; Rebecca C McEnroe to Karl Mildenberger, 693 E 165. 800

Beekman av, ws, 25 s Oak ter, see 147th E, ss, 125 e Willis av.

Cauldwell av, 695 (10:2624), ws, 325 s 156th, 16.8x115; PM; June1; June2'15; 3y 6%; Fanny Schonfeld to Harry Meyer, 114 Park Row. 4,000

City Island av (*), es, adj land formerly Jno Johnson, runs e210xs26xw210 to av xn26 to beg, except pt for av; PM; May 28; June3'15; 3y6%; Sunnyside Realty Co, Inc, to Evelyn L Wood, 410 Riverside dr. 3,500

Clay av (11:2887), es, 1047.6 n 169th, 41 x98; pr mtg $26,000; May27; June1'15; 3y 6%; Sikora Realty Corpn, 8 9 av, L I City, to Jno Dvorsky, 654 Academy st, Astoria, LI. 5,500

Creston av, 2384 (11:3165), es, 149.3 n 184th, 25x95; pr mtg $5,000; May28; May 29'15; due, &c, as per bond; Josephine Ragette to Katherine Hartung, 3078 Perry av. 374

Cruger av (*), ws, 250 s Morris Park av, 25x100, except part for Cruger av; May 27; June2'15; 2y6%; Barbara C Wygant to Royal Bronx Realty Co, 1126 Walker av. 300

Davidson av (11:3198), ws, 115.6 n North, 80.3x103.4x54.5x100; May29; June1 '15; 3y5½%; Henry Cleland to Eliz A Benedict, 64 Edgehill rd, New Haven, Conn. 5,000

Davidson av (11:3198); same prop; sobrn agmt; June1'15; same & Geo Dieckmann with same. —

Decatur av (12:3278), es, 80.4 s 197th, three lots, each 56.7x100; three bldg loan mtgs, each $37,000; May26; May28'15; 1y 6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 111,000

Decatur av (12:3278), same prop; three certfs as to above mtgs; May26; May28 '15; same to same. —

Elizabeth av (*), ns, 300 w City Island av, old line, 275 to highwater mark Eastchester Bay x100x254x100; all title to land under water adj above; PM; May28; June 3'15; 3y6%; Sunnyside Realty Co, Inc, to Evelyn L Wood, 410 Riverside dr. 1,000

Fordham rd, 60 E (11:3184), swc Morris av, 69.6x124.10x75.9x120.5; PM; June1; June 2'15; 3y5%; Esther C Nelson, Bayonne, NJ, to Fordham Club Bldg & Land Assoc. 20,000

Forest av (10:2658), es, 79.5 s 163d, 18.9x 95; June2'15; due, &c, as per bond; Matilda Plundeke to Patk K Mulligan, 1487 Bryant av. 5,000

Grand blvd & concourse, swc 184th, see 184th E, ss, 125 e Creston av.

Grant av, 1007 (9:2447); also 165TH ST, 224, 232 & 236 E, given as deposit for performance of terms of Ls; pr mtg $140,000; May27; June3'15; installs, —6%; Kovacs Constn Co, 293 Alex av, with Morris Greenblatt, 1122 Kelly. 4,100

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Havemeyer av, see Quimby av, see Quimby av, sec Havemeyer av.

Hoe av, 1014 (10:2749), es, 470 s Bancroft, 40x100; June2; June3'15; due &c as per bond; Chas J Roeser, Hackensack, NJ, to Wm Waiditschka, 158 E 82. 3,000

Hunts Point av (10:2761), nec Seneca av, runs nw205.4xe111.8xs50xe11.8xs50xe 38.2 to Irvine xs100 to Seneca av xw 89.7 to beg; deed recorded as a mtg to secure mtg for $46,500; recording tax of $232.50 paid May21; June1'15; due as per mtg recorded June9'09; Economy Real Property Co to Herman Younker, 27 E 93. nom

Hunts Point av; same prop; certf as to above mtg; May21; June1'15; same to same. ——

Longfellow av (10:2762-2765 & 2764), es, 100 s Seneca av, runs s58.5xn70.6xse3.9xe 28.5xn50xw100 to beg; May28; May29'15; 2 y6%; Walter L Vaughan to David F Lucas, 170 W 97. 1,200

Macnay av (*), es, 170.3 s Hubbell, 38.11 x92.6x38.11x92.4; PM; May22; May28'15; due July1'18, 6%; Julia Byrnes, 1018 E 156, to Smith Williamson, White Plains, NY. 2,500

Marmion av (11:2958), es, 160.8 n 175th, 16.8x69.1x16.8x69.2; PM; pr mtg $3,000; June1; June3'15; installs, 6%; Jacob Horowitz to Jno W Cornish Constn Co, 805 Tremont av. 1,000

Morris av (11:3173), es, 132 s 188th, 50x 130.6x50x129.6, except pt for av; PM; May 24; June1'15; due &c as per bond; Fordham Heights Realty Co to Henry A Curtin, exr Jno J Curtin, 103 South Bway, Yonkers, NY. 7,300

Morris av (11:3173), es, 156.3 s 188th, 48.1x124.4x48.1x125; May27; June1'15; 3y 5%; Anna Schroder to Alice C Holden, 323 Riverside dr. 7,500

Morris av, swc Fordham rd E, see Fordham rd, 60 E.

Parker av (*), ss, 175 w Rose pl, 50x 82.5x51.4x95.3; May19; June3'15; 3y6%; Salvatore Galasso, 224 E 116, to American Union Realty Co, 189 Bway. 1,500

Pilgrim av, es, 233 n Pelham rd, see Pilgrim av, ws, 245.8 n Pelham rd.

Pilgrim av (*), ws, 245.8 n Pelham rd, 50x100; also PILGRIM AV (*), es, 233 n Pelham rd, 50x100; May21; May29'15; 3y6%; Frank Boyle to Christopher Joyce, 291 E 201. 1,200

Pratt av (*), es, 665.3 s Kingsbridge rd, 75x100; June1; June2'15; 3y6%; Sophia C Gold, 4188 Bronxwood av, to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 4,000

Prospect av, 626-8 (10:2685), es, 100 s Kelly, 37.6x100; PM; pr mtg $30,000; Apr 29; May28'15; due Oct1'17, 6%; Julius A & Bernard Bernstein, 960 Prospect av, to Nathan Friedman, 860 Eastern pkway, Bklyn. 3,750

Prospect av, 841-5 (10:2677), nwc 160th (Nos 831-7), 77.2x125; PM; pr mtg $135,000; June1; June2'15; 2y6%; Red Shield Realty Co, 60 Wall, to Sykes Realty Corpn, 30 E 42. 40,000

Quimby av (*), sec Havemeyer av (No 918), 88.11x25.10; pr mtg $5,000; May27; June3'15; 1y6%; Clarence Realty & Constn Co to Emanuel Newman, 476 Clinton av, Bklyn. 1,000

Quimby av (*); same prop; certf as to above mtg; May27; June3'15; same to same. ——

Rochambeau av (12:3328), es, 384.5 n Gun Hill rd, 100x103.7; ext of $3,000 mtg to June10'17 at 6%; May25; June3'15; Francisa C Nesbitt, extrx Mary J Fraser, Pelham Heights, NY, with Guidone & Galardi Co, 162 E 23, et al. nom

St Anns av, 167 (9:2263), ws, 25 s 136th, 25x98; PM; pr mtg $12,000; June1; June 2'15; 3y6%; Danl Hecht to Henry Linsmann, 2480 Elm pl. 3,000

Seneca av (10:2762), nwc Whittier, 25x 100; May25; May29'15; 3y6%; Harry L Horwitz, 91 Ft Wash av, to Imogene H Charvet, 561 W 143. 600

Seneca av (10:2762); same prop; May25; May29'15; pr mtg $600; installs, 6%; same to Clarence R Freeman, 343 W 84. 300

Seneca av, nec Hunts Point av, see Hunts Point av, nec Seneca av.

Seneca av, nwc Irvine st, see Hunts Pt av, nec Seneca av.

Sherman av, 987 (9:2455), ws, 252.6 n 163d, 45x100; ext of $32,000 mtg to Apr25 '16 at 5%; Nov18'14; June2'15; City Mtg Co, 15 Wall, with Kovacs Constn Co, 293 Alex av. nom

Southern blvd, 63 (10:2546); ext of $9,-000 mtg to June1'18, at 5½%; May26; May 28'15; Henry Necarsulmer, 320 Central Park West & ano trstes Sarah Heineman with Geo Gebhard, 522 Morris av. nom

Southern blvd (10:2564), ws, 36.11 s 136th, 43.10x96.6x37.6x119.2; agmt as to correction of description in mtg recorded Oct16'06; Apr29; June3'15; Edwin H Updike, 30 E 35, with Max Borck, 1324 Madison av. nom

Stebbins av, 935 (10:2690), nwc 163d, 104.9x86.11x100.5x116.7; PM; May20; June 2'15; 1y6%; Schlesinger-Gilman Constn Co, 1682 Anthony av, to Peerless Holding Co, 46 Cedar. 7,000

Stebbins av, 1239 (10:2694), ws, 140 s 169th, 20x100; May28; June1'15; due &c as per bond; Robt F & May H McKee to Florence C Speranza, at Irvington, NY, trste. 3,500

Tinton av, 1125 (10:2661), ws, 230 n 166th, 40x127.3x40x127.2; PM; pr mtg $1,500; June2; June3'15; 4y6%; Lena Jettelson, 971 Trinity av, to Marcus H Horton, 149 Bway, residing at Deposit, Delaware Co, NY. 3,500

Trinity av (10:2630), swc 160th; ext of $33,000 mtg to May27'18 at 5½%; May27; June1'15; Lawyers Mtg Co with Av St John Realty Co, 74 Bway. nom

Union av, 940 (10:2678), nec 163d (No 813), 33.10x106; pr mtg $30,000; May29; June1'15; 3y6%; Chester A Kirchhof, Mt Vernon, NY, to Chas W Kirchhof, 536 E 89. 1,000

Valentine av (*), ws, 100 s Fairmount av, 25x100; May27; June2'15; due &c as per bond; Geo Hoffman to Margt Hally, 2275 Lyon av. 250

Valentine av, 2456, see 188th E, ss, 115 w Tiebout av.

Verio av (12:3385), ws, 27.6 n 236th, 27.6 x98.5x25x86.10; May25; May29'15; 3y6%; Arthur Simermeyer, 35 Alex av, Yonkers, NY, to Eastchester Savings Bank, 9 So 3 av, Mt Vernon, NY. 3,000

Washington av, 962-6 (9:2368), es, abt 170 n 163d, 58.11x200; PM; May27; May28 '15; 2y5%; Williams Bldg Corpn to Bowery Savings Bank, 128 Bowery. 8,000

Washington av, 962-6; consent to above mtg; May27; May28'15; same to same. ——

Washington av, 962-6; certf as to above mtg; May27; May28'15; same to same. ——

Washington av (11:3058), nec 188th (No 481), 61x102; ext of $48,000 mtg to May28'18, at 5%; May28; May29'15; Empire City Savings Bank with Glengariff Constn Co. nom

Washington av (11:3058), es, 61 n 188th, 53x105; ext of $34,000 mtg to May28'18 at 5%; May28; May29'15; Empire City Savings Bank with Glengariff Constn Co. nom

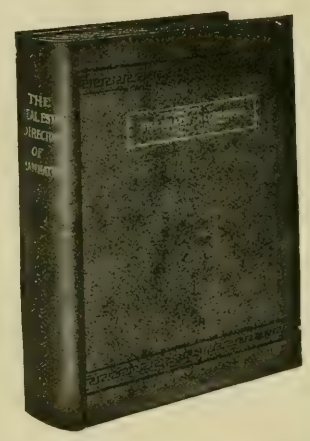
Washington av (11:3058), es, 114 n 188th, 41x123; ext of $32,000 mtg to May 28'18 at 5%; May28; May29'15; Empire City Savings Bank with Glengariff Constn Co. nom

Westchester av, 885 (10:2690); ext of $33,000 mtg to May25'18 at 5%; May25; June1'15; Reich Bldg Co, 822 Beck, with Josephine E Carpenter, Bar Harbor, Me. nom

White Plains rd (*), nws, 259.8 ne Becker av, 30.2x122x29.7x115.6; also 224TH ST (*), ns, 400 e 2d, 50x114, Wakefield; collateral mtg; May7; June3'15; due &c as per bond; Jas F Moore, 4727 White Plains av, to Peter Cleary, 115 Marion, Bklyn. 2,000

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This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2465 New York, June 12, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Broome st, 308.
Canal st, 394.
Charles st, 39-41.
Columbia st, 89.
*Forsyth st, 111 (or Broome st, 308).
Ft Charles pl, 2-6.
Fulton st, 216.
Grand st, 484-8.
*Howard st, 8 (or Lafayette st, 139-45).
Hudson st, 455-7.
*Jacobus pl (sec Fort Charles pl, 2-6), blk 3431-484.
Lafayette st, 139-45.
Lewis st, 13.
Park Ter E, es, blk 2243-311.
Spring st, 194-200.
*Sullivan st, 89-91 (or Spring st, 200).
Walker st, 35.
Water st, 131.
*9th st, 66-8 W (or 6th av, 110-2).
11th st, 504, 508-10 E.
15th st, 432 E.
*17th st, 601-7 E (or Av B, 293).
17th st, 37 W.
*18th st, 600-6 E (or Av B, 301).
21st st, 107 W.
*22d st, 16-18 W (or 21st st, 15-7 W).
25th st, 218 E.
25th st, 235 W.
29th st, 137 E.
30th st, 11 W.
31st st, 336 E.
35th st, 248 W.
36th st, 12 W.
37th st, 160 E.
38th st, 450 & 544-8 W.
43d st, 313 E.
48th st, 343-5 W.
50th st, 412-4 & 443 W.
54th st, 223-31 E.
56th st, 238-40 W.
60th st, 139 W.
61st st, 135 E.
*61st st, 200 E (or 3 av, 1029).
62d st, 212-4 W.
64th st, 115 E.
69th st, 345 & 429 E.
80th st, 75 E.
81st st, 313 E.
81st st, 35-45 W.
82d st, 109-11 E.
83d st, 441 E.
83d st, 13-5 W.
*85th st, 400-2 E (or 1st av, 1632-4).
88th st, 157 W.
89th st, 301 W.
90th st, 141-3 W.
93d st, 270 W.
95th st, 333 E.
101st st, 52 E.
104th st, 109-11 E.
*104th st, 134 E (or Lex av, 1642-8).
114th st, 212 & 246 E.
114th st, 19 W.
115th st, 11 E.
116th st, 8 E.
118th st, 313-5 & 345 E.
118th st, 130 W.
*119th st, 2 W (or 5th av, 1474).
119th st, 61 W.
120th st, 52 E.
121st st, 302 W.
*121st st, 537 W (or Bway, 3062-72).
131st st, 269 W.
132d st, 227 W.
133d st, 37 W.
136th st, 137 W.
137th st, 290 W.
139th st, 44-50 W.
143d st, 151-3 W.
146th st, 602-4 W.
150th st W, ns, blk 2082-13-16.
152d st, 533 W.
*152d st, 622 W (or Riv Dr, 745-9).
160th st, 507 W.
*173d st, 571 W (or St Nicholas av, 1260).
*173d st, 601 W (or St Nicholas av, 1261).
*174th st, 600 W (swc St Nicholas av), blk 2143-13.
175th st, 565-7 W.
182d st, 620-2 W.
215th st W, ns, blk 2250-91.
Av A, 1558 & 1743.
Av B, 293 & 301.
Audubon av, ws, blk 2153-16.
Broadway, 3060-72.
Broadway (sec 183d st), blk 2164-20-23.
Lexington av, 186, 671, 827, 1636-48.
Madison av, 1061.
Manhattan av, 27-9.
Riverside dr, 745-9.
St Nicholas av, 1260 & 1261.
1st av, 1632-4.
2d av, 314, 2071 & 2133.
3d av, 1029, 1403-5 & 2093.
5th av, 1474.
6th av, 110-2.
10th av, ws, blk 2232-14.

WILLS.

4th st, 66-8 E.
4th st, 290 W.
84th st, 347 W.
119th st, 157 W.
127th st, 231-3 W.
West End av, 257.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
deed—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 4, 5, 7, 8, 9 & 10.

Broome st, 308 (2;419-33), nwc Forsyth (No 111), 17x50, 3-sty bk tnt & strs; Grace M Bruning et al to Benedict Weissman, 3081½ Broome: AT; mtg $11,000; June5'15; A$12,000-14,000 (R S $7.50). O C & 100

Broome st, 308, nwc Forsyth (No 111); Franklin K Huner by Geo F Lewis, GDN, to same: AT; I&S; June5'15 (R S $1). **765.98**

Canal st, 394 (1;212-29), ss, 84.3 w West Broadway, runs sw86xw19.10xn6.2xw3.8xn 8xe10.7xn9.9xne78.9 to st xse21.1 to beg, 6-sty bk loft & str bldg; Adele Q Hover of Ridgewood, NJ, & Rose Korman of Bklyn, to Edw E Dessar, 234 E 61; mtg $32,000 & AL; June1; June4'15; $16,000-27,500. nom

Charles st, 39-41 (2;612-33), ns, 185 w Waverly pl, 65x95, 6-sty bk tnt; Martha Building Corpn to Saml Lipman, 1018 E 163, Bronx; mtg $70,000; June7; June9'15; A$32,000-$——(R S $25). nom

Columbia st, 89 (2;334-25), ws, 150.11 s Stanton, 25.7x100, 6-sty bk tnt & strs; Benj Schwartz to Max Gross, 640 Saratoga av, Bklyn; mtg $38,000; June8; June9'15; A $15,000-32,000. O C & 100

East Broadway, 36, see East Bway, 39.

East Broadway, 39 (1;230), ss, 267.10 e Cath, 26x75x25.6x75, pt 6-sty bk loft & str bldg; also EAST BROADWAY, 41 (1;-280-this & above lot 40), ss, abt 293 e Cath, 25x75, 6-sty bk loft & str bldg; A $50,000-85,000; also EAST BROADWAY, 43 (1;280-39), ss, abt 365 e Cath 25x75, 4-sty bk loft & str bldg; A$25,000-35,000; also EAST BROADWAY, 36 (1;281-16), ns, abt 260 e Cath, 25x75, 5-sty bk loft & str bldg; A $26,000-36,000; also MARKET ST, 37 (1;-277-20), nwc Madison (Nos 113-7), 25x88, 4 & 5-sty bk tnt & strs; A$26,000-36,000; Nathan Roggen to Roggen Realty Co, 43 East Bway; mtgs on 39 & 41, $85,000, on No 43, $28,000, and on No 36, $27,000 & No 37, $28,000; June2; June4'15 (R S $1). O C & 100

East Broadway, 41, see East Bway, 39.

East Broadway, 43, see East Bway, 39.

Ft Charles pl, see Jacobus pl, ses, 246 ne Terrace View av.

Forsyth st, 111, see Broome, 308.

Fulton st, 216 (1;81-20), ses, 81.4 se Greenwich, runs se21.11xsw33xnw19.5xse 0.8xnw2.6xne33.8 to beg, 4-sty bk loft & str bldg; A$20,000-22,000; also MACON ST (Bklyn), ss, 200 w Sumner av, 20x100; also PROP at Saugerties, NY; David S Nagle & Mildred St. his wife, of Bklyn, to Emily A Nagle, 380 Hancock, Bklyn; QC; May7; June7'15 (R S 50 cts). O C & 100

Fulton st, 216, &c; same prop; Saml B Corning, of Bklyn, to same; QC; May7; June7'15 (R S 50 cts). O C & 100

Grand st, 484-8 (2;336-61), nec Willett, 50x62, 6-sty bk tnt & strs; Jane Fischel, 118 E 93, to Celia Growfrez, 225 E 53, QC; AL; June1; June4'15; A$36,000-70,000. nom

Howard st, 8, see Lafayette, 139-45.

Hudson st, 455-7 (2;603-65 & 66), ws, 100 n Morton, 50x100, 1-2 & 1-3-sty bk tnts & strs; Hamilton Holding Co to Chas I Weinstein Co, 17 W 120; mtg $42,000; May 1; June5'15; A$34,000-35,000 (R S 50 cts). O C & 100

Jacobus pl (8;3431-484), ses, 246 ne Terrace View av, runs se100xn67.2 to ss Ft Charles pl (Nos 2-6), xw80 to Jacobus pl xsw13.8 to beg, vacant; Wm A Knapp to Greenfield Automatic Fastener Co, 41 Park row; Sept25'13; June9'15; A$5,000-5,000. nom

Lafayette st, 139-45 (1;234-1), nec Howard (No 8), 112,4x27.5x111.8x31, 5-sty bk tnt & strs; Alliance Realty Co to Betty M Hawks, 435 W 119; B&S; mtg $50,000; June9; June10'15; A$55,000-70,000 (R S $30). O C & 100

Lewis st, 13 (2;326-18), ws, abt 100 s Broome, 25x100, vacant; Celia Messing to Emzee Realty Co, 14 Lewis; mtg $7,000; June2; June4'15; A$10,000-10,000 (R S $2.50). O C & 100

Madison st, 113-7, see East Bway, 39.

Market st, 37, see East Bway, 39.

Park ter E (8;2243-311), es, 307.8 s 218th, 150x100, vacant; A $14,000-14,000; also 215TH ST W (8;2250-91), ns, 100 e Isham pl, 50x100, vacant; Jno J Lenihan to Ellen & Margt Lenihan, 1391 Undercliff av, Bronx; AL; Dec7'09; June7'15; A$4,400-4,400. O C & 100

Spring st, 194-200 (2;489-17-18), sec Sullivan (Nos 89-91), 75x75, 1-6 & 1-5-sty bk tnts & strs; Benj W Winterbottom to Lillian V Winterbottom, his wife, both 75 W 47; AL; Aug17'14; June10'15; A$56,-000-91,000. O C & 100

Sullivan st, 89-91, see Spring, 194-200.

Walker st, 35 (1;193-26), ss, 55.1 e Church, 20x85, with all RT&I to 4 ft alley on w, 3-sty bk loft & str bldg; Jere C Lyons to Louise H Jackson, 871 Madison av; B&S; mtg $19,000; May27; June10'15; A$20,500-21,000. nom

Water st, 131 (1;38-13), es, abt 25 s Pine, 20.9x78.4x20.6x81.9, 5-sty bk loft & str bldg; Alex M Bing & ano EXRS, &c, Jas Ertheiler to Bella Ertheiler, 2170 Bway; mtg $20,000; Mar23'13; June4'15; A $23,000-34,000 (R S $20). **20,000**

Water st, 131; Florence D Bing to same; QC; May27'15; June4'15. nom

Water st, 131; Bella Ertheiler to Julius Lichtenstein, 321 W 92; mtg $20,000 & AL; May26; June4'15 (R S $10). nom

Willett st, nec Grand, see Grand, 484-8.

9TH st, 66-8 W, see 6 av, 110-2.

11TH st, 504 & 510 E, see 11th, 508 E.

11TH st, 508 E (2;404-8), ss, 120.6 e Av A, runs e29xs94.8xw54xn19.8xe25xn75 to beg, 5-sty bk tnt & strs & 4-sty rear bk tnt; A$19,000-26,000; also 11TH ST, 504 E (2;404-6), ss, 94.6 e Av A, 26x75, 5-sty bk tnt; A$13,500-17,000, also 11TH ST, 510 E (2;404-9), ss, 149.5 e Av A, 21x74.10, 5-sty bk tnt & strs; Louis Feldman to Selig Feldman, 2 Attorney; AL; June5; June8'15; A$10,000-13,000 (R S 50 cts). O C & 100

15TH st, 432 E (3;946-32), ss, 144 w Av A, 25x103.3, 5-sty bk tnt & strs; Nathan Kohn to Lena Luftig, 569 W 150; mtg $24,000; June4; June9'15; A$13,000-24,000. gift

17TH st, 601-7 E, see Av B, 293.

17TH st, 37 W (3;819-18), ns, 535 w 5 av, 25x92, 7-sty bk loft & strs; Jennie E Dunn, of Scarsdale, NY, to Westchester Owners Corpn, 14 Wall; B&S; AL; May20; June10'15; A$35,000-68,000 (R S 50 cts). 500

21ST st, 15-7 W, see 22d, 16-18 W.

21ST st, 107 W (3;797-pt lot 40), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Leo L Leventritt, ref, to Rose Gillespie, at Graham Court, 5 av & Graham st, Astoria, B of Q; ⅛ pt & AT of Alex M Pell; sub to life estate Caroline C Pell & Ls to Adams & Co; FORECLOS Nov28'13; June 10'14; June8'15; A$——$—— (R S $11.50). **11,110**

22D st, 16-18 W (3;823-29), ss, 283.5 w 5 av, 54.6x98.9x53.10x98.9; also 21ST ST, 15-7 W (3;823), ns, 276 w 5 av, 58.8x98.9, 12-sty bk loft & str bldg; Walton J McCauley, 2537 Decatur av, Bronx, to Watson Vanderpoel, 115 Freeman st, Bklyn (?); mtg $650,000 & AL; June5'15; A$211,000-515,000. nom

25TH st, 218 E (3;905-49), ss, 338.7 w 2 av, 20x98.9, 4-sty bk factory, 2-sty ext; Jeanne Rochette, widow, individ & EXTRX Eugene Rochette, 82 14th st, Flushing, B of Q, to Michel Parzini, 118 Delaware st, Flushing, B of Q; AT; mtg $9,-000; June8; June9'15; A$9,700-13,200 (R S $1). nom

25TH st, 235 W (3;775-17), ns, 375 w 7 av, 80x98.9, 1-sty stn church; Chas Rubinger to Montrose Realty Co, 135 Bway; B&S; mtg $60,000; June2; June7'15; A$55,-000-92,000 (R S $30). O C & 100

29TH st, 137 E (3;885-33), ns, 150 e Lex av, 25x98.9, 4-sty bk tnt & strs; Jas H Brady, son of Jas H Brady, decd, to Jennie T B Becker, 145 W 80; QC; Apr7'00; June8'15; A$23,750-28,000 (R S 50 cts). nom

30TH st, 11 W (3;832-33), ns, 225 w 5 av, 25x98.9, 5-sty stn loft & str bldg; Elek J Ludvigh, ref, to Mutual Life Ins Co of N Y, plff; FORECLOS June8; June 10'15; A$90,000-94,000 (R S $45). **45,000**

31ST st, 336 E (3;936-43), ss, 175 w 1 av, 25x98.9, 5-sty bk tnt & strs; Jos M Burns to Cath Duffy, 336 E 30; ¼ pt; mtg $10,000; Feb3; June4'15; A$10,000-16,000. **1,500**

35TH st, 248 W (3;784-68), ss, 275 e 8 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; Jno E Brady, ref, to Libbie B Hall, 525 West End av, EXTRX Nicholas Brewer, plff; FORECLOS May18; May19; June8'15; A$32,500-33,500 (R S. 50 cts). **25,000**

36TH st, 12 W (3;837-54), ss, 200 w 5 av, 25x98.9, 5-sty bk bldg & str; 12 W 36th St Corpn to Myles W Bourke, 4 W 92; CaG; mtg $70,000 & AL; Apr28; June7'15; A$100,000-106,000 (R S $20). O C & 100

37TH st, 160 E (3;892-49), ss, 100 w 3 av, 20x98.9, 4-sty & b stn dwg; Alwell Realty Co, 68 William, to Maude E Hall, 550 Farmington av, Hartford, Conn; mtg $20,000 & AL; June4; June9'15; A$20,000-26,000 (R S 50). nom

38TH st, 450 W (3;735-65), ss, 143.8 e 10 av, 25x98.9, 4-sty bk tnt & strs; Chas L Schoenfeld, 1121 Washingtoff st, Hoboken, NJ, individ & EXR Margt C Schoenfeld, to Pauline Hartman, 450 W 38; AT; B&S; June7; June8'15; A$10,000-14,500. nom

38TH st, 544-8 W (3;709-63 & 64), ss, 175 e 11 av, 50x98.9, 2 & 2-sty bk & fr stable; Israel O Black to Pine Hill Crystal Spring Water Co, 467 10 av; mtg $11,500; June2; June4'15; A$14,000-15,000 (R S $10). O C & 100

43D st, 313 E (5:1336-9), ns, 200 e 2 av, 25x100.5, 4-sty bk tnt; Jno Baum of Astoria, B of O, to Annie Klingenschmitt, 1550 St Nicholas av; ½ pt; AT; mtg $5,-000; June3; June5'15; A$9,000-15,000 (R S $3.50). O C & 100

48TH st, 343-5 W (4:1039-14), ns, 440 w 8 av, 35x100.5, 4-sty stn tnt; Moses Misch, 168 W 130, to Janem Realty Co, 168 W 130; B&S & confirmation deed; May21; June4 '15; A$24,000-27,000. nom

50TH st, 412 W (4:1059-41), ss, 200 w 9 av, 25x100.5, 5-sty bk tnt; Mamie M Brown, 443 W 50, & ano, to Harry Metzler, 443 W 50; QC; mtg $14,000; June2; June4 '15; A$12,000-25,000. nom

50TH st, 412 W; same as TRSTE of Estate of Eliz Metzler to same; mtg $14,000; June2; June4'15. nom

50TH st, 414 W (4:1059-42), ss, 225 w 9 av, 25x100.5, 5-sty bk tnt; Harry Metzler, 443 W 50, & ano, to Mamie M Brown, 443 W 50; mtg $12,500; June2; June4'15; A $12,000-25,000. nom

50TH st, 443 W (4:1060-11), ns, 247.8 e 10 av, 27.8x100.5, 4-sty bk tnt & strs; Mamie M Brown, 443 W 50, & ano to Annie Kunkel, 443 W 50; mtg $10,000; June2; June4'15; A$13,000-16,500. nom

54TH st, 223-31 E on map 223-9 E (5:-1328-12), ns, 200 w 2 av, 125x100.5; 2 & 3-sty bk brewery; Melvin H Dalberg, ref, to Mutual Life Ins Co, plff; FORECLOS May28; June4; June7'15; A$60,000-85,000 (R S $57). **57,000**

56TH st, 238-40 W (4:1027-58), ss, 140 e 8 av, 45x100.5, 2-4-sty stn tnts & strs; Patk J McMahon, of East Williston, LI, to Saml P Tull, at Allenhurst, NJ; mtg $75,-000 & AL; May20; June8'15; A$63,000-75,-000 (R S $10). O C & 100

60TH st, 139 W (4:1132-13), ns, 300 e Ams av, 25x100.5, 5-sty stn tnt; Louis Koval to Max Jackel, 424 E 86, & Fannie Neuwirth, 428 E 86; mtg $20,000 & AL; June10'15; A$14,000-24,000 (R S 50 cts). O C & 100

61ST st, 135 E (5:1396-14½), ns, 65 w Lex av, 17.6x100.5, 5-sty stn dwg; Cornelia C Tatham, heir &c Benj Tatham, to Helen A Howell, at Quogue, LI; mtg $15,000; May26; June9'15; A$26,000-35,000 (R S $23). **38,000**

61ST st, 200 E, see 3 av, 1029.

62D st, 212-4 W (4:1153-41 & 42), ss, 200 w Ams av, 50x100.5, 2-5-sty bk tnts & strs; Star Mtg Co, 258 Bway, to Abr A Silberberg, 64 E 91; AL; June5; June7'15; A$18,000-28,000. nom

64TH st, 115 E (5:1399-6), ns, 125 e Park av, 20x100.5, 3-sty & b stn dwg; Henry Hofheimer, ref, to Jno J Moorhead, 301 W 89; FORECLOS May11; June 10'15; A$25,000-35,000 (R S $36.50). **36,200**

69TH st, 348 E (5:1443-36½), ss, 391.8 e 2 av, 16.8x77.4, 2-sty & b stn dwg; Jas F Lynch, sub TRSTE Jno Hillroy, 1st First Magyar Reformed Church of City N Y, 227 E 14; June7; June8'15; A$5,100-7,500 (R S $8.50). **8,200**

69TH st, 429 E (5:1464-17), ns, 175 w Av A, 25x100.5, 5-sty bk tnt; Patk H Dean to Herman Roth, 217 E 71, & Fredk F Roth, 53 E 95; mtg $14,000 & AL; May28; June7'15; A$8,000-19,000. nom

80TH st, 75 E (5:1492-34½), ns, 20.6 w Park av, 20x82.2, 4-sty & b stn dwg; Pauline, wife Louis Auerbach, to Northcote Realty Co, 505 5 av; mtg $45,000; June10'15; A$36,000-46,000 (R S $15). O C & 100

81ST st, 313 E (5:1544-10), ns, 225 e Av, 25x102.2, 5-sty stn tnt; Lincoln Bohemian Realty Corpn to Bozena Nemec, 422 E 75; mtg $22,000 & AL; June5; June7'15; A$9,-000-19,000. nom

81ST st, 35-45 W (4:1195-10), ns, 225 e Columbus av, runs n104.4xe50xs2.2xe25xs 102.2 to st xw75 to beg, 12-sty bk tnt; McMorrow Building Co to Orvista Realty Co, 5 Bway; mtg $153,500; June7'15; A $140,000-$—— (R S $44). nom

82D st, 109-11 E (5:1511-6), ns, 125 e Park av, 50x102.2, 4-sty bk stable; Esseff Realty Co to Stephen C Clark, at Cooperstown, NY; mtg $45,450; June10'15; A$46,000-60,-000 (R S $20). O C & 100

83D st, 441 E (5:1563-16), ns, 213 w Av A, 24.11x102.2, 5-sty bk tnt; Jacob Horowitz, of Bklyn, to Sarah Horowitz, 8204 Ft Hamilton Pkway, Bklyn; AL; Feb11; June7'15; A$8,500-17,000. O C & 100

83D st, 151 W (4:1149-23½), ns, 240 w Central Park W, 20x102.2, 4-sty & b stn dwg; Jno H Rogan, ref, to Cornelia H de Langley, at Chateau de Theoule, Theoule, Aipes, Maritimes, France, plffs; FORECLOS May28; June4; June7'15; A $19,600-26,000 . **26,000**

83D st, 15 W (4:1197-23), ns, 230 w Central Park W, 20x102.2, 4-sty & b stn dwg; Chas H Murray, ref, to Cornelia H de Langley, at Chateau de Theoule, Theoule, Alpes, Maritimes, France, plff; FORECLOS May28; June4; June7'15; A$19,600-26,000. **20,000**

85TH st, 400-2 E, see 1 av, 1632-4.

88TH st, 157 W (4:1219-13½), ns, 312.6 e Ams av, 13x100.8, 3-sty & b stn dwg; Gibraltar Mtg Co to Hy M Rau, 158 W 86; B&S & CaG; mtg $10,000 & AL; May21; June7'15; A$8,800-14,000. O C & 100

89TH st, 301 W (4:1250-90), ns, 80 w West End av, 20x100, 4-sty stn dwg; Jno J Moorhead, 301 W 89, to Martha de Malignon, 1026 Hoe av, Bronx; mtg $18,000; June9'15; A$19,600-27,000 (R S $16.50). O C & 100

90TH st, 141 W, see 90th, 143 W.

90TH st, 143 W (4:1221-8), ns, 175 e Ams av, 25.9x100.8, 5-sty bk tnt; A$17,-500-23,000; also 90TH ST, 141 W (4:1221-9), ns, 200.9 e Ams av, 26x100.8, 5-sty bk tnt; Agnes C Petrie, widow, to Edw C Burns, 200 W 71; QC; June5; June7'15; A$18,500-30,000. nom

90TH st, 143 W, mtg $25,000; also 90TH ST, 141 W, mtg $26,000; Paul Petrie et al, by Richd Condon, GDN, to same; AT; June 5; June7'15 (R S $7). **58,000**

93D st, 270 W (4:1240-60¾), ss, 26 w West End av, runs s26.5xe20xs15xe12xn 41.5 to st xw32 to beg, 5-sty & b bk dwg; Victor M Opper & Alice G, his wife, to Laura Opper, all at 674 West End av; mtg $17,000 & AL; Mar4'14; June4'15; A $13,500-21,000. O C & 100

95TH st, 333 E (5:1558-20), ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Thos McMorrow, ref, to Robt N Kenyon, 924 West End av, EXR Rebecca R T Kenyon, plff; FORECLOS June2; June4; June5'15; A$12,000-32,000 (R S $5). **5,000**

101ST st, 52 E (6:1606-48), ss, 100 e Madison av, 25x100.11, 5-sty bk tnt & strs; Jos L B Mayer to David Paley, 494 E 157; mtg $17,225 & AL; May25; June9 '15; A$19,000-19,000 (R S $4). nom

103D st, 109-11 E (6:1632-5), ns, 100 e Park av, 35x100.11, 6-sty bk tnt & strs; Jos D Kelly, ref, to Louis Spielmann, 1042 Hoe av, Bronx; FORECLOS June9; June 10'15; A$15,500-40,000 (R S $37). **37,000**

104TH st, 134 E, see Lex av, 1636-48.

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114TH st, 212 E (6:1663-46), ss, 164.7 e 3 av, 18x100.11, 3-sty & b stn club house; Robt Ernst, 228 Central av, Bklyn, to National Operating Co, 120 Bway; AL; June5; June7'15; A$5,700-7,500. nom

114TH st, 246 E (6:1663-31), ss, 100.1 w 2 av, 20.11x100.11, 4-sty stn tnt; Abr Orently to Aaron Avrutis, 1271 Hoe av, Bronx; correction deed; AL; May5; June 10'15; A$6,500-10,000. nom

114TH st, 19 W (6:1598-25), ns, 295 w 5 av, 25x100.11, 5-sty bk tnt; Jacob Horowitz, of Bklyn, to Sarah Horowitz, 8204 Ft Hamilton Pkway, Bklyn; AL; Feb11; June7'15; A$14,000-27,500. O C & 100

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; Lena Blum, of Bronx, to Isaac Silverman, 234 E 89; AL; May27; June7'15; A$18,500-35,000 (R S $1). O C & 100

116TH st, S E (6:1621-67), ss, 260 w Mad av, 25x100.11, 5-sty bk tnt & strs; Saml Strasbourger, ref, to Archibald H M Sinclair at Thurso Castle, Caithness, Scotland, piff; FORECLOS May26; May27; June4'15; A$17,000-27,000. **23,000**

118TH st, 313-5 E (6:1795-9), ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to Alfonso Iorio, 225 Bleecker; B&S; May25; June4'15; A$16,000-49,000 (R S $5). O C & 100

118TH st, 345 E (6:1795-22), ns, 125 w 1 av, 25x100.10, 5-sty bk tnt; Mark W Cohn to Johanna Cohn, 14 W 127; mtg $19,500; June1; June10'15; A$8,000-17,000. nom

118TH st, 130 W (7:1902-47), ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; Carl Ehlerman Jr, ref, to Otto I Metzger, 135 Central Park W; Julius I Metzger, 26 W 88; Fannie Veith, 9 W 95, & Bertha Metzger, 2 W 86, EXRS &c Isaac Metzger, piffs; sub to tax lien $2,659.81 & AL; FORECLOS Mar11; June3; June7'15; A $10,000-18,000 (R S $12). **12,000**

119TH st 2 W, see 5 av, 1474.

119TH st, 61 W (6:1718-15½), ns, 526.8 w 5 av, 16.8x100.11, 3-sty & b stn dwg; Walter A Hirsch, ref, to Rosalie Kaufmann, 285 C P West; Gustav Kaufmann, at Lawrence, LI; Max L Kaufmann, 231 West End av, TRSTES for Rosalie Kaufmann, will of Leopold Kaufmann, piffs; FORECLOS May11; May18; June5'15; A$8,800-11,500 (R S $7.50). **7,500**

119TH st, 61 W; Rosalie Kaufmann et al TRSTES for Rosalie Kaufmann will Leopold Kaufmann, to Arthur Kaufmann, 285 C P West; May27; June5'15 (R S $11). **10,854.73**

120TH st, 52 E (6:1746-49), ss, 75 e Mad av, 19x100.11, 5-sty bk tnt; Jennie Weiss of Bklyn to Edw Lynn at Tafton, Pa; AL; June1; June4'15; A$7,500-15,000. nom

121ST st, 302 W (7:1947-37), ss, 100 w 8 av, 33.6x100.11, 5-sty stn tnt; Edw S Clinch, ref, to Lawyers Mtg Co; FORECLOS June4; June7; June8'15; A$18,700-30,000 (R S $26). **26,000**

121ST st, 537 W, see Bway, 3060-72.

131ST st, 269 W (7:1937-5), ns, 100 e 8 av, 16.8x99.11, 3-sty & b stn dwg; A C & H M Hall Realty Co to Augustine A Austin, 59 W 140; mtg $5,750; June1; June7 '15; A$6,600-8,500 (R S $1). O C & 100

132D st, 227 W (7:1938-21½), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Harry A Goidel, ref, to Mary Woytisek, 2361 7 av, piff; FORECLOS Apr15; May14; June 10'15; A$5,400-6,600 (R S $7). **7,000**

133D st, 37 W (6:1731-18), ns, 418.4 e Lenox av, 16.8x99.11, 2-sty & b bk dwg; Chas G Roskos, 242 W 53, to Isaias S Wall, 520 W 114; mtg $6,000; May19; June 5'15; A$4,500-5,500. nom

136TH st, 137 W (7:1921-17), ns, 368.6 e 7 av, 15.6x99.11, 4-sty bk dwg; N Y Life Ins & Trust Co, 52 Wall, TRSTE will Edmund W Bulkley, to Gilbert S Forte, 112 W 139; June1; June8'15; A$5,800-8,500 (R S $1). **7,000**

137TH st, 290 W (7:1942-58½), ss, 135 e 8 av, 15.6x99.11, 4-sty bk dwg; Clara A Ruck to Jay-Em-Arr Realty Co, 420 W 58; mtg $10,000 & AL; June7'15; A$5,900-9,000 (R S $3). nom

139TH st, 44-6 W (6:1736-57), ss, 418 e Lenox av, 41.8x99.11, 6-sty bk tnt; Hy C Parker to Katie Graff, 1404 Madison av; mtg $55,000 & AL; June8; June9'15; A$10,000-41,000. O C & 100

139TH st, 48-50 W (6:1736-59), ss, 300 e Lenox av, 41.8x99.11, 6-sty bk tnt; Hy C Parker to Katie Graff, 1404 Madison av; mtg $53,000 & AL; June8; June9'15; A $10,000-41,000. nom

143D st, 151-3 W (7:2012-11), ns, 212.6 e 7 av, 37.6x99.11, 5-sty bk tnt; Sophie Busath to Gertie Halpin, 129 E 117; mtg $30,500 & AL; June3; June4'15; A$13,500-36,000 (R S $1). O C & 100

146TH st, 602-4 W (7:2092-38), ss, 100 w Bway, 50x99.11, 5-sty bk tnt; Chas D Ward to Ada D Ward, his wife, 702 St Nicholas av; B&S; mtg $57,000; June4; June7'14; A$27,000-61,000 (R S $3.50). O C & 100

150TH st W (7:2082-13-16), ns, 300 e Bway, 100x99.11, vacant; Chas Liebmann et al, EXRS &c of Jos & Hy Liebmann, to 533 W 150th St Constn Co, 354 Grand; mtg $39,000 & AL; May24; June8'15; A $50,000-50,000 (R S $5). **44,000**

150TH st W (7:2082), same prop; S Liebmann's Sons Brewing Co, 36 Forest, Bklyn, to same; QC; May26; June8'15. nom

152D st, 533 W (7:2084-14½), ns, 450 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Mary G Becker to Fredk J Titus & Maybelle B, his wife, 533 W 152; mtg $10,000; June7; June8'15; A$8,300-10,500 (R S $3). O C & 100

152D st, 622 W, see Riverside dr, 745-9.

160TH st, 507 on map 505 W (8:2119-46), ns, 125 w Ams av, 25.1x99.11, 4-sty bk tnt; Theodor Bertsch, 507 W 160, to Jno J Maloney, 49 Col av; mtg $16,000; May 29; June4'15; A$10,000-19,500 (R S $3.50). O C & 100

173D st, 571 W, see St Nicholas av, 1260.

173D st, 601 W, see St Nicholas av, 1261.

175TH st, 565-7 W (8:2133-26), ns, 150 e St Nicholas av, 50x112.9, 6-sty bk tnt; Mose Goodman Corpn to Jno J English, 622 Bellgrove dr, Arlington, NJ; mtg $59,-900 & AL; June1; June4'15; A$20,000-P $20,000 (R S $16.50). O C & 100

182D st, 620-2 W (8:2165-9), ss, 50 e Wadsworth av, 50x70, 5-sty bk tnt; Tion Realty Co to Lena Schumacher, 158 Euclid av, Bklyn; AL; June4'15; A$15,500-34,000 (R S 50 cts). nom

183D st W, see Bway, see Bway, sec 183.

215TH st W, ns, 100 e Isham pl, see Park ter E, es, 107.8 s 218.

Av A, 1558 (5:1579-2½), es, 41.5 n 82d, 20x78, 4-sty stn tnt; Wenare Holding Co to Geo Kessler, 1556 Av A; mtg $8,500; June4; June8'15; A$7,000-11,000 (R S $1.50). nom

Av A, 1558 (5:1579-2½), es, 41.5 n 82d, 20x78, 4-sty stn tnt; Cath Wacker & ano to Wenare Holding Co, 90 Lenox av; B& S; AL; May31; June4'15; A$7,000-11,000 (R S 50 cts). O C & 100

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94.5-sty bk tnt & strs; Jas J Kelly to Geo M Davis, 189 Claremont av; AL; Apr 12; June4'15; A$7,000-17,000 (R S $4). O C & 100

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94. 5-sty bk tnt & strs; Geo M Davis, 189 Claremont av, to Georgia E Mills, 24 Windom st, Woodhaven, LI; AL; June5; June10'15; A$7,000-17,000 (R S $3). O C & 100

Av B, 293 (3:985-1), nec 17th (Nos 601-7), 36x100, 6-sty bk tnt & strs; A$18,000-40,000; also AV B, 301 (3:985-5), sec 18th (Nos 600-6), 36x100, 6-sty bk tnt & strs; Montrose Realty Co to Chas Rubinger, 1990 7 av; B&S: mtg $60,000; June4; June 7'15; A$18,000-40,000 (R S $18). O C & 100

Av B, 301, see Av B, 293.

Audubon av (8:2153-16), ws, 25 s 179th, 100x100, vacant; Corporal Realty Co to V R Building Corpn, 1029 E 163; mtg $20,-000 & AL; June1; June7'15; A$42,000-42,000 (R S $2.50). O C & 100

Broadway, 3060-72 (7:1976-1), nec 121st (No 537), 99.10x100, 6-sty bk tnt & strs; Fanny L Chapman, 537 W 121, to Reed House Corpn, R 710, 25 Broad; mtg $210,-000; June7'15; A$150,000-250,000 (R S $60). nom

Broadway (8:2164-20-23), sec 183d, 105 10x103.7x104.11x118, vacant; Falkenau & Hamershlag, Inc, 35 Nassau, formerly known as Falcon Realty Co, name changed Sept23'14, to Fortis Realty Co, 35 Nassau; B&S; mtg $42,000; June9; June10'15; A $45,000-45,000. O C & 100

Lexington av, 186 (3:887-24), ws, 65.4 n 31st, runs w54xn7xw46xn15.6xe100 to av xe22.6 to beg, 3-sty bk tnt & str; Saml Stern to 1761 St Impt Co, 148 W 142; mtg $26,000; Apr27; June9'15; A$24,300-27,500 (R S $1). nom

Lexington av, 671 (5:1310-51½), es, 40.5 s 56th, 20x78, 4-stv stn tnt; Mary C Garrick et al to Geo Thompson, 1379 Lex av; May8; June8'15; A$15,000-21,000 (R S $26). nom

Lexington av, 827 (5:1398-20), es, 40.5 n 63d, 20x70, 3-sty & b stn dwg; Wm R Osborn, 12 W 32, to Corporal Realty Co 55 Liberty; AL; May27; June8'15; A$15,500-19,000 (R S $4). O C & 100

Lexington av, 1636-48 (6:1631-56 & 56¼), swc 104th (No 134), 100.11x85, 2-6-stv bk tnts & strs; Kavell Realty Co to High Grade Holding Corpn, 35 Nassau; mtg $163,000; Apr29; June8'15; A$56,000-118,-500 (R S $25). nom

Madison av, 1061 (5:1492-21¼), es, 83 n 80th, 22x95, 4-sty & b stn dwg; Chas F Bogart to Gertrude & Cath Dollard on Broadway at Far Rockaway, LI, & Mary E Curtis, 231 W 139; QC; May31; June4'15; A$35,000-44,000. nom

Manhattan av, 27-9 (7:1837-14), ws, 81.6 n 101st, runs n38.6xw100xs19.1xe0.1xs19.5xe99.11 to beg, 6-stv bk tnt; Pauline A Valentine to Mitchell Bayard st, New Brunswick, NJ; mtg $40,000 &AL; June7 '17; A$28,000-57,000 (R S $15). O C & 100

Riverside dr, 745-9 (7:2098-53), sec 152d (No 622), 104.4x110.1x99.11x140, 6-stv bk tnt; Heslock Real Estate Co to Federal Land & Impt Co, 349 5 av; mtg $250,000 & AL; May20; June4'15; A$118,000-265,000 (R S $30). O C & 100

Riverside dr, 745-9, sec 152d (No 622), 6-sty bk tnt; Federal Land & Impt Co to Samaria J Mincher, 400 Manhattan av; mtg $250,000 &AL; May20; June4'15. nom

St Nicholas av, 1260 (8:2130-1), nec 173d (No 571), 50x100, 2-sty fr dwg; Margaretha Lachner to Wm J Lachner, 571 W 173; May15; June7'15; A$36,000-36,500 (R S $10). gift

St Nicholas av, 1261 (8:2143-13 to 20), n wc 173d (No 601), 200 to ss 174th (No 600), x100, vacant; Zachariah Zacharias to Saml Eiseman, 41 W 89; mtg $71,000; Apr27'11; June4'15; A$127,000-127,000. nom

1ST av, 1632-4 (5:1564-47-48), sec 85th (Nos 400-2), 51x79, 2-4-stv stn tnts & strs; Susanne Weinberger to Lesser Furniture Co, 1634 1 av; QC; June8; June10'15 (R S 50 cts); A$33,000-52,500. O C & 100

1ST av, 1632-4 (5:1564), sec 85th (Nos 400-2); same, as EXTRX of Bernhard Weinberger, to same; June8; June10'15 (R S 50 cts). 500

2D av, 314 (3:924-3), es, 37 n 18th, 17x 60, 4-stv stn tnt; Fannie R S Irish, of Bklyn, to Philip J Clark, 314 2 av; mtg $11,000 & AL; June8'15; A$8,500-13,500 (R S $2). nom

2D av, 2071 (6:1656-25), ws, 75.11 s 107th, 25x75, 4-stv bk tnt & strs; Max Marx, 419 Convent av, to Vito Cardella, 2072 2 av; mtg $13,000; June4; June9'15; A$9,500-14,500 (R S $3). O C & 100

2D av, 2133 (6:1659-26), ws, 47 s 110th, 27x73, 4-stv bk tnt & strs; Francis W Pollock, ref, to Rosina Guzzetta, 2133 2 av, piff; mtg $12,000; FORECLOS May28; June 3; June4'15; A$9,000-14,000. **12,500**

3D av, 1029 (5:1415-45), sec 61st (No 200), 21.5x70, 5-stv stn tnt & strs; Phoenix Ingraham, ref, to Jno J Daly, 1029 3 av; FORECLOS May18; June7'15; A$23,500-36,-000 (R S $34.50). **34,350**

3D av, 1403-5 (5:1525-46-47), es, 40 s 80th, 40x73, 2-5-stv stn tnts & strs; Jacob Heller of Bklyn to F F R Realty Co, 140 Nassau; mtg $26,000 & AL; Mar20; June4 '15; A$27,000-40,000 (R S $6). **6,000**

3D av, 2093 (6:1664-3), es, 50.10 n 114th, 25x100, 5-sty stn tnt & strs; Gustav Hrucke to Sarah Brady, 419 Pleasant av; AL; Mar26; June10'15; A$19,000-32,000 (R S $1.50). nom

5TH av, 1474 (6:1717-34), swc 119th (No 2), 25.10x100, 5-sty bk tnt & strs; Moritz Gruenstein, 60 W 95, to David Paley, 494 E 157; mtg $42,750; Apr1; June4'15; A$30,-000-48,000 (R S $1). O C & 100

6TH av, 110-2 (2:572-8), sec 9th (Nos 66-8), runs s43.7xe77.6xn20.1xe0.1xn23.6 to st xw77.7 to beg, 7-sty bk tnt & strs; Kavell Realty Co to High Grade Holding Corpn, 35 Nassau; mtg $145,000; Apr29; June8'15; A$60,000-145,000 (R S 50 cts). nom

10TH av (8:2232-14), ws, 37.6 n 214th, 37.5x100, vacant; Florence M Wise, 35 W 74, to Gustave L Morgenthau, 155 W 77; mtg $9,000; June7; June10'15; A$10,000-10,000 (R S 50 cts). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Exterior st (6:1794), on west 90 ft of bulkhead in said st in vicinity of 129th st & Hudson River, permit to erect steel & frame sand bin, &c; City of NY by Commr of Docks to Ambrouse G Todd, 51 E 58, as GDN for Margt T Payne et al; May5; June 7'15. nom

Greenwich st, 49 (1:19-1), nec Morris; Consent to subway stairway; Eliz R Delafield to City N Y; June4; June9'15. nom

Greenwich st, 401 (1:214), es, 25 n Beach, 25x100; consent to 3d track; Danl Edgar & ano, individ & TRSTES will Danl M Edgar, to Manhattan Railway Co; Aug13 '14; June7'15. 550

Morris st, nec Greenwich, see Greenwich, 49.

New Bowery, 47 (1:279), ss, 18.4 ne James, runs ne37.4xe74xs26.4xw107.8 to beg; consent to 3d track; Michl A Rofrano to Manhattan Railway Co; mtg $22,-500; June4; June8'15. 3,318

New Bowery, 47, consent to 3d track; Harlan F Stone, sub TRSTE will David Stevenson, for Marion S Buckler, to same; mtg $22,500; June7; June8'15. nom

Walker st (1:193), ss, 51 e Church, a strip 4x85; also WALKER ST, 35, ss, 55.1 e Church, 20x85; re judgmt; Chas C Worthington to Louise H Jackson, 871 Madison av; June5; June10'15. nom

Walker st, 35, see Walker, ss, 51 e Church.

21ST st, 15-7 W, see 22d, 16-18 W.

22D st, 16-18 W (3:823), ss, 283.5 w 5 av, 54.6x98.9x53.10x98.9; also 21ST ST, 15-17 W, ns, 276 w 5 av, 58.8x98.9; asn rents to secure taxes, int, &c, due on mtgs for $515,000, &c; Watson Vanderpoel, 115 Freeman, Bklyn, to Metropolitan Life Ins Co, 1 Madison av; June5; June7'15. nom

25TH st, 41-3 W (3:827), ns, 225 e 6 av, 50x98.9; asn rents to secure $7,500; A R Keller, Inc, 501 5 av, to Gouverneur Mtg Corpn, 149 Bway; June10'15. nom

26TH st E, nwc 3 av, see 3 av, 358.

69TH st, 348 E (5:1443-36½), ss, 391.8 e 2 av, 16.8x77.4, 2-sty & b stn dwg; re dower; Maggie K Gilliroy, widow, 348 E 69, to First Magyar Reformed Church of City N Y, 227 E 114; AT; June4; June8'15; A$5,100-7,500. nom

75TH st, 303 W (4:1185-1184), ns, 75 w West End av, 25x105; re restrictions; Lawrence E Ellis, 300 W 75, to Charmion Constn Co, 2309 Bway; June2; June9'15. nom

75TH st, 303 W; re restrictions; Elmer E Smathers, 304 W 75, to same; June5; June9'15. nom

83TH st, 400-2 E, see 1 av, 1632-4.

120TH st, 103-5 W (7:1905), ns, 100 w Lenox av, 50x100.11; also BROADWAY, 2790-2 (7:1879), es, 26 s 108th, 51.9x93.9x 50.6x105.4; asn rents; Mesaba Realty Co, Inc, 2790 Bway, to The Royal Co of N Y, 93-5 Nassau; June10'15. 2,000

120TH st, 507 W (8:2119), ns, 125 w Ams av, 25.1x99.11; statement as to removal of encroachments on east, of 1.8x12.5; Theodor Bertsch, 507 W 160, to whom it may concern, or owner of property adj on e; May 29; June4'15.

175TH st, 565-7 W (8:2133-26), ns, 150 e St Nicholas av, 50x112.9, 6-sty bk tnt; re mtg; 175th St Holding Co, 180 Bway, to Mose Goodman Corpn, 117 W 119; QC; June3; June4'15. nom

Broadway, 2790-2, see 120th, 103-5 W.

Lexington av, 152 (miscl); power of atty to borrow $12,000, &c; Mary J F de Beato et al to Hy H Pike, 262 W 83; May 17; June10'15.

Lexington av, 671 (5:1310-51½), es, 40.5 s 56th, 20x78, 4-stv stn tnt; re mtg; Paul Fuller & Frederic R Coudert to Mary C Teresa & Lyle Garrick, 606 W 137; Fannie G Slattery, 201 W 102; Regina G Slattery, 606 W 137; Wm G Wilson, 1914 E 75.

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Cleveland, O; Frank E Wilson, 2031 E 103, Cleveland, O; Vincent J Wilson, 7108 Howe av, Cleveland, O, & Odell Wilson, 208 St Clair av, Cleveland, O; QC; May7; June8'15; A$15,000-21,000. nom

Riverside dr (8:2177-225 & pt 218), es, 326.1 s 181st, on curve, runs e110.11xs225xe 6xs90.5xw85.1 to dr xn329.11 on curve to beg, vacant; re mtg; Adolph D Bendheim to Charles Hensle Realty Co, 128 Bway; Q C; June5'15; A$——$——. 10,000

1ST av, 1632-4 (5:1564-47-48), sec 85th (Nos 400-2), 51x79, 2-4-sty stn tnts & strs; re dower; Susanne Weinberger, widow, to Lesser Furniture Co, Inc, 1632 1 av; June8; June10'15; A$33,000-52,500. O C & 100

3D av, 274 (3:877), ws, 66 s 22d, 22x75; consent to 3d track; Howard Conkling, NY, to Manhattan Railway Co; May19; June8'15. 480.33

3D av, 358 (3:882), nwc 26th, 24.8x112; consent to 3d track; Winthrop A Chanler to Manhattan Railway Co; mtg $35,000; Nov14'14; June4'15. 296.24

3D av, 358; consent to 3d track; U S Trust Co of NY, mtgee, to same; mtg $35,-000; Feb18; June4'15. nom

8TH av, 225 (3:745-35), ws, 73.3 n 21st, 22.6x100, 3-sty bk tnt & strs, 1-sty ext; re dower; Eliz S Woodward, of Ramapo, NY, widow, to Lucy S & Cath M Woodward, 58 John st, Englewood, NJ; AT; June9; June10'15; A$16,000-19,000 (R S $1). O C & 100

8TH av, 2715 (7:2044), ws, 49.11 n 144th, 25x100; consent to 3d track; Leonard Adair, NY, to Manhattan Railway Co; mtg $10,000; Apr15; June5'15. 462.50

General release (miscl); F R Wood, W H Dolson Co, at Bway & 80th, to Fanny L Chapman, 537 W 121; June2; June8'15. nom

Power of atty; Chas R Hill, 242 W 74, to Livingston Platt, 244 W 74; Oct30'13; June7'15. nom

WILLS.

Borough of Manhattan.

4TH st, 66-8 E (2:459-19), ss, 225 w 2 av, 50x192, 4-sty bk lyceum; A$74,000-85,000; also 119TH ST, 157 W (7:1904-6), ns, 98 w 7 av, 27x100, 5-sty bk tnt; A$15,-000-29,000; Dora Levy Est, Jacob Levy ADMR, 157 W 119; Meyer Levy, atty, 220 Bway. Letters of administration filed Nov 13'14.

4TH st, 290 W (2:623-41), ws, 90 n 11th, 20x60, 3-sty bk dwg; Evanna Felter Est, Jacob A Felter, EXR, 290 W 4; atty, Wm C F Findlay, 43 Cedar; A$7,000-9,000. Will filed June2'15.

84TH st, 347 W (4:1246-14), ns, 450 w West End av, 18x102, 3-sty stn dwg; A $17,300-20,000; also WEST END AV, 257 (4:1183-35), ws, 44 s 72d, 16x68x irreg, 4-sty stn dwg; A$20,000-24,000; Otto S Cockey Est, Mary M B Cockey, EXTRX, 347 W 84; atty, Martin J Bevins, 100 Bway.

119TH st, 157 W, see 4th, 66-8 E.

127TH st, 231-3 W (7:1933-20½-21), ns, 254 w 7 av, 28x99, 2-3-sty stn dwgs; Zillah P Cohen Est, I Phillips Cohen, EXR, 345 W 70; atty, Howard Cohen, 55 Liberty; A$12,200-18,000. Will filed June2'15.

West End av, 257, see 84th, 347 W.

CONVEYANCES.

Borough of The Bronx.

Ash st, ws, 300 s Syracuse av, see Chestnut, es, 300 s Syracuse av.

Barretto st, see Coster, ws, 307 s Oak Pt av.

Brown ter (*), nws, 120 se 228th, 70x198, Wakefield, except part for Bronx blvd; Margt L, wife Chas C Gilligan, 5 Harry G Lynn, 7a Ashington pl, Jamaica, LI; B &S; Aug15'14; June10'15. nom

Cannon pl (12:3263), land in bed of pl in front of lot 352 map Van Cortlandt Est; deed of cession; Frederic C Zimmerman, 60 W 101, to City N Y; Aug12'13; June9'15. nom

Casanova st, see Coster, ws, 307 s Oak Pt av.

Cedar st (*), ws, 200 s Chester av, 25x 100; Wm T Quinn, ref, to Wm T Matthies, 2001 Anthony av; mtg $2,800; FORECLOS Apr22; June3; June4'15. **100 over mtg**

Charlotte st (11:2966), ws, 575 n 170th, runs n111.9 to Boston rd xw & sw276.3 to es Wilkins av xe100xn25xe100 to beg, vacant; Lawyers Title & Trust Co to Av St John & Fox St Corpn, 320 Bway; mtg $170,000; June7'15 (R S $2.50). O C & 100

Chestnut st (*), es, 300 s Syracuse av, 100x200 to Ash; also CHESTNUT ST (*), es, 400 s Syracuse av, 100x100; Harry Bijur, ref, to Bessie K Fieger, East Orange, NJ; FORECLOS Mar4; June4; June9'15 (R S $1.50. **1,200**

Chestnut st, es, 400 s Syracuse av, see Chestnut, es, 300 s Syracuse av.

Coster st (10:2774-2775), ws, 307 s Oak Point av, runs w750 to cl Casanova xs25 xw130xs18xw100 to es Tiffany xs287 to cl Maxwell xe980 to Coster xn330 to beg, vacant, except pt lying in Manida & Barretto sts; also LINCOLN AV, 150 (9:2310), es, 50 s 135th, 25x100, 1-sty fr str; Cora M Bramwell, 57 E 91, to Geo M & Wm M Bramwell, 57 E 91; ½ pt; mtg $26,000; May24; June10'15 (R S $5). **5,000**

Coster st, 636 (10:2769), es, 400 s Spofford av, 20x100, 2-stv bk dwg; Jno Davis, ref, to Eliz M Trafford, Short Hill, NJ; FORECLOS; June2; June5'15 (R S $6). **6,000**

Duncomb st (*), nws, at sec parcel 77 on sheet 1, map Bronx Parkway Commission, runs sw24.10xnw49.6xnw38.7xnw92 to cl Bronx River xne3.4 & 25.3xse179.11 to beg; Peter Prevosto, 3457 Duncomb av, to Bronx Parkway Commission, 100 Bway; June4; June7'15 (R S $6). **5,722.74**

Duncomb st (*), nws, at sec parcel 78 on sheet 1, map Bronx Parkway Commission, runs sw25.6xnw179.1 to cl Bronx River xne34.10xse177.9 to beg; Francesco C Luengen, 3459 Duncomb av, to Bronx Parkway Commission, 100 Bway; June3; June7'15 (R S $6.50). **6,004.47**

Duncomb st (*), nws, at sec parcel 81 on sheet 1, map Bronx Parkway Commission, runs sw75.4xnw68.3xnw96.10 to cl Bronx River xne11.11xne47xne10.4xse82.9x sw92.9 to beg; Patk Redmond, West Swanzey, NH, to Bronx Parkway Commission, 100 Bway; June3; June4'15 (R S $10.50). **10,023.02**

Fairmount pl, 802 (11:2954), ss, 140.3 w Marmion av, 18.6x81.3x18.6x82.7, 2-sty bk dwg; Wm Groesser, 802 Fairmount pl, to Frances Groesser, 802 Fairmount pl; June 2; June10'15 (R S $3). O C & 100

Hall pl, 1077 (10:2691), ws, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; Bernard H Sandler, ref, to Chas A Willets, 197 Sandford av, Flushing, LI; FORECLOS Dec 10'14; Jan23; Feb9'15 (R S 50 cts); corrects error in issue of Feb13, when it appeared as east side. **500**

Jennings st, 902-6 (11:2976-2977), ss, 126 w So blvd, 52x123.8x40x126.4, 3-2-sty fr dwgs; Frank Schleininger, 123 2 av, New Brighton, SI, to Chas H Roe Estate, 391 E 149; mtg $4,100; June7'15 (R S $2.50). O C & 100

McClellan st, swc Grand blvd & concourse, see Grand blvd & concourse, sec 166.

McClellan st, swc Walton av, see Grand blvd & concourse, sec 166.

Main st (11:), es, 126.5 s Schofield av, 111.9 x75.8xn109.5x74.9, City Island; Thos F Murray to Jno Murray, 2464 Devoe ter; Aug 31'14; June5'15 (R S $6). O C & 100

Maxwell st, see Coster, ws, 307 s Oak Pt av.

Manida st, see Coster, ws, 307 s Oak Pt av.

Minerva pl, swc Anthony av, see Anthony av, swc Minerva pl.

Reservoir Oval W, ws, 246 s 210th, see Sedgwick av, es, 250.9 n Undercliff av.

Tiffany st, es, see Coster, ws, 307 s Oak Pt av.

1ST st (*), es, 262.4 ne 226th, runs ne 57.11xse190xsw56.1xsw1.9xnw188 to beg; Hilma P Lindstedt, 655 Prospect pl, Bklyn, to Bronx Parkway Commission, 100 Bway; June8; June9'15 (R S $2). **1,953.16**

134TH st, 476 E (9:2278), ss, 83 w Brown pl, 17x60, 2-sty & bk dwg; Gertrude S, wife of & Richd Norris, 480 E 134, to Wm J & Delia Greene, 330 E 139, joint tenants; mtg $2,000; June4; June7'15. nom

138TH st, 755 E (10:2590), ns, 194.1 e So blvd, 37.6x100, 6-sty bk tnt; Wilhelmine S M Jarck to Henry Jarck, 755 E 138; mtg $25,000; May29; June7'15. O C & 100

140TH st, 499-501 E (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Beekman Constn Co, 15 E 26; mtg $28,000; FORECLOSED & drawn Jan26; Feb2'15 (R S 50 cts); corrects error in issue of Feb6, when Nos were incorrect. **500 over mtg**

140TH st E (10:2551-2552), ns, 200 e St Anns av, 100x95, vacant; Claudius D Claussen, Bklyn, to 173d St Impt Co, 148 W 142; mtg $10,000; June8; June10'15 (R S $9). nom

152D st, 249 E (9:2442), nes, 200 nw Morris av, 25x100, 3-sty fr tnt & 1-sty fr rear bldg; Michl J Figliolo et al to Lorenzo Figliolo, 249 E 152; mtg $4,000; May 31; June5'15. nom

153TH st, 767 E (10:2654), ns, 120.2 w Tinton av, runs w20xn93.8xe15.3xe4.10xs 100 to beg, 2-sty & b fr dwg; A Goldner, Inc, 769 E 155, to Emily L Wimmer, 661 Jefferson pl; mtg $6,500; June5; June7'15 (R S 50 cts). O C & 100

156TH st, 860 E (10:2687), ss, 130 e Prospect av, 20x96.10x20.3x99.4, 2-sty bk dwg; Hermann F Drewes, 860 E 156, to Emma A Drewes, his wife, 860 E 156; mtg $5,-500; June7; June8'15. nom

156TH st E, nwc Sheridan av, see Sheridan av, nwc 156.

166TH st E, swc Grand blvd & concourse, see Grand blvd & concourse, sec 166.

166TH st, 810-2 E, see Union av, 1072.

168TH st, 801 E, see Union av, 1201.

169TH st, 310 E (9:2436), ss, 85 w Findlay av, 20x100, 2-stv & b fr dwg; Thornton Bros Co, 1320 Clay av, to Harry Ehlers, 1337 Clay av; mtg $4,500; June7; June 9'15 (R S $1). O C & 100

169TH st, 312 E (9:2436), ss, 65 w Findlay av, 20x100, 2-sty & b fr dwg; Thornton Bros Co, 1320 Clay av, to Florence M Henry, 1337 Clay av; mtg $4,500; June 7; June9'15 (R S $1). O C & 100

173D st E, nwc Longfellow av, see Longfellow av, nwc 173.

175TH st, 718 E (11:2948), ss, 71.10 w Clinton av, 30x100, 2-sty fr dwg; Matilda Kronsberg, 110 Hungerford st, Hartford, Conn, et al to Geo F Schroder, 718 E 175; May27; June10'15 (R S $6). O C & 100

175TH st, 779 E (11:2953), nes, 150 se Prospect av, 50x200, except pt for 175th, 2-sty fr dwg; Harry Cohan to Salvatore Marino, 508 Morris Park av; mtg $7,000; June7; June8'15 (R S $2). nom

175TH st, 779 E (11:2953), nes, 150 se Prospect av, 50x200, except pt for 175th, 2-stv fr dwg; Michl Mercurio to Harry Cohan, 235 Henry; mtg $7,000; May27; June 4'15. O C & 100

177TH st E, nwc rd to West Farms Station, see rd to West Farms Station, nwc 177.

180TH st, 413 E (11:3030), ns, 85 w Park av, 20x92.1x20x90.4, 2-sty fr dwg; Esther Heine, 413 E 180, to Clara Appel, Frances, Beatrice, Julia & Abr Heine, all at 413 E 180; AT; June4'14. nom

181ST st, 576 E, see Lafontaine av, 2126-8.

184TH st, 367 E (11:3024), es, 273.7 nw Webster av, 81.9x40.5x80x40.5, 5-sty bk tnt; Michele Santoro to Maria A Santoro, 3407 Olinville av; mtg $26,500; May22; June5'15. nom

184TH st E, swc Valentine av, see Valentine av, swc 184.

184TH st E, swc Valentine av, see Valentine av, swc 184.

184TH st E, sec Ryer av, see Valentine av, swc 184.

185TH st, 771 E (11:3114), ns, 160.1 w So blvd, 39.11x130x40.10x130; also all title to STRIP on 185th, ns, 94.11 e Prospect av, runs n32.11xe0.3xs32.11 to st xw.0½ to beg; Nicol Bldg Corpn to Jennie Wolff, 3768 Barnes av; mtg $69,000; June3; June 5'15 (R S $5). nom

187TH st, 535 E (11:3056), ns,, 43.10 e Bathgate av, 22x72.7, 2-sty fr dwg; Gustav A Schwenk, 2146 Newbold av, to Wm H Schwenk, 535 E 187; mtg $3,600; Apr5; June10'15 (R S 50 cts). O C & 100

188TH st, 689 E, see Arthur av, 2452-4.

189TH st E, swc Cambreleng av, see Cambreleng av, swc 189.

209TH st E, swc Hull av, see Hull av, swc 209.

211TH st E, nwc Barnes av, see Barnes av, nwc 211.

224TH st E (*), ns, 160 w White Plains rd, 20x114; Anna Young to Eliz Schmuck, 315 E 169; May13; June8'15. nom

227TH st E, ns, 208 w Laconia av, see Sedgwick av, es, 250.9 n Undercliff av.

233D st E (*), ns, 302.5 w Kingsbridge rd, 25x114.6, lot 35, map 250 lots Thompson-Rose Est; Herman Hartman to Irma, wife Herman Hartman, 224 E Tremont av; Mar17; Mar18'15; corrects error in issue of Mar20, when distance w of rd was 322.5 & size omitted. nom

239TH st E, swc Katonah av, see Katonah av, swc 239.

239TH st E (12:3380), ns, 485 w Katonah av, 40x100, vacant; Hermann Seeckamp to Jas Lord, 330 E 239; Feb18'15 (R S $2); corrects error in issue of Feb20, when description read e Katonah av. O C & 100

Av Von Humboldt (13:3423), es, 150 n 260th, 32.11x102.8x9.9x100, vacant; also AV VON HUMBOLDT (13:3423), es, 182.11 n 260th, 32x95x54.1x97.6, vacant; Prokop Havlena to Thos L Byrnes, 224 E 69; mtg $1,100; Jan23; Jan26'15 (R S $1.50); corrects error in issue of Jan30, when description read Delafield av. O C & 100

Anthony av (12:3319), swc Minerva pl, 75x100, except pt for pl, vacant; Sandrock Realty Co, 261 Bway, to Edw Osserman, 969 Fox; mtg $7,000; June2; June5'15. O C & 100

Arthur av, 2054 (11:3069), es, abt 95 n 179th, 16.8x118.4x16.9x116.8, 2-sty fr dwg; Emily Stigler, 2054 Arthur av, to Emily Roessler, 2054 Arthur av; AL; June8; June 9'15 (R S $1.50). O C & 100

Arthur av, 2452-4 (11:3077), nec 188th (No 689), 95x81.8x95x82, 3-2-stv bk & fr dwgs; Alfonso Masucci to Giuseppina, wife Alfonso Masucci, 1323 Clinton av; June7; June8'15 (R S $1). nom

Baker av (*), es, 50 n Penfield av, 25x 116.4; Julius D Robian, ref, to Geo J Puckhafer, 146 W 122; FORECLOS transfer tax lien; Apr30; June3; June5'15 (R S $1.50). **1,400**

Bailey av, 2882 (12:3260), es, 150 s 230th, 25x100.7, 3-sty bk tnt; Harry Cahn et al to Jos McCue, 2410 Creston av; mtg $4,000; June5'15. O C & 100

Baisley av (*), ns, 25 w Kearney av, 50x100; Frank P Schirentino to Nazarena Schirentino, his wife, 746 E 179; June7; June9'15. nom

Barnes av (*), nwc 211th, 24.8x100.7x 24.8x101.1; N Y Life Ins & Trust Co, TRSTES Isaac P Smith, 52 Wall, to Maria Colonna, 3525 Barnes av; June9; June10'15 (R S 50 cts). **3,000**

Bassett av (*), ws, 675 s Saratoga av, 25x 100; Maria G Petrella to Ciriaco Ruotolo, 647 Morris av; May25; June4'15 (R S $1). **800**

Bathgate av, 1622 (11:2920), es, 40.1 n 172d, 20x115.7, 2-sty fr dwg; Charlotte Weise to Jos McCue, 2410 Creston av; mtg $3,800; June9'15. O C & 100

Bathgate av, 1622; Jos McCue to Harry Cahn, 2540 Grand av; ¼ pt; Julius J Pittman, 2211 Andrews av, ¼ pt, & Philip Wattenberg, 1109 Forest av, ½ pt; mtg $5,800; June9'15. O C & 100

Bathgate av, 1678 (11:2921), es, 27.10 n 173d, 27x87.6, 4-stv bk tnt; Mary F Kloberg Patchogue, LI, to Martha Teller 2353 Davidson av; mtg $11,000; May25; June5 '15. O C & 100

Bathgate av (11:2918), ws, 108 n 176th, runs n43xw84.5xs21xw10xs22xe94.5 to beg, vacant; 173d St Impt Co to Saml Stern, 518 W 143; mtg $5,000; Apr27; June9'15 (R S $1). O C & 100

Beach av, 1222 (*), es, 225 nGleason av, 25x100; Jos V Mitchell, ref, to Anna C Wildey, 2 W 72; mtg $3,300; FORECLOS June8; June10'15. 100

Belmont av, 1092 (11:3079), es, abt 105 s 179th, runs e94.6xn10.10xn14.3xw— to av xs27.2 to beg, 3-stv bk tnt; K & R Constn Co to Mollie Schlenoff, 625 Tinton av; mtg $8,000; June7; June9'15 (R S 1.50). O C & 100

Bergen av, nws, at ws Brook av, see Brook av, ws, 406.11 n 153.

Boston rd, swc Charlotte, see Charlotte, ws, 575 n 170.

Bronx blvd (*), ws, 62.10 s 222d, 87.4x 90x87.6x95; Jacobina F Schuh, Hawthorne, NY, to Bronx Parkway Commission, 100 Bway; June3; June5'15 (R S $4.50). **4,334.51**

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Bronx blvd (*), ws, 100 ne 226th, runs nw95xsw100xnw43xne136.7xse140 to Bronx blvd xsw36.7 to beg; Helen R Rohr to Bronx Parkway Commission, 100 Bway; June4; June7'15 (R S $3.50). **3,125.31**

Bronx blvd (*), ws, 117.1 sw 228th, 68.3 x145.10x68.4x148; Jno Lynn et al to Bronx Park Commission, 100 Bway; May4; June7 4'15 (R S $4). **3,546.97**

Bronx Park av (*), nes, 100 se 177th, 50x148.7x50x150.4; Chas J Kuhbauch et al to Wm M & Geo J Kuhbauch, 339 Bronx Park av, heirs Anna Kuhbauch; ½ pt; May20; June4'15. O C & 100

Bronxwood av (*), swc 2d, runs s68.8xw 63xn40.7xne40.1 to st xe16.4 to beg; Peter A Sheil to Cecelia M Sheil, 3300 Olinville av; mtg $600; May25; June8'15. nom

Brook av (9:2363), ws, 406.11 n 153d; also 29.7 n Bergen av, runs w48.8 to cl Mill Brook xs62.2xe59.7 to nws Bergen av xne32.2 to Brook av xn29.7 to beg, vacant; Jno D Crimmins to Bernard Levy, 1228 Clay av; mtg $7,600; June2; June4'15 (R S $2). O C & 100

Brook av (9:2364), swc 3 av, runs w13.10 xs29.5xe3.1 to Brook av xn36.6 to beg, 2-sty bk office; Emanuel B Cohen, ref to Universal Savgs Bank, 149 Bway; FORECLOS May28; June1; June5'15 (R S $4.50). **4,500**

Bryant av, 1219 (11:2993), ws, 116.8 s Freeman, 25x100, vacant; Jno C Lynch, 153 E 57, to Wm Sinnott, 967 E 165; mtg $2,100; June3; June4'15 (R S $1). O C & 100

Burke av, 713-9 (*), nwc Cruger av, 100x100; Carrie E Sawyer to Sol Rogers, 39 Brookside pl, New Rochelle, NY; QC; Apr14; June9'15. nom

Cambreleng av (11:3075), swc 189th, 50 x100, vacant; Meehan Constn Co to Utility Realty Co, 30 E 42; B&S; June7; June 10'15. nom

Cedar av, 1867 (11:2883), ws, 235.6 n 177th, 17.10x105x17.11x104.8, 2-sty fr dwg; Mary M Dodge, Allenhurst, NJ, to Cornelia B Cammann, 102 W 70; June7; June 10'15. O C & 100

Cedar av, 1961-5 (11:3231), ws, 124.7 n 179th, 50x100.9, 3-2-sty bk dwgs; Matthew P Breen Jr, ref, to Corporate Mtg Co, 27 Cedar; FORECLOS May14; May18; June8 '15 (R S $2.40). **1,600**

Clay av, 1337 (11:2782), ws, 464.1 n 169th, 25x80.9x25x80.11, 2-sty fr dwg; Florence M Henry to Mary Fiori, 236 E 25, & Maria Annino, 240 E 25; mtg $4,000; June7; June8'15 (R S $2.50). O C & 100

Clinton av, 1323 (11:2933), ws, 250.8 n 169th, 25.11x137.11x25.11x138.11, 5-sty bk tnt; Alfonso Masucci to Giuseppina, wife Alfonso Masucci, 1323 Clinton av; AL; June7; June8'15 (R S $1). nom

Clinton av, 1826-8 (11:2949), es, 155.2 n 175th, 38.10x92.10x33.1x90.2, 2-3-sty bk tnts; Max J Klein et al to Harry S Bracker, 156 Highland av, Yonkers, NY; B&S; July 11'14; June5'15. nom

College av (11:2784-2786), ses, 275 sw 171st, 25x125, vacant; Walter Worth, TRSTE Jos Liccione, 101 Mt Vernon av, Mt Vernon, NY; Feb2; June9'15. nom

College av (11:2784-2786); same prop; Jos Liccione, 101 Mt Vernon av, Mt Vernon, NY, to Jos Liccione, private banker, same place; Oct24'14; June9'15. nom

Concord av, 455 (10:2578), ws, 325 s 147th, 25x100, 3-sty fr tnt & strs; Wm Englert to Wm Englert Contracting Co, 455 Concord av; May21; June4'15. nom

Creston av, see Kingsbridge rd, see Grand blvd & concourse, swc Kingsbridge rd.

Crosby av (*), es, 75 s Waterbury av, 25x100; Hudson P Rose Co to Nissim E Ben Ezra, 17 E 115; June5; June7'15 (R S $1). nom

Cruger av, nwc Burke av, see Burke av, 713-9.

Fordham rd (11:3078), ss, 50.10 w Belmont av, 25x137.6x25x132.6, vacant; Jno J Dowling, 2163 Crotona av, to Jos M O'Neill, 646 Lenox av; June5; June7'15. O C & 100

Fordham rd, 60 E (11:3184), swc Morris av, 69.6x124.10x75.9x120.5, 2-sty fr club house; Esther C Nelson, Bayonne, NJ, to Fordham Holding Co, 135 Bway; mtg $30,000; June1; June7'15 (R S $10). nom

Gerard av, see McClellan st, see Grand blvd & concourse, sec 166.

Grand av (11:3194), es, 50 s 181st, 50x100x48.10x100, vacant; Thos F Caffrey, Stamford, Conn, & ano, to Chas J Blewitt, 2132 Grand av; May24; June4'15 (R S $5). O C & 100

Grand blvd & concourse (9:2472), swc 166th, 88.9x241.2 to Walton av x83.9x242.7, vacant; also GRAND BLVD & CONCOURSE (9:2478), swc McClellan, 414.7 to 166th w244.7 to Walton av x413x279.1, vacant; also WALTON AV (9:2462), sws McClellan, 556.1x200 to Gerard pl, vacant; Henry Maillard, Paris, France, to Concourse-Walton-Gerard Realty Corpn, 115 Bway; May3; June4'15 (R S $155). O C & 100

Grand blvd & concourse (11:3166-3153), es, 222.9 s Fordham rd, 50.2x143.11x50x139.8, vacant; Grand Blvd Holding Corpn & ano to Harriet A Briggs, 2550 Grand blvd & concourse; mtg $12,000; May27; June4'15. nom

Grand blvd & concourse (11:3168), swc Kingsbridge rd, runs w231.6 to es Creston av xs236 to ns 193d xe225.8 to Grand blvd & concourse xn223.10 to beg, vacant; Wm N Cohen et al, EXRs Wm Wicke, to Soc for the Relief of The Destitute Blind of City N Y & Its Vicinity, 893 Ams av; June4; June9'15 (R S $118). **118,000**

Grand blvd & concourse, swc McClellan, see Grand blvd & concourse, sec 166.

Grand blvd & concourse, swc Minerva pl, see Anthony av, swc Minerva pl.

Heath av, 2686 (11:3240), es, 340.6 n Kingsbridge ter, 25x127.1x25.4x131.2, 2-sty fr dwg; Carl Brandis to Henry S Reynolds, 950 Madison av; QC; mtg $5,000; June5'15. nom

Hoe av, 932-40 (10:2746), es, 307 s Aldus, 138.6x100x137.8x100, 3-5-sty bk tnts; Jad Constn Co to Cecil Rossi, 1115 Westchester av; mtg $97,000; June4; June8'15 (R S $37.50). O C & 100

Hoe av, 932-40; Cecil Rossi to Edw A Ridley, Fanwood, NJ; mtg $97,000; June 4; June8'15 (R S $45). O C & 100

Hoe av, 1172-4 (10:2752), es, 104.1 s Home, 50x100, 5-sty bk tnt; Wm Sinnott Co to Owl Constn Co, 652 Bway; QC & correction deed; Nov14'12; June10'15. O C & 100

Hone av (*), ws, 350 s Neil av, 50x100; Dani Lieberfeld to Morris Park Estates, 25 Broad; mtg $1,400; Apr29; June7'15. 50

Hull av (12:3347), swc 209th, 100x100, vacant; Fredk Kaffeman, Yonkers, NY, to Renrock Realty Co, Inc, 906 Bway; June3; June5'15. nom

Hull av (12:3346), ns, 299.7 e 205th, 50 x100, vacant; Estates Settlement Co to W A J Bldg Corpn, 841 Marmion av; June 8; June9'15 (R S $1). **7,000**

Hunt av (*), es, 697.11 s Bronxdale av, 25x100; Edw F Hussey to Wm J Hussey, 101 Willow, Jamaica, LI; Nov24'14; Mar3 '15; corrects error in issue of Mar6, when read Hunt.av, ws, 697.11 n Bronxdale av. nom

Hunts Point av (10:2764-2769), nes, at nws Longfellow av, runs n148.7xse85.10 to Longfellow av xsw78.10 to beg, vacant; Kalo Realty Co, Inc, to Theo S Tenney, 1998 Madison av; mtg $1,500; May28; June 5'15. O C & 100

Jackson av (10:2579), es, 229 n 147th, 8x100, vacant; Wm J Williamson, Plandome Park, LI, to Rosie Raphael, 919 Kelly; June3; June4'15 (R S $1). nom

Jackson av (10:2636), ws, 100 s 158th, 74.11x79.10x74.3x80.7, vacant; Title Guar & Trust Co to Antonio Fasolino, 519-21 E 117; B&S & CaG; June4; June5'15 (R S $1.50). O C & 100

Katonah av (12:3379), swc 239th, 100x 105, vacant; Walter W Irwin, ref, to David Lippmann, 50 Central Park W, & Harry Lippmann, 2 W 88; FORECLOS Apr30; June7; June8'15 (R S $5). **5,000**

Kingsbridge rd, see Creston av, see Grand blvd & concourse, swc Kingsbridge rd.

Kingsbridge rd, swc Grand blvd & concourse, see Grand blvd & concourse, swc Kingsbridge rd.

Lafontaine av, 2126-8 (11:3062), sec 181st (No 576), 44.8x95, 5-sty bk tnt & strs; Charlotte Ruff, Whitestone, LI, to Jos Ruff, 120 S 7 av, Whitestone, LI; ½ pt; mtg $28,000; Dec8'14; June9'15. nom

Lincoln av, 150, see Coster, ws, 307 s Oak Point av.

Longfellow av, nws, at nes Hunts Pt av, see Hunts Pt av, nes, at nws Longfellow av.

Longfellow av (11:3001-3002), nwc 173d, 55.10x100.11x41.9x100, vacant; Isabel S Kemp to W A J Bldg Corpn, 1941 Madison av; June3; June5'15 (R S $4). O C & 100

Lydig av (*), nwc Hering av, 50x100; Sarah I Creighton to Edwina C McCarroll, Morristown, NJ; June1; June7'15. nom

Macombs Dam rd, ws, 500 s 183d, see University av, 2190.

Morris av, swc Fordham rd E, see Fordham rd, 60 E.

Morris Park av (*), ns, 25 w Wallace av, 25x70; Jacob Weinberger to Goldie Schwartz, 1707 Unionport rd; AL; Aug4 '13; June4'15. O C & 100

Morris Park av (*), nwc Wallace av, 50x70, except pt for Wallace av; Goldie Schwartz to Saml Schwartz, 1707 Unionport rd; AL; Feb26; June4'15. O C & 100

Mott av, nec 156th, see Sheridan av, nwc 156.

Mott av, es, 27.6 n 156th, see Sheridan av, ws, 27.6 n 156.

Norman av (12:3252), land in bed of av in front of lot 699 map Van Cortlandt Est; deed of cession; Jno Stewart, 33 King, Morristown, NJ, to City N Y; Nov 20'14; June9'15. nom

Pilgrim av (*), ws, 295.8 n Pelham rd, 50x100; Clara Prost, 54 3 av, College Point, LI, to Matthew & Eliz Walsh, 1369 Purdy; June7; June9'15. nom

Randall av (*), ns, 125 e Amundson av, 25x102x25x101.5; Thos P Hickie, 3901 Seton av, to Warren Manson & F W Burton, 525 W 146; May22; June9'15. O C & 100

Road to West Farms Station (*), nwc 177th (now Wyatt), 105.11x60.11x100x 15.5; Anna Stebbins, 885 St Johns pl, Bklyn, to Dominick Daprato, 451 Pearl; mtg $3,000; June1; June5'15 (R S $1). O C & 100

Ryer av, sec 184th, see Valentine av, sw c 184.

St Marys av (*), ws, 150 n Central av, 50x100; Martha Ferguson to Agnes Blackburn, 4187 3 av; Dec17'14; June4'15. nom

Sedgwick av (9:2538), es, 250.9 n Undercliff av, runs n25xe62.10xse47.11 to Undercliff av xs25xnw47.11xw62.10 to beg, vacant; also 227TH ST E (*), ss, 266 w Laconia av, 75x109.6; also RESERVOIR OVAL W, ws, 246 s 210th, 50x84.1x50x98, vacant; Jno J Lenihan to Ellen & Margt Lenihan; mtg $——; Dec7'09; June7'15. O C & 100

Sheridan av (9:2458), ws, 250 n 153d, 25 x92x25x91, vacant; Henry L Morris to Henry L Morris, 12 W 53, EXR Arthur R Morris; B&S; May28; June7'15. nom

Sheridan av (9:2458), nwc 156th, 20.8x 222.11 to es Mott av x0.11x222.5, vacant; Henry L Morris, EXR Arthur R Morris et al, to Walter A Stevens, Inc, 55 John; June10'15 (R S $3.50). **3,100**

Sheridan av (9:2458), ws, 27.6 n 156th, runs w— to es Mott av xs27.4xe223.11 to Sheridan av xn6.10 to beg, vacant; Bway Savgs Instn of City N Y to Walter A Stevens, Inc, 55 John; B&S; June10'15 (R S $2). **2,000**

Syracuse av (*), ns, extends from Chestnut to Ash, 200x100; also SYRACUSE AV (*), ss, extends from Chestnut to Ash, 200x300; Harry Bijur, ref, to Jessie K Fieger, East Orange, NJ; FORECLOS Mar 4; June4; June9'15 (R S $3.50). **3,400**

Tinton av (10:2665), es, 148.11 s 156th, 25.6x160.7x25x165.6, 2-sty bk shop; Danl Harris, Bklyn, to Bessie Lehr, 1231 Hoe av; mtg $9,300; May29; June4'15. nom

Union av, 1072 (10:2679), sec 166th (Nos 810-2), 93.11x83.4, 5-sty bk tnt & strs; Henry A Petersen to Anthony F Hoenninger, 165 E 88; mtg $63,000; May28; June 8'15. nom

Union av, 1201 (10:2673), nwc 168th (No 801), 26.7x96.1x22.6x96.2, except pt for av & st, 5-sty bk tnt; Chas Brandt, ref, to Chas Gronich, 162 E 107; FORECLOS May 7; June2; June10'15 (R S $18). **18,000**

Union av, 1201; Chas Gronich to Corwin E Sayer, at West Town, Orange Co, NY; mtg $22,000; June3; June10'15. nom

Undercliff av, ws, 250.9 n Sedgwick av, see Sedgwick av, es, 250.9 n Undercliff av.

University av, 2190 (11:3211), es, 500 s 183d, 37.6x102.2 to Macombs Dam rd x37.6 x102.3; 173d St Impt Co to Claudius D Claussen, 203 Irving av, Bklyn; mtg $11,000; June9; June10'15 (R S $9). nom

University av, 2475 (11:3219), ws, 175 s 190th, 50x100, 2-sty fr dwg; Jno Russell to Geo Coburn Constn Co, 2296 Loring pl; mtg $2,500; May24; June7'15 (R S $5). O C & 100

Valentine av, 2196 (11:3144), es, 262.10 n 181st, 16.8x116.8x16.8x116.11, 2-sty fr dwg; Jos Siegfried, 48 Ridge, to Anna Kornhauser, 2196 Valentine av; Feb25; Q C; June9'15. nom

Valentine av (11:3151), swc 184th, 176.6x 200 to Ryer av x210.3x202.10, vacant; Thomasine E O'Brien, 549 Riverside dr, to Arrisue Corpn, 135 Bway; June8; June 9'15 (R S $35). nom

Vyse av, 1224 (11:2993), es, 264.7 n Home, 50x100, 2-sty fr dwg; Wm Sinnott to Tonn Bldg Co, Inc, 967 E 165; June5'15 (R S $7). O C & 100

Wales av, 516 (10:2581), es, 150 n 147th, 25x100, 2-sty & b fr dwg; Concrete Realty & Holding Corpn to Philipp Fasser, 413 E 160; mtg $3,750; June3; June4'15 (R S $2). O C & 100

Wallace av, nwc Morris Park av, see Morris Park av, nwc Wallace av.

Wallace av, 1854 (*), es, 515.1 n Morris Park av, 30x100; also WALLACE AV, 1861, ws, 590 n Morris Park av, 25x100, except pt for sts; Benj Kaplan, 488 E 175, to Axel Josephsson, 2686 Bway; B&S; mtg $10,500; Apr26; June9'15. nom

Wallace av, 1861, see Wallace av, 1854.

Walton av, swc McClellan, see Grand blvd & concourse, sec 166.

Walton av, 2114 (11:3180, 3185), es, 50 s 181st, 25x100, 3-sty fr tnt; Sadie B Ullman to Reinhold Buge Jr, 912 Havemeyer av; mtg $6,500; Nov27'14; June7'15. O C & 100

Walton av, 2403 (11:3188), ws, 268.11 n 184th, 19.11x96.6, 3-sty bk dwg; Wm E Uran, 2059 Webster av, to Jas T Bunt, 327 E 237; mtg $8,600; June7; June10'15. 100

Washington av, 1137 (9:2388), ws, 175 s 167th, 13.4x100, except pt for av, 2-sty & b fr dwg; Henry Schappert to Carl Konemann, 1274 Wash av; June3; June5'15 (R S $1). nom

Washington av, 1185 (9:2389), nws, 195.2 ne 167th, 40x140.4, 2-sty & b fr dwg & 1-sty bk rear shop; Bernard Greenthal to Ida Zoposnick, 941 E 172; mtg $10,500; Apr2; June5'15 (R S $1). nom

Watson av (*), ns, 105 e Castle Hill av, 100x108, Unionport; also WATSON AV (*), ss, 305 e Castle Hill av, 50x216 to 8th, except part for Tremont av; Jos Kaufmann, ref, to Jennie G Buckley, 2 W 82; Calvin G Dun, 159 W 105, & Jno B Harrison, 31 Woodland av, New Rochelle, NY; TRSTES Chas Guidet; FORECLOS Feb11; Feb24; Mar3'15 (R S $7); corrects error in issue Mar6, when 2d parcel read Watson av, ns, 305 e Castle Hill av. **7,000**

Webster av (11:2887), ws, 1047.6 n 169th, 125x—x130.2x82, vacant; Ludwig Sikora, of Long Island City, to Sikora Realty Corpn, 8 9 av, Long Island City; June4'15 (R S $12). nom

White Plains rd (*), es, 83.9 n Bronx pl, 27.1x102.5x25x112.11, except pt for rd; Annie E Barnett, 1617 Oxford st, Phila, Pa, to Arthur H Murphy, 1800 Arthur av; mtg $3,000; June4; June8'15 (R S $3). O C & 100

White Plains rd (*), es, 250 n 149th as on map Jos Husson, 25x100; Susan H Rudd, 121 Sherman av, to Rose J, wife Reinhardt Kramer, 456 Underhill av; mtg $2,500; May1; June8'15. nom

3D av, swc Brook av, see Brook av, swc 3 av.

5TH av (*), es, 56.5 n Briggs av, 125x 100; Tripoli Realty Co to Harriet J Heller, 249 Montclair av, Newark, NJ; QC; Mar6; Mar11'15 (R S $ 50 cts); corrects error in issue Mar13, when description read Driggs st, nec 5 av. 50

Lot 133 (*) map Bronx ter; Fredk P Byron, 3470 Ely av, to Byron Realty Co, Inc, 3470 Ely av; May1; June10'15 (R S 30 cts). O C & 100

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MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

172D st E, swc 3 av, see 3 av, 3917-9.

185TH st, 771 E (11:3114), ns, 160.1 w So blvd, 39.11x130x40.10x130, 5-sty bk tnt; also AT to STRIIT on 185th, ns, 94.11 e Prospect av, runs n32.11xe0.3x32.11 to st xw 40½ to beg; re mtg; Jas G Wentz to Nicol Bldg Corpn; Apr30; June5'15.
25,500

Bogart av, ws, 200 s Morris Park av, see Sackett av, nec Colden av.

Bogart av, es, 125 s Neil av, see Sackett av, nec Colden av.

Bogart av, ws, 250 s Van Nest av, see Sackett av, nec Colden av.

Bogart av, es, 200 n Van Nest av, see Sackett av, nec Colden av.

Bronx blvd (*), es, 200 n 237th, 125x100; re judgmt; Anna M Freudenmacher to Constantine Wagner, 601 Beech ter; May19; June7'15. nom

Colden av, es, 100 n Sackett av, see Sackett av, nec Colden av.

Colden av, nec Sackett av, see Sackett av, nec Colden av.

Lurting av, es, 100 n Morris Park av, see Sackett av, nec Colden av.

Lydig av, ns, 76.3 e Lurting av, see Sackett av, nec Colden av.

Munroe av, es, 100 n Pierce av, see Sackett av, nec Colden av.

Munroe av, ws, 250 n Rhinelander av, see Sackett av, nec Colden av.

Paulding av, es, 150 n Morris Park av, see Sackett av, nec Colden av.

Paulding av, ws, 100 n Sackett av, see Sackett av, nec Colden av.

Pierce av, nec Munroe av, see Sackett av, nec Colden av.

Pierce av, ss, 50 w Paulding av, see Sackett av, nec Colden av.

Rhinelander av, nec Hone av, see Sackett av, nec Colden av.

Sackett av (*), nec Colden av, 100x100; also COLDEN AV (*), es, 100 n Sackett av, 50x100; also PIERCE AV, ss, 50 w Paulding av, 50x100; also PAULDING AV, ws, 100 Sackett av, 100x100; also BOGART AV, ws, 250 s Van Nest Av, 25x100; also PIERCE AV, nec Munroe av, 50x100; also MUNROE AV, es, 100 n Pierce av, 25x75; also BOGART AV, es, 200 n Van Nest av, 25x100; also BOGART AV, ws, 200 s Morris Park av, 25x100; also PAULDING AV,es, 150 n Morris Park av, 100x100; also LURTING AV, es, 100 n Morris Park av, 50x100; also MUNROE AV, ws, 25 n Rhinelander av, 25x100; also RHINELANDER av, nec Hone av, 75x100; also LYDIG AV, ns, 76.3 e Lurting av, 25.5x90.7x25x95.3; also BOGART AV, es, 125 s Neil av, 25x100, map Morris Park; re mtg; Lawyers Title & Trust Co to Morris Park Estates, 25 Broad; June4'15. O C & 100

Sackett av, &c (*); same prop; re mtg; N Y Trust Co to same; Mar30; June4'15.
12,600

Southern blvd (11:2982), es, 225 s 173d, 25x100, vacant; re mtg; Crotona Realty Co to Marie Wauer, 1534 Bryant av; June9; June10'15. 3,000

3D av, 3917-9 (11:2919), swc 172d, 55.10x81.3x55.10x81.11; consent to 3d track; Thos J Healey et al to Manhattan Railway Co; mtg $30,000; Mar1; June7'15 (R S 50 cts). 279.15

3D av, 3917-9; consent to 3d track; Henrietta Schelpert to same; Apr22; June7'15. nom

3D av, 3917-9; consent to 3d track; Julia Simpson & ano, EXRS, to same; Mar19; June7'15. nom

3D av (11:2910), lot 46, blk 2910, tax map; consent to 3d track; Edgar S Appleby & ano to Manhattan Railway Co; June4'15. nom

Exemplified copy (Wills) of last will & testament of Lucy Dickson, Mt Vernon, NY; Sept23'14; June7'15. ——

Order of court (11:2887) approving TRSTES bond in matter Alert Constn Co, bankrupt; May6; June4'15. ——

Order of court (11:3079) approving TRSTES bond in matter Alert Constn Co, bankrupt; May6; June4'15. ——

Parcel 7A (*) on damage map to open E 177th or Wyatt st from Tremont av to Morris Park av; Thos M Jaques, 1513 Commonwealth av, to City N Y; Apr22; June4'15. nom

Parcels 19 & 20 (*) on damage map to open 213th st from Bronx blvd to Boston rd; re mtg; Geo Hauser to City N Y; July —'14; June4'15. nom

Parcel 122 (*) on damage map to open Castle Hill av from West Farms rd to Public pl at the southern terminus; re mtg; Mary Golden, 185 W 63, to City N Y; May11; June4'15. nom

Parcels 36 & 36A (*) on damage map to open Spuyten Duyvil rd from 230th to 242d; re mtg; Mary A Davis, 26 W 97, to City N Y; May17; June4'15. nom

Parcels 260, 261 & 262 (*) on damage map to open Bronx blvd from Old Boston Post rd to 242d; re mtg; Jos Ferara Jr to City NY; Apr19; June4'15. nom

Parcel 6 (*) on damage map to open Ludlow av from Tremont av near Av A to Whitlock av; re mtg; Christian S Bechler, 441 So blvd, to City N Y; June1'15. nom

Power of atty (P A); Peter Fox to Jno L Fox; May17; June5'15. ——

Power of atty (P A); Uda Lapin to Harris Lapin, 1725 Anthony av; June3; June 5'15. ——

LEASES.

Borough of Manhattan.

JUNE 4, 5, 7, 8, 9 & 10.

Barclay st, 83 (1:127), str fl; Wilbur F Randall, 112 Duane, to Robt A Besnilian, 1230 President, Bklyn; 5yf May1'15, option of ren; June7'15. 1,800 & 2,000

Bleecker st, 211 (2:542), cor str; Alfred Custer of Phila, Pa, to Nicola Eutenio, 62 King, & ano; 5yf May1; June4'15. 1,440

Broome st, 246 (2:409), cor str & b; Saville Levin to Wm Rosenthal, 246 Broome; 6yf May1'13; June4'15. 2,400

Cedar st cor Bway, see Bway cor Cedar.

Cherry st, 32 (1:112), str & front b; Bernard Golden, 4820 13 av, Bklyn, to Jno Tancredi & ano; 3yf May1; June4'15. 600

Cherry st, 230 (1:255), str & c; Rachel Isaacs, 110 W 114, to Fannie Sorgen, 230 Cherry; 5yf May1; June5'15. 720

Columbia st, 109 (2:335), all; Louis Fleischer & Davis Rogers, 346 W 37, to Jacob Rand, 161 Broome; 3yf May1'14; June7'15. 2,178

Greenwich st, 636-42 (2:603), nwc Morton, 100.3x98.4x100x92.6, all; Estate of Chas F Hoffman, Inc, to Semon Bache & Co, Inc, 48 Hubert; 10 1-12yf Jan1'16; 5y ren at $22,000; June7'15. 21,000

Minetta st, 4 (2:542), all; Lavinia Leitch to Tommaso Pascale, 4 Minetta; 3yf May 1; June9'15. 420

Morton st, nwc Greenwich, see Greenwich, 636-42.

Mulberry st, 25 (1:161), str fl & front c, except ext fronting on Worth st; Nicolina Volta to Julius Volta, 25 Mulberry; 5yf May1; June4'15. 1,500

Peck sl, swc South, see South, 116-19.

South st, 116-19 (1:97), swc Peck sl, all; Wm F Grell, EXR Hy L Meyer, to Harry D Meyer, 119 South; 5yf May1; 5y ren; June8'15. 6,000 or 6,500

Water st, 336-8 (1:110), all; Carucci Holding Co to Michl Osnato, 341 Water; 3yf June1; 2y ren; June8'15. 1,380

11TH st, 500 E, see Av A, 170-2.

13TH st E, nwc Av D, see Av D, nwc 13.

13TH st, 646-8 E (2:395), all; Jos G Engel to Sol Weissman, 655 Fox; 3yf July 1; June10'15. 4,300

19TH st, 13 E, see Bway, 893.

19TH st E (3:986), ns, at bulkhead line East River, runs n140xw60xs89.8xe78.3 to beg, contains 6.891 —; wharf prop; City N Y, by Comr of Docks, to O H Perry & Son, 41 Park row; 10yf May1; 10y ren at $5,775; June7'15. 5,250

21ST st E, nr 2 av, see 2 av, nec 21.

29TH st, 227 E (3:911), all; also 30TH ST, 230 E, all; also 5-sty house in rear & bet above two; Jos Personeni, 43 Charlton, to Domenico Zingali, 99 W Houston; 3 1-12yf Apr1; June4'15. 3,108

30TH st, 230 E, see 29th, 227 E.

30TH st, 104 W (3:805), all; Jas Slater to Robard Realty Co, 110 W 34; 10 1-12yf Apr1, with ren 21y at $3,000 net & 2 yrs more at not less than $3,750 net; June4'15. taxes, &c, & 2,000

36TH st W, sec 6 av, see 6 av, 612.

37TH st, 36-8 W (3:838), str & b; Ball Realty Co, at Water Mill, LI, to G W Faber, Inc, 1 Beaver; 10yf Oct1; June8'15. 6,250 & 6,500

40TH st, 552 W (3:711), str & b; Jacob Ehmer to Chas Schmid, 525 W 40; 2 11-12 yr from June1; June8'15. 420

42D st, 106 W (4:995); sur Ls; Childs Unique Dairy Co, now Childs Co, 200 5 av, with Emma J Adams, 226 Madison av, NY, & Mary A Saunders, 336 Trinity pl, Mt Vernon, NY; AT; June5; June8'15. nom

42D st, 109 W (4:995); sobrn of Ls to mtg for $60,000; Emma J Adams, NY, & Mary A Saunders, of Mt Vernon, NY, owners, & Childs Co, lessees, with Edw E Black, 48 Glover av, Yonkers, NY; June5; June8'15. nom

47TH st, 111 W (4:1000), all; Sadie Fisher to Giacomo Pogliani, 111 W 47; 3yf Oct1; June4'15. 2,650

50TH st, 1 W (5:1266); consent to asn Ls to Somersworth Realty Co; TRSTES of Columbia University, to Michl Friedsam, et al, EXRS Benj Altman; May4; June8 '15. nom

71ST st, 411 E (5:1466), the stores now occupied by party 2d pt as dry goods str; also tailor str adj; Saml Golde to Jos Peklo, 411 E 71; 5yf May1; June10'15. 600

80TH st, 240 E (5:1525), all; Eliz Dannecker to Mary Meizinger, 4010 3 av; 4 11-12yf June1; June8'15. 1,500

80TH st, 240 E; asn Ls; Mary Meizinger to Ebling Brewing Co, 760 St Anns av; June5; June8'15. nom

81ST st, 154 E (5:1509), all; Richd H Morrison to Saml A Hardy, 154 E 81; 3yf May1'14; June9'15. 1,400

81ST st, 156 E (5:1509), all; Richd H Morrison to Herman Mayenberg, 156 E 81; 3yf Oct1'14; June7'15. 1,450

86TH st, 434 E (5:1565), str; Dora Jackel to Jacob Lipshitz, 303 E 83; 5yf Oct1'14; June10'15. 180 & 204

100TH st, 403 E (6:1694), all; Anna C F Schwarz at Blankenburg am Harz, Germany, to Morris Florea, 105 E 123; 5yf June1; June4'15. 2,100

163D st, 432-4 W (8:2110), all; Security Mtg Co, 128 Bway, to Adolf Klein, 53 E 118, & ano; 5yf June1; June7'15. 4,400

Av A, 170-2 (2:404), sec 11th (No 500), two strs & bs; Anna, wife Max Lipman, et al, to Saml Wohlstadter, 172 Av A; 5yf May15; June8'15. 1,500

Av C, 155 (2:392), all; asn Ls; Stuart N Clarke, of Yonkers, NY, to Saul Margolies, 155 Av C; June3; June5'15. nom

Av C, 155; asn Ls; Saul Margolies to Gramercy Grand Palace, Inc, 155 Av C; AT; June3; June5'15. nom

Av C, 155; asn Ls; Gramercy Grand Palace, Inc, to Louis Anekstein, 155 Av C; AT; June3; June5'15. nom

Av D (2:383), nwc 13th, 160.9x88, all; Mid City Realty Corpn to Jacob Eifert, 25th nr State st, Flushing, B of Q, & Fredk Eifert, 1227 Dean, Bklyn, firm J & F Eifert; from completion of bldg to Aug 1'26; June10'15; 6% on cost of bldg not to exceed $12,000 & taxes &c & $4,313.69. ——

Amsterdam av, 1706 (7:2076), n str fl; Chas Christman to Nicholas Dephtereos & Christ Lamaris, both at 522 W 145; 4 4-12yf June1; June10'15. 1,020

Bowery, 106 (1:239); asn Ls; Estelle Feller, 104 W 114, to Harry Scherer, 106 Bowery; June9; June10'15. nom

Broadway, 139 (1:50), ws, 23.3x110x23.3x 109.7; also BROADWAY, 141, rear part or that part occupied by party 1st pt, contains 1,675 sq ft; Liberty National Bank of N Y, 139 Bway, to Equitable Office Bldg Corpn; sub-lease from date party 1st pt shall move into 120 Bway until termination of leases dated Feb25'02 & Feb14'12, or 40½ yrs from Nov1'03 at $15,000 & $16,000 on No. 139 Bway, & for 5yf May1 '12 at $4,500 for that part of 141 Bway; June4'15. taxes, &c, as per agmt

Broadway, 141, see Broadway, 139.

Broadway, Cedar, Nassau & Pine sts (1:47), space on ground, mezzanine, 2d & 4th flors; Equitable Office Bldg Corpn, 120 Bway, to Liberty National Bank of N Y, 139 Bway; 21yf July1; 21y ren at bet $60,000 & $80,000; June10'15. 60,000

Broadway, 503 (3:848); also 19TH ST, 13 E, all; Emily Van Wagenen et al, TRSTES Jno M Dodd, decd, to Carl Thurnauer, 251 W 92, et al, firm Chas Zinn & Co; 10yf Feb1'16; June10'15. 10,500

Broadway, 3589 (7:2094), theatre; asn Ls & deposit of $3,000; Jas A Bradbury, 3569 Bway, to Bunny Theatre Corpn, Inc, 3589 Bway; June9; June10'15. O C & 100

Broadway (7:2094), —s, bet 147th & 148th, "Bunny Theatre"; Legend Realty Corpn to Jas A Bradbury, 3495 Bway; 10yf June1; June7'15. 9,000

Lenox av, 584 (6:1737), s str & b; Theresa Proops, of Bklyn, to Calvin W Royall, 21 W 134; 5yf June1; 5y ren at $1,020; June10'15. 900

Lexington av, 738 (5:1313), ws, 20.5 s 59th st, 20x75, all; Amelia J G Stolte of Naples, Italy, to Burrows, Neely & Co, 108 W 34; 20 11-12yf June1'13; June4'15. taxes, &c, & 2,000 & 2,200

Madison av (3:789), swc 40th, 54x120, all; Lillia B Hyde to Foster Building Corpn, 43 Exchange pl; 21yf May1'16; 21y ren; June9'15; 8% on cost of construction & taxes, &c, & 24,000 & 25,000.

Madison av, 1501 (6:1608), str & b; Isador Wasserman to Egon Roggenkamp, 18 E 107; 3yf May1; June4'15. 840

1ST av, 1205 (5:1440), str fl & pt b; Henrietta G Sanders, 1205 1 av, to Julius Meyer, 149 E 65; 10yf Oct1; June4'15. 1,500

1ST av, 1355 (5:1447), str; Phillip Cohn, 2051 Belmont av, Bronx, to Alois Hostomsky, 1355 1 av; 3yf Feb1'18; June 8'15. 780

2D av (3:927), nec 21st, 112.10x100; asn Ls; Fredk W Fischer to Chas W Roth, 365 E 22, Bklyn; May19; June4'15. nom

2D av, nec 21st, same prop; asn Ls; Chas W Roth to Geo, John & Hy Reischmann, 20 Palmetto, Brooklyn, EXRS Michl Reischmann; May19; June4'15. nom

2D av, 2074 (6:1678), str, c & 1st fl; Jacob Heistein, 57 W 117, to Di Cuia Rinaldo, 1859 2 av; 5yf July1; June4'15. 1,020

3D av, 248 (3:876), str & pt b; Edw J Sander to M Salzman Co, of Bklyn, 214 Franklin, Bklyn; 4yf May1; June7'15. 1,200

5TH av, 135 (3:849), pt of b; Century Bank to Waldes & Co, a firm consisting of Heinrich Waldes et al, all of Prague, Austria; 3yf Feb1; June7'15. 800

5TH av, 582 (5:1263); asn Ls; Paul J Byck to 582 5th Av Corpn, 30 E 42; May 28; June7'15. nom

5TH av, 586 (5:1263), 3d loft; Peck & Peck to Lichtenstein Millinery Co, 584 5 av; from May1 to Jan30'27; June9'15. 3,000

5TH av, 626 (5:1266); consent to asn Ls to Somersworth Realty Co; TRSTES of Columbia University to Michl Friedsam et al, EXRS Benj Altman; May4; June8'15. nom

6TH av, 612 (3:837), sec 36th, 24.7x62.6, all; Frederica Wieners, individ & EXTRX Jacob F Wieners, at College Point, B of Q, to Beadleston & Woerz, 291 W 10; 2yf May1'16; 2y ren; June7'15. 12,000

6TH av, 612 (3:837), hotel, sal & c, with fixtures, chattels, &c; Beadleston & Woerz to Wm A Rosenbaum, 612 6 av, & Evan H Hughes, 110 W 84, firm Rosenbaum & Hughes; from June1'15 to Apr29'18; June5 '15; $5,000, & in addition thereto $9,166.67 to May1'16, & thereafter $24,000 for the term. ——

7TH av, 780 (4:1004), str & pt b; consent to asn Ls by Jno Crowley, &c; Mary J Cunningham by Thos Cunningham, ATTY, both at 46 Hamilton pl, to Frank Schage, 211 E 10; May21; June4'15. ——

8TH av, 2429 (7:1958), space in str, contains 68 sq ft; Harry Cohen et al, firm of L Cohen & Sons, to Raffael Durso, 2555 8 av; 3 1-12yf Apr1; June7'15. 480

Bulkhead (1:240), 40 e from es Pier 26 N R, runs e73 to ws Pier 26 E R; also BULKHEAD 40 e Pier 26, es, runs s71.11 xe85 to ws Pier 27 E R xn65 to bulkhead line xw73 to beg; City N Y, by Comr of Docks, to D L & W R R Co, 90 West, from about Aug1'15 for a period co-terminous with existing Ls dates Mar16'14 of Pier 26, E R, with adj bulkhead & platform; 10y ren at $5,500; June7'15. 5,000

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Bulkhead (1:2) at es Pier 7, E R, runs e5.8x88x80xw— to Pier 7 xn— to beg; also BULKHEAD LINE at ws Pier 7, runs s80 xw—xn—xe53 to beg, City N Y, by Comr of Docks, to Erie R R Co, 50 Church; 10yt Oct14, 2 rens of 10y each; June7'15. 25½ cts per sq ft

Pier 46, N R (2,657), foot Charles; City N Y, by Comr of Docks, to Central R R of N J, 143 Liberty; 10yf Oct25'14; June 7'15. 43,762.95

LEASES.

Borough of the Bronx.

Catharine st (*), nws, 480 se Kossuth av, 20x100; re tax Ls; Adelaide A Wabst to Hugo Wabst, 3318 White Plains av; June7; June8'15. nom

Fox st, nec 156th, see 156th E, nec Fox.

Rae st, 645 (9:2358), str; Harvard Realty Constn Co to Harry Staudt, 674 St Ann's av; 5yf Nov1'13; June4'15. 720

Rae st, 645 (9:2358); asn Ls; Harry Staudt to Ernst Stettler, 938 Intervale av; Nov15'14; June4'15. nom

156TH st E (10:2720), nec Fox, cor str; Annie Moore to Wm Sudbrink, 760 St Ann's av; 5 2-12yf Aug1; June4'15. 720 to 900

165TH st, 285 E (9:2439), 2d westerly str; Wm Dhonan to Abr Steinwurzel 1014 College av; 3 9-12yf Aug1'14; June10'15. 360

174TH st, 492 E (11:2915), all; Abr H Vogel, 125 W 120, to Isaac Landau, 492 E 174; 5yf June1; June10'15. 4,000

174TH st, 496 E, all; Abr H Vogel, 125 W 120, to Isaac Landau, 492 E 174; 5yf June1; June10'15. 4,000

Carpenter av (*), nws, 450 se 239th, 50 x100; asn 1,000 yrs tax Ls; Rose M Witt, ADMTRX Henry Decker, to Adelaide A Wabst, 3318 White Plains av; May27; June 8'15. 20

Tremont av, 751 E (11:3093); asn Ls; Michl Lepschina to Rudolph Reimer, 216 E 84; June5; June7'15. nom

Tremont av, 770 (11:2956); asn Ls; Northern Leasing & Realty Corpn to Lippe Botvinik, 770 Tremont av; June7; June8'15. 600

Tremont av, 770; consent to asn Ls; Lillie Bohm et al to Northern Leasing & Realty Corpn, 770 Tremont av; June7; June8'15. O C & 100

MORTGAGES.

Borough of Manhattan.

JUNE 4, 5, 7, 8, 9 & 10.

Astor pl, 8-20, see Bway, 740-4.

Broome st, 308 (2:419), nwc Forsyth (No 111), 17x50; PM; June5'15; 5y or sooner, 5%; Benedict Weissman, 308½ Broome, to Metz Malchow, 1533 East North av, Baltimore, Md. 11,000

Charles st, 39-41 (2:612), ns, 185 w Waverly pl, 65x95; June7'15; 5y5%; Martha Building Corpn to Thos G Field at Cedarhurst, LI, trste will Hy Weil. 65,000

Charles st, 39-41; certf & consent as to mtg $65,000; June4; June7'15; same to same. nom

Charles st, 39-41; pr mtg $65,000; June 7'15; 1y6%; same to Samson Lachman, 313 W 106. 5,000

Charles st, 39-41; certf as to mtg $5,-000; June4; June7'15; same to same. ——

East Broadway, 36, see East Bway, 39.

East Broadway, 39 (1:280), ss, 267.10 e Cath, 26x75x25.6x75; also EAST BROADWAY, 41 (1:280), ss, abt 293 e Cath, 25x75; also EAST BROADWAY, 43 (1:280), ss, abt 365 e Cath, 25x75; also EAST BROADWAY, 36 (1:281), ns, abt 260 e Cath, 25x75; also MARKET ST, 37 (1:277), nwc Madison (Nos 113-7), 25x88; PM; June2; June4'15; 1y6%; Roggen Realty Co to Nathan Roggen, 61 E 86. 10,000

East Broadway, 41, see East Bway, 39.

East Broadway, 43, see East Bway, 39.

Forsyth st, 111, see Broome, 308.

Forsyth st, 199 (2:422), ws, 269 s Houston, runs w67.2xn55.1xw—xs85.7xe57.10xn 2.6xe67.2 to st xn27.11 to beg; pr mtg $——; June9; June10'15; due & int as per bond; W C Realty Co to Rebecca Wolper, 1911 Madison av. 2,500

Fulton st, 216 (1:81), ses, 81.4 se Greenwich, runs se21.11xsw33xnw19.5xse0.8xnw 2.6xne33.8 to beg; June7'15; due & int as per bond; Emily A Naugle of Bklyn to Title Guar & Trust Co. 10,000

Hudson st, 455-7 (2:603), ws, 100 n Morton, 50x100; PM; pr mtg $28,500; May1; June5'15; 1y6%; Chas I Weinstein Realty Co to Hamilton Holding Co, 149 Bway. 18,500

Hudson st, 455-7; certf as to mtg $18,-500; May1; June5'15; same to same. ——

Hudson st, 455-7; building loan; pr mtg $42,000; June5'15; due May1'16, 6%; same to Sadie Roth, 1413 Prospect av, Bronx. 31,000

Hudson st, 455-7; certf as to mtg $31,000; May1; June5'15; same to same. ——

James st, 49 (1:116), ws, 50 s Madison, 23.7x100x23.7x99.10; pr mtg $——; June9 '15; due Sept9'16, 6%; Paul Maniscalco, of Bklyn, to Sidney Rosenbaum, 809 Park pl, Bklyn. 500

James st, 66 (1:278), es, bounded e by 49 Oliver st, n by land Thos Lewis, s by land John Baker, 24.11x99.6; agmt as to cancellation of two agmts & and that mtg for $5,500 to be paid Oct6'22 at 6%; pr mtg $15,000; May29; June9'15; Lumeno Masucci, 612 8 av, with Giovanni Cannonico, NY.

Lafayette st, 106-10 (1:196), nwc Walker (Nos 92-4), 76.9x54.5x82.7x48.6; ext of mtg for $110,000 to Apr12'18, 4¾%; May 3; May15'15; Jno S Melcher with Bowery Savgs Bank, 128 Bowery. Corrects error in issue May 22, when mortgagor was Jno S Welcher. nom

Lafayette st, 436-44, see Bway, 740-4.

Ludlow st, 20 (1:230), es, 101.6 s Hester, 25.1x84x25.3x87; deed recorded as mtg as collateral for loan of $1,500 made by party 2d pt to party 1st pt; pr mtg $24,000; June 2, June5'15; instalms, $100 monthly, ——; Jacob Asch to Herman Tolk, 354 Grand. nom

Macdougal st, 79-81 (2:526), ws, 137.9 s Bleecker, 50.8x100, 3s pl, pr mtg $——; June1, June15, due Dec1'15, 6%; Jos O Clement at Montclair, NJ, to Jno L Fognasso of Fort Lee, NJ. 5,000

Madison st, 113-7, see East Bway, 39.

Market st, 37, see East Bway, 39.

Monroe st, 280 (1:263), ss, 100 e Jackson, 25x95; pr mtg $24,000, June2, June9 '15, 1y6%; Malke or Malka Lasky, 280 Monroe, to Moses Katz, 149 Ludlow. 24,000

Montgomery st, 36-8 (1:260), ws, 75 s Madison, 50x92, June3; June8'15; due & int as per bond; Aaron Ader, 754 E 160, Bronx, to Isaac J Ader, 1018 E 163. 6,500

Prince st, 24 (2:493), ss, 71.6 e Mott, 23.6 x104x22.9x109.9; also PRINCE ST, 26, ss, 16.6 e Mott, 24x100x23.1x114.1, pr mtg $44,-000; Mar24; June4'15; instalis, 6%; Carlo Taibbi at New Dorp, SI, to Giovanni B Meli, 20 Stanton. 854

Prince st, 26, see Prince, 24.

Water st, 131 (1:38), es, abt 25 s Pine, 20.9x78.4x20.6x81.9; PM; pr mtg $20,000; June1; June4'15; due June4'16, 6%; Julius Lichtenstein to Bella Ertheiler, 2170 Bway. 10,000

2D st, 201-3 E, see Av E, 14-6.

7TH st, 111-3 E (2:435); agmt correcting ext of mtg for $12,000 dated Jun1'20, ——%; June1; June4'15; Lawyers Title & Trust Co, trste will Caroline H Baker, with Jacob C & Fredk S Heinsheimer, 104 W 70. nom

12TH st, 224 E (2:467); asn all RT&I in estate of Patk F McGowan, father of party 1st part, as collateral to secure note; Dec9'13; June4'15; 6mos—%; Francis F A McGowan, 607 W 184, to Michl Cunneen, 26 Pine st, Hornell, NY. 300

13TH st, 520-2 E (2:406), ss, 271 & 296 e Av A, 2 lots, ea 25x103.3; two exts of mtgs for $26,000 each to Mar4'19, 5½%; May13; June9'15; N Y Life Ins Co, 346 Bway, with Max Besunder, 143 Hooper, Bklyn, & Louis Sager, 302 E 2, NY. nom

16TH st, 136-8 W (3:791); declaration that mtg of $32,500 dated June8'03 shall not merge in fee Oct3'13; June10'15; Jos L Buttenwieser, 300 Central Park W, to whom it may concern. ——

19TH st, 144-6 W (3:794), sws, 197 se 7 av, 44x93.3x46.3x93.6; pr mtg $35,000; May 15; June5'15; demand, 6%; Chas I Weinstein Realty Co to Max Weinstein, 1884 7 av. 2,500

20TH st, 247-9 E, see 2 av, 345.

21ST st, 107 W (3:797), ns, 55 w 6 av, 20x98.9; ⅓ pt; AT; sub all life estate Caroline C Pell & Ls to Adams & Co; PM; pr mtg $——; also another mtg for $4,000; June16'14; June8'15; 3y6%; Rose Gillespie, B of Q, to Saml C Steinhardt, at Wykagyl Park, New Rochelle, NY. 3,000

21ST st, 107 W; ⅓ pt; AT; sub as above; PM; June10'14; June8'15; 5y5½%; same to same. 4,000

21ST st, 155 W (3:797); ext of mtg for $8,000 to June3'18, 5%; June3; June4'15; Title Guar & Trust Co with Mary A G McLochlin, 220 W 87. nom

25TH st, 41-3 W (3:827), ns, 225 e 6 av, 50x98.9; pr mtg $——; June10'15; due Nov 20'15, 6%; A R Keller, Inc, 501 5 av, to Gouverneur Mtg Corpn, 149 Bway. 7,500

25TH st, 41-3 W; certf as to mtg for $7,500; June10'15; same to same. ——

27TH st, 116-20 E (3:882), ss, 183.4 e av, 66.8x98.9; building loan; pr mtg $90,-000; Apr23; June4'15; 1y6%; D & M Co to Manton B Metcalf, 389 Centre st, Orange, NJ. 125,000

27TH st, 116-20 E; certf as to mtg $125,-000; Apr23; June4'15; same to same. ——

27TH st, 116-20 E; sobrn of mtg for $20,000 to $125,000; Apr23; June4'15; Benj Mordecai, mtgee, with same. nom

28TH st, 324 W (3:751), ss, 506.3 e 9 av, 18.9x98.9; ext of mtg for $9,000 to May31 '18, 4½%; May6; June8'15; Ambrose W Becker with Robt W Cooper, of Bklyn. nom

29TH st, 137 E (3:885), ns, .150 e Lex av, 25x98.9; June7; June8'15; 5y5%; Jennie T B Becker, 526 W 113, to Emigrant Indust Savgs Bank. 15,000

31ST st, 23-7 E, see Madison av, 1371-41.

34TH st, 156 E (3:889), ss, 157 w 3 av, 18.6x98.9; June9'15; 5y4½%; Josephine E Daly to Lawyers Title & Trust Co, trste will Abr Scholle. 15,000

36TH st, 12 W (3:837); agmt as to ownership of bond & mtg for $80,000 to extent of $10,000 as to party 2d pt; party 1st pt owns $70,000; July19'13; June7'15; Equitable Trust Co of N Y with Karl T Frederick, 141 E 44. nom

36TH st, 12 W (3:837); certf as to payment of int of $10,000 in mtg for $80,000 & consent that same be discharged; Apr 22; June7'15; Carl T Frederick, 141 E 44, to 12 West 36th St, 50 Broad. ——

39TH st, 1 W (3:841), ns, 185 w 5 av, 20x 98.9; May18; June10'15; 1y5%; Rose, wife Neville P Jodrell, of London, Eng, to Franklin Savgs Bank, 656 8 av. 10,000

42D st, 109 W (4:995), ns, 100 w 6 av, 25x100.5; June8'15; 5y4½%; Emma J Adams, NY, & Mary A Saunders, of Mt Vernon, NY, to Edw E Black, 48 Glover av, Yonkers, NY. 60,000

48TH st, 425 W (4:1058), ns, 350 w 9 av, 25x100.5; June7'15; due June1'18, 5%; Carrie L Miller to U S Trust Co of NY, 45 Wall. 10,000

50TH st, 1 W, see 5 av, 626.

50TH st, 412 W (4:1059), ss, 200 w 9 av, 25x100.5; pr mtg $14,000; June2; June4'15; 3y or sooner, 6%; Harry Metzler, 443 W 50, to Annie Kunkel, 443 W 50. 1,333.34

50TH st, 414 W (4:1059), ss, 225 w 9 av, 25x100.5; pr mtg $12,500; June2; June4'15; 3y or sooner, 6%; Mamie M Brown, 443 W 50, to Annie Kunkel, 443 W 50. 2,667.34

54TH st, 235 E (5:1328), ns, 125 w 2 av, 25x100.5; pr mtg $——; June1; June5'15; 1 y6%; Margt W Mark of Bronx to Chas W Bohmfalk, 851 Lex av. 2,200

54TH st, 429 W (4:1064), ns, 400 w 9 av, 25x100.5; pr mtg $14,000; June9; June10'15; 1y5½%; Maria L Adam, 236 W 56, to Harriet E Piester, 130 W 123. 1,500

55TH st, 22 E (5:1290), ss, 60.6 w Madison av, 20x80; June8'15; due & int as per bond; Wallace F Peck to Title Guar & Trust Co. 20,000

60TH st, 18 E, see Madison av, 649-51.

61ST st, 200 E, see 3 av, 1029.

62D st, 49-53 E, see Park av, 560-6.

64TH st, 115 E (5:1399), ns, 125 e Park av, 20x100.5; PM; June10'15; 5y or sooner, 5%; Jno J Moorhead to U S Savgs Bank of N Y, 606 Madison av. 25,000

68TH st, 242 E (5:1422), ss, 391.10 e 3 av, 18.2x100; June10'15; due & int as per bond; Henry Steeger to Title Guar & Trust Co. 5,000

70TH st, 418 E (5:1464), ss, 291 e 1 av, 26x100.5; ext of mtg for $4,000 to May30 '18, 6%; May28; June8'15; Jno Giebel, 170 Vanderveer pl, Woodhaven, LI, with Fannie Adler, 230 W 97, & ano, indivd & exrs & Simon Adler. nom

77TH st, 66-72 E (5:1391); ext of 3 mtgs for $12,300 to July15'16, 6%; sub to 3 pr mtgs, $45,000 each; June3; June8'15; Marie M Schultze, 37 Marlborough rd, Bklyn, with Irving Arms Real Estate Corpn, 43 Exchange pl. nom

77TH st, 237 E (5:1432), ns, 255 w 2 av, 25x102.2; June3; June4'15; 3y5½%; Chas W Sanders, 53 E 53, to Mary E Yale at Brewster, NY. 5,000

77TH st, 241 E (5:1432), ns, 205 w 2 av, 25x102.2; pr mtg $12,000; June9; June10'15; 30 days after demand, 6%; Michl Maier, 150 E 78, to Isaac Haselkoren, 203 W 87. note 2,000

77TH st, 14 W (4:1129), ss, 250 w Central Park W, 25x102.2; co-ordinate with another mtg for $10,000; June8'15; due June10'16, 5½%; Emery J Thomas, 14 W 77, to Equitable Trust Co of N Y, 37 Wall. 10,000

77TH st, 14 W; ext of mtg for $10,000 to June10'16, 5½%; co-ordinate with mtg of $10,000 as above; June8'15; same with same. nom

78TH st, 2 E (5:1392), ss, 100 e 5 av, runs s102.2xe37.6xn20xw11xn82.2 to st xw 26.6 to beg; June4'15; 3y int as per bond; Saml Robert to Farmers Loan & Trust Co, 22 William. 75,000

78TH st, 300 E, see 1 av, 1494.

80TH st, 75 E (5:1492), ns, 20.6 w Park av, 20x82.2; PM; pr mtg $25,000; June10 '15; due Sept10'17 or sooner, 6%; Northcote Realty Co, 505 5 av, to Pauline, (wife Louis Auerbach, 850 5 av. 20,000

80TH st, 126 E (5:1508), ss, 147.6 w Lex av, 18.4x102.2; May27; June4'15; due & int as per bond; Jno V Van Pelt at Patchogue, LI, to Eliz H Keys, 267 W 90. 28,000

80TH st, 126 E; sobrn of mtg for $3,000; to mtg $28,000; May27; June4'15; same, owner, & Fredk A Southworth, 410 Riverside dr, trste will Jno Southworth, mtgee, with same. nom

81ST st, 313 E (5:1544), ns, 225 e 2 av, 25 x102.2; agmt that if party 2d pt pays installs up to $2,000 on a/c of 2d mtg of $4,000, int will be waived & mtgees will deliver said bond & mtg for cancellation, etc; pr mtg $18,000; June5; June7'15; Michl Kafka & Fred Konigsmark, mtgees & holders of 2d mtg, with Bozena Nemec, 422 E 77. nom

81ST st, 35 W (4:1195), ns, 225 e Col av, runs n104.2xe50xs2xe25xs102.2 to st xw75 to beg; PM; pr mtg $450,000; June7'15; 1y 6%; Orvista Realty Co to McMorrow Building Co, 271 W 125. 125,500

81ST st, 35 W (4:1195), ns, 225 e Columbus av, runs n104.4xe50xs2.2xe25xs102.2 to st xw75 to beg; pr mtg $453,500; June7; June9'15; due Dec7'15, 6%; Orvista Realty Co, 52 Bway, to Louis Daum, 69 W 97. 3,750

81ST st, 35 W; certf as to mtg for $3,-750; June7; June9'15; same to same. ——

81ST st, 148 E (5:1557); ext of mtg for $20,000 to July1'18, 4½%; May28; June9 '15; Louise Gucker, 48 W 120, with Albt E Ritz, at Sag Harbor, LI. nom

85TH st, 340 E (5:1547); ext of mtg for $15,000 to June8'18, 5%; June7; June8'15; Title Guar & Trust Co with Julia Froman, 157 E 81. nom

87TH st, 321 W (4:1249), ns, 265 w West End av, 20x100.8; ext of mtg for $17,000 to May16'18, 5%; May21; June8'15; Edw J Hogan, NY, with Olga Taylor, of Summit, NJ, & Xenia Colyer, of Highlands, NJ. nom

89TH st, 220 E (5:1534), ss, 210 e 3 av, —x—; agmt as to ownership of bond & mtg for $18,000; Mar5; June10'15; Lawyers Mtg Co with Wm H Wickham & Chas Pfaff, exrs Adrienne A Wickham. nom

90TH st, 333 W (4:1251), ns, 139.10 w West End av, 20x100.8; June7'15; due & int as per bond; Wm F Wightman to Title Guar & Trust Co. 10,000

92D st, 1 W, see Central Park W, 321.

94TH st, 139 W (4:1225), ns, 392 e Ams av, 20x100.8; June9'15; due & int as per bond; Edw Croker, 139 W 94, to N Y Savgs Bank, 81 8 av. 10,000

95TH st, 75 W (4:1209), ns, 80.5 e Col av, 19.7x100.8x9.2x101.3; June3; June5'15; 3y5%; Toch Realty Co to Julius Janowitz at Hopewell Junction, Dutchess Co, NY. 12,000

95TH st, 75 W; certf as to mtg $12,000; June3; June5'15; same to same. ——

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104TH st, 109-11 E (6:1632), ns, 100 e Park av, 35x100.11; PM; June10'15; 3y 5%; Louis Spielmann, 1042 Hoe av, Bronx, to Wilson M Powell, 130 E 70. 35,000

104TH st, 109-11 E; pr mtg $——; June 10'15; due Sept10'15, 6%; same to same. $64.88

110TH st, 120-4 E (6:1637); ext of mtg for $52,000 to Mar24'18, 5½%; May15; June8'15; N Y Life Ins Co with Bernard Turkel & Moritz Felstiner. nom

111TH st, 66-70 E (6:1616), ss, 230 w Park av, 50x100.11; bldg loan; June8; June9'15; 1y6%; Cathedral Constn Co to Dorothy Gutman, 47 Ft Washington av. 40,000

111TH st, 66-70 E; certf as to mtg for $40,000; June8; June9'15; same to same.

111TH st, 66-70 E; pr mtg $40,000; June 8; June9'15; due Dec31'16, 5%; same to David Katz, 200 W 113. 5,500

111TH st, 66-70 E; certf as to mtg for $5,500; June8; June9'15; same to same.

113TH st, 345 E (6:1685); ext of mtg for $4,500 to June1'18, 5½%; June7; June 8'15; Gibraltar Mtg Co with Michele D'Onofrio. nom

116TH st, 11-17 E (6:1622), asn Is & rents due under Ls, &c, by way of mtg; Junel; June4'15; Hyman Siegel, 11 E 116, to Jos Griesgrow, 40 E 112, & Emaier Schaefer, 37 E 111. O C & 250

117TH st, 6 E (6:1622); ext of mtg for $40,000 to Apr17'18, 5½%; Apr21; Junel0 '15, Lawyers Mtg Co with Minnie Crook. nom

118TH st, 128 E (6:1645); ext of mtg for $40,000 to Apr18'18, 5½%; Apr30; June8 '15; N Y Life Ins Co with Saml Dorf. nom

118TH st, 313-5 E (6:1795), ns, 200 e 2 av, 50x100.11; PM; Junel; June4'15; due & int as per bond; Alfonso Iorio to Lawyers Mtg Co. 43,000

118TH st, 133 W (7:1903); ext of mtg for $17,000 to Aug2'20, 4½%; June7; June 10'15; Julia Coddington, trste for Emily M Coddington, will of Matilda C Coddington, with Saml Kaufman, 133 W 118. nom

131ST st, 269 W (7:1937), ns, 100 e 8 av, 16.8x99.11; PM; Junel; June7'15; 5y5%; Augustine A Austin, 59 W 140, to A C & H M Hall Realty Co, 2789 Bway. 4,500

131ST st, 269 W; PM; pr mtg $4,500; Junel; June7'15; installs, $40 monthly, 6%; same to same. 1,250

132D st, 227 W (7:1938), ns, 245 w 7 av, 15x99.11; Junel0'15; demand, 6%; Mary Woytisek to Bank of Europe, 146 1 av. note $5,000

134TH st, 49 W (6:1732), ns, 435 w 5 av, 16.8x99.11; pr mtg $4,350; June8; June 9'15; 1y or sooner, 6%; Edw A Weren, 49 W 134, to Hy F Kroger, 39 W 128. 1,000

135TH st, 506 W (7:1988); ext of mtg for $5,000 to Mar28'16, 6%; pr mtg $——; May25; June5'15; Jos Fox et al exrs Chas Rosenbaum with Irving Arms Real Estate Corpn, 43 Exch pl. nom

136TH st, 137 W (7:1921), ns, 368.6 e 7 av, 15.6x99.11; PM; Junel; June8'15; 5y5%; Gilbert S Forte, 112 W 139, to N Y Life Ins & Trust Co, 52 Wall, trste will Edmund W Bulkley. 6,000

141ST st, 572-8 W, see Bway, 3450-6.

144TH st, 540 W (7:2075), ss, 287.6 e Bway, 87.6x99.11; ext of mtg for $125,000 to Nov26'17, 5½%; Jan18; June9'15; N Y Life Ins Co with New Haven & N Y Realty Corpn. nom

150TH st W (7:2082), ns, 300 e Bway, 100x99.11; PM; June7; June8'15; 1y or sooner, 5%; 533 W 150th St Constn Co to Chas Liebmann, 763 5 av et al, exrs, &c, Jos & Hy Liebmann. 39,000

150TH st W (7:2082), ns, 300 & 350 e Bway, 2 lots, ea 50x99.11; 2 bldg loan mtgs, each $55,000; June7; June9'15; 1y or sooner, 6%; 533 W 150th St Constn Co to Lawyers Title & Trust Co. 110,000

150TH st W (7:2082); same prop; certf as to mtgs for $110,000; June7; June9'15; same to same.

160TH st, 507 W (8:2119), ns, 125 w Ams av, 25.1x99.11; PM; pr mtg $10,000; June2; June4'15; 3y or sooner, 5%; Jno J Maloney to Theodor Bertsch, 507 W 160, & ano. 6,000

172D st, 501 W, see Amsterdam av, 2260.

175TH st, 565-7 W (8:2133), ns, 150 e St Nicholas av, 50x112.9; PM; pr mtg $——; Junel; June4'15; due Decl'15, 6%; Jno J English, 622 Bellgrove dr, Arlington, NJ, to Mose Goodman Corpn, 117 W 119. 9,900

176TH st, 500 W, see Ams av, 2324-36.

179TH st, 825 W, see Northern av, 45-53.

192D st W (8:2161), ss, 175 w Audubon av, 75x100; bldg loan; May29; June4'15; due June3'16, 6%; Epros Realty Corpn, 507 W 113, to Jacob Levy, 1187 Lex av. 34,000

192D st W, same prop; certf as to mtg $34,000; May29; June4'15; same to same.

Av A, 1558 (5:1579); ext of mtg for $8,000 to June7'18, 5½%; June7; June9'15; Title Guar & Trust Co with Geo Kessler, 1556 Av A. nom

Av B, 14-6 (2:397), swc 2d (Nos 201-3), 44.8x80; ext of mtg for $70,000 to May6'18, 5½%; May10; June8'15; N Y Life Ins Co with Fanny Dinkelspiel. nom

Av C, 155 (2:392), sal Ls; June3; June5 '15; demand, 6%; Louis Anekstein to Jas Everards Breweries, 12 E 133, gold 3,500

Amsterdam av, 2260 (8:2129), nwc 172d (No 501), 41x100; ext of mtg for $49,000 to Nov1'19, 5%; May28; June7'15; Reservoir Realty Co with Jno R Hegeman, at Mamaroneck, NY, et al, trstes for Metropolitan Staff Savgs Fund, 1 Madison av. nom

Amsterdam av, 2324-36 (8:2132), ws, 80 n 176th, 119.10 to ss 176th (No 500) x100; pr mtg $147,000; June3; June5'15; due Mar 23'15 or sooner, 6%; Irving Arms Real Estate Corpn to Chas M Rosenthal, 410 Riverside dr. 30,000

Amsterdam av, 2324-36; certf as to mtg $30,000; June3; June5'15; same to same.

Audubon av (8:2153), ws, 25 s 179th, 100 x100; PM; pr mtg $20,000; Junel; June7'15; 1y6%; V R Building Corpn to Corporal Realty Co, 55 Liberty. 17,500

Bennett av (8:2180), es, 181.11 n of cl 182d, 104.7x100.11x99.10x100; ext of mtg for $90,000 to June4'18, 5½%; June4; June 7'15; Brooklyn Savgs Bank with Bennett Ave Realty Co. nom

Broadway, 740-4 (2:545), sec Astor pl (Nos 8-20), runs s92.11xe97.1xs2.1xe158.11 to ws Lafayette (Nos 436-44) xn202.3 to ss Astor pl xw295.6 to beg; consolidation & ext to May1'19 of 5mtgs as if they were 1 mtg for $1,000,000, at 5%; May1; June 9'15; Title Guar & Trust Co with O B Potter Properties, Inc, 71 Bway, & Fredk Potter, at Ossining, NY, & Clarence H Kelsey, at East Orange, NJ, as trstes under deed of trust dated Jan29'94. nom

Broadway, 3450-6 (7:2072), sec 141st (Nos 572-8), 99.11x120 & asn of rents &c; pr mtg $——; June8'15; due & int as per notes; Broadedge Corpn to Jacob Rosenthal, 1583 Bway. 85,000

Broadway, 3450-6, sec 141st (Nos 572-8); certf as to asn of rents or mtg for $8,500; June8'15; same to same.

Central Park W, 321 (4:1206), nwc 92d (No 1), 75.8x125; ext of mtg for $150,000 to Sept1'20, 5½%; June4'15; Bertfield Realty Co, 44 Wall, with Metropolitan Life Ins Co, 1 Mad av. nom

Lexington av, 152 (3:885), ws, 49.4 s 30th, 24.8x100; May31; June10'15; due & int as per bond; Mary J F de Beato & Emily D, Rosa & Rafael M Fowler to Title Guar & Trust Co. 12,000

Lexington av, 827 (5:1398), es, 40.5 n 63d, 20x70; PM; June7; June8'15; due & int as per bond; Corporal Realty Co, 55 Liberty, to Wm R Osborn, 12 W 82. 16,000

Lexington av, 1064 (5:1410); ext of mtg for $12,000 to June9'20, 5%; June9; June 10'15; Lawyers Title & Trust Co with Jonas Kahn. nom

Madison av, 137-41 (3:861); also 31ST ST, 23-7 E; ext of mtg for $475,000 to Feb 15'18, 5%; Apr20; June7'15; Associate Owners, a corpn, with Bank for Savings, 280 4 av. nom

Madison av, 649-51 (5:1374), sec 60th (No 18), 50.5x90; June4; June8'15; due & int as per bond; Madison Av Real Estate Co to Sarah Donovan, 309 W 121. 5,000

Madison av, 929 (5:1388), es, 22.2 s 74th, 20x80; ext of mtg for $25,000 to July11'18, 5%; June7; June8'15; Fredk B Tilghman, 929 Madison av, with Alfred E Marling, 35 W 47, & ano, trstes will Alex M Ross for Harriet R Hill. nom

Madison av, 1061 (5:1492), es, 83 n 80th, 22x95; June4'15; due & int as per bond; Gertrude & Cath Dollard & Mary E Curtis, to Title Guar & Trust Co. 25,000

Manhattan av, (7:2148), ws, 68.11 n 121st, 16x90; ext of mtg for $6,000 to Apr 29'18, 5%; Apr23; Junel0'15; Bankers Trust Co, 16 Wall, as trste with Melvin W Heiss, 515 Manhattan av. nom

Northern av, 45-53 (8:2177), nec 179th (No 825), 100x100; consolidation & ext of two mtgs for $114,000 aggregate to May 24'18, 5½%; May24; Junel0'15; N Y Life Ins Co, 346 Bway, with La Fontaine Ave Realty Co, 13 Lawrence. nom

Park av, 560-6 (5:1377), nwc 62d (Nos 49-53), 100.5x125; ext of mtg for $280,000 to June3'20, 4½%; June3; June8'15; Colony Club with Seamens Bank for Savgs, 76 Wall. nom

Park av, 1131 (5:1519), es, 56 s 91st, 16.8 x96; June7'15; 5y or sooner, Int as per bond; Anna K & Elsie F Redman, 1131 Park av, to Madison Ave Reformed Church, 400 E 67. 15,000

Riverside dr (8:2177), es, 326.1 s 181st, on curve, runs e110.11xs225xe6xs90.5xw85.1 to dr xn329.11 on curve to beg; June5'15; due & int as per bond; Chas Hensle Realty Co to Manhattan Life Ins Co, 66 Bway. 40,000

Riverside dr, same prop; certf as to mtg $40,000; June5'15; same to same.

1ST av, 1162 (5:1458), es, 50.5 s 64th, 25 x81; June5'15; 3y5%; Arthur B Gimpel of Bklyn, to N Y Title Ins Co, 135 Bway. 2,500

1ST av, 1494 (5:1472), sec 78th (No 400), 25x73x25.6x77, with AT to strip 5 ft wide on e; pr mtg $31,000; June3; June4'15; 2y 6%; Lena Davis to Saml Freedman, 1516 1 av. 2,000

2D av, 345 (3:901), nws, at nes 20th (Nos 247-9), 22x79; Dec28'00, June8'15; due Jan1'04, 4½%; Susan E & Mary A Smith, Susan E Crisp, Adeline Horton, Walter M Smith, Nettie L Simpson & Ida M & Jessie B Smith, heirs &c Theo Smith, to Mortimer Smith. 4,500

2D av, 1694 (5:1550), es, 50.8 s 88th, 25 x75; June8'15; 5y5%; Aug Kellermann to Chas Dittman, 151 Central Park W. 15,000

2D av, 2071 (5:1656), ws, 75.11 s 107th, 25x75; PM; pr mtg $13,000 to June4; June9 '15; due May1'16, 6%; Vito Cardella to Max Marx, 419 Convent av. 1,000

3D av, 1029 (5:1415), sec 61st (No 200), 21.5x70; PM; June7'15; 1y5%; Jno J Daly, 1029 3 av, to Geo Ehret, 1197 Park av. 30,000

3D av, 1370 (5:1412), ws, 25.8 s 78th, 19.1 x79.9x19.1x80; June9; June10'15; 5y5%; Cath A Mulry & Benj H McGlynn, both of Lawreice, LI, to N Y Title Ins Co. 5,000

3D av, 1674 (5:1522), ws, 25.5 s 94th, 26 x100; pr mtg $21,000; Feb5; June10'15; due & int as per notes; Wm S Bennet, 415 Ft Washington av, to Lincoln Trust Co of New Jersey, at Jersey City, NJ. gold 4,500

5TH av, 626 (5:1266); also 50TH ST, 1 W; consent to asn two leases by way of mtg in sum of 57,500 by Michl Friedsam, 2 E 56, et al, exrs Benj Altman; May4; June16'14; June8'15; 3y6%; Rose Gillespie, to Somersworth Realty Co, Inc, 233 Bway.

7TH av, 789 (4:1004); consent to mtg on lease by Jno Crowley or Frank Schage; May21; June4'15; Mary J Cunningham by Thos Cunningham, atty, 46 Hamilton pl, with F & M Schaefer Brewing Co, 51st & Park av.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

1st Ward, B of Q (miscl); certf as to mtg $46,000; Junel; June7'15; Sunnyside Realty Co, 154 Nassau, to Sami J T Wood.

Certf (miscl) as to mtg for $1,500; June 4; June9'15; M Neufield, Inc, 161 Ridge, to Knit Goods Exchange, Inc.

Chattel mtg (miscl); certf as to note or mtg $6,000; Jan20; June7'15; Rossotti Lithographing Co to Jos Personeni.

Chattel mtg (miscl); certf as to notes or mtg for $1,500; June7; June8'15; B Benison & Co, Inc, to Sarah Benison.

Kensington (Great Neck); three certfs as to mtgs for $9,000, $9,000 & $9,500 respectively; Mar9; June9'15; Kensington-Great Neck Corpn to Mary E Prior.

MORTGAGES.

Borough of the Bronx.

Barretto st, nec Maxwell, see Tiffany, nec Maxwell.

Beck st, 862 (10:2709); ext of $15,500 mtg to Jan5'18 at 5½%; Jan5; Junel0'15; Emma D Barr, 166 W 76, with Philip Greenblatt, 935 Intervale av, et al. nom

Casanova st, see Coster, ws, 307 s Oak Point av.

Charlotte st (11:2966), ws, 575 n 170th, 111.9 on st & 276.3 on Boston rd & the es of Wilkins av, 550 n 170th xirreg on ss; certf as to 3 mtgs; for $170,000 aggregate; June7'15; Av St John & Fox St Corpn to Lawyers Title & Trust Co.

Charlotte st (11:2966), ws, 575 n 170th, runs w54xn107.3 to ses Boston rd xne54.3 to Charlotte xs111.9 to beg; PM & bldg loan; June3; June7'15; 1y6%; Av St John & Fox St Corpn to Lawyers Title & Trust Co, 160 Bway. 55,000

Coster st (10:2774-2775), ws, 307 s Oak Point av, runs w750 to cl Casanova xs25x w130xs18xw100 to es Tiffany xs287 to cl Maxwell as on map Barretto's point lying within Manida & Barretto sts; also LINDLEY AV (9:2210), es, 50 s 135th, 25x100; pr mtg $16,000; May24; June 10'15; due &c as per bond; Cora M Bramwell, 57 E 91, to Jno H Henshaw, 294 West End av, trstes for R Townsend Henshaw & ano. 10,000

Edgewater ter (*), es, 150.3 s Town Dock rd, 100x161.4x104.4x191; Junel; June 4'15; 1y6%; Lena Volz, 2315 Gleason av, to Royal Bronx Realty Co, 1126 Walker av. 1,000

Field pl, 240 (11:3159); ext of $7,500 mtg to May29'18 at 5%; May24; June7'15; Chas B Elmer, committee Margt H Bell, with B T Realty Co, 309 Bway. nom

Fox st, 588, see Av St John, swc Fox.

Fox st, swc Av St John, see Av St John, swc Fox.

Home st, 823 (10:2681); ext of $29,000 mtg to Mar4'18 at 5½%; May25; June9'15; N Y Life Ins Co with Ittner Realty Co & Emma Kramer. nom

Jefferson st, nwc Van Nest av, see Van Nest av, nwc Jefferson.

McClellan st, swc Walton av, see Grand blvd & concourse, swc 166.

McClellan st, swc Grand blvd & concourse, see Grand blvd & concourse, swc 166.

Magenta st (*), ss, 125 e Bronx blvd, 135 to White Plains rd x100x137x100; June 9; Junel0'15; due &c as per bond; Marie Hughes to Jno B Lazzari, 3486 Bronx blvd. 10,000

Manida st, nec Maxwell, see Tiffany, nec Maxwell.

Maxwell st, nec Manida, see Tiffany, nec Maxwell.

Maxwell st, nec Tiffany, see Tiffany, nec Maxwell.

Mt Hope pl, nec Morris av, see Morris av, nec Mt Hope pl.

Mt Hope pl, nec Morris av, see Morris av, es, extends from 177th to Mt Hope pl.

Tiffany st (10:2775 & 2774), nec Maxwell as on map Barretto's Point, 330x460 to ws Barretto; also BARRETTO ST, nec Maxwell as on said map, 330x200 to ws Manida; also MANIDA ST, nec Maxwell as on same map, 330x200 to ws Coster; ½ pt; Sept28'11; Junel0'15; due Mar30'12, 6%; Cora M Bramwell to Jno H Henshaw, 2030 Bway. 16,000

134TH st, 476 E (9:2278), ss, 83 w Brown pl, 17x60; June3; June4'15; 3y5½%; Gertrude S Morris, 480 E 134, to Cath D Babcock, 195 7 av. 2,000

134TH st, 478-80 E (9:2278), ss, 50 w Brown pl, 2 lots, ea 16.9x100; 2 mtgs, ea $2,000; June3; June4'15; 3y5½%; Gertrude S Norris, 480 E 134, to Louisa H Vosbrinck, 747 E 168. 4,000

156TH st E, nec Mott av, see Sheridan av, nwc 156.

156TH st E, nwc Sheridan av, see Sheridan av, nwc 156.

161ST st E (10:2677), ns, 120 w Prospect av, 50x96.1; ext of $40,000 mtg to Apr27 '18 at 5½%; May14; June9'15; N Y Life Ins Co with Claus Bosch (R S 50 cts). nom

166TH st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 166.

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167TH st E (10:2754), ns, 25 w Bryant av, 37.7x94.6x37.6x92.3, es; ext of $28,000 mtg to May21'20 at 5%; May21; June4'15; Adamson R McCanless, gdn Maude A Brookfield, with Vasa Realty Co. nom

168TH st E, nwc Union av, see Union av, nwc 168.

169TH st W, nes, at ses Merriam av, see Merriam av, ses, at nes 169.

169TH st, 310 E (9:2436), ss, 85 w Findlay av, 20x100; PM; June7; June9'15; installs, 6%; Harry Ehlers, 1337 Clay av, c Thornton Bros Co, 1320 Clay av. 800

169TH st, 312 E (9:2436), ss, 65 w Findlay, 20x100; PM; June7; June9'15; installs, 6%; Florence M Henry, 1337 Clay av, to Thornton Bros Co, 1320 Clay av. 800

173D st E, ses Eastburn av, see Eastburn av, sec 173.

176TH st E, nwc Southern blvd, see So Blvd, nwc 176.

177TH st E, sec Morris av, see Morris av, sec 177.

177TH st E, sec Morris av, see Morris av, es, extends from 177th to Mt Hope pl.

179TH st E (11:3123), ns, 100 w Honeywell av, 40.3x99; pr mtg $26,000; May1; June9'15; 3y6%; J G Michels Co, 881 E 179, to Fredk F Kortlucke, 1307 Ams av. 4,000

183D st E (11:3071), swc Adams pl, 48x 120; PM; June1; June3'15; 3y5%; Abr W Jackson to Jas M Anderson, Roxbury, Conn, trste Jas W Anderson. Corrects error in last issue as to location. 32,500

183TH st, 771 E (11:3114), ns, 160.1 w So blvd, 39.11x130x40.10x130; also all title to strip on 185th, ns,94.11 e Prospect av, runs n32.11xe0.3xs32.11 to st xw0.½ to beg; June2; June5'15; 3y5½%; Nicol Bldg Corpn to Title Guar & Trust Co, 176 Bway. 29,500

185TH st, 771 E (11:3114); certf as to above mtg; June3; June5'15; same to same.

185TH st, 775 E (11:3114); ext of $29,500 mtg to June4'18 at 5½%; June2; June10 '15; Title Guar & Trust Co with Nicol Bldg Co, 822 Jennings. nom

188TH st, 443 E (11:3041); ext of $27,500 mtg to June1'18 at 4½%; June4; June7'15; Frank J Nageldinger, 242 E 82, with Marie Nageldinger, 242 E 82. nom

189TH st, 426 E (11:3041); ext of $26,500 mtg to June1'18 at 4½%; June4; June7'15; Frank J Nageldinger, 242 E 82, with Marie Nageldinger, same address. nom

189TH st E, sec Arthur av, see Arthur av, sec 189.

211TH st E, swc Barnes av, see Barnes av, nwc 211.

220TH st E, sec White Plains rd, see White Plains rd, sec 220.

236TH st E (12:3366), ss, 200 w Oneida av, 2 lots, each 25x100; two mtgs, each $4,000; June3; June4'15; installs, 6%; Chas M Benedict to N Y Co-Operative Bldg & Loan Assn, 35 W 125. 8,000

246TH st W (13:3415), ns, plot 2, blk 17, map 1470 of Fieldston, 85x110x84.11x 127.7; certf as to mtg for $4,000; Apr30; June8'15; Delafield Estate to Marie L Finch.

261ST st W, nec Spencer av, see Spencer av, nec 261.

Arthur av (11:3077), sec 189th, 25x80.7x 25x80.6; ext of $10,000 mtg to June3'18 at 5½%; June3; June7'15; Title Guar & Trust Co with Carmine & Maria Radicone, 2476 Arthur av. nom

Av St John (10:2683), swc Fox, —x—; agmt as to share ownership in mtg; June 7; June8'15; Jno W Cornish Constn Co, 805 E Tremont av, with Saml Kadin, 1800 7 av. nom

Av St John (10:2683), swc Fox (No 588), 50x100; PM; pr mtg $44,000; June1; June 4'15; 3y6%; Dorothea R Fajen to Jno W Cornish Constn Co. 9,500

Bainbridge av (12:3338), es, 375 n 208th, 25x100; June7; June8'15; 3y6%; Mary Masterson to Wm H Bormann, White Plains, NY. 800

Baker av (*), es, 50 n Penfield av, 25x 116.4; transfer of tax lien for yrs 1906-1911, assessed to ——; Jan12'14; June5'15; 3y12%; City NY to City NY (assigned to Geo J Buckhafer, 146 W 122). 727.40

Barnes av (*), nwc 211th, 25.8x100.7x 24.8x101.1; PM; June9; June10'15; 3y6%; Maria Colonna, 3525 Barnes av, to N Y Life Ins & Trust Co. 2,500

Bathgate av, 1622 (11:2920), es, 40.1 n 172d, 20x115.7; PM; pr mtg $3,800; June9 '15; due, &c, as per bond; Jos McCue to Charlotte Weise, 1622 Bathgate av. 2,000

Bathgate av (11:2920), es, 40 n 172d, 20 x120; ext of $4,000 mtg to June27'17 at 5½%; May26'14; June10'15; Charlotte Weise with Sidney P Foscato, 63 S Holland av, Rockaway Park, NY. nom

Bathgate av (11:2918), ws, 108 n 176th, runs n43xw84.5xs91xw10xs22xe94.5 to beg; Apr27; June8'15; due &c as per bond; Saml Stern, 518 W 143, to Morris M Sinske, 108 W 142. 1,000

Belmont av, 1992 (11:3079), es, abt 105 s 179th, runs e94.6xn10.10xn14.3xw to av xs22.9 to beg; PM; pr mtg $8,000; June8; June9'15; due Dec30'16, 6%; Mollie Schleoff to Ida Brantman, 794 Hewitt pl. 450

Bergen av, nws, at ws Brook av, see Brook av, ws, 406.11 n 153.

Bogart av, ws, 200 s Morris Park av, see Sackett av, nec Colden av.

Bogart av, es, 125 s Neil av, see Sackett av, nec Colden av.

Bogart av, es, 200 n Van Nest av, see Sackett av, nec Colden av.

Bogart av, ws, 250 s Van Nest av, see Sackett av, nec Colden av.

Boston rd, sec Wilkins av, see Wilkins av, es, 550 n 170.

Boston rd, swc Charlotte, see Charlotte, ws, 575 n 170.

Boston rd (11:2966), ses, 701.10 n & ne along e & ses Wilkins av & Boston rd from ns 170th, runs se43xs47.8xe50xn107.3 to rd xsw70 to beg; PM & bldg loan; June3; June7'15; 1y6%; Av St John & Fox St Corpn to Lawyers Title & Trust Co, 160 Bway. 40,000

Briggs av (12:3301), ws, 142 s 197th, 2 lots, together in size 108.6x94.10x110.9x 95.1; 2 bldg loan mtgs, ea $37,500; June2; June4'15; demand, 6%; J H M Constn Co to City Mtg Co, 15 Wall. 75,000

Briggs av (12:3301); same prop; 2 certfs as to above mtgs; June2; June4'15; same to same.

Bronx Park av (*), nws, 100 se 177th, 50x 148.7x50x150.4; June3; June4'15; 3y5½%; Wm M & Geo J Kuhbauch to Eliz K Dooling, 179 E 80. 5,000

Bronxwood av (*), sws, 225 ne Kingsbridge rd, runs ne151.6xsw155.1xe33.8 to beg; June5; June8'15; 3y6%; Gaetano Bugliadia, Bklyn, to Elisa Cacciuttolo, 233 President, Bklyn. 500

Brook av (9:2363), ws, 406.11 n 153d; also 29.7 n Bergen av, runs w48.8 to ci old Mill Brook xs62.2xe59.7 to nws Bergen av xne32.2 to Brook av xn29.7 to beg; PM; June2; June4'15; 3y6%; Bernard Levy to Jno D Crimmins, 40 E 68. 7,600

Bryant av (11:2993), ws, 116.8 s Freeman, 25x100; PM; June3; June4'15; due Nov3'15, 6%; Wm Sinnott, 967 E 165, to Jno C Lynch, 153 E 57. 2,100

Burke av (*), ss, 123.9 w Olinville av, 25x116x25x116.8; June8'15; 3y6%; Mary McGarr to Wm B Birchall, exr &c Sarah J Bromley, on White Plains rd, nr Thwaites pl. 2,170.56

Burnside av, 574 (11:2814), sws,, 330.3 se approach to concourse, also 405.2 se Anthony av, 25x121.3x29.6x136.11; pr mtg $7,500; June3; June4'15; 2y6%; Peter J Brady to Jno Kelly, 2082 Anthony av. 1,000

Clay av (11:2887), es, 1129.6 n 169th, 54.4 x98.2x49.2x98; ext of $35,000 mtg to May 24'20 at 5%; May24; June4'15; Walter S Gurnee et al, trstes for Delia E Gurnee, will Walter S Gurnee, with Sikora Realty Corpn, 8 9 av, LI City, NY. nom

Colden av, es, 100 n Sackett av, see Sackett av, nec Colden av.

Colden av, nec Sackett av, see Sackett av, nec Colden av.

Concord av, 518 (10:2579); sobrn agmt; May27; June7'15; Chas A Benkiser with Eliz K Dooling, 179 E 80. nom

Concord av (10:2579), ws, 177.9 n 147th, 19.9x100; May25; June4'15; installs, 6%; Peter E Murphy to Eliz K Dooling, 179 E 80. 6,000

Creston av (11:3164), es, 122 n 183d, 25x 95, except pt for av; June7; June8'15; due June7'20, 5½%; Philip J Herrs to Commonwealth Savgs Bank, 2007 Ams av. 5,000

Crosby av (*), es, 75 s Waterbury av, 25x100; June5; June7'15; 3y5%; Nissim E Ben Ezra, 17 E 115, to Hudson P Rose, 7 W 45. 350

Crotona av, 2070 (11:3095), es, 72 n Oakland pl, 24x100; pr mtg $4,000; June9 '15; 2y5%; Hermann Trompeter, 2070 Crotona av, to Emil Schloemann, 2 Chester av, White Plains, NY. 1,000

Crotona av, 2070; sobrn agmt; June7; June9'15; Fredk Muller with same. nom

Decatur av (12:3354), es, 394.4 n 205th, 50x100; bldg loan; June3; June5'15; demand, 6%; Simpson Constn Co to City Mtg Co, 15 Wall. 22,000

Decatur av (12:3354); same prop; certf as to above mtg; June3; June5'15; same to same.

Eastburn av (11:2793), sec 173d, 46.8x 95; bldg loan; June2; June4'15; demand, 6%; Jno W Cornish Constn Co to Ekin Holding Co, 15 Wall. 4,000

Eastburn av (11:2793); same prop; certf as to above mtg; June2; June4'15; same to same.

Forest av, 959 (10:2649); agmt modifying terms of mtg; June5'15; Barbara Werle, 957 Forest av, with Geo Maurer, 2408 Prospect av, & Michl Sammuller, 1067 Teller av. nom

Fowler av, ss, 125 w Morris Park av, see Sackett av, nec Colden av.

Grand blvd & concourse, swc McClellan, see Grand blvd & concourse, swc 166.

Grand blvd & concourse (9:2472), swc 166th, 138.8x241.5 to Walton av x83.8x242.7; also GRAND BLVD & CONCOURSE (9:-2478), swc McClellan, 414.7 to 166th x 244.7 to Walton av x413x279.1; also WALTON AV (9:2462), swc McClellan, 556.1 x200 to Gerard av; PM; June4; June 7'15; 5y5%; Concourse-Walton-Gerard Realty Corpn, 115 Bway, to Henry Maillard, 91 Blvd Berthier, Paris, France. 115,000

Haight av, es, 400 n Pierce av, see Sackett av, nec Colden av.

Haight av, es, 325 n Pierce av, see Sackett av, nec Colden av.

Hull av (12:3346), ns ,229.7 e 205th, 50 x100; PM to extent of $6,000; pr mtg $——; June8; June9'15; due, &c, as per bond; W A J Bldg Corpn to Estates Settlement Co, 200 Bway. 34,000

Hull av (12:3346), same prop; certf as to above mtg; June8; June9'15; same to same.

Jackson av (10:2579), es, 229 n 147th, 8x 100; PM; June3; June4'15; 3y5%; Rosie Raphael to Wm J Williamson, Plandome Park, LI, & ano. 400

Jackson av (10:2636), ws, 100 s 158th, 74.11x79.10x74.3x80.7; PM; June4; June8'15; due, &c, as per bond; Antonio Fasolino to Title Guar & Trust Co, 176 Bway. 11,500

Lincoln av, es, 50 s 135th, see Coster, ws, 307 s Oak Point av.

Longfellow av (10:2762-2765 & 2764), es, 100 s Seneca av, runs s58.5xne70.6xse3.9xe 28.5xn50xw100 to beg; May28; May29'15; 3 y6%; Walter L Vaughan to David F Lucas, 170 W 97. Corrects error in last issue as to when due. 1,200

Lurting av, ns, 100 w Morris Park av, see Sackett av, nec Colden av.

Lydig av, ns, 76.3 e Lurting av, see Sackett av, nec Colden av.

Lafontaine av (11:3069), es, 68.5 s 180th, 16x100; pr mtg $2,500; May28; June4'15; installs, 6%; Chas Weis & Salomon Oppenheimer to Jno Adamec, 322 E 154. 400

Leland av (*), es, 100 n Gleason av, 25x 100; May26; June7'15; 3y6%; Thos McKenna to Eliz K Dooling, 179 E 80. 1,000

Merriam av (9:2531), ses, at nes 169th, 50x88.3x53x106.5; May28; June4'15; due &c as per bond; Fredk W Heidelberger to Aetna Accident & Liability Co of Hartford, Conn. 1,200

Morris av, 583 (9:2440); sal Ls; Apr9; June10'15; demand, 6%; Domenico Cusumano & Alfonso Romano to Peter Doelger Brew Co, Inc, 40 E 55. 1,150

Morris av (11:2805), es, 60 s 177th, 2 lots, ea 65x95; 2 bldg loan mtgs, ea $48,000; June3; June5'15; demand, 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall. 96,000

Morris av (11:2805); same prop; 2 certfs as to above mtgs; June3; June5'15; same to same.

Morris av (11:2805), nec Mt Hope pl, 60x95; June3; June5'15; demand, 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall. 52,000

Morris av (11:2805); same prop; certf as to above mtg; June3; June5'15; same to same.

Morris av (11:2805), ses 177th, 60x95; June3; June5'15; demand, 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall. 52,000

Morris av (11:2805); same prop; certf as to above mtg; June3; June5'15; same to same.

Morris av (11:2805), es, extends from 177th to Mt Hope pl, 250x95; agmt that 4 mtgs aggregating $200,000 shall act the same as blanket mtg for $50,000; June3; June5'15; Jno W Cornish Constn Co with City Mtg Co, 15 Wall. nom

Morris Park av (*), nwc Wallace av, 45x 70; June5; June7'15; due &c as per bond; Saml Schwartz to Title Guar & Trust Co. 6,500

Mott av, nec 156th, see Sheridan av, nwc 156.

Munroe av, ns, 225 e Pierce av, see Sackett av, nec Colden av.

Munroe av, es, 100.2 n Pierce av, see Sackett av, nec Colden av.

Munroe av, ws, 250 n Rhinelander av, see Sackett av, nec Colden av.

Paulding av, ns, 150 w Morris Park av, see Sackett av, nec Colden av.

Paulding av, ws, 100 n Sackett av, see Sackett av, nec Colden av.

Pelham av (9:2458), es, 158.10 ne Pelham rd, 28.1x96.10x25x83.11; pr mtg $1,600; June 7'15; due &c as per bond; Helen S Leube, 3011 Westchester av, to Jos Peidl, Pleasant Plains, SI. 400

Pierce av, nec Munroe av, see Sackett av, nec Colden av.

Pierce av, ss, 50 w Paulding av, see Sackett av, nec Colden av.

Pilgrim av (*), ws, 295.8 n Pelham rd, 50x100; pr mtg $——; June7'15; 3y5%; Matthew Walsh to Clara Prost, 54 3 av, College Point, LI. 500

Prospect av (11:3094), ws, 25 s Oakland pl, 50x100; June5'15; due &c as per bond; Marbin Constn Co to Lawyers Mtg Co, 59 Liberty. 33,000

Prospect av (11:3094); same prop; certf as to above mtg; June5'15; same to same.

Rhinelander av, nec Hone av, see Sackett av, nec Colden av.

Ryer av, 2044 (11:3144-3149), es, 282.2 n Burnside av, 25x98.6x25x98.4; May18; June 9'15; due, &c, as per bond; Hannah Wallach to Title Guar & Trust Co, 176 Bway. 3,500

Sackett av (*), nec Colden av, 100x100; also COLDEN AV, es, 100 n Sackett av, 50 x100; also PIERCE AV, ss, 50 w Paulding av, 50x100; also PAULDING AV, ws, 100 n Sackett av, 100x100; also BOGART AV, ws, 250 s Van Nest av, 25x100; also VAN NEST AV, ss, 50 e Hone av, 50x100; also HAIGHT AV, es, 325 n Pierce av, 25x100; also HAIGHT AV, es, 400 n Pierce av, 25 x100; also PIERCE AV, nec Monroe av, 50 x100; also MUNROE AV, es, 100.2 n Pierce av, 25x75; also BOGART AV, es, 200 n Van Nest av, 25x100; also BOGART AV, ws, 200 s Morris Park av, 25x100; also FOWLER AV (*), ss, 125 w Morris Park av, 75x70x 75x75; also PAULDING AV, ns, 150 w Morris Park av, 100x100; also MUNROE AV, ns, 225 e Pierce av, 25x75; also LURTING AV, ns, 100 w Morris Park av, 25x 100; also MUNROE AV, ws, 250 n Rhinelander av, 25x100; also RHINELANDER AV, nec Hone av, 75x100; also LYDIG AV, ns, 76.3 e Lurting av, 25.5x95.3x25x90.7; also BOGART AV, es, 125 s Neil av, 25x 100; given to secure surety on undertaking on appeal from judgmt of $14,662.90; Mar31; June4'15; due &c as per bond; Morris Park Estates to Globe Indemnity Co, 45 William. 17,500

Sheridan av (9:2458), nwc 156th, 27.6x—— to es Mott av x28.4x222.5; PM; due Nov 1'16 5%; Walter A Stevens, Inc, to Bway Savgs Instn City N Y, 5-7 Park pl. 5,500

Sherman av, 967 (9:2455), ws, 252.6 n 163d, 45x100; ext of $32,000 mtg to Nov18 '17 at 5½%; Nov18; June2'15; City Mort Co, 15 Wall, with Kovacs Constn Co, 293 Alex av. Corrects error in last issue when due was Apr25'16 at 5%. nom

Southern blvd (11:2982), es, 200 s 173d, 50x100; June9; June10'15; demand, 6%; Wauer Realty Corpn to City Mtg Co, 15 Wall. 35,000

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Southern blvd (11:2982); same prop; certf as to above mtg; June9; June10'15; same to same.

Southern blvd (11:2959), nwc 176th, 57.10x116.7x50.6x145.5; June8; June9'15; 5y 5½% until June8'17 & 5% thereafter; Park Hill Constn Co, 779 Crotona Park N, to Union Square Savgs Bank, 20 Union sq. 64,000

Southern blvd (11:2959); same prop; certf as to above mtg; June8; June9'15; same to same.

Spencer av (13:3423), nec 261st, 91.2x 29.1x89x48.10; June10'15; 3y5%; Zay H Grant, also known as Zay Holland, to Lena Sauer, gdn Ethel L Sauer, 56 E 87. 3,000

Stebbins av (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg; pr mtg $——; June5; June9'15; due &c as per bond; Lysteb Realty & Holding Co, 299 Bway, to Paulina Gruzenskie, 84 Chester pl, Yonkers, NY et al 2,500

Tinton av (10:2665), es, 143.11 s 156th, 25.5x160.7x25x165.6; pr mtg $9,300; June 10'15; as per contract, without interest; Bessie, wife Harry Lehr, to Garry Iron & Steel Co. 2,500

Union av (10:2673), nwc 168th, 26.7x 96.1x22.6x96.2, except pt for av & sts; PM; June3; June10'15; 3y5%; Chas Gronich, 162 E 107, to Helene Fuld, 130 E 110 & ano. 22,000

University av (11:3219), ws, 200 s 190th, 50x100; June7'15; 1y6%; Geo Coburn Constn Co to Montrose Realty Co, 135 Bway. 45,000

University av (11:3219); same prop; certf as to above mtg; June7'15; same to same.

University av (9:2537), ws, 129.2 s Boscobel pl, 175x from 112.5 to 137.6; agmt that 3 mtgs aggregating $135,000 shall act the same as a blanket mtg for $114,000; June7; June8'15; Boyne Bridge Realty Co, Inc, with City Mtg Co, 15 Wall. nom

University av (9:2537), ws, 187.6 s Boscobel pl, 58.4x121x58.11x129.7; bldg loan; June7; June8'15; demand, 6%; Boyne Bridge Realty Co to City Mtg Co, 15 Wall. 45,000

University av (9:2537), ws, 245.11 s Boscobel pl, 58.4x112.5x58.11x121; bldg loan; June7; June8'15; demand, 6%; Boyne Bride Realty Co to City Mtg Co, 15 Wall. 45,000

University av (9:2537), ws, 129.2 s Boscobel pl, runs s58.4xw129.7xnw53.2xne25xe 112.11 to beg; bldg loan; June7; June8'15; demand, 6%; Boyne Bridge Realty Co to City Mtg Co, 15 Wall. 45,000

University av (9:2537), ws, 129.2, 185.6 & 245.11 s Boscobel pl, 3 plots, together in size 175x112.5x—x137.3; certf as to three mtgs for $45,000 each; June7; June 8'15; Boyne Bridge Realty Co to City Mtg Co.

Van Nest av, ss, 50 e Hone av, see Sackett av, nec Colden av.

Van Nest av (*), nwc Jefferson, 50x100, except part for Van Nest & Wallace avs; May26; June5'15, 3y6%; Julia L McEntee, 1656 Wallace av, to Max F Schmidt, 231 E Tremont av. 1,000

Vyse av (11:2993), es, 264.7 n Home, 50x 100; pr mtg $——; June5'15; due &c as per bond; Tonn Bldg Co to Manhattan Mtg Co, 200 Bway. 35,000

Vyse av (11:2993); same prop; certf as to above mtg; June4; June5'15; same to same.

Vyse av, 1904 (11:3005), es, 216.1 n Boston rd, 72.1x71.10x72x87.4; June5; June8 '15; due Oct21'15, 6%; H C Jackson Realty Co to Abr Davis, 241 W 113. 2,000

Wales av, 516 (10:2581), es, 150 n 147th, 25x100; PM; pr mtg $3,750; June3; June4 '15; due &c as per bond; Philipp Fasser to Chas A Laumeister, 420 E 161. 1,000

Wallace av, nwc Morris Park av, see Morris Park av, nwc Wallace av.

Walton av, swc McClellan, see Grand blvd & concourse, swc 166.

Walton av, see 166th, see Grand blvd & concourse, swc 166.

Walton av (11:3180, 3185), es, 50 s 181st, 25x100; pr mtg $6,500; May28; June8'15; due Nov9'16, 6%; Reinhold Buge, Jr, to Minnie Moltrassio, 1793 Sedgwick av. 750

Washington av, 951 (9:2385); ext of $33,000 mtg to June7'18 at 5%; June4; June10'15; Chas Doll, 2414 University av, with Jas Stokes, Ridgefield, Conn. nom

White Plains rd (*), es, 250 n 149th as on map Jos Husson, 25x100; PM; May1; June8'15; due Nov1'17, 5%; Rose J, wife Reinhardt Kramer to Susan H Rudd, 121 Sherman av. 2,500

White Plains rd (*), sec 220th, 25x80.1; bldg loan; June2; June9'15; due Jan1'19, 5½%; Benj Halprin, 764 E 22 (?), Bronx (probable error) & Philip Halprin, 3842 White Plains av, to Mary E Hastings, 530 West End av. 14,500

White Plains rd, see Magenta, ss, 125 e Bronx blvd.

Wilkins av, ses, see Boston rd, ses, 701.10 n & ne along e & ses Wilkins av.

Wilkins av, es, 550 n 170th, see Charlotte, ws, 575 n 170.

Wilkins av (11:2966), es, 550 n 170th, runs n & ne along es Wilkins av & ss Boston rd, 151.10xse43xs47.8xe4xs25xw100 to beg; PM & bldg loan; June3; June7'15; 1y6%; Av St John & Fox St Corpn to Lawyers Title & Trust Co, 160 Bway. 75,000

3D av (11:3045), ws, 399.6 n 179th, 80x 82.10x82.1x85.11, given as additional security for payment of mtg of $60,000 recorded July3'12; June2; June4'15; due &c as per said mtg recorded July3'12; Ethelia Realty Co to Maimie E Cohn, 315 Central Pk W, et al, exrs Abr Cohn.

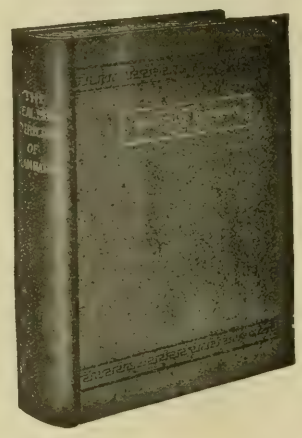
3D av (11:3045); same prop; certf as to above additional mtg; June2; June4'15; same to same.

Lots 16 & 17 (11:2785), parcel 1, map lots sold at auction in action Knickerbocker Trust Co et al agt Webster Realty Co; June2; June10'15; due July1'18, 6%; Jennie G Cochran, Mt Vernon, NY, to Mary L Corell, 142 N High st, Mt Vernon, NY. 1,000

Lots 102 to 104 (12:3328), map Bruner Est; May20; June10'15; 3y6%; Wm Gaul, 15 Philipse pl, Yonkers, NY, to Charlotte H Heck, 4 5 av, New Rochelle, NY. 3,500

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The
Real Estate Directory
of the
Borough of Manhattan
with
Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2466 New York, June 19, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Allen st, 85-7 (or Broome st, 275-7).
Bank st, 20.
Broome st, 114, 161-3 & 275-7.
Catharine st, 33-5.
Cherry st, 149.
Division st, 96-8.
Forsyth st, 56.
Front st, 263.
Grand st, 523-5.
Harrison st, 18.
Henry st, 220.
Henry st, 325 (or Grand st, 523-5).
Houston st E, 128.
King st, 22.
Lewis st, 115 & 117.
Manhattan st, 25.
New Chambers st, 57.
Norfolk st, 142.
Pearl st, 299.
Ridge st, 77.
Suffolk st, 143-5.
Washington st, 718.
Water st, 383.
*Willett st, 20-2 (or Broome st, 114).
1st st, 34 E.
5th st, 748 E.
*11th st, 346-8 W (or Washington, 718).
11th st, 350 W.
12th st, 39-43 W.
16th st, 236 W.
22d st, 28 E.
22d st, 263 W.
24th st, 1-3 W.
24th st, 5 W.
25th st, 315-7 W.
26th st, 312 E.
*28th st, 56 W (or 6th av, 460-2).
*30th st, 100 E (or 4th av, 441).
30th st, 334 & 358 W.
32d st, 142 W.
33d st, 203-9 E.
36th st, 63-5 W.
40th st, 12 W.
41st st, 145 E.
44th st, 142 E.
45th st, 141 E.
45th st, 438 W.
48th st, 168-70 W.
49th st, 521 W.
55th st, 234-6 E.
57th st, 109 & 438-40 W.
63d st, 403 E.
63d st, 128 W.
70th st, 220-2 E.
73d st, 110 E.
79th st, 50 & 180-4 E.
79th st, 138-44 W.
84th st, 346-8 W.
*87th st, 39 E (or Madison av, 1211-3).
92d st, 55 W.
96th st, 206-8 W.
98th st, 203-5 W.
100th st, 229 E.
103d st, 159 E.
*107th st, 56 W (or Manhattan av, 149).
108th st, 410-2 E.
*109th st, 300-2 (or 2d av, 2118).
112th st, 324 E.
117th st, 211 W (or St Nich av, 141).
118th st, 356 W.
*119th st, 79 E (or Park av, 1700).
121st st, 228 W.
123d st E, ss, blk 1819-5.
123d st, 449-53 W.
*129th st, 132-4 E (or Lex av, 2134-44).
135th st, 178 W.
135th st W, ss, blk 1988-53.
144th st, 305 W.
146th st, 203-9 W.
152d st, 526 W.
163d st, 549 W.
*173d st, 571 W (or St Nicholas av, 1260).
182d st, 551 W.
Av C, 112-6.
Amsterdam av, 2184.
*Audubon av, 340 (or 182d st, 551 W).
Audubon av (swc 172d st), blk 2128-15-18.
Broadway, 1101-9.
*Broadway, 1111-3 (or 24th st, 1-3 W).
Central Park W, 446.
Edgecombe av, 141.
Lexington av, 196, 579 & 2134-44.
Madison av, 1211-3 & 1585.
Manhattan av, 149.
Northern av (swc 178th st), blk 2177-310.
Park av, 1049-53 & 1700.
Post av, ns, blk 2220-5.
St Nich av, 141.
St Nicholas av, 1260.
Wadsworth av, 143.
2d av, 2118.
4th av, 441.
6th av, 460-2.
7th av, 711-5 & 2026-8.
9th av, 81-3.

WILLS.

37th st, 512-16 & 525 W.
38th st, 508 & 516 W.
47th st, 628-30 W.
100th st, 303 W.
109th st, 318 E.
125th st, 77 E.
Amsterdam av, 1783.
3d av, 1999, 2189 & 2320.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 11, 12, 14, 15, 16 & 17.

Allen st, 85-7, see Broome, 275-7.

Bank st, 20 (2;614-22), ss, 39 w Waverly pl, 19.7x75x19.4x75, 3-sty & b bk dwg; Raymond Reubenstein, ref, to Julius Lippman, 333 W 14, pllf; mtg $5,000 & AL; FORECLOS Mar25; June1; June14'15; A $8,000-9,000 (R S $4,500). **4,200**

Broome st, 114 (2;337-69), nec Willett (Nos 20-2), 25x87.6, 5-sty bk tnt & strs; Maurice S Cohen, ref, to N Y Savgs Bank, 81 8 av, pllf; FORECLOS June11; June14; June16'15; A$22,000-40,000 (R S $36). **36,000**

Broome st, 161-3 (2;346-51), ss, 20 w Attorney, 40x50, 6-sty bk tnt & strs; Simon Rochelson to Meyer Horwitz, 202 Riverside dr, & Joseph Horwitz, 270 Riverside dr; mtg $34,000 & AL; May6; June 11'15; A$23,000-38,000 (R S 50 cts). nom

Broome st, 275-7 (2;413-14), swc Allen (Nos 85-7), 44x87.6, 6-sty bk tnt & strs; Harris Fine, 24 W 115 to Harris Fine Realty & Constn Co, 51 Chambers; mtg $75,000; June14; June15'15; A$58,000-96,000. nom

Catherine st, 33-5 (1;277-53), es, abt 70 n Madison, 27.1x108.6x27x105.7, ss, 6-sty bk tnt & strs; Bernard F Golden to Jno A Weekes, 46 W 47; ½ pt; mtg $30,000; Apr22'14; June11'15; A $18,500-41,000. nom

Cherry st, 349 (165) (1;250-71), ss, abt 130 w Market, 20x60, 5-sty bk tnt & str; Maggie Bosco to Cath Barbieri, 241 Union sq, Bklyn; mtg $10,000 & AL; June11; June12'15; A$5,500-8,500. nom

Division st, 96-8 on map 98 (1;293-24), n s, 73.9 w Allen, —x—x—x110.6, 5-sty bk tnt & strs; Bertha Goldman to Philip Goldman, 1454 Lex av; mtg $39,000 & AL; Apr15; June16'15; A$26,000-40,000 (R S $1). gift

Forsyth st, 56 (1;301-13), es, 51.3 s Hester, 24.9x75, 5-sty bk tnt & str; also all RT&I to strip bounded s by ns of above lot, e by line 75 e Forsyth & n by line 51.1 s Hester & w by es Forsyth; 103d St Realty Co, Inc to Lazarus Lipschitz, 53 E 96; AL; Apr28'14; June15'15; A$17,000-25,000. nom

Front st, 263 (249) (1;108-10), ss, abt 25 e Dover, runs e21.6xs70.10xw14.4xn5.11xw6 xn64.4 to beg, 5-sty bk loft & str bldg; Chas B Meyer to Eugene A Donohue, 149 Bway; B&S; AL; June2; June11'15; A$9,000-14,000 (R S 50 cts). nom

Grand st, 523-5 (1;288-34-35), sws, deed reads 29.5 nw from nec estate Edw Laight, runs sw44.6 to ns Henry (No 325) at pt 47.7w from sec of Laight, w to the same along an unenclosed gore, now or formerly belonging to City of NY xw16.9 to a pt drawn s & at r a from a pt on sws Grand & distant 46.4 nw from nec said land of Laight intersects ns of Henry xw along Henry, 20.9xne39.6 to Grand xse34.5 to beg, 2-3-sty fr tnts & strs; Maitland Realty Co, 149 Bway, to Anna L Garrabrant at Mt Hope, N Y; mtg $13,000 & AL; ls of 525 Grand st & taxes, &c; Jan13; June14'15; A$14,000-16,000 (R S 50 cts). nom

Grand st, 523-5; also HENRY ST, 325; Anna L Garrabrant to Emma G Badgeley, at Maplewood, NJ; mtg $13,000 & AL; June1; June14'15 (R S 50 cts. nom

Grand st, 523-5; also HENRY ST, 325; Emma G Badgeley to Jared W Bell, at Litchfield, Conn; CaG; mtg $13,000 & AL; June11; June15'15. nom

Harrison st, 18 (1;181-5), ns, 118.11 e Greenwich, 18.9x87.10x18.11x87.6, 5-sty bk loft & str bldg; Thos E Lambly of Chatham, NJ, & Danl S Alpaugh of Plainfield, NJ, et al to Lambly & Alpaugh Inc, 18 Harrison; mtg $25,000 & AL; May22; June 16'15; A$15,500-25,000 (R S $20). O C & 100

Henry st, 220 (1;269-79), ss, abt 140 e Clinton, 23.6x100, 4-sty bk tnt & strs; Morris Marans to May Jacobs, 122 W 114; B&S; AL; June17'15; A$15,700-23,000. nom

Henry st, 325, see Grand, 523-5.

Houston st, 128 E (2;442-63), ns, abt 75 e 2 av, x—x, 6-sty stn tnt & strs; Ida Feinstein, of Rochester, NY, to Max Mandel, 574 West End av; ½ RT&I; mtg $25,000 & AL; June3; June14'15; A$21,000-35,000. O C & 100

King st, 22 (2;519-28), ss, 477.10 e Varick, 25.5x100x25.6x100, 6-sty bk tnt; also KING ST, ss, 503.3 e Varick, a strip 0.6x 100; Louis Marx et al to Jas Lissner, 750 Kelly; mtg $31,000 & AL; June14; June 16'15; A$14,500-36,000. nom

Lewis st, 115 (2;330-25), ws, 150 s Houston, 25.1x100, 3 & 5-sty bk loft & str bldg; Benenson Realty Co to M H Realty Co, Inc, 63 Park Row; mtg $15,500; June 9; June16'15; A$13,000-19,500 (R S $5). O C & 100

Lewis st, 117 (2;330-24), ws, abt 135 s Houston, 25x100, 7-sty bk loft & str bldg; Wm H Toop, of Pelham, NY to May Gage, 200 W 86; mtg $26,500; Mar17; June15'15; A$13,000-30,500 (R S 50c). nom

Manhattan st, 25 (7;1966-51), nes, 377.4 se Ams av, 25x113x28.2x100, 5-sty bk tnt & strs; Manhattan Pork & Provision Co to Emma Broome, 279 W 118, ⅔ pts, & Albt Ramenstein, 25 Manhattan, ⅓ pt; A L; June1; June11'15; A$17,200-24,000 (R S 50 cts). O C & 100

New Chambers st, 57 (1;116-2), formerly known as 64 Roosevelt st, es, abt 35 n Oak, 25x50, part of said lot taken for ext of New Chambers st, 2-sty fr bk ft tnt & strs; Gertrude Flynn et al heirs, &c, Jno J McAuliffe, to Cath Murphy, 312 E 46; AT; Dec11'14; June16'15; A$7,500-8,000 (R S $2). nom

New Chambers st, 57; Cath Murphy to Wm G Ihrig, 261 Hancock, Bklyn; AT; May29; June16'15. nom

New Chambers st, 57; Ellen McAuliffe & ano to same; May25; June16'15 (R S $5.50). **5,500**

New Chambers st, 57; Margt Murphy to same; AT; May28; June16'15. nom

Norfolk st, 142 (2;354-14), es, 175 n Rivington, 25x100, 5-sty bk tnt & strs; Max Jacobs to Henry Jacobs, 189 Orchard; AL; June9; June14'15; A$20,000-30,000 (R S $1.50). O C & 100

Pearl st, 299 (1;98-43), nws, abt 155 n Beekman, 22.5x125.2x20.1x irreg on ws, 4-sty bk loft & str bldg; J Archibald Murray to Inverness Realty Co, 49 Wall; B&S mtg $14,000 & AL; June2; June15'15; A$18,500-24,000. O C & 100

Rice st, 77 (2;343-28), ws, 100.9 n Delancey, 24.5x67x24x67, 5-sty bk tnt & strs; Sigmund W Barasch & Anna, his wife, to Sigmund W Barasch, Private Bankers, 273 Argyle rd, Bklyn; mtg $35,000; Jan19; June16'15; A$13,000-19,000. nom

Suffolk st, 143-5 (2;354-59), ws, 40 s Stanton, 40x75, 3-sty bk hall; Stephen S Blake, ref to Welz & Zerweck, 1562 Myrtle av, Bklyn, pllfs; mtg $15,000; FORECLOS June8; June11; June15'15; A$29,000-51,000 (R S $1.50). **1,000**

Washington st, 718 (2;637-66), swc 11th (Nos 346-8), 27x56x12.6x61, 4-sty bk tnt & strs; A$9,000-12,000; also 11TH ST, 350 W (2;637-65), ss, 61 w Washington, 19x31x 19.8x35.6, 4-sty bk tnt & strs; Jno Corse, EXR & TRSTE Henry Corse to Sarah M Chapman, 76 W Merrick rd, Freeport, LI; B&S; June14; June15'15 A$3,000-4,500 (R S $14.50). **14,100**

Water st, 383 (1;251-23), ss, abt 60 w Cath sl, 20x80, 3-sty bk tnt & strs; Morris Weinstein to Domenico Benedetto, 346 Water; mtg $5,000; May12; June14'15; A $5,500-7,000. O C & 100

Willett st, 20-2, see Broome, 114.

1ST st, 34 E (2;443-61), ns, 108.7 e 2 av, 24.11x56.1x24.11x50.4, 3-sty bk tnt & strs; Moritz Gruenstein, 60 W 95, to David Paley, 494 E 157, Bronx, ½ pt; mtg $15,000; June9; June11'15; A$13,000-17,000. O C & 100

5TH st, 748 E (2;374-32), ss, 80 w Av D, 22x96, 4-sty bk tnt; Lena Landsman to Arthur A Landsman, her husband, 748 E 5; AT; AL; June2; June11'15; A$12,000-14,500 (R S $4.50). O C & 100

11TH st, 346-50 W, see Washington, 718.

12TH st, 39 W (2;576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt; A$22,000-27,000; also 12TH ST, 41-3 W (2;576-63), ns, 450 w 5 av, runs n54.6xw32.3xs6.9xsw13.8xse 45.5 to st xe26.6 to beg, 2-4-sty bk tnts; Centre-White Co to Alice Loughran, 444 Bedford av, Bklyn; AL; June9; June16'15; A$14,000-18,000 (R S $34). O C & 100

12TH st, 39 W (2;576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt; Alice Loughran of Bklyn to Zackary T Piercy, 304 W 89; June15; June16'15; A$22,000-27,000 (R S $22). nom

12TH st, 41-3 W (2;576-63), ns, 450 w 5 av, runs n54.6xw30.8xs6.9 & 35.6 xse9.2 to st xe26.6 to beg, 2-4-sty bk tnts; Alice Loughran of Bklyn to Allan Dawson, 45 W 12, & Livia M Pepe, 15 Charlton; mtg $11,000; June15; June16'15; A$14,000-18,000 (R S $4.50). nom

12TH st, 41-3 W, see 12th, 39 W.

16TH st, 236 W (3;765-63), ss, 282.8 e 8 av, 27.1x103.3x26.10x103.3, 5-sty bk tnt; Jas F Crossen to Bernard B Block, 137 W 118; mtg $10,000; June15'15; A$13,000-31,000 (R S $5.50). O C &100

22D st, 28 E (3;850-58), ss, 310 w 4 av, 25x98.9, 5-sty stn loft & str bldg; Elek J Ludvigh, ref, to Germania Life Ins Co, 50 Union sq, pllf; FORECLOSED & drawn June10; June11'15; A$62,000-105,000 (R S $75). **75,000**

22D st, 263 W (3;772-13), ns, 243.9 e 8 av, 18.9x98.9, vacant; Margt J Hall to Leah Josephson, 1009 Kelly; B&S; June 14; June15'15; A$11,500-11,500. nom

24TH st, 1-3 W, see Bway, 1101-9.

24TH st, 5 W (3;826-34), ns, 677.6 e 6 av, 24x98.9, 5-sty & b stn club house; Albemarle Hotel Co, 22 Exch pl, to Bway & 24th St Corpn, 49 Wall; CaG; AL; June10; June12'15; A$48,000-54,000 (R S $80). **80,000**

24TH st W, nwc Bway, see Bway, 1101-9.

25TH st, 315 W (3;749-30), nes, 154 w 8 av, 22x98.9, 4-sty bk tnt & str & 4-sty bk rear tnt; A$9,000-13,000; also 25TH ST, 317 W (3;749-29), nes, 176 w 8 av, 24x98.9, 4-sty bk tnt & strs & 4-sty bk rear tnt; Sarah J Lyddy, of Bridgeport, Conn, to Chas A Conlin, 450 W 23; mtg $22,000; Dec 22'09; June12'15; A$10,000-14,000. O C & 100

25TH st, 317 W, see 25th, 315 W.

26TH st, 312 E (3;931-48), ss, 200 e 2 av, 25x98.9, 4-sty bk tnt; Chas L Hoffman, ref, to Title Guar & Trust Co, pllf; FORECLOS June4'15; June16; June17'15; A$10,000-12,500 (R S $8). **8,000**

28TH st, 56 W, see 6 av, 460-2.

28TH st, 348 W (3;751-69), ss, 253.7 e 9 av, 21.5x98.9, 3-sty & b bk dwg; Robt Kommel to Jno M Brunjes, 1551 45th, Bklyn; mtg $30,500; June17'15; A$11,000-14,500 (R S 50c.). O C & 200

30TH st, 100 E, see 4 av, 441.

30TH st, 334 W (3;753-61), ss, 372.6 e 9 av, 16.6x98.9, 3-sty & b bk dwg; May M Thompson et al, all of Hickory, NC, to Hugh A Murrill of Charlotte, NC; 1-6 pt; AT; mtg $5,000; May29; June14'15; A$10,-500-13,000. nom

30TH st, 358 W (3;753-73), ss, 154.4 e 9 av, 18.4x98.9, 3-sty & b bk dwg; Benj Tuska, ref, to City Real Estate Co, 176 Bway; FORECLOS June2; June10; June11 '15; A$11,000-14,500 (R S $11). **11,000**

32D st, 130-2 E, see Lex av, 196.

32D st, 142 W (3;807-64), ss, 435 w 6 av, 20x44.7x20.5x40.2, 3-sty bk tnt; Marjorie D Cleland, of Bradley Beach, NJ, to No One Forty-Two West Thirty-Second St Corpn, 20 Vesey; mtg $18,650 against the 1-12 int of said prop; May25; June12'15; A$26,000-37,000 (R S 50 cts). nom

33D st, 203-9 E (3;914-5-8), ns, 81.1 e 3 av, 98.11x107.4x98.11x107.7, 4-5-sty bk tnts; Julius B Fox of Jersey City, NJ, to Chas Rubinger, 1990 7 av; AL; June9; June14'15; A$53,000-121,000 (R S $2.50. O C & 100

36TH st, 63-5 W (3;838-8), ns, 100 e 6 av, 50x98.9, 12-sty bk loft & str bldg; Mary P Payne to 63 West 36th St Co, 30 E 42; QC & confirmation deed; June8; June16'15; A$187,000-F187,000. nom

37TH st, 201-5 E, see 3 av, 561-3.

38TH st, 72-6 W, see 3 av, 561-3.

38TH st, 100 W, see 3 av, 561-3.

40TH st, 12 W (3;841-57), ss, 210 w 5 av, 25x98.9, 6-sty bk loft & str bldg; Anthony Kimbel to 8 West 40th St Corpn, 111 Bway; B&S; mtg $100,000 & AL; June 15'15; A$138,750-179,000 (R S $130). O C & 100

41ST st, 145 E (5;1296-30), ns, 150 w 3 av, 25x98.9, 1 & 2-sty fr & bk shop; Jos Garry to Kate W Winthrop, at Lenox, Mass; June9; June14'15; A$28,000-28,500 (R S $22). O C & 100

44TH st, 142 E (5;1298-46½), ss, 170 e Lex av, 14.6x100.5, 3-sty & b stn dwg; Julia C Williams, 142 E 44, to Job E Hedges, 55 W 32; mtg $9,000; June15; June16'15; A $12,000-15,000 (R S 50 cts). nom

44TH st, 142 E; Job E Hedges, 55 W 32, to Julia C Williams, 142 E 44; mtg $9,000; June15; June16'15 (R S 50 cts). nom

45TH st, 141 E (5;1300-26), ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Max Altmayer, ref, to Maze Realty Co, 2650 Bway; mtg $14,000 & AL; FORECLOS Sept 10'14; Sept30'14; June15'15 (R S $7). **6,640**

45TH st, 438 W (4;1054-53), ss, 275 e 10 av, 25x100.5, 5-sty bk tnt; Danl L Korn, 170 W 74, to 438 W 45th St Corpn, 1451 Bway; AL; June10; June12'15; A$11,000-24,000. O C & 100

48TH st, 168-70 W, see 7 av, 711-15.

49TH st, 521 W (4;1078-20), ns, 300 w 10 av, 27x100.5, 5-sty stn tnt & strs; Jno Huls to Caroline Huls, his wife, both at Ridgefield Park, NJ; ½ pt; AT; AL; June 14; June15'15; A$9,500-17,500 (R S $5). nom

53D st, 59 W, see 3 av, 561-3.

55TH st, 234-6 E (5;1328-33 & 34), ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; Herman Joseph, ref, to Metropolitan Savgs Bank, 59-61 Cooper Sq E; FORECLOSE June11; June15'15; A$22,000-42,000 (R S $33). **33,000**

57TH st, 109 W (4;1010-26¼), ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Abr Stern, ref, to Frances R Biggs, 113 W 57; PARTITION May6; June7; June16'15; A $44,000-54,000 (R S $50). O C & 100

57TH st, 438-40 W (4;1060-51), ss, 450 w 9 av, 50x100.5, 5-sty bk tnt; Hy L Morris & ano, individ, EXRS, &c, Arthur L Morris & ano, to Nathan L Ottinger, 20 E 70; mtg $30,000 & AL; June11; June15'15; A$32,-000-97,000 (R S $14). **43,000**

63D st, 403 E (5;1458-4½), ns, 81 e 1 av, 25x100.5, 5-sty bk tnt & strs; Michl Larsen of Hartford, Conn, to Andrew Hoffman & Irene, his wife, of Tolland, Conn, as tenants by entirety; mtg $16,-600; June10; June16'15; A$7,000-16,500. nom

63D st, 128 W (4;1134-49), ss, 400 w Col av, 25x100.5, 5-sty stn tnt; Frederick Levy, 885 Jennings, & ano to Leona Holding Corpn, 63 Park Row; B&S; May28; June14'15; A$15,000-26,000. nom

70TH st, 220 E (5;1424-36), ss, 258 w 2 av, 28x100.5, 4-sty stn tnt & strs; A$12,-500-23,000; also 70TH ST, 222 E (5;1424-34), ss, 230 w 2 av, 28x100.5, 4-sty stn tnt; Montrose Realty Co to Chelsea Realty Co, 135 Bway; mtg $100,000 & AL; June11; June16'15; A$12,500-22,000. nom

70TH st, 220 E (5;1424-36), ss, 258 w 2 av, 28x100.5, 4-sty stn tnt & strs; Wm J Amend ref to Montrose Realty Co, 135 Bway; FORECLOS June1; June7; June11 '15; A$12,500-23,000 (R S $17). **17,000**

70TH st, 222 E (5;1424-34), ss, 230 w 2 av, 28x100.5, 4-sty stn tnt; Wm J Amend, ref, to Montrose Realty Co, 135 Bway; FORECLOS June1; June7; June11'15; A $12,500-22,000 (R S $17). **17,000**

70TH st, 222 E, see 70th, 220 E.

73D st, 110 E (5;1407-68½), ss, 89 e Park av, 18x102.2, 4-sty & b stn dwg; Lewis M Isaacs, of Pelham, NY, to Estelle I Frank, 80 Pintard av, New Rochelle, NY; AT; B&S & CaG; mtg $15,000; June1; June11'15; A$27,000-35,000 (R S $7). O C & 100

79TH st, 50 E (5;1393-50), ss, 57 e Madison av, 18x80, 4-sty & b stn dwg; Nathan Oppenheim of Ferrisburg, Vt, to Marcus M Marks, 4 E 94; mtg $20,000; June10; June15'15; A$35,000-41,000 (RS $35). nom

79TH st, 180-4 E (5;1413-40½-41), ss, 71.11 w 3 av, 52.11x75.3x53x75.7, three 3-sty & b stn dwgs; Blanche L Lightfoot & ano, Qtr of Bklyn, to Cath L & Mary B Kane, both at 411 West End av; QC; Feb 17; June17'15; A$42,000-52,500 (R S $1.50). nom

79TH st, 138-44 W (4;1150-48), ss, 372 w Col av, 78x102.2, 12-sty bk tnt; Brixton Realty Corp to Clarence Payne at Menlo Park, Cal; B&S; mtg $370,000 & AL; June 16'15; A$125,000-435,000 (R S $105). O C & 100

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84TH st, 346-8 E (5:1546-32-32½), ss, 120 w 1 av, 40x102.2, 2-3-sty & b bk dwgs; Harris Mandelbaum et al to Gertrude A Vanderbeck, 149 W 126; mtg $12,000; May 10; June16'15; A$14,000-18,000. O C & 100

84TH st, 346-8 E; Gertrude A Vanderbeck to Maurice Mandelbaum, 12 W 87; Harry Lippmann, 2 W 88; Wm Prager, 129 E 74, individ, & Isaac Lowenfeld, 106 E 64; Alex Pfeiffer, 50 E 96, & Wm Prager as EXRS Pincus Lowenfeld; mtg $30,000; June16'15. O C & 100

87TH st, 39 E, see Madison av, 1211-3.

92D st, 55 W (4:1206-12½), ns, 284.10 e Col av, 20x100.6 3-sty & b stn dwg; Abr Nelson, ref, to Rodolfo G Bartold, 69 W 89; FORECLOS Apr20; June15'15; A$16,-500-18,000 (R S $20,50). **20,250**

96TH st, 206 W (4:1243-38), ss, 144.3 w Ams av, 31.3 to es old Bloomingdale rd x 100.9x27.6x100.8, 5-sty bk tnt; Harry A Bloomberg to Claremont Building Corpn; mtg $30,000 & AL; May6; June14'15; A $30,000-39,000. nom

96TH st, 208 W (4:1243-39A), ss, at es old Bloomingdale rd at pt 175.4 w Ams av, 31.11x100.9x30.7x100.9, 1-sty bk strs; Frank E Gillies et al to Claremont Bldg Corpn, 1564 Bway; mtg $26,000; June3; June12'15; A$32,000-35,000 (R S $19). O C & 19,000

98TH st, 203-5 W (7:1870-28 & 28½), n s, 84.2 w Ams av, 52.7x105, 2-5-sty bk tnts; Jos Gallagher, jref, to Saml Borchardt, 2 W 59; mtg $36,000; FORECLOS May27; June16'15; A$36,000-56,000 (R S $10.50). **10,500**

100TH st, 229 E (6:1650-18), ns, 425 e 3 av, 25x100.8, 4-sty bk tnt; Lena Kaden of B of R to Jno H & Chas A Heller, 532 W 142; B&S; mtg $10,000 & AL; June1; June16'15; A$9,000-14,000. nom

103D st, 159 E (6:1831-28), ns, 210 w 3 av, 30x100.11, 4-sty bk tnt & strs; Chas M Russell, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS May14; June15; June16'15; A$13,500-20,500 (R S $14.50). **14,500**

107TH st, 56 W, see Manhattan av, 149.

108TH st, 410-2 E (6:1701-39 & 40), ss, 195 e 1 av, 50x100.11, 2-sty bk stable, 1-sty bk office & fr rear coal pocket; Minnie De Veau, of Huntington, LI, to Zachariah & Saml Hirsch, both at 108 E 112; AT Q C; June14'15; A$11,000-17,000 (R S 50 cts). O C & 150

109TH st, 300-2 E, see 2 av, 2118.

112TH st, 324 E (6:1683-40), ss, 300 e 2 av, 25x100.10, 6-sty bk tnt & strs; Clara Klingenstein to Julius B Fox, 520 Ocean av, Jersey City, NJ; mtg $25,000; June11 '15; A$8,500-22,500 (R S 50 cts). O C & 100

118TH st, 356 W (7:1944-56), ss, 125 w Manhattan av, 18x100.11, 3-sty & b bk dwg; Jno P Dunn to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS June 8; June16'15; A$9,300-10,000 (R S $7.50). **7,500**

119TH st, 79 E, see Park av, 1700.

121ST st, 228 W (7:1926-45), ss, 286 w 7 av, 18x100.11, 5-sty bk tnt; Jno G Dallas, 208 E 49, to Morris Nathanson, 70 E 118; mtg $15,000 &AL; June14; June16'15; A $9,300-14,000. O C & 100

123D st E (6:1819-5), ss, 74 e Pleasant av, runs e87.8 to bulkhead of Harlem River xs232.7 to ns 122d xw— to pt 74 e of av xn203.10 to beg, with all title to riparian rights & land under water in any vacant; Thos G Patten, NY, & Walter R Patten, of Long Branch, NJ, to Wm Lust-garten & Co, 68 Wm; AL; June16; June 17'15; A$100,000-100,000 (R S $15.50). O C & 100

123D st, 449-53 W (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; Nason Realty Co, 206 Bway, to Wm J Spain, 338 W 86; mtg $100,000 &AL; June14; June15 '15; A$44,000-120,000 (R S $35). O C & 100

129TH st, 132-4 E, see Lex av, 2134-44.

135TH st, 178 W (7:1919-55), ss, 200 e 7 av, 25x99.11, 5-sty bk tnt; Maximilian Weinstein to Florence L Weinstein, his wife, both at 605 W 112; mtg $16,000; June 9; June15'15; A$12,000-23,000 (R S $1). O C & 100

135TH st W (7:1988-53), ss, 500 w Ams av, 160x99.11, vacant; Speedway Realty Co, 31 Nassau, to Isidore Jackson, 118 W 57, & Abr Stern, 52 E 61; AL; June25'08; June11'15; A$85,000-85,000. O C & 100

135TH st W (7:1988), ss, 500 w Ams av, 160x99.11, vacant; Isidore Jackson & Abr Stern to 135th St Garage Corpn, 160 Bway; mtg $33,640; June10; June11'15 (R S $10). O C & 100

144TH st, 305 W (7:2044-28), ns, 100 w 8 av, 25x99.11, 5-sty bk tnt & strs; Jno C Tomlinson Jr, ref, to Hannah Harrison, 3435 Cresent Street Falls, Phila, Pa, piff; FORECLOS June8; June14'15; A$9,000-20,000. **2,000**

146TH st, 203-9 W (7:2032-23-27), ns, 100 w 7 av, 125x99.11, 2-sty bk stable; Chas M Rosenthal to Bavarian Realty Co, 160 Bway; mtg $20,000; June15; June16 '15; A$37,500-37,500 (R S $1). O C & 100

152D st, 526 W (7:2083-48), ss, 385 w Ams av, 40x99.11, 6-sty bk tnt; Edw A Isaacs, sole director, as TRSTE in liquidation of Breslauer Realty Co, of Madison, NJ, to Maurice Cohen on Pennsylvania av, Crestwood, Yonkers, NY; B&S; mtg $48,000; June15; June17'15; A$21,000-50,000 (R S $2). O C & 100

163D st, 549 W (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Leona Holding Corpn to Orland Holding Co., 63 Park row; June1; June11'15; A$55,000-162,000. O C & 100

172D st W, swc Audubon av, see Audubon av, swc 172.

173D st, 571 W, see St Nicholas av, 1260.

178TH st W, swc Northern av, see Northern av, swc 178.

182D st, 551 W (8:2154-56), ns, 325 e St Nicholas av, 25 to ws Audubon av (No 340), x79.9, vacant; Samson Lachman et al to Value Realty Co, 170 Bway; June9; June14'15; A$14,000-14,000 (R S $14.50). nom

Av C, 112-6 (2:377-2), es, 67 n 7th, 54.10 x82.5, 6-sty bk tnt & strs; Hyman Muschel & Sophie, his wife, to Alta Muschel, 258 E 7; ¾ pts; mtg $66,000 & AL; May4; June17'15; A$40,000-73,000 (R S $5). O C & 100

Amsterdam av, 2184 (8:2125-47), ws, 50 n 168th, 25x100, 4-sty bk tnt & strs; Theresa Lechthaler et al to Kath Gerber, 461 W 164; 1-6 pt; CaG; mtg $8,000; June10; June12'15; A$14,000-22,000 (R S $1). O C & 100

Audubon av (8:2128-15-18), swc 172d, 95 x100, vacant; Rudolph Stillgebauer, of White Plains, NY, to Donald Robertson, 700 W 129; mtg $32,000; June10; June11 '15; A$42,000-42,000 (R S $4.50). O C & 100

Bloomingdale rd, es, see 96th, 208 W.

Broadway, 1101-9 (3:826-37), nwc 24th, runs n109.2xw39.6 & 40.4xs86.2 to 24th xe 120 to beg, 7-sty stn hotel Albermarle; A$770,000-800,000; also 24TH ST, 1-3 W (3:826-35), ns, 70.6 e 6 av, runs n98.9xw 1.7xn46.10xe107.4 to ws Bway (Nos 1111-3) xs50xw39.8 & 40.1xs86 to 24th xw48.2 to beg, 12-sty stn hotel Hoffman; Farmers Loan & Trust Co, 22 William, TRSTE will Francis S Kinney, to Bway & 24th St Corpn, 49 Wall; sub to PM mtg $1,000,000 & AL; June10; June12'15; A$130,000-250,-000 (R S $620). **1,620,000**

Broadway, 1111-3, see Bway, 1101-9.

Central Park W, 446 (7:1840-33), ws, 55.11 s 105th, 45x100, 7-sty bk tnt; Property Sales Corpn, 290 Bway, to Louis B Schram, 27 W 75; mtg $83,500 & AL; May 17; June16'15; A$53,000-103,000. nom

Edgecombe av, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; Wm Rabenstein, 1187 Boston rd, to Anna H Ahrens, 442 W 162; AL; June15'15; A $15,000-40,000. nom

Edgecombe av, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; Anna H Ahrens, 442 W 162, to Wm Rabenstein, 1187 Boston rd; AL; June10; June 14'15; A$15,000-40,000. nom

Lexington av, 196 (3:887-82), swc 32d (Nos 130-2), 23.8x80, 4-sty bk tnt & strs; Albert Ritchie, ref, to Wm L Condit at Hoboken, NJ, piff; FORECLOS Dec29'14; Dec30'14; June16'15; A$37,000-45,000 (R S 50 cts). **35,000**

Lexington av, 379 (5:1306-21½), es, 37.9 n 51st, 18.10x67, 4-sty stn tnt; Peter J Mathers to Margt Mathers, his wife, NY; B&S; May25'09; June14'15; A$13,500-18,000. nom

Lexington av, 2134-44 (6:1777-56), swc 129th (Nos 132-4), 99.11x25, 6-sty bk tnt & strs; Hickory Realty Corpn, 128 Bway, to Adele Kneeland, of N Y, but temporarily absent therefrom & having no st No for her residence; B&S; AL; June1; June12'15; A$16,000-37,000. nom

Madison av, 1211-13 (5:1499-20), nec 87th (No 39), 50x113.4, 6-sty bk tnt; Salisbury Realty Co to Belford Realty Co, 131 E 86; mtg $130,000; June14; June16'15; A$100,-000-160,000 (R S $11.50). O C& 100

Madison av, 1585 (6:1612-51), es, 25.5 s 107th, 25x81, 5-sty stn tnt & strs; Jos Schaefer, 23 Barclay, & ano, EXRS Clemens J Knecht; Hannah Goldstein, 257 W 113; mtg $18,000 & AL; June15; June 17'15; A$14,000-22,500 (R S $4). **22,000**

Madison av, 1585; Kath Kracht, widow, 2 Belvidere pl, Yonkers, NY, to same; QC; June16; June17'15. nom

Manhattan av, 149 (7:1842-51), swc 107th (No 56), 100.11x55, 5-sty bk tnt & strs; Simax Realty Co, 231 W 96, to S E & M E Bernheimer Co, sec 128th & Ams av; mtg $45,000; May12; June16'15; A$55,000-100,-000. nom

Northern av (8:2177-310), swc 178th, 125 x105, 2-sty fr bldg & vacant; David Zipkin to Benj C Riley on ns 177th, bet Haven & Northern avs; mtg $21,500 & AL; May14; June15'15; A$46,000-46,000 (R S $28.50). O C & 100

Park av, 1049-53 (5:1515-70-72), es, 19 s 57th, 53.3x102.9, 3-5-sty stn tnts; Marcus M Marks to Realty Corpn, 265 W 36; mtg $63,000; June10; June16'15; A$133,000-151,-000 (R S $157). O C & 100

Park av, 1700 (6:1746-33), nwc 119th (No 79), 25.11x90, 5-sty bk tnt & strs; Hy Hornstein, of Bronx, to Ferdinand A Sieghardt, 410 E 85; mtg $18,000; June10; June 15'15 A$15,000-27,000 (R S $9). O C & 100

Post av (8:2220-5), ns, 100 e Dyckman, 100x155, vacant; Schnell Realty Co to Eva Levine, 961 Av St John, Bronx; mtg $10,-000 & AL; June15; June16'15; A$28,000-28,000 (R S $4). nom

St Nicholas av, 141 (7:1923-19), nwc 117th (No 211), 29.7x92.5x25.2x107.11, 5-sty bk tnt & strs; Kath F McClure et al, EXRS David McClure to Kath F McClure, ⅝ pts; Marguerite McC Howland, ⅛ pt, & Arthur J McClure, ⅛ pt, all at 22 W 49, & Kath McC Haxall at Middleburg, Vir, ⅛ pt; May27; June14'15; A$27,000-42,000. nom

St Nicholas av, 141, nwc 117th (No 211), Kath F McClure, Marguerite McC Howland & Kath McC Haxall to Arthur J McClure, 22 W 49; May27; June14'15 (R S $20). O C & 100

St Nicholas av, 1260 (8:2130-1), nec 173d (No 571), 50x100, 2-sty fr dwg; Margaretha Lachner to Wm J Lachner, 571 W 173; B&S; May15; re-recorded from June 7; June16'15; A$36,000-36,500 (R S $10). gift

Wadsworth av, 143 (8:2162-51), es, 44.6 n 180th, 37.6x100, 5-sty bk tnt; Belford Realty Co to Jno E Hagmayer & Charlotte, his wife, 2978 Perry av, Bronx, tenants by entirety; mtg $30,000; June15; June16'15; A$19,500-43,000 (R S $9.50). O C & 100

2D av, 2118 (6:1680-49), sec 109th (Nos 300-2), 17x66, 3-sty fr bk ft tnt & strs, 1-sty ext; Bond & Mtg Guarantee Co to Fanny Maibach, 860 E 162; B&S & CaG; June15'15; A$8,000-8,500. O C & 100

3D av, 561-3 (3:918-1), nec 37th (Nos 201-5), 49.5x105, two 2-sty bk loft & str bldgs & 5-sty bk tnt & strs; A$40,000-50,-000; also 6TH AV, 654 (3:839-85), sec 38th (Nos 72-6), 20x75, 5-sty bk tnt & strs; A$105,000-115,000; also 6TH AV, 652 (3:-839-86), es, 20 s 38th, 19.8x50, 5-sty bk tnt & strs; A$42,500-50,000; also 6TH AV, 650 (3:839-87), es,(40.8 s 38th, 19.8x75, 5-sty bk tnt & strs; A$58,200-65,500; also INTERIOR LOT (assessed with 6th av, 652), begins 50 e 6 av & 20 s 38th, runs e25xs 19.8xw25xn19.8 to beg, pt 5-sty bk tnt & strs; also 6TH AV, 765 (4:996-33), ws, 75.5 s 44th, 25x75, 4-sty stn tnt & strs; A$63,000-70,000; also 6TH AV, 651 (3:813-39), swc 38th (No 100), 24.8x60, 4-sty stn tnts & strs; A$101,000-110,000; also 8TH AV, 972 (4:1029-pt 6), es, 155.6 s 58th, 19.6x80, pt 1-sty bk str; A$——-——; also 6TH AV, 938-40 (5:1269-1&2), nec 53d (No 59), 43x75, 2-4-sty bk tnts & strs; A$78,000-94,500; also 53D ST, 57 W (5:-1269-4½), ns, 75 e 6 av, 22x100.5, 4-sty & b stn dwg; A$42,000-50,000; deed of trust to divide tnt into 3 equal shares for Mary E Travis, Viola H Carpenter & Virginia Mills for life & thereafter to Jno C Travis; Mary E, wife Martin V B Travis et al to Martin V B Travis, NY, Chas W Carpenter of Shrub Oak, Westchester Co, NY, Jno C Travis, NY, ¾ pts in trust; B&S & confirmation deed; AL; Dec3'02; June17'15. nom

4TH av, 441 (3:885-88), sec 30th (No 100), 19.9x60, 4-sty stn tnt & str; Abr Schwab et al to Isabella Schwab, 18 E 60, ⅓ pt; Leo L Schwab, 35 W 96, ⅓ pt, & Wm J Foeppel, at Dearborn rd, Palisade, NJ, ⅓ pt; AL; May15; June16'15; A$70,-000-75,000. nom

4TH av, 460-2 (3:829-74 & 75), sec 28th (No 56), 49.4x60, 3-sty bk hotel; Nicholas W Haaren to Meta C Haaren, both at 452 Amity st, Flushing, B of Q; ½ pt; May22; June12'15; A$151,000-167,500 (R S 50 cts). nom

6TH av, 650-4, see 3 av, 561-3.

6TH av, 651, see 3 av, 561-3.

6TH av, 765, see 3 av, 561-3.

6TH av, 938-40, see 3 av, 561-3.

7TH av, 711-15 (4:1000-60 60A, 63, 64), es, 50.4 s 48th, runs e79xn50.4to ss 48th (Nos 168-70), xe41xs100.4xw120 to av xn50 to beg, 4-4 & 1-3-sty bk & stn tnts & strs; Wm Hoegg to Fredk F Brueck, 605 W 151, ¼ pt; mtg $225,000 & AL; Apr13'14; June 16'15; A$264,000-271,500. nom

7TH av, 2026-8 (7:1927-31), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; Wm Klein, ref, to Levi P Morton, 1500 Rhode Island av, Wash, DC, plff; FORECLOS June11'15; June17'15; A$40,000-85,000 (R S $65). **65,000**

8TH av, 972, see 3 av, 561-3.

9TH av, 81-3 (3:713-33 & 34), ws, 50 s 16th, 46.9x—x56x100, 4-sty bk tnt, 2-sty bk tnt & str & 1 & 2-sty bk & fr rear stable; Kenneth Frazier of Garrison, NY, et al, EXRS Alice C Frazier, to Frazier-Coleman Realty Co, 206 Bway; AT; May 18; June15'15; A$28,000-33,000 (R S $12.50). O C & 100

9TH av, 81-3; Frazier-Coleman Realty Co to St Johns Park Realty Co, 55 Liberty; AT; B&S; June14; June15'15. nom

9TH av, 81-3; Isabel C Forbes, widow, 114 Commonwealth av, Boston, Mass, et al to same; AT; E&S; Apr9; June15'15 (R S $12.50). O C & 100

Interior lot, see 3 av, 561-3.

Interior lot or gore (2:576-pt lt 64), bounded e by line 480.8 w 5 av, n by s l land Hy Springler & w by el land Peter Warren now of Nell P Dawson, 35.6 on el 34.6 on wl & 14.2 on nl with strip on n bounded e by line 480.8 w 5 av, w by line 482.4 w 5 av & s by line 153.9 s of 13th & s by said gore; Alice Loughran of Bklyn to Nell P Dawson, 45 W 12; B&S; June 15; June16'15; A$——-$——- (R S $1.50). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 80 (2:413), es, 112.4 s Broome, 24.10x87.6; consent to 3d track; Moses J Cohen to Manhattan Railway Co, a corpn, 165 Bway; mtg $28,750; May11; June17'15. 547.71

Allen st, 80; consent to 3d track; U S Trust Co of NY, mtgee, to same; mtg $23,625; June3; June17'15. nom

Allen st, 80; consent to 3d track; Theresa Hirsh, mtgee to same; mtg $4,-750; May29; June17'15. nom

Allen st, 104 (2:414-38), es, 129.5 s Delancey, 24.8x87.6; also ORCHARD ST, 196 (2:412-13), ses, 68.10 sw Houston, 24.10x 87.10; asn rents; Morris Lipschitz to Philip Sugerman, 136 W 118, et al, firm The Royal Co of N Y, 93-5 Nassau; June 11'15. 1,650

Canal st, 30, see East Bway, 158.

East Broadway, 158; also CANAL ST, 30; also FORSYTH ST, 56; also 103D ST, 211-17 E; also MADISON AV, 1529; also 104TH ST, 44 E; asn rents; 103d St Realty Co to David Silva, 801 West End av; Nov23'14; June12'15. nom

Forsyth st, 56, see East Bway, 158.

Greenwich st, 818-20 (2:642), ws, 25 n Jane, 42.2x92.4x42.1x91.4; consent to 3d track; Harry J Sophian to Manhattan Railway Co; mtg $65,500; Sept8'14; June 15'15. 927.67

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Greenwich st, 818-20; consent to 3d track; Abram I Elkus et al TRSTES &c as mtgees to Manhattan Railway Co; mtg $20,000; May15; June15'15. nom

Greenwich st, 818-20; consent to 3d track; same mtgees to same; mtg $28,500; May14; June15'15. nom

Greenwich st, 818-20; consent to 3d track; same mtgees to same; mtg $17,000; May14; June15'15. nom

Orchard st, 106, see Allen, 104.

Pearl st, 456 (1:118); agmt as to cancellation of Ls, recorded Sept16'13; Mary Koessel of Bklyn with Thos Ross of Bolton, Conn; June1; June15'15. nom

22D st, 263 W (3:772); party 1st pt agrees to accept title under foreclosure from referee, party 2d pt to use best endeavors to effect sale of same & proceeds of sale to be apportioned as follows: party 1st part to receive $10,638.33 & party 2d pt $1,384.67, etc; Margt Hall of New York City, NJ, with Hy H Woodwin, 214 W 92; party 1st pt agrees not to sell above for less than $25,000 without consent of party 2d pt; Sept9'13; June16'15. nom

48TH st, 303 E; power of atty to conduct business, &c; Carlo Finazzo to Vincenzo Mannino, 303 E 48; June16; June17 '15. ——

63D st, 128 W (4:1134), ss, 400 w Col av, 25x100.5; re judgt; Albt Van Winkle to Fredericka Levy & Minnie Frey, both at 885 Jennings, Bronx; June4; June14'15. nom

67TH st E (5:1401), ss, 170 e Lex av, 170x200.10 to ns 66th (No 151); agmt to accept conditions made by party 2d pt for sale or lease of above to enable party 1st pt to acquire larger site elsewhere in City of NY, etc; Chapin Home for the Aged & Infirm with City of NY; AL; Dec 30'09; June14'15. 5,000

72D st, 206-8 E (5:1426); power of atty; Josephine L Kellogg to F Leonard Kellogg, 118 E 70; Jan7'19; June14'15. ——

103D st, 211-7 E, see East Bway, 158.

104TH st, 44 E, see East Bway, 158.

123D st, 449-53 W (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; re mtg; Isaac Rosenfeld, 439 W 113, to Wasen Realty Co, 206 Bway; QC; June9; June15 '15; A$44,000-120,000. nom

132D st E, nec Park av, see Park av, nec 132d.

133D st E, nec Park av, see Park av, nec 132.

133D st E, ss, 34.1 e Park av, see Park av, nec 132.

134TH st E, sec Park av, see Park av, nec 132.

134TH st E, nec Park av, see Park av, nec 132.

134TH st E, ns, 75 e Park av, see Park av, nec 132.

135TH st E, sec Park av, see Park av, nec 132.

150TH st, 305-7 W (7:2046-1), nec Bradhurst av (Nos 178-82), 112.6x99.11, 7-sty bk tnt & pt 1-sty bk bldg; re mtg; Worthen Realty & Constn Co, 80 Maiden lane, to 20th Ave Co, 36 Stewart Bldg, Utica, N Y; May28; June15'15; A$47,000-175,000. nom

178TH st W, swc Northern av, see Northern av, swc 178.

Bradhurst av, 178-82, see 150th, 305-7 W.

Broadway (3:830), sec 29th, Hotel Breslin; consent to subway stairway to 28th st station; Hotel Operating Associates to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; Apr 28; June14'15. nom

Madison av, 1529, see East Bway, 158.

Northern av (miscl), swc 178th, 125x105; agmt as payment by party 1st pt of assessments for paving, also as to sewer rights, removal of encroachments, etc; Wm F Sommerville on Depot lane & Haven av, with Jacob Hertzberg, 223 W 121; May14'13; June15'15. nom

Northern av, swc 178th, same prop; asn agmt as above; Jacob Hertzberg to David Zipkin, 924 West End av; AT; May14'13; June15'15. nom

Northern av, swc 178th, same prop; asn agmt as above; David Zipkin to Benj C Riley on ns 177th, bet Haven & Northern avs; AT; June15'15. nom

Park av (6:1780-1), nec 132d, runs n 199.10 to ss 133d xe34.1xs40xe— to ws bulkhead Harlem River xs— to 132d & w — to beg, contains 59,147 sq ft; also PARK AV (6:1782), nec 133d, runs e236 to ws bulkhead line Harlem River xs— to ss 133d xw270 to av xn60 to beg, contains 13,180 sq ft; also PARK AV, nec 134th, runs e94 to ws bulkhead of Harlem River xs— to ss 134th xw120.10 to av xn80 to beg, contains 6,447 sq ft; also PARK AV, nec 134th, runs n199.10 to ss 135th xe14.2 to ws bulkhead line Harlem River xs—x sw23 to ns 134th xw74 to beg, contains 10,380 sq ft; party 1st pt is owner of above; sub to right of way to parcels 5 & 6 as follows: over parcels 2 & 3; above parcels sub to wharfage & cranage appurtenant to parcels 5; party 2d pt owns the following: 133D ST E, ss, 34.1 e Park av, runs e236 to ws bulkhead Harlem River xs— to pt 40 s 133d xw—xn40 to beg, contains 11,483 sq ft; also PARK AV, nec 133d, runs n199.10 to ss 134th xe120.10 to ws pier or bulkhead Harlem River xs230 to 133d xw236 to beg, contains 35,800 sq ft; also 134TH ST E, ns, 74 e Park av, runs ne23 to bulkhead Harlem River xs22 to st xw20 to beg, contains 420 sq ft, vacant; court order adjudged & decreed as to ownership as above, & parcels 1, 2 & 3 shall be subject to permanent right of way by party 2d pt & maintain existing viaduct, &c, & that deft shall have right to fill in with earth, &c parts of parcel 5, rights of wharfage, &c, & that deft recover of plff the sum of $11,869.19, being amount paid for taxes, &c, which City N Y is herein adjudged to be owner in fee simple; City N Y, plff, vs N Y Central R R Co, deft; June10; June12'15. court order

Park av, nec 133d, see Park av, nec 132.

Park av, nec 134th, see Park av, nec 132.

1ST av, 170 (2:438), es, 94.8 s 11th, 23.8x94; consent to 3d track; Patk S Creeden, 280 1 av, individ & EXR Jas Creeden et al, to Manhattan Railway Co; mtg $10,000; Mar29; June12'15. 284

1ST av, 170; consent to 3d track; Emigrant Indust Savgs Bank, mtgee, to same; mtg $10,000; June1; June12'15. nom

1ST av, 264-6 (3:947), es, 77.6 s 16th, 51.6x94; consent to 3d track; Hy F Morris & ano, TRSTES for Louis Zborowski, will of Margt L Zborowski, to Manhattan Railway Co; Dec24'14; June14'15. 1,042.88

1ST av, 280 (3:948), es, 69 n 16th, 23x84; consent to 3d track; Patk S Creeden, 280 1 av, individ & EXR Jas Creeden et al, to Manhattan Railway Co; mtg $5,000; Mar29; June12'15. 316.25

1ST av, 280; consent to 3d track; Emigrant Indust Savgs Bank, mtgee, to same; mtg $5,000; June1; June12'15. nom

2D av, 793 (5:1316), ws, 80.4 s 43d, 20.1 x75; consent to 3d track; Martin Yung & Amalia Yung, his wife, to Manhattan Railway Co; mtg $6,000; Apr19; June14'15. 401.67

Certified copy (miscl), adjudication of bankruptcy & order of reference in matter of Chauncey P McKnight, bankrupt & referred to Peter B Olney as ref; Marshal S Hagar appointed TRSTE under bond for $900; June17'15.

Power of atty (miscl); Mary wife Chas F Ostrande to Hy L Morris, 12 W 53; May17; June15'15. ——

Power of atty (miscl); Emma Schall, 62 St Marks pl, to Peter Cook; Mar24; June16'15. ——

Power of atty (miscl); Aron Hirsch et al, firm of Aron Hirsch & Sohn, of Halberstadt, Germany, to Ludwig Vogelstein, NY; May3; June11'15. ——

WILLS.

Borough of Manhattan.

37TH st, 512-16 W (3:708-43, 44 & 45), ss, 200 w 10 av, 75x98, 3-1-sty garages; A $24,000-26,000; also 37TH ST, 525 W (3:709-22), ns, 350 w 10 av, 25x98, 1-sty bk shop & 3-sty fr stable; A$8,000-8,500; also 38TH ST, 508 W (3:709-45), ss, 150 w 10 av, 25x98, 3, 2 & 1-sty fr bldg & 2-sty bk bldg in rear; A$8,000-9,000; also 38TH ST, 516 W (3:709-49), ss, 243 w 10 av, 18x90, 1-sty bk shop; A$5,500-7,500; also 47TH ST, 625-30 W (4:1094-52 & 53), ss, 275 e 12 av, 50x100, 2-1-sty frstables; A$16,000-16,000; Peter White Est, Mary White, EXTRX, 239 W 105; atty, Wm R Adams, 25 Broad. Will filed Jan23'15.

37TH st, 525 W, see 37th, 512-6 W.

38TH st, 508 W, see 37th, 512-16 W.

38TH st, 516 W, see 37th, 512-16 W.

47TH st, 628-30 W, see 37th, 512-16 W.

70TH st, 341-7 W (4:1182-12), ns, 400 w West End av, 125x75x irreg, 6-sty bk tnt; A$75,000-145,000; also BROADWAY, 3750 (8:2114-5), sec 156th, 99x100x irreg, 6-sty bk tnt; A$120,000-235,000; Francis A Carlson Est, Alma Carlson, EXTRX, 3750 Bway; atty, Elfers & Abberley, 277 Bway.

100TH st, 303 W (7:1889-16), ns, 100 w West End av, 18x100, 5-sty bk dwg; Gertrude Weil Est, M Sanford Weil, EXR, 135 W 79; attys, Strook & Strook, 30 Broad; A$15,000-26,000. Will filed Mar 10'15.

109TH st, 318 E (6:1680-44), ss, 225 e 2 av, 32x100x irreg, 6-sty bk tnt & str; Giosue Gallucci Est, Assunta Gallucci, EXTRX, 318 E 109; atty, Morris Eder, 302 Bway; A$8,500-30,500. Will filed June11'15.

125TH st, 77 E (6:1750-31), ns, 118 w Park av, 22x99, 4-sty bk tnt; A$23,000-29,000; also AMSTERDAM AV, 1783 (7:-2063-2), es, 24.n 148th, 25x100, 2-sty fr dwg & str; A$20,000-21,500; also 3D AV, 1999 (6:1659-46), ½ pt, es, 20 s 110th, 20 x85, 4-sty bk tnt & str; A$11,500-16,500; also 3D AV, 2320 (6:1774-40), ½ pt, swc 126th, 24x90, 3-sty bk tnt & str; A$38,000-45,000; also 3D AV, 2189 (6:1784-3), ½ pt, es, 52 n 119th, 23x80, 3-sty fr bldg & str, 1-sty bk & fr stable in rear; A$24,000-27,000; Wm T Purdy Est, Bel B Purdy, EXTRX, 9 Mt Morris Pk W; atty, Walter B Raymond, 2 Rector. Will filed Feb9 '15.

Amsterdam av, 1783, see 125th, 77 E.

Broadway, 3750, see 70th, 341-7 W.

3D av, 1999, see 125th, 77 E.

3D av, 2320, see 125th, 77 E.

3D av, 2189, see 125th, 77 E.

CONVEYANCES.

Borough of The Bronx.

Adams st (*), es, 297.2 n Van Nest av, 26.6x108.2x25x100; Abr M Pariser, ref, to Ella A Butler, 1230 Dean ,Bklyn, & Alvah W Burlingame, Jr, 96 Hancock, Bklyn, EXRS, &c, Edwin R Butler; FORECLOS Apr20; Apr21; June11'15 (R S $1). 1,000

Augusta pl (*), es, 163.2 n Eastern blvd, 50x100; Clarence Y Palitz, ref, to Anna A Breunich, 2388½ Tiebout av; FORECLOS Apr28; June11; June15'15 (R S $3.50). 3,500

Bronx ter (*), es, 168 s 224th, 25x105; Jas J Hagerty to Jas H Smith, 275 Carlton av, Bklyn; Mar13; June1'15. nom

Clarence st (*), ws, 250 n Barkley av, 50x100; Wm H Harden to Jos Bassler, 805 3 av; B&S; June14; June15'15. nom

Clarence st (*), ws, 175 s Town Dock rd, 50x100; Jno W Cornish to Jos Bassler, 805 3 av; June14; June15'15 (R S $1.50). O C & 100

Crotona Pk E (11:2940), es, 100 s Crotona Pk E, 75x130.1, vacant; Benenson Realty Co to Wey Bldg Co, Inc, 979 E 163; mtg $15,500; June10; June11'15 (R S $4). O C & 100

Elizabeth st (*), nec Matilda, 100x100; Pathk F Murphy to Mark Cross Co, 404 5 av; B&S & C&C; AL; Apr30; June11'15. nom

Ericson pl (*), sec Maitland av, runs e 17 to es Ericson pl as legally opened xs 25xw14 to es Ericson pl as on map W A & H C Mapes xn25.2 to beg; deed of cession; Mary A Howell et al to City NY; Dec11'14; June17'15. nom

Faile st, 646 (10:2764), es, 275 s Spofford av, 25x100, 2-sty bk dwg; Realty & Realization Co to Ludwig Jacobi, 22 Archer av, Mt Vernon, NY; CaG; May3; June14'15. 50

Freeman st, 870, see Stebbins av, sec Freeman.

Garfield st, nwc Van Nest av, see Van Nest av, nwc Garfield.

Hoffman st, 2385 on map 2383 (11:3054), ws, 150 s 187th, 25x100, except pt for Hoffman, 2-sty bk tnt & strs; Jos Zurfluh et al to Frank Di Micco, 2383 Hoffman; mtg $2,600; June12; June14'15 (R S 50 cts). O C & 100

Jefferson pl, 650, see Clinton av, sec Jefferson pl.

Kelly st, 736 (10:2708), es, 175 n 156th, 25x100, 2-sty bk dwg; P J Bldg Co to Richd H Scobie, Blauvelt, NY; mtg $5,500; June9; June11'15 (R S $3.50). nom

Maple st, nwc 214th, see 214th E, nwc Maple.

Matilda st, nec Elizabeth, see Elizabeth, nec Matilda.

Simpson st, 1076 (10:2727), es, 281.10 n Westchester av, 40x100, 5-sty bk tnt; Foard Holding Co, Inc, Essex Bldg, Newark, NJ, to Lerria T Scarritt, East Orange, NJ; mtg $40,900; June1; June17'15. O C & 100

Stevenson pl (12:3251), land in bed of pl in front of lot 498 map Van Cortlandt Est; deed of cession; Martin J Ungrich, 505 W 142 to City NY; May11; June17'15. nom

Tiffany st, 1035 (10:2716), ws, 118.3 n 165th, 44x100, 5-sty bk tnt; Abe Dorb, 180 Claremont av, to Modern Holding Co, 299 Bway; June12; June17'15 (R S 50c.). O C & 100

Warner pl (*) ns, 25 e Sound View pl, 125x94; Mary A Moran to Wm W Mandrey, 15 Beach, Mt Vernon, NY; June14; June15'15 (R S 50c.). O C & 100

140TH St, 141 E, see Walton av, 334.

140TH st, 415 E (9:2285), ns, 174.6 e Willis av, 17.9x100, 3-sty & b bk dwg; Kay Co to Kuntz Realty Corpn, 391 E 149; mtg $8,500; June—; June12'15. nom

150TH st, 749-51 E, see Concord av, 580-2.

150TH st E (*), ns, 125 w Newman as on a map Jas Husson, 50x100; Susan H Husson, widow, 121 Sherman av, to Susan H Rudd, 121 Sherman av; Apr14; June17 '15. nom

153D st E, nwc Sheridan av, see Sheridan av, ws, 150 s 156.

162D st, 850 E, see Prospect av, 914.

166TH st, 270 E, see Morris av, sec 166.

170TH st, 812 E (11:2963), ss, 52.6 w Bristow, runs s105.7xe0.7xs24.8xw67.1xn 27.11xe50xn100 to st xe22.3 to beg, 5-sty bk warehouse; Sproessig Storage Warehouse Co to Sunrise Storage & Warehouse Corpn, 812 E 170; mtg $32,000; May19; June15'15 (R S $3). O C & 100

172D st E, nes, at nws West Farms rd, see West Farms rd, 1521.

173D st E (*), ws, 356 s Gleason av, 25x 100; Marie Grunwald to Clara Majewsky, 1007 Union av; mtg $3,700; June16; June 17'15 (R S $1). O C & 100

178TH st E, swc Marmion av, see Marmion av, ws, 269.3 ne 177.

179TH st, 939 E (11:3127), ns, 158.6 e Daly av, 37.2x97.2, 4-sty bk tnt; Mary A Wasserman, 1223 River av, to Thos J Gaffney, 2111 So Blvd; June16'15. nom

180TH st, 587 E (11:3062), ns, 70.9 w Arthur av, 24.5x95.6x25x99.3, 3-sty fr tnt; Babetta Klein to Mary Brophy, 514 10 av; mtg $4,500; June16'15 (R S $1.50). O C & 100

182D st, 455-7 E (11:3038), ns, 133.4 e Park av, 66.8x100, 4-sty bk tnt; Max Levitt to Martha Cesner, 1641 Madison av; mtg $39,000; June10; June12'15 (R S 50 cts). O C & 100

183D st, 55 W (11:3209), ns, 40 w Grand av, 20x100, 3-sty bk dwg; Jno W Joyce, ref, to Title Guar & Trust Co, 176 Bway; FORECLOS May3; June15'15 (R S $7). 7,000

188TH st E (11:3058), ns, 102 e Wash av, runs n97.10xe3xn24.2xe21.6xn70.1xe3.6 x s 68.1xe96xs126.7 to st xw124 to beg, 3-5-sty bk tnts; Jno O'Leary to Glengariff Constn Co, 991 E 167; mtg $23,000; June16; June 17'15 (R S $1). O C & 100

214TH st E (*), nwc Maple, 100x25; Jas Bellotti to Westchester County Brewing Co; B&S; June8; June12'15 (R S 50 cts). 200

214TH st E (*); same prop; Westchester County Brewing Co, at Pelham, NY, to Ebling Co, 760 St Anns av; mtg $6,000; June9; June12'15 (R S 50 cts). nom

214TH st E (*), ss, 400 w Bronxwood av, 33.4x100; Jno F Brady to Eliz Brady, his wife, 830 E 214; mtg $2,000; June1; June14'15 (R S $1). nom

215TH st E (*), ss, being lots 297 & 333 map Wakefield, 47.4x90; Robt H Bergman, ref, to Thos Burke, 453 W 37; FORECLOS; May11; June5; June11'15 (R S $1.50). 1,500

224TH st E (*), ns, 180 w Bronxwood av, 25x114; Cath J Sylvester, 811 E 224, widow, to Jno Wells, 863 E 224; B&S; mtg $2,970; May17; June15'15 (R S $1). nom

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224TH st E (*), same prop; John W Stevenson to same; mtg $2,970; May19; June15'15. O C & 100

233D st E, ss, 180.8 e White Plains rd, see Lots 18-19.

232D st E (*), ns, 100 e Laconia av, 25x 96.11x39.10x128; Monatiquot Real Estate Co to Mary Lamperty, 4180 Laconia av; mtg, $——; Feb28'11; June12'15. nom

238TH st, 133 E (12:3373), ns, 125 w Keppler av, 25x100, 2-sty bk dwg; Henry K Davis, ref, to North N Y Savgs & Loan Assn, 499 Willis av; FORECLOS June9; June12; June14'15. **4,500**

Andrews av, 2316-22 (11:3218), es, 348.11 s Fordham rd, ±112x100, 2-5-sty bk tnts; Hurley Bldg Corpn to Campus Realty Corpn, 2190 Loring pl; mtg $80,000; June 11; June12'15 (R S $11). O C & 100

Bailey av, 2882 (12:3260), es, 150 s 230th, 25x100.7, 3-sty bk tnt; Jos McCue, 2410 Creston av, to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $6,000; June10; June11'15 (R S 50 cts). O C & 100

Bainbridge av, 2869 (12:3296), nws, 400 ne 198th, 25.10x182x25x175.5, 2-sty bk dwg; Mary Mangini to Jno Mangini, her husband, 2689 Bainbridge av; mtg $6,000; June10; June12'15 (R S $1.50). nom

Barnes av, see Bronxdale av, see Bronxdale av, sec Barnes av.

Bronxdale av (*), ss, 483 w Morris Park av, 50x130x26.2x142.3; Edwin A Textor, Bklyn, to Edwin A Textor & Bertha Textor; his wife, 1044 E 12, Bklyn; B&S; Oct 14'14; June16'15. nom

Bronxdale av (*), sec Barnes av, runs se111.11x—53xs110xw171.4 to Barnes av x n100 to beg, except part for Barnes av; Eugene Salvatore to Rebecca L Zeimer, 2 W 72; mtg $8,000; June15; June16'15 (R S 50 cts). O C & 100

Bronxwood av (*), ws, 40 s 221st, 37x 105, Wakefield; Domenico Gebbia to Andrea Gebbia, 3839 Bronxwood av; mtg $2,700; Apr22; June16'15 (R S 50 cts). nom

Brook av, 1261 (9:2396), nws, 168.1 sw 169th, 45x90, 5-sty bk tnt; Herman H Holsten to Cath, wife Herman H Holsten, 1144 Clay av; mtg $29,000; June11'15 (R S $4). O C & 100

Bryant av, 1490 (11:3000), es, 218.9 s 172d, 18.9x100, 3-sty bk tnt; Jacob Brouwer, Rockville Centre, LI, et al to Ester W Rossi, 204 E 106; mtg $6,000; June5; June16'15 (R S $4). O C & 100

Castle Hill av (*), sws, 650 se Green la, 25x105.2; Rosato Pacifico et al to Antonio Sorge, 2057 1 av; June 11; June14'15 (R S $1). nom

Castle Hill av (*), ws, 153.4 s Starling av, 50x108; Jno D Sherry et al, heirs Danl Sherry, to Sarah Sherry, widow, 1035 Hall pl; June8; June14'15. nom

Castle Hill av (*); same prop; Jno D Sherry et al to same; QC; Mar27'05; June 14'15. nom

Cedar av, ws, abt 25 n 180th, see Sedgwick av, es, 25 n 180.

Cedar av, ws, abt 100 n 180th, see Sedgwick av, es, 100 n 180.

Cedar av, 1810 (11:2881), es, 256.5 s 177th, 16.3x83.6x18.8x92.9, 3-sty bk tnt & str; Tillman Co, at Newark, NJ, to Vanderveer Estates, 52 Bway; mtg $5,000; May15; June11'15. nom

Cedar av, 1812 (11:2881), es, 272.8 s 177th, 16.3x74.3x18.8x83.6, 3-sty bk tnt & str; Tillman Co, at Newark, NJ, to Eugenie Levy, Woodhaven, LI; mtg $5,000; May13; June11'15. nom

Clay av, 1049 (9:2428), ws, 150 n 165th, 25x100, 2 & 3-sty & b bk dwg; Mary Weyrauch to Albertine J Weyrauch, 1049 Clay av; June15; June16'15 (R S $10). gift

Clinton av (11:2934), sec Jefferson pl (No 650), 99.9x103x103.4x111.2, vacant; Esther Realty Co, 790 Riverside dr, to Camden Realty Co, 119 Nassau; mtg $27,500; June11; June15'15 (R S 50 cts). O C & 100

Clinton av (11:2934), sec Jefferson pl (No 650), 111.2x103.6x103x99.9, vacant; Emma Oesting to Esther Realty Co, 790 Riverside dr; mtg $15,000; June11; June 12'15 (R S $3). O C & 100

Concord av, 513 (10:2579), ws, 177.10 n 147th, 19.9x100, 3-sty fr tnt; Peter E Murphy to Mary Murphy, 513 Concord av; mtg $8,000; June14; June15'15 (R S 50 cts). nom

Concord av, 580-2 (10:2642), nec 150th (Nos 749-51), 40x94, 5-sty bk tnt & strs; Moritz Gruenstein, 60 W 95, to David Paley, 494 E 157; ½ pt; mtg $38,000; May1; June 17'15 (R S $2). O C & 100

Creston av, 2265 (11:3171), ws, 133 s 183d, 20x120, 2-sty bk dwg; Ida F Ffeitag, Dobbs Ferry, NY, to Margt A Maitland, 645 Jefferson pl; mtg $6,500; June8; June 11'15 (R S 50 cts). O C & 100

Crotona Pkway (11:2985), es, at line bet lots 8 & 9 map lots Augustus P Woodruff, distant —— n 176th, runs ne27.2xnw16.3 to Pkway xs31.2 to beg; Jno A Woolf to Anna Ellentuch, 224 W 38; QC; June8; June11'15. nom

Edison av (*), ws, 177.5 n Pelham rd, 25x100; Julia B Black, 186 E 75 to Selma L Jaecks, 943 Union av; mtg $600; June 14'15. nom

Fowler av (*), ws, 312.7 s Neil av, 25x $4.5; Max Katz to Bozena Vanek, 1943 Fowler av; B&S & CaG; June3; June11'15. nom

Franklin av, 1390 (11:2935), es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; Arthur N Giegerich, ref, to Ella S Chase, 465 West End av; FORECLOS June9; June14 '15 (R S $25). **25,000**

Gouverneur av (12:3252), being land in bed of av in front of lots 666 & 667 map Van Cortlandt Est; deed of cession; Jno J Dowling, 82 Laight to City NY; Oct11'13; June17'15. nom

Grand av, 999 (9:2447), ws, 130.6 n 164th, 84.1x72.1x84x78.9, 2-sty & b fr dwg; Jno F Johnson, 2880 Briggs av, to Kathryn L Johnson, 2880 Briggs av, & Margt Baker, 1207 Boynton av; June9; June11'15 (R S $2). O C & 100

Hollers av, ns, 125 w Delaville av, see Hollers av, ns, 75 w Delaville av.

Hollers av (*), ns, 75 w Delaville av, 25 x100; also HOLLERS AV (*), ns, 125 w Delaville av, 25x100; Hudson P Rose Co to Alessandro Tortorello, 322 E 126; June 10; June11'15 (R S $1.50). nom

Intervale av (11:2974), es, 14 ne Fox, 32.10x73.4x37x91.9, vacant; Realty Operating Co to Thos Reilly, 1506 So Blvd; mtg $6,000; June14; June16'15 (R S 50 cts). O C & 100

Jerome av (12:3319), ss, 237 w Minerva pl, 56x108.4x41.7x118.4, vacant; Isidore Cahn to Ada G, wife Isidore Cahn, 409 Bedford av, Mt Vernon, NY; Jan12'14; June17'15. gift

Kingsbridge rd, 261 E (12:3293), es, 261.11 n Briggs av, 27.9x167.9x24.4x153.7, 2-sty fr dwg; Kay Co to Kuntz Realty Corpn, 391 E 149; mtg $8,180; June—; June 12'15. nom

Lafayette av (*), ws, adj land Geo W Sembler, runs w120.6xs30xe120.6 to av xn 30 to beg, City Island; Peter L Mullaly to Grace R Hyndman, 60 Mt Hope pl; FORECLOS May26; June14'15 (R S $2). **1,850**

Lind av (9:2527), ws, 277.6 n Lawrence av, 25x100, vacant; Cath C Lee, 1163 Lind av, to Elvena M Kelly, 1075 Ogden av; B&S&CaG; June14; June15'15 (R S $1). nom

Lind av (9:2527), ws, 252.6 n Lawrence av, 25x100; Elvena M Kelly, 1075 Ogden av, to Cath C Lee, 1163 Lind av; B&S& CaG; June14; June15'15. nom

Marmion av (11:3107), ws, 269.3 ne 177th, 53.6 to 178th ux150.2, except part for 178th or Marmion av, 6-sty bk tnt & strs; Harry C Bryan to Gertrude, wife Peter Comes, 1822 Mohegan av; QC; June15; June17'15. nom

Marmion av (11:3107); same prop; Jas F Meehan to same; QC; June15; June17'15. nom

Morris av (9:2437), sec 166th (No 270), 49x95, vacant; Bond & Mort Guarantee Co to Farago Constn Co, 2407 Beaumont av; B&S & CaG; June10; June16'15. O C & 100

Morris av, 2349 (11:3183), ws, 250 s 184th, 75x204.6 to es Walton av (No 2334) x75x203.9, 3-sty fr dwg & 1-sty fr rear stable; Campus Realty Corpn to Hurley Bldg Corpn, 4021 Bway; mtg $12,000; June 11; June12'15 (R S $7.50). O C & 100

Morris av, 2022 (11:2807), es, 225 n 179th, 18.9x100, 2-sty bk dwg; also MORRIS AV, 2024 (11:2807), es, 243.9 n 179th, 18.9x100, 2-sty bk dwg; Jennie W wife Sami B Henderson, Montgomery, Pa, to Jas C Green, 413 Park av; AT; mtg $13,000; June 8; June15'15. nom

Morris av, 2024, see Morris av, 2022.

Morris Park av (*), ss, 297.7 w Bronxdale av, 25x100; Edwin A Textor, Bklyn, to Edwin A Textor & Bertha Textor, his wife, 1044 E 12, Bklyn; B&S; Oct14'14; June16'15. nom

Morris Park av (*), ss, 50 w Lincoln, 50x100; Anton Landgrebe to Clara G Schmitt, 3067 Hull av; mtg $8,000; June9; June14'15 (R S 50 cts). O C & 100

Morris Park av (*), ns, 20 w White Plains rd, 75x95; Anton Landgrebe to Clara G Schmitt, 3067 Hull av; mtg $21,000; June9; June14'15 (R S 50 cts). O C & 100

Mott av (9:2458), es, 676.7 s 156th, 50x 84.4x50x87.11, vacant; Henry L Morris, EXR, &c, Arthur R Morris & ano to Emily S McAllister, 245 Prospect, Westfield, NJ; June11; June15'15 (R S $1). **2,200**

Mott av (9:2458), es, 301.9 s 156th, 150x 94x150x100.2, vacant; Henry L Morris, EXR, &c, Arthur R Morris & ano to Morley Realty Co, Inc, 99 Nassau; June11; June15'15 (R S $3). **9,500**

Mott av (9:2458), es, 261.9 s 156th, 50x 100.4x50x100.1, vacant; Henry L Morris, EXR, &c, Arthur R Morris & ano to Jacob Klinkowstein, 9 Sheriff; June11; June15 '15 (R S $1.50). **3,600**

Mott av (9:2458), es, 201.9 s 156th, 50x 99.11x50x99.9, vacant; Henry L Morris, EXR, &c, Arthur L Morris & ano to Fannie Waxenbaum, 124 Stanton; June11; June15'15 (R S $1.50). **3,450**

Newbold av (*), ss, 126.6 e Havemeyer av, 26.6x108, except pt for Newbold av; Alice V Conklin to Elisa Kugel, 2312 Newbold av; June10; June11'15 (R S $1). nom

Oakley av (12:3401), ws, at boundary line bet City N Y & Yonkers, runs sw 49.10xnw100.1xne52.11xse100.6 to beg; Cath Burpeau, 21 Fort Hill av, Yonkers, to Bronx Parkway Commission, 100 Bway; June8; June11'15 (R S $2.50). **2,354.44**

Perry av, 2978 (12:3292), es, 151.11 s 201st, 25x94, 2-sty fr dwg; John E Hagmayer to Corporal Realty Co, 55 Liberty; mtg $5,500; June15; June16'15. O C & 100

Prospect av (11:2937), ws, 22 n Lafayette, runs n44xw85xnw23.5xs74 to st xe22 xn22xe85 to beg, vacant; M H Realty Co Inc, 63 Park Row, to Benenson Realty Co, 401 E 152; mtg $2,000; June15; June16'15 (R S $4). O C & 100

Prospect av, 914 (10:2690), sec 162d (No 850), 25x99.11, 3-sty fr tnt & str, 1-sty bk ext; Nagrom Realty Co, 115 Bway, to Gertrude Boecher, 1160 West Farms rd; mtg $17,000; June11; June14'15 (R S 50 cts). O C & 100

Randall av, ss, 50 e Faile, see Spofford av, ns, 25 w Faile.

Rombouts av (*), ws, 100 s Light, runs s270xw100.5xn63.11xse0.5xn206.2xe100 to beg; Melville E Loewus, ref, to Dyre Av Realty Co, 30 E 42; mtg $52,700; FORECLOS Apr12; May22; June17'15 (R S $8. **8,000**

Sedgwick av (9:2527), es, 166.11 w Elm pl, 25x100, vacant; Wm F Hencken, 147 W 122, to Claudine S Hencken, 147 W 122; ½ pt; May22; June12'15 (R S 50 cts). nom

Sedgwick av (9:2527), same prop; Nicholas W Haaren, 452 Amity st, Flushing, LI, to Meta C Haaren, same address; ½ pt; May24; June12'15 (R S 50 cts). O C & 100

Sedgwick av (11:3230), ws, 100 n 180th, 37.6x107.6 to Cedar av x38.2x100, vacant; Henrietta L Fisher, ADMTRX Eustace W Fisher et al, to Edna B Lewis, 117 Radford, Yonkers, NY; May17; June11'15 (R S 50 cts). **2,750**

Sedgwick av (11:3230), ws, 25 n 180th, 37.6x107.6 to Cedar av x38.2x116.11, vacant; Henrietta L Fisher, ADMTRX Eustace W Fisher et al, to Edna B Lewis, 117 Radford, Yonkers, NY; May17; June11'15 (R S $1). **2,750**

Sheridan av, nwc 153d, see Sheridan av, 150 s 156.

Sheridan av (9:2458), ws, 150 n 156th, 365x85; also SHERIDAN AV (9:2458), nwc 153d, 326.6x75x177.11 x abt 60.1, vacant; Henry L Morris, EXR, &c, Arthur R Morris & ano to Rose T Byrnes, 392 Sterling pl, Bklyn; June11; June15'15 (R S $7). **22,475**

Sheridan av (9:2458), ws, 50 s 156th, 100 x85, vacant; Henry L Morris, EXR, &c, Arthur R Morris & ano to Jas J Moore, 1121 Elmore pl, Bklyn; June11; June15'15 (R S $1.50). **3,800**

Sherman av, 941 (9:2455), ws, 32.6 n 163d, 20.10x100, 2 & 3-sty & b bk dwg; Jno F Johnson, 2880 Briggs av, to Kathryn L Johnson, same address; June9; June 11'15. O C & 100

Southern blvd (11:3108), ws, 129.3 n 179th, 66.1x149.4x—x149.3, vacant; Jno P Dunn, ref, to Park Hill Constn Co, Inc, 779 Crotona Park N; FORECLOS transfer tax lien; May18; June10; June11'15 (R S $12.50). **12,050**

Spofford av (10:2763), ns, 25 w Faile, 75x100, vacant; also RANDALL AV (10:2769), ss, 50 e Faile, 25x100, vacant; Henry G Schirmer to Valhalla Corpn, 509 Willis av; June15'15 (R S $12,50). O C & 100

Starling av, swc Glebe av, see Starling av.

Starling av (*), swc Glebe av, 96x112x 100x112, except Starling av (*), swc Glebe av, 96x62x100x62; Ellsworth J Healy, ref to Jennie G Buckley, 2 W 82, Calvin B Doig, 159 W 105 & Jno Harrison, 31 Woodland av, New Rochelle, NY; TRSTE Chas Guidet; FORECLOS; June10; June16'15 (R S $3.50). **3,500**

Stebbins av, 1068-70 (10:2691), es, 563.4 n 165th, 50x189.9x52.1x175, 6-sty bk tnt & strs; Louis E Kleban Co to Abr J Jacobs, 2508 Bway, & Louis Guy, 110 Cannon; mtg $100,000; June15'15 (R S $10). O C & 100

Stebbins av (11:2973), sw Freeman, No 870), 25.11x110x41.8x111.1, except part for st, vacant; Margt Knox to Juliana Hampp, 1566 Vyse av; B&S&CaG; June9; June16 '15 (R S 50c). nom

Tremont av (11:2878), nes, abt 152.11 nw from curve at Tremont & University avs, 92.10x122x35x134.2, vacant; Patk M Dorgan to Terrence P Kane, 40 W 141; ½ pt; June14; June16'15. O C & 100

University av (11:2873), ws, 316 n 176th, 50x100, vacant; Fredk W Heidelberger to Varsity Constn Co, 1699 Nelson av; June 4; June11'15 (R S $10). O C & 100

University av (11:2878-2879), ws, 100 n from curve at Tremont av, 50x106.5x43x 106.6, vacant; Jno Dreyer, Jr, et al to Lucy A Kelly, 99 Lincoln pl, Bklyn; mtg $5,000; June8; June11'15 (R S $4.50). O C & 100

Valentine av, 2323 (11:3151), ws, 210.3 n 183d, 50x100, 5-sty bk tnt; Valhalla Corpn to Henry G Schirmer, 223 Willis av; mtg $32,000; June15'15 (R S $19). O C & 100

Van Nest av (*), nwc Garfield, 50x100, except part for Van Nest av; Henrietta De Leese, 630 Van Nest av, to Trementana Realty Co, 1126 Walker av; QC; June11; June15'15. O C & 100

Van Nest av (*), same prop; Antonio Remington, 1701 Garfield, to same; QC; June11; June15'15. O C & 100

Van Nest av (*), same prop; Jos Arnone, 2283 Lyon av, EXR Annie Remington, to same; June11; June15'15. **4,000**

Walker av (*), ses, 63 e Rosedale av, 44.3x94.5x40x75.4; Mary F Crotty to Mary J Crotty, 64 E 120; mtg $5,700; Aug15'12; June15'15. O C & 100

Walker av (*), ses, 63 e Rosedale, 44.3x 94.4x40x75.4; Mary J Crotty to Louise Hopkins, 4391 Katonah av; mtg $5,700; June15; June16'15 (R S 50c). O C & 100

Walton av, 334 (9:2345), nec 140th (No 141), 53x119x83x119.5, vacant; Harry C Knight, Gartner's Island, Portchester, NY, to Clara C Kurtz, same address; June14; June15'15. nom

Walton av, 2336, see Morris av, 2349.

West Farms rd, 1521 (11:3014), nws, at nes 172d, 42.9x115.1x33.11x96.10, 1 & 2-sty fr dwg; Jno F Johnson, 2880 Briggs av, to Kathryn L Johnson, 2880 Briggs av; June9; June11'15 (R S 50 cts). O C & 100

Gore lot (9:2458), lying bet ns 153d st as legally opened & ss of premises conveyed by Arthur R Morris et al to Morris Land Co by deed dated Sept20'78; Henry L Morris to Henry L Morris EXR Arthur R Morris, 12 W 53. **102**

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Gore lot (9:2458), same prop; Wm F Scott as ASSIGNEE in bankruptcy Francis J Lisretto to Henry L Morris, 12 W 53; A T; May7; June15'15. 5.66

Lots 18 & 19, block 3; also LOTS 17 to 19, block 6; also LOTS 8 & 9, block 29; also LOTS 25 to 28, block 31, map Section 1, Bathgate Estate; also 233D ST (*), ss, 180.8 e White Plains rd, 99.4x64.5; Myron Sulzberger, ref, to Franz A Schmitt, 207 Stoothoff av, Richmond Hill, NY; FORECLOS, May27; June17'15 (R S $6,500. **6,050**

Lot 12885, sees 137 & 147 (12:3361), in Woodlawn Cemetery, contains 15,000 superficial ft; Woodlawn Cemetery, a corpn to Kate A Harbeck of Boulder, Colo; Aug24'11; June16'15. **60,000**

Plot (*), begins 740 e White Plains rd at point 1,170 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Wm L Rumsey, ref, to Nellie Brennan, Hastings-on-Hudson, NY; FORECLOS, Oct22'14; mtg $3,250; Jan6; June4'15 (R S $2,500). **2,400**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Clarence st (*), ws, 250 n Barkley av, 50x100; re mtg; Magdalena Erzer to Jno WCornish, 466 E 138; June9; June15'15. 1,000

Garfield st, nwc Van Nest av, see Van Nest av, nwc Garfield.

Loring pl, 2296 (11:3225); asn rents; Mendel Marcus to Onawin Constn Co; May20; June14'15. nom

153D st E, cl at cs Mott av, see Mott av, es, at cl 153.

155TH st E, nwc 3 av, see 3 av, 3021.

170TH st, 812 E (11:2963), ss, 52.6 w Bristow, runs s105.7xe0.7xs24.8xw67.1xn 27.11xe50xn100 to st xe22.8 to beg, 5-sty bk warehouse; re mtg; Northern Bank of N Y by Supt of Banks to Sproessig Storage Warehouse Co, 812 E 170; May19; June15'15. nom

177TH st E, nwc 3 av, see 3 av, 4215.

245TH st W (13:3415), ns, 69.1 w Waldo av, 70.6x117.11x70x109.10, 2-sty & b stn dwg; re mtg; Violetta W Delafield to Delafield Estate, 27 Cedar; June8; June 11'15. nom

Mott av (9:2458), es, at cl 153d; also 146.8 n Park av, runs n53.9x—417.2x—29x e99.17.9xe99 to ws Sheridan av xs100 to cl 153d xw167 to beg, except taken for Mott av & 153d, except out of above all that part which has heretofore been released from lien of mtg dated Jan15'83, except also part conveyed by Robt S Green, ref, pursuant to judgt in foreclosure dated May25'85, vacant; re mtg; Gerard M Barretto, Larchmont, NY, to Henry L Morris, EXR Arthur R Morris, 12 W 53; Apr19; June15'15. nom

Olinville av (*), ws, 75 s Magenta, 100x100; CONTRACT; Alphonse Doncourt, INDIVID & as GDN Walter Doncourt et al with Serima Mascia, 775 S Oak dr; June3; June11'15. **1,500**

Sheridan av, ws, see Mott av, es, at cl 153.

Valentine av, 2490 (11:3148), es, 88.11 s Fordham rd, 130x100.1, 3-sty fr dwg & vacant; re mtg; Bronx Real Estate Co to Eberhardt & Podgur, 505 5 av; June15-June17'15. 9,000

Van Nest av (*), nwc Garfield, 50x100; request to convey above premises; Henrietta De Rose & ano to Jos Arnone, EXR, &c, Annie Remington; June11; June15'15.

Vyse av, 1904 (11:3005); asn rents to secure $3,500 at 6%; H C Jackson Realty Co, Inc, 1904 Vyse av, to Hyman Fish, 137 Cathedral Pkway; June14; June17'15, nom

Walton av, 2176 (11:3181), ses, 75 ne Cameron pl, 25x100, except pt for av, 2-sty fr dwg; re judgmt; Ebling Brewing Co to Jacob Pritz, 2171 Morris av; June 5; June14'15. nom

Willis av, 446 (9:2290), es, 50 n 145th, 25x100; consent to 3d track; Minnie K Peeman, also known as Minnie Farrer to Manhattan Railway Co, a corpn, 165 Bway; mtg $6,000; June7; June17'15 (R S $1). 800

Willis av, 446; consent to 3d track; Margt F Everit to same; June11; June17 '15. nom

3D av, 2503 (9:2320), ws, 150.7 n 136th, 25x100, 2-sty fr tnt & str; re judgt; Emery C Pixley to Addie A Sullivan, 343 E 149; June14; June16'15. O C & 100

3D av, 3021 (9:2377), nwc 155th, 25.9x60 x25x55; consent to 3d track; J Clarence Davies to Manhattan Railway Co; mtg $14,000; Nov14'14; June15'15 (R S 50 cts). 128.96

3D av, 3021; consent to 3d track; Ebling Brewing Co (lessee) to same; Nov 14'14; June15'15. nom

3D av, 3021; consent to 3d track; Robt W Cooper to same; Apr12; June15'15. O C & 100

3D av, 3021; consent to 3d track; same to same; Apr12; June15'15. nom

3D av, 3230 (10:2620), es, 100.7 s 163d, 33.6x109.6x33.4x105.7; consent to 3d track; J Clarence Davies to Manhattan Railway Co; mtg $25,000; June15'15 (R S 50 cts). 335.50

3D av, 3401 (9:2371), ws, 172.3 n 166th, 25x192.9x22x195.6; consent to 3d track; J Clarence Davies to Manhattan Railway Co; mtg $11,000; June1; June14'15 (R S 50 cts). 318

3D av, 3401; consent to 3d track; Eugene A Philbin & ano, TRSTES, to same; Feb15; June14'15. nom

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x125; consent to 3d track; Bond & Mtg Guar Co to Manhattan Railway Co; mtg $40,000; Apr22; June14'15 (R S $1). 570

3D av, 4009-19; consent to 3d track; North River Savgs Bank to same; May 15; June14'15. nom

3D av, 4036-8 (11:2930), es, 35.1 n 174th, 54.9x100; consent to 3d track; Gustav Thomas, 1822 Ams av, to Manhattan Railway Co; mtg $47,500; Mar5; June11'15 (R S $1). 657.12

3D av, 4036; consent to 3d track; Louisa Brewer to Manhattan Railway Co; May 12; June11'15. nom

3D av, 4036; consent to 3d track; Excelsior Savgs Bank to same; Mar22; June 11'15. nom

3D av, 4038; consent to 3d track; Caroline Miller to Manhattan Railway Co; Apr 29; June11'15. nom

3D av, 4038; consent to 3d track; Excelsior Savgs Bank to same; Mar22; June11 '15. nom

3D av, 4215 (11:3043), nwc 177th, 62.5x 64.6x72.2x52.6; consent to 3d track; Tremont Holding Co (lessee) to Manhattan Railway Co; mtg $40,000; Jan14; June15 '15. nom

3D av, 4215; consent to 3d track; Peter Grammas & ano (lessees) to same; Jan14; June15'15. nom

3D av, 4215; consent to 3d track; Chas H & Mary M Barson (owners) to same; Jan14; June15'15. 749.16

3D av, 4215; consent to 3d track; United Cigar Stores Co (lessee) to same; Mar24; June15'15. nom

3D av, 4215; consent to 3d track; Dry Dock Savings Instn to same; Feb17; June 15'15. nom

Power of attorney (P A); John W Cornish to Lilly Cornish; Apr30; June15'15.

LEASES.

Borough of Manhattan.

JUNE 11, 12, 14, 15, 16 & 17.

Broome st, 93 (2:336), cor Sheriff, str & pt b; Julius Tishman to Fanny Tiger, 173 Chrystie; 5yf Nov1'14; June17'15. 1,500

Broome st, 93 (2:336); asn Ls; Fannie Tiger to Wm J Nolan, 173 Chrystie; June 15; June17'15. nom

Greene st, 255 (2:548), ws, 214.11 s 8th, 25x75; consent to asn Ls to Thos Morgan, 130 W 86 et al; TRUSTEES of Sailors Snug Harbor to Richd M Henry, as ref, in action bet Chas Moran, plff, vs Maria L Hoyt et al, defts; Apr9; June16'15. nom

Henry st, 304 (1:269), bakery & double str fr; David Cohen to Tewey Baranoff, 304 Henry; 1yf July15; 2y ren at $840; June15'15. 780

Lawrence st, swc Ams av, see Ams av, 1346-56.

Pearl st, 456; asn of all RT&I any money that may become due on cancellation of Ls; Fritz Kahrau to Lion Brewery, 104 W 108; June15; June16'15. nom

Pearl st, 456 (1:118), all; Mary Koessel of Bklyn, to Fritz Kahrau, 456 Pearl; 3 4-12yf June1; 5yren; June16'15. 3,400

St Marks pl, 7 (2:464), all; Mayer Mirken, 1262 46th, Bklyn, & ano to Jack Leff, 77 E 4; 5yf Nov1'14; June15'15. 3,380

Sheriff st, cor Broome, see Broome, 93.

South st, 10 & 11 (1:4); all; Dennis E Kennelly, of Bklyn, to Edw Doyle, 154 E 106; 1yf June1; 2y ren; June11'15. 5,480

3D st, 141 E (2:431), ns, 72.10 w Av A, 27.2x72.1; asn Ls; Geo J & Wm J Kenny to Adolph Weiss, 51 Av A; June14'15. nom

4TH st, 317-9 E (2:374), all; Mayer Singer to Abr Einwonner, 135 Goerck, & ano; 3yf June1; June15'15. 6,440

5TH st, 35 E (2:560), str fl & b; Harry R Cooper to Stephan Striegel, 506 E 16; 2y & 3½ mos from June15; June17'15. 1,500 & 1,800

5TH st, 52 E (2:548), ss, 98.2 e Greene, runs s56 & 61.10xe24.7xn63.6 & 56 to st xw 24.7 to beg, the lot; Sailors Snug Harbor to Chas Harft, 36 Perry; 21yf Nov1, with renewal; June14'15. taxes, &c, & 1,300

10TH st, 349 E (2:393), rear portion used as coal yard, with driveway to st; Barnet Printzman, 1020 Boston rd, Bronx, to Annie Dickman & Sam Broslawsky, trading as Dickman & Broslawsky, both at 349 E 10; 5yf June1; 5y ren; June11'15. 1,000

13TH st, 218 E (2:468); all; Leonora Castellanes to Eliza Dietrich, 218 E 13; 3yf May1; June11'15. 1,200

19TH st, 280-2 W, see 8 av, 176.

22D st, 202 E, see 3 av, 281.

29TH st, 39-41 W (3:831-10), ns, 175 e 6 av, 49.11x98.9, 12-sty bk loft & str bldg; leasehold; Percival H Gregory, ref, to Michl J O'Connor, 326 W 71; Jno W O'Connor, 43 Hamilton av, New Rochelle, NY; Caroline O'Connor, 652 Madison av, & Jno O'Connor, 251 W 89, pltfs; AL; FORECLOS June2; June7; June12'15. 5,000

33D st, 36 W (3:834), all; Emily B Hopkins to Jos Odierna, 60 Bleecker; 15yf July1; June15'15. 4,250

36TH st, 252 W (3:785), all; Moses M Riglander to Jos Stern, 906 E 173; 5yf July1; 5y ren; June11'15. 3,000

42D st, 47 E (5:1277), str & b; Estate of Jos Milbank to Childs Co, 200 5 av; 5yf May1' June11'15. 25,000

74TH st, 203 E (5:1429), all; Schindler & Liebler to Johanna Kuebler, 229 E 84; 3 10-12y & 15 days from June15; June15 '15. 972

75TH st E, swc 1 av, see 1 av, 1443.

86TH st, 340-6 W (4:1247), 11th floor e; Orland Holding Co to Frank Moore, 342 W 86; 5yf Oct1; June17'15. 1,500

87TH E, nec Lex av, see Lex av, 1297.

93D st W, cor Col av, see Col av, 676.

116TH st, 109-11 E (6:1644), all; Herman B Grossman to Louis Seligman, 221 Henry; from June1 to Apr30'25; June14'15. 5,400

116TH st, 113 E; asn Ls as recorded June19'11, being for 2 7-12yf Dec1'10, with 5% ren, Herman B Grossman to Louis Seligman, 221 Henry; June4; June14'15. nom

123D st, 449-53 W (7:1964); sur Ls; Ida Mondschein, 1536 Minford pl, to Nassau Realty Co, 206 Bway; AT; June14; June 16'15. O C & 500

124TH st, 228 W (7:1929) e str & b; Bernard A Ottenberg, EXR Estate of A Ottenheimer, to Louis Cangro, 230 E 105; 5yf Mar1; June17'15. 720

125TH st, 63-5 W (6:1723), ns, 185 e Lenox av, 25x99.11, all; Salo Cohn to Morris Fordon, 43 W 129; 4y & 10½ mos from June15; June11'15. 4,800

149TH st W, nwc 7 av, see 7 av, swc 149.

150TH st W (7:2046), nec Bradhurst av, "Bradhurst Court"; agmt as to cancellation of Ls dated Mar1'15; Sollie Cohen, 169 Manhattan av, with 20th Ave Co, 36 Stewart Bldg, Utica, NY; AT; May25; June15 '15. nom

163D st W, nwc Amsterdam av, see Amsterdam av, 2086.

Av B, 222 (2:407), str & b; Louis Joseph, 108 W 43, to Abr Freund, 222 Av B, & Morris Freund, 121 1 av, firm Freund Bros; 7yf July1; 3yren; June15'15. 900

Av B, 275-7 (3:945); asn Ls; Max Brustein, 329 E 18, to Lena Otner, 914 Simpson, Bronx; June11; June14'15. O C & 100

Amsterdam av, 1346-56 (7:1982), swc Lawrence, cor str & part cellar, partitioned off for use of said str 1354-6; Thos S Walker of Long Lake, NY, to Wm Mulligan, 3224 Bway; 10yf June1; June16'15. 1,200 & 1,500

Amsterdam av, 2086 (8:2121), nwc 163d; asn Ls; Arthur A Morris & ano, firm of Morris & Gibb, to Edgar Herbert, 1073 Warburton av, Yonkers, NY; mtg $5,000 & AL; June15; June17'15. nom

Bowery, 17 (1:289), str & front b; Morris Jacoby to Herman Sperber, 942 Leggett av, Bronx; 4 11-12yf June1; June16 '15. 1,500 to 2,100

Bowery, 133 (2:423), all; Jas Somarindyck, now at Colorado Springs, Colo, to Ernst Zipse, 273 7th, Bklyn; 5yf May1; June14'15. 3,000

Bradhurst av, nec 150th, see 150th W, nec Bradhurst av.

Broadway, 1482 (4:995), space in str & window; Leo Newman to Abr Levy, 1482 Bway; from Sept1'14 to Mar31'19; June 14'15. 1,250 to 1,650

Broadway, 3593-5 (7:2094), strs & bs; Legend Realty Corpn to Geo Carbulon, 506 W 151, & ano; 10yf June1, June11'15. 2,600 to 2,200

Columbus av, 676 (4:1223), cor 93d, str & b; Sigmund Klein to Matthew J Kane, 248 W 137; 5 10-12y & 23 days f June7; June15'15. 3,400

Lexington av, 1297 (5:1516), nec 87th, str & b; Moritz Neuman to Max Rothenberg, 1293-7 Lex av; 4yf Apr30; June17 '15. 1,044 & 1,200

Lexington av, 1651 (6:1632), asn Ls; Hy Bullwinkel to Lexington Cafe, 1651 Lex av; mtg $——; June11; June16'15. nom

1ST av, 1441 (5:1449), all; Edw Spring, of Norfolk, Conn, to Sigmund Orbach, 1014 Park pl, Bklyn; 9 8-12yf May1'16; June16'15. 1,600

1ST av, 1443 (5:1449), swc 75th, all; Edw Spring of Norfolk, Conn, & Julia Wilson, B of R, to Sigmund Orbach, 1014 Park pl, Bklyn; 9 8-12yf May1'16; June16 '15.

2D av, 67 (2:459), 3d fl; Jacob Glass to Minnie Hirsch, 67 2 av; 3yf May1; June 16'15. 456

3D av, 281 (3:902), sec 22d (No 202), all; Patk Kiernan to Jno F Pickett, 281 3 av; 5yf May1'20; June12'15. 4,000

3D av, 640 (6:1296), asn two leases; Danl Foley to Edmond Butler, 161 E 95; mtg $——; June14'15. nom

4TH av, 431 (3:885), Hotel Aldine, all; Harry C Hallenbeck of Montclair, NJ, with Fredk Rohmeling, 41 Franklin; 5yf July15; 5yren at $10,000; June15'15. 8,500 to 10,000

6TH av, 684 (3:841), 1st fl above str; Adolph A Hageman to Costas Theodore & Costas Panotioton, both 684 6 av; 5yf May1; June15'15. 900

7TH av (7:2031), swc 149th, front str & b; David Webster, 52 Beaver, to Patk J Scollan, 142 W 62; 10yf May1; June15'15. 540 to 1,000

8TH av, 176 (3:768), sec 19th (Nos 280-2), all; Denis P Dowd at Sea Cliff, LI, to Jas Mansfield, 350 W 18; 3yf Dec1'18; June 15'15. 4,200

8TH av, 176; two leases; Jas Mansfield to Jno Schrader, 323 W 19; mtg $——; June15'15. nom

LEASES.

Borough of the Bronx.

149TH st E, ss, at nws Bergen av, see Bergen av, nws at ss 149.

150TH st E, see **Boston rd,** see Boston rd, 2100-6.

183D st, 710 E (11:3101), cor str; Mendel Marcus to Frank Schellhelmer, 2341 Webster av; 3yf Sept1; June14'15. 360

185TH st, 771-5 E (11:3114), all; Jennie Wolff to Jacob Berlin, 908 Kelly; 5yf July 1; June17'15. 6,354

Alexander av, 127 (9:2309); Frank J Schanzenbach to Albt Ratt, 210 E 113; June11; June16'15. nom

Bergen av (9:2293), nws at ss 149th, runs w204.3 to es 3 av xsw17.3 to Willis av xs24.11xse76.2xne25xs100 to Bergen av xne98.7 to beg; consent to asn Ls; Arthur A Carey to Crossways Realty Corpn; June 7; June15'15. nom

Bergen av (9:2293), same prop; Crossways Realty Co to Crossways Realty Corpn, 26 Exch pl; June7; June15'15. O C & 100

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Boston rd, 2013-5 (11:3135); asn Ls; Wenzel Schmid to Carl F Spaney, 239 W 141; AT; Oct27'14; June11'15. nom

Boston rd, 2013-5; asn Ls; Carl F Spaney to Jno W Winter, 1133 Longfellow av; June11'15. nom

Boston rd, 2100-6 (11:3140), sec 180th, all; Chas H Weigle to Danl Scocozza, 2203 Belmont av & ano; 10yf June1; June 16'15. 1,200 to 3,000

Brook av, 519 (9:2273); asn Ls; Gertrude M Holocher to Jos Creagh, Hastings-on-Hudson, NY; June15; June16'15. nom

Fulton av, 1531-7 (11:2928), all; Realty Options Co to Wm H Kirchner, 1290 Fulton av; 3yf Jan1; June17'15. 9,360

Fulton av, 1531-7; asn Ls; Wm H Kirchner, ref, to Wilker Realty Co Inc, 1281 Franklin av; June15; June17'15. nom

Havemeyer av, 1218 (*), all; Kilner Newman to Chas Bodenburg, 1218 Havemeyer av; 2 11-12yf June1; June11'15. 420

Jackson av, 646 (10:2643), all; Annuccio Santini to Casper Kehr, 599 Union av; 3yf Jan1'14; June11'15. 420

Morris av, 684 (9:2413), all; Mary Stock to Robt Voigt, doing business as Saxonia Embroidery Works, 684 Morris av; 4yf May1; June14'15. 840

Prospect av, 2091 (11:3094), asn Ls; Benj Walker & ano to Harry Feldman, 881 E 170, & ano; May14; June17'15. 565

Southern blvd, 1765 (11:2940), str fl; Mary Concannon to Michl Harley, 362 S av; 10yf June1; June12'15. 1,500 to 1,800

Westchester av, 1008 (10:2724), str & c; Manhattan Leasing Co to Sol D & Julius E Edwards, 1008 Westchester av; 3 6-12yf Aug1; June15'15. 1,400.04

3D av, 3200 (10:2620), str; Fredk Wehnes & ano to Chas Weiss, 229 E 162; 3yf Feb1'14; June14'15. 9,000

MORTGAGES.

Borough of Manhattan.

JUNE 11, 12, 14, 15, 16 & 17.

Bleecker st, 323-5 (2:591); ext of mtg for $36,000 to Nov1'19, 5%; May1; June 11'15; West Side Savgs Bank, 110 6 av, with Adolf Schmeidler, 1229 Park av. nom

Broome st, 93 (2:336), c Sheriff; sal Ls; June16; June17'15; demand, 6%; Wm J Nolan to Lion Brewery, 104 W 108. 1,500

Carmine st, 68-68½ (2:528), ss, 128 w Bedford, runs s40xse6.9xe0.7xs14.5xe10.5xn 0.2xe14.3xn60 to st xw28 to beg; June14 '15; 3y5%; Salvatore La Rocco or La Rocca to American Mtg Co. 9,000

Carmine st, 68-68½; sobrn of Ls to mtg for $1,000 to mtg for $9,000; June14'15; Nicola Maria La Rocca with American Mtg Co. nom

Charles st, 82 (2:600); ext of mtg for $20,000 to June9'18, 5½%; June10; June 12'15; Title Guar & Trust Co with Harry W Viemeister, 238 W 4. nom

Charlton st, 60 (2:580), ss, 25 w Varick, 25x57; June11'15; due & int as per bond; C Delano Knapp, Harry G Knapp & Josephine R Moran to Robt C Winters, 111 E 176. 2,000

Hamilton pl, 87 (7:2072), sec 141st (Nos 506-8), 108.6x141.7x99.11x99.3; ext of mtg for $140,000 to July1'18, 4½ & 5%; June 14; June15'15; Irving Savings Instn, 115 Chambers, with Fanny C Korn, 40 E 83, et al, exrs, &c, Hy Korn et al. nom

Hamilton ter, 42 (7:2050), ws, 443 n 141st, 17x100; June10; June11'15; due & int as per bond; Albt H Hastorf & Marie, his wife, to Sophie Hastorf, 8 E 9. 10,000

Henry st, 158 (1:271), ss, 130.7 e Rutgers, 26.1x100; pr mtg $——; June9; June 12'15; due July1'18; or sooner, 6%; Sarah, wife Simon Scharlin, 158 Henry, to Jno Rosen, 276 Madison. 2,000

Lawrence st, 132 (7:1982); ext of mtg for $39,000 to June11'18, 5%; June11; June 14'15; Eliz G Buck, of Summit, NJ, with Ladman Realty & Impt Co, 826 Ams av & ano. nom

Lawrence st, swc Ams av, see Ams av, 1346-56.

Madison st, 519 (5:1287); ext of mtg for $35,000 to June10'18, 5%; June10; June 12'15; Title Guar & Trust Co with Kath C Herzog, 519 Madison av. nom

Mulberry st, 227 (2:495), ws, 141.9 n Spring, runs w98.11xn24.11xe26.11xn0.1xe—to st xs25 to beg; June11; June12'15; due & int as per bond; Mary Le Vien & Nellie McG Connor to Title Guar & Trust Co. 10,000

Orchard st, 156 (2:411), es, abt 200 n Rivington, 25x87.6; pr mtg $19,000; June 7; June12'15; due Feb15'17, 6%; Fredericke Winckler, of Bklyn, to Fredk J Winckler, both at 237 Quincy, Bklyn. 1,700

Pearl st, 188 (1:59); ext of mtg for $25,000 to Sept16'18, 4½%; May27; June15'15; Wm H Sage, 512 5 av, & ano, trstes Geo L Ronalds, with Consolidated Druggists Realty Co, 188 Pearl. nom

Pearl st, 456 (1:118), sal Ls; June 15; June16'15; demand, 6%; Fritz Kahran to Lion Brewery, 104 W 108. 3,462.96

Pike Slip, 79-83 (1:248); ext of mtg for $16,500 to June16'18, 5½%; June16; June 17'15; Title Guar & Trust Co, a corpn, 175 Bway, with Jno McSweeny, 455 61st, Bklyn & Jere McSweeny, 2105 Bathgate av, Bronx. nom

Rivington st, 120 (2:354), ns, 60 e Essex, 20x75; June9; June14'15; 2y6%; Hyman Rubin & Gussie, his wife, & Louis Seiler & Rebecca Seiler, all of Bklyn, to Marcus Heller, 24 S Orange av, Newark, NJ. 2,000

Rivington st, 120 (2:354), ns, 60 e Essex, 20x75; ext of mtg for $16,000 to Apr1'18, 5%; June11; June14'15; Arthur A Alexander & ano, trstes will Arthur L Levy, 51 Chambers, with Hyman Rubin, 236 S 9, Bklyn, & Louis Seiler, 244 S 9, Bklyn nom

St Marks pl, 46 (2:449); agmt as to ownership of bond & mtg for $20,000; June15; June17'15; Marx Reiss with Lawyers Title & Trust Co, a corpn, 160 Bway. nom

Sheriff st, c Broome, see, Broome, 93.

South st, 178 & 179 (1:10), ns, 62.9 e Roosevelt, runs e41.9xn76.8xw0.8xn76.1 to ss Water (Nos 337-9) xw37.4xs151.4 to beg; pr mtg $——; June11; June17'15; 2y 6%; Allen L, Harold V & Sterling P Story & Louise, his wife, all at 132 Jamaica av, Flushing, B of Q, to Helen H P Manson, at New Haven, Conn. 3,500

South st, 178-9; also WATER ST, 337-9; sobrn of mtg for $2,000 to mtg for $3,500; June17'15; Eliz L Healy, mtgee, with same. nom

South st, 178 & 179; also WATER ST, 337-9; estoppel certf as mtg for $4,916; June15; June17'15; Henry Hollerith Constn Co, of Bronx, to same. nom

South st, 178-9; estoppel certf as to two mtgs for $4,453.15 & $1,800, respectively; June16; June17'15; Moses Solomon to same. nom

Spring st, 33 (2:494), ns, 36.4 w Mott, 18.4x64 to alley x—x60; also rights to 3 ft alley on rear; bldg loan; June5; June15 '15; 5y5%; Maria T Buonocore, 347 E 118, to Antonio Marrone, 213 61st, Bklyn. 4,500

Thompson st, 30 (2:476), es, 105.2 n Grand, 28.10x94; June17'15; 3y5%; Wm C Davidson to Jenat DeWitt Brown at Averill Park, Renssalaer Co, NY. 12,000

Thompson st, 32 (1:476), es, 134 n Grand, 28.6x94; June17'15; 3y5%; Wm C Davidson to Jenat DeWitt Brown at Averill Park, Renssalaer Co, NY. 12,000

Thompson st, 101-3 (2:503), ws, 176.4 s Prince, 50x100; June15'15; 5y5½%; Thompson Holding Co Inc, 226 Lafayette, to Amos F Eno, 32 5 av. 25,000

Thompson st, 101-3; certf as to mtg $25,000; June15'15; same to same. ——

Thompson st, 101-3; agmt consolidating & co-ordinating & ext of mtgs for $40,000 & $25,000, total $65,000, to June15'20, 5½%; June15'15; same with same. nom

Washington pl, 125-7 (2:592); agmt as to ownership of bond & mtg for $50,000; May14; June15'15; Anita Howell, 344 Westervelt av, New Brighton, SI, with Morris J Hirsch, 472 Mad av. nom

Washington st, 70 (2:637), swc 11th (Nos 346-8), 27.56x12.6x61; also 11TH ST, 350 W, ss, 61 w Washington, 19x31x19.8x 35.6; PM; June14; June15'15; due & int as per bond; Sarah M Chapman of Freeport, LI, to Title Guar & Trust Co, 176 Bway. 8,000

Washington st, 795 (2:642); ext of mtg for $23,500 to June2'18, 5½%; June1; June 14'15; Bond & Mtg Guar Co with Maria M Fahrenburg, 535 3d, Bklyn. nom

Water st, 337-9, see South, 178-9.

8TH st, 318-20 E (2:390), ss, 308.4 e Av B, 39.8x97.6; pr mtg $——; June11; June14 '15; due Apr15'16, 6%; Max I Rosenbaum to Morris Fein, 1370 Lyman pl, Bronx. notes 2,000

11TH st, 138 W (2:606), ss, 435 w 6 av, 22.6x125.3; ext of mtg for $14,000 to Apr 4'17, 5%; May25; June11'15; Hy Wiener Jr & Edw Wiener, of Phila, Pa, trstes Eugenia W Chapin, will Hy Wiener, with Eliz F Pegg, NY. nom

11TH st, 346-50 W, see Washington, 718.

12TH st, 41-3 W (2:576), ns, 450 w 5 av, runs n54.6xw30.8xs6.9 & 35.6xse9.2 to st xe2.6.6 to beg; PM; June15; June16'15; due & int as per bond; Alice Loughran, 444 Bedford av, Bklyn, to Title Guar & Trust Co, a corpn, 176 Bway. 9,500

12TH st, 41-3 W; pr mtg $9,500; June 15; June16'15; due Mar15'18, 6%; same to Nell P Dawson, 45 W 12. 2,200

13TH st, 239 E (2:469), ns, 202.6 w 2 av, 30x103.3; June15'15; 5y5%; Erminia M Schroen, 981 Mad av, to Emigrant Indust Savgs Bank, 51 Chambers. 25,000

13TH st, 161 W (2:603); declaration that two mtgs for $6,000 each shall not merge in fee; June11; June14'15; Jos L Buttenwieser, 300 Central Park W, owner of mtgs, to whom it may concern. ——

14TH st, 216 E (2:469), sws, 409.6 nw 2 av, 23.6x103.3; pr mtg $——; June 9; June 17'15; 1y6%; Mary Therry, 176 W 82 to Frank L Christian, of Elmira, NY. 1,500

14TH st, 216 E; pr mtg $——; June9; June17'15; 1y6%; same to Urban Securities Co, 165 Bway. 500

14TH st, 220 E (2:469), sws, 356.6 nw 2 av, 24x103.3; pr mtg $——; June9; June 17'15; 1y6%; Mary Therry, 176 W 82 to Frank L Christian, of Elmira, NY. 1,500

14TH st, 220 E; pr mtg $——; June9; June17'15; 1y6%; same to Urban Securities Co, 165 Bway. 500

14TH st 420-4 W (2:646); ext of mtg for $70,000 to June19'18, 5%; June16'15; Danl Seymour, at Dunwoodie st, Yonkers, NY, & ano, exrs H Louisa Mulford with Adeline S Jordan, 19 W 85. nom

16TH st, 236 W (3:765), ss, 282.8 e 8 av, 27.1x103.3x26.10x103.3; PM; pr mtg $10,000; June15'15; due Feb15'17, 6%; Bernard B Block to Jas F Crossen, 236 W 16. 10,000

22D st, 202 E, see 3 av, 281.

22D st, 263 W (3:772), ns, 243.9 e 8 av, 18.9x98.9; PM; pr mtg $——; June14; June 15'15; 2y6%; Leah Josephson, 1009 Kelly, to Margt J Hall, 549 W 113. 5,500

24TH st W, nwc Bway, see Bway, 1101-13.

25TH st, 149-25 W (3:801); leasehold, 1st pt; ext of mtg for $50,000 to June15'20, 5½%; June14; June16'15; Anna Weiler, 348 E 204, Bronx, with Godfrey Knoche, at Fort Lee, NJ. nom

25TH st, 432 W (3:723), ss, 352.6 e 10 av, 22.6x98.9; pr mtg $6,000; June17'15; 3y5%; Hy B Simmons of NY & Hy G Simmons of Bklyn to Emigrant Indust Savings Bank, a corpn, 51 Chambers. 3,000

28TH st, 132 E (3:883), ss, 60 e Lex av, 20x74; pr mtg $17,000; also 30TH ST, 132 E (3:885), ss, 42 e Lex av, 29x24.8; pr mtg $7,000; also LEXINGTON AV, 356 (5:1295), ws, 20.6 n 40th, 19.6x25; pr mtg $6,000; June14; June15'15; due & int as per bond or agmt; Minnie L Harris, owner of 132 E 28, & Maria J Harris, owner of 132 E 30 & 356 Lex av, both residing at 132 E 30, to Edw Materne & Jos Bacharach, both at 97 Hudson. 7,500

30TH st, 132 E, see 28th, 132 E.

30TH st, 110-2 W (3:805), ss, 139.6 w 6 av, 36.9x106x37.6x98.4; pr mtg $75,000; Mar1; June12'15; 3y6%; Hayward H McAllister, 199 Blvd, Summit, NJ, to Cornelius Tiers, at Morristown, NJ. 11,000

32D st, 5-7 W, see 33d, 2-16 W.

32D st, 15 W, see 33d, 2-16 W.

33D st, 2-16 W (3:834), ss, 100 w 5 av, runs s98.9xw150xs98.9 to ns 32d (No 15) xw25xn98.9xw25xn98.9 to 33d xe200 to beg; also 32D ST, 5-7 W, ns, 123.6 w 5 av, 51.6 x98.9; leasehold; all title as lessee; Nov 16'14; June11'15; due Jan2'35, 6%; 32-33d St Corpn to Columbia Trust Co, as trste for bondholders. gold bonds 150,000

33D st, 2-16; also 32D ST, 15 W; also 32D ST, 5-7 W; certf as to mtg for $——; Nov16'14; June11'15; same to same. ——

36TH st, 63-5 W (3:838), ns, 100 e 6 av, 49.6x98.9; June16'15; due Sept1'20, 5½%; 63 West 36th St Co to Metropolitan Life Ins Co, 1 Mad av. 225,000

36TH st, 63-5 W; certf as to mtg $225,000; June16'15; same to same. ——

36TH st, 63-5 W; sobrn of mtg for $13,000 to mtg for $25,000; June15; June16 '15; Mira A Bowie, 1710 Walnut, Phila, Pa, mtgee, with same. nom

40TH st, 12 W (3:841), ss, 210 w 5 av, 25x98.9; PM; pr mtg $100,000; June15'15; 5y5½%; 8 West 40th St Corpn, 111 Bway, to Anthony Kimbel, 190 Riv dr. 90,000

44TH st, 425-7 W (4:1054); ext mtg for $19,000 to June10'18, 4½%; June4; June16 '15; Home for Old Men & Aged Couples, 1060 Ams av, with Cath C D Rogers of Tuxedo Park, NY. nom

45TH st, 141 E (5:1300), ns, 240 w 3 av, 20x100.5; PM; June15'15; 3y or sooner, int as per bonds; Maze Realty Co to Andw Sheridan, 143 E 47. 4,000

47TH st, 145-55 W (4:1000), ns, 240 e 7 av, 120x100.5; ext of mtg for $474,000 to May1'19, 5%; June7; June15'15; Victor Hotel Co with Union Dime Savings Bank, 701 6 av. nom

50TH st, 419 W (4:1060), ns, 275 w 9 av, 16.8x100.5; June17'15; due & int as per bond; Frances J Treadwell, 419 W 50 to N Y Savings Bank, 81 8 av. 4,000

53D st, 437 W (4:1063), ns, 275 e 10 av, 25x100.5; June14; June16'15; 3y5½%; Jacob P Goetz, Louisa Collins & Sophia Mencke to N Y Title Ins Co, a corpn, 135 Bway. 9,000

53D st, 437 W; sobrn of mtg for $2,500 to mtg for $9,000; June10; June16'15; Jacob Ruppert, a corpn, mtgee, with same. nom

53D st, 437 W; sobrn of mtg for $3,000 to mtg for $9,000; June10; June16'15; Jacob Rosen, 276 Madison, mtgee, with same. nom

54TH st, 112 (110) E (5:1308), ss, 240 w Lex av, 25x100.5; pr mtg $22,000; June 17 '15; 1y5%; Katie Lehmann & Amalia Hopper, both of Bklyn, to Emigrant Indust Savings Bank, a corpn, 51 Chambers. 1,500

57TH st, 109 W (4:1010), ns, 143 w 6 av, 20x100.5; PM; June7; June16'15; due & int as per bond; Frances R, wife Hermann M Biggs, to Title Guar & Trust Co, a corpn, 176 Bway. 30,000

58TH st, 2-4 E, see 5 av, 747-53.

59TH st, 5-7 E, see 5 av, 784-5.

59TH st, 43 E (5:1374), ns, 106.8 e Mad av, 16.8x100.5, ½ pt; pr mtg $——; June 15; June17'15; due Oct20'15, 6%; Chandlee H Hickok, B of R, to Jno A O'Brien, 2196 Blvd, Jersey City, NJ. 1,500

62D st, 103-5 W to see Col av, 60-4.

64TH st, 121 E (5:1399), ns, 200 w Lex av, 20x100.5; May24; June15'15; due June 1'18, 5%; Annie H, wife Paul W Kimball, at East Jaffrey, NH, to Gerrit Smith of Nyack, NY, & ano, exrs Jos E Gay. 30,000

70TH st, 220-2 E (5:1424), ss, 230 e 258 w 2 av, 2 lots, ea 28x100.5; 2 P M mtgs, ea $15,000; June14'15; 3y5½%; Montrose Realty Co to N Y Mtg & Security Co. 30,000

71ST st, 141 E (5:1406), ns, 385 e Park av, 20 to Lex av (Nos 974-84), x102.2; June10; June15'15; 3y5%; Mary Lyons to Alice O Adler, 767 5 av. 45,000

73D st, 248 W (4:1164), ss, 325 e West End av, 24.9x16.2.2; ext of mtg for $30,000 to May1'18, 5%; June15; June15'15; Margaretta Card with Union Dime Savings Bank, 701 6 av. nom

74TH st, 421-5 E (5:1469), ns, 254.8 e 1 av, 62x63.3x62.9x72.11; ext of mtg for $40,500 to May12'18, 5%; May12; June17'15; Celia Paschkes, 1878 7 av, with Mary E Parsons, 371 Bway, Flushing, B of Q. nom

75TH st, 305-7 W, see West End av, 329.

78TH st, 444 E (5:1472), ss, 144 w Av A, 25x102.2; ½ pt; pr mtg $——; June15'15; installs, $70 monthly, 6%; Elise Heinrich, now Byron, 163 E 42, to Chas Froeb & Sons, Inc, 18 Tompkins av, Bklyn. notes 3,500

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78TH st, 444 E; sobrn of mtg for $6,000 to mtg $3,500; May25; June15'15; Mary A Byron with same. nom

79TH st, 175 E (5:1508), ns, 156 w 3 av, 44x102.2; pr mtg $60,000; June11; June14 '15; 1y6%; Milton M Dryfoos, 106 E 85, to Paul Block, 88 Central Park W. 10,000

79TH st, 180 E (5:1413), ss, 107.4 w 3 av, 17.7x75.3x17.7x75.6; June14; June17'15; due & int as per bond; Cath L & Mary B Kane to Title Guar & Trust Co, a corpn, 176 Bway. 6,000

79TH st, 138-44 W (4:1150), ss, 372 w Col av, 78x102.2; PM; pr mtg, $——; June 16'15; due July20'17, 6%; Clarence Payne to Brixton Realty Corpn, 140 W 79. 50,000

81ST st, 108-10 E (5:1509), ss, 183 e Park av, 42x102.2; pr mtg $45,000; June 11'15; due & int as per bond; Jennie I Ryan, 18 Blvd Rochelle Park, New Rochelle, NY, to Jos W Balet, 126 E 95. 5,000

84TH st, 333 E (5:1547); ext of mtg for $10,000 to June11'18, 5%; June11; June17 '15; Emigrant Indust Savings Bank, a corpn, 51 Chambers, with Moses Goldman, 108 W 111. nom

84TH st, 143-5 W (4:1215); ext of mtg for $45,000 to June15'20, 5%; June15'15; Emigrant Indust Savings Bank, 51 Chambers, with Patk Prendergast, 145 W 84. nom

86TH st, 222-4 E (5:1531), ss, 266 e 3 av, 34x102.2; June16'15; due & int as per bond; Jos Murray, of Thornwood, Westchester Co, NY, to Title Guar & Trust Co, a corpn, 176 Bway. 7,000

87TH st, 39 E, see Mad av, 1211.

89TH st, 414 E (5:1568), ss, 166 e 1 av, 20x100.8; ext of mtg for $13,500 to Aug4 '18, 5%; June9; June12'15; Louis Sonn with David Epstein, at Rackaway Park, L I of Q. nom

92D st, 55 W (4:1206), ns, 284.10 e Col av, 20x100.6; PM; June15'15; 3y or sooner, 5½%; Rodolfo G Barthold to Elias H August, 50 W 77. 12,500

93D st, 301 E, see 2 av, 1800.

105TH st, 55 E, see 105th, 57 E.

105TH st, 57 E (6:1611), ns, 280 w Park av, 25x100.11; also 105TH ST, 55 E, ns, 305 w Park av, 25x100.11; also 105TH ST, ns, 330 w Park av, a strip 0.2x—x0.1x53.1; pr mtg $——; June7; June14'15; due June 1'20 or sooner, 6%; Philip Hollender, Chas Fox & Jos Fuhrman to Rose Hollender, 233 Lynch, Bklyn, & Gussie Fuhrman, 57 E 105. 6,000

109TH st, 300-2 E, see 2 av, 2118.

112TH st, 214 W (6:1827); ext of mtg for $9,000 to July1'18, 5%; June5; June 16'15; Aline Bernheim et al, trstes will Gustav Bernheim, with Victor Weichmann, 214 W 112. nom

114TH st, 7 W (6:1598), ns, 151 w 5 av, 25.6x100.11; June16'15; 5y5%; Isidor Lewkowitz to Rebecca T Narwood, of Merrick, LI. 15,000

116TH st, 104-6 W (7:1825); leasehold; June3; June15'15; due Mar1'16, int as per notes; Saml Kalik to Sam Fox, 2727 W 28, Coney Island, Bklyn. notes 400

117TH st, 56 E (6:1622); ext of mtg for $14,000 to June1'18, 5%; June10; June17 '15; Lawyers Mtg Co, a corpn, 59 Liberty with Saml Sandler. nom

117TH st, 211 W, see St Nicholas av, 141.

118TH st, 174-80 E, see 3 av, 2158.

122D st, 423 E (6:1810); cert as to payment of $1,500 on a/c of mtg for $6,500 & that balance or $2,000 remains which has been extended to Apr29'17 at 5%; Jan15; June14'15; Agnes Cochran, 110 E 70, to Chas A Stein et al, trstes will Laura L Cochran.

125TH st, 63-5 W (6:1723), leasehold; June10; June11'15; demand, 6%; Morris Fordon to Beadleston & Woerz, 291 W 10. 5,512.95

127TH st E, nwc Madison av, see Mad av, 1994.

127TH st, 51 E (6:1752), ns, 60 e Madison av, 16.8x99.11; June14; June15'15; 3y 5½%; Thos E Skinner, exr Susan A Van Dolsen & Gertrude I Skinner, daughter & heir Susan A Van Dolsen, to Commonwealth Savings Bank, 2007 Ams av. 5,000

135TH st W (7:1985), ss, 500 w Ams av, 150x99.11; PM; June16'15; June1'15; 3y or sooner, 5%; 135th St Garage Corpn to Isidore Jackson, 118 W 57, & Abr Stern, 52 E 61. 22,360

137TH st, 69-61 W (6:1735), ns, 200 e Lenox av, 50x99.11; June12, at or before the Trustees of St James Presbyterian Church vacates the premises or severs its ecclesiastical connection with party 2d part; June16'15, 6%; The Church Extension Committee of the Presbytery of NY to the Trstes of the Presbytery of NY, 128 Bway (office of Jas Yereance, secy). 39,000

141ST st, 75-7 W (6:1739), ns, 100 e Lenox av, 50x99.11; pr mtg, $——; Apr16; June16'15; demand, 6%; Lenox Columbus Co, 42 Bway, to The State Bank, 378 Grand. 4,000

141ST st, 75-7 W; certf as to mtg $4,000; June1; June16'15; same to same.

141ST st, 506-8 W, see Hamilton pl, 87.

144TH st, 451 W, see Convent av, 340.

149TH st W, swc 7 av, see 7 av, 2574.

152D st, 526 W (7:2083), ss, 385 w Ams av, 40x99.11; PM; pr mtg $38,000; June15; June17'15; installs $1,500 annually or sooner, 6%; Maurice Cohen, of Crestwood, Yonkers, NY, to Edw A Isaacs, 275 Rosedale av, Madison, NJ, as liquidating trste of the Breslauer Realty Co. 10,000

161ST st, 674 W (8:2136), ss, 400 w Ft Washington av, 125x99.11; bldg loan; June 17'15; due Dec15'15, 6%; Hudson View Constn Co, Inc, 189 Bway, to Van Dyck Estate, 331 Mad av. 150,000

161ST st, 674 W; certf as to mtg $150,000; June17'15; same to same.

161ST st, 674 W; sobrn of an int of $20,000 in mtg for $50,000 to mtg for $150,000; June17'15; Harris Mandelbaum, mtgee, with same. nom

161ST st, 674 W; agmt as to ownership of bond & mtg for $50,000; Oct22'14; June 17'15; same with Columbia Trust Co, 60 Bway. nom

172D st W, swc Audubon av, see Audubon av, swc 172.

173D st, 552 W (8:2129), ss, 17 w Audubon av, 16.6x50; June10; June14'15 due & int as per bond; Caroline F Takamine to Title Guar & Trust Co. 5,000

175TH st, 500 W, see Ams av, 2324-36.

176TH st, 500 W, see Ams av, 2324-36.

177TH st, 605 W (8:2144); ext of mtg for $48,000 to May1'20, 5½%; Mar29; June 11'15; West Side Savgs Bank, 110 6 av, with G H Masten Realty Co, 226 E 46. nom

177TH st, 609 W (8:2144); ext of mtg for $48,000 to May1'20, 5½%; Mar29; June11 '15; West Side Savgs Bank, 110 6 av, with G H Masten Realty Co, 226 E 46. nom

178TH st W, swc Northern av, see Northern av, swc 178.

179TH st, 705 W (8:2176); ext of mtg for $50,000 to May1'20, 5%; May7; June 11'15; West Side Savgs Bank, 110 6 av, with Chas R Siemann, 212 W 105. nom

181ST st, 565 W (8:2154); ext of mtg for $60,000 to Nov1'17, 5½%; Nov1'14; June11'15; West Side Savgs Bank, 110 6 av, with Andw A Bibby, 534 5 av. nom

182D st, 551 W (8:2154), ns, 325 e St Nicholas av, 25 to ws Audubon av (No 340), 79.9; PM & asn of rents; June9; June14'15; due Aug15'20, 5%; Value Realty Co to Samson Lachman, 313 W 106 et al. 14,500

182D st, 551 W; certf as to mtg for $14,500; June9; June14'15; same to same.

Av B, 79 (2:388), es, 121 s 6th, 20x64; pr mtgs $9,000; also TOMPKINS AV, 131 (Brooklyn), nec Vernon av, 24x80; pr mtg $8,000; June10; June15'15; due & int as per bond; Celia Frankenheim, 735 E 182, Bronx, & Pauline Frankenheim, 81 Av B, to Jacob S Gold, 217 2 av. 3,000

Amsterdam av, 805 (7:1354); ext of mtg for $23,000 to June1'18, 4½%; June14; June16'15; Louise Kissling with Florence Rauh, 54 E 73. nom

Amsterdam av, 1346-56 (7:1982), swc Lawrence, cor str & pt cellar partitioned off for use of said str, 1354-6 Ams av; Sal Ls; June15; June16'15; demand, 6%; Wm Mulligan to Beadleston & Woerz, 291 W 10. 1,000

Amsterdam av, 2324-36 (8:2132, ws, 100 n 175th (No 500), 119.10 to ss 176th (No 500), x100; ext of mtg for $147,000 to Mar23'18, 5½%; June3; June14'15; N Y Life Ins Co, 346 Bway, with Irving Arms Real Estate Corpn, 43 Exchange pl. nom

Audubon av (8:2128), swc 172d, 95x100; PM; pr mtg $32,000; June10; June11'15; due Dec1'16 or sooner, 5%; Donald Robertson to Rudolph Stillgebauer, of White Plains, NY. 3,000

Audubon av (8:2128), swc 172d; same prop; ext of mtg for $32,000 to Dec1'16, 5%; June10; June11'15; Rudolph Stillgebauer, of White Plains, NY, with Henry Fatton, at Rye, NY. nom

Audubon av, 340, see 182d, 551 W.

Broadway, 1101-13 (3:826), nwc 24th, runs n159.2 xw107xs47.8xe50xs12.7xw0.6xn 12.7xw72xs98.9 to ns 24th xe192 to beg; also INTERIOR STRIP 86.2 n 24th & 750 e 6 av, runs n12.7xw0.6xs12.7xe0.6 to beg; bldg loan; June11; June12'15; due Sept1 '20, 6% until completion of bldg & then 5½%; Bway & 24th St Corpn, 49 Wall, to Metropolitan Life Ins Co, 1 Madison av. 1,900,000

Broadway, 1101-9, nwc 24th; certf as to mtg for $1,900,000; June11; June12'15; same to same.

Broadway, 1101-13 (3:826), nwc 24th, runs n159.2xw107xs47.8xw22.6xs98.9 to 24th xe192 to beg; PM; pr mtg $1,900,000; June 10; June12'15; 10y int as per bond; same to Farmers Loan & Trust Co, 22 William, trste will Francis S Kinney. 1,000,000

Columbus av, 60-4 (4:1134), nwc 62d (Nos 103-5), 75.2x100; June14'15; due & int as per bond; Emma Fox to Title Guar & Trust Co. 30,000

Columbus av, 676 (4:1223), store 18; June7; June15'15; installs, $200 monthly, 6%; Matthew J Kane to Sigmund Klein, 4 W 93. notes 11,600

Convent av, 340 (7:2059), nwc 144th (No 451), 24.11x94.5; June11'15; due & int as per bond; J Romaine Brown to Elise S H & Edith B H Kinkead, both at Poughkeepsie, NY, trstes will Adolphus Hamilton. 15,000

Edgecombe av, 141 (7:2051); ext of mtg for $35,000 to Mar28'18, 5%; June15'15; Danl Seymour at Dunwoodie st, Yonkers, NY, & ano, exrs H Louisa Mulford with Wm Rabenstein, 1187 Boston rd. nom

Lexington av, 356, see 28th, 132 E.

Lexington av, 581 (5:1306), es, 56.1 n 51st, 18.4x67; June16'15; 3y5½%; Lillian C Rainbow, 14 W 50, to Lawyers Title & Trust Co, a corpn, 160 Bway. 17,000

Lexington av, 581; sobrn of mtg for $6,000 to mtg for $17,000; June12; June16 '15; same owner & Leo L Schwab, 35 W 96, mtgee, with same. nom

Lexington av, 680 (5:1311), ws, 17.1 n 56th, 16.8x53; June16'15; due & int as per bond; Lucy C Thomas to Title Guar & Trust Co, a corpn, 176 Bway. 7,500

Lexington av, 974-84, see 71st, 141 E.

Madison av, 1211 (5:1499), nec 87th (No 39), 50x113.4; ext of mtg for $130,000 to May1'17, 5%; Apr30; June16'15; Irving Savings Instn with Salisbury Realty Co, 505 5 av. nom

Madison av, 1273 (5:1503); ext of mtg for $12,000 to June16'18, 5%; June16; June17'15; Title Guar & Trust Co, a corpn, 176 Bway, with Wm G Alger, 1273 Mad av. nom

Madison av, 1994 (6:1752), nwc 127th, 20.4x35; pr mtg $7,000; Apr30; June15'15; 3y6%; 33 West 51st Co to Alanson P White, 54 Linwood pl, East Orange, NJ. 5,000

Northern av (8:2177), swc 178th, 125x105; PM; pr mtg $21,500; May14; June15'15; 3y 6%; Benj C Riley on ns 171th, bet Haven & Northern avs, to David Zipkin, 924 West End av, et al. 23,500

Park av, 1049-53 (5:1515), es, 19 s 87th, 81.8x102.9; ext of three mtgs for $63,000 aggregate to Aug1'15, 5%; June6; June 16'15; Mutual Life Ins Co of N Y, 32 Nassau, with Marcus M Marks. nom

Park av, 1049-53 (5:1515), es, 19 s 87th, 81.8x102.9; part PM; pr mtg $63,000; June 10; June15'15; due June15'16 or sooner, 5½%; The Realty Corpn, 265 W 36, to Marcus M Marks, 4 E 94. 63,500

St Nicholas av, 141 (7:1923), nwc 117th (No 211), 29.7x92.5x25.2x107.11; June14'15; 3y int as per bond; Arthur J McClure to Farmers Loan & Trust Co, 22 William. 20,000

West End av, 329 (4:1185), ws, 85 n 75th, 20x75; also 75TH ST, 305-7 W, ns, 100 w West End av, 42x102.2; agmt subjecting above to lien of existing mtg for $98,000, formerly for $123,000, the sum of $25,000 having been paid on 321-7 West End av & 301-3 W 75th, dated Mar9'15, & due Mar9 '17 at 6%; pr mtg $750,000, but to extent of $250,000 on Nos 329 & 305-7 W; May29; June15'15; Charmion Constn Co, 2309 Bway, with Frank Bradley, 319 W 74. nom

West End av, 487 (4:1245); certf as to ext of mtg for $14,000 to June15'20, 5%; June15; June17'15; Eastern Holding Co to Bowery Savings Bank.

1ST av, 1851 (5:1558), ws, 50.8 s 96th, 25x80; agmt as to ownership of bond & mtg for $7,500 & as ext of same to June 1'16, at 5%; June9; June16'15; Anna, wife Jno C Moore, 1025 Watchung av, Plainfield, NJ, with Geo L Carlisle, Jr, 37 Madison Sq E. nom

2D av, 1800 (5:1556), nec 93d (No 301), 25.8x75; ext of mtg for $16,000 to Feb1'18, 5%; May29; June15'15; Saml Katz with Henrietta & Hy P Adams. nom

2D av, 2118 (6:1680), sec 109th (Nos 300-2), 17x66; PM; June15'15; due & int as per bond; Fanny Maibach of Bronx to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 4,000

2D av, 2133 (6:1659), ws, 47 s 110th, 27 x73; June15; June16'15; 1y6%; Rosina Guzzetta, 2133 2 av, to Tobia Durso, 153 Melrose av. 4,250

2D av, 2289½ (6:1667-24), ws, bet 117th & 118th; transfer of tax lien for yrs 1873 to 1907, assessed to heirs of J Parker; Sept2'10; June12'15; 3y12%; City N Y to City N Y. 6,865.22

3D av, 281 (3:902), sec 22d (No 202); sal Ls; June9; June12'15; demand, 6%; Jno Pickett to Jas Everard's Breweries, 12 E 133. gold 7,725.27

3D av, 640 (5:1296); sal Ls; pr mtg $11,679.80; June14'15; due & int as per bond; Edmond Butler, 161 E 95, to Melville H Bearns, 95 Joralemon, Bklyn. 3,000

3D av, 640 (5:1296); sal Ls; pr mtg $——; June14'15; demand, 6%; Edmond Butler to Geo Ehret, 1197 Park av. 3,000

3D av, 2158 (6:1645), swc 118th (Nos 174-80), 25x100; June15'15; due & int as per bond; Frances Hein to Title Guar & Trust Co, a corpn, 176 Bway. 25,000

5TH av, 747-53 (5:1293), sec 58th (Nos 2-4), 99.5x100; May28; June11'15; due June 1'20, 4½%; J Langdon Ward, Lewis C Hasell & W Kintzing Post, trstes will Mary M Jones, to Anna Woerishoffer, 1 E 59. 225,000

5TH av, 747-53; declaration of trstes that loan of $225,000 is to be used for alterations & impts only; May28; June11 '15; J Langdon Ward, trstes will Mary M Jones, for Mary C Post & ano to Anna Woerishoffer.

5TH av, 784-5; also 59TH ST, 5-7 E (5:1374); ext of mtg for $375,000 to May15 '20, 4½%; June7; June12'15; Mary E, wife of & Edw D Brandegee, of Brookline, Mass, with Seamens Bank for Savgs, 76 Wall. nom

7TH av, 2574 (7:2034), swc 149th; sal Ls; June10; June12'15; demand, 6%; Patk J Scolian, 142 W 62, to Peter Doelger Brewing Co, 407 E 55. 1,500

9TH av, 81-3 (3:713), ws, 50 s 16th, 46.9 x—x56x100; PM; June15'15; due July1'16, 5½%; St Johns Park Realty Co, 55 Liberty, to Harris D Colt, 515 Park av, trste Robt S Bowne. 23,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

E 24TH st (Bklyn), es, 137.6 s Av K, 75x100; certf as to mtg $1,000; June7; June17'15; U S Indestructible Gasket Co to Title Guar & Trust Co, a corpn, 176 Bway.

Car Is (Miscl), equipment agmt & gen mtg; Apr30; June15'15; due & int as per notes; American Car & Foundry Co at Milton, Pa, with Warner-Quinlan Asphalt Co. notes 9,698.34

Chattel mtg (miscl); certf as to mtg for $——; June3; June11'15; Naylor Hotel Co to Calvin Tomkins.

Long Beach, L I (miscl), certf as to mtg $11,000; June7; June15'15; Nason Realty Co Inc to Riverhead Savings Bank.

22D av (Bklyn), ns, from 67th to 68th, 200x100; also 21ST AV (Bklyn), nec 68th, 100x600; certf as to mtg $16,000; June11; June16'15; Caton Realty Corpn to Title Guar & Trust Co, a corpn, 176 Bway.

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MORTGAGES.

Borough of the Bronx.

Beck st, 699, see Leggett av, nwc Beck.

Chisholm st (11:2973), ss, 103.8 e Stebbins av, runs e63.4xs75xw27xs3.2xw30.4xn40xw1.6xn40.1 to beg; June14'15; 3y5½%; Zion German Evangelical Church of N Y to Peter Schaus, 754 Jackson av. 3,000

Crotona Park E (11:2940), es, 100 s Crotona Pk E, 75x130.1; bldg loan; June 10; June11'15; 1y6½%; Wey Bldg Co to Benj Benenson, 857 Crotona Pk N. 55,000

Crotona Park E (11:2940); same prop; certf as to above mtg; June10; June11'15; same to same.

Garfield st, 1701, see Van Nest av, 593.

Hoffman st, 2385 on map 2383 (11:3054), ws, 150 s 187th, 25x100, except pt for Hoffman pl PM; June12; June14'15; due &c as per bond; Frank Di Micco to Jos Zurfluh, 1392 Bostonn rd. 2,600

Jefferson pl, 650, see Clinton av, sec Jefferson pl.

Kelly st, 736 (10:2708), es, 175 n 156th, 25x100; PM; pr mtg $5,500; June9; June 11'15; 2y5%; Richd H Scobie, Blauvelt, NY, to P J Bldg Co, 1879 So blvd. 3,150

Tiffany st (10:2617), ws, 118.3 n 165th, 44x100; PM; June12; June17'15; due, &c, as per bond; Modern Holding Co, Inc, 299 Bway, to Abr Dorb, 180 Claremont av. 6,000

Tiffany st (10:2617); same prop; certf as to above mtg; June12; June17'15; same to same.

Warner pl (*), ns, 25 e Sound View pl, 125x94; PM; June14; June15'15; due, &c, as per bond; Wm W Mandry, Mt Vernon, NY, to Mary A Horan, 225 W 14. 2,500

187th st, nec 226th, see 226th E, nec 1st.

144TH st E, see Morris av, see Morris av, sec 144.

145TH st E (9:2271), ss, 250 w St Anns av, 50x100; June11'15; 1y6%; Mary O'Connor, widow, to Bronx Security & Brokerage Co, 258 E 138. 525

149TH st E, swc Tinton av, see Tinton av, swc 149.

153D st E (9:2458), ns, 32.7 w Sheridan av, 53.2x112.11x50x94.9; PM; June19; June15 '15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,820

173D st E (*), ws, 144.2 s Gleason av, 31.6x100; June16'15; due, &c, as per bond; Fredk Voelker, 1155 Beach av, to Henry Kramer, White Plains rd & Pelham Pkway. 1,700

153D st E, nwc Sheridan av, see Sheridan av, nwc 153.

156TH st, 860 E (10:2687), ss, 130 e Prospect av, 20x96.10x20.3x99.4; pr mtg $5,500; June7; June15'15; due July1'17, 6%; Emma A, wife Hermann F Drewes, 860 E 156, to Jacob Jaret, 968 Whitlock av. 500

161ST st, 767 E (10:2658); ext of $8,000 mtg to June10'18 at 5½%; June5; June14 '15; Title Guar & Trust Co with Peter Both, 764 E 161 et al. nom

166TH st E, nec Morris av, see Morris av, sec 166.

166TH st W, nec Nelson av, see Nelson av, nec 166.

170TH st E, nec Franklin av, see Franklin av, nec 170.

177TH st, 45 W (11:2862); ext of $10,000 mtg to Apr14'18 at 5%; Apr14; June11'15; Fredk G Mead & ano, trstes Robt G Mead, with Emma R Ball, 486 4th, Bklyn. nom

178TH st E (11:3107), ss, 100 w Marmion av, 50.2x99.7x50.2x99.4; bldg loan; June3; June14'15; 1y6%; Eifel Constn Co to Morris Osmansky, 106 W 121. 35,000

178TH st E (11:3107); same prop; certf as to above mtg; June3; June14'15; same to same.

180TH st, 587 E (11:3062), ns, 70.9 w Arthur av, 25.3x95.6x25x99.3; June16'15; due, &c, as per bond; Mary E Brophy to Title Guar & Trust Co. 5,500

180TH st, 587 E; PM; pr mtg $5,500; June16'15; 3y5½%; same to Babetta or Babette Klein, 587 E 180. 2,800

180TH st E, see Crotona av, see Crotona av, sec 180.

187TH st, 768 E (11:3114), ss, 60.2 e Prospect av, 34.3x70; asn rents to secure loan of $200; Apr26; June1'15; installs, 6%; Antonia Treupel, Mamaroneck, NY, to J Sebastian Maxwell, 510 W 162. 200

188TH st E (11:3058), ns, 102 e Wash av, runs n97.10xe3xn24.2xe21.6xn70.1xw3.6xs8.1xe13xs124.10 to st xw41 to beg; pr mtg $——; June16; June17'15; due, &c, as per bond; Glengariff Constn Co, Inc, to Manhattan Mtg Co. 200 Bway. 31,000

188TH st E (11:3058); same prop; certf as to above mtg; June16; June17'15; same to same.

188TH st E (11:3058), ns, 143 e Wash av, 42x125.8x42x124.10; pr mtg $——; June 16; June17'15; due, &c, as per bond; Glengariff Constn Co, Inc, to Manhattan Mtg Co, 200 Bway. 31,000

188TH st E (11:3058); same prop; certf as to above mtg; June16; June17'15; same to same.

188TH st E (11:3058), ns, 185 e Wash av, 41x126.7x41x125.8; pr mtg $——; June 16; June17'15; due, &c, as per bond; Glengariff Constn Co, Inc, to Manhattan Mtg Co. 200 Bway. 31,000

188TH st E (11:3058); same corp; certf as to above mtg; June16; June17'15; same to same.

224TH st E (*), ns, 180 w Bronxwood av, 25x114; given to secure notes; PM; pr mtg $2,950; May19; June15'15; due, &c, as per bond; Jno Wells to Cath J Sylvester, 811 E 224. 556.75

224TH st E (*), same prop; pr mtg $3,506.75; May19; June15'15; due, &c, as per bond; same to Jno W Stevenson, 865 E 224. 272.75

226TH st E (*), nec 1st, 175x270x188x276; Mar26; June15'15; demand, 6%; Mary A Mannion, 2187 Arthur av, to Robt C Turnbull of Campbell, NY. 1,200

Av St John (10:2685), es, 100 s Kelly, 25x107.5; ext of $15,000 mtg to Mar30'18 at 5%; May28; June15'15; Astor Trust Co with Av St John Realty Co. nom

Bailey av, 2882 (12:3260), es, 150 s 230th, 25x100.7; June10; June11'15; 3y5½%; Jos McCue, 2410 Creston av, to Thos E Hidden, trstes Henrietta A Webb, Sharon, Conn. 6,000

Beaumont av (11:3089), ws, 245 s 187th, 25x100; Nov13'14; June16'15; 5y6%; Pietro Criscenti to Dorotea Criscenti, 125 E Houston. 1,700

Boscobel av (9:2506), ws, 201.1 s 169th, 50x96.6x50x94.3, except pt for av; June 14'15; 3y5½%; Margt Reilly to Jno W Linhart, 153 W 106. 2,000

Boston rd, 2100-6 (11:3140); sal Ls; June 9; June16'15; demand, 6%; Andrew H Barger & Dani Scocozza to Jas Everards Breweries, 12 E 133. 3,100

Burke av, 777 (*), ns, 75 e Wallace av, 25x100; pr mtg $4,500; Jan26; June11'15; due June1'18, 6%; Robt F Miller, 37 Columbia Heights, Bklyn, to Warren L Sawyer, trste Chas H Kimberly, South Nyack, NY. 1,000

Burnside av, 286 (11:2814); ext of mtg for $6,500 to June1'18 at 5%; June11; June12'15; Peter J Brady with Hoffman Miller, Tuxedo Park, NY, trstes for Elsa G Dietzsch et al. nom

Bryant av (11:3000), es, 218.9 s 172d, 18.9 x100; ext of $8,500 mtg to June15"20 at 5½%; June15; June16'15; Ester W Rossi, 204 E 106, with Morris E Webber, 542 W 112, trste. nom

Cedar av, es, abt 25 n 180th, see Sedgwick av, ws, 25 n 180.

Cedar av, es, abt 100 n 180th, see Sedgwick av, ws, 100 n 180.

Clinton av (11:2934), sec Jefferson pl (No 650), 111.2x103.6x103x99.9; PM; pr mtg $——; June11; June15'15; 1y6%; Camden Realty Co, 119 Nassau, to Esther Realty Co, 790 Riverside dr. 12,500

Clinton av (11:2934), sec Jefferson pl (No 650), 111.2x103.6x103x99.9; PM; June 11; June12'15; due &c as per bond; Esther Realty Co to Emma Oesting, 2000 Grand blvd & concourse. 15,000

Creston av (11:3174), ws, 14.4 n Fordham rd, runs w128.10xn22.2xe20xn19.10xe 105.9 to av xs42 to beg; bldg loan; June 14; June16'15; demand, 6%; Henry F A Wolf Co to City Mtg Co, 15 Wall. 31,000

Creston av (11:3174); same prop; certf as to above mtg; June14; June16'15; same to same.

Creston av (11:3174), ws, 54.5 n Fordham rd, 40x102.10x40x105.9; bldg loan; June14; June16'15; demand, 6%; Henry F A Wolf Co to City Mtg Co, 15 Wall. 27,000

Creston av (11:3174); same prop; certf as to above mtg; June14; June16'15; same to same.

Crotona av, 2070 (11:3095); ext of $4,000 mtg to June9'20 at 5½%; June9; June11 '15; Lawyers Mtg Co with Hermann Trompeter. nom

Crotona av (11:3095), sec 180th, 25.3x 100x25x100; ext of $5,000 mtg to Dec16'16 at 6%; Apr23; June16'15; Chas Eisner with Damant Realty Co, Inc, & Chas & Mary Diamond. nom

Edison av (*), ws, 177.5 n Pelham rd, 25x100; PM; June14'15; due, &c, as per bond; Selma L Jaecks, 943 Union av, to Julia B Black, 186 E 75. 600

Franklin av (11:2936), nec 170th, 28.4x 99.11x14.2x101; June10; June11'15; demand, 6%; Bertha Holland, Bklyn, to Olga Schedler, 1078 Madison av. 1,000

Frisby av (*), nec St Peters av, 100x50, except part for avs; June14; June15'15; 3y 5½%; Jost Kuhlke, Weehawken, NJ, to Eliz K Dooling, 179 E 80. 5,000

Glebe av, nwc Parker av, see Parker av, nwc Glebe av.

Havemeyer av, 1218 (*); sal Ls; May28; June11'15; demand, 6%; Chas Bodenberg to A Hupfel's Sons, a corpn, 842 St Anns av. 2,749.77

Hill av, nwc Randall av, see Randall av, nwc Hill av.

Intervale av (11:2974), es, 14.1 ne Fox, 32.10x73.4x37x91.9; PM; June14; June16'15; 1y5%; Thos Reilly to Realty Operating Co, 15 Wall. 6,000

Jackson av (10:2648), es, bet 161st & 163d, lot 10, blk 2648 tax map; transfer of tax lien for yrs 1885 to 1908 assessed to Val Gleason; Nov30'11; June14'15; 3y 12%; City N Y to City N Y. 6,387.41

Jackson av (10:2638), ws, bet 161st & 163d, being lot 42, blk 2638 tax map; transfer of tax lien for yrs 1886 to 1908 assessed to V Gleason; Nov13'11; June14 '15; 3y12%; City N Y to City N Y. 2,255.13

Lafayette av (*), ws, adj land Geo W Sembler, runs w120.6xs30xe120.6 to av xn 30 to beg; PM; June11; June14'15; 3y6%; Grace B Hyndman to Eliz Beck, 1785 Bathgate av. 1,800

Lafayette av, ss, at es Whitlock av, see Whitlock av, es, at ss Lafayette av.

Leggett av (10:2685), nwc Beck (No 699), 50x107.5; May24; June17'15; 3y5%; Rae Realty Co to German Savings Bank, 147 4 av (re-recorded from May24'15). 35,000

Longfellow av (10:2755), ws, 200.5 n Garrison av, 69x107.3x31.9x100; May8; June 17'15; due, &c, as per bond; Francis B Knight to Marie S Walsh, West Burke, Vt. 250

Mapes av, 2159 (11:3110), ws, 108.11 s 182d, 30.5x146x45.5x145.3; ext of $24,000 mtg to June16'18 at 5½%; June16; June 17'15; Jno M Shedd & ano trstes with Purchase Holding Corp, Purchase, NY (R S $12). nom

Marion av, 2987 (12:3292), nws, 51 sw 201st, 45x110; June15'15; due Nov1'16, 5%; Florence A Milburn to Broadway Savings Instn, 5-7 Park pl. 5,000

Monterey av (11:3061); same prop; certf as to above mtg; June10; June11'15; same to same.

Monterey av (11:3061), ws, 105 n 178th, 25x95.9x25x95.2; June10; June11'15; 3y 5½%; Gent Constn Co to Eliz K Dooling, 179 E 80. 7,500

Monticello av (*), sec Randall av, 100x 50; May11; June16'15; due June1'18, 6%; Chas Swenson, 454 E 137 to Christina A Crossen, 2179 Strang av, Bronx. 700

Morris av (9:2324), sec 144th, runs e 47.11xs48.11xsw100 to st xw6.5 to av xn 126.9 to beg; June12; June14'15; 3y5½%; Patk Murphy to Eliz J Hickey, Blue Point, LI. 10,000

Morris av (9:2437), sec 166th, 49x95; certf as to mtg for $38,000; June11; June 17'15; Farago Constn Co, Inc, to Jas G Wentz. ——

Morris av (9:2437), sec 166th, 49x95; bldg loan; June11; June16'15; demand, 6%; Farago Constn Co, Inc, 2407 Beaumont av, to Jas G Wentz, 335 West End av. 38,000

Mott av (9:2458), es, 201.9 s 156th, 50x 99.11x50x99.9; PM; June14; June15'15; 3y 5%; Fannie Waxenbaum to Henry B Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 2,415

Mott av (9:2458), es, 261.9 s 156th, 50x 100.4x50x100.1; PM; June14; June15'15; 3y5%; Jacob Klinkowstein to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53, & ano. 2,520

Mott av (9:2458), es, 301.9 s 156th, 2 lots together in size 50x100.5x50x100.2; PM; 2 mtgs, each $1,155; June14; June 15'15; 3y5%; Morley Realty Co, Inc to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53, & ano. 2,310

Mott av (9:2458), es, 351.9 s 156th, 4 lots, together in size 100x100.5x100x94; 4 PM mtgs, each $1,085; June14; June15'15; 3y5%; Morley Realty Co Inc to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 4,340

Mott av (9:2458), es, 676.9 s 156th, 50x 84.4x50x87.11; PM; June14; June15'15; 3y 5%; Emily S McAllister, Westfield, NJ, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,540

Nelson av (9:2513), nec 166th, runs e 99.2xn75.4xw101.1 to av xs75.2 to beg; sobrn agmt; June7; June14'15; N Y City Soc of the Methodist Episcopal Church with Board of Foreign Missions of The Episcopal Church, 150 5 av. nom

Nelson av (9:2513), nec 166th, 75.2x101.1 x75.4x99.2; June10; June12'15; due &c as per bond; Woodycrest Methodist Episcopal Church to Board of Foreign Missions of The Methodist Episcopal Church, 150 5 av. 9,000

Nelson av (9:2513); same prop; sobrn agmt; June11; June12'15; Board of Home Missions & Church Extensions of the Methodist Episcopal Church with same. nom

Park av, 4286 (11:3035); ext of $23,000 mtg to June16'20 at 5½%; June16; June 17'15; Lawyers T & T Co with Fredk C McLaughlin, White Plains, NY. nom

Parker av (*), nwc Glebe av, 50x100, except part for avs; June10; June16'15; 3y6%; Sidney B Hickox to Geo J Hoehn, 1227 Tinton av. 1,000

Quimby av (*), ss, 205 e Castle Hill av, 50x108, except part for Quimby av; June 10; June16'15; 3y6%; Sidney B Hickox to Chas Hoehn, 1227 Tinton av. 500

Radcliff av (*), es, 275 n Rhinedander av, 25x100; June16; June17'15; due, &c, as per bond; Eliz M Ames to Clara L Carolin, Rye, NY. 250

Randall av (*), nwc Hill av, 75x100; June11; June15'15; 1y5%; Luigi Volpato to Jacob Ruppert, a corpn, 1639 3 av. 700

Randall av, see Monticello av, see Monticello av, sec Randall av.

Road (*) leading from Westchester Village to Pelham Bridge, —s, adj land now or formerly Simon Paul, runs —551.10xse —xsw483.3 to beg, except pt for Westchester av; pr mtg $——; Jan18; June14 '15; Title Jan'16, 6%; Mary G, wife of & Jerome F Riley, & Chas C Jacobs, to Caroline Drosse, 725 Riverside dr. 1,000

St Anns av, 758 (10:2617), es, 25 s 156th, 25x90; pr mtg $12,000; June10; June11'15; due Nov30'16, 6%; Martha Schlesinger to Mary Trotter, 83 Grand av, Englewood, NJ, & ano. 2,500

St Peters av, nec Frisby av, see Frisby av, nec St Peters av.

Sedgwick av (11:3230), ws, 25 n 180th, 37.6x107.6 to Cedar av x38.2x116.11; pr mtg $——; June10; June11'15; 5y6%; Edna B Lewis, Yonkers, NY, to N Y University, a corpn, 32 Waverly pl. 2,000

Sedgwick av (11:3230), ws, 100 n 180th, 37.6x107.6 to Cedar av x38.2x100; pr mtg $——; June10; June11'15; 5y6%; Edna B Lewis, Yonkers, NY, to N Y University, a corpn, 32 Waverly pl. 1,947

Sheridan av (9:2458), ws, 291.4 n 153d, 40.3x85; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,155

Sheridan av (9:2458), ws, 226.4 n 153d, 40x75; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,085

Sheridan av (9:2458), ws, 126.4 n 153d, 100x75; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris exr, &c, Arthur R Morris, 12 W 53 & ano. 2,240

Sheridan av (9:2458), ws, 101.4 n 153d, 25x75; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 472.50

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Sheridan av (9:2458), nwc 153d, 39.3x94.9 x25x68.9; PM; June14; June15'15; 3y5½%; exr, &c, Arthur R Morris, 12 W 53 & ano. Rose T Byrnes, Bklyn, to Henry L Morris, 1,207.50

Sheridan av (9:2458), ws, 50 s 156th, 50 x85; PM; June14; June15'15; 3y5%; Jas J Moore, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,400

Sheridan av (9:2458), ws, 100 s 156th, 50x85; PM; June14; June15'15; 3y5%; Jas J Moore, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53 & ano. 1,260

Sheridan av (9:2458), ws, 150 s 156th, 100x85; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53, & ano. 2,310

Sheridan av (9:2458), ws, 250 s 156th, 100x85; PM; June14; June15'15; 3y5½%; Rose T Byrnes, Bklyn, to Henry L Morris, exr, &c, Arthur R Morris, 12 W 53, & ano. 2,380

Sheridan av (9:2458), ws, 350 s 156th, 125x85; PM; June14; June15'15; 3y5%; Rose T Byrnes, Bklyn, to Henry L Morris exr, &c, Arthur R Morris, 12 W 53, & ano. 3,062.50

Southern blvd, 1038 (10:2743); ext of $43,000 mtg to June21'18 at 5%; June11; June14'15; N Y Trust Co & Lewis Landsberg with Jos Sable. nom

Southern blvd, 2209 (11:3113), ws, 75.11 n 184th, 25.3x105.5x25x109.3; June15'15; 3y 5½%; Rebecca Elson to N Y Title Ins Co, 135 Bway. 5,000

Spofford av (10:2763), ns, 25 w Faile, 75 x100; PM; June15'15; 3y6%; Valhalla Corpn to Henry Kast, 277 Greenwich. 5,000

Stebbins av, 1068-70 (10:2691), es, 563.4 n 165th, 50x189.9x52.1x175; pr mtg $——; June15'15; 5y6%; Abr J Jacobs & Louis Guy to Louis E Kleban Co, 1714 Crotona Park East. 10,000

Story av (*), ns, 275 e Olmstead av, 25x 103; pr mtg $3,500; June10; June14'15; 2y 6%; Chas Lehman to Cuno F Nagel, 1519 Glover. 500

Teller av, 1073 (9:2428-2433); ext of $7,-500 mtg to Nov27'17 at 5%; Apr27; June 11'15; Louis Rodchinsky with Christine M Hermansen. nom

Tinton av (10:2581), swc 149th, —x—; ext of $43,000 mtg to June17'20 at 5%; June17'15; Stephen D Pringle with Tinton Bldg Corpn, 800 E 149. nom

Tinton av (10:2669), ses, 410.6 ne 163d, 72.6x132.2; ext of $56,000 mtg to May1'18 at 5½%; May20; June15'15; N Y Life Ins Co with Jacob Peskin, 664 E 160, & Morris Peskin, 960 Tinton av (R S 50 cts). nom

Turnbull av (*), ss, 263.7 e Havemeyer av, 63.5x53x63.11x44.4, except part for Turnbull av, Unionport; June14; June15 '15; due, &c, as per bond; Fredk Schulz, 2328 Turnbull av, to Theo Stolze, 230 E 27. 1,000

University av (11:2878), ws, 316 n 176th, 50x100; bldg loan; June10; June11'15; demand, 6%; Varsity Constn Co to City Mtg Co, 15 Wall. 38,000

University av (11:2878); same prop; certf as to above mtg; June10; June11'15; same to same. ——

Valentine av, 2323 (11:3151), ws, 210.3 n 183d, 50x100; PM; pr mtg $32,000; June 15'15; 3y6%; Henry G Schirmer to Valhalla Corpn, 509 Willis av. 5,000

Van Nest av, 593 (*), nwc Garfield (No 1701), 25x100, except part for Van Nest av; June12; June15'15; 3y5½%; Trementana Realty Co to Eliz K Dooling, 179 E 80. 6,500

Van Nest av, 593; certf as to above mtg; June11; June15'15; same to same. ——

Van Nest av, 593; sobrn agmt; June11; June15'15; Bernheimer & Schwartz Pilsener Brewing Co with same. nom

Van Nest av, 593 (*), nwc Garfield (No 1701), 50x100, except part for Van Nest av; pr mtg $——; June14; June15'15; installs, 6%; Trementina Realty Co Inc to Henrietta De Rosa, 630 Van Nest av. 1,297

Van Nest av, 593 (*), certf as to above mtg; June14; June15'15; same to same. ——

Walton av, 2176 (11:3181), ses, 75 ne Cameron pl, 25x100, except pt for av; PM; June12; June14'15; installs, 6%; Wm Murphy, 511 W 125, to Jacob Fritz, 2171 Morris av. 800

Washington av (11:2905), ws, 50.2 s 173d, 49.9x—x49.8x95; June14; June16'15; due, &c, as per bond; Ruth Krakowski to Lawyers Mtg Co, 59 Liberty. 9,000

Webster av (9:2396), es, 324.5 n 168th, runs n45.6xe90x845xw66xs0.6xw24 to beg; ext of $26,000 mtg to Sept1'18 at 5%; June 10; June12'15; Louise F Henry, 55 E 72, with Mary Mangini, 2869 Bainbridge av. nom

Webster av (11:2887), ws, 1047.6 n 169th, 62.6x82; bldg loan; June5; June11'15; 1y 6%; Sikora Realty Corpn to Rockland Realty Co, 509 Willis av. 36,000

Webster av (11:2887); same prop; certf as to above mtg; June5; June11'15; same to same. ——

Webster av (11:2887), ws, 1109.11 n 169th, 62.6x82.2x67.8x82; bldg loan; June5; June11'15; 1y6%; Sikora Realty Corpn to Rockland Realty Co, 509 Willis av. 36,000

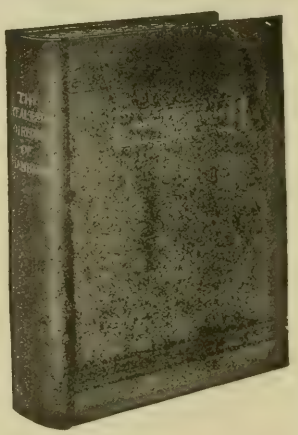
Webster av (11:2887); same prop; certf as to above mtg; June5; June11'15; same to same. ——

White Plains rd (*), ws, 430.1 s Westchester av, 50x99.8x50x99.9, except part for sts; pr mtg $5,250; May18; June16'15; 1y interest as per bond; Mackenzie Wood Working Co to Edwin L Gaston, Ashville, NC. 2,000

Whitlock av (10:2731), es, at ss Lafayette av, runs e44.11xw63.4 to Whitlock av xn23.3 to beg; June16; June17'15; due, &c, as per bond; John J Duffy to Grant Squires, exr Hy M Wells, 260 W 76. 400

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The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCV No. 2467 New York, June 26, 1915. PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Allen st, 85-7 (or Broome st, 275-7).
*Baxter st, 1 (or Park Row, 168-70).
Bleecker st, 202.
Broome st, 15, 188-90, 275-7 & 311.
Cannon st, 88.
*Cedar st (nwc Pearl, 187-9), blk 42-5-6.
Charlton st, 9 (rear).
Chestnut st, 2-4 (or Oak st, 6).
Church st, 314.
Cleveland pl, 21.
Downing st, 24-8 & 58.
Dyckman st (sec Sherman av), blk 2174-pt 1.
Essex st, 71.
Forsyth st, 139.
Gold st, 93.
Grand st, 400-401.
Greenwich st, 807.
*Hancock st (sec Bleecker st, 202), blk 526-18.
Henry st, 233-5.
*Jane st, 66 (or Greenwich, 807).
Lewis st, 34, 84½ & 117.
Ludlow st, 92.
*Madison st, 25 (or New Bowery, 27-9).
*New Bowery, 7 (or Oak st, 6).
Oak st, 6.
Oliver st, 96-8.
Pearl st, 187-9.
Rivington st, 227.
Stanton st, 329.
Waverly pl, 117.
2d st, 32-4 E.
3d st, 248 E.
7th st, 279-81 E.
10th st, 200-2 W.
11th st, 630 E.
12th st, 646 E.
12th st, 11 W.
13th st, 335 E.
17th st, 228 W.
18th st, 140 W.
19th st, 268 W (rear)
25th st, 235 & 257 W.
28th st, 136-8 W.
32d st, 145-51 E.
35th st, 131-7 W.
39th st, 214 W.
46th st, 13 W.
55th st, 136 E.
56th st, 82 E.
*58th st, 101-7 E (or Park av, 481-3).
61st st, 133 E.
71st st, 101 E.
80th st, 135 W.
81st st, 60 E.
82d st, 10 E.
84th st, 355 W.
85th st, 318 W.
86th st, 14 W.
91st st, 61 W.
100th st, 229 E.
101st st, 52 & 416 E.
*101st st, 199 E (or 3d av, 1828).
102d st, 203-5 E.
103d st, 111-3 & 112-4 E.
104th st, 54 & 119-21 W.
105th st, 112-38 & 141 W.
*109th st, 50-4 E (or Mad av, 1631).
111th st, 88-92 E.
111th st, 117 W.
112th st, 27 W.
114th st, 236 W.
115th st, 10 W.
117th st, 212-4 & 326 E.
120th st, 73 E.
122d st, 452 E.
122d st, 203 W.
128th st, 37 & 270 W.
138th st, 603-5 W.
139th st, 142 W.
*139th st W (sec Edgecombe av, 90-6), blk 2041-68-71.
140th st, 55 W.
142d st, 235 W.
*142d st, 478 W (or Ams av, 1641-59).
149th st, 609 W.
157th st, 468 & 540-2 W
*159th st, 478 (or St Nicholas av, 970).
183d st, 565 W.
188th st W, ss, blk 2158-
*212th st W (nec Bway, pt 10.
*212th st, nec Bway. 5000-6), blk 2230-1.
Av A, 1018 & 1337.
Av B, 181.
Amsterdam av, 1641-59.
Bowery, 290-2.
Broadway, 5000-6.
Broadway (nwc 207th st), blk 2241-18 & 24.
Convent av, 337 & 430.
Edgecombe av, 78-86.
Lexington av, 101, 736 & 1451.
Madison av, 99, 414 & 1631.
New Bowery, 27-9.
Park av, 481-3, 1004-6, 1863 & 1982.
*Park av, 735 (or 71st st, 101 E).
Park Row, 168-70.
*Riverside dr, 720 (or 149th st, 669 W).
St Nicholas, 970.
West End av (swc 65th st, 300), blk 1176-36.
1st av, 1314.
2d av, 1468.
3d av, 1317, 1422, 1828 & 2138.
5th av, 62.
7th av, 2422-6.
8th av, 894.
12th av (nwc 130th st), blk 2004-40-6.

WILLS.

Elizabeth st, 87.
Mott st, 132-8.
4th st, 100 & 128 E.
11th st, 531 E.
16th st, 142 E.
22d st, 211-3 W.
135th st, 217-19 W.
136th st, 228 W.
147th st, 604 W.
Mt Morris Park W, 30.
West End av, 308.
1st av, 60 & 61.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torren System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torren System.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 18, 19, 21, 22, 23 & 24.

Allen st, 85-7, see Broome, 275-7.

Baxter st, 1, see Park Row, 168-70.

Bleecker st, 202 (2:526-18), sec Hancock, 25x98, 3-sty bk tnt & strs & 2-sty bk rear stable; Jos Laemmle, 2427 7 av, to Stephen Guardino & Peter Rinelli, both at 8222 19 av, Bklyn; mtg $12,000; June 24'15; A$26,000-31,000 (R S $13). nom

Broome st, 15 (2:321-34), ss, 25.9 e Mangin, 25.9x75, 4-sty bk tnt & strs; Margt Kelland, widow, to Clara L & Emma G Kelland, 173 Lafayette av, Bklyn, ½ pt, & Geo V Brower, 1084 Park pl, Bklyn, ½ pt; B&S; mtg $4,000 & AL; Jan13'13; June19'15; A$7,500-9,000. nom

Broome st, 15, Clara L Kelland et al of Bklyn to Julius Myer, 59 Mangin; June 15; June19'15 (R S $1.50). nom

Broome st, 188-90, see Grand, 400.

Broome st, 275-7 (2:413-14), swc Allen (Nos 85-7), 44x87.6, 6-sty bk tnt & strs; Harris Fine Realty & Constn Co, 51 Chambers, to Harris Fine, 24 W 115; mtg $80,000; June21; June22'15; A$58,000-96,-000. nom

Broome st, 311 (2:418-12), ss, 40 w Wooster, 34.11x75x35x75, 6-sty bk tnt & strs; Moses M Valentine to Marknew Realty Co, 99 Nassau; ½ pt; mtg $38,000 on whole; Nov27'14; June18'15; A$32,000-50,-000 (R S $5.50). O C & 100

Cannon st, 88, see Grand, 400.

Charlton st (rear of 9) (2:519-pt lot 50), begins 75.1 n Charlton & 138.9 w Macdougal, runs n63.1xw32.1xs25.2xe33 to beg, with right of way over alley on w & ns, 2-sty bk garage; Theo Birdsall to Henry Birdsall & Amelia, his wife, parents of party 1st pt, all at 9 Charlton; June21; June22'15; A$——$——. gift

Chestnut st, 2-4, see Oak, 6.

Church st, 314 (216) (1:192-38), ws, abt 70 n Walker, 25x50, 5-sty stn loft & str bldg; Jacob L Markel et al, firm of Markel Bros, 92 Canal, to Wirballen Realty Co, Inc, 92 Canal; B&S; mtg $20,000 & AL; June16; June18'15; A$15,000-18,500 (R S $4). O C & 100

Cleveland pl, 21, formerly Marion st, 21 (21½) (2:481-10), es, abt 55 n Kenmare, begins at swc of former Marion (No 21½), runs n100xe100xn29xw51.4xs17.4xw0.8 to beg; also CLEVELAND PL (MARION ST) (2:481), es, part of former Marion (No 21½), runs e48.8xs17.4xw48.8 to st xn17.4 to beg, 5-sty bk tnt & strs; Luigi Casazza to Antonio G Casazza, 27-9 New Bowery; ½ pt; AL; June16; June22'15; A$23,000-32,000. gift

Dyckman st (8:2174-pt lot 1), sec Shermaw, x100x100, vacant; St Clair Realty Co, 49 Wall, to J C Building Co, 545 W 164; B&S; mtg $35,000; June17; June18'15; A$——$—— (R S $1). O C & 100

Downing st, 24-8 (2:527-13-15), ss, 75 e Bedford, 60x75, 7-sty bk loft & str bldg; Thos H Roff, at Morganville, NJ, to Delco Holding Co, 391 E 149; mtg $56,000; June 19; June24'15; A$22,500-63,000. nom

Downing st, 58 (2:528-27), ss, 119.1 e Varick, 16.6x63.9x16.11x59.8, 3-sty & b bk dwg; Wm Milne & ano, EXRS Ebenezer Bailey, to Eliz E Hanson, 389 Convent av; June17; June22'15; A$4,000-5,000 (R S $5). 4,550

Essex st, 71, see Ludlow, 92.

Forsyth st, 139, see Grand, 400.

Gold st, 93 (1:103-22), ws, abt 130 s Frankfort, 24.11x103.3x25.3x103.8, 5-sty bk hospital; Wyckoff Heights Hospital, to Jas J Moore, 1121 Elmore av, Bklyn; mtg $23,-000; June24'15; A$23,500-30,000 (R S $4). O C & 100

Grand st, 400 (2:346-32), ns, 75 w Clinton, 25x100, 5-sty bk tnt & strs; A$26,500-40,000; also GRAND ST, 401 (2:313-18), ss, 75 w Clinton, 25x100, 5-sty bk tnt & strs; A$34,000-45,000; also FORSYTH ST, 139 (2:-420-30), ws, 80 n Delancey, 24.1x100x24.3x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A$21,000-27,000; also LEWIS ST, 34 (2:327-39), es, 75 n Broome, 25x100, 5-sty bk tnt & strs; A$12,000-24,000; also CANNON ST, 88 (2:329-5), es, 175 n Rivington, 25x100, 5-sty bk tnt & strs; A$14,000-24,-000; also BROOME ST, 190 (2:347-34), ns, 50 e Suffolk, 25x100, 5-sty bk tnt & strs; A$23,000-35,000; also BROOME ST, 188 (2:-347-33), ns, 75 e Suffolk, 25x100.3x25x100, 5-sty bk tnt & strs; A$23,000-32,000; Jno H & Geo G Hallock of Bklyn, heirs Geo G Hallock Sr, to Alfred T Leward, 180 Hancock, Bklyn; 1-6 pt; AT; AL; June21; June23'15 (R S $28). O C & 1,000

Grand st, 401, see Grand, 400.

Greenwich st, 807 (2:625-5), sec Jane (No 86), runs e50.6xs20.4xnw12.4xn—xw 37.4 to st xn4.3xw13.2xneg, 4-sty bk tnt & strs; Laura B Caldwell, of Red Bank, NJ, to Danl J Faour, 135 Amity, Bklyn; Geo J Faour, 74 1 pl, Bklyn, & Domineck J Faour, 8703 Hamilton av, Bklyn, as joint tenants; mtg $6,000 & AL; June17; June 18'15; A$8,000-10,000 (R S $2.50). O C & 100

Hancock st, see Bleecker, see Bleecker, 202.

Henry st, 233-5 (1:286-13), ns, 280 e Clinton, 46x87.6, 6-sty bk tnt & strs; Robt J Hare Powel, ref, to Minnie Rothenberg, 919 Kelly, plff; FORECLOS June2; June 21; June22'15; A$30,000-63,000 (R S $5). 5,000

Jane st, 66, see Greenwich, 807.

Lewis st, 34, see Grand, 400.

Lewis st, 84½ (2:329-43), es, 165 s Stanton, 20x100, 3-sty fr bk ft tnt & str & 5-sty bk rear loft bldg; Society for the Prevention of Crime, 50 Union sq, to Benj Seidenberg, 84½ Lewis; AL; June17; June 18'15; A$13,500-14,500 (R S $1). 12,000

Lewis st, 117 (2:330-24), ws, abt 125 s Houston, 25x100, 7-sty bk loft & str bldg; May Gage to Libbie Goldstein, 14 Lamartine st, Worcester, Mass; mtg $26,500 & AL; Mar17; June21'15; A$13,000-30,500 (R S 50 cts). nom

Ludlow st, 92 (2:409-40), es, 162.6 s Delancey, old line, 14x87.6, 5-sty bk tnt & strs; A$10,000-13,000; also ESSEX ST, 71 (2:408-45), ws, 64.4 s Rivington, 23.11x75, 4-sty bk tnt & strs; Hy & Julia Gans of Bklyn to Louis Pollack, 4 North Atlantic av, B of Q; B&S & CaG; AL; June17; June 19'15; A$18,000-21,000 (R S $1.50). nom

Ludlow st, 92; mtgs $11,225 & AL; also ESSEX ST, 71; mtgs $22,000 & AL; Louis Pollack of Bklyn to Herman Forman, 158 Bowery; June18; June19'15 (R S $1.50). nom

Madison st, 25, see New Bowery, 27-9.

Manhattan st, ns, 3.9 w 12 av, see 130th st W, nwc Bway.

New Bowery, 7, see Oak, 6.

New Bowery, 27-9 (1:116-42), ses, at ns Madison (No 25), runs e45.7xn42.10 to New Bowery xsw61 to beg, 5-sty bk tnt & strs; Luigi Casazza to Antonio G Casazza, 27-9 New Bowery; ½ pt; AL; June16; June22 '15; A$16,000-20,000. gift

Oliver st, 96-8 (1:251-28 & 29), es, 95 n South, 40x50, 2-2-sty bk tnts & strs; Amelia I Dunn, daughter & devisee of Geo B Dunn, of Bklyn, to Cecelia R D Hellmund, 225 Macon, Bklyn; B&S; AL; Oct13'14; June22'15; A$8,000-10,000 (R S 50 cts). nom

Pearl st, 187-9 (1:42-5-6), nwc Cedar, runs n35.6xw59.11xs0.6xw12.8xs29.4 to Cedar xe71.6 to beg, 2-4-sty & loft & str bldgs; Patk J McMahon, of East Williston, LI, to Willard Roby, of East Williston, LI; B&S & CaG; mtg $59,500 & AL; June22; June24'15; A$4[illegible]00-54,000 (R S $1). nom

Rivington st, 227 (2:338-17), ss, 50 w Willet, 25x100, 5-sty bk tnt & strs; Pessie Schwartz to Morris Rosenfeld, 6 Wayne st, Station J, Bklyn; AL; May14; June24 '15; A$19,000-34,000 (R S 50 cts). O C & 100

Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & strs; Metropolitan Savgs Bank, 59-61 Cooper sq E, to Elias Gelbwaks, 36 W 120; June22'15; A$9,000-14,000 (R S $14,50). O C & 100

Waverly pl, 117 (2:553-38), ns, 173.3 e 6 av, 28.6x100, 5-sty bk tnt; Emily Kelly, widow, at Metuchen, NJ, to Edw J Reynolds, 117 Waverly pl, as TRSTE; QC; correction & confirmation deed; June16; June22'15; A$21,000-30,000. nom

2D st, 32-4 E (2:458-32), ns, 20.6 w 2 av, 41x78.1x41x79.1, 6-sty bk tnt & strs; Moses M Valentine to Marknew Realty Co, 99 Nassau; ½ pt; mtg $51,500; Nov30 '14; June18'15; A$24,000-44,000 (R S $7.50). O C & 100

3D st, 248 E (2:385-29), ss, 147.8 w Av C, runs s70xe10.6xs35.11xw37.2xn105.11 to st xe26.8 to beg, 6-sty bk tnt & strs; Nathania S Anspacher to Bernhard Mayer, 41 E 72; AL; Oct23'09; June24'15; A$23,-000-46,000. O C & 100

7TH st, 279 E, see 7th, 281 E.

7TH st, 281 E (2:377-47), ns, 77 w Av D, 24x73, 5-sty bk tnt & strs; A$11,000-16,000; also 7TH ST, 279 E (2:377-48), ns, 101 w Av D, 14x73, 5-sty bk tnt & strs; Louis Gluck to Annie E Walker, 1315 Curtis st, Denver, Col; mtg $31,000 & AL; June17; June19'15; A$6,000-10,000 (R S 50 cts). O C & 100

10TH st, 200 W (2:619-62), begins at former nec 10th (No 202), which is now 0.4 e from cl party wall, runs s95xe19.1 xn95 to st xw19.1 to beg; also STREET on 10th, begins at cor as above, runs e0.4x—xw0.4xn95 to beg, 3-sty bk tnt; Jas F Thompson to Geo F Degen, 200 W 10; QC; June22'15; A$8,000-10,500 (R S 50 cts). nom

10TH st, 202 W (2:619-61), ss, 136.9 e Bleecker, 18.10x95, 2-sty bk tnt & str; Jas F Thompson to Geo F Degen, 200 W 10; QC; AL; June22'15; A$8,000-9,000 (R S 50 cts). nom

10TH st W (2:619), ss, bet 200 & 202 W 10, being a gore having its apex on 10th 0.10½ for base at pt 95 s 10th & ws— by es of 10th (No 202); Jas F Thompson, & Mary T, his wife, to Geo F Degen, 200 W 10; QC; June22'15. nom

11TH st, 630 E (2:393-22), ss, 283 w Av C, 25x94.9, 5-sty bk tnt & strs; Nathania S Anspacher to Bernhard Mayer, 41 E 72; AL; Mar1'09; June24'15; A$14,000-25,000. O C & 100

12TH st, 646 E (2:394-32), sws, 158 nw Av C, 25x103.3, 5-sty bk tnt; Dora Berman to Baldwin Staubach, at Pocantico Hills, NY; B&S; AL; June16; June22'15; A$13,000-23,000. nom

12TH st, 11 W (2:576-48), ns, 125 w 5 av, 25x103.3, 4-sty & b bk dwg; 11 W 12th St Corpn, 165 Bway, to MacMillan Co, 64 5 av; B&S & CaG; June24'15; A$25,000-30,000 (R S $30). O C & 100

13TH st, 335 E (2:455-48), ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; Lester Lazarus, ref, to Julian G Buckley, at Genesco, NY, plff; mtg $28,000; FORECLOS June7 '15; June17; June18'15; A$21,000-39,000. **6,000 in excess of said mtg**

17TH st, 228 W (3:766-60), ss, 337 w 7 av, 25x84, 5-sty bk tnt; Richelieu Realty Co to Elsie A Duncan, 14 Willcocks st, Toronto, Can; B&S; mtg $20,000 & AL; June21; June22'15; A$11,000-23,500 (R S 50 cts). nom

18TH st, 140 W (3:793-61), ss, 457 w 6 av, 23x92, 2-sty bk stable; Malcolm Graham et al, EXRS &c Malcolm Graham, decd, to Margt V Kieley, 246 Waverly pl; May31; June24'15; A$18,500-20,000 (R S $21). 21,000

19TH st (rear of 268 W) (3:768-pt lot 74), begins 204 e 8 av & 93.8 s 19th, runs s 24.4xe43.11 to cl old Fitz Roy rd xn21xw 43.11 to beg, vacant; Florence Eisenacher, of Rutherford, NJ, to Rehcansie Realty Co, 245-7 W 18; June22'15; A$——$—— (R S 50 cts). nom

25TH st, 235 W (3:775-17), ns, 375 w 7 av, 80x98.9, 1-sty stn church; Montrose Realty Co to Chelsea Realty Co, 135 Bway; mtg $60,000; June23; June24'15; A $55,000-92,000. O C & 100

25TH st, 257 W (3:775-10), ns, 207.3 e 8 av, 13.6x98.9, 4-sty bk tnt; Chas H Sherill, ref, to Equitable Life Assur Soc of U S, 120 Bway, plff; FORECLOS June4; June 8; June19'15; A$8,000-10,500 (R S $8.50). 8,300

28TH st, 136-8 W (3:803-60), ss, 425 w 6 av, 50x98.9, 5-sty bk tnt & strs; Nason Realty Co, 206 Bway, to Chamax Realty & Constn Co, 206 Bway; AL; June17; June 22'15; A$77,000-97,000. nom

29TH st E, nes, at ses Madison av, see Madison av, 99.

32D st, 145-51 E (3:888-27-30), ns, 95.6 e Lexington av, runs n50xw0.6xn48.9xe50 xs24.1xe50xs74.8 to st xw99.6 to beg, 4-5-sty bk tnts & strs; H V Realty Corpn to United Assets Corpn, both at Bridge Plaza N, B of Q; AL; June18; June22'15; A$88,000-106,500 (R S $2.50). nom

35TH st, 131-7 W (3:811-16), ns, 350 e 7 av, 75x98.9, 13-sty bk loft & str bldg; Minaret Bldg Co, 271 W 125, to Crompton Bldg Corpn, 409 Pearl; mtg $385,000; June 1; June21'15; A$181,000-405,000 (R S $115). nom

39TH st, 214 W (3:788-56), ss, 146 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Josephine Lachat to Jennie M Beattie, 350 W 18; mtg $14,000 & AL; June24'15; A$30,500-32,-000 (R S $24). O C & 100

39TH st, 214 W; Jennie M Beattie to Pictorial Review Co, 222 W 39; mtg $14,-000 & AL; June24'15. O C & 100

46TH st, 13 W (5:1262-29), ns, 207.2 w 5 av, 21.5x100.5, 5-sty stn tnt & strs, 1-sty ext; A B S Co, 238 William, to Phoebe C Brisbane, at Hempstead, LI; B&S; mtg $14,000 & AL; June11; June22'15; A$75,-000-87,000 (R S $10). O C & 100

55TH st, 136 E (5:1309-50¼), ss, 80 e Lex av, 20x75.11, 3-sty & b stn dwg; Eliz A Barry to Florence F Sheehan, 58 Central Park W; AT; AL; June18; June23'15; A$11,025-15,025. O C & 100

56TH st, 82 E (5:1291-39¼), ss, 50 w Park av, 16.8x75, 4-sty & b bk dwg; Anna E Donald, 6 Rd 92, & ano, to N Y State Realty & Terminal Co, 452 Lex av; B&S; AL; June16; June21'15; A$27,000-31,000 (R S $30). O C & 100

58TH st, 101-7 E, see Park av, 481-3.

61ST st, 133 E (5:1396-14), ns, 82.6 w Lex av, 16.7x100.5, 3-sty & b stn dwg; Joel Rathbone to Helen A Howell, of Quogue, LI; mtg $16,000; June23'15; A$25,-000-28,000 (R S $19.50). O C & 100

65TH st, 300 W, see West End av, swc 65.

71ST st, 101 E (5:1406-1), nec Park av (No 735), 20x102.2, 4-sty & b stn dwg; Everett P Wheeler, 150 E 72, to 735 Park Av Corpn, 128 Bway; AL; June16; June21 '15; A$80,000-85,000 (R S $102.50). O C & 100

80TH st, 135 W (4:1211-21), ns, 287 w Col av, 21x102.2, 4-sty & b stn club house; Wm Slevin, ref, to Jos Rapelan, 135 W 80; FORECLOS June14; June21; June22 '15; A$20,700-24,000 (R S $21.50). **21,100**

81ST st, 60 (78) E (5:1492-38), ss, 340 e Mad av, 20x102.2, 4-sty & b stn dwg; Jno S Ward Jr to Northcote Realty Co, 505 5 av; mtg $40,000; June23'15; A$35,000-40,-000 (R S $30). O C & 100

82D st, 10 E (5:1493-65), ss, 137.6 e 5 av, 19.6x102.2, 4-sty & b bk dwg; Sol Tim to Jno S Ward, 60 E 81; June24'15; A$43,-000-53,000 (R S $25). O C & 100

84TH st, 355 W (4:1246-11½), ns, 517 w West End av, 16x102.2, 4 & 5-sty & b bk dwg; Ruth Drucker, 355 W 84, to Carolyn Holding Co, 200 W 58; mtg $19,100; June 22; June23'15; A$14,900-23,000 (R S $1). **33,000**

85TH st, 318 W (4:1246-40¼), ss, 181.8 w West End av, 16.8x102.2, 3-sty & b bk dwg; Antoinette G Deppeler to Edw J de Coppet, 314 W 85; mtg $16,000; June18'15; A$15,800-20,000 (R S $9). O C & 100

86TH st, 14 W (4:1199-42), ss, 237 w Central Park W, 25x102.2, 5-sty & b bk dwg; Alfred P Gardiner to Adele R Gardiner, 14 W 86; AL; June18; June21'15; A$40,000-71,000 (R S $8). O C & 100

91ST st, 61 W (4:1205-5), ns, 107 e Col av, 18x100.8, 5-sty bk tnt; Thos J Caulfield, 134 W 91, to Eleanor Donovan, 1246 Commonwealth av, Allston, Mass; B&S; Sept28'14; June22'15; A$15,600-23,000. O C & 100

100TH st, 229 E (6:1650-18), ns, 425 e 3 av, 25x100.8, 4-sty bk tnt; David Rutenberg, NY, to Sidney Schuman of NY; AT; AL; June5'08; June23'15; A$9,000-14,000. nom

101ST st, 52 E (6:1606-48), ss, 100 e Madison av, 25x100.11, 5-sty bk tnt & strs; David Paley, of Bronx, to Jos L B Mayer, 944 Park av; mtg $17,225 & AL; June22 '15; A$10,000-19,000. nom

101ST st, 199 E, see 3 av, 1828.

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101ST st, 416 E (6;1694-38), ss, 285 e 1 av, 37.6x100.11, 6-sty bk tnt & strs; Jacob Schoenfeld, ref, 64 E Nl, to Central Trust Co of NY, 54 Wall; FORECLOS June18; June22; June23'15; A$7,500-27,000 (R S $24). **24,000**

102D st, 203-5 E (6:1652-4½-5), ns, 80 e 2 av (?) should be 3 av, runs n62.9xe25xn 38.2xe(?)100.11 to ns 102d xw50 to beg, probable error as to e & s courses, 2-5-sty bk tnts & strs; Milton Rosenthal, 1800 7 av, to Jos Mescon, 120 School st, Yonkers, NY; QC, June21; June24'15; A $16,000-33,000 (R S $2). nom

103D st, 111 E (6:1631-4), ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; Anna Goldman to Bessie Gurewitch, 113 E 103; mtg $4,900 & AL; June16; June21'15; A $5,500-6,000 (R S $1). O C & 100

103D st, 112-4 E (6:1630-69), ss, 80 e Park av, 39x100.11, 6-sty bk tnt; Lawrence Holding Co to Leonidas Realty Corpn, 233 Wyoser; AL; June18; June21'15; A$18,500-44,000. O C & 100

103D st, 113 E (6:1631-5), ns, 95 e Park av, 15x100.11, 3-sty & b stn dwg; Algernon S Norton, ref, to Mathilda Muller, 161 E 49; FORECLOS May18; June23; June24'15; A$5,500-6,000 (R S $6). **5,600**

104TH st, 54 W (7:1839-52), ss, 39 w Manhattan av, 17x100.11, 3-sty & b dwg; Louis Sturcke, ref, to Excelsior Savgs Bank, 79 W 23, plff; FORECLOS June8'15; June14; June21'15; A$9,600-13,-500 (R S $12.50). **12,100**

104TH st, 119-21 W (7:1859-22-23), ns, 225 w Col av, 50x100.11, 2-5-sty bk tnts; Marshall McLean et al to Frontenac Realty Co, 27 Cedar; B&S; mtg $50,000; May22; June18'15; A$32,000-54,000(R S 50 cts). nom

105TH st, 112-38 W (7:1859-39 & 42½), ss, 160 w Col av, runs s100.11xw84.9xnw 40.4xn94.2xe171.6 to beg, 1-sty bk theatre & 1-sty bk garage; Harry Bijur, ref, to Jacob Wicks, Jr, 701 Madison av, plff; FORECLOSED & drawn June14'15; June 18'15; A$92,000-103,000. **80,000**

105TH st, 511 W (7:1860-19½), ns, 100 e Ams av, 33.5x134.10, 5-sty bk tnt; Emma Donohue, 44 Commerce, to David Lewis, 95 Madison; mtg $16,700; June17; June19 '15; A$21,500-27,500 (R S $1). O C & 100

109TH st, 50-4 E, see Madison av, 1631.

111TH st, 88-92 E (6:1616-39), ss, 50 w Park av, 48x100.11, 6-sty bk tnt & strs; Ripin Realty Co to Isidore Rasser, NY; mtg $60,300; Dec31'06; recorded from Dec13'06; June22'15; A$22,000-57,500. nom

111TH st, 117 W (7:1821-20), ns, 440 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; also 17TH AV, 7507 (Bklyn), ses, 55 sw 75th, 18x100; also HOWARD AV, 769 (Bklyn), es, 120.2 n Dumont av, 40x100, Franklin L Sheppard, of Phila, Pa, & Paul Clayton, as receiver of Franklin A & Howard R Sheppard, firm Isaac A Sheppard & Co, to Isaac A Sheppard, a corpn of Penna; May14; June18'15; A$8,500-15,-000 (R S $12). nom

112TH st, 27 (23) W (6:1596-21), ns, 475 e Lenox av, 24.6x100.11, 5-sty bk tnt; Martha Wolffheim to Rosie Rehfeld, both at 888 So blvd, Bronx; AT; QC; June1; June 22'15; A$14,000-26,000 nom

114TH st, 236 W (7:1829-55), ss, 225 e 8 av, 25x100.11, 5-sty bk tnt; Jas M Scofield, at White Plains, NY, to Mary E Powers, 124 E 121; mtg $25,250; Dec18'12; June24'15; A$15,000-26,000 (R S $10). O C & 100

115TH st, 10 W (6:1598-43), ss, 170 w 5 av, 25x100.11, 5-sty,stn tnt; Progress Holding Co, 35 Nassau, to Henrietta Hornberger, 235 W 142; mtg $20,000; June14; June23'15; A$14,000-27,000 (R S $2). nom

117TH st, 212-4 E (6:1666-41), ss, 140 e 3 av, 40x100.10, 6-sty bk tnt & strs; Wm P Schoen, ref, to Isaac Goodstein, 36 W 119, plff; mtg $36,000 & sub to taxes &c $669.30; FORECLOS June23; June24'15; A $14,500-41,000 (R S $3).

3,000 over & above mtg

117TH st, 326 E (6:1688-40), ss, 312.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Karoline Kottle to Adolf Kottle, 1867 7 av; AL; Mar6; June21'15; A$12,000-35,000. O C & 100

120TH st, 73 E (6:1747-13), ns, 100 w Park av, 25x100.11, 5-sty stn tnt; Regun Realty Co to Hy W Unger, 139 E 130; mtg $19,000; June18; June21'15; A$10,000-16,500 (R S 50 cts). nom

122D st, 452 E (6:1809-30C), ss, 75 w Pleasant av, 12.6x50.5, 3-sty & b fr dwg; Michl Scanlon to Kath O'C Scanlon, 452 E 122; mtg $750; June11; June23'15; A$2,000-2,500. O C & 100

122D st, 203 W (7:1928-28), ns, 80 w 7 av, 20x100.11, 5-sty stn tnt; Edw D Prescott to Lina O C Prescott, his wife, 203 W 122; B&S & CaG; mtg $14,500; Dec28 '14; June21'15; A$10,500-17,000 (R S $3). nom

128TH st, 37 W (6:1726-21), ns, 385 w 5 av, 18.9x99.11, 3-sty & b fr dwg; Anna L Gallagher to Marie T Gunn, of Hempstead, LI; B&S; June12; June18'15; A$7,-400-8,500 (R S $3). nom

128TH st, 270 W (7:1933-57), ss, 187.6 e 8 av, 20.10x99.11, 4-sty stn tnt; Louis Feldman, of Bklyn, to Mamie Krostich, 1565 Fulton av; mtg $11,250; June16; June 18'15; A$8,300-14,000 (R S 50 cts). nom

130TH st W (7:2004-40-46), nwc 12 av (Nos 2290-6), runs w3.9 to ns Manhattan st, n xnw88.9 to land Hudson R R Co xn 161.5 to 131st (No 700), xe102.4 to ws 12 av xs203.6 to beg; Chas T Scott of Cortlandt, NY, to Lillie H & Mabel J Henderson, 530 Manhattan av, ½ pt; party 1st pt reserves life estate to ½ pt as hereby conveyed; AL; June21; June23'15; A$96,000-143,000 (R S $20). nom

130TH st W (7:2004), same prop; same to Edwina H Dunning, 295 Richmond av, Buffalo, NY; Wm E Dunning, of Seneca Falls, NY; Arlene D Littlefield, of Kenmore, NY, & Lester B Birdsall, & Edgar F Dunning, of 315 Nelson av, Peekskill, NY, 1-6 pt; AL; June21; June23'15 (R S $17). nom

131ST st, 700 W, see 130th st W, nwc Bway.

138TH st, 603-5 W (7:2087-25), ns, 100 w Bway, 75x99.11, 6-sty bk tnt; Lerria T Scarritt, widow, at East Orange, NJ, to Martin W Hill, at East Orange, NJ; mtg $100,000; June1; June23'15; A$36,000-108,-000 (R S $19). O C & 100

139TH st, 142 W (7:2007-59), ss, 100 e 7 av, 25x99.11, 5-sty bk tnt; Samson Friedlander, ref, to Greenwich Savgs Bank, 246 6 av, plff; FORECLOS June10; June18; June21'15; A$8,000-20,000. **22,000**

139TH st W, see Edgecombe av, see Edgecombe av, 90-6.

140TH st, 55 W (6:1738-12), ns, 241.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Peter Imperiale to Louis Block, 224 W 141; QC June18; June19'15; A$8,000-37,000 (R S 50 cts). nom

141ST st, 477 W, see Amsterdam av, 1641-59).

142D st, 235 W (7:2028-13), ns, 300 e 8 av, 25x99.11, 5-sty stn tnt; Henrietta Bromberger, 235 W 142, to D H Jackson Co, 35 Nassau; mtg $19,000; June22; June 23'15; A$9,500-23,000 (R S $3.50). nom

142D st, 478 W, see Ams av, 1641-59.

149TH st, 609 W (7:2096-17), ns, 160 w Bway, 17.1 to es Riverside dr (No 720) x102x193.8x99.11, 6-sty bk tnt & strs; Max Marx to Convent Court Corpn, 128 Bway; B&S; June15; June18'15; A$148,000-375,000. O C & 100

157TH st, 468 W (8:2107-67), ss, 100 e Ams av, 25x99.11, 3-sty fr dwg; Edw D A Glokner, 468 W 157, to Agnes Farrell, 11 W 102; June23'15; A$10,000-13,000 (R S $2). nom

157TH st, 540-2 W (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; Lamont Realty Co to Jos Sananes, 2750 W 3, Bklyn; AL; June10; June18'15; A$55,000-130,000. O C & 100

159TH st, 478 W, see St Nicholas av, 970.

183D st, 565 W (8:2154-94), ns, 180 w St Nicholas av, 20x99.11, 3-sty & b bk dwg; Rosanna Havanagh, widow & devisee Bernard Havanagh, to Alex D Duff, 2 W 82; QC; Mar19'13; June21'15; A$8,000-13,000. nom

183D st, 565 W; Alex D Duff to Elephalet L Davis, 249 W 22; QC, B&S & correction deed; AL; June17; June21'15. nom

183D st, 565 W; Elliphalet L Davis to Allen T Miner, 435 W 119; QC, B&S & CaG; AL; June18; June21'15. nom

188TH st W (8:2158-pt lot 10), ss, 125 e St Nicholas av, 100x94.10, vacant; David Zipkin to Mose Goodman Corpn, 117 W 119; mtg $33,350; June15; June18'15; A $—§—§— (R S $4.50). O C & 100

207TH st W, nwc Broadway, see Bway, nwc 207.

212TH st W, nec Bway, see Bway, 5000-6.

Av A, 1018 (5:1371-40), es, 50.5 n 55th, 25x79.8, 5-sty bk tnt; David Paley of Bronx to Benj M Gruenstein, 60 W 95; B&S; mtg $15,500; June21; June22'15; A $7,000-15,500 nom

Av A, 1337 (5:1466-23), ws, 54.4 n 76th st, 25x100, vacant; Edw Bruns, of Bklyn, to Jos W Shott, 325 E 61; AL; Jan30; June 18'15; A$9,000-9,000 (R S 50 cts). O C & 100

Av B, 181 (2:394-4), es, 68.11 n 11th, 17.2x71, 4-sty bk tnt & strs; Rose B Greenberg, of Bronx, to Hanna Greenberg, 1051 Boston rd; AL; June22; June24'15; A$9,000-11,000 (R S 50 cts). nom

Amsterdam av, 1641-59 (7:2058-29 & 58), sec 142d (No 478), runs e30xs99.11xe5xs 99.11 to ns 141st (No 477) xw35 to av xn 199.10 to beg, 7-sty bk tnt & strs; Israel Lebowitz, 105 Bay 29, Bklyn, to Cornelius J Behan, 715 E 13; ½ pt; mtg $165,000; June17; June21'15; A$76,000-122,000 (R S $2.50). O C & 100

Bowery, 290 (2:521-87), ws, 44 n Houston, 22x78.4x21.11x79.6, 5-stv bk loft & str bldg; mtg $31,000; A$18,000-29,000; also BOWERY, 292 (2:521-86), ws, 65.11 n Houston, 22.6x78.1x15.1x78.11, 5-stv bk loft & str bldg; mtgs $22,500; Henry Sanft, 102 Av B, to Sanft Realty Co, 290 Bowery; 1-12 pt; AT; June18; June19'15; A$16,000-24,500 (R S $1.50). nom

Bowery, 290; mtg $31,000; also BOWERY, 292; mtg $22,500; Jos Sanft, 150 W 111, to same; 1-12 pt; AT; June18; June 19'15 (R S $1.50). nom

Bowery, 290; mtg $31,000; also BOWERY, 292; mtg $22,500; Wolf Sanft, 237 W 111, to same; 10-12 pts; AT; June18; June 19'15. nom

Bowery, 292, see Bowery, 290.

Broadway, 5000-6 (8:2230-1), nec 212th, 118.7x133 10x99.11x197.9, 6-stv bk tnt; Jno Miles, of White Plains, NY, to Jere J Kennedy, 10 Morris Crescent, Yonkers, NY; AL; June21; June22'15; A$55,000-250,000 (R S 50 cts). O C & 100

Broadway (8:2241-18 & 24), nwc 207th, 125x150, vacant; J Allen Townsend of Poughkeepsie, NY, to Seaman Constn Corpn, 612 W 207; mtg $78,000; June23'15; A$38,000-38,000 (R S $2). O C & 100

Convent av, 337 (7:2050-32), es, 679.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Cuthbert M Wilmerding, 158 Madison av, to Svbilla C Pope, 247 5 av; mtg $10,000 & AL; June22'15; A$12,000-16,000 (R S $7.50). nom

Convent av, 430 (7:2063-14½), ws, 82.11 n 148th, 17x75, 3-stv & b stn tnt; Jno F Cremin to Mary A Kelly, 357 W 57; mtg $12,000 & AL; June18'15; A$8,500-12,000 (R S $1.50). O C & 100

Edgecombe av, 78-86, see Edgecombe av, 90-6.

Edgecombe av, 90-6 (7:2041-68-71), sec 139th, 72.11x85, 4-3-stv & b bk dwgs; A $40,000-58,000; also EDGECOMBE AV, 78-86 (7:2041-31-35), es, 18.11 n 138th, 90x85, 5-3-stv & b bk dwgs; Germania Life Ins Co to 114th St & 7 av Constn Co, 1884 7 av; mtg $185,000; June19; June24'15; A $36,000-52,000 (R S $5). O C & 100

Lexington av, 101 (3:883-27), ses, 24.8 ne 27th, 24.8x100, 5-sty stn tnt; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; May24; June 24'15; A$29,600-46,500. O C & 100

Lexington av, 736 (5:1313-57½), ws, 40.5 s 59th, 20x75, 4-sty stn tnt & strs, 1-sty ext; Abr Schwab to Isabella Schwab, 18 E 60; ½ pt; AT; AL; May12; June21'15; A$33,000-45,000. nom

Lexington av, 1451 (5:1523-22), es, 19.8 n 94th, 18x95, 3-sty & b stn dwg; Maurice Mandelbaum to Geo M Thompson, at Bound Brook, NJ, TRSTE for Mary L Hillhouse et al; B&S; mtg $14,000 & AL; June21; June24'15; A$13,500-15,000 (R S 50 cts). nom

Madison av, 99 (3:859-24), ses, at nes 29th, 37.6x78, 4-sty stn tnt & str, with all RT&I as follows: MADISON AV, es, 37.6 n 29th, a strip 0.1x78; Mona Specialty Co to Geo Backer Realty Co, 56 W 45; mtg $145,000; June21; June22'15; A$135,000-150,000 (R S $32). O C & 100

Madison av (3:859), es, 37.6 n 29th, a strip 0.1x78; Edith K Quinlan, of Bronx, to Geo Backer Realty Co, 56 W 45; B&S & CaG; June21; June22'15 (R S 50 cts). O C & 100

Madison av, 414 (5:1284-15), ws, 27 n 48th, 24x95, 4-sty & b stn dwg; Jno R Suydam to David Dows, at Westbury, LI; CaG; mtg $100,000; June21'15; A$102,000-109,000 (R S $24). O C & 100

Madison av, 1631 (6:1614-49), sec 109th (Nos 50-4), 25.6x95, 5-sty stn tnt & strs; Edw C Prescott to Lina O C Prescott, his wife, 203 W 122; AL; June19'15; A$24,000-38,500 (R S $8). nom

Park av, 481-3 (5:1313-1), nec 58th (Nos 101-7), 50.8x80, 3-sty bk garage; W Irving Kent, of White Plains, NY, to W Irving Kent, 127 E 30; ½ pt, & Edwin O Kent, at Tuxedo Park, NY, ⅔ pts; AT; B&S; AL; May25; June21'15; A$125,000-137,000 (R S $3). **3,000**

Park av, 735, see 71st, 101 E.

Park av, 1004-6 (5:1496-36), ws, 51.7 n 84th, runs w82xn25xw0.2xn34.6xe83.2 to av, s25 to beg, 3-sty & b bk dwg; Hy L Winthrop to Lionel Froehlich, 568 W 149; mtg $40,-000 & AL; June17; June21'15; A$98,000-98,000 (R S $33). nom

Park av, 1004-6; Lionel Froehlich to Esthold Realty Co, Inc, 119 W 40; mtg $40,000; June21'15 (R S $34). O C & 100

Park av, 1863 (6:1776-2), es, 24.11 n 127th, 25x70, 4-sty bk tnt; Sarah Spencer, 430 W 119, to Lydia E Morrill, 430 W 119, & Mary G Bostwick, 3690 Bway; AL; June 18; June19'15; A$7,000-11,000. nom

Park av, 1982 (6:1758-34), ws, 24.10 n 133d, 25.5x86, 5-sty bk tnt & strs; Jos Eisenberg, 52 E 117, to Ernest N Adler, 1506 1 av; mtg $11,250; Jan30; June18'15; A$6,800-14,000 (R S $2). nom

Park Row, 168-70 (1:161-14 & 15), nec Baxter (No 1), 48.4x75.1x46.6x78.10, 7-sty bk loft & str bldg; Estate of Eugene A Hoffman, Inc, to Wm D Foulke, at Richmond, Ind; sub to 21y ls; June17; June19 '15; A$56,000-69,500 (R S $40). nom

Park Row, 168-70, nec Baxter (No 1); Wm D Foulke to Mary T R Foulke, his wife, at Richmond, Ind; ½ pt; B&S; mtg $40,000 on whole; June18; June19'15 (R S $20). nom

Riverside dr, 720, see 149th, 609 W.

St Nicholas av, 970 (8:2108-21), sec 159th (No 478), 27.5x108.7x27x113.8, 5-sty bk tnt; Jno Bottomley to Jno H Loos, 256 W 131; B&S; Mar29'11; June18'15; A$23,-000-48,000. nom

Sherman av, see Dyckman, see Dyckman, see Sherman av.

West End av (4:1176-36), swc 65th (No 300), 25.1x100, 1-sty fr dwg; Margt & Mary McGrath to Edgar S & Jno S Appleby, at Glen Cove, LI; QC; June19; June24 '15; A$13,000-13,000 (R S $2.50). 2,500

West End av (4:1176-36), swc 65th (No 300), 25.1x100, 1-sty fr bldg; Edgar S & Jno S Appleby, both of Glen Cove, LI, to N Y State Realty & Term Co, 67 W 45; June22; June24'15; A$13,000-13,000 (R S $12.50). **12,500**

1ST av, 1314 (5:1465-48), es, 75.3 s 71st, 25.1x113, 5-sty bk tnt & strs; Frank Beck to Jennie Beck, his wife, 568 W 149; AL; June16; June18'15; A$15,500-31,500 (R S $3). nom

2D av, 1468 (5:1451-50), es, 27.2 s 77th, 25x88.8x25x88.7, 5-sty stn tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; June15; June18'15; A$13,000-23,000. O C & 100

2D av, 1468; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; June15; June18'15. O C & 100

3D av, 1317 (5:1430-4), es, 83.5 n 76th, 18.9x105, 7-stv bk storage bldg; Ernest N Adler, at Palermo av, Hilliswood, LI, to Susan (Zsuzsana) Almoslino, 7 Summerfield av, Arverne, B of Q; AL; June4; June 18'15; A$12,500-31,000 (R S $14). O C & 100

3D av, 1422 (5:1509-38), ws, 54.4 s 81st, 25x100, 5-stv bk tnt & strs; Rachel Wolinsky to Lena Friedman, 2067 Clinton av; AL; June14; June21'15; A$21,000-37,000 (R S $2). O C & 100

3D av, 1828 (6:1629-33), nwc 101st (No 199), 20.11x100, 5-sty stn tnt & strs; Jas Butler to Jas Butler, Inc, 390 Washington; AL; May24; June18'15; A$18,500-28,000 (R S $26). nom

3D av, 2138 (6:1644-38), ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; Emode Co to Saml A Sherman, 215 E 117; mtg $26,000; June18; June19'15; A$23,000-33,000 (R S $4). O C & 100

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5TH av, 62 (2:576-44), ws, 50.9 n 12th, 52.8x125, 3-sty & b bk dwg; 11 W 12th St Corpn, 165 Bway, to MacMillan Co, 64 5 av; B&S & CaG; June24'15; A$135,000-150,-000 (R S $130). O C & 100

7TH av, 2422-6 (7:2027-31), ws, 74.11 s 142d, 75x75, 6-sty bk tnt; Jos Laemmle, 2424 7 av, to Jno W Cornish Constn Co, 865 E Tremont av, Bronx, mtg $68,000, June24'15. As41,000-50,000 (R S $22). nom

8TH av, 804 (4:1025-2), es, 30 n 53d, 20.5 x86, 4-sty bk tnt & strs; Eliz A Barry to Florence F Sheehan, 58 Central Park W, ½ RT&I, mtg $22,000 & AL; June18, June 23'15; A$21,000-22,000. O C & 100

12TH av, 2290-6, see 130th W, nwc Bway.

Interior lot (5:1295-pt lot 32), at cl blk bet 40th & 41st & 100 w 3 av, runs s33.11 xnw xc— to beg, gore, Jas L Graham to Saml Cohen, 507 W 112, AT; QC; June 23. June24'15. A$——$——. nom

Interior lot (5:1295); same prop; Louise B Graham, of N w Haven, Conn, to same; AT; QC; June21; June24'15. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Baxter st, 1, see Park Row, 168-70.

Canal st, 312-6 (61-63½) (1:210), ss, abt 225 e Church, adj old No 65 Canal, runs s36.4xe10.4xs7xe37.4xs6.7xe9.8xn7.4xw 0.3½xn31.3xw— to beg; also LISPENARD ST, 45-51 (1:210), ns, 175 e Church, runs n50xe56.2xs7.2xe37.2xs42.10 to st xw91.11 to beg; asn rents to secure mtg for $190,-000, taxes, int, &c; Tina D Deehanty, at Wash, D C, to Metropolitan Life Ins Co, 1 Madison av; June12; June22'15. nom

Greenwich st, 743 (2:633), es, 112.5 n Perry, runs e55.6xne38.8xn14.3 xw10.7xs4x w76.11 to st xs20.7 to beg; consent to 3d track; Annie M Ryan to Manhattan Railway Co, 165 Bway; mtg $7,000; June12; June19'15. 453,75

Greenwich st, 743; consent to 3d track; Jno J Conway, mtgee, to same; mtg $1,-800; June15; June19'15. nom

Greenwich st, 743; consent to 3d track; New Jersey Title Guar & Trust Co, TRSTE Elsie B Jenkins, mtgee, to same; mtg $5,200; June11; June19'15. nom

Greenwich st, 560 (2:598), ws, 53.6 n Charlton, 17.6x58.4; consent to 3d track; Michl H Kennedy to Manhattan Railway Co; mtg $4,000; April3; June24'15. 385

Greenwich st, 560 (2:598); consent to 3d track; Minnie Osterheld, ADMTRX David Osterheld, mtgee, to Manhattan Railway Co; mtg $4,000; May27; June24'15. nom

Lispenard st, 45-51, see Canal, 312-6.

19TH st (rear of 268 W) (3:768-pt lot 74), begins 204 e 3 av & 93.8 s 19th, runs s 24.4xe43.11 to cl old Fitz Roy rd xn21.6xw 43.11 to beg, vacant; re mtg; Jennie E McLellan, of Bronx, to Florence Eisenacher, 254 Carmita av, Rutherford, NJ; QC; June10; June21'15; A$——$——. nom

19TH st (rear of 268 W) (3:768); re mtg; Chas M Cannon, TRSTE will Jno W Quincy, to same; QC; June15; June21'15. 3,000

39TH st, 159-65 E, see 3 av, 600.

40TH st E (3:869), ss, 120 w Madison av, owned be party 4th pt & owned which party 2d pt holds mtg & party 3d pt is lessee; also MADISON AV, swc 40th, owned by party 4th pt; agmt as to release of restriction covenants on that part as follows: 40TH ST, ss, 95 w Mad av, 25x 27; Michl Friedsam, party 1st pt; Mutual Life Ins Co, party 2d pt, & Sterling Bronze Co, 18 E 40, party 3d pt, with Lillia B Hyde, 903 Park av, party 4th pt; June16; June24'15. nom

55TH st, 400 W, see 9 av, 831-9.

136TH st, 201 W, see 7 av, 2320.

Park Row, 168-70 (1:161-14 & 15), nec Baxter (No 1), 48.4x75.1x46.6x78.10, 5-sty bk loft & str bldg; Farmers Loan & Trust Co, 22 Wm, to Estate of Eugene A Hoffman, Inc, 258 Bway; QC; June17; June19 '15. A$50,000-65,500. nom

1ST av, 45 (2:644), ws, 51 s 3d, 26.9x100; consent to 3d track; Harry Levy to Manhattan Railway Co; mtg $24,000; June10; June22'15. 312

1ST av, 45; consent to 3d track; Dry Dock Savgs Instn, mtgee, to Manhattan Railway Co; mtg $9,000; June16; June22 '15. nom

1ST av, 45; consent to 3d track; same, mtgee, to same; mtg $5 000; June16; June 22'15. nom

1ST av, 45; consent to 3d track; Geo Stanger, mtgee, to same; mtg $7,000; June16; June22'15. nom

1ST av, 45; consent to 3d track; Louis Rosenswaike, mtgee, to same; mtg $3,000; May28; June22'15. nom

2D av, 534 (3:935), es, 60 s 30th, 20x75.8; consent to 3d track; Eliz J Tighe to Manhattan Railway Co; mtg $12,500; May 14; June21'15. 240

2D av, 534; consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $8,500; May5; June21'15. nom

2D av, 910 (5:1341), es, 75.4 n 48th, 16.8 x100; consent to 3d track; Moritz Mandel to Manhattan Railway Co; mtg $12,000; May11; June15'15. 200

2D av, 910; consent to 3d track; Henry Jackson et al, EXRS &c Peter A H Jackson, mortgagees, to same; mtg $10,000; May11; June15'15. nom

2D av, 1152 (5:1435), es, 60.10 s 61st, 20 x75; consent to 3d track; Moses Oppenheim to Manhattan Railway Co; mtg $12,000; Jan12; June22'15. 140

2D av, 1152; consent to 3d track; Lawyers Mtg Co, mtgee, to same; mtg $12,-000; June10; June22'15. nom

3D av, 288-92 (3:378), ws, 75 n 22d, runs w75xn27.5xe5xn41.5xe70 to av xs68.5 to beg; consent to 3d track; Alfred D Pell, NY, to Manhattan Railway Co; Apr9; June 24'15. 1,386.09

3D av, 426 (3:885), ws, 49.4 s 30th, 24.8x 95; consent to 3d track; Winthrop A Chanler to Manhattan Railway Co; mtg $10,000; Dec31'13; June23'15. 296.25

3D av, 426; consent to 3d track; Fulton Trust Co of NY, mtgee, to same; mtg $15,000; Feb9; June23'15. nom

3D av, 600 (3:885), nwc 39th (Nos 159-65), runs w90xn50xse31.1xs14.5xe60 to av xs27 to beg; consent to 3d track; Margt L Aldrich to Manhattan Railway Co; Dec 15'14; June23'15. 342

3D av, 671-3 (5:1316), es, 60.5 s 43d, 40x 80; consent to 3d track; Alfred D Pell to Manhattan Railway Co; Apr1; June24'15. 665

3D av, 707-9 (5:1318), es, 60.3 n 44th, 40.3x80; consent to 3d track; Geo H Law & ano, EXRS Wm Law, to Manhattan Railway Co; May5; June21'15. 969.35

3D av, 707-9; consent to 3d track; Farmers Loan & Trust Co, TRSTE &c of Marion Stuart, decd, for Percy C Stuart, mortgagees, to same; mtg $7,000; May27; June21'15. nom

3D av, 707-9; consent to 3d track; same, mortgagees, to same; mtg $11,000; May 27; June21'15. nom

5TH av, 516 (5:1259); also 5TH AV, 518; agmt as to connection of exterior rear stairway & with the 43d st exit, etc; Rowan Realty Co, owner of 516, with Ignatz & Irene Kann, 970 Park av, firm Madame Irene, lessees of 518; June11; June19'15. nom

5TH av, 2320 (7:1942-29), nwc 136th (No 201), 32.5x100; asn rents; Herman Michel to Royal Co of NY, 93-5 Nassau; June22; June23'15; A$33,000-55,000. 575

8TH av, 2115 (7:1848), ws, 50.5 n 114th, 25.2x100; consent to 3d track; Simon Rauner et al, firm S Rauner & Sons, to Manhattan Railway Co; May7; June18'15. 630.73

9TH av, 831-9 (3:885), swc 55th (No 400), 101.5x57; consent to 3d track; Margt L Aldrich to Manhattan Railway Co; Jan 13; June23'15. 1,115.58

11TH av, 562 (4:1071), es, 83.9 n 42d, 16.8x82 to cl former old Creek x16.8x81.4; sobrn of asn of rents for $600 to mtg for $3,000; Hovhannes Mouskekian with Margt Knight, 311 E 41, owner, & Emma Van Horn, 235 W 13, mortgagee; June19; June21'15. nom

Copy (miscl) of last will of Mary F Bachman, B of R; June24'11; June18'15. ——

Copy (miscl) of last will of Clemens J Kracht; June11'04; June18'15. ——

Power of atty (miscl); Eleanora wife of Count Ferdinand Colloredo-Mannsfeld, of Vienna, Austria-Hungary, to Chas O Iselin, of Glenhead, LI; Apr19; June21'15. ——

WILLS.

Borough of Manhattan.

Elizabeth st, 87 (1:238-26), ws, 177 s Grand, 26x94, 4-sty & 1-sty ext bk loft bldg; A$19,000-25,000; also MOTT ST, 132-8 (1:238-6-9), es, 80 s Grand, 150x94, 2-7-sty bk bldgs; A$120,000-219,000; also MT MORRIS PARK W, 30 (6:1721-21), swc 123d, 20x80, 4-sty stn dwg; A$19,000-23,000; August Mietz Est, Emma Rueff EXTRX, 30 Mt Morris Park W; atty, Emile A Hassey, 302 Bway. Will filed Mar2'15.

Mott st, 132-8, see Eliz, 87.

Mt Morris Park W, 30, see Eliz, 87.

4TH st, 100 E (2:445-16), ss, 225 e 2 av, 18x96, 3-sty bk tnt; A$12,500-15,000; also 4TH ST, 128 E (2:445-30), ss, 74 w 1 av, 26x48, 5-sty bk tnt & str; A$12,000-16,000; also 135TH ST, 217-9 W (7:1941-19-20), ns, 450 e 8 av, 50x99, 2-5-sty bk tnts; A$24,-000-39,500; also 136TH ST, 228 W (7:1941-46¼), ss, 320 w 7 av, 16x99, 3-sty bk dwg; A$6,600-9,000; also 1ST AV, 60 ♦2:431-6), es, 48 s 4th, 24x94.5, 5-stv bk tnt; A$19,-000-25,000; also 1ST AV, 61 (2:445-31), swc 4th, 24x74, 5-stv bk tnt & str; A$25,000-37,000; Jno H Iden Est, Meta Iden EXTRX, 228 W 136; attys, Rabe & Keller, 258 Bway. Will filed Apr17'15.

4TH st, 128 E, see 4th, 100 E.

11TH st, 531 E (2:405-47), ns, 270 w Av B, 25x100, 5-stv bk tnt & str; Dennis Hayes Est, Edw F Hayes EXR, 4 W 129; atty, Harold E Lippincott, 35 Nassau; A $15,000-21,000. Will filed May1'15.

16TH st, 142 E (3:871-49), ss, 118 w 3 av, 22x103, 4-stv bk dwg; A$19,800-23,000; also 22D ST, 211-3 W (3:772-38-39), ns, 83 w 7 av, 32x78x irreg, 1-4-sty & 1-3-sty stn dwgs; A$17,000-23,000; also WEST END AV, 308 (4:1166-4), es, 82 n 74th, 20x70, 3-sty bk dwg & 1-sty ext; A$28,-000-31,500. Sarah L Boynton Est, Sarah E Boynton EXTRX, 308 West End av; atty, Robt L Pettigrew, 52 William. Will filed Apr3'15.

22D st, 211-3 W, see 16th, 142 E.

135TH st, 217-9 W, see 4th, 100 E.

136TH st, 228 W, see 4th, 100 E.

147TH st, 604 W (7:2093-35), ss, 40 w Bway, 15x99, 3-stv bk dwg; Mary E Wasson Est, Jas H Alberton EXR, 44 Morningside dr; atty, Chas L Griffin, 45 Cedar; A$7,800-11,000. Will filed Jan26'15.

West End av, 308, see 16th, 142 E.

1ST av, 60, see 4th, 100 E.

1ST av, 61, see 4th, 100 E.

CONVEYANCES.

Borough of the Bronx.

Bayard st, nwc 236th, see 236th E, nwc Bayard.

Beach st, 197 (*), —x—, City Island; City Island Homes, Inc, to Leonard Dunkly, 1418 Crotona av; June24'15 (R S $1.50). O C & 100

Bush st, 165 (11:2808), ns, 134 e Creston av, 24.4x91.5x23.8x91.11, 2-sty fr dwg; Geo E Buckbee to Robt I Lomas Jr, 1941 Grand blvd & concourse; June22'15 (R S 50 cts). O C & 100

Cemetery la, nec Main, see Main, ws.

Main st (*), ws, being plot bounded n by land formerly Wm & David Scofield, s by land formerly Geo Horton & w by L I Sound, contains 21 896-1,000 acres, except part conveyed by City R E Co to Adolph Frank by deed dated June12'05; also LOTS 353 to 358, 373 to 378, 652 to 657 & 723 & 729 (*), map City R E King, City Island; also LOTS 3 & 4, plot 1; lots 1 & 2, plot 3; lots 4, 5, 10 & 11, plot 4; lots 3, 4, 5, 9, 10, 13, 14 & 16, plot 5, & all of plot 6 on map Frances Scofield; also LOTS 3, 20 & w ½ lot 2 (*), map heirs Eliz Pell; also lots 5 to 15, 18 to 23, 26 to 30, 34 to 38, 70 to 90, 129 & 130, 133 to 162, 165 to 179, 186 to 194, 228 to 232, 243, 244, 247 to 251, 278 to 289, 300, 301, 328 to 332, 386 to 390, 400 to 402, 412 to 417, 419 to 427, 430 to 440, 443 to 449, 453 to 472, 475, 476, 478 to 490, 536 to 539, 577 to 579, 583, 630, 678, 679, 701 to 711, 712½, 713½, 714, 715, 718 to 721, 724 to 727, 730 to 735, 738 to 743, 744, 745, 746 & 752 to 756, map Eliz R B King, City Island; also LOTS 673 to 677, same map; also LOTS 530 to 533, same map; also LOTS 1, 13 & 30, map part Est of B F Horton; also PLOT begins 100 from es Main st & 965.6 n Pilot av, runs e— to mean h w mark xs— to pt 100 from ns land Henry Piepgras xw—xn abt 665.6 to beg; also SCOFIELD AV, ss, 100 e Main, runs s360xe380 to h w mark L I Sound xn390 to ss Scofield av xw160xs100 xw100xn100 to Scofield av xw307 to beg, except plot 50x100 beginning 404.11' e City Island av; also PIER AV, ns, 200 w North, runs w100xn342.3 to mean h w mark Eastchester Bay xnw—xs380 to beg; also PLOT begins 100 w Main & 100 n Washington av, runs n510 to ss Pilot av xw 535.11xs200xw206 to Eastchester Bay xse 405.7xe497.11 to beg; also PLOT adj land Eliz King & land Hy Bischoff, runs w169 to es Main st xw33 to ws Main xw25 to h w mark xn50xe25 to ws Main xe5 to land Eliz King xs50 to beg; also LOT 1, parcel C, map in Partition Realty, Margt A Horton; also PILOT AV, ss, 637 w Main, runs w240 to Eastchester Bay xs 200xe206xn200 to beg; also PILOT AV, ns, at h w mark & adj land now or late Duryea, runs e230xs100 to ns Pilot av xw210 to h w mark xn— to beg; also MAIN ST, es, 100 n East st, 100x200; also MAIN ST, es, 1 w s Pilot av, 150x104.8x150x104.4; also PILOT AV, 250 e Main, 200x100; also CEMETERY LA, nec Main, 228x101.10; also PILOT AV, ns, 226 e Main st, runs n 100xw127 to Main st xs100 to av xe126 to beg; also LAFAYETTE AV EXTENSION, ws, adj land now or formerly Est Eliz R B King, runs s375 to a lane xw361xn368x e361 to beg; also MAIN ST, nwc South Elizabeth st, 150x100; also MAIN ST, ws, being plot bounded n by land formerly Wm & David Scofield, s by land Geo W Horton xw by line parellel to & distance 100 from ws Main st; also MAIN ST, es, 965.6 n Pilot av, runs e100xs665.6xw— to Main xn666.5 to beg; also MAIN ST, ws, 100 n Washington av, runs n510 to ss Pilot av xw100xs510xe100 to beg; also PLOT lying bet ss Tier av & ns lots 3, 4 & 5, plot 5, map Francis Scofield Est & the w ln ref. to lot 5 as ext in line lot if extended n to Tier av, except part for City Island av; City Real Estate Co to City Island Homes Inc, 49 Wall; B&S; June 24'15 (R S $450). O C & 100

Coster st, 644 (10:2764-2769), es, 320 s Spofford av, 20x100, 2-sty bk dwg; Julie, wife Gustave L Morgenthau, 155 W 77, to Nathan Kanoff, 644 Coster; B&S; May24; June18'15. nom

Elm pl, see Kingsbridge rd, see Kingsbridge rd, see Elm pl.

Elsmere pl, 790-6 (11:2955), ss, 300 w Marmion av, 100x100, 2-4-sty bk tnts; Theo Drourr et al to Elsmere Place Realty Co, 40 W 25; June14; June18'15 (R S $1.50). O C & 100

Faile st, 648 (10:2764), es, 250 s Spofford av, 25x100, 2-sty bk dwg; Jno W Cordes Constn Co to Clara Sharp, 3579 Crotona av; mtg $5,000; June22; June23 '15 (R S $3.50). nom

Faile st, 1016 (10:2748), es, 160.8 n Aldus, 20x100, 3-sty bk tnt; Wm A Cooper, 707 Ocean av, Jersey City, NJ, to Jos B Peck, Mt Hope, NY; mtg $10,500; Dec14 '12; June18'15 (R S 25 cts). nom

Fox st, 655 (10:2684), ns, 272.6 e Av St John, 40.7x125, 5-sty bk tnt; Ely Neumann, ref, to Alex J Blumenthal & Jeanne Magnus, Maywood, NJ; mtg $28,000; FORECLOS June9; June17; June18'15. 32,500

Fox st, 659 (10:2684), ns, 313.1 e Av St John, 40.7x125, 5-stv bk tnt; Ely Neumann, ref, to Julia Friedlander, 258 W 22; mtg $28,000; FORECLOS June2; June17; June18'15. 32,000

Hoe st, 921-5 (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1, 5-stv bk tnt; Harry G Guttman, ref, to Nathan Sadowsky, 1851 7 av; mtg $52,000; FORECLOS June15; June18; June22'15. 8,750

Kingsbridge ter (12:3254), ses, 319.7 ne Perot, 24.6x100.11x24.9x104.7, vacant; Mirlam F Burke to Frank Moore, 550 W 158; June24'15 (R S $1). O C & 100

Kossuth pl (12:3343), cl 297.2 n Mosholu Pkway N, runs n50xw130xs50xe130 to beg, vacant; Jacob L Markel to Jacob Markel, 1119 Forest av, & Gerson Markel, 81 E 7, firm Markel Bros, private bankers, 92 Canal; June18; June24'15 (R S $4). O C & 100

Minford pl, 1545 (11:2977), ws, 241.9 n 172d, 33.3x100.4-sty bk tnt; Alfred J Sporborg, 725 Mad av, Albany, NY, to Chas Weinstein, 2123 Dean, Bklyn; 1-5 pt; mtg $18,000. June10; June23'15 (R S $1). nom

Minford pl, 1545; Raphelia Deutsch, 255 W 98, to same; 4-5 pts; mtg $17,500; June 21; June23'15 (R S $3). nom

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Minford pl, 1545 (11:2977), ws, 241.9 n 172d, 33.3x100, 4-sty bk tnt; Chas Weinstein, 2123 Dean, Bklyn, & ano to Raphelia Deutsch, 255 W 98, mtg $18,150; June22; June23'15 (R S $3). nom

Ruskin st (*), ns, 52 e Carlisle pl, 53.8x 105.10x50x125.10; Antionio Giusto, 771 E 213, to Carmilla Giusto, 771 E 213; mtg $700; June22; June23'15. nom

Schuyler st (*), ws, 125 n Elliott av, 75 x105.7x76x112.3; Lewis E Landon, TRSTE Warner J Landon, to Farmers Loan & Trust Co, TRSTES same; June7; June18 '15. nom

Sound View pl (misc1), ws, lot 97, map Penfield prop, So Mt Vernon, 50x100; order of court as to judgment for $1,151.40; Jas T Penfield, plff, agt Richd & Kath E Kelly, dfnts; July15'09; June22'15. order of court

Terrace pl (10:2623), ses, abt 115.6 e Jackson av, runs e115.6xsw100xw59 to beg, vacant; Leandro Casario to Frances M Riche, 368 E 155; June18; June19'15. O C & 100

Tratman st (*), ss, 99.7 e Zerega av, 167.10x110; Thos H Roff, Morganville, NJ, to Delco Holding Co, 391 E 149; mtg $8,500; June19; June24'15. nom

Victor st (*), es, 100 n Van Nest av, 25 x95; Jno English to Danl P Riemer, 1730 Wallace av; mtg $2,800; June16; June23 '15 (R S 50 cts). O C & 100

Vine st, see & swc Albany av, see Albany av, sec & swc Vine.

134TH st, 465 E (9:2278), ns, 600 e Willis av, 25x100; also 134TH ST, 678 E (10:-2562), ss, 120 n Cypress av, 20x103.9, 3-sty fr tnt; Chas W Garciss to Cath Gudenrath, 465 E 134; June21; June23'15 (R S $4). O C & 100

134TH st, 465 E; also 134TH ST, 678 E; Cath Gudenwrath to Eliz Garciss, 465 E 134; June21; June23'15 (R S $3). O C & 100

134TH st, 678 E, see 134th, 465 E.

137TH st, 375 E (9:2300), ns, 156.6 w Willis av, 24.11x100, 5-sty bk tnt; Thos H Roff, Morganville, NJ, to Delco Holding Co, 391 E 149; mtg $13,000; June19; June 24'15. nom

140TH st, 501 E (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Jno J Hynes, ref, to Emil W Oppenheim, 801 West End av, individ & as EXR Marx Oppenheim; FORECLOSE June3; June17; June23'15 (R S $25). **25,000**

142D st, 300 E (9:2322), sws, 225 nw 3 av, 25x100, 2-sty fr dwg; Kate Stone, widow, to Margt Martin, 1187 Clay av, & Anna Schermeyer, 2715 3 av; mtg $4,000; June22; June24'15 (R S $1). O C & 100

147TH st, 444 E (9:2291), ss, 115 w Brook av, 25x100, 5-sty bk tnt; Mary A Thornton to Helen A, Cecile E & Jno O'K Murray, 62 W 92; mtg $13,800; June22; June23'15 (R S $2). O C & 100

147TH st, 830-6 E (10:2600), ss, 48.2 e So blvd, 102x100, 2-2-sty fr dwgs & 2-3-sty fr tnts & strs; Thos H Roff, Morganville, NJ, to Delco Holding Co, 391 E 149; mtg $13,500; June19; June24'15. nom

150TH st, 529 E (9:2276), ns, 175 e Brook av, 25x100, 5-sty bk tnt; Emma A Mayhew, Bklyn, to Wm J Berkowitz, 310 E 85; June 15; June19'15. nom

152D st, 277-85 E (9:2412), ns, 70.3 e Morris av, 100x100, 1-2 & 2-3-sty fr dwgs & 3-sty fr rear factory; Edgar Hirschberg, 2 to Peter Wynen, 199 Morris av; mtg $10,500; FORECLOS June10; June22; June21'15 (R S $4). **4,000**

165TH st, 236 E (9:2447), ss, 39.7 w Grant av, runs s81.1xw21.6xw23.5xn81 to st xe45 to beg, 5-sty bk tnt; Kovacs Constn Co to Claudius D Claussen, 203 Irving, Bklyn; mtg $30,000; June19; June21 '15 (R S $9). O C & 100

166TH st, 455-7 E, see Washington av, 1091.

166TH st, 797 E (10:2671), ns, 90.8 w Union av, 37.6x149.2, 5-sty bk tnt; Frederic Allen to Fredk Tietig, 796 Jefferson av, Bklyn; May27; June18'15. O C & 100

167TH st, 531 E, see 3 av, 3456.

168TH st, 111-3 E (9:2466), ns, 92.2 e Walton av, 50x106x50.3x98.9, 2-2-sty fr dwgs; Geo E Buckbee (Jos W) Witherell, 1814 Weeks av; June22'15; June23'15 (R S 50 cts). O C & 100

169TH st, 302 E (9:2436-2439), ss, 25 e College av, 16.8x100, 2-sty & b*fr dwg; Thornton Bros Co to Patk Kennedy, 443 E 136; June23; June24'15 (R S $2). O C & 100

169TH st, 773-81 E (11:2961), ns, 157 e Boston rd, 108.8x93.3x109x98.11, 2-sty bk casino; Danl J Dunn, ref, to J & M Haffen Brewing Co, 398 E 152; FORECLOS June11; June17; June18'15 (R S $15). **15,000**

171ST st, 441 E, see Park av, 3806-4.

176TH st E, ns, abt SS e Anthony av, see Anthony av, 1840.

177TH st, 250 E (11:2809), ns, 100 nw Prospect av, 25x100, 5-sty bk tnt & strs; Edw F Moran, ref, to Giulia Vitelli, 425 E 117; FORECLOS Mar24; June14; June 24'15 (R S $1.50).

1,200 over the sum of 20,345.85

178TH st, 226 W (11:2883), ss, 60 w Cedar av, 20x98, 2-sty fr dwg; Frances Meiner to Ruhl Real Property Co, 2426 University av; June19; June21'15 (R S $2). O C & 100

179TH st, 939 E (11:3127), ns, 158.6 e Daly av, 37.2x97.1, 4-sty bk tnt; Thos J Gaffney, 2111 So blvd, to Cath Darling, 1380 Wash av; mtg $18,500; June23; June24'15 (R S $1.50). O C & 150

181ST st, 440 E, see Park av, 4402.

181ST st, 601 E, see Arthur av, 2130.

188TH st, 623 E, see Hughes av, 2450.

213TH st, 771 E (*), —x—; Richd Szmirian to State Savgs Bank, 61 Bway; QC; June21; June24'15. nom

217TH st E (*), ss, 549.5 e Paulding av, runs se57.11xne48.1 to ss 217th xw63.10 to beg; Carolyn Foster, Princesse Aymon de Faucigny Lucinge of Ecommoy Sarthe, France, et al, to Frank de Luca, 1055 E 216; Apr27, June21'15 (R S 50 cts). 400

221ST st E (*), ss, 100 w Bronxwood av, 50x114; Julius D Tobias, ref, to Adelaide A Wabst, 3318 White Plains av; FORECLOS May21; June21'15. **1,000**

231ST st W (13:3411), —s, 100 w Independence av, runs w116.4 to Circle dr x— 7.10x—130.3x—26.11xne69.3xnw135 to beg, vacant; Along-The-Hudson Co to Blanche Wilsey, at Independence av, nwc 231st; June16; June23'15 (R S $22.50 nom

231ST st W (13:3411), ns, 1088.7 w from pt opposite the w end of curve at Spuyten Duyvil Pkway, runs w119.4xn140xne 29.9xe90.11 to Palisade av xs137.1xsw20 to beg, vacant; Along-the-Hudson Co to Jno H Feldscher, 304 W 102; June16; June24 '15 (R S $9). nom

236TH st E (*), nwc Bayard, 100x100; Fanny Weill & ano to Josephine Heymann, 959 Jackson av; June19; June22'15 (R S $2.50). nom

238TH st W, see Fieldston rd, see Fieldston rd, see 238th.

240TH st E, sws at ses Bronx blvd, see 240th st E, sws, 25 se Bronx blvd.

240TH st E (*), sws, 25 se Bronx blvd, 75x100, Washingtonvile; also 240TH ST E (*), sws at ses Bronx blvd, 25x100; Rosalind Jacobs to Simon Gonsenheim, 1810 Marengo st, New Orleans, La; June 16; June19'15. O C & 100

242D st E (12:3390), ss, 435 e Katonah av, —x—x25x100, vacant; Moser Arndtstein to Wallace Young, 851 W 181; mtg $1,500; June24'15. nom

Av St Bronx, 911 (10:2686), es, 92.5 s Prospect av, 16.3x92.1x20.4x93.4, 3-sty fr tnt; Daily Realty Co to Virgilio Potito, 422 Willis av; mtg $4,500; June21; June 22'15 (R S $1.50). O C & 100

Albany av (*), swc Vine, 100x100; also ALBANY AV (*), swc Vine, 100x100, except part for Baychester av; Robt F Tighe to Julius Lewine, 11 Park, Mt Vernon, N Y, & Isaac Bluestein, 157 So 3 av, Mt Vernon, NY; June21; June22'15 (R S 50 cts). nom

Amundson av (*), es, 175 n 233d, 25x 100; Silas E Black et al to Delia Cunningham, 231 Brook av; mtg $500; June16; June19'15. O C & 100

Anthony av, 1840 (11:2803), es, 52 n 176th, runs e76.7 to ns 176th xe10.2xn27.3 xw85 to st, s33 to beg, 4-sty bk tnt; 176th St & Anthony Av Impt Co, 478 3 av to Hazel Freund, 546 W 147; mtg $18,250; June11; June22'15 (R S $4). nom

Arthur av, 2130 (11:3070), nec 181st (No 601), 46.8x90x70x93, 5-sty bk tnt & strs; Konrad Kromer to Jennie Wolff, 3768 Barnes av; QC; June17; June19'15 (R S 50 cts). nom

Bailey av, 2874, see Bailey av, 2890.

Bailey av, 2878, see Bailey av, 2886.

Bailey av, 2878, see Bailey av, 2890.

Bailey av, 2878 (12:3260), es, 200 s 230th, 25x100.7, 3-sty bk tnt; also BAILEY AV, 2886 (12:3260), es, 125 s 230th, 25x100.7, 3-sty bk tnt; Kiowa Realty Co to Jos McCue, 118 Creston av; mtg $8,000; June3; June22'15. O C & 100

Bailey av, 2886 (12:3260), es, 125 s 230th, 25x100.7, 3-sty bk tnt; also BAILEY AV, 2878 (12:3260), es, 200 s 230th, 25x 100.7, 3-sty bk tnt; Jos McCue to Theo P Austin, North Hancock, Me; mtg $12,000; June22; June23'15 (R S $6). O C & 100

Bailey av, 2886, see Bailey av, 2878.

Bailey av, 2886, see Bailey av, 2890.

Bailey av, 2890 (12:3260), es, 75 s 230th, 25x100.7, 3-sty bk tnt; also BAILEY AV, 2886 (12:3260), es, 125 s 230th, 25x100.7, 3-sty bk tnt; also BAILEY AV, 2878 (12:3260), es, 200 s 230th, 25x 100.7, 3-sty bk tnt; also BAILEY AV, 2874 (12:3260), es, 250 s 230th, 25x100.7, 3-sty bk tnt; Emil Fried et al to Kiowa Realty Co, 118 Duane; QC; June15; June 22'15. O C & 100

Barker av (*), nwc King av, 50x90; Jno Knobloch to Edw B McGarry, 660 Burke av; June17; June21'15 (R S $1). nom

Bathgate av, 1620 (11:2920), es, 20 n 172d, 20x120, 2-sty fr dwg; Theresa C Langan, neir Cath Neilson, to Denis Duggan, 1620 Bathgate av; QC & correction deed; May17; June24'15 (R S 50 cts). nom

Bathgate av, 1680 (11:2921), es, 54.10 n 173d, 20.2x87.6x20x87.3, 4-sty bk tnt; Annie Rosenhaus to Ferdinand A Dueser, GDN Elsie Dueser, 6 Lincoln av, Grant City, SI; mtg $10,000; June7; June19'15 (R S 50 cts). nom

Bathgate av, 2077 (11:3046), ws, 127.9 s 180th, old lines, 25.2x89.9x25x86.6, 2-sty fr dwg; Andw F Assenbeck, 2077 Bathgate av, to Chas J Pfriemer, 2077 Bathgate av; June16; June19'15 (R S $7). 100

Beaumont av, 2284 (11:3101), es, 72.6 s 183d, 20.6x88x20.11x21.11, 2-sty fr dwg; Sarah J Schaefer, 784 E 179, to Percy Rogers, 74 W 92; mtg $5,500; June22'15. O C & 100

Beaumont av, 2286 (11:3101), es, 52 s 183d, 20.6x92.11x20.11x97.4, 2-sty fr dwg; Sarah J Schaefer, 784 E 179, to Percy Rogers, 74 W 92; mtg $5,000; June22'15. O C & 100

Bergen av (9:2363), nws, 32.2 sw Brook av, runs w59.7 to cl Mill Brook xs25.5xe 60.4 to Bergen av xn25.4 to beg, vacant; Jno D Crimmins to Walter W Tinsley, 408 E 135; mtg $3,500; June21; June24'15. O C & 100

Bolton av (*), es, 275 n 151st, 125x100; Wm H Schwenk, 535 E 187, to Larry Besthoff, 565 E 184; June9; June21'15 (R S $1). O C & 100

Bronx blvd (*), es, 168 s 224th, 25x105; Jas H Smith, 275 Carlton av, Bklyn, to Adam Eisengrein, 3849 Bronx blvd; May 22; June19'15. nom

Bronx River rd (12:3401), es, 256.8 s Emmons pl, 56x99.6x52.7x99.10, vacant; Geo E Buckbee to Robt I Lomas Jr, 1941 Grand blvd & concourse; AL; June22; June 23'15 (R S 50 cts). O C & 100

Bryant av (10:2761), ws, 240.2 s Garrison av, 25x100, vacant; Otto H Blell, 147 W 22, to Arthur H Blell, 913 Bryant av; June15; June19'15. O C & 100

Circle dr, see 231st W, —s, 100 w Independence av.

Clason Point rd (*), es, 174.1 s from ns lot 39 map Clasons Point, runs s25.11xe— xn25xw115.3 to beg; Louise A Georgette Monnot, widow, et al, to Leslie C Ferguson, 601 W 144; B&S; June25'14; June22'15. nom

Clay av, 1058 (9:2425), es, 276 n 165th, 27x80, 2 & 3-sty & b bk dwg; H M Constn Co, 927 E 163, to Mollie Dicker, 312 E 122; mtg $7,000; June22'15. O C & 100

Courtlandt av, 830 (9:2406), es, 75 n 159th (Waverly), 25x100, 4-sty bk tnt & strs; also COURTLANDT AV (9:2406), es, 98.5 s 160th, strip, runs e66.4xn0.4xw66.3 to e s80.3 to beg, except part for av; Ruhl Real Property Co to Frances Meiner, 587 Prospect av; mtg $9,500; June19; June 21'15 (R S $4). O C & 100

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115x25x127.6, 3-sty bk tnt & strs; Metropolitan Savgs Bank to Union St Realty Co, 261 Bway; June7; June21'15 (R S $6.50). O C & 100

Crotona av, 2315-9 (11:3103), ws, 275 n 183d, 75x80, 2-4-sty bk tnts; Henry Schutz to Respee Realty Co, 741 E 183; B&S; June17; June23'15. nom

Davidson av (11:3199), es, 150 n 184th, 75x115, vacant; Remlu Realty Co to Henry U Singhi, 121 West Kingsbridge rd; June 21; June22'15 (R S $9). O C & 100

Dyre av (*), es, 5.2 s lot 123, runs s28.3 xe99.7xn2.5xe0.5xn25.11xw100 to beg, part lot 124 map Dyre Av Realty Co; Geo J Johnston to Annie B Russell, 3706 Dyre av; June4; June18'15. nom

Elliott av (*), es, 225 n Julianna, 75x 125; also WILLETT AV (*), ws, 550 n 216th, 100x99.10; Jno J Knewitz to Orville Realty Co, 3531 Willett av; B&S; mtg $2,800; June19; June22'15 (R S $2.50). O C & 100

Elton av, 673 (9:2375), ws, 22 n 153d, 25 x100, 3-sty fr tnt & strs; Anton Schumacher, 62 to 125, to Frank J Kensler, 673 Elton av; QC; June21; June23'15 (R S 50 cts). nom

Fieldston rd (13:3414), sec 238th, 75x 100, vacant; Rachel Vogel to Nathan J Packard, 411 West End av; mtg $3,000; Aug12'13; June23'15. nom

Fordham rd, 262 E (11:3148), ss, 65.1 w Tiebout av, 40x96.3x40x98.6, 2-sty fr dwg; also FORDHAM RD, 268 E (11:3148), ss, 31 w Tiebout av, 34x98.6x34x100.5, 2-sty fr dwg; Arthur T Brown to Melrose Holding Corpn, 206 Bway; mtg $15,500; May20; June18'15. O C & 100

Fordham rd, 268 E, see Fordham rd, 262 E.

Gree av (*), sws, 145.8 ne St Raymond av, 25x79.10x27.6x67.10; Lorenzo Ferrari et al to Pasquale Giacobbe, 1703 Castle Hill av; June21; June23'15 (R S $1). nom

Hughes av, 2450 (11:3076), nec 188th (No 623), 20x87.6, except pt for st, 4-sty bk tnt & str; Salvatore Pulici to Mathias Haffen, 2979 Marion av; mtg $16,700; June 21; June23'15. nom

Jackson av, 889 (10:2638), ws, 151.8 n 161st, 22.6x75, 2-sty & b fr dwg; Emilie F Woodward to Letetia W Vaughan, 889 Jackson av; mtg $2,500; June13'12; June 21'15. nom

King av, nwc Barker av, see Barker av, nwc King av.

Kingsbridge rd (11:3023), sec Elm pl, 152.11x115.5x144.11x89.9, vacant, except pt for Fordham rd; Anne E Carroll, 330 W 102, et al, to Elm Holding Co, Inc, 35 Nassau; mtg $42,500; June8; June19'15 (R S $7.50). 100

Lafayette av, ws, see Main st, ws.

Longwood av, 1120, see Longwood av, 1122-6.

Longwood av (145th st), 1122-6 (10:-2736), ss, 225 e Garrison av, 75x100, except part for Longwood av & Barry st; also LONGWOOD AV, 1129 (10:2737), nwc Barry, 20.2x63.11x20.2x65.2, 2-sty fr dwg & str; Downey Constn Co to Helen M Kearns, 466 E 143; mtg $45,500; June17; June19'15. nom

Mohegan av (11:3119), nws, 133 ne 180th, 66x150, vacant, except part for av; also strip bounded nw by Crotona pkway 25 ft ne by part lot 187 map East Tremont 0.5, se by lot 226, 25 ft & sw by part lot 188, same map, 0.5; Wertheim Realty Co to Jos Cohen, 65 E 107; ¾ pt; June17; June 18'15 (R S $5.50). O C & 100

Morris av, 1003 (9:2447), ws, 169 n 164th, 21.6x105, 2-sty fr dwg; Louis A & Cath Cracco to Marg E Fromm, 55 Lincoln av, Rutherford, NJ; mtg $3,750; June22; June24'15. 100

Morris av, 2426 (11:3173), es, 425.9 n 184th, 37x120, 2-sty fr dwg; Max Sprung, 609 W 115, to Louise R Nugent, 93 St James pl, Bklyn; mtg $7,500; June21; June23'15 (R S 50 cts). O C & 150

Nelson av (*), ss, 100 w Seton av, 25x 100; Thos P Hickie to Sarah T Lalor, 112 W 127; July2'13; June18'15. O C & 100

Ogden av (9:2536), ws, 175 s University av, runs s50xw77.1xnw77.1 to University av xne50xse59.11xe59.11 to beg, vacant; Enos S Booth, ref, to Jas A Dunn, 157 Linden av, Glen Ridge, NJ, & Frank A Preston, Salmon, Idaho, TRSTE Jos T Preston; FORECLOS May21; June16; June 21'15 (R S $5). **5,000**

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Park av, 3800-4 (11:2903), nec 171st (No 441), 50x50, vacant; Alois L Ernst to Kiesler Realty Co, 1109 Forest av, B&S & CaG; mtg $4,000, June17; June24'15 (R S $1). O C & 100

Park av, 4402 (11:3037), sec 181st (No 440), 25x91, 2-sty fr dwg; Montrose Realty Co to Chelsea Realty Co, 135 Bway; mtg $4,000; June23; June24'15. O C & 100

Park av (11:3036), es, 225.3 n 179th, 50x141, vacant; Mary E Powers to Jas M Scofield, 7 Sterling av, White Plains, NY; Dec18'12; June24'15 (R S $10). O C & 100

Pilgrim av (*), ws, 250 s Tremont rd, 25x95; Carl H Dittmar et al, heirs Maria W Dittmar, to Paolo Girolamo, 1636 Pilgrim av; June22; June23'15 (R S $1.50). O C & 100

Pilot av, ns, 250 w Main, see Main, ws.

Prospect av, 583 (10:2674), ws, 75 n 150th, 20x100, 4-sty bk tnt; Henry W Koster to Dorothea Huckriede, 1302 Teller av; mtg $8,500; June18'15 (R S $1). O C & 100

Prospect av, 769 (10:2676), ws, 125 n 156th, 25x142.6x25.2x139.5, 3-sty fr tnt; Clarence Y Palitz, ref, to Louisa Adams, 769 Prospect av; FORECLOS May28; June 21; June22'15 (R S $12). 12,000

Protectory rd (*), ws, 123.9 s of a lane, 41.3x116.3x59.1x122.6; Louis Koterba to Chas Koterba, 2110 Starling av; mtg $7,000; June12; June18'15. nom

Provost av (*), ws, 136.5 n Light, 23.6x150.2x41.7x127.11; Dyre Av Realty Co to Annie B Russell, 3706 Dyre av; Oct26'14; June18'15. O C & 100

Quimby av, ns, 410 w Castle Hill av, see Story av, ss, 410 w Castle Hill av.

Rider av, 374 on map 376 (9:2334), es, 75.2 se 142d, 25.2x33.7x7.5x38, 2-sty fr dwg; Thos H Roff, Morganville, NJ, to Delco Holding Co, 391 E 149; mtg $1,800; June 19; June24'15. nom

River dr (13:3411), ws, 159.3 s from n boundary line of land now or formerly of Along-the-Hudson Co, runs s118.7xsw91.8 xnw 25 xsw 27.10 xn 17.11x—40.6xne127.5 to beg; Along-the-Hudson Co to J Wm Hibbard, 24 W 59; Jan12; June18'15 (R S $9). nom

Ryer av (11:3151), es, 110.3 s 184th, 100 x100, vacant; Arnsue Corpn to Terrace Constn Co, 166 W 190; June17; June18'15 (R S $6). O C & 100

Sedgwick av, 1757 (11:2882), ws, abt 465 n 176th, runs s25xw100xw19.11xn25xe18.1x e100 to beg, 2-sty fr dwg; Minnie L Delanoy to Chas E Delanoy, 1757 Sedgwick av; mtg $4,000; June22; June24'15 (R S $3). O C & 100

Southern blvd, 1219 (11:2975), ws, 150 n Home, 25x100, 2-sty fr dwg; Morris E Webber, TRSTE for Apotina; Tapp, will Abbott Hodgman, to Juliana Hampp, 1566 Vyse av; June23; June24'15 (R S $1.50). 7,750

Story av (*), ss, 410 w Castle Hill av, 100x216 to Quimby av, Unionport, except part for Quimby & Story avs; Anna M Moberg, Mt Vernon, NY, to Peter Handibode, 1172 Castle Hill av; mtg $4,000; June 21; June22'15. O C & 100

Tinton av, 721 (10:2654), ws, 167.3 s 156th, 25x82.6x26.1x68.7, 4-sty bk tnt; Edw D Dowling, ref, to Robt Ruscher, 2735 8 av; FORECLOS June17; June18; June21'15 (R S $9). 9,000

Union av, 1283-5 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x118.6; 2-2-sty bk & fr dwgs; also UNION AV, 1287 (11:2961), ws, 286 s Boston rd, runs w122.9x sw11.4xsw22.7x118.6 to av xn25 to beg, except pt for av & 3-sty fr tnt; Danl J Dunn, ref, to J & M Haffen Brewing Co, 398 E 152; FORECLOS June11; June17; June18'15 (R S $3). 3,000

Union av, 1287, see Union av, 1283-5.

University av, 2190 (11:3211), es, 500 s 183d, 37.6x102.2 to Macombs Dam rd x37.6 x102.3, 2-sty bk dwg & 1-sty bk rear garage; Claudius D Claussen, Bklyn, to Kovacs Constn Co, 293 Alex av; Julg $11,000; June18; June22'15 (R S $9). O C & 100

University av, 2210 (11:3211), es, 307.6 s 183d, 42.6x102.7 to Macombs Dam rd x 42.6x102.6, 2-sty fr dwg; Agnes Farrell to Edw O A Glockner, 468 W 157; mtg $9,000; June23'15 (R S $5). O C & 100

University av, es, —s Ogden av, see Ogden av, ws, 175 s University av.

Valentine av, 2825-9 (12:3304), ws, 36 n 197th. 54.1x80x54x83.1, 3-3-sty bk dwgs; Geo E Buckbee to Wm A Cameron, 50 E 196; AL; June22'15. O C & 100

Vyse av, 1467 (11:2988), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; Annie M Christie to Jas La Porta, 620 Courtlandt av; mtg $7,000; June17; June18'15 (R S 50 cts). O C & 100

Washington av, 1091 (9:2388), nwc 166th (Nos 455-7), 37x97.10x37x98.1, 6-sty bk tnt & strs; Moses M Valentine to Marknew Realty Co, 99 Nassau; Apr21; June19'15 (R S $7.50). O C & 100

Webster av, 1826-8 (11:2900), es, being plot begins 240 n 176th & 150 w Park av, runs w55xw157.8 to es Webster av xn49.9 xe157.6, 1-sty bk garage; Juliet M Squires, individ & as ADMR De Witt C Squires, to Lawyers Title Ins Co of N Y; QC; May24'00; June23'15. nom

Webster av, 1826-8 (11:2900), es, 188 s 176th, 53.8x151x58.6x157, 1-sty bk garage; Lawyers Realty Co to Peter J Devine, 3099 Bway; June21; June23'15 (R S $2). nom

Webster av (11:2887), ws, 1047.6 n 169th, 125x82.2x130.2x82, vacant; Ludwig Sikora, Long Island City, to Sikora Realty Corpn, 8 9 av, Long Island City; QC & correction deed; June10; June24'15. nom

Williamsbridge rd or Main (*), ws, being plot begins at point marked on stone in wall on ws said rd in range with fence on es Morris Park, runs sw207.6x sw344xse154xne523 to rd x378 to beg, contains 4 acres; also WILLIAMSBRIDGE RD OR MAIN (*), ws, adj land N Y, N H & H R R Co, 35x200; Schuylerine H Baisley to Deola Realty Corpn; mtg $ —, June17, June22'15 (R S $5). nom

Willett av, ws, 550 n 216th, see Elliott av, es, 225 n Julianna.

Willis av (9:2305), ws, 16.8 s 143d, runs e to ws Willis av as on map sec 8 A & B North N Y; Pauline Levy & ano, EXTRX &c Isaac Levy, to Winifred, Mary & Annie Kelly & Kate C Geehan, 430 E 143; June17; June23'15 (R S 50 cts). O C & 100

Woodycrest av, 1187 (9:2515), ws, 100.6 n 167th, 40x—, 4-sty bk tnt; Anna T Martin to Wm H Nelson, 23 North Bedford rd, Mt Kisco, NY; mtg $22,000; May26; June23'15 (R S $12.50). nom

Yates av (*), ws, 225 s Neil av, 50x100; Martin Wretzel to David Schor, at Rodholl, NJ; mtg $735; June22; June22'15 (R S $1). O C & 100

3D av, 3456 (10:2609), nec 167th (No 531), 32x105.9x34.10x104, 6-sty bk tnt & strs; Markus Eberhart, individ & as EXR Louisa Eberhart, to Eberhardt Bldg Co, 1462 1 av; mtg $50,000; June21'15. O C & 100

Lot 13579 (12:3301), Woodlawn Cemetery, contains 1,349 superficial ft; Woodlawn Cemetery to Bernard H Flurscheim, 850 Park av; Harry D Flurscheim, 1 Rue Bizerte, Paris, France; Estelle L Loeb, 515 W 110; Agnes V Cowen, 850 Park av; Helen I Strauss, 100 Lake View av, Haverhill, Mass, & Madeline Lindauer, 6 Rue Anatole de La Forge, Paris, France, heirs Hermann A Flurscheim; June21'15. 4,047

Lot 159 in Harrington Est; Edw H Mayer to Lizzie A Hood, 1520 Greenup st, Covington, Ky; June19; June24'15. nom

Lots 353 to 358, 373 to 378, map Eliz R B King, see Main st, ws.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Crotona Pkway (11:3119), es, 84.1 n 180th, 75.1x0.5x75.1x0.6; Wertheim Realty Co to Jos Cohen, 65 E 107; ⅜ pt; B&S & CaG; June17; June18'15 (R S 50 cts). O C & 100

Echo pl, 200, see Concourse, sec Echo pl.

Elm pl, see Fordham rd E, see Fordham rd E, sec Elm pl.

140TH st, 607 E (10:2552), ns, 460 e St Anns av, 40x95; asn rents to ext of $500; Emma Kibbe to Cath R Meincke, 475 E 140; June23; June24'15. nom

153D st E (9:2374), swc Elton av, 649-53, runs s102.9 to 3 av (No 2947) xw92xn 102.9 to st xe92 to beg; consent to 3d track; Hermina Halfmann, 181 E 79, to Manhattan Railway Co; mtg $30,000; June 20'14; June24'15 (R S $1). 513.75

153D st E (9:2374); same prop; consent to 3d track; Emigrant Indust Savgs Bank to same; June21; June24'15. nom

176TH st E, ns, abt 88 e Anthony av, sec Sedgwick av, 1840.

216TH st E (*), ns, 50 e Laconia av, runs n165.8xnw—xs— to pt 109 n 216th xe 25xs109 to st xe25 to beg; re mtg; Luciano Colantuoni to Francesco De Luca, 1055 E 216; June14; June24'15. nom

231ST st W (13:3411), —s, 100 w Independence av, runs w116.11 to es Circle dr xs7.10x—130.3x—23.4 x n e 69.3xnw135 to beg, vacant; re mtg; Jas Douglas to Along-The-Hudson Co, 43 Cedar; June15; June23'15. nom

Anthony av, 1840 (11:2803), es, 52 n 176th, runs e76.7xe10.3xn27xw85 to av xs 33 to beg, 4-sty bk tnt; re mtg; Moritz Doob & ano to 176th St & Anthony Av Impt Co, 102 5 av; June8; June22'15. nom

Circle dr, es, see 231st W, —s, 100 w Independence av.

Concourse (11:2809), sec Echo pl (No 200), 71.8x246.8x72x225.1; vacant; re dower; Molly Wolkowisky, Los Angeles, Cal, to Rosa Mann, 260 Riverside dr; June3; June12'15. nom

Cypress av (10:2549), ws, extends from 136th to 137th, 200x101.3; agmt as to Automatic Fire Sprinkler System; Fensterer & Ruhl Bldg Co with Krakauer Bros; June22; June24'15. nom

Elton av, 649-53, see 153d E, swc Elton av.

Fordham rd E (11:3023-3026), sec Elm pl, 25.5x90.6x19.11x89.7, vacant; re mtg; Eliz Graham, Iselin, NJ, to Annie E Carroll, 330 W 102; Fannie I Lawler, 238 Cor lies av, Pelham Heights; Margt Hoff, 157 W 79th, & Bella Keary, 839 West End av; June3; June19'15. nom

Kingsbridge rd (11:3026 & 3023), sec Elm pl, 152.11x115.5x144.11x89.9, vacant; re mtg; Fredk Hoff, 157 W 79, to Anne E Carroll, 330 W 102; June4; June19'15. nom

Pilgrim av (*), ws, 250 s Tremont rd, 25x95; re mtg; Lena Krueger to Carl H Dittmar, 1691 Clay av; Marguerite D Morgan, 200 W 131; Isabel D Peake, 200 W 131, & Emily D Pratt, 102 W 130, heirs Maria W Dittmar; June22; June23'15. nom

Provost av (*), ws, 137.5 n Light, 28.6x 150.3x41.7x127.11; re mtg; Benj S Halsey, Forest Hills, LI, to Dyre Av Realty Co, 30 E 42, & Annie B Russell, 3706 Dyre av; June16; June23'15. nom

River dr (13:3411), ws, at ss land conveyed by Along-the-Hudson Co to Lee de Forest by deed recorded July17'09, runs s 124.11 xw 95 xn 25 xw 35xn—x—93xe128.1 to beg; re mtg; Jno Ewen et al to Along-the-Hudson Co, 84 William; Jan12; June 18'15. nom

St Peters av, 1708 (*); asn rents; Thos J Battle & ano to Henry Sandrock 527 W 44; June11; June22'15. nom

3D av, 3002 (9:2363), es, 255 n 153d, 25x 100; consent to 3d track; Walter W Tinsley to Manhattan Railway Co; mtg $13,-000; Apr23; June18'15 (R S 50 cts). 125

3D av, 3002; consent to 3d track; Margt W Lawrence to same; June3; June18'15. nom

3D av, 3002; consent to 3d track; same to same; June3; June18'15. nom

Duplicate (miscl) receipt for payment of $384.20 for amt of transfer tax on Est Christian Frank; C H Mullins, Asst Deputy Comptroller, State of NY, to Fredk W Frank, EXR Christian Frank; June8; June24'15.

Parcel 342 (*) on damage map to open Bronx blvd from Old Boston Post rd to E 242d; N Y Co-Oper B & L Assn to City N Y; Feb10; June24'15. nom

Parcel 79 (*) on damage map to open Olinville av from Gun Hill rd to E 219th; re mtg; Jas Buehler, Inc, to City NY; Nov 19'13; June24'15. nom

Parcel 79 (*) on damage map to open same; re mtg; Jos E Dutey to same; Nov 5'13; June24'15. nom

Parcels 154 to 156 (*) on damage map to open White Plains rd from West Farms rd to bulkhead line of East River; re mtg; Eliz K Dooling to City NY; May14; June 24'15. nom

Parcel 7A (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Cornelia Hoyt to City N Y; Feb17; June24'15. nom

Parcel 6A (*), on damage map to open same; re mtg; Thos Johnston to same; Feb23; June24'15. nom

Parcel 61D (*) on damage map to open Bronxwood av from Burke av to Gun Hill rd; re mtg; Empire City Savings Bank to City; May19; June24'15. nom

Parcel 7F (*) on damage map to open 177th (Wyatt st) from Tremont av to Morris Park av; consent to payment of award; Wm Hyduk to City NY; May3; June24'15. nom

Parcel 2D (*) on damage map to open same; consent to payment of award; Richd CDoggett to same; May1; June24'15. nom

Parcel 104 (*) on damage map to open Bronxwood av from Burke av to Gun Hill rd; re mtg; Francis G Crawford to City NY; June10; June24'15. nom

Parcels 65 & 65A (*) on damage map to open same ;re mtg; Eureka Co-Oper Savings & Loan Assn to same; May17; June 24'15. nom

Parcel 27 (*) on damage map to open Unionport rd from Bronx Park E to Birchall; asn of award; Maria Yates to Phineas V Stephens, 796 E 175; June16; June18'15. nom

Certified copy (Wills) last will & testament of Sophie Cassellius; Jan28; June18 '15.

LEASES.

Borough of Manhattan.

JUNE 18, 19, 21, 22, 23 & 24.

Allen st, nec Division, see Division, nec Allen.

Beach st, nec Greenwich, see Greenwich, 398.

Bleecker st, 165 (2:537), all; Calogero Caputo to Uinfa G Caputo, both, 165 Bleecker; 5yf May1; June18'15. 2,280

Bleecker st, 306 (2:588), basement, str fl &2d & 3d fls above str; Dorothea M Lotz at Pompton Plains, NJ, to Herman Meyer, 306 Bleecker; 4y & 9½ mos f July15; June 19'15. 1,140 & 1,200

Delancey st, 73-5 (2:414), e str & b; Max Himmel to Harry & Abr Goldberg, firm Goldberg Bros, 314 S 5, Bklyn; 3yf Jan 1'17; June18'15. 1,200

Division st (1:294), nec Allen, str & b; Jacob Altmark & ano to Aaron & Sami Kufiik, 106 Division; 5yf May1'16,; June 23'15. 1,950 to 2,100

Greenwich st, 399 (1:214), nec Beach; asn Ls; Thos J Kenney, of Plainfield, NJ, to Wm Zollo, 64 W 149; mtg $7,000; June 18; June19'15. nom

Greenwich st, 399 (1:214), str & b; Paul F O'Neill to Thos J Kenny, 517 W 5, Plainfield, NJ; 5yf May1'17; June18'15. 1,850

Hudson st, 262 (2:578); asn Ls; Jno Dwyer to Jno Crowley, 29 Dominick; mtg $——; June22; June23'15. nom

Hudson st, 667 (2:628), swc 13th, 1st fl, 45x100 & b, with rear entrance from 9 av & 13th for P O Station "C"; Frank L Wing, 193 Quincy, Bklyn, to U S of A by Postmaster General of the U S; 10yf May1'11; June21'15. 7,000

Reade st, 30 (1:154), parts b & sub b; Cleveland Twist Drill Co to Jos K Larkin & Peter Igo, firm J K Larkin & Co, 34 Reade; 2yf May1'16; June19'15. 850

Spring st, 55 (2:495), front str; Erneso Alleva, 55 Spring, to Agata Lafargia, 221 Mulberry; 4 11-12yf July1; June24'15. 360

Spring st, 55; b; Celestino De Marco, 239 E 17, to same; 4 11-12yf July1; June 24'15. 420

5TH st, 14 E (2:550), ss, 154.7 w University pl, 25x120 to ns of alley; sur Ls & all title to bldg; Nicholas W Day & ano, EXRS Jos Naylor, to TRSTES of Sailors Snug Harbor, 61 Bway; QC; June16; June 24'15. 1,500

5TH st, 20 E (2:550), ss, 79.7 w University pl, 25x120 to ns of alley; sur Ls & all title to bldg; Nicholas W Day & ano, EXRS Jos Naylor, to TRSTES of Sailors Snug Harbor, 61 Bway; QC; June16; June 24'15. 1,500

10TH st, 421-3 E (2:380), cor str; also str adj & b; Ignaz Reich, 560 W 165, & ano, to Tillie Solomon, 522 E Houston; 9 4-12yf June1; June21'15. 480 to 720

13TH st, 207-23 E (2:469); also 14TH ST, 214 E, the Jefferson Theatre; agmt modifving & reducing rental, &c, from $45,000 to $40,000 per annum; Dec29'14; June19'15; Irvington Constn Co with Jefferson Leasing Co, 214 E 14. nom

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13TH st W, swc Hudson, see Hudson, 667.

14TH st, 214 E, see 13th, 207-23 E.

14TH st, 233 W (3:764), all; Pauline M Chegnay to Mme Pauline, Inc, 233 W 14; 10yf June1; 10yren; June19'15. 2,500

17TH st W, nwc 7 av, see 7 av, 118.

18TH st, 40 W (3:819); asn Ls & deposit of $1,000; S & S Lunch Co, 313 W 110, to Sam Wilder, 175 E 109; June16; June18'15. nom

18TH st, 40 W; consent to asn Ls & deposit as above; Chas Papas, 236 W 15, to same; June16; June18'15. nom

27TH st, 531 W (3:699); sur Ls; Donald Elder & Milo M Wells, firm Elder & Wells, to Noah B Shute, 422 W 28; May12; June 19'15. nom

29TH st E, nec 2 av, see 2 av, 522.

34TH st, 22-6 W (3:835); agmt as to sur of Ls; S Blumenkron, Inc, with U S Trust Co of N Y, TRSTE under deed of trust made bet Jno J Astor, Madeleine T & Wm H Force & said Trust Co; June21 '15. 7,500

38TH st, 265 W (3:788), ns, 161 e 8 av, 20.6x100, all; Emma B Brooks & ano to Ida Katka, 265 W 38; 5yf Sept1; June24 '15. 1,800

44TH st, 352 W (4:1034), str & b; Philip Schaefer, 352 W 44, to Kaspar Sebert & ano, 352 W 44; 5yf Feb1'14; June24'15. 960

56TH st, 13 W (5:1272), parlor, 2d, 3d & 4th firs; Ralph A Wilson, 12 E 33, to Baronne Jeanne L'Etreillis, 1 E 53, doing business as "Boué Soeurs"; 4yf Aug1; June 18'15. 3,500

58TH st, 400½ E, see 1 av, 1060-2.

98TH st W, nwc Ams av, see Ams av, 780.

101ST st, 119-21 E (6:1629), all; Carl Hendelman & Saml L Lippman to Meyer Amer, 113 E 96; 3yf July1; 2yren; June 19'15. 3,700

102D st, 64 E (6:1607), all; Rudolph Gross to David & Harry Berman, 57 E 99; 3yf Dec1'13; June23'15. 2,400

135TH st, 58-66 W (6:1732), ss, 85 e Lenox av, 87.6x99.11, all; Alex J Bruen, 19 E 83, to Hy D Downs, 162 W 54; 10yf May1; June21'15. taxes &c & 6,000

145TH st, 301 W, see 8 av, nwc 145.

146TH st W, nec Bway, see Bway, nec 146.

Amsterdam av, 780 (7:1870), nwc 98th, str fl & pt b; Chas L E Wolf to Thos J Noud, 223 E 62; 4 10-12yf July1; June23 '15. 3,000

Broadway (7:2078), nec 146th, Hamilton Theater; agmt modifying & reducing rental from $40,000 to $35,000; Broadhurst Amusement & Building Co with Lafayette Leasing Co, 3564 Bway; Dec29'14; June19 '15. nom

Lexington av, 1944 (6:1768), str & pt c; Lucy Kulot et al to Chas H Abbott, of Hartsdale, NY; ext Ls; 3yf Sept30'17; June 18'15. 900

Park av, 1114 (5:1501), str & front c; A Oldrin Salter, TRSTE will Trinke H Klinker, to Meier Lehmann, 1114 Park av; 5yf May1; June18'15. 1,500

Riverside dr, 3 (4:1184), all; Wm Guggenheim, 833 5 av, to Wm H W Knipe, 159 W 54; 5y & 1½ mos f Aug15; June23 '15. 4,000 & 5,000

West End av, 200 (4:1161), cor str & b; Jno Bremer to Jno Brede, 200 West End av; 5 4-12yf June1; June23'15. 166.67 monthly or for term 10,666.67

1ST av, 149 (2:451), s str; Manuel B Berkowitz & ano to Louis Hirsch, 100 Av C; 5yf May1; June18'15. 720

1ST av, 250 (3:946), s str & pt b & apt 1 above str; Hy J Kopf, of Sayville, LI, to Anna Muller, 250 1 av; 2yf May1; June 24'15. 780

1ST av, 1060-2 (5:1369); also 58TH ST, 400½ E, 3 houses, all; Gesine M Kornarens to Wm C Dilger, 28 Court st, White Plains, NY; 3yf June1; June18'15. taxes &c & 1,705

2D av, 522 (3:935), nec 29th, str & c; Martin Engel to Denis Scully, 401 3 av; 5 yf Oct1; June23'15. 1,200

2D av, 760 (5:1333), n str & b; Philip Weintraub to Jos Kropf, 760 2 av; 5yf May1; June23'15. 540

3D av, 1443 (5:1527), all; Thos Connor, 1970 Bathgate av, to Frank Spilka, 1443 3 av; 6 5-12yf July1; June21'15. 2,000

3D av, 2138 (6:1666), 3d fl; Saml A Sherman to Barnett Portugal, 186 E 116; 2 9-12yf Aug1; June24'15. 540 to 660

37TH av, 381 (3:865); agmt by owners to pay until Feb1'19 the taxes &c on difference bet assessed valuation of $350,000 & $415,000 & lessees agree not to asn Ls, mtg or sur Ls, &c; Eleanora, wife of Count Ferdinand Colloredo-Mannsfeld, of Vienna, Austria-Hungary, et al, owners, with Isaac H Peller, lessee; May26; Jan 21'15. nom

67TH av, 984 (5:1271), s str; Mary J Odell, 48 W 33, to Frank Carcion, 984 6 av, & ano; 3yf Sept1; June21'15. 750

7TH av, 118 (3:767), nwc 17th, str; Bernard Courtney to Michl J O'Keeffe, 234 W 21; 3 10-12yf Aug1; June23'15. 1,200 & 1,500

7TH av, 152 (3:795), str & front b; Wm L Albro, 113 W 76, to Jno Freitag, 152 7 av; 3yf May1; June18'15. 1,500

8TH av (7:2045), nwc 145th (No 301), str; Ferdinand Brakmann to Wm O'Hara, 147 W 132; 10yf Oct1'14; June23'15. 3,600 & 3,900

8TH av, 899 (4:1044), 2d fl; Jno J Maloney to Edw Lewis, 129 W 45; 4yf May1 '17; June24'15. 720

10TH av, 598 (4:1053), str & b; David W Cromwell, Hotel Seville, 29th & Madison av, to Peter Anselmo, 407 E 52; 5yf Sept1; June24'15. 960 to 1,020

LEASES.

Borough of the Bronx.

Jennings st, 750 (11:2969), all; Pam Realty Co to Thos Sroka, 207 Brown pl, & ano; 5yf July1; June24'15. 1,800

Simpson st, 1239 (11:2974), all; Jackson Constn Co to Mitchel Smoleroff, 1029 Kelly; 4yf May1; June23'15. 3,972.96

130TH st, 297 E (9:2312), ext of ls for 2yrsf Mar1'18; Rosanna Scanlon to Jas J O'Brien, 297 E 136; June18; June23'15. nom

138TH st, 382 E (9:2300), str & 2d fl; Wm Schmults to Henry Windeler, 382 E 138; 5yf May1; June19'15. 1,800 to 2,040

165TH st, 236 E (9:2447); leasehold; re mtg; Morris Greenblatt to Kovacs Constn Co, 293 Alex av; May29; June22'15. nom

177TH st E (11:2960), ss, 50.6 w Southern blvd, str & c; Wicklow Bldg Co Inc to Adam Renz, 1879 So Blvd, & ano; 10yf July1; June23'15. 1,500 to 2,580

177TH st E (11:2960), same prop; asn Ls; Adam Renz & ano to Ebling Brewing Co, 760 St Ann's av; June21; June23 '15. nom

Anthony av, 1836 (11:2803), 2d str & c; The 176th St & Anthony Av impt Co to Sam Krotman, 1836 Anthony av; 3yf Dec 1'13; June22'15. 360 & 420

Brook av, 375 (9:2287), str & c; Herman F Weber to Geo Perleitner, 11 E 120; 6yf June1; June24'15. 720 & 900

Hoe av, 1300-8 (11:2987), all; Mary L E Johnson, Camden, NY, to Mitchel Smoleroff, 1029 Kelly; 4yf May1; June23'15. 6,487.68

Morris Park av, 542 (*), str & c; Maria Farago to Albt Ciambrone, 592 Morris Park av; 3yf Feb1; June24'15. 360

Prospect av, 667 (10:2675); also PROSPECT AV, 671-81; sur Ls; Coleman Bros, Inc, to Goldie Cowen, 891 Irvine; June8; June15'15. O C & 25

Tremont av, 719 (11:3092), str; Ellen T Coughlin to Chas Pfister; 1 11-12yf June 15; June22'15. 660

Van Nest av, 593 (*), str & c; Trementana Realty Co, Inc, to Carmine Iuvara, 593 Van Nest av; 5yf July1; June22'15. 660 to 720

Webster av, 1465-75 (11:2887); all; Security Mtg Co to Adolf Klein, 63 E 118 & ano; 5yf June1; June18'15. 4,750

Webster av, 1826-8 (11:2900), all; Peter J Devine to Carrie A & Wm H Duggan, 4003 Park av; 10yf April; June19'15. 2,250 & 2,400

3D av, 3204 (10:2620), str fl; Henry Seitz to Victor Zeman, 3204 3 av; 5yf May 1'16; June24'15. 1,500

MORTGAGES.

Borough of Manhattan.

JUNE 18, 19, 21, 22, 23 & 24.

Allen st, 87, see Broome, 275-7.

Baxter st, 1, see Park Row, 168-70.

Bleecker st, 150-2 (2:525); ext of mtg for $90,000 to Feb1'26, 5%; May17; June 18'15; Brittsburg Life & Trust Co of Pittsburg, Pa, with Herman Rosenbaum, 1250 81st, Bklyn. nom

Broome st, 15 (2:321), ss, 25.9 e Mangin, 25.9x75; PM; June18; June19'15; 3y or sooner, 5½%; Julius Myer to Elsworth Realty Co, 44 Court, Bklyn. 6,500

Broome st, nwc Bowery, see Bowery, 150.

Broome st, 275-7 (2:413), swc Allen (No 87), 44x87.6; pr mtg $——; June21'15; due April'18, or sooner, 6%; Harris Fine Realty & Constn Co, 51 Chambers, to Saml Kadin, 1800 7 av. 5,000

Broome st, 275-7, swc Allen, 87; certf as to mtg for $5,000; June21'15; same to same. ——

Broome st, 387 (2:471), swc Mulberry, 25.3x106.3; pr mtg $62,000; June22'15; due Oct1'16, 6%; Dominick Alvino, B of Q, to Jos Yeska, 155 Riverside dr. 3,000

Cherry st, 376, see Spring, 11.

Division st, 53-5 (1:281); ext of mtg for $18,000 to June22'20, 5%; June 22'15; Meyer Vesell, 317 W 89, & Abr Collier, 51 E 96, with Leon Hirsch, 790 Riverside dr. nom

Division st, 129 (125) (1:283), ss, 279.5 w Rutgers, 25x62.6; also DIVISION ST, 131 (1:283), ss, 250.7 w Rutgers, 28.10x 124.6 to ns East Bway (No 142) x27.8x 124.1; ¼ pt; pr mtg $——; June19; June 21'15; due & int as per bond; Geo W Woehrle, 399 Decatur, Bklyn, to Jacob H Veil, 667 Macon, Bklyn. 1,000

Downing st, 58 (2:528), ss, 119.1 e Varick, 16.6x63.9x16.11x59.8; PM; June21; June22'15; 3y5½%; Eliz E Hanson to N Y Title Ins Co. 3,000

Dyckman st (8:2174), sec Sherman av, 100x100; PM; pr mtg $——; June17; June 18'15; 2y or sooner, 6%; J B C Building Co, 545 W 164, to St Clair Realty Co, 49 Wall. 23,000

East Broadway, 142, see Division, 129.

Elizabeth st, 184-8, see Spring, 11.

Gold st, 93 (1:103), ws, abt 130 s Frankfort, 24.11x103.3x25.3x103.8; PM; pr mtg $23,000; June24'15; due & int as per bond; Jas J Moore, of Bklyn, to Wm D Kilpatrick, 71 E 95. 2,750

Gouverneur st, nec Cherry, see Spring, 11.

Grand st, 382 (2:351); ext of mtg for $39,000 to June8'18, 5%; June8; June19'15; Yale University with Jacob Tenenbaum, 720 W 149. nom

Grand st, 382 (2:351); agmt as to ownership of bond & mtg for $39,000; June8; June18'15; Max Fine, 402 Grand, with Yale University, at New Haven, Conn. nom

Henry st, 93, see Spring, 11.

Houston st, 476 E (478-82) (2:356), ns, 50.3 w Goerck, 50x68.6; pr mtg $33,000; June1; June22'15; due Nov1'21, 6%; Moses M Grinnspan to Martin Marks, 1242 Madison av. 2,000

Houston st, 110 W (2:525); ext of mtg for $15,000 to June7'18, 5%; June1; June 22'15; Lawyers Title & Trust Co & ano, trstes will Antonio Gonzalez, with Emily C Thole. nom

Lewis st, 84½ (2:329), es, 165 s Stanton, 20x100; PM; June17; June18'15; 5y5%; Benj Seidenberg, 84½ Lewis, to Society for the Prevention of Crime, 50 Union sq. 11,000

Ludlow st, 25, see Spring, 11.

Madison st, 261-3, see Montgomery, 58.

Montgomery st, 58 (1:258), ws, 25 s Monroe, 25x93.4; pr mtg $——; May22; June18'15; due June1'18, 5%; Annie Levy, of Woodbine la, Far Rockaway, B of Q, to Hyman Manheim, 224 Rivington. 3,000

Montgomery st, 58 (1:258), ws, 25 s Monroe, 25x93.4; mtg $19,000; also MADISON ST, 261 (1:269), ns, 47.2 e Clinton, 21.6x68.2; pr mtg $16,750; also MADISON ST, 263 (1:269), ns, 68.8 e Clinton, runs n68.2xe1.5xn32.1xe23.6xs100.3 to st xw 25; June16; June18'15; due & int as per bond; Annie Levy, at Woodbine la, Far Rockaway, B of Q, to Louis Sakowitz, 50 E 96. 5,000

Mulberry st, 172 (2:471), es, 198.6 n Grand, runs n26.1xe86.7 & 13.6xs24.4xw 100.4; pr mtg $30,000; June19; June21'15; due May1'18, 6%; Thos Farese, of Bronx, to Alice D Weekes, at Oyster Bay, LI. 5,000

Pine st, 40-4 (1:44); ext of mtg for $100,000 to July1'18, 4½%; June11; June 23'15; Angelica L Morgan et al, all at Stattsburgh, NY, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

Ridge st, 81, see Spring, 11.

Ridge st, 85, see Spring, 11.

Rivington st, 120 (2:354), ns, 60 e Essex, 20x75; ext of mtg for $1,500 to April'18, 5%; June11; June21'15; Arthur A Alexander & ano, trstes will Arthur L Levy, 51 Chambers, with Hyman Rubin, 236 S 9, Bklyn. nom

Spring st, 11 (2:492), nec Elizabeth (Nos 184-8), 25.3x95x24.9x89; also 2D AV, 1901 (6:1648), nwc 98th (No 293), 26x75; also 9TH AV, 483 (3:734), swc 37th (No 400), 22.6x75; also LUDLOW ST, 25 (1:-298), ws, abt 100 s Hester, 19.8x87.6x19.4x 87.6; also CHERRY ST, 376 (1:261), nec Gouverneur, 23.8x51.7x23.7x53.3; also HENRY ST, 93 (9:2), (1:282), ns, abt 135 w Pike, 25x100; also RIVINGTON ST, 120 (2:354), ws, 178.11 s Rivington, runs s26xw100.5xn 4.11xw25.2xn21.1xe125.7 to beg; also RIDGE ST, 81 (2:343), ws, 150.2 n Delancey, runs w73xs25xw27.6xn48.2xe100.5 to st xs23 to beg; also 9TH AV, 102 (3:-400), sec 14th (Nos 362-6), 26.4x100; also 86TH ST, 302 W (4:1247), ss, 100 w West End av, 19.9x102.2; also 17TH ST, 215 W (3:767), ns, 177.2 w 7 av, 17.2x44.1x17.2x 44.5; all title; also assign all RT&I to proceeds of sale of above parcels, either as owner, mortgagee or otherwise; this mtg given as further collateral security to mtg on 423 West st; June10; June22 15; due May12'08, 5%, & which is extended to May12'16 at 5%; Wm P Fogarty to Jos M O'Brien & Loretto E Cosgrove, as trstes, both at 252 W 72; supplemental to mtg for $22,000 dated May12'05, on which $600 has been paid. ——

Stanton st, 329 (2:324), ss, 59.10 e Goerck, 21x81.3x20.1x81.3; PM; June22'15; 5y or sooner, 5%; Elias Gelbwaks, 36 W 120, to Metropolitan Savgs Bank, 59-61 Cooper sq E. 14,185

18T st, 57 E (2:442), ss, 228.4 w 1 av, —x— ext of mtg for $23,000 to May10 '20, 5%; June5; June23'15; Cornelia & Miriam Chittenden with Wulf Gutman, 57 1st. nom

15TH st, 330 E (3:921),; ext of mtg for $33,000 to Dec1'18, 5½%; June1; June19 '15; Saml Katz with Adolph Roth. nom

15TH st, 330 E; agmt as to ownership of bond & mtg for $33,000; June14; June 19'15; Cecelia Berlin, 522 W 157, & Dora Berman, 55 W 110, with Saml Katz, 162 E 36. nom

17TH st, 215 W, see Spring, 11.

17TH st, 362-6 W, see Spring, 11.

17TH st, 450 W (3:714); ext of mtg for $18,000 to May11'18, 5%; May26; June23 '15; Hy H Hughes, at Harrow Weald Park, Harrow Weald, Middlesex Co, Eng, with Edw Elcott, 904 Ogden av. nom

19TH st, 144-6 W (3:794), ss, 197 e 7 av, —x— certf as to four mtgs for $2,500 each & due on demand, 6%, dated Sept17 '14; May6; May14 & May15'15; May15; June 23'15; Chas I Weinstein Realty Co to Max Weinstein. ——

19TH st, 144-6 W (3:794); sobrn of mtg for $2,500 to asn of various mtgs aggregating at least $50,000; May14; June23'15; Chas I Weinstein Realty Co, owner, & St Luke's Realty Co, mtgee, with Jacob Kotfick, 17 W 19. nom

19TH st, 144-6 W (3:794), sws, 197 se 7 av, 44x93.3x46.3x93.6; pr mtg $37,500; June16; June19'15; demand, 6%; Chas I Weinstein Realty Co to Max Weinstein, 1884 7 av. 2,500

22D st, 233 E (3:903); certf as to payment of a subordinate share of $2,000 in mtg for $25,000 executed by Sigmund Muldberg, of 325 2 av; June17; June18'15; Abr Levine, 213 W 105, to whom it may concern. ——

22D st, 444 W (3:719); ext of mtg for $10,000 to June13'18, 5%; Apr22; June23'15; Ethel Rospigliosi, of Villa Rospigliosi, Nemi, Province de Roma, Italy, with Florence B Symonds, 444 W 22. nom

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25TH st, 363 W (3:719), ns, 65 e 9 av, 20x75, June14, June24'15, due June21'18, 5%; Julia E McMahon, widow, & Thos W, Jno A & Sarah E McMahon, heirs &c Hugh McMahon, to Mary Wank, at Larchmont Manor, NY. 4,000

26TH st, 336-8 W (3:749), ss, 350 e 9 av, 50x98.9, June22'15; 5½%; International Real Estate Co, to Thos G Field, at Cedarhurst, LI, rtste will Henry Weil. 52,000

26TH st, 336-8 W; consent & certf as to mtg for $52,000; June22'15; same to same. nom

29TH st E, nec 2 av, see 2 av, 522.

30TH st, 204 W (3:779), ss, 75 w 7 av, runs s98.9xw23xn54.7xw0.2xn44.2 to st xe 23.2 to beg; pr mtg $7,000; June21; June 22'15; 1y5%; Josephine, Adam, Jno & Louisa Moll, widow, to Chas G Koss, 628 West End av. 1,000

30TH st, 310 W (3:753); ext of mtg for $15,000 to July1'16, 5%, June14; June19 '15; Saml J & Edw E Ashley with Hotel Irvin for Women, Inc, 961 Park av. nom

32D st, 132 W (3:807), ss, 346 w 6 av, —x—, ext of mtg for $20,000 to June18'18, 5%; June18; June24'15; Theresa Cooper with Seamens Bank for Savgs, 76 Wall. nom

37TH st, 145 E (3:893), ns, 172 e Lex av, 14x98.9; pr mtg $16,000; June22'15; 1y 6%; Nancy A, wife of & Arnold S Furst, 19 E 48, to Dorothy S Rae, 606A 3d, Bklyn. 2,500

37TH st, 400 W, see Spring, 11.

39TH st, 214 W (3:788), ss, 146 w 7 av, 20.6x98.9; PM; June24'15; 5y or sooner, 5%; Jennie M Beattie to Josephine Lachat, 214 W 39. 14,000

41ST st E, nwc 3 av, see 3 av, 640.

46TH st, 73-5 W (5:1262), ns, 50.10 e 6 av, 39.8x50.8; pr mtg $42,000; June23 '15; 1y6%; Philip A Fitzpatrick, of Glen Cove, LI, to Thevalcour Realty Co, 20 Vesey. 5,000

47TH st, 133-5 E (5:1302), ns, 140 e Lex av, 35x100.5; pr mtg $——; June16; June 18'15; due Sept15'15, 6%; Terence J Lynch, 135 E 47, to Lorenzo Borriello, 211 E 40. 2,273.67

49TH st, 344 E (5:1341); ext of mtg for $5,000 to July20'16, 5%; June18; June21'15; Henry Elias Brewing Co, 403 E 54, with Emanuel M Maas, 344 E 49. nom

53D st, 45 W (5:1269), ns, 205 e 6 av, 20x100.5; ext of mtg for $25,000 to June 21'18, 4.798%; June8; June22'15; Andw Freedman, 524 5 av, committee of Ida A Flagler, with Pearce Bailey, 32 W 53; paid on a/c of mtg for $30,000. 5,000

53TH st, 25 W (5:1271), ns, 350 w 5 av, 17.6x100.5; June23; June24'15; 1y6%; Honore M Berger, 25 W 55, to Mary J Fordham, of Merrick, LI. 4,000

66TH st, 213 E (5:1421), ns, 190 e 3 av, 40x100.5; pr mtg $34,000 & two other mtgs for $——; June17, June24'15; due May1 '20, 6%; Fannie Frankel to Rachel Goldberg, 118 W 122, et al, TRSTES will Morris Goldberg. 3,000

66TH st, 321 E (5:1441); ext of mtg for $15,000 to July2'18, 5%; June14; June22 '15; Chas Braun with Florence Rauh, 54 E 73. nom

69TH st W, nec West End av, see West End av, 200.

71ST st, 101 E (5:1406), nec Park av (No 735), 20x102.2; PM; June16; June21 '15; due & int as per bond; 735 Park Av Corpn to Edw E Black, 48 Glover av, Yonkers, NY. 75,000

74TH st, 121 E (5:1409), ns, 187.6 w Lex av, 17.6x102.2; June18'15; 3y int as per bond; Fredk P Delafield to Farmers Loan & Trust Co, 22 William. 18,000

75TH st, 149 W (4:1147), ns, 220 e Ams av, 20x102.2; pr mtg $21,000; June18; June 19'15; 3y6%; Wm S Gould to Guaranty Trust Co of N Y, 140 Bway, as trste. notes 6,000

78TH st, 249-53 E (5:1433); ext of mtg for $45,000 to July23'18, 5½%; June12; June24'15; Hahnemann Hospital, 657 Park av, with Anna M Dwyer, 1225 Madison av. nom

80TH st, 135 W (4:1211), ns, 287 w Col av, 21x102.2; PM; June21; June22'15; due July1'18, 4½%; Jos Regneas, 133 W 80, to Fannie L Harrison, 37 Madison av. 15,825

81ST st, 60 (78) E (5:1492), ss, 340 e Madison av, 20x102.2; PM; pr mtg $20,000; June22; June23'15; due Dec23'15, 5%; Northcote Realty Co to Jno S Ward Jr, 60 E 81. 20,000

81ST st, 345 E (5:1544); acknowledgement of reduction of mtg from $6,000 to $4,500; June18; June23'15; Louise Acker (now Louise A Moody), 200 Bway, to Abr & Mortimer Mayer. 500

82D st, 10 E (5:1493), ss, 187.6 e 5 av, 19.6x102.2; PM; June24'15; 3y or sooner, 4½%; Jno S Ward to Sol Tim, 10 E 82. 30,000

83TH st, 75 E (5:1497); ext of mtg for $20,000 to June22'18, 5%; June22'15; Emigrant Indust Savgs Bank with Thos F & Ellen E McCoy, 73 E 85. nom

87TH st, 503 E (5:1584), ns, 100 e Av A, —x—; ext of mtg for $11,000 to June8'20, 5%; June8; June24'15; Fredk E Schmitt with Bowery Savgs Bank, 128 Bowery. nom

87TH st, 158 W (4:1217); ext of mtg for $18,250 to July1'17, 6%; June21'15; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with Princeton Constn Co, 30 E 42. nom

87TH st, 160 W (4:1217); ext of mtg for $18,250 to July1'17, 6%; June21; June22 '15; Abel King, 148 E 65 & Isaac Schorsch, 38 W 97, with Princeton Constn Co, 30 E 42. nom

97TH st, 70 W (7:1833), ss, 124.6 e Col av, runs s61.8xsw39.5xe22.10xn100.11 to st xw19.6 to beg; pr mtg $17,000; June22; June23'15; due July1'18, 6%; Geo E Hayunga, 502 Canal, to Keren A Hayunga, 504 Canal. 1,500

97TH st, 301 W, see West End av, 761-71.

98TH st, 57-9 E (6:1604), ns, 150 e Madison av, 50x100.11; pr mtg $47,100; June18 '15; installs, 6%; Morris Schindel, 350 W 48, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 4,000

98TH, 293 E, see 2 av, 1901.

100TH st, 229 E (6:1650); certf by mortgagees as to intent of asn of mtg for $4,500 &c dated Feb14'06; June14; June 23'15; Hy & Julia Cohen, mtgees, to Meyer & Louis Jarmulowsky. ——

101ST st, 52 E (6:1606), ext of mtg for $17,000 to June1'20, 5%; June1; June22'15; Isabel D Curtis, at Bantam, Conn, with David Paley, 494 E 157. nom

102D st, 64 E (6:1607), ss, 91 w Park av, 30x100.11; June22; June23'15; due & int as per bond; Rudolph Gross, 362 Riverside dr, to Saml A Sicher, at Scarsdale, NY. 18,500

103D st, 111 E (6:1631), ns, 80 e Park av, 15x100.11; PM; June16; June21'15; 5y5%; Bessie Gurewitch, 113 E 103, to Anna Goldman, 315 Central Park W. 4,900

103D st, 113 E (6:1631), ns, 95 e Park av, 15x100.11; PM; June23; June24'15; due & int as per bond; Mathilda Muller to Title Guar & Trust Co. 3,000

109TH st, 222 E (6:1658); ext of mtg for $12,500 to June18'18, 5½%; June18; June 21'15; Luella B Edwards, 601 W 164, with Geo F Sinram & ano, exrs &c Jno H Meyer. nom

113TH st, 132-4 E (6:1640), ss, 31.3 w Lex av, 35.1x100.11; June21'15; 5y5%; Louis C Reichard to German Savgs Bank, 157 4 av. 23,000

115TH st, 429 E (6:1709), ns, 284 w Pleasant av, runs n100.11xw85xs15.7xse 30.11 xe33.11 to beg; pr mtg $35,000; June 21; June24'15; due & int as per bond; Filomena Bello, & Pietro, B of &, to Isidore Epstein, 109 Bay 32, Bklyn. 4,000

126TH st, 162 W (7:1904); ext of mtg for $12,000 to Jan1'18, 5%; Feb27; June 19'15; Lewis C Smith at Darien, Conn, with Cornelia H G Blaine, 162 W 120. nom

122D st, 133 E (6:1771), ½ pt; sobrn of mtg for $1,500 to mtg $2,000; Mar27; June 19'15; Ben Bear at Decorah, Iowa, with Chas W Holtz, 317 W 99. nom

122D st, 133 E; sobrn of mtg for $785 to mtg $2,000; Mar27; June19'15; same with same. nom

122D st, 133 E; ½ pt; sobrn of mtg for $1,500 to mtg $2,000; Mar30; June19'15; Lina Muller, 19 E 95, with same. nom

122D st, 133 E; sobrn of mtg for $855 to mtg $2,000; Mar30; June19'15; same with same. nom

130TH st, 43 W (6:1728), ns, 375 e Lenox av, 20x99.11; ext of mtg for $10,000 to May6'18, 5%; June2; June22'15; Sidney C Borg, at Tarrytown, NY, & Myron I Borg, 334 W 77, EXRS &c Simon Borg, with Margreat Gallagher, 43 W 130. nom

132D st, 227 W (7:1938), ns, 245 w 7 av, 15x99.11; this mtg given as additional security to mtg recorded Mar10'15; pr mtg $5,000 to June23'15; due & int as per bond; Mary Woytisek, Louise & Heintz, 32 Mt Morris Park W. 5,000

138TH st, 603-5 W (7:2087), ns, 100 w Bway, 75x99.11; PM; June1; June23'15; due & int as per bond; Martin W Hill to Lerria T Scarritt, both at East Orange, NJ. 6,400

139TH st W, nec Edgecombe av, see Edgecombe av, 90-6.

146TH st W, nwc Bway, see Bway, 3565-9.

149TH st, 609 W (7:2096), ns, 160 w Bway, 173.1 to es Riverside dr (No 720), 102x193.8x99.11; June17; June18'15; 5y5%; Convent Court Corpn, 128 Bway, to Emigrant Indust Savgs Bank. 225,000

149TH st W, nec Riverside dr, see Riverside dr, nec 149.

150TH st, 536 W (7:2081), ss, 100 w Ams av, 100x99.11; sobrn of mtg for $18,500 to mtg for $56,500; June18'15; Maple Constn Co, 1 Wall, owner, & Peerless Holding Co, 46 Cedar, mortgagee, with Dorothy Gutman, 600 W 157. nom

152D st, 623 W (7:2099), ns, 300.10 w Bway, 74.2x199.10 to ss 153d; June16; June 18'15; 1y or sooner, 5½%; Hugo H Piesen to N Y Trust Co, 26 Broad. 27,000

153D st W, ss, 300.10 w Bway, see 152d, 623 W.

157TH st, 468 W (8:2107), ss, 100 e Ams av, 25x99.11; PM; June23'15; due & int as per bond; Agnes Farrell, 11 W 102, to Edw O A Glokner, 468 W 157. 8,000

157TH st, 540-2 W (8:2115), ss, 200 e Bway, 75x99.11; asn rents to secure loan of $4,000; June18'15; due & int as per notes; Jos Ananes, 2750 W 3, Bklyn, to Hovhannes Mousnekian, 444 W 164. 4,000

162D st, 556 W (8:2120), ss, 155 e Bway, 18x99.11; pr mtg $8,000; June18'15; due & int as per bond; Harriet C Bailey to Minnie J Cole, 18 Salem, Hackensack, NJ. 2,000

173D st, 526 W (8:2129); ext of mtg for $33,000 to May1'18, 5%; June21; June23'15; Hy F Schwarz, at Greenwich, Conn, TRSTE &c of Emily Schwarz, will Fredk A O Schwarz, with Ellen L Finlay, at Corcoran Manor, Mt Vernon, NY. nom

185TH st, 506 W (8:2156), ss, 100 w Ams av, 25x79.11; ext of mtg for $4,500 to June21'18, 5½%; June21; June23'15; Title Guar & Trust Co with Carrie B Colby, 3136 Bway. nom

188TH st W (8:2158), ss, 125 e St Nicholas av, 100x94.10; bldg loan; June15; June 18'15; due July15'16, 6%; Mose Goodman Corpn, 117 W 119, to Jacob Levy, 1197 Lex av. 50,000

188TH st W; same prop; certf as to mtg for $50,000; June15; June18'15; same to same. ——

188TH st W; same prop; PM; June15; June18'15; due July15'16, 6%; same to David Zipkin, 924 West End av, et al. 10,350

207TH st W, nwc Bway, see Bway, nwc 207.

207TH st W (8:2241), ws, 100 n Bway, 50x125; PM to ext of $18,000 & bldg loan; June23'15; demand, 6%; Seaman Constn Corpn to J Allen Townsend, at Irvington, NY. 48,000

AV A, 1018 (5:1371), es, 50.5 n 55th, 25x79.8; ext of mtg for $13,000 to May3 '20, 5%; May3; June22'15; Hugo Josephy, 411 West End av, with David Paley, 494 E 157. nom

Av C, 172 (2:380), es, 44.9 s 11th, 25x 83; June24'15; due & int as per bond; Mary Sheil to Dry Dock Savgs Instn, 341 Bowery. 1,000

Amsterdam av, 204 (4:1161), ws, 40.5 n 69th, 20x65; May25; June24'15; due & int as per bond; Mary W Carden to Title Guar & Trust Co. 10,000

Amsterdam av, 2266 (8:2129); ext of mtg for $4,500 to June20'18, 6%; June21; June22'15; Eliz C Scherer, 337 95th, Bklyn, with Cath Wahl, 463 W 140. nom

Bowery, 150 (2:478), nwc Broome; sal Ls; June17; June19'15; demand, 6%; Mayne-Aronowitz Co, 38 Park Row, to The F & M Schaefer Brewing Co, 114 E 51. ——

Bowery, 150; certf as to mtg $3,000; June17; June19'15; same to same. ——

Bowery, 290 (2:521), ws, 44 n Houston, 22x78.4x21.11x79.6; pr mtg $31,000; also BOWERY, 292 (2:521), ws, 65.11 n Houston, 22.6x78.1x15.1x78.11; pr mtg $22,500; June18; June19'15; due July1'18, 6%; Sanft Realty Co, 290 Bowery, to Wolf Sanft, 237 W 111. 4,300

Bowery, 292, see Bowery, 290.

Broadway, 699 (2:546); sal Ls; June21; June24'15; demand, 6%; Transit Cafe Co, 699 Bway, to Henry Elias Brewing Co. 1,250

Broadway, 3565-9 (7:2093), nwc 146th, 99.11x100; pr mtg $350,000; June10; June 18'15; due Jan15'19, 6%; Broadway & 146th St Corpn to Bennett Sanberg, 947 Sherman av, Bronx. 75,000

Broadway, 3565-9, nwc 146th; certf as to mtg for $75,000; June10; June18'15; same to same. ——

Broadway (8:2241), nwc 207th, 125x100; PM to ext of $60,000 & bldg loan; June23 '15; demand, 6%; Seaman Constn Corpn to J Allen Townsend, at Irvington, NY. 150,000

Edgecombe av, 78-86 (7:2041), es, 18.11 n 138th, 90x85; PM to ext of $47,500; June 19; June24'15; due & int as per bond; 114th St & 7th Av Constn Co to Germania Life Ins Co, 50 Union sq. 92,500

Edgecombe av, 78-86; certf as to mtg for $92,500; June23; June24'15; same to same. ——

Edgecombe av, 90-6 (7:2041), sec 139th, 72.11x85; PM to ext of $47,500; June19; June24'15; due & int as per bond; 114th St & 7th Av Constn Co to Germania Life Ins Co, 50 Union sq. 92,500

Edgecombe av, 90-6, sec 139th; certf as to mtg for $9,500; June23; June24'15; same to same. ——

Greenwich av (2:612), ws, 63 s Perry, runs w77.4xs19xe10.8 & 71.5 to av xn21 to beg; June17; June19'15; 3y5%; Nathan Glassheim, 465 Riverside dr, to Ella F Monteith, care Edwards & Bryan, 31 Nassau, NY, as trste for Jas W Montieth, will of Jas Monteith of London, Eng. 13,000

Lenox av, 95 (7:1824); ext of mtg for $36,000 to Feb15'18, 5%; June4; June23 '15; Jacob Gordon, 1845 7 av, with A Frances Marshall Clark, 8 Rockledge rd, Saranac Lake, NY. nom

Lexington av, 101 (3:883), ses, 24.8 ne 27th, 24.8x100; ext of mtg for $27,000 to May23'18, 4½%; May24; June24'15; Leah J Simpson, 400 West End av, & ano, exrs Angel J Simpson, with Julius B Fox, 520 Ocean av, Jersey City, NJ. nom

Lexington av, 2139 (6:1777), es, 39.11 s 129th, 20x60; ext of mtg for $5,000 to Apr 3'18, 5%; June14; June21'15; Saml Katz with B Walter Barnett. nom

Madison av, 414 (5:1284), ws, 27 n 48th, 24x95; PM; June21'15; 5y5%; David Dows, of Westbury, LI, to Jno R Suydam, at Bayport, LI. 100,000

Madison av, 1455 (6:1606), es, 51.11 n 100th, 25x80; ext of mtg for $16,000 to June16'20, 5%; June18; June19'15; Dudley D Sicher, 15 E 80, et al, exrs &c David E Sicher, with N & Z Realty Co, 73 E 116, et al. nom

Park av, 735, see 71st, 101 E.

Park av, 1642 (6:1622); ext of mtg for $14,000 to Mar23'18, 5%; Mar23; June23 '15; Isabella W Brinckerhoff, 222 Riverside dr, with Adolph Rudman, 1469 President, Bklyn. nom

Park Row, 168-70 (1:161), nec Baxter (No 1), 48.4x75.1x46.6x78.10; PM; June18; June19'15; 3y or sooner, 5%; Wm D Foulke of Richmond, Ind, to Estate of Eugene A Hoffman, Inc, 258 Bway. 40,000

Post av (8:2220), ns, 100 e Dyckman, 100x155; PM; pr mtg $10,687.10; May24; June18'15; due Dec15'15, 6%; Eva Levine, 961 Av St John, to Schnell Realty Co. 215 Montague, Bklyn. 2,783.38

Riverside dr, 720, see 149th, 609 W.

Riverside dr (7:2096), nec 149th, —x—; certf as to mtg for $225,000; June17; June 21'15; Convent Court Corpn to Emigrant Indust Savgs Bank. ——

Sherman av, see Dyckman, see Dyckman, see Sherman av.

West End av, 200 (4:1161), nec 69th; asn Ls by way of mtg as collateral for $7,500; June9; June23'15; due & int as per agmt; Jno Brede to Consumers Brewing Co of N Y, Ltd. nom

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West End av, 487 (4:1245), ws, 59 n 83d, —x—; ext of mtg for $14,000 to June 15'20, 5%; June15; June24'15; Eastern Holding Co with Bowery Savgs Bank, 128 Bowery. nom

West End av, 761-71 (7:1887), nwc 97th (No 301), 126.2x100; pr mtg $559,000; June 21'15; due July1'18, 6%; Princeton Constn Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 45,000

West End av, 761-71, nwc 97th (No 301); certf as to mtg for $45,000; June21'15; same to same. —

2D av, 522 (3:935), nec 29th; sal Ls; June17; June23'15; demand, 6%; Denis Scully to Lion Brewery, 164 W 108. 5,694.37

2D av, 926 (5:1342), es, 25 n 49th, 25.5x100; order of court adjudging that plff is owner & holder of mtg for $5,000 recorded May16'10; June22; June24'15; Rachel Gross, plff, agt Katharina Feser & Hugo Cohn, individ & EXR Simon Cohn et al, defts. court order

2D av, 1468 (5:1451), es, 27.2 s 77th, 25x88.8x25x88.7; ext of mtg for $14,000 to June 21'18, 5%; June15; June18'15; Frank Wallach, 266 W 23, with Bertha Kaufmann, 1496 Lex av. nom

2D av, 1901, see Spring, 11.

3D av, 640 (5:1296), nwc 41st; leasehold; pr mtg $12,000; June14; June18'15; 47 monthly installs, int as per notes; Edmond Butler to Danl Foley, 909 Albermarle rd, Bklyn. 3,500

3D av, 1317 (5:1430), es, 83.5 n 75th, 18.9 x105; June5; June24'15; due & int as per bond; Susan (Zsussana) Almoslino, 7 Summerfield av, Arverne, LI, to Pauline Polalak, at Palermo av, Holliswood, LI. 10,000

3D av, 2138 (6:1644), ws, 126.10 n 116th, 25x100; ext of mtg for $26,000 to June18 '18, 5%; June18; June19'15; Saml A Sherman, 215 E 117, with Dry Dock Savgs Instn, 341 Bowery. nom

5TH av, 1455 (6:1623); ext of mtg for $33,000 to July22'17, 5% on express condition that $1,000, the balance due on other mtg for $2,000 made to Chas F Ballard, is paid off Mar22'16 at 5%; May3; June23'15; Jacob L Lissner, 15 Livingston pl, with Archibald H M Sinclair, at Thurso Castle, Caithness, Scotland. nom

8TH av, 336 (3:776), es, 16.1 s 27th, 22x 100x24.11x100; June22'15; 3y5%; Benj F Bloomfield, individ, extr &c of Adaline M Bloomfield, at Saratoga Springs, N Y, to Emigrant Indust Savgs Bank. 10,000

9TH av, 102, see Spring, 11.

9TH av, 483, see Spring, 11.

11TH av, 562 (4:1071), es, 83.9 n 42d, 16.8x82 to cl of former old Creek x16.8x 81.4; pr mtg $4,000; June21'15; due & int as per bond; Margt Knight to Emma Van Horn, 235 W 13. 3,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

All its property (misel): certf as to mtg for $—. June21'15; Seaboard Fisheries Co, Inc, to whom it may concern.

College Point, B of Q (misel); certf as to mtg for $20,000; June14; June21'15; Water View Realty Co, Inc, to Title Guar & Trust Co. —

Floral Park, LI (misel); certf as to mtg for $3,000; June22; June23'15; The House & Home Co with Curtis B Hatheway, TRSTE for Esther E Outerbridge (Spark) et al.

Long Beach, L I (misel); certf as to mtg for $5,000; June21; June24'15; Lockwood Constn Co to Riverhead Savgs Bank. —

Mineola, L I (misel); certf as to mtg for $1,500; June4; June24'15; The Wm B McLain Realty Co to Title Guar & Trust Co.

Release (misel) of railroad equipment agmt, car Ls, &c, asn of all RT&I under agmt dated Mar1'05 as same as been fully paid, &c; Mar1; June22'15; Blair & Co, of N Y, vendors, & Bankers Trust Co, as trste, to Central Vermont Railway Co. nom

MORTGAGES.

Borough of the Bronx.

Beach st, 197 (*), —x—, City Island; PM; June24'15; due, &c as per bond; Leonard Dunkly to City Island Homes, Inc, 49 Wall. 3,500

Carroll st (*), ns, adj land Julia Baxter, runs n110xw40xs110 to st xe40 to beg, City Island; June16; June18'15; 3y6%; Henry J Weaver to Annie A Horton, 60 Centre, City Island. 2,500

Elm pl, see Kingsbridge rd, see Kingsbridge rd, see Elm pl.

Fairmount pl, 850 (11:2950); ext of $15,000 mtg to May10'17 at 5%; May29; June22'15; Chas C Bull, trste Wm V Brady, with Fredk Muller, 850 Fairmount pl. nom

Freeman st, see Stebbins av, see Stebbins av, see Freeman.

Julianna st (*), 100 w Olinville av, 25x100; pr mtg $2,500; June18; June19'15; due, &c, as per bond; Bella Abraham to Julius David, 214 W 112. 500

Lafayette st, ss, 110 w Prospect av, see 170th, nes, 80.2 nw Boston rd.

Minford pl, 1545 (11:2977), ws, 241.9 n 172d, 33.3x100; pr mtg $15,500; June22; June23'15; 1y6%; Chas Weinstein, 2123 Dean, Bklyn, to Milton J Bach, 74 E 79. 2,000

Minford pl, 1545; pr mtg $17,500; June 22; June23 '15;1y6%; same to Alfred J Sporborg, 725 Madison st, Albany, NY. 650

Randall st, nec Maple av, see Maple av, nec Randall.

Seabury pl, ws, abt 128.5 s Boston rd, see 172d st E, es, 128.5 s Boston rd.

Simpson st, 1149 (10:2719); ext of $5,000 mtg to Apr15'20 at 5%; May24; June23'15; Lawyers Mtg Co with Ida Brantman.

Tier st (*), swc King av, 120.5x57.4; ext of $2,500 mtg to June1'20, at 6%; May25; June24'15; Jno M Woolsey with Harry G Horn, 345 King av, City Island. nom

132D st E, nwc Cypress av, see Cypress av, nwc 133.

133D st E, nwc Cypress av, see Cypress av, nwc 133.

133D st E, swc Cypress av, see Cypress av, nwc 133.

133D st, 747 E (10:2562); ext of $2,500 mtg to June17'18 at 5½%; June17; June 21'15; Bond & Mtg Guar Co with Philip M Grazier, 747 E 133. nom

134TH st E, swc Cypress av, see Cypress av, nwc 133.

147TH st, 464 E (9:2291); ext of $13,800 mtg to June1'19 at 5%; June1; June23'15; Meta Hess, 1456 Dean, Bklyn, with Mary Eckert, 1342 Clinton av. nom

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100; ext of $2,575 mtg to Nov7'17 at 6%; June18; June23'15; Fredk Muller with Mary A Thornton, 500 W 153 (R S 50 cts). nom

152D st, 416 E (9:2374); ext of $5,000 mtg to July1'18 at 5½%; June14; June24 '15; Mary Brenneman with Wm T Junge, 385 E 155. nom

152D st, 418 E (9:2374); ext of $5,000 mtg to July1'18 at 5½%; June14; June24 '15; Lillie Neuhaus with Wm T Junge, 385 E 155. nom

152D st, 420 E (9:2374); ext of $5,000 mtg to July1'18 at 5½%; June14; June24 '15; Marie C Neuhaus with Wm T Junge, 385 E 155. nom

164TH st W, nwc Ogden av, see Ogden av, nwc 164.

165TH st E (10:2639), ss, 134.4 e Trinity av, 40.8x94.2; agmt as to share ownership in mtg; June19; June22'15; David Mayer Brewing Co with Ernest H Martens, 901 Sheridan av. nom

169TH st E (9:2436-2439), ss, 25 e College av, 16.8x100; PM; June23; June24'15; 3y5%; Patk Kennedy, 443 E 136, to Thornton Bros Co, 1320 Clay av. 3,000

170TH st E (11:2937), nes, 80.2 nw Boston rd, runs ne84xw25.9xsw70.10 to st xse 22 to beg; also LAFAYETTE ST, ss, 110 w Prospect av, 20x54.3x21.1x61.1; June22; June23'15; 5y5½%; Louisa Golden, 689 E 170, to A Starr Best, 1936 Orrington av, Evanston, Chicago, Ill, & ano, trstes Ralph W Best. 6,500

171ST st E, nec Park av, see Park av, nec 171.

172D st E (11:2967), es, 128.5 s Boston rd, runs e133 to ws Seabury pl xs57.1xw 93.8 to st xn51.4 to beg; pr mtg $——; June17; June18'15; 3y6%; Terrace Constn Co to Arnsue Corpn, 135 Bway. 6,000

172D st E; same prop; certf as to above mtg; June17; June24'15; same to same.

172D st E (11:2837), ns, 26 e Townsend av, runs e50xe58xn50xw99xs20.5 to beg; June18; June23'15; due &c as per bond; Harold Swain to Jno F Higgins, 400 Sackett, Bklyn. 1,300

174TH st E, nec 3 av, see 3 av, nec 174.

180TH st E (11:3128), ns, 108.7 e Daly av, 100x154.2x99.11x152.2; certf as to mtg for $6,000; May12; June21'15; Arc Realty Co to Nathan M Eisenberg.

180TH st E (11:3128), ns, 108.7 e Daly av, 100x154.2x99.11x152.2; pr mtg $——; May12; June21'15; 2y6%; Arc Realty Co to Nathan M Eisenberg, on 3d st, Bayside, LI. 6,000

183D st E, nwc Tiebout av, see Tiebout av, nwc 183.

183D st E (11:3030), ss, 84 e Webster av, 42x93.8x41.11x95.10; also WALTON AV (11:3186), ws, 43 s 183d, 25x95; also DAVIDSON AV (11:3199), es, 150 n 184th, 75x115; June21; June22'15; 3y6%; Henry U Singhi, 121 Kingsbridge rd W, to Albin Wiegner, 545 W 149. 11,000

184TH st E, nec Creston av, see Creston av, nec 184.

184TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 184.

184TH st E (11:3165), ns, extends from Creston av to Grand blvd & concourse 177.1x130.5x172.10x124; agmt that 4 mtgs aggregating $175,000 shall act the same as a blanket mtg for $140,000; June21; June23'15; Wicklow Bldg Co, Inc, with City Mtg Co, 15 Wall. nom

185TH st, 775 E (11:3114); certf as to mtg for $5,000; Dec15'14; June23'15; Nicol Bldg Corpn to Clara Karp. —

187TH st E (11:3115), ns, 100 w So blvd, runs w32.9xn98.10xe25xs49.5xs50 to beg; pr mtg $19,000; May12; June18'15; due &c as per bond; 187th St Constn Co, 1910 Webster av, to Ida Wallin, 2099 Webster av, et al. 3,000

205TH st E (12:3311), ss, 292.2 w Lisbon pl, 25x136x25x135.5; Dec4'14; June24 '15; 3y6%; Katharina Gass to Franz J Lang, 210 W 146. 3,000

225TH st E, swc Bronxwood av, see Bronxwood av, swc 225.

245TH st W (13:3415), ns, 69.1 w Waldo av, 70.6x117.11x70x109.10; June17; June24 '15; due &c as per bond; Delafield Est, a corpn, to Violetta W Delafield, near 246th & Half Moon pl. 5,000

245TH st W (13:3415), ns, 69.1 w Waldo av, 70.6x117.11x70x109.10; June17; June19 '15; due, &c, as per bond; Delafield Estate, a corpn, to Cedar, 41 Jas Douglas, on Palisade av, near 238th. 10,000

245TH st W (13:3415), same prop; certf as to above mtg; June10; June19'15; same to same.

Bailey av, 2878 (12:3260), es, 200 s 230th, 25x100.7; June22'15; 3y5½%; Jas McCue, 2410 Creston av, to Guaranty Trust Co, 140 Bway. 6,000

Bailey av, 2886 (12:3260), es, 125 s 230th, 25x100.7; June22'15; due &c as per bond; Jas McCue, 2410 Creston av, to Frank W Hubby, Jr, trste Jos B Miller, 27 W 68. 6,000

Barker av (*), ws, 25 n Adee av, 25x 95; June19; June21'15; 4y6%; Edw B McGarry, 660 Burke av, to Mary A Brush, 366 Herkimer. 2,500

Bathgate av, 2077 (11:3046), ws, old line, 111.11 s 180th, 25.2x89.9x24.11x86.6; also all title to strip, begins Bathgate av, ws, old line, 111.11 s 180th, runs s25.2xe3.6 to new line Bathgate av xn24.11xw6.8 to beg; PM; June16; June19'15; installs, 6%; Chas J Pfreimer, 2077 Bathgate av, to Emeline Evans, 2085 Bathgate av. 6,000

Bergen av (9:2363), nws, 32.2 sw Brook av, runs w59.7 to cl Old Mill Brook xs25.5 xe89.4 to Bergen av xne25.4 to beg; PM; June21; June24'15; 3y5½%; Walter W Tinsley to Jno D Crimmins, 40 E 68. 3,500

Birchall av (*), es, 75 n Sagamore, 25x 100, except part for Birchall av; June16; June18'15, 1y6%; Marie Yates to Phineas V Stephens, 796 E 175. 600

Boston rd, nws, at ses So blvd, see So blvd, ses, at nws Boston rd.

Bronxwood av (*), swc 225th, 62.3x105x 103.9x105, Wakefield; June1; June19'15; 2y 6%; Ignazio Galluccio to Nathaniel Le Savoy, Centerville, Md. 3,200

Brook av, 375 (9:2287); sal Ls; June23; June24'15; demand, 6%; Geo Perleitner to Geo Ehret, 1197 Park av. 1,000

Cambreleng av (12:3273), nwc Fordham rd, runs n148.7xw100xs50xe60xs106.4 to rd xe40.9 to beg; pr mtg $8,500; June17; June18'15; 1y6%; Terrace Constn Co, 116 W 190, to Theo Gutman, 1075 Eastern Pkway, Bklyn. 2,000

Cambreleng av (12:3273); same prop; certf as to above mtg; June17; June18'15; same to same. —

Clay av, 1058 (9:2425), es, 276 n 165th, 27x80; June18; June19'15; 3y5½%; H M Constn Co, 927 E 163, to Fannie B Nattress at Devereux, Marblehead, Mass. 7,000

Clay av, 1058; certf as to above mtg; June18; June19'15; same to same. —

Clay av, 1058 (9:2425), es, 276 n 165th, 27x80; PM; pr mtg $7,000; June22'15; 3y 6%; Mollie Dicker, 312 E 122, to H M Constn Co, 927 E 163. 750

Courtlandt av (9:2406), es, 75 n 159th, 25x100; also COURTLANDT AV (9:2406), es, 98.5 n 160th, runs e66.4xn0.4xw66.3 to av x0.3 to beg; ext of $9,500 mtg to May 21'18 at 5%; June8; June22'15; Maud S Cooke, New Orleans, La, with Frances Meiner, 587 Prospect av. nom

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115x25x127.6; PM; June15; June21'15; 3y5%; Union St Realty Co, 261 Bway, to Metropolitan Savgs Bank, 59-61 Cooper sq E. 5,000

Courtlandt av, 910; certf as to above mtg; June15; June21'15; same to same. —

Creston av (11:3165), nec 184th, 60x84; bldg loan; June21; June23'15; demand, 6%; Wicklow Bldg Co, Inc, to City Mtg Co, 15 Wall. 47,000

Creston av (11:3165); same prop; certf as to above mtg; June21; June23'15; same to same. —

Creston av (11:3165), es, 60 n 184th, runs n56.11xn7.2xe87.4xs65.3xsw3.7xw84 to beg; bldg loan; June21; June23'15; demand, 6%; Wicklow Bldg Co to City Mtg Co, 15 Wall. 38,000

Creston av (11:3165); same prop; certf as to above mtg; June21; June23'15; same to same. —

Cypress av (10:2546), nwc 133d, runs n 207.9 to 134th xw35.1 to ses So blvd xsw 222.9xs91.11 to st xe225 to beg; also CYPRESS AV (10:2546), nwc 132d, 210 to 133d x425; June21; June22'15; due &c as per bond; Estate of Jacob Doll, Inc, to August Ruff, 52 W 120, & ano. 100,000

Cypress av, nwc 132d, see Cypress av, nwc 132.

Davidson av, es, 150 n 184th, see 183d E, ss, 84 e Webster av.

Duncomb av (*), es, 300 s Elizabeth, 50x125, except pt for Bronx blvd; Dec22 '14; June24'15; demand, —%; Cath Kelly, 127 E 120, to Elbing Brewing Co, 760 St Anns av. 2,000

Elliott av (*), es, 100 n Bridge, 50x130x 50x135.5; June17; June18'15; 3y5½%; Domenico Gargiulo to Eliz K Dooling, 179 E 80. 3,500

Elliott av (*), es, 225 n Juliana, 37.6x 125; June19; June22'15; due &c as per bond; Orville Realty Co to Marie Hughes, 3367 White Plains av. 5,000

Elliott av (*); same prop; certf as to above mtg; June19; June22'15; same to same. —

Elton av, 673 (9:2375), ws, 22 n 153d, 25x100; June23'15; 5y5%; Frank J Kensler to German Savgs Bank, 157 4 av. 6,000

Fordham rd, nwc Cambreleng av, see Cambreleng av, nwc Fordham rd.

Grand blvd & concourse (11:3165), nwc 184th, runs n62xw87.10xsw3.7xs60 to st xe 93.1 to beg; bldg loan; June21; June23'15; demand, 6%; Wicklow Bldg Co, Inc, to City Mtg Co, 15 Wall. 50,000

Grand blvd & concourse (11:3165); same prop; certf as to above mtg; June21; June 23'15; same to same. —

Grand blvd & concourse (11:3165), ws, 62 n 184th, 68.4x85.5x65.2x87.10; bldg loan; June21; June23'15; demand, 6%; Wicklow Bldg Co, Inc, to City Mtg Co, 15 Wall. 40,000

Grand blvd & concourse (11:3165); same prop; certf as to above mtg; June21; June 23'15; same to same. —

Heath av, 2699 (11:3239); ext of $4,500 mtg to June1'20 at 5%; June11; June24 '15; Bowery Savgs Bank with Geo C Ponter. nom

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Hunts Point rd (10:2761), sec Seneca av, 35.11x115.3x35x123.6; ext of $42,000 mtg to June15'18 at 5½%; Apr30; June18'15; Title Guar & Trust Co with Geo G Graham Constn Co, 6 Church. nom

Intervale av, 981 (10:2699), ws, 143.10 n Westchester av, 50x100; pr mtg $8,000; June15; June18'15; 1y6%; Bertha Ornstein to Herman S Lewy, 103 Lincoln st, Corona, LI. 1,000

Jerome av (12:3321), es, 325 n Bedford Park blvd, runs e100xn100xw69.3xsw41 to av xs72.10 to beg; June22'15; due Nov1 '16, 6%; Alphonzo E Pelham to Bway Savgs Instn, 5-7 Park pl. 4,000

King av, swc Tier, see Tier, swc King av.

Kingsbridge rd (11:3023-3026), sec Elm pl, 152.11x115.5x144.11x89.9, except pt for Fordham rd; PM; June8; June19'15; 3y 5%; Elm Holding Co, Inc, 35 Nassau, to Anne Carroll, 330 W 102, et al. 42,500

McGraw av (*), ns, 75 e Leggett pl, 56.9 x100x86.11x104.5; June18; June19'15; 3y 5½%; Patk Lenihan to Eliz K Dooling, 170 E 80. 3,500

Maple av (*), nec Randall, 50x100; June 22'15; due, &c, as per bond; Raffaela Zimbardi, 2 Guion pl, to Francesco Smarrelli, 648 Morris av. 2,000

Marion av, 2779 (12:3289); ext of $5,000 mtg to Feb18'19 at 5%; Apr21; June18'15; Jacob Hysler with Mons Johnsen, 204 E 158. nom

Morris av (9:2447), ws, 169 n 164th, 21.6 x105; June22; June24'15; due &c as per bond; Margt Fromm, 55 Lincoln av, Rutherford, NJ, & Anna Belth, 8801 Bay 15, Bklyn, to Louis Craco, 1003 Morris av, & ano. 750

Nelson av, 1402 (11:2873); ext of $2,000 mtg to June19'18 at 5½%; June19; June 21'15; Title Guar & Trust Co with Anton Singer, on Ferry Point rd, Bronx. nom

North Chestnut dr (*), ns, part lot 91 amended map Bronxwood Park, 28x96.9; ext of $4,000 mtg to May1'18 at 6%; Apr 28; June18'15; Columbau J Kelly with Eliz A Burke, 805 North Chestnut dr. nom

Ogden av (9:2525), nwc 164th, 75x100, except pt for Ogden av; also SUMMIT AV (9:2525), es, 25 n 164th, 25x100; June18'15; due Dec1'18, 6%; Margt, wife Wm McCormick, to Dollar Savgs Bank, 2808 3 av. 15,000

Olmstead av (*), ws, 78 n Chatterton av, 25x100, except pt for Olmstead av; June18; June22'15; installs, 6%; Mary, wife Wm H McCandless, to Railroad Cooperative B & L Assn, 103 Park av. 2,400

Park av (11:2903), nec 171st, 50x50; bldg loan; June21; June24'15; 1y6%; Kiesler Realty Co, Inc, to Freehold Constn Co, 200 Bway. 15,000

Park av (11:2903); same prop; certf as to above mtg; June24'15; same to same. ——

Park av (11:2907), es, 100 n 174th, 50x 150; June22; June23'15; due &c as per bond; Henry Lang to Wm R Cantrell, 14 Loring pl. 15,000

River dr (13:3411), ws, 159.3 s from n boundary line of land now or formerly of Along-the-Hudson Co, runs s118.7xsw91.8x nw 25 xsw 27.10 xn 17.11 x— 40.6 xne127.5 to beg; Jan12; June18'15; 3y4½%; J Wm Hibbard to Along-the-Hudson Co, 84 William. 6,750

Ryer av (11:3151), es, 110.3 s 184th, 100 x100; PM; June17; June18'15; 3y5½%; Terrace Constn Co to Arnsue Corpn, 135 Bway. 9,000

St Anns av, 535 (9:2275); ext of mtg $38,000 to Apr15'18 at 5½%; June14; June 22'15; Astor Trust Co with Constantin Wagner (R S 50 cts). nom

Seneca av, sec Hunts Point rd, see Hunts Point rd, sec Seneca av.

Southern blvd (11:2984), ses, at nws Boston rd, runs n170xe81.3 to Boston rd xs170.7 to beg, gore; certf as to mtg for $9,000; June22; June24'15; Corlears Realty Co to Jno S Appleby, at Glen Cove, LI. ——

Southern blvd (11:2975), ws, 150 n Home, 25x100; PM; June23; June24'15; due &c as per bond; Juliana Hampp to Morris E Webber, 542 W 112, trste for Abbottina Clapp, will Abbott Hodgman. 6,250

Southern blvd (11:2984), ses, at nws Boston rd, runs n170xe81.3 to Boston rd xs 170.7 to beg; June23; June24'15; 3y6%; Corlears Realty Co, 111 Bway, to Jno S Appleby, Glen Cove, LI. 9,000

Spofford av (10:2764), ns, 25 w Faile, 75 x100; certf as to mtg for $5,000; June15 '15; Valhalla Corpn to Henry Kast, 277 Greenwich. ——

Stebbins av (11:2973); same prop; pr mtg $22,000; June23; June24'15; due Sept 23'15, 6%; same to Indelli & Conforti, 847 Bryant av. 3,500

Stebbins av (11:2973), sec Freeman, 35.7 x110x51.3x111.1; bldg loan; June23; June 24'15; 5y5½% until Sept1'15, & thereafter at 5%; Juliana Hampp to Morris E Webber, 542 W 112, trste. 22,000

Summit av, es, 25 n 164th, see Ogden av, nwc 164.

Tiebout av (11:3146), nwc 183d, 94x—x —x75; June22'15; 3y5%; County Estates, Inc, 2045 Ryer av, to Bronx Savgs Bank, 429 Tremont av. 10,000

Tiebout av (11:3146); same prop; certf as to above mtg; June19; June22'15; same to same. ——

Tremont av, 259 E (11:2809); sobrn agmt; June18; June24'15; Estates Settlement Co with Lawyers Mtg Co, 59 Liberty. nom

Tremont av, 259 E (11:2809), ns, 100 nw Prospect av, 25x100, except pt for Tremont av; June18; June24'15; due &c as per bond; Guilia Vitelli to Lawyers Mtg Co, 59 Liberty. 16,500

Undercliff, 1746 (11:2877); ext of $3,000 mtg to June22'18 at 5½%; June22; June 24'15; Title Guar & Trust Co with Geo F Fay, 1746 Undercliff av. nom

Vyse av, 1467 (11:2988); sobrn agmt; June15; June18'15; Andw C Jung, 620 Courtlandt av, with David A Clarkson, trste, Merrick, LI. nom

Vyse av, 1467 (11:2988), ws, 100 n Jennings, 25x100; June17; June18'15; due &c as per bond; Jas La Porta to David A Clarkson, Merrick, LI. 6,000

Walton av, ws, 43 s 183d, see 183d E, ss, 84 e Webster av.

Washington av, 1774 (11:2916), es, 296.3 s 175th, 26.3x120, except pt for av; June 17; June18'15; installs, 6%; Elisabetha Meixel to Bronx Security & Brokerage Co, 258 E 138. 500

Webster av (11:2890), ws, 25 s 175th, runs s45.3xw18xw24.8 to es Worth av xn 45.4xe65.11 to beg; Oct3'13; June22'15; 2y 6%; Mary A Cleary to Kath Edwards, 2080 Lexington av. 500

Webster av (11:2900), es, 186.10 s 176th, 54.4x157.8x58.6x157.2; supplemental mtg; June21; June23'15; due &c as per mtg dated Nov13'14; Peter J Devine to Lawyers Title & Trust Co, 160 Bway. 4,000

Webster av (12:3330), ss, 50 e 202d, 50x 110; ext of $4,000 mtg to June1'18 at 6%; June3; June18'15; Eugene Hartwig, 104 W 81, with Martin N O'Donnell, 301 E 204. nom

Webster av (12:2330), ss, 50 e 202d, 50x 110; estoppel certf; June4; June18'15; Rosa Kappenberg to whom it may concern. ——

Webster av (12:3330); same prop; estoppel certf; June3; June18'15; Martin N O'Donnell to whom it may concern. ——

Westchester av, late rd (*) leading from Westchester Village to Pelham Bridge, —s, adj land now or formerly Simon Paul, runs — along rd 551.10 xse 206.9xsw483.3 to beg, except pt for Westchester av; pr mtg $——; June—; June22 '15; due July1'16, 6%; Chas C Jacobs, Bklyn, & Jerome Reilly, NY, to Saml Less, 530 Pacific, Bklyn. 1,400

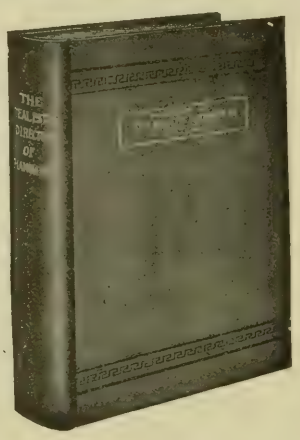
Worth av, es, abt 25 s 175th, see Webster av, ws, 25 s 175.

3D av (11:3061), nec 174th; ext of $9,000 mtg to June22'18 at 5%; June22; June23 '15; Wm R Rose, 309 W 81, with Mary A Langbein, 505 E 175. nom

Lots 161 & 162 (*) map W F Duncan; pr mtg $2,000; June23; June24'15; due &c as per bond; Raffaele Zimbardi to Francesco Tacinelli, 339 E 149. 900

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 2, 1915

REAL ESTATE REVIEW AND PROSPECT

The Extreme Depression of Last Year Will Not Continue—The New Year Will Be One of Preparation For the Return of Good Times

IN our review of the real estate market of last year we stated that 1913 had been a year of almost uninterrupted and unprecedented stagnation in the buying, trading, loaning and building departments of the real estate business. The same statement holds true for the past year. The unprecedented stagnation of 1913 has been repeated in every branch of the real estate business, and the depression has been more acute than it was during the previous year.

It is unnecessary to go into the figures which prove these statements. The truth is notorious to everyone who is acquainted with the conditions under which the real estate business has recently been carried on. Neither is it necessary to enter into a very close analysis of the reasons for this continued depression. Such an analysis has frequently been made in these columns and at the present time practically no new conditions have come into existence to alter the force of what had already been said. Real estate had been passing through a state of acute depression, partly because of general conditions which prevail throughout the world, partly because of business conditions covering the whole of the United States and partly because of the local conditions peculiar to New York and its immediate vicinity.

The depression is more acute in Manhattan and the Bronx than in Brooklyn and Queens. In fact, Brooklyn and Queens have had, in some respects, a fair year. In the real estate department the number of transactions were not indeed any larger than the year before, but building has been somewhat more active in Brooklyn and indeed in Long Island generally.

So far as Manhattan is concerned, however, there are no mitigating circumstances. The number of transactions, both so far as transfers and mortgages were concerned, were smaller than they have been for sixteen years, and the amount of money invested in new buildings is also smaller than any period since the five boroughs were consolidated. Those parts of Manhattan which were particularly depressed during 1912-13 have continued in the same condition throughout 1914. There has been no sign of a revival of activity in the wholesale district or in the financial district, or on the West Side or on Washington Heights.

Most of the new building which has taken place has been concentrated along the line of Fifth avenue and along the line of Park avenue. Some little activity has also been shown in the immediate vicinity of the Grand Central Station, but beyond these few neighborhoods there has been almost no building and since the war broke out real estate of all kinds has been extremely difficult of sale except at prices far below its real value.

The More Important Aspect.

The aspect of the matter in which real estate men are most interested at the present time is not a record of the past but the prospects of the future. Are there any reasons to believe that the depression which has prevailed throughout the last three years will continue during 1915? Are any of the conditions which have caused this depression hitherto becoming of less importance and can any new conditions be expected to come into existence which will help to stimulate real estate activity?

It is even more difficult than usual to answer questions of this kind. The war has made economic predictions of, in every branch of trade, peculiarly hazardous. No one knows as yet how long it will last or what its economic effects will be.

Many economists anticipate that as the consequence of the fearful destruction of property which is now taking place money will be extremely dear for at least ten years and that this scarcity of loanable capital will constitute a grave hindrance to business activity and development of all kinds.

On the other hand, many other reputable economists also believe that all over the world the war has brought with it an amount of rigid economy and an indisposition to spend money on luxuries which is already repairing some of the losses which have been taking place in the actual field of battle.

Effects of the War.

In all probability these economists are right in claiming that the effect of the destruction of property is exaggerated and that if peace is restored some time during the coming year the economical effects of the war will not be as serious as has been anticipated.

Nevertheless, the real estate operators and owners in New York City have no reason to feel complacent over the general outlook. Conditions will remain abnormal throughout the whole of the coming year. Loanable capital for anything but necessary purposes will be very difficult to get. Business will be extremely active in some few branches and extremely stagnant in others. The industries of New York City will neither be unduly stimulated nor unduly depressed, but in neither event will business have a favorable effect upon real estate.

It would be a grave mistake on the part of real estate brokers and operators to anticipate a good year. They have simply got to make the best of the bad condition and keep up the process which they have already begun of preparing for a return of more favorable times.

A New Civic Spirit.

One of the most remarkably hopeful aspects of the past year has been the increasing interest which real estate brokers and owners have been showing in the public aspects of their business. For the first time in the history of New York City they have become an effective influence upon the policy of municipal departments and it is anticipated that during the winter and coming spring they will constitute an equally effective force on behalf of sound business methods in Albany.

During this period of business inactivity and depression they cannot do better than devote their spare time to these public phases of their work. They all know that the existing depression in real estate is probably due more than to any other single cause to the constantly increasing burdens of taxation which have been imposed upon real property. They know also that in spite of this increased burden of taxation the necessary liabilities of the city have not been met and that during the next two years the burden of taxation will be heavier rather than lighter. They must realize also that they themselves are in some measure responsible for their own financial misgovernment. What influence they have had in the past they have used rather to the purpose of securing local improvements than for the purpose of promoting good and economical government.

But at the present time there has been a decided revival of public spirit on the part of real estate owners, brokers and operators and during the coming year the leaders of this revival will be presented with a great opportunity and a grave responsibility. They will have to devise some means of raising increased taxes from sources other than real estate. That is really the most serious problem which now confronts taxpayers of New York City and their agents.

A Year of Preparation.

We hope that our readers will not infer from the foregoing somewhat depressing account of the real estate market and its prospects that we do not believe there will be no increase of activity during the coming year. Of course, it stands to reason that the extreme depression of the last few months will not continue. There will be more real estate bought and sold than in 1914. There will be more money loaned on real estate and there will be more money invested in new buildings, but they must not expect that this increase in activity will get very far or will make any profound change in the worse aspects of the existing situation. The year 1915 will have to be a year of preparing, not a year of gathering fruit. But that the fruit which will eventually be gathered has already begun to be formed is, we believe, undoubtedly the case.

In spite of all that can be said against the conditions that prevail in New York real estate business and building market the fact remains that the city is increasing in population at the rate of 150,000 each year, that 500,000 people have been added to its inhabitants without up to date increasing real estate values at all, except in a few outlying districts, that consequently, a city the size of Buffalo or almost of Cleveland has been created within the area of New York without having any apparent effect on its prosperity and that this process of disappearing growth cannot continue. Some time, within the next two years, its effects must accumulate and when they do accumulate and become effective because of their accumulation New York is likely to have a return of the real estate conditions which prevailed ten years ago.

FINANCE, CREDIT AND BUILDING

How the Three Basic Economic Factors in Construction Have Combined to Hold Back 8.8 Per Cent. of Nation's Plans

THE estimated value of projected building operations throughout the country in 1914 totaled $763,179,925. This was 8.8 per cent. below the total of $839,000,000 for 150 cities in 1913. Fifty per cent. failed to go ahead. The classification of construction by quarters follows:

	1914.	1913.	Change Per. Cent.
January—146 cities	$ 45,999,862	$ 55,514,496	D. 17.1
February—148 cities	51,376,112	62,784,999	D. 18.1
March—150 cities	85,610,997	83,388,638	I. 2.6
Total 1st quarter	$181,986,971	$201,688,616	D. 9.7
April—150 cities	$ 83,364,426	$ 97,405,899	D. 14.4
May—146 cities	82,761,751	86,809,693	D. 4.6
June—150 cities	85,532,913	82,999,953	I. 3.0
Total 2d quarter	$251,659,090	$267,215,847	D. 5.8
Total 6 months	433,646,061	468,804,463	D. 7.5
July—152 cities	$ 82,857,507	$ 78,786,703	I. 5.1
August—152 cities	62,976,175	65,703,443	D. 4.0
September—153 cities	53,356,994	79,730,232	D. 33.0
Total 3d quarter	$199,190,676	$224,220,378	D. 11.1
Total 9 months	632,836,737	693,124,841	D. 8.7
October—152 cities	$ 52,212,491	$ 66,141,492	D. 21.0
November—133 cities	40,130,697	46,519,729	D. 13.7
December—130 cities	38,000,000	33,711,855	D. 11.2
Total 4th quarter	$130,343,188	$146,873,076	D. 11.2
Total 12 months	763,179,925	839,997,917	D. 8.8

It will be noted that during the last quarter the per cent. decrease has gradually shrunken. In October it was 21 per cent. In November the per cent. decreased to 13.7 and in December it had cut as low as 11.2. Glancing at the chart it will be noted that reflecting this gradual improvement in building construction the drop in prices has been less precipitous. The trend while still downward has been checked, indicating that building material commodities throughout the country reflect to some degree the apparently impending change that is about to come over the building material market in the Metropolitan district.

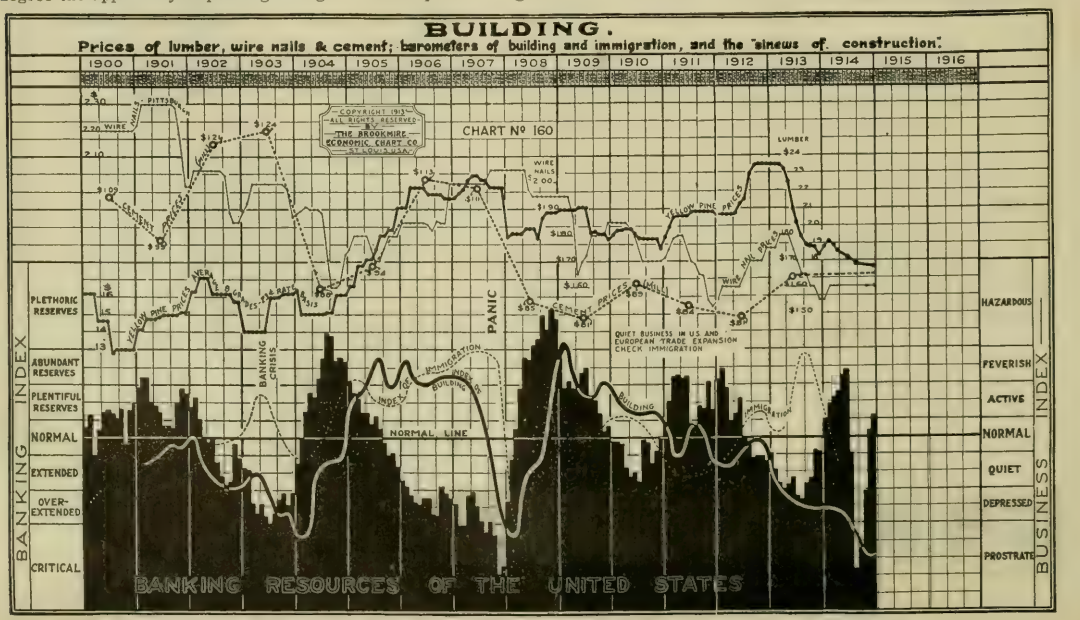
Particular attention is invited to the fact that the line of immigration affecting the labor market was sharply downward during the first quarter when government statistics were available. Since that time it is to be presumed that this line has been much sharper in its decline, owing to the exodus of alien reservists to belligerent countries.

The index in building, however, apparently has reached its low ebb, the lowest record in the country since 1901. American banking resources during the period of most acute depression in August were not quite as low as it was in October of 1907, when there was a financial panic, although it was considerably lower than during the banking crisis of 1903.

The quotations given for lumber are aggregate mill quotations. Those for wire nails are Pittsburgh's, while for Portland cement they are national mill quotations and differ from the Lehigh Valley quotations for New York market, which at tidewater was $1.58 a barrel n 90 cents Lehigh Valley mill. An analysis of the chart gives a clear conception just how acute the crisis has been through which the country has passed. It indicates the gradual decrease in the prices of lumber, intimated in the chart covering the Metropolitan district, appearing on another page, and also shows by comparison the tendency toward ultimate higher prices in basic building lines.

The year closes, according to the chart, which in turn is based upon reliable information obtained from the government, large commercial agencies and the columns of the Record and Guide, with banking resources of the United States safely above normal and bordering upon a state of activity, so far as the business index is concerned, and places the banking index in the classification of plentiful reserves for which the new Federal Reserve Bank Law may be given due credit.

Construction interests in the New York Metropolitan district have practically been the victims of a period of reaction lasting approximately six years. Following the 1907 panic there was a sharp recovery in banking resources. Prices of materials dropped from high altitudes which prevailed two years prior to that time, until money reached its highest level in November, 1908. From that time down to the middle of 1910 there was reaction due probably to a strenuous political campaign followed by two years of moderate business, until the fall back in 1913 to a state of depression. The year 1914 gave promise of developing a lead equal to that of 1908. It had already reached a level in July within 30 per cent. of the 1908 pinnacle when the European war broke out and cast the country into an unprecedented crisis and took away from us much of our cheap labor. Mills began



Improved Banking Resources Reflected in Steadier Tone in Basic National Building Material Prices.

to close and output was restricted. History afforded no guidance and this country was thrown upon its own resources to work its way out of an enigma that never before had confronted it.

While the depression was at its height as indicated by the white lines in the black block, this country for the first time in history was conducting its affairs without the medium of a security exchange and without any basis of valuation for securities, save those for government bonds. And yet the depression did not reach the low levels of the short but excruciating panic of 1907.

Conditions are now ripe for a change for the better. Lake copper electric and pig iron and tin may be expected to be the first contributing factors in the building material market to lead the way to more prosperous conditions.

In basic materials such as brick, steel, cement and lime the demand for building construction will be the potent influence for or against higher prices, but from an analysis of quotations prevailing throughout the country covering the last twenty years and depending upon the regularity of recurrent cycles of prosperity and depressions this country is due for a gradual recovery. Banking interests do not look for any immediate change and are cautioning their clients against expecting boom conditions. The best advice is that there will be a brief recovery between now and July.

BUILDING RECORDS OF THE BOROUGHS.

	No.	Cost.
1900.		
Manhattan	994	$48,752,260
Bronx	975	8,481,335
Brooklyn	2,982	16,274,180
1901.		
Manhattan	1,457	$109,691,520
Bronx	1,049	8,850,990
Brooklyn	3,272	17,992,075
1902.		
Manhattan	823	$81,264,325
Bronx	864	6,468,125
Brooklyn	3,041	17,382,725
1903.		
Manhattan	988	$74,070,400
Bronx	766	7,140,514
Brooklyn	3,914	23,538,837
1904.		
Manhattan	1,392	$74,624,960
Bronx	1,663	22,923,905
Brooklyn	5,771	39,486,818
1905.		
Manhattan	2,505	$123,310,710
Bronx	2,265	38,251,295
Brooklyn	8,417	66,884,699
1906.		
Manhattan	1,614	$108,960,415
Bronx	2,215	27,450,880
Brooklyn	8,405	63,159,176
1907.		
Manhattan	931	$73,028,350
Bronx	1,923	20,070,544
Brooklyn	8,079	61,864,763
Queens	3,929	15,944,259
Richmond	840	3,055,490
1908.		
Manhattan	607	$79,209,826
Bronx	1,797	20,015,555
Brooklyn	6,138	36,206,272
Queens	3,896	13,842,000
Richmond	763	2,644,221
1909.		
Manhattan	940	$122,139,062
Bronx	2,241	37,776,210
Brooklyn	9,844	54,572,042
Queens	4,758	19,407,921
Richmond	730	2,367,276
1910.		
Manhattan	781	$92,925,369
Bronx	2,026	44,034,405
Brooklyn	5,613	33,402,172
Queens	4,133	15,144,377
Richmond	841	2,975,190
1911.		
Manhattan	840	$98,537,275
Bronx	1,357	22,837,060
Brooklyn	5,288	32,595,240
Queens	5,374	22,212,255
Richmond	910	2,281,070
1912.		
Manhattan	757	$116,325,135
Bronx	1,310	34,644,400
Brooklyn	5,105	36,472,377
Queens	4,821	19,642,222
Richmond	1,008	3,153,255
1913.		
Manhattan	553	$70,074,585
Bronx	823	20,057,689
Brooklyn	3,712	31,556,611
Queens	4,602	17,293,810
Richmond	956	2,987,914
1914.*		
†Manhattan	396	$44,615,165
Bronx	708	16,259,782
Brooklyn	4,333	37,456,031
Queens	4,388	18,703,891
Richmond	1,067	1,839,761

*Up to and including December 30.
†Including Dec. 31.

The foregoing tabulations are the totals of the plan filings as printed in the Record and Guide each week, in which no account is taken of plans subsequently withdrawn or estimates revised.

SEVEN YEARS OF CONSTRUCTION IN MANHATTAN AND THE BRONX.

MANHATTAN.

	No. of Bldgs.	Total Estimated cost.
1907.		
Total No. of Bldgs. Proj...	931	$73,028,350
Lofts	132	11,297,200
Offices	61	21,116,500
Apart. Houses	309	27,081,500
1908.		
Total No. of Bldgs. Proj...	607	$79,209,826
Lofts	143	9,480,100
Offices	46	34,989,050
Apart. Houses.	210	25,925,500
1909.		
Total No. of Bldgs. Proj...	940	$122,139,062
Lofts	220	30,086,450
Offices	34	12,656,750
Apart. Houses	459	70,041,000
1910.		
Total No. of Bldgs. Proj...	781	$92,925,369
Lofts	230	30,534,700
Offices	44	12,390,600
Apart. Houses.	208	36,923,000
1911.		
Total No. of Bldgs. Proj...	840	$98,537,275
Lofts	175	20,943,100
Offices	51	19,591,800
Apart. Houses.	194	29,178,000
1912.		
Total No. of Bldgs. Proj...	757	$116,325,135
Lofts	156	29,864,200
Offices.	48	30,501,000
Apart. Houses.	182	30,452,000
1913.		
Total No. of Bldgs. Proj...	553	$70,074,585
Lofts	73	13,658,000
Offices	20	19,790,000
Apart. Houses.	158	22,267,200
1914.*		
Total No. of Bldgs Proj...	396	$44,615,065
Lofts	59	9,284,000
Offices	14	7,190,000
Apart. Houses.	133	18,916,000

*1914 figures up to and including Dec. 31.

BRONX.

	No. of Bldgs.	Total Estimated cost.
1907.		
Total No. of Bldgs Proj...1,923		$20,070,544
Lofts	63	814,700
Offices	4	39,500
Apart. Houses.	373	8,663,700
1908.		
Total No. of Bldgs. Proj...1,797		$20,015,555
Lofts	94	1,260,100
Offices	12	266,000
Apart. Houses.	870	29,252,500
1909.		
Total No. of Bldgs. Proj...2,241		$37,776,210
Lofts	55	235,700
Offices.	4	12,100
Apart. Houses.	437	10,642,705
1910.		
Total No. of Bldgs. Proj...2,026		$44,034,405
Lofts	127	1,205,450
Offices	23	640,875
Apart. Houses.	971	34,920,000
1911.		
Total No. of Bldgs. Proj...1,357		$22,837,060
Lofts.	93	971,375
Offices	28	710,000
Apart. House	372	14,500,000
1912.		
Total No. of Bldgs. Proj...1,310		$34,644,400
Lofts.	66	734,950
Offices.	17	740,875
Apart. Houses.	607	25,192,500
1913.		
Total No. of Bldgs. Proj...	823	$20,057,689
Lofts.	40	266,750
Offices.	11	88,225
Apart. Houses.	330	14,950,851
1914.*		
Total No. of Bldgs. Proj...	708	$16,259,782
Lofts	44	329,800
Offices	9	102,150
Apart. Houses.	269	12,226,000

*1914 figures up to and including Dec. 30.

REAL ESTATE DEEDS AND MORTGAGES FILED, 1900-1914.

MANHATTAN CONVEYANCES.

Year.	No.	Amount.
1900	9,947	$96,848,579
1901	10,371	143,249,517
1902	12,850	128,037,736
1903	14,005	101,713,606
1904	16,356	63,273,033
1905	21,744	78,574,235
1906	20,113	63,788,897
1907	12,054	46,957,390
1908	9,865	41,211,503
1909	10,679	46,729,942
1910	9,941	48,301,278
1911	9,692	45,097,144
1912	8,690	56,222,357
1913	7,670	40,527,760
†1914	7,158	33,684,192

MANHATTAN MORTGAGES.

Year.	No.	Amount.
1900	10,699	$234,546,052
1901	10,870	265,471,153
1902	10,932	277,758,409
1903	11,983	255,764,997
1904	15,207	296,034,188
1905	20,318	473,204,638
1906	18,349	380,736,910
1907	11,765	310,266,876
1908	8,678	271,661,427
1909	9,273	308,250,903
1910	8,042	304,549,779
1911	7,166	295,748,432
1912	6,003	285,429,930
1913	4,844	170,448,090
†1914	3,973	118,644,880

BRONX CONVEYANCES.

Year.	No.	Amount.
1900	4,634	$11,027,679
1901	4,216	10,808,748
1902	4,415	9,614,686
1903	4,244	7,361,989
1904	8,017	11,891,807
1905	12,873	12,605,637
1906	11,927	8,092,601
1907	8,864	7,017,783
1908	7,523	5,759,127
1909	7,304	4,469,421
1910	6,966	6,249,250
1911	7,111	5,028,200
1912	7,716	9,953,768
1913	7,558	6,373,739
†1914	6,028	6,636,156

BRONX MORTGAGES.

Year.	No	Amount.
1900	4,211	$36,582,744
1901	3,787	19,908,297
1902	3,396	17,394,254
1903	3,541	16,700,183
1904	6,118	35,689,171
1905	10,178	85,468,481
1906	9,276	65,233,404
1907	7,827	68,713,799
1908	7,074	43,019,639
1909	7,682	65,943,483
1910	6,712	61,317,429
1911	6,039	59,502,375
1912	5,894	52,840,291
1913	5,559	38,993,497
†1914	3,631	30,534,372

BROOKLYN CONVEYANCES.

Year.	No.	Amount.
1900	15,814	$25,101,230
1901	16,231	24,127,386
1902	18,440	26,543,419
1903	21,959	24,896,452
1904	30,830	26,992,910
1905	41,788	28,339,803
1906	46,218	26,615,524
1907	32,575	19,011,059
1908	27,043	17,191,412
1909	27,897	13,884,334
1910	26,815	13,078,528
1911	25,346	13,115,669
1912	24,651	13,412,754
1913	23,668	13,357,404
†1914	22,737	14,056,702

BROOKLYN MORTGAGES.

Year.	No.	Amount.
1900	12,534	$53,050,780
1901	12,343	67,889,940
1902	13,061	59,682,750
1903	13,552	70,563,822
1904	24,464	107,933,656
1905	36,457	192,565,393
1906	39,420	162,574,512
1907	33,034	139,683,056
1908	25,444	90,886,879
1909	29,949	106,881,086
1910	24,552	107,070,325
1911	22,088	96,213,669
1912	19,434	79,943,485
1913	16,926	67,724,782
†1914	16,313	67,054,240

†Including Dec. 30. †Including Dec. 29.

LOANS ON REAL ESTATE.

Reserve Board Draws Regulation for National Banks.

The Controller of the Currency at Washington has notified national banks that the Federal Reserve Board has drawn a regulation interpreting the provision in the act governing loans by them on real estate as follows:

"The maximum amount of loans which a national bank may make on real estate under the terms of Section 24 of the Federal Reserve act shall be limited to an amount not in excess of one-third of its time deposits at the time of making of the loans and not in excess of one-third of its average time deposits during the preceding calendar year; provided, however, that if one-third of such time deposits as of the date of making the loan or one-third of the average time deposits for the preceding calendar year shall have amounted to less than one-fourth of the capital and surplus of the bank as of the date of the loan, then, in that event, the bank shall have authority to make loans upon real estate under the terms of the act to the extent of one-fourth of the bank's capital and surplus as of the date of making the loan."

Station Contracts on Sea Beach Line.

The Public Service Commission has approved plans and contract submitted by the New York Municipal Railway Corporation for the construction of the stations on the Sea Beach railroad, as reconstructed for the Dual System of rapid transit. The stations to be built are designated as: Eighth avenue, Fort Hamilton avenue, New Utrecht avenue, Eighteenth avenue, Twentieth avenue, Twenty-second avenue, Kings highway, Avenue U and 86th street. The successful bidder will be required to give a bond of $50,000, to begin work within ten days after the delivery of the contract and to complete the same within six months.

PRINCIPAL SALES CLOSED DURING 1914

Deals Involving More Than $1,000,000 Enumerated — Comparative Table Shows Transactions, Divided Into Zones, As Compared With 1913

LAST year forty transactions were consummated, involving reported considerations of $1,000,000 or over. Of this number thirty-one were sales and nine leases. Out-of-town capital from Pennsylvania and California figured prominently in several of the large purchases, the buyers including Herbert Dupuy, William E. Flinn, George H. Flinn, William M. Brown and Clarence Payne. The essential details of each transaction will be found below, but it will be noted that the element of trade was conspicuous in a great number of instances.

On the next page a complete resumé has been prepared of all Record and Guide statistics during 1914 and 1913, affecting the reported sales for Manhattan and the Bronx and the Manhattan and Bronx conveyances, recorded in the Registers' offices. These figures are classified according to zones and comprise the totals for each week, month and year, together with the totals for the corresponding periods of 1913. They are so arranged that results for any particular week, in either of the two years, may be obtained, without difficulty.

The compilation of these weekly tables shows a marked decline in Manhattan sales and a slight increase in Bronx private sales, for 1914, as compared with the previous year. In contrast, however, there were several thousand more conveyances recorded in Bronx County, during 1913. This may be explained by the heavy filings after the Morris Park and Moss Estate and other auction sales. The general quiet of the Manhattan real estate market during 1914 is reflected in the comparison of the statistics for the two years.

Below are outlined the transactions involving $1,000,000 or over.

Bing & Bing sold to Mrs. Maria K. Jesup the seventeen-story apartment house, at the northeast corner of Park avenue and 79th street, 100x85, held at $1,000,000. She gave in part payment the seven-story apartment house, at the southwest corner of Broadway and 82d street, 90.4x102, and the adjoining six-story house, at 254 West 82d street, 55x103. The deal involved about $2,000,000. Full details R. & G., January 17, 1914.

The Flemish Realty Company, Goldberg & Kramer, traded the twenty-one story commercial building, 11 to 13 East 26th street, and 6 to 8 East 27th street, 58.6x200, to Mrs. Robert P. Huntington and Miss Madeline I. Dinsmore, for the northwest corner of Fifth avenue and 31st street, a five-story structure, 29.4x100, with an "L," 25x98.9, in 31st street. About $2,250,000 was involved. R. & G., January 24, 1914.

The Mark Cross Company leased the store and part of the basement at the southwest corner of Fifth avenue and 37th street, for ten years, at an aggregate rental of about $1,250,000. R. & G., February 21, 1914.

The Vanderbilt Concourse Company, David R. Todd, president, leased from the New York Central Railroad for twenty-one years, with three renewal privileges, the southwest corner of Vanderbilt avenue and 45th street, 110.5x90.8, for improvement with a twenty-story commercial building, at an estimated cost of $600,000. R. & G., March 28, 1914.

Northcote Realty Company, Edgar A. Levy, president, sold to Dr. James Bishop, the new twelve-story apartment house at the southeast corner of Park avenue and 62d street, 80.5x117.6, held at $1,250,000. In part payment the buyer gave the dwelling at 64 West 97th street and the tenements at 530 East 134th street and 203 East 97th street. R. & G., April 4, 1914.

Lawrence C. Phipps bought from J. Clarence Davies, receiver of the West 82d Street Realty Company, the "Cleburne," a twelve-story apartment house, occupying the block front in the north side of 105th street, from Broadway to West End avenue, 109.4x150x100.11x92.3. Properties in Pittsburgh were given in part payment, aggregating about $2,000,000, the Cleburne figuring at $1,500,000. R. & G., April 11, 1914.

F. & M. Schaefer Brewing Company sold to St. Bartholomew's Church the block front on the east side of Park avenue, from 50th to 51st streets, fronting 200 feet on Park avenue, for about $1,500,000. R. & G., April 18, 1914.

Ex-Governor William M. Brown, of Pennsylvania, bought from the Alpha Construction Company and the Mansod Construction Company the two eleven-story elevator apartment houses, occupying the block front on the east side of Madison avenue, from 82d to 83d streets, 200x90 feet, giving in exchange 2,000 lots at Garden City, known as Stewart Manor. The broker reported it a $2,000,000 transaction. R. & G., April 18, 1914.

Benjamin N. Duke bought from Dr. Charles V. Paterno the twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, 100x100, held at $1,300,000. R. & G., May 9, 1914.

Clarence Payne, of California, bought from the Montana Realty Company the twelve-story apartment house at 383 to 387 Park avenue, 75x90xirregular, giving in part payment 63 to 65 West 36th street, 50x98.9. The deal aggregated about $1,900,000. R. & G., May 9, 1914.

Investors' Estates Corporation bought from the Oceanic Investing Company the eight-story building at the northeast corner of Fifth avenue and 42d street, 50x115, for about $1,000,000. R. & G., May 9, 1914.

Beth Israel Hospital bought from various owners 12 to 16 Livingston place and 332 and 334 East 17th street, about 14,000 square feet, as a site for a $1,000,000 hospital. R. & G., May 16, 1914.

Herbert Dupuy, president of the Crucible Steel Works, bought from Albert Saxe the Hotel Belle Clair, at the southwest corner of Broadway and 77th street, 165.5x119xirregular, giving in part payment a Pittsburgh hotel, at the corner of Smithfield and Wood streets. The Belle Claire had been held at $1,300,000. R. & G., May 23, 1914.

Jerome C. and Mortimer G. Mayer bought from David W. Buchlin the nine private houses comprising the northeast corner of West End avenue and 84th street, 263 to 281 West 84th street and 506 West End avenue, 102.3x133, for improvement with a twelve-story apartment house. In part payment they gave 120 West 86th street, a twelve-story apartment house. Deal involves about $1,250,000. R. & G., May 30, 1914.

George H. Flinn, of Pittsburgh, bought from the Cambridge Construction Company the twelve-story apartment house at the southwest corner of West End avenue and 78th street, 102x75, giving in part payment three apartment houses in Pittsburgh. The brokers report the consideration as $1,000,000. R. & G., June 6, 1914.

Brooks Brothers leased the northwest corner of Madison avenue and 44th street from William Henry Barnum and William Everdell, Jr., who bought it from Thomas B. Hidden. A ten-story building will be erected on the plot, 125.5x110.10, and leased for twenty-one years to Brooks Brothers, at an aggregate rental of about $2,000,000. R. & G., June 13, 1914.

Benjamin N. Duke bought from Henry Meyer the twelve-story apartment house at the northeast corner of West End avenue and 83d street, 112.6x125, giving in exchange the two eight-story apartment houses at 39 to 43 East 27th street and 31 Gray street, Newark, a four-story apartment house. About $1,750,000 concerned. R. & G., June 20, 1914.

Empire Trust Company leased from the Equitable Office Building Corporation, space at 120 Broadway, at the Broadway and Pine street corner, in the sub-basement for vaults and in the third floor for clerical force, at an aggregate rental of about $1,500,000. R. & G., June 20, 1914.

Charles E. Johnson sold the block front on the west side of Broadway, between 35th and 36th streets, fronting 211.6 in Broadway, to William Henry Barnum and William Everdell, Jr., for improvement with a twelve-story building, involving about $6,000,000. R. & G., June 27, 1914.

Paterno Construction Company, Dr. Charles V. Paterno, president, bought from Mayer & Mayer, Inc., the northeast corner of West End avenue and 84th street, 102.2x133, for improvement with two thirteen-story apartments, at an estimated cost of $3,000,000. R. & G., June 27, 1914.

Bing & Bing sold to the Swetland Realty Company the twelve-story apartment house at 50 East 58th street, 74.6x100, held at $400,000, and the new owner leased to a newly formed corporation for twenty-one years, at a reported net annual rental of $50,000. The deals involved about $1,600,000. R. & G., June 27, 1914.

James G. Johnson & Company, milliners, leased four lofts at an aggregate rental of about $1,000,000 in the Waldorf building, at 2 to 16 West 33d street. R. & G., July 11, 1914.

Bing & Bing sold to Philip Livingston the twelve-story apartment house at the south corner of Riverside Drive and 88th street, 108x100, held at $850,000. He gave in exchange the seven-story apartment house at the north corner of Riverside Drive at 112th street, 104x168, and the residence at 1071 Fifth avenue, 30x127.8. About $1,600,000 was affected. R. & G., July 18, 1914.

Mulliken & Moeller bought from Franklin Pettit the seven houses at 310 to 322 West 86th street, 144.4x102.2. The site will be improved with ten twelve-story apartment houses. About $1,500,000 involved. R. & G., July 18, 1914.

Casualty Company of America bought from the 68 William Street Company, Robert E. Dowling, president, the fifteen-story building at the northeast corner of William and Cedar streets, 54.5x124.2. It is assessed at $1,060,000. R. & G., August 1, 1914.

Trio Realty Company sold the Eldorado, an eight-story apartment house on Central Park West, from 90th to 91st streets, 201x100, held at $1,200,000, to the Secured Holdings Corporation. R. & G., August 1, 1914.

New York State Realty & Terminal Company leased to the 400 Park Avenue Company, S. Fullerton Weaver, president, the northwest corner of Park avenue and 54th street, 125x100, for improvement with a twelve-story apartment house. R. & G., August 15, 1914.

John Russell Pope bought the vacant block front on the east side of Fifth avenue, from 96th to 97th streets, from the Phipps Estates and William G. Parks Estate; also from Marcus M. Marks, the two five-story flats at 2 and 4 East 97th street, for a total plottage containing 29,000 square feet. Two residences will be erected. The property is assessed at $470,500, and with the building operation will probably bring the deal in the $1,000,000 class. R. & G., August 22, 1914.

David A. Schulte leased for twenty-one years, at an aggregate rental of about $1,000,000, the store, basement and sub-cellar in the new Sun building, at Park Row and Frankfort street. R. & G., Sept. 26, 1914.

Arnold, Constable & Company leased, for twenty-one years with renewals, at an aggregate rental of about $5,000,000, from Frederick W. Vanderbilt, the southeast corner of Fifth avenue and 40th street, 112x175x25xirregular. R. & G., October 3, 1914.

Murray Hill Investment Company bought from the Lewis Estate the vacant plot, 74.1x125, at the northeast corner of Fifth avenue and 37th street. The price was reported to be $1,800,000. R. & G., October 10, 1914.

Colonel Jacob Ruppert bought from the Gramont Holding Company the twelve-story apartment house and annex, at the northeast corner of Broadway and 98th street, 100x188. In part payment Colonel Ruppert gave the triangular plot at the intersection of Lenox, St. Nicholas avenues and Cathedral Parkway. The deal involved about $1,800,000. R. & G., October 17, 1914.

The Charles Hensle Construction Company sold the two elevator apartment houses, in the south side of West 207th street, from Post to Sherman avenues, 310x100, to Mrs. Carrie S. Weiss, who gave in exchange twenty-seven lots on the west side of Haven avenue, beginning 219 feet south of 181st street, which will be improved with apartment houses. The deal involved about $1,000,000. R. & G., October 24, 1914.

Former home of the Lawyers Title Insurance & Trust Company, 37 and 39 Liberty street, and 44 and 46 Maiden lane, 47.2x118.6xirregular, was sold at a reported consideration of $1,000,000, to the Liberty Street Holding Company, G. A. Meier, et al. R. & G., October 24, 1914.

Bedell Company leased the eleven-story Revillon Freres building, at 19 West 34th street, 50x100, through to 35th street, for an aggregate rental of about $1,000,000. R. & G., October 24, 1914.

Klein & Jackson sold to William E. Flinn, of Pittsburgh, the twelve-story apartment house at the northeast corner of Broadway and 81st street, 102.2x182.7, taking in part payment 259 Fifth avenue and 35 and 37 West 31st street. The deal involved about $2,500,000 and was the largest since the outbreak of the war. R. & G., December 5, 1914.

American Smelting & Refining Company leased space in the new Equitable building, at 120 Broadway, for ten years, at an aggregate rental of about $1,250,000. R. & G., December 12, 1914.

Franklin Pettit bought from the Hotel Holding Company, Benjamin P. Cheney, president, the twenty-one story Hotel Gotham, at the southwest corner of Fifth avenue and 55th street, for a reported price of $3,500,000. R. & G., December 26, 1914.

Dr. Charles V. Paterno purchased from Meta Malchow and Grace Bruning, 100.8x100, at the southwest corner of West End avenue and 88th street, for improvement with a thirteen-story apartment house. Operation, with land, will cost about $1,200,000. R. & G., December 26, 1914.

Julian T. Davies bought from E. A. L. Construction Company, the twelve story apartment house, 150 East 72d street, on plot 104.4x80. He gave in part payment the ten-story mercantile building 3-7 West 29th street, on plot 74.6x98.9. Brokers report $1,250,000 involved. R. & G., Jan. 2, 1915.

COMPARATIVE SALES TABLE.

1914. Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Conveyances.	Bronx Conveyances.
Jan. 10	16	1	15	2	159	89
Jan. 17	29	8	21	14	129	118
Jan. 24	20	8	12	15	161	111
Jan. 31	27	6	21	15	138	93
Total	92	23	69	46	587	411
Feb. 7	22	7	15	11	196	135
Feb. 14	45	7	38	16	114	97
Feb. 21	23	7	16	16	140	115
Feb. 28	17	3	14	15	129	122
Total	107	24	83	58	579	469
Mar. 7	25	8	17	9	144	119
Mar. 14	34	13	21	14	115	136
Mar. 21	31	6	25	18	141	103
Mar. 28	28	9	19	18	124	107
Total	118	36	82	59	524	465
April 4	26	9	17	19	180	123
April 11	26	10	16	17	146	108
April 18	32	16	16	22	143	101
April 25	28	12	16	18	165	92
Total	112	47	65	76	634	424
May 2	30	8	22	24	143	121
May 9	29	14	15	14	184	167
May 16	28	11	15	17	169	142
May 23	19	4	15	13	185	147
May 30	39	11	28	9	155	198
Total	145	48	95	77	836	775
June 6	33	3	30	14	171	146
June 13	25	12	13	15	167	171
June 20	20	7	13	13	187	129
June 27	27	12	15	14	145	140
Total	105	34	71	56	670	586
July 4	32	11	21	25	189	245
July 11	17	6	11	4	124	160
July 18	21	5	16	10	162	141
July 25	17	9	8	10	125	130
Total	87	31	56	49	600	676
Aug. 1	18	4	14	14	129	181
Aug. 8	18	6	12	5	149	128
Aug. 15	9	4	5	8	120	87
Aug. 22	12	6	6	5	117	82
Aug. 29	16	2	14	8	98	77
Total	73	22	51	40	613	555
Sept. 5	14	2	12	13	120	84
Sept. 12	7	1	6	4	67	68
Sept. 19	3	0	3	6	99	98
Sept. 26	15	4	11	11	107	109
Total	39	7	32	34	393	359
Oct. 3	18	7	11	8	136	104
Oct. 10	11	6	5	6	97	98
Oct. 17	13	6	7	7	101	82
Oct. 24	16	4	12	12	122	96
Oct. 31	18	8	10	9	124	98
Total	76	31	45	44	580	478
Nov. 7	10	4	6	6	121	106
Nov. 14	15	4	11	11	131	87
Nov. 21	10	3	7	17	115	115
Nov. 28	8	3	5	7	100	93
Total	43	14	29	41	467	401
Dec. 5	16	8	8	8	262	140
Dec. 12	17	5	12	16	102	61
Dec. 19	27	8	19	20	124	99
Dec. 26	12	2	10	8	92	68
Jan. 1	19	9	10	6	95	63
Total	91	32	59	58	675	429
Grand Total..	1,086	349	737	638	7,158	6,028

1913. Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Conveyances.	Bronx Conveyances.
Jan. 4	24	6	18	16	161	137
Jan. 11	26	12	14	14	174	159
Jan. 18	22	10	12	20	134	132
Jan. 25	31	11	20	17	147	143
Total	103	39	64	67	616	571
Feb. 1	37	14	23	21	154	153
Feb. 8	45	15	30	14	214	163
Feb. 15	35	15	20	14	118	96
Feb. 22	47	14	33	19	160	95
Total	164	58	106	68	646	507
Mar. 1	46	17	29	17	135	126
Mar. 8	45	11	34	18	228	131
Mar. 15	42	18	24	17	154	131
Mar. 22	38	8	30	14	158	155
Mar. 29	39	15	24	17	133	109
Total	210	69	141	83	808	652
April 5	39	16	23	18	207	147
April 12	29	5	24	19	137	93
April 19	32	14	18	13	158	114
April 26	40	13	27	17	151	123
Total	140	48	92	67	653	477
May 3	39	13	26	14	232	147
May 10	25	10	15	14	162	143
May 17	42	12	30	18	186	116
May 24	26	7	19	16	203	121
May 31	19	5	14	4	198	80
Total	151	47	104	66	981	607
June 7	27	5	22	9	219	151
June 14	21	7	14	12	132	97
June 21	28	8	20	9	166	108
June 28	24	13	11	11	156	109
Total	100	33	67	41	673	465
July 5	17	5	12	3	161	101
July 12	21	10	11	8	146	97
July 19	9	5	4	10	166	251
July 26	21	6	15	9	135	340
Total	68	26	42	30	608	789
Aug. 2	10	5	5	8	156	440
Aug. 9	18	4	14	9	119	502
Aug. 16	17	7	10	3	119	213
Aug. 23	16	4	12	6	109	138
Aug. 30	15	3	12	6	60	112
Total	76	23	53	32	563	1,405
Sept. 6	14	6	8	9	100	82
Sept. 13	17	4	13	13	165	95
Sept. 20	15	5	10	6	102	100
Sept. 27	12	5	7	7	115	103
Total	58	20	38	35	482	380
Oct. 4	17	5	12	7	154	117
Oct. 11	15	5	10	11	101	136
Oct. 18	15	4	11	8	100	107
Oct. 25	14	3	11	8	133	96
Total	61	17	44	34	488	446
Nov. 1	18	11	7	3	116	105
Nov. 8	13	7	6	12	141	108
Nov. 15	30	10	20	7	117	135
Nov. 22	22	5	17	11	143	142
Nov. 29	24	15	9	15	100	137
Total	107	48	59	48	617	627
Dec. 6	18	6	12	14	170	277
Dec. 13	31	8	23	15	112	115
Dec. 20	30	14	16	10	145	125
Dec. 27	18	4	14	10	130	115
Total	97	32	65	49	557	632
Grand Total..	1,335	460	875	620	7,692	7,558

PRINCIPAL BUILDINGS TO BE ERECTED IN 1915

The Total Appropriation for Construction Represented by the Buildings in This List Is Nearly $56,000,000

This list refers mainly to buildings in prospect. For a list of operations recently begun, representing in total estimated cost over $95,000,000, see issue of July 11, 1914, page 72.

MANHATTAN AND BRONX.

Location.	Class	Owners.	Architects.	Height.	Est. Cost.	Contractors.
Pearl, Worth, Leonard sts	Court House	City of New York	Guy Lowell	8	$10,000,000	Not let.
Lexington av, nwc 42d st	Hotel	N. Y. C. & H. R. RR. Co.	Warren & Wetmore	16	3,000,000	Not let.
Madison av, 99th to 100th sts.	(4) Hospitals	Mt. Sinai Hospital	A. W. Brunner	4	1,500,000	Not let.
East River, 51st to 52d sts	Brewery	F. & M. Schaefer Brew. Co.	Mortenson & Co	—	1,500,000	Not let.
Bway, cor 27th st	Loft	250 5th Av. Corpn	Schwartz & Gross	20	1,250,000	Owner Builds.
Bway, 2420-34, 90th st	Apartments	Vincent Astor	Chas. A. Platt	12	1,000,000	Marc Eidlitz & Son, G. C.
Central pk W, 61st st & Bway	Loft	Veronica Realty Corp	James C. Green	2 to 25	1,000,000	Columbus Circle Const. Co., G. C.
Bway, sec 37th st	Office	Robert Hoe Est., Inc	Flagg & Flagg	21	1,000,000	Not let.
31st st, 406-26 W	Loft	406 W. 31st St. Co., Inc.	Edw. L. Larkin	15	1,000,000	Owner Builds.
Not selected (Bronx)	Municipal	City of New York	J. H. & C. M. Whinston	12	900,000	Not let.
Colonial pkway, swc 190th st	Apartment	A. J. Schwarzler	Schwartz & Gross	12	880,000	Owner Builds.
161st st, ns & ssw Ft Wash	(6) Apart's	Melvin Const. Co	Harold L. Young	6	755,000	Owner Builds.
80th st, 4-8 E	(2) Dwellings	F. W. Woolworth	C. P. H. Gilbert	6	750,000	Not let.
Bway, 35th to 36th sts	Loft	Barnum & Everdell	Clinton & Russell	12	750,000	Thompson-Starrett Co., G. C.
5th av, sec 40th st	Store	Fred'k W. Vanderbilt	T. Joseph Bartley	6	650,000	Nieman & Luth, Inc., G. C.
Wall st	Assay	U. S. Government	York & Sawyer	4	607,000	Not let.
Madison av, 346	Office	Riverbrook Realty Corp	La Fargo & Morris	10	600,000	Irons & Todd, G. C.
Lexington av, nwc 72d st	At. Hotel	137 East 72d St	Severance & Van Allen	12	600,000	Isaac A. Hopper, Inc., G. C.
Park av, sec 61st st	Apartment	E. A. L. Park Av. Co	Schwartz & Gross	12	525,000	Owner Builds.
Lexington av, 45th to 46th sts	Mail Service	N. Y. Central RR. Co	Warren, Wetmore & Darrow	5	500,000	Jno. Peirce Co., G. C.
Park av, nwc 54th st	Apartment	400 Park Av. Co., Inc	Warren & Wetmore	12	500,000	Fullerton Weaver Co., G. C.
45th st, 132-38 E	Clubhouse	Y. W. C. A	Parish & Schroeder	8 to 12	500,000	Not let.
Bway, nec 26th st	Loft	Est. Fred'k Ayer	Maynicke & Franke	16	500,000	Not let.
91st st, nec 5th av	Dwelling	Otto H. Kahn	C. P. H. Gilbert	4	500,000	Thompson-Starrett Co., G. C.
58th st, 423-35 E	Hospital	Orthopaedic Dispensary	York & Sawyer	6	500,000	Marc Eidlitz & Son, G. C.
Lexington av, sec 66th st	Church	Ch. of St. Vincent Ferrer	Bertram G. Goodhue	—	500,000	Not let.
30th st, W, near 7th av	Jail	City of New York	Griffin & Wynkoop	16	450,000	Not let.
Park av, nwc 62d st	Clubhouse	Colony Club	Delano & Aldrich	6	450,000	Norcross Bros. Co., G. C.
160th st, ns, w Ft. Washington	(3) Apart's	Hudson View Const. Co	Harold L. Young	6	425,000	Owner Builds.
Riverside dr, sec 149th st	Apartment	West Side Const. Co	Geo. F. Pelham	11	425,000	Owner Builds.
3d st, 6 E	Clubhouse	Y. M. C. A	Jackson, Rosencrans & W	7	400,000	Geo. A. Fuller Co., G. C.
Park av, 1153-9	Apartment	Akron Building Co	R. T. Lyons	12	400,000	Owner Builds.
Park av, 409-13	Apartment	Park Av. & 50th St. Cor	Cross & Cross	12	400,000	Not let.
E 184th st, ss & Fields pl	School	Board of Education	C. B. J. Snyder	5	380,000	Midtown Contg. Co., G. C.
Madison av, nec 28th st	Loft	Robert Goelet Estate	Warren & Wetmore	16	350,000	Not let.
Bway, 1599-1601	Theatre	Leonard I. Hill, et al	Thomas W. Lamb	2 and 20	350,000	Not let.
St Pauls pl, ss, near Park av	P. S. 55	Board of Education	C. B. J. Snyder	5	350,000	Libman Contg. Co., G. C.
Intervale av, near Chisholm st	P. S. 54	Board of Education	C. B. J. Snyder	5	320,000	Tower Const. Co., G. C.
2d av, sec 2d st	Courthouse	City of New York	Alfred Hopkins	12	300,000	Not let.
5th av, nec 37th st	Office	Murray Hill Inv. Co	Warren, Wetmore & Meader	11	300,000	Not let.
193d st, sec Decatur av	Apartment	Wedgewood Co	Andrew J. Thomas	7	300,000	Not let.
Convent av, swc 141st st	Apartment	P. H. McNulty	D. H. Burnham & Co	10	300,000	Not let.
Charlotte st, sec Crotona pkwy	Hospital	Bronx Hospital Assn	Lewis A. Abramson	5	300,000	Not let.
5th av, 1066-1067	Apartment	1067 5th Av. Co	C. P. H. Gilbert	12	260,000	Chas. A. Cowen & Co.
16th st, ft of E	Staff House	City fo New York	W. E. Austin	7	260,000	Not let.
Bway, es 133d-134th sts	Storehouse	A. C. & H. M. Hall	John C. Watson	6	250,000	Owner Builds.
30th st, 308-12 W	Hotel	Hotel Irvin for Women	Jackson, Rosencrans & W	12	250,000	Not let.
Bway 44-50	Arcade	Standard Oil Co	Severance & Van Allen	3 & 4	225,000	Not let.
Washington av, swc 161st st	Clubhouse	Y. M. C. A	Louis E. Jallade	4	225,000	Not let.
Lexington av, nwc 22d st	School	Board of Education	C. B. J. Snyder	—	220,000	Not let.
Tremont av, nec Anthony av	Apartment	Cleland Realty Co	Frederick Jaeger	8	215,000	Owner Builds.
Wards Island	Hospital	N. Y. State Hospital Com	Lewis F. Pilcher	3	215,000	Not let.
Riverside dr, nec 181st st	Apartment	Miami Realty Co	Schwartz & Gross	6	210,000	Owner Builds.
39th st, 216-20 W	Loft	Julius Kayser	Renwick, Aspinwall, Tucker	12	200,000	Cauldwell, Wingate Co., G. C.
Gun Hill rd (Bronx)	Pavilion	Montefiore Home	Buchman & Fox	4	200,000	Not let.
Av C & 66th st	Power House	Rockefeller Institute	Shepley, Rutan & Coolidge	—	200,000	Not let.
Riverside dr, nec 96th st	Hotel	Palmer Realty Co	Herman Lee Meader	12	200,000	Not let.
42d st, near 5th av	Theatre	Withheld	The Hoffman Co	1	200,000	Not let.
107th st, ss 225 w Columbus av	Warehouse	Chelsea Storage Whouse	Wortmann & Braun	9	200,000	Not let.
Riverside dr, nec 101st st	Apartment	F. F. Freehold Est., Inc	Gronenberg & Leuchtag	12	200,000	Owner Builds.
42d st, bet 1st & 2d avs	College	N. Y. Col. of Dentistry	Shape & Bready	7	200,000	Not let.
Av A, 64th to 65th sts	(2) Apart's	City & Sub. Homes Co	P. H. Ohm	6	200,000	Owner Builds.
36th st, 233-39 W	Loft	Holland Holding Co	Frederick Zobel	12	200,000	Owner Builds.
74th st, 101-105 E	Apartment	J. H. Taylor Constn. Co	Blum & Blum	8	200,000	Owner Builds.
39th st, 143-147 E	Apartment	J. J. Hearn Constn. Co	Geo. F. Pelham	9	185,000	Owner Builds.
76th st, 122-128 E	Apartment	Julius Tishman & Sons	Schwartz & Gross	9	180,000	Not let.
Beach st, 11-17	Warehouse add.	Seth M. Milliken	Chas. P. H. Gilbert	10	175,000	C. T. Wills, G. C.
5th av, swc 11th st	Hotel	J. W. T. Nichols	Jas. C. McGuire & Co	12	165,000	Not let.
Webster av, 1922 (Bronx)	Warehouse	Dochtermann Van Co	L. C. Holden	9	150,000	Not let.
92d st, 206-210 E	Brewery	Jacob Ruppert Brew. Co.	Maynicke & Franke	11	150,000	Murphy Bros., G. C.
125th st, 13-15 E	Loft	H. J. Hemmens	W. Weissenberger	8	150,000	Not let.
Park av, sec 82d st	Apartment	Rexton Realty	Geo. F. Pelham	13	150,000	Owner Builds.
Brook av, swc 142d st	Police Station	City of New York	Thain, Hewlett & Reddy	4	150,000	Not let.
25th st, 235-243 W	Loft	Hugo E. Distelhurst	L. A. Sheinart	9	140,000	Not let.
95th st, 11 E	Dwelling	Mrs. E. S. Fabbri	G. Atterbury	4	125,000	Not let.
St Nicholas av, nec 190th st	Apartment	Stephen J. Egan	Neville & Bagge	6	125,000	Owner Builds.
111st st, ns 287 e 7th av	Apartment	114th St. & 7th Av. Co	Gronenberg & Leuchtag	6	125,000	Owner Builds.
Haven av, nec 180th st	Apartment	Strathcona Const. Co	Geo. & Edw. Blum	6	120,000	Owner Builds.
Wards Island	Hospital	N. Y. State Commission	Lewis F. Pilcher	3	110,000	Not let.
Fox, Simpson and 167th sts	P. S. 20 (add.)	Board of Education	C. B. J. Snyder	—	106,000	Not let.
23d st, 32-46 W	(alt.) Store	Estate Isaac Stern	Starrett & Van Vleck	5	100,000	Not let.
Marion av, 2506 (Bronx)	School	Ch. Our Lady of Mercy	John J. Van Pelt	5	100,000	McDermott & Hanigan, G. C.
109th st, ns 200 e Ams av	Hospital	Women's Hospital, N. Y. S.	Allen & Collens	6	100,000	Isaac S. Rossell, G. C.
Pine st, 73-77	Postoffice	Buckhout Realty Co	Foster & Gade	2	100,000	Not let.
Vermilyea av, Isham-211th st	Apartment	Aldus Constn. Co	Kreymborg Archt'l Co	5	100,000	Owner Builds.
Vermilyea av, nwc 207th st	Apartment	Aldus Const. Co	Samuel Sass	5	100,000	Owner Builds.
Sherman av, nec Academy	Apartment	J. Ruppert Realty Corp	Moore & Landseidel	5	100,000	Not let.
Park av, es bet 50th & 51st sts	Church	St. Bartholomew's Ch	Bertram G. Goodhue	—	.....	Not let.
Sherman av, ws, 250 s 207th st	Apartment	Times Sq. Realty Co	Gross & Kleinberger	—	.....	Not let.
71st st, 31 W	Hotel	Edw. W. Browning	Buchman & Fox	13	.....	Not let.
55th st, 13-17 W	Hotel	Geo. Backer Constn. Co	Wallis & Goodwillie	12	.....	Owner Builds.

BROOKLYN, QUEENS AND RICHMOND.

Sheepshead Bay, Bklyn	Race Track	Syndicate c/o J. C. Nickle	Koebler, Spyr, Farrington	—	1,000,000	Not let.
L I City—Jackson av	Factory (add.)	Ford Motor Co	John Graham	8	750,000	W. L. Crow Const. Co., G. C.
DeKalb av, nec Raymond, Bn	Powerhouse	Brooklyn Hospital	Lord, Hewlett & Tallant	4	500,000	Iron & Todd, G. C.
Hanson pl & Ft Greene pl, Bn	Y. M. C. A	Cent. Branch Y. M. C. A	Trowbridge & Ackerman	12	500,000	The Whitney Co., G. C.
St George, S I—Stuyvesant st	Courthouse	City of New York	Carrere & Hastings	4	350,000	John H. Parker Co., G. C.
Rockwood Heights—Forest av	P. S. 93	Board of Education	C. B. J. Snyder	5	315,000	Not let.
Leonard st, nec Maujer, Bklyn	P. S. 18	Board of Education	C. B. J. Snyder	4	270,000	Frymier & Hanna Co., G. C.
7th av, bet 43d & 44th sts, Bn	P. S. 169	Board of Education	C. B. J. Snyder	5	220,000	E. A. Clarke Co., G. C.
Woodhaven, Queens	Public School	Board of Education	C. B. J. Snyder	4	160,000	Not let.
Astoria, Queens	Apartment	John Katzman	Not selected	4	150,000	Not let.
Long Island City, Queens	Factory	Degnon Realty Co	Wm. Higginson	4	145,000	American Concrete Steel Co., G. C.
6th st, ss 77 w 8th av, Bklyn	Home	Meth. Epis. Hospital	Frank J. Helmle	5	150,000	Wm. Kennedy, Constn. Co., G. C.
Atlantic av, Grand, Bklyn	Factory	Central Hygienic Ice Co	Arthur Koch	2	150,000	Not let.
Long Island City	Factory	Bryan Kennelly	Timmis & Chapman	1 & 2	150,000	Not let.
Prospect Pk W, nwc 4th st, Bn	Apartment	Brookville Realty Co	W. T. McCarthy	6	150,000	Not let.
So 4th st, 100 e Kent av, Bn	Filter House	Amer. Sugar Refining Co	Godfrey & Spence	4	150,000	Midtown Contg. Co., G. C.
Bedford av & Pacific st, Bklyn	Hotel	L. F. Seitz	Montrose W. Morris	6	150,000	Owner Builds.
L I City—Meadow sec Pearson	Factory	Degnon Term. & Rlty. Co	Wm. Higginson	4	145,000	American Conc. Steel Co., G. C.
Hunter av, L I City	Theatre	W. E. Paynter	John Boese	1	135,000	Not let.
L I City—Duryea st	Storage	Standard Oil Co. of N. Y.	Private Plans	3	125,000	Not let.
So 9th st, cor Driggs av, Bklyn	Hospital	Williamsburg Hospital	Not selected	7	125,000	Not let.
Kingston av, Bklyn	Hospital	City of New York	W. E. Austin	2½	100,000	Not let.
Bklyn av, sec President st, Bn	Hospital	Home St. Lules Cripple	Ludlow & Peabody	4	100,000	Not let.
E 98th st & Rockaway pkway	Hospital	Brownsville Hospital	E. M. Adelsohn	4	100,000	Not let.
Van Brunt st, 254, Bklyn	Factory	Adriance Machine Works	R. J. Dodge	8	100,000	Not let.
Fulton st, Hanover pl, Bklyn	Loft	Jason S. Bailey	Parfitt Bros	4	100,000	Not let.
Total of estimated Costs Specified for 129 buildings enumerated above					$51,533,000	

WHAT 1915 PROMISES IN MATERIALS

Comparative Movement of Prices for Last Twenty Years—Lumber the Distorting Influence Upon the 1914 Market

IF the rule of averages works out, as it inevitably does, a period of prosperity is due. The rise will not be under way, however, much before September, although it will begin to be felt probably in the spring, by improved sentiment, a freer stock market, followed by a temporary reaction in July. Sixty days later the curve will sharply invert itself.

Just as lumber has been the sole factor that has kept the local composite basic materials market prices up since 1906 so that department of the building material market will be responsible for the stabelizing of prices in the near future. The price of this commodity has been sharply rising, as shown by the chart in the right-hand column, since

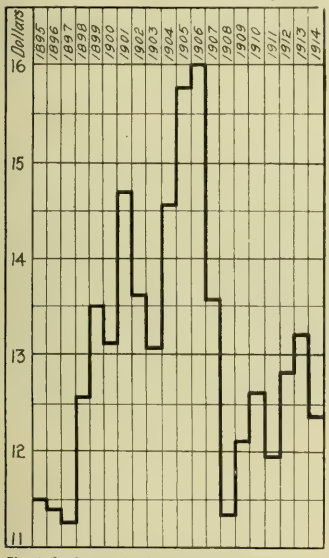


Chart 2—Composite Prices of Building Materials, Including Lumber.

1897, until in 1910, it reached its topmost level of almost $59 for yellow pine flooring, B. heart face, 3 in. per M feet.

Every year since then it has dropped steadily, with a slight exception in 1913, when there was a brief rise, probably due to speculative buying. The drop was resumed last year, and, as more and more Pacific Coast lumber comes into competition via the Panama Canal with Eastern materials, and fireproof construction forces the elimination of more combustible material, the quotations will sink.

How this will affect the local building commodities market may be noted in the single-column table on the left of this page. This chart was plotted from the statistics compiled from the columns of the Record and Guide and other reliable sources. It does not include lumber. On the right side of the page there is a chart plotted from the same statistics, including lumber. The prices necessarily have been taken on standard commodities, such as Hudson River common hard brick per thousand, at wholesale dock, N. Y.; Portland cement, Lehigh district mill base in 500 barrel lots along side dock, N. Y.; steel beams per 100 pounds tidewater, N. Y.; linseed oil per gal.; window glass, American single AA 25 in. black, per sq. ft.; yellow pine B. heart face 3 in. flooring per thousand feet B. M. and Rockland-Rockport lime in 300 pound barrels.

There are incidental metals and materials that have much to do with market prices of staple building materials on the metropolitan market. Manganese ore, copper, tin, spelter and pig iron are the principal ones. Of these copper is the primary factor next to pig iron. Lake copper (electric) is destined to be one of the most potent factors in metals, during the next year, and pig iron, especially of the basic steel making grades, will be in tremendous demand with high prices ruling stiffer as the demand for requirement at home and abroad develops. Recalling that the world is absolutely dependent upon America for its supply of copper and that practically the only iron mines in the world that are being operated are in this hemisphere, these two metals alone will make for higher price trends.

But there are other departments that are not so affected by the unusual conditions resulting from the war abroad. Clay products, lime, plaster, lumber, linseed oil and cement are strictly speaking building commodities which are not conspicuously affected by exports or imports. These are the materials that must depend upon an easy money market for any ascending movement.

Apparently there is a great quantity of construction work demanded but which has not been supplied because money has been too tight to finance these operations. Under normal conditions these projects would have proceeded and the demand would have shifted from one type of building to another, according to location.

Since July, however, about half the normal construction work has moved ahead. In the interim the city has been growing. The re-location of rapid transit lines is forcing upon the city changes of residence, expansion of trade and readjustment of commercial districts. The destiny of Seventh avenue, Varick street, Canal, Lexington avenue, Fourth avenue in Brooklyn, parts of Queens and the Bronx is still unpredictable, but it is quite safe to assume that the nucleus of a demand for new buildings is being laid along these and other avenues through which rapid transit facilities are being provided that will sweep even an unwilling money market before it. Add to this the fifty odd millions of dollars' worth of projected building operations that did not go ahead during the last half of 1914 and the result will be a requirement for modern construction that

(Continued on page 42.)

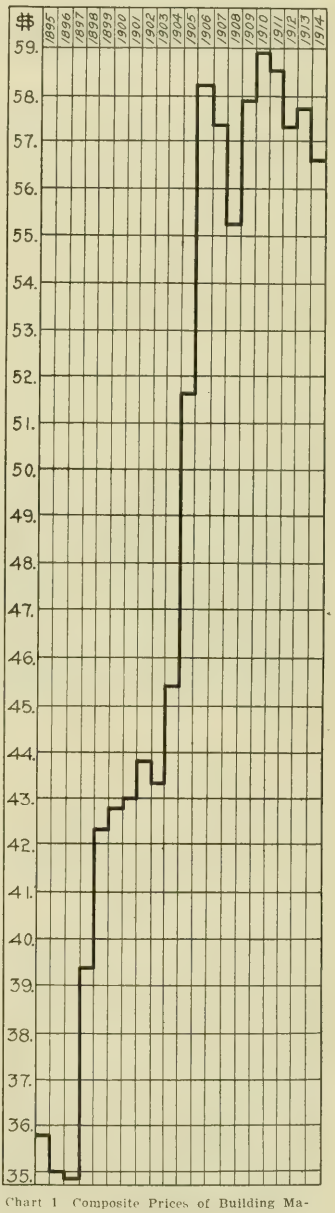


Chart 1 Composite Prices of Building Materials, Excluding Lumber.

PRICE TABLE SHOWING FLUCTUATIONS IN BASIC BUILDING MATERIALS FROM 1895 TO 1915.

	1895	1896	1897	1898	1899	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Brick	4.95	4.75	4.53	5.29	5.45	4.69	5.51	5.06	5.44	7.28	8.43	8.49	5.83	5.27	6.19	5.84	5.81	6.93	6.70	6.04
Cement	1.96	2.00	1.96	1.99	2.04	2.15	1.88	1.95	2.02	1.46	1.42	1.57	1.64	1.46	1.41	1.44	1.46	1.31	1.58	1.58
Steel	1.68	1.80	1.54	1.49	2.10	2.25	1.82	1.37	1.47	1.70	1.78	1.70	1.70	1.80	1.57	1.61	1.48	1.48	1.66	1.31
Linseed oil	.32	.36	.32	.39	.42	.62	.63	.59	.41	.41	.46	.40	.43	.43	.58	.84	.87	.67	.46	.51
Glass	1.70	1.80	2.10	2.64	2.70	2.69	4.12	3.21	2.64	2.88	2.78	2.91	2.81	2.58	2.22	2.05	2.25	2.24	2.72	2.86
Pine	24.37	23.64	23.67	26.81	28.85	29.80	28.31	30.24	30.24	30.84	35.87	42.22	43.91	43.91	45.83	46.30	46.50	44.54	44.59	44.27
Lime	.78	.69	.71	.74	.79	.68	.77	.80	.78	.82	.89	.94	.94	1.04	1.04	1.04	1.10	1.08	1.07	1.02
Totals, Chart No. 1..	35.85	35.04	34.92	39.35	42.35	42.88	43.04	43.82	43.30	45.39	51.61	58.23	57.26	55.23	57.94	58.90	58.47	57.35	57.78	56.59
Totals, except lumber, Chart No. 2.....	11.48	11.40	11.25	12.54	13.50	13.08	14.73	13.58	13.06	14.55	15.77	16.01	13.25	11.32	12.11	12.60	11.97	12.81	13.19	12.32

BRONX COUNTY OFFICES INADEQUATE

Present Housing Facilities Far Short of Requirements — This Condition Will Be Augmented By Future Growth of Borough

BRONX growth is reflected in the need for additional housing facilities for the various borough and county offices. Although the new county administration began its work less than a year ago, the authorities state that many departments already have outgrown their present quarters. Relative to the unusual growth of the Bronx, Superintendent of Buildings Robert J. Moorehead stated in a recent report: "In recent years the percentage of population increase in Manhattan has been steadily diminishing, while in the other boroughs it has been increasing. The reason is obvious. The bulk of business in the greater city is controlled by Manhattan and is rapidly growing.

"In the lower and central sections of that borough many dwellings are being crowded out to make room for the construction of buildings for business purposes. Many families, therefore, are obliged to seek new quarters in the adjacent boroughs and the Bronx is receiving a goodly share of the homeseekers. Within a period of four years, from April 15, 1910, to July 1, 1914, the population of the Bronx has increased from 430,980 to 641,980, or 49 per cent. This percentage is greater than is shown in any other borough. If the increase is maintained at the same rate the population will exceed 1,000,000 in five years."

This influx of population has caused a corresponding increase in the amount of county business. The Register's, Sheriff's and Coroner's offices are located in the Bergen building, at Arthur and Tremont avenues. Farther east the Borough President and his various departments are found in the big city building in Crotona Park, facing Third avenue.

The new County Court House at 161st street and Third avenue is devoted to county purposes and it houses the courts, including the Supreme, County and the Surrogate; also the Naturalization Bureau, the County Clerk and the District Attorney. The location of this building has proved, in the opinion of a great many, to be very desirable for county government purposes, because it is near the 149th street section and has numerous transit advantages. These include an elevated railroad station at 161st street and a number of surface lines, the West Farms, Bedford Park, Fordham and Woodlawn cars, the 163d street and 161st street crosstown systems, the St. Ann's avenue cars, which terminate at 161st street, and the Melrose avenue line, two blocks distant.

Just west of the Court House there is a convergence of a number of streets, which include Elton avenue, Washington avenue, Brook avenue, 161st, 162d and 163d streets. Three public places have been formed; one at the junction of 163d street, Brook and Elton avenues; another at Elton and Washington avenues and 161st street, and the third at Washington and Brook avenues and 161st street, which is occupied in part by the Municipal Court of the Second Bronx District. The County Court House occupies a fourth triangular plot at the intersection of Third and Brook avenues at 161st street.

The ownership of considerable property at these points is vested in the city, and this fact coupled with the need for additional room for the county offices has raised considerable discussion among Bronx residents. A number are of the opinion that some of this property could be utilized for the erection of additional buildings for county purposes. Others contending that the growth of the city is towards the north, maintain that new offices should be located near the present quarters in the Tremont section. There are others who think that the present capacity at the Court House can be increased by the addition of as many stories as may be necessary to accommodate all of the county offices.

The junction of 161st street and Third avenue has apparently been little affected since the opening of the Court House, and has undergone little change. The locality remains practically as it was before the project was undertaken. East of the Court House there is a row of flats and stores of the usual variety. The proximity of the courts has caused a number of law offices to be opened at various points; the building at 3208 Third avenue has been remodeled for such purposes and is called the Law building. The ground floor is occupied by the Bronx Real Estate Exchange Salesroom.

At the southeast corner of 161st street and St. Ann's avenue the A. Hupfel Sons Brewing Company has added another story to the one-story building which they own. It has been converted into an office building. The rest of this block is under the same ownership and contains the big brewing establishment. Just west is a row of dilapidated taxpayers which are entirely out of harmony with their surroundings. They are directly opposite the beautiful white marble County Court House and are strikingly in contrast to that magnificent structure which is said to have cost in the neighborhood of $1,250,000.

To the west is the convergence of streets which has formed the public places described above. Even here building operations have been few and far between, although several new apartment houses have been built to the west. Large stretches of vacant property, however, are still available for improvement and the development of the entire section is still in its very early stages.



PANORAMIC VIEW, SHOWING NEW COURT HOUSE IN THE BRONX.

New Ordinances Pending.

The committee of the Board of Aldermen which is engaged in codifying the city ordinances have introduced a number of measures amending or adding to former provisions. Hearings were held on Tuesday at City Hall.

No. 1150. Provides that all curbing for the support of sidewalks hereafter laid shall be of such material, dimensions and construction as shall be prescribed by the Borough President. All other ordinances or parts thereof inconsistent with this are repealed.

No. 1152. The footway of all new sidewalks shall not be less than five feet in width and shall be constructed of granite or bluestone flagging or of artificial stone, in full accordance with or better than called for in standard specifications for this work, which shall be prescribed by the Presidents of the several Boroughs and kept on file in their respective offices.

No. 1156. All telegraph, telephone and electric light poles, wires or appurtenances which, at any time, shall stand for three months disused or abandoned in, over or upon any street or public place, shall be forthwith removed. The persons owning, operating, managing or controlling any poles, wires or appurtenances which may have been so disused or abandoned or which may be dangerous or unsafe shall forthwith take down and remove the same, and upon their failure to do so the president of the borough having jurisdiction shall remove the same forthwith at the expense of such persons.

No. 1181 is a new section added to chapter 5 of part 1. It provides that not more than one hundred square feet of a paved street in a built-up portion of the city shall be occupied by building material and allowed to remain more than twelve hours without a permit.

Queens is to get an appropriation of one million dollars from the Board of Estimate for three barge canal terminals.

BENEVOLENT FINANCIAL POLICY

Give Borrowers Time, and Don't Ask Unreasonable Interest Rates. A New Year Admonition from the Advisory Council

ALMOST significant position has been taken by the Advisory Council of Real Estate Interests with reference to interest rates upon mortgages. Owing to pressed business conditions generally, as well as to the reaction resulting from the destruction of economic forces in the European war, the financial stringency in the city has been marked. As a consequence, increased rates of interest for loans have been and are being asked by financial institutions and individuals in commercial and industrial activities.

It was apprehended that this tendency to advance rates of interest would be reflected in the real estate market. The Advisory Council has realized since last summer that if this tendency to become higher interest rates were to become general among lenders upon real estate throughout the city, many real estate owners and brokers would be confronted by grave difficulty in financing their real estate operations.

It has been the aim of the Advisory Council to advocate, advise, and suggest to all financial institutions and individual lenders of the city, that, in its opinion, it would not be expedient to inaugurate any policy at the present time which would require higher interest rates. Not only did the members of the council recommend such action to others, but they have endeavored to adopt such a course themselves, in all transactions relating to renewals of mortgages and interest on loans.

This attitude on the part of the council upon an exceedingly delicate fiscal question constitutes a striking contrast with the action of lenders in other fields of business. For example, interest rates on mortgages have, at the present time, averaged 4/2—5 per cent, whereas the city is required to pay 6 per cent. on its one hundred million-dollar loan. Even then, the city would have been unable to secure this loan except for the fact that it adopted a new fiscal policy.

There is no doubt whatsoever that the banking syndicate which made this loan to the city, did so at a lower interest rate than its constituent members could have secured upon other investments or bonds throughout the country. Railroad corporations particularly offered high premiums to obtain finances to maintain themselves in proper condition. Consequently, the action of the Advisory Council in endeavoring to prevent an increase of interest rates on mortgages, indicates a generous spirit of co-operation and mutual interest in the real estate situation in the city, by its members.

It is sincerely hoped that the position of the council in this respect will have an ameliatory effect, particularly in cautioning everyone against taking unfair advantage of a stringent condition which is, however, daily becoming less alarming. Recognizing the fact that the financial condition in real estate is not as rigid nor as rigorous as it was a few months ago, the council has deemed it wise to give out for publication the following resolution adopted some time ago:

"Resolved: That in view of the present unsettled financial condition, we are of the opinion that, in relation to first mortgages on real estate in this city, it is a good business policy to refrain from demanding an unreasonable rate of interest as a condition for extension of payment.

"We have learned with satisfaction that holders of mortgages, both corporate and individual, have, in many instances, met the situation on the above lines and have been willing to give borrowers time to make partial payment on account of principal, withholding the institution of foreclosure procedings when interest and taxes have been fully paid.

"The council is of the opinion that the policy of requiring a small annual payment in reduction of the principal of mortgages, would be of great advantage both to the owner and the mortgagee, and that such annual payments would tend to discourage unwise speculation in real estate and be likely to add to its desirability as a permanent investment, and, at the same time, it would maintain the security of mortgages thereon."

The resolution is signed by William J. Amend, Adolph Bloch, Edward C. Blum, Clarence H. Kelsey, Willard V. King, G. Howland Leavitt, Laurence M. D. McGuire, Alfred E. Marling, Albert G. Milbank, Cyrus C. Miller, Thomas M. Mulry, Charles A. Peabody, Frederic B. Pratt, William S. Van Clief.

BRONX APARTMENTS.

The Borough Built 41 Per Cent. of All the City's Total.

APARTMENT house construction is a valuable asset to the Borough of the Bronx, and many imposing buildings have been erected in the borough during the past few years. A table of apartment houses which were planned during the year 1913 in the Boroughs of Manhattan, Brooklyn and the Bronx follows and will be of interest:

APARTMENT HOUSES—PLANS FILED IN 1913.

Borough.	No.	Est. Cost.	Average per Bldg.	No. of Aparts.
Bronx.....	330	$14,956,851	$ 45,396	7371
Brooklyn....	553	12,349,500	22,332	5963
Manhattan..	158	22,267,200	140,932	5704

This table includes the number of living apartments provided and the showing of the Bronx is exceptional in that 7,371 new apartments were planned therein, as compared with 5,963 in Brooklyn and 5,704 in Manhattan.

During the past five years 58,733 living apartments which are capable of housing 265,000 persons have been provided in new apartment houses erected in the Bronx, which is a remarkable record and is proof positive that builders and investors are appreciative of the great possibilities of our borough and are alive to its needs and demands.

A table of living apartments in apartment houses which were planned in the entire city during the year 1909 to 1913, inclusive, is herewith submitted:

It may appear somewhat of a surprise to learn that the Bronx contributed 41 per cent. of the new living apartments in apartment houses during the period cited as compared with 30 per cent. by Manhattan, 23 per cent. by Brooklyn and 6 per cent. by Queens.

Thus the Borough of the Bronx is able to offer exceptional inducements to the homeseekers and at the present time, can accommodate 148,620 families or 658,790 persons in apartment houses and in one and two-family dwellings as is indicated in the following table:

LIVING APARTMENTS AVAILABLE IN THE BRONX.

	No. of Aparts.	No. of Persons Accommodated.
In apartment houses.....	113,948	512,766
In 1 and 2-family dwellings	34,672	156,024
Totals	148,620	668,790

ROBERT J. MOOREHEAD,
Superintendent of Buildings,
Borough of the Bronx.

New Summer Community.

An East Orange and Newark summer community is to be established at Shorelands, Monmouth Beach, New Jersey next summer. Shorelands is so favorably situated with the ocean on one side and the Shrewsbury River on the other that the idea was suggested by Mr. Geo. W. Wardell of East Orange to his friends there and in Newark. To date invitations to join the summer colony have been accepted and purchases of ground have been made by Mr. Frederick J. Rogers, Mr. George W. Wardell, Mr. Frederick S. Harris, Mr. Samuel G. Cooper, Mr. William D. Gibby and Mr. William D. Grier.

One of the chief factors in the growth of a suburb is the social life and Shorelands at Monmouth Beach offers so many attractions that it was finally selected as an ideal place to spend a summer, on account of the rapid and pleasant transit service from New York City to Shorelands. The Sandy Hook boat route is one of the most delightful rides around New York and the prospect of a pleasant trip morning and evening appealed to these Orange and Newark people.

It is planned to invite others to join this summer community so that as far as possible co-operative building which has proved so economical will be the plan pursued.

LIVING APARTMENTS PLANNED IN NEW YORK CITY IN THE YEARS 1909-1913.

Borough	1909	1910	1911	1912	1913	Totals	Per Cent.
Bronx.....	13,893	16,571	8,826	12,072	7,371	58,733	41
Manhattan.....	16,161	7,485	7,021	6,435	5,704	42,806	30
Brooklyn.....	7,328	4,243	6,225	9,547	5,963	33,304	23
Queens.....	1,255	1,097	2,858	1,748	2,071	9,009	6
New York City..	38,635	29,396	24,910	29,802	21,109	143,852	100



PIERS FOR THE CORONA BRANCH OF THE DUAL SYSTEM, AT QUEENS BOULEVARD AND HONEYWELL STREET.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

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May it be a Happy New Year, indeed.

"Patience is bitter, but its fruit is sweet."

The city is losing a thousand dollars a day on the new court house site, according to the Bureau of City Inquiry. But think of what the city is saving by not going on with the building for the present.

The answer of the Health Department to the charge that it is trying to do too much, at too great a cost to the city, is that the law demands this varied service. Inasmuch as the medical propaganda at Albany is largely responsible for loading the statute books with health laws, is it surprising that the taxpaying public is not satisfied with the answer?

Chairman McCall of the Public Service Commission says 1915 should see a real estate revival, because the influence of rapid transit development must have a wholesome effect upon the real estate of the city. Two important lines will be temporarily operated this year and before the close of 1917 he expects to see all construction work on the dual system of rapid transit, except possibly the river tunnels, completed and ready for permanent operation.

Certain elements in the real estate market are quite satisfactory, particularly to owners. Out of a hundred apartments in the two multifamily houses which the Messrs. Paterno recently completed on Broadway between 78th and 79th streets, all but six have been rented. The apartments comprise five, six and seven rooms, and they rent for sixteen to twenty-two hundred dollars. The inference is that there is a marked demand for the smaller apartments in first class neighborhoods by families hitherto occupying either larger apartments or private dwellings.

Borough Administration or City Administration.

The coming session of the Legislature will be a most interesting one for the property owners of New York City. A number of extremely important matters affecting property interests directly or indirectly will be brought up for legislative decision. Of these the most immediately important is the legislation which is proposed to cure the evils of excessive and discordant regulation. This matter has now been under investigation for a long time. The real estate interests of the city not only have a real and a crying grievance but they are united upon a remedy. Sixty representative real estate organizations have recently formed in recommending to the State Factory Investigating Commission a method of consolidating the work of the building regulation. They propose that the work of the Bureau of Fire Prevention of the Fire Department, the Tenement House Department, the Police Department, in relation to boilers, the Health Department in respect to the structure of particular factories and the similar work performed by the Department of Water, Public Works and State Department of Labor shall all be turned over to the Building Department. They propose also that the present organization of the Building Department shall be continued, and that these powers shall be vested in commissioners appointed by the Borough Presidents. These several local superintendents are to be organized into a Board of Standards with power to make, amend and repeal building rules and regulations. Finally, the Board of Examiners is to be continued and its functions increased. The board to pass upon appeals from the orders issued by the several building bureaus.

The general plan of legislation sketched in the preceding paragraph would constitute an effective simplification of regulation and an enormous improvement upon it. It remains to be seen whether the Factory Investigation Commission will recommend the plan to the Legislature.

The difficulty will be in pursuading the commission to recommend the grant of such enormous powers to an official appointed by the Borough Presidents, and even if the commission does recommend it the Legislature will not acquiesce without the exercise of a great deal of pressure. It would be afraid of a lax administration of the laws by an official which was responsible only to local public opinion. The Borough President is elected for the purpose of satisfying the special interests of his own part of the city. Many of the building regulations are opposed by local interests and have been passed despite their opposition in response to a more general public sentiment. The representatives of this more general public sentiment will allege that these purely local officials could not be depended upon to enforce laws which run counter to local interests and opinion. They can put up a very strong argument, because on the whole the administrative standards of borough officials have not up to date been extremely high. If this opposition is to be overcome the real estate interests will have to present very strong reasons in favor of a system of borough administration, and they will have to back their reasons up with the exercise of a great deal of pressure upon the Legislature. The whole matter needs to be placed in the hands of a strong committee, and whenever necessary the committee should be able to summon to its assistance a numerous delegation of property owners from every borough in the city.

The Taxation Crisis.

Next to the consolidation of the building inspection service the most urgent need of legislation for New York City is for a change in the methods of taxation. Property owners should realize that in one way or another the city must obtain a considerable increase of income. Under its contract with the bankers it will have to cease borrowing for certain purposes, or if it borrows the loans will have to be repaid in a shorter time. In any event a great many million dollars will have to be found for the service of the debt, and every sound economist will agree that this money ought to be raised and spent. But the question is, where is it to come from? The increased taxation of real estate would be sheer confiscation. It would be taking away the property of a comparatively small class which has already suffered severely from the same cause. Ordinarily some portion of such an increase in taxation could be distributed among the occupiers of real property in the form of increased rents, but at present no such redistribution is possible. Any considerable increase in real estate taxation would be disastrous to weak owners. They would lose their equity.

The alternative is to tap some other sources of taxation. New York City must make provision to raise eventually as much as $10,000,000 a year from miscellaneous taxes. These taxes will have to fall upon business rather than upon property, and the only question is: what forms of business shall be selected for the purpose? Neither is it hard to give a general answer to this question. It would be fatal to tax kinds of business which might be driven out of New York by the burdens imposed upon them. Any business which is taxed must be one which is anchored to New York and which cannot be carried on anywhere else. Under ordinary conditions the brokerage business would comply to this condition, but unfortunately the State has already stepped in and taken away from the city this properly local source of revenue.

Another business which cannot escape taxation is the great metropolitan one of providing amusement for the inhabitants of the city, and in our opinion it is in this direction that the city should turn for some of its increased revenue. Any proposal of this kind will excite furious opposition from the owners and managers of theaters, but they will soon get over it because they will be able eventually to make the consumer pay the tax. Neither is there any reason why theater managers deserve tender treatment at the hands of the New York public. They do not play fair with their own customers. Ostensibly they charge $2 each for the best seats in the house; but unless the production is wholly unsuccessful, no customer can ever buy a good seat for $2. The front rows are all reserved for agents and speculators who charge the customer anything they can get and divide the profits with the managers. There are entertainments now being offered in the city at which seats in the front rows cost from $5 to $3, according to the desirability of the location. Managers who do not protect their public deserve no consideration from their public. There is no reason why the city should not get its share of these monopoly profits. It ought to get 25 cents out of the price of every theater ticket sold and twenty per cent. of the selling price of admissions to the movies.

What Is a Normal Amount of Building?

Some parts of the city have been so accustomed to having an inordinate amount of construction to do that a normal amount seems small in comparison. Just what would be a normal amount in Manhattan it would be difficult to determine. A borough that planned over $120,000,000 worth of new buildings in 1905 and also in 1909, and $116,000,000 worth in 1912, only two years ago, will scarcely be able to reconcile itself to the proposition that the normal level of activity in Manhattan can be represented by an appropriation of less than $90,000,000. There needs to be taken into account when estimating the amount of employment for mechanics, and when making comparisons with previous years, the fact that a new borough has come into the city building field and has become a large producer of construction work. The effect of this has been in some degree to shift a large amount of employment from one borough to another.

If to the Manhattan figures of estimated cost of new buildings planned figures should be added that would represent the cost of the factories of the type that have been erected in Long Island City, and which are no longer being erected in Manhattan, and if we should also add the cost of the apartments that are now being erected in Brooklyn and the Bronx of the type no longer constructed in Manhattan, there would result a sum to represent what some authorities consider a normal amount of construction. In other words, it must be remembered that building operations cannot be confined within geographical bounds, and that much of the sort of construction that once figured in the Manhattan records are now credited to other boroughs.

Moreover, the average construction unit being large, a year does not suffice for the completion of an operation; and the second year's work on the building employs a larger number of workmen than the first; and in the case of exceptionally large contracts the third year is also prolific of good employment for mechanics. Consequently, the amount of activity in any one year is not to be estimated from the value of the buildings projected in that year, but rather the plans of previous years must be taken into account.

With only $70,000,000 appropriated during the year 1913 for new buildings in Manhattan, but with $31,000,000 in Brooklyn, $20,000,000 in the Bronx and $17,000,000 in Queens, there was enough uncompleted work to add to this year's offerings so as to provide on the whole a fair amount of work for the union workmen in most of the building trades of Greater New York, according to official report. Exceptions must be made for a very few trades. They had to go a distance to find their job in many cases, but somewhere within reach for most of them there was work to do all through the season, or at least until cold weather stopped the operation. Therefore, for building mechanics the season was not so ill-starred as it seemed, but the present winter finds more mechanics out of work than usual.

Don't Be Alarmed About New York.

Editor of the RECORD AND GUIDE:

I have read with some amazement Mr. William E. Harmon's diagnosis of the ills from which he believes our municipality, with special reference to its market for real property, is suffering.

He is able to perceive some symptoms that are not apparent to me, and he seems to me to have overlooked the most prominent, I might say, the only serious symptom of the municipal complaint.

I agree with him that it was not a good thing away back in 1906, nor a prudent thing, to have widened the range of lawful investments for life insurance companies and savings banks. Not because it restricted the amount of money available for investment in mortgage loans, but because the lending institutions have lost more by it than it was supposed they should have gained.

As to the Federal Banking Act operating adversely to the interests of our realty market, that has still to be demonstrated. I have an idea that it is going to be of great benefit to it. World-wide demand was steadily raising the price of money, and under the operation of our old patchwork banking and currency laws the rates of interest were rising to insupportable levels. Valuations for land that had been based upon a five per cent. net income will not hold when the income is cut below that figure.

What that Federal Banking Act might have done toward lessening the stringency in our money markets and to bring the rate of interest on mortgage loans to an average of less than five per cent., can only be surmised, for, since the enactment of that law a conflagration has broken out in Europe that is so disastrous in all its consequences upon all the markets of all the world, that old bases of calculation are destroyed.

This European war is one of the causes of the disturbed condition "in our midst," and this, I believe, escaped the attention of Mr. Harmon. He did find, however, that New York is afflicted with municipal extravagance. We found that "Chicago, with one-half of New York's population, spends only about one-sixth as much tax money." This is stated without qualification, and the implication is that New York is spending three times as much as Chicago has to pay for the same things. This is manifestly absurd. I think I know how Mr. Harmon fell into this error, but I will not trouble you with it now.

Then Mr. Harmon finds that we are short on civic spirit, and again that we are insular; that we are losing business, and are burdened with Quixotic laws, such as the police pension and tenement house laws. And he thinks we ought to reform along these lines, but doubts if we have the recuperative power. Manifestly, he thinks our case is hopeless, and that we have gone into a permanent decline—not actually, but by comparison with other cities—such as Cleveland and Los Angeles—where, inferentially they have no tenement house or police pension laws, or municipal extravagance, or lack of civic spirit, or of money for mortgage loans.

Now, to my mind, Mr. Harmon overlooked the chief cause of our present depressed real property market. It is our overbuilt condition, resulting from the tremendous boom in land values and in building operations, from which we did not really begin to react until about three years ago. Until then mortgage money was superabundant, and every new venture in building or in suburban exploitation found ready backing. Tenants had only to express a desire to a builder to move into a brand new building or little nearer the social centers, but the builder and the financier immediately responded to his desires.

But then the owners of the deserted buildings, being thus deprived of their tenants and their rental incomes, found it difficult to pay the interest on the mortgages that the financiers had held all along on these now empty buildings, and so they surrendered them to the financiers. And now the financiers began to take notice. Two mortgages are better than one when both are producing the interest with punctuality, but they are worse than one when only one is producing. So the financiers stopped financing surplus building operations, which is why business is dull in real estate and building in and around New York.

If in the years of liquidation following the boom New York lost any industries it was because rents had been jacked up so high the enterprises could not stand them. But as a result of over two years of liquidation rents are down to a normal level in nearly every section of the city. Indeed, they are lower than before within ten years—so low, in fact, as to invite the attention of people intending to newly establish themselves. Only land values have not been fully adjusted to the new order of things. There are still very many owners of property in New York, chiefly to be found among the very wealthy, who are unable to appreciate the changed condition of things and who are still holding for boom prices. They are sowing the seed of false hopes and will reap only a harvest of regrets.

But for this awful war I firmly believe our real property market would have touched bottom last summer and the tide would have turned to a long flood. As it is, New York is to-day quite as able to compete with all the other centers of industry in all the world, in the doing of the world's work as she ever was. With an incomparable natural location and equipment our Empire City has provided in unequaled excellence and completeness every facility for the pursuit of every occupation under the sun. And when the change for the better in the affairs of the world comes, as come it will, New York will present to the ambitious, the capable and the industrious of all lands, as she has always done in the past, the best opportunity for advancement to be found anywhere. Don't let anybody be alarmed about the future of New York. She surfeited a little too long on rich food and had a fit of indigestion, but she is convalescent now and growing stronger every day.

JOHN L. PARISH.

149 Broadway.

What is Ahead of Us?

Editor of the RECORD AND GUIDE:

What has the year 1915 in store for real estate? Will the tendency in activity be upwards or the reverse?

It is a recognized fact that since last July we have witnessed a growing depression in real estate, which reached low-water mark in the lattet part of November. During that dark period transactions were few in both mortgages and sales. Not alone was there an absence of activity, but complete stagnation had set in. There were many unfavorable causes which led to this condition, first and foremost being the war scare with its many attendant incidents.

Investors are now awaiting the millenium, believing that with the fast-growing, and ever-increasing unfavorable conditions, many opportunities would be found to reap enormous advantages. The general stability of the country, the confidence of the many in our ability to meet successfully the emergency of the moment, all alike inspired a faith that swung the pendulum the other way.

For a long time we oscillated between the hopes and apprehensions. The return of confidence was emphasized by the re-opening of the Stock Exchange, followed by increased activity among large mortgage investors, banks and trust companies, and increased buoyancy in both sales and mortgages.

Building operations in both Manhattan and Bronx, having been at low level for many months, rents received a stimulating impetus, enhancing the value of real estate.

For the last six months there has been a general withdrawal for mortgage investments, so that now, on the dawn of a coming prosperity, a large sum will be available to give life, strength and tone to an otherwise demoralized situation.

This tendency to a general improvement is clearly illustrated in the salesroom, where the formal announcement of "bid in by plaintiff" has been varied by outside bids. Recently a large Fifth avenue corner was sold on a judgment of $235,000, an amount in excess of the incumbrances, netting the defendant a comfortable return. In an auction sale of 88 suburban lots $120,707 was readily realized from buyers ready and anxious. The sale of the Hotel Gotham for $3,500,000 cash shows the confidence of the outside buyer. A number of large apartment houses have recently been sold on a cash basis.

The sales mortgages for 1914 in Greater New York were but $150,000,000 less than 1913, and aggregated upwards of $1,310,000,000.

The decline of 1914 was but 10 per cent. All these figures indicate a return to normal condition.

The future prospects for 1915 are encouraging, but in order to make the effect lasting, real estate interests must be alert, and keep on guard to ward off the continuous assaults directed against it. Municipal extravagance must be checked, political favorites dispensed with, and the rate of wages fixed on a par with that paid by the ordinary business man. Many departments should be consolidated under one general head, with a view of general unanimity of action. The vast army of inspectors, whose sole duty seems to be to harass property owners, with duplicate orders, should be reduced to meet legitimate needs. Excessive legislation directed against building interests should be minimized, and broader latitude given, within the limits of peace and health regulations.

Legislation should be initiated seeking other sources of taxation, in addition to real estate.

JOHN FINCK.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

PLATE GLASS SITUATION.

Disregard of Commission Rates Has Had Wide-Reaching Effect.

Conditions in Greater New York have recently suffered another upheaval, which was brought about by certain members of the Plate Glass Underwriters Association entirely disregarding the commission rules of that organization.

It developed upon investigation that 153 brokers had been granted commission allowances in excess of the established rate of 25 per cent. Repeated efforts were made to adjust the matter, but without success, and on October 28 the association disbanded. This was immediately followed by the organization of a new body, known as The Plate Glass Insurance Alliance of America. The companies forming this alliance are the following: Aetna Accident & Liability Company, Fidelity and Casualty Company of New York, Fidelity and Deposit Company, Globe Indemnity Company, London & Lancashire Guaranty & Accident Company, Maryland Casualty Company, New Amsterdam Casualty Company, New Jersey Fidelity & Plate Glass Insurance Company, Ocean Accident & Guarantee Corporation, Royal Indemnity Company, U. S. Fidelity & Guaranty Company.

An entirely new rating plan has been adopted, which is consistent with the desire to establish a sensible rating system for plate glass insurance. In a report made by the Insurance Department following an examination of the defunct association, the inadequacy of the former rating plan was criticised, and the new Alliance was organized with the intention of meeting these criticisms. As a result classifications have been established and a merit rating system has been initiated. The Alliance has agreed upon a flat commission rate to brokers, and it is believed that the eleven companies now comprising it will form the nucleus of a larger organization.

Notwithstanding the demoralized conditions in New York, the rate situation throughout the country has not yet been materially affected. The same companies that are indulging locally in cut-rate practices of the very worst kind are standing together in the maintenance of rates in what is known as "Bureau territory," which is under the jurisdiction of the Plate Glass Service and Information Bureau. All the companies seem to realize the tremendous loss that follows in the wake of a cut-rate war, and there is a disposition to confine it to a limited territory. We are not without hope, indeed, that the situation will soon readjust itself in Greater New York, and that the companies as a whole will be found lined up in an endeavor to maintain proper practices for their common benefit.

Peter Doelger Estate.

Peter Doelger, the brewer, who died on December 15, 1912, left a total estate of $7,856,123, with a net value of $7,056,186. According to the report of the Transfer Tax appraisers filed on Tuesday the residuary estate, comprising the bulk of the holdings, is to be held in trust during the life of Mrs. Mary Doelger, widow. At her death the sons will receive their interests in the trust outright, and the shares of the daughters will be held in trust for them, they receiving the incomes and their issue receiving the principal at their deaths.

The total value of the residuary trust is fixed at $6,015,712. The value of each of the eight trusts is $751,964. Realty owned by Mr. Doelger is valued at $5-395,022; cash and bank deposits, $456,-399; personalty, claims and mortgages, $1,279,767; stocks and bonds, $724,934. There were deductions for expenses of administration of $200,000. Debts amounted to $439,123 and commissions to $157,502. The realty includes 116 parcels in Manhattan, 24 parcels in Brooklyn, 10 in Queens, 2 lots in Nassau county and 2 lots in Suffolk county. Details of the specific real estate holdings in Manhatan and the Bronx, giving the location and the estimated market value will be found elsewhere in the Record and Guide under Real Estate Appraisals.

NO STAMPS ON LICENSES.

Superintendent Hasbrouck Reverses Previous Ruling.

State Superintendent of Insurance Frank Hasbrouck has made a ruling upon the application of the emergency revenue or stamp tax law to certificates issued by the Insurance Department which affects many thousands of agents and brokers transacting the business of insurance in this State and all insurance corporations.

By a previous ruling, based upon an opinion of the United States Commissioner of Internal Revenue, which has since been changed, all insurance agents and brokers in the State were notified by the Superintendent of Insurance that an uncanceled revenue stamp of the denomination of ten cents must accompany every application for a certificate of authority required by the insurance law, so that such stamp might be affixed to the certificate when issued. These instructions are now withdrawn, under a new ruling by the U. S. Commissioners, that certificates are not subject to the tax.

A Handy Calendar Pad.

The old New Year spirit survives and pleasant greetings come and go on the phone and through the mail from many an office and shop in the real estate and building field.

A calendar pad for the year 1915, which accomplishes the work of a complete card index and preserves old memoranda, is being sent as a New Year gift by the Charles F. Noyes Company, of 92 William street, to the friends and clients of the firm. Wall calendars, inkwells and other articles of office utility are also going around to prove that business is not entirely business but that a little fellow feeling always manages to get in to salt or sweeten.

How Fast the Years Roll 'Round.

The nineteenth annual dinner of the Real Estate Board of New York will be held at the Waldorf-Astoria, Saturday evening, February 6. Tickets, $5 each. These annual dinners have always been exceptionally fine occasions. Coming on a Saturday night, the most care-free night of the week, they can be enjoyed to the full. This year Elisha Sniffin, Donald W. Brown, Joseph P. Day, Edward L. King and Robert T. McGusty are the dinner committee.

United Owners' Ball.

On Thursday, January 7, the annual entertainment and ball of the United Real Estate Owners' Association will be held at Terrace Garden in East 58th street, near Lexington avenue. The occasion promises to be of importance, not only as a social affair, but as affording the only opportunity during the year when the members of all the various "Locals" can meet each other for conversational exchange of views.

LAW DEPARTMENT

Brokers' Commissions.

Editor of the RECORD AND GUIDE:

Will you state in your columns what commission a broker is entitled to in the matter of a lease for two years, with an option for five years more? In the absence of any agreement to the contrary, is he entitled to a commission on the option, if exercised, and if so, when would the commissions be payable and how would they be divided?

BROKER.

Answer: The new regulations of the Real Estate Board of the City of New York, as found in the Manual for 1915, provide, in reference to leases, that "if the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental of two and one-half per cent., but the amount shall not be less than one per cent. on the gross rental." Further, the regulations provide that "should there be a clause in the lease for a term under twenty years, giving the lessee the option of a further term, and should he avail himself of such option, the owner shall pay the broker the commission due on the rent to be paid during such extension." The stated commission on leases for three years and over is one per cent. on the gross rental. The prevailing practice in regard to renewals (see Manual for 1914) has been to make the commissions to be paid the subject of special agreement between the parties.

Entitled to Their Commission.

A jury in the Supreme Court, Part XIV, last week, before Mr. Justice Cohalan, awarded L. Tanenbaum, Strauss & Co., Inc., over three thousand dollars' commissions in an action instituted by them against the Wilson estate. This case presented an interesting feature from a real estate brokerage standpoint. The evidence adduced by the plaintiff showed that in October, 1912, G. Searing Wilson, representing the estate, authorized L. Tanenbaum, Strauss & Co., as brokers, to lease a portion of the Wilson Building, situated at Broadway and 33d street. The latter informed Mr. Wilson that the Exchange Buffet Corporation, offered fifteen thousand dollars per annum for a twenty-one year term.

The brokers continued to negotiate until the early part of February, when they were informed that the lease had been closed with the Exchange Buffet Corporation through other brokers substantially on the terms originally offered. The defendants' proof showed that the brokers closing the transaction had been retained in January, 1913, and had received a commission of one-half of one per cent. Mr. Justice Cohalen submitted to the jury, for its determination, the question whether they believed L. Tanenbaum, Strauss & Co. to be the procuring cause of the lease, further stating that if they were the procuring cause even though another broker received a commission, and ven though they were not present when the lease was finally concluded, that they were nevertheless entitled to their commissions. The jury rendered a verdict as above stated. The attorneys for the plaintiff were Strouse & Strauss, with Henry W. Unger, of counsel. The attorneys for the defendants were Everett, Clarke & Benedict.

LOCAL IMPROVEMENTS.

The following resolutions have been approved:

1287. Constructing sewers and appurtenances in Rhinelander avenue, between Cruger avenue and Holland avenue; in Holland avenue, between Rhinelander avenue and Hunt avenue; in Hunt avenue, between Holland avenue and Bear Swamp road; in Bear Swamp Road, between Hunt avenue and Bronx Park East; in Bronx Park East, between Bear Swamp road and summit north of Mace avenue; in Pelham Parkway north, between Bronx Park East and Olinville avenue; in Olinville avenue, between Pelham Parkway North and summit north of Mace avenue; in Waring avenue, between Olinville avenue and the east side of White Plains road; in White Plains road (west side), between Waring avenue and summit north of Mace avenue; and in White Plains Road (east side), between Waring avenue and Mace avenue, together with all work incidental thereto.

1288. Constructing sewers and appurtenances in Rhinelander avenue, between Holland avenue and Muliner avenue; in Muliner avenue, between Rhinelander avenue and Brady avenue; in Neill avenue, between Muliner avenue and the existing drain east of Fowler avenue; in Brady avenue, between Muliner avenue and Holland avenue; and in Wallace avenue, between Rhinelander avenue and Bear Swamp road, together with all work incidental thereto.

1295. Constructing sewers and appurtenances in Muliner avenue, between Brady avenue and Pelham Parkway South; and in Bogart avenue, between Lydig avenue and Pelham Parkway South; and in Pelham Parkway South, between White Plains road and the property of the New York, Westchester & Boston Railroad Company; and in Lydig avenue, between Matthews avenue and Holland avenue; and in unnamed street, north of the property of the New York, Westchester & Boston Railroad Company, between Bear Swamp road (Bronxdale avenue) and Brady avenue; and in unnamed street, south of the property of the New York, Westchester & Boston Railroad Company, between Neill avenue and Matthews avenue; and in Neill avenue, between Hunt avenue and Barnes avenue; and in Barnes avenue, between Brady avenue and Pelham Parkway South; and in unnamed place, north of the property of the New York, Westchester & Boston Railroad Company, between Brady avenue and Matthews avenue; and in Matthews avenue, between said unnamed place and Pelham Parkway South; and in Colden avenue, between Bogart avenue and Neill avenue; and in Brady avenue, between Muliner avenue and Radcliffe avenue; and in Radcliffe avenue, between Brady avenue and Colden avenue; and in Lydig avenue, between Colden avenue and Lurting avenue; and in unnamed street, north of the property of the New York, Westchester & Boston Railroad Company, between Bogart avenue and Paulding avenue; and in the Plaza, between Bogart avenue and Paulding avenue; and

Crotona District.

1268A. Furnishing and laying 79 lin. ft. of flagging on the westerly side of Morris avenue in front of premises southwest corner of East 153d street and Morris avenue, block 2442, lot 18, together with all work incidental thereto, in accordance with section 435 of the Greater New York Charter as amended.

1286. Constructing sewer and appurtenances in Bryant avenue, from the end of the existing sewer north of East 167th street to the existing sewer at the intersection of East 167th street and Bryant avenue, together with all work incidental thereto.

Total estimated cost, $785; assessed value of the real estate included within the probable area of assessment is $111,500.

Estimated cost for each 25-ft. lot $35 indirect benefit. Title vested. Outlet built.

1290. Constructing a receiving basin and appurtenances at the southwest corner of East 149th street and Morris avenue, together with all work incidental thereto, in accordance with section 435 of the Greater New York Charter as amended.

1277. Rebuilding sewer and appurtenances in East 148th street, between Park avenue and Morris avenue, together with all work incidental thereto.

Total estimated cost, $12,200; assessed value of the real estate included within the probable area of assessment is $1,287,170.

Estimated cost for each 25-ft. lot $175 where directly benefited, and $25 where indirectly benefited.

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Developing the South Shore.

Since the southern half of Nassau County, Long Island, has been undergoing development into a suburban home area of New York City it has presented topographical features to the investing public, peculiarly its own level and absorbent country and natural waterways about a mile apart that are arms to Hempstead Bay, the latter of which divides the mainland from the actual ocean coast line.

The combination of sand and loam that comprises the land of the south shore makes excavating for home foundation purposes easy and eliminates the considerable comparative expense attendant upon excavating in territory where rock abounds or where the strata is harder and more composite.

Heavy rains pass into southern Long Island soil rapidly and the Borough of Brooklyn has found copious water beds beneath it from which it draws the larger part of its water supply. The villages throughout the southern part of Nassau County obtain their water supply from the same source and consequently there is no water problem for a steadily augmenting suburban population. When the city of New York completes its Catskill water supply system, Brooklyn will draw but a nominal volume of water from Long Island. Its ponds and reservoirs there will be kept for emergency uses.

Because of the adjacency of southern Nassau County to Brooklyn and a plethora of rapidly growing villages there is very little acreage remaining undeveloped within its area. The Randalls have reclaimed and improved all of the shore front acreage at Freeport, and operators and builders and the general expansion of villages have caused the upbuilding of all the large areas easily accessible to railroad and trolley west of Rockville Centre in Nassau County.

Comprising seven hundred acres, the shore front of Baldwin is now in process of substantial development and improvement. It is among the last of the numerous large tracts of land that abounded on the south shore of Nassau County a decade ago; and the fact demonstrates the rapidity with which the southern half of the county has been acquired for suburban home purposes. Because of its triple waterway system that connects with the bay, the shore front area of Baldwin is known as Baldwin Harbor. Its growth is propagated by the influx of New York business men and their families, and their coming has necessitated the installation of municipal improvements.

—Great inequality now exists in the size of the present aldermanic districts. In 1913 in the smallest district (32nd, Bronx) the vote was 2,984; in the largest (34th, Bronx) the vote was 22,766. In Manhattan Borough about one-half of the voters elected nearly two-thirds of the aldermen. In Brooklyn eight districts of twenty-four cast about half the full vote, that is to say, half of the voters elected two-thirds of the aldermen. That was the average ratio throughout the city in 1913.

PRIVATE REALTY SALES.

Closing days of 1914 brought another $1,000,000 deal and interest in tenement properties in various sections of the city. A Queens County transaction involved about $850,000, and affected a large undeveloped tract that has been in litigation for many years. When it is considered that the week was handicapped by its position between two of the most important holidays of the year, the business may be regarded as encouraging. There were few large transactions; the tendency being rather for the acquisition of smaller properties.

With the close of the year also came the general feeling that real estate has been through its worst period and that the new year will bring with it a continued improvement in the mortgage market with its coincident beneficial influences on sales by private treaty.

The total number of sales reported and not recorded in Manhattan this week was 19 as against 12 last week and 15 a year ago.

The number of sales south of 59th street was 9, as compared with 2 last week and 6 a year ago.

The sales north of 59th street aggregated 10, as compared with 10 last week and 9 a year ago.

The total number of conveyances in Manhattan was 95, as against 92 last week, 12 having stated considerations totaling $241,655. Mortgages recorded this week number 51, involving $138,020 as against 49 last week, totaling $738,020.

From the Bronx 6 sales at private contract were recorded, as against 8 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $585,958, compared with $1,596,525 last week, making a total for the year of $43,473,645. The figures for the corresponding week last year were $2,097,751 and the total from Jan. 1, 1913, to Jan. 1, 1914, was $49,405,882.

$850,000 Rockaway Coast Deal.

F. Newman bought the Remington Vernam estate property of the New York City Waterfront Company, at a reported price of $850,000. The tract includes all the vacant land between the Arverne and Edgemere lines, the Atlantic Ocean and the Rockaway Boulevard. The frontage along the ocean is about 3,700 feet and the depth about 800 feet. In extent it is as large as Arverne and larger than Edgemere. About 100 acres of the tract was later re-sold to the S. & L. Construction Company. L. Schumacher and Julius Levy. This land, fronting about 1,000 feet along the Rockaway coast, will be developed into building lots. The Vernam estate has an interesting history. For twenty-four years prior to 1913 the property was in litigation, various parts of it having been claimed by owners whose interests were disputed. Parts of the property were transferred from time to time, but one year ago the courts set aside many of these transfers and gave the land back to the Vernam heirs.

$1,250,000 Exchange.

Julian T. Davies of the law firm of Davies, Auerbach & Cornell bought through Tucker, Speyers & Company, from the E. A. L. Construction Company, Edgar A. Levy, president, the recently-completed twelve-story elevator apartment house at 150 East 72d street, southeast corner of Lexington avenue, on plot 104.4x80. In part payment Mr. Davies gave the Bancroft Building, a ten-story mercantile structure at 3-7 West 29th street, on plot 74.6x98.9. The transaction involved approximately $1,250,000.

Long Island City Building.

John Katzman purchased from the Rickert-Finlay Realty Company, twenty-five lots with a frontage of 500 feet on Ditmars and Van Alst avenues and McClellan place, Astoria, the remainder of the block on which he is building an apartment house accommodating 84 families. Plans are being prepared by Edward Hahn for a similar operation on the plot just acquired. The estimated cost of the two buildings is about $300,000.

Harlem-Suburban Exchange.

Derschuch & Co. sold to the Vortex Company, Inc., C. J. Stein, president, to J. A. Mucke, the seven-story elevator apartment house on plot 52x100, at 531 and 533 West 124th street. The same brokers resold the property, the last purchaser giving in part payment eight two-family dwellings and sixty lots, at Elmsford, N. Y., together with 112 lots at Ardsley Heights, Westchester county, N. Y. The transaction involved about $90,000.

Manhattan—South of 59th St.

NEW CHAMBERS ST.—D. H. Jackson Co. bought from Sadie Davis, 81 New Chambers st, through to 93 James St, a 6-sty tenement, on plot 33.7x85.7x25.6x66, with stores in both streets.

January 1, 1915

To Real Estate Owners

The accompanying letter explains itself:

TELEPHONE 750 JOHN

PAUL B. WARNER
PUBLIC ACCOUNTANT
37-39 LIBERTY STREET

NEW YORK, December 9, 1914.

Charles F. Noyes, President,
Charles F. Noyes Company,
92 William Street, City

Dear Sir:-

Enclosed you will find annual Business and Financial Statement for the year ended the 30th day of April 1914.

The report comprises various Exhibits and Schedules, which reflect a full and complete analysis of the operations of the business, departmentally and also on a per centum basis.

This report also contains comparative statistical data of your Agency, Selling and Renting Departments and sets forth the remarkable growth of your business in each department, yearly, from April 1909 to and including April 1914; a very unusual showing under the existing business depression.

To illustrate this increase you will note that the figures of April 1914 over April 1909, in per centum, are as follows:-

Number of Owners	287.50%
Number of Properties	400.00%
Number of Tenants	817.75%
Rents charged to Tenants	633.77%
Charges to Owners for Management	668.24%

The accounting department is in splendid condition and the report enclosed has my certification attached.

Very Respectfully,

P. B. Warner

IN making public the above letter we do so with a feeling of pride, but to-day, just as in 1898, when this company began, its office is open from 8.30 until 6.30 at night. We attribute our increase in business to hard work and the good service which we try to give to our clients. Business entrusted to us, whether a mortgage loan application, the selling of property or the leasing of business premises, receives our closest attention. There is always someone in authority to courteously meet clients. We have the organization to accomplish results, and we do accomplish results. We will continue to grow just as long as we deserve to grow—no longer.

In our Agency Department we have two Plant Engineers, both college men, who, while their theoretical training is excellent, have also a practical experience which is almost invaluable to clients struggling with Labor Department, Fire Department and other violations. In the economical administration of power plants and office buildings this Department renders service second to none in New York City. This technical engineering service is provided free to our clients. On our pay-roll are an Architect and a Draughtsman, and in every other Department, Mortgage, Renting or Selling, our office carries real experts.

Our organization is HANDLED ALONG CO-OPERATIVE LINES. We believe we were one of the first real estate offices to recognize that substantial success would be largely due to the efforts of our employees. Our policy in this regard is not an uncertain, indefinite policy, for self-advertisement, but a fixed plan of disbursing practically all of our profits among our employees, from the office boy to the President.

BUSINESS GAIN

We make public the letter of our Accountant showing the increase of our business because we are happy and proud to have accomplished such results. And these results only spur us on to further activity. As a matter of fact, the business we have gained since April, 1914, up to the present time IS IN EXCESS OF OUR GAIN FOR THE CORRESPONDING PERIOD OF THE YEAR BEFORE. While a feeling of pessimism apparently prevails in certain quarters, it does not rest over this office. Our business has gained, and is gaining, and we most optimistically look to the future.

As heretofore, this Company will continue to specialize in business property. Our Management Department, our Selling Department and our Leasing Department are so well known that it is needless to call attention to their strength. Each of these Departments is in charge of an expert. It is this particular branch of our business that WE HAVE BEEN SPECIALIZING FOR 16 YEARS.

MORTGAGE DEPARTMENT

This is the Department that we wish to call special attention to. Recently Edwin C. Benedict came to us to take charge of this Department. Mr. Benedict has devoted his time to the mortgage business for the past 12 or 15 years. He is probably one of the best known mortgage men in New York, having been since 1907 a Director of A. W. McLaughlin & Company, one of the foremost, if not the foremost, exclusive mortgage loan houses in Manhattan. We have plenty of money to loan on bond and mortgage, if the applications warrant. We hope those requiring mortgage money will submit their application to Mr. Benedict.

Thanking the owners of New York City real estate for the favors and courtesies that have been extended to us, and for making our business what it is to-day, and extending to the great real estate public, and to every competitor and friend that we have in the brokerage business the greetings of the season, and hoping that the cup of success will be as full for each and every one as it has been for us, we respectfully express our greetings for 1915.

CHARLES F. NOYES COMPANY, 92 William St.

Telephone 2000 John

DIRECTORS

CHARLES F. NOYES President FISHER P. WEAVER Secretary FREDERICK B. LEWIS Vice-Pres. Agency Dept.
WILLIAM B. FALCONER Renting Dept. JOSEPH D. CRONAN Sales Dept.

PITT ST.—Mrs. Lena Weissberg sold the 5-sty tenement, 11 Pitt st, on plot 25.8x128, to Rose Serbatsky.

WATER ST.—D. H. Jackson Co. bought from H. D. Olino, 336-338 Water st, two 4-sty buildings, on plot 37.9x67.3x irreg.

22D ST.—Michalover Brothers sold 419-421 East 22d st., two 4-sty. tenements on plot 62.6x98.9, to Abraham Siegel, who gave in exchange Brooklyn property.

37TH ST.—George Bickelhaupt has resold 52 West 37th st, a 4-sty dwelling, on lot 21.6x98.9 to D. Sylvan Crakow.

50TH ST.—J. B. English has sold for W. B. Dismore to James P. Knight and John L. Knight the 3-sty stable, 136 West 50th st, on plot 25x100.

28TH ST.—Duross Co. sold the 4-sty. leasehold dwelling at 335 West 28th st. for Aaron Brown. The property is a perpetual leasehold, the ground rent being based on a new appraisal made every 21 years.

55TH ST.—Charles F. Noyes Co. sold for Dr. William H. McIntyre the 5-sty flat 538 West 55th st, on lot 25x100.

AV B.—Anthony C. Durschang sold 235-237 Av B, two 5-sty tenements, on plot 40.6x99, to F. D'Onofrio, who gave in part payment 158 West 119th st, a 4-sty dwelling, on lot 17x100.

ST. NICHOLAS AV.—Ennis & Sinnott bought from Herman Reber and William Volk the southeast corner of St. Nicholas av. and 178th st., a 5-sty. flat, with stores, on plot 36.5x100.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WANTED—Used atlases in good condition; 2 of Queens, 2 of Brooklyn, and 2 of The Bronx, G. W. Bromley's preferred. No objection if dated not later than 8 years back. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone, Broad 3383.

WANTED male stenographer by a large estate firm; must have real estate experience and also be a good correspondent and be able to draw up leases. Christian and of good habits. Address, stating experience and salary desired to Box 454, Record & Guide.

UNIVERSITY graduate, Christian, 35 years old, with 12 years' real estate experience, will consider closing own office and connecting with a reliable firm, as manager of agency, mortgage or sales department. On salary and commission. Box 452, Record and Guide.

EXCEPTIONAL opening for a thoroughly good mortgage man with a progressive and financially strong real estate concern; only a resourceful, hard worker will fit the opportunity, and to such a man we offer very liberal arrangements; applications will be considered strictly confidential. EXCEPTIONAL, Box 450, Record & Guide.

YOUNG man with thorough experience in renting, collecting, attending to repairs, desires position where intelligent and economical handling of property is appreciated; salary moderate. Box 448, Record & Guide.

YOUNG MAN, 20, competent estimator of masonry in all its branches; general knowledge of all other lines in the building trades; exprience incidental office work, bookkeeping, etc.; employed at present; would consider out of town position. JACK ZUCKER, 103 Park av., N. Y. City.

SOUTHERN BOULEVARD, 137th St., near Subway station, Cypress Ave.—Five lots for sale. Apply HEBBERD, 141 South Tenth Ave., Mount Vernon.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This oer willff expire on Jan. 8, 1915. Record and Guide Company, 119 W. 40th Street.

The Columbia Storage Ware-Houses
COLUMBUS AVE 66TH TO 67TH STS. 90TH ST AND AMSTERDAM AVE.
VAULTS FOR VALUABLES

Manhattan—North of 59th St.

80TH ST.—Esther M. Dryfoos sold through Arnold, Byrne & Baumann the two 5-sty apartment houses, 218x229 East 80th st, on plot 50x102.2, to the Vermilyea Realty Co., Charles Hensle, president, which gave in exchange 156-158 Sherman av, a 5-sty apartment house, on plot 50x150.

83D ST.—Edward C. H. Vogel resold for Charles and Margaret Jagels, 166 West 83d st, a 5-sty apartment house, on lot 25x109.

86TH ST.—Wolf Burlard is reported to have resold the 5-sty residence 36 West 86th st, on lot 25x102.2. It was formerly the home of John B. Stanchfield.

BRONX GOSSUP.

142D ST.—Charles Meisel sold to Charles Schlivek, 458 West 142d st, a 4-sty dwelling, on lot 18x100. It was given in part payment for 982 Prospect av, a 5-sty apartment house, on plot 64x85.

155TH ST.—Oscar Weinerman has sold 765 East 155th st, a 2-sty dwelling, on lot 20x96.

180TH ST.—S. & J. H. Albert have sold for the Haven Construction Co. 780 West 180th st, a 5-sty apartment house, to Walter J. Rich, who recently bought through the same brokers the block front on Fort Washington av, West 179th to West 180th st. In part payment Mr. Rich gave his property in Hillsdale, Bergen county, New Jersey, comprising about 3 acres.

5TH AV.—The Lawyers Mortgage Co. resold 1489 5th av, a 6-sty apartment house, on plot 37.6x100, which it acquired at foreclosure on December 10 for $46,000.

Bronx.

BECK ST.—Absar Realty Co., Abraham Weissman, president, has sold 895 Beck st., a 5-sty. apartment house, on plot 79x100.

230TH ST.—Cahn & Pittman sold to Frank Willetts the plot 75x100 at the northeast corner of 230th st and Heath av.

DALY AV.—The Schoen Westchester Realty Co. has sold for the Steinmetz Construction Co. 2075 Daly av, a 5-sty. new law house, on plot 44x105.

NELSON AV.—Charles F. Noyes Co. sold for Florence I. Squirees, the 4-sty apartment house, 1665 Nelson av, on plot 37.6x100.

PARK AVE.—David L. Woodall sold for John F. Kaiser the lot, 25x141, on the east side of Park av, 25 ft north of 181st st, to Mary A. Handibode, who owns the adjoining corner lot and now controls a plot 50x141.

Brooklyn.

HANCOCK ST.—Bulkley & Horton Co. sold 3-sty dwelling, 183 Hancock st, for Mrs. George R. Meeker.

SCHAEFFER ST.—E. K. Ramee sold the 2-sty, 1-fam. house, 60 Schaeffer st, for Jane A. Friez and re-sold same to Robert Moser.

STANHOPE ST.—James M. Hawley sold for John Reis to John F. Wetjen and Barbara Wetjen, the 2-sty dwelling, 184 Stanhope st, on lot 20x100.

UNION ST.—John Pullman sold 719 Union st., a 4-sty. tenement on lot 25x100 for George M. Banta to Antonio Criolli.

LINDEN AV.—H. A. Crosby sold 593 and 595 Linden av, two 2-sty dwellings, for Moreland Operation Co., to Frederick Randall, and 132 Clifton pl, a 2-fam. dwelling, for A. H. O'Malley to Laura Baker.

VANDERBILT AV, ETC.—Charles F. Noyes Co. has sold for Eleanor Zeller, 71 Vanderbilt av, on plot 25x100, and to a client of William Miller the 3-sty dwelling, 481 Waverly av, on plot 16.8x100.

13TH AV.—Henry Rockmore sold to Inas Goldberg a 3-sty flat, with stores, 20x68, on the north side of 13th av, 20 ft southwest of 53d st, Borough Park.

Queens.

LONG ISLAND CITY.—Burton Thompson sold for James Horak the vacant northeast corner of 2d and Hoyt avs, containing about 9,000 sq. ft., with a 100-ft. frontage on 2d av. The property was held at $20,000. An express station of the new subway will be located on the corner.

LONG ISLAND CITY.—Joseph F. Negreen bought from the Stuyvesant Realty Co., the plot 36x92, at the corner of Hulst and Skillman avs.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Sterling pl to A. R. Roberts and 80x100 in Oxford pl to A. Lambert.

Richmond.

DONGAN HILLS.—Horace S. Ely & Co. sold for Donald C. Craig the Perine homestead, built about 1688, to the Staten Island Antiquarian Society. The house stands on about an acre of land, and is being restored for the uses of the buyer and the Garden Club of Staten Island. It is understood that part of the premises will be sub-leased for headquarters of a chapter of the Daughters of the Revolution.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 in Maple st to F. E. Donnelly and 40x100 on Hazel av to W. Inglis.

NEW YORKTOWN HEIGHTS, N. Y.—The George J. Griffin estate of 300 acres has been purchased by John G. Hallimond, of New York, for about $35,000.

OLD WESTBURY, L. I.—Cocks & Willets sold the Albert H. Thomas property to H. K. Underwell, of New York, and to D. Fairfax Bush part of the Waldron Farm at Brookville, L. I.

PORT WASHINGTON, L. I.—The one-time Benjamin Mott homestead property, about 40 acres, extending from Sands Point rd. to high water mark of Long Island Sound, between the properties of Howard Gould and A. Fraser, has been sold to Ralph H. Howes, of Manhattan, for about $100,000.

LEASES.

63-Year Hudson Street Lease.

Norman Denzer, representing B. B. Davis & Company, has leased for 63 years from Bavena T. D. Merriman, the plot, 42x70, at present covered by the 2½-story buildings, 254-256 Hudson street. The lease is for 21 years, with two renewals, making a total of 63 years. The lessees are in the mail order liquor business and own and occupy the eight-story building adjoining. They have taken this plot in order to build a similar building for occupancy. This property has been in the Merriman family for over 100 years, and this is the first deal in which it has figured.

New Madison Avenue Firm.

The Aimone Manufacturing Company, furniture makers, now in East 23d street, have leased through Van Norden & Wilson, the four-story building, on plot 75x100, at the northwest corner of Madison avenue and 45th street, formerly occupied by the railroad men's branch of the Y. M. C. A. The railroad men's club was erected by Cornelius Vanderbilt in 1887, and endowed by him. Upon completion of their new home at Park avenue and 49th street, about a year ago, the building was vacated and has since remained idle.

Upper Broadway Store Leases.

The Paterno Construction Company leased through Louis Kempner, the two corner stores in the thirteen-story apartment house, now being built at the northwest corner of Broadway and 84th street, to Henry Nockin, retail jeweler, for ten years, at an aggregate rental of about $100,000. Matthew J. Kane, druggist, also leased from Paterno Brothers, through the John H. Blood Company, the corner store in the "Rexton," at the southeast corner of Broadway and 79th street for ten years at an aggregate rental of about $60,000.

New Plant for Paper Co.

The Paper Novelty Manufacturing Company which recently lost its plant in East 48th street by fire, has leased from Elsa A. Beckel, through Geo. R. Read & Company, the five-story building 225-227 East 36th street. The building contains 40,000 square feet and was rented for ten years, from Feb. 1, 1915, at an aggregate rental of about $72,000.

D. S. C. Leases at Waterfront.

Max Just leased for Alexander Walker, president of the Colonial Bank, to the City of New York, the eleven lots, including the stable and docks, at 206th street and Harlem River. It will be used by the Department of Street Cleaning.

Manhattan.

BARNETT & CO. leased the store at 21 East 125th st to the Public Stamp Corporation for a premium and distribution parlor.

BARNETT & CO. leased the store in 114 East 125th st to the Norcross Fruit Co.

BASTINE & CO. leased at 202 East 12th st the 3d loft to the Mint Products Co., of 28 West 22d st, and through Hell & Stern, the 5th loft to Abraham Sigelstein, manufacturer of cloaks and suits, and as agents of 112 East 19th st, offices to J. de Sola Mendes, toilet preparations; through M. & L. Hess, Inc., to the Imperial Ribbon Co. and Abraham Levy, and through Carstein & Linnekin to Scheisser & Bechtel, silk merchants.

DANIEL BIRDSALL & CO., INC., rented the store, basement, sub-basement and 1st loft at 56 and 58 Murray st, to the Sickels-Loder Co., hardware dealers.

DANIEL BIRDSALL & CO, INC., rented the vacant loft in 8 Washington pl to M. Mayer. All but one of these lofts are occupied by firms identified with the hat trade. The same brokers have also leased the last remaining loft in 119 and 121 West 23d st, running through to 24th st, to H. & J. Homsy, of 33 East 21st st.

YASA K. BRACHER leased apartments in 301 West 106th st to Albert Winsten, and for Frank H. Main to John J. Radley; in 206 West 95th st to D. J. McClintock, Thomas O. Moore, Joseph M. Tobias and Dr. H. V. Wildman; and in 24 West 60th st to Michael Crilly and to Eugene Suhay.

ELLEN & JEFFREY leased space in Aeolian Hall to Louis Joseph Vance, Miss Isadora Duncan, Miss Louise E. Dow, Miss Jean I. Rowell and Dr. W. R. Wengorovius.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 969 Park av to Mrs. Cleveland Ferris; apartments in 449 Park av for Camman, Voorhees & Floyd, agents, to Mrs. William H. Pomroy; in 274 Madison av to Mrs. Anne Walcott, and in conjunction with J. P. Whiton-Stuart Co., agents, in 116 East 63d st to Langdon Geer.

DOUGLAS L. ELLIMAN & CO. leased the store in 124 East 41st st for Mrs. J. L. McKay to the Spray Carbonator Co., of 88 Walker st; and apartments in 20 East 48th st to Wacio O. Gorski; in 19 East 57th st to Meredith L. Montague; and in 829 Park av for Pease & Elliman to Charles Coe Townsend.

JOHN N. GOLDING leased for Peck & Peck the 4th and 5th floors in 586 5th av to the Lechtenstein Millinery Co., of 584 5th av, which will connect the two floors with its present building.

HEIL & STERN leased for M. Cohen & Bros. Realty Co., 4th loft in 31 to 37 West 27th st, to Epstein & Levy, of 584 Broadway; for 142 West 26th St. Co., 10th loft in 142 and 144 West 26th st, to Lester Dress Co.; 12th floor in 137 and 139 West 25th st, to H. Drusin Co.; 7,000 ft on the 6th floor in 71 West 23d st, to Goldman Bros., and for Greenwich Savings Bank, store and basement in 28 and 30 Waverly pl, to Morse Bros. & Ehrlich, of 30 West 3d st.

M. & L. HESS, INC., leased 5,000 sq. ft. on the 14th floor of the Hess Building at 4th av and 26th st to Grant S. Kelley, of 354 4th av, dealer in woolens; rooms 1619-20 to the Samuel Ward Mfg. Co., of Boston, Mass., the latter firm being represented by Southack & Ball.

THE HOUGHTON CO leased for Dr. Henry D. Chapin the 4-sty dwelling at 159 West 85th st, to Mary H. Rose.

HUBERTH & HUBERTH leased to the Polack Tyre and Rubber Co. the store in 10 West 62d st in the Motor Mart with 7,500 sq ft of basement space and the rear portion of the 2d floor, to be used for their executive offices, and in connection with this the large electric sign.

LOUIS HUTTER & MORRIS GINSKY leased the North Star Theatre, at the north corner of 5th av and 106th st, to a client.

A. KANE & CO. rented for the Farmers' Loan & Trust Co., trustees for the estate of Stephen H. Martling, 227 West 120th st to Jerome Stantley.

THE PAYSON McL. MERRILL CO. leased to Mrs. A. M. Overton the 5-sty American basement dwelling at 75 East 56th st.

PEASE & ELLIMAN rented for Thomas Snell to Paul G. Melies the 4-sty dwelling, at 326 Lexington av.; furnished for Mrs. Eugene Griffin to Henry O. Havemeyer, the 5-sty Amer. residence, at 17 East 86th st, and an apartment in 850 Park av to A. S. Roberts, Jr.

PEASE & ELLIMAN leased in 200 West 58th st a store to John W. Ferrier; and apartments in 895 West End av for Joseph O'Hare to M. O. Schaefer; for Mrs. Campbell in 200 West 58th st, to Arthur W. Page, in 56 West 11th st, as agents, for Mrs. Charles W. Leavitt, to C. H. and L. R. Robinson.

PEASE & ELLIMAN leased furnished for Chester M. Williams to H. B. Clark the 5-sty residence at 57 East 74th st.

L. J. PHILLIPS & CO. leased to the Naegeli Furniture Co., of 2098 3d av, for Charles C. Marshall a proposed building, two stories and basement, to be erected on plot 40x100, at 623-625 West 181st st. This is the last unimproved site, with the exception of the 25-foot corner adjoining, on this thoroughfare, and completes the development of the 100 feet owned by Mr. Marshall at this point, the remainder of which was built upon last spring and is now occupied by the department store of L. Wertheimer & Co.

PEPE & BRO. and CHARLES F. NOYES CO. leased for London, Liverpool and Globe Ins. Co. the store and basement in 131 to 135 Prince st, to be used for the bottling of Italian wine.

GEO. R. READ & CO. leased the store and basement in 244 5th av to Dobbs & Co., of 242 5th av; to the Solar Light Co., of 237 Lafayette st, the 3d floor, containing 11,000 sq ft, in 383 to 385 West Broadway, through to 69 to 71 Wooster st; the store in 262 Greenwich st to William D. Snedaker, and to the McClure Publishing Co. the 10th floor at 137 and 139 East 25th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., leased the parlor floor in 28 East 46th st to Misses Maud R. and Ella Borland.

THE M. ROSENTHAL CO. leased the store in 872 Broadway to Philip Feldman, dealer in neckwear.

LOUIS SCHRAG leased for M. Manheimer the top loft in 149 West 27th st to Charles Goldberg & Co.; for Samuel Heyman, the top loft in 158 West 23d st, to Liebowitz & Kantrowitz, of 11 West 17th st.; for Charles W. Mayne, the 3d loft in 116 West 22d st, to Loewenstein & Goldstein, of 15 East 26th st; for Jacob Werner, a loft in 291 and 293 7th av, to the Loyal Waist Co., and for Lelia B. Wall, the 1st loft in 55 West 25th st, to Stein & Satarsky, of 104 West 26th st.

THE VANDERBILT CONCOURSE CORPORATION, which is erecting the 20-sty office building at Vanderbilt av and 45th st, has made two space leases from the plans. To the Holbrook, Cabot, Rollins Corporation, now in the Chelsea Bank Building, at Madison av and 43d st, it has leased the greater portion of the 14th floor, and to the estate of W. J. Rainey, now in the Harriman Bank Building, at 5th av and 44th st, almost the entire 15th floor.

FREDERICK WINANT leased the 5-sty stable at 335 to 341 West 16th st, on lot 100x92, for Edward H. Landon, to the 7th Av. Contracting Co., Inc., a new company having contracts in connection with the building of the 7th av. subway.

WORTHINGTON WHITEHOUSE leased for Mrs. D. Appleton Pearson her residence at 71 East 77th st to Henry F. Godfrey.

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Queens.

JOHN STICH & CO. rented for James McCabe his house on Central av, Far Rockaway, to Miss Teresa F. Egan.

Suburban.

HUGHES & WHITBY leased at Montclair, N. J., the residence at 6 Rydal pl for Youle T. Frazee to Thomas B. Rhodes.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
Total No.	95	102
Assessed value	$4,092,500	$7,345,000
No. with consideration	12	6
Consideration	$241,655	$272,250
Assessed value	$270,500	$267,000
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	7,068	7,670
Assessed value	$467,999,557	$494,384,261
No. with consideration	788	996
Consideration	$33,684,192	$40,527,760
Assessed value	$36,091,721	$43,891,762

Mortgages.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
Total No.	51	70
Amount	$738,020	$3,042,726
To Banks & Ins. Cos.	13	21
Amount	$314,500	$2,145,000
No. at 6%	21	37
Amount	$196,950	$1,806,416
No. at 5½%	3	2
Amount	$16,000	$707,000
No. at 5%	11	16
Amount	$331,500	$362,000
No. at 4½%	1	1
Amount	$32,625	$2,000
No. at 4%	.....	1
Amount	.....	$30,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	15	13
Amount	$160,945	$135,310
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	3,973	4,844
Amount	$118,644,880	$165,448,180
To Banks & Ins. Cos.	854	1,215
Amount	$53,211,524	$95,873,399

Mortgage Extensions.

	Dec. 24 to 30	Dec. 26 to 31
Total No.	26	53
Amount	$1,213,900	$1,587,625
To Banks & Ins. Cos.	13	25
Amount	$860,400	$1,074,500
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	1,948	1,922
Amount	$109,258,480	$86,487,683
To Banks & Ins. Cos.	703	625
Amount	$69,913,210	$53,006,050

Building Permits.

	1914 Dec. 25 to 31	1913 Dec. 27 to 31
New buildings	3	3
Cost	$37,500	$12,629,000
Alterations	$138,130	$99,125
	Jan. 1 to Dec. 31	Jan. 1 to Dec. 31
New buildings	396	553
Cost	$44,615,065	$69,724,365
Alterations	$10,762,204	$11,553,299

BRONX.

Conveyances.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
Total No.	63	107
No. with consideration	4	8
Consideration	$14,170	$51,475
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	6,028	7,558
No. with consideration	564	740
Consideration	$6,636,156	$6,373,744

Mortgages.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
Total No.	27	54
Amount	$136,749	$487,432
To Banks & Ins. Cos	.....	4
Amount	.....	$95,500
No. at 6%	14	26
Amount	$89,272	$112,252
No. at 5½%	4	8
Amount	$18,500	$182,780
No. at 5%	1	7
Amount	$20,000	$127,500
Unusual rates	.....	1
Amount	.....	$4,000
Interest not given	8	12
Amount	$8,977	$60,900
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	3,631	5,518
Amount	$30,534,372	$38,982,242
To Banks & Ins. Cos	331	370
Amount	$6,020,701	$6,716,341

Mortgage Extensions

	Dec. 24 to 30	Dec. 26 to 31
Total No.	12	21
Amount	$161,500	$371,300
To Banks & Ins. Co.	2	3
Amount	$21,500	$170,000
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
Total No.	686	647
Amount	$13,309,310	$13,666,510
To Banks & Ins. Cos.	134	123
Amount	$3,646,150	$3,507,650

Building Permits

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
New buildings	4	8
Cost	$18,700	$150,550
Alterations	$3,500	$5,000
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New buildings	708	823
Cost	$16,259,782	$20,062,689
Alterations	$1,009,660	$1,262,168

BROOKLYN.

Conveyances.

	1914 Dec. 22 to 29	1913 Dec. 24 to 30
Total No.	238	314
No. with consideration	25	50
Consideration	$250,685	$241,851
	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
Total No.	22,737	23,576
No. with consideration	2,292	2,327
Consideration	$14,056,702	$13,275,092

Mortgages.

	1914 Dec. 23 to 29	1913 Dec. 24 to 30
Total No.	218	202
Amount	$861,963	$1,172,095
To Banks & Ins. Cos.	37	43
Amount	$283,950	$523,750
No. at 6%	117	123
Amount	$320,983	$522,315
Ao. at 5½%	72	35
Nmount	$384,625	$419,300
No. at 5%	15	30
Amount	$111,300	$173,084
Unusual rates	2	.....
Amount	$5,050	.....
Interest not given	12	14
Amount	$40,005	$57,396
	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
Total No.	16,313	16,865
Amount	$67,054,240	$67,376,782
To Banks & Ins. Cos.	2,952	3,630
Amount	$23,266,939	$25,047,056

Building Permits.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
New buildings	21	52
Cost	$116,000	$364,000
Alterations	$12,350	$123,150
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New buildings	4,333	3,713
Cost	$37,456,031	$31,556,614
Alterations	$2,835,050	$3,634,771

QUEENS.

Building Permits.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
New buildings	29	61
Cost	$102,450	$142,982
Alterations	$1,460	$10,329
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New buildings	4,388	4,376
Cost	$18,703,891	$16,131,957
Alterations	$1,176,676	$1,295,563

RICHMOND.

Building Permits.

	1914 Dec. 24 to 30	1913 Dec. 26 to 31
New buildings	7	22
Cost	$14,860	$779,050
Alterations	$1,200	$4,700
	Jan. 1 to Dec. 30	Jan. 1 to Dec. 31
New Buildings	1,067	956
Cost	$1,839,761	$2,992,914
Alterations	$258,382	$303,558

OBITUARY

FREDERICK H. McCOUN, who was connected with the New York Life Insurance Co., died at his home, 30 West 84th st, aged fifty-nine. His widow and one son, Frederick H. McCoun, survive. He was the vice-president and a director of the Joseph Smith Realty Co.

JOHN TRUSLOW, president of the Board of Assessors in the old city of Brooklyn, under Mayor Seth Low, died aged eighty-eight at his home, 168 Clinton st., Brooklyn. He was first vice-president and a director of the Dime Savings Bank and well known in business and financial circles.

REAL ESTATE NOTES.

JOHN KATZMAN is the buyer of the five lots at the northeast corner of Prospect av and 163d st sold last week by the Peerless Realty Co.

E. K. RAMEE has been appointed agent for 1424 to 1440 Park pl, Brooklyn, nine 1-fam. houses.

VASA K. BRACHER has been appointed agent for 512 West 39th st, 22 West 60th st, 59 Nagle av and 65 Nagle av.

A. V. AMY & CO. have been appointed agents for the 7-sty apartment house at the northwest corner of Lenox av and 117th st.

WILLIAM A. WHITE & SONS have been appointed agents for the property at the northeast corner of Lexington av and 71st st, and also for 54 West 14th st.

PEASE & ELLIMAN, on Monday evening, December 21, gave a dinner at Riesenwebers Columbus Circle restaurant, to the firm's building managers and their superintendents. Messrs. Bancroft and Barton, heads of the managing agency department acted as hosts.

R. W. MURRAY, for several years with Seton Henry and Douglas Gibbons, is now associated with N. Brigham Hall & Wm. D. Bloodgood, Inc., as building and consulting engineer. The firm has been appointed agent for the 12-sty loft building, 48-50 West 21st st.

WESTCHESTER COUNTY Board of Supervisors will hold a public hearing on January 4 to consider the plan to purchase for $175,000 the Alexander Smith Cochran farm, near Eastview, containing about 400 acres, as a site for the proposed new county penitentiary, almshouse and workhouse. The Cochran farm adjoins the old county almshouse.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

SARAH BISCHOFF.—103 West 114th st, 5-sty flat, 31x100, $28,500; 105 West 114th st, 5-sty flat, 31x100, $28,500.

MARGARET CAHILL.—156 East 111th st, 3-sty dwelling, 18.9x100.11, $8,500.

PETER DOELGER.—Manhattan holdings, all but a very few are corners: 196 Av B, $27,000; 323 Broome st, $36,250; 228 East Houston st, $55,000; 138 East 3d st, leasehold, $2,700; 101 Av A, leasehold, $9,000; 143 Spring st, $25,500; 2-6 Christopher st, $50,000; 485 West st, $23,250; 466 10th av, $25,000; 103-105 8th av, $35,000; 237 8th av, leasehold, $2,000; 144 8th av, $37,500; 663 2d av, $27,500; 178-80 8th av, $85,000; 411 1st av, $28,000; 427 1st av, $23,500; 577 1st av, $22,500; 629 1st av, $23,000; 709 2d av, $42,500; 685 1st av, $22,500; 919-921 6th av, $137,500; 951 6th av, $78,500; 602 9th av, $26,000; 662 9th av, $36,000; 716 9th av, $52,000; 557 9th av, $47,500; 701 9th av, $54,000; 781 9th av, $50,000; 863 9th av, $30,000; 403 West 56th st, $12,000; 651 10th av, $28,000; 706 11th av, $25,000; 541 West 50th st, $17,000; 657 West 50th st, leasehold, $4,300; 788 12th av, $25,000; 80 Amsterdam av, $38,000; 160 Amsterdam av, $38,000; 172 Amsterdam av, $30,000; 174 Amsterdam av, $47,500; 2180 Broadway, $75,000; 446-448 3d av, $60,000; 2188 Broadway, $25,000; 440 Amsterdam av, $70,000; 2300-2308 Broadway, $350,000; 818 3d av, $65,000; 765 1st av, $19,000; 859 1st av, $21,000; 943 1st av, $30,000; 1037 1st av, $37,000; 1084 2d av, $30,000; 966 1st av, $18,000; 403 East 53d st, $12,000; 406-412 East 55th st, $28,000; 1006-1020 1st av, $130,000; 403 East 55th st, $16,000; 405 East 55th st, $12,500; 407-437 East 55th st and 418-426 East 56th st, brewery, $449,000; 1021-1027 Av A, $65,000; 432-442 East 56th st, $75,500; 402½ East 56th st, $12,000; 467 East 57th st, $15,000; 1123 2d av, $75,000; 1125 2d av, $40,000; 1067-1069 3d av, $67,500; 557 3d av, $38,000; 345 1st av, $14,500; 377 1st av, $25,000; 1313 2d av, $30,000; 1140 2d av, $27,000; 1162 2d av, $31,500; 1199 1st av, $37,000; 242 2d av, $35,000; 1392 2d av, $32,500; 1512 2d av, $54,000; 243 East 80th st, $12,000; 1543 2d av, $28,000; 1491-1493 3d av, $75,000; 1575 1st av, $30,000; 1656 2d av, $31,000; 1869 Lexington av, $47,500; 183 East 123d st, $7,500; 2084 8th av, $47,000; 214 West 116th st, $37,000; 801 Columbus av, $35,000; 405 Central Park West, $68,000; 406 Central Park West, $28,000; 861 Columbus av, $42,000; 891-893 Columbus av, $97,500; 2049 8th av, $55,000; 2051 8th av, $35,000; 780 Columbus av, $35,000; 2641 Broadway, $68,000; 936 Amsterdam av, $65,000; 280 Riverside drive, $450,000; 381 Lenox av, $35,000; 1394 Av A, $21,000; 535 Lenox av, $57,500; 255-261 West 116th st, $400,000; 2184 8th av, $42,000; 2204 8th av, $40,000; 2224 8th av, $70,000; 2290 8th av, $50,000; 263 West 123d st, $24,000; 2388 8th av, $30,000; 383 West 125th st, $31,500; 2427 8th av, $45,000; 3134 Broadway, $47,500; 3241 Broadway, $20,000; 2764 8th av, $35,000; 2100 Amsterdam av, $45,000. In The Bronx, 2533 3d av, $14,000; 2531 3d av, $12,000; 251 Cypress av, $45,500; 896 East 169th st, $15,500.

MAGDALENA FAULHABER.—1551 2d av, 3-sty bldg, 25.6x104, $18,000.

LAZARUS FRIED.—116 Duane st, 5-sty loft, 25x116.8, $88,000; 153 West 126th st, 3-sty dwg, 16.10x99.11, $14,000; vacant plot, 50x160x50x155, on east side of Broadway, 101 ft. south of Hillside av, $13,000.

WILLIAM B. HORNBLOWER.—Details next week.

GEORGE F. JOHNSON.—2788 Broadway, 7-sty elevator apartment, 25x93.9x irreg, $50,000.

HERMAN KNAPP.—26 West 40th st, 4-sty dwg, 30x98.9, $168,000; 44-46 East 12th st (Eye, Ear and Throat Hospital), two 4-sty bldgs, 50x105, $105,000.

JOSEPH J. LAWRENCE.—1080 5th av, 5-sty dwg, 25.2x102, $280,000.

LOUIS LEVY.—1602 Av A, 5-sty flat, 26x98, $23,000.

ISAAC PICK.—2291 1st av, 4-sty tnt, 28.5x67, $14,000.

ALBERT RICH.—109 West 130th st, 3-sty dwelling, 20x99, $9,000; 141 West 126th st, 3-sty dwelling, 20x99.11, $15,000.

FERDINAND A. STRAUS.—5 East 94th st, 4-sty dwelling, 20x100.8½, $55,000.

EDWARD F. TIERNEY.—227 East 50th st, 6-sty tenement, 31x100.5, $51,000.

CHARLES H. WILSON.—108 Charles st, 5-sty tenement, 24.9x63, undivided ½ interest, $9,000; 25-27 Jones st, two 3-sty tenements, 50x100, ½ interest, $20,250; 115 Sullivan st, 3-sty building and 4-sty extension, 25x100, ½ interest, $8,100.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

John C. O'Neill, Walter S. Thomson and Jacob Pawel, parties in interest, bought the new twelve-story apartment house at 929 and 931 Park avenue, at foreclosure, on Monday, on a bid of $294,700. The property was sold subject to a mortgage of $265,000. The sale was the result of an action brought, by Polak & O'Neill against the builders, The 929 Park Avenue Company, to protect a judgment of $75,848.

For the first week of the new year, thirty parcels in Manhattan and six in the Bronx will be offered at public auction. Residential properties figure prominently among them, although one of the principal offerings will be the twelve story commercial structure at 132 to 134 West 21st street. Included among the apartment houses which will be knocked down to the highest bidder are 600 West 192d street, 203 West 112th street and the southwest corner of 113th street and Seventh avenue.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 31, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Pine st, 7, ss, 125.6 e Bway, 21.1x73.9x 21x74.5, 10 & 11-sty bk office & str bldg; adj Jan13. —

West st, 140 & 141 (*), es, 43.10 n Vesey, 37.5x60.11x30.4 & 8x41.10, 2-3-sty bk strs; due, $26,470.85; T&c, $4,261.41; Bowery Savgs Bank. 25,000

58TH st, 227-9 E, ns, 230 w 2 av, 25x 100.4, 2-3-sty & b bk dwgs; adj Jan20. —

83D st, 4 W, ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; adj Jan12. —

177TH st, 600 W, see St Nicholas av, swc 177th. —

211TH st W, see 10 av, see 10 av, 211.

Lexington av, 186 (*), ws, 65.4 n 31st, runs w54xn7xw46xn15.6xe100xs22.6 to beg, 3-sty bk tnt & strs; due, $27,502.59; T&c, $492.20; Maimie E Cohn et al exrs. 25,000

St Nicholas av, swc 177th (No 600), 99.11 x100, vacant; adj Jan27. —

107TH av, sec 211th, 99.11x100, vacant; due, $19,106.75; T&c, $475; Chas O'Connor. 21,000

HENRY BRADY.

Division st, 223, see East Bway, 234.

East Broadway, 234 (*), ns, 164.10 e Clinton, 23.10x107.8 to Division (No 223) x23.10x107.8, 2-3-sty bk tnts & strs; due, $35,196.41; T&c, $2,605.47; American Savgs Bank. 27,500

120TH st, 64 E (*), ss, 220 e Mad av, 19 x100.11, 5-sty stn tnt; due, $12,949.69; T&c, $890.91; United States Trust Co of N Y. 14,000

BRYAN L. KENNELLY.

Forsyth st, 39-39½ (*), on map 39, ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; due, $8,346.48; T&c, $91.60; Saml Wacht. 34,788

HERBERT A. SHERMAN.

32D st, 130-2 E, see Lexington av, 196.

Lexington av, 196 (*), swc 32d (Nos 130-2), 23.8x80, 4-sty bk tnt & strs; due, $41,755.09; T&c, $806.70; Wm L Condit. 35,000

D. PHOENIX INGRAHAM.

Park av, 929-31, es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; due, $75,848.06; T&c, $5,948.90; sub to a mtg $265,000; Jno C O'Neill, Walter S Thompson & Jacob Pawel, parties in interest. 294,720

SAMUEL GOLDSTICKER.

Stuyvesant st, see 11th st, 329-31 E.

11TH st, 329-31 E (*), ns, 225.4 w 1 av, runs n40xnw25.2xn3.8xe6xn—xsw—xnw—to middle of Stuyvesant xsw—xs107.4xe50 to beg, 6-sty bk tnt & strs; due, $5,997.60; T&c, $14.70; sub to pr mtg $49,000; Anna Rosenblum. 55,000

Total	$532,008
Corresponding week 1913	2,011,126
Jan. 1, 1914 to date	36,423,351
Corresponding period 1913	40,002,911

Bronx.

The following are the sales that have taken place during the week ending Dec. 31, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Interior lot (*), 100 w Dawson & abt 235 n 156th, —x—, vacant; due, $478.56; T&c, $54.30; Wm Mehlich. 400

HENRY BRADY.

187TH st, 764 E (*), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; due, $16,034.86; T&c, $582; Mathilda A Bucking. 15,000

Unionport rd (*), ws, 71 n Meade, runs n52.1xw114.4xs25xe—xs25xe99.2 to beg; due $4,864.26; T&c, $1,366.79; sub to 2 pr mtgs aggregating $15,000; Bronx Borough Bank. 16,000

JAMES L. WELLS.

Meade st, 643 (*), ns, 105.1 w Union Port rd, 25x100; due, $2,887.99; T&c, $96.97; sub to pr mtg $3,000; Bronx Borough Bank. 3,500

Olinville av (*), es, 200 s 213th, 50x 95.10; due, $809.17; T&c, $964.82; Alice McGreevy. 1,050

BRYAN L. KENNELLY.

Hughes av, 2017 (*), ws, 41.11 n 179th, 32.10x85.8, 4-sty bk tnt; due, $17,275.79; T&c, $737.20; Chas P Buckley et al, trstes. 15,000

GEORGE PRICE.

Beach st, 1147 (*), ws, 256.8 s Gleason, 25x100; due, $3,943.35; T&c, $229; Camille Zurla. 3,000

Total	$53,950
Corresponding week 1913	86,625
Jan. 1, 1914 to date	7,050,294
Corresponding period 1913	7,147,447

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 29, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

CROWN ST, sec Franklin av, 31x100; Edgar Impt Co. 6,500.00

DEAN ST, ss, 121.4 e Stone av, 19x107.2 xirreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7xirreg; adj Jan 18 —

MORRELL ST, ws, 50 s Moore, 25x100; People of the State of N Y. 50.00

SACKETT ST, ss, 57.9 e Hicks, 19.3x 100; People of the State of N Y. 300.00

5TH ST (*), ns, 157.10 e 8 av, 20x 100; Hyman Alexander. 9,700.00

50TH ST (*), ncs, 20 se 19 av, 20x 80; Geo T Mortimer 2,750.00

50TH ST (*), ns, 40 e 19 av, 20x80; same 2,750.00

57TH ST (*), ns, 160 e 7 av, 20x100.2; Chas T Branch 3,350.00

BUFFALO AV, es, 152.9 n Park pl, 25 x100; People of the State of N Y. 25.00

CENTRAL AV, sws, 100 se Troutman, 25x100; People of the State of N Y. 25.00

7TH AV, sec 59th, 120.2x80; adj Jan 18 —

WILLIAM J. McPHILLIAMY & CO.

BARTLETT ST, ses, intersec nes Harrison av, 100x50; Ettie Lichtenstein. 41,500.00

LOGAN ST (*), ws, 150 n Sutter av, 20x100; Mary A Lang 500.00

VAN BRUNT ST (*), ses, 22 sw Partition, 19x90; Atlantic Savgs & Loan Assn 2,700.00

11TH ST (*), sws, 159 nw Prospect Park W, 25x100; also 12TH ST, nes, 101.2 nw Prospect Park W, 25x100; Isabella Ruland Williams 30,200.00

BAY 20TH ST, ses, 260 sw 86th, 40x 96.8; Fredk Callen 1,430.00

52D ST (*), sws, 180 nw 20 av, 20x 100.2; Eliz A W Woolston 2,500.00

CARLTON AV (*), ws, 285.6 n DeKalb av, 25x100; Brian G Hughes 500.00

FRANKLIN AV, es, 172.9 n Park av, 25x100; Jay Holding Co. 2,200.00

IRVING AV, sws, 140 nw Cornelia, 20x95; Edw F Gundrum 5,300.00

LAFAYETTE AV, ss, 302.6 w Lewis av, 20x100; Henry Rosenthal 4,750.00

NOSTRAND AV, nwc Robinson av, 22.6 x92.6; adj Jan 12 —

OLD ROAD (*), to the Shore, ws, 93.3 w Elmore pl, 242.5xirreg; Pauline Jung 1,000.00

NATHANIEL SHUTER.

GRAND ST (*), nes, Lot 18, map of Village of Williamsburgh; Lizetta Schnibbe 8,600.00

HARMAN ST, ses, 175 ne Irving av, 25 x100; Chas Ebert et al 7,200.00

RODNEY ST, ws, 100 ne S 3d, 40x 61.11xirreg; Throop Realty Co. 7,500.00

EASTERN PKWAY (*), ns, 75 w Warwick, 50x100; Andw Gray 1,600.00

TROY AV, ws, 127.9 n St Marks av, 27.9x100; Frank Apizuolo 4,110.00

LOT 49, blk 7344, sec 22; Jno Martin 270.00

JAMES L. BRUMLEY.

NEPTUNE AV (*), sec W 12th, 171x 865xirreg; also NEPTUNE AV, swc W 1st, 102.7x98.9; also 86TH ST, ss, 572 w Shell rd, —x—; also PARCEL of land opposite third parcel, adj lands of Brooklyn Rapid Transit & N Y & Brighton Beach R R, —x—; Mtg Holding Co. 40,183.00

CHAUNCEY REAL ESTATE CO.

6TH ST (*), s, 194.10 e 6 av, 17x100; Anna G Doyle. 5,500.00

PETER W. OSTRANDER.

NEWPORT AV (*), nwc Christopher av, 25x100; Rosa Schleissner 500.00

Total	$193,490.00
Corresponding week, 1913	166,405.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated: .. ..

JAN. 2.

No Legal Sales advertised for this day.

JAN. 4.

93D ST, 19 W, ns, 248.4 w Central Park W, 19.7x100.8, 4-sty & b bk dwg; Theo Hansen, trste—Sarah F Williams et al; Middleton S Borland (A), 46 Cedar; Maurice J McCarthy (R); due, $10,994.46; T&c, $1,130.87; mtg recorded May 16, 1899; Henry Brady.

97TH ST, W, sec Riverside dr, see Riverside dr, 244.
125TH ST, 114 W, ss, 170 w Lenox av, 30x100.11 4-sty stn tnt & strs; Moritz Walter et al, exrs & trstes—Kath G Farrell et al; Henry Walter (A), 100 Bway; Benj Tuska (R); due, $82,-341.91; T&c, $——; Joseph P Day.
136TH ST, 102 W, ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Morris E Webber, trste—Carrie Bel Cole et al; Middleton S Borland (A), 46 Cedar; Walter A Hirsch (R); due, $8,901.85; T&c, $246.22; mtg recorded Sept 11, 1907; Joseph P Day.
RIVERSIDE DR, 244, sec 97th, runs s107.6xe50x s5.11xe58.11xn106.10xw71.11 to beg, 6-sty bk tnt; Sheriff's sale of all right, title, &c, which Mary Lyons had on Nov 17, 1914, or since; Abr Snydecker (A), 220 Bway; Max S Grifenhagen (R); Daniel Greenwald.
3D AV, 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c, which Harold Thompson had on Dec 13, 1913, or since; Saml Bitterman (A), 300 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

JAN. 5.
21ST ST, 132-4 W, ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; Saml Kempner et al—Newstate Co et al; action 1; Kurzman & Frankenheimer (A), 25 Broad; Edw D Dowling (R); due, $34,363.93; T&c, $228.56; sub to mtg $130,000; Joseph P Day.
21ST ST, 136-40 W, ss, 433.5 w 6 av, 69x92, 12-sty bk loft & str bldg; same—same; action 2; same (A); same (R); due, $31,421.70; T&c, $2,911.85; sub to mtg $230,000; Joseph P Day.
93D ST, 111 W, ns, 134.2 w Col av, runs n100.8 xw15.9xs14.2xw7xs86.7xe16.5 to beg, 4-sty & b bk dwg; Margaretha Eggers—Mary J Edwards et al; Geo E Miner (A), 25 Broad; Ely Neumann (R); due, $2,191.86; T&c, $657.-42; sub to two pr mtgs aggregating $13,000; M Morgenthau, Jr, Co.
112TH ST, 203-5 W, ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; German Savgs Bank in City N Y—Mathilde M Mertens individ et al, exrs & trstes; Meyer Auerbach (A), 42 Bway; A Welles Stump (R); due, $10,691.25; T&c, $3,881.23; Joseph P Day.
113TH ST, 200 W, swc 7 av (No 1862), 100x 75.11, 7-sty bk tnt; German Savgs Bank in City N Y—Mathilde M Mertens individ et al, exrs & trstes; Meyer Auerbach (A), 42 Bway; Edw Jacobs (R); due, $34,397.08; T&c, $6,715.51; M Morgenthau, Jr, Co.
-91ST ST, 601 W, nwc St Nicholas av (No 1609-17), 100x100, 6-sty bk tnt & strs; Henry Morgenthau Co—Almeda Constructing Co et al; action 1; Simon T Stern (A), 41 Park Row; Roswell C Otheman (R); due, $32,-808.98; T&c, $1,600; sub to two pr mtgs aggregating $155,000; mtg recorded Jan 11, 1910; Joseph P Day.
192D ST, 600 W, swc St Nicholas av (No 1619-27), 100x100, 6-sty bk tnt & strs; same—same; action 2; same (A); same (R); due, $32,803.98; T&c, $1,600; sub to two pr mtgs aggregating $155,000; mtg recorded Jan 11, 1910; Joseph P Day.
ST NICHOLAS AV, 1609-17, see 191st st, 601 W.
ST NICHOLAS AV, 1619-27, see 192d st, 600 W.
3D AV, 1813, es, 25.11 s 101st, 25x100, 5-stv stn tnt & strs; Mayer Katzenberg—Abr Storch et al; Sidney Nordlinger (A), 160 Bway; Sampson H Weinhandler (R); due, $18,934.48; T&c, $320; mtg recorded Apr 13, 1897; Henry Brady.
7TH AV, 1862, see 113th, 200 W.
8TH AV, 687, ws, 60 n 43d, 20.2x100, 4-sty bk offices & str bldg; Veronica Mock et al—Vincent L Leonard et al; Jos J Harris (A), 99 Nassau; Geo E Weller (R); due, $14,325.54; T&c, $1,100.84; Henry Brady.

JAN. 6.
BLEECKER ST, 18 to 24, swc Eliz (Nos 309-13), runs w92xs70xe12xs20xe80xn90 to beg, 2-2- 1-3 & 3-4 bk loft & str bldgs; County Holding Co—Jno E Pye et al; Merrill & Rogers (A), 100 Bway; Richard M Henry (R); due, $84,340.04; T&c, $1,506.65; Henry Brady.
ELIZABETH ST, 309-11, see Bleecker st, 18-24.
16TH ST, 441-3 W, ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & strs; Emilie Hoffman—Jas S Hannon et al; Stern, Barr & Tyler (A), 299 Bway; Wm Allen (R); due, $5,935.35; T&c, $361.00; sub to 1st mtg $20,000; Samuel Marx.
21ST ST, 137 E, ns, 189 e Lex av, 20.6x98.9, 5-stv stn dwg; Union Trust Co of N Y—Annette Pascal et al; Miller, King, Lane & Trafford (A), 80 Bway; Cornelius Huth (R); due, $30,861.05; T&c, $1,992.30; Joseph P Day.
21ST ST, 459 W, ns, 142.6 e 10 av, 17.6x98.9, 4-sty stn dwg; Frank Dunning et al, trste—Ann E Snyder et al; Speir & Bartlett (A), 52 Wall; Morton Stein (R); due, $11,028.48; T&c, $495.42; sub to two tax liens aggregating $2,245.38; mtg recorded Dec 1, 1897; Joseph P. Day.

JAN. 7.
103D ST, 320 E, ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Equitable Trust Co of N Y—Fleischmann Realty Co, Inc et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, $33,027.41; T&c, $1,587.75; mtg recorded Nov 4, 1907; Joseph P Day.
104TH ST, 312 E, ss, 100.6 e 2 av, 24.6x100.11, 4-sty bk tnt & strs; Casimir deR Moore—Vincenza Messuri et al; Frank L Holt (A), 220 Bway; Jno F McIntyre (R); due, $6,-661; T&c, $62.74; Henry Brady.
115TH ST, 109 W, ns, 100 w Lenox av, 25x 100.11, 5-sty bk tnt; 115TH ST, 111 W, ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; WILLIS AV, 378, es, 25n 143d st, 25x90.6, 5-stv bk tnt & strs; Benj M Loutrel—Charlotte A Van Benschoten et al; Wilder, Ewen & Patterson (A), 45 Cedar; Richard M Henry (R); partition; Joseph P Day.
115TH ST, 111 W, see 115th, 109 W.

JAN. 8.
CHERRY ST, 444, ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; Rudolph Wallach Co—Johanna Griffin et al; August Weymann (A), 68 William; Isidore Cohen (R); due, $2,156.15; T&c, $651.78; Joseph P Day.
18TH ST, 116 E, ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; Emily S Dow—Jas M Motley et al; Lewis R Conklin (A), 59 Wall; Jno H Rogan (R); due, $31,834.15; T&c, $712; Joseph P Day.

JAN. 9.
No Legal Sales advertised for this day.

JAN. 11.
24TH ST, 13 & 15 W, ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer—Sol Realty Co, Inc, et al; Blumenstiel & Blumenstiel (A), 27 Cedar; Wm Klein (R); due, $47,637.45; T&c, $2,292.50; sub pr mtg $200,000; Samuel Goldsticker.
37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Greenwich Savgs Bank—Eliz Seaman et al; B Aymar Sands (A), 46 Cedar; Wm Klein (R); due, $68,959.60; T&c, $4,-878.87; Joseph P Day.
64TH ST, 420-4 E, ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; Flora N Brown—Mary E Norton et al; Rockwood & Haldane (A), 60 Bway; Wm A Boyd (R); due, $21,529.71; T&c, $2,077; mtg recorded July 8, 1911; D Phoenix Ingraham.
82D ST, 26 E, swc Madison av (Nos 1082-8), 35x102.2, 5-sty bk tnt & strs; U S Trust Co of N Y—Adolph Meyer et al; Stewart & Shearer (A), 45 Wall; Abr Stern (R); due, $152,290.89; T&c, $3,272.48; mtg recorded Feb 18, 1902; Herbert A Sherman.
122D ST, 165 W, ns, 75 e 7 av, 15.8x100.11, 4-sty & b bk dwg; Cecelia Lustberg—Chas H Stanton et al; Stroock & Stroock (A), 30 Broad; Henry Necarsulmer (R); due, $13,-312.02; T&c, $687.35; M Morgenthau, Jr, Co.
170TH ST, 555-61 W, ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Margt Cameron—Bright Realty Co et al; Thos J Meehan (A), 2 Rector; Isaac F Cohen (R); due, $13,125.57; T&c, $934.50; sub to pr mtg $90,000; mtg recorded Feb 19, 1908; Joseph P Day.
MADISON AV, 1082-8; see 82d, 26 E.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JAN. 2 & 4.
No Legal Sales advertised for these days.

JAN. 6.
WHITE PLAINS RD, nwc 230th, 114.10x80.1; Philip A Sondheim—Anna A Owen et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Edw D Dowling (R); on the premises at 12 o'clock noon; due, $9,398.27; T&c, $822.17; J H Mayers.

JAN. 7.
CROMWELL AV, ws, 266.4 n 169th, 86.7x50.1x 57.7x100x60.7, vacant; also CROMWELL AV, es, adj lot 358, map of Inwood, runs e 50xse 57.7xs100xnw60xn86.8 to beg; Geo McCormack —Michl F Maher Jr et al; P Henry Delehanty (A), 302 Bway; Jacob L Diamond (R); due, $7,974.11; T&c, $1,196.42; Joseph P Day.
TIEMANN PL, es, 587.10 n Boston Post rd, 25x 90; Chas Glore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149th; Wm A Keating (R); due, $3,390.91; T&c, $265.87; Geo Price.
TIMPSON AV, ws, 91.6 n 203d, 25x78.6x—x67.4; Nathan Kurtzka—Dongan Realty Co; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Edw D Dowling (R); due, $318.49; T&c, $213.85; Joseph P Day.
WILLIS AV, 378, sec 155th, 109 W, see Manhattan Legal Sales

JAN. 8.
KELLY ST, 997-1005, ws, 35.11 n Westchester av, 150x100, 3-5-sty bk tnts; North American Wall Paper Co—Jackson Constn Co et al; Jos G Abramson (A), 30 Church; Harry N Wessell (R); due, $1,434.95; T&c, $1,-628.40; Joseph P Day.

JAN. 9 & 11.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 2.
No Legal Sales advertised for this day.

JAN. 4.
COLES ST, ns, 92.11 e Columbia, 20x100; Fredericke Marquardt—Antonio Cossebtino et al; Weismann & Hertz (A), 391 Fulton; Sidney F Strongin (A); Nathaniel Shuter.
41ST ST, ss, 180 w 5 av, 40x100; Lucy M O'Berry—Sadye Kaplan et al; Mann, Buxbaum & Schoenberr (A), 886 Bway; Wm Bacher (R); Nathaniel Shuter.
85TH ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Jas O'Hara et al; O Grant Esterbrook (A), 215 Montague; Timothy J Linane (R); Wm J. McPhilliamy & Co.
BEDFORD AV, ws, 207.1 s Foster av, 50x100; Henry Berberich—Merchants Co-operative Mtg Co et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Nathaniel Shuter.
LIVONIA AV, nwc Douglass, 100x250.2; Jeanette Selinger—H M B Bldg Co, Inc, et al; Saml A Telsey (A), 44 Court; Geo B Serenbetz (R); Nathaniel Shuter.

JAN. 5.
FENIMORE ST, ns, 345 e Rogers av, 108x100; Fulton Land & Mtg Co of N Y—Cath Borchers et al; K C & M V McDonald (A), 189 Montague; Saml Walker (R); Nathaniel Shuter.
PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen—Mary Rogers et al; Harry L Thompson (A), 175 Remsen; Frank Anderson (R); E L Brumley.
QUINCY ST, ns, 239.7 e Marcy av, 14.2x165.3; Josiah T Marean—Mary Rogers et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.
SMITH ST, ws, 40.2 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.
E 34TH ST, ws, 20 s Av I, 20x63.7; City Savgs Bank of Brooklyn—Abels Gold Realty Co et al; action 2; Woodford, Bovee & Butcher (A), 1 Madison av; Alexander McClinchie (R); Nathaniel Shuter.

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Legal Sales, Brooklyn, Continued.

E 34TH ST, ws, 60 s Av I, 20x36.6xirreg; same —same; action 4; same (A); Wm W Butcher (R); Nathaniel Shuter.

E 34TH ST, ws, 40 s Av I, 20x50.1xirreg; City Savgs Bank of Brooklyn—Abels Gold Realty Co et al; action 3; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Clarence H Seigle (R); Nathaniel Shuter.

E 34TH ST, ws, 80 s Av I, 53.7x64.10x irreg; same—same; action 5; same (A); H H Aitman (R); Nathaniel Shuter.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector, McCurren (A), 375 Fulton; Wm H Griffin (R); Wm J McPhilliamy & Co.

77TH ST, ss, 285.6 w 14 av, 30.11x100; South Brooklyn Savgs Inst—Chancery Realty Co Inc et al; Coombs & Whitney (A), 44 Court; Chas E Hunter (R); Wm P Rae.

77TH ST, ss, 347.4 w 14 av, 30.11x100; same—same; action 3; same (A); Jno J Haggerty (R); Wm P Rae.

77TH ST, ss, 378.3 w 14 av, 30.11x100; same—same; action 4; same (A); Wm B Hurd (R); Wm P Rae.

AV I, swc E 34th, 90.10x24.1; City Savgs Bank of Brooklyn—Abels, Gold Realty Co et al; action 1; Woodford, Bovee & Butcher (A), 1 Madison av, Manhattan; Arthur J Stern (R); Nathaniel Shuter.

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CHURCH AV, ns, 375 e Rogers av, 112x124.10; Wm W Soence et al Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Wm S O'Connell (R); Wm P Rae.

FOSTER AV, ss, 109.6 w E 17th, 54.9x63.5; Lawyers Title Ins & Trust Co—Eva Dikeman et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Harris G Eames (R); Wm J McPhilliamy & Co.

OCEAN PKWAY, ws, 280 s Cortelyou rd, 110x175; Title Guarantee & Trust Co—Berthe Geisman et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

14TH AV, nws, 20 ne 78th, 20x100; South Brooklyn Savgs Instn—Chancery Realty Co Inc et al; action 6; Coombs & Whitney (A), 44 Court; Abr H Kesselman (R); Nathaniel Shuter.

14TH AV, nws, 40 ne 78th, 20x100; same—same; action 7; same (A); J Gratton Macmahon (R); Wm P Rae.

JAN. 6.

15TH ST, swc 6 av, 100x25; Florence S Well—Fannie T Burroughs et al; Simon Rasch (A), 233 Bway, Manhattan; Thos J Molloy (R); Saml Marx.

JAN. 7.

HUDSON AV, es, 277 s Tillary, 28.1x100; Luciano Marzullo—Filomena Lentino et al; Wm J Driscoll (A), 375 Fulton; Jno T Eno (R); Natahniel Shuter.

McDONOUGH ST, nwc Throop av, 49.6x100; Jno Mettler—Chauncey G Cozine et al; Reuben L Haskell (A), 220 Bway; Isaac Sargent (R); Wm P Rae.

LIVONIA AV, nwc Douglass, 100x250.2; Jeanette Selinger—H M P Bldg Co Inc et al; Saml A Telsey (A), 44 Court; Geo B Serenbetz (R); Nathaniel Shuter.

4TH AV, swc 50th, 120.4x80.4; also 4TH AV, ws, 120.4 s 50th, 20x60; Albt Hergenhan et al—Jno Dobbin et al; Leon B Ginsburg (A), 132 Nassau, Manhattan; Jay S Jones (R); Wm J McPhilliamy & Co.

57TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.

57TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.

57TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally; same; same (A); same (R); Nathaniel Shuter.

14TH AV, nws, 19 ne 79th, 18x99.11; South Brooklyn Savgs Instn—Chancery Realty Co et al; action 9; Coombs & Whitney (A), 44 Court; Henry P Burr (R); Wm P Rae.

14TH AV, nws, 37 ne 79th 18x100; same—same; action 10; same (A); Sheldon A DuCret (R); Wm P Rae.

14TH AV, nws, 55 ne 79th, 18x100; same—same; action 11; same (A); W Frank Harrington (R); Wm P Rae.

14TH AV, nws, 73 ne 79th, 18x100; same—same; action 12; same (A); Chas E Hunter (R); Wm P Rae.

14TH AV, nws, 73 sw 78th, 18x100; same—same; action 13; same (A); Henry A Sayer (R); Wm P Rae.

16TH AV, ss, 370 sw 86th, 19x108.4; Ernest W Tyler et al—Koloke Realty Co et al; action 1; Harry P David (A), 383 Jay; Henry D Barmore (R); Wm J McPhilliamy & Co.

16TH AV, ses, 417 sw 86th, 19x108.4; same; action 2; same (A); James M Fawcett (R); Wm P Rae.

JAN. 8.

BAYRIDGE AV, nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn—Jeremiah E Tracy et al; Dykman, Oeland & Kuhn (A), 177 Montague; Almet R Latson (R); Wm P Rae.

18TH AV, es, 200 n Bath av, 50x115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (A), 50 Court; Saml Marks (R); Wm P Rae.

JAN. 9.

No Legal Sales advertised for this day.

JAN. 11.

SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Instn—Cornelius J Hayes et al; Omri F Hibbard (A), 74 Bway, Manhattan; Arthur W Opp (R); Jas L Brumley.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 26.

64TH ST, 240 E; Jas A Trowbridge—Rose Abrahams et al; amended; T H Baskerville (A).

158TH ST, 522-8 W; Saml Wacht—Rose Simon et al; S Wacht, Jr (A).

ADRIAN AV, nws, 106.11 ne Terrace View av, 100x179.11; Kate B Murray—Everett A Levy et al; S W Levine (A).

DEC. 28.

2D ST, 79-81 E; Wm Korn—Phillips Weeks Estate et al; A M Levy (A).

3D ST, 329; German Savgs Bank in the City of N Y—Philip Wendel et al; M Aucrbach (A).

3D ST, ns, 201.4 w Lewis, 20x102xirreg; German Savgs Bank in the City of N Y—Susanna Holzenfel et al; M Auerbach (A).

16TH ST, 329 E; Rose Silva—Jos Liebling et al; Feiner & Maass (A).

28TH ST, 141-45 W; Altavista Holding Co—25th Constn Co; Simmons, Harris & Rofrano (A).

118TH ST, 68-70 E; Baron De Hirsch Fund—Fredericka Badt et al; M S & I S Isaacs (A).

118TH ST, ns, 140 w Park av, 50x100.11; Baron De Hirsch Fund—Myer Cohen et al; M S & I S Isaacs (A).

2D AV, 2026; Moses Aufses—Villa Site Realty Co et al; S B Lilienstern (A).

DEC. 29.

HENRY ST, 326; Equitable Trust Co of N Y—Mayer Dince et al; Murray, Prentice & Howland (A).

29TH ST, ns, 346.1 e 7 av, 60.6x98.9; Julius Israel et al—25th Constn Co et al; A H Mittlemann (A).

46TH ST, 440 W; N Y County National Bank—Frank Richards Laundry Supply Co et al; Kellogg & Rose (A).

77TH ST, ns, 250.6 e Madison av, 18.9x102.2; Julia M Foster—Dane A Pearson et al; F de P Foster (A).

109TH ST, 117-9 E; Anna S Stemme et al—Louis Koch et al; F B Chedsey (A).

116TH ST, 209 E; Jacob Frankenthal—Jos Liebling et al; Wolf & Kohn (A).

134TH ST, 4 E; Ella Gerken—Van Schaick Estates et al; Hamburger, Goldey & Fatt (A).

150TH ST, ss, 125 w Bway, 130x99.11; Jacob Strauss—Bermuda Realty Co, Inc; D Steckler (A).

DEC. 30.

14TH ST, 316-8 E; Jas W Halstead—Henry Rosenstein et al; amended; Baldwin, Fisher & Potter (A).

82D ST, 533 E; Chas F Klippert et al—Hannah Solomon et al; Amend & Amend (A).

107TH ST, 323 E; Jno M Bowers—Victor Quarelli et al; M S Borland (A).

133D ST, 32 W; Jos Rosenberg—Emma A Mayhew et al; A Rosenblum (A).

148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savings in the City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).

BROADWAY, es, 26.5 n 27th, 26.5x95.11; Jno W Sterling—Walter A Wells et al; Shearman & Sterling (A).

LEXINGTON AV, 1795; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A).

PARK AV, nwc 98th, 100x25; J Herbert Carpenter et al—Roxbury Realty Co et al; Butler, Brown, Wyckoff & Campbell (A).

ST NICHOLAS AV, es, 50.10 n 160th, 25.5x100; Caroline Mayne extrx—Patk S Treacy et al; Pratt, Koehler & Boyle (A).

2D AV, 156-60; 10TH ST, 198-204 E; Poughkeepsie Savgs Bank—Rosenfeld Realty Co et al; H E Losey (A).

DEC. 31.

SHERIFF ST, 86; Amelia B Gunther—Jacob Goodman; W L Snyder (A).

28TH ST, 132 E; Rose T Kirk—Minnie L Harris et al; H M Kirk (A).

61ST ST, 242 W; also 61ST ST, ss, 175 e West End av, 25x100.5; 2 actions; Equitable Life Assurance Society of the United States—Annie Goldstein et al; Alexander & Green (A).

85TH ST, 102 W; Lillie Siegbert et al—Robt Lawrence et al; Elkus, Gleason & Proskauer (A).

119TH ST, 125 W; Myra V T Kerr—Westman Realty Co et al; Rosenthal & Heermance (A).

130TH ST, 17 E; Mutual Life Ins Co—Jas E Troy et al; F L Allen (A).

134TH ST, 225 W; Septimus Jones-Jonavitch—Jas L Curtis et al; L Klaber (A).

138TH ST, ss, 246.6 w 7 av, 32x99.11; Wm Rankin—Miriam Williams et al; W R Adams (A).

8TH AV, 353; Dora Rosenstein—Eliz A Demarest et al; D Galewski (A).

Bronx.

DEC. 24.

DAWSON ST, 681; Bertha Katcher—Carrie Timmers et al; B E Siegelstein (A).

SOUTHERN BLVD, ws, 333.2 s 182d, 135.8x 147.2; Diminick Henry—Saml Rosenthal et al; Anderson, Iselin & Anderson (A).

DEC. 26.

No Foreclosure Suits filed this day.

DEC. 28.

8TH ST, ss, 230 w Av C, 25x100; Louis Diebold, exr—Bridget A Decker et al; C C Roberts (A).

FOREST AV, 756; Wm Sussdorf—Adolph Lowy et al; C J Lane (A).

DEC. 29.

OAK ST, nec Kingston av, 100x500; Delia A Holston—Geo E Conley et al; L Skidmore (A).

181ST ST, nec Arthur av, 70x93; Hyman Fish Angel Constn Co et al; J Haberman (A).

187TH ST, ss, 150 e Park av, 50x100; Anna M Fischer—Fredk Steeg et al; Bowers & Sands (A).

DECATUR AV, ws, 125.3 s 198th, 25x86.3; Louis H Cramer et al, exrs—Lydia A Reynolds; Wray & Pilsbury (A).

ROMBOUTS AV, ws, 100 s Light, 100x270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A).

DEC. 30.

155TH ST, nec Brown pl, 100x100; Jeanette Goodrich—Cora L Penny et al; J H Zieser (A).

235TH ST, ss, 425 e Kepler av, 25x100; Lillie Sanger—Jno Donnell et al; Meyers & Clark (A).

INTERVALE AV, 1200; Anna Scheer et al; Abr Kaufman et al; Straus & Dworsky (A).

LOT 16, map of Clarewont; also JESSUP AV, ws, 109 s Jessup pl, 97.6x100; Agnes C Mayer et al—Emma Devoe & W Klingenstein (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 23, 25 & 26.

No Judgments in Foreclosure Suits filed these days.

DEC. 28.
43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis—Sadie H Jacobs; J Henry Work (A); Wm Klein (R); due 69,702.02
51ST ST, ns, 252.6 e 5 av, 27.6x100.5; Metropolitan Life Ins Co Jno Pierce et al; Woodford, Bovee & Butcher (A); Eugene L Parode (R); due 227,756.33
118TH ST, 344 E; Cornelia H Hughes—Tillie M Bachrach et al; McClure & Prentice (A); R L Luce (R); due 24,678.06

DEC. 29.
29TH ST, 321 W; Saml Katz—East 29th St Co; Cary & Carroll (A); Phoenix Ingraham (R); due 34,927.02

Bronx.

DEC. 24.
No Judgments in Foreclosure Suits filed this day.

DEC. 26.
WATSON AV, ss, 105 e Olmstead av, 25x108; Geo A Devermann—Alfd J Robinson et al; Neier & Van Derveer (A); Wm W Penfield (R); due..... 853.44

DEC. 28.
No Judgments in Foreclosure Suits filed this day.

DEC. 29.
LOTS 243, 270, 524, 292, 293, 440, 441, 391, 396, map of Arden prop; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A); H C Knoeppel (R); due 4,887.66
LOTS 281, 525, 282, 526, mortage map of Arden prop; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A); E Neuman (R); due 1,224.18

DEC. 30.
RIVER AV, es, 100 s 150th, 100x100; City Real Estate Co—Wm L Dale et al; H Swain (R); J J Hynes (R); due 12,820.00

DEC. 31.
140TH ST, 491-3 E; Beekman Constn Co—Aurora Investing Co et al; Morrison & Schiff (A); J J Hynes (R); due 3,934.38
140TH ST, 495-7 E; same—same; same (A); same (R); due 3,934.38
140TH ST, 499-501 E; same—same; same (A); same (R); due..... 3,409.75
140TH ST, 503-5 E; same—same; same (A); same (R); due 3,409.75

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 26.
12TH ST, 47 W; Rachel Frank—Centre-White Co; action to compel execution of assignment, &c; Myers & Schwersenski (A).
79TH ST, 180-4 E; Blanche Lightfoot—Cath L Kane et al; partition; H L Schaefer (A).
147TH ST, ss, 40.6 w Broadway, 15x99.11; Jas H Albertson—Mary A Wasson; action to appoint committee, &c; H C Mitchell (A).

DEC. 28.
CHRISTOPHER ST, ns, bet Weehawken & Washington sts, lot 38; Timothy Sexton—Jno M Willians et al; foreclosure of tax lien; L F Moynahan (A).

DEC. 29.
No Lis Pendens filed this day.

DEC. 30.
No Lis Pendens filed this day.

DEC. 31.
133D ST, ns, 113 w Park av, 27x99.11; Wm Lane—Frank Tirelli et al; partition; M Gollubier (A).
2D AV, 926; Rachel Gross—Kath Feser et al; action to declare mortgage; A A Walter (A).

Bronx.

DEC. 24.
BRYANT AV, 818; Frank Rocco et al—Albert Gerhards; action to foreclose mechanic's lien; J Rosenzweig (A).
LAYTON AV, nec Dean av, 25x100; Thos Alteiri—Frank Santamreno et al; action to foreclose mechanic's lien; J Rosenzweig (A).

DEC. 26.
No Lis Pendens filed this day.

DEC. 28.
WINIFRED AV, ns, 100 w Bronx River rd, 67.7x100; Gennaro Colonna et al—Vito Remini et al; action to compel specific performance of contract; A J Romagna (A).

DEC. 29.
LOT 15, Block 2,934, Sec 11 on tax Map; Elway Co—Jno Reilly et al; action to foreclose transfer of tax lien; H Swain (A).

DEC. 30.
LOT 24, blk 2846, sec 11; Simeon M Barber—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).
LOT 56, blk 2846, sec 11; David Wallace—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).

Brooklyn.

DEC. 23.
BALTIC ST, ns, 50 w Hoyt, 25x100; Mary Follmer—Ambrose A Scouler et al; partition; M T Manton (A).
MONROE ST, ss, 404.7 e Reid av, 20.5x100; N Y Distributing Co—Lydia A Williams; breach of contract; Siegel & Siegel (A).
PROSPECT PL, ns, 158.4 e Nostrand av, runs n125.7xe8.4xs45xe12.6xs80.7xn20.10 to beg; also PROSPECT PL, ns, 250 e Nostrand av, 50x100; Maria F Ogden—Bank of L I et al; A M Schmidt (A).

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Lis Pendens, Brooklyn, Continued.

N 8TH ST, 206; Wm L Felter Maria Franzese, extrx & Francisco Franzese et al; E H Hazelwood (A).
15TH ST, ns, 70 w 3 av, 27.10x109x27.10x108.8; Wm Forger Israel J Rosenstein et al; McGuire, Horner & S (A).
41ST ST, sws, 380.8 nw Ft Hamilton av, 50x100.2; Kings Co Trust Co—Caroline I McBrien et al; Cary & Carroll (A).
45TH ST, 553; Augusta Krieg—May Fritschler et al; L Karasik (A).
50TH ST, nc 11 av, 20.2x100; Realty Associates Thos Londrigan; specific performance; Brennan & Flamman (A).
ATLANTIC AV, nes, 200 se N Y av, 30x149.1; Abr Knight—Paul Siegel et al; E T Horwill (A).
BLAKE AV, 937; also PROP in Manhattan; Austin, Nichols & Co -Abr Koch et al; W N Lewis (A).
5TH AV, ses, 41.8 ne 72d, 19.6x95.8x20.1x100.5; Jno Nolty Jno E Sullivan et al; H A Ingraham (A).
5TH AV, ses, 82.4 ne 72d, 20x105.4x20.7x110.2; same—same; same (A).

DEC. 24.

HARMAN ST, nws, 125 sw Knickerbocker av, 25x100; also PROP in Queens Co; Anna M Gebert—Chas Gebert et al; specific performance; C Oechler (A).
PACIFIC ST, ss, 150 w Kingston av, 25x107; Wm Stone—Cook Realty Co et al; J Brenner (A).
STERLING ST, ss, 43.8 w Nostrand av, 21.4x100; Jeanette Lee—Geo Lee; to create a trust; London & Davis (A).
72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer Bridget Rice et al; J H Lack (A).
ATLANTIC AV, ns, 277.6 w Hoyt, 22.6x80; Margt Grady—Emery Constn Co et al; G V Brower (A).
NEW LOTS RD, swc Sheffield av, 20.6x103.2x 20.6x103.6; Oswego Co Savgs Bank—Richard D Stoeltzing et al; H M Bellinger, Jr (A).
NEW LOTS RD, ss, 20.6 w Sheffield av, 20x 102.10x20x103.2; same—same; same (A).
NEW LOTS RD, ss, 40.6 w Sheffield av, 20x 102.7x20x102.10; same—same; same (A).
NEW LOTS RD, ss, 60.6 w Sheffield av, 20x 102.3x20x102.7; same—same; same (A).
NEW LOTS RD, ss, 80.6 w Sheffield av, 20x 101.11x20x102.4; same—same; same (A).
16TH AV, ses, 360 sw 86th, 19x108.4; Wm G Wood Koloke Realty Co et al; J A Lane (A).
PROP on patent line bet City of Bklyn and town of Flatbush, 195.8 w from prop of Carsten Schrieber Jno Vanderveer, runs sw 81.5xse22nx94sw28.3 to bet; Anna C Kahlke —Guiseppe Petrizzo et al; Hirsh & Newman (A).

DEC. 26.

DEAN ST, ns, 220 e Nostrand av, 20x100; Wilhelmine Watson—Agnes I Maillie et al; A E Richardson (A).
VAN VOORHIS ST, ns, 138 sw Hamburg av, 18x100; Magdelana Bischoff—Mary Werner et al; W C McGann (A).
73D ST, ss, 220 e 5 av, 30x94; Blanche M Meyer —Jno E Sullivan Co et al; H S & C G Bachrach (A).
79TH ST, swc 21 av, 200x400; Jessie L Ward—Helen M Biscoe et al; H M Bellinger, Jr (A).
EVERGREEN AV, ws, 27.5 sw Jefferson, 25x 89.11x27.5x101.2; in the matter of Otto Kaspar, an alleged incompetent person; J Klein (A).

DEC. 28.

OXFORD ST, es, 44 n Lafayette av, 44x82; Dime Savgs Bank—Academy Realty Corpn et al; Dykman, Oeland & K (A).
QUINCY ST, ss, 44.8 e Ralph av, 21.4x78; Wm Linder—H P Read Lead Works et al; Jonas Lazansky & N (A).
SANDS ST, ns, 126.6 e Jay, 25x120; Frances E Barker—Florence I Cook et al; H J Davenport (A).
50TH ST, sws, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; H L Thompson (A).
GATES AV, ses, 100 sw Hamburg av, 25x109.5x 25x115.6; Kate Becker—Chas Becker; to create a title; I M O'Neill (A).
NEPTUNE AV, ss, 157.6 e W 34th, 40x100; Lafayette Trust Co—Julius Hepke et al; Carmody Blauvelt & K (A).
NEPTUNE AV, ss, 37.6 e W 24th, 40x100; same —same; same (A).
NEPTUNE AV, ss, 77.6 e W 24th, 40x100; same —same; same (A).
NEPTUNE AV, ss, 117.6 e W 24th, 40x100; same—same; same (A).
5TH AV, nc Ovington av, 37.2x104.1x36.2x112.10; Title G & T Co—Wm A Deigan et al; H L Thompson (A).

DEC. 29.

DEGRAW ST, ns, 225 w Smith, 25x100; Anna von Elff—Chas Meyer et al; E Kempston, Jr (A).
WEIRFIELD ST, ses, 120 ne Central av, 20x 100; Chas Thiele—Sybie R Driscoll et al; Watson & Kristeller (A).
W 8TH ST, ws, 120 s Av R, 20x100; also W 8TH ST, ws, 440 s Av R, 20x100; also W 8TH ST, ws, 460 s Av R, 20x100; Wm H Burns—Wilhelmine Watson et al; Wise & Seligsberg (A).
E 29TH ST, es, 60 n Av L, 40x105; Jno V Cain —Bridget Foley et al; E J Flanagan (A).
E 29TH ST, ws, 250.6 n Beverly rd, 90.11x118.7 x87.5x118.6; Home Mtg Inv Co—Tilden Constn Co et al; H J Davenport (A).
58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Edward DeWitt Jno E Sullivan Co et al; Cary & Carroll (A).
81ST ST, ns, 201 w 17 av, 17x100; Anthony Jireck—Antonio Libertini et al; E Kempston, Jr (A).
LEWIS AV, 19-21; Bertha Lurie—Rialto Realty Co et al; L & M Limberg (A).
MYRTLE AV, ns, 150 e Ryerson, 25x100.2; Rufus T Griggs -Jno C Hubbard et al; A C Aubery (A).
5TH AV, ses, 75 sw 18th, 25.2x100; also 5TH AV, es, 28.8 s 18th, 12x74.6; Millie Prudhome —Jas J Keyes et al; G V Grainger (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 26.

164TH ST, ss, 232.6 e Broadway, 132x 100; Abraham Granat—Gertrude Horwitz; Bert G Faulhaber & Louis Webber (156) 177.00
164TH ST, ss, 100 e Broadway, 132.6x 100; same—same (157) 52.35
1ST AV, 583; Harry Zlot—E Y & Al O'Brien; H Fried (155) 325.00

DEC. 28.

WILLETT ST, 20-22; BROOME ST, 114; Nathan Rosenbaum—Life Estate Sol Kutner, Benj, Mor, Jacob & Harry Kutner, & Hannah Solomon, Ruth Chambers; Sol Kutner (160).. 127.75
46TH ST, 216 W; Wm H Kroefke—Annie Moore (161) 1,342.78
85TH ST, 158 W; Harry H Meeks—Adeline Widmeir (158) 48.00
BOWERY, 93; Oriental Fire Proof Sash & Door Co—Mary R Goelet & Geo G DeWitt, exrs; H Engelberg (159)... 25.00
3D AV, 1892-94; H A Bergers Metal Ceiling & Fireproofing Co, Inc—Jno Beckerman & Jno Israel; King & Salkin (162) 215.00

DEC. 29.

37TH ST, 236-38 E; U S Factory Equipment Co—Wm R H Martin Estate; Chas Griffiths (165) 122.51
87TH ST, 302 W; General Gas Appliance Co- Coast Constn Co; Saml G Hess (164) 176.60
128TH ST, ns, whole front bet St Nicholas & Convent av, —x100; G B Raymond & Co—Louis Golde; O'Shea & McClennan; renewal (163)..... 105.70

DEC. 30.

MADISON ST, 40; JAMES ST, 43; Meyer Delisky—Rebecca O'Brien; Geo Contos & Chris Casino (169)..... 1,145.00
SAME PROP; same—same (170)..... 2,630.00
125TH ST, 117 E; Reliable Roofing Co —Andrews Soher Estate; Saml J Goldsmith; renewal (168)..... 75.00
157TH ST, 540 W; Union Decorating Co—Edith M Carpenter; Bert G Faulhaber & Co (173) 261.75
158TH ST, 609 W; Union Decorating Co Elizabeth Wagner; Bert G Faulhaber & Co (177) 103.25
160TH ST, 550 W; Union Decorating Co —Philip Laracy; Bert G Faulhaber & Co (171) 97.50
164TH ST, 548 W; Union Decorating Co —Gertrude Horowitz; Bert G Faulhaber & Co (172) 44.25
BOWERY, 77-79; Fagen Iron Works—Jewish Morning Journal; Spector Cont Co, Inc (166)..... 502.50
BROADWAY, 11; Monroe M Golding—Broadway Realty Co; Maxwell Engineering Co, Inc (178) 365.00
FT WASHINGTON AV, 38; Union Decorating Co—L & D Realty Co; Bert G Faulhaber & Co (174) 58.90
FT WASNGTON AV, 38; Union Decorating Co—Elizabeth Wagner; Bert G Faulhaber & Co (175) 118.00
PINEHURST AV, ws, whole front bet 179th & 180th, 200.5x100xirreg; Union Decorating Co—Albt Goeser; Bert G Faulhaber & Co (176) 440.83
8TH AV, 613-15; Jno J Bowes—Isidore Erickson & Abr Stern; Blight & Overfield Co, Inc; renewal (167)... 358.48

DEC. 31.

44TH ST, 15 W; Underpinning & Foundation Co—15 W 44th St Co (182).. 350.00
50TH ST, 524 W; Geo Korn—Marie A M Roussel & Krystalized Water Co (175) 35.00
58TH ST, 158 W; Jos F Petit's Sons—Geo D Waring (180) 27.00
88TH ST, 2 W; Cohen & Siegel—Louis Stern & Adjustment Realty Co (181) 219.00
150TH ST, 501-5 W; Max Shames—Market Realty Co & Jno Rosenthal (176) 100.00
BROADWAY, 743-5; Sam Weintraub—Sailors Snug Harbor & Harry Harrison (179) 149.21
BROADWAY, 1680; Leopold Barth—Amos F Eno & Delta Theatre Co (175) 9,386.50
BROADWAY, 2633; Isaac A Hopper, Inc—Wm E D Stokes & Sirrah Amusement Co (174) 6,575.26

Bronx.

DEC. 24.

163D ST, 105 W; August Bernhardt—Jennie Hayes (67) 25.00
OLINVILLE AV, es, 25 s Lester, 125x 100; Jos Shanske—North Bronx Realty Co, Frank McGarry & North Bronx Realty Co (66) 348.75
PARK AV, es, 102 n 167th, 38.1x100; Church E Gates & Co, Inc—Malcke Bldg Co; Wm Mensch (65)..... 1,762.55

DEC. 26.

ROBERTS AV, ss, 50 w Bradford av, 25x100; Patrick J Twomey—Arthur Donaldson; Patrick Manning (68).. 39.37

DEC. 28.

199TH ST, ns, 70 e Valentine av, 30 x62.6; Julius C Koelbig Grace Evang Lutheran Ch of Bedford Pk; August Hilbers (70) 252.40
GRAND BLVD & CONCOURSE, 2169; Jos & Martha Mussbnug—Kath Fendrich; Bailey Cont Co (69) 69.00
HONEYWELL AV, 2111; Henry G Silleck, Jr—Philip De Blasi (71) 170.25
WHITE PLAINS AV, 4430; Cipolla Cont Co—Annie Prochaska; Elvira & Alfonso Sellitto (72) 170.50

DEC. 29.

WEIHER CT, 15; Saml Marcantonio—Michl Alleman (73) 98.00

DEC. 30.

ELY AV, es, 100 s Boston Post rd, 75x 100; Mount Vernon Builders Supply Co—Fred Byron & Jno A Marx & Son (74) 396.80

Brooklyn.

DEC. 23.

CHAUNCEY ST, ns, 350 w Ralph av, 50x90; F L Bartlett—Clifton Pl Realty Co & Muller 25.00
MOORE ST, 170; S Ratzkin Son—Erma Krevulin 49.20
SUMPTER ST, ns, 325 w Patchen av, 50x100; Geo D Suydam—Nuvean Realty Co. 2,098.75
E 12TH ST, 1874; Liss & Diamond—Llewella P Churchill 125.91
NOSTRAND AV, swc Kosciusko, 40x 100; Harry Marcus Iron Works—Marcus Bldg Co 1,300.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; F Bartlett—G T Bickford & Clifton Bldg Co 25.00

DEC. 24.

RUSSELL PL, ws, 105.9 n Atlantic av, 16x97; C J Olson—Christina A Habersmith 70.00
DITMAS AV, nec E 22d, 75x100; L Weisfeld—Marcus Bldg Co..... 1,015.00
DITMAS AV, nwc E 22d, 161x100; A J Newton Co—Marcus Bldg Co & Ida & A Marcus 3,000.00
DITMAS AV, nec E 22d, 161x100; Sternberg Steam Cut Stone Co—Marcus Bldg Co 3,500.00
LENOX RD, ss, 119.10 e E 49th, 119.10x 253.6; Middle Village Bldg Co—Vincent J Campisi 1,625.00
LIBERTY AV, 520-4; I Aronowitz—Diaz Bldg Co & Hammelstein & Arker 45.60
NOSTRAND AV, swc Kosciusko, 40x 100; B Goetz—Marcus Bldg Co..... 59.30
SARATOGA AV, es, 67 n St Mark's av, 65x100; F Szemko—Isaac Miller & Main Bldg Co 456.00
WOODRUFF AV, swc St Paul's pl, 100x 100; L Weisfeld—Marcus Bldg Co.... 503.00
WOODRUFF AV, swc St Paul's pl, 145 x126; Sternberg Steam Cut Stone Co—Marcus Bldg Co 2,000.00
5TH AV, 5504; J Mahoney—Jno Blohm & Jas Larkin 75.00
SAME PROP; J Yudelowitz—same.... 75.00

DEC. 26.

FLATBUSH AV, 1246-56; J Gordon —Hanabel Constn Co & H F Meistrell Heating Co 76.50
LIBERTY AV, sec Van Siclen av, 100x 150; C T Wellard Co—Diaz Bldg Co. 1,080.00

DEC. 28.

ESSEX ST, sec Wortman av, 95x100; Jno L Plock—New Lots Co-Op Pasteurizing Co. 655.01
HANCOCK ST, 138; W F King—Walter Ryan & Wm Heeve 25.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; R L Williams—Rex. Bldg Co. 30.00
STOCKTON ST, 204; J Layman—Benj Silver & Minnie Hyman Rosenberg.. 133.50
STOCKTON ST, 208½; J Layman—Sarah Kaplan & Minnie & Hyman Rosenberg 125.00
SUMPTER ST, 7-9; J McKeown—Nuvean Realty Co & Geo D Suydam.... 118.37
SUMPTER ST, 7-9; J Reilly—Nuvean Realty Co & Geo D Suydam 672.00
SUMPTER ST, 7-9; National Sash & Door Co—Sol Brill & Geo D Suydam. 120.00
39TH ST, ns, 40 e 14 av, 40x95.4; R L Williams—Wm Fishkind 25.00
E 51ST ST, ws, 976 s Av N, 200x100; Watson & Pittinger—Maquki Realties & Theodore E, Matilda Z & Theresa Heinzmann 1,100.64
75TH ST, ses, 295 nw 17 av, 126x100; Kamerman & Co—Acadia Bldg Co & Langsam & Schwartz Plumbing Co.. 745.50
BAY RIDGE PKWAY, ns, 295 w 17 av, 126x100; C I Constn & Supply Co—Acadia Bldg Co & Eliz D Houghtaling 246.25
DITMAS AV, nec E 22d, 100x168.8; Ratner Cont Co—Marcus Bldg Co & A Marcus as pres 800.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; M Burke—Clifton Bldg Corpn.. 57.00
PARKSIDE AV, 164; Melnik Mfg Co—Clayton Co 180.00

DEC. 29.

MONTAGUE ST, 111-3; G Seaberg—Chelsea Realty Co & Isner Elevator Co 100.00
41ST ST, swc 4 av, —x—; Cohen Bldg Co—Wayfourth Constn Co..... 620.00
BATH AV, nec 17 av, 100x100; N Pasquarella—Emilio Sarno & Michele Brigante 260.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

DEC. 26.

No Satisfied Mechanics' Liens filed this day.

DEC. 28.

[2]BROADWAY, 195; Grant Pulley & Hardware Co—Western Union Tele Co et al; Dec2?14 ..... 1,290.06
PARK AV, 555; Davis, Laheney & Co, Inc—Edinburgh Realty Corpn et al; Nov12?14 ..... 173.62

DEC. 29.

BEEKMAN ST, ss, from Front to Water sts; Hudson Wood Working Co—Ruth Livingston et al; Sept28?14 ..... 865.24
[3]GRAMERCY PK, 12; Wm P Youngs & Bro—Matilda O Rhinelander et al; Jan9?14 ..... 1,112.49
[3]SAME PROP; Pittsburgh Plate Glass Co—same; Jan9?14 ..... 488.80

[2]SAME PROP; Bayer Catton Co—same; Jan9'14 ..... 942.18
[2]SAME PROP; Conduit Wiring Co—same; Jan10'14 ..... 461.15
[2]SAME PROP; Jas McBride Co—same; Jan12'14 ..... 1,040.12
[2]SAME PROP; Candee, Smith & Howland Co—same; Jan22'14 ..... 223.13
[2]SAME PROP; M J Callahan Co—same; Jan22'14 ..... 1,550.00
[2]SAME PROP; Duffy Bros, Inc—same; Jan22'14 ..... 608.00
[3]SAME PROP; Nicholas Fehlinger—same; Jan23'14 ..... 1,011.58
[2]SAME PROP; David Daisley & Sons—same; Jan23'14 ..... 746.71
[2]SAME PROP; Jas B Adamson—same; Jan23'14 ..... 706.63
[2]SAME PROP; Jno L Keating et al—same; Jan23'14 ..... 368.50
[2]SAME PROP; Jos Schwab—same; Jan 23'14 ..... 610.88
[2]SAME PROP; Ried & Jaeger —same; Jan23'14 ..... 217.00
[2]SAME PROP; Empire Fireproof Door Co—same; Jan23'14 ..... 170.00
[2]SAME PROP; P Aguado Co—same; Jan28'14 ..... 90.00
1ST AV, 583; Henry Zlot—E Y O'Brien et al; Dec2'14 ..... 325.00
SAME PROP; Isidor Schwartz—same; Dec19'14 ..... 225.00

DEC. 30.
73D ST, 182 E; Benj Smith et al —Bella Kayton et al; Dec4'14 ..... 55.00
COLUMBUS AV, 762; Wm Baily—Letitia Ketterer et al; Nov6'14..... 51.45

DEC. 31.
108TH ST, 124 E; Philip Baum—Herman J Sonnenberg et al; Sept25'13. 525.00
SAME PROP; A F Galligan & Co—same; Sept19'13 ..... 90.00

Bronx.

DEC. 24.
WORKS OF CONSOLIDATED Tel & Elec Subway Co on Westchester av line and on Broadway, n of 235th; Michael F Maher—Consolidated Tel & Elec Subway Co et al; Dec22'14.. 90.00

DEC. 26.
TIFFANY ST, ws, at junction, es Beck, 187.4x148.4; Harris Flooring Co—Kermit Realty Co, Inc, et al; Dec 17'14 ..... 1,482.79

DEC. 28.
[3]D AV, 3882; Angelo Restivo—Poseidon Realty Co, Inc, et al; Aug20'14.. 165.00
[3]D AV, 3882; Angelo Restivo et al—Poesidon Realty Co, Inc, et al; Aug 20'14 ..... 4,500.00

DEC. 29.
185TH ST, ns, 1201 w Southern blvd, 80x130; Rafaele Coucci—Nicol Bldg Corpn et al; Aug19'14 ..... 200.00

DEC. 30.
INTERVALE AV, ws, 293 n Westchester av, 50x100; Sidney J Freidin et al—Angel Constn Co Inc et al; Dec17'14 275.00

Brooklyn.

DEC. 23.
ATKINS ST, es, 90 s Blake av, 160x100; Egel Light Co, Inc—Atlake Bldg Co, Inc & Jno Linewitz; Dec10'14..... 94.00
E 34TH ST, ws, 120 s Snyder av, 80x100; E J McLaughlin Co—A B Nicholas, Inc, & Julia B Nicholas; Aug 6'14 ..... 722.73
SAME PROP; A P Hogle Co, Inc—Julia Nicholas & A B Nicholas as agent; Nov2'14 ..... 235.00
[2]SAME PROP; Swante Pearson—Julia Nicholas; Oct27'14 ..... 75.00
SAME PROP; Frank Mescia & ano—Julia Nicholas; Aug12'14..... 623.18
BLAKE AV, 761-3; Jacob Goldstein & ano—Blake-Miller Co, Inc; Nov2'14.. 228.50
[1]HARBURG AV, ss, 75 w Bleecker, 25x90; Michael Schmelz—Rosa K G Stubing; Apr29'14 ..... 11.81
ST MARK'S AV, 342; Realty Supply Co—Jno Generosa; Nov25'14..... 567.86
ST MARK'S AV, 342; Kushner Bros—Jno Generosa & Michael Penna; Dec 15'14 ..... 65.00
[1]ST MARK'S AV, ss, 350 e Underhill av, 25x100; W Sturrock—Jno Generosa & Michael Penna or Michael Papa; Dec22'14 ..... 200.00
SARATOGA AV, 351; Voletsky & Jarcho, Inc—Main Bldg Co & Isaac Miller; Sept24'14 ..... 275.00
10TH AV, sc 15th, 85x135.4; Parshelsky Bros—Bryna Realty Co; Dec14'14 ... 160.20

DEC. 24.
CARROLL ST, ss, 20 e Albany av, 140 x100; Julius Mock—Heights Bldg Corpn & Wm H Fleming; Dec12'14... 64.00
SAME PROP; Borough Cornice & Roofing Co—same; Dec15'14..... 80.00
W 107TH ST, 1760-6; Richmond Radiator Co—Daniel W Moore Realty Co & Wm L Brown; Nov10'14 ..... 220.00
EASTERN PKWAY, sec Schenectady av, Soxauer & Lemke—Luke A Burke & Sons Co & David A Boody, R Ross Appleton, Daniel W McWilliams & Jno W Devoy as committee known as Carnegie Commission; Sept9'14..... 1,098.00
LENOX RD, ss, 80 w Utica av, —x —; Middle Village Bldg Co—Vincent J Gampisi; Nov21'14 ..... 2,450.00

DEC. 26.
S 4TH ST, 252-4; H S Sudsky—Ph Levy Cont Co; Nov4'14..... 316.50
11TH ST, 356; C E Denis—Cath Huston; Oct13'14 ..... 57.00

DEC. 28.
[2]KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; Meserole Masons' Material Co—Tinton Impt Co, Isaac & Hyman Schauñer; Dec3'14 ..... 1,582.87
E 95TH ST, 1208; Jacob Fein—Sol Cheifetz; Nov4'14 ..... 100.00

DEC. 29.
COURT SQ, 12; L S Platts—Pabst Bwg Co & Gilbert Johnson; Oct30'14..... 101.46
SAME PROP; A A Smith—same; Nov 4'14 ..... 108.00
WEST ST, ws, 271.6 n 35th, 180x100; R L Williams—Boyd Realty Co; Dec 15'13 ..... 75.00
71ST ST, 1440; L Santaro—Felice Scalise; Oct8'14 ..... 170.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

DEC. 23, 25 & 26.
No Attachments filed these days.

DEC. 28.
ALEXANDER, Kathryn; Clarence I Hamilton; $1,010.85; H W Hastings.
LATTA, Wm J; Anselm P Anderson; $11,-196.13; Parker, Davis & Wagner.

DEC. 29.
CLEMENT MOTOR CO, Ltd; Edw H Garcin & Co, Inc; $31,000; E Maxson.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

DEC. 24, 26, 28, 29, 30.

Cohen, Isabel H. 25th st, 146-50 W.. Tippett & Wood. Tanks, &c..... 2,195.00
Thevenet, Jean. 55th st, 139 W..Jno W Cooney Co. Oil Separator..... 285.00
Van Riper, Lewis C. Broadway, 2182-4 ..American Master Organ Co. Organ 5,500 00
Berliner & Greenberg, Inc. 156th st, 512-22 W..Consolidated Chandelier Co. Fixtures. .....(R) 485.00
John J Hearn Constn Co. 46th st, 63-7 W..Consolidated Chandelier Co. Fixtures. 350.00
Sayer, Robt A. 125th st, 228 E..Max Oscher. Horses, &c.....(R) 900.00
Same to Great Eastern Foundry Co.. Same prop. Fix, &c. .....(R) 983.81
George Holding Co & Helm Hyman. 16th st, 15-17 E. Tippett & Wood. Tanks, &c. 2,000.00
Jarvis Realty Co, Inc. Academy st, ws, 175 n Bway..Colonial Mantel & Refrigerator Co. 31 Refrigerators at 8.75 ea..... 271.25
Knapp & French, Inc. Academy st, ws, 125 n Bway..Colonial Mantel & Refrigerator Co. 31 Refrigerators at 8.75 ea..... 271.25
Price, David. 20th st, 32-4 W..Tippett & Wood. Tanks, &c 2,000.00

Bronx.

DEC. 24, 26, 28, 29, 30.

Buonainto, Alfonso. 424 Mott av.. Ermino Esposito. Barber Fixtures. 70.00

Brooklyn.

DEC. 23, 24, 26, 28, 29.

Hainer, A & I Wilenken. Powell st, nr Livonia av..Isaac A Sheppard & Co. .....(R) 400.00
Hainer, A & I Wilenken. Powell st, nr Livonia av..Isaac A Sheppard & Co. .....(R) 900.00
I C S Realty Co. 6th st, nr 8 av.. Colonial Mantel & Refrigerator Co. Refrigerators. 88.00
Kayfetz Bros, Inc. Wodruff av, c St Paul pl..Louis Greenberg. Plumbing Supplies. 3,425.00
Kayfetz Bros, Inc. 22d st, nr Ditmas av..Louis Greenberg. Plumbing Supplies. 5,500.00
Kayfetz Bros, Inc. Kosciusko st, nr Tompkins av..Louis Greenberg. Plumbing Supplies. 650.00
Koeppel, A, Junius st, e Belmont av.. Gust Seaberg. Elevators. 1,525.00
Stagnitta, Vittario & Ferdinando Penna. Bergen st, nr Troy av..Colonial Mantel & Refrigerator Co. Consols.... 115.00
S & Q Realty Co. Newport av, nr Bristol..Colonial Mantel & Refrigerator Co. .....(R) 98.00
Sokolow, David. 10th st, nr 17 av.. Bayside Chandelier Co. Gas Fix... 280.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Bronx.

DEC. 29.
[1]8TH ST, nwc Valentine av, 81.3x 190.1; Jacob Wicks, Jr, loans Andrew Bechmann to erect two 5-sty buildings with stores; 6 payments.....65,000.00
BEACH AV, ws, 125 s Mansion, 25x 100; North Side Mtg Corpn loans Jos and Frederike Ardeft to erect one 2-fam dwelling; 3 payments..... 2,200.00

ORDERS

Brooklyn.

DEC. 24.
DITMAS AV, nec E 22d, —x—; Marcus Bldg Co on N Y Mtg & Security Co to pay Northwestern Cornice & Roofing Co 600.00

DEC. 28.
OCEAN AV, es, bet Ditmas & Newkirk avs, —x—; Hartman Bldg Co on Lawyers' Mtg Co to pay Aaron Benjamin 900.00
20TH AV, c 58th; Up-to-Date Bldg Co on Home Mtg Inv Co to pay Jos Schaefer 96.49

DEC. 29.
STONE AV, es, 105 s Livonia av, —x —; Frank Rabinovitz Iron Works on Stone & Powell Impt Co to pay Barnet Weinstein 250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Dec. 26.

MANHATTAN ORDERS SERVED.

Named Streets.

Beaver st, 39—Est David W Bishop.....DR-W
Broad st, 102-108—102 Broad St Corp....DR-W
Bleecker st, 15—Samuel Perlstein.....W-DR
Bleecker st, 22—Est John E Pye.....W-DR
Bleecker st, 51—Clarence W Seamans.....W-DR
Bleecker st, 81—John Ranft.....W-DR
Bleecker st, 85-89—Reginald Ronalds et al, W-DR
Bleecker st, 93—Est Chas H Woodbury..W-DR
Bleecker st, 95—Albert I Van Den Bergh et al .....W-DR
Bleecker st, 105—Gustave Lange.....W-DR
Bleecker st, 132—Nathan Harrison Realties, DR-W
Broome st, 82—Wm M Dudgeon.....DR-W
Canal st, 48—Isaac Marx.....DR-W
Canal st, 243—Est Peter Lorillard.....DR-W
Canal st, 417-21—Corporation Trinity Ch.DR-W
Canal st, 535—Canal Realty Co, Inc.....DR-W
Cannon st, 35—Mrs Fanny Kletzky.....W-DR
Cannon st, 48—Herman Shapiro et al....W-DR
Cannon st, 49—Jacob Reichard.....DR-W
Cannon st, 133—Henry C Lytton.....W-DR
Cannon st, 114—Moses Zimmerman.....W-DR
Centre st, 138-40—Geo J Schlegel.....DR-W
Centre st, 168—Myra R Harper.....DR-W
Centre st, 224-28—City of New York.....W-DR
Centre st, 241-45—Est August Trenkman.DR-W
Chambers st, 124—Newbold L Edgar et al, DR-W
Chatham sq, 23—Consolidated Gas Co.....I
Cherry st, 246-48—Jacob Richmann et al.W-DR
Cherry st, 265-67—Thomas D Hurst.....DR-W
Cherry st, 310-12—John A Auger.....DR-W
Chrystie st, 6—Hattie Kottek.....DR-W
Chrystie st, 153—Annie L Horn.....DR-W
Chrystie st, 191-93—Esther Love et al..DR-W
Church st, 255—Lillian E Rice et al....DR-W
Church st, 292—Est Belinda H Dollear..DR-W
Church st, 310-12—Est Jacob Gottgen....DR-W
Church st, 327—Lewis Manly et al.....DR-W
Clinton st, 88—Benig Bros .....A
Columbia st, 66—Abr Roossin.....DR-W
Columbia st, 105-7—Fannie Derb.....W-DR
Columbus Circle, 6—Pabst Brew Co.....E
Cooper sq, 1-3—Est Jas Crumbie.....DR-W
Crosby st, 13-17—John J Schmitt et al..DR-W
Crosby st, 59—Est Mary S Tyler.....DR-W
Delancey st, 26—Nathan Hutkoff.....DR-W
Delancey st, 127—Annie L Horn.....DR-W
Delancey st, 175—Alice H Keteltas.....DR-W
Delancey st, 190—Fannie Lefkowitz.....DR-W
Desbrosses st, 1—Mary M McDonald.....DR-W
Desbrosses st, 9 & 16—Trinity Church Corp. W-DR
Desbrosses st, 18-20—Crown Cordial & Extract Co .....G-DR
Desbrosses st, 20—General Radiator Co.....DR
Division st, 5—Sarah R Wills.....DR-W
Division st, 21-21½—Henry Phillips.....DR-W
Division st, 38—Samuel Rouse.....DR-W
Division st, 225—Harry I Underhill.....W-DR
Division st, 243—Gantio Alexander et al.DR-W
Duane st, 12—Est Samuel T Townsend..W-DR
Duane st, 52-58—Hollywood Hotel & College Co .....DR-W
Duane st, 66-68—Thos A Vernon et al..DR-W
Duane st, 108-110—Est Jas H Heroy....DR-W
Duane st, 134-6—Anna M Baker.....DR-W
Dutch st, 12—Reformed Dutch Church..W-DR
East st, 5—Rosalie M Steele.....DR-W
East st, 39-40—Mary W Champion et al...W
East Broadway, 2-6—Lawrence Holding Co, DR-W
East Broadway, 11-15—Est Margaret Harrison .....DR-W
East Broadway, 28—David Shaff.....DR-W

East Broadway, 32—Bessie Finkelbrand..DR-W
East Broadway, 36—Nathan Roggen.....DR-W
East Broadway, 40—Est Mary Vrosby.....DR-W
East Broadway, 43—Hannah Roggen et al..DR-W
East Broadway, 46—Lena Williamson et al, DR-W
East Broadway, 65—Harry Elias et al.....DR-W
East Broadway, 68—Tracy B Plumb.....DR-W
East Broadway, 120-22—David Shaff et al..DR-W
East Broadway, 123—Est Aaron Cohn....W-DR
East Broadway, 153—Warheit Pub Co.....DR-W
East Broadway, 197-9 –Educational Alliance, C-E-F-SS
East Houston st, 87-89—Est John J Astor, DR-W
East Houston st, 105-07—Trinity Ch Corp..SS-A
East Houston st, 174—Carl Frank.....W-DR
East Houston st, 438—Leopold P Rosenberg, W-DR
Eldridge st, 50-52—Witty Realty & Const Co, W-DR
Eldridge st, 58—Peter McCormick.....W-DR
Eldridge st, 164—Margaretha Reidenbach, et al.....W
Eldridge st, 193—Jennie Neuman al.....W-DR
Eldridge st, 236-44—Minsker Rlty Co....W-DR
Elizabeth st, 40-50—Chas Gulden.....DR-W
Elizabeth st, 298—Geo J Steir.....W-DR
Elizabeth st, 302—Frederick Frey.....DR-W
Essex st, 133—Felix Tansend.....DR-W
Goerck st, 71-73—Wyker Const Co.....SS
Grand st, 186—Vincent Palumbo.....DR-W
Grand st, 186—Jesse Rice & Wm Hochster..DR
Greenwich st, 463—Atlantic Can Co...DR-G-C
Greenwich st, 463—Bernard-Greenwood Co, G-DR
Greenwich st, 465—Caroline Drug Chem Co, A-DR-C-G
Greenwich st, 465-7—Harral Soap Co.A-DR-W-G
Greenwich st, 467-9—Eastern Metal Spinning Co.....DR-A-G
Greenwich st, 467—Pluton Mfg Co, Inc, A-C-G-DR
Greenwich st, 467—General Adhesive Mfg Co, DR
Greenwich st, 467-9—Keller Co.....A-G-DR
Greenwich st, 469—Daniel Von Honne & Co, A-C-DR
Greenwich st, 469—Columbia Brass Bed Refinishing Co .....G-DR
Greenwich st, 469—Decorative Novelty Works, A-DR
Henry st, 173-77—Moritz, Klein Rlty & Con Co .....SS
Lafayette st, 409-11—Simon Goldenberg Est, W-DR
Lafayette st, 409-11—H B G Clothing Co....DR
Lafayette st, 409-11—M A Gerst & Co.....DR
Leonard st, 66-72—Importers Bldg Co.....SS
Liberty st, 43—Mutual Life Ins Co.....SS
Lispenard st, 66—Josephine L Schmid Del Gragom et al.....DR-W
Minetta la, 21 (rear)—Geo M Bruno.....G
Mitchel pl, 2—Mrs Grace Gilmore.....B-C-E
Mott st, 128-38—August Mietz.....C
Pearl st, 409-15—Elec Light Engrav Co...DR
Pearl st, 409-15—Johnson Studios.....DR
Pearl st, 409-15—Jos Stern & Son.....DR
Pearl st, 409-15—Waxement Co.....DR
Pearl st, 409-15—Litho Plate Service Co...DR
Pearl st, 409-15—Robert Hartman Co.....DR
Pearl st, 409-15—Wm Turner & Bros.....DR
Pearl st, 409-15—Harold W Anness Co.....DR
Pearl st, 409-15—Fred W Holmes.....DR
Pearl st, 409-15—Wm F Varden Honten Co.DR
Pearl st, 409-15—Klein, Linder & Bauer...DR
Pearl st, 409-15—Cosmopolitan Souvenirs Co, DR
Sheriff st, 71—Wolf Sprung.....DR-W
Spring st, 149—Pendista Rlty Co.....DR-W
Suffolk st, 56—H I Kaplan.....C
Union sq, 32—Reliance Bldg Co.....W-DR
Union sq, 33—Trustees Sailors Snug Harbor, W-DR
University pl, 88—Universal Inv Co.....W-DR
University pl, 64—Lottie De Milt.....DR-W
Walker st, 81—S L McMarsh.....C-F
Walker st, 88-90—Bernard Rosenstock et al, DR-W
Walker st, 118-26—Moses Levy.....SS
Wall st, 45-7—U S Trust Co.....SS-A
Washington pl, 9—Max Mindheim.....W-DR
Watt st, 125-9—Consolidated Gas Co.....I
Watt st, 125-9—Est Henry Welsh.....W-DR
Waverly pl, 21—Est Jane Meinhard.....SS
West Houston st, 26—Chas Raudnitz...DR-W
Whitehall st, 28-32—Saranac Rlty Co.....A
William st, 220-24—August Zinssor Rlty Co, DR-W
Worth st, 191-93—Worth Co.....DR-W

Numbered Streets.

3d st, 103 W—John Mento.....E
3d st, 103 W—Con Gas Co.....C
3d st, 103 W—Eduardo Manganaro.....E
3d st, 103 W Henry Limburger.....A-C-G
3d st, 321-23 E—Fannie Osnowitz.....W-DR
4th st, 9 E—John H Day.....DR-W
4th st, 28-30 E—L Weber Bldg Co.....DR-W
4th st, 31 E—Est Martin Grossman.....DR-W
4th st, 83 E—Mendel Borddheiser.....G
4th st, 93 E—E de Forest Haynes.....W-DR
4th st, 304 E—Fannie B Cohen.....DR-W
8th st, 4, 18, 20, 22, 24, 36, 46, 48, 50, 52 & 58—Sailors Snug Harbor.....DR-W
8th st, 39 W—A I Sire.....A
9th st, 35 & 36 E—Sailors Snug Harbor..W-DR
10th st, 447 E—Est Chas Hoffman..W-DR
12th st, 624 E Rosie Markel.....DR-W
14th st, 13 E Henry Spring Co Est.....W
14th st, 30-32 E—Henry Springler Est..W-DR
14th st, 46 E—Audenet Gilbert et al.....W-DR
14th st, 116-18 F—August Luchow.....DR-W
14th st, 120 E—Est John W Condit.....W-DR
14th st, 124 E Ellen C Auchmuty.....W-DR
14th st, 43 W—Est Henry Wenkens.....W-DR
14th st, 702-10 E—Saml Kraus.....W-DR
16th st, 133-37 E—Est John C Orr.....DR-W
16th st, 201 E—Robert S Clark.....W-DR
17th st, 5 E—Est Emanuel Hellner et al..DR-W
17th st, 7 E—Est Matthew H Beers.....DR-W
17th st, 11 E—M E T Frazee et al.....DR-W-C
17th st, 31 E—Morowitz & Rosenberg..DR-C-G
17th st, 11 E—J Klein & Co.....DR-C-G
17th st, 11 E—G Clayton & Co.....A-I-DR
17th st, 11 E—Goldstein & Shapiro....DR-C-G
17th st, 11 E—Wiesner & Fischer.....DR-G
17th st, 11 E—Ess & Ess Photo Co.....DR-G
17th st, 15 E—Lina Well.....DR-W
17th st, 205 E—Imperia Briganti et al..DR-W
18th st, 18-22 E—Duncan Rlty Co.....W-DR
18th st, 509-11 E—Chas Hvass.....W-DR
18th st, 617-21 & 627-33 E—John U Brookman et al.....DR-W
19th st, 40-42 E—Realty Mortgage Co....W-DR
20th st, 7-9 E—Phillip Braender.....DR-W
20th st, 19 W—Monahan Express Co.....G
20th st, 19 W—Nathan Carniol.....A-G
20th st, 19 W—Haimowitz & Gordon.....C-I-G
20th st, 19 W—Nathan Laub.....G
20th st, 19 W—Royal Dry Dyeing Works....C
20th st, 19 W—Realty Mortgage Co.....W-DR
20th st, 20-24 E—Amy G Gallathin.....W-DR
20th st, 23 E—Emily B Hopkins.....W-DR
20th st, 25 E—Jas Muir.....W-DR
20th st, 39 E—Josiah C Cady.....DR-W
20th st, 36-8 E—Olga Witthaus.....DR-W
20th st, 40 E—H B Auchincloss.....W-DR
20th st, 42-8 E—Emily B Hopkins.....DR-W
20th st, 43 E—Hannah Colgate.....DR-W
21st st, 19 E—Est John H Glover.....W-DR
21st st, 27 E—Rosie Haberman.....DR-W
21st st, 29 E—Est Abbie M Pierce.....DR-W
21st st, 30-32 E—Benedict Fischer.....DR-W
21st st, 33-35 E & 39-41 E—Geo D Wick..DR-W
21st st, 40 E—Gertrude V Morgan....DR-W-C-SS
21st st, 48-52 E—Agnes Rlty Corp.....DR
21st st, 49-53 E—Gibson Const Co.....DR-W
21st st, 301 E—Hamilton Fish Corp.....DR-W
22d st, 11 E—Robt S Minturn.....DR-W
22d st, 12-16 E—Orson D Munn.....DR-W
22d st, 13-15 E & 17-21 E—Chas Hirschhorn et al.....DR-W
22d st, 17 E—Est Geo R Schieffelin.....DR-W
22d st, 28 E—Rita Witthaus.....DR-W
22d st, 36 E—Frank G Ormsby.....DR-W
22d st, 40-42 E—Jessie C Owen.....DR-W
22d st, 214-24 E—Mutual Milk & Cream Co, W-DR
22d st, 301-7 E—E W Bliss Bldg Co.....DR-W
22d st, 308-10 E & 312-14 E—Schlegel Inv Co .....DR-W
23d st, S E—Lida S Cutting.....DR-W
23d st, 18 E—Est E S Brooks.....DR-W
23d st, 32 E—Julia C Horner.....W-DR
23d st, 42 E—Oswald Oelschlanger.....DR-W
23d st, 44 E—U S Rlty & Imp Co.....DR-W
23d st, 110-112 E—Oswald Oelschlanger..DR-W
23d st, 122 E—Isabella Hustace.....DR-W
23d st, 125 E—Fred W Beach.....DR-W
23d st, 128 E—Rita Bldg Co.....DR-W
23d st, 152 E—M J Moriarty et al.....DR-W
23d st, 204-8 E—Fredk W Seybel.....DR-W
23d st, 431-7 E—Julia E Cameron.....DR-W
24th st, 11-15 E—Est D W Bishop.....DR-W
24th st, 57 W—Michael P Rich.....C
24th st, 213-17 E—J M Horton Ice Cream Co, DR-W
24th st, 413-15 E—Est John Kreebs....DR-W
24th st, 413-15 E—N Y University.....DR-W
26th st, 23-5 E—Neptune Rlty Co.....W-DR
26th st, 218-20 E—John Bateman.....DR-W
26th st, 316 E—Ellen A Money.....DR-W
26th st, 328-30 E—Jacob Kahn et al.....DR-W
26th st, 337 E—Bellevue Rlty Corp.....DR-W
26th st, 347 W—West 268th St Corp.....DR-W
26th st, 127-33 W—Max Wiener & Sons.G-C-A
26th st, 127-33 W—A W Drubin & F Kantrowitz .....G-A
26th st, 127-33 W—Halpern Waist Co.....G-A
26th st, 127-33 W—Marguerite D Hellman, SS-DR-W
26th st, 127-33 W—Saml Strauss Co.....G
26th st, 127-33 W—Max Hirsch Co.....A-C-G
26th st, 127-33 W—Miller & Co.....G
26th st, 162 W—Mad Sq Mfg Co.....DR-W
27th st, 13-15 W—John C Stratton.....A
27th st, 121 E—Ewald Mommer.....DR-W
27th st, 204-8 E—Eureka Rlty Co.....W-DR
29th st, 34 E—Est Robert Goelet.....DR-W
29th st, 202-4 E—Theresa Koehler.....DR-W
29th st, 307 E—Bush Terminal Bldg Co...W-DR
31st st, 31-33 W—Oscar H Hart.....DR
31st st, 31-33 W—Arrow Dress Co.....DR
31st st, 31-33 W—Durham Rlty Corp.....G
31st st, 338 E—Stultz & Bauer.....DR-W
31st st, 401-5 E—Gen Optical Co.....DR-W
31st st, 402 E—Wm Sansom.....DR-W
31st st, 407 E—Paul Morich.....DR-W
32d st, W—Estate Eva Deutsch....W-DR-SS
32d st, 38-40 W—Amer M E Co.....DR-W
32d st, 38-42 E—Seaich Rlty Co.....DR-W
32d st, 318-25 E—318-25 E 32d St Corp..DR-W
34th st, 18-20 W—Est John J Astor.....DR-W
36th st, 53-7 W—Newtown Creek Dock Properties .....SS
37th st, 236-46 W—Jas H Attley.....DR-W
40th st, 306 E—Jennie Brown.....DR-W
41st st, 138 W—Est John J Astor.....DR-W
42d st, 427-31 W—M J Kiernan et al....DR-W
42d st, 511-13 W—Albert L Thompson et al, DR-W
43d st, 305-9 E—Jas N Dunlop.....DR-W
43d st, 520-30 W—John A Weser.....DR-W
43d st, 2-12 W—Est Chas F Hoffman.....SS
44th st, 501-3 W—Isadore Hyman et al..DR-W
45th st, 15 W—Alt Rlty Co.....W-DR
45th st, 17 W—Midville Rlty Co.....DR-W
45th st, 21 W—Gifford Pinchot.....DR-W
45th st, 23 W—Jules Mayer.....DR-W
45th st, 55 W—Alt Rlty Co.....DR-W
46th st, 514-16 W—Christian Wollerson..DR-W
47th st, 2-6 W—Interstate Land Holding Co, DR-W
49th st, 225-31 W—Robert F Frank.....DR-W
50th st, 627-29 W—Est John J Astor.....DR-W
52d st, 357 W—Otto Strack.....DR-W
52d st, 549-51 W—Patrick H McNulty et al, DR-W
52d st, 556-8 W—Louise Wick.....DR-W
53d st, 447 W—Ruth A Wallace.....DR-W
53d st, 537 W—Est Bertha Volkening....DR-W
54th st, 250 W—54th St Rlty Co.....DR-W
55th st, 637-45 W—Thos G Patterson....DR-W
56th st, 11 W—S Trust Co.....DR-W
56th st, 13 W—Rosalie F Bartlett.....DR
57th st, 10 W—Dreicer Rlty Co.....DR-W
57th st, 16 W—Est Adelaide Scott.....DR-W
57th st, 25 W—Biltmore Bleinheim Co...DR-W
57th st, 518-22 W—Gustav Schock.....DR-W
57th st, 524 W—Sheffield Farms.....DR-W
57th st, 546-8 W—Wm Allan.....W-DR
58th st, 534-8 W—Mayal Realty Co.....W-DR
59th st, 317 W—S Cushman & Son.....W-DR
61st st, 3-7 W—Columbus Circle Rlty Co.W-DR
67th st, 42-50 W—Daniel Seybalt.....DR-W
75th st, 205 W—Est Wm T Walton.....DR-W
84th st, 218-20 W—Est Frank H Dyckman.W-DR
85th st, 436-40 E—Chas B Sellers.....C

Named Avenues.

Av A, 361-65—Annie Lipman et al.....DR-W
Av A, 1414—Millie Raffloer et al.....DR-W
Av D, 119-21—Robert Goelet.....DR-W
Bowery, 22—Thomas Addison.....W-DR
Bowery, 309—Chas L Stickney.....W-DR
Bowery, 283—Consolidated Gas Co.....I
Broadway, 338—Frank G Dexter.....G-A
Broadway, 338—Chas Baum.....A-G
Broadway, 338—Mrs Brina M Carlisle.....C-G
Broadway, 338—Leon Saxse.....C-G
Broadway, 338—Typewriter Trading Co....A-G
Broadway, 362—Est David W Bishop....DR-W
Broadway, 374-78—Jas R Roosevelt.....W-DR
Broadway, 413—Josephine Del Drago et al, W-DR
Broadway, 542-44—Max Wolff.....W-DR
Broadway, 546-48—Jas R Roosevelt et al.W-DR
Broadway, 547—Wm Post Estate.....SS
Broadway, 561—Singer Mfg Co.....DR-W
Broadway, 598—Edith M Ruland.....DR-W
Broadway, 627—Daniel Richter.....W-DR
Broadway, 643—Robert B Suckley.....W-DR
Broadway, 679—William Lau.....DR-W
Broadway, 682—Est Mathew H Beers....W-DR
Broadway, 692-94—Frederick K Fox....DR-W
Broadway, 693-7—Sol Levy.....G-A
Broadway, 693-7—J L Taylor & Co.....C
Broadway, 693-7—Syndicate Neck Wear Co, G-A
Broadway, 693-7—Fashion Hat Co.....A-G
Broadway, 693-7—Pacific Clothing Co.....G
Broadway, 693-7—Bashwitz Bros Co.....G
Broadway, 693-7—Rieman, Seabrey Co....A-G
Broadway, 693-7—Wm Rosenblum & Co.....G
Broadway, 693-7—J Engle & Alvin Zeimer....A
Broadway, 693-7—Fred Blumenthal Co.....G
Broadway, 693-7—Manchester Rubber Coat Co, A-C-G
Broadway, 693-7—Philip Braender.....W
Broadway, 751-53-55—Sailors Snug Harbor, DR-W
Broadway, 820—Mary Morse et al.....DR-W
Broadway, 830—Chas A Gould.....DR-W
Broadway, 833—Est Ogden Goelet.....DR-W
Broadway, 840—Chas A Gould.....DR-W
Broadway, 841 & 853—Bway Imp Co.....DR-W
Broadway, 865—Beers Realty Co.....DR-W
Broadway, 880—Emily J Woolley et al...DR-W
Broadway, 927—Edwin J Walter.....DR-W
Broadway, 1648-50—Amos M Lyon.....W-DR
Broadway, 1652-60—Henry A Taylor.....DR-W
Broadway, 1780—B F Goodrich Co, Inc..W-DR
East End av, 29-35.....Elbridge T Gerry.DR-W
East End av, 40-42—Saml I Davis Co....W-DR
Park av, 4185—M Mullen.....G
West Broadway, 457-61—M E A Wendel et al DR-W
West Broadway, 529-31—Saml H Burr...W-DR

Numberd Avenues.

1st av, 479—Nyles Realty Co.....W-DR
1st av, 510-14—John H Carl et al.....DR-W
1st av, 542—Paul A Bryant.....DR-W
1st av, 636-44—Est E Ellery Anderson...W-DR
1st av, 725-39—Est Chas Knapp.....W-DR
1st av, 1298—Frederick Herrmann.....DR-W
2d av, 10-12—Geo Dotzauer.....DR-W
5th av, 55—Ellisdale Co.....DR-W
5th av, 57—Wm Maas et al.....DR-W
5th av, 71—Henry Springler Estate.....DR-W
5th av, 87—Clara J Seech.....DR-W
5th av, 91-93—August Oppenheimer.....DR-W
5th av, 97—Francis Delafield.....DR-W
5th av, 135—Harden L Crawford et al...DR-W
5th av, 153-7—Chas Scribner et al.....DR-W
5th av, 320-22—Mary Bell.....W-DR
5th av, 330—Jas R Roosevelt.....DR-W
5th av, 349-53—Winthrop A Chanler et al.DR-W
5th av, 391—Tiffany & Co.....W-DR
5th av, 394—Geo J Boldt.....W-DR
5th av, 396—Est Erastus Marcy.....W-DR
5th av, 417-23—Eliz M Anderson.....W-DR
5th av, 429—Est Edwin Bergh.....W-DR
5th av, 435—Est Alex Masterton.....DR-W
5th av, 437—Harley D Hutchins.....W-DR
5th av, 457—Estelle F Taylor.....DR-W
5th av, 509—Est Thomas L Sturges.....DR-W
5th av, 535—City R E Co.....DR-W
5th av, 542-44—J Tuckerman Tower.....DR-W
5th av, 562—Est Jos W Harper.....W-DR
5th av, 572—Henry A Budd.....W-DR
5th av, 628-30-32—Columbia College Trustees W-DR
7th av, 106-10—Oscar J Mayer.....W-DR
7th av, 269—Lina Ettlinger et al.....DR-W
7th av, 702-8—Walter J Salomon.....E
7th av, 702-8—Pekin Restaurant Co.....E-C
10th av, 85—Bradish Johnson Est Co...W-DR
10th av, 239-41—24th St Realty Co.....W-DR
11th av, 126—Augustus Meyers.....W-DR
11th av, 437—David Williams.....W-DR
12th av, 768-72—Alice B Oppenheimer...W-DR

BRONX ORDERS SERVED.

Numbered Streets.

183d st, 592 E—Belmont Embroidery Co....G-C

Named Avenues.

Rider av, 347-51—Roger Potter.....W-DR
Whitlock av, 705-17—Emil Gabler.....DR-W

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 382—J De Belle.....I
Cook st, 103 (rear)—Meyer Luria.....C
Cumberland st, 28-32—Chas Gasau Estate....C
Essex st, 291-3—Bernard Davidson.....C
Fulton st, 367-73—Arbuckle Est.....C
Grand st, 160—John Donahue.....C-B
Grand st, 1013—Stockinger Photo Engraving & Printing Co .....A-C
Moore st, 39—Mrs Goldie Skohestsky.....C
Noble & West sts—Amer Mfg Co.....W
Powell st, 225-7—Abr Koppel.....W
Raymond st, 148-50—A I Namm & Sons.....C
Rockwell pl, 10-14—Edison E L & Power Co..C
Rodney st, 26—Geo F Simpson.....C
Van Brunt st, 150-68—Cobb Est.....C
Van Buren st, 327-9—Max Reiss.....C

Named Avenues.

East N Y av, 1423—Harry Marcus.....W
Jamaica av, s e c Birch st—A L Reed & Co..C
Kent av, 430-34—Anna E Higgins.....W
New Utrecht av, 8316—Arthur Well.....C
Thatford av, 366-8—Ida Klein.....W

RICHMOND ORDERS SERVED.

Named Streets.

Richmond Turnpike, 1765 (Castle Corners)—
Geo W Vroome.....G

BUILDING MANAGEMENT

PRINCIPLES TO BE OBSERVED IN DESIGNING LOFTS.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

DURING the last few years the term "loft building" has taken on an additional significance and now means any building, no matter how tall or how occupied, where the floors are "open;" that is, without corridor partitions, and with enclosures around stairs and elevators only, but so arranged that tenants may continue down the stairs without entering any loft, or entering or leaving an elevator by a door directly on the loft, so that upon leaving the elevator you find yourself in the tenant's premises. One of the foremost architects of buildings of this type (as well as of other class of buildings), Julius Franke, contributed a most interesting article on the subject of loft buildings to a recent number of the Brickbuilder, in which he made these interesting remarks:

If the modern loft building has a good façade, is well finished and equipped, there is no practical difference between it and an office building, except that the office building generally has sub-divisions on the various floors for separate tenants, so that should a good modern loft building have tenants occupying entire floors, such as is common for large clerical forces, and there are no sales rooms, no space used for storage or manufacturing, the loft building would justly be called an office building, and this designation would apply without one single change or addition to the building.

Dividing Line Indistinct.

That the dividing line between office and loft buildings, in some cases, is scarcely discernible, is evident in the case where the same building is used for both purposes, and where some floors are devoted to office use and other floors to loft use, where the space is fitted up for displaying goods, for sales rooms and sometimes for manufacturing.

Since some recent disastrous fires in factories, new laws have been passed in the State of New York, and also in some other States, which would make a loft building where manufacturing is done slightly different, in point of law, from what is ordinarily considered a loft building.

These new laws require certain fire exits, known as inside enclosed stairs, outside enclosed stairs (sometimes known as smokeproof towers), and horizontal exits, either through a wall to an adjoining building or adjoining space where refuge may be found from fire, or through bridges or balconies from one building to another, or from one space or area to another space for the same purpose.

There is also the extra precaution of sprinklers now deemed essential for such manufacturng loft buildings, which minimize materially the fire hazard.

Should Have a Simple Plan.

The plan of a manufacturing loft building should be simple. Staircases should be as far apart as possible, and maximum window surface should be provided, and all staircases should be so arranged that there is an uninterrupted free passageway to the street from each staircase or fire tower.

The location of the passenger elevators and freight elevators should be carefully considered, and should be as far apart as possible, so that customers entering the building at the passenger elevator are not obstructed by freight going to the freight elevators, and for the additional reason that the office is always located near the passenger elevator on the various floors, where it would obviously be wrong to handle freight.

The entrance and first story accommodations at the freight elevators should be commodious and direct.

Toilets for both men and women should be provided for the building on each floor, unless it can be decided in advance what the occupancy shall be.

Where railroad and water transportation for freight in conjunction with the manufacturing loft building is to be considered, both sides of the building on the first story should have ample platform facilities, one side being devoted to the railroad and the waterfront, if there is such, for the reception and discharge of freight, and the other should be devoted to trucking for city or town delivery.

If possible, it is well to have the truck enter the building so as to be under cover in bad weather, although this is not essential.

Planning for Trucking Traffic.

The planning of a manufacturing loft building for railroad and trucking traffic is apparently a very simple problem, but many serious mistakes have been made. The elevators in such buildings have been so located that either the traffic to railroad cars or to the trucks is handicapped. The staircases have been provided in such places as to obstruct the free handling of freight on the first story. The elevators have been located so that the aisles, which are not shown on plans, but which are necessary for manufacturing or for storage on the upper floors, could not be provided in direct lines, in order to have proper circulation.

Altogether, the planning of such a building requires an intimate knowledge of the economic handling of freight, both by rail and wagon or automobile, and demands a careful study of the process of manufacturing for each particular industry, in order to evolve a successful scheme and provide accommodations for the right number of employees, with proper allowance for expansion.

Must Be Practical.

The plan should be simple and direct, and all ideas of "axis" and balance and appearance of the plan should be subordinated to the practical, even though the eye be offended at the "presentation" on paper. It is more important that there be proper circulation of freight and merchandise than that there be balance, also natural light for manufacturing purposes should be considered before the relation of voids and solids for the facade.

If the intensely practical be allowed free sway in these matters, the building can be made an architectural success by certain refinements of line, color and texture, and the result will be much more satisfactory from a truly artistic point of view, for the design will be more apt to express the use to which the building is to be put.

It is of more importance that the occupants of a building do not unnecessarily waste energy or time due to a plan which is injudicious, or that their health and comfort are not sacrificed when light and air are made subordinate to design.

There is, on the other hand, no excuse for the many repulsive and sordid looking factory buildings scattered over our land, and the ugly trestle, with sprinkler tanks extending over the roofs of so many, could be enclosed with towers that would be made a feature capable of artistic treatment, and have the advantage of keeping the water from freezing without extraordinary precautions, and also reduce repairs.

The safety of the occupants of lofts and factories, in case of fire, is now given considerable attention, and although modern factories are generally built "fire-resistive," they are also sprinkled, in addition to which enclosed staircases are now almost universal.

It might be advisable, in some cases, to go a step farther and provide fire-walls subdividing all shops into two or more areas; but care should be taken not to over do this, as fire-walls have a tendency to shut off natural light and ventilation, lack of which, every one admits, does not increase the health of the worker. It should be borne in mind that tens of thousands die of tuberculosis, due to insufficient light and air; certainly by many thousands more than die by fire.

Bronx Chamber Meets.

On last Saturday evening the first annual meeting of the newly organized Bronx Chamber of Commerce was held, in the Walworth Building, in the Bronx, and the following officers were elected: Albert E. Davis, president; John C. Walworth, 1st vice-president; H. Gerald Chapin, 2nd vice-president; Charles Ullman, 3rd vice-president; Joseph M. Taylor, secretary; Joseph E. Dobbs, treasurer, and Louis F. Stumpf, counsellor. Mr. Davis, in addressing the meeting, said in part:

"This chamber is evidence of your aspirations for an ideal civic and commercial body in which, and through which, you can exert your best efforts for the advancement of the Bronx. It affords opportunity for the civic pride and public spirit in each of you to work together for the welfare of the community.

"We must strive to prevent, by a constitutional provision, if necessary, a repetition of that official lawlessness, which for four years has ignored ordinances. There is much we can do to make this borough a better place to live in, but it is no easy task that we have set for ourselves.

"Optimism is taking the place of pessimism, and we all believe that good times are coming, and what everyone believes is sure to prevail."

A resolution was adopted approving the proposed consolidation, in one bureau, of the functions of all departments, now having jurisdiction over buildings. Mr. Whinston offered a motion, which was adopted, asking the Interborough Company to issue transfers at the south end of 148th street stairs of the 149th street "L" station. Several other matters came up for consideration.

International Engineering Congress.

The International Engineering Congress will be held in San Francisco, Cal., from September 20 to 25, 1915. In view of the conditions now prevailing in Europe, the governing bodies of the five National societies under whose auspices the congress is to be held, have recently given careful consideration to the feasibility of holding the congress and to the probability of its success, with the result that each body has unanimously confirmed its original pledge to support the congress.

The committee of management is in receipt of a sufficient number of communications from various foreign countries throughout the world, including those located within the war zone, to indicate that a large majority of the papers originally requested for presentation at the sessions of the congress and publication in its transactions will be handed in on time.

BROOKLYN R. E. BOARD.

Full List of Officers and Committees for the Current Year.

The Brooklyn Board of Real Estate Brokers has said officially that it believes that changes in the Tenement House Law are desirable. First, as to the exclusion of 3-family houses from the operation of the law; second, to permit of remodeling old houses for three families, and third, to permit the remodeling of three-story store property for three families.

Gradually the board has enlarged its activities to include various legislative measures in behalf of real estate ownership in Brooklyn. The board meets monthly at the Real Estate Exchange Building. The officers are:

Charles C. Mollenhauer, president; Thomas Hovenden, vice-president; George H. Gray, treasurer; Isaac Cortelyou, secretary. Directors: John F. James, Thomas Hovenden, David Porter, Frank H. Tyler, A. J. Waldron, Stephen F. Barrera, S. Cederstrom, F. B. Snow, C. C. Mollenhauer, J. M. May, and Howard C. Pyle, Isaac Cortelyou, E. J. Grant, John Pullman, Arthur B. Gritman, William G. Morrisey, DeHart Bergen, William P. Rae.

Executive committee: William G. Morrisey, Howard C. Pyle, DeHart Bergen. Ways and means: E. J. Grant, Charles A. O'Malley, J. T. McMahon. Admissions: A. B. Gritman, Charles D. Behrens, Robert Wright, Charles Partridge, William Redmond. Arbitration (alternates): John F. James, William G. Morrisey, Z. D. Berry, Thomas Hovenden, A. H. Waterman, F. B. Small. Legislation and taxation: R. A. Wright, I. H. Cary, I. O. Horton, W. J. T. Lynch, Charles C. Stelle, George E. Lovett. Entertainment: F. B. Snow, W. J. T. Lynch, A. B. Gritman, Charles L. Gilbert, E. J. Grant, S. F. Barrera, A. H. Waterman. Press: DeHart Bergen, F. B. Snow, J. M. May. Municipal improvements: David Porter, John F. Churlo, Thomas Redmond, H. A. Crosby, C. B. Smith, S. Cederstrom, Frank A. Seaver, M. G. Straus, W. A. A. Brown. Transportation and subways: Howard C. Pyle, I. Cortelyou, Thomas Hovenden, A. B. Gritman, A. J. Murphy, F. B. Small, A. J. Waldron, James L. Brumley, W. H. Goldey, John F. James, J. M. May, David Porter, William P. Rae, A. H. Waterman. Nominating: Thomas Hovenden, Charles D. Behrens, C. B. Smith, James B. Fisher, James L. Brumley. Auditing: S. Caderstrom, Charles Partridge, Everett Kuhn. Inspectors of election: C. B. Smith, J. M. May, Charles Partridge. Appraisal board: Thomas Hovenden, E. J. Grant, John F. James. Tenement house: A. J. Waldron, J. M. May, J. B. Fisher, R. A. Wright, George H. Gray.

Be Careful What You Sign.

Too many people look upon the contents of a warranty deed as merely so much verbiage. This is wrong. Apparent repetitions and what to the unthinking person may appear a mere redundance of phraseology is often fraught with the most important and most significant meaning. Otherwise it would not be in the document. This meaning is not merely "legal" as that word is often used, but it is meant to be effective from a common sense standpoint. Carelessly drawn deeds are the cause of controversies which sometimes prove costly to all parties concerned. Right here it is well to make it plain that ignorance of the meaning of the contents of a document, where there is ample opportunity to become familiar therewith, is no excuse, either in law or in fact. Plainly stated, there is no reason why a person should not know just what is meant by any document brought forward for signature in a real estate transaction.

It is the experience of a great many of the leading real estate agents that they have to read over a document and explain its meaning or insist on the signer or signers reading it before signing, and not infrequently this is done almost under protest from the persons most vitally concerned. Just about the best bit of advice that can be given these people is: "Read the papers carefully; understand them, and know just what you are signing when you put your name to any sort of an obligation or agreement, binding upon yourself, your heirs or your assigns."—National Real Estate Journal.

LOT VALUES.

How Affected by Topography and Proximity to Corners.

The Deputy Tax Commissioners of the City of New York are guided by the following principles in estimating values:

If the lot under consideration has rock upon it, its value is reduced by some proportion of the cost of rock removal. In some cases there may be sufficient demand for rock to render it probable that the owner of the lot could procure the removal of the rock for less than the usual cost of removal. In some cases the cost of rock removal would be greater than the value of a standard lot at grade; in such a case it does not follow that the lot has no market value, but its value is much less than the value of a lot at grade.

If a lot is so much below grade as to require filling, its value is ordinarily depreciated by the cost of filling it, but it may be so situated that its value is actually greater than that of a lot at grade, because payment may be obtained for the privilege of using the lot as a dumping place.

The question of the extent to which a lot may be depreciated in value by being above or below grade must be considered with reference to all the surrounding conditions. The unit, however, always represents the value that a lot would have if it lay normally with reference to the grade of the street.

When a lot is situated at the corner of two intersecting streets, its value is greater than when it is at some distance from the corner. The appreciation due to its corner position varies in accordance with the relative value of the intersecting streets and the character of the neighborhood.

In a suburban section where the appropriate development is by the erection of detached houses, the appreciation because of corner position may not be more than 25 per cent. for a lot 25x100; on the other hand, when the lot is at the corner of two streets, both of which are good retail shopping streets, the increment of value of a lot 25x100 may be more than 200 per cent. over the value of an adjacent interior lot.

The appropriate increment of value due to corner position must be considered with reference to the actual earning power and consequent selling value of corner lots in the particular section. The distance from a corner to which the influence upon value of proximity to the corner extends depends upon the character of development appropriate for the neighborhood. Where a lot 100 feet square is the appropriate size for a building, the corner influence extends to the whole 100 feet. On the other hand, where a vacant plot 100 feet square at a corner would be improved with four or more buildings, the corner influence extends no farther than the width of the first lot.

Where the appropriate improvement of a section demands lots of standard size, a lot of greater width than standard size has no more relative value than a lot of standard size, but where the appropriate building for that section requires a plot of greater depth, the larger plot has a greater relative value than the standard lot. In such cases an appropriate addition must be made to the value above that indicated by the unit, according to the size of the particular lot to be valued.

In a tenement house section in Manhattan a lot 37½ feet wide is worth relatively more than a lot 25 feet wide because a tenement house under the law cannot profitably be built on a lot 25 feet wide, whereas an economical tenement house can be erected on a lot 37½ feet wide. In a territory suitable for lofts a lot 50 feet wide is worth more than twice as much as a lot 25 feet wide, and generally a lot 100 feet wide would be worth more than twice as much as a lot 50 feet wide. The appropriate increase for plottage must be considered with reference to the actual conditions prevailing in the section where the lot is situated. An addition for plottage may be as great as 20 per cent. or even more. Conversely, if an appropriate improvement cannot be erected on a lot less than 25 feet in width a reduction must be made below the value which would be produced by the unit, varying with the degree of depreciation due to the unusable character of the land in question.

THE TAX BOOKS.

Procedure Usually Followed in Passing on Appeal for Lower Assessed Values.

About Dec. 1 the Tax Board began to to hear the applications of persons who ask for an oral hearing. Oral hearings are only given when requested. In a majority of cases applicants for a reduction do not ask to be heard in person. At the hearings before the commissioners, the deputy commissioner whose district is under consideration is present. He has his field book and map, prepared to answer questions concerning the assessments being considered. These hearings continue during December and January. On Feb. 1 the annual record of the assessed valuation of real estate closes, and during February the deputy commissioners and their clerks prepare the assessment rolls.

The assessment rolls are a copy of the annual record with certain details omitted. All that is really necessary in the assessment roll is the description of the property by lot numbers together with the assessed valuation figures. The assessment rolls must be finished in February, and then they are signed by the Tax Commissioners.

As soon as practicable the total assessed values are transmitted in February to the Controller in order that the tax rate ordinance may be prepared for submission to the Board of Aldermen. The Board of Aldermen meet for this purpose on March 1, and pass the ordinance fixing the tax rate. Immediately the Deputy Commissioners and their clerks compute the taxes which must be paid on each separately assessed parcel of real estate. So that this work may be done quickly and correctly rate cards are used showing the amount of the tax for $1 and $100 and on multiples. In this way the computation of taxes is made as easy as possible.

Advertise the Building Service.

In the same boat with the merchant who fills his store by liberal advertising, is the building owner or manager who bids for tenants through the medium of printed salesmanship. Where the one is selling merchandise, the other is selling service.

A booklet just issued by the Otis Elevator Company is entitled, "Presenting the Building's Service in the Building's Advertisement." It contains this argument:

"The prospective tenant is looking for service. Of course, while there is always in his mind the consideration of location, light and air, yet in nine cases out of ten his final choice of business or home quarters is influenced by the service that the building offers.

"Because buildings have been profitably advertised without specifying equipment does not mean that if the equipment had been brought out, as in these advertisements, the results would not have been even better and the expense of advertising before the space was leased, much lessened.

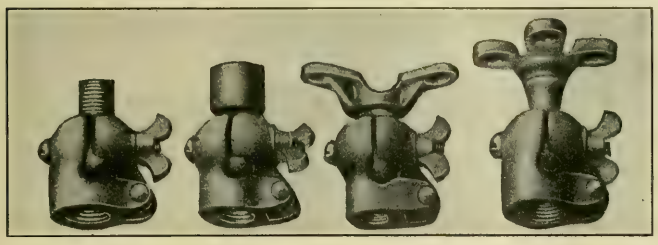
"Surely, if stores whose sole purpose is to sell merchandise, consider it worth while to advertise their service equipment, the building manager who is selling service should overlook no means of emphasizing his building's equipment and especially the elevator equipment."

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

A New Form of Hickey.

THERE are few jobs where the wireman or fixture hanger finds outlet boxes level, or studs or drops straight, or does not run into crooked threads which finally have the same result. To relieve these troubles of the past there has been developed an adjustable ball and socket-joint hickey, with an angle of possible correction, sufficient to take care of a fixture 12 inches long that will



be 4 inches off center, or a 6-foot fixture 24 inches out of plumb. By a slight cutting of the corners of one side of the cup with a file or emery wheel, the angle of pitch may even extend beyond 45 degrees, which is a feature very valuable when the outlets occur on a sloping ceiling such as is found with saw tooth construction or under threatre balconies, stairways, etc.

The new hickey is made of high-grade malleable iron and is of great mechanical strength, small, neat and compact, and low in price. It is furnished complete with a tripod, crow-foot or outlet box stud or made to fit insulating joints, the bottom of which may be either male or female, ¼ inch or ⅜ inch standard pipe size, and to connect fixture stems of ⅛ inch, ¼ inch or ⅜ inch standard pipe size.

The minimum overall length of this hickey with an insulating joint is less than one inch greater than the ordinary hickey and insulating joint. As a time saver it is claimed to be a 10 to 50 per cent, reduction on the average cost of hanging electric fixtures. One man can handle any fixture not too heavy to lift. Long arm, wide spread fixtures are just as simple and easily hung as the plain stem fixtures, as there is no turning or twisting of the fixture necessary. After the crow-foot or insulating joint with the ball fitting has been attached, the fixture is hung by slipping the bolt through the hole in the ball, swinging up the hinged cup or socket and screwing up the wing nut. The fixture hangs plumb and cannot twist or swing. A tightening of swing nut leaves the joint rigid.

Foolish Boiler Laws.

SO accustomed are Americans, living in cities to the conveniences of steam heat, power, electricity and other comforts provided by steam of one sort or another, that it does not occur to us that we are constantly living in danger. The American Society of Mechanical Engineers has made a six months' inquiry of the number of boiler accidents throughout the country and reports as follows:

"Throughout the United States each year there are between 1,300 and 1,400 serious boiler accidents, of which 300 to 400 are violent explosions. These accidents kill between 400 and 500 persons, injure 700 to 800 more, and destroy more than half a million dollars worth of property. In a single explosion, that of the R. B. Grover Shoe Company at Brockton, Mass., fifty-eight persons were killed, 117 more were injured, $250,000 worth of property was destroyed, and an aggregate of $280,000 was claimed in the personal injury and death suits that were brought. In a period of forty-six years since 1867, over 10,000 people have been killed and over 15,000 injured in boiler explosions.

"These disasters emphasize the necessity of constructing and installing steam vessels and their appurtenances in as nearly perfect a manner as possible; the importance of preventing carelessness in their operation, and the wisdom of having them inspected at regular intervals by disinterested experts.

"At the present time ten States and nineteen municipalities have in force laws for the compulsory inspection of steam boilers in which are comprised a code of practical rules for their construction and operation, and a number of other States and municipalities either have prepared or are now preparing similar laws for enactment. The laws now in force all differ from one another in a number of material respects, and unless some relief can be obtained, each new law as enacted will differ from all the others.

By reason of the differences in these laws a boiler built in one State having such a law may not be shipped into another State—not because the boiler is any less safe in one State than in another—but solely because it does not meet the requirements of construction in both States. Worse than this, a State which has no such law becomes a common dumping ground for all the worn-out and unsafe boilers that are condemned and put out of service by the States that have such laws.

A Level Projector.

IN obtaining the elevations of points on a wall or column inaccessible for direct sight with a leveling instrument, a device called the "level projector" has been invented by a consulting engineer of this city, says the Engineering Record. It consists of a right-angle triangular apparatus and a steel tape. The triangle is placed against the wall, as shown in the accompany photograph,



and by means of two leveling screws the upper leg is made perpendicular to the wall at the point where an elevation is sought. To facilitate this operation a water level has been mounted on the leg. At the outer end are two disks which serve to hold the tape between them. On the side of the horizontal leg is a straight line from the pin-point on the wall to a mark on these disks. When the tape has been placed between the disks so that its zero mark is on this line it is also at the elevation of the point on the wall. The elevation above the plane of sight of the level can then be read on the tape, which is held in a vertical position by a plumb-bob.

The device is suitable for obtaining elevations or levels in or on buildings, for mining shafts and for projecting levels in subways or tunnels. In connection with the construction of subways it is important to obtain points on the main supporting part of the adjoining buildings, referred to some bench mark which would not be disturbed by the excavation for the subway. It is also necessary to check these points from time to time for settlement. Frequently the main columns at the street level are inaccessible and covered with cement or other facing. It, therefore, becomes necessary to obtain the level of a point on the main wall of the building just above the first floor's level, 12 feet or more above the sidewalk. With such projections as sills and store cornices it becomes difficult to obtain accurately the level of a point on the main wall so far above the street.

In projecting levels in tunnels or in vertical shafts obstructions frequently appear which make it necessary to change the set-up of the level instrument so frequently that much time is lost and necesarily the accuracy of the measurements is reduced. This apparatus permits the establishment of any point on the wall with reference to points at a considerable distance above or below it. After the point has been established the apparatus can be swung laterally so that marks can be obtained on adjoining walls or other supports, no matter how rough the texture of the surface may be.

TWELVE MONTHS OF BUILDING CONSTRUCTION

Comparative Table of Plans Filed in Five Boroughs Since January 1 — Brooklyn Shows Increase of 722 Buildings

THE record of building operations according to the revised figures of the Building Superintendents of the five boroughs from Jan. 1, 1914, up to and including Saturday, December 26, in Brooklyn and Queens, and to December 30, in Manhattan, Bronx and Richmond, closed with $120,375,313, to be expended as compared with $145,644,339, for the entire twelve months of 1913.

The number of new building projects filed during the same period of 1914, was 11,417 as compared with 10,705 for the whole year of 1913, showing that there was an increase of 712 buildings. In Manhattan the decrease specified cost over last year was $28,500,020, numbering 167 buildings, the falling off being chiefly in dwellings, costing between $20,000 and $50,000 and over; tenements, stores and lofts, costing more than $30,000, and public buildings (places of amusement). In the Bronx, the decrease was 111 buildings, costing $3,725,107 less than during 1913, showing that fewer brick apartments costing more than $15,000 are to be erected.

Up to December 26 the Borough of Brooklyn shows a large increase in plans filed as compared with last year, with 722 more buildings to be erected at an increased expenditure of $7,231,984. The principal gain was in tenement houses, exceeding last year's total by 220 projects, to cost $5,513,000, and in one and two-family dwellings.

In Queens there is an increase of $816,578 in the amount to be expended, and 130 more buildings projected. Richmond shows an increase of 145 more buildings than last year, but $1,108,741 less to be expended, the increased number being mainly due to bungalow construction, whereas the falling off in the amount is explained by late filings at the close of 1913 for two municipal buildings, a theater and a hotel.

As the year closes there are signs of decided improvement in the number of structures to be erected in the Metropolitan district, including the five Eastern counties of New Jersey, Westchester, Nassau, Suffolk and Richmond. Within the last month there has been a noticeable revival in the number of important operations that were held for a long time in abeyance.

The Mount Sinai Hospital group, consisting of four buildings to be situated on Madison avenue, 99th to 100th streets, from plans by A. W. Brunner, to cost about $1,500,000, will probably be started early this year. Barnum & Everdell, owners, through the Thompson-Starrett Company, general contractor, are about to proceed with the twelve-story mercantile building covering the block front on Broadway, between 35th and 36th streets, from plans by Clinton & Russell, to cost, nearly $1,000,000. John H. Parker Company, general contractor, is to start work immediately on the Staten Island courthouse, at St. George, from plans by Carrere & Hastings, to cost about $350,000; and soon after January 1, operations will go ahead on two 12-story hotels, one to be situated on Riverside Drive, northeast corner of 96th street, for the Palmer Realty Company, and another, at the southwest corner of Fifth avenue and 11th street, for J. W. T. Nichols, costing together approximately $500,000, and the new Government Post Office building, at 73-77 Pine street.

The new Bowery Branch Y. M. C. A., estimated to cost $400,000, which has been under consideration for more than four years is now to be built, the general contract having been awarded to the George A. Fuller Company. Maynicke & Franke will take bids, about February 1, for the sixteen-story store and loft building, which the Estate of Frederick Ayer will erect at the northeast corner of Broadway and 26th street, to cost $800,000.

The Board of Supervisors of Westchester County at White Plains has appointed a special committee to investigate requirements for a new court house to cost $1,000,000, and also a $400,000 penitentiary to be used as a county jail and workhouse.

A more complete list of principal buildings which refers mainly to operations in prospect to be erected during 1915, showing a total of estimated costs specified of nearly $51,600,000 will be found on another page of this issue. The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised:

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to December 30, Inclusive

	*1913 No.	*1913 Cost.	†1914 No.	†1914 Cost.
Dwellings, over $50,000	15	$2,275,000	7	$1,350,000
Betw'n $20,000 and $50,000	12	425,000	7	260,000
Under $20,000	5	61,000	7	72,000
Tenements	158	22,267,200	133	18,916,000
Hotels	10	1,385,000	9	975,000
Stores, lofts, etc. over $30,000	46	13,228,000	34	8,828,000
Betw'n $15,000 and $30,000	17	342,000	18	402,000
Under $15,000	10	88,000	7	54,000
Office buildings	20	19,790,000	14	7,190,000
Manufactories and Workshops	21	3,629,000	31	2,618,450
Schoolhouses	10	1,225,500	6	298,600
Churches	5	380,000	6	400,000
Public Build'gs Municipal	9	540,000	6	572,000
Places of Amusement, etc.	100	6,321,875	30	1,739,000
Stables and Garages	38	974,400	37	972,050
Other Structures	5	880,000	55	73,565
R. R. Stations	96	194,710	....	.....
Hospitals	..	.....	3	750,000
Totals	577	$73,970,685	410	$45,470,665
	410	45,470,665		
Decrease, Year 1914	167	$28,500,020		

*Figures for 1913 full year.
†Figures for 1914 up to and including December 30.

ALTERATIONS IN MANHATTAN

January 1 to December 30, Inclusive

	1913 No.	1913 Cost	1914 No.	1914 Cost
Dwelling houses	813	$1,658,185	707	$1,164,606
Tenements	1227	1,167,949	1,257	1,339,668
Stores, lofts, etc.	1229	3,367,685	1,200	3,545,116
Office buildings	482	1,231,394	382	1,576,798
Manufactories and workshops	238	632,282	371	727,365
Schoolhouses	61	265,900	29	164,500
Churches	46	131,650	30	393,125
Public Build'gs Municipal	23	825,028	22	143,400
Places of amusement, etc.	317	1,193,547	329	911,420
Hotels	176	443,070	180	303,065
Stables and Garages	134	515,879	148	456,513
Totals	4,746	$11,432,569	4,655	$10,725,576
	4,655	10,725,576		
Decrease Year 1914	91	$706,993		

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1 to December 30, Inclusive

	*1913 No.	*1913 Cost.	†1914 No.	†1914 Cost
Dwell'gs Brick over $50,000	..	.....	..	.....
Dwell'gs, brick Bet $50,000 and $20,000	2	$40,000	2	$42,500
Under $20,000	97	638 975	96	517,375
Tenem'ts, brick over $15,000	324	14,907,351	261	12,176 000
Under $15,000	5	36,500	3	23,000
Tenements frame	1	7,000	5	27,000
Hotels	..	.....	3	33,000
Stores over $30,000	..	.....	2	65,000
Stores, between $30,000 and $15,000	2	35,000	4	78,500
Under $15,000	38	231,750	38	186,300
Office Build'gs	11	88,225	9	102,150
Manufactories and workshops	51	812,240	57	580 942
Schoolhouses	15	1,057,700	10	856 000
Churches	11	272,500	3	65,000
Public Build'gs — Municipal	8	314,323	9	339,825
Places of Amuse'nt, etc.	47	982,100	23	719,000
Stables and Garages	49	155,000	46	148,115
Dwell'gs, frame	129	478,800	111	370,825
Other Structures	56	15,025	53	16,850
Totals	846	$20,072,489	735	$16,347,382
	735	16,347,382		
Decrease, Year 1914	111	$3,725,107		

*Figures for 1913 full year.
†Figures for 1914 up to and including December 30.

ALTERATIONS IN THE BRONX

January 1 to December 30, Inclusive

	1913 No.	1913 Cost.	1914 No.	1914 Cost.
Dwellings, brick	45	$67,450	50	$36,325
Dwellings, frame	369	322,143	270	270,435
Ten'm'nts, brick	117	135,245	123	132,705
Ten'm'nts, frame	25	15,775	24	12,200
Hotels	15	56.050	7	12,425
Stores	49	49,600	45	58,925
Office buildings	13	41,750	9	16,130
Manufactories and Workshops	47	200,700	48	181,475
Schools	9	122,100	12	101,900
Churches	8	76,900	11	118,650
Public Buildings	37	180,400	27	40,730
Stables and Garages	11	8,625	13	45,100
Miscellaneous	2,529	352,226	2,263	300,503
Totals	3,274	$1,628,964	2,902	$1,327,503
	2,902	1,327,503		
Decrease Year 1914	327	$301,461		

Brooklyn

PLANS FILED FOR NEW BUILDINGS

January 1 to December 26, Inclusive

	*1913 No.	*1913 Cost.	†1914 No.	†1914 Cost.
Dwellings, 1 family, over $50,000	..	.....	..	.....
Dwellings, 1 family, btwn. $20,000 and $50,000	..	.....	..	.....
Dwellings, 1 family, under $20,000	535	$2,384,875	854	$3,219,700
Dwellings, 2 family, under $20,000	536	2,259,650	602	2,467,750
Tenements Bet. $20,000 and $30,000	296	10.183,500	516	16,696,500
Tenements under $20,000	162	1,704,000	173	1,431.900
Stores, over $30,000	..	.....	1	95,000
Stores Bet. $15,000 and $30,000	2	33,000	..	.....
Stores, under $15,000	35	144,050	27	56,150
Stores and two families	178	1,049,400	283	1,577,700
Office buildings	16	1,209,000	8	644,700
Factories and Workshops, brick	131	2,172,030	76	2,330,450
Factories and Workshops, frame	17	25,600	8	8,730
Schoolhouses	8	1,590,000	5	495,000
Churches	22	556,500	9	306,500
Public build'gs, Municipal	14	812,000	16	1,290,300
Places of Amusement, etc	70	1,575,850	45	2,149,250
Stables and Garages	178	532,088	219	551,750
Warehouses	8	329,000	9	1,083,200
Brick sundries	146	920,805	107	394,840
Dwellings, 1 and 2 families	823	2,447,770	1,016	2,662,350
Tenements	75	462,000	22	123,200
Stores, frame, two family	12	39,050	16	38,500
Other frame structures	352	290,933	326	327,615
Totals	3,616	$30,719,101	4,338	$37.951,085
			3,616	30,719,101
Increase, Year, 1914			722	$7,231,984

* Figures for 1913 full year.
† Figures for 1914 up to and including December 26.

ALTERATIONS IN BROOKLYN

January 1 to December 26, Inclusive

	*1913 No.	*1913 Cost.	†1914 No.	†1914 Cost.
Dwellings	693	$519,335	598	$407,445
Tenements	515	283,720	557	233,790
Hotels	13	17,575	14	20,260
Stores	144	305,875	147	335,765
Office Build'gs.	29	142,570	21	25,075
Manufactories and Workshops	156	517,065	176	375,553
Schools	37	90,800	38	73,660
Churches	15	31,160	15	47,490
Public Build'gs	146	415,910	119	360,160
Stables and Garages	48	86,815	59	182,645
Frame Build'gs	1,917	1,075,974	1,746	820,573
	3,713	$3,486,799	3,490	2,882,416
Book Slip Permits	3,579	542,721	3,479	644,096
Bay Window Permits	54	13,885	28	5,475
Totals	7,346	$4,043,405	6,997	$3,531,987
	6,997	3,531,987		
Decrease Year, 1914	369	$501,418		

*Figures for 1913 full year.
†Figures for 1914 up to and including December 26.

Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to December 26, Inclusive

(The classifications have not been completed at this writing.

*1913 No.	*1913 Cost.	†1914 No.	†1914 Cost.
4,646	$17,521,235	4,776	$18,337,813
		4,646	17,521,235
Increase, Year, 1914		130	$816,578

*Figures for 1913 full year.
†Figures for 1914 up to and including December 26.

ALTERATIONS IN QUEENS

January 1 to December 26, inclusive

1913 No.	1913 Cost.	1914 No.	1914 Cost
2,998	$1,234,036	2,909	$1,275,181
		2,498	1,234,086
Increase Year, 1914		411	$41,095

Richmond

PLANS FILED FOR NEW BUILDINGS

January 1 to December 30, Inclusive

(The classifications have not been completed at this writing.)

1913 No.	1913 Cost.	1914 No.	1914 Cost.
1,013	$3,377,109	1,158	$2,268,368
	2,268,368		
Decrease Cost, Year 1914	$1,108,741	1,013	
Increase Number Buildings, Year 1914		145	

ALTERATIONS IN RICHMOND

January 1 to December 30, Inclusive

1913 No.	1913 Cost.	1914 No.	1914 Cost.
512	$312,607	567	$273,003
	273,003	512	
Decrease Cost, Year 1914	$39,604		
Increase Number Buildings Altered, 1914		55	

Long Island City Prospects.

Milton L. Lissburger, president of the Queens Borough Board of Trade, said yesterday:

"I sent out a questionaire to manufacturers in the Long Island City section asking them to report upon the condition of business in their establishments.

"We have received replies from most of the large concerns and every report is tinged with optimism," he said.

"There is not one of the concerns which reports that it will reduce its force or cut down operation after the first of the year."

A Poughkeepsie Development.

Announcement is made that the firm of George Van Schoick & Son, real estate dealers, has purchased a tract of 38 acres, formerly part of the George Houghs property in Poughkeepsie, for $21,000. The Van Schoick firm will lay the tract out into building lots and develop it. This firm laid out the Fair Ground Boulevards.

—At the northwest corner of Nassau and Wall streets, where is now the Bankers' Trust Company, was the fashionable tavern of John Simmons. The evening of the day the Americans entered the city as the British evacuated it Washington and his general officers were given a dinner there.

—The site of the Public Library in Bryant Park is valued at $18,500,000.

THE NEW FACTORY DISTRICT.

Presents a Difficult Problem to the Fire Department, Says Commissioner Adamson.

At the luncheon of the Fifth Avenue Association at Hotel Manhattan, Wednesday noon, Commissioner Robert Adamson gave an interesting condition of structural conditions in the territory covered by the association.

Within this territory is one of the largest factory districts in the world. There are 24,866 factories with 530,289 employees in Manhattan Island, and over half of them are in this territory, that is to say, north of a line drawn through Washington Square east and west across Manhattan, and south of 59th street. These factories are housed in lofts, in converted residences, in buildings formerly used as stores. Some of the buildings are not fireproof at all; others semi-fireproof, others entirely fireproof.

"By far the greater number of the employees in this district are in non-fireproof and semi-fireproof buildings," said the Commissioner. "This is a new manufacturing district in New York, dating back hardly more than fifteen years, and much of it is of far more recent development. With a desire for cheaper insurance, better light, better location and many other advantages, factory owners have come from old rookeries and tenements further downtown.

"This new district presents a new fire problem, and one of the most difficult problems before the Fire Department. These buildings are heavily stocked with light combustible material and crowded with human beings. There is, in such places, always the panic danger even where the fire danger is minimized. The fact that the factory is in a fireproof building does not mean that there is no danger. Proper fire appliances, proper housekeeping and adequate exit facilities are essential to the safety of a building, no matter how fireproof it may be. The Triangle building was a fireproof building and an excellent one, but it had no sprinklers, the doors were locked, and no doubt the clippings and waste were not properly cleaned up and some of the employees smoked.

"The occupancy clause of the Labor Law fixes the number of persons allowed in a factory. There are 35,849 factories in New York City and to expect the Labor Department, with a limited force and so many other things to do, to see that this clause is enforced every day in all these factories is to expect the impossible. If the occupancy clause was strictly observed by the tenants, many of the loft factories and other factories in your neighborhood would be seeking other tenants and the crowd of workmen on Fifth avenue at noon time would be reduced.

"Conditions in these factories are much better than they were a year ago. The improvement is in the maintenance of the buildings. Receptacles are provided for waste. 'No Smoking' orders are better enforced, the doors open outwardly and exit exposures have been pretty generally fireproofed. Therefore the danger of fire breaking out in these places has been greatly reduced, but there has been little increase in exits and, I fear, little decrease in occupancy.

Improved Conditions.

"Since a year ago the Fire Department has divided jurisdiction in factories with the Labor Department. The Labor Department has jurisdiction over the exits and we over the fire appliances and over fire drills and fire alarm systems. I have told you how many factories there are in New York. Every one of these factories over two stories in height in which more than twenty-five persons are employed must have fire drills and must install a fire alarm system. And the Fire Commissioner is required to see that both of these things are properly done and that without any increase whatever in his force. It shows you how easily these things can be done by legislation and that it is not always so easy to do them in actual practice. I asked for additional men to supervise the installation of fire alarm systems and I think we will be able to get perhaps a dozen inspectors some time early next year by transfer from the Water Department.

Too Many Inspections.

"There is a great deal of discussion now about changes in the law. It is true there are too many inspections. Jurisdiction over building inspection can be consolidated into less than half the bureau where it is now lodged, but the remedy is not in any reactionary plan which would ——— —— Fire Prevention Bureau and the Tenement House Department which were specially created. In response to great public demand to safeguard particular conditions which are dangerous. One central bureau exercising the jurisdiction now exercised by all the departments which now make inspections is the ultimate ideal, but it is not now a practical ideal, unless you are prepared to sacrifice the work of fire-prevention and tenement-house reform. To abolish these departments before their work is half done, to meet a situation which can be remedied much better in another way, would be reaction instead of progress."

A New Idea in Ventilation.

In the erection of new works at Detroit, U. S. A., for the Ford motor-car manufacture an interesting and thorough scheme of ventilation has been installed. The works is a six-story building of reinforced concrete, and the system centers upon the columns or pillars which go to make the structure. These are of large diameter and hollow, and are used as ducts through which the purified air, cooled in summer and warmed in winter, is forced downward from fans on the roof.

The magnitude of the service required from the system may be gathered from the size of the building, which has nearly 1,000,000 square feet of floor area and encloses over 11,000,000 cubic feet of space, and from the fact that the wall area has 65 per cent. of window, which means a considerable wastage of heat in the winter months.

According to press reports, the plant is divided up into eight units, located in eight pent-houses on the roof. In each pent-house is a 6 ft. by 3 ft. centrifugal fan, an air heater (or cooler), with 10,000 square feet of surface, and an air-washing chamber 11 ft. high by 12 ft. wide and 10 ft. long, fitted with water sprays and baffle plates. The air is forced at a pressure of 2 in. of water down the duct in the center of the concrete columns. In order that the distribution may be equal on all six floors the area of the duct must be less at the bottom of the building than at the top, and this fits in very well with structural necessities, as the column walls have naturally to be stronger at the lower levels.

The apertures which admit the fresh air into the rooms are located in the sides of the pillars at about 8 ft. from the floor level, and are in every case directed towards an outside wall, so as to break up the stream of cold air which, in winter, hovers around the windows, and ensures an equable temperature throughout the rooms. Normally the air required for circulation is drawn in by the fans from the outer atmosphere, but means have also been provided whereby, when desirable, the previously-warmed air can be drawn in again after its passage through the shops, and re-circulated after washing and re-heating, and exhaust ducts for this purpose have been fitted in the ceilings of the various rooms above the craneways. The hot water used for heating the air is obtained from the jackets of the large gas engines which drive the works.

—In 1790 Nassau, Wall and Liberty streets were widened to their present breadth. Federal Hall was converted into a capitol, at a cost of $32,000. It extended from the east line of the Assay Office to the west side of Nassau street. The jog still visible in the street was the place left for the passage around the hall.

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Contracts for Cathedral Plans.

Trustees of the Cathedral of St. John the Divine signed contracts with Cram & Ferguson, architects of Boston, for construction plans and designs for the building of the nave of the cathedral. The entire cost, it was said, will be a little more than $1,000,000.

The contracts signed do not include any exterior decoration or involve the building of the two large transept towers of the four towers to be placed at each corner of the nave proper. They simply call for the rough construction plans and sketches, so that builders may start work as soon as the trustees give the word. It was announced that no date for building operations could be given, as all the money necessary has not been obtained.

About $200,000 is now ready for the nave, and it is estimated that this is large enough to warrant the trustees to get construction plans ready. Only about $200,000 can be used in building the nave in a year's time.

The nave of the cathedral will be 170 feet high and will extend within thirty feet of Amsterdam avenue. It will be about 240 feet long and constructed of Peekskill granite.

The contracts just given to Cram & Ferguson for designs for the building of the nave do not mean that the trustees have adopted the new plans as submitted by Mr. Cram last year. The trustees have not as yet adopted any exterior decoration design.

Rebuilding the Edison Plant.

The American Concrete Institute has appointed a special committee to investigate the behavior of the concrete buildings in the Edison plant at West Orange during the conflagration. The committee consists of Cass Gilbert, the well-known architect, chairman; E. J. Moore, of the Turner Construction Co., New York, secretary; Walter Cook, architect; J. Max Taylor, architect; R. P. Miller, of the New York building department; W. H. Ham, engineer, of Boston; Prof. Charles L. Norton, of the Massachusetts Institute of Technology; Richard L. Humphrey, consulting engineer, of Philadelphia, Pa. The first step toward rebuilding was the leasing of two complete cement-gun outfits from the Cement Gun Co., of New York City. It is the intention to use these machines in repairing the damaged columns and girders, though the precise methods of repair have not been fully decided upon. Steel window sash with wire glass are being installed in some of the burned-out buildings.

Big Contract For Signal System.

The Public Service Commission has approved the award of the contract by the New York Municipal Railway Corporation to the General Railway Signal Company for the equipment of the Dual System lines to be operated by the New York Municipal Company with a speed control automatic signal system to include cab signals. This is a new system of signaling by which the signals are shown in the motorman's cab, and if for any reason he fails to slow down his train at an appropriate signal a device in the track automatically engages corresponding machinery in the cars, which reduces the speed independent of the motorman's actions to the rate necessary to bring the train nearly to a stop before it approaches dangerously near the preceding train, but allows it to continue under reduced speed. Thus, the time lost by the complete stoppage of a train under the ordinary block signal is saved. The commission's engineers reported that the new system, if developed as outlined, will be a very great advance over any system of signaling heretofore used. The total bid of the General Company for equipping all the subway and elevated lines to be operated by the New York Municipal Corporation is stated at about $1,413,000.

$1,500,000 Oil Plant at Mariners Harbor.

The Mexican Petroleum Company, Inc., represented by Frederick R. Kellogg, 52 Broadway, Manhattan, has preliminary plans under way for a fireproof oil plant, of reinforced concrete construction, to be erected at Mariners Harbor, Staten Island, at a cost of approximately $1,500,000. It is expected that operations will be undertaken by June next and that a site will be selected by the first of February.

New Long Beach Project.

Kirby & Petit, architects, 103 Park avenue, are preparing preliminary plans for a new hotel to be erected along the boardwalk at Long Beach, L. I. The structure will probably be seven or eight stories in height and will be semi-fireproof. The facades will be of brick and stone. Complete details of the operation are not available at the present time.

New Apartments at Astoria.

John Katzman, 790 Riverside Drive, Manhattan, contemplates the erection of several apartment houses at Ditmars and Van Alst avenues, and McClellan place, Astoria, Long Island. Definite details have not been determined.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—John Katzman, 790 Riverside Drive, contemplates the erection of a 6-sty apartment on the east side of St. Nicholas av, 183 ft south of 145th st. An architect will probably be selected about January 10.

BRONX.—Attilio Pasquini, 42d st Building, Madison av and 42d st, contemplates the erection of a store and office building at the northeast corner of 3d av and Brook av. No architect selected.

CATSKILL, N. Y.—Smith House, Edward H. Smith, proprietor, contemplates alterations to the hotel at 463 Main st. No architect selected.

CHATHAM, N. Y.—E. B. Gifford & Son, Main st, contemplates alterations and additions to the 3-sty frame business building in Main st. No architect selected.

SCARSDALE, N. Y.—Mrs. Jane Harden, care of E. W. Fowler, of Ward Leonard Electric Co., Swain st, Bronxville, contemplates the erection of a 2½-sty residence at Greenacres. No architect selected.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District No. 8, Homer H. Stuart, Knevels av, president, is receiving competitive sketches for a 2-sty brick high school on Fishkill av, to cost about $60,000. No architect selected.

MARLBOROUGH, N. Y.—The Village of Marlborough, Cornelius Eckerson, president, contemplates the erection of a jail and village hall here. No architect and site have been selected.

TROY, N. Y.—The Oakwood Cemetery Association, Edward H. Sims, superintendent, head of 1st st, Troy, contemplates the erection of a marble community mausolem at Oakwood Cemetery, head of 1st st. Cost, about $100,000. No architect selected.

RAHWAY, N. J.—The Kline Realty & Improvement Co., 26 Cortlandt st, Manhattan, contemplates the erection of twenty residences at Rahway or Westfield. No architect selected.

OAKFIELD, N. Y.—Clarence A. Ingalsbe, Webber av, contemplates rebuilding the 3-sty concrete or tile grain and coal elevator in South Pearl st, to cost between $8,000 and $10,000.

MT. VERNON, N. Y.—The City of Mt. Vernon contemplates the erection of a new bridge between Mt. Vernon av and 1st st. No engineer has been retained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The First Ward Building Co., care of J. A. Walker, president, Tarrytown, owner and builder, is taking bids on all subs for three 4-sty apartments, 40x89 ft, on the south side of Nelson av, 25 ft east of Carolyn st, from plans by J. M. Grady, Corn Exchange Building, 1 Bridge Plaza. Cost, about $75,000.

NORTH PELHAM, N. Y.—J. Amato, North Pelham, N. Y., owner, is taking bids on general contract for a 3-sty apartment house, 50x60 ft, from plans by A. G. C. Fletcher, 103 Park av, Manhattan.

CHURCHES.

MANHATTAN.—Sommerfeld & Steckler, 31 Union sq, architects, are taking bids for a synagogue, 54x111 ft., at 22-28 West 114th st for the Congregation Kel Israel Anshe Poland, 20-22 Forsyth st. Cost, about $75,000.

BROOKLYN.—Additional figures are being received for the 1-sty church and Sunday school in the east side of Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church, 165 Duffield st. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost, about $35,000.

DWELLINGS.

WOODMERE, L. I.—Clarence Brazer, 1133 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence for Benjamin Vanderwater, care of Corn Exchange Bank of N. Y., 75 Fulton st. Cost, about $9,000. Architect will take bids about January 4.

JERSEY CITY, N. J.—George A. Flagg, Jersey City, architect, is taking bids on separate contracts for three 2-sty frame residences, 20x 28 ft., on the west side of Terrace av, north of North st, for E. Ericksen, 554 Newark av.

SOUTHAMPTON, L. I.—Bids close Jan. 2 at 12 m. for the 2½-sty frame residence for Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan. Cost, about $25,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Public Service Corporation of New Jersey, Thos. N. McCarter, president, is taking bids on superstructure for the power plant at Point-No-Point, on Passaic River in the Meadow Section, from plans by Nathaniel A. Carle, chief engineer. Linde & Griffith & Co., ft of 4th av, Newark, contractor for concrete foundations. Cost, about $1,000,000.

PUBLIC BUILDINGS.

MANHATTAN.—Plans are being figured for the 2-sty post office building at 73-77 Pine st, for the Buckhout Realty Co., foot of East 30th st. U. S. Government, lessee. Foster & Gade, 15 West 38th st architects.

SCHENECTADY, N. Y.—C. H. Brainard, care of owner, is preparing plans for interior pistol range in the State Armory in State st and Crescent Park for the New York State Armory Commission, Franklin W. Ward, secretary, 174 State st, Albany. Owner will take bids about January 4.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—Calendo & Cordi, 6005 14th av, Brooklyn, are figuring the contract for the high school on the west side of Plandome rd, between Manhasset av and School House lane, from plans by Frederick H. Briggs, architect. Sub bids desired prior to January 7.

NEWARK, N. J.—The Board of Education is taking bids on general contract for the superstructure of the 2-sty McKinley School at 8th av and Factory st, from plans by E. F. Guilbert, City Hall. George W. Knight, City Hall, engineer. E. M. Waldron & Co., 84 South 6th st, Newark, contractors for foundations. Cost, about $125,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being refigured for the 4-sty store and office building at 44 to 50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway. H. Craig Severance and William Van Allen, 4 West 37th st, architects. Cost, about $225,000..

THEATRES.

JERSEY CITY, N. J.—The Fairmont Amusement Co., 300 Spingarn Building, owner, is taking revised bids for the vaudeville and moving picture theatre at Fairmont av and Monticello av, from plans by Walter Hankin, 28 Del View av, Trenton, N. J. Cost, about $30,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Chas. Kreymborg, 163d st and Southern Boulevard, has been commissioned to prepare plans for a 5-sty apartment on the north side of Vermilyea av, Isham st to 211th st, for the Aldus Construction Co., 600 West 181st st. Cost, about $100,000.

113TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 50x90 ft., in the south side of 113th st, 100 ft. west of 7th av, for the William Building Corp., 132 Nassau st. Cost, about $60,000.

DWELLINGS.

94TH ST.—Delano & Aldrich, 4 East 39th st, architects, will soon call for estimates on painting for the 4-sty residence at the northeast corner of 94th st and 5th av for William D. Straight, care of J. P. Morgan & Co., 15 Broad st. R. D. Kimball, 15 West 38th st, steam and electrical engineer. F. W. Burdett & Co., 16 East 33d st, steel engineers. Niemann & Luth, 25 West 42d st, masons. Southern & Marshall, 247 East 43d st, carpenters. Cost, about $200,000.

HOSPITALS AND ASYLUMS.

136TH ST.—Bids are in for alterations to the present main building of the Harlem Hospital, 136th, 137th sts and Lenox av, for the Bellevue & Allied Hospitals. Cost, about $40,000. Project will be refigured.

SCHOOLS AND COLLEGES.

AV C.—Buerkel & Co., engineers, 20-24 Union st, Boston, Mass., Mr. Staple, in charge, will soon be ready for bids for the power house and laboratory at Av C and 66th st, for the Rockefeller Institute, on premises. Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., architects.

STORES, OFFICES AND LOFTS.

5TH AV.—Alfred Freeman, 29 West 34th st, has completed preliminary plans for a marble and brick store and office building at 588 5th av, for Frank Bros., 224 5th av.

THEATRES.

50TH ST.—William A. Swasey, 47 West 34th st, has completed plans for alterations consisting of new stairs and raising roof of the theatre and store building, 201 to 203 West 50th st, and 1634 to 1644 Broadway, for the Winter Garden Co., Jacob J. Shubert, 225 West 44th st. Cost, about $50,000.

MISCELLANEOUS.

NASSAU ST.—Plans will soon be started for the 3-sty store and office at the southeast corner of Nassau and Frankfort sts, for the Sun Printing & Publishing Co., C. Reick, president, on premises. David A. Schulte, World Building, lessee of new building. Fred Putnam Platt, 1123 Broadway, architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOE AV.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 5-sty apartment on the west side of Hoe av, 250 ft. north of Aldus st, for David Rosing, 61 West 113th st. Cost, about $50,000.

CRESCENT ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing new plans for a 5-sty apartment at the northeast corner of Crescent and Hughes avs, to cost about $40,000.

CONCORD AV.—Neville & Bagge, 105 West 40th st, are preparing plans for four 5-sty apartments at the southeast corner of Concord av and 151st st, to cost about $125,000. Owner's name for the present withheld.

ARTHUR AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty apartments, 50x95 ft, on the west side or Arthur av, 266 ft north of 184th st, for the Vico Realty Co., 47 Jay st. Total cost, about $100,000.

HUGHES AV.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 5-sty apartment at the northeast corner of Hughes av and Crescent av, for the Farago Construction Co., 2407 Beaumont av. Cost, about $40,000.

GRANT AV.—William Koppe, 830 Westchester av, is preparing plans for four 5-sty apartments, at the southwest corner of Grant av and McClellan st, for the Kovacs Construction Co., 165th st near Grant av, owner and builder.

184TH ST.—William Koppe, 830 Westchester av, is preparing plans for three 5-sty apartments in the south side of 184th st, 64, 103 and 143 ft. east of Tiebout av, for the Kovacs Construction Co., 165th st near Grant av.

STORES, OFFICES AND LOFTS.

JEROME AV.—J. C. Cocker, 2017 5th av, has been commissioned to prepare plans for the 2-sty taxpayer, 68x100 ft., at the southeast corner of Jerome av and 183d st, for H. M. Singhi, Jerome av and Fordham rd.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

43D ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 4-sty tenement, 20x90 ft., northeast corner of 43d st and 15th av for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about $15,000.

CHURCHES.

6TH AV.—Floyd Y. Parsons, 1133 Broadway, Manhattan, is preparing plans for a 1½-sty church at the northeast corner of 6th av and 8th st, for the 6th Av. Methodist Episcopal Church, E. C. Tuller, 453 7th av, pastor. Cost, about $30,000.

DWELLINGS.

92D ST.—Thos. Bennett, 52d st and 3d av, is preparing plans for three 3-sty residences, 20x54 ft, on the northwest corner of 92d st and 3d av, for Ephraim Strayer, 76th st near 3d av, owner and builder. Cost, about $15,000.

BERKELEY PL.—Davis, McGrath & Kiesling, Fuller Building, Manhattan, have been commissioned to prepare plans for alterations to the 3½-sty residence at 236 Berkeley Place, for Henry Grube, 115 Park Row.

66TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences, 53x100 ft., at the northwest corner of 66th st and 18th av, for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about $9,000.

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Contemplated Construction—Brooklyn—Cont'd.

FACTORIES AND WAREHOUSES.

MANHATTAN AV.—W. B. Tubby, 81 Fulton st, Manhattan, has completed plans for a 4-sty addition to the factory 1155 Manhattan av, for the Chelsea Fibre Mills, 33 Union sq.

LEXINGTON AV.—Henry Holder, Jr., 242 Franklin av, has completed revised plans for a 2-sty extension, 60x60 ft., at 271 Lexington av, for F. C. Meyer, on premises. Cost, about $12,000.

HOTELS.

GREENPOINT AV.—J. C. Wandell, 4 Court sq, has completed plans for alterations to the 4-sty lodging house at 116 Greenpoint av, for Hoskwith & Defarmer, on premises. Cost, about $4,500.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—Edward Hahn, Bridge Plaza, Long Island City, has completed plans for a 5-sty tenement, 50x82 ft, on Jamaica av, between 8th and 9th avs for the Reliable Building Co., 1404 2d av, owner and builder. Cost, about $50,000.

Richmond.

DWELLINGS.

GRIMES HILLS, S. I.—Henry G. Otto, 6 Prospect pl, Tompkinsville, S. I., is preparing preliminary plans for a 2½-sty residence.

PORT RICHMOND, S. I.—D. Santoro, Tompkinsville, S. I., is preparing plans for ten 2½-sty terra cotta tile and shingle residences, 34x26 ft, on Bradley av, to cost, about $4,000 each.

DONGAN HILLS, S. I.—John Schroll, 312 Clark av, Richmond, S. I., has completed plans for two 2-sty brick residences, 19x30 ft., on the south side of Seaview av, 275 ft. west of Jefferson st, for Annie Swift. Cost, about $2,500 each.

FACTORIES AND WAREHOUSES.

MARINERS HARBOR, S. I.—Preliminary plans are under way for a reinforced concrete oil plant for the Mexican Petroleum Co., Inc., N. Y., 52 Broadway, Manhattan. Cost, about $1,500,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Kenneth M. Murchison, 101 Park av, Manhattan, has been commissioned to prepare plans for rebuilding the residence here for William Tulley recently destroyed by fire.

Westchester.

DWELLINGS.

MOUNT VERNON, N. Y.—F. A. Gallow, Proctor Bldg., is preparing sketches for a 2½-sty hollow tile and stucco residence on 5th av, north of North st, to cost about $4,500. Owner's name for the present withheld.

MOUNT VERNON, N. Y.—Plans have been completed privately for a 2½-sty frame residence at 234 Lorraine av for John F. Fairchild, 8 S. 2d av. New York Interurban Development Co., 34 E. 1st st, general contractor. Cost, about $5,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Frank A. Rooke, 489 5th av, Manhattan, is completing plans for alterations to the storage building 76-78 Woodruff av, for stable purposes. Sheffield Farms Slawson-Decker Co., 524 W. 57th st, Manhattan, owner. Ralph Horton, 524 W. 57th st, Manhattan, general contractor. Cost, about $10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN (Sub)—The Neenan Elevator Co., 63-75 Clymer st, Brooklyn, has received the elevator contract for the building at the northeast corner of St. Nicholas av and 190th st for the Westmoreland Co.

BANKS.

BROOKLYN (sub).—James Elgar, Inc., 103 Park av, Manhattan, has received the carpenter contract for the 3-sty bank bldg, northeast corner of Montague st, through to Clinton and Pierrepont sts, for the Brooklyn Trust Co., 177 Montague st. York & Sawyer, 50 East 41st st, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Cost, $500,000 to $600,000.

DWELLINGS.

NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, have received the general contract to erect a 3-sty residence, 27x65 ft., at 186 Clinton av for Dr. Maurice Asher, 19 Court st, Newark. Nathan Myers, Court Theatre Building, Newark, architect. Cost, about $14,000.

MANHATTAN (sub).—James Elgar, Inc., 103 Park av, has received the carpenter contract for the two residences at the northeast corner of Riverside Drive and 88th st for Klein & Jackson, 149 Broadway. Rouse & Goldstone, 40 West 32d st, architects. H. H. Oddie Co., Inc., 251 4th av, general contractors.

MONTCLAIR, N. J.—(sub.)—Jacob Delp, 48 Pitt st, Bloomfield, and Bertram J. Paxton, Township of Acquackenock, have received the mason and carpentery work for two 2½-sty residences at 98 and 102 Bellevue av, for H. S. Connolly & Co., 40 Spring st, Montclair. Cost, about $4,500 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to make alterations to the 5-sty factory, west side of Bridge st, York to Front sts, for Boerum & Pease Co., on premises, owners and lessees. Cost, about $10,000.

MANHATTAN.—(Sub) Wells & Newton Co., Av B and 17th st, has received the contract for sprinkler system, and Peet & Powers, 45 W. 34th st, for electric work necessary for the 10-sty warehouse at 11-17 Beach st, for S. M. Mulliken. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about $175,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to make alterations to the 3-sty hotel, 30x75 ft, at Chauncey st and Bushwick av, for the Evangelical home, on premises. A. Allmendinger, 926 Broadway, architect.

PUBLIC BUILDINGS.

NEWARK, N. J.—Philip L. Mackinson & Co., 225 South 7th st, has received the general contract to erect a 1-sty public bath house and recreation building on the west side of Paterson st, between Hamburg pl and Alyea st, for the Committee of Public Buildings of the Common Council of the City of Newark. James B. Piget, Union Building, Newark, architect. Cost, about $81,000.

PERTH AMBOY, N. J.—Hans Greisen & Son, 223 Jefferson st have received the general contract to make additions to the 1-sty Carnegie Library in Jefferson st, for the City of Perth Amboy Board of Trustees of Library Bureau. Jensen & Brooks, 190 Smith st, architects. Cost, about $30,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the general contract to erect a 5-sty school at 2506 Marion av, for the Church of Our Lady of Mercy. John J. Van Pelt, architect. Cost, about $100,000.

STABLES AND GARAGES.

BROOKLYN.—Taishoff Bros., 422 Jerome st, have received the general contract to erect a 2-sty public garage and residence on the north side of Eastern Parkway, 200 ft west of Rockaway av, for Anna Goldstein, 563 Howard av. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—P. Roberts & Co., 33 Sullivan st, have received the general contract to make fire repairs to the loft 38 West 18th st and 41 West 17th st for Samuel E. Tull, 309 Broadway. Plans prepared privately. Cost, about $7,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STABLES AND GARAGES.

109TH ST, 141 West, n s, 200 e Amsterdam av, 1-sty brick, fireproof automobile shelter, 22x38; cost, $2,000; owner, Womans' Hospital, 141 West 109th st, John E. Parsons, 52 William st; architects, Allen & Collins, 40 Central st, Boston, Mass. Plan No. 373.

STORES, OFFICES AND LOFTS.

PINE & PEARL, s w cor Wall st station of N. Y. Post Office, 2-sty brick, 66x139; cost, $35,000; owner, Buckhout Realty Co., care Frank C. Buckhout, Pres., 30th st and East River; architects, Foster & Gade, 15 West 38th st. Plan No. 374.

MISCELLANEOUS.

BROADWAY, 2464-66, to erect platform for portable fireproof gasoline distributing station, 52x30; cost, $500; owner, Chelsea Realty Co., care Geo. H. Allison, 135 Broadway; architect, P. F. Brogan, 119 East 23d st. Plan No. 375.

Bronx.

HOSPITALS AND ASYLUMS.

HART'S ISLAND, so End, 2-sty concrete hospital, 34x110, tin roof; cost, $5,000; owners, City of New York; architect, H. C. Honeck, Municipal Bldg. Plan No. 577.

STORES AND TENEMENTS.

CRUGER AV, w s, 245 s Van Nest av, 2-sty frame tenement, tin roof, 25x67; cost, $5,500; owner, Louis Kaplan, 714 Van Nest av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 579.

183D ST, s e cor Jerome av, 1-sty brick stores, slag roof, 68x100; cost, $8,000; owner, H. U. Singhi, 121 N. Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 580.

MISCELLANEOUS.

DOCK ST, n s, 25 e Shore rd, Harts Island, 1-sty frame chicken house, 31x15; cost, $200; owners, City of New York; architect, Chas. B. Meyers, 1 Union Square W. Plan No. 578.

Brooklyn.

CHURCHES.

65TH ST, s s, 160 e 18th av, 1-sty frame church, 28x60, shingle roof; cost, $4,500; owner, Mapleton Park Congregational Church, on premises; architect, Fred H. Seiler, 1835 65th st. Plan No. 8722.

DWELLINGS.

HERZE ST, e s, 120 n Riverdale av, 1-sty frame shed, 10x66, slag roof; cost, $500; owner, Independent Wet Wash Laundry Co., 207 Thatford av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8699.

BAY 43D ST, w s, 100 s Benson av, 2-sty brick dwelling, 20x52, gravel roof, two families; cost, $4,500; owner, Domenico Di Leo, 54 Elizabeth st, Mnhtn; architect, Ferdinand Savagano, 260 Bay 11th st. Plan No 8711.

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47TH ST, n s, 200 e 15th av, 2-sty frame dwelling, 24x55, shingle roof, 2 families; cost, $5,000; owner, Harris Wellner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 8709.

FOUNTAIN AV, e s, 200 n Liberty av, three 2-sty frame dwellings, 16x36, gravel roof, 1 family each; total cost, $7,500; owner, Fountain Bldg. Co., 215 Montague st; architect, Geo. C. Crane, 512 Guion av, Queens. Plan No. 8705.

FACTORIES AND WAREHOUSES.

UNION ST, w s, 275 n Sutter av, 1-sty frame shop, 34x75, slag roof; cost, $500; owner, Golde Rabinobitz, 263 Amboy st; architect, E. M. Adelsohn, 1716 Pitkin av. Plan No. 8700.

6TH ST, s s, 255.9 e 2d av, 1-sty frame storage, 100x116, gravel roof; cost, $1,000; owner, Wallingford Realty Co, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8672.

STABLES AND GARAGES.

ROCKAWAY AV, w s, 50 n Stanley av, 1-sty frame stable, 24.6x48, tar roof; cost $500; owner, Empire City Lumber Co., 1047 Rockaway av; architects, Farber & Markowitz, 189 Montague st. Plan No. 8718.

STORES AND TENEMENTS.

HINSDALE ST, e s, 60 s Livonia av, ten 3-sty brick tenements, 24x88, gravel roof, 6 families each; total cost, $60,000; owner, Simon Halpern, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8715.

15TH ST, n s, 422.10 e 8th av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, $30,000; owner, Walter Kaston, 188 Montague st; architects, Cohen Bros., 361 Stone av. Plan No. 8679.

MISCELLANEOUS.

GLENWOOD RD, s w cor East 38th st, 1-sty brick lavatory, 12.6x10, slag roof; cost, $1,000; owner, City of New York; architect, H. M. Dewe, 131 Livingston st. Plan No. 8736.

Queens.

DWELLINGS.

UNION COURSE.—6th st, n s, 220 w Suydam st, three 2-sty frame dwellings, 16x30, shingle roof, 1 family, steam heat; cost, $7,500; owner, Frank J. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 3819.

HARBOR VIEW PL, n s, 556 e New York av, Rosebank, 2-sty frame dwelling, 25.8x25.8; cost, $5,000; owner, C. G. Kolff, 45 Broadway; architects, Delano & Aldrich, 3 East 39th st, Manhattan. Plan No. 1004.

HARBOR VIEW PL, n s, 104 e New York av, 2½-sty frame dwelling, 34x34; cost, $8,000; owner, C. G. Kolff, 45 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 1005.

OAKWOOD.—Old Mill rd, 100 w Guyon av, three 1-sty frame bungalows, 16x20; total cost, $300; owner, Oakwood Bungalow Co., Inc., Oakwood. Owner builds. Plan No. 1001.

JAMAICA.—Hillside av, es, 100 s Hillside ct, five 2-sty brick dwellings, 20x60, slag roof, 2 families; cost, $21,000; owner and architect, Frank L. Ferguson, 66 Orange st, Brooklyn. Plan No. 3811.

RIDGEWOOD.—Palmetto st, n s, 98 e Fresh Pond rd, seven 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, $35,000; owners, Burkhard & Burkhard, 352 Sandol st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3824.

ROCKAWAY BEACH.—Pier av,, w s, 57 s Boulevard, two 1-sty frame bungalows, 42x17, shingle roof, 2 families; cost, $1,500; owner, J. F. Logan, 20 Pier av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 3826-27.

FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.—North Eldert av, w s, 178 n L. I. R. R. tracks, 1-sty frame store house, 19x35, slag roof; cost, $300; owner, Fred Horstmann, 51 North Eldert av, Rockaway Beach. Plan No. 3812.

L. I. CITY.—Jamaica av, n s, 152 e Van Alst av, 1-sty brick storage, 25x60, tar and gravel roof; cost, $1,000; owner, David Falconer, Jamaica av, L. I. City. Plan No. 3825.

STABLES AND GARAGES.

FAR ROCKAWAY.—New Beach rd, n w cor Grand View av, 1-sty brick garage, 20x23, shingle roof; $500; owner, John Reisenweber, premises; architect, H. A. Koelble, 114 East 28th st, Manhattan. Plan No. 3821.

WOODHAVEN.—Vanderveer av, w s, 125 and 150 s Windom av, two 1-sty frame garages, 10x16, shingle roof; cost, $300; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 3817-18.

RIDGEWOOD.—Myrtle av, s s, 110 w L. I. R. R., 1-sty brick garage, 40x153, tar and gravel roof; cost, $8,000; owners, Branterbach & Ruppenstein, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3823.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Beach 83d st, e s, 227 s Boulevard, 2-sty frame store and dwelling, 14x37, slag roof, 2 families; cost, $2,000; owner, Pauline Hartung, 18 So Chase av, Rockaway Beach; architect, P. Hartung, same address. Plan No. 2814.

STORES AND TENEMENTS.

L. I. CITY.—Ely av, w s, 78 n Jane st, 1-sty brick store, 12x18, slag roof; cost, $150; owned, Edward Conkling, Flushing. Plan No. 3813.

L. I. CITY.—Hamilton st, w s, 527 s Graham av, 4-sty brick tenement, 50x86, slag roof, 22 families; cost, $25,000; owner, Antonia Gangeni, 794 Vernon av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 3815.

MISCELLANEOUS.

FLUSHING.—1st st, n w cor 2d st, 1-sty frame office, 12x16, tin roof; cost, $150; owner, F. Fialkowski, premises. Plan No. 3822.

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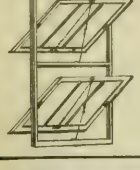
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New Buildings—Continued.

Richmond.

STORES AND DWELLINGS.

CONCORD.—Elk av, n e cor Clore av, 2-sty frame store and dwelling, 22x28; cost, $1,400; owner, J. M. Keating, Rosebank; architect, M. Fedeseo, Rosebank. Plan No. 1000.

MISCELLANEOUS.

TOTTENVILLE.—Amboy rd, s s, opp Butler av, 1 handball court, 20x40; cost, $50; owner, St. Paul's M. E. Church, Tottenville; owner builds. Plan No. 1003.

OAKWOOD.—Old Mill rd, s s, opp Guyon av, 1-sty frame shed, 18x30; cost, $60; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 1002.

WEST NEW BRIGHTON.—Broadway, 50 n Bennett st, 1-sty frame garage, 10x16; cost $50; owner, Geo. Diamond, 99 Broadway, West New Brighton; owner builds. Plan No. 1006.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BANK ST, 141-47, flooring to 3-sty brick factory; cost, $85; owner, The Western Electric Co., n w cor Bank and Washington sts; architect, Thos. J. Duff, 407 West 14th st. Plan No. 4375.

BEEKMAN ST, 82, exterior screened stairway, automatic fireproof doors and windows to 5-sty brick lofts; cost, $1,500; owner, Chas. A. Schieren Co., 30-38 Ferry st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 4403.

CANAL ST, 254-56, install elevator shaft to 5-sty brick salesroom and warehouse; cost, $500; owner, Mrs. Ruth A. Bruce-Brown, care H. S. Ely & Co., 21 Liberty st; architect, Aldridge D. Kelley, 4 Gold st. Plan No. 4386.

CHATHAM SQUARE, 7-8, exterior duplex stairway, fireproof exits, fireproof doors, stairs, steel to 8-sty brick factory, storage and store; cost, $4,500; owner, Mevial Realty Co., Ferdiand R. Minrath, Pres., 22 William st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 4386.

CLINTON ST, 35-37-39, remove present show window and replace with new one to 5-sty brick tenement; cost, $50; owner, Simon Engel, 229 West 136th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4399.

GRAND ST 364, stairs to 4-sty brick dwelling; cost, $110; owner, Sidney S. Conger, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 4380.

GRAND ST, 277-79, w. c. compartments, window openings to 3-sty brick stores and lofts; cost, $150; owner, Nicholas J. Pappas, 164 Delancey st; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No. 4368.

GREAT JONES ST, 48-50, removal of elevator and stairs; flooring, stairs, two new elevators, stair enclosures, bulk heads (metal covered, plaster block), elevator shafts (angle iron frames & t. c. block), mason work, toilet rooms to 7-sty brick stores and lofts; cost, $20,000; owner, Great Jones St. Realty Co., Benj. Gomprecht, president, 3295 Columbus av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4366.

GREENWICH ST, 78-80, remove stairs, elevator shaft and water closet compartments, fill openings with beams, erect new partitions, cut door openings, erect new iron stairs with platforms to 6 and 7-sty brick stores and lofts; cost, $10,000; owners, Geo. J. & D. Faour, care M. Tatsky, 67 Clinton st; architect, L. A. Stewart, 194 Bowery. Plan No. 4394.

HESTER ST, 146, stone stairway, bridge (concrete slab & steel beams to 6-sty brick store and tenement; cost, $250; owner, Salvatore Strano, 83 Elizabeth st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 4370.

HOUSTON ST, 335 East, store front, plumbing, removal of brick work to 5-sty brick stores and tenement; cost, $200; owner, Eleanora Ferguson, Manchester, N. H.; architect, Joseph Harrison, 230 Grand st. Plan No. 4384.

MacDOUGAL ST, 133, stage, fireproof passage to 4-sty brick store, clubroom and tenement; cost, $400; owner, Linnie Belardi, 137 MacDougal st; architect, Vendrasco, 183 Spring st. Plan No. 4389.

PEARL ST, 93, erect fireproof elevator shaft, terra cotta blocks, channel supports, galvanized iron skylight to 5-sty brick stores and lofts; cost, $1,000; owner, Estate of Matilda W. White, 21 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4398.

17TH ST, 31 East, and 18th st, 36 East, elevator and shaft; t. c. block, angle irons, kalamein doors to 11-sty brick offices and show rooms; cost, $2,000; owners, Farmers' Loan & Trust Co., E. J. Cardoza, president, 22 William st; architect, John J. Graham, 71 Broadway. Plan No. 4369.

22D ST, 12-14-16 East, fireproof arches of Clinton Fireproofing System to 12-sty brick (fireproof) store and manufactory; cost, $150; owners, Munn & Munn, 361 Broadway; architect, Fredk. C. Zobel, 35 West 39th st. Plan No. 4393.

22D ST, 111-13 East, pressure tank, gravity tank, steel supports, tank enclosures to 4-sty brick store and lofts; cost, $2,250; owner, United Charities Corporation of the City of New York, R. Fulton Cutting, Pres., 287 4th av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4402.

32D ST, 110 West, tank, steel supports to 8-sty brick loft building; cost, $500; owner, Jane E. Duffy, 215 West 71st st; architect, Harry T. Kehr, 1 Madison av. Plan No. 4377.

35TH ST, West, doorway, store front to 4-sty brick tenement; cost, $75; owner, Chas. E. Burke, 39 Liberty st; architect, Wm. H. Benjes, 86 2d st. Plan No. 4379.

38TH ST, 221 East, cut opening, yellow pine posts to 4-sty brick dwelling; cost, $75; owner, The J. Chr. G. Huptel Brewing Co., 229 East 38th st; architect, Tiffany Studios, 347-55 Madison av. Plan No. 4396.

45TH ST, 17-19 West, fire tower, fireproof doors and windows to 10-sty brick loft building; cost, $5,000; owner, Midville Realty Co., Albert F. Jammes, president, 6 West 37th st; architect, H. Craig Severance, 4 West 37th st. Plan No. 4365.

46TH ST, 126-32 West, hollow tile partitions to 12-sty brick store and lofts; cost, $500; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4387.

50TH ST, 201-203 West and Broadway, 1634-44, to raise roof; stairs, gallery (concrete, steel beams and columns) to theatre and stores; cost, $50,000; owners, The Winter Garden Co., Jacob J. Shubert, 225 West 44th st; architect, Wm. A. Swasey, 47 West 34th st. Plan No. 4371.

55TH ST, 20 East, to convert 4-sty brick dwelling into 5-sty stores and apartments, raising of floor beams, store fronts, partitions, plumbing; cost, $10,000; owner, Wm. E. Parson, 126 East 73d st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 4382.

60TH ST, 225-27 West, wire screen partition, stalls to 4-sty brick garage and stable; cost, $800; owner, Louis A. Cushman, 517 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4378.

78TH ST, 266-68 East, to convert two 3-sty brick dwellings into moving picture theater, offices and apartments; removal of brick walls, new floor beams, steel columns and girders, mason work, iron and marble stairs, plaster board and metal ceilings and partitions, fireproof passageway, operator's booth (angle iron and asbestos boards), fireproofing; cost, $7,000; owner, Frederick Lang, 268 East 78th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4385.

87TH ST, 39 W., present partitions removed, erect new 20x58 partitions, bath rooms, closet and pantry, vent shaft, terra cotta blocks, iron skylight to 4-sty brick, 1 family; cost, $4,500; owner, Mary Louise Shear, New London, N. H.; architect, Fred Ebeling, 429 East 81st st. Plan No. 4391.

AV C, 89-97, window, partition, door to 6-sty brick store and tenement; cost, $125; owner, John C. Erble, 88 Park pl; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4383.

BROADWAY, 503-505, construct steel beams, enclosures to 5-sty brick stores and lofts; cost, $2,800; owner, Columbia University, 521 West 116th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4390.

BROADWAY, 715-27, erect steel beam supports, 184x200; fireproof enclosures, remove present wooden gravity tanks and replace with wooden tanks, construct brick piers to 12-sty brick (fireproof) store and lofts; cost, $5,000; owner, Eliza Guggenheimer, Chas. Guggenheimer, attorney, 37 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4392.

BROADWAY, 318, new show windows, new iron steps, 25x99; build new wood stairs, new dumbwaiter enclosure, new toilet enclosure, new partitions to 5-sty brick stores and offices; cost, $1,200; owner, The O. B. Potter Properties, Inc., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 4397.

BROADWAY, 455-57, fireproof door, wood steps, removal of sills to 5-sty brick factory and salesroom; cost, $300; owner, Hamilton Estate, 107 East 64th st; architect, Richard Berger, 309 Broadway. Plan No. 4376.

BROADWAY, 1564-66, terra cotta block partition, kalamein door and trim to 11-sty brick theatre and office building; cost, $500; owner, Palace Theatre & Realty Co., 1564-66 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 4401.

2D AV, 23-25-27, mason work, t. c. block enclosure, iron stairs, fireproof door to 2-sty brick moving picture theater; cost, $500; owner, Elias Mayer, 25 2d av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 4374.

5TH AV, metal-covered store front to 6-sty brick stores and offices; cost, $100; owner, Levi P. Morton, Rhinecliff, N. Y.; architect, John H. Scheier, 17 West 42d st. Plan No. 4373.

5TH AV, 1071, to alter architectural details of front of 5-sty brick dwelling; stone ashlar in place of present brick, rear extension, additional story to present extension, doors; cost, $10,000; owners, Huber & T. Parson, 646 2d st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 4388.

5TH AV, 122-24, terra cotta partition to 10-sty brick store and lofts; cost, $10; owner, Hoffman Estate, Inc., Wm. H. Harris, president, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4367.

6TH AV, 407, to convert 4-sty brick moving picture theater into store and lofts; cost, $150; owner, Irving S. Maune, 1897 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4381.

6TH AV, 31-39, exterior screened iron stairway, terra cotta block vestibules to 12-sty brick factory lofts; cost, $2,000; owner, Tuscany Realty Co., Attilio Piccirilli, Pres., 467 East 142d st; architect, Fred Ebeling, 429 East 81st st. Plan No. 4400.

8TH AV, 2538, reconstruction of dumbwaiter shaft (brick walls) to 5-sty brick store and tenement; cost, $100; owners, S. E. & M. E. Bernheimer Co., 2566 Broadway; architect, Samuel A. Davis, 2564 Broadway. Plan No. 4372.

Bronx.

BEACH AV, e s, 183 s McGraw av, 1-sty frame extension, 49x16 to 1-sty frame church; cost, $$1,500; owners, Chapel of the Atonement, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 589.

PROSPECT AV, 892, 2-sty brick extension, 25x9.2, to 2-sty frame store and dwelling; cost, $3,500; owner, Jennie E. Byrne, 1200 Franklin av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 588.

SHORE RD, e s, 50 s Dock st, Harts Island, new foundation to 1-sty and attic frame dwelling; cost, $500; owners, City of New York; architect, Chas. B. Meyers, 1 Union Square W. Plan No. 590.

SPUYTEN DUYVIL RD, s s, 500 s N Y C R R bridge, 1-sty iron extension, 33.4½x44.6, to 1-sty steel and tile foundry; cost $1,500; owners, I. G. Johnson & Co., on premises; architects, Ahneman & Yonkheere, Inc., 3320 Bailey av. Plan No. 591.

BRONX PARK ZOO, 1200 East 185th st and So Boulevard, new elevator to 2-sty brick factory; cost, $200; owners, City of New York; architect, Geo. M. Beerbower, 739 East 182d st. Plan No. 592.

Brooklyn.

ADELPHI ST, 197, plumbing to 3-sty store and dwelling; cost, $150; owner, Mrs. M. Walber, 338 Putnam av; architect, John Fline, 410 Nostrand av. Plan No. 8695.

BERRY ST, 88, extension to 3-sty tenement; cost, $1,200; owner, Mary Bellis, 144 North 10th st; architect, Jas. McKillop, Jr., 154 India st. Plan No. 8682.

CLARKSON ST, 226, plumbing to 1-sty hothouse; cost, $100; owner, Herman Wilke, 220 Clarkson st; architect, Thos F. Donohue, 1120 Nostrand av. Plan No. 8698.

COURT ST, 332, extension to 3-sty brick dwelling; cost, $500; owner, Philip Lille, 332 Court st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8685.

COURT ST, 222, plumbing to two 3-sty dwellings; cost, $400; owner, Geo. G. Stephenson, 199 Jefferson av; architect, John R. Moody, 37 Chauncey st. Plan No. 8680.

FULTON ST, 634, exterior alterations to 3-sty store and dwelling; cost, $500; owner, Mrs. Ruby B. Cash, 330 16th st; architect, Willard Parker, 24 McDonough st. Plan No. 8712.

FULTON ST, 1304, interior alterations to 1-sty store; cost, $150; owner, Henry C. Bohack, 1293 Broadway; architect, C. C. Weigner, 26 Court st. Plan No. 8703.

LORIMER ST, 40, interior alterations to 2-sty dwelling; cost, $300; owner, Dora Wolf, 95 Middleton st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 8716.

McKIBBIN ST, 160, interior alterations to 3-sty tenement; cost, $150; owner, Abbe M. Feed, 226 Boerum st; architect, Frank Adams, 216 Boerum st. Plan No. 8734.

MOORE ST, 34, interior alterations to 3-sty dwelling; cost, $200; owner, A. U. Levine, 34 Moore st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 8707.

PRESIDENT ST, 13, extension to 4-sty store and tenement; cost, $500; owner, Henry Rieckeu, 525 73d st; architect, W. J. Conway, 400 Union st. Plan No. 8725.

SEIGEL ST, 33, interior alterations to 3-sty tenement; cost, $500; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8730.

SOUTH 5TH ST, 3-13, exterior alterations to 7-sty factory; cost, $1,100; owner, American Sugar Refining Co., Kent av & South 4th st; architect, Godfrey Engel, 126 Winthrop st. Plan No. 8737.

53D ST, s s, 213 w 4th av, interior alterations to 2-sty dwelling; cost, $450; owner, Frederick H. Marshenhausen, on premises; architect, A. C. Kunzi, 182 Harman st. Plan No. 8726.

ATLANTIC AV, n e cor Logan st, exterior alterations to 2-sty boiler house; cost, $2,800; owner, City of N. Y.; architect, Merritt M. Smith, 749 West End av, Manhattan. Plan No. 8674.

DUMONT AV, 494, erect canopy to 3-sty factory; cost, $500; owner, Max Silverstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8701.

LEXINGTON AV, 271-3, extension to 2-sty factory; cost, $10,000; owner, Frank C. Meyer, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8684.

LIBERTY AV, 322, exterior alterations to 4-sty storage; cost, $400; owner, Pice Bros., on premises; architect, M. Engelhardt, 905 Broadway. Plan No. 8706.

MYRTLE AV, 1075, interior alterations to 3-sty brick tenement; cost, $300; owner, Herbert Hitchcock, 115 Eldert st; architect, Tobias Goldstone, 49 Graham av. Plan No. 8733.

RIVERDALE AV, 314, extension to 2-sty store and dwelling; cost, $800; owner, Max Levy, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8696.

STONE AV, 347, interior alterations to 2-sty dwelling; cost, $1,000; owner, Isaac Allen, 361 Stone av; architect, Benj. Cohen, 9 Debevoise st. Plan No. 8704.

THROOP AV, 192, interior alterations to 3-sty dwelling; cost, $350; owner, Annie Levy, 301 Stockton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 8732.

Queens.

CORONA.—National av, 112, electric sign, store; cost, $60; owner, J. Wechlesbaum, on premises. Plan No. 2845.

JAMAICA.—Fulton st, 341, new store front to dwelling; cost, $200; owner, Jason Realty Co., on premises. Plan No. 2847.

L. I. CITY.—Ditmas av, 377, interior alterations to tenement; cost, $300; owner, John Dvorsky, 654 Academy st, L. I. City. Plan No. 3848.

MORRIS PARK.—Jerome av, s s, 40 w Washington av, install plumbing in three dwellings; cost, $160; owner, D. F. Walsh, premises. Plan Nos. 2851-52-53.

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(Plans Filed, Alterations, Brooklyn, Cont.)

OZONE PARK.—Hatch av, w s, 100 s Jerome av, new store front and other repairs to dwelling; cost, $400; owner, G. F. Ritter, premises. Plan No. 2849.

RICHMOND HILL.—Spruce st, w s, 150 n Hillside av, plumbing in dwelling; cost, $90; owner, H. Froelich, premises. Plan No. 2856.

Richmond.

RICHMOND.—Freshkill rd, 241, alteration to frame dwelling; cost, $300; owner, C. T. Waugh, Richmond; owner builds. Plan No. 547.

OAKWOOD.—Alteration to Boardwalk; cost, $800; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 545.

OAKWOOD.—Old Mill rd, s s, opp Guyon av, alteration to frame office; cost, $100; owner, Oakwood Bungalow Co., Inc., Oakwood; owner builds. Plan No. 544.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 26. The location is given, but not the owner's address.

JERSEY CITY.—Antonio Prudenti, n w cor Gates and Princeton avs, 3-sty brick, $18,000; Phoenix Building Co., 517-519 Summit av, 4-sty brick, $14,000; Max Braslawsky, 9-11 Spruce st, 3-sty brick, $9,000; Max Braslawsky, 5178 Boulevard, 3-sty brick, $9,000.

NEWARK.—Mathias Hiltgen, s w cor Nye av and Schley st, 3-sty frame, $8,000; LaCerff Co., 368 High st, 3-sty brick alteration, $10,000; Alexander Orr, south side Abington st, 75 ft. east of Bloomfield av, 4-sty brick, $10,000.

IRVINGTON.—Andrew Rudy, 525 20th st, 3-sty frame, $6,000.

GARFIELD.—Domenico Nasute, 3 Farnham av, 2-sty brick, $4,000.

EDGEWATER.—Valvoline Oil Co., 119-122 Undercliff av, 3-sty frame alteration, $1,500.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frederick Lemmer, 89 Park av, Irvington, N. J., has completed plans for a 3-sty frame flat, 25x58 ft., at the south-east corner of Nye av and Schley st for Mathias Hiltgen, builder, 77 19th st, Newark. Cost, about $10,000.

DWELLINGS.

MAPLEWOOD, N. J.—McMurray & Pulis, 31 Clinton st, Newark, are preparing plans for a 2½-sty frame residence, 73x30 ft, in the west side of S. Prospect st, near Oakland ter, for Frank Radel, Radel Leather Mfg. Co., Hamburg pl, Newark. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—The Magor Car Co., Athenia, N. J., owner, will soon take bids for a 1-sty addition to its factory here, from plans by Parsons, Barclay & Klapp, 60 Wall st, Manhattan. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Bids were received by the Common Council of the City of Newark for alterations and additions to the hospital ward building and morgue in Camden st, from plans by H. V. & J. J. King, Union Building, Newark. The apparent low bidders for masonry, carpentry and reinforced concrete work were William G. Sharwell & Co., 377 North 5th st, Newark. Cost, about $70,000.

MUNICIPAL WORK.

PATERSON, N. J.—Bids were received by the Passaic Valley Sewerage Commission for the central portion, Section No. 17, of the main intercepting sewer. William M. Brown, Essex Bldg., Newark, chief engineer. N. Y. & N. J. Construction Co., Essex Bldg., Newark, low bidder, at $179,531.

SUMMIT, N. J.—Alexander Potter, 50 Church st, Manhattan, is preparing plans for a sewage disposal plant for the City of Summit to cost about $25,000.

STABLES AND GARAGES.

GRANTWOOD, N. J.—W. Michaelson, care of Hamilton Dairy Co., 620 W. 131st st, contemplates the erection of a 1-sty public garage at Lawton and Anderson avs, from plans by T. F. Dunn, Palisade, N. J. Cost, about $4,000.

Other Cities.

DWELLINGS.

YORKTOWN HEIGHTS, N. Y.—Bids will close at 12 M. January 12 for seven 2-sty stone cottages at the New York State Training School for Boys, from plans by Lewis F. Pilcher, Capitol, Albany, and William Adams Delano, 4 East 39th st, Manhattan, associated architects.

FACTORIES AND WAREHOUSES.

CAMDEN, N. Y.—The Hydraulic Turbine Corporation, R. S. Johnson, president, contemplates the erection of 1-sty additional buildings to the manufacturing plant here, from plans by W. C. Pomeroy, Camden. Cost, about $200,000.

HOSPITALS AND ASYLUMS.

NEW YORK STATE.—An appropriation of $50,000 has been made for a hospital for juvenile delinquents for the State of New York Hospital Commission. Plans will be started early in 1915 by Lewis F. Pilcher, State architect. The site has not been selected.

PUBLIC BUILDINGS.

WALDEN, N. Y.—F. E. Estabrook, 75 2d st, Newburgh, is preparing plans for a 3-sty municipal building, 90x100 ft, at the corner of Walnut and Scofield sts, for the village of Walden. Cost, about $55,000. Architect will take bids on general contract about January 25.

STORES, OFFICES AND LOFTS.

TROY, N. Y.—M. F. Cummings & Son, 510 State National Bank Building, Troy, are preparing plans for a 1-sty office building 249 2d av for the Shaughnessy Ice Co., 249 2d av. Cost, about $10,000. Bids will soon be taken.

MISCELLANEOUS.

BUFFALO, N. Y.—Work is being resumed on the 3-sty concrete and steel railroad station foot of Main st for the D., L. & W. R. R. Co., 90 West st. K. Murchison, 101 Park av, Manhattan, architect. C. J. Ray, care of owner, chief engineer. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating and ventilating engineers. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about $500,000.

ALBANY, N. Y.—Daniel C. French, 12 West 8th st, Manhattan, has been selected as designer for the Bronze Equestrian Statue Heroic in Capitol Park, in memory of General Phillip H. Sheridan. Cost, about $25,000.

GENEVA, N. Y.—Leon H. Lempert & Son, Cutler Building, Rochester, N. Y., are preparing plans for a moving picture theatre building in Exchange st, for T. H. Sweeney & Son, 81 Seneca st. Hooven & DeGraff, Scranton, Pa., lessees. Cost, about $50,000.

PERSONAL AND TRADE NOTES.

LEWIS BROOKS, architect, has moved his offices from 489 Fifth av to 110 West 34th st.

THE GEORGIA PINE CO., Baltimore, Md., has opened an office at 32 Broadway, N. Y. C.

WALTER M. COLLINS, general contractor, has moved his offices from 1133 Broadway to 15 West 38th st.

WEBER CHIMNEY CO., of Chicago, has moved its New York office from 95 Liberty st. to 30 Church st.

FRANK HORTON BROWN, architect, has moved his offices from 106 Railroad av to the First National Bank Building, White Plains, N. Y.

ROBERT T. LYONS, architect, for some years associated with Bing & Bing, general contractors, and in charge of their architectural work, has opened offices for the independent practice of his profession at 110 West 40th st.

BRADY, OLTARSH CONSTRUCTION CO. has opened an office at 49-51 West 140th st., for the purpose of conducting a general building business. Mr. Brady was for a number of years connected with the firm of Norcross Bros., general contractors.

DR. ALEXANDER HARING, professor of bridge and railway engineering of the School of Applied Science of New York University, was recently appointed civil engineering examiner for the Municipal Civil Service Commission of New York City.

T. L. WALDIE, who for many years has been one of the New York selling staff of the Kelley Island Lime and Transport Company, begins today his more important duties, as traveling representative of the Palmer Lime and Cement Company, of 103 Park av. His territory will be New England.

LAZARUS WHITE, who recently resigned as division engineer of the Manhattan division of the Catskill Aqueduct, to become managing engineer for Smith, Hauser & MacIsaac (Inc.), 18 East 41st st., general contractors, will be the guest of honor at a dinner held tonight at the West End Restaurant in West 125th st.

PRIZE FOR TRADEMARK.—An award of $500 has been offered by the Detroit Board of Commerce for the best trade mark indicating that the goods bearing it are made in the United States. This trade mark must be national in character, and in the design space must be provided for the introduction of the name of the city using it. The Detroit Board of Commerce freely offers such a design as may be adopted for use of any city. The following men have been requested to act as judges in the contest: John H. Patterson, president of the National Cash Register Co., Dayton, Ohio; James Keeley, editor, Chicago Herald; Joe Leyendecker, decorative artist, New York City.

H. ELTINGE BREED, of Cornwall, N. Y., who was married a year ago to a Brooklyn girl, Ethel Burns, and who lives in Brooklyn part of the time, has been selected by State Engineer-elect Frank M. Williams to become Terminal Engineer of the State Barge Canal, a post that pays a salary of $6,000 a year and has been held by J. A. O'Connor, a Democrat. After graduating from Colgate, Mr. Breed engaged as an engineer draughtsman with the Newport News Shipbuilding and Drydock Co., and from 1901 to 1911 he was connected with the State Highway Department, first in charge of road construction work in Orange County, later as auditor in the State Engineer's Department, under Governor Hughes, and in 1909 and 1910, as special investigator for the State Engineer, at that time Mr. Williams, who was ex-officio chairman of the State Canal Board. In 1912 he toured Europe, studying road and inland waterway construction on the continent. Since then he has been engaged in private practice as a consulting engineer.

OBITUARY

BENJAMIN F. DALY, civil engineer, and a prominent yachtsman, died at his home at Rockaway Beach, L. I., Tuesday, December 29. He was fifty years of age and is survived by his widow and a son.

OLIVER D. COMBS, formerly a builder prominent in Sea Cliff, L. I., and vicinity, died at his home in Shelton, Conn., Tuesday, December 22. He was fifty-five years of age and is survived by his widow, a son and a daughter.

JOHN J. FITZGERALD, retired mason and general contractor, died after a brief illness at his home 163 Park av, Brooklyn, Tuesday, December 22. He was born in Ireland and had been a resident of Brooklyn for forty-four years. He is survived by his widow, two sons and five daughters.

WALLACE W. MANNING, chief inspector for the Hartford Steam Boiler Insurance and Inspection Co., died of pneumonia at his home, 66 87th st., Brooklyn, Sunday, December 27. He was thirty-four years old and leaves his widow and two sons.

DAVID BROOKS, a retired general contractor, died at his home, 312 Bloomfield av., Verona, N. J., from paralysis, Monday, December 28. He was stricken on Friday night, following his Christmas dinner, at which he appeared to be in good health and spirits. Mr. Brooks was formerly a building contractor in New York. He had lived in Verona for the last forty years, and served as instructor in carpentry at the Newark City Home for Boys for twenty-five years. He is survived by two sons and two daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its annual meeting January 20-22, 1915.

NEW YORK BUILDING MANAGERS' ASSOCIATION, E. B. Martin, president, will hold its annual meeting Tuesday, January 5.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

ASSOCIATION OF MASTER PLUMBERS of the Borough of Brooklyn will hold its annual entertainment and reception in Prospect Hall, Brooklyn, Tuesday evening, January 19, 1915.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

MANHATTAN BRANCH, Association of Master Plumbers of the City of New York, is planning for a ladies' night to be held at Terrace Garden, East 58th st, near 3d av., Thursday, January 21. A short entertainment followed by a dinner and dancing will be the programme of the evening.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

THE ARCHITECTURAL LEAGUE OF NEW YORK held its annual Christmas smoker at 215 West 57th st., Tuesday evening, December 29. The principal part of the evening's entertainment consisted of an original satire on architecture and art, in which a number of prominent architects participated.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

RECENT INCORPORATIONS.

SHEEPSHEAD BAY REALTIES is the name of a $50,000 realty and construction company chartered with offices in Manhattan. The directors are Louis P. Reeder, 314 8th av, Brooklyn; Rutger Miller, 772 Park av; Sylvanus Ward, 43 Cedar st, Manhattan, and six others. The attorney is R. B. Miller, 43 Cedar st.

BERNHAR REALTY CORPORATION has been incorporated with offices in Manhattan to do a realty and construction business with $10,000 capital stock. The directors are Bernard Bloch, northwest corner Broad and Wallace sts, Philadelphia, Pa.; William S. Weiss and Otto M. Goldsmith, both of 61 Broadway. Goldsmith, Cohen, Cole & Weiss, 61 Broadway, attorneys.

A. & H. REALTY COMPANY is a $10,000 company chartered with offices in Manhattan to do a realty and construction business. The directors are Jacob B. Agins, 515 East 135th st; Isreal Hoffman and Lena Hoffman, both of 1486 Bushwick av. The attorneys are Fischer & Rosenbaum, 115 Broadway.

SIGERTS REALTY CO. has filed incorporation papers with $10,000 capital stock with offices in Manhattan to do a realty, construction and dealing in building material business. The directors are William J. Magee, 608 10th st, Brooklyn, Isidor Niner, 554 Eastern Parkway, Brooklyn, and Harry F. Mela, 217 East 61st st, Manhattan. Hirsch, Scheuerman & Limburg, 160 Broadway, attorneys.

DEBEVOISE HOLDING CORPORATION has been chartered with a capitalization of $10,000 with offices in Manhattan to do a realty and construction business. The directors are Alexander L. Hillyard, 412 Throop av, Brooklyn, Francis Gilbert, 237 West 122d st, Manhattan, and Meta K. Getjen, 1205 Tinton av, Bronx. Gilbert & Gilbert, 45 Exchange pl, attorneys.

"Made in the U. S. A."

The "Made in the U. S. A. Industrial Exposition" to be held at the Grand Central Palace, New York, from March 6th to 13th, is the latest development in the Nation-wide movement to popularize and permanently establish this National trade-mark and increase American industry and trade. The exposition is designed to show "American Made" and "American Grown" products in practically all branches of business, and it is held at a time of the year when New York is the mecca of mercantile buyers from every section of the United States and this army of merchants is to be supplemented this year by a large number of South American and other foreign buyers who have heretofore gone to Europe at this same season.

The exposition committee includes in its membership, William H. Matthai, president American Hardware Manufacturers' Association, and president National Enameling and Stamping Company; G. W. Forney, Jr., president National Cloak, Suit, Skirt and Dress Manufacturers' Association; H. T. Dewey, president American Wine Growers' Association; Colonel George Pope, president National Association of Manufacturers: F. W. Teeple, president American Piano Manufacturers' Association; Charles B. Warren, president, Board of Commerce, Detroit, Mich.; William Woodhead, president Associated Advertising Clubs of the World; Harry Tipper, president, Advertising Men's League of New York City, executive committee member, "Made in the U. S. A." Products Association; Lee Anderson, president, "Made in the U. S. A. Committee," Board of Commerce, Detroit, president Adcraft Club, Detroit, and president, Advertising Affiliation of Rochester, Buffalo, Cleveland and Detroit; Edwin C. Johnson publisher American Exporter; Robert W. Nelson, president American Typefounders' Company; Joseph French Johnson, president Alexander Hamilton Institute; Walter C. Cole, secretary "Made in U. S. Committee," Board of Commerce, Detroit; J. Clyde Oswald, editor American Printer, and president National Editorial Association; Ralph M. Bates, editor Housefurnishing Review; Joseph O'Gorman, editor Pottery, Glass and Brass Salesman; Evan Johnson, editor Office Appliances; Henry G. Lord, Textile World Record; M. C. Robbins, vice-president David Williams Company, the Iron Age, Hardware Age, the Metal Worker and Building Age; J. Newton Nind, president and editor Furniture Manufacturer and Artisan; James S. McHugh, Joseph P. McHugh and Son; Charles A. Stone, president Chamber of Commerce, Troy, N. Y.; F. D. Mitchell, secretary-treasurer American Hardware Manufacturers' Association; William M. Pratt, president Goodell-Pratt Company; George W. Williams, president J. B. Williams Company; A. L. Riker, vice-president the Locomobile Company of America; Augustus T. Seymour, president Chamber of Commerce, Columbus, Ohio; R. Z. Spaulding, president Chamber of Commerce, Binghamton, N. Y.; R. B. Naylor, secretary Board of Trade, Wheeling, W. Va.; George R. Wallace, Fitchburg Paper Company; Mell R. Wilkinson, president Chamber of Commerce, Atlanta, Ga., and Arthur Letts, president National Retail Dry Goods Association.

The exposition has been placed under the management of the National Exposition Company, of which Harry A. Cochrane is president, with executive offices in the Fifth Avenue Building, New York.

Eastern Parkway.

The Public Service Commission has sent to the Interborough Rapid Transit Company, for its criticism and suggestions, the form of contract for the construction of Section No. 2 of Route No. 12, the Eastern Parkway subway in Brooklyn. This section extends from the end of the present construction, at Prospect Park Plaza out Eastern Parkway to a point 635 feet east of the center line of Nostrand avenue and includes the spur running southeasterly into Nostrand avenue for the Nostrand avenue subway. The company will have ten days in which to consider the contract and return it to the Commission with its recommendations, after which the Commission will adopt it and order advertisements for bids.

Will Make Borings for City.

Charles P. Berley, associate professor of geology at Columbia, has been appointed to select, classify, and preserve borings taken from the sites of buildings in all parts of the city, and to prepare geologic maps of the city, for the Board of Estimate, at $25 a day, with a limitation of his payments for the year to $2,500. Chief Engineer Lewis said such a collection of borings would save the city thousands of dollars whenever it had to enter upon any new underground work.

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LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

WHAT 1915 PROMISES.

(Continued from Page 9.)

seldom has been equalled in this city, simply because there never has been a time when there has been a six months' surcease from construction.

There is one more factor which will contribute toward higher prices of building materials with the single exception of lumber. During the last year all building material manufacturers have suffered from slow collections. This has forced, first, retrenchment in the mills and finally restricted outputs. Rather than keep expensive organizations together many a manufacturer has been forced to let his factory operatives go and supply the market from stock on hand.

In the leading departments of the building material market the Hudson River brick manufacturers closed down their plants forty days ahead of the usual time, with a complement of only 700,000,000 brick, as against a normal annual output of 1,200,000,000. In the Portland cement markets manufacturing has been continued only under considerable strain, aggravated in some instances by sharp shading. Lumber manufacturers have shut off logging operations in both soft and hardwood departments because prices are too low to permit of adequate profit and sacrifice of standing timber, and collections are too slow to permit them to take a chance. Lime manufacturers have decidedly curtailed their outputs. Linseed oil supply at Duluth is restricted, if not actually weak, as shown by 50-cent prices ruling in a dull market in an off season. This shows that paints have not been moving very fast, and manufacturers are not buying as heavily as their ordinary spring requirements would demand. The volume of paint consumption always indicates finishing of buildings and acts as a check-off for the market movement of structural steel, lumber, cement and brick several months later. In neither of these departments have recent orders corresponded with plan filings, although reported inquiries are said to have been even in excess of the estimated value of building plans filed.

Reference to the chart on another page of this issue, showing the status of the national building and building material market, will indicate clearly that there is actually in process of evolution a change for the better in prices, banking resources and general business conditions. No one should look for an immediate rise to boom conditions. There must of necessity be some stages of reaction which may be expected to develop in July, but by September, unless the law of averages fails or some great calamity like war or famine should occur, there will be noted the beginning of a rise toward prosperity that will be exceptional to say the least.

Current weekly construction progress has been interfered with to some extent by protracted cold weather and the dual holidays. Navigation has been closed on the Hudson so that the market is now entirely dependent upon its supply of reserve barges for its brick supply. Portland cement, being subject to the extra five per cent. freight rate recently granted to the railroads, may be expected to move up in price slightly, and a change is looked for in structural steel and iron prices on second and third quarter business.

Plan filings in the five boroughs for the week follow: In the same week last year 146 buildings were projected at a total estimated value of $14,065,582. Of this total $12,500,000 was credited to the projected Pan-American building, which has not gone ahead.

	Week Ending Dec. 24		Dec. 31	
	No.	Est. Val.	No.	Est. Val.
Manhattan	1	$ 20,000	3	$37,500
Bronx	6	21,100	4	18,700
Brooklyn	66	426,350	21	116,000
Queens	32	232,900	29	102 456
Richmond	10	31,100	7	14,860
	115	$731,650	64	$289,510

CEMENT.

Portland Prices Cut—Natural in Steadying Market.

REFERENCE to the adjoining monthly price table will show that there has been a change downward in Portland cement prices from the $1.58 level that has prevailed for more than a year. The general quotation made by the majority of agents here is now $1.47. Some companies are even shading this price. This brings the Lehigh mill base down to 85 cents approximately. Heretofore it has been 90 cents. Under the old price Portland cement at Jersey City was $1.46 on a fictitious lighterage basis of 12 cents, making the price here $1.58. The lighterage basis has been cut to 6 cents, so that the reduction normally would have made the quotation sag to $1.52. But there was a general reduction in the Lehigh district of five cents additional, which has brought the current price down to $1.47.

Portland cement freightage costs 80 cents a ton. Figuring five barrels to a ton, this brings the price per barrel down to 16 cents on a 400-pound barrel basis. But the average weight allowance for Portland cement barrels is 380 pounds, which normally would make the freight allowance for cement transportation 15.2 cents. Some of the companies are taking off the extra two-tenths of a cent and making the rate a flat 15 cents and giving the trade the benefit of the saving.

One prominent cement salesman said: "The only way I can account for this condition on the grounds of good business policy, is that they may have an idea that the trade will get some conception of the good times that are expected to come early in 1915, and thereby hope to gain an advantage on those who will be inclined to stock up a little, in anticipation of the hour when the pendulum will swing the other way."

William C. Morton of the Rosendale Consolidated Natural Cement Company said that this cutting did not and will not affect his quotations of 90 cents to dealers, not the dealers' quotations of $1.10 to job in New York. He said business was a little slack at present, but that there was enough moving to make him believe that things were tending toward a general improvement.

COMMON BRICK.

Closing of Navigation Shuts Off Hudson Supply.

CLOSING of navigation on the Hudson River has shut off the supply of common brick to this market by barge. This leaves available for immediate purchase on the wholesale market of 30 bargeloads, or 10,000,000 brick, as against 120 bargeloads on the corresponding day last year, representing 42,000,000 brick.

The closing of the year marks a total volume of Hudson common brick sold in this city this year at 570,850,000 brick, as against a total of 724,500,000 sold in the metropolitan district in 1913. Including the movement of Raritan and other Jersey brick in this market the grand total of common brick sold in this market this year is 750,000,000, as against 1,100,000,000 sold in the same market last year.

Official transactions for Hudson River brick covering the week ending Wednesday, Dec. 30, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Thursday A. M., Dec. 24—43.	Arrived.	Sold.	Covered.
Thursday, Dec. 24	1	2	0
Friday, Dec. 25	Holiday.		
Saturday, Dec. 26	6	10	8
Monday, Dec. 28	0	4	1
Tuesday, Dec. 29	5	9	1
Wednesday, Dec. 30	0	0	0
Total	12	25	10

Reported en route, Thursday, Dec. 31—None (Navigation Closed).

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.75 and $6.00 (wholesale dock, N. Y.); (for dealers' prices and cartage): Newark, —— to $6.75 (yard). Nominal. Left over, Thursday a. m., Dec. 31—30. Covered sold, 10.

Unloading.			
Dec. 18..24*	615,000	Dec. 24..21	417,500
Dec. 19..24	443,000	Dec. 25....	Holiday
Dec. 21..14	460,500	Dec. 26.. 8	94,500
Dec. 22..17	768,000	Dec. 28..23	533,500
Dec. 23..16	340,000	Dec. 29..10	120,500
		Dec. 30..18	489,000
Total..167	2,226,500	Total..80	1,655,000

*Boats. †Rain.

1913.

Left over, Friday A. M., Dec. 26—100.	Arrived.	Sold.	Covered.
Friday, Dec. 26	0	9	1
Saturday, Dec. 27	1	0	0
Monday, Dec. 29	22	10	1
Tuesday, Dec. 30	14	3	0
Wednesday, Dec. 31	5	1	20
Thursday, Jan. 1	6	0	0
Total	48	23	22

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Jan. 1 125.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 30, 1914	1661
Total No. bargeloads sold Jan. 1 to Dec. 30, 1914	1631
Total No. bargeloads left over Dec. 31 1914	30
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 31, 1913	2195
Total No. bargeloads sold Jan. 1 to Dec. 31, 1913	2070
Total No. bargeloads left over Jan. 1, 1914	125

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to Jan. 2, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Dec. 5, 1914.

BRICK—
Hudson common ..... $5.00@ ——
Covered Hudson ..... ——@ ——
Raritan common ..... 6.00@ ——
2d hand common ..... 2.50@ 2.75
Newark (yard) ..... 6.75@ ——
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland ..... ——@$1.47
10c. bag; returns on bags.
Con. Rosendale Nat. to dealers .90@ ——
Dealers price to job ..... 1.10@ ——
7½c. bag; returns on bags.
Alsen's German ..... No. quot.
Dyckerhoff German .... No quot.

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. $1.00
Trap rock, ¾ in. 1.10
Bluestone, 1½ in. ..... .90
Bluestone, ¾ in. ..... $1.15@ 1.00

GLASS, Windows— Discounts.
Single thick ..... 90-10 & 90-15
Double thick ..... 90-10 & 90-20
Plate 90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. $0.85
¾ in. ..... .95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing ... —@$1.55
Eastern, common ..... $1.25 nominal

LINSEED OIL—
American Seed City Raw ..... $0.50@$0.51
American Seed City Boiled ..... .51@ .52

LUBRICANTS (Mineral):
Black, refined, summer ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Wax, crude ..... per lb. 3½@ 3¾
Cylinder, light filtered ..... 21½@23
Cylinder, dark, steam, refined .. 15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. ..... $20.50@$24.50
14 to 16 in. ..... 26.50@ 30.50
Heart face siding 4-4 & 5-4 ..... 27.50@ ——
Flooring, 13-16x2½ & 3 ins. ..... 13.00@ 26.50
Hemlock, Pa., f. o. b. N. Y. base price per M. ..... ——@ 24.00
Hemlock, W. Va. base price per M. ..... ——@ 23.50
Hemlock, Eastern mixed cargoes ..... 19.50@ 21.50
(To mixed cargo price add freight $1.50.)
Spruce Canadian ..... $23.50@$24.50
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft. $26.00
8x8 and under, 16 ft. and under .. 22.50
9 in., 16 ft. and under 27.50
2x6, 10 and 14 ft. 21.00
2x8, 12 and 14 ft. 21.50
2x10, 3x10, 10 to 16 ft. 25.50
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $25.00
4-4x6" merchantable quality 26.00
4-4x8" merchantable 24.00
4-4x10" merchantable 26.00
4-4x12" merchantable quality 30.50
LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@ ——
1¼-in. slab ..... $3.40@ ——
PLASTER—(Basis, dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... ——@$10.00
BLOCKS—
2 in. (solid) per sq. ft. ..... ——@$0.06
3 in. (hollow) ..... ——@ .06½
4 in. (hollow) ..... ——@ .07½
Boards ⅝ in. thick, per sq. yd.
SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale $0.50
SLATE (Per Square, N. Y.):
Penn. Bangor ribbon ..... $4.10@$4.75
Munson, Maine, No. 1 ..... 5.50@ 7.75
Munson, Maine No. 2 ..... 4.50@ 6.75
No. 1 red ..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20
STRUCTURAL STEEL (tidewater) Snot:
Beams and channels up to 14 in. 1.21@ 1.26
Beams and channels over 14 in. 1.21@ 1.26
Angles 3x2 up to 6x3 ..... 1.21@ 1.26
Zees and tees ..... 1.21@ 1.26
Steel bars, half extras ..... 1.21@ 1.26

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 9, 1915

THE PASSING OF THE THREE-FAMILY HOUSE

Is the Tenement House Department to Blame, or Are Social and Economic Conditions the Reason?

By CYRUS C. MILLER, Ex-President Borough of the Bronx.

THE passing of the two and three-family house in the Boroughs of Manhattan, Brooklyn and Bronx is to be regretted for many reasons. We can all remember the decent thrifty American, German and Irish owners who lived in part of their houses and rented out the other floors to tenants like themselves. In a part of the city built up in this way the conservative owners and their families numbered one-half of the citizens or at least one-third. They were frugal, industrious and law-abiding. They were interested in all the phases of city administration because they helped directly to pay the bills.

The housing of our people in multi-family tenements increases the percentage of citizens who feel no direct interest in the government and is apt to be accompanied by all the evils of overcrowding. Therefore we should encourage any movement which will help to maintain the number of land-owners and to spread out the population over a larger area. The ambition to own their own homes is common to all peoples, and this desire will be gratified whenever economic conditions permit.

This article is not intended either to support or condemn the Tenement House Law, but to examine into its effect, if any, on the three-family house. We might examine therefore, into the case of buildings erected in the last few years, to see whether there has been any lessening of the number of two and three family houses, and if so, what the causes are.

Decline of the Three-Story House.

In the year 1912 in Brooklyn there were erected 36 (or 4 per cent.) two-story tenement houses; 418 (or 47 per cent.) three-story tenement houses; 379 (or 43 per cent.) four-story tenement houses; 21 (or 2 per cent.) five-story tenement houses; 30 (or 3 per cent.) six story tenement houses, out of a total of 884 tenements.

And in the year 1913 there were erected 83 (or 10 per cent.) two-story tenement houses; 227 (or 29 per cent.) three-story tenement houses; 425 (or 54 per cent.) four-story tenement houses; 22 (or 3 per cent.) five-story tenement houses; 23 (or 3 per cent.) six-story tenement houses, out of a total of 780 tenement houses erected.

It may be seen, therefore, that there was a decrease of three-story tenement houses from 418 (or 47 per cent.) in 1912, to 227 (or 29 per cent.) in 1913. The Tenement House Law under which these houses were erected had not been changed during the two years mentioned. This is a fair example of the increasing number of four-story houses and decreasing number of three-story houses for the past ten years or more.

In the Borough of Queens the great bulk of the houses erected are three-story houses. In 1913 there were erected in Queens 25 (or 8 per cent.) two-story tenement houses: 244 (or 78 per cent.) three-story tenement houses; 43 (or 13 per cent.) four-story tenement houses; 2 (or 1 per cent) five-story tenement houses, out of a total of 314.



HON. CYRUS C. MILLER.

It must be noted that three-story tenements are not always for three families.

In 1912, out of 418 three-story tenements erected in Brooklyn 119 (or 28 per cent.) were for three families each, and the balance, or 299, were for six families each; while out of 227 three-story tenements erected in 1913 only 34 were three-family houses, which is only 15 per cent., and the balance of 193 buildings were for six families each, showing that the percentage of three-family houses had decreased from 28 per cent in 1912 to 15 per cent in 1913.

It has been claimed that the Tenement House Law, which controls the erection and maintenance of the three-family house, is so drastic that it hampers the erection of such houses. Having started with the assumption that three-family houses are desirable in the community we should follow that up with the decision that the Tenement House Law should be abolished or amended in so far as it relates to the three-family house if it has the effect that is charged, and provided also that the requirements of the Tenement House Law are unreasonable. On the other hand, while we are anxious to preserve the three-family house we must not remove the reasonable restrictions which make for healthful, safe and hygienic housing. It is evident that the construction, alteration and maintenance of such houses must be under the control of some city department.

Let us compare the provisions of the Tenement House Law as they affect the three-story, three-family house and the five-story house. (See table below.)

It would seem in the first place that the requirements for the three-family house are not unreasonable, and are not so costly as those for the five-family house. If, therefore, the number of three-family houses diminishes and the five-story house increases, we must conclude that there are reasons other than the Tenement House Law.

Economic and Social Reasons.

I am inclined to think that the reasons are economic and social, rather than legal, and this view is supported by the fact that in the older boroughs like Manhattan, Brooklyn and Bronx, where land values have increased, making heavier expenses to be secured necessarily from the rents, the three-family house is disappearing, and that in the newer boroughs like Queens and Richmond where land values are low, the three-family house flourishes. Four, five and six-story tenements, with two, three or four families on a floor, enable the owner to gain a larger income from the investment and pay the increased taxation on the higher value of the lots. The smaller apartments in a big tenement likewise can be rented for a smaller rent and, therefore, meet the economic necessities of the tenants.

At present the three-story and four-story building are treated alike by the Tenement House Law with regard to fire protection and light courts.

Perhaps it would encourage the building of three-family houses if the provisions of the law now applicable to the five-story tenement were applied to the four-story tenements. This would require fireproof halls and stairs and larger light courts, but the question then would arise whether this would not result in increasing the cost of four-story tenements and therefore encouraging

	Three-story (three-family).	Five-story.
FIRE PROTECTION.		
Material of building:	The entire building may be of wood if outside the fire limits.	Building must have walls of brick, stone or concrete.
Beams over cellar:	The cellar is the danger point, yet beams may be of wood.	Iron or steel beams with fireproof filling required.
Cellar stairs:	May be inside of the building, though this is dangerous construction.	Outside cellar stairs prohibited. No opening between cellar and upper stories permitted.
Stairs:	May be of wood, soffits or under side to be covered with metal lath or plaster boards.	Stairs must be iron, steel, marble or stone in all their parts.
Stair halls:	Floors may be wooden beams with 5 inches of cement deafening.	Floors must be iron beams with fireproof filling.
Stair Hall Enclosure:	Stairs may be enclosed with ordinary wooden stud partitions covered on both sides with metal lath or plaster boards.	Stairs must be enclosed within brick walls with fireproof self-closing doors at all openings.
LIGHT AND VENTILATION.		
Yards:	Need be only 10 ft. deep.	Must be 12 ft. deep.
Outer courts:	Permitted to be 4 ft. wide.	Must be 6 ft. wide.
Inner courts:	May be 4 ft. wide by 12 ft. long.	Must be 12 ft. wide by 24 ft. long.
Lighting of stairs and halls:	No window required; skylight in the roof with 12-inch stairwell sufficient.	Window to the outer air of 18 sq. ft. required for each floor.

the building of more five and six-story tenements, instead of helping the three-story house.

Where the Three-Family House Pays.

If the law is reasonable, and three-family houses continue to diminish in number we must take some other means of preserving them, if it be possible. There seems to be no difficulty in making a three-family house pay where the lot values are from $500 to $1,000. The question is a closer one where the lot values are from $1,000 to $1,500. From $1,500 to $2,500 it is hardly possible to make it pay, and from $2,500 up it seems to be impossible. Where the three-family house is built on a low-priced lot and pays, it runs the risk of ceasing to pay in a district of rapidly increasing lot values, long before it becomes obsolete from natural causes.

There has been some effort made to take the three-family house out of the control of the Tenement House Department. In some cases this has been urged by people who have built such houses contrary to law and are being prosecuted by the department for such violations. Naturally they would like to be relieved of the law. Others again would like to make over existing private houses into two and three-family houses without observing the reasonable requirements of the law. The effect of this undoubtedly would be pernicious.

Again, the effect on four, five and six-story tenements erected to comply with the present law might be injurious if the vast number of private dwellings were converted into two and three-family houses and placed on the market. Whether they would be permanently economic is another question.

I am satisfied, however, that a good deal of the pressure is brought to bear by persons who are sincerely of the opinion that the three-family house could be made to pay, and perhaps they are under the impression that the Tenement House Law is to blame. If the causes for the decrease of three-family houses are social and economic, rather than legal, it will not help matters any to take them from the control of the Tenement House Department, or amend the law.

If we were to enact a law forbidding the erection of tenement houses more than four stories in height it undoubtedly would result in the spreading of the population over a greater area. Also it would prevent the increase in the value of lots now available for five and six-story tenements, but on the other hand, probably it would make for more stable and uniform values and, therefore would be beneficial.

I should like to see a plan for a three-family tenement house, observing reasonable requirements for light and air and safety, adapted for a lot costing from $1,500 to $2,500 and capable of withstanding the competition of tenements of four, five or six stories in height and having anywhere from two to four families on a floor. If this could be done it would undoubtedly be of great benefit to the community.

A NEW CODE OF CITY ORDINANCES FRAMED

A Complete Recodification, Which Includes All General Ordinances Adopted Since 1906, Now Pending in the Board of Aldermen

IN the City Record of January 7, will be found the latest Code of Ordinances of the City of New York. The charter provides that the general ordinances shall be reduced to a code and published. It also directs the Board of Aldermen to appoint a committee that shall compile and publish such ordinances, annually. The Code of Ordinances now in force became effective on January 1, 1906. Since then, it has not been revised, nor has there been prepared and published, in any year, the required compilation of the general ordinances.

Immediately upon the designation of the present codification committee in January, 1914, its members determined to go farther than to comply literally with the requirements of the charter. Instead of a mere compilation of the ordinances of 1914, it was decided to produce a complete recodification of the existing code of ordinances, which should include all general ordinances adopted since 1906, in the form of a permanent volume, to be readily adaptable to future amendments and expansions.

In form, the revised draft of the proposed Code of Ordinances, now submitted, has been moulded on the lines of the Consolidated Laws. The provisions relating to particular subjects have been correlated and divided into chapters, which have been arranged in alphabetical order. By statute, the Sanitary Code, the Park Ordinances and the Regulations of the Municipal Explosives Commission must constitute separate and independent chapters of the Code of Ordinances, and each has its own scheme of section numbering. For these reasons it has not been feasible to number all sections of the document in a single series, in the fashion of the charter. That there might be a uniformity in this particular, the sections of each chapter of the proposed code have been numbered in a separate series and grouped in appropriate "articles."

The Building Code is included as amended to date. Its text has been correlated and rearranged in articles and sections, in conformity with the plan of the general codification, and in the order suggested by the technical advisers of the Committee on Buildings, but without change in substance; except that the committee has transferred to the Building Code chapter all provisions relating to the construction and alteration of motion-picture theatres and open-air motion-picture theatres contained in the motion picture ordinance, approved by Mayor Gaynor, July 8, 1913. This transfer was recommended by a special committee of the Citizens' Union, and is acceptable to the Commissioner of Licenses and to the technical advisers of the Committee on Buildings.

The Sanitary Code being within the exclusive jurisdiction of the Board of Health, under section 1172 of the charter, is omitted from the proposed Code of Ordinances, except in so far as it has been assigned a chapter number therein.

In its work the codification committee had the zealous help as special counsel and draftsman of Assistant Corporation Counsel Alexander C. MacNulty. The committee is also indebted to the Merchants' Association and to a committee of the Citizens' Union, especially created for the purpose, for helpful suggestions and for constructive criticisms concerning the original draft of the proposed code. F. J. Martin is the clerk of the committee, the members of which are W. H. Pendry, chairman; Arnon L. Squiers, F. H. Stevenson, John Kochendorfer, Joseph W. Spencer, Harry Robitzek, Wm. H. Chorosh, Isidor M. Rosenblum, Lauren Carroll, Louis Wendel, Jr.

The code was introduced in the Board of Aldermen at this week's meeting, and a hearing was appointed for Thursday, January 14.

Bronx Register's Report.

The first yearly report of the Register's Office of Bronx County has been issued by Register Edward Polak, and contains interesting information to the citizens of this county. The number of papers filed and recorded amounted to 42,860. Mortgages constituted 8,261 of this number, while the number of conveyances filed amounted to 8,296 and chattel mortgages 22,048. Folios were recorded to the extent of 276,609, while the value of the consideration of conveyances totaled $6,636,156; mortgages to the value of $30,534,372 were recorded and the mortgage extension amounted to $13,309,310.

The expenses were as follows:

Salaries of General Administration Department	$74,740.00
Mortgage Tax Department	9,500.00
Recording folios	13,022.15
Rent	4,875.00
Supplies	1,300.00
Total	$103,437.15

and the receipts were:

Mortgage Tax Department	$151,916.63
Miscellaneous fees	42,973.22
Due from N. Y. Central R. R., mortgage tax on bond issue (estimated)	110,000.00
Total	$304,889.85

Register Polak was presented with a handsome gold-mounted Tiffany cane by the employees of the office. Deputy Register Maher made the presentation speech thanking the Register for his consideration and kindness to the employees throughout the year and wishing him, on their behalf, continued good health and prosperity. Assistant Deputy Register Henry Geiger and Chief Clerk Frederick L. Hahn also spoke.

G. SHIRMER TO BUILD EXTENSIVE PLANT



Timmis & Chapman, Architects.

TIMMIS & CHAPMAN, architects and engineers, 315 Fifth avenue, Manhattan, have completed the preliminary plans for the reinforced concrete factory building to be erected on Thomson Hill, Long Island City, for G. Schirmer, Inc., music publishers, 3 East 43d street, New York City. The structure will be one and two stories in height and will cover a plot 220 feet front by 290 feet in depth, the ground area of the structure will be approximately 63,000 square feet. The building will be erected on a plot containing forty lots, bounded by Anabel avenue, Addison place, Gosman and Gould avenues, leased by the Schirmer Company from the Courtney Development Company, through Bryan L. Kennelly. The plan will be devoted to the printing and publishing of music and allied works. The one-story section will contain the printing equipment and the first floor of the two-story structure will be used for storage purposes. The second story of this section will be used for office purposes and general business and mail order departments. Further details of this operation will be found in another column.

"PENNSYLVANIA LANE" CONNECTING LINK

Joins Heart of Shopping and Hotel Centers With Railroad Station—Ripe for Several Large Structural Operations

A STONE'S throw from Herald Square, one of the busiest business centers in New York City, and directly in front of the main entrance of the new Pennsylvania Railroad station is "Pennsylvania Lane," the block officially known as West 32d street, between Sixth and Seventh avenues. It holds an interesting place in the list of streets, the record of which constitutes New York City's real estate history.

Fifteen years ago West 32d street held no especial interest to the real estate operator or investor. In those days the site of the present Gimbel Building and the Pennsylvania station were occupied by dwellings and old-fashioned flats and tenements typical of the period, while the Sixth avenue frontage contained the old Standard Theatre and Trainor's Hotel.

Gimbel Brothers leased for twenty-one years from August 1, 1910, with the privilege of four renewals of twenty-one years each, the easterly half of this block, fronting 400 feet in West 32d street and 197.6 feet on Broadway. The lease, recorded on April 15, 1909, indicates a rental of $605,000 and $655,000 in gold, if so demanded, at stated periods during the term.

A canvass of "Pennsylvania Lane" resulted in interesting observations. The street in its present state contains a number of striking contrasts. The west side is occupied by part of the Gimbel Brothers' department store. The rest of the block, not vacant, contains four and five-story buildings tenanted by various firms including artificial stone manufacturers, carpenters and mirror and novelty dealers.

The south side of the street, towards the neighborhood of the station are being replaced by business structures. Many people interested in "Pennsylvania Lane" believe that its development will be along similar lines.

The plans of the Pennsylvania Railroad in connection with its large holdings in the street may, of course, change the entire aspect of the situation. All sorts of rumors have been current regarding its contemplated improvement, but none of these have materialized. Perhaps the owners of the properties in the south side of West 32d street are biding their time and are waiting the action of the railroad company. This may be one of the reasons why there has been little selling; there may, of course, be other reasons.

Of particular interest at this time is the partition suit of Marjorie D. Cleland against Mabel R. Cleland and others,



EAST FROM PENNSYLVANIA STATION.



LOOKING WEST IN THIRTY-SECOND STREET.

In 1900 and 1901 the district, West 32d street included, was placed, figuratively speaking, "on the map," by the announcement of the extensive plans of the Pennsylvania Railroad for a terminal, and by the additional report that the corner of 34th street and Broadway as the site of their new department store. Up to that time the neighborhood had been quiet as far as real estate activity was concerned. In West 32d street property had been held at prices between $500 to $1,000 a front foot, with little eagerness evident among purchasers.

These two developments, however, changed the situation materially. The removal of R. H. Macy & Company afforded the impetus to the movement which resulted in the establishment of the new retail shopping district in the vicinity of Broadway and 34th street. As a consequence, land values began to rise in the affected areas, until today, in a great many instances, values have trebled during the last ten years. The whole district, renamed the Pennsylvania station zone since the undertaking of this huge project, has experienced the boom and consequent rises in values which are now history.

In West 32d street, however, since the Pennsylvania Railroad acquired the west half of the block bounded by Broadway, West 33d street and Seventh avenue, owners have been holding firm, and there have been comparatively few transactions. In 1909 Sixth avenue, is distinctly a loft and office building row. At 116 to 120 is the sixteen-story mercantile structure, known as the Cuyler Building, of recent construction. That portion of the block west of this property and extending to Seventh avenue is occupied by a row of delapidated dwellings, very few having tenants and a great many in various stages of deterioration. In one building, near Seventh avenue, the front wall has been either removed or destroyed and the interior walls and partitions confront the passerby. Several of the houses are almost entirely placarded with various signs and advertisements. In fact, this part of the block is ripe for a substantial building movement. The southeast corner of Seventh avenue and West 32d street is used for lumber storage purposes by the Pennsylvania Railroad Company.

In the opinion of a great many, this condition can only be a temporary one, and the unusual advantages which the street enjoys with reference to its geographical position cannot but result in its ultimate improvement along lines that will derive all the possible benefits of these advantages. Its unique position with reference to the big department stores and its proximity to the Pennsylvania Railroad station where passengers reach New York City from all parts of the country offer possibilities for several kinds of building construction.

In what is known as the Grand Central terminal zone, residential blocks in affecting the property at 142 West 32d street. It is a three-story dwelling, on lot 20x47.7x irregular in the middle of the block. The property is flanked on the west by the dwelling belonging to the church of St. Francis of Assissi and on the east by a similar holding of Anna M. Defendorf.

One of the reasons why the future of West 32d street should be assured is on account of the splendid transit facilities which now operate in the district. In addition to the Sixth avenue elevated railroad, which has a station at West 33d street, there is the McAdoo tube, operating to several railroad systems, with terminals in New Jersey. The Fifth avenue 'bus line operates vehicles in this street, and all the principal surface trolley lines run, or issue transfers, to the district. The new system in Broadway and the one to operate in Seventh avenue will have stations within easy access of West 32d street.

In New York City transit facilities have been largely responsible for the uplift and rise in land values of a great many neighborhoods. "Pennsylvania Lane" is available to practically every transportation line in Manhattan and it cannot but feel the benefits of such a location. That it has distinct advantages is generally conceded. What its exact ultimate development will be is problematic, though it will be of a mercantile nature. For many years a rumor of a hotel has been afloat, but up to the present nothing definite has been decided on.

SEARCHING QUESTIONS ABOUT INCOMES

A Revised Form for Individuals to Fill Out—More Particulars Asked Concerning Deductions for Depreciation of Buildings

BOTH individuals and corporations will be called upon to answer a new set of questions when they make their next return of annual net income to the U. S. Internal Revenue Collector. The new yuestionaires will draw the net a little tighter. The form which individuars are expected to fill out on or before March 1 next is now available at the offices of the Revenue Collector, but the form on which corporations will make their return has not yet been received from Washington, though it will be soon, together with a revised code of instructions. Claims for exemptions or reductions must be filed thirty days previously.

The new form for individuals is No. 1,040 (revised). The first question asked is: "Did you render a return of income for the preceding year? If you did not, you may expect that sooner or later a government agent will ask why." "If so, in what district was it filed?" is the next question, and this gives rise to the inference that the collector means to look it up and compare it with this year's return.

The next return must be made in every case from the district in which the individual lives and not from the district where he carries on business, or whence he derives his income. There are several internal revenue districts in Greater New York. If your official residence is at Tuxedo or at Newport, or Tarrytown. or somewhere in New Jersey, you must make your return to the deputy collector for the district in which the town is situated.

Segregates the Wife's Income.

Most owners of real estate who will be called upon to file returns will do so as individuals, rather than as the president or treasurer of a corporation, and a large proportion of owners are women. If husband and wife render separate returns, only the income and deductions of the husband or wife (as the case may be) who renders the return shall be included; but if separate returns are not rendered by both husband and wife, the income and deductions of both husband and wife shall be included separately, provision for which is made in the form.

Thus, there is a complete segregation of the wife's income from the husband's. She can render a separate return if she so elects, but if she prefers to join with him in making one return do for both, she must, nevertheless, give an account of her separate income. There are provisions expressly intended for divorced or separated couples. A return must be made by every person having a net income exceeding $3,000 per annum, unless he (or she) is married, when the exemption is $4,000.

The taxpayer must state (in answer to question 12) what his income is from salary or wages, (13) from his profession or vocation, (14) from his business, trade, commerce, or sales, or dealings in property, whether real or personal; (15) his income from rents, (16) his interest from bank deposits, notes and mortgages; (17) what he receives as interest on bonds, mortgages or deeds of trust, or similar obligations of domestic corporations, joint stock companies, or associations and insurance companies; (18) all incomes received from guardians, trustees, executors, administrators, agents, receivers or other persons acting in a fiduciary capacity.

He must also give an account (see question 19) of his partnership gains and profits, whether distributed or not, and (21) any royalties, oil wells, patents, franchises, or other legalized privilege. Finally, if the government has overlooked any source of income he has, he must give an account of that also, which is one of the new questions you will have to answer.

General Deductions.

After one has set down all the items of his income, he can turn over on to the next page of the form of return and proceed to make deductions. But this time he will be called upon to give the why and the wherefore of the deduction claimed. He may deduct the amount of necessary expenses actually paid within the calendar year, in carrying on any individual business, but he must not include personal, living or family expenses, or partnerships or cost of merchandise. Amounts paid for the permanent improvement of property are not proper expense reductions.

A taxpayer may deduct all the interest which he has paid during the year on his personal indebtedness, all his city, county, State and National taxes, the losses he has actually sustained during the year in trade, or arising from fires, or storms, and not actually compensated for by insurance or otherwise. He must, however, state of what the loss consisted, how it was sustained, and how it was determined to be a loss. He can also deduct (under item 33) all debts past due which have been actually ascertained to be worthless and which have been charged off within the year. But you must state hereafter what the debts consisted of, when they were created, when they became due, and how they were actually determined to be worthless.

Depreciation Charge.

An amount may also be charged off to represent a reasonable allowance for the exhaustion of property arising out of its use or employment in business. No deduction shall be made for any amount of expense of restoring property, or making good the exhaustion thereof for which a deduction is claimed elsewhere in the return.

With the next return you must state what the property is or was on which depreciation is taken. If buildings, the date of their erection must be given, the material of which they are constructed, the value of the buildings on January 1, and the percentage of depreciation claimed.

The question of the proper percentage to be charged off annually for the depreciation of buildings, to be allowed in figuring offsets to meet requirements of the income tax law, was submitted last April by the Real Estate Board of New York to a special committee. The report of the committee was to the effect that a schedule, such as one prepared by the Chicago Real Estate Board, is not practical, as each building should be considered as a unit in figuring depreciation, and such a schedule in order to be comprehensive would have to be so elastic that it would be of little practical use. (Albert B. Ashforth, Frank D. Ames, Edward C. Camman, John H. Blood, and William H. Shelton constitute the committee.)

The Chicago Real Estate Board has adopted the following schedule:

"Fireproof steel buildings and reinforced concrete buildings: Depreciation one per cent on buildings five years old or less, and two per cent. on buildings more than five years old.

"Mill constructed buildings and fireproof apartment buildings: Depreciation two per cent. on buildings five years old or less; three per cent. on buildings more than five years old. Brick and lath buildings, including ordinary flat buildings: Depreciation three per cent. to four per cent.

"Old frame and nearly obsolete buildings: Depreciation five per cent. and upward.

"Where the value of the power plant and machinery, including elevators, can be separated from the total value of the building, compute depreciation at ten per cent. on it; the remainder being figured at the percentage heretofore named."

Collecting at the Source.

The feature of withholding the tax at the source has been the cause of much uncertainty. An income which is not fixed or certain, and not payable at certain periods, or is indefinite or irregular as to amount or time of accrual, is not withheld at the source, but must be listed in the annual return of the individual and the tax paid by him. The incomes of real estate agents, of architects and other professional persons compensated on the commission basis come under this head.

For example: When an agent, or an architect, or engineer, receives the sum of five thousand dollars as a commission or a fee, a deduction therefrom is not to be made by the payer; but if one should receive a retainer of $5,000 per annum, and the exemption claimed is $4,000, one thousand of such income will be taxed and the tax withheld at the source. Dividends on capital stock or from the net earnings of corporations and joint stock companies or associations and insurance companies subject to the tax are excepted. Nor shall the compensation of officers and employees of a municipality or State, such as public school teachers, firemen, policemen, etc., be included as gross income.

Claims for exemption and deductions may be filed with the withholding agents, and claims for deductions may be filed with the collector, not later than thirty days before March 1. Withholding agents should not file their annual returns until after the expiration of the time allowed persons to file claims for exemptions and deduction. The tax withheld at the source will be paid to the collector of the district.

All assessments will be made by the Commissioner of Internal Revenue at Washington, and all persons will be notified of the amount for which they are respectively liable on or before the first day of June of each year, and the assessment is to be paid on or before the 30th of June.

According to the latest ruling of the Internal Revenue Commissioner, income derived by partnerships from state and municipal bonds or other sources which would be tax-exempt if received directly by any individual member of the partnership, is subject to the tax if it comes through the partnership.

Tax on Scrip Dividends.

According to the latest ruling of the Treasury Department, "scrip certificates issued by a corporation to its stockholders, in lieu of dividends, such scrip certificates bearing interest payable semi-annually and redeemed at a specified time not longer than one year from date of issue, are not corporation obligations similar to bonds, mortgages, or deeds of trust, and the interest payable thereon will not be subject to withholding except when the amount exceeds $3,000.

PROBING CITY'S LAND BUYING

Method of Making Awards in Condemnation Proceedings to be Investigated by the Board of Aldermen — Excessive Prices Paid

THE Board of Aldermen means to make a thorough investigation of the methods pursued in condemnation proceedings. The board has appointed a committee of seven and has empowered and directed the seven to inquire whether the laws and ordinances are being faithfully observed in relation to the methods employed to fix the values, amounts awarded, assessed valuations and any and all other matters relating to the acquisition of real property by the city.

The action was taken on the recommendation of the Committee on Codification of Ordinances. The members of the committee have had before them Messrs. Ollendorf, Mayo and Kenny, Assistant Corporation Counsels, and they became convinced that there is ample grounds to warrant an investigation as to the methods adopted in determining the values of property taken over by the city under condemnation proceedings, and this conclusion is based upon the fact of the excessive margin of valuations between certain short periods just prior to the city acquiring such properties, and the excessive amounts, in many instances, awarded over and above the assessed valuation.

A report from the Codification Committee says that in one instance the amount awarded was 219 per cent. in excess of the assessed valuation, in another instance 149 per cent., and in more than one instance 140 per cent., as will be seen by the annexed table "A" (prepared by the committee), which enumerates the properties, the amount awarded, the assessed valuations and amounts awarded over the taxable value in each of the instances cited.

TABLE "B."

Property in Process of Acquisition by the City for Which Awards Have Not Yet Been Made.
Assessed Valuation for Year Immediately Prior to Authorization of Acquisition.

Water-front Improvements—	
W. 44th-48th Sts., North River, Manhattan	$780,000
Piers 8-11, North River, Manhattan..	131,500
Piers 27, 28, East River, Manhattan.	526,000
Pier 49, East River, Manhattan.....	69,600
Otsego St. Terminal, Brooklyn.....	492,930
Rapid Transit Additions –	
Park Av., 41st-42d Sts., Manhattan..	2,535,000
First Av. and Avenue A at 42d St., Manhattan	315,000
West Broadway and Murray St. at Park Place, Manhattan.....	415,000
Lexington Ave. and 131st St., Manhattan	20,000
Devoe Avenue, Bronx.....	783,600
Walton Avenue and 146th St., Bronx.	124,500
Harlem River and 131st St., Bronx..	535,000
Nostrand Avenue, Brooklyn.....	60,000
Miscellaneous—	
Parks—	
East River, Queens.....	564,900
"Dreamland," Coney Island, Brooklyn	1,683,100
Cumberland St. Hospital, Brooklyn..	15,900
Total of Assessed Valuations.....	$9,052,030
Probable awards on a basis of increase of 64.1 per cent. above assessed valuations	14,854,381
Probable Excess of Awards Over Assessed Valuations	$5,802,351

TABLE "A."

Property Acquired by City in Condemnation Proceedings, 1910-1914.
Comparison of Awards With Assessed Valuations for Year Preceding Acquisitions, Respectively.

Property.	Awards.	Assessed Valuation.	Award Over Taxable Val.	P. C. Inc.
Court House Sites—				
New York County.....	$6,243,668	$4,196,000	$2,047,668.35	48.7
Richmond County	227,705	101,500	126,205.00	125
Municipal Court, Manhattan.....	185,267	140,000	45,267.00	32
Water-front Improvement—				
Broadway Ferry, Brooklyn.....	1,646,074	685,000	961,074.00	140
School Sites—				
Bryant Ave., Bronx.....	3,831	1,200	2,631.00	219
Penn Ave., Brooklyn.....	23,462	16,500	6,962.00	42
Leonard and Maujer Sts., Brooklyn.....	40,133	28,600	11,533.00	40.3
Driggs Ave., Brooklyn.....	20,000	13,700	6,300.00	46
Hillside Ave., Queens.....	20,000	12,000	8,000.00	66.6
Rapid Transit—				
Jackson Ave. and 138th St., Bronx.....	49,395	27,500	21,895.00	79.6
Park Ave. and 138th St., Bronx.....	49,250	21,000	28,250.00	140
Canal St., Bronx.....	43,000	20,000	23,000.00	115
Flatbush Ave., Brooklyn.....	3,540,520	1,909,600	1,630,920.00	85
Ashland Place, Brooklyn.....	649,025	429,750	219,275.00	51
Parks –				
Seaside, Rockaway	1,250,000	974,000	276,000.00	28
Water Supply—				
Eleventh Ave. and 61st St., Brooklyn.....	4,400	2,600	1,800.00	69
Silver Lake Reservoir, Richmond.....	277,582	135,475	142,107.45	149
Miscellaneous –				
Municipal Building, Brooklyn.....	253,000	137,000	116,000.00	84.7
Totals	$14,526,318	$8,851,425	$5,674,887.80	64.1

Average increase of awards over assessed valuations, 64.1 per cent.
Does not include any proceedings in which the award furnished no clear-cut basis of comparison.

The committee also submitted a table "B" which describes the property and the assessed valuation for the year immediately prior to authorization of acquisition, which shows in the aggregate a probable excess of awards of $5,802,351 over and above assessed valuations of the sixteen parcels of properties enumerated therein, being an average increase of awards over assessed valuations of over 64 per cent.

There is, of course, another side to the case. Undoubtedly the system in vogue in this State for many years has been abused oftentimes, and it will not be long before it will be superseded by a better system. It has wronged both the city and the owner. The latter is usually deprived of income from his property for a long period. Financial embarrassment and even poverty have resulted in some instances. Commissioners, taking all the hardships into account, have felt obliged to award damages in excess of real values. All these things will be looked into by the investigating committee. A number of cases of financial embarrassment and actual poverty as a consequence of the city failing to pay promptly for property acquired in the proceedings for the extension of Seventh avenue have been brought to the attention of Mayor Mitchel and Comptroller Prendergast.

The special committee of investigation, appointed on the recommendation of the Codification Committee consists of Aldermen Squiers, Pendry, Carroll, Chorosh, Kochendorfer, Wendel and Robitzek.

THE CITY'S REAL ESTATE.

Comptroller's Annual Report of Assessed Valuations Discloses an Increase.

The assessed valuation of the city's real estate holdings is $1,447,547,869. Of this, $1,429,491,360 is within the city limits. The figures are contained in a report by the Comptroller printed in the City Record.

Compared with the figures of 1913 the value of the property shows an increase of $71,104,589. The increase in land values reaches the large figure of $41,689,078, while in the value of buildings and other improvements it totals $29,253,632.

The land and improvement valuations of city owned property outside of the city is $18,056,509, an increase over 1913 of $161,879. This property is land up-State used for water supply purposes.

Park lands are valued on the tax books at $641,336,110, an increase of more than $9,000,000 since 1913. The real estate in charge of the Department of Education figure is $111,331,100, which is but $78,450 more than the previous year.

BRONX TRANSIT LINES.

In Operation and Under Construction—An Evidence of Growth.

ADEQUATE and proper transportation facilities are of paramount importance to a community, without which, its development must necessarily lie dormant. For many years this condition was experienced in the Borough of the Bronx when, with but one transit line, the Third Avenue Railway connecting it with the Borough of Manhattan, the development of the borough was only mediocre in comparison with its development since 1904, when construction work on the subway and elevated railroad to West Farms was commenced. The building of that line created an impetus to real estate improvement which has resulted in a most remarkable building activity, surpassing every other borough in New York City and every other city and community in the United States.

The West Farms subway and elevated railroad extends only 3.61 miles, or less than one per cent. of the 438 miles of streets and avenues legally opened in the Borough. Still, over $100,000,000 has been invested in real estate improvements along that route during the past ten years, while $200,000,000 has been invested in all other sections of the Borough during the same period.

The statement, therefore, is irrefutable that the development of a community is governed to a great extent by its facilities for transportation. With that fact in mind one is justified in being optimistic of the future of the Borough of the Bronx, as many miles of new subways and elevated railroad extensions are now in course of construction, as indicated in the following table of the mileage of transit lines exclusive of trolley lines:

TRANSIT LINES IN THE BRONX.
IN OPERATION AND UNDER CONSTRUCTION.

Line.	Now in Operation. Miles.	Under Construction. Miles.	Total Miles.
Third Ave. elevated lines..	4.84	....	4.84
West Farm subway and elevated	3.61	....	3.61
N. Y., Westchester & Boston R. R.....	8.08	....	8.08
Harlem Railroad.....	7.69	....	7.69
Third Avenue Extension:			
To White Plains Ave..	....	1.57	1.57
Ninth Ave. Extension to River Ave.	....	.43	.43
West Farms Extension to 241st St.	....	4.61	4.61
Third Ave. Elevated R. R. third-tracking.	....	4.84	4.84
New subway and elevated to Mosholu Parkway...	....	5.38	5.38
New subway and elevated to Pelham Bay.....	....	6.85	6.85
Total miles.....	24.22	23.68	47.90

While the New York, Westchester & Boston Railroad is included in the lines in operation, its influence on the development of the borough has thus far been immaterial, and the Harlem Railroad, although in operation, is not generally patronized as its rates of fare are prohibitive.

Many new improvements are expected along the lines of the new routes, particularly along Jerome and White Plains avenues, where there are numerous large parcels of undeveloped acreage, which require only proper transportation facilities as an incentive for extensive building operations.

ROBERT J. MOOREHEAD,
Superintendent of Buildings,
Borough of the Bronx.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Fire Commissioner Adamson has turned back to the city nine pieces of real estate no longer needed by his department, but valued at $350,000. The property can be sold and the proceeds put in the treasury. As the owners will pay taxes on the property and the sum they pay for it will earn interest for the city, the taxpayers will get a double benefit. Practical municipal economy.

Brooklyn real estate is undoubtedly hindered in its development by the slowness of the B. R. T. in adding to its transportation facilities. People hesitate before moving to Brooklyn because of the discomfort they fear they will have to undergo on the crowded traffic lines. But it must be admitted that any public service corporation, however wealthy and skilfully managed, would have difficulty in keeping up with the rapid growth of Brooklyn.

The subway fire with the resulting blockade disclosed to what great extent the city is now dependent upon the underground railroad system for its transportation. The elevated and surface lines, which ten years ago were equal to the work, were overflowed far beyond their capacity when the crowds were shut off from the subway on Wednesday morning. Suppose the subway system had never been built—where would the people have gone?

It is the story of human progress in America that from time to time we must raise our standards. We outgrow the old standards of culture, of wealth, of industrial efficiency and of values, and set higher marks for our achievement. We never as a people go back. Never had we higher standards than now; never shall we see them lower. In the real estate field sooner or later investors in plenty will grow up to the new marks, take what they want and pay the price.

Don't Worry About New York.

The letter of Mr. John L. Parish printed in the Record and Guide of last week contains an unusually candid and sound analysis of the existing depression in New York real estate. Mr. Parish does not exaggerate the facts as did Mr. William E. Harmon. Neither does he misinterpret the causes. The general conditions, on the importance of which Mr. Harmon insisted, have undoubtedly contributed most effectually to real estate inactivity and liquidation, but the chief cause is, as Mr. Parish points out, the over-built condition resulting from an excessive increase in land values, particularly in the central parts of the Borough of Manhattan. It was found possible to persuade wholesale merchants to move to modern buildings uptown and to pay larger rents for these accommodations; and it was erroneously concluded that this process could be continued indefinitely without provoking a disastrous reaction.

The ability of speculative builders to erect twelve or sixteen-story structures on narrow side streets did much to stimulate an unwholesome activity. Values throughout the whole district were advanced on the supposition that the process of removal and rapid improvement would not cease to be as profitable as it had been; a large amount of building followed merely as the result of the advance.

Property owners could not afford to pay increased taxes without making some attempt to get increased income, and the only way in which that could be done was to erect a modern building. Thus the evacuation of the lower part of the city was coincident with the inflated development of the middle part, and the result was a condition which forced lending institutions to count absolutely on a continuation of the process.

When a city commits an economic error such as this, compensation has to be paid. The penalty has been severe, and in all probability it is not fully paid even yet. Rents have already been reduced, and the reduction has already had the beneficial effect of encouraging businesses to continue or to resume which otherwise would have been obliged to stop. Land values have been reduced also in many parts of the borough. Whether they have been reduced as much as they need to be remains to be seen. It all depends upon the disposition of buyers to pay the prices which are still asked for property; and no one can tell how far the desire to purchase will go as soon as confidence returns and an actual business demand for property comes into existence.

But one thing is certain. The next period of active and profitable business will bring with it some surprises for the New York real estate market. When the recovery does come, it will come quickly, and there will be lots of it. As we pointed out last week, a city of the size of Cleveland has been added to New York since the period of depression began—so far without having had any positive effect on real estate values. When this latent value producing power gets released, it is likely to produce some astonishing consequences. New York has suffered, as Mr. Harmon has pointed out, from being deprived of some very important sources of business, but it will also gain from its ability to take advantage of the fact that hereafter American merchants and manufacturers will be bidding for foreign markets. The development of the foreign trade is bound to be more beneficial to New York than to any other one manufacturing city or port.

Brokaw Brothers' Move.

The leasing by Brokaw Brothers of the site of the one-time Cafe de Paris, on Broadway just south of 42d street, is a most substantial and encouraging bit of news. It takes out of the market a piece of property which has long been a source of weakness to the neighborhood in which it is situated, and it converts that property from a source of weakness into one of strength. Times Square and its neighborhood needs precisely this kind of development. It has suffered from the one-sided nature of the trade activity which has been carried on in its vicinity. The enormous theatrical and restaurant business which has been carried on thereabouts has submerged other forms of business. There have, of course, been erected, both on Times Square and to the south of it, a number of large office buildings that have been rented to an unusually good class of tenants, but no large retail stores have been established in the neighborhood, and the smaller stores are, for the most part, of inferior quality.

The leasing by Brokaw Brothers of the site is the first indication of a disposition on the part of substantial retail firms to get situated in the district. There is no reason why the site should not be an eminently available one for a business of this kind. It will have certain disadvantages compared to the site of Fifth avenue soon to be occupied by Rogers Peet & Co., or the site of Brooks Brothers on Madison avenue, but it will also have certain advantages. It will have the advantage of much better means of communication with the whole of Greater New York reached by the new dual subway system. The Brokaw store can obtain direct access to the Seventh avenue and perhaps to the Broadway subways; and in both cases the access will be to express stations.

Just how much advantage this will be remains to be seen. Large retail stores frequently seem to flourish in comparatively inaccessible locations. At present, for instance, Greeley Square is, on the whole, less accessible than Times Square, but it contains several of the most prosperous large retail businesses in the city. The ability of Wanamaker's to maintain itself on lower Broadway is a great tribute to the service which that shop renders to its customers. But, in all probability, the future of New York will differ in this respect from its past. The dual subway system will revolutionize the transit systems of the city. It will offer means of transit so superior to other means of transit and so excellent and cheap that its routes will determine both the distribution of population and the development of business.

It is probable that under these new conditions a store like Wanamaker's will have to move to a location which will make it more accessible to a larger number of people. An increasing centralization of business in peculiarly convenient locations seems to be the inevitable result of such a change in transit conditions. As the Record and Guide has frequently pointed out, the area between Long Acre and Greeley Squares and the Pennsylvania station seems to be marked as the most available region for large retail establishments in the Borough of Manhattan, and the decision of Brokaw Brothers to move into the district helps to confirm this view. As soon as business recovers and more business men can undertake new enterprises a rapid development of this district is likely to take place.

Where the Hudson Can Be Bridged.

The Hudson River bridge scheme is dead. Only one county on the New Jersey side could be prevailed upon to petition the Governor to appoint a new commission in accordance with an act passed by the Legislature last winter. The cardinal objection was the enormous cost. Without a promise of a compensating return. South of the Highlands the lordly Hudson is not likely ever to be bridged. A combination railroad and highway bridge between Fort Montgomery and Anthony's Nose would be a great convenience to the New York Central lines and also to the New Haven lines, and would make the Interstate Park accessible from the east side of the river. When the great question of terminal improvements is settled in this city the New York Central may be in a position to propose to the State of New York the erection of a combination bridge under an agreement for a division of the cost. The counties on the west shore would surely be willing to

assume a large part of the cost in return for the benefit that would come from a direct connection with the Grand Central Station. The resulting enlarged summer traffic on the New York, Ontario and Western and the Ulster and Delaware railroads would alone warrant the investment for these corporations, while the annual saving to the Central and the New Haven from the reduction of freight handling and lightering between the two sides of the river would be large. Strange it is that a link which would serve so many interests able to share the cost was not built long ago.

For Equality in Taxation.

Editor of the RECORD AND GUIDE:

I have read with some interest the letter of Mr. William Lustgarten in your valued edition of December 19, and can see nothing therein contained which furnishes the least answer to the points which I outlined, indicating the fallacy of the Single Tax theory.

In my last letter to the Record and Guide I pointed out that the Single Tax claim that the untaxing of improvements to real estate would be an inducement to owners of vacant property to improve it; also that the incentive to improve vacant property depends upon the law of supply and demand. Will an owner of vacant land erect an improvement on it if it is certain that he cannot rent the land when improved, just because he will not be compelled to pay any tax on the improvement? In other words, will A, the owner of a piece of vacant land worth, let us say, $30,000, build upon it an improvement worth $50,000, if he is sure that after he has spent the additional $50,000 he can procure no income from the improved land, but that he will be compelled to carry a non-income, unproductive parcel of improved property in which he will then have invested $80,000 instead of $30,000 because of a law which tells him he need not pay any tax on the $50,000 improvement?

On the other hand, if there is no law untaxing improvements and A, the vacant land owner, sees that by adding $50,000 to his $30,000 vacant land investment he can convert an unproductive parcel of vacant property into an income producing, profitable investment, will he not immediately improve his property if he can raise the price of the improvements?

Mr. Lustgarten's only answer to this is that if there is a profit under the present system in building houses which are taxed, there ought to be more profit for the owner if they are untaxed. This is no answer at all. It begs the question. It does not meet the point at issue, if it be assumed to be true. The point at issue is whether the claim of the Single Taxers, that such a tax furnishes an inducement to owners of vacant property to improve it, is true. I have demonstrated that the only incentive to improve vacant property is the reasonable expectation that there will be a demand for the use of the improved property, whereby the owner can obtain a profitable income on his total investment. As I said before in one of my previous letters, the untaxing of the improvement would not alter the case one iota.

Mr. Lustgarten says, "Mr. Alexander answers himself" when he says that "he buys it either to sell it at a profit to some one who can utilize it and obtain profit out of it or to improve it himself." Mr. Lustgarten then proceeds further and says the Single Taxer proposes to take into the public treasury the monopoly value, i. e., all the increment or increase in value, due to the presence of population and certain other external causes. Mr. Lustgarten has evidently not read all of my letters, because he wholly fails to answer the questions propounded by me in your valued paper of October 31, 1914.

Mr. Lustgarten says there are two classes of property, which we may not morally trade in, (1) human beings, (2) the earth. I don't believe human beings are property. However, accepting his classification, does the Single Tax prohibit trading in the earth, i. e., in parts of the earth? In one part of his article Mr. Lustgarten says that the Single Taxers believe in untaxing improvements which are made by owners of parts of the vacant earth, while in another he says they believe in not trading in the earth at all. How can there be owners of the earth if trading in the earth is prohibited? Surely he does not mean to pass a law compelling all present landowners to hold their lands and prohibiting all other human beings from acquiring them except by descent or inheritance. I presume he intends to mean that it is immoral for an owner of vacant land to gain and own the increase in the value of his land, which is caused by the increase of population in the immediate vicinity of his property and by other acts which do not involve the owner's own labor. If it be immoral for the owner of vacant land to keep such increase in value, why is it not equally immoral for the owner of merchandise and other personal property to retain and gain by a similar increase in the value of personal property?

If, through the unforeseen ravages of nature, through fire and flood, through wind and storm, through volcano and tornado, through untimely frost and prolonged drought, the value of wheat and corn should in the hands of their owners increase greatly in value because of the destruction of a large part of a season's crop, why is it not just as immoral for the fortunate owners of these products to keep this increment of profit as it is for the owners of vacant land to keep their gain, which is brought about by similar causes?

Mr. Lustgarten's reasoning inevitably leads him to the conclusion that the entire basis of existing ownership of all property, both real and personal, involves a certain amount of immorality, inequality and injustice. This may be and probably is true; but it furnishes no honest or valid reason for making a distinction between one kind of property and another, or for confiscating the profits of the owners of one kind of property, i. e., real estate, and in permitting the owners of personalty to keep and enjoy theirs.

Equality is the highest equity. Equal and exact justice to all owners alike is the foundation of liberty. Without equal and uniform justice, liberty becomes a shadow, lacking substance; a form without a soul, a name without a meaning. Without equal justice, liberty is a hollow mockery. To permit the owners of personal property to keep their unearned increment, and to despoil the owners of real estate of theirs is just as much robbery as it is to hold up a citizen on the highway and force him to deliver up his pocketbook; only it is more immoral than highway robbery, because it seeks to accomplish the same result through the forms of law, by appeals to the spirit of the mob, in a secret and invidious way. A wrong committed openly may be seen by all, and redressed immediately, but a wrong commited by appeals to class hatred to vote secretly, to give to those which have not some of that which those who have, is the most invidious and despicable kind of immorality.

EDWARD A. ALEXANDER.

Work of the Vacation War Relief Committee.

Editor of the RECORD AND GUIDE:

The Advisory Council of Real Estate Interests desires to call to the attention of real estate brokers and owners the excellent work being accomplished by the Vacation War Relief Committee. The work of this committee is being directed by Miss Anne Morgan, Miss Maude Whetmore, and Miss Gertrude Robinson Smith. The Advisory Council, appreciating the distress and destitution which prevail in New York this winter, is endeavoring to co-operate with the various associations that have been alleviating cases of privation. The Vacation War Relief Committee is adopting a very practical programme, which would particularly appeal to business men who are anxious to assist in work of this character. It primarily gives employment to women who have lost their positions because of war conditions, and to the wives of reservists, in finding permanent positions for these women. Temporary employment is given to women who are out of work by having them make garments and hospital supplies for the European war area. In this manner the Vacation Committee gives employment to people here in New York, and simultaneously relieves the deplorable conditions in Europe.

The members of the Vacation Committee are particularly anxious to be informed by the various real estate companies and financial institutions interested in real estate as to any vacancies that may periodically occur in their clerical staffs, so that they may have an opportunity to fill these positions from the lists of unemployed young women enrolled in their files. The Employment Bureau of the Vacation Committee is free of charge for women seeking professional, commercial or industrial positions. Every effort is being made by the Vacation Committee to employ young women in its temporary work room, in making garments, as well as preparing surgical dressings and bandages for the European hospitals for war refugees. These young women are retained at work until better openings or positions are afforded, with firms or corporations. The Advisory Council believes that if the work of the Vacation Committee as well as its practical business management were thoroughly understood by the real estate interests, there would be no doubt whatsoever that every effort would be made to give employment to young women who have registered with the Vacation Committee, and likewise every endeavor would be exerted to assist the Vacation Committee in relieving deplorable conditions abroad. The New England textile manufacturers have contributed cotton and woolen goods to the work of this committee, and a number of New York people are assisting in the work. The Advisory Council feels that now is the opportune time to call to the attention of real estate owners the effective work being done by this committee. The offices of the Vacation Committee are at 38 West 39th Street, New York City.

BIRCH HELMS,
Secretary Advisory Council.

The Subway Failure.

Four investigations are going on for the purpose of inquiring into the causes of the electrical blow-out which paralyzed the subway on Wednesday and endangered the lives of hundreds of passengers. When the causes have been fully and accurately determined, as they have so far only in part, science will know what to do to prevent them in the future.

The known facts strongly support the general supposition that more power was being applied from the central station than the cables were intended to carry. The system as a whole, in fact, is overloaded, and was not designed to do the amount of work now being exacted from it. The fault which the public criticises most at the present moment is the absence of sufficient ventilating flues from the tube to the open air to carry off the smoke and fumes which threatened the lives of the passengers in the stalled trains nearest to the scene of the explosion. There is also much indignation at the prison-like construction of the doors and windows and the reported unwillingness of the guards to let the penned-in passengers save themselves by flight.

Experts at the probe which is being conducted by the Public Service Commission have testified that the accident was caused by a short circuit, in turn caused by a breakdown of insulation in a cable; that there is no known way of preventing short circuits; that there have been no improvements making for safer cables since the subway was opened; that more adequate emergency exits are provided in subways and tunnels now building.

The people of New York who trust their lives upon the city railways wish to be fair with the corporations, but they demand decent treatment in return. They want the subways made safe; they want them to be provided with a sufficient number of emergency exits, and they don't want to be penned in like cattle.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

BROKAW BROTHERS' LEASE.

Clothing Concern Acquires Old Rossmore Hotel Site For Long Term—Will Improve With Modern Structure.

AFTER passing through a period of years which, from a monetary point of view, was not remunerative for the owners, the site of the one-time Cafe de l'Opera, later Martin's, has been leased to Brokaw Brothers, and will be improved with an eleven-story business building, for their own occupancy. The property is owned by the Pittsburg Building Company, Henry Phipps, which acquired it, together with No. 587 Seventh avenue, in 1907.

The lease, which was closed by William J. Roome & Company, is for a term of twenty-one years, with two renewal privileges, and the rental for the land and building for the first period approximates $3,000,000. It is expected that the new building will be ready for occupancy about Jan. 1, 1916. Negotiations are said to have been in progress upwards of a year.

Salient Details Decided Upon.

Though no architect has been selected, all the salient details of the structure have been decided upon. It will be about 150 feet high, the first story having a height of eighteen feet. It will be in the Italian renaissance style of architecture, the facade being of Indiana limestone. The show windows will form a continuous display space, with the exception of the portion used for entrances to the building.

One of the features of the building will be a central well extending from the second floor to the roof, thereby supplying ample light and ventilation. On the ground floor will be a large arcade, running from Broadway to Seventh avenue.

The building will have a ground area of 11,250 square feet, with a Broadway frontage of 92 feet, the other lines measuring 109 feet in Seventh avenue, 99.11 feet on the north side and 124 feet on the south side. The property is known as 1457 to 1461 Broadway and 589 to 595 Seventh avenue, and is situated 51 feet south of Forty-second street.

Brokaw Brothers are one of the last of the large retail ready-to-wear men clothiers to move uptown. The firm took possession of its present quarters, in Astor place, in 1856, when the city had a population of about 650,000 people. It was the leader in the, then, uptown movement, the Astor place section being but sparsely settled. The main shopping thoroughfare of the day was Broadway, between City Hall and Canal street.

Other Retail Concerns.

In the immediate vicinity were fashionable Colonnade dwellings, on Lafayette place, now Lafayette street; the Astor Place Opera House, the Seventh Regiment Armory, Cooper Union, which opened in 1859; the Mercantile and Astor libraries. About 1862 several prominent retail firms invaded the section, notably A. T. Stewart & Company, which located at Broadway, between Ninth and Tenth streets, now the establishment of John Wanamaker, and subsequently of concerns, including James A. Hearn, Le Boutillier Brothers, James McCreery & Company Brooks Brothers, and John Daniels and others moved into the district.

During the fifty-eight years of business activity Brokaw Brothers have never moved their establishment. Howard C. Brokaw, the active head and president of the company, is the son of Isaac Vail Brokaw, founder of the business. For several years Mr. Brokaw has studied the situation and the decision to move was made only after mature judgment and study of the various existing and projected lines of transit.

On the site, now to be improved, was erected the Rossmore Hotel many years ago, and in its day ranked as one of the finest hostelries in the country, but subsequently, after other hotels were erected, the Rossmore lost its prestige. About twelve years ago Paddy Roach, the politician, took over the hotel, and it became the frequenting place for sporting men. The name was changed to the Saranac Hotel. The hotel closed during the panic of 1907, and then was controlled by one of the large trust companies.

After several years of unoccupancy the Cafe de l'Opera Company was formed and Henri Pruger, of London and Paris, was brought over to become its manager. The place was opened Christmas eve, 1910, but never became popular, and, after a comparatively short career, closed its doors. Martin, the restaurateur, conducted the place for a short while, and since that time the house has been "dark." The new lease will take out of the market one of the most centrally located parcels in the city, but one located in a block which has had to face exceedingly hard times.

Favors Public Improvements.

The Citizens' Union through its Welfare Committee has addressed a letter to the Mayor as Chairman of the Board of Estimate and Apportionment, urging the wisdom of pushing at once the necessary public improvements both in the interests of sound economy and for the sake of relieving the extensive unemployment.

It is believed the holding up of such work upon the part of the city on the ground of financial depression would tend to increase that stringency besides setting a bad example to the private employers of labor and the general public. Moreover, it is urged the city could affect a real saving by having as much work as possible contracted for at this time when competition is keen and building materials of all kinds unusually cheap.

The declaration of such a policy and its immediate initiation would, it is thought, act like a tonic on the business and labor world. This same appeal is being sent to each member of the Board of Estimate and Apportionment. A copy is also addressed to Judge Gary, as Chairman of the Mayor's Committee on Unemployment and Relief, with a special appeal urging the co-operation of its committee along the same lines.

Favor Tunnel Extension.

While temporary operation of shuttle trains through the Steinway Tunnel is promised by April 1 by President Shonts of the Interboro Rapid Transit Company, this operation will only extend from Long Island City to a point between Third and Lexington avenues, in Manhattan. From that point passengers will be required to come by escalator to the street level and walk a block and a half through the traffic on Forty-second street, to the express station at Grand Central Station, where transfer privileges will be granted without payment of an additional fare.

As an early remedy of that condition a plan has been presented by the Chamber of Commerce of the Borough of Queens to the Public Service Commission which is of importance to all the business interests of Queens Borough. This plan shows the practicability of constructing immediately an extension of the Steinway Tunnel as far as Grand

Central Station, at which point the permanent elevators will bring the passengers to the upper level, thus giving a through access to the Grand Central Subway Station at least a year prior to the completion of the entire contract for the diagonal station at that point.

Robert W. Higbie, President of the Queens Chamber of Commerce, and John Adikes, Chairman of the Transit Committee, held another conference last week with Chairman McCall and Chief Engineer Craven of the Public Service Commission, regarding these plans, and were assured that the Commission favored same and will do everything possible to have this extension built immediately. It is a matter of such importance, however, to all the residents of Queens, and many large manufacturers and business interests have written letters to the Public Service Commission urging that an order be issued at once to have this work done.

Testing the Alien Labor Law.

The Public Service Commission has announced that it will appeal immediately from the decision of the Appellate Division, First Department, handed down on December 31, holding unconstitutional the alien labor provisions of the State Labor Law, in order that a final construction of the statute may be obtained from the highest court in the State. Accordingly, the commission's counsel moved this week for an appeal and will endeavor to get the case before the Court of Appeals at once. The State Labor Law provides that none but citizens of the United States shall be employed upon public work and that, so far as possible, preference in such employment shall be given to citizens of the State of New York. The question having arisen in the case of one of the contractors for the new subways, a taxpayer's action was begun in the Supreme Court by Walter E. Heim, a property owner, of No. 1 Madison avenue, for an injunction to restrain the commission from declaring forfeited any subway contract because of the employment of aliens by the contractor. The commission demurred to this complaint, and the demurrer was sustained by the lower court; but on appeal the Appellate Division reversed this decision and held the law unconstitutional. It is this decision from which an appeal will be taken.

Queens No Longer Isolated.

The argument long advanced by real estate brokers and developers that the central and western parts of Queens borough would eventually become urban in their structural character is borne out by the improvements in the Ridgewood section, where thousands of three-story double flats and two-family houses have been built, as well as in Jamaica and the outskirts of Long Island City, where hundreds of similar buildings have been built within the last two years. They are so numerous as to have determined the entire future character of the parts of Queens mentioned. Even Elmhurst, which was originally laid out as a suburban home colony, is fast building up with rows of attached brick dwellings.

The Russell Sage Foundation has built so many attached brick houses at Forest Hills that the name is a misnomer. The surrounding territory must follow with a city environment because, as real estate men point out, fee values there have risen to a point where they are prohibitive for suburban home purposes.

Already, the elevated structures of the new rapid transit routes through these parts of Queens are visible, and before another year has passed trains will in all probability be operated on them. An extensive urban building movement will necessarily follow, and where hills and itinerant frame houses now exist will soon be built an extensive street system and thousands of new housing accommodations. No city is growing faster than is Greater New York.

Even certain parts of the north shore of Queens are feeling the quickening urban building impulse consequent upon rapid transit construction. Astoria, which a few years ago was accessible from Manhattan, primarily, by the Ninety-second street ferry, will soon be within a few minutes' ride by way of a rapid transit route and Queensboro bridge. Apartment house construction is now under way in Astoria, and its shore road lined with old mansions is destined to change to a thoroughfare lined with modern city buildings. The municipality has provided a new city park at Astoria, overlooking Hell Gate, in anticipation of dense population in that section of Queens.

The question presents itself to the minds of real estate investors. What parts of Queens are likely to remain immune from urban contact?

To these investors the Rockaways on the south, and the north shore, from Whitestone Landing to the city line at Douglaston, are destined to remain suburban in structural character because of their situation. The ocean washes the south shore and it must remain a residential and recreative area. The part of the north shore mentioned is of undulating topography, and washed as it is by Long Island sound and a chain of small harbors, nature has determined its residential character. It appeals logically to those who seek detached homes on good-sized plots.

Beechhurst, on the north shore, is already sufficiently improved with substantial detached homes to insure, together with restrictions, its permanency as a suburban home colony. All municipal improvements are installed there and its street system is on the city map and questions of assessments are settled. East of Beechhurst is a continuity of suburban home colonies within the city line. The entire territory is now traffic served by electric trains of the Long Island Railroad as well as by trolley lines that connect with Queensboro bridge. Queens is no longer isolated.

The Governor's Message.

To the mind of real estate owners throughout the State the two recommendations of most importance in Governor Whitman's message to the Legislature this week undoubtedly are the one for the abolition of the State Fire Marshal's office and the one for a State Department of Taxes and Assessments with power to avail something. The Fire Marshal merely duplicates the duties of other State officers, and the present State Board of Tax Commissioners has only advisory power.

In reference to the taxation problems the Governor writes:

"To a large extent our tax law is the result of patch work and makeshift growth, and a thorough revision of its administrative features along scientific and accepted lines is imperative.

"It is not now my purpose to elaborate upon the changes necessary to bring administrative reform in the law governing this highly technical subject. Suffice it to say for the present that in the class of taxes requiring judgment and discretion in fixing the taxpayers' liability the administrative side of the tax law should provide for a complete separation of the function of assessment from that of enforcement and collection of the taxes, and, further, that there should be established a State department of taxes and assessments headed by a body of persons qualified for this particular work, possessed of adequate power to exercise the duties imposed by law, to the end that we may develop a system of taxation making for greater justice toward the people of the whole State.

Merit and Fitness Urged.

"I recommend also that the measure proposed to accomplish this result shall contain a provision that there shall be appointed to subordinate positions in this department those only whose merit and fitness have been ascertained by competitive examinations, as required by the constitution.

"I am convinced that these recommendations can be carried out and the number of State officers, nominally charged with duties connected with the levying and collection of taxes, largely diminished."

In regard to another important matter the Governor says:

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"The present condition of the State's finances demands an immediate and drastic revision of the State's payrolls and requires that unnecessary offices, departments and commissions shall be abolished."

Boycotters Must Pay Damages.

Most of the questions of law in the Danbury hatters case were settled years ago, but the later decision of the U. S. Court of Appeals emphasizes the danger to a trade union of violating the Sherman anti-trust law by carrying a boycott too far, or with the intent to break up an employer's business. The present decision of the court brings the guilt of the union home to the responsible individual members, as the same court had previously held that organized labor was not exempt from the penalties of the law against boycotts.

Associate Justice Holmes in rendering the opinion of the court said a plain purpose had been shown to destroy the commerce of the plaintiffs by publishing them on the "we don't patronize list." This purpose determined the quality of the act.

The Danbury hatters proved that they were damaged to the extent of $80,000 by the conspiracy to boycott their product resulting from the strike in their plant in 1902. They asked for triple damages, which were awarded them, together with interest and counsel fees, bringing the total amount up to $252,130. Counsel for the corporation will seek to collect this amount from the 186 members of the hatters' union.

State Conference on Taxation.

The Committee on Arrangements in charge of the Fifth State Conference on Taxation has decided to hold this year's meetings in the Auditorium of the new State Education Building, Albany, January, 19, 20 and 21, 1915.

Invitations are being sent to county officials—attorneys, treasurers, and supervisors; city officials—mayors, comptrollers and assessors; village presidents and assessors and all local town assessors. Following the custom of former years, invitations are also extended to law schools and colleges and universities maintaining courses in economics and finance; local boards of trade and chambers of commerce; commercial and civic organizations, state-wide in membership, and taxpayers generally, who are especially invited to attend and take part in the conference.

Hamersley Home Conveyed.

Catherine L. Hinckley has conveyed to Louis G. Hamersley her half interest in the Hamersley family mansion at 1030 Fifth avenue at the northeast corner of 84th street, on plot 42.2x185, assessed at $350,000. The transfer recalls the famous will case of thirty years ago, which was in litigation until two years ago, when the courts decided that Louis G. Hamersley was entitled to the estate. In the present transaction, the records show that he gave back a mortgage of $212,500, for five years at 4½ per cent. Mr. Hamersley now holds full title to the property.

A Single Tax Colony.

"Free Acres" is a settlement or community six miles west of Summit, New Jersey, controlled, as far as possible, according to the principles of the Single Tax. It was organized to demonstrate the practicability of the system and in order that the residents of the colony might enjoy greater personal and economic freedom than under the conventional forms of government. The land is owned by the Free Acres Association and leased in perpetuity to the residents, but none is sold. It consists of about seventy acres in the Bernardsville Hills, of some 500 feet elevation. It is two miles from the Berkeley Heights station of the D., L. & W. R. R. and about an hour's ride from New York City.

No purchase price is paid by the colonists, only the annual rent of the bare land, fixed by their own elected assessor. This goes to pay all taxes, and the balance is used for surveys, roads, water works, and so on. The present rental is about $15 per acre annually. Most of the colonists take an acre or less.

A few of the houses that occupy the lots are built for permanent use, but most of them are of the bungalow type for summer homes only. A large "Common" is set apart for athletic sports and general use. The old farmhouse is used for a club house and for dances, recreations, public meetings, etc. Outdoor and indoor gatherings are held in which general, economic, social, literary and educational questions are discussed.

Performances are given in an open-air theatre, and the whole spirit of the colony is, as far as practicable, one of good fellowship, mutual helpfulness and liberality in speech and action. The colony is not restricted to single taxers, and all classes are welcomed, with most of the other economic propaganda represented. The settlement includes tradesmen, business and professional men, artists, actors, writers and college men.

EXPECT SEWERS TO DEVELOP TOWN.

North Plainfield Offers Big Opportunity for Realty Development.

For forty years the Borough of North Plainfield in Somerset County, New Jersey, has been waiting for sewers. The improvement is now at hand. Such a statement ordinarily would not carry great weight from an investment standpoint, because any town that had to wait four decades for a sewer system would at once be classed as a community without development, without civic pride and without much virtue as a place for investment.

Not so, however, with North Plainfield. This community is as largely developed from a residential standpoint as is Plainfield, which lies on the south bank of a stream twenty feet wide, forming the county line between Somerset and Union. Plainfield is the "Queen City" of New Jersey, so named because of its being the second wealthiest city in the state and because of its low proportion of foreign residents. North Plainfield has been the victim of geographical conditions. Lying at the foot of the Watchung Mountain, and stretching along the northern bank of Green Brook, it had no natural sewer outlet. Plainfield being a city and in a separate county has a most excellent sewerage disposal plant, but there was no law that would permit North Plainfield to utilize this plant.

North Plainfield, therefore, has been compelled to carry a fearful handicap for years. The community has today 6,000 residents and only two per cent. foreign population, yet has all the advantages and virtues of a first-class community. North Plainfield is the park section of Plainfield, and the splendid public spirit of its citizens has been responsible for the progress and development of the borough, despite its blemish.

The state has finally come to the rescue of the borough of North Plainfield. It has compelled the establishment of a larger and better sewer disposal system which will permit North Plainfield to join Plainfield in its use and benefits. The borough has expressed by vote its willingness to consolidate with the city of Plainfield.

Building investors who are looking for a field of activity in a largely developed section of New Jersey will find North Plainfield a splendid place in which to concentrate their activities.

The ultimate removal of the sewerage disposal plant two miles to the west should make property values advance in this locality, and the fact that it is within five minutes' walk from either one of two stations on the Central Railroad of New Jersey gives it the peculiar advantage of being the only spot in the vicinity of Plainfield within walking distance of commuters' stations which remains undeveloped at the present time.

The Stillwell Avenue Controversy.

Chairman Edward E. McCall, of the Public Service Commission for the First District, has called public attention to the opposition of certain property owners in South Brooklyn to the city's efforts to open Stillwell avenue, near Coney Island. The New Utrecht avenue branch of the Fourth avenue subway is routed through Stillwell avenue, as laid out on the map, from 86th street to Coney Island, but owing to the opposition of property owners to the opening of Stillwell avenue it is possible that the line will have to be changed. The engineers of the commission are now preparing plans to change the line and continue it through 86th street instead of through Stillwell avenue.

In the same vicinity the city of New York is opening a drainage canal and is acquiring some private property, which would front on Stillwell avenue, if opened. Owners of this property, however, are opposing the street opening proceeding. Chairman McCall points out that if such owners are successful in opposing the street opening, they can recover consequently damages for the taking of property in the drainage ditch proceeding, because the access is cut off, and can then force the city to acquire a strip through the remainder of their property for rapid transit purposes and collect awards for that. Then, after receiving damages in both proceedings, the property owners could let the street opening proceeding go through and thereby have access to their property restored.

The Chairman said the Public Service Commission vigorously protests against this sort of thing, and on account of the situation has instructed its engineers to make a study of plans for taking the rapid transit line off Stillwell avenue and continuing it directly along 86th street to a connection with the Sea Beach line.

An Ancient Skyscraper.

Paris sometime ago discovered that the originator of the American skyscraper was not an American architect but a Frenchman, who lived three centuries ago. At the Bibliotheque Nationale there is a volume written by Jacques Perret of Chambery, an architect, which describes a skyscraper of the author's invention. This book was written in 1601.

"This grand and excellent pavilion, in which one can lodge 500 persons in comfort and luxury," was to be of 160 feet frontage, 145 feet in depth and walls ten feet thick. The structure was to rise to a height of twelve stories and was to have a small pavilion on the roof surrounded by terraces. The building was proposed to have a total height of 350 feet. This, of course, could hardly be compared to the present skyscraping structures of New York, but shows clearly that the skyscrapers had been thought of three centuries ago, even if only as day dreams.

Good-Bye to the Fire Horses.

The Board of Estimate and Apportionment has voted a corporate stock issue of $308,000 for the purchase of new motor apparatus for the Fire Department. Of this sum $123,000 provides for the purchase of motor apparatus for the new companies in Brooklyn and Queens, which are to be organized in a short time, and $185,000 is to be used for the purchase of tractors and tenders for present horse-drawn apparatus. Thirty tractors are to be bought and attached to horse-drawn apparatus. These tractors are two-wheeled motors which replace the two front wheels of the horse-drawn apparatus.

The Fire Commissioner has purchased this year 30 tractors and 20 tenders. The appropriation made this week and the purchase of tenders and tractors already made are a part of the progressive motorization of the Fire Department. The Fire Commissioner hopes to complete this motorization during the present administration so that by the end of the present administration there will be no horses in the department.

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PRIVATE REALTY SALES.

Properties in the mid-town section figured prominently in the business of the first week of the new year. The announcement that Brokaw Brothers had taken a long lease of the Henry Phipps Estates property on the site of the old Saranac Hotel, just south of the Heidelberg Building, on Broadway, and that they would build a new structure for their own occupancy means another important removal into the new retail district. The new location, however, indicates a deviation from the evident policy of the firms which have recently joined the uptown movement, to obtain sites either on Fifth avenue or in the immediate vicinity of that thoroughfare.

Another interesting deal involved the Wallack's Theatre property which was sold by the Treblig Realty & Construction Company to Bing & Bing. It was given in part payment for a West Side apartment house. According to a current report, another historic playhouse, the Bijou Theatre, is also the subject of negotiations. If the deal is consummated, it is said that the old building will be replaced with a tall mercantile structure.

An important transaction concerned the contemplated opening of a new branch for a large furniture firm, on Sixth avenue, near 45th street. In Long Island City the desirability of Thomson Hill for manufacturing purposes manifested itself in the acquisition by a large music publishing company of a big tract of land which will be improved with a factory building. A probable factor in the selection of this plottage was the fact that it is located a short distance from a station of the new dual rapid transit system that will place it about eight minutes' ride from Broadway and 42d street.

All told, the year made an auspicious beginning, and the week's business may be regarded as unusually encouraging.

The total number of sales reported and not recorded in Manhattan this week was 15, as against 19 last week and 16 a year ago.

The number of sales south of 59th street was 3, as compared with 9 last week and 1 a year ago.

The sales north of 59th street aggregated 12, as compared with 10 last week and 15 a year ago.

The total number of conveyances in Manhattan was 171, as against 95 last week, 16 having stated considerations totaling $518,850. Mortgages recorded this week number 105, involving $2,003,761, as against 51 last week, totaling $738,000.

From the Bronx, 8 sales at private contract were recorded, as against 6 last week and 2 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,517,106, compared with $585,958 last week, making a total for the year of $1,517,106. The figures for the corresponding week last year were $1,087,509 and the total from Jan. 1, 1914, to Jan. 10, 1914, was $2,936,635.

Bijou Theatre May Be Sold.

According to a report yesterday, the old Bijou Theatre, at 1237 and 1239 Broadway, through to 502 and 504 Sixth avenue, has been sold by Mortimer L. Schiff to the Isaac A. Hopper Construction Company, Walter F. Hopper, president. At the offices of Kuhn, Loeb & Company where Mr. Schiff is associated, it was said that the announcement was premature. It was admitted, however, that negotiations were pending for the sale. The property consists of a five-story theatre building with stores and offices on Broadway and the two five-story loft buildings on Sixth avenue, fronting 39.11 feet on Broadway and 41.1 feet on Sixth avenue. If the deal is consummated, it is said that the new owner will raze the present buildings and erect a tall office and loft structure on the site. Last January the Bijou property was sold at auction by Joseph P. Day as a result of a foreclosure suit brought by Felix M. Warburg, against the Bijou Realty Company, Albert F. Sire, president. Encumbrances amounted to about $482,000, and the knock down price was 465,000. Several days later Mr. Warburg conveyed it to Mortimer L. Schiff. The Bijou Theatre was made famous by actors of the old school. It was opened in 1883, replacing what was known as the Theatre Brighton and the Bijou Opera House. In this playhouse Henry E. Dixey made the famous run of six hundred consecutive nights with his production of "Adonis." For years it was the home of comedy and light opera productions. In recent years it has become a moving picture playhouse.

Costly Residence to Be Built.

William B. May & Company have sold for the Barney Estate Company the four-story dwelling, 713 Park avenue, on lot 22x89.9. The house will be demolished and replaced with a modern English basement residence. The 69th street end of the block is occupied by the new residence of Mr. Geraldyn Redmond, which was erected two years ago. The 70th street corner is improved with the residence of Mr. Robert S. Brewster. On the west side of the avenue, between these two streets, the improvements consist of two residences just erected, one belonging to Mr. George Blumenthal, on the 70th street corner, and the other to Commodore Arthur Curtis James, on the 69th street corner.

Wallack's Theatre in Trade.

The Treblig Realty Company bought from the Charter Construction Company, Bing & Bing, the Garland, a six-story apartment house, in the north side of West 139th street, between St. Nicholas and Edgecombe avenues, on a plot of five and one-half lots. In part payment, the sellers took the northeast corner of Broadway and 30th street, a plot of six and a half lots, 95.8 on Broadway and 142.9 in the street, part of which is occupied by Wallack's Theatre. A portion of this property is leasehold and part fee. The plans of the new owners could not be learned.

Heights Block Front Sold.

J. Romaine Brown Company has sold for William B. Somerville the block front on the east side of Haven avenue from 178th to 179th street, 185x147, to Myer Solomon. This block will be improved by high-class apartment houses in the immediate future. Mr. Somerville bought the whole block from the Fort Washington Syndicate prior to the big auction sale of several years ago, and it is one of the few blocks in that section which has not yet been improved. It is one block north of the old Somerville residence property, which was leased some time ago by Ben C. Riley, proprietor of the Arrowhead Inn.

Resells West Side Houses.

Slawson & Hobbs and Louis Cowan have sold for the Wesley Realty Company, John W. Kight, president, 246-252 West 103d street, four five-story American basement dwellings, on plot 72.6x100.8. The selling company recently acquired the property from the estate of Wallace Brower, in part payment for the nine-story apartment house at 165 West 83d street. The new owner of the 103d street houses is known as Plainfield Estates. Out-of-town property was given in part payment.

School Acquires Building Site.

St. Bernard's School, of 111 East 60th street, has acquired the 100-foot plot in the south side of East 98th street, 100 feet east of Fifth avenue, from the Mutual Life Insurance Company. According to report, a three-story school building will be erected from plans by Delano & Aldrich.

"Strathcona-on-Hudson" Sold.

S. L. Pakas has sold to the Anmin Company, the six-story apartment house, "Strathcona-on-Hudson," at the northeast corner of Haven avenue and 169th street, on plot 74x109.3x irregular. The property has been held at $200,000.

Manhattan—South of 59th St.

39TH ST.—J. Arthur Fischer sold for Louis Offner to Hyman Bloch the 5-sty store and apartment building 532 West 39th st, on lot 25x98.9.

56TH ST.—Ames & Co. have sold for the Freehold Construction Co. to M. Coughlin, 231 East 56th st, a 5-sty tenement, on lot 25x100.5.

Manhattan—North of 59th St.

80TH ST.—Amelia G. Friedman has contracted to sell for $95,000 the 4-sty dwelling, on lot 20x102.2, at 8 East 80th st to Charles E. F. McCann.

132D ST.—Porter & Co. sold for Anna M. Smith, the 3-sty dwelling, 78 West 132d st, 19x99.11.

134TH ST.—Hunts Point Realty Co. bought from the Joseph Rosenthal Realty Co. 502 West 134th st, a 5-sty apartment house, 50x100. In

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The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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VAULTS FOR VALUABLES

exchange the purchaser gave the southwest corner of Drake st and Seneca av, 125x100 ft., irreg.

184TH ST.—J. Irving Walsh has resold for Ennis & Sinnott to George H. Budke 649 and 651 West 184th st, a new 5-sty apartment house, on plot 50x100. In part payment Mr. Budke gave two 4-sty apartment houses at 27 and 29 Booraem av, Jersey City.

AMSTERDAM AV.—Lowenfeld & Prager sold to G. Bozzo 2145 Amsterdam av, a 5-sty tenement, with stores, on plot 37.6x100. The buyer gave in part payment two lots at the northeast corner of Cropsey av and 27th st, Brooklyn.

WEST END AV.—Benenson Realty Co. has purchased from F. S. Phinney the 5-sty dwelling at the northwest corner of West End av and 92d st, on plot 38x33.

WEST END AV.—Francis M. Jencks has sold through Slawson & Hobbs to the Paterno Construction Co., Dr. Charles V. Paterno, president, the 4-sty dwelling, 569 West End av, on lot 20x100, adjoining the southwest corner of West End av and 88th st, which the same buyer will improve with a 13-sty apartment house. The present purchase insures permanent southerly light and air to the latter structure.

Bronx.

CROTONA PARK EAST.—William J. Gabel has sold for Byron A. Beal to the Benenson Realty Co. the plot 40.5x130x139x68 ft. in the rear in Crotona Park East, 175 ft. south of the corner of Crotona Park East and directly in the rear of the 174th st subway station. The buyers will erect an apartment house. The broker reports it a cash sale.

FOX ST.—Richard H. Scobie sold for William Schmults 973 Fox st, a 5-sty apartment house, on plot 40x106. It is one of a row built three years ago by Bates & Oesting.

BAY AV.—James T. Barry sold to Charles and Jacob Wiehe the water front property on the south side of Bay av, running to common high water mark of East Chester Bay, measuring 139 ft. on Bay av and 101 ft. on East Chester Bay.

COMMONWEALTH AV.—John A. Steinmetz sold for B. O. Crawford 1471 Commonwealth av, a 1-family house, to Thomas O'Connell.

INTERVALE AV.—Angel Construction Co., Carmine Cioffi, president, has sold 993-995 Intervale av, 5-sty apartment house on plot 50x100.

SPUYTEN-DUYVIL PARKWAY.—The C. F. Gennerich place, having frontages of about 250 ft. on Spuyten-Duyvil Parkway and Independence av at 230th st, has been reported sold. It contains a 2½-sty mansion, with stables and about 27 lots.

WASHINGTON AV.—John A. Steinmetz sold for S. B. Steinmetz 2049 Washington av, a 4-sty apartment house, to R. Williams.

Brooklyn.

BRIDGE ST.—Bulkley & Horton Co. sold for the estate of William V. Dee 286 Bridge st, a 2½-sty dwelling.

CHARLES PL.—James M. Hawley sold for John C. Dietz to Frank Strauch 18 Charles pl, a 6-family dwelling, on lot 25x100.

ROSS ST.—C. M. Mollenhauer has sold for the Ross St. Presbyterian Church its edifice and chapel at 155 and 157 Ross st, through to 156 and 158 Wilson st. The property has a frontage of 87 ft. in Ross st, 50 ft. in Wilson and a depth of 200 ft. The new owner is Isaac Haft, who will reimprove with 5-sty apartment houses.

49TH ST.—Isaac Salzberg sold for Paul Connelly to S. Goldstein the plot, 40x100, on the northeast side of 49th st, 100 ft. from 15th av.

66TH ST.—B. J. Sforza has sold for Fannie Palermo the 2-family house, on plot 20x100, 1253 66th st, and for Mary Martin the lot 20x 127x20x121 in the south side of 65th st, 540 ft. east of 12th av.

74TH ST.—Charles W. Seitz sold the 2-family dwelling 1373 74th st for Anthony Croveno to Mary Calandriello.

82D ST.—Torkel Larsen sold for the Malone-Herting Realty Co., the 1-family dwelling 182 82d st, on plot 27½x100.

GATES AV.—Bulkley & Horton Co. sold 248 Gates av, a 4-sty dwelling, on lot 20x100, for Annie M. Nash to C. S. Kise.

Queens.

LONG ISLAND CITY.—James B. Thomas sold the plot fronting 75 ft. on the west side of Steinway av, 25 ft. south of Vandeventer av, to a Brooklyn builder, who, it is reported, will begin the construction of four apartment houses with stores; also for the Mann Construction Co. the two 3-sty buildings, now in course of construction, at the southeast corner of Arlington st and Woodside av, Elmhurst, on plot 100x40.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to A. H. Bearson; 40x 100 on Kinsey av to S. Samson and 100x100 on Park av to R. Fisher.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Frederick J. Collins the 2½-sty residence 890 DeGraw av to Mrs. Ida Young, who gave in part payment the 2½-sty house 143 Mt. Prospect av.

PASSAIC, N. J.—Benjamin M. Weinberg has sold "the Lawyers' Building," a 6-sty office structure, at Main av and Academy st, for a reported price of $150,000 to the Foord Holding Co. of Newark. The building is the largest in the city and was built about four years ago.

Rural and Suburban.

AMITYVILLE, L. I.—Fred Stone of Montgomery & Stone has purchased 43 acres of land near his country estate on Clock blvd. The new place will be known as Chin Chin Ranch.

BROOKVILLE, L. I.—D. Fairfax Bush purchased the Waldron farm, comprising several acres, as a site for a new country home. In the same neighborhood are the estates of T. A. Havemeyer, Julian Ripley and C. Oliver Iselin.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Willow av, to M. Allison and 50x100 on Spruce av to J. Murray.

GREENWICH, CONN.—S. Osgood Pell & Co. sold for Miss Anna S. Wilson to Nathaniel T. Guernsey her 15-acre estate "Backwoods," one of the last of the remaining old Greenwich homesteads which has not passed into new hands within recent years.

ROCKAWAY, N. J.—The International High Speed Steel Co. of Manhattan, manufacturers of tool steel, acquired from George W. Stickle, of Rockaway, N. J., 9 acres at Franklin, near Rockaway, N. J., for the erection of a large steel plant. It is expected that the plant will be completed by April.

LEASES.

Music Publishers in L. I. City.

G. Schirmer, Inc., music publishers, of 3 East 43d street, have leased, through Bryan L. Kennelly, from the Courtney Development Company, Frederick J. Lancaster, president, about forty lots on Thomson Hill, Long Island City, located in the block bounded by Anabel avenue, Addison place and Gosman and Gould avenues. The lease is for a term of twenty-one years, at an aggregate rental of about $300,000. A manufacturing plant will be erected, to be utilized for the publishing of sheet music. The establishment of the music publishing firm marks the addition of a new class of industry to the rapidly growing colony in Long Island City.

$250,000 Times Square Leases.

Nelson, Lee & Green have completed leasing for Samuel K. Jacobs the store floor and basement of the building at the southwest corner of Broadway and 48th street, by the renting of a store with a frontage of 46 feet on Broadway, a depth of 140 feet and 50 feet in West 48th street, to James Conry. The lease is for ten years, at an aggregate rental of about $250,000. The store will be opened as a restaurant. Mr. Conry's lease also covers the entire basement of 9,000 square feet, and this is to be used as a grill room and chop house. This lease completes the renting of the building, except the top floor and a portion of the fourth floor.

New Cowperthwait Branch.

Cowperthwait & Sons, retail furniture dealers, leased, through Horace S. Ely & Company, the store, basement and five lofts in the new eight-story building erected by Brown Brothers at 782-786 Sixth avenue, on plot 60x120. The lease is for ten years, at an aggregate rental of about $250,000. Brown Brothers purchased the property last March from Lewis & Conger, who had acquired it in 1913, when they were assembling the site for their present store at the 45th street corner. The newly-acquired space will be used for the establishment of another branch.

Another Magazine Moves.

William A. White & Sons, representing the tenant, and Stephen H. Tyng, Jr., & Company, representing the owner, have leased for the Musgrave Realty Company, A. Filmore Hyde, to the Outlook Company the tenth floor in the Fourth Avenue Building at the southeast corner of Fourth avenue and 27th street. This is another addition to the publishing colony in this district.

Rockefeller Foundation Offices.

The Rockefeller Foundation leased from the Adams Building Company, Robert E. Dowling, president, the twenty-seventh floor, comprising about 20,000 square feet, in the Adams Building, at 61 Broadway. The General Education Board and the International Health Corporation will also be directed from these offices.

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Lease of War Interest.

Charles F. Noyes Company has renewed for Selig Goldstein with Thomas Prosser & Sons the lease for three years from May 1, 1915, of four floors at 15 Gold street and 22-24 Platt street. The lessees are the exclusive agents in America for the Krupp Company, of Essen, Germany. Thomas Prosser & Sons have been tenants in this building for thirty-five years. For Mr. Goldstein the Noyes Company has also leased the store and basement of 15 Gold street, 22-24 Platt street and 26-28 Platt street to the Reading Iron Company. The aggregate rental of the leases is about $35,000.

The Charles F. Noyes Company, with M. & L. Hess, also leased in the new sixteen-story Hallenbeck-Hungerford Building the ninth floor, containing 20,000 square feet of space, to the Gardiner Binding & Mailing Company for ten years, from May 1, at an aggregate rental of about $110,000. This is the third impo. tant lease made in the same building by the same brokers within the past few weeks.

Manhattan.

WRIGHT BARCLAY, INC., leased the top floor in 461 4th av to Frank E. Webb, textiles, of 432 4th av.

BASTINE & CO. and M. & L. HESS, INC., of 91 and 93 5th av, have rented for August Oppenheimer the 4th loft to Greenbaum Mfg. Co., of 649 Broadway, makers of men's clothes, who have been located on lower Broadway for 20 years.

THE LOUIS BECKER CO. leased for Jessie B. Crommette the 3-sty dwelling at 549 West 159th st for 2 years to M. Starr Colgate.

BRETT & GOODE CO. leased for George Kern to E. E. Vreeland, Inc., of 350 West 38th st, the 6th and 7th floors in 344 to 348 West 38th st for 10 years at an aggregate rental of approximately $65,000. The building is now one-third rented.

CARSTEIN & LINNEKIN, INC., leased an office in 874 Broadway to Ernest Lein, of 221 4th av; space in 229 4th av to Emile Delisle; at 450 4th av, in conjunction with Frederick Fox & Co., space to T. A. Cawthra & Co., of 395 4th av, and for Bastine & Co., at 112 East 19th st, space to David Moskowitz, of 80 5th av, and Emil Rohner, of 529 Broadway.

CROSS & BROWN CO. leased for the C. T. Silver Motor Car Co. to Maurice B. Lobell store in 239 West 55th st; for the Columbus Circle Realty Co. part of the basement at 3 to 7 West 61st st to the Detroit-Cadillac Motor Car Co.; office space in the U. S. Rubber Bldg., Broadway and 58th st, to General Lead Batteries; and 4th floor rear in 27 West 36th st to Stewart Denning of 10 Wall st.

DOUGLAS L. ELLIMAN & CO. leased the store and basement in 18 East 48th st for the Advocate Realty Co. to Miss Virginia T. Fuller, dressmaker and milliner, of 5 West 31st st, apartments in 969 Park av for the winter, furnished, to J. Nelson Shreve for K. P. Walker; in 103 East 86th st to Charles Hitchcock, Jr., and for Joseph G. Ringwalt to W. R. Thurston in 20 East 48th st to Hiram Osborn, and in 34 and 36 East 58th st to Charles Johnson.

DOUGLAS L. ELLIMAN & CO. and N. Brigham Hall & William D. Bloodgood leased 124 East 55th st, a 5-sty dwelling, furnished, for the season for Mrs. James Cunningham to Ed. W. C. Arnold.

DOUGLAS L. ELLIMAN & CO. leased for the Henry Phipps estates the northwest corner of Madison av and 45th st, 4-sty store and apartment building, to John R. Blair.

BENJAMIN ENGLANDER leased to the Normandy Waist Co., Inc., of 20 West 22d st, the easterly half of the 6th floor in 2 to 16 West 33d st containing about 17,000 sq. ft., for 5 years.

J. ARTHUR FISCHER leased the 3 lofts of 649 6th av to Polo & Condis for restaurant purposes.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Chas. H. Roman 5,000 sq. ft. in 147-149 West 22d st to Joseph Shaff & Co.; for William Laue 2,500 sq. ft. in 679 Broadway to Price Bros.; for William R. Rooney, as receiver, store, basement and sub-basement in 213 Greene st to J. E. Ludwig & Co.; for Edward W. Browning 3,000 sq. ft. in 141-143 West 36th st to Feidelman, Blatt & Neiman; space in 2-16 West 33d st and 5, 7 and 15 West 32d st to Garment Specialty Co.; in conjunction with Cross & Brown, 4,200 sq. ft. in 129-131 West 22d st to Crescent Dress Co.; in conjunction with Douglas Robinson-Charles S. Brown Co., 2,500 sq. ft. in 10 West 17th st to Supreme Dress & Novelty Co.; in conjunction with Marston & Co., 5,000 sq. ft. in 39-41 West 32d st to H. Goldwater & Co.; for the Helian Co., 2,500 sq. ft. in 125 Prince st to Steinberg Bros.; for Carl Oesreicher, store in 103-105 West 29th st to Beney Lamm, and for Ernst L. Kahn 4,000 sq. ft. in 160-162 Wooster st to Rosenberg & Cohen.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., leased for the Guarantor Realty Corporation, as agents, to the Greater Manhattan Knitting Mills, the 1st loft in 40 East 20th st.

M. & L. HESS, INC., leased the 2d loft in 35 and 37 East 20th st to Edward Horrax, of 513 Broadway; the 4th loft in 543 Broadway to Karesh & Karesh, of 543 Broadway, and the 2d loft in 140 5th av to Zurn & Co.

M. & L. HESS, INC., leased the 7th loft in 12-14 West 32d st to Bernard Lowenstein; the 2d loft in 102 Bleecker st to the Dixie Bargain House, of 545 Broadway, and the 4th loft in 34-8 West 27th st to the Syracuse Dry Goods Co.

M. & L. HESS, INC., leased the 5th loft in 25 and 27 West 26th st to M. Lieberman & Co.; the 10th loft in 135 and 137 West 27th st to S. Simon & Co. of 61 East 11th st, the 3d loft in 12 West 31st st to Hugo Schneider, and the 6th floor in 701 7th av to the Amalgamated Vaudeville Agency of 701 7th av.

LOUIS KEMPNER & SON leased offices in the Riverside Theatre, Broadway and 96th st, to Dutka & Korn; store and basement in 2487 Broadway to Lenore; store and basement in 2749 Broadway to Phillip Suval; in the Standard Theatre Building, at Broadway and 90th st, the following stores: Corner to N. T. Zanick, and inside stores to Freedman Bros., S. L. Sessel, Elliott Khan, Nathan Morris, A. Jacobs; corner store, southeast corner 156th st and Broadway, to C. C. Trepel; loft at the southwest corner of Broadway and 109th st to J. Salinger; also in the same building to J. Greenfield; in the Riviera Theatre corner lofts to Bax Saymon, Julius Kenner; also store in the southwest corner Broadway and 97th st to C. C. Trepel; also in the Eighty-first Street Theatre Building store to Mme. Gartenberg; in 2633 Broadway to Philip Cooper; in 2455 Broadway to Edmunds Shop, Inc.; in 2137 Broadway to N. Dow; in 2687 Broadway to K. H. Takiguchi; in 2581 Broadway to Hyman Edson; corner store, northwest corner St. Nicholas av and 182d st, to A. Berman; corner store, southeast corner of Broadway and 147th st, to C. C. Trepel; second floor at the southwest corner of Broadway and 100th st to A. Wasserman.

EDGAR A. MANNING leased for Carstein & Linnekin, as agents, the top loft in 21 West 39th st to the Mayer Chic Co., of 12 West 22d st, and for Horace S. Ely & Co., agents, space on the 8th floor in 3 West 29th st to the Leslie Judge Co., of 225 5th av.

THE CHARLES F. NOYES CO. leased a large portion of the 4th floor in 55 John st to the Commercial Union Assurance Co. from January 1st; also offices in 37-39 Liberty st to Morgan & Strain; a portion of the 18th floor of 15-19 East 26th st to Bloom & Stare.

THE CHARLES F. NOYES CO. leased office in 81 and 83 Fulton st to C. A. Anderson, Inc.; and in 46 West 24th st offices on the 14th floor to the Reliance Motion Picture Co. of 29 Union sq, and on the 18th floor to the International Gas Development Co. of 17 Battery pl.

THE CHARLES F. NOYES CO. leased for Charles Laue the building at 194 Water st to the Stallman Import & Export Co. of 1 Platt st for 5 years; for Potter & Bro. part of ground floor at 59 Ann st to Nathan Nathan, and a floor in 57 Ann st to the Poole Press Association of 141 Fulton st.

A. O. ORZO of the office of L. Porrino and I. A. Levey rented 231 West 54th st for Mrs. Mary Harp. The building, when altered, will be known as the Arena Garage.

PEASE & ELLIMAN leased, furnished, 18 West 53d st, a 4-sty dwelling, for Mrs. R. M. Gilbert to Harold Godwin; space in 25 West 45th st, as agents for the Century Holding Co. to Mrs. Ella Phillips Crandall; a suite in 510 Park av to Coleman Randolph, and apartments in 66 West 37th st to F. Nicolet; in 244 Riverside Drive to J. Y. Johnston; in 200 West 58th st to Mrs. Bessie Rust; in 723 St. Nicholas av to T. A. Glendenning; in 116 West 59th st to Frederick Slocum; in 56 West 11th st to J. D. Cornell, and furnished for Mrs. Deming Smith in 116 East 58th st to Mrs. James L. Banks.

PEASE & ELLIMAN leased the 5th floor in 11 East 36th st for the Edmund A. Hurry estate to F. Carbone, of 53 West 24th st; and apartments for the Clara Hunter Stanton estate in 412 West End av to H. K. Holmes; and as agents for James B. Duke in 200 West 58th st to C. M. Wood of Los Angeles, Cal.

S. OSGOOD PELL & CO. leased the store in 12 West 46th st to a Mrs. Batson.

JOHN PETERS leased for Mary C. Therry to Weiss & Levy the double store in 216 East 14th st, recently remodeled; for John A. Anger basement store in 243 East 14th st to Katz & Klinger.

L. J. PHILLIPS & CO. leased for the Beekman estate the dwelling at the northwest corner of Broadway and 181st st to Herman Rothnagel.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Suzanne M. Pierson the 4-sty dwelling at No. 17 West 46th st to Rudolph H. Kissel for the winter.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Miss Grace R. Potter to Benjamin Nicoll for the season the 5-sty dwelling at 52 Park av.

THE M. ROSENTHAL CO. leased for Bastine & Co. to Friedman Brothers & Rothenberg of 821 Broadway space in 45 West 27th st; in 129 West 27th st to Cohn & Zimmerman of 14 West 17th st, and a loft in 219 West 17th st to the Century Paper Box Co. of 163 West 29th st; to Philip Feldman the store in 872 Broadway; to the Parisian Millinery Co. 2823 8th av; to the Up-to-Date Tailoring Co. in 2819 8th av, and in the Gramercy Bldg. space to the Atlas Pants Co. to the National Garment Co., to Harry Burrell and to the Baker Silk Co., and 5,000 ft. of space in 30 West 21st st to the Touraine Waist Co.

LOUIS SCHRAG leased for Johnson & Fleishhauer a loft in 109 to 113 West 25th st to Keller & Kurkewitz; for William Donnelly, as receiver, a loft in 153 to 159 West 27th st to Bendos & Pappas; for Potter Bros. the 2d loft in 419 6th av to Harris Jacobs and the 3d loft to David Solomon; and for the estate of William M. Leslie the dwelling at 263 24th st to Joseph A. Ferris.

SHAW & CO. rented the 3-sty dwelling at 125 West 127th st.

JAMES A. SHEERAN leased to Kohlberg & Co., Inc., a loft in 223 East 80th st; for Heilner & Wolf the dwelling at 131 East 80th st to William Hahn, and for Katherine Conway the dwelling at 1648 Av A to James Becker.

THE WINGOOD REALTY CO., INC., leased to George B. Hurd the 7-sty apartment house at 1580 Amsterdam av and the 7-sty apartment house at 501 West 138th st. Goodwin & Goodwin were the brokers.

Bronx.

JOHN J. PAULSEN leased to the National Biscuit Co. for the Mulhare Construction Co. the plot 50x147 on the east side of Park av, 100 ft. south of 182d st, together with a 1-sty brick building to be constructed and used as a station for the National Biscuit Co.

Brooklyn.

CHARLES E. RICKERSON leased 620 6th st, a 3-sty dwelling, to Rafael Rios; and 197 Berkeley pl, a 3-sty dwelling, to George W. Wales.

Queens.

HERMAN FRANKFORT rented for Mrs. Anna Kurtz to Albert Isaacs a bungalow in the west side of Pinson pl, Far Rockaway.

Suburban.

JULIA BEVERLEY HIGGENS leased for Miss Caroline Choate her new house at Pleasantville, N. Y., to Dr. John T. MacCurdy, of New York, for next summer.

JOHN F. SCOTT rented for M. Keller his house on Mistletoe Way at Cedarhurst, L. I., to Charles S. Sargent, Jr.

OBITUARY

JOSEPH ETZEL, aged seventy-three, for many years a real estate broker and agent in old Greenwich village, with offices at 131 Varick st, died of heart disease at his home, 159 Walnut st, Montclair, N. J. He is survived by his widow, four daughters and five sons, one of whom is E. P. Etzel, manager of the Gibbs Contracting Co. of Montclair.

WILLIAM H. LAW, assistant Tax Collector during the administration of Mayor Strong, died at the New York Hospital, aged fifty-nine. He was born in Norwich, Conn., and was a graduate of Yale University in the class of 1878.

DANIEL MAUJER McLAUGHLIN, prominent among Long Island real estate developers, died on Sunday at his home, 839 Park pl, Brooklyn, aged thirty-nine. In 1906 he founded and became vice-president of the McCormick Real Estate Co. In October, 1908, this company retired from active business, and he organized the Windsor Land and Improvement Co., of which he was the president. He was also vice-president of the Valley Stream Realty Co., the Floral Park Development Co., the Hempstead House and Home Co., the Lynbrook Manor Co., the Rockville Development Co., the St. Albans Terrace Co. and others. Mr. McLaughlin was a member of the New York Athletic Club, the Crescent Athletic Club, the Long Island Automobile Club, the Cornell University Club, the Phia Delta Phi Fraternity, Invincible Club and Masonic Club. He was also connected with several Masonic organizations, among them Kismet Temple of Brooklyn. He is survived by his widow and a son.

JOHN MULLALLY, formerly a Commissioner of Health, and for two years a member of the Board of Tax Assessors, died on Saturday, at his home, 223 West 49th st, aged seventy-two.

GEORGE E. WHITE, aged fifty-two, of the real estate department of the Mutual Life Insurance Co., died in Plainfield, N. J., on Wednesday.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

ELIZABETH M. BARRY.—562 West 164th st, 6-sty apt, 99.11x100, $220,000.

LOUIS BAUER.—457 West 46th st, 2-sty bldg, 25x106.3, $10,000.

BALLY CAHEN.—52 Leonard st, 5-sty loft, 25x100, $33,000; 12 South st, 3-sty bldg, 16.6x127.2x irreg, $25,000.

JOHN J. FALLON.—170 East 104th st, 4-sty ten, 25x100.11, $14,000; 232 West 121st st, 5-sty ten, 18x100.11, $13,500; vacant lot, 50x100, on the east side of Intervale av, 94 ft north of East 165th st, Bronx, $10,000.

JULIA E. GEAGEN.—216 West 72d st, 4-sty dw, 20x102.2, $50,000; 126 East 44th st, 3-sty dw, 16.4x83, $23,000; 698 3d av, 4-sty ten, 21x50, $16,000; 700 3d av, 4-sty ten, 21x50, $25,000; 160 East 44th st, 5-sty ten, 30x42, $21,000.

CAROLINE T. WATERS.—322 Lenox av, 5-sty dw, 16.6x75, $14,500.

HENRY GUCKER.—Owned the following tenements: 410 5th st, 5-sty, 25x96, $24,000; 312 East 9th st, 5-sty, 25x92, $25,000; 22 6th av, 5-sty, 24.10x100, $25,000; 7 Jones st, 5-sty, 25x100, $27,000; 237 West 13th st, 5-sty, 25x103, $27,000; 360 3d av, 5-sty, 24.8x112, $35,000; 362 3d av, 5-sty, 24.8x112, $38,500; 222 East 21st st, 5-sty, 25.4x92, $30,000; 224-226 East 21st st, 5-sty, 37.8x92, $44,000; 204 East 25th st, 5-sty, 24.4x98.9, $27,000; 206 East 25th st, 5-sty, 24.4x98.9, $27,000; 219 East 26th st, 5-sty, 25x98.9, $26,000; 533 3d av, 6-sty, 24.8x100, $39,500; 110 East 52d st, 6-sty, 25x100, $42,000; also 210 East 65th st, 4-sty flat, 16x100.5, $9,000; 242-246 East 60th st, three 4-sty flats, each 25x100.5, each $15,000; 240 3d av, 6-sty bldg, 24x70, $22,000; 220 East 52d st, 4-sty bldg, 22.11x98.8, $10,000, and 48 West 120th st, a 6-sty dw, 20x100, $18,000.

JOHN HARLIN.—149 West 86th st, 4-sty dwelling, 22.6x100.8, $42,500.

WILLIAM B. HORNBLOWER.—5 East 80th st, 4-sty dw, 66.8x100.8, $161,000; 61 East 96th st, 6-sty dw, 18.6x100.8, $21,000; 125-127 West 117th st, two 5-sty bldgs, each 18x100, each $14,000; vacant lot, 25x100.8, in the south side of East 96th st, 180 ft east of 5th av, $60,000.

PINCUS LOWENFELD.—166 East 64th st, 4-sty dw, 20x80, $50,000. He owned the following properties together with William Prager, each holding an undivided half interest: Tenements, 204 Monroe st, 4-sty, 25x70.10, $14,000; 191 Monroe st, 5-sty, 16.11x66.2, $15,000; 195-199 Monroe st, two 5-sty, 49.11x70, $40,000; 206 Monroe st, 5-sty, 16.6x49.4, $9,000; 211 Monroe st, 5-sty, 16.6x49.4, $9,000, 385-389 Cherry st, 660-666 Water st and 524-526 Scammel st, one parcel, ten 5-sty bldgs, 76.4x151.4, $71,000; 50 East Houston st, 4-sty, 18x52, $9,000; 26-28 Spring st, 6-sty, 47.7x102.8, $110,000; 466 East 10th st, 6-sty, 50.6x92.8, $44,000; 470 East 10th st, 6-sty, 50.6x92.8, $44,000; 280 10th av, 4-sty, 19.9x80, $16,000; 284 10th av, 4-sty, 19.9x80, $16,000; 289 10th av, 5-sty, 24.8x100, $25,000; 291 10th av, 5-sty, 24.6x100, $25,000; 352 10th av, 5-sty, 25x100, $20,000; 351 10th av, 5-sty, 25x100, $20,500; 175 East 93d st, 4-sty 29.11x100.8, $22,000; 177 East 93d st, 4-sty, 29.11x100.8, $22,000; 221 East 109th st, 5-sty, 25x100.11, $20,000; 270 West 129th st, 4-sty, 20x80, $25,000; 34 West 133d st, 5-sty, 25x99.11, $16,500; 2433 7th av, 5-sty, 39.11x100, $70,000; 257 West 143d st, 5-sty, 37.6x99.11, $34,000; 302 West 148th st, 5-sty, 25x99.11, $13,000; 304 West 148th st, 5-sty, 25x99.11, $13,000; 1712 1st av, 5-sty, 24.11x81, $20,000; 535-537 West 151st st, 6-sty, 75x100, $112,000; 2145 Amsterdam av, 5-sty, 37.6x100, $40,000; 195 Av L, 6-sty, 50.3x93, $52,000; 191-199 Av L, 5-sty, 89.4x98, $93,000; 224 East 70th st, 5-sty, 25x100.5, $16,000; 1269 5th av, 6-sty, 50.11x84, $93,000; 1263 5th av, 6-sty, 50x84, $74,000; 37-41 West 98th st, 6-sty, 50x100.11, $65,000; 1392 Madison av, 6-sty, 50x100.3, $16,000; 1396 Madison av, 6-sty, 50.11x84, $91,000; also following dwellings: 118 East 116th st, 3-sty, 17.10x100, $8,000; 105 West 119th st, 4-sty, 16.5x100, $14,000; 519 East 120th st, 3-sty, 20.6x100.11, $7,000; 214 West 136th st, 16.8x99.11, $8,000; 842 St. Nicholas av, 4-sty, 22x67.7, $16,500; the vacant plot southeast corner 3d av and 64th st, 100.5x130, $85,000; vacant plot southeast corner of Bradhurst av and 149th st, 50x99.11, $23,000; 510-516 West 150th st, 100x99.11, vacant, $48,000; 125-129 West 3d st, 99x100, vacant, $33,000; 132-136 West 14th st, 7-sty loft, 74.6x100, $182,000; 33 Union sq, 11-sty loft and office, 30.6x150, $250,000; 352-356 East 3d st, three 4-sty dw, each 22x57, each $12,500; also Bronx property. The co-partnership of Lowenfeld and Prager owned half interest in the following: 54 West 93d st, 5-sty ten, 26x100.8, $25,000; 461 Edgecombe av, 6-sty apt, 80.9x140, $100,000; 925 St. Nicholas av, 6-sty apt, 51.4x86x irreg, $56,000; 1600-1602 and 1608-1610 Madison av, 6-sty ten, each 38x110, each $61,000; 1836-1838 Lexington av, two 4-sty ten, 40x73.10, $23,000; 124, 126, 134 East 117th st, 6-sty tens, each 44.6x100.11, each $50,000; 1590-1594 Lexington av, 6-sty ten, 51.2x75, $62,000; 125-133 East 103d st, five 3-sty dws, 77x100.11, $30,000; 306 East 27th st, 5-sty ten, 48x98.9, $55,000; 49 Market st, 4-sty stable, 27x88, $19,000; 53, 57, 63 East 93th st, 6-sty tens, each 41.8x100.8, each $55,000. The co-partnership owned one-third interest in the tenements: 607-609 9th av, 5-sty, 50.6x100; $84,000; 71, 73 Amsterdam av, 5-sty, each 26.8x75, each $27,000; 75 Amsterdam av, 5-sty, 20x75, $32,000; 1491 Av A, 5-sty, 29x75, $36,000; 1253 Park av, 5-sty, 25x100, $30,000; 71-73 East 112th st, 6-sty, 36x100, $45,000; 75-77 East 112th st, 6-sty 34.10x100, $55,000, and also 413-417 8th av, a 2-sty theatre, 59.6x100, $170,000. The co-partnership owned one-twelfth interest in 117 West 49th st, a 4-sty dw, 20.10x100.5, $36,000; a one-sixth interest in 342-350 East 84th st, five 3-sty bldgs, 100x102.2, $37,500, and a 45% interest in 138-142 East 28th st, three 5-sty tens, 75x100, $81,000. The co-partnership owned two-fifths interest in 2170 Lexington av, 5-sty ten, 50x80, $56,000; 2174 Lexington av, 6-sty ten, 49.11x80, $37,000; 2178 Lexington av, 6-sty ten, 49.11x80, $37,000; 2184 Lexington av, 6-sty ten, 50x80, $56,000, and 619 West End av, a 4-sty dw, 24x90, $41,000; also owned a one-quarter interest in 736 9th av, 3-sty bldg, 22.2x80, $15,000; 820, 822, 824 3d av, 5-sty tens, each 25x107, each $40,000, and 2553-2555 8th av, 5-sty tens, each 25x65, each $18,500.

WILLIAM MANHEIMER.—223 West 33d st, 3-sty dwelling, 20x98.9, $29,000; 163 West 4th st, 4-sty dwelling, 20x98.9, $8,500.

HERMAN MENDEL.—1959-1963 3d av, 4-sty ten, each 17.8x75, each $15,000; 1975 3d av, 4-sty ten, 25x82, $21,000; 1977 3d av, 4-sty ten, 25x82, $21,000; 10 East 74th st, 4-sty dw, 22x102.2, $75,000.

THOMAS MOSHER.—52 West 76th st, 4-sty dw, 19x102.2, $27,500; 821 10th av, 4-sty ten, 25x100, $16,000; 395 3d av, northeast cor 28th st, 5-sty flat, 24.8x100, $60,000.

MARY E. PINCHOT.—2148 Broadway, 5-sty garage, 127.8x107x irreg, $496,000; 6-8 East 46th st, 6-sty loft, 40.8x100.5, $240,000; 1970 Broadway, 5-sty loft, fronting 42.1 on Broadway, with a 25 ft L in West 67th st, $150,000; 100-123 West 64th st, eight 4-sty dwellings, 148x100.5, $191,000; 146-150 West 63d st, 3-sty garage, 75x100, $90,000; 605 Madison av, 4-sty dw, 25x100, $80,000; 502-504 West Broadway, two 5-sty lofts, 50x75, $36,000; 54 Howard st, 5-sty loft, 50x50, $34,000; 211-213 Wooster, 5-sty loft, 54x71x irreg, $32,000; 2 Gramercy Park, 4-sty dw, 26.3x110, $50,000; also one vacant lot at the corner of Gainsboro av and Tremont terrace, 100x175, $9,900.

WILLIAM G. RINGLER.—1449 Lexington av, 3-sty dwelling, 19.8x95, $23,000; 1807 Union av, Bronx, 4-sty apartment, 28x90.6, $27,000.

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REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

†Arranged with figures for the corresponding week of 1914. Following each weekly tables are given from January 1 to date.

MANHATTAN

Conveyances.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
Total No.	171	159
Assessed value	$11,075,900	$9,280,700
No. with consideration	16	19
Consideration	$518,850	$440,325
Assessed value	$547,100	$465,000
	Jan. 1 to 7	Jan. 1 to 8
Total No.	131	159
Assessed value	$6,510,500	$9,280,700
No. with consideration	15	19
Consideration	$513,950	$440,325
Assessed value	$514,500	$465,000
	1914	1913
Total No. for year of	7,108	7,670
Total Amt. for year of	$33,680,092	$40,527,760

Mortgages.

	1915 Dec. 31 to Jan 7	1914 Jan. 2 to 8
Total No.	105	99
Amount	$2,003,761	$1,642,767
To Banks & Ins. Cos.	10	29
Amount	$497,500	$813,000
No. at 6%	60	32
Amount	$872,211	$163,587
No. at 5½%	6	7
Amount	$44,250	$68,000
No. at 5%	14	32
Amount	$521,500	$650,500
No. at 4½%	3	.....
Amount	$260,500	.....
No. at 4%	1	.....
Amount	$10,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	21	28
Amount	$295,300	$760,680
	Jan. 1 to 7	Jan. 1 to 8
Total No.	79	99
Amount	$1,194,599	$1,642,767
To Banks & Ins. Cos.	7	29
Amount	$109,500	$813,000
	1914	1913
Total No. for year of	*3,999	4,844
Total Amt. for year of	$119,454,042	$170,448,090

Mortgage Extensions.

	Dec. 31 to Jan. 7	Jan. 2 to 8
Total No.	42	43
Amount	$1,754,337	$93,2700
To Banks & Ins. Cos.	12	12
Amount	$831,500	$341,200
	Jan. 1 to 7	Jan. 1 to 8
Total No.	35	43
Amount	$1,341,987	$932,700
To Banks & Ins. Cos.	12	12
Amount	$831,500	$341,200
	1914	1913
Total No. for year of	1,955	1,922
Total Amt. for year of	$109,670,830	$86,487,687

Building Permits.

	1915 Jan. 2 to 8	1914 Jan. 2 to 9
New buildings	3	11
Cost	$73,000	$1,563,000
Alterations	$82,131	$80,150
	Jan. 1 to 8	Jan. 1 to 9
New buildings	3	11
Cost	$73,000	$1,563,000
Alterations	$82,131	$80,150
	1914	1913
Total No. for year of	396	553
Total Amt. for year of	$44,615,065	$70,074,585

BRONX.

Conveyances.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
Total No.	124	89
No. with consideration	12	12
Consideration	$126,900	$86,250
	Jan. 1 to 7	Jan. 1 to 8
Total No.	112	89
No. with consideration	11	12
Consideration	$126,550	$86,250
	1914	1913
Total No. for year of	6,040	7,388
Total Amt. for year of	$6,630,506	$6,373,739

Mortgages.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
Total No.	76	90
Amount	$650,574	$678,908
To Banks & Ins. Cos.	2	14
Amount	$32,000	$209,050
No. at 6%	38	28
Amount	$246,784	$113,833
No. at 5½%	5	13
Amount	$55,500	$103,850
No. at 5%	13	10
Amount	$173,040	$65,440
Unusual rates	.....	1
Amount	.....	$700
Interest not given	20	38
Amount	$175,250	$395,075
	Jan. 1 to 7	Jan. 1 to 8
Total No.	68	90
Amount	$597,224	$678,908
To Banks & Ins. Cos.	2	14
Amount	$32,000	$209,050
	1914	1913
Total No. for year of	3,639	5,559
Total Amt for year of	$30,587,722	$38,993,497

Mortgage Extensions

	Dec. 31 to Jan. 7	Jan. 2 to 8
Total No.	9	29
Amount	$224,500	$525,000
To Banks & Ins. Co.	2	4
Amount	$36,000	$60,000
	Jan. 1 to 7	Jan. 1 to 8
Total No.	8	29
Amount	$188,500	$525,000
To Banks & Ins. Cos.	2	4
Amount	$36,000	$60,000
	1914	1913
Total No. for year of	687	847
Total Amt. for year of	$13,345,310	$13,666,510

Building Permits

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
New buildings	4	22
Cost	$219,000	$541,850
Alterations	$3,500	$10,850
	Jan. 1 to 7	Jan. 1 to 8
New buildings	4	22
Cost	$219,000	$541,850
Alterations	$2,600	$10,850
	1914	1913
Total No. for year of	708	823
Total Amt. for year of	$16,259,782	$20,057,689

BROOKLYN.

Conveyances.

	1915 Dec. 30 to Jan. 6	1914 Jan. 2 to 7
Total No.	453	456
No. with consideration	40	45
Consideration	$131,416	$277,430
	Jan. 1 to 6	Jan. 1 to 7
Total No.	314	456
No. with consideration	25	45
Consideration	$98,250	$277,430
	1914	1913
Total No. for year of	22,876	23,668
Total Amt. for year of	$14,089,868	$13,357,404

Mortgages.

	1915 Dec. 30 to Jan. 6	1914 Jan. 2 to 7
Total No.	331	318
Amount	$1,011,652	$1,126,202
To Banks & Ins. Cos.	43	57
Amount	$203,450	$266,300
No. at 6%	205	184
Amount	$490,197	$422,717
No. at 5½%	72	86
Amount	$282,550	$415,010
No. at 5%	40	62
Amount	$173,900	$236,625
Unusual rates	3	2
Amount	$8,500	$700
Interest not given	11	14
Amount	$56,505	$51,150
	Jan. 1 to 6	Jan. 1 to 7
Total No.	225	348
Amount	$734,536	$1,126,202
To Banks & Ins. Cos.	24	57
Amount	$120,750	$266,300
	1914	1913
Total No. for year of	16,419	16,926
Total Amount for year of	$67,331,356	$67,724,782

Building Permits.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
New buildings	56	55
Cost	$333,150	$626,550
Alterations	$30,050	$30,850
	Jan. 1 to 7	Jan. 1 to 8
New buildings	56	55
Cost	$333,150	$626,550
Alterations	$12,050	$30,850
	1914	1913
Total No. for year of	4,333	3,712
Total Amt. for year of	$37,456,031	$31,556,611

QUEENS.

Building Permits.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
New buildings	42	45
Cost	$168,880	$190,675
Alterations	$16,723	$32,565
	Jan. 1 to 7	Jan. 1 to 8
New buildings	27	45
Cost	$61,180	$190,675
Alterations	$11,153	$32,565
	1914	1913
Total No. for year of	4,403	4,602
Total Amt. for year of	$18,813,591	$17,298,810

RICHMOND.

Building Permits.

	1915 Dec. 31 to Jan. 7	1914 Jan. 2 to 8
New buildings	5	1
Cost	$4,225	$40
Alterations	$10,100	$700
	Jan. 1 to 7	Jan. 1 to 8
New Buildings	2	1
Cost	$1,900	$40
Alterations	$1,300	$700
	1914	1913
Total No. for year of	1,067	956
Total Amt. for year of	$1,839,761	$2,987,914

REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 989 Simpson st, Bronx.

HENRY C. B. STEIN has been appointed agent for 54 St. Mark's pl.

CAMMANN, VOORHEES & FLOYD have been appointed agents for 475 Broadway, 113 South st and 70 Gold st.

SHAW & CO. have been appointed agents for 17-27 West 125th st and for 2077-2085 Lexington av.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., have been appointed agents for 46 West 21st st.

MERLO & CARSON, INC., have opened an office at 3750 Broadway for the transaction of a general real estate and insurance business. Mr. Merlo has been manager of the 165d st office of the E. R. Wood-W. H. Dolson Co. for a number of years. Mr. Carlson has been in the real estate business at 545 West 70th st.

WILLIAM A. WHITE & SONS have placed for various owners the following loans: $20,000 on 10 East 71st st, $20,000 on 264 Lexington av, $65,000 on 51 West 14th st, $38,000 on 117 West 57th st, $32,000 on 117 East 71st st, $34,500 on 64 East 86th st, and $120,000 on the southeast corner of Park Row and Roosevelt st.

KNAP & WASSON CO. has purchased the real estate agency business of Bert G. Faulhaber Co. The present office of the latter firm at Broadway and 156th st will be continued by the Knap & Wasson Co. in addition to their offices at Broadway and 181st st. Mr. Knap will assume the management of the 156th st business.

42D ST. & MADISON AV. CO., Frederick Johnson, president, has appointed Cross & Brown Co., agents, for the holdings at 42d st and Madison av. These include the 21-sty 42d st building at the southwest corner, through to 41st st, and four adjoining buildings, 23 East 41st st, and 500-508 Madison av, the smaller buildings being held to protect the light of the 21-sty structure.

BURLING REALTY CO. has moved to 209 Bridge st, corner of Concord st, Brooklyn.

GEO. R. READ & CO. announce the removal of their downtown offices to the ground floor of 30 Nassau st. The uptown offices remain as heretofore at 3 East 35th st.

WILLIAM H. WHITING & CO. have been appointed agents for 118-120 Fulton st and 41-43 John st.

JAMES B. THOMAS has placed the following loans in Long Island City: for the J. W. Construction Co., three loans of $20,000 each on three 4-sty apartment houses, each 42x90, to be erected on the west side of 15th av, 300 ft. south of 48th av, in the Steinway section; also for another client two loans, of $24,000 each, on two 5-sty apartment houses, each 38x89, to be erected on the west side of 3d av, 250 ft. north of Jamaica av.

PINCUS LOWENFELD, the real estate operator, who died on September 15, 1914, left an estate of $180,674, according to the report of the transfer tax appraisers. The value of the net estate was $86,921, consisting principally of interests in local realty. The complete list of the properties in which he was interested, together with the descriptions and appraised values will be found under Real Estate Appraisals. Other estates with large holdings, including Mary E. Pinchot and Henry Gucker, will be found in the same column.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

An office building in Pine street and a loft building in West 24th street will be among the principal offerings in the Exchange Salesroom next week. On Monday Samuel Goldsticker will offer to the highest bidder the eleven-story commercial structure at 13-15 West 24th street, as the result of an action brought by Ewald Mommer against the Sol Realty Company, to recover $47,637. There is a $200,000 prior-mortgage on the property. On Wednesday, Joseph P. Day will offer 7 Pine street, an eleven-story office building, which is being foreclosed by the Seamen's Bank for Savings. Liens on this property aggregate over $161,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 8, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Cherry st, 444, ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; due, $2,-156.55; T&c, $651.78; tax lien; Lavina Leitch. 4,300

115TH st, 116 E (*), ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; due, $31,334.15; T&c, $712; Emily S Dow. 20,000

21ST st, 132-4 W (*), ss, 387.5 w 6 av, 12-sty bk loft & str bldg; due, $34,363.93; T&c, $228.56; sub to mtg $130,000; Saml Kempner et al. 163,000

21ST st, 136-40 W (*), ss, 433.5 w 6 av, 69x92, 12-sty bk loft & str bldg; due, $31,-421.70; T&c, $2,911.85; sub to mtg $230,-000; Saml Kempner et al. 262,000

21ST st, 450 W (*), ns, 142.6 e 10 av, 17.6x98.9, 4-sty stn dwg; due, $11,028.48; T&c, $495.42; sub to two tax liens aggregating $2,245.38; Frank Dunning et al, trste. 11,500

21ST st, 137 E (*), ns, 189 e Lex av, 20.6 x98.9, 5-sty stn dwg; due, $30,861.05; T&c, $1,992.30; Union Trust Co of N Y. 29,000

103D st, 320 E (*), ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; due, $33,027.41; T&c, $1,587.75; Equitable Trust Co of N Y. 32,000

112TH st, 203-5 W (*), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; due, $10,691.25; T&c, $3,881.23; German Savgs Bank in City NY. 79,160

115TH st, 111 W, see 115th, 109 W.

115TH st, 109 W, ns, 100 w Lenox av, 25x100.11, 5-sty bk tnt; also 115TH ST, 111 W, ns, 125 w Lenox av, 25x100.11, 5-sty bk tnt; also WILLIS AV, 378, es, 25 n 143d, 25x90.6, 5-sty bk tnt & strs; partition: Albt H Mathews as trste. 62,700

125TH st, 114 W (*), ss, 170 w Lenox av, 30x100.11, 4-sty stn tnt & strs; due, $8,541.91; T&c, $——; Morris Walter et al, exrs & trstes. 75,500

136TH st, 102 W (*), ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,901.85; T&c, $246.22; Morris E Webber, trste. 8,000

191ST st, 601 W (*), nwc St Nicholas av (No 1609-17), 100x100, 6-sty bk tnt & strs; due, $32,808.98; T&c, $1,600; sub to two pr mtgs aggregating $155,000; Henry Morgenthau Co. 189,000

192D st, 600 W (*), swc St Nicholas av (Nos 1619-27), 100x100, 6-sty bk tnt & strs; due, $32,803.98; T&c, $1,600; sub to two pr mtgs aggregating $155,000; Henry Morgenthau Co. 189,000

St Nicholas av, 1609-17, see 191st, 601 W.

St Nicholas av, 1619-27, see 192d, 600 W.

HENRY BRADY.

Bleecker st, 18-24 (*), swc Eliz (Nos 309-13), runs w92xs70xe12xs20xe80xn90 to beg, 2-2, 1-3 & 3-4-sty bk loft & str bldgs; due, $84,340.04; T&c, $1,506.65; County Holding Co. 75,000

Elizabeth st, 309-11, see Bleecker, 18-24.

93D st, 19 W, ns, 248.4 w Central Park W, 19.7x100.8, 4-stv & b bk dwgs; due, $10,994.46; T&c, $1,130.87; Oscar E Schmidt. 12,250

104TH st, 312 E, ss, 100.6 e 2 av, 24.6x100.11, 4-sty bk tnt & strs; due, $6,661; T&c, 62.74; Joseph Mazzocchi. 8,150

3D av, 1813 (*), es, 25.11 s 101st, 25x100, 5-stv stn tnt & strs; due, $18,934.48; T&c, $320; Mayer Katzenberg. 17,000

8TH av, 687, ws, 60 n 43d, 20.2x100, 4-stv bk office & str bldg; due, $14,325.54; T&c, $1,100.84; Shaw, Fiske & Shaw. 10,100

M. MORGENTHAU, JR. CO.

93D st, 111 W, ns, 134.2 w Col av, runs n100.8xw15.9xs14.2xw7xs86.7xe16.5 to beg, 4-stv & b bk dwg; withdrawn.

113TH st, 200 W (*), swc 7 av (No 1862), 100x75.11, 7-sty bk tnt; due, $34,397.08; T &c, $6,715.51; sub to a prior mtg $100,000; German Savgs Bank in City NY. 141,650

7TH av, 1862, see 113th, 200 W.

DANIEL GREENWALD.

97TH st W, see Riverside dr, see Riverside dr, 244.

Riverside dr, 244, sec 97th, runs s107.6xe50xs5.11xs58.11xn106.10xw71.11 to beg, 6-sty bk tnt; withdrawn.

3D av, 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c; Bernhard Blumenthal. 750

SAMUEL MARX.

16TH st, 441-3 W (*), ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & strs; due, $5,935.35; T&c, $361; sub to 1st mtg $20,000; Emilie Hoffman. 26,621

Total	$1,416,681
Corresponding week 1914	905,349
Jan. 1, 1915 to date	1,416,681
Corresponding period 1914	2,752,475
Total for year 1914	36,423,351
Total for year 1913	40,602,911

Bronx.

The following are the sales that have taken place during the week ending Jan. 8, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Kelly st, 997-1005, ws, 35.11 n Westchester av, 150x100, 3-5-sty bk tnts; adj sine die.

North st, es, 127.4 n Tier av, 165.9x255x 170.5x253; due, $2,240.92; T&c, $606.96; adj sine die.

178TH st (*), ns, 90 e Anthony av, runs n93.6xw90 to the es Anthony av xn26.4xe 153.10xs122.10xw27.11 to beg; due, $10,772.97; T&c, $141.60; Susan E Sammis. 10,000

Brook av (*), es, 73.4 s 170th, 24.4x100; due, $4,302.47; T&c, $496.74; sub to two pr mtgs aggregating $9,000; Elizabeth Koerner. 9,500

City Island av, 282, es, 25 n Orchard, 25 x100; also INTERIOR LOT, 130 s Fordham av & — e City Island av, 30x103.8x30x 103.11; due $7,563.99; T&c, $840.72; Amelia M Martin. 8,825

Courtlandt av (*), ws, 150 n 162d, 140x 25.3x137.9x25; due, $18,357.52; T&c, $857.49; Josephine Eoff. 19,700

Cromwell av, ws, 266.4 n 169th, 86.7x 50.1x57.7x100x60.7, vacant; also CROMWELL AV, es, adj lot 358, map of Inwood, runs e50xse57.7xs100xnw60xn86.8 to beg; due, $7,974.11; T&c, $1,196.42; Abr Oppenheimer. 9,400

Timpson av (*), ws, 91.6 n 203d, 25x78.6x —x67.4; due, $318.49; T&c, $213.85; Nathan Kurtzka. 100

M. MORGENTHAU, JR. CO.

Grand blvd & concourse (*), ws, 48 n Rockwood, 53.9x28.3x50x9; Anna R Crossin. 100 over prior liens

3D av, 2422 (*), es, 78 s 134th, 26x62.4x 25x55.9; due, $3,215.36; T&c, $125.29; Gustav A Brandt. 2,000

JAMES L. WELLS.

187TH st E (*), ss, 151 w Washington av, 16.10x100; due, $2,351.21; T&c, $70.80; Annie M Atwood. 2,500

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Auction Sales of the Week, Bronx, Continued.

JACOB H. MAYERS.

Crotona av (*), es, 150 n 183d, 50x100; due, $9,061.06; T&c, $336.30; sub to a pr mtg $34,000; Rudolph Schreiber et al. 35,000

White Plains rd, nwc 230th, 114.10x80.1; adj Jan 20. ——

GEORGE PRICE.

Tieman av (*), es, 587.10 n Boston Post rd, 25x90; due, $3,390.91; T&c, $265.87; Chas Glore et al. 3,000

Total	$100,525
Corresponding week 1914	182,160
Jan. 1, 1915 to date	100,525
Corresponding period 1914	184,160
Total for year 1914	7,050,294
Total for year 1913	7,147,447

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 6, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

HEMLOCK ST, ses, intersec nes Atlantic av, runs se208.3 to Railroad av xne 113.7xnw100xsw40xnw100xse109.11 to beg; National Bldg Co 9,200.00

QUINCY ST, ns, 239.7 e Marcy av, 14.2x105.3; A B Roberts 3,550.00

ST JOHNS PL (*), ss, 154 e Albany av, 17x107.10; also ST JOHNS PL, 1198; Jas Flynn 5,300.00

77TH ST (*), ss, 285.6 w 14 av, 30.11x 100; South Brooklyn Savgs Inst 4,400.00

77TH ST (*), ss, 347.4 w 14 av, 30.11x 100; same 4,400.00

77TH ST (*), ss, 378.3 w 14 av, 30.11x 100; same 4,400.00

CHURCH AV, ns, 375 e Rogers av, 112x 124.10, adj Feb 5 ——

CONEY ISLAND AV (*), es, 100 s Av O, 340x100; Bklyn Associates 12,900.00

14TH AV (*), nws, 40 ne 78th, 20x100; South Bklyn Savgs Instn 4,500.00

WILLIAM J. McPHILLIAMY & CO.

E 7TH ST, es, 250 n Av P, 20.4x120.6; R C Baker 2,300.00

E 7TH ST, es, 270.4 n Av P, 19.8x130.6; R C Baker 2,300.00

16TH ST (*), ns, bet 10 & 11 avs, lot 26; Geo W Ballway 1,087.00

58TH ST (*), ns, 129.8 w 4 av, 26.8x 100; Henrietta Lemken 11,500.00

85TH ST, ss, 180 w 5 av, 40x125; Florence L Cook 6,100.00

ATLANTIC AV, ss, 300 w Underhill av, 20x100; A B Roberts 4,000.00

BROOKLYN AV (*), swc E Bway, 111.9x100.1x irreg; also BROOKLYN AV, swc Church av, 22.9x100; Gertrude E Clarkson et al 5,000.00

FOSTER AV (*), ss, 106.6 w E 17th, 54.9x63.5; Lawyers Title Ins & Trust Co 2,700.00

GRAND AV, es, 96.6 n Prospect pl, 16x 55; Mr Bovard 3,750.00

KINGSLAND AV, es, 25.6 n lot 72, 25x97.11; J Johnson 1,325.00

OCEAN PKWAY, ws, 280 s Cortelyou rd, 110x175; adj Feb 4 ——

NATHANIEL SHUTER.

COLES ST (*), ns, 92.11 e Columbia, 20x100; Fredericke Marquardt 4,750.00

FENIMORE ST (*), ns, 315 e Rogers av, 100x100; Fulton Land & Mtg Co of N Y 7,600.00

E 34TH ST (*), ws, 20 s Av I, 20x63.7; City Savgs Bank of Brooklyn 7,500.00

E 34TH ST (*), ws, 40 s Av I, 20x50.1x irreg; City Savgs Bank of Brooklyn. 7,500.00

E 34TH ST, ws, 60 s Av I, 20x36.6x irreg; City Savgs Bank of Brooklyn. 7,500.00

E 34TH ST, ws, 80 s Av I, 53.7x64.10x irreg; City Savgs Bank of Brooklyn. 9,000.00

41ST ST (*), ss, 180 w 5 av, 40x100; Lucy M O'Berry 3,200.00

AV I (*), swc E 34th, 90.10x24.1; City Savgs Bank of Brooklyn 11,000.00

BEDFORD AV (*), ws, 207.1 s Foster av, 50x100; Henry Berberich 9,500.00

MANHATTAN AV, es, 75 n Clay, 25x 100; withdrawn. ——

14TH AV (*), nws, 20 ne 78th, 20x 100; South Brooklyn Savgs Instn 4,500.00

JAMES L. BRUMLEY.

PENN ST, nws, 296.11 sw Bedford av, 20x100; withdrawn. ——

SAMUEL MARX.

15TH ST, swc 6 av, 100x25; Fannie T Burrows 5,125.00

Total	$165,887.00
Corresponding week 1914	$704,072.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 9.
No Legal Sales advertised for this day.

JAN. 11.
24TH ST, 13 & 15 W, ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer—Sol Realty Co, Inc, et al; Blumenstiel & Blumenstiel (A), 27 Cedar; Wm Klein (R); due, $47,637.45; T&c, $2,592.50; sub pr mtg $200,000; Samuel Goldsticker.

37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Greenwich Savgs Bank—Eliz Seaman et al; E Aymar Sands (A), 46 Cedar; Wm Klein (R); due, $68,959.60; T&c, $4,-878.87; Joseph P Day.

64TH ST, 420-8 E, ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; Flora N Brown—Mary E Norton et al; Rockwood & Haldane (A), 60 Bway; Wm A Boyd (R); due, $21,529.71; T&c, $2,077; mtg recorded July 8, 1911; D Phoenix Ingraham.

82D ST, 26 E, swc Madison av (Nos 1082-8), 35x102.2, 5-sty bk tnt & strs; U S Trust Co of N Y—Adolph Meyer et al; Stewart & Shearer (A), 45 Wall; Abr Stern (R); due, $152,290.89; T&c, $3,272.48; mtg recorded Feb 18, 1902; Herbert A Sherman.

122D ST, 165 W, ns, 75 e 7 av, 15.8x100.11, 4-sty & b bk dwg; Cecelia Lustberg—Chas H Stanton et al; Stroock & Stroock (A), 30 Broad; Henry Necarsulmer (R); due, $13,-312.92; T&c, $687.35; M Morgenthau, Jr, Co.

170TH ST, 555-61 W, ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Margt Cameron—Bright Realty Co et al; Thos J Meehan (A), 2 Rector; Isaac F Cohen (R); due, $13,125.57; T&c, $934.50; sub to pr mtg $90,000; mtg recorded Feb 19, 1908; Joseph P Day.

MADISON AV, 1082-8; see 82d, 26 E.

JAN. 12.

32D ST, 142 W, ss, 435 w 6 av, 20x44.7x20.5x 40.2, 3-sty bk tnt; Marjorie D Cleland—Mabel R Cleland et al; Monroe W Russell (A), 30 Vesey; Wm Klein (A); partition; Samuel Marx.

83D ST, 4 W, ss, 100 w Central Park W, 13x 102.2, 3-sty & b stn dwg; Mary J McCoy—Yosta Rosenberg et al; Henry M Bellinger, Jr (A), 135 Broadway; Jos F McLoughlin (R); due, $16,013.59; T&c, $790; Joseph P Day.

103D ST, 119 E, ns, 140 e Park av, 15x100.11, 3-sty & b stn dwg; N Y Orthopaedic Dispensary & Hospital—Leah Cohn et al; Harold Swain (A), 176 Broadway; Irving H Tifft (R); due, $5,124.62; T&c, $249.50; Joseph P Day.

109TH ST, 338-44 E, ss, 100 w 1 av, runs w68xs 100.11xw150.6xnw—xn10, 2-sty bk tnt & strs & 2-sty bk & fr staples; Metropolitan Impt Co—Carmelo D'Orazio et al (action 2); Clarence L Westcott (A), 100 Broadway; Henry J Goldsmith (R); due, $6,970.50; T&c, $693.20; sub to mtg, $28,000; Samuel Marx.

120TH ST, E, nec Madison av, see Madison av, 1839.

129TH ST, 32 E, see Madison av, 2026-32.

130TH ST, 208 W, ss, 140 w 7 av, 15x99.11, 3-sty & b stn dwg; Minnie D Baehr et al—Sarah A Smith et al; Monroe Goldwater (A), 271 Broadway; Robt J H Powel (R); due, $9,817.00; T&c, $167.36; Joseph P Day.

131ST ST, 12 E; ss, 164.7 e 5 av, 18.2x99.11, 3-sty & b stn dwg; Annie Diehl—Sarah McCormick, individ & admtrx, et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Henry Hofheimer (R); due, $3,288.82; T&c, $264.32; mtg recorded June 27, 1905; Joseph P Day.

132D ST, 216 W, ss, 159.4 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Cath M Crockett et al, trst—Mary A Nicholson et al; Harold Swain (A) 176 Broadway; Isaac F Cohen (R); due, $8,705.70; T&c, $89.65; Samuel Marx.

MADISON AV, 1839, nec 120th, 17.9x83, 3-sty stn tnt & strs; Eversley Childs—Jacob Potsdam et al; Edo E Mercelis (A), 69 Wall; Percival H Gregory (R); due, $19,202.67; T&c, $393; Joseph P Day.

MADISON AV, 2026-32, swc 129th (No 32) 99.11x35, 5-sty bk tnt & strs; Alfred M Heinsheimer et al, as trsts—Rachel Meyers et al; Stroock & Stroock (A), 30 Broad; Roger Sherman (R); due, $51,078.59; T&c, $2,320.01; Herbert A Sherman.

JAN. 13.

BROOME ST, 263, ss, 50.2 w Orchard, 25.3x 87.7, 5-sty bk tnt & strs, 2-sty ext; Public Bank of N Y City—Louis London et al; Stroock & Stroock (A), 30 Broad; Chas Zunser (R); due, $11,465.50; T&c, $1,197.69; sub to pr mtg $21,000; Joseph P Day.

PINE ST, 7, ss, 125.6 e Bway, 21.1x73.9x21x74.5, 10 & 11-sty bk office & str bldg; Seaman's Bank for Savgs in the City of N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Livingston Platt (R); due, $156,183.99; T&c, $5,516.16; Joseph P Day.

20TH ST, 24 W, ss, 420 w 5 av, 25x92, 4-sty stn tnt & str, 2-sty ext; Seamen's Bank for Savgs in the City of N Y—Maria M Robling et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Edw D Dowling (R); due, $52,836.68; T&c, $1,021.95; Joseph P Day.

83D ST, 166 E, ss, 149.8 w 3 av, runs w15.7xs 52xw6xs50.2xe16.1xn102.2, 4-sty stn tnt; Wm McErlen, Yena Holl et al; Archibald C Weeks (A), 30 Broad; Ashton Parker (R); due, $9,484.70; T&c, $1,560.06; Joseph P Day.

117TH ST, 560 E, ss, 98 e Pleasant av, 30x 100.10, 6-sty bk tnt & strs; Edw Keale—Margaretta La Falce et al; Anderson, Iselin & Anderson (A), 25 Broad; Edw L Parris (R); due, $20,951.07; T&c, $2,443.56; mtg recorded Apr 25, 1913; Joseph P Day.

121ST ST, 244 W, ss, 425 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Chas Hernsheim et al—Jas Lowery et al; Bowers & Sands (A), 46 Cedar; Lewis A Abrams (R); due, $8,130.04; T&c, $103.45; Samuel Marx.

JAN. 14.

40TH ST, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; Clarence J Carroll—Patk J Costello et al; Wm F Clare (A), 135 Bway; Rudolph A Seligmann (R); due, $2,580.69; T&c, $854.74; sub to pr mtg $14,000; Bryan L Kennelly.

57TH ST, 47 E, ns, 39 w Park av, 20x80.5, 4-stv & b stn dwg; Amy A Montague—Mary C Elliott; Gilbert H Montague (A), 40 Wall; Morgan J O'Brien, Jr (R); due, $10,548.08; T&c, $1,087.00; sub to pr mtg $50,000; Joseph P Day.

137TH ST, 178 W, ss, 125 e 7 av, 25x99.11, 5-sty stn tnt; Rebecca S Jacobus et al, as trstes—Dora Oppenheimer et al; Wilson M Powell, Jr (A), 7 Wall; Chas A Runk (R); due, $21,466.97; T&c, $923.15; mtg recorded Nov 22, 1906; Bryan L Kennelly.

JAN. 15.

54TH ST, 226-8 E, ss, 250 w 2 av, 50x100.4, 3-sty bk tnt & 1-sty fr stable; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jas A Foley (R); due, $20,364.63; T&c, $2,012.29; Joseph P Day.

84TH ST, 33 W, ns, 310 e Col av, 20x102.2, 4-sty & b bk dwg; Jno Haydock—Gustav M L Sacks et al; Thos J Farrell (A), 20 Vesey; Wm T Quinn (R); due, $24,335.85; T&c, $489; Samuel Marx.

JAN. 16.
No Legal Sales advertised for this day

JAN. 18.

124TH ST, 411 E, ns, 150 e 1 av, 25x100.11, 5-sty bk tnt; Giovanni Guglielmetti et al—Michael Gaglardi et al; Leo Schafran (A), 51 Chambers; Maurice S Cohen (R); due, $2,531.46; T&c, $750; L J Phillips & Co.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

JAN. 9 & 11.
No Legal Sales advertised for these days.

JAN. 12.

HOME ST, 844, ss, 91.9 w Prospect av, 40.2x 99.6x64.1x120.2, 5-sty bk tnt; Germania Fire Ins Co—Kath P Beaton et al; Ernest Hall (A), 62 William; Louis O Van Doren (R); due, $35,032.03; T&c, $708; George Price.

149TH ST, E, ss, 225 w Morris av, 25x86.6, vacant; Mary O'Gorman et al—Chas L Schnabl et al; Wm C Arnold (A), 165 Bway; Robt S Mullen (R); due $7,662.35; T&c, $179.80; Joseph P Day.

165TH ST, 74 W, sec Woodycrest av (Nos 1046-8), 100.9x50, 4-sty bk tnt & strs; Jno F Kaiser—Dunloe Holding Co, Inc, et al; Todd & St John (A), 258 Bway; Jos P Hennessy (R); due, $25,137.55; T&c, $——; Henry Brady.

220TH ST, 853 E, ns, 530 e Barnes av, 100x 114; Saml Martin—Marzian Lignoski et al; Gescheidt & Toomey (A), Mt Vernon, N Y; Max Bendit (R); due, $1,585.48; T&c, $103.-57; George Price.

WOODYCREST AV, 1046-8, see 165th st, 74 W.

JAN. 13.

WEBB AV, nec 188th, 105x33.4x99x33.10; also WEBB AV, sec Devoe ter, runs s150xe120xne 59.8xn81xsw24.11xw119.1 to beg; Mary S Croxson—Richard M Montgomery & Co Inc et al; Geo G Butcher (A), 40 Wall; Lee Phillip (R); due, $5,475.11; T&c, $11,-259.24; sub to 2 first mtgs aggregating $75,-000; Joseph P Day.

JAN. 14.

236TH ST, 139 E, ns, 125 w Kepler av, 25x 100, 2-sty fr dwg; Arnold J D Heins et al, trstes, &c—Therese Krupholder et al; Salter & Steinkamp (A), 140 Nassau; Harry Bijur (R); due, $3,911.20; T&c, $116.50; J H Mayers.

JAN. 15, 16 & 18.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 9.
No Legal Sales advertised for this day.

JAN. 11.

SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Instn—Cornelius J Hayes et al; Omri F Hibbard (A), 74 Bway, Manhattan; Arthur W Opp (R); Jas L Brumley.

JAN. 12.

WEST ST, es, 305.10 n Av C, 18x100; Hulda Schulsinger—Bristol Bldg Co et al; Herbert Zarnikaur (A), 808 Bway; Adolph H Goettine (R); Nathaniel Shuter.

WEST ST, es, 180 n Av C, 17x100; Isidor H Rogow—Bristol Bldg Co et al; Herbert Zarnikaur (A), 808 Bway; Chas Haubert (R); Nathaniel Shuter.

E 49TH ST, es, 540 s Av L, 30x100; Honora Butler—Mary J Camp et al; Geo Eckstein (A), 44 Court; Isadore Kallet (R); Wm J McPhilliamy & Co.

77TH ST, ss, 316.5 w 14 av, 30.11x100; South Bklyn Savgs Instn—Chancery Realty Co et al; Action 2; Coombs & Whitney (A), 44 Court; Arthur G Fuchs (R); Wm P Rae.

78TH ST, nes, intersec nws 14 av, 100x20; same same; Action 5; same (A); Manasseh Miller (R); Nathaniel Shuter.

CROSPEY AV, nes, intersec nws 18 av, 96.10x 100; 18TH AV, nws, 100 ne Crospey av, 40x 96.10; 18TH AV, nws, 140 ne 18 av, 100x96.8, and LOTS 368 to 372, map of land of Asa W Parker at Bath Beach; Cath Leonard et al—Maria B Menendez et al; Abner O Surpless (A), 189 Montague; Elmer G Sammis (R); Wm J McPhilliamy & Co.

JEROME AV, swc Belmont av, 100x50; Rothbell, Inc—Daniel Bldg Corpn et al; Jos J Schwartz (A) 391 Stone av; Walter M Effross (R); Nathaniel Shuter.

LAWRENCE AV, ns, 200 e 3 av, 100x100; Edw F Gundrum—Emma L Robinson et al; Harrison C Glore (A), 391 Fulton; Jas Gray (R); Nathaniel Shuter.

NOSTRAND AV, nwc Robinson av, 22.6x92.6; Amos Nichols—Sarah C Brosn et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.

14TH AV, nws, 60 ne 78th, 20x100; South Bklyn Savgs Instn—Chancery Realty Co; Action 8; Coombs & Whitney (A); Wm W Wingate (R); James L Brumley.

14TH AV, nws, 91 sw 78th, 18x100; same—same; Action 11; same (A); Frank X McCaffry (R); Wm J McPhilliamy & Co.

JAN. 13.

VAN SICLEN PL, ws, 192.8 s Coney Island Plank rd, 20x100; Hyman Newman—Domenico Capone et al; Hyman Newman (A), 44 Court; Max Haubenstock (R); Wm J McPhilliamy & Co.

81ST ST, ns, 236 w 17 av, 240x100; Elizabeth A Demund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; Patk E Calahan (R); Wm J McPhilliamy & Co.

SUTTER AV, sec Thatford av, 100x25; Jennie Ratkin—Fanny Hellerman et al; Max Rosenblum (A), 922 Bway; Michl Ditore (R); Wm P Rae Co.

VIENNA AV, cl intersec cl Thatford, runs e—to cl Osborn, xs xsw—xn404.7xn—to beg; Anna M Donahue et al—Sol Wolf et al; Robt E Swezey (A), 50 Pine, Manhattan; Henry Weismann (R); M Morgenthau, Jr, Co.

JAN. 14.

NEWELL ST, ws, 225 s Nassau av, 64.3x100; Lena Fraser et al—Jno Kalmbach et al; C & T Ferry (A), 845 Manhattan av; Chas E Francis (R); Wm P Rae.

PACIFIC ST, ns, 183.3 e Rockaway av, 16.7x100; Sheriff's sale of all right, title, &c, which Guiseppe Pantoleno et al had on Nov 24, 1911, or since; Lewis M Swasey, Sheriff; Wm P Rae.

74TH ST, ns, 102.4 w 18 av, 18.4x100; South Bklyn Savgs Instn—Sol Fromm et al; Coombs & Whitney (A), 44 Court; Chas K Landesberg (R); Wm P Rae.

74TH ST, ns, 120.8 nw 18 av, 17x100; same—same; Action 2; same (A); Arnold S Furst (R); Wm P Rae.

74TH ST, ns, 171.8 w 18 av, 17x100; same—same; Action 3; same (A); Henry E Wilke (R); Wm P Rae.

78TH ST, ns, 260 w 14 av, 20x100; Silas W Stein et al—Nettie R Howell et al; Walter S Doernberg (A), 2 Rector, Manhattan; Thos H Troy (R); Wm J McPhilliamy & Co.

BEDFORD AV, ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; Peoples' Trust Co—Fannie Dreyfuss et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); James L Brumley.

CROPSEY AV, nes, adj land of Lillian E Ferguson, 100.7xirreg; C Henry Offerman—Jos G Browning, Jr et al; Geo E & Ernest C Brower (A), 44 Court; Sidney H Palmer (R); Wm J McPhilliamy & Co.

17TH AV, sws, 380 se 81st, 20x90; South Bklyn Savgs Instn—Sarah G Meistrell et al; Coombs & Whitney (A), 44 Court; Robinson Leech (R); Wm P Rae.

17TH AV, ws, 80 n 63d, 20x80; Milton J Vogel—Eva Hopcraft et al; Jos Rosenzweig (A); 99 Nassau, Manhattan; Jos F Maguire (R); Wm J McPhilliamy & Co.

JAN. 15.

81ST ST, nes, 240 nw 3 av, 20x100.2; Anna S Osborne—Theresa J Rickard et al; Jas D Clifford (A), 164 Montague; Peter W Ostrander (R); James L Brumley.

JAN. 16.

No Legal Sales advertised for this day.

JAN. 18.

DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

SMITH ST, ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chamber Manhattan; Owen F Finnerty (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 2.

6TH ST, ss, 125 e 1 av, 25x97; Adolphine H Paegelow—Michl Josephson; E Miehling (A).

13TH ST, ns, 271 e Av A, 25x103.3; Anna E Schmidt et al; Sigmund Hornichter et al; C & Petrasch (A).

34TH ST, 314 E; State Bank—Marcus Rosenthal et al; J A Kohn (A).

74TH ST, 414 E; Elizabeth von Benkendorf—Ray Nowick et al; Butler, Brown, Wyckoff & Campbell (A).

83D ST, 37 E; City Real Estate Co—Sarah J Walker et al; H Swain (A).

100TH ST, 315 W; Metropolitan Savgs Bank—Camille H Fogarty et al; A S & W Hutchins (A).

127TH ST, 258 W; City Real Estate Co—Eliza T Wray et al; H Swain (A).

JAN. 4.

92D ST, 53 W; Elias H August—Marcia I Le Fevre et al; Strasbourger & Schallek (A).

111TH ST, 253 W; Henry F Schwarz—Sarah R Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A).

8TH AV, 977-79; Zinwell Co et al—American Purchasing Assn et al; Hays, Hershfield & Wolf (A).

JAN. 5.

103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Armstein & Levy (A).

BROADWAY, sec Broadway, 161.8x113.4; Spencer Realty Co—Mary P Satterlee et al; W F Wund (A).

1ST AV, es, 50.6 s 124th, 25x100; Julia A Sullivan—Chas S Bloch et al; Pressinger & Newcombe (A).

JAN. 6.

MONROE ST, 184-6; also MONTGOMERY ST, 57; Georgiana B Maclay—Berliner & Greenberg Inc et al; amended; Maclay & McBurney (A).

81ST ST, 7 W; Corn Exchange Bank—Maud B Barclay et al; Bowers & Sands (A).

83D ST, 308 E; Karoline Finger—Bert S Cuddeback et al; H P Botty (A).

100TH ST, ss, 125 w 3 av, 25x100.11; Trustees of the Sustentation Fund of the Reformed Episcopal Church—Edw P Shields et al; H Reeves (A).

118TH ST, 68-70 E; also 118TH ST, ns, 140 w Park av, 50x100.11; two actions; Baron de Hirsch Fund—American Fidelity Co et al; M S & I S Isaacs (A).

119TH ST, ss, 337.6 w 1 av, 18.8x100.10; Mary F H Bremer et al—Abr H Sarasohn et al; Cary & Carroll (A).

119TH ST, 324 E; Grace F Lesster et al—Abr H Sarasohn et al; Cary & Carroll (A).

7TH AV, 421-3; Ranald H Macdonald—Frank J Cassidy et al; Allen & Sabine (A).

JAN. 7.

59TH ST, 22 W; Harry S Ford—59th St Real Estate Co et al; amended; H H Gibbs (A).

91ST ST, 50 W; Esperanto Mtg Co—Edw H Ross et al; W S Newhouse (A).

127TH ST, 260 W; City Real Estate Co—Eliza T Wray et al; H Swain (A).

JAN. 8.

GRAND ST, nwc Attorney, 25x100; Anita Bliss—Mary McG Murray et al; F T Hill (A).

99TH ST, ns, 207 w Columbus av, 42x100.11; David Levine Luciano Giuliani et al; B H Arnold (A).

107TH ST, ns, 185 w 3 av, 34x100.11; Anna M Taylor—Alice T O'Brien; Neu, Gilchrist & Spedick (A).

132D ST, 122 W; Metropolitan Savgs Bank—Margt E Napier et al; A S & W Hutchins (A).

145TH ST, 406 W; Julia Coddington et al—Rose Leavit et al; H Swain (A).

158TH ST, 522-8 W; two actions; Saml Wacht—Rose Simon et al; S Wacht, Jr (A).

177TH ST, ns, 170 w Wadsworth av, 100.2x 115.9; N Y Life Ins Co et al—Howard O Weaver et al; Cary & Carroll (A).

Bronx.

DEC. 31.

167TH ST, 822; Jennie Currier et al, as extrx—Anthony Deutsch et al; Pressinger & Newcomb (A).

PROSPECT AV, ses, 242.1 ne Tremont av, 150x 150; Wm H Faulhaber et al, as exr—Nathan Rubinstein et al; L Wendel, Jr (A).

LOTS 352, 354, 359, 361, blk 2345, sec 9, on land map of the City of New York; Louis Finkelstein—Gertrude K Graham; S S Kogan (A).

JAN. 2.

No Foreclosure Suits filed this day.

JAN. 4.

LAFAYETTE ST, 1430; Minnie Becker—Mosholu Realty Co et al; Elfers & Abberly (A).

ST ANN'S AV, 738; Martha Schlesinger—Fredk S Schlesinger et al; M Arens (A).

LAND bounded by Trinity & Cauldwell avs, 153.6 s 160th st, x—; Jefferson Holding Co—Seattle Realty Co; S Strasbourger (A).

LOT 69, block B, map of prop of Hudson P Rose, known as Mapes Estate; Georgianna McDonough Mary A Carter; L E French (A).

JAN. 5.

WILLETT AV, ws, 100 n 216th, 25x100; Marie E Fincke—Alma Mathalda Hoglund et al; McLoughlin & Martin (A).

JAN. 6.

145TH ST, ss, 400 e Willis av, 75x100; Alex Sampson—Emma Jacobs et al; Krakower & Peters (A).

261ST ST, ns, 47.1 e Ketchum av 45.7x100; City Real Estate Co—Blanche G Taylor et al; H Swain (A).

CASTLE HILL AV, es, 75 s Hermany av, 94.4x 105; also HERMANY AV, ss, 105 e Castle Hill av, 144x182.3; Thos Amend—Mary Wagner et al; M B McHugh (A).

SOUTHERN BLVD, es, 270.4 s Aldus, 150x42; American Real Estate Co—Oval Constn Co et al; R T Wood (A).

LOT 108, map of 272 lots of Kemp Estate 23d Ward; Jas Corry—Hugh Reilly; B W B Brown (A).

JAN. 7.

FOX ST, es, 420.7 s Westchester av, 107.9x 226.9; Hendrik Hudson Co—Fanny Rudomin et al; Ferriss & Storck (A).

153D ST, ns, 320 w Elton av, 20.2x100; Frank G Wild et al as exr—Benj Benenson et al; F G Wild (A).

LOT 40, map of Van Nest Park, 24th Ward; Ella A Butler et al as extrx—Wm J Scully et al; C F Corner (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

DEC. 30.

No Judgments in Foreclosure Suits filed this day.

DEC. 31.

37TH ST, 4-6 W; Wm Xiegler, Jr—Midville Realty Co et al; Swan & Moore (A); Wm Klein (R); due...272,803.10

JAN. 2.

72D ST, 123 W; Chas A Miller—Mary E Weis; Griffin & Hannon (A); Patk J Dobson (R); due.....49,130.51

JAN. 4.

BROADWAY, nwc 66th, 112.10x140.8; Union Estates Co—Wm L Flanagan et al; Eisman, Levy, Corn & Lewine (A); Ashton Parker (R); due.....25,995.83

JAN. 5.

133D ST, ns, 160 w 5 av, 25x99.11; V Everitt Macy et al—Jos B Peck et al; Davison & Underhill (A); Denis A Spellisey (R); due.....14,292.50

JAN. 6.

No Judgments in Foreclosure Suits filed this day.

Bronx.

DEC. 31.

No Judgments in Foreclosure Suits filed this day.

JAN. 2.

CEDAR AV, 1799; Annie C Haley—Marden (A); R H Bergman (R); due 4,670.94
Plymton Constn Co et al; M S

JAN. 4.

170TH ST, ns, 15.9 w Bristow, 28.8x 48.4; Wm A Martin—Chas H Sprosesig et al; Lachman & Goldsmith (A); P L Mullaly (R); due..... 5,515.83

MORRIS AV, es, 137.6 n 164th, 37.6x 104.10; Wm Rankin—David Holstein et al; W R Adams (A); E B Cohen (R); due.....24,866.31

JAN. 5.

175TH ST, swc Eastburn av, 9.3x126.7x irreg; Geo W Dibble et al—Winton Realty Co et al; T F Keogh (A); G B Hayes (R); due.....59,384.71

JAN. 6.

HOFFMAN ST, nwc 187th, 96.9x100; Mary Martin—Pasquale D'Auria et al; F E Phillips (A); M P Doyle (R); due 8,485.22

JAN. 7.

145D ST, ss, 625.5 e Willis av, 31.1x 115.8; Margt Peterson—Jno J Montgomery et al; M J Sullivan (A); J P Hennessy (R); due 3,150.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 2.

No Lis Pendens filed this day.

JAN. 4.

145TH ST, 549-51 W; Ephraim Siff et al—Otto Rudolph et al; action to foreclose lease; J Sapinsky (A).

JAN. 5.

2D ST, 79-81 E; J H Taylor Constn Co Inc—Phillips Weeks Estate; action to foreclose mechanics lien; A M Levy (A).

22D ST, ss, 188 e 6 av, 23x98.9; Minnie Blessing et al—Henry Stein et al; action to declare trust; B Lewinson (A).

65TH ST, 170 W; Saml A Krulewitch—Louis D Livingston et al; action to declare trust; Morrison & Schiff (A).

BROADWAY, 1578-90; also 7TH AV, 712-20; also 48TH ST, 200-4 W; Porsth Electric Co—Fearure Picture Theatre Co of America et al; action to foreclose mechanics lien; H S Mack (A).

JAN. 6.

134TH ST, ss, 90 e Bway, —x— to 133d; Chelsea Realty Co—Clarence F Byrd et al; partition; E L Ford (A).

JAN. 7.

BEDFORD ST, ws, 80 ft n Morton, 20x80; Thos H Bell—Wm H Bell et al; partition; W J Bolger (A).

BROADWAY, 1544; Typhoon Fan Co—Ernst Glantzberg; action to declare trust; M C D'Agrosa (A).

JAN. 8.

LEROY ST, 19; Theo C Wood—Michele Brescia et al; counterclaim; Phillips & Avery (A).

BROADWAY, nwc 96th, 100.11x200; Essie Constn Co—Estate Chas F Hoffman et al; action to foreclose mechanics lien; J I Berman (A).

Bronx.

DEC. 31.

No Lis Pendens filed this day.

JAN. 2.

No Lis Pendens filed this day.

JAN. 4.

No Lis Pendens filed this day.

JAN. 5.

PROSPECT AV, 960; Rose Simon et al—Ferdinand C Bamman; action to cancel deed; L S Seel (A).

LOT 52, blk 2796, sec 11, on tax map; Jno Kennedy—Patk F Goff et al; action to foreclose tax lien; H Swain (A).

JAN. 6.

HILL AV, ws, 275 n Randall av, 50x100; Henry G Silleck Jr—Chas P Hallock et al; action to foreclose mechanics lien; P M Crandell (A).

JAN. 7.

No Lis Pendens filed this day.

Brooklyn.

DEC. 30.

CARROLL ST, ns, 104.2 e Hicks, 20.10x100.1; Bertha Caspari—Gio Amato et al; M H Latcher (A).

GATLING PL, ws, 180 n Atlantic av, 20x100; Jennie Simm Josie Lundequist et al; G M Moscowitz (A).

GATLING Pl, ws, 140 n Atlantic av, 20x100; same—same; same (A).

GATLING PL, ws, 160 n Atlantic av, 20x100; same—same; same (A).

HALL ST, es, 90.10 s Myrtle av, 21x75; Prospect Home Bldg & Loan Assn—Lena P Tobler et al; Manning & Buechner (A).

HENDRIX ST, ws, 220 s Dumont av, 20x100; Wm Collison—David Feldman et al; Clarke & Frost (A).

ROBINSON ST, ns, 92.6 w Nostrand av, 80x 122.6; Home Title Ins Co—Sara C Brown et al; H J Davenport (A).

RUTLEDGE ST, ses, 445 ne Marcy av, 20x100; Louise S Faul—Meyer Greenberg et al; W E Buckley (A).

SACKETT ST, ss, 185 w Smith, 20x100; Payne Estate—Jas M Gorman et al; Reeves & Todd (A).

SUMMER ST, ns, 325 w Patchen av, 50x100; Geo D Suydam—Nuveau Realty Co, Inc; foreclosure of mechanic's lien; H Campbell, Jr, (A).

S 4TH ST, sws, 134.2 se Havemeyer, 19.2x104.5 x19.2x106.10; Mary E Piper—Adelaide M Loeber et al; G B Davenport (A).

BATH AV, nec 17 av, 75x85.8; Nicola Pasquarello—Emilio Sarno; C J Ryan (A).

Lis Pendens, Brooklyn, Continued.

BROADWAY, sws, 20.6 nw Whipple, 20x89.10x 20.6x85.1; Alex Rosenstein—Harry Schlawg & wife; S Berg (A).
BUFFALO AV, ws, 77.9 n Sterling pl, 25x100; Fannie Newman—Robt Ward et al; foreclosure of tax lien; O M Lazrus (A).
S PORTLAND AV, ws, 201.6 n Atlantic av, runs n60xw100xs85xw10xs25xe110 to beg; Montauk Bank—Bernard J Roesler, Jr, et al; Furst & Furst (A).
9TH AV, nws, 40.10 sw 17th, 26.8x89.9; Richard Fitzpatrick Sherwin Realty & Constn Co et al; M J Scanlan (A).
LOT 27, map 262 lots in New Lots prop of Sara A & Wm H Suydam; Sophia Kuehner—Louis Gimpel et al; Aron & Vanderveer (A).

DEC. 31.

ADELPHI ST, ws, 84 s Myrtle av, 51.10x100; First Mtg Guar Co—Hartman Constn Co et al; Leach & Williams (A).
ADELPHI ST, ws, 135.10 s Myrtle av, 51.10x 100; same same; same (A).
FENIMORE ST, ns, 520 e Nostrand av, 160x100; Temple Impt Corpn Charlotte Winnett; specific performance; Herzfeld & Zweedler (A).
GARFIELD PL, ss, 350 e 4 av, 36.5x140.11x25x 119; Saml Cohen—Cyrus A Green; specific performance; E Rosenblume (A).
McDOUGAL ST, ss, 212.8 w Hopkinson av, 16.1x 100; Bernard R F Devine—Mason I Doyle et al; Thornton & Earle (A).
PARK PL, ss, 314 w Nostrand av, 39x127.9; Chas H Asche—Mary H Sands et al; A C Asche (A).
PLEASANT PL, es, 90 s Herkimer, 19.6x95; Cordelia Shipman—Ferdinand Hartman et al; C W Boote (A).
N 7TH ST, nes, 197 se Havemeyer, 22x100; also N 7TH ST, ss, 125 e Havemeyer, 25x100; Michl J McGahey—Jno J McGahey et al; partition; H Peake (A).
15TH ST, ns, 50.10 e 8 av, 17x100; Dinah J Harris—Edw J Murphy et al; Elliott, Jones & Fanning (A).
58TH ST, nes, 126.8 nw 4 av, 26.8x100.2; New York Orthopaedic Dispensary & Hospital—Jno E Sullivan Co, et al; Cary & Carroll (A).
BLAKE AV, sec Georgia av, 19.6x60; Abr Kasof—Jacob Schneider et al; D I Shapiro (A).
BUSHWICK AV, ws, 25 n Johnson av, 75x75; Isaac Cohen—Bushwick Livery & Garage & ano; M Rosenblum (A).
CORTELYOU RD, nec E 17th, 37.4x108.1x78.5x 100; Henry Lankenau—Rena V Hawkins & ano; B R Duncan (A).
FLATLANDS AV, swc E 88th, 147.4x200; Caroline Mayne—Margaretha Gramsch; Pratt, Koehler & Boyle (A).
FOSTER AV, ns, 175 e 3d, 100x225; Wm H Seibert—Jas R Gormley et al; Gannon, Seibert & R (A).
GRAVESEND NECK RD, nec Ryder av, 200x 375; Inavid P Manning—Wm C Cozier et al; R F Manning (A).
GREENE AV, ns, 175 e Grand av, 26x100; Edw Knaus—Lydia F Vaughan et al; McDonnell & Lebett (A).
GEORGIA AV, es, 360 s Blake av, 20x97.6; Sol Marks—Cecil Kleinman et al; S Wolbarst (A).
4TH AV, sec 59th, 22.2x80; Lucy W Parmly—Jno E Sullivan Co et al; Cary & Carroll (A).

JAN. 2.

AMES ST, ws, 125.5 s Newport av, 50x100; Sam Patrick—Annie Weisman & ano; H Lurio (A).
CLYMER ST, 46; also WYTHE AV, 558; Geo Schafer—Phillip H Schafer; to set aside deed; F L Pisani (A).
E 9TH ST, es, 140 n Av Q, 20x100; N Y Mtg & Security Co—De Forest Realty Co et al; H M Bellinger, Jr (A).
38TH ST, ss, 380 w 14 av, 20x95.2; Sarah L Dolan—Jas E J Martin et al; H M Bellinger, Jr (A).
38TH ST, ss, 480 w 14 av, 20x95.2; U S Trust Co—Jas E J Martin et al; H M Bellinger, Jr (A).
HOPKINSON AV, ws, 100 s Hegeman av, 20.6x 100x20.3x100; HOPKINSON AV, ws, 120.3 s Hegeman av, 20.1x100x20.4x100; Amelia P Chemant—Chas Moore Constn Co et al; C F Cornes (A).
SARATOGA AV, es, 126.3 s Sutter av, 24x100; Fannie Davidson Lena Lippman; specific performance; M C Loskowitz (A).

JAN. 4.

LAKE ST, es, 232.11 s Kings hway, 20x75; Bklyn Associates Louise E Norton et al; W T Lindsay (A).
McDOUGAL ST, ss, 212.8 w Hopkinson av, 16x 100; Fredk A Lehmann Mason I Doyle; F L Gross (A).
PACIFIC ST, ns, 112.3 w Classon av, 20x100; Isaac E Jersey—Louis Dubin et al; M Adeloff (A).
VERMONT ST, ws, 125 s Liberty av, 25x100; Delia Conway Wm E Smith; H Lurio (A).
3D ST, nes, 228.8 nw 5 av, runs ne65xnw26.8xs w65xse28.8 to beg; Fredk L Ostergren—Mary L Warren et al; W F Hoerner (A).
61ST ST, ss, 180 e 6 av, 20x81.11; Jno C Walsh —Michl Mullins et al; J J Bakerman (A).
BROADWAY, ne Ellery, runs nw100xne100xnw 100xne50xse100xne100.6.6xse100xsw256.6 to beg; Bowery Savgs Bank—Ernest Stutz et al; Wickersham & Taft (A).
HAMILTON AV, swc Nelson, 25.2x55.3x20.10x 57; Mary E Crane—Samson Friedlander et al; P Badman (A).
PITKIN AV, nwc Rockaway av, 20x64.4; Wm Linder Saml Palley et al; Jonas Lazansky & N (A).
LOTS 156 to 163; 168 to 178; 181 to 186; Map 1512 B; Mary H Von Dreele—Jennie Munson & ano; J A Sheehan (A).

JAN. 5.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x 128.6x102.4x134.11; Jno Connor—Chas K Doyle et al; I F Greene (A).
GOLD ST, ss, 80 n Myrtle av, 20x48.9; Wm E Puffel Grace A Ketchel & ano; J Brenner (A).
KOSCIUSKO ST, 269-71; David Jacobson—Saml Stolow & ano; specific performance; H Hetkin (A).
LINWOOD ST, ws, 265 s Sutter av, 20x90; Ida Zwetschkenbaum—Rose Silberman et al; W Rappel (A).
PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; J J Speth (A).
VAN BUREN ST, ss, 150 w Stuyvesant av, 25x 100; Riverhead Savgs Bank—Geo Alexander et al; E W Tooker (A).
WYONA ST, es, 180 s Pitkin av, 20x100; Saml Schlossman—Morris Schulman et al; foreclosure of mechanics lien; I Solomon (A).
53D ST, ns, 160 w 5 av, 40.6x90; Augusta B MacIntyre—Louis Miner et al; D A MacIntyre (A).
75TH ST, ss, 423.7 e 4 av, 20x100; Henry Stelling—Bay Ridge Development Co & ano; L J Moss (A).
DORCHESTER RD, ss, 65.5 w Stratford rd, 51.11x201.11x70.8x174.1; also STRATFORD RD, nwc Ditmas av, 40x79.7x72.7x81; also STRATFORD RD, es, 260 s Dorchester rd, 40x100; also STRATFORD RD, es, 540 s Dorchester rd, 15.6x100x59.1x169.1; Broadway Trust Co—Irving W Farquharson et al; H D Lott (A).
ROCHESTER AV, ws, 18 s Herkimer, 18x74; Geo A Simon—Andw Howett et al; T C Ennevn (A).
SCHENCK AV, 602; Meyer Hartman—Hillel Zeidenknop et al; foreclosure of mechanics lien; I Solomon (A).
5TH AV, nec 63d, 40x100; Eliz McGratty—Jacob Schaefer Jr et al; H L Thompson (A).
8TH AV, ws, 25 n Lincoln pl, 25x100; Long Island Water Front Realty Co—Christine Towns; S Saltzman (A).
LOT 105, map of South Greenfield, belonging to United Freemans Land Assn 3; Renard S Padgett—Jane Kelly et al; C J Ryan (A).
PROP begins 100 n from nec Gold & Myrtle av, 74x170; Jas Mitchell—Tredennick Co et al; foreclosure of mechanics lien; E S Cahn (A).

JAN. 6.

UNION ST, es, 500 n Sutter av, 25x100; also HOWARD AV, ws, 125 s Sutter av, 100x100; Jas Vanderveer—Jennie Spector et al; H D Lott (A).
VERONA PL, es, 99 n Fulton, runs e100xn1xe 20xn26.6xw20xs8.6xw100xs19 to beg; Albert Kronmuller—Minnie Siegel et al; Kiendl Smyth & G (A).
WOLCOTT ST, ns, 245 w Conover, 25x100; Margt McBryde—Chas Cooper et al; G W Pearsall (A).
W 35TH ST, ws, 260 n Canal av, 80x118.10 Lafayette Trust Co—Chas R Ward et al; Carmody Blauvelt & K (A).
W 35TH ST, ws, 340 n Canal av, 60x118.10; same—Frank L Ward et al; same (A).
W 35TH ST, ws, 400 n Canal av, 40x118.10; same—Edw A Langan et al; same (A).
W 36TH ST, ws, 240 n Canal av, 80x118.10; Lafayette Trust Co—Chas Gibbs et al; Carmody Blauvelt & K (A).
W 36TH ST, ws, 320 n Canal av, 80x118.10; same—same; same (A).
W 37TH ST, 300 n Canal av, 60x118.10; Lafayette Trust Co—Chas Gibbs et al; Carmody Blauvelt & K (A).
CLINTON AV, ws, 100 s Lafayette av, 22x100; Eleanor L Grimes—David D Vincent et al; Noble & Camp (A).
GEORGIA AV, es, 360 s Blake av, 20x97.6; Sol Marks—Cecil Kleinman et al; S Wolbarst (A).
NEPTUNE AV, ss, 77.7 e W 28th, 40x100; Lafayette Trust Co—Peter Beetz et al; Carmody, Blauvelt & K (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 2.

156TH ST, 601 W; Union Decorating Co —Hispanic Holding Co; Bert G Faulhaber Co (1) 534.65
164TH ST, 548-58 W; Emanuel Borenstein—Gertrude Horowitz; Forol Haber & Co (2) 57.50
AMSTERDAM AV, 2128-30; Frank J Valenti—C & W Amusement Co & Rosevale Amusement Co (4) 320.00
BROADWAY, 1845-47; Thos P McLoughlin, Inc—Geo B Rector, Joe B Mally & Louis Martin; renewal (3). 2,064.00

JAN. 4.

132D ST, 159 W; Muglers Iron Works—Jno Doe; Clark & Appelman (5).... 95.00
2D AV, 548; Geo W Meiers—Kate E & Mable A Boylston (6) 9.00

JAN. 5.

2D ST, 79-81; J H Taylor Constn Co Inc—Phillips Weeks Estate & Henry J Hanigan (9) 12,084.23
35TH ST, ss, W; City Wire Works—35 W 35th St Corpn & Hutchinson Metal Roofing Co (10) 93.00
103D ST, 163 E; Morris Siegel—Arthur J Taylor, rec'r (7)..... 620.29
BROADWAY, 1845-47; Lustig & Well—Upright Co, Louis Martin & S L Waller Constn Co; renewal (8)... 1,355.00
BROADWAY, 1650-84; W H A Horsfall —Amos F Eno & Felta Theatre Co (12) 6,775.00
8TH AV, 741-43; Louis Berger Paul D Lavinge & Albt Essig (11)..... 95.65

JAN. 6.

DIVISION ST, 2421; Benj Werlinger et al—Aaron Gottlieb & Rosenberg & Son (14) 100.00
WEST ST, 142; Geo Schor—Jno Doe & Sam Powell (18) 394.00
59TH ST, 200 W; Hydraulic Press Brick Co—Sol Bloom & Hedden Constn Co (19) 2,086.65
81ST ST, 105 E; Hull, Grippen & Co—Frank Ludlam & Joe B Acken; renewal (16) 38.15
125TH ST, 29 W; Wolf Peirez—Millicent S Denton & Hetty Rosen, renewal (21) 468.00
CENTRAL PARK S, swc 7 av, 100x25; A B Barr & Co—Sol Bloom (13).... 5,500.00
PARK AV, 1022; Hull, Grippen & Co—Louis J De Milhau & Joe B Acken; renewal (17) 30.84
WADSWORTH AV, es, whole front bet 174th & 175th, 100x100; Tony F Carfagno—West Park Presbyterian Church, Jno Laimbeer Jr & Jas P McAtee; renewal (20)..... 9,517.75
6TH AV, 695; Wollins & Brown Co—Abby M & Roy R Gardner, Jas Deery & Thos F Cain (15) 265.00

JAN. 7.

30TH ST, 8-14 W; Manhattan Sand Co, Inc Isaac A Hopper, Inc; Empire Plastering Co, Inc (25) 387.60
81ST ST, 105 E; Jno A Philbrick & Bro—Frank Ludlam; Joe B Acken; renewal (25) 327.17
90TH ST, 69-71 W; Treu & Schaefer, Inc—69 West 90th St, Inc; Wm S Jennings (28) 312.00
115TH ST, 122 W; Herman Ostermann —Lena Henschel (26) 124.50
PARK AV, 1022; Jno A Philbrick & Bro—Louis J De Milhau; Joe B Acken; renewal (24) 64.90
PARK AV, 1024; Jno A Philbrick & Bro—Christine Hoguet; Joe B Acken; renewal (23) 99.96
7TH AV, swc 59th, 25.5x100; Empire City Gerard Co—Sol Bloom; Hedden Constn Co (22) 390.00

JAN. 8.

81ST ST, 105 E; Henry H Meise & Son —Frank Ludlam & Joe B Acken; renewal (35) 190.00
104TH ST, 209-13 W; Donald Fraser—Frank & Margt Demuth (30)..... 71.70
120TH ST, 308 E; Lordi & De Respiris Constn Co—Robt I Brown & Levine & Levine Contracting Co; renewal (36) 454.10
142D ST, 146 W; Albert Schaile—146 W 142d St Co, Inc; renewal (31).. 2,210.00
BROADWAY, ws, whole front bet 51st & 52d, —x—; Lawrence L Straus—Girard Trust Co; renewal (29)..... 117.60
LEXINGTON AV, sec 85th, —x—; Max Rothbart—Ande Realty Co & Excelsior Metal Ceiling Co (32).... 135.00
PARK AV, 1024; Henry H Meise & Son —Ramsey Hoguet & Joe B Acken; renewal (35) 190.50
PARK AV, 1026; same—De Milhau & Joe B Acken; renewal (34) 270.50
PARK AV, 1022-4; Isidore Schwartz—Louis J De Milhaus, Christine Hoguet & Jos B Acken; renewal (37)..... 85.18

Bronx.

DEC. 31.

193D ST, 55 E; Geo E Stein—Chas B Hyass (74) 725.60
TYNDALL AV, ws, 125 n 259th, 50x 100; Victor Zambetti—Anna Ryan; J Diell Constn Co; renewal (75).... 75.00

JAN. 2.

No Mechanics' Liens filed this day. (2) 132.52
CROTONA AV, 1882; Louis I Bregman—David Pistronk, Jacob Wolfe; Wm Weinraub (4) 103.75
HONEYWELL AV, 2131; Clyde F Howes —Philip De Blasi (1) 44.25
MORRIS PARK AV, 756; Saml Jampol —Henreitta Gitelson; Carl Rieger (3). 29.00

JAN. 4.

3D AV, 3727; Murtha & Schmohl Co —Michl Bereinsky; Adolph Davis

JAN. 5.

PARK AV, es, 125 s E 181st, 45x125; Mott Haven Cut Stone Co—Bordens Condensed Milk Co & Miller-Reed Co (5). 125.00

JAN. 6.

178TH ST, ss, whole blk front bet Prospect av & Mapes av, 295x47; Geo Cohen & Co—Middlebrook Realty & Constn Co; renewal (6) 10,499.00
SHAKESPEARE AV, es 175 s 169th, 25x100; Cesare Cambi—Wm W Bell (7) 85.00
WASHINGTON AV, 2317; Sterling Ceiling & Lathing Co—Church of Our Saviour and School of Our Saviour, Geo A Amos & Walter Reed Co (9). 206.98
WILKINS AV, 1328; Barnard Cohen—Wm T & Agnes Sullivan (8)..... 100.00
WILKENS AV, 1328; Robert E La Viele —Wm T & Agnes Sullivan (9)..... 275.00

JAN. 7.

173D ST, 409-11 W; Frank Stola—Simplex Improvement Corpn (11)..... 1,454.00
181ST ST, 12-14 W; Wm C Peters—Herman Rothkirch; renewal (13).. 27.00
LAND bounded on the s by Corsa lane on e by Gunther av on n by Crawford av on w by Laconia av —x—; Teresa Rizzetta—Laconia Land Corpn & Jno Twiname (12) 185.80

Brooklyn.

DEC. 30.

KEAP ST, 231; M Mork—Annie J Donovan 65.50
SUMPTER ST, ns, 50 e Fulton, 50x100; C W Wilson—Nuneau Realty Co & S Brill & Geo D Suydam..... 340.52
CLARENDON RD, sec E 35th, 100x100; Benj C Hitchings, Inc—Comet Constn Co & Eltona Realty Co 1,332.03
NEW YORK AV, 248-254; Grand Plumbing Co—Albert G Negley, Jr..... 29.65

DEC. 31.

OSBORN ST, nec Riverdale av, 30x100; Gustave Rader Co—Sigmund Koeppel, Inc 184.00
WARREN ST, 493; E Krevulin—Jos M McGarry 163.00
WYONA ST, es, 180 s Pitkin av, 20x 100; S Schlossman—Morris Schulman 28.75

E 19TH ST, 360; M R Doodeswell Co—Dorchester Bldg Co..... 1,295.00
84TH ST, ws, 540 n 19 av, 55.3x100; E W Schmidt—Jacob Garnoff & Geo Martin & Conwar Constn Co 302.06
BROADWAY, 694-6; H Dworkin—Christian Schurnk & Julius Held, Orient Instn Co of Conn & Capital Ins Co of Concord, N H..... 150.00
CLINTON AV, 450; J Starobin—Peru Realty Co 475.00
SAME PROP; G Goldberg & Sons—same 252.90
WOODRUFF AV, swc St Paul's pl, 126.3 x145.3; J Greenbaum—Marcus Bldg Co 3,897.00
14TH AV, 4515; Calendo & Cordi—Jno Foley & Jno Dowe 48.50

JAN. 2.
14TH AV, es, 60.2 n 46th, 40x100; R Cerbone—David J, Mary A & Jno Foley 121.00

JAN. 4.
KOSCIUSKO ST, swc Nostrand av, 40x100; Bklyn Fire Proof Sash & Door Co—Marcus Bldg Co..... 215.00
LOGAN ST, ws, 170 n Glenmore av, 40x100; Sam Fix—Congregation Ahavath Achim Benie Abraham, Sam & Wolf Rabinowitz & Max Barth..... 550.00
WYONA ST, 291; S Schlossman—Benj Sobel, Bennie Sobel & Morris Shulman 28.75
E 51ST ST, ws, 97.6 s Av N, 120x100; V Torson—Maquki Realties Inc..... 51.25
VOORHIES AV, ns, 175 w Sheepshead Bay rd, 120x100; Coney Island Supply Co—Madlin Inc & Chas Lindenbaum 1,415.00

JAN. 5.
ADELPHI ST, 156-62; V Erranti—Hartman Constn Co 1,475.00
S 1ST ST, ss, 100 w Wythe av, —x—; C Ribarick—Fulton Bag & Cotton Mills & Hutchinson Metal & Roofing Co. 130.00
S 3D ST, 109; M Casalino—David Levine & Nathan Dresler..... 95.00
E 21ST ST, 630-2; J Starobin Peru Realty Co. 565.00
84TH ST, 1818; L Strube—Jacob Sarnoff & Conwar Corpn & Jno C Langan 140.00
NASSAU AV, 237; L Warady—Wm H & Magdelena Hodgkinson & Home Circle Realty Corpn 604.99
RAILROAD AV, ws, 200 s Liberty av, 25x110; M Smigiel—Martziana Rebatski, Louisiana Constn Co & J Gurski 100.00
WILLIAMS AV, nwc Livonia av, 100x100; G T Willard C—Helma Holding Co, Progressive Realty & Impt Co & H Friedland 810.00

JAN. 6.
E 4TH ST, 1439; F H Henacker—Mrs G N Anderson & M A Severino 8.00
59TH ST, ns, 320 e 11 av, 40x100; J Drasnin—Pisarra Constn Corpn & Thos Pisarra 125.00
BENSON AV, nc 22 av, 96.8x100; C I Constn & Supply Co—Pacific Bedford Corpn & Saml Brill 862.25
BROADWAY, 1467; M Luria—City Real Estate Co & N Lichtenstein & Son..... 425.00
BROADWAY, 1467; M Luria—Henry L Batterman & Lichtenstein & Son..... 425.00
OCEAN AV, 1029-47; Grand Iron Wks —Hartman Bldg Co 3,250.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 2.
BROADWAY, 11; Monroe N Golding—Broadway Realty Co et al; Dec30'14. 365.00

JAN. 4.
108TH ST, 124 E; Alex Berman et al—Herman J Sonnenberg et al; Sept.. 23'13 ..... 1,700.00
SAME PROP; Peirat Goldman et al—Geo A Disbrow et al; Sept5'13 ..... 250.00

JAN. 5.
CENTRAL PARK W, 300-2; Saml Serman et al—Secured Holdings Corpn et al; Dec7'14 ..... 680.00
W BROADWAY, 400; Jacob Fine—Leon C Giordano et al; July16'14... 220.00
6TH AV, 392; also 24TH ST, 58-62 W; Paul Scherbner Iron Works—Andw Rust et al; Dec5'14 ..... 162.00
6TH AV, 626-28; Saml Ascher—Geo Cantrell et al; Aug5'14 ..... 280.00
SAME PROP; Benj Leff—same; Aug 21'14 ..... 450.00
SAME PROP; Leon Kranz—same; May 20'14 ..... 450.00
SAME PROP; Empire Plastering Co—Nathan Picket et al; June9'14..... 55.00

JAN. 6.
MADISON AV, 628; Geo Hoffman—Jno D Crimmins et al; Feb6'13..... 202.06
[3]MANHATTAN AV, 507; Harry Berman—Harry Schurfter et al; July11'14.. 282.52
[3]SAME PROP; Isaac Becker—same; July11'14 ..... 3,800.00

JAN. 7.
GRAMERCY PARK, 17; Nathan Rosen & Co—Jas W Gerard et al; June2'20. 501.60
29TH ST, 39-41 W; Hirschhorn, Schoenberger & Krieger — Rockbridge Realty Co., Inc, et al; May12'14... 900.00
BROADWAY, 2633; Isaac A Hopper, Inc—Wm E D Stokes et al; Dec31'14. 6,575.26

JAN. 8.
52D ST, 443 E; Isidor Goldman—Moses Mendelsohn et al; July31'13..... 1,792.50
113TH ST, 501 W; Theo Thylstrup—Hannah Elias et al; Nov30'14..... 173.25
185TH ST, 507 W; Caldi & Colombi—Nellie Duggan et al; June23'14..... 105.45

Bronx.

DEC. 31.
150TH ST, ss, whole block front bet River av & Gerard av; Braunfels Browning & Co—Henry Lewis Morris et al; Jan27'14 ..... 135.43
150TH ST, ss, whole block front bet River av & Gerard av, 150x200; Pelham Operating Co—Henry Lewis Morris et al; Jan28'14 ..... 79.00
150TH ST, ss, whole block front bet River av & Gerard av, 100x148.8; Vulcan Rail & Constn Co—Henry Lewis Morris et al; Jan29'14..... 60.00
150TH ST, ss, whole block front bet River av & Gerard av; Bethlehem Steel Co—Henry Lewis Morris et al; Feb4'14 ..... 5,872.75

JAN. 2.
No Satisfied Mechanics' Liens filed this day.

JAN. 4.
215TH ST, ss, 275 e Paulding av, 25 x100; Peter Guarino—Antonio Suozzi et al; Sept11'14 ..... 40.10

JAN. 5.
BRONX BLVD, es, 200 s Post, 100x 125; Elvira Sellitto—Cath Reilly et al; Nov9'14 ..... 511.70

JAN. 6.
231ST ST, ss, 100 w Independence av, 116.9x148.8; Chas A Buckley— Along the Hudson Co et al; Dec23'15..... 433.80

JAN. 7.
WESTCHESTER AV, sec Park, 62x58; Henry Heil—Eliz Wright et al; Dec2'14 ..... 140.00

Brooklyn.

DEC. 30.
LINWOOD ST, 458; P Gordon—Meyer Sheriff; Aug13'14 ..... 105.00
S 4TH ST, 252-4; C Weissglass—S Sulsky & Title G & T Co; Nov5'14..... 316.50
E 17TH ST, nec Beverly rd, 100x200; Expanded Metal Eng Co—Cathcart & Meagher, Inc, & Hermans Madden & Co; Nov17'14 ..... 104.59
[2]E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Sam Posen & ano—Jno or Herman Schaeffer & Dorchester Bldg Co; Dec7'14 ..... 105.00
54TH ST, ns, 200 w 15 av, 120x100.2; B Getzoff—Diaz Bldg Co; Nov11'14.... 193.00
SARATOGA AV, 351; Interborough Sash & Door Co—Main Bldg Co & Isaac Miller; Oct13'14 ..... 160.00
SUTTER AV, ss, 40 w Warwick, 40x 79.11; Abr Weinstein—Chas Weissinger; Sept11'14 ..... 175.00

DEC. 31.
E 34TH ST, ws, 120 s Snyder av, 80x 100; D Frank & ano—Julia & Albert B Nicholas; July28'14..... 206.75
5TH AV, nec 61st, Harry Perez—Chas Bosios, Edw Siegman, Jacob Levy & Philip Wechler; Nov7'14 ..... 20.00
SAME PROP; C J Schwenk—same; Nov7'14 ..... 36.00

JAN. 2.
89TH ST, es, 400 s Linden av, 40x100; Empire City Lumber Co—Jos Grisler; Dec17'14 ..... 31.80
SAME PROP; T J Long Co—same; Nov17'14 ..... 172.00
SAME PROP; Rubin Musicant, Inc—same; Nov12'14 ..... 40.00
SAME PROP; J Zeldin & ano—same; Sept18'14 ..... 100.00
SAME PROP; Zuckerman—same; Oct30'14 ..... 375.00

JAN. 4.
BOERUM ST, 90; Waters Plumbers' Supplies Co—Mary Cohen, David Stone & Kahn Bros, Inc; Nov19'14.. 173.31
KOSCIUSKO ST, ns, 299.7 w Reid av, —x—; L & L Cornice & Skylight Wks, Inc—Ellie Arnold & Kahn Bros, Inc, & Saml Salaway; Nov21'14 ..... 130.00
SAME PROP; Cohen & Grau—Ellie Arnold & Dime Savgs Bank of Williamsburgh; Dec3'14 ..... 620.00
SAME PROP; A Adler Co—same; Dec 15'14 ..... 4,000.00
SAME PROP; Sam Madorsky—same; Dec18'14 ..... 600.00
SAME PROP; Greenpoint Metal Covered Door Co—Ellie Arnold & Saml Salovay; Dec14'14 ..... 110.00
E 19TH ST, ws, 83.7 or 837.3 n Dorchester rd, —x—; Bklyn Fireproof Sash & Door Co—Dorchester Bldg Co, Inc; Dec21'14 ..... 135.00
VAN SICLEN AV, sec Dumont av, —x—; Moses Annenberg—Max Scholder & — Hartman; Nov18'14 ..... 15.00

JAN. 5.
[1]DECATUR ST, ns, 100 e Knickerbocker av, 50x80; Leslie Hackett & ano—Gustave A Wagner & Dr Isaac N Steep; Nov16'14 ..... 208.00

JAN. 6.
STARR ST, 233; Bushwick House Wrecking Co—Jos Weis & Geo Rebhan & Sons; Oct31'14 ..... 65.40
SAME PROP; Rubenstein Bros; same; Nov2'14 ..... 168.00
STARR ST, 225; same—Geo Rebhan & Sons; Oct24'14 ..... 65.40
SAME PROP; Hyman Rubenstein & ano —same; Oct26'14 ..... 108.00
ATLANTIC AV, sec Hanson pl, —x—; Julius Braunstein—L I R R Co & Sanitary Toilet Co; Aug7'14..... 490.00
SAME PROP; same—same; Aug7'14... 353.00
5TH AV, 5504; Dennis J Mahoney—Jno Blohn & Jas Larkin; Dec24'14..... 75.00
SAME PROP; Jacob Yudelowitz—same; Dec24'14 ..... 75.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

DEC. 30.
GEM STOPPER CO; Ernest Schreiber; $50,-208; Bouvier & Dugro.
SILVA, OTERO & SONS; Kunhardt & Co; $2,-127.67; Hill, Lockwood, Redfield & Lydon.

DEC. 31.
CLEMENT MOTOR CO, Ltd; Bosch Magneto Co & J A Stevens; Edw H Garcin & Co, Inc; $31,000; E Maxson.

JAN. 2.
PUSCH, Wm & Carl; Bernard Lubetkin; $1,-500; Rosansky & Goldberg.
ELECTRIC CABLE CO; international Bank; $4,545.32; Alexander & Green.
BRICK, Louis; Geo A Martin; $3,000; Wing & Wing.
REACH, Robt; Crichton Realty Co; $189; L Cohn.

JAN. 4.
No Attachments filed this day.

JAN. 5.
NEILD MFG CORPN; Henry A Kramer; $3,-180.48; Douglas & Minton.

JAN. 6.
ATLANTA & ST ANDREW'S BAY R'Y; White & Co, Inc; $1,603.30; C E Thorn.
OLSEN, Olof J; Geo J Raftery; $345,000; Hitchings & Burdick.
MITCHELL-LEWIS MOTOR CO; Cheltenham Advertising Service, Inc; $7,839.97; Rollins & Rollins.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

DEC. 31, JAN. 2, 4, 5, 6 & 7.

Bababan, Jos Co & O D Hughes. Vermilyea av, ss, 200 w Academy.. Staines, Bunn & Taber Co. Fixtures. 314.00
D'Ambrosi, Angelo & Filippo Paolucci. Morningside av, 149..E Esposito. Barber Fix. 359.00
Funk & Grape Co. 10th av, 794.. Fairbanks Co. Machines..... 650.00
Newman, Mrs L. 3d av, 1042-4.. Raisler Heating Co. Heating Apparatus 600.00
Pinto, Leonardo. 38th st, 442 W..E Esposito. Barber Fix..... 235.00
Tarrytown Bldg Co. 28th st, 131-3 W ..A B See Electric Elevator Co. Elevator .....(R) 450.00
Tarturo, Girolamo, 127th st, 164 E..E Esposito. Barber Fix. 110.00

Bronx.

DEC. 31 & JAN. 2, 4, 5, 6, 7.

De Cristofaro, Giovanni & Romeo Filippino. 238 E 150th st..Ermino Esposito. Barber Fixtures..... 260.00
Galeto, Leopold. 699 E 187th st.. Ermino Esposito. Barber Fixtures.. 365.00
Nicol Bldg Corpn. 185th st, ns, 120 w Southern blvd. —x—; Colonial Mantel & Refrigerator Co. Refrigerators. 367.50
Pauettieri, Vincenzo. 929 Freeman st ..Chas V Pauettieri. Barber Fixtures 1.00
Sikora Realty Co. Clay av, opp 170th ..International Gas & Electric Fixture Co. Fixtures. 925.00

Brooklyn.

DEC. 30, 31, JAN. 2, 4, 5 & 6.

Bernstein, Saml. Pitkin av, nr Snediker av..Gust Seaberg. Iron Girders, &c. 500.00
Burland Co. Lincoln pl, 1483..Manufactures-Citizen Trust Co. Wash Tubs &c & R E.....25,000.00
Burland Co. Lincoln pl, 1491..Manufactures-Citizen Trust Co. Wash Tubs &c & R E.....25,000.00
Burland Co. Debevoise st, c Humboldt..Manufactures-Citizen Trust Co. Wash Tubs &c & R E.....27,000.00
I Stanhope, Inc. Bristol st, nr Riverdale av..Isaac A Sheppard & Co. Ranges. 419.00
I C S Realty Co, Inc. 6th st, nr 8 av ..Jno C Newton. Boilers 600.00
M D Constn Co. Nostrand av, nr Tilden av..Abr Weinstein. Doors, &c. 2,016.00
Maxberg Constn Co. Newkirk av, nr Flatbush av..Colonial Mantel & Refrigerator Co. Refrigerators 114.00
Manning & D'Alessio. Liberty av, nr Cleveland..Elsie E Kerby as extrx .....(R) 182.00
Siegmond Koeppel, Inc. Riverdale av, c Osborne..Isaac A Sheppard & Co. Ranges. 231.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 5.
HAVEN AV, nwc 180th, 129.2x125; Chateau Holding Co Inc loans Great Northern Constn Co Inc; 14 payments. 185,000.00

Bronx.

JAN. 6.
FOX ST, nwc Av St John, 50x100; City Mtg Co loans Howala Constn Co Inc to erect 5-sty apartment with stores; 11 payments 42,000.00
AV ST JOHN, ws, 50 n Fox, 50x100; City Mtg Co loans Podgur Realty Co to erect 5-sty apartment; 11 payments 37,000.00

VALENTINE AV, es, 226.3 n 184th, 50.4x115; Manhattan Mtg Co loans Hargton Bldg Co inc to erect 5-sty apartment; 17 payments 35,000.00
VALENTINE AV, es, 176.4 n 184th, 49.8x115; same loans same to erect 5-sty apartment; 17 payments 35,000.00

ORDERS

Brooklyn.

DEC. 31.
BRISTOL ST, es, 50 s Blake av, 100x100; The Lirock, Inc, on Realty Associates to pay Realty Supply Corpn . 1,500.00

JAN. 5.
61ST ST, ss, 220 w 16 av, x—; Eltoma Realty Co on Colonial Lumber Corpn to pay Jno Zitelli 225.00

JAN. 6.
ELDERT LA, nwc Liberty pl, 100x100; B T Constn Co on U S Title Guar Co to pay Standard Bldg Supply Co..... 600.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Jan. 2.

MANHATTAN ORDERS SERVED.

Named Streets.

Baxter st, 147-51—Jennie Beardsley et al.....C
Broad st, 25-33—Ladenberg & Thalman.....A
Canal st, 54-58—Louis Jarmulowsky.....C
Canal st, 366—International Wine & Liquor Co .....H-A
Delancey st, bet Lewis, Goerck sts & bet Columbia & Sheriff sts—Bd of Education.....C
Duane st, 72-4—Sarah M Belden et al.....W-DR
East Broadway, 100 -Max Kobre.....C-DR-W
East Broadway, 197—Educational Alliance....C
Elizabeth st, 49-51—Consolidated Embossing Co .....H
Front st, 204—Wm S Gleason et al.....C
Front st, 284-86—Rosetta W Slosson.....C
Gold st, 96—Golden Hill Corpn.....C
Grand st, 10-14—N Y County Natl Bank.....C
Grand st, 133—August Hartmaier.....D
Greene st, 125—Louis S Brush.....C
Lafayette st, 250..Jacob C Wilson, Inc.....H-A
Livingston pl, 83—Fredk Coonley.....A-H-G-K
Moore st, 29—Geo M Zakrickis.....E
Mott st, 103-05—Reliable Brass Bed Mfg Co..A
Ridge st, 118—Lazarus Levy.....E
Spring st, 183—Trinzli Bros.....K-A-H-O-G
Stone st, 24-26—Frederick C Dillert.....A
Walker st, 88-90—Wenzel Plating Wks..H-G-A
Walker st, 118-26—Moses Levy.....C
Washington pl, 21—I I Zeeman.....H-A-G
Water st, 278—J L Quimby.....H
West Houston st, 34—Steinman & Meyers.....O
Whitehall st, 59-64—John Bittner.....F-A-C

Numbered Streets.

3d st, 17-19 W—Patrick Gallagher.....C
3d st, 103 W—Arthur Bianaschi.....A-C
3d st, 103 W—Francesco Siatti.....A-C
3d st, 321-3 E Fannie Osnowitz.....C
4th st, 93 E—Morris Kalnitsky.....C-G
4th st, 95 E -Miriam Brattschneider.....C-L
14th st, 242 W—Chas Fisher.....A-G
14th st, 402-10 W—Weydig Henkelman Piano Mfg Co .....A-H
15th st, 30 W—Amer Raincoat Co.....G-A-C
15th st, 30 W—N Y Coat House.....A-H-G
15th st, 105 E Geo H Kemafer.....SS
17th st, 353-55 W—N Y Telephone Co.....C-F
19th st, 431-37 E—City of N Y.....G
20th st, 20-24 E Riverdale Mfg Co.....G-A
20th st, 506-8 E—Feit & Miller.....H-E-A
22d st, 28 E—Olga Witthaus.....C-SS-F
22d st, 40-2 W—Edw J Villeck.....SS
22d st, 56-58 W—Mary A Chisolm.....SS
22d st, 118-24 W—Ewald Mommer.....W-DR
23d st, 151-53 E—East 23d St Rlty Co.....B
23d st, 151-53 E John Meyer.....D
23d st, 310 E—Quadri-Color Co...I-SS-K-G-C-H
25th st, 614-16 W—Albert S Reiber.....I
26th st, 127-33 W—Saml Miller & Sons, L.A-C-G
26th st, 127-33 W—Miller & Co.....A-L
26th st, 127-33 W—Miller Mandel Co.....A-L
26th st, 127-33 W—Max Wiener & Sons....A-L
27th st, 101-13 E 65th C Bryce.....D
28th st, 118-32 W Bd of Education.....E
34-35th sts, 6th av subway structure U S Realty Inp Co .....D
34th st, 201-3 E—Augusta Brakmann.....C
34th st, 205 W L Lake & Son, In.....A-G-C
37th st, 506 W Richard E Thibault Inc.....L
39th st, 150 E—Lexington Auto Garage Co..L-C
41st st, 144-48 E—Catherine Haverti....C-G-H
41st st, 552 W—J F Murray Trucking Co. .....C-G-A-D
42d st, 348 W—Cramer Bros.....L-A-D
49th st, 244 W Stutz Motor Car Co.....A-H-G
52d st, 123 W Rudolph Eglit.....D-G-H-K-O-I
54th st, 250 W—Webster-MacGoman, Inc..D-G-H
59th st, 549 W—Triple Action Spring Co....A-G
66th st, 49 W St Nicholas Ice Rink, Inc....H
67th st, 157-59 E—City of N Y.....SS
68th st, 152-54 E—City of N Y.....SS
72d st, 56 E—Robert W Tailer.....C
75th st, 535-45 E—John Blumers.....H-A-G-K
81st st, 15-17 W—Archer M Huntington....G-C
83d st, 117 W Snow-Moss Co.....C-G
83d st, 218 W Albert B Sherman, J-C-O-D-G-H-A
89th st, 212 W—West End Auto Garage, H-G-C-O-A-L
96th st, 340 E—Antonio Anzonoa.....G-C
102d st, 10 E Fifth Av Coach Co.....L
104th st, 343-45 E Geo A Fink & Co.....A-G-C
122d st, 406-8 E Wannemacher & Weis Co. .....A-C-K
125th st, 8-14 W—Rusitch & Benkovitz.....A-G
125th st, 8-14 W—Geo Ehrmann.....C-G-A
125th st, 8-14 W—Odontographic Mfg Co...C-A
125th st, 8-14 W—Rhodes Preparatory School, E-A-C-F
125th st, 8-14 W—Est James M Horton.....C-A
128th st, 105-11 E—Biddle Piano Co.....A-H-G
129th st, 446-8 W—Bernheimer & Schwartz...I
150th st, 457-9 W—Convent Garage, Inc. C-G-H-D-I

Named Avenues.

Av B, 189—Samuel Levin.....A-H-G
Av C, 19 Julius Stalolf.....A-O
Amsterdam av, 1831—Noah Alexander.....A-G
Bowery, 89 Estate Robert Goelet.....SS
Bowery, 270 & 340—Consolidated Gas Co.....C
Bowery, 283 Bernard Flynn.....F-A-C-E
Broadway, 693-97 -Philip Braender.....C
Broadway, 1926—Plaza Motor Renting Co..A-G-D
Broadway, 2146—Francis E Benton.....H-A-G
Broadway, 3552—S W Childs & Co.....C-L-A
Claremont av, 107—John J Gibbins.....C-O-A
Columbus av, 406—Sonnenblick Bros.....a-H-J
Ft Washington av, es bet 168th & 169th sts— Bd of Armory Commissioners.....B
Lexington av, 653—Emma Moss.....C
Lexington av, 1129 Patrick McGovern & Co A-O
Lexington av, swc 69th st—Bd of Education..SS
Madison av, 259—Hyman Harrison.....A-H
Park av, 1551—Calia Golembe.....H-A-G
West Broadway, 217—E N Little's Sons, Inc.H-J

Numbered Avenues.

1st av, 182—M Miller.....J
1st av, 430-44—Carl H Schultz.....L
1st av, 457-61—Estelle F Taylor.....SS
1st av, 1805—Victor Brass Works.....H-A
1st av, 2034 M Weisman.....K
2d av, 206—Est Henry E Hovey.....C
2d av, 362-72—Est Michael Reischmann..DR-W
2d av, 380—Leo H Hirsch.....G-A
2d av, 412—Jeremiah H Halsey.....J
2d av, 1317—J Perlman.....A-H
3d av, 2224-24—Reformed Low Ch Harlem..B-F
3d av, 2380—Samuel Biedrick.....C
5th av, 784—Park & Tilford.....K
6th av, 93-95—Consolidated Gas Co.....C
6th av, 93-95—Nat Angelino.....E-A-F
7th av, 191—J E Pearce.....A-G
7th av, 322-24—Frank H Graf Mfg Co.....A
8th av, 872—Nathan S Goldstein.....A-G
10th av, 326—Abraham Levinsky.....G
11th av, 538—Est of Thomas A Dunn.....C

BRONX ORDERS SERVED.

Named Streets.

Amethyst st, 1811—M H Bracker.....A-G

Numbered Streets.

132d st, 601 E—Lanigan Realty.....G
133d st, 280-302 E—Arctic Hygeia Ice Mfg Co L
163d st & Prospect av—S E M E Bernheimer Co .....G
169th st, 639 E—Henry Pell.....O
142d st, 336 E—Central Union Gas Co.....O
148th st, 450 E—C Rieger's Sons, Inc.....G-A
162d st, ss & Sheridan av.,Wm M Greer..G-A-H
164th st, 435 E—Joseph Engesser.....A-G-C
164th st, 443 E—Albert G Werner.....C-G

Named Avenues.

Blackkrock av, 2058—Frank E Lappe...A-G-H
Brook av, 1419—M Koff & Son.....A-H
Bryant av, 1453—Dr Louis Welzmiller.A-G-D-H
Fordham rd, 558—Herbert Hanson....G-A-C-H
Franklin av, 1341—Geo H Reinhardt.....K-C-A
Morris av, nec 140th st—Antonio Esposito....L
Mt Hope av, 1826—Walter E Andrews.....G
Prospect av, 1037—Michael Humobert..H-A-G-C
Prospect av & Macy pl—Prospect Av M E Ch. C-L
So Oak av, 775—Joseph A Mascia.....H-A-G
Walton av, 1919—Wm T Stocber.....C-G-O
Webster av, 2497—Louis Smith.....A-G
White Plains av, ws bet Westchester & Gleason avs—Mackenzie Woodworking Co.....C
Willis av, 445—M Tetelman.....A-H-G

BROOKLYN ORDERS SERVED.

Named Streets.

Beaver st, 86—Wm Ulmer Brewery.....H-A-C
Bergen st, 520 P J Barker.....A
Bergen st, 522—Edward Lang.....A-G-C
Bleecker st, 329 Theodore Ballou.....M
Eldert st, 337-57—Leyser, Green & Co....W-DR
Fulton st, 501—Martin & Co.....A
Fulton st, 705—Wm Rost Co, Inc.....G
Fulton st, 831 -Philip Wiener.....E
Humboldt st, 55-57 Bklyn Union Gas Co. .C
Humboldt st, 55-57 Isidor Krupnick.....C
Humboldt st, 55-57—Oscar Fichtenbaum....C-G
Humboldt st, 333—Ainslee Knitting Mche Co..A
Gatling pl, 143 (rear)—Jacob Witcofski.....M
Irving st, 46-61—Hall Bros.....DR-W
Jay st, 303-311—Jno Nutry & Alex Cook...G-A
Jay st, 303-311—Amer Safety Razor Co.....G-A
Jay st, 303-311—Bklyn Union Gas Co.....C
Jay st, 303-311 Wm Haedrich.....C-G-DR-W
Joralemon st, ss bet Court sq & Court st— City of N Y.....A

Named Streets.

Liberty st, 101—A W Blanchard.....L-C
Moore st, 195—H Weitz & S Engel.....C-G-A
Nassau st, 16-20—Barnes Real Assn Co..C-SS
Ormond pl, 35-37 Louis L Langrock....SS-A
Palmetto st, 1871 (rear)—J Shawer.....A
Park pl, 1569—Max Zofnas.....C-A
Powers st, 236—Cook Milk & Cream Co.H-A-G-C
Prospect st, 67-69—Hills Bros Co.....DR
Prospect st, 67-69—Wm Schimpf.....DR-W
Richardson st, 97-99—Schwartz & Co.....A
Richardson st, 97-99 Bklyn Fireproof Sash & Door Co .....A
Sands st, 52 Mary Richardson C
Taaffe pl, 282-86 Geo W Baker Shoe Co..G-C
Taaffe pl, 290-2 Louis H Clark.....G
Taaffe pl, 292-4—Metropolitan Stamping Co.G-C
Taaffe pl, 292-4—Generator Valve Co.....C
Taaffe pl, 296-8—Crowell Mfg Co.....C
Ten Eyck st, 72 (rear) Christian Lutz.....A
Tiffany pl, 26-34—Bklyn Union Gas Co.....C
Tiffany pl, 26-34—F O Pierce Co.....G-C
Tiffany pl, 154-6—Isaac Mason.....A
Tiffany pl, 154-6—Thomas Glacken.....A
Washington st, 292-6—Standard Union.....G-A
Washington st, 292-6—William Berri.....C
Washington st, 292-6—Bklyn Union Gas Co....C
West & Noble sts—American Mfg Co..H-A-D-C

Numbered Streets.

1st st, 261—James Vinardo.....H-A
11th st, 240—Michael Van Brunt.....G
32d st, 112—Estate G Molinari.....C-G
52d st, 112 Brooklyn Union Gas Co.....C
38th st, ft E (Flatlands Bay)—Henry Boberg H-A-G

Named Avenues

Atlantic av, 862—Taylor & Co.....G
Atlantic av, 862—Bklyn Union Gas Co.....C
Broadway, 91—Curtis-Fowle-Fowle-Curtis ..C
Broadway, 431-33—Chelsea Operating Co.....G
Broadway, 1333-39—F Fraas & G C Miller...E
Carlton av, 437—W E Williams.....H-A-C
Classon av, 197—Robert Nicholas.....A
Cropsey av, 1907-11—Bath Beach Garage & Machine Co L
De Kalb av, 1368—Lenox Garment Co.....DR
East N Y av, 1596—Sabin Bros.....W
Flushing av, 470-2—Samuel Gregsten.....G
Graham av, 122—H & P Caminez.....A
Grand av, 11-13—John Smith.....A
Grand av, 17—Adolf N Droste.....A
Hamilton av, 153—A Iskowitz.....H-A-G-K
Lexington av, 20-24 John Parson.....C
Metropolitan av, 374-78—Wm A Ballou.....G-A
Metropolitan av, 374-78—Frank Yunkes.....G-A
Myrtle av, 285 Ignatz Friedman.....G
Pitkin av, 1884—Saml Benjamin.....DR
Pitkin av, 1884 -Mountain Dress Co.....C-DR
Pitkin av, 1884—Wm Futoransky.....DR
Pitkin av, 1884—Diagonal Waist Co.....DR
Pitkin av, 1884—Bessi Dinnerstein.....DR
Pitkin av, 1884—Benj Bernstein.....DR
Pitkin av, 1884—J Weiss & Abr Pipikoff....DR
Pitkin av, 1884—David Rotwein.....DR
Pitkin av, 1884—Joseph Schultz.....DR
Pitkin av, 1884—Myer, Schickofsky & Cohen..DR
Pitkin av, 1884—Max & Morris Schwartz Bros, DR-C
Rockaway av, 767—Philip Silverstein.....DR
Rockaway av, 767 Chas Kapilowitz.....DR
Rockaway av, 767—Morris Kohn & Son.....DR
Rockaway av, 767—Morris Grossman.....DR
Rockaway av, 767—Nathan Berkowitz.....DR
Rockaway av, 767—Philip Chernofsky.....DR
Rockaway av, 767—Max Markowitz.....DR
Rockaway av, 767—Nathan Gross & Co.....DR
Rockaway av, 767—Fredman, Cohn & Willner, W-DR
Williams av, 54-60—Methodist Episcopal Ch...A
Williams av, 254-8—David Lush.....A-DR
Williams av, 254-8—Jacob Ruchankin.....C
Williams av, 254-8—Abr Lerner & M Weissman, G-C
Williams av, 254-8—Bklyn Union Gas Co.....C
Williams av, 254-8—Morris Halpern.....G
Van Sickles av, 230—D Hopkins.....H-A-G

Numbered Avenues.

5th av, 453—William J Driver.....G
23d av, 8747—Walter C Seckel.....A-L-J-C

QUEENS ORDERS SERVED.

Named Streets.

Creek & 3d sts (L I C)—Franklin Garage Co, A-C
Kossuth pl, es bet Myrtle & Courtlandt avs City of N Y.....J

Named Avenues.

Ammerman av, 108 (Arverne) Mrs Louise Manuel .....W
Humboldt blvd, 100 ft w Wyckoff st (Jamaica)—Saint Pions Ch.....B-F-C
Potter av, nec 7th av (L I City)—Swedish Salem Lutheran Ch.....A
South Curtis & Jerome avs—Bd of Education..A
Wave Crest av, nwc Wat Jean ct (Far Rockaway) R M Eisenberg.....C-W
Winthrop av (Belle Harbor) —M F Anderson, A-C

RICHMOND ORDERS SERVED.

Named Streets.

Jay st, nwc South st—City of N Y.....SS
Jersey st, 262 (N B)—Wm J McKenna.....G-C

Named Avenues.

Arents av, 403 (Tottenville)—Frank F. Hadkins C
Emerson Hill (Concord)—Louis F Musil, H-A-D-G
Emerson Hill (Concord)—Walter W Price, K-C-D-O
Fairview, av, 129 (Castleton)—Lester W Osborne .....A-H-K-G
Franklin av, 46 (N B)—Henry A Craig..A-G-H
Howard av, 79 (Stapleton)—Mrs Laura N. Stirn .....D-G
Jewett av, 615—Mrs Sarah Atkins.....C
Richmond rd, 654-56—Louis Blum.....G-L-C
Virginia av, 181—Salvatore Falso.....H-A

BUILDING MANAGEMENT

NEATNESS IN EMPLOYEES ESSENTIAL

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THAT a considerable part of the reputation and success of a modern commercial building is dependent upon the calibre of the employees, is conceded by building managers and renting agents. This fact is true from the superintendent, down the line, to the scrub-woman. If the house staff is not up to the standard of efficiency, or if it is, as a whole, lacking in discipline, honesty, or ability, the building suffers consequently in reputation as well as by vacant offices and lofts, no matter how choice its location, nor how well it was designed and constructed.

Loss of Tenants.

Loss of good tenants has been directly traced to the fact that the employees of the building were not competent. A business man has not the time to complain constantly to the superintendent of neglected corners in his offices, loss of valuable papers, or incivility on the part of hall-men and elevator operators. If these things persist in happening, at the expiration of his lease, he moves. Tenants pay rent for service as well as for space and demand especially that the service be up to the standard.

As the responsibility for character and efficiency of the help, within the building, falls primarily upon the superintendent or the building manager, the owner should be sure, in addition to having the necessary knowledge of buildings and their upkeep, that he is also a good executive, with ability to handle those employed under him, and to maintain a rigid dicipline at all times.

Necessary Characteristics.

In employing other permanent help, for commercial buildings, there are certain characteristics which should be sought for as carefully as another employer would require in hiring an office man or filling other positions of responsibility. Reliability, temperance and honesty are the necessary requirements, as well as the ability to perform the allotted tasks in proper manner. These traits are obtainable in elevator operators, porters, scrub women, and other helpers in a building, and where made a requirement result in satisfied tenants and the increased prestige of the structure.

Team work among the employees of buildings of a commercial type is as necessary as upon a football field. The superintendent, engineer, hall-man and all others must work together in harmony or the best interests of the owner and tenants are not being served. Discord should not be tolerated for an instant and if trouble should arise between individuals or groups it is the duty of the superintendent or building manager to immediately investigate the cause of the trouble, make adjustments if possible, and if not, to discharge the instigators of the ill feeling. Discipline in a staff is necessary and should be maintained at all times. A superintendent or building manager need not be a martinet. He ought not to be; but it should be thoroughly understood by the employees under him that his word is the law, as far as they are concerned, that they are responsible only to him.

Discipline and Neatness.

Discipline and neatness go hand in hand, and it is at this point that many building managers or superintendents are sometimes lax. Porters are allowed oftimes to roam about a building looking like veritable hoboes when, in fact, they might be made inconspicuous by having a uniform working garb. Elevator operators when uniformed are often careless in their manner of wearing their apparel. A uniform is only a uniform when properly adjusted and worn. That means that the semi-military blouse usually worn by hall men and elevator operators, should be buttoned tightly up to the chin and not left partly open and exposing an assortment of variegated haberdashery. Cap, when provided, should be placed properly on the head, and not on one ear, or on the extreme back part of the head, or hung on a convenient projection on the side of the car.

The appearance of the hall and elevator men makes a decided impression on the tenant or prospective tenant and it is either good or bad, never neutral. Prospective tenants would never lease space in a building where help looks slovenly. They would naturally think that carelessness was sanctioned by the manager and that the same condition was maintained throughout the building.

Value of Courtesy.

Courtesy is another important point to be considered in the selection of employees in a commercial building. This applies especially to those who come in daily contact with tenants, such as hall men, elevator operators, head porters, etc. Lack of politeness on the part of any of these can do more damage to a building than insufficient steam heat, and is a defect which is harder to remedy, while a cheerful greeting by a hall man or elevator operators, courteous reply to a question carries a note of good fellowship and co-operation.

Employees who are courteous at all times and on the lookout for the comfort and conveniences of the tenants are not only doing the best thing for their employers, but oftentimes are unconsciously improving their own conditions and station in life. Of course, the question of help is only one phase of building management, but it is one that is frequently given too little thought and one in which great improvement may be made without expense to the management, but to the permanent advantage to the building.

NAMING BUILDINGS.

Success or Failure Often Hinges On a Suitable Appellation.

"What's in a name?" Ask the average manager of an apartment house, and, in most instances, he will reply, "Success or failure of the undertaking." This statement will hold true in the majority of cases, for a name can be either an asset or a liability, and is the magic word which might change a successful investment into a failure, or vice versa. A study of successful names of buildings in Manhattan is a study in commercial psychology, a journey into the idiosyncrasy of human nature.

But why a distinctly English name indicates and has a tendency to bring to a new apartment house success is a question that perplexes the average manager. An English name with the word "hall," "court" "arms," or "abbey" attached to it will, nine times out of ten, indicate more exclusiveness and will attract the more affluent, thus giving the property a better chance of being a money maker for the owner.

On the other hand what earthly chance for success would a million dollar apartment project on, say Riverside Drive, have with the plain, but sturdy name of Smith Arms, Brown Hall, or Jones Abbey, as against a similar habitation christened say Buckingham Court, Clarendon Arms, or Chichester Abbey? Smith Arms is pre-doomed to failure, while Yeurba Buena Court has a birthright which gives it much more chance for obtaining tenants.

A stroll through the upper West Side is like taking a saunter through London Town, or like a cross section of a modern society novel. English names predominate and it would seem as though this is the only nationality that offers dividends, through borrowed names. French and German names would probably be more plentiful but for the woeful tangle that the tenants fall into when pronouncing them before their friends.

There seems, however, to be a change in the air. In several of the large apartment house structures, notably in the Park avenue section, builders have refrained from giving their houses any names, and have merely designated them by the street numbers. This is, after all, the real practical way of dealing with the problem.

Naming Business Buildings.

In the matter of the naming of business buildings more logic is used, the titles being, in the main, derived from either some historical landmark in the vicinity, the name of a prominent corporation, or the simple use of the street number. An example of the first instance can be had from the St. Paul Building, which is near the historic St. Paul's Church; the second example, such buildings as the Singer or Woolworth, while the third, No. 26 Broadway, might be cited.

Cases have been known where the mere changing of a name has made a failure into a success. This requires advertising and patience, but persistence has won in the long run. A case in point is that of an uptown apartment house having an essentially American name. It was changed to one having an English tinge, and the unfounded rumor of an existant structural defect was stilled and the building filled up and became a paying investment. Another case was that of a building known by its street number, which never paid, although it was a good building and catered to the best clientele. When the name was changed to that of a great national reservation noted for its beauty the tide of patronage changed and it is today ranked among the big apartment house successes of the city.

Building Managers Meet.

At the annual meeting of the New York Building Managers' Association, held last Tuesday evening at Mouquin's, in Fulton street, the following officers were elected: B. E. Martin, president; F. S. Bancroft, vice-president; P. F. Jerome, secretary, and C. B. Best, treasurer.

The following members of the Executive Committee were elected for three years: R. P. Roberts, A. O. Wallis, W. H. Class, W. T. Ropes, J. C. Knight, M. D. Littlefield, J. C. Wolfe and W. S. Dennison. The continuing members are C. T. Coley, Corwin Black, A. C. Bang, J. C. Rennard, C. T. Atkinson, Harry Hall and W. R. Hooper.

Trick Laws.

(From the Evening Telegram.)

It will some day dawn on the people that they are paying an awful lot of money to legislators to make trick laws and judges of various grades to reverse one another's rulings with the result that the only person punished for anything is the innocent bystander, old ultimate consumer—the taxpayer.

ACCOUSTICS OF AUDITORIUMS.

Echoes and Reverberations Caused By Curved Walls and Domes.

The prevalence of echoes and reverberations makes hearing and understanding difficult for auditors and defeats, in some degree, the purpose of an auditorium. The completed portion of the Cathedral of St. John the Divine temporarily presents such a case. Each sound, instead of dying out, persists for some time, so that the preceding words blend with their successors and set up a mixture of sounds which produce a certain amount of confusion. Curved walls and ceilings are largely responsible for echoes because they concentrate the reflected sound. Large halls with domes are almost sure to have acoustical defects.

The auditorium of the University of Illinois presents another case. The building is shaped like a hemisphere. The walls were built perfectly plain, with no breaking up of large, smooth wall surfaces, and no furnishings except the seats and floor matting. If an observer stood on the platform and clapped his hands a veritable chaos of sound resulted. Echoes were heard from every direction and reverberations continued for a number of seconds. Speakers found their utterances thrown back at them and auditors experienced difficulty in understanding what was said. It seemed that the auditorium was doomed to be an acoustical horror.

Behavior of Sound Waves in a Room.

When a speaker addresses an audience, the sounds he utters proceed in ever widening spherical waves until they strike the boundaries of the room. Here the sound is partly reflected, partly transmitted, and the rest absorbed. The amounts of reflection, absorption and transmission depend on the character of the walls. A hard, smooth wall reflects most of the sound so that but little is transmitted or absorbed. In the case of a porous wall or a yielding wall, the absorption and transmission are greater, and the reflection is less. After striking a number of reflecting surfaces, the energy is used up and the sound dies out.

The cure for the trouble is brought about by the introduction of materials such as carpets, tapestries, and the like, which act as absorbers of sound and reduce the time of reverberation.

A few words should be written concerning the popular notion that wires and sounding boards are effective in curing faulty acoustics. Experiments and observations show that wires are of practically no benefit, and sounding boards can be used only in special cases. Wires stretched in a room scarcely affect the sound, since they present too small a surface to disturb the waves. They have much the same effect on sound waves that a fish line in the water has on water waves. Sounding boards or, more properly, reflecting boards, have value in special cases. Some experiments are described in the bulletin, where pronounced effects were obtained. The sounding board should be of special design to fit the conditions under which it is to be used.

An investigation of the acoustical properties of the auditorium was begun in 1908 and has continued for six years. It was decided at the outset not to use "cut and try" methods of cure, but to attack the problem systematically so that general principles could be found, if possible, that would apply not only to the case being investigated but to auditoriums in general. This plan of procedure delayed the solution of the problem since it became necessary to study the theory of sound and carry out laboratory investigations at the same time that the complex conditions in the auditorium were being considered. The manner in which the problem was studied and solved is described in Bulletin No. 73 of the Engineering Experiment Station of the University of Illinois. Prof. F. R. Watson, the author, spent one year of the six abroad studying the theory of acoustics and inspecting various auditoriums.

Methods Employed to Improve the Acoustics.

The provisional cure was brought about gradually by trying different devices suggested by the diagnosis. In one set of experiments sounding boards of various shapes and sizes were used. A flat board about five feet square placed at an incline over the position of the speaker produced little effect. A larger canvas surface, about 12 by 20 feet, was not much better. A parabolic reflector, however, gave a pronounced effect. This reflector was mounted over a pulpit at one end of the stage and served to intercept much of the sound that otherwise would have gone to the dome and produced echoes.

A thick carpet had been placed on the stage, heavy velour curtains 18 by 32 feet in area hung on the wall at the rear of the stage, a large canvas painting 400 square feet in area was installed, and the glass removed from the skylight in the ceiling, and curtains hung in the dome. The time of reverberation was reduced to 4.8 seconds. With an audience present this value was reduced still more, and when the hall was crowded at commencement time the reverberation was not troublesome.

It is proposed to replace the present unsightly curtains with materials which will conform to the architecural features of the auditorium and which will have a pleasing color scheme. At the same time, it will be necessary to hold the features which have improved the acoustics.

PRESIDENT MARKS TO BROKERS.

A Real Estate Smoker at Hahn's—A Legislative Program.

The New York City branch of the Real Estate Association of the State of New York held a smoker at Hahn's restaurant in the Park Row Building on Wednesday evening, at which Borough President Marks was the principal speaker. Mr. Marks stated that in his opinion the wave of governmental regulation and over-inspection had run its course and that the reaction had begun to set in.

He called attention to the plans now under way for consolidating the various inspection departments and bureaus engaged in supervising real estate in each borough and stated that without doubt this plan would be consummated.

In answer to a question, he said he did not anticipate opposition on the part of the Mayor or Comptroller, provided that the plan was endorsed by the real estate and civic bodies throughout the city.

Referring to the subway accident which prevented a great many members from reaching the meeting, he said:

"This accident makes me feel how foolish we are to put human beings underground and freight above the ground. That has the open air, and yet we carry millions of human beings in tubes beneath the surface of the earth. It is a curious anomaly."

Referring to the open markets, Mr. Marks contended that they were a benefit to the real estate interests, in that they increased the prosperity of the people, and real estate is dependent upon this prosperity. He said that if an effort were made to close these markets it would result in a serious riot and the city would be forced to reopen them. He stated that it was proposed to charge a fee of one dollar per week for stands in these markets and that on that basis the markets would yield a new revenue of at least $50,000 to the city. He congratulated the members of the State association on the progress made in New York City with a growth from less than twenty-five members to over one hundred and fifty in a little over two months and predicted that the association would have at least fifteen hundred members before the close of 1915 in New York City alone.

A. E. Holcomb, treasurer of the National Tax Association, reported on the matter of Taxation and called attention to the State Tax Conference which is to be held at Albany beginning January 19.

A new code of ethics prepared by the Ethics Committee was submitted for consideration and discussed.

J. M. Brody presented the report of the Building Laws Committee, of which Mortimer J. Fox is chairman, on the subject of the consolidation of the various bureaus and departments engaged in regulating and inspecting real estate. It was ordered that as soon as this report is printed it should be sent to all of the members of the association, especially those outside of New York City, in order to secure their assistance in obtaining the necessary legislation at Albany.

Legislation That Is Needed.

The president reported on behalf of the Legislative Committee that while this committee was not ready to take up any definite legislation at this time it was sending a communication to each member of the State Senate and Assembly explaining the work of the association and saying that there were three main things that would be taken up with the Legislature by the association, namely:

1. The mitigation of undue governmental regulation and interference with real estate and real estate owners.

2. The adoption of a model tax system for the State of New York—one which will be in advance of anything now in existence.

3. The placing of the real estate business upon a professional basis through the enactment, if necessary, of a law for the licensing of real estate brokers and dealers.

Alfred Hall, a real estate agent at Suffern, Rockland County, who came to the meeting with two new members from Rockland County, spoke of the deplorable lack of efficiency in assessing country property, and cited specific instances where such property was assessed for one-third or less of its actual cash value.

Julius Frank, the newly-elected Mayor of Ogdensburgh, New York, and a newly-elected member of the association, said the up-State members were willing and anxious to help wherever and whenever they could.

The next meeting of the association will be held February 11, and Comptroller Prendergast has accepted an invitation to speak on the city's finances as affecting real estate and the importance of a proper relationship between the city and its real estate men.

United Owners' Ball.

The annual entertainment and ball of the United Real Estate Owners' Association on Thursday evening of this week, at Terrace Garden, presented the usual scene of gayety which the members have become accustomed to expect on this one occasion of the year when the solid property owners of New York throw off their many cares, and with their wives and daughters indulge in one evening's devotion to the latest fashionable dances!

A vaudeville entertainment of much merit preceded the ball; the latter was continued until the early hours—in fact, the hours were not so very early when dancing actually ceased.

Borough Presidents Marks, Mathewson and McCormick, with many high city officials were present, including Hon. Cyrus Miller, Commissioner William H. Abbott and Frederick Liebich.

The decorations were a duplicate of those used at the recent Star-Spangled Banner celebration in Baltimore and have seldom been equalled in this city. Much credit is due to Messrs. William H. Mehlich and Charles W. Eidt for the successful arrangements and entertainment. The grand march was led by the president of the association, Mr. Stewart Browne and Mrs. Eisenhauer. Mr. Winifred Watson, the floor manager, gave a wonderful display of the latest dances. The disposal of the tickets and the financial management was ably attended to by Messrs. L. Victor Weil, Henry Bloch and Henry F. A. Wolf.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

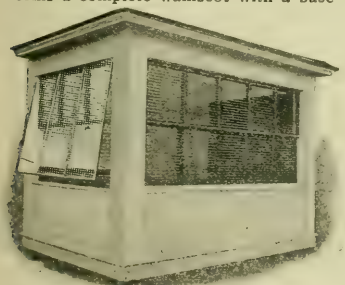
Window Adds One More Room.

TO all intents and purposes another room can be added to a building already erected by the application of a single specially made window that is being introduced by the Wendelken Manufacturing Company, of Marietta, O. In other words, the installation of a glazed sash, blinds and screens in one casement so arranged as to drop into a packet behind the wainscoting when not in use, converts exposed porches into living rooms, dining rooms, or sleeping rooms, suitable for all seasons of the year.

The window as seen from the interior is shown in the first illustration and its



appearance from the outside of the house is shown in the other. It consists of a substantially constructed framework having sliding spaces, pulleys and weights for four movable sash, two of which are glazed and two of which are all-metal shutters. This frame-work rests upon a rigid wall, the outer section of which fits flush with the face of the building or the porch rail, in any other material to conform with the architectural trim of the building. The inner face sets flush with inside walls of the room when the system is used as a permanent feature of the house construction. When used in connection with a porch or for detached out-of-doors sleeping rooms, this inner surface forms a complete wainscot with a base-



board at the bottom and with a window sill at the top.

The sill is fastened to the frame-work by means of hinges so that it can be lifted like the lid of a box to permit the sash to be raised from or lowered into the hollow chamber between the inner and outer walls and closing securely at all other times.

What is known as the tuck-away casement is made with only two slides instead of four, to be used where only the adjustable steel blinds are desired without the glazed sash, or, vice versa, where the glazed sash are to be used without the adjustable blinds.

Every screen is made in a unit frame covering the entire opening and is attached to the upper part of the casement by hinges so that it can be swung outward at any angle desired, giving unobstructed access to the windows for purposes of window washing, etc. The screen does not in any way interfere with the operation of the sash.

Unlike the ordinary sliding window the sash are so nicely balanced that they can be lifted or lowered to any desired position with practically no effort on the part of the operator.

Being in themselves complete wall sections that require only to be placed in position and fastened together by any person familiar with the use of tools, they can easily be erected forming the entire outer walls of summer cottages, sleeping porches, sun-rooms, summer houses, garden tea-rooms and detached out-of-doors sleeping porches. When used for the latter purpose they are be set on properly built level floors and roofed in any manner that appeals to the taste of the owner.

Coal Clinkering.

ONE of the most troublesome features in the combustion of coal is due to the production of clinker, says the American Gas Light Journal. This influences the rate of combustion and the cost of maintenance, especially with automatic stokers. A coal may clinker so readily under certain conditions that it becomes unfit for use, irrespective of its fuel value. It is, therefore, of the greatest importance to know whether a coal will clinker under the conditions for which it is required.

It would appear therefore that there is no relation between the percentage of the various constituents of the ash and the fusing temperature. Hence a chemical analysis is of no value for arriving at a judgment as to the clinkering quality.

It has been common practice to place 1.5 per cent. of sulphur as a limit, and to penalize the seller as much as 4 cents per ton for every 0.25 per cent. of sulphur above 1.50 per cent. The injustice of this practice is evident, as it often happens that coals with a high sulphur content are extremely high in heat value, and do not clinker readily. Since the sulphur has no appreciable effect upon the metallic parts of the furnace, it need not be considered in the selection of a coal for steaming purposes. To arrive at the value of a coal for this purpose it is therefore just as essential to make the fusion test of the ash as it is to make the calorimetric determination. If these two determinations are made, an explanation is readily found as to why two coals of apparently like proximate analyses give entirely different evaporation when fired under like conditions.

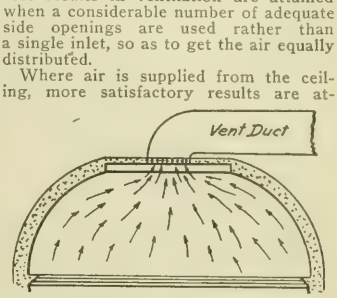
Ceiling Ventilation.

HINTS for investors and builders interested in the construction of public assembly halls and theatres are contained in an article, by Harold L. Alt, in the American Carpenter and Builder. Incidentally it gives some practical ideas on how any room may be ventilated without draught.

The three accompanying illustrations show how this is accomplished in the modern buildings. The first shown is the old fashioned dome ceiling ventilator, which is giving place to the method shown in the second illustration, where the space in back of the moulding or cornice is profitably employed to bring fresh air into the room and to allow foul air to escape. The false beam ceiling type of ventilation shown in the third illustration is considered, by Mr. Alt, to be the most efficient of the three, because the air can be supplied not only around the sides but behind a cornice or plate rail.

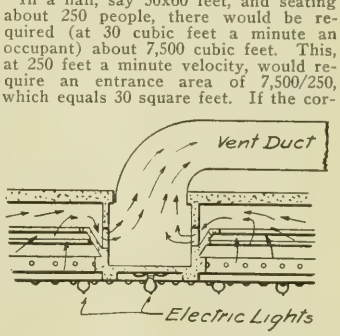
The first type of ventilator is especially suitable for exhaust ventilation, as indicated in the drawing, says Mr. Alt, but for supplying fresh air, this single ceiling inlet is not nearly as good as a larger number of smaller inlets located in various portions of the dome or some of the slot inlets shown in the other drawings. This is because the best results in ventilation are attained when a considerable number of adequate side openings are used rather than a single inlet, so as to get the air equally distributed.

Where air is supplied from the ceiling, more satisfactory results are at-



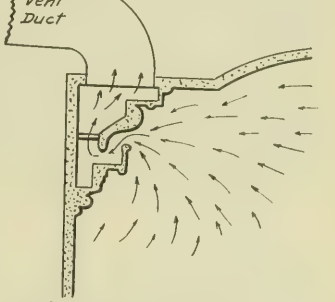
tained with a "ventilating cornice," as shown. This cornice is usually run around the four sides of the hall or auditorium, although oftentimes it is omitted across the wall above the stage. The air is fed into this cornice by a duct somewhat, as indicated. The air velocity is usually figured at 250 feet a minute through such an opening.

In a hall, say 50x60 feet, and seating about 250 people, there would be required (at 30 cubic feet a minute an occupant) about 7,500 cubic feet. This, at 250 feet a minute velocity, would require an entrance area of 7,500/250, which equals 30 square feet. If the cor-



nice ran around the four sides of the hall it would be 50 plus 60 times 2, or 220 lineal feet long. The total area divided by the length gives the height, so 30/220 equals .13 feet height, or 1⅝ inches. Ordinarily the cornice probably would be run on three sides only, or would be obstructed for part of its length so as to give a total lineal footage of only about one-half of what we have assumed. In this case the height of the opening approximately would be doubled, or about 3 inches; this is almost the customary height that these openings are made.

Still better distribution is obtainable where the ceiling is partitioned off by false beams such as is indicated in the above. In this case the air can be supplied not only around the sides with



a cornice and in the center along the beams, but the cornice may be omitted entirely and good distribution obtained from the ceiling beams alone. Of course the type of ceiling opening is largely dependent on the ceiling construction, it being manifestly impossible to use beam openings in a domed ceiling such as above, while the single outlet shown would hardly be decided upon where a flat beamed ceiling is used.

CURRENT BUILDING OPERATIONS

Group of Reinforced Concrete Factories and Warehouses in Brooklyn, During Decade, Has Changed Character of Neighborhood

SINCE 1904 a group of modern factory and warehouse buildings has been erected along Brooklyn's waterfront in the territory adjacent to the Brooklyn and Manhattan bridges. This section is a constricted one, and up to that year was a district of obsolete warehouses, squalid tenements and buildings of a decidedly questionable character. Considered as a group viewed from the Brooklyn Bridge, the buildings give a true impression of their extreme solidity and safety. They are fireproof and include all the modern appliances for the protection of life and property from the fire hazard. Large windows fully assure an adequate supply of the natural light and represent the maximum of efficiency from a sanitary viewpoint. Activity in this section was started in 1904 when the Robert Gair Company, paper manufacturers, retained William Higginson, an architect and engineer, to design and superintend the erection of a nine-story and basement factory building. This structure was erected in Washington and Water streets, and covers a plot 100x231 feet. The work was accomplished under general contract by the Turner Construction Company, 11 Broadway, and was completed in 1905.

Success following the erection of the first reinforced concrete building in this section, the Robert Gair Company has since that time erected six additional structures of various sizes and for different uses, all designed, however, by Mr. Higginson and built by the Turner Construction Company. The building completed in 1905 proving efficient, steps were taken that same year to erect an addition of the same height and size, thus filling out the block between Washington, Water and Front streets, Brooklyn, and the Manhattan Bridge. A two-story stable, 88x50 feet, at Water and Main streets was the next project to be started, and this was followed by a twelve-story and basement warehouse, 171x110 feet, in Washington, Front and Flint streets, completed in 1911. The activities of the Gair Company continued and during 1913 a ten-story factory building, 200x125 feet, was erected in Washington, Front and Water streets. The most recent addition to the Gair group is the sixteen-story building, 200x125 feet, on the block front in Water street from Main to Plymouth street.

A. Zerega's Sons, Consolidated, macaroni manufacturers, recently completed a seven-story building, 55x95 feet, in Dock and Front streets. Arbuckle Brothers, sugar and coffee merchants, in 1911 erected an eleven-story warehouse on Jay, Plymouth and Main streets which was designed by William Higginson, architect, and also erected by the Turner Construction Company. This building is notable chiefly for having nine railroad tracks in the first story, floor construction for the safe carrying of exceedingly heavy floor loads, and the most extensive protection against the fire hazard.



ZEREGA'S SONS FACTORY.

S. Sternau & Company, in 1912, erected a ten-story and basement factory building in John street near Gold street. This building is used partly for the manufacture of alcohol burning utensils and partly as a loft and storage building. Boorum & Pease, manufacturers of blank books, during 1914 erected for their own occupancy a building seven stories in height, 100x100 feet, corner of Hudson avenue and Front street. The building was designed by W. S. Timmis, architect. Hoole Machine Works building in Washington street, four stories and basement, 40x80 feet, was built in 1904 from plans by J. Sarsfield Kennedy. D. R. Squibb & Sons, drug manufacturers, are occupying a new building at Vine, McKinney and Doughty streets. This structure is six stories and basement in height, 54x100 feet, and planned by G. B. Provost, architect. The Eagle Storage & Warehouse Company constructed a warehouse, six stories, 50x90 feet, from plans by Frank Freeman, architect. These four buildings were erected by the Turner Construction Company.

The W. H. Sweeney Manufacturing Company is occupying a new factory for the manufacture of metal cooking utensils in Water and Plymouth streets, near Dock street, ten stories in height, 100x100 feet. Cavanaugh Brothers are the owners of a nine-story loft building in Sands street, adjacent to the Manhattan Bridge approach, which is nine stories in height, approximately 100x70 feet, designed by William L. Stoddard. Thomson Meter Company has built a four-story factory, approximately 100x100 feet, in Hudson street, near Sands street, from plans by Louis E. Jallade, used for the manufacture of water meters. Hanan & Sons, shoe manufacturers, and Kirkman & Son, soap manufacturers, are also occupying modern reinforced concrete structures at 215 Water street.



GROUP OF RECENTLY COMPLETED CONCRETE FACTORIES IN BROOKLYN.

These buildings represent the most modern practice in engineering and construction and are sure to be followed by others of a similar type, as the section affords good transit facilities for employees as well as convenience for shipping.

The completion of these buildings and their occupancy by manufacturing concerns of the highest order has entirely changed the character of the district from a warehouse to a manufacturing center and has increased property values to a marked degree.

BUILDING NOTICE.

(Bulletin No. 23, 1914.)

On Jan. 1, 1915, the form in use in this Bureau, known as Form No. 73, slip application, was discontinued.

On that date a new form, known as Form No. 213, 1915 building notice, was put into use. This notice is in the nature of an informal letter addressed to the Superintendent of Buildings, and should be typewritten (one copy only) and sent to the Bureau before beginning any of the work specified.

This building notice is to be used only for minor alterations or repairs not affecting in any way the main structural features or safety of an existing building or the exits or means of egress from the building; and for the erection of small sheds and outhouses, moving picture booths, fences not used for advertising purposes, temporary reviewing stands and similar new structures which can not properly be filed on a New Building Application form.

These structures or minor alterations must be clearly described in writing without plans. Any new structure or alteration requiring a plan must be filed on a New Building or Alteration Application blank, as the case may be. If this building notice is used in connection with any building not above enumerated, a violation will be filed and prosecuted through the Law Department.

The new Form No. 213 "Building Notice" is not out of press as yet, so the present Slip Application, Form No. 73 may be used temporarily for this purpose.

ALFRED LUDWIG,
Superintendent of Buildings,
Borough of Manhattan.

Building Trade Wages, 1915.

The United Board of Business Agents of the Building Trades of Manhattan and Vicinity, with headquarters at 154 East 54th street, has issued its schedule of prevailing rates of wages for the coming year. The schedule is based on eight hours' work per day, from 8 a. m. to 5 p. m., except on Saturday, when work in the building trades ceases at noon. All recognized legal holidays and Sundays are to be figured as "double time." Compensation for a practical foreman ranges from fifty cents to one dollar a day more than the schedule rate. The trades enumerated are those which are affiliated with the United Board. Roswell D. Tompkins is the secretary of the board.

Asbestos workers, boiler felters, pipe coverers, insulators	$4.75
Asbestos workers' helpers	3.00
Bluestone cutters, flaggers, bridge and curb setters	4.50
Bluestone cutters' helpers	3.00
Boiler makers and iron ship builders	5.00
Boiler makers' helpers	3.50
Carpenters and framers	5.00
Cabinet makers	5.00
Cement and concrete masons	5.00
Cement, concrete and asphalt laborers	3.00
Decorators and gilders	4.50
Decorative art glass workers	5.00
Elevator constructors	5.28
Elevator constructors' helpers	3.40
Electrical workers	4.80
Electricians' helpers	2.20
Electrical fixture workers	4.80
Engineers, stationary	4.50
Engineers, portable hoisting, etc., $30.25 weekly by the day	6.00
Engineers on boilers, pumps or pile-driving machines	$30 weekly
Engineers on all excavating	$30 weekly
Framers	5.00
House shorers, movers and sheath pilers	3.75
House shorers' helpers	2.65
Housesmiths and bridgemen	5.00
Ironworkers	5.00
Ironworkers' helpers	3.50
Ironworkers' apprentices	3.00
Metallic lathers	5.30
Marble cutters and setters	5.50
Marble carvers	6.00
Marble polishers	4.40
Marble sawyers	4.65
Marble bed rubbers	4.95
Marble cutters' helpers, $3.25; rigging and crane operators	3.75
Mosaic workers	4.50
Mosaic workers' helpers	3.00
Machinists of all description	5.00
Paper hangers	Price list
Plasterers' helpers	3.25
Painters	4.00
Painter-decorator, painter-striper, painter-sticker	4.50
Painter-letterer, painter-grainer	4.50
Riggers	4.00
Roofers, tar, felt, composition, damp and waterproofers	4.25
Rockmen and excavators	2.50
Rock drillers and tool-sharpeners, open work, $3.65, tunnel	3.75
Sheet metal-workers, coppersmiths, tinsmiths, metal-roofers	5.00
Slate and tile roofers	5.00
Steam, hot water and general pipe-fitters	5.50
Steam fitters' helpers	3.00
Tile layers	5.50
Tile-layers' helpers	3.25
Tunnel and subway constructors	3.75
Upholsterers of all description	4.50
Varnishers	4.00
Wood lathers on new work, $3.50 per M. Overhauling jobs	5.00

The Elevator Ordinance Held Up.

The Board of Aldermen has laid the Building Committee's elevator ordinance over for a month. A pamphlet entitled "Elevators and Their Safety," by W. E. D. Stokes, was circulated among the members of the board. Mr. Stokes is interested in an elevator construction company as well as in hotels and real estate. The pamphlet is directed particularly against section 10 of the ordinance, which requires the installation of some safety device that will prevent a car from being moved while the door to the elevator shaft is open.

A similar requirement appeared last year in a bill before the Legislature which failed of enactment. Much of the opposition among property owners to this requirement has been withdrawn, since there has been a better understanding as to the cost, which will not be as great as first supposed. In fact, some authorities say that it is possible to install an electrical safety device for a very small sum per opening. Whether such a device would satisfy the Building Department is another question. Ex-Superintendent Miller has estimated the cost at $20 an opening, and some manufacturers say $12.

A considerable opposition remains, however, based on the score of the expense involved. Among the opponents are the hotel men's association and the United Real Estate Owners' Association. The Allied Real Estate Interests favor the ordinance.

The ordinance establishing Suburban Fire Limits was passed by the Board of Aldermen this week, and is now before the Mayor.

The proposed city ordinance regulating the heights, sizes and arrangement of buildings was approved this week by the Chamber of Commerce, following the adoption of a report submitted by Howard C. Smith, chairman of the special committee.

Tribute to Supt. McDermott.

At the close of business New Year's eve, Superintendent of Buildings William J. McDermott was surprised to see the employees filing into his office. His surprise was still greater when James Nolan, Chief Clerk of the Bureau, handed him a fountain pen, richly embossed in gold, bearing the following inscription: "Presented to William J. McDermott, Superintendent of Buildings, Borough of Richmond, January 1, 1915, by the employees of the Bureau."

In replying, Mr. McDermott said: "I am very much pleased with the spirit of true co-operation shown me and also with the courtesy and consideration shown to the public who have dealings with this department."

In connection with the Bureau of Buildings, Borough of Richmond, it is interesting to note that notwithstanding the stringency in the money market and the falling off of building operations in the other boroughs, Richmond shows a healthy increase in the number of new buildings erected during the fiscal year ending December 1, 1914, over the corresponding period of last year. Superintendent McDermott considers the outlook for 1915 very bright.

—In New York City there are 545,096 separately assessed parcels of real estate. Manhattan has 95,053; the Bronx, 66,598; Brooklyn, 214,211; Queens, 134,987, and Richmond, 34,247.

BUILDING FOR NEW YORK CARD COMPANY



Ballinger & Perrot, Architects

THE New York Consolidated Card Company is one of the large manufacturing concerns which in recent years has located in Long Island City. Its new building is located at Fourth and Webster avenues, and is representative of a typical reinforced concrete factory of today. This building is five stories and basement in height and covers, in plan, an area 456x70 feet, with various extensions for power house, garage and outside stairwell, and is one of the largest reinforced concrete plants ever erected during cold weather. In order to successfully erect this building in cold weather, extra equipment was necessary, including tarpaulin to enclose the sides and top of the building, and salamanders (open stoves) burning coke to generate the required heat so that a temperature of about 75 degrees was maintained in the vicinity of the new work. In addition to these precautions, the sand and gravel were heated on griddles of steam coils, thereby preventing any chance of frozen material, and a steam jet was connected to the water barrel, to prevent ice particles, and to be absolutely sure that forms and steel reinforcement were in the proper condition to receive the concrete, they were sprayed with steam prior to starting work. The building is intended for rather light manufacturing and is designed for 150 pounds live-loads on floors in addition to the dead weight. This plant will be used for the manufacture of playing cards and when in full operation will employ 500 or 600 hands. This building was erected by the Turner Construction Company, 11 Broadway, New York City, under the direction of Ballinger & Perrot, architects and engineers, of Philadelphia, Pa.

Geo. A. Fuller Company

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Fifty Residences at Woodhaven.

The Innovation Homes Company, J. C. McIntyre, 1127 Avenue G, Brooklyn, president, is having plans prepared and will start work at once on fifty brick residences at Woodhaven, Long Island.

To Enlarge 25th Street Loft.

The Graphic Arts Realty Company, Joseph Gautz, president, Frederick A. Ringler, 207 West 25th street, treasurer, contemplates the erection of an addition of either three or twelve stories in height to the loft building, 203-205 West 25th street. Definite details have not been decided.

Fireproof Garage in East 56th Street.

Frederick H. Gleason, 311 West 95th street, contemplates the erection of a fireproof concrete garage, probably five stories in height, in East 56th street, between Lexington and Third avenues, to cost in the neighborhood of $100,000. Further details are not available at this time.

Latest Broadway Business Building.

Walter F. Hopper, 110 West 40th street, is having plans prepared by Samuel Katz, 505 Fifth avenue, for a sixteen-story store and loft building, 40x240 feet in size, to be erected on the west side of Broadway, 60 feet north of 31st street, through to Sixth avenue. Isaac A. Hopper Company, Inc., 110 West 40th street, will have the general contract.

Brokaw's Store Plans Unsettled.

Structural details for the new store building which Brokaw Brothers, of Astor Place and Fourth avenue, are to erect on the site of the former Cafe de l'Opera, 1457 to 1461 Broadway, running through to 589-595 Seventh avenue, have not yet been determined. No commissions have yet been made, and in all probability nothing will be officially settled for several days yet. Further particulars are given in another column of this issue.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Graphic Arts Realty Co., Jos. Gautz, president, 207 West 25th st, contemplates the erection of a 3 or 12-sty addition to the loft building at 203-205 West 25th st. No architect or engineer has been selected.

ALBANY, N. Y.—St. Vincent De Paul's R. C. Church, Rev. Father William R. Charles, pastor, 900 Madison av, contemplates the erection of a parochial school and hall on Western av, to cost about $50,000. An architect will probably be selected by competition.

BLISS, N. Y.—The Board of Education of Bliss, M. Stafford, president, is receiving competitive sketches for a 2-sty brick high school to cost about $20,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, Arthur S. Harris, president, contemplates the erection of an addition to the school on Cedar av, for which no appropriation has been made. No architect selected.

ST. JOHNSVILLE, N. Y.—The Board of Education of St. Johnsville, W. M. Waldrath, clerk, Main st, contemplates the erection of a 2-sty brick school in Main st, to cost about $35,000. No architect selected.

BEACON, N. Y.—The Board of Education of Beacon is considering the erection of a 2-sty high school on Fishkill av. Wilson Potter, 1 Union sq, Manhattan; Wm. Whitney Rasmussen, 1133 Broadway, Manhattan, and John T. Simpson, 31 Clinton st, Newark, N. J., are competing architects. Cost, about $60,000.

BUFFALO, N. Y.—Volrey P. Kinney, care of Kinney Laundry, 1376 Main st, contemplates the erection of a 4-sty restaurant and lunch room at 357 Main st. John R. Thompson Restaurant Co., lessee. No architect selected.

FRANKLINVILLE, N. Y.—A committee of the Franklinville Masons has been appointed to consider the building of a Masonic Temple here. No architect retained.

EAST SYRACUSE, N. Y.—Edward Hill, care of R. C. Dibble, East Syracuse, contemplates the erection of a 1-sty concrete and steel moving picture theatre here to cost about $17,500. No architect selected.

YONKERS, N. Y.—Rollins Bros., A. T. Dandy, 545 South Broadway, contemplate the erection of a 7-sty store and apartment at the southeast corner of South Broadway and Valentine Lane. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Bids will be taken on subs about Jan. 12 by the Williams Building Corpn. Samuel Williams, 132 Nassau st, owner, for the 6-sty apartment house, 50x90 ft., in the south side of 113th st, 100 ft. west of 7th av, from plans by Gronenberg & Leuchtag, 303 5th av. Cost, about $65,000.

BRONX.—Rubin & Marcus, Inc., 1480 Washington av, owners, are taking estimates on foundations, brick work, carpenter, trim, window frames and sash, painting, iron work, electric work and heating for the 5-sty apartment on the west side of Prospect av, between 178th and 179th st, from plans by Goldner & Goldberg, 391 East 149th st.

BROOKLYN.—The Grover Realty Co., 113 South 2d st, owner, is taking bids for a 6-sty apartment, 48x100 ft., in the south side of South 2d st, 150 ft. east of Berry st, from plans by Shampan & Shampan, 772 Broadway. Cost, about $50,000.

LONG ISLAND CITY.—Annigoni Bros., Hamilton st and Pierce av, owners, are taking bids on all subs for the 4-sty tenement, northeast corner of Pierce av and Hamilton st, from plans by Thos. J. Reidy, 76 Hoyt av. Cost, about $20,000.

CHURCHES.

MANHATTAN.—Plans are being figured for the 1-sty synagogue, 53x93 ft., at 22-28 West 114th st, for the congregation Kol Israel Anshe Poland, 20-22 Forsyth st. Sommerfeld & Steckler, 31 Union Square, architects; cost, about $75,000.

MANHATTAN.—Morris Schwartz, 194 Bowery, architect, is taking bids for alterations to the tenement, 51 East 104th st, for synagogue and meeting room purposes, for the Agudath Achim M'Polak Congregation. Cost, about $12,000.

DWELLINGS.

MANURSING ISLAND, RYE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, architects, are taking bids on general contract for a 2½-sty frame residence and garage for W. H. Browning, Esq., care of architects.

YORKTOWN HEIGHTS, N. Y.—Bids will close January 12, at 12 M., for seven 2-sty stone cottages, 40x40 ft., at the New York Training School for Boys, from plans by Lewis F. Pilcher, Capitol, associated with William Adams Delano, 4 East 39th st, Manhattan.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Bids will close January 20 for the power plant at Point-No-Point, on Passaic River, in Meadow section, for the Public Service Corporation of New Jersey, Thos. F. McCarter, president. Nathaniel A. Carle, care of owner, chief engineer. Linde & Griffith Co., foot of 4th av, Newark, contractor for concrete foundations. Cost, $1,000,000.

NEWARK, N. J.—Jordan Greene, Essex Building, architect, is taking revised bids for a 1-sty factory, 75x106 ft., in the east side of South 11th st, for the American Piston Ring Co. Runyon & Carey, 845 Broad st, steam and electrical engineers. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

BINGHAMTON, N. Y.—Calendo & Cordi, 6005 14th av, Brooklyn, are figuring the general contract for the Binghamton State Hospital, from plans by the Department of Architecture. Sub bids are desired prior to January 19.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Bids will close January 12 at 4.15 p. m. for the 2-sty brick McKinley School at 8th av and Factory st for the Newark Board of Education. E. F. Guilbert, City Hall, Newark, architect. George W. Knight, City Hall, engineer. Cost, about $125,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, architect, is taking bids on general contract for eight 2-sty frame stores and offices at Orawampum st and Martine av, for the Eastern Mill & Material Co., Robert E. Farley, president, 5 Court st. Cost, about $15,000.

BROOKLYN.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on general contract for 1-sty brick automobile showroom at 1285-1293 Bedford av, for A. S. Leland, 50 Broad st, Manhattan. Cost, about $12,000.

MANHATTAN.—Plans are being figured for the 6-sty store, office and loft building at 77 Madison av, for the Estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. John B. Snook Sons, 261 Broadway, architects. Cost, about $40,000.

MANHATTAN.—Mortimer C. Rosenbaum & Bro., 28 East 85th st, are figuring the general contract and desire bids on subs for the 2-sty and basement store at 617-25 West 181st st, from plans by Buchman & Fox, 30 East 42d st, architects. Chas. C. Marshall, 34 Pine st, owner.

MISCELLANEOUS.

NORTH CASTLE, N. Y.—The Board of Water Supply, Chas. Strauss, is taking bids to close January 19, at 11 A. M., for furnishing about 8,000 sq. ft. of face cut stone for Kensico Dam.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty apartment house, 50x87 ft., on the east side of Sherman av, 100 ft. south of Dykman st, for James Livingston, 261 West 36th st, owner. Cost, about $45,000.

HAVEN AV.—Geo. & Edw. Blum, 505 5th av, are preparing plans for a 6-sty apartment 125x125 ft., at the northeast corner of Haven av and 180th st, for the Strathcona Construction Co., 3785 Broadway, owner and builder. Plans will probably be completed about February 1. Cost, about $120,000.

62D ST.—Samuel R. T. Very, 70 East 45th st, has completed plans for alterations to the 7-sty apartment, 22 East 62d st, for Mrs. Edward deForest Simmons, 128 East 60th st. Cost, about $40,000.

CHURCHES.

AMSTERDAM AV.—Cram & Ferguson, 33 West 42d st, are preparing plans for the Cathedral wing nave at Amsterdam av and 112th st, for the Cathedral of St. John the Divine. Cost, about $1,000,000. Contract for foundation will probably be awarded by spring.

DWELLINGS.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has completed revised plans for interior alterations to the 5-sty residence, 881 5th av, for Adolph Lewisohn, 9 West 57th st. Bids will be taken on general contract about January 15.

FACTORIES AND WAREHOUSES.

107TH ST.—Wortmann & Braun, 114 East 28th st, are preparing plans for a 9-sty warehouse and garage in the south side of 107th st, 225 ft. west of Columbus av, for the Chelsea Storage Warehouses, Louis Schram, 426 West 26th st, president. Chas. Berg, 114 East 28th st, general contractor.

91ST ST.—John P. Boyland, Fordham rd and Westchester av, has completed plans for the 6-sty factory and loft building in East 91st st, 150 ft. east of 1st av, for William F. Cunningham, 438 East 91st st. Cost, about $85,000.

HALLS AND CLUBS.

48TH ST.—Jas. S. Maher, 431 West 14th st, is ready for bids for alterations to the 4-sty clubhouse 106-110 West 48th st for the Friars Club, to cost about $10,000.

HOSPITALS AND ASYLUMS.

ST. NICHOLAS AV.—Geo. H. Hardway, 345 5th av, is preparing plans for a 3-sty addition to the sanitarium, St. Nicholas av and 150th st, for the Audubon Sanitarium, 8 St. Nicholas pl. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Samuel W. Katz, 505 5th av, is preparing plans for a 16-sty store and loft building on the west side of Broadway, 60 ft. north of 31st st, through to 6th av, for Walter F. Hopper, 110 West 40th st. Isaac A. Hopper, Inc., 110 West 40th st, general contractor.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST.—Frank J. Schefcik, 176th st and Park av, is preparing sketches for a 5-sty apartment at 174th st and Vyse av for the J. W. Cornish Construction Co., 805 East Tremont av, owner and builder. Cost, about $50,000.

176TH ST.—The Tremont Architectural Co., Webster and Tremont avs, is preparing plans for the 5-sty apartment house, 50x87 ft., in the south side of 176th st, 62 ft. west of Marmion av, for the Benenson Realty Co., 401 East 152d st. Cost, about $50,000.

CAULDWELL AV.—William Koppe, 830 Westchester av, is preparing plans for four 5-sty apartments at the southwest corner of Cauldwell av and 160th st for The Ebling Co., Louis Ebling, president, 939 Intervale av. Cost, about $150,000. Bids will be taken about Jan. 18 by owner.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment on the west side of Prospect av, 25 ft. south of Oakland pl, for Rubin & Marcus, 1480 Washington av, owners and builders. Cost, about $45,000.

KELLY ST.—Lorenz F. J. Weiher, 271 West 125th st, is preparing revised plans for two 5-sty tenements in the west side of Kelly st, 125 ft. north of 163d st, for the Rae Realty Co., Inc., 928 Broadway. Tofano Bros., 863 Jackson av, mason. Cost, about $100,000.

CHURCHES.

166TH ST.—M. J. Harrison, 230 Grand st, is preparing sketches for a 3-sty synagogue, 33x100 ft., at the southwest corner of 166th st and Morris av for the Congregation Juda Haleri, 1042 Morris av, S. D. Reich, president, Valentine av and 197th st. Cost, about $30,000.

HOSPITALS AND ASYLUMS.

CHARLOTTE ST.—Lewis A. Abramson, 220 5th av, architect, will take bids on general contract about February 10 for the 4-sty hospital southeast corner of Charlotte st and Crotona Parkway, 50x127 ft., for the Bronx Hospital Association. Dr. Alexander Goldberg, president, 1385 Fulton av. Cost, about $300,000.

STORES, OFFICES AND LOFTS.

3D AV.—The Kreymborg Architectural Co., 163d st and Southern blvd, is preparing plan for a 1-sty taxpayer, 75x100 ft., on the west side of 3d av, 25 ft. south of 173d st, for Williamson & Bryan, 499 Willis av, owners and builders. Cost, about $15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

RALPH AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty apartment, 85x29 ft., at Ralph av and Eastern pkway, for I. Halperin, 408 Lincoln pl, owner and builder. Cost, about $30,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements on the south side of St. Marks av, 100 ft. east of Howard av, for Herman Cohn, 429 Howard av, owner and builder. Cost, about $50,000.

68TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments, 100x150 ft., in the north side of 68th st, 142 ft. east of 4th av, for the Boyd Realty Co., 432 Senator st, owner and builder. Cost, about $80,000.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Hopkinson and Blake avs for the Burland Co., Levi Merowitz, 1351 Eastern Parkway, owner and builder. Cost, about $35,000.

57TH ST.—Thos. Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 3-sty brick tenement, 40x81 ft., in the north side of 57th st, 240 ft. east of 15th av, for R. P. Murphy, 825 54th st, owner and builder.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 50x89 ft., on the west side of Hopkinson av, 50 ft. north of Blake av, for The Burland Co., L. Merowitz, president, 1351 Eastern parkway. Cost, about $30,000.

VERMONT ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for four 3-sty tenements, 25x68 ft., in the west side of Vermont st, 200 ft. north of Livonia av, for the Hodrian Realty Co., 674 Hendrix st. Cost, $30,000.

STONE AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 33x90 ft., at the northeast corner of Stone and Riverdale avs for S. Koeppel, Inc., 330 Utica av. Cost, about $25,000.

CHURCHES.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, are completing plans for rebuilding the 1-sty church and chapel on the west side of Clinton av, between Fulton st and Atlantic av, for St. Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av.

DWELLINGS.

18TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences and stores at the southwest corner of 18th av and 26th st for the Lancaster Realty Co., 44 Court st, owner and builder. Cost, about $11,500.

66TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences and stores, 55x100 ft., at the northwest corner of 66th st and 18th av for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about $9,000.

NEW UTRECHT AV.—B. F. Hudson, 319 9th st, is preparing plans for seven 3-sty residences at the southeast corner of New Utrecht av and 45th st for the D. W. P. Co., Inc., Paul W. Connelly, president, 5107 New Utrecht av. Cost, about $35,000.

AV. U.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for seven 2-sty brick residences, 18x40 ft., at the northwest corner of Av U and East 7th st for William Herot, East 31st st and Beverley rd, owner and builder. Cost, about $28,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—Sylvester A. Taggart, Municipal Building, Manhattan, is preparing new plans for the 2-sty laundry staff building at the Kings County Hospital, south side of Winthrop st, west of Albany av, for the Department of Public Charities, John A. Kingsbury, commissioner. Cost, about $75,000.

MISCELLANEOUS.

GREENPOINT AV.—J. R. Savage, Jamaica, L. I., is preparing plans for a reinforced concrete steel grade crossing on Greenpoint av, for the L. I. R. R., Flatbush av, corner of Atlantic av, to cost about $20,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

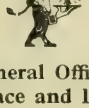
LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 5-

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Contracts Awarded in Queens Continued.

sty tenement, 50x90 ft., at the southwest corner of Jamaica av and 9th av for A. Rikel, 574 9th av. Cost, about $40,000.

DWELLINGS.

JAMAICA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 2½-sty residences on Hoffman Boulevard, between Hillside and Jamaica avs, for the Esor Realty Co., F. Rochtberg, president, 208 Pulaski st, Brooklyn, owner and builder. Total cost, about $30,000.

WOODHAVEN, L. I.—E. F. Hudson, 319 9th st, Brooklyn, is preparings plans for fifty 2-sty residences, 18x36 ft., at Woodhaven and Atlantic avs for the Innovation Homes Co., J. C. McIntyre, 1127 Av G, president. Cost, about $3,000 each.

FLUSHING, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for eleven 2-sty frame residences in North Grove st, near Lawrence av, for C. W. Copp, James st, owner and builder. Cost, about $18,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Timmis & Chapman, 315 5th av, Manhattan, architects, will soon take bids on general contract for a 1 and 2-sty factory, 200x400 ft., at Jackson and Annabelle avs, to cost about $150,000. Owner, in care of Bryan Kennelly, 158 Broadway, Manhattan.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—J. P. Powers & Co., 558 Boulevard, are preparing plans for a 1-sty concrete private garage at the southeast corner of Carnaga av and Grove st for Edward Moran, 24 Carnaga av. Cost, about $15,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

RICHMOND AV.—W. H. Dole, 154 Nassau st, is preparing plans for a 3-sty apartment, 25x40 ft., at 152 Richmond av, Richmond, for Dominick Delisanne, 152 Richmond av. Cost about $7,500.

Nassau.

DWELLINGS.

BROOKVILLE, L. I.—C. Oliver Iselin, 3 West 52d st, Manhattan, contemplates the erection of a 2-sty frame farm cottage from plans by Hoppin & Koen, 244 5th av, Manhattan. Cost, about $5,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reevs Building, has completed plans for a 4-sty apartment on Elliott av, for P. H. McGrath, builder, 99 Morris st. Cost, about $21,000.

HOSPITALS AND ASYLUMS.

NEW ROCHELLE, N. Y.—Frederick Stevens, 9 Park st, Boston, Mass., and Butler & Rodman, 16 East 23d st, Manhattan, associate architects, have about completed plans for additions to the hospital at Guion st and Burling lane for the New Rochelle Hospital Association, H. J. Parker, president. Cost, about $90,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frank A. Coppola, 738 Broad st, has received the general contract to erect a 4-sty tenement at the southeast corner of Crane and Stone sts for Ralph Arace, 276 John st, Belleville, N. J. John B. Cella, 738 Broad st, architect. Cost, about $35,000.

CHURCHES.

JERSEY CITY, N. J.—(Sub.).—Edward J. Alquist, 312 West 42d st, Manhattan, has received the mason contract for the 1-sty church, north side of Harrison av, near Bergen av, for the First Church of Christian Scientist, 651 Bergen av. Oscar S. Teale, 35 Broadway, Manhattan, architect. William R. Whyte, 36 Oakland av, general contractor. Cost, about $8,500.

DWELLINGS.

SOUTH ORANGE, N. J.—E. W. Blanchard, 114 East 28th st, Manhattan, has received the general contract to erect a 2½-sty frame residence, 65x30 ft., for John R. Greason, Jr., care of architect, Shiras Campbell, 103 Park av, Manhattan. Cost, about $10,000.

BROOKLYN.—Thos. Drysdale, 26 Court st, has received the general contracts to erect five 3-sty brick residences and stores at the southwest corner of St. Johns pl and Rochester av for Knowles & Co., 189 Montague st, owners. F. L. Hine, 189 Montague st, architect. Cost, about $15,000.

BAYSHORE, L. I.—Wines & Homan, Mattituck, L. I., have received the general contract to erect a 2½-sty residence, 32x38 ft., at Brightwaters, for John S. Moore, care of general contractors, Jas. A. Burke, 345 5th av, Manhattan, architect. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Patrick Reynolds, 102 East 12th st, has received the general contract to make alterations to the hotel 952 3d av, for store and cigar factory purposes, for Robert W. Goelet, Newport, R. I. Albert M. Gray, 1402 Broadway, architect. Max Schwartz, 954 3d av, lessee. Cost, about $8,000.

BROOKLYN.—Louis Lapidus, 858 Hopkinson av, has received the general contract to erect a 4-sty laundry and stable in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $15,000.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract for alterations to the stable on the east side of 11th av, 27th to 28th sts, for the Terminal Warehouse Co., 17 South William st.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND.—J. M. Knopp, 544 West 43d st, Manhattan, has received the contract for electric elevators and allied work at the city hospital building from plans by Frank Sutton, 80 Broadway.

HOTELS.

MANHATTAN.—The Sinclair-Rieger Co., 409 West 55th st, has received the mason work for the 5-sty brick and reinforced concrete store and lodge room building, 25x80 ft., to be erected at 103 Bowery for the Estate of Chas. A. Chesebrough, 162 St. John's pl, Brooklyn. Cost, $30,000. Walter H. Volckening, 116 Decatur st, Brooklyn, is architect. The mason contractor wants bids at once on reinforced concrete and floor arches.

MUNICIPAL WORK.

PATERSON, N. J.—The N. Y. & N. J. Construction Co., Essex Building, has received the contract of the main intercepting sewer, section 17, central portion, for the Passaic Valley Sewerage Commission. Wm. M. Brown, Essex Building, Newark, chief engineer.

PUBLIC BUILDINGS.

MANHATTAN.—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract for the excavation of the postoffice building at Pearl and Pine sts, for Buckhout Realty Co. foot of East 30th st, owner. John H. Deeves & Bro., 130 Park av, general contractors. Foster & Gade, 15 West 38th st, architects.

STABLES AND GARAGES.

MILL NECK, L. I.—J. O'Hearn, Wappinger Falls, N. Y., has received the plumbing contract for the garage and cottage near Oyster Bay for Irving Brokaw, 985 5th av, Manhattan. Harry T. Lindeberg, 2 West 47th st, Manhattan, architect. Tredennick Co., 1123 Broadway, Manhattan, general contractor.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Pietrowski & Konop Co., 418 East 91st st, has received the contract to install the Clinton Fireproofing System of floor and roof arches in the United States Service Building, 45th st and Lexington av. Warren & Wetmore, architects. John Peirce Co., general contractor.

MANHATTAN.—Greenfield & Hecht Co., 110 West 34th st, has received the general contract to make alterations to the loft building 114-116 Worth st for Andrew J. Dougherty and others, 43 Cedar st. Chas. B. Meyers, 1 Union sq, architect.

THEATRES.

YONKERS, N. Y.—The Hedden Iron Construction Co., 30 Church st, has received the steel contract for the 5-sty theatre and office building northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495 Broadway, Manhattan. William E. Lehman, 738 Broad st, Newark, architect. George T. Kelly, 20 John st, Yonkers, general contractor. Kingsley & Maxwell, 5 Wadsworth av, Yonkers carpenters. Cost, about $300,000.

MISCELLANEOUS.

MANHATTAN.—Henry Steers, 17 Battery pl, has received the contract for the pier and shed at Pier 8, North River, in West Front st, for the Lehigh Valley R. R. Co., 143 Liberty st. Cost, about $105,000.

MANHATTAN.—Snare & Triest Company, Woolworth Building, has received the general contract to erect Pier C at the N. Y. Navy Yard for the U. S. Government. Cost, about $150,000.

MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to erect the 4-sty sub-station at 354 West 45th st, for the United Electric Light & Power Co., 130 East 15th st. W. E. McCoy, 130 East 15th st, architect. Cost, about $85,000.

MANHATTAN.—The Edward Corning Co., 100 William st, has received the general contract to erect a tunnel entrance at 156-158 East 42d st for the Interboro Rapid Transit Co., 165 Broadway. Cost, about $50,000.

HARTSDALE, N. Y.—The Dazie Construction Co., 103 Park av, Manhattan, has received the general contract to erect the brick and concrete freight house, platform and coal box for the N. Y. C. & H. R. R. R. Co., 70 East 45th st, Manhattan. H. Haldeman, care of owner, architect. Cost, about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

91ST ST, 448 East, s s, 144 w Av A, 6-sty brick, non-fireproof storage, 50x95; cost, $50,000; owner, Wm. F. Cunningham, 1826 1st av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 3.

STABLES AND GARAGES.

209TH ST, s s, 225 e 10th av, 1-sty stone non-fireproof stable and shed, 25x99; cost, $5,000; owner, Max Just, 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1.

STORES AND TENEMENTS.

181ST ST, 623-25 West, 2-sty brick, non-fireproof store, 30x96; cost, $18,000; owner, Chas. C. Marshall, 34 Pine st; architects, Buchman & Fox, 30 East 42d st. Plan No. 2.

Bronx.

DWELLINGS.

HOBART AV, n e cor Hobart court, 1-sty brick dwelling, shingle roof, 20x30; cost, $1,500; owner, Brunetta Tozzini, 120 Westchester sq; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 2.

SCHOOLS AND COLLEGES.

SPOFFORD AV, s s, from Coster to Faile st, 5-sty brick school, 200x94, tile roof; cost, $275,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1.

MISCELLANEOUS.

BOSTON POST RD, e s, 1,000 s Gun Hill rd, 1-sty frame pig shed, 25x75; cost, $700; owner, Burk Foundation, F. K. Sturgis, 30 Broad st, Pres.; architect, Guy A. Ward, White Plains. Plan No. 4.

BOSTON POST RD, e s, 1,000 s Gun Hill rd, two 1-sty frame pig sheds, 25x100; cost, $1,800; owner, Burk Foundation, F. K. Sturgis, 50 Broad st, Pres.; architect, Guy A. Ward, White Plains. Plan No. 3.

Brooklyn.

DWELLINGS.

SCHENCK CT, e s, 20 n Jamaica av, six 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $18,000; owner, Frank Richards, 147 Sunnyside av; architect, Wm C Winters, 166 Van Siclen av. Plan No. 9.

SCHENCK CT, s e cor Jamaica av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, $3,000; owner, Frank Richards, 147 Sunnyside av; architect, Wm. C. Winters, 166 Van Siclen av. Plan No. 10.

UTICA AV, w s, 300 s Snyder av, five 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $22,500; owner, Anthony Meyer, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 5.

EAST 45TH ST, e s, 100 s Church av, two 2-sty brick dwellings, 20x53, —— roof, 2 families each; total cost, $6,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, Chas. Gallo, 60 Graham av. Plan No. 48.

50TH ST, n s, 160 e 13th av, 2-sty frame dwelling, 24x38, shingle roof, 1 family; cost, $5,000; owner, Morris Wolsk, 4515 14th av; architect, Samuel Gardstein, 1168 45th st. Plan No. 39.

52D ST, s s, 260 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 40.

52D ST, s s, 340 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 41.

AV U, n w cor East 7th st, 2-sty brick dwelling, 19x40, gravel roof, 1 family; cost, $3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 53.

AV U, n s, 19 w East 7th st, six 2-sty brick dwellings, 18x40, gravel roof, 1 family each; total cost, $18,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 54.

18TH AV, e s, 70.1 n 62d st, 1-sty frame stores and dwellings, 29.2x75, slag roof, 2 families; cost, $3,500; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 83.

FACTORIES AND WAREHOUSES.

UNION ST, w s, 275 n Sutter av, 1-sty brick shop, 25x75, slag roof; cost, $1,500; owner, Golde Rabinowitz, 263 Amboy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 65.

6TH ST, s s, 255.9 w 2d av, two 1-sty frame storages, 72.6x28, gravel roof; total cost, $1,000; owner, Wallingford Realty Co., on premises; architect, W. J. Conway, 400 Union st. Plan No. 71.

20TH ST, n s, 425 w Prospect Park West, 1-sty brick storage, 25x30, gravel roof; cost, $1,000; owner, Booth Felt Co., 440 19th st; architect, Frank Stork, 7416 3d av. Plan No. 63.

STABLES AND GARAGES.

ATLANTIC AV, from Cleveland to Ashford st, 1-sty brick garage, 40x65, gravel roof; cost, $11,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, Wm. Nepfer, 347 Lincoln rd. Plan No. 58.

ATLANTIC AV, n e cor Troy av, 1-sty brick garage, 20x22, slate roof; cost, $150; owner, Arnold T Shegan, 119 Kingston av; architect, Wm Buchanan, 488 Sumner av. Plan No. 30.

HOPKINSON AV, e s, 260 s Lott av, 1-sty brick stable, 13x20, tin roof; cost, $500; owner, Frank Luciana, 241 Bristol st; architect, Benj. Cohn, 361 Stone av. Plan No. 27.

BELMONT AV, n w cor Sheffield av, 1-sty brick stable, 50x100, gravel roof; cost, $1,000; owner, Anna Druss, 470 Bradford st; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 91.

STORES AND DWELLINGS.

FLATBUSH AV, n w cor East 37th st, 2-sty brick store and dwelling, 32.3x100, slag roof, 2 families; cost, $9,500; owner, Amersfort Bldg. Co., 315 Washington st; architect, F. W. Eisenla, 16 Court st. Plan No. 23.

18TH AV, e s, 25 s 59th st, three 3-sty frame stores and dwellings, 25x23.10, slag roof, 2 families each; total cost, $15,000; owner, Henry Gold, 44 Court st; architect, Jacob Lubroath, 186 Remsen st. Plan No. 31.

18TH AV, e s, 25.4 n 60th st, three 3-sty frame stores and dwellings, 25x27.4, slag roof, 2 families each; total cost, $15,000; owner, Henry Gold, 44 Court st; architect, Jacob Lubroath, 186 Remsen st. Plan No. 32.

18TH AV, n e cor 62d st, 1-sty frame store and dwelling, 40.11x80, slag roof, 1 family; cost, $4,000; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 81.

18TH AV, e s, 4011 n 62d st, 1-sty frame store and dwelling, 20.2x75, slag roof, 2 families; cost, $3,500; owner, Lancaster Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 82.

18TH AV, s w cor 62d st, 1-sty frame store and dwelling, 40.11x80, slag roof, 1 family; cost, $4,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 273 Fulton st. Plan No. 98.

18TH AV, w s, 80.11 s 62d st, 1-sty frame store and dwelling, 29.2x75, slag roof, 1 family; cost, $3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 99.

18TH AV, w s, 70.1 s 62d st, 1-sty frame store and dwelling, 29.11x75, slag roof, 1 family; cost, $3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 100.

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STORES AND TENEMENTS.

BARRETT ST, s e cor Blake av, 3-sty brick store and tenement, 24x68, gravel roof, 5 families; cost, $7,500; owner, Nathan Halperin, 74-6 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 12.

ST. JOHN'S PL, s s, 129 e Troy av, 4-sty brick tenement, 60x92, gravel roof, 27 families; cost, $30,000; owner, Chas. Serota Constn. Co., 1494 Eastern pkway; architect, Benj. Cohn, 361 Stone av. Plan No. 22.

BLAKE AV, s s, 24 e Barrett st, three 3-sty brick tenements, 24x68, gravel roof, 6 families each; total cost, $19,500; owner, Nathan Halperin, 74-6 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 11.

EAST N. Y. AV, s e cor Ralph av, 4-sty brick tenement, 58.5x71.2, slate roof, 20 families; cost, $40,000; owner, Rae Sakolsky, 127 Clymer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 28.

RALPH AV, e s, 58.5 s East N. Y. av, 4-sty brick tenement, 50x98, slate roof, 16 families; cost, $35,000; owner, Rae Sokolsky, 127 Clymer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 29.

ROCKAWAY AV, e s, 25 s Av G, two 1-sty frame stores, 31.6x30, slag roof; total cost, $2,000; owner, B. Philip Ketchum, 16 Court st; architect, F. W. Eisenla, 16 Court st. Plan No. 8.

HOPKINSON AV, w s, 50.3 n Blake av, 4-sty brick tenement, 50x89, slag roof, 25 families; cost, $25,000; owner, Burland Co., 1351 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 64.

THEATRES.

18TH AV, s w cor 65th st, 1-sty frame theatre, 40x85, gravel roof; cost, $6,000; owner, Angelo G. Traversi, 6506 18th av; architect, Carl H. De Lion, 120 Berkley pl. Plan No. 2.

Queens.

DWELLINGS.

CORONA.—Granger st, s s, 160 w Fairview av, two 1½-sty frame dwellings, 18x26, tin roof, 1 family; cost, $2,400; owner, Antonia DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, Grand st, Corona. Plan Nos. 3839-3840.

MASPETH.—Willow av, w s, 75 s Hull av, 2-sty frame dweling, 25x27, tar and gravel roof, 2 families; cost, $2,000; owner, C. Malinkiewicz, 45 Perry av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3836.

RAMBLERSVILLE.—Hawtree av, e s, 100 s Lamberton av, 2-sty frame dwelling, 27x36, shingle roof, 2 families, steam heat; cost, $2,600; owner and architect, J. J. McCulloch, Ramblersville. Plan No. 3816.

RICHMOND HILL.—South Curtis av, e s, 322 s Curtis av, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, $5,000; owner and architect, Victor Kilgren, 223 Briggs av, Richmond Hill. Plan Nos. 3837-3838.

WINFIELD.—Bryant av, w s, 108 s Monroe st, six 2-sty frame dwellings, 17x34, shingle roof, 1 family, steam heat; cost, $13,200; owner, Jamaica Building Co., 3608 Fulton st, Jamaica; architect, Edw. P. Bursell, 1018 Wicks st, Morris Park. Plan Nos. 3828 to 3833.

CORONA.—Grinnell av, e s, 235 s Jackson av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, $4,000; owner, Alphonze Napoli, 124 43d st, Corona; architect, Wm. Sproosser, 214 12th av, L. I. City. Plan No. 12.

WOODSIDE.—Percy st, n s, 325 e Betts av, 2-sty brick dwelling, 20x33, slag roof, 2 families; cost, $3,000; owner, Chas. E. Fitzsimmons, Woodside av, near 2d st, Woodside; architect, A. F. Bruns, 83 Corona av, Corona. Plan No. 10.

BEECHURST.—Riverside drive, s s, 105 e 14th av, 2-sty frame garage and dwelling, 30x18, shingle roof, 1 family; cost, $1,200; owner, Rev. J. S. Prout, 250 East 72d st, Manhattan; architects, Stever & Vanderclute, 55 Broadway, Manhattan. Plan No. 4.

JAMAICA.—DeGraw av, s s, 135 w Victoria av, 2-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, Norman Russell, Willow and Carroll sts, Jamaica. Plan No. 1.

ROCKAWAY BEACH.—Beach 109th st, w s, 420 s Boulevard, five 1-sty frame bungalows, 32x23, shingle roof, 1 family; cost, $3,500; owner, Patrick J. Murphy, 280 Washington av, Rockaway Beach; architect, W. E. Dietz, 119 North Remington av, Rockaway Beach. Plan Nos. 5-6-7-8-9.

FLUSHING.—Grove st, s s, 177 e Lawrence st, two 2-sty frame dwellings, 16x30, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mattie Williams, 25 Groge st, Flushing; architect, J. W. Reed, 160 Woodland av, Flushing. Plan Nos. 2 and 3.

JAMAICA.—Hillside court, w s, 80 s Hillside av, five 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, $21,000; owner and architect, Frank L. Ferguson, 66 Orange st, Brookiyn. Plan No. 14.

FOREST HILLS.—Livingstone st, n s, 250 e Continental av, 2½-sty brick dwelling, 31x28, shingle roof, 1 family, steam heat; cost, $4,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 23.

L. I. CITY.—8th av, e s, 175 n Vandeventer av, 2-sty brick dwelling, 50x32, slag roof, 2 families; cost, $8,000; owner, Ignatz Wohl, 1221 3d av, Manhattan; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 17.

ROCKAWAY PARK.—Washington av, n s, 683 e 5th av, two 2-sty frame dwellings, 16x50, shingle roof, 2 families; cost, $6,000; owner, Sophia R. C. Roedmann, 148 Washington av, Rockaway Park; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 19-20.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Nott av, s s, 175 w East av, 1-sty brick factory, 40x100, slag roof; cost, $7,500; owner, John Weldin, on premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 3835.

SCHOOLS AND COLLEGES.

BAYSIDE.—Crocheron av, n e cor Franklin av, 2½-sty brick public school, 117x59, slag roof; cost, $70,000; owner and architect, Board of Education, Park av, Manhattan. Plan No. 3841.

STABLES AND GARAGES.

JAMAICA.—Hillside av, s s, 388 w Kaplan av, 1-sty brick garage, 70x97, slag roof, $7,000; owner, D. Koster, Huron st Jamaica; architect Walter B. Wills, 1181 Myrtle av Brooklyn. Plan No. 3834.

FAR ROCKAWAY.—Oak st, n w cor Willow pl, 1½-sty frame garage, 12x20, tin roof; cost, $200; owner, A. Manheimer, Far Rockaway. Plan No. 16.

WOODHAVEN.—Hopkington av, e s, 80 n Grafton av, 1-sty frame stable, 8x14, paper roof; cost, $35; owner, W. Kielowitski, premises. Plan No. 15.

MORRIS PARK.—Chichester av, n w cor Cedar st, 1-sty frame garage, 10x17, tin roof; cost, $100; owner, A. Pierce, premises. Plan No. 21.

MISCELLANEOUS.

BAYSIDE.—Crocheron av, n s, 1000 w Little Neck Bay, frame stand, 15x20, paper roof; cost, $125; owner, John Trageras, 52 Bell av, Bayside. Plan No. 13.

JAMAICA.—Fulton st, n s, bet Bergen and Grand sts, frame billboard, 50x11; cost, $100; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 11.

L. I. CITY.—8th av, e s, 175 n Vandeventer av, 1-sty brick shed and dye house, 50x22, slag roof; cost, $800; owner, Ignatz A. Wohl, 1221 3d av, Manhattan; architect, Frank Braun, 585 9th av, Manhattan. Plan No. 18.

MIDDLE VILLAGE.—Mt. Olivet av, w s, 150 n Metropolitan av, 1-sty frame shed, 20x20, gravel roof; cost, $100; Chas. Stockinger, 1651 Metropolitan av, Middle Village. Plan No. 22.

Richmond.

DWELLINGS.

PENDLETON PL, w s, 300 Franklin av, New Brighton, 1½-sty frame dwelling, 28x24; cost, $1,600; owner, L. F. Boyd, New Brighton. Plan No. 3.

MIDLAND AV, n s, 80 e 3d st, Midland Beach, 1-sty frame bungalow, 12x28; cost, $300; owner, F. Shuttleworth, 830 Macon st, Brooklyn. Plan No. 2.

STABLES AND GARAGES.

RICHMOND TURNPIKE, s s, 161 w Rich av, Bull's Head, 1-sty brick garage, 38x70; cost, $2,000; owner, Rose Kramer, Linoleumville; architect, H. W. Pelcher, Port Richmond. Plan No. 1009.

MISCELLANEOUS.

MOSELLE AV, s s, 100 e De Kob st, Concord, 1-sty frame lumber shed, 16x110; cost, $250; owner, Geo. W. Allen, New Brighton; owner builds. Plan No. 1007.

SOUTHFIELD BLVD, s e cor Keegan lane, Great Kills, 1½-sty frame barn, 22x20; cost, $75; owner, Mrs. H. Greaus, Great Kills; owner builds. Plan No. 1008.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CHERRY ST, 430 (2 buildings), rear building to remove upper portion and all floor beams, new fireproof floor and roof, floor arches, steel beams, mason work, motor room; front building, 1-sty extension, chimney stack, store front removal of partitions; to convert 4 and 3-sty brick tenements into cleaning and dyeing establishments; cost, $3,000; owner, Mary Gorman, 1761 Popham av; architect, Samuel Sass, 32 Union sq. Plan No. 18.

EAST BROADWAY, 49, new stairs, new y. p. framing to 5-sty brick loft; cost, $150; owner, Jacob Solomon, 691 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 13.

FORSYTH ST, 78, steps, removal of present stone stoop to 5-sty brick stores and tenement; cost, $750; owner, Jacob Levy, 220 Broome st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 8.

FULTON ST, 141, new front supported on steel, fireproof stairway, columns, girders, fire-escape, raising of floor beams to 6-sty brick lofts; cost, $10,000; owner, Lady Coventry, London, England; architects, Buchman & Fox, 30 East 42d st. Plan No. 30.

GREENE ST, 171-73, iron stairway, fire-escapes, fireproof windows to 6-sty brick stores and lofts; cost, $800; owner, Bernheimer Estate, care Wm. J. Walter, 52 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 10.

HESTER ST, 188, plumbing, plumbing fixtures to 5-sty brick store and tenement; cost, $300; owner, Bartholomew Scarboro, 14 Franklin st; architect, Michael Bernstein, 185 Madison av. Plan No. 4404.

HOUSTON ST, 71-73-75 West, stairs to 7-sty brick stores and lofts; cost, $100; owner, Chas A Peabody, 2 Wall st; architect, Harold L. Young, 1204 Broadway. Plan No. 25.

MADISON ST, 223, tank, steel supports, brick piers to 5-sty brick store and tenement; cost, $200; owner, Sarah Shapiro, 520 West 144th st; architect, Julius Rosenwach, 181 Cherry st. Plan No. 12.

PITT ST, 12, bakeoven, iron girder, fireproof window, w. c. partition, brick piles, removal of masonry to 5-sty brick stores and tenement; cost, $800; owner, Bertha Hechinger, 1 West 92d st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3.

RENWICK ST, 40-42, tank, steel supports, brick piers to 8-sty brick lofts; cost, $150; owner, Albert Luedmann, 32 Renwick st; architect, Julius Rosenwach, 181 Cherry st. Plan No. 11.

WOOSTER ST, 97, fire escape stairway, windows, partitions to 7-sty brick stores and lofts; cost, $500; owner, St. Bartholomew's Church, 23 East 38th st; architect, J. Y. Henry Harlach, 15 West 38th st. Plan No. 4.

10TH ST, 428-434 East, gravity tank, steel supports to 4-sty brick factory; cost, $700; owner, Wm. P. Youngs, 428 East 10th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 24.

16TH ST, 43-45-47 West, terra cotta block partition, kalamein doors and windows to 12-sty brick store and lofts; cost, $500; owner, Louise C. Reilly, Garden City, L. I.; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 4406.

22D ST, 13-21 East, plaster block partitions to 12-sty brick offices and lofts; cost, $2,000; owners, Chas. & Fredk. Hirschhorn, 315 5th av; architects, Neville & Bagge, 105 West 40th st. Plan No. 20.

25TH ST, 39 West, iron steps, metal-covered store fronts, partitions, fireproofing, removal of stoop to 4-sty brick stores and offices; cost, $2,000; owner, Josephine H. Coggefhall, 8 East 17th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 19.

26TH ST, 134-140 West, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, $2,181; owner, Eagle Improvement Co., David Tigner, president, 321 West 94th st; architect, Royal J. Mansfield, 135 William st. Plan No. 2.

28TH ST, 146-148 West, kalamein windows to 7-sty brick stores and lofts; cost, $500; owner, Charter Constn. Co., 119 West 40th st; architect, Jacob B. Wallach, 119 West 40th st. Plan No. 1.

31ST ST, 48-58 East, combined freight and passenger elevator, shaft, brick walls, steel beams, fireproof doors, terra cotta block machine room enclosure to 12-sty brick show rooms and lofts; cost, $5,000; owner, De Forest Estate Corporation, Sheppard K. De Forest, 7 Wall st; architect, Samuel J. Stammers, 500 5th av. Plan No. 4409.

33D ST, 46 West, steel beams, removal of brick pier to 3-sty brick store and dwelling; cost, $200; owner, Mary J. Odell, 48 West 33d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 27.

34TH ST, 19 West, removal of exterior stone and brick work from 1st to 4th stys, columns, dumbwaiter and terra cotta partitions; new bronze and terra cotta front, columns, girder, elevator and shaft to 12-sty brick store and lofts; cost, $30,000; owner, Lomis Estate, Henry P. Lomis, care Revillon Freres, 19 West 34th st, lessee, The Bedell Co., 14-16 West 14th st; architects, Seymour & Schonewald, Grand Central Terminal. Plan No. 22.

44TH ST, 154 West, tank, steel supports to 4-sty brick store and dwelling; cost, $100; owner, Lewis Steckler, 154 West 44th st; architect, Harold L. Young, 1204 Broadway. Plan No. 26.

45TH ST, 21 West, mason work, removal of old elevator shaft and stairway, new elevator shaft, terra cotta partitions and steel beams (stair enclosure), fire escape, fireproof passage to 6-sty brick store and loft; cost, $15,000; owner, Gifford Pinchot, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 5.

62D ST, 359-61-63 East, fireproof mezzanine moving picture booth to 1-sty brick church; cost, $500; owner, Fifth Av. Presbyterian Church, Jas. H. Schmeizel, chman., 18 West 56th st; architect, N. K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 29.

68TH ST, 77 West, partitions, metal-covered store front to 5-sty brick stores and tenement; cost, $300; owner, Henry Harburger, 988 9th av; architect, Clement B. Brun, 405 Lexington av. Plan No. 9.

71ST ST, 249 East, posts, girders, brick piers to 3-sty brick printing shop and dwelling; cost, $200; owner, Rose Rankovich, 307 East 69th st; architect, John H. Knubel, 305 West 43d st. Plan No. 17.

106TH ST, 346 East, enlargement of cellar bakery, toilet compartment (brick walls, concrete footings, vaulted brick roof), to 4-sty brick

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store, bakery and tenement; cost, $500; owner, Clement Marro, 513 East 119th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 23.

111TH ST, 323-29 East, raising of floor beams, posts to 3-sty brick stable; cost, $500; owners, Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 21.

114TH ST, 337-39 East, structural steel, mason work, removal of brick work to 6-sty brick tenement; cost, $100; owner, Richard W. Horner, 16 Exchange pl; architect, Jos. Miceli, 451 East 119th st. Plan No. 28.

BROADWAY, 1446-1450, store front, stone partitions to two 5 & 9-sty brick hotel, restaurant and offices; cost, $2,500; owner, 1450 Broadway Co., Henry S. Duncan, president, 1450 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 4407.

BROADWAY, 3320-38, stairs to theatre and dance hall; cost, $100; owner, Wayside Realty Co., Inc., architect, Frank J. Schefcik, 4168 Park av. Plan No. 4408.

MANHATTAN AV, 505, raise present level of yard to curb level, brick retaining walls to 3-sty brick dwelling; cost, $50; owner, Anna Kutsickian, 505 Manhattan av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 16.

RIVERSIDE DRIVE, 435, changing various floors from one apartment of 12 rooms to apartments of 7 and 5 rooms and baths, bricking up window, install new window, install flue, partitions shifted, new line of fire-escapes to 12-sty brick fireproof apartment; cost, $3,000; owner, Colesseum Realty Corpn., 601 West 115th st; architects, Schwartz & Gross, 347 5th av. Plan No. 14.

3D AV, 344, metal covered store front to 4-sty brick store and dwelling; cost, $200; owner, Marshall M. Warrin, Flushing, L. I.; architect, Otto Fisher, 448 Amsterdam av. Plan No. 4405.

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(Plans Filed, Alterations, Manhattan, Cont.)

5TH AV, 503, remove partitions, build stud plaster partition, cut out and reframe floor beams, build stairs to 6-sty brick stores and offices; cost, $150; owner, Levi P. Morton, Ellerslie, Rhinecliff-on-Hudson, N. Y.; architect, J. H. Scheier, 17 West 42d st. Plan No. 15.

5TH AV, 186, alter elevators, terra cotta block flooring to 7-sty brick stores and lofts; cost, $100; owner, Union Trust Co., 80 Broadway; architect, J. P. Whiskeman, 30 East 42d st. Plan No. 7.

10TH AV, 741-3-5 (2 bldgs) to convert 4-sty brick neighborhood house into swimming pool and 1-sty brick chapel into restaurant; demolition of 3 stories in first and interior alterations in second; cost, $10,000; owner, Y. W. C. A., Mrs. Jas. S. Cushman, president, 600 Lexington av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 6.

Bronx.

BAILEY AV, e s, 450 n Albany Crescent, new beams, new columns to 3-sty stone store and dwelling; cost, $1,500; owner, Mrs. G. Gilmartin, 3100 Bailey av; architect, John G. Kleinberg, 1839 East 12th st, Brooklyn. Plan No. 1.

MAYFLOWER AV, w s, 50 n Zulette av, 1-sty frame extension, 20x13, to 2-sty and attic frame dwelling; cost, $1,100; owners, Mr. and Mrs. John Sommerer, on premises; architect, E. A. Acker, 20 Ardin st. Plan No. 2.

MOSHOLU AV, 5737, 2-sty frame extension, 20.4x14, to 2-sty frame store and dwelling; cost, $800; owner, Anna Murphy, 310 West 259th st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 593.

Brooklyn.

BOX ST, 66, interior alterations to 3-sty tenement; cost, $300; owner, Henry Dunst, 130 Guernsey st; architect, John G. Dreyer, 75 Oakland st. Plan No. 8741.

HERKIMER ST, 247, interior alterations to 3-sty stable; cost, $15,000; owner, J. M. Horton Co., 205 East 24th st, Manhattan; architect, Frank Godinelli, 20 Hillcrest rd, Glen Ridge N. J. Plan No. 8742.

NAVY ST, 253, interior alterations to 3-sty tenement; cost, $200; owner, Angelo Coppola, 105 Navy st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 8739.

PACIFIC ST, 226, interior alterations to 2-sty dwelling; cost, $2,500; owner, I. Lipson, 143 Court st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8744.

PACIFIC ST, 117, plumbing to 4-sty dwelling; cost, $150; owner, Frank Brantle, on premises; architect, Thos. Mullin, 192 Atlantic av. Plan No. 14.

POWERS ST, 257, interior alterations to 3-sty tenement; cost, $400; owner, Gus Barbank, 257 Powers st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 97.

PRESIDENT ST, 118, interior alterations to 3-sty tenement; cost, $250; owner, Jos. Imperato, ——; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 74.

PROSPECT PL, 1532, interior alterations to 2-sty dwelling; cost, $400; owner, Sarah F. Morrisey, 3095 Bay parkway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 73.

SANDS ST, 191, interior alterations to 4-sty tenement; cost, $3,500; owner, Samuel Schwartz, 147 Bridge st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 52.

WYONA ST, 110, interior alterations to 2-sty dwelling; cost, $200; owner, Belmont Powell Holding Co., Stone and Pitkin avs; architect, Jos. J. Ward, 576 Central av. Plan No. 25.

BAY 44TH ST, 90, extension to 1-sty dwelling; cost, $300; owner, Mrs. Ellen Lynch, on premises; architect, Adolph W. Gulhart, 8758 24th av. Plan No. 96.

51ST ST, 135, plumbing to 1-sty factory; cost, $700; owner, Brooklyn Structural Steel Co., on premises; architect, Chas. Miller, 135 51st st. Plan No. 60.

86TH ST, 1724, exterior alterations to 3-sty store and dwelling; cost, $300; owner, Peter Costiglione, 1724 86th st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 4.

BEDFORD AV, 1002, interior alterations to 3-sty store and dwelling; cost, $800; owner, Mrs. Fannie Teideman, on premises; architect, Geo. H. Rice, 481 Sterling pl. Plan No. 85.

BUSHWICK AV, 422, interior alterations to 2-sty dwelling; cost, $1,000; owner, Wm. Goodstein, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 62.

BUSHWICK AV, 1293, interior alterations to 3-sty dwelling; cost, $900; owner, Wm. Ulmer Estate, 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 89.

CENTRAL AV, 428, interior alterations to 3-sty tenement; cost, $300; owner, Herman Weiss, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 93.

GATES AV, 543, interior alterations to 3-sty tenement; cost, $300; owner, Rudolph Schoop, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 49.

GRAHAM AV, 95, exterior alterations to 3-sty storage and dwelling; cost, $1,500; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6.

KNICKERBOCKER AV, 143, plumbing to 2-sty stable; cost, $150; owner, A. Ahrens, 128 East 2d st; architect, Louis Kress, 1020 Cortelyou rd. Plan No. 72.

MYRTLE AV, s e cor Emerson pl, exterior alterations to 1-sty stable; cost, $400; owner, Sarah Reilly, 560 Myrtle av; architect, Thos. E. Selkewith, 146 Fenimore st. Plan No. 67.

SUMNER AV, 9, interior alterations to 3-sty tenement; cost, $300; owner, Simon Stone, 539 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 50.

TOMPKINS AV, 88, interior alterations to 3-sty store and dwelling; cost, $400; owner, Pauline Sterling, 88 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3.

Queens.

ARVERNE.—Jessica av, e s, 300 s Ocean av, 1-sty added to top of dwelling, interior alterations; cost, $500; owner, Adolph Hirschborn, on premises; architect, W. Sandiner, Rockaway Beach. Plan No. 2858.

BROOKLYN HILLS.—Freedom av, e s, 40 s Maple st, plumbing in dwelling; cost, $150; owner, A. Lindebfeld, premises. Plan No. 6.

COLLEGE POINT.—3d av, s w cor 5th st, interior alterations to factory; cost, $250; owner, Am. Hard Rubber Co., premises. Plan No. 24.

FAR ROCKAWAY.—Remsen st, s s, 150 e Carlton av, 1-sty frame extension, 20x13, rear factory, tin roof; cost, $150; owner, Queens County Ice Co., on premises. Plan No. 2857.

FLUSHING.—Washington st, 36, cut new windows to dwelling; cost, $80; owner, J. Webb, premises. Plan No. 28.

JAMAICA.—New York av, 293, 1-sty frame extension, 17x12, to dwelling, tin roof; cost, $275; owner, Isaac Schwaebel, premises; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 19.

L. I. CITY.—Jackson av, 387, electric sign, store; cost, $65; owner, H. Tiedemann, premises. Plan No. 12.

L. I. CITY.—West av & East River, install five elevators in factory; cost, $6,300; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan Nos. 20-21.

L. I. CITY.—Broadway, n s, 42 w 10th av, 1-sty frame extension on rear shed; cost, $100; owner, W. Nast, premises. Plan No. 31.

L. I. CITY.—Thompson av, Orton and Manley st, electric sign, factory; cost, $60; owner, American Everready Co., premises. Plan No. 33.

L. I. CITY.—10th av, w s, 175 n Jamaica av, 1-sty brick extension on rear shed, tin roof; cost, $600; owner, M. Hobert, premises. Plan No. 26.

L. I. CITY.—13th av, w s, 144 s Broadway, interior alterations to shop; cost, $1,200; owner, Elizabeth Crath, 507 Broadway, L. I. City; architect, W. Sprosser, 214 12th av, L. I. City. Plan No. 27.

L. I. CITY.—Orchard st, s s, 100 e Boulevard, 1-sty frame extension, 22x20, on rear storage shed; cost, $500; owner, Tisdale Lumber Co., on premises. Plan No. 2870.

L. I. CITY.—Willow st, e s, 97 s St John's pl, plumbing, dwelling; cost, $100; owners, R Drago & Son, premises. Plan No. 2872.

L. I. CITY.—Borden av, n e cor Van Alst av, cut new window and erect new platform to factory; cost, $1,000; owner, American Druggist Syndicate, on premises. Plan No. 2862.

L. I. CITY.—Ridge st, n s, 168 e Van Alst av, interior alterations to dwelling; cost, $300; owner, Mrs. Florence Marino, 180 Broadway, L. I. City; architect, Rocco Petrolino, 283 Woolsey av, L. I. City. Plan No. 5.

MASPETH.—Grand st, s w cor Juniper st, plumbing in store and dwelling; cost, $100; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn. Plan No. 1.

MASPETH.—2d st, 8, interior alterations to dwelling; cost, $80; owner, D. Guidecl, premises. Plan No. 14.

OZONE PARK.—Freedom av, w s, 300 n Liberty av, plumbing in dwelling; cost, $90; owner, A. Ladd, premises. Plan No. 7.

OZONE PARK.—Clinton av, w s, 150 s Grafton av, plumbing, dwelling; cost, $75; owner, J. Cullen, on premises. Plan No. 2866.

OZONE PARK.—Freedom av, e s, 100 n Rockaway rd, plumbing, dwelling; cost, $100; owner, F Denger, on premises. Plan No. 2867.

RIDGEWOOD.—Dill pl, 61, interior alterations to dwelling; cost, $400; owner, Estate of Chas. Hank, on premises. Plan No. 2871.

RICHMOND HILL.—Birch st, e s, 110 s Chichester av, plumbing to dwelling; cost, $150; owner, M. DeHart, premises. Plan No. 111.

ROCKAWAY BEACH.—Brandreth av, w s, 377 s Boulevard, interior alterations to dwelling; cost, $800; owner, H. Fleischer, premises. Plan No. 13.

ROCKAWAY BEACH.—Boulevard, 181, interior alterations to store and dwelling; cost, $2,000; owner, G. T. Burchall, on premises; architect, B. A. Hilbert, Rockaway Beach. Plan No. 2869.

ROCKAWAY BEACH.—South Grove av, 8, 1-sty frame extension, 6x3, rear dwelling, tin roof; cost, $100; owner, J. Keenan, premises. Plan No. 8.

WINFIELD.—Madison av, w s, 135 s Queen's blvd, 2-sty frame extension, 23x16, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, V. Dannenhauser, on premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2869.

Richmond.

AMBOY RD, n s, 266 e Murray, Tottenville, alteration to frame workshop; cost, $800; owner, architect and builder, C. O. Petersen, Tottenville. Plan No. 548.

GROVE AV n s, 50 e Maple av, Port Richmond, alteration to frame dwelling; cost, $800; owner, Miss Borden, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 547.

RICH AV, w s, 164 n Grove av, Port Richmond, alteration to brick theatre; cost, $8,000; owner, Emma De Hart, Port Richmond; architect, H. W. Pelcher, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 4.

VAN PELT AV, 166, Mariners Harbor, alteration to frame dwelling; cost, $500; owner, M. Martino, Mariners Harbor; owner builds. Plan No. 2.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 16, 1915

OPTIMISM THE KEYNOTE IN QUEENS BORO

Fourth Annual Dinner of the Chamber of Commerce Brings Out Views of Many Well Known Men

"To promote the general welfare of the Borough of Queens, and to foster its commerce," was the slogan of the Fourth Annual Dinner of the Chamber of Commerce of Queens held at the Waldorf-Astoria last Wednesday evening. About three hundred and fifty members and their guests were present when Robert W. Higbie, the president of the Chamber and the toastmaster of the occasion, made his opening address. Queens was splendidly represented, nearly every class of industry being present.

The speakers of the occasion, in addition to Mr. Higbie, were Hon. William C. Redfield, Secretary of the Department of Commerce; Hon. W. Morgan Shuster, one-time Treasurer General of Persia; Hon. Frederick E. Crane, Justice of the Supreme Court; Hon. George McAneny, President of the Board of Aldermen, and Hon. Edward E. McCall, Chairman of the Public Service Commission, First District.

Others at the guest table included Hon. Robert C. Wood, Hon. J. Sergeant Cram, Hon. George V. S. Williams and Hon. Milo R. Maltbie, all members of the Public Service Commission; Laurence M. D. McGuire, President Real Estate Board; Hon. F. J. H. Kracke, Bridge Commissioner, and Rev. George Drew Egbert, who said the opening prayer.

Secretary Redfield Speaks.

Mr. Redfield, after speaking of the vast scope of the department with which he is connected, said in part: "I seem to have a recollection that there was a Roman citizen who paid the usual price for the land on which, at the time of his purchase, the enemy's army was encamped, threatening the existence of the Nation. In these later days when the Roman type of courage has not always been universal, the word 'optimist' seems sometimes used to convey an element of criticism. It appears to be said by some as implying a more hopeful attitude than facts justify; as expressing that which one desires to happen rather than that which a calm review of facts warrants one in believing will happen.

"What are you and I justified in believing now about our own affairs? On January 1, the National City Bank of Chicago issued a circular letter from which I take these words, 'Speaking broadly, therefore, underlying conditions show marked improvement and the outlook is encouraging for better business and better times.' On the same day the National City Bank of New York used these words in a similar publication: 'Many of the fundamental conditions are working into a state favorable to an industrial revival.'

"It is my sincere belief that when the history of the last six months shall be fully written, one of its brightest pages will be that which tells of the sagacity and courage with which our bankers and business men met the trying problems brought by the shock of war.

"How great the contrast between the financial facts of August and those of



ROBERT W. HIGBIE.

January. Then the currents of exchange ceased to flow, and for a time ceased also the movement of our export trade. Now one finds exchange plenty and cheap, and few have witnessed such an outward rush of merchandise as today taxes our ports and overwhelms our shipping facilities. The temporary adverse trade balance of the summer was changed to a favorable balance on merchandise transactions, in September, of $16,000,000. This was multiplied by three in October, and to the total fifty per cent. was added in November and almost another fifty per cent. in December when the favorable balance was more than $110,000,000. The facts thus far during January are such as to show a probability that this will be exceeded during the present month.

The Foreign Trade.

"In 1914 our total imports were close to those of 1913. In the latter year they were seventeen hundred and ninety-two and a half millions; in 1914 they were a trifle less than seventeen hundred and ninety-five millions—a difference of two and a half millions of this great total, or an increase of about one-seventh of one per cent. In Great Britain in 1914 the imports fell off three hundred and fifty-five millions.

"On the export side, with December estimated, our exports fell off three hundred and eighty-six millions, as compared with 1913. Those of Great Britain fell off four hundred and seventy-five millions. But this gave a false impression, for since August our exports have grown by leaps and the last month of this year was the largest showing, a gain of twenty-five million over November in Great Britain; on the other hand, the exports, for December, decreased seventeen million pounds—about eighty-five million dollars.

"We have begun a little in the way of helping others financially. It is not much as such matters go, but it is a good beginning. Thus we have loaned, to Argentina, fifteen millions of late; also monies to Sweden, to Norway, to France, to Panama and to Canada. Here opens the door of opportunity. If we can maintain the change which seems partly to be going on from the debtor to the creditor side in international finance by the continued sale of our products in great and growing quantities, then may be extend the hand of financial fellowship to the nations and, in this way, build, as hitherto, our great competitors have done, soundly and strongly the fiscal basis for a greater foreign trade than we have known. Out of this, as of necessity then, will arise greater steadiness in our own production, greater assurance against spasm in industry, greater security against unemployment and against the loss of interest on industrial investments. Hitherto America has invested somewhat in Canada and from it has reaped fairly good returns.

More Encouragement.

"In recent weeks there have been a number of further events, all on the helpful side. First and foremost of these I would put the advance in freight rates. Too long, in my judgment, have the railways, our largest employers and our largest buyers, been cramped within too narrow limits of income. I earnestly hope that for them the dawn of a better day has come.

"We have not yet felt to the full the favorable results of the Panama Canal, partly because the war has interfered with the normal benefits to us, and partly because our thoughts and feelings have been so immersed in the great tragedy yonder that we have not given it thought. One need not be blind to the fact that there are adverse influences. The scarcity of ships contracts our trade at an hour when its expansion is of vital value. The high rates which are consequently charged act as a partial embargo on our agriculture and commerce and benefits chiefly the stockholders in other lands who own such ocean shipping facilities as are available.

Business Expanding.

"On the other hand it seems to me the sincere desire even of the belligerent nations to relieve all unnecessary restrictions from our neutral commerce and it is for their obvious interest that this should be done. It is gratifying to notice in the recent trade and business press the opening of a factory here and a shop yonder to larger operations, the placing of orders by railways and a more confident feeling in business circles generally. To this the recent announcement of a gain of more than half a million tons in unfilled orders by the Steel Corporation will contribute.

"It has come to me, through the usual official channels, that the favorable foreign trade balance of the United States in the single week ending January 9, in the thirteen districts which make weekly telegraph reports, was in excess of thirty-five million dollars. Allowing for the balance of districts unreported, this

means a favorable balance on merchandise transactions in our foreign trade, in six days of the present month, of forty millions, or at an average rate in excess of six million dollars daily. I do not need to urge upon this audience the import of such astonishing facts as these. They are not, be it observed, fancies, but facts, and facts that mean much for the present and future of our beloved country."

Justice Crane summarized his remarks as follows: 1. Commerce and business should be left alone, except for the general weal.

2. Laws which seek to control commerce and business should be for the general public good and no other. That is, laws should not be passed interfering with any man's business until general necessity requires it.

3. That large business, big enterprises or even combinations for trade or commerce are not evils in themselves and should not be discouraged. It is not the magnitude of any business, or the wealth of any man which is an evil, but rather, the dishonest and oppressive methods by which greatness is achieved, and these the laws should suppress.

4. Manufacture or Commerce needs the law to protect it, but not to make it. The law cannot make business, but business and commerce have made the law.

5. Business is not done on a cash basis, but on credit, extending over long periods of time. Credit must be above suspicion. To cast suspicion upon business or business methods of the country is as great an evil as to directly legislate to ruin it. There is no such thing as a country's honor (of which we all are concededly jealous), as distinguished from commercial honor. They are one and the same thing. Prominent men should be as careful to avoid needless abuse of business, manufacture or commerce, as they are to avoid slandering a woman or their country.

6. Men who have brains, courage and energy enough to achieve success as financiers, manufacturers, merchants or as corporate executors, should be expected and asked to advise regarding Federal legislation, touching these fields, instead of theorists and place hunters. The presumption should be in favor of and not against the wisdom and patriotism of the merchant or manufacturer.

Chairman McCall spoke at some length about the transit system, existing and proposed. He approved the plans for the Jamaica avenue line and said that this problem was now out of the way. He blamed the men of Queens, in a large measure, for the delay. This was occasioned because they could not agree among themselves. Various committees were constantly appearing before the Commission, and present opposing schemes. This was specially true as concerning the Queensboro Bridge.

"The bridge problem," said Mr. McCall, "is a most knotty one and is causing us all kinds of trouble to find a proper solution. There have been many suggestions made, but the Commission is endeavoring to do the most good for the greatest number. This is paramount. The Queensboro bridge was never designed for the purpose which it is now proposed to put it to use. The matter of cost should not interfere, because if a correct solution is found, the expense will be a small matter.

"If a tunnel is substituted, you men of Queens must bear the responsibility of delay, and delay is sure to ensue. Whatever is best for the community is what the Commission desires to give you."

PROBLEMS OF STATE AND LOCAL TAXATION

The Tax Reform Association Says the Present Time is Inopportune for Far-Reaching Changes in the Tax Law

THE coming year will afford the New York Tax Reform Association many opportunities. The Legislature will have before it important matters relating to taxation and finance, and the Constitutional Convention meets in April to revise the fundamental laws. The annual report of the association issued this week, and signed by Secretary A. C. Pleydell, expresses the opinion, however, that the general business situation makes this an inopportune time to push any far-reaching changes in the tax law.

It is all the more important, therefore, says the report, to obtain improvements in administration that will minimize existing inequalities. And the pressure of growing public expenditures, with the resulting demand for more revenue, makes it increasingly necessary to guard against unwise measures that would discourage productive enterprise.

The report gives a summary of tax legislation in this and other States during 1914. In our own State, as will be recalled, such legislation was of a minor character. Attempts to repeal the secured debt tax and to restore double taxation under the inheritance tax law were defeated.

State Finances.

In respect to State finances, it is said: "For several years we have been calling attention to the growing expenditures of the State and the condition of the treasury. After the State adopted the policy of raising all its revenue from the so-called indirect or special taxes, the receipts were larger than had been anticipated, and by 1908 a surplus of fourteen million dollars had been accumulated. Since then expenditures have been increasing out of proportion to the revenue.

"While the receipts from special taxes increase somewhat in proportion to the growth of population and wealth, current expenses have been increasing in a greater ratio. In addition, the State has undertaken canal and road construction through bond issues which will finally aggregate $250,000,000, and each year a larger sum is needed for the sinking fund and interest payments—the current need being about ten million dollars. In 1911 and 1912 the situation was met by imposing a direct State tax on the assessed value of property throughout the State somewhat more than sufficient to cover the bond requirements. In 1913 a smaller direct tax was imposed.

"Since the adoption of the inheritance tax changes proposed by this association in 1911, the revenues from this source have averaged about four million dollars annually in excess of any prior year, while the secured debt tax enacted in the same year has averaged more than one million dollars annually. The excess of revenue from these two sources during the past three years amounting to some fifteen million dollars, has done much to keep down the direct tax.

"The appropriations of 1914 were much less than for any recent year, being about $47,500,000; but it is doubtful, if under present business conditions, the revenue from the special taxes and miscellaneous sources during the fiscal year, will be sufficient to meet the appropriations. Any shortage in these rereipts will have to be made up from cash on hand, as no direct tax was imposed this year.

"Without entering into details here, it may be said that the incoming administration will face a serious financial problem in providing for all of the necessary expenditures of the State and meeting its obligations. Unless a considerable retrenchment can be made in the usual expenditures, it is hardly likely that some direct tax for the next fiscal year can be avoided.

The Constitutional Convention.

"The Constitutional Convention which meets in April will have to consider a number of matters relating to taxation and finance. One of the most important questions will be a revision of the provisions in regard to the creation of indebtedness, State and local. The constitution now provides that any law authorizing the issue of State bonds must impose a tax sufficient for the interest and retirement of the bonds.

"Such tax rates are a fixed quantity, and as the assessed valuations of property throughout the State increase annually, the amount collected for sinking fund purposes also increases and exceeds that which is necessary, according to rules of amortization. This would not matter, however, if some method were provided for retiring bonds before maturity at the option of the State, since it would reduce the length of time necessary to pay off the indebtedness. But so far the excess simply piles up in the sinking fund.

"The enormous increase in the public debts of States and municipalities throughout the United States is creating a serious problem. In some States the practice of issuing serial bonds is encouraged, and the life of the bonds is limited according to the life of the improvement for which they are issued.

"To limit the power of creating indebtedness is desirable because there is no other practicable restriction against extravagances at the expense of the future. And it might be well to insert in the constitution of this State a provision forbidding the surrender of the taxing power, similar to section 178 of the North Dakota constitution (hereinafter quoted). But constitutional restrictions on the power to adapt tax laws to changing conditions are unwise and unnecessary. The laws by which current revenues are raised are under the constant scrutiny of the voters and can be changed if they are unsatisfactory, provided the constitution permits.

Limitations on the Taxing Power.

"There are certain to be proposals before the convention seeking to place limitations on the taxing power of the Legislature, and possibly some attempt will be made to secure a provision for the taxation of all property by uniform rule. Any limitation on the power of the Legislature to classify the subjects of taxation and to prescribe the plan or method by which each class shall be taxed, or to grant such exemptions as seem desirable for the encouragement of commerce and industry, would place obstacles in the way of progress and be out of harmony with the trend of modern fiscal policy. New York is one of the few States whose constitution has been free from such limitations, and consequently the Legislature has been able to modify the system of taxation in accordance with modern industrial developments."

The tax laws of New York may be far from perfect, but the fact remains they have been to a large measure followed by States whose constitutions permit such legislation. Many other States, unable to enact similar statutes because of constitutional limitations, are trying to remove those barriers, and the laws of New York are frequently used as an argument for the granting of greater freedom.

Yonkers Improvements.

At their last meeting, the Yonkers City Aldermen passed an ordinance to take over and lay out Midwood avenue through Miles Square road to Morningside road. This will mean the opening of another thoroughfare in Nepperhan Heights.

IMPROVEMENT AT APEX OF MANHATTAN

New South Ferry Building, in State Street, Erected by William H. Chesebrough, Another Monument Which Replaces Old-Time Landmarks

IN March, 1913, considerable attention was directed toward Battery Park, particularly at the southeasterly end, by the announcement that the Coles Estate and Henry C. Overing had sold the old dwellings at Nos. 1, 2 and 3 State street, forming the northwest corner of Whitehall street. The plot, 83 x 103.5, contained about 11,500 square feet. The name of the purchaser was not given out at that time, and interest heightened when adjoining property at No. 4 was purchased from the German Lutheran Immigrant House Association, and at No. 5, including 18½ and 20 Pearl street, from the trustees of the Herman Wronkow estate. Later it became known that the buyer was the South Ferry Realty Company, William H. Chesebrough, president. The new owners controlled a plot 136 feet in State street, 131 feet in Whitehall street and 40 feet in Pearl street, occupied by old landmarks. The Overing family owned its property at No. 3 State street since 1795, while Robert Fulton, the inventor of the steamboat, was reported to have resided in another of these ancient residences.

Soon after the acquisition of the building site, plans were prepared, by Starrett & Van Vleck, architects, for the twelve-story building at Nos. 1 to 3, rapidly nearing completion. The property at Nos. 4 and 5 is now being demolished, preliminary to its improvement with a six-story structure, which will protect the westerly light and air of its neighbor.



SOUTH FERRY BUILDING.

The new building, designed in the simplicity of the Italian Renaissance, rises in striking contrast to the smaller and older buildings which are clustered about it, and include a number of rapidly disappearing old landmarks still remaining as ties binding old New York with the present-day city. Those left are the last reminders of the former residential character of State street, which in its time was the most fashionable residential community in the city. From the windows were witnessed the pageants occasioned by the inauguration of General Washington, as President of the United States, and later by the opening of the Erie Canal. No. 7 State street, now a home for immigrant girls, was, in the early part of the nineteenth century, one of the most fashionable of the old-time residences. At No. 8, also an historic landmark, the Lutheran Pilgrim House, opened in 1885, continues its work among the poorer German Lutheran immigrants. No. 9 was the site of the well-known residence of John Morton, known as the "rebel banker."

The South Ferry Building, as the new structure will be known, will be one of the most southerly structures of its kind, on Manhattan Island. When the question of a name came up there was a possibility that it would be called the Apex Building on account of its unique position, but it was finally decided that the name given was more appropriate, on account of its proximity to that transportation system.



NORTH FROM BATTERY PARK.

All the subway and elevated lines and surface cars of the city radiate from that point. Every mode of transit convenience available to the city is within reach including the ferry service to Brooklyn and Staten Island. With all these advantages it may be considered unusual that this corner was permitted to remain in a practically unimproved state for so many years, in spite of the extensive office building movement which has been going on towards the north.

It was left to another member of the Chesebrough family to continue the work which the small group had begun in the upbuilding of Battery Park. A number of towering structures may be seen far out from New York harbor, which remain as monuments to their initiative in constructing office buildings in a section of the city which so many people thought to be too far south. Robert A. Chesebrough, the pioneer in the Battery Park building movement, erected the Chesebrough Building, the Maritime Building and the Battery Park Building, just north of the new South Ferry Building. Contrary to general expectations these buildings have been successful, the owners reporting that they have been about 98 per cent. occupied, since completion.

William Chesebrough erected the twenty-story Whitehall Building, at 17 Battery Place, which proved such a success that he was encouraged to build a thirty-two story annex. These two structures are among the most imposing in New York City.

The addition of another office building to the colony at the "apex" of Manhattan Island is another step in the metamorphosis of Battery Park, from the old-fashioned residential section to the up-to-date business district. While the general tendency for the city's growth along practically every line has been towards the north, this operation assumes a new importance and attracts additional interest by the fact that it represents an expansion of the office building movement to the south.

Whether it will be as successful as its predecessors in the immediate neighborhood remains, of course, an open question. Its location, however, with reference to the transit lines, its proximity to the various exchanges and the Custom House, and to the various exporting and importing centers, makes the task of attracting tenants less difficult for the renting agent.

Several years ago a number of large office buildings were erected in Broadway, south of Fulton street, notably the Singer Building and City Investing Company's structure, adjoining, and, at the start, considerable difficulty was experienced in obtaining tenants. Even at the present time the situation has not entirely cleared. Later the Woolworth Building, a little further north, was erected and space for a great number of concerns was provided, and a considerable number of offices are yet untenanted. Some apprehension was expressed when the huge Equitable Building project was undertaken, the result being that a number of concerns, for years located in the district, moved to other quarters.



LOWER BROADWAY.

Conditions are, however, somewhat different, as regards the new South Ferry Building, because another class of tenants will be catered to, those who deal in export trades of various kinds.

THE DEPARTMENTAL ORDER CRISIS

Reform of Public Departments a Deferred Remedy—Immediate Needs of Owners—Relief from Legal Responsibility

PETER JOSEPH McKEON, Consulting Engineer

At a time when the value of real estate in New York is at a low ebb, through general business depression as well as unsettled local rental conditions, it happens that many owners are being ordered to vacate buildings, to answer summons or subpoenas, or are threatened with suits for the cost of extinguishing fires.

The demands of public departments coming thus at a time when owners are least able to provide money, create an acute situation for which immediate relief should be suggested before owners may be expected to consider other phases of the trouble.

It is surprising that this acute phase of Department Orders is being comparatively neglected and efforts concentrated on more remote measures of relief. Amending the laws and seeking a change in jurisdiction may ultimately bring relief, but in the meantime a large number of owners are in the position of violating the law, and in the event of some accident, they might be adjudged, "wilful, culpable and negligent," to use the language of the Appellate Division in the case of Fire Commissioner against the Greenwood Cemetery Corporation.

What owners need first of all is to be relieved of the personal responsibility incurred by being suddenly placed in the position of violating the law by not obeying Department Orders which they cannot comply with for real lack of financial resources. The second thing most needed by owners is competent advice regarding Department Orders, so that they may discriminate between orders which should be promptly and willingly complied with, because necessary for the reasonable safety of people in buildings, and those orders about which there is an honest difference of opinion as to both their reasonableness and their correctness.

If the owner can be guided in thus separating Department Orders into those needing immediate attention and those admitting of delay, he gains time and opportunity to study his present predicament, find out the real causes and seek a remedy.

Increased Comforts for Employees.

The present output of Department Orders bears unjustly upon owners because it is the employees of their tenants who are demanding increased comfort in their working conditions. Such a demand should properly be made, in the first place, of the employers and the employees have enlisted the aid of the State to force employers to grant their demands. As the thing works out, it is the owners of the buildings who receive the blow, because the State makes an immediate demand upon them and requires expensive alterations not provided for in the leases, and, before the owner can readjust his contracts with the tenants, who should properly pay for improvements demanded by their working people.

It must be conceded that many owners voluntarily better the conditions in their buildings when the need for such action is pointed out, but many others have the human failing of waiting for pressure to be applied. Such pressure appears to come from the State or city government, but in reality is actually applied by the people at large, who simply use the government as an instrument to accomplish their purpose. The government machinery, unfortunately, happens to be somewhat imperfect, so when it applies pressure to property owners, it is done unevenly, spasmodically and without definite plan and system, resulting in much injustice and unnecessary loss.

Owners' Protests Justified.

The faults in the public regulation of buildings, and the quasi-public regulation as well, as carried out in New York City, justifies owners of buildings in making protests. Such protests have been raised in former years in a mild way against the methods of public departments, but in the last three years, the large increase in violations placed against buildings and orders issued by the officials for new demands have correspondingly intensified individual protests so that they are now being presented by real estate organizations. It may thus be said that there is an organized protest; but, as a rule, such protests lack definite and practical proposals that promise to solve the problem and give owners of buildings permanent relief.

The proposals already made aim at having laws repealed or modified and the jurisdiction transferred as well as concentrated. Assuming that these efforts will ultimately be successful, it is well to consider the length of time required for obtaining the necessary legislation, the additional time required for the physical transfer of departmental machinery, the further time required for the necessary readjustment of the new and old parts of the proposed department.

Any one who thinks that a dozen city departments can be manipulated like pieces of cardboard had better inquire what is necessary and how long it takes to establish or reorganize one small bureau in a single department. Eventually the problem of multiple administration of building regulations will have its solution, but in the present situation, offering it as a relief to building owners is about as sensible as offering to build a bridge to help the man who has fallen in the river.

Those who have a practical knowledge of public administration know, and those who have only a theoretical knowledge will have to learn, that there are fundamental defects in our governmental machinery today which make it futile for afflicted owners to depend for real relief upon changes or manipulation of it. For example, the frequent shifting of administrative and executive officers is sufficient to make a public department an unknown quantity in the enforcement of building regulations.

A Check on Public Departments.

If the owners of buildings want sure, practical and permanent protection against unjust public regulations, they must establish a private agency, to continue under their control, organized and equipped for this particular work, and which will perform its functions regardless of how the public departments are performing theirs. Competent private supervision of public regulation will place such regulation on a permanent and definite basis and prevent the fluctuations which have existed in the past and which will continue as long as present methods are followed.

The first duty of such a supervising agency will be the collection of facts about building conditions in New York. The mere possession of complete and accurate information would be the most positive check upon public departments. The many demands for building regulation, alleged to be in the public interest, could be subjected to proper verification and when impractical or unnecessary shown to be so by a scientific proof. As valuable as a body of facts are to refute false claims or absurd demands, the important thing is to use them as a basis for constructive recommendation, to prevent the adoption of unscientific laws, ordinances or department regulations.

"Half baked" legislation is what owners must expect if they continue to permit legislatures, officials, or boards to adopt requirements, the results and effects of which are a matter of speculation. After requirements have been enforced for a year or more, it is found out that they are impractical, wasteful or even confiscatory, and after great damage or loss has been caused, they are amended; after another year of costly experimenting, still more amendments are found necessary, and the process continues indefinitely.

Such wasteful and experimental legislation can be prevented, because it does not take a prophet to tell how proposed building regulations are going to work out in actual process; it does take sufficient information plus the judgment of men of experience, and it is this double service that the private supervising agency would have available to apply to all regulations that unnecessarily increase the cost of erecting buildings or the cost of maintenance after erection.

What the Owner Would Get.

Any appeal to building owners to establish a supervising agency must show a practical benefit to the individual owner. What the individual owner will receive under this proposal is expert assistance in dealing with his own violations or orders. For one thing, he would be kept informed of changes in the regulations; if he received a notice from any department, he could refer it at once to the supervising agency which would investigate the notice and report to him what action was necessary or advisable. After the owner had received a report, he himself could pursue the matter, or use the services of the agency staff. As the agency would be handling hundreds of cases, its facilities and experience would enable it to secure better results than any single owner could hope to secure, not to mention the saving and relief to the owner through not having to take time from his regular business.

Administration by a Committee.

This suggestion, that owners depend on their own efforts and not on hoped-for improvements in public departments, is made as a result of more than ten years' close study and practical experience with the problems of building regulation. It is a singular fact that owners are willing to engage professional services to get them out of trouble, but lack the foresight to use the same services in preventing trouble. What has been done for individual owners in the form of economical and efficient compliance with department orders is a fair indication of what can be done for owners collectively, if they will subscribe to a fund on the basis of a small subscription per building. The fund should be administered by a responsible committee of the subscribers, along the lines of scientific organizations, and it would be directed first at the department order problem and then at other problems bearing on the real estate.

—Private dwellings in those parts of old Brooklyn within walking distance of stations on the subway line are remarkably well rented, so far as percentage of occupancy is concerned, and apartments everywhere are well occupied.

WHY PROPERTY OWNERS SHOULD UNITE

Neighborhood Councils Advised to Send Delegates to a Central Body—To Prevent Unwise Legislation

By J. BLEEKER MILLER

"THE UNITED," the only combination of asociations of real estate owners in the city, is a natural growth—not a machine; it has been developed gradually through experience of years of over-taxation by office-holders.

As in the present government of the United States, the several States preserve their individual rights as States; so in "the United," the associations maintain their local autonomy and independence. The combination was forced upon the "Locals" by the realization of their inability to fight single-handed against the political associations which covered the whole city,—even as the weakness of the thirteen original States forced them to adopt the present national government.

A Body of Delegates.

Only the delegates from these "locals" constitute full-fledged members of "the United"; no citizen, however rich or eminent, can hope to be an office-holder of "the United," unless he is sent as a representative of the interests of his neighborhood.

It is this plan of organization, rooted in the land, which makes "the United" a power dreaded by the professional politician, the patient work of some of our constituents extending over half a century, has earned a reputation which insures instant attention to the fearless criticisms of our president, Mr. Stewart Browne.

One problem still faces us: How can the other "locals" be brought to join "the United"? Upon their joining us depends our complete, ultimate success; the one hundred and twenty-five thousand owners of real property in Greater New York, with their friends, would be irresistible at the polls. The attempt to unite these owners directly, without the intermediary of a local organization, has often been made and has, as often, failed; the control of such general organizations always fell into the hands of a few rich owners or officers of large real estate corporations, with whom the average owner had no acquaintance and in whom he had no confidence.

Neighborhood Councils Advised.

It is only through delegates of neighborhoods meeting in counsel that conclusions can be reached which will command general adherence. An organization such as ours cannot be created in a day or in a year; patronizing advice of eminent citizens should not outweigh the practical experience of delegates selected as representatives of the several neighborhoods only; let us secure the co-operation of all these neighborhoods; it is in vain for our president and for our committees to expose political evils, unless we can show that if they are not remedied voluntarily by present office-holders, we can put men in office who will do so.

Moreover, the mere work of examination of all of the municipal departments which is absolutely necessary for a complete criticism of the budget, requires the united work of all the "locals" throughout the year; not only the votes of those "locals" are needed but also the individual co-operation of their members in watching the city government.

A Time of Danger.

As the Constitutional Convention meets this year, property owners have now a peculiar call to watch and criticise public affairs. Adherents of the Schenectady-Milwaukee scheme of municipal socialism occupy high offices in our city government. The hydra-headed Henry George theory of the "single tax" has appeared again; it may win unless all property owners unite to oppose it.



STEWART BROWNE.
President United R. E. Owners.

It is of the greatest importance that by immediately energetic action we maintain the momentum of the attacks already inaugurated and supply the volume of public opinion necessary to press home to a successful conclusion the attack so auspiciously begun in the debates upon this year's budget.

Very important questions will also confront property owners during the coming year conected with the correct location of the freight terminal of the New York Central; on this location hinges the adoption of plans for permanent markets, freight subways and many other expensive improvements.

As never before there is a call for property owners through their "locals" to join "the United," to prevent unwise, hasty and extravagant action on these questions, on which the cheap handling of goods, within the limits of Greater New York, and our ability to compete with other cities, as a great manufacturing center, depend.

The extension of taxation to all who do business within this city, so that they, too, will feel an interest in keeping the Budget below a figure which means a general confiscation of equities in real estate, requires the combination of the forces of all real estate owners; no matter how small that tax may be, it will at once bring to our side, as economizers, all the trade and professional organizations of the city.

Even without waiting for the imposition of this tax, attempts should be made at once to interest these trade and professional organizations in our work and secure their co-operation in our fight against the professional politician and in the supervision of the work of the many city departments; we can secure their aid if we can show them that our "locals" cover the city and that we, in fact, represent the property owners. With that accomplished, a long step will have been taken towards the realization of an ideal city government.

A THREE-FAMILY HOUSE INQUIRY

FOR the last decade the three-family house question has been continuously confronting real estate owners and brokers. The gradual disappearance of two and three-family houses in the several boroughs has been a source of regret to those who are interested in proper housing conditions for the people of the city. Much confusion has arisen as to the exact cause for the decline in building houses of this character, and up to the present time the situation has not been clarified by a comprehensive and thorough investigation of the subject. It is asserted on the one hand that the provisions of the Tenement House Law preclude the building of three-family houses, inasmuch as compliance with the requirements of this law adds considerable expense to their construction. On the other hand, it is maintained that economic and social conditions have intervened, and made the building of these houses unprofitable in the Boroughs of Manhattan, the Bronx, and probably Brooklyn. In the mean time, the housing of our people in multi-family houses has had a tendency to augment the percentage of the citizens who feel no direct interest in the government of the city, for in the past, conservative owners of real estate and their families numbered from one-third to one-half of the citizens, while to-day there are but 125,000 property owners to a population of 6,000,000 people.

The Advisory Council of Real Estate Interests has appreciated this situation, and realized that the time is now opportune to investigate this problem, and to arrive at a solution that will benefit the citizens of each borough. Consequently it has appointed a committee for this purpose, consisting of Messrs. Frank Bailey, Edward C. Blum, William M. Calder, Cyrus C. Miller, Frederic B. Pratt and Lawrence Veiller.

In Brooklyn there has been a decrease in the erection of three-family houses from 418 or 47 per cent. of the houses erected in 1912, to 227 or 29 per cent. of the houses erected in 1913, whereas in Queens the great bulk of the houses erected are three-story houses. A peculiar phase of the Brooklyn situation is that but 15 per cent. of the three-story houses erected in 1913 were for three families, the balance were for six families. It has often been suggested that if the Tenement House Law were to be properly amended it would be possible to erect more three-family houses, particularly if the amendment would permit the three-story buildings to be built on land at not over $2,500, and pay a return upon their cost.

The Advisory Council is particularly anxious to learn whether the three-family house could be made to pay, under the Tenement House Law, and under what conditions. Consequently it is requisite to learn whether the causes for the decrease in the construction of three-family houses are social and economic, rather than legal. If the former, it will not help matters any to take them from the control of the Tenement House Department. If the latter, then it will be necessary to amend the Tenement House Law, without removing the reasonable restrictions which make for healthful, safe and hygienic housing. The Tenement House Committe of the Charity Organizations Society appreciates the significance and importance of this work of the Advisory Council, and is co-operating with the Council in a sincere and earnest effort to reach a practicable solution, as it is evidenced by the presence of Director Lawrence Veiller upon this special committee.

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Building Construction and Building Management
in the Metropolitan District

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The U. S. Realty and Improvement Co., resuming the paying of dividends after only a brief interval, is an encouraging sign of the times.

A gothic church atop a skyscraper on the site of the present Methodist Church in John street is a brand new idea worthy of a great architect. Looks as if it might be economically practicable, too.

There is no gainsaying the reports of increasing demand for suburban property, which nearly always implies that it comes from well-to-do families moving from the city. Nevertheless, the city continues to grow.

The Public Service Commission of the First District employs over two thousand persons in railroad engineering and the regulation of public service corporation. It performs a great and useful work for the community. The annual report of the commission just submitted to the Legislature is a very able and informing public document.

The outcome of the agitation upstate against the Housing law, which is now under suspension, is expected to be the repeal of that law and the enactment of another, which will give such cities as Yonkers, Albany, Troy, Schenectady, Utica and Syracuse power to enact their own housing and building codes. That sounds like home rule.

The American form of government is the hardest to run of any, certainly much harder than a military efficiency government. Witness the jurisdictional conflicts between National authority and State authority, between State government and local government, and between city government and borough government—the efforts to centralize, on the one hand, and to decentralize on the other, even in the small matter of consolidating building departments.

Extraordinary Opportunities.

Although the better feeling has not as yet borne any fruit, the real estate market of New York is undoubtedly starting the new year under the influence of more optimistic feelings. If, as President Wilson says, the business depression is due chiefly to a state of mind, the depression of real estate should be relieved, for the prevailing state of mind is undoubtedly better than it was. Its basis consists probably of a growing conviction that general conditions in the near future will be more favorable to business than they have been in the past, that business will be embarrassed by a smaller amount of political interference, and that it will be aided by a better organization of the credit systems of the country. In order to make this more cheerful state of mind effectual in inducing people to buy New York real estate and build on it, a certain business and investment demand for property is necessary.

Purchasers must come forward who will relieve the market of the very considerable number of weak holdings, which the long period of liquidation has brought into existence. The opportunities which are now offered for capitalists to acquire desirable properties comparatively cheap, and to take advantage of the low prices on materials in order to erect new buildings, are extraordinary. Capitalists will surely come forward to exploit these opportunities and the demand created in this way will be assisted by a moderate amount of speculative buying and building, whenever lending institutions can afford to adopt a more liberal policy in the matter of loans.

We have heard recently of two important building operations, temporarily abandoned last fall because of the critical situation, and which will be resumed this spring. Neither of these operations is speculative, but the fact that the owner of the capital now feels free to make the investment indicates a radical change of attitude, although speculative operations are likely to be more numerous in the apartment house than in the mercantile district. The recent purchase of the Bijou Theatre for improvement is a type of transaction of which a good many instances will be found.

The Future of Broadway.

The early destruction of the Bijou Theatre to make room for a commercial building, and the equally certain tearing down of Wallack's, will remove almost the last vestige of the former availabilities of Broadway south of 33rd street as sites for theatres and places of amusement. Daly's and Weber's still remain, and their replacement by mercantile buildings is only a matter of time. Broadway from Greeley Square to the City Hall will be a street given over chiefly to the wholesale trade. Its retail business will be confined to unimportant shops. Its restaurants and hotels will be patronized almost entirely by business men. Some office buildings will be mixed in with the loft buildings, but there will not be many of them. The part of Broadway between 14th and 32nd streets has lost its retail trade to Fifth avenue, and its amusement and restaurant business to Times Square.

Many property owners hoped and anticipated that the Pennsylvania Railroad Station would keep the real estate in the vicinity available for the retail and amusement business. They argued that an enormous population on Long Island would be served by the station and that this population would patronize restaurants, theatres and shops near the station. The argument might have been valid in case the Pennsylvania Station could have obtained immediately the business it will have ten years from now, but at present the Long Island commuters are not sufficiently numerous to count against the general tendency which pulls these classes of business uptown. The question now is whether mercantile business will or will not occupy any considerable part of the district above 32d street. At present it looks as if ordinary loft buildings would be a good form of speculative building enterprise north of 34th street. The theatres and restaurants along Broadway between Greeley Square and 42d street seem to be holding their own. Of course this is not true of those immediately north of Times Square, but it is certainly true of those north of 38th street. The Metropolitan Opera House determines the character of this part of Broadway, and the Opera House is to remain indefinitely. It does not look as if any opening were afforded for mercantile building. The district contains, to be sure, a large amount of under-improved property, whose improvement with mercantile buildings would ruin it for more profitable business uses.

But at present it looks as if any business which goes on in there, is more likely to be retail rather than wholesale. Of course, the future of this part of Broadway will be influenced by the eventual fate of Seventh avenue between 34th street and 42d street, but, as the Record and Guide has pointed out, Seventh avenue, south of 42d street, seems peculiarly well adapted to the needs of the cheaper grades of department stores. In considering the future of this part of Broadway and Seventh avenue it must be remembered that the express stations of the Dual Subway System will extend south as far as 40th street, and that in the matter of transit conveniences 38th street will be better off than the upper end of Times Square. The station considered as a center of underground traffic will extend from 40th to 43d streets.

The Astor House Site.

The announcement that Vincent Astor will improve the lower half of the old Astor House block with only an eight-story building is interesting. The site seems to be admirably adapted to a very tall structure. Its Vesey street frontage faces on the square of St. Paul's Chapel, and has the absolute assurance of good light for an indefinite period. The Broadway frontage is also exceptionally well situated. The larger part of the site lies south of the Post Office and gets the advantage of the junction of Broadway with Park Row. It looks, consequently, like an exception-any good opportunity for a skyscraper, and presumably Mr. Astor's advisers decided against such a building largely for engineering reasons.

The Broadway subway will run under the building, and the foundation for a skyscraper would have been difficult if not impossible to provide. Moreover, the business policy of erecting a skyscraper at the present time would be at least very doubtful. The lower part of New York is not in need of much additional office space just at present. An eight-story building which is well rented should do better than a less well rented twenty-five story building. The sad part of it is, however, that this Astor House site was not taken by the Federal Government for a Post Office. The opportunity of securing a large site for a new Post Office in the immediate vicinity of the present building at a comparatively moderate cost has been lost, and will never occur again.

The Confusion of Laws.

Fundamental law in America is scarcely ever free from the alloy of lesser law. The New York State Constitution is adulterated heavily with statute law, and the statutes with local government provisions. City charters are loaded with common ordinances, and the ordinances with mere departmental rules and regulations. The people of this State are ready for a really efficient Constitution and a system of government that will enlist the service of the best citizens. Able men will gladly serve the State when the Constitution gives them something really important to do. Legislative bodies have become too large and unwieldy, and the individual members are consequently of too little importance in the general scheme of government. The House of Representatives at Wash-

ington looks like an assembly in a public school. Governor Whitman is merely one of seven executives in this State, the other six being responsible only to the people, not to him. Much of the legislation of the State is enacted by the courts, as well as enforced by the courts. They say they do not legislate, but nevertheless they do.

If there is one thing more than another that the people of this State need in order that intelligent public opinion may act through an efficient government, it is that the Constitutional Convention shall so reorganize the fundamental law of this State that order will come out of chaos, both in the legislative and administrative branches of the government. If Senator Root is called to the chair, as now seems likely, the convention will have at least one inestimable advantage to start with, and that will consist in his rare experience as a national statesman, with his knowledge of the present needs of government, not only in this State, but in other States as well. To a very large degree the others will follow whatever new and good examples the Constitutional convention of the Empire State may set.

A Plea for the Single Tax.

Editor of the RECORD AND GUIDE:

I hope you will not feel that I am monopolizing the columns of your paper in replying to Mr. Alexander's letter, which appeared in your issue of January 9. In my letter which appeared in your columns of December 19, I categorically answered every question put by Mr. Alexander in his letter of December 5 I was not called upon, nor did I attempt to make any answer to any statement of his which may have appeared in your columns prior to that date, for not until December 5 did Mr. Alexander put his questions so that they could be answered.

The reasons why I am, as a real estate man, in favor of the Single Tax in all its fullness are: First, Taxation of improvements is technically complicated by reason of the evident difficulties in making a valuation of improvements.

Second, Taxation of improvements is unjust, as it does not touch idle capital, whereas it burdens capital which is utilized; I am opposed to the further taxation of improvements on this ground, such taxation falls more heavily on the owner the more costly the improvements he makes; it seeks to attain empirically the purely fiscal end of raising revenue for the State; it is unscientific since the burden is not distributed according to the dictates of equity; it is always shifted, for to tax improvements is to tax the tenant; it increases rent by making the land dear and by imposing a burden on improvements is the most important factor in increasing the cost of living. The taxation of improvements is a hindrance to production for it stimulates speculation and causes land values to rise to an artificial level and it does not solve any social question.

Taxation of land values only is technically simple, for apart from the fact that valuation is equal for all, it affords no difficulties of valuation or collection and is in accordance with an ideal of justice as it burdens idle capital and lets free active capital. It is less burdensome to the proprietor the more and better he builds and is of social advantage that does not neglect fiscal exigencies. Taxation of land values only is scientific, for it results in perfect equality and the perfect distribution of the burden of taxation. Taxation of land values in no case can be shifted, but rests on him on whom it was intended to be put. It acts as a powerful stimulant to capital, inducing it to apply itself in making improvements on the land and it cheapens rent by reducing the price of land and by untaxing improvements. It also has a powerful effect in reducing the cost of living by reducing rents and increasing production and it puts a stop to speculation without hindering the natural and reasonable increase in the value of land.

It solves, undoubtedly, without injuring any rightly acquired interest, the question of the socialization of the earth. It solves the social problem in many of its aspects. The taxation of land values carries out an act of supreme justice in taking for the community a small part of the social value which the land acquires through the capitalization of the rent without any exertion on the part of those who pay it. It tends to the solution of the problem of industrial depressions and to prevent them or diminsh their intensity and above all it stimulates reconstruction, change and improvements.

WILLIAM LUSTGARTEN.
68 William street.

The Three-Family House Not Properly a Tenement.

Editor of the RECORD AND GUIDE:

The remarks of Mr. Cyrus C. Miller in last week's Record and Guide, in re the three-family house, strike me in a tender spot, inasmuch as I am the unfortunate owner of one such property; however, I do not wish my own costly experience to enter into a broad view of the subject, except as a sidelight. The personal equation may color one's views somewhat, but should not govern the wide outlook necessary in considering one of the means of housing for the great bulk of the population of this city.

We realize now that the Tenement Law's drastic provisions, which include the three-family dwelling, have caused an over stimulation of the two-family type house, of which today there are several thousand more in the city than necessity requires, or the workingman can pay rent for. They are not a workingman's proposition, in the main, as their rents are beyond him. As the lots on which they stand are improperly, or rather inadequately, improved, these properties do not pay their adequate tax for city services rendered; indeed, whole neighborhoods of inferior streets are now in effect partially supported by higher class realty improvements elsewhere, which, owing to the same causes, do not obtain their fair share of city service or expenditure.

Single lots, where not available for plottage, have decreased abnormally in value, while plots have inordinately increased. These are some of the economic effects of legislation not considered in passing laws, yet operating, as all restrictions does, to produce abnormal conditions.

The three-family type discrimination forces the workingman to pay more money as rent for less room to occupy, and is more distinctly prejudicial to the poor man with a large family than to any one else.

No real estate man objects to proper regulation, but to put a three-family house under the same drastic regulations as a twenty-four family dwelling is manifestly unjust and absurd to any one who knows realty conditions. Very often the three-family house is on an internal, neighborly basis—all the tenants acquainted—impossible in the factory-like run of tenements of the multi-family type per floor.

The three-family type is the best type of community dwelling for preserving individuality, at the same time affording low rent with economic return and certain community advantages impossible in any other type, and also as a means to an end, and that end proper housing. The type should be consistently developed by special legislation, if necessary, although a widening of the freedom of action, a lessening of the prohibition now in force, will act promptly in inducing the erection of what the laboring population of the city really needs,—not in Manhattan where the lot cost is prohibitive, but in the outlying boroughs where they are really a necessity.

Another point is that a workingman can and will buy such a house as a personal investment, living in one of the apartments with his family and getting enough from the other two to pay him well, as he often does his own repairs. Such house owners are the real men of stability of any city, the plain people whom Abraham Lincoln thought God loved, because he had made so many of them—and workingmen who economize to grasp such opportunities (if they could be offered) are never recipients of the city's or the churches' charities.

Does real philanthropy consist of merely giving or in helping men to help themselves?

E. A. TREDWELL.
41 Park Row.

Getting Together on Departmental Consolidation.

The Mayor is not disposed to surrender to the Borough Presidents by accepting their plan for the partial amalgamation of city departments, but has marshaled an opposing force in favor of the centralized plan of consolidation, under which there will be but one city inspection department instead of five, as the Borough Presidents have advised.

The real estate bodies, anxious for consolidation by some or any feasible plan, recently recommended to the State Factory Investigating Commission, for the sake of having united action, the borough plan, but some of the organizations may now be drawn to the Mayor's side. A conference, called by the Mayor, was attended by ex-Mayor Low, President Marble, of the Merchants' Association; Allan Robinson, of the Allied Real Estate Interests; ex-Superintendents of Buildings Thomas J. Brady and Rudolph P. Miller; R. E. Simon, of the Joint Committee of Real Estate bodies; Secretary Youkers, of the Citizens' Union; Commissioner Adamson, of the Fire Department; Lawrence Veiller, of the Charity Organization; Abram I. Elkus, Counsel to the State Factory Investigating Committee, and others.

As a result of the conference the Mayor accepted a suggestion that he appoint a committee of five to endeavor to harmonize and bring to one mind the various factions, so that legislation can be framed which will have the support of all.

The satisfaction of the real estate bodies in knowing that there is no opposition to the general principle of consolidation is now alloyed by the fear that the rivalry between the Mayor's party, on the one hand, and the Borough Presidents' party, on the other, may delay if not hinder the passage of the bill. Under such circumstances, rather than see their campaign fail altogether, the real estate bodies will undoubtedly work for a reasonable compromise.

The President of the Board of Aldermen, Mr. McAneny, is inclined to join with neither party but to hold out in favor of the inclusion of such legislation on this subject as may be needed in the charter revision, which, however, will not be ready for introduction until next year, and then its enactment will not be assured.

A report that Mayor Mitchel would leave both the Tenement House Department and the Fire Prevention Bureau out of the consolidation has caused some dismay in real estate circles, as these are two of the departments that have been particularly busy in making inspections. While many real estate bodies, and more particularly those in Manhattan, would hesitate to choose between the Mayor's plan and the Borough Presidents' plan, or between the city system and the borough system of reorganization, they doubtless would be inclined to favor the one which carried farther the scheme of lessening the evils of over-inspection.

REAL ESTATE RECORDS.

According to a report just filed, the Queens County Clerk's office at Jamaica received and issued during the year 1914 a total of 82,991 instruments, including:

Deeds, 12,706; leases, 379; assignments of leases, 97; releases, 1,810; mortgages, 8,561; assignments, 5,042; agreements, 1,254; powers of attorney, 65; wills, 19; declarations and consents, 280; satisfactions of mortgages, 4,887.

Certificates issued, 1,911; certificates recorded, 277; certified copies, 1,126; chattel mortgages, 9,332; bills of sale, 325; conditions bills of sale, 63; assignments of chattel mortgages, 46; satisfactions of chattel mortgages, 150; miscellaneous, 640.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

MORE ELEVATOR REGULATIONS.

These Emanate from the State Department of Labor and Are Now in Effect.

Bulletin No. 8 of the Industrial Code was issued this week in pamphlet form by the Industrial Board of the State Department of Labor. The State Industrial Code, which the Industrial Board is framing, is a different document from the Building Code, which the Board of Aldermen of the City of New York is revising at the present time. An ordinance containing elevator regulations is pending in the board.

The State regulations apply only to buildings used in whole or part for factory purposes. They went into effect January 1, 1915, and relate to the construction, guarding, equipment, maintenance and operation of hoistways as well as elevators. Before any elevator shall hereafter be installed or reconstructed plans must be filed with the Commissioner of Labor.

Safety Devices.

Doors opening on cars used for carrying passengers or employees shall have gates or doors that shall be kept closed while the car is in motion. Every passenger elevator, unless equipped with self-closing or automatic doors or gates, shall have an automatic device, mechanical or otherwise, as will insure the hatchway doors or gates being closed before the car can start from the landing. This applies to elevators in existing buildings, as well as to those which may hereafter be erected.

No locks will be required on gates adjacent to the operator, but all other gates or locks in the car (except emergency exits) shall have latches or locks that will prevent their being opened except when the car is at a landing or they shall have electrical contacts that will stop the car when any such gate or door is opened.

The alternative, permitting electrical contacts, ensures a very moderate cost for installing the device.

Both passenger and freight elevators shall have safety jaws of a type approved by the Commissioner of Labor. All elevators installed hereafter shall also be equipped with a speed governor. Car safeties will not be required on direct plunger elevator nor for the sidewalk type of elevators which travel not more than thirty feet between landings.

The rules also provide for approved hoistway enclosures, gates and doors, grillework, counterweights and exit facilities from elevators.

R. E. Board Against City Work for Unemployed.

The Real Estate Board of New York, while deploring the condition of the unemployed in this city, does not look with favor upon the plan of municipal employment which some of the city heads are advocating. The board has just passed the following resolution:

Whereas, It is estimated that there are in the City of New York today an unusual number of unemployed persons; and,

Whereas, A proposition has been made to furnish municipal employment as far as possible to such unemployed; and,

Whereas, Competent authorities have ascribed some part of the employment to restrictive laws and regulations and an excessive tax rate, which have resulted in the discouragement of building enterprises and lessened activities in real estate investments and operations; and,

Whereas, There is an unreserved margin as of September 30, 1914, for which bonds may be issued by the Board of Estimate and Apportionment of only $11,178,549; and,

Whereas, There are still many millions of dollars of uncollectable taxes against which bonds have been issued and which must be funded; and,

Whereas, Any issue of corporate stock for public improvements must be provided for to the extent of one-quarter of their amount in the next tax levy; and,

Whereas, Because of this condition with respect to the city's finances the city has been unable to make needed street improvements or to construct necessary sewers in many portions of the Bronx, Kings and Queens, where such improvements are imperatively needed because of extensive proposed building operations; and,

Whereas, The Real Estate Board of New York believes that while there may be temporary relief furnished by such proposed expenditures the result by increasing the tax rate, and impairing the city's borrowing capacity, will be a still further diminishing of building activities and a more serious unemployment situation; therefore, be it

Resolved, That the Real Estate Board of New York, while feeling the keenest sympathy for all who are unemployed, and especially for those who are not fitted for severe physical labor, deplore any attempt on the part of the city authorities that will result in further increasing the tax rate and in further discouraging legitimate real estate activities.

Program for State Tax Conference.

The program of the Fifth Annual New York State Tax Conference, to be held at the State Education Building, in Albany, January 19-21, has been completed.

The Governor's program of radical and far-reaching changes in tax administration just announced from Albany lends particular interest to this occasion, and as much of the program appears to relate to this very subject of administration, there is likely to be not a little room for discussion as to the merits of the plans of the administration.

The full program is as follows:

January 19, 8 p. m.—Organization of Conference.

January 20, 10 a. m.—Consolidation and Simplification — Efficiency. — (1) School Districts.—Thomas E. Finegan, Assistant Commissioner for Elementary Education, State Department of Education; A. A. Lavery, Chairman Legislative Committee District School Superintendents. (2) County Simplification.—H. S. Gilbertson, Executive Secretary, National Short Ballot Organization; Henry J. Cookenham, Jr., County Attorney, Oneida County. (3) Westchester County Progress.—Frederick P. Close, Chairman Taxation Committee Westchester County Board of Supervisors; O. G. Cartwright, Director, Westchester County Research Bureau.

2 p. m.—Administrative Matters.—(1) Round Table.—Miscellaneous discussion of the practical questions confronting county and town officers in charge of C. J. Tobin, Assistant Secretary and Law Clerk, State Board of Tax Commissioners. Discussion opened by George Y. Webster, County Attorney, Monroe County. (2) Standardization and Uniformity in Statistics of Debt, Revenues and Expenses.—Walter G. Hamilton, County Treasurer, Rockland County; L. K. Rockefeller, Chief Bureau of Mu-

nicipal Accounts, State Comptroller's office. (3) Central and Local Administration and Assessments—Co-operation. —Allyn A. Young, Professor of Economics, Cornell University; L. D. Woodruff, Vice-President, Real Estate Association of the State of New York; Frances N. Whitney, Tax Attorney, Western Union Telegraph Company.

8 p. m.—What We May Learn from Other States.—At this session or at other sessions as is most convenient, it is expected that addresses will be made by representatives of several neighboring States or that papers prepared by such persons will be read. Among those expected are William H. Corbin, State Tax Commissioner of Connecticut; Charles A. Andrews, Deputy State Tax Commissioner of Massachusetts; A. C. Girdwood, Secretary Maryland Tax Commission; David Friday, Professor of Economics, University of Michigan; Thomas S. Adams, State Tax Commissioner of Wisconsin. Others may attend.

January 21, 10 a. m.—Constitutional Changes.—Adelbert Moot, ex-President New York State Bar Association; Henry M. Powell, author of "Powell on Taxation."

2 p. m.—Special Subjects.—(1)—New York City's Financial Problems.—Frederick A. Cleveland, Director Bureau of Municipal Research. (2) Taxation of Public Property.—(a) State Property.—John D. Moore, State Conservation Commissioner; Loyal L. Davis, County Attorney, Warren County. (b) Municipal Property.—I. J. Beaudrias, Special Attorney for New York City Water Department; F. H. Osborn, Attorney for Ulster County. (3) Miscellaneous Needs —Special Taxes in Villages.—W. K. Rose, New York City. Taxation of Tangible Personal Property.—Arthur J. Smith, County Attorney, Niagara County. Other subjects as the occasion may develop.

Deed of 1645 Recorded.

A unique instrument was filed in the Register's office this week to perfect the title of Coenraet Van Cenlen in property located on the East River and Pleasant avenue, between 123d and 124th streets, in blocks 1811 and 1819. The document is dated 1645 and is a certified copy of a land grant made in that year. It concerns "that property adjoining the lands of Sr. la Montagies and Sr. Jochin Pietersen's land, and containing 100 morgens of land for a farm called Otterspoor (otter track)." The grantors are "William Kieft, Director General, and the Council on behalf of the high and mighty lords, the States General of the United Netherlands, His Highness the Prince of Orange, and the noble lords, the Managers of the General Incorporated West India Company, in New Netherlands." The grantee is Cornelius Van Tienhoven. The instrument was recorded at the request of the Randall Dock Company.

New L. I. Country Club.

A committee has been formed to organize a new country club at Huntington, L. I., and has obtained through L'Ecluse, Washburn & Co., an option on a 500-acre tract, including a hotel, casino and garage, formerly known as the Chateau des Beaux Arts. Among the members of the organization committee are: A. P. W. Kinnan, F. J. H. Kracke, Lewis H. Pounds, Dr. George V. Foster and Milton L'Ecluse. The club will be known as the Huntington Bay Country Club.

City Will Sell Idle Parcels.

The city is unquestionably losing a very large annual sum in taxes and interest through its idle real estate—lands purchased for park purposes many years ago and never used, lands bought in at tax sales, school sites not now needed, abandoned fire houses, etc. It is said that enough has been lost in this way in Brooklyn alone to have paid for the new court house and municipal building in that borough. Realizing the injustice of holding out so much property, the present city administration is accepting the co-operation of a committee of the Brooklyn Real Estate Board in trying to dispose of it, but it is understood that on account of the European wars the Finance Department has changed its plan of putting considerable property on the market at once.

Concerning many of the idle parcels on the Brooklyn list there is no disagreement as to the advisability of getting rid of them. Comptroller Prendergast has asked the Corporation Counsel if the city has authority to lend money; that is, to take back a purchase money mortgage in cases where it might be impossible to get rid of land and buildings otherwise. Should the Corporation Counsel decide to the contrary the Comptroller will go to the Legislature.

The Brooklyn committee consists of William P. Rae, Howard Pyle, W. J. T. Lynch, Arthur B. Gritman and Clarence B. Smith.

LOCAL IMPROVEMENTS.

Washington Heights District.

The following resolutions have been approved by the Local Board:

Acquiring title to the new street (Bogardus place), from Hillside avenue to Elwood street, as heretofore laid out on the map or plan of the city.

Repaving with wood block pavement on concrete foundation, Walker street, from the north house line of Centre street to the east house line of Lafayette street. Estimated cost, $1,553; value of property within assessment area, $594,000. This is in realty repaving, but on account of conditions attached to corporate stock authorizations, the Borough President can only charge to that account the cost of repaving such streets as can be shown to have been originally paved by an assessment upon property owners. In the case of Walker street, between the points above named, no proof of an original assessment can be found and if the street is to be repaved at all, it must be done at the expense of the property owners.

Sheet Asphalt for 184th Street.

Paving with sheet asphalt West 184th street, between Broadway and Bennett avenue. Estimated cost, $4,724. Valuation of property within assessment area, $500,000. The Bureau of Highways in reporting upon this petition recommends that no action be taken, unless positive proof is presented that building operations are contemplated in the near future. Attention is also called to the fact that no sewer has been existing in this block and that the need for a sewer is improbable, owing to the fact that the block is but 200 feet long. It is recommended, however, that a definite statement as to character of buildings to be erected be obtained from property owners before the sewer is finally omitted.

Construction of sewer in Park Terrace East, from 215th street to Isham Park. The report of the Bureau of Sewers shows that in order to provide a sewer in this portion of Park Terrace East it will be necessary to construct storm and sanitary sewers in Park Terrace West, from a point about 100 feet south of 215th street to 214th street. In 214th street, from Park Terrace West to Park Terrace East and in Park Terrace East, from 214th street to a point about 120 feet north and to a point about 80 feet south, together with all work incidental thereto. Estimated cost, $12,100. Value of property within assessment area, $515,000. It is recommended that before action is taken on the larger improvement as recommended by the engineers the matter be readvertised.

Hudson District.

The alteration and improvement to sewer in West 53d street, between Ninth and Tenth avenues, has been provided. Estimated cost, $19,300. Value of property within assessment area, $1,159,000.

Protective Association.

Rudolph P. Miller will address the next regular meeting of the Real Estate Owners' Protective Association, at the Hotel Majestic, next Monday evening. He will discuss the problem of over-inspection of buildings. Reports will be presented

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from the Central Park West Track Removal Committee, the Subway Committee and the Grievance Company. A luncheon will be served in the grill room. Joseph S. Schwab is chairman and William C. Capleas is secretary.

Title Company's New Directors.

At the annual meeting of the stockholders of the New York Title Insurance Company several directors retired, among them John D. Crimmins, who has been actively identified with the company since its organization.

The places made vacant by the retiring directors have been filled by New York men, prominent in banking and real estate circles. The new members on the board are:

Lewis L. Clarke, president of the American Exchange National Bank; Harold T. White, W. A. & A. M. White, 14 Wall street; Howard C. Smith, Hathaway, Smith, Folds & Co.; Benjamin Mordecai, president A. L. Mordecai & Son; Walter T. Rosen, Ladenburg, Thalman and Company; George T. Mortimer, vice-president United States Realty and Improvement Company.

The members of the Board re-elected are: Benjamin L. Allen, vice-president Columbia Trust Company, 60 Broadway; Charles G. Balmanno, president Mechanics' Bank of Brooklyn; Edward M. Burghard, attorney; William H. Chesebrough, president Alliance Realty Company, 115 Broadway; William F. Clare, attorney; James A. Deering, attorney; Lawrence B. Elliman, of Pease & Elliman, 340 Madison avenue; William E. Harmon, of William E. Harmon & Company; Harry A. Kahler; Morgan J. O'Brien; Charles J. Obermayer, president of the Greater New York Savings Bank, Brooklyn; William R. Willcox; Albert B. Boardman, of O'Brien, Boardman & Platt, 2 Rector street; George Zabriskie, of Zabriskie, Murray, Sage & Kerr.

PRIVATE REALTY SALES.

Interest centered chiefly on small properties this week, although there were several large transactions. The "$1,000,000 deal," which has been a weekly fixture, was not missing from the reports. This week it concerned a large unimproved plot on Washington Heights that passed into the hands of apartment house builders.

Rumors of the sale of the old Hoffman House were again coming up. This occurs from time to time, but nothing materializes. In the present deal, however, which is said to be in course of negotiation, a large commercial structure will replace the famous old hostelry.

That section of Broadway, in the immediate vicinity of Madison Square has been attracting considerable interest within recent times. It is becoming the new center of another wholesale district, as evidenced by the character of the firms locating in the buildings of recent construction in the neighborhood. Further north, the sale of the Bijou Theater, if closed, may mean the addition of another mercantile building to the group. Wallack's Theater sold last week, may be improved along the same lines. At the 26th street corner, Frederick Ayer, of Boston, will build a tall loft building.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 15 last week and 29 a year ago.

The number of sales south of 59th street was 4, as compared with 3 last week and 8 a year ago.

The sales north of 59th street aggregated 15, as compared with 12 last week and 21 a year ago.

The total number of conveyances in Manhattan was 120, as against 171 last week, 9 having stated considerations totaling $272,800. Mortgages recorded this week number 78, involving $1,148,171, as against 105 last week, totaling $2,003,761.

From the Bronx, 9 sales at private contract were recorded, as against 8 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,027,835, compared with $1,517,106 last week, making a total for the year of $2,545,041. The figures for the corresponding week last year were, $1,002,751, and the total from Jan. 1, 1914, to Jan, 17, 1914, was $3,939,356.

$1,000,000 Heights Operation.

Harris and Maurice Mandelbaum have sold to the Friedman Construction Company, a plot of sixteen lots, in the north side of West 161st street, 162 feet east of Riverside drive, with a frontage of 450 feet. The plot will be improved with three six-story apartment houses, from plans by Harold L. Young. The property is part of the large tract of the Loyal L. Smith estate which was acquired last year by Harris and Maurice Mandelbaum. About $1,000,000 will be involved in the present operation.

Two Unique Sales.

Two interesting sales were closed this week, involving tiny strips of land, which have little value in themselves, but are nevertheless important to adjoining owners if they contemplate any improvement. James A. Mahoney bought from Adolph Wurzburger a strip 1.10 feet by 5 inches at the southeast corner of Haven avenue and 169th street. Mr. Mahoney owns adjoining property. In the other deal, the Duross Company sold for Aaron Brown to R. O. Jones, a strip 6 inches wide and 98.9 feet deep, in the north side of West 28th street, 399.6 feet east of Sixth avenue. It lies between Nos. 335 and 337 West 28th street.

Negotiations on for Hoffman House.

Negotiations are reported to be pending for the sale of the Hoffman House and Albemarle Hotel properties at the northwest corner of Broadway and 24th street, on plot 159x120. The owner is the estate of Francis S. Kinney. If the deal goes through, it is said that a tall mercantile building will replace the well-known hotels. The 25th street corner, owned by Mrs. Louisa M. Gerry, was improved two years ago with a ten-story business building.

New Apartments on Concourse.

John La Spina, of the La Spina-Morris Cut-Stone Company, has purchased from Bernard Block the plot 130x89 at the northeast corner of the Grand Boulevard and Concourse and 198th street. Mr. La Spina stated that he intended to improve with an apartment house but had not yet decided upon the height and other details. He gave in part payment, 246-250 East 152d street, on plot 75x119, containing an old dwelling and stable.

Trade Removal to Brooklyn.

L. Schepp, cocoanut dealer, now at Hudson and Duane streets, Manhattan, bought from the Realty Associates, 191-205 Washington street, Brooklyn, one and three-story buildings, on plot 136x100, which he will improve with a factory building for his own occupancy.

Manhattan—South of 59th St.

GRAND ST.—The Maitland Realty Co. has sold to Paul A. McGolrick 523-525 Grand st, through to 323-325 Henry st, two 3-sty buildings on plot 34.2x45.9x26.10xirreg.

12TH ST.—Samuel H. Stone has resold 47 West 12th st, a 4-sty dwelling, on lot 21.7x92.

21ST ST.—Duross Co. sold for the estate of Robert O. Jones the 5-sty flat 257 West 21st st, on lot 25x98.9.

Manhattan—North of 59th St.

71ST ST.—James K. Hackett, actor-manager, has purchased from the Yorkshire Realty Co. the 4-sty dwelling, 48 West 71st st, on lot 20x100. It was formerly the home of Dr. W. E. Woodend.

71ST ST.—Mrs. Imogene Granberry sold through Pease & Elliman 10 West 71st st, a 4-sty dwelling, on lot 20x100.

76TH ST.—Julius Tishman & Sons have purchased through Douglas L. Elliman & Co., from Mrs. A. H. Feuchtwanger, the 3-sty dwelling 130 East 76th st, on lot 18x102.2. The same buyers recently acquired the four adjoining houses at Nos. 122-128 inclusive. On the plot which has a frontage of 87 ft., a 9-sty apartment house is to be erected.

120TH ST.—The 5-sty building, 58 East 120th st, on plot 28x100.11, has been sold through the H. M. Weill Co. Joseph M. Lesser is the owner of record.

127TH ST.—Fred W. Beinhauer Estate sold to Tomaso Nacerio 228 East 127th st, a 4-sty building on lot 25x99.11.

134TH ST.—Hunts Point Realty Co. is reported to have resold 502 West 134th st, a 5-sty apartment house, on plot 50x100, to the Bellemore Holding Co.

140TH ST.—Paul A. McGolrick has sold 271 West 140th st, a 5-sty apartment house, on lot 25x99.10.

150TH ST.—Ennis & Sinnott have sold 420 West 150th st, a 3-sty dwelling, on lot 16.6x 81.1x to Katie F. Tucker, who gave in exchange 240 West 123d st, a 3-sty dwelling, on lot 13.10x100.11. The brokers were James E. Barry & Co.

154TH ST.—George Pfaff sold to Paul Kohn, 308-310 West 154th st, two 5-sty flats on plot 50x99.11. The purchaser gave in part payment the Galway and McGuire tracts, comprising about 15 acres, on the Hutchinson River, East Bronx.

163D ST.—Goodale, Perry & Dwight and Edgar T. Kingsley sold for the estate of Henry Steinert to Adolphine C. Becker, 463 West 163d st, a 5-sty flat, on lot 25x112.6.

LENOX AV.—Horace S. Ely & Co. and Harrie S. Lines sold for John J. Spowers 276-278 Lenox av, two 3-sty buildings, on plot 50.5x75, at the southeast corner of 124th st. Abutting is the Y. W. C. A. Building.

7TH AV.—Jacob Axelrod has re-sold 2521-2523 7th av, northeast corner of 146th st, a 6-sty new-law house, on plot 40x100. He bought it last month from Joseph Shenk.

Bronx.

FAILE ST.—Hunt's Point Estates sold to the Mitchell McDermott Construction Co. the three 2-sty houses, 617-621 Faile st, on plot 75x100, taking in exchange 712 East 176th st, a 5-sty apartment house, on plot 50x158.

145TH ST.—Board of Trustees of Sinai Congregation have sold their synagogue at 463 East 45th st, on plot 36x99, to the Orthodox Congregation of Adath Yeshurun. The sellers recently brought a plot, 78x114, on the west side of Stebbins av, 104 ft. north of 163d st, from Lowenfeld & Prager, as a site for a new synagogue. While this is in course of construction, the congregation will worship in the Burland Building, Union av and 160th st.

199TH ST.—H. M. Weill Co. sold to George Marrin the southeast corner of 199th st and Decatur av, a 5-sty flat, on plot 49.5x100. The sellers were represented by Leonard McAneny, as attorney.

BRYANT AV.—John A. Steinmetz has sold for R. Williams the plot, 92x114, on the west side of Bryant av, 28 ft. south of East 179th st.

CLAY AV.—Dr. S. W. Kountze bought from the Friedman Construction Co., Henry Friedman, president, the 5-sty apartment house on plot 75x107, at the southwest corner of Clay av and 173d st. It was built in 1913 and has been held at $80,000.

CROTONA PARK EAST.—William J. Gabel sold for Henry B. Wesselman the plot 75x130 in Crotona Park East, 100 ft. south of 174th st, and in the rear of the 174th st subway station, to the Benenson Realty Co. The same company recently bought the adjoining plot to the south, through the same brokers and now controls a frontage of 115 ft.

JEROME AV.—Mrs. Mae E. Powers sold, through E. Osborne Smith, the plot, 100x100, on the east side of Jerome av, 190 ft. south of 175th st.

Brooklyn.

WASHINGTON AV.—Bulkley & Horton Co. have sold 198 Washington av, a 3-sty dwelling.

5TH AV.—McInerney-Klinck Realty Co. sold the business building on the west side of 5th av, 25.2 ft. north of 47th st, on lot 20x100, for about $15,000.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in President st to A. H. Ford and 40x100 in Sterling st to M. A. Mason.

FLUSHING.—A. H. Levy sold for the Realty Realization Co. a plot 38x100 in State st, near 16th st, to Mrs. M. N. Talt, owner of an adjoining dwelling. The combined plot, 113x100, has been resold by Mrs. Talt.

LONG ISLAND CITY.—Peter Cleary has sold to John J. McGrane 46 lots in the Astoria section, on both sides of 5th av, Pierce av, 7th av and on Sunswick Creek.

Richmond.

ANNADALE.—Percival G. Ullman, Jr., sold for Mrs. Bragan about 51 acres, in the 5th Ward, with a large frontage on Amboy rd. The buyer is said to be a resident of Pittsburgh, Pa.

NEW BRIGHTON.—J. Sterling Drake sold for Dr. Alfred T. Wood the "Janssen" house, a famous old Staten Island homestead, at 638 Richmond terrace, through to 1st st, on plot 150x209.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold 336-338 Warren st for Thomas W. Bergen to Margaret A. Baldwin and 194-196 Barclay st for Lydia A. Oliver to Dr. J. H. E. Guthrie.

NEWARK, N. J.—Feist & Feist sold for W. W. Oppenheim to Mrs. Amelia Widhall the dwelling 157 South Arlington av, 33.4x136.

Rural and Suburban.

AMSTERDAM, N. Y.—Paul Pierce bought from Earl H. Tiffany, a 75-acre dairy farm. The broker was H. L. Reed, secretary of the Real Estate Association of the State of New York.

GARWOOD, N. J.—New York Suburban Land CO. sold 60x100, on Hemlock av to S. Shaffer and 40x100 on Hazel av to P. Thorp.

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

NEW ROCHELLE, N. J.—Joseph Lambden & Son have sold for Mary Moresco the dwelling 16 Trinity pl, to Augustus Embury.

ORANGE, N. J.—The New Jersey Orthopedic Hospital has bought the Everitt homestead at Lincoln av and Frankfort st, a block from the institution's present home, in Scotland st. Its plans with reference to the newly-acquired parcel have not yet been made known.

PINE BROOK, N. J. The old Collerd homestead, said to be built over a century ago, and farm has been sold by John Collerd to S. and A. Konner. It comprises about 100 acres.

SCARSDALE, N. Y.—Fish & Marvin sold for J. Ensign Fuller his country place on Murray Hill to Charles M. Eaton. The property was held at $55,000.

SCARSDALE ESTATES.—Mr. and Mrs. John E. Powers bought a plot 35x187, adjoining their home on Greenacres av; Paul McJunken has purchased the residence in which he has been living, also four adjoining lots.

SOUTH YONKERS, N. Y.—H. T. Whelan has sold for P. H. McGrath 30 and 32 London st, a 4-sty apartment house, to Frank Thyn, and 30 Bruce av, a 1-fam house, on plot 30x100, for P. K. Seltzer.

SANDS POINT, L. I.—S. Osgood Pell & Co. have sold for the Wampage Realty Co. to Clarence H. Eagle 32 plots at Wampage. The property adjoins the country place bought recently by Mr. Eagle through the same brokers.

SYOSSET, L. I.—Cocks & Willetts sold for Judah Sears his 15-acre estate to E. D. M. Rowland.

LEASES.

Burbank Press in N. Y.

Luther Burbank Press, of Santa Rosa, Cal., has leased through the Douglas Robinson, Charles S. Brown Company, the twelfth floor in 681 Fifth avenue, where its headquarters will be established. The owner of the building is Mrs. Levi P. Morton.

Large Apartment Lease.

Douglas L. Elliman & Co. have leased from the plans an apartment of 25 rooms and 6 baths in the building in course of construction at 399 Park avenue, to Jesse I. Straus, of R. H. Macy & Co.

Manhattan.

BASTINE & CO. leased at 19 and 21 West 24th st, the 5th loft to Honis & Wagner, of 31 West 21st st, manufacturers of cloaks and suits; and, through M. & L. Hess, Inc., the 11th loft to the Fashion Garment Co., of 102 Prince st, manufacturers of dresses.

BASTINE & CO., as agents of the Harnett Estate, leased at 15 and 17 West 26th st, the store and basement to M. Fishbein & Co., dealers in woolens, of 79 5th av; and the front half of the 4th loft to Kaplan & Seigel as salesrooms for cloaks and suits.

BASTINE & CO., as agents for 112-114 East 19th st, leased space to Francis M. Hartley, dealer in woolens; and through Carstein & Linnekin space to David Moscowitz and Emil Rohner, and the 1st loft to Robert Sherower & Co. as salesrooms for toys.

BENJAMIN BERNSTEIN leased for the Graf Realty and Holding Co. the store in 119 to 125 West 24th st and the 8th and 9th floors in 133 to 141 21st st to the National Cloak & Suit Co.

CARSTEIN & LINNEKIN, INC., leased the 4th loft in 450 4th av to the International Souvenir Spoon Co.; at 21 West 39th st, 3d loft to Schwerner & Fillet, of 27 East 20th st; and with Edgar A. Manning, the 5th floor in the same building to the Chic Mayor Co.; at 112 East 19th st, the 1st loft for Bastine & Co. to Robert Scherower; store in 217 Lenox av to Ahron Kuzrack; in 53 West 26th st, the 6th loft to Horzig & Rappaport, of 30 West 21st st; in conjunction with Mark Rafalsky & Co; offices in 874 Broadway to the Chic Veiling Co., at 329 4th av to the McLane Silk Co., Inc., and in 456 4th av to Hobart B. Upjohn, of 456 4th av.

CROSS & BROWN CO. leased for William T. Mason to the Converse Rubber Shoe Co., of 84 Reade st, the store, basement and sub-basement in 142 Duane st, and the 9th floor in 36 West 37th st to Sharfstein & Cohen.

CROSS & BROWN CO. leased the 3d floor in 129 West 22d st to Friedman & Levy, of 129 West 22d st; space on the 5th floor in 396 Broadway to Thiele & Casey; and in conjunction with Johnson, Adams & Greacen the 7th floor in 870 Broadway to Joseph L. Balkind.

CROSS & BROWN CO. leased space on the 4th floor of 35 West 39th st for the Brunswick Realty Co. to the New Fiction Publishing Co.; also for L. A. P. Norton the top floor in 16 West 45th st to the Tath Pathescope Co. of America, Inc.

WILLIAM CRUIKSHANK'S SONS and CAMMANN, VOORHEES & FLOYD leased the store and basement at 103 Maiden lane to the Anchor Packing Co., of 6 Church st.

DUFF & BROWN CO. leased for the Marcy Association to the Market Co., the ground floor in 507 and 509 West 145th st.

BENJAMIN ENGLANDER leased to A. & J. Engel, Inc., of 13 West 28th st, the 10th loft in 20-26 West 33d st, containing 12,500 sq. ft.; 5,000 sq. ft. in the 1st loft in 30-34 West 33d st to M. Bloch & Co., of 152 West 25th st; 6th loft in 24-26 West 25th st to the Mano Waist Co., and the 7th loft in 134-140 West 26th st to the Esskay Waist Co., of 1372 Broadway.

J. B. ENGLISH leased for W. S. Grey the 1st and 2d stores in 129 West 45th st to Madame will make alterations connecting both floors and Hammer. The tenant will make alterations connecting both floors and will occupy for a show room for ladies' gowns. This completed the rental of the entire building recently altered by the owner.

FIRE COMPANIES BUILDING CORPORATION leased offices in 80 Maiden lane to Norman & Church, of 27 Cedar st; S. J. Rosenblum, of 55 John st; Charles Recht, of 80 Maiden lane; John Holley Clark, Jr., of 62 William st; Max Lowenthal, and Levy & Doernberg.

FIRE COMPANIES BUILDING CORPORATION leased space in 80 Maiden lane to Francis X. Dietlin, Arthur J. Doernberg, Charles W. Dean, Alvin L. Blume, Emory A. Grant and the Stratford Advertising Agency.

M. FORMAN & CO. leased space in 144 West 27th st to A. Honig & Son, of 40 East 12th st, and L. Goodman & Bro., of 5 East 16th st; to Samuel Diamond & Son, in 142 West 26th st; to Harry Silverman, in 132 West 22d st; in 136 West 21st st, to Clarice Dress Co., of 30 East 19th st; and to Jack Stegman; to Goldman & Reich, in 56 West 22d st and in 148 West 24th st, to H. Sternberg.

FREDERICK FOX & CO. leased for the Adrem Constn. Co. the 1st loft in 35 to 39 West 35th st to Mann & Lovejoy, of 138 West 25th st; for the Bradkim Realty Co, the 3d loft in 6-8 West 22d st, to M. L. Geffen, of 49 East 21st st; and M. B. Kaufman; and for Emily Wiggins the 4th loft in 38 to 42 West 26th st to the Beach Bathing Suit Co., Inc., of 34 West 33d st.

FREDERICK FOX & CO. leased the 8th loft, containing over 15,000 sq. ft. of space, at 692 and 694 Broadway, running through to 388 Lafayette st, to the Ostrich and Fancy Feather Boa Co., of 24 University pl.

GOODWIN & GOODWIN rented for Frederick C. Zobel to Dr. John Luks the 3-sty dwelling at northwest corner of Manhattan av and 116th st.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., leased for Harris & Vaughan, agents for Robert W. Goelet, the store and basement in 8 East 47th st to Georgenne, milliner, now at 9 East 47th st.

JOHN J. HALLERON leased the 8th floor in 395 Broadway to the W. H. Brown Son & Co.; space in the same building to Provost Humbert & Williams, of 377 Broadway; Ruoff Brothers, the Clark Manufacturing Co., Inc., of 377 Broadway; Harvey & Watts Co., of 387 Broadway; Peerless Automatic Machine Co., of 395 Broadway, and Louis Siller.

M. & L. HESS, INC., leased the 7th loft in 29 West 17th st to the Trinity Garment Co., of 8 East 12th st; the 1st loft in 10 West 23d st to Philip Goldfrank; 2d loft in 129 West 31st st to Guttman Solomon & Co., and the rear half of the 6th loft in 142 West 24th st to Salesky Bros., of 37 West 19th st.

M. & L. HESS, INC., leased the 9th loft in 19 to 25 East 24th st to Maduro E. Hijos; the 4th loft in 91-3 5th av to the Greenbaum Mfg. Co.; the 8th loft in 9 West 20th st to Baumser & Wiener; the 7th loft in 7-9 West 30th st to Block & Levy of 20 East 12th st.

HEIL & STERN leased for estate of Chas. F. Hoffman, Inc. 2d loft in 43-47 East 10th st to Blankfort-Mintz Co. of 751 Broadway; for Ewald Mommer 6th loft in 118-124 West 22d st to Louis Turoff of 30 West 15th st; for 31 East 31st St. Realty Co. 3d loft in 31-37 East 31st st to Advance Waist Co. of 122 West 27th st; for John J. Geraty 3d loft in 14 to 18 East 32d st to H. M. Kutner & Co. of 38 West 21st st; for 76 Fifth Av. Inc. 5th loft in 74-6 5th av to L. E. Remington, Inc., of 85 5th av, and in 71 5th av 4th loft to Nifty Clothing Co. of 625 Broadway.

EDWARD J. HOGAN and E. P. Hamilton & Co. leased to the Remington Arms-Union Metalic Cartridge Co. of 299 Broadway half of the 26th floor of the Woolworth Building.

HUBERTH & HUBERTH leased offices in 1789 Broadway to the Public Service Commission for use for the engineers connected with the 7th av and Queens division of the subway.

A. KANE & CO. rented for the L. E. L. Realty Co., Inc., 238 West 121st st to Catherine Gallo.

SOL. LOWENFELD rented the store in 37 West 98th st to A. Rose, tailor.

SAMUEL H. MARTIN leased for the estate of Charles E. Garneau the 4-sty dwelling at 167 West 64th st to A. L. Hilscher.

PAYSON McL. MERRILL CO., INC., leased a furnished apartment at Lassano Court, 307 West 79th st, to Miss E. F. Otis.

GEORGE W. MERCER & SON rented the 4-sty dwelling at 446 West 22d st to Mrs. Margaretta Schultz.

MOORE, SCHUTTE & CO. leased for Herman Reher and William Volk, 454 West 144th st, a 3-sty dwelling.

THE NEHRING CO. leased for the Esalmo Amusement Co. for 5 years the corner store in the St. Nick Theatre Bldg., at the northeast corner of 174th st and St. Nicholas av.

A. Q. ORZA rented to Grasso Bros., of 90 Macdougal st, Italian wines, the store and basement in 180 Prince st.

PEASE & ELLIMAN leased apartments in "Marquard House," at 68th st and Madison av, to Morris R. Volck; furnished, in 310 West 79th st, for A. D. Holmes to Henry A. Playle; furnished, in 103 East 73th st for Francis T. Sanford to Mrs. M. H. Cunningham; and, as agents, for Dr. Barney Sachs, in 116 West 59th st to W. L. Rouse.

PEASE & ELLIMAN leased furnished for Joseph Leerburger to John B. Murray the 3-sty dwelling at 332 West 84th st, and apartments in 144 East 56th st to Henry F. Atherton; in 200 West 58th st the suite of Miss Nance Gwynn to Miss Eleanor Miller; in 60 West 39th st to F. C. Robertson; furnished for Miss Amelia L. Tyers in 155 East 72d st to Charles Pinkerton.

LEWIS B. PRESTON, INC., leased an apartment in 251 West 92d st to Alfred Yankauer; for the Crosic Realty Co., space in 220 5th av to the New Era Novelty Co., and for the estate of James B. Haggin space in 377 Broadway to Fried Moeschen and Felix Tretbar.

MARK RAFALSKY & CO. leased the 1st loft in 160 5th av to Reichenbach & Co.; the 7th loft in 14 to 18 East 32d st to Ames & Rau; the 8th loft in 55 and 61 West 38th st to I. Freundlich & Sons; the 2d loft in 375 West Broadway through to 61 Wooster st to Louis Amberg & Son; the 6th loft in 143 West 20th st to West Point Waist Co.; the 6th loft in 53 West 36th st to Herzig & Rappaport.

WALTER J. SALOMON leased space at the corner Broadway, 7th av and 47th st to Anastasius Halkeas, William J. O'Hearn and Michael J. Seidman; in 96 Warren st to Meyer A. Kalfon and Samuel Engel; at the southwest corner of 47th st and 6th av to N. K. Tsanis, and at the southeast corner of 27th st and 6th av to Annie Grossman.

SCHIFFER & COE, rented for Spear & Co. 5,000 ft. of space in 133 to 141 West 21st st to Gleichenhaus Bros., of 24 Waverly pl, manufacturers of cloaks and suits; loft at 37 West 32d st to Max Frankel, manufacturer of waists and costumes; and space in the Marbridge Building to El Indicator Mercantil, Max Hyman, editor.

JOSEPH F. SEITZ leased the dwellings at 149 East 62d st for Annie W. Gould; at 215 East 61st st, for Joseph M. Conklin, and at 109 East 61st st, for The Kensington Holding Co.

SPEAR & CO. rented for Elias A. Cohen the store and basement, comprising 21,000 sq. ft., to the United Corrugated Case Co. of 72 Wooster st and A. Moses Sons & Co. of 73 Wooster st; for Henry P. Gardner the 7th loft to Max Singer & Co. and the 8th loft to S. L. Segelbaum & Co. in the building 28 and 30 West 25th st; for 406 West 31st St. Co. the 7th loft in 28 and 30 East 10th st to Sklarew & Fabricant; for Chas. F. Noyes Co. the 6th loft in 179 to 183 Wooster st to National Flower & Feather Co. of 9 East 4th st; for Samuel Hirsh the 3d loft in 35 and 37 West 3d st to J. Lipshitz.

A. G. THOMPSON leased for Herbert D. Burnham the dwelling, 71 West 131st st, to Adeline Whiles.

STEPHEN H. TYNG, JR., & CO. leased the 10th floor in the Fourth Avenue Building, at the corner of 4th av and 27th st, in conjunction with William White & Sons, to the Outlook Co., of 287 4th av; space on the 18th floor in the Madison Avenue Building, at the corner of Madison av and 25th st, to William Wood & Co.; the store, basement and 1st loft in 31 East 17th st, to the Ferguson Bros. Mfg. Co., of 31 East 17th st; additional space on the 7th floor in 31 Union sq to the Patent Button Co.; the 12th floor in 19 Madison av, in conjunction with Carstein & Linnekin, to Folkard & Lawrence, of 517 Broadway; space on the 14th floor in the building at Broadway, 5th av and 26th st for the Echo Investing Co., to William F. Read & Sons Co., of 114 5th av; the 4th floor in 7 and 9 West 30th st, for George Neiman to the Strathmore Worsted Mills, of 184 5th av, and the 5th floor in 432 4th av for M. & L. Hess to the Dry Goods Union, of 55 White st.

UNGER & WATSON, INC., leased for the Estate of Heironimus Herold the store and basement in 692 3d av to Isidor Strauss, retail butcher.

THE VANDERBILT CONCOURSE CORPORATION has closed two leases in the new building at 45th st and Vanderbilt av. It has rented to Fred Hulsmann, proprietor of a gymnasium, offices on the 4th floor, and to H. B. Best & Co., builders, about 2,000 ft. on the 9th floor. Both leases are for 5 years.

VAN NORDEN & WILSON leased the westerly store in 20-28 West 33d st to the Silver Lunch Co. for 10 years at an agregate rental of nearly $60,000; also in 191 Broadway offices to Edgar Powell Hicks, tailor, of 170 Broadway; and to Frank P. Rhinock at apartment in 611 West 158th st.

THE H. M. WEILL CO. leased to Margaret Riley the Roy Hotel at 154-156 West 35th st. The hotel consists of two 5-sty dwellings.

J. G. WHITE & CO. leased the 6th loft in 54 East 11th st to London Coat Co.; in 369 Broadway to Haber Brothers, S. J. Eisenman, Lambert Schmidt and William E. Brown; in 146 West 28th st, the 2d loft to Frank & Bernstein; in 70 White st, a store to Carpenter & Bayles; in 9 North Moore st, the 2d loft to F. S. Tanner; in 866 Broadway, the 2d loft to Cohen, Nelson and Gussow; in 134 West 21st st, the 8th loft to Julius Wolfert; in 15 East 17th st, the 3d loft to Max Spector, and in 143 Chambers st, the 1st loft to Frazier A. Sofield.

WILLIAM H. WHITING & CO. rented 5th loft in 259 William st to Van Zalzen & Meyer; the 2d loft in 213 Front st to Zengerle & Schumacher; the store floor in 69 Murray st to W. & B. Douglas; the top floor in the Blackford building covering the block fronting on Beekman st, between Water and Front st, to the Paragon Fibre Coloring Corporation; and the 2d loft in 82 and 84 Fulton st to Wilbur and Hastings.

THE WINGOOD REALTY CO. leased the 6-sty apartments at 545 West 162d st and 1 West 127th st. Goodwin & Goodwin negotiated the deal.

WORTHINGTON WHITEHOUSE rented for Mrs. M. Banks Taylor her residence at 9 East 81st st to Edgar Newhouse.

Brooklyn.

THE BUSH TERMINAL CO. leased space in the Bush Model Loft Building to M. Malachrino & Co. and the American Tobacco Co.; to Bloom & Millman, shirtwaist manufacturers; to the Home Washing Machine Co., the Columbia Comb Co., the Angora Specialty Co. and the C. Kenyon Co.

REALTY ASSOCIATES leased 4 upper floors at 151 Remsen st to Mrs. Delia A. Dillon, and the third floor in 38 and 40 Flatbush av through to 325 Livingston st to Alexander and Max J. Block.

WILLIAM H. WHITING & CO. leased space in one of the New York Dock Company's model loft buildings to Kelling Carel Co.

Richmond.

THE PAYSON McL. MERRILL CO. leased for Mrs. Frank Feury to Franklin Carter, Jr., the furnished dwelling at 16 Haven Esplanande, Brighton Heights, S. I.

Suburban.

FEIST & FEIST leased 88-90 McWhorter st, Newark, for Littleton Kirkpatrick to the Hudson Novelty Co., manufacturers of umbrella handles and canes.

FISH & MARVIN rented furnished the residence of Arthur Stewart on Cooper rd, Murray Hill, Scarsdale, N. Y., to George H. Levy.

FISH & MARVIN leased for Mrs. Edgar W. Winmill her country estate at Scarsdale, N. Y., for the summer, furnished, to Eugene A. Sichel; and for Caspar Whitney his residence, furnished, at Lawrence Park, Bronxville, to Miss Ann Murdock.

HERMAN FRANKFORT leased for Andrew Weston to Alvin H. Scheuer his country residence, on the west side of Washington av, near Broadway, Lawrence, L. I.

LOUIS SCHLESINGER, INC., leased for Mrs. Harriet N. Ward, the store and basement in 880 Broad st, Newark, to the Nixon Piano Co., for a salesroom.

HUGHES & WHITBY leased, furnished, for H. C. Elsworth the dwelling at 202 Christopher st, Montclair, N. J., to Mrs. Louise S. Wharff.

FRANK HUGHES leased the store in 326 Bloomfield av, Montclair, N. J., to Max Goldberg, of Westfield, N. J.

METROPOLITAN GOLF LINKS, INC., a newly-organized club, has leased from Bradford Rhodes the Quaker Ridge Estates, in Westchester County, comprising about 120 acres, for development into a golf course. W. John Baird is president of the club.

BURKE STONE rented at Bronxville for Jonathan A. Moore, a house on Millard av to Philip Kobbie; to Chester A. Lincoln a house on Rossmore av, Bronx Manor; for W. G. Harper a house in Armour Villa Park to W. B. Kilbourne.

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REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

HENRY GUCKER.—Corrects issue of Jan. 9; should read 313 East 9th st, not 312 East 9th st, 5-sty ten, 25x92, $25,000.

OBITUARY

GERALD P. BAGNELL, clerk of the Bankruptcy Bureau of the U. S. District Court, died at his home, 8784 Bay 19th st, Brooklyn, aged 52. He was formerly on the staff of the Brooklyn Times and a partner of City Magistrate Alfred E. Steers in the real estate business.

IRVING C. DORLAND, real estate operator and a member of the insurance firm of Davis, Dorland & Co., of 135 William st, died in the Stumpf Memorial Hospital, Arlington, N. J., on Sunday, aged fifty-five. He was a resident of Arlington and was at one time commodore of the American Canoe Association. He leaves a widow, a son and a daughter.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Jan. 8 to 14	1914 Jan 9 to 15
Total No.	120	129
Assessed value	$6,318,410	$10,721,100
No. with consideration	9	12
Consideration	$272,800	$267,440
Assessed value	$266,710	$224,800
	Jan. 1 to 14	Jan. 1 to 15
Total No.	251	288
Assessed value	$12,828,910	$20,001,800
No. with consideration	24	31
Consideration	$786,750	$707,765
Assessed value	$811,750	$689,800

Mortgages.

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
Total No.	78	89
Amount	$1,148,171	$7,652,309
To Banks & Ins. Cos.	9	19
Amount	$349,000	$7,051,600
No. at 6%	36	33
Amount	$432,054	$5,236,712
No. at 5½%	1	7
Amount	$4,500	$985,000
No. at 5%	21	28
Amount	$591,500	$1,207,100
No. at 4½%	.....	1
Amount	.....	$525
No. at 4%	1	.....
Amount	$1,500	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	19	20
Amount	$118,617	$222,972
	Jan. 1 to 14	Jan. 1 to 15
Total No.	157	188
Amount	$2,342,770	$9,295,076
To Banks & Ins. Cos.	16	48
Amount	$458,500	$7,864,600

Mortgage Extensions.

	Jan. 8 to 14	Jan. 9 to 15
Total No.	35	52
Amount	$1,383,606	$1,910,500
To Banks & Ins. Cos.	8	8
Amount	$588,500	$989,000
	Jan. 1 to 14	Jan. 1 to 15
Total No.	70	95
Amount	$2,725,593	$2,843,200
To Banks & Ins. Cos.	20	20
Amount	$1,420,000	$1,330,200

Building Permits.

	1915 Jan. 9 to 15	1914 Jan. 10 to 16
New buildings	6	7
Cost	$442,100	$681,000
Alterations	$73,165	$189,665
	Jan. 1 to 15	Jan. 1 to 16
New buildings	9	18
Cost	$515,100	$2,244,000
Alterations	$155,296	$269,815

BRONX.

Conveyances.

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
Total No.	103	118
No. with consideration	14	11
Consideration	$129,325	$124,250
	Jan. 1 to 14	Jan. 1 to 15
Total No.	215	207
No. with consideration	25	23
Consideration	$255,875	$210,500

Mortgages.

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
Total No.	53	64
Amount	$391,246	$479,773
To Banks & Ins. Cos.	2	8
Amount	$36,500	$81,500
No. at 6%	35	21
Amount	$115,946	$139,663
No. at 5½%	1	9
Amount	$35,000	$174,500
No. at 5%	3	14
Amount	$16,700	$93,440
Unusual rates	.....	1
Amount	.....	$1,000
Interest not given	14	19
Amount	$223,600	$71,200
	Jan. 1 to 14	Jan. 1 to 15
Total No.	121	154
Amount	$988,470	$1,158,681
To Banks & Ins. Cos.	4	22
Amount	$68,500	$290,550

Mortgage Extensions

	Jan. 8 to 14	Jan. 9 to 15
Total No.	21	17
Amount	$402,500	$284,500
To Banks & Ins. Co.	2	1
Amount	$9,200	$30,000
	Jan. 1 to 14	Jan. 1 to 15
Total No.	29	45
Amount	$591,000	$809,500
To Banks & Ins. Cos.	4	5
Amount	$15,200	$90,000

Building Permits

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
New buildings	10	5
Cost	$262,600	$55,900
Alterations	$1,535	$10,675
	Jan. 1 to 14	Jan. 1 to 15
New buildings	14	27
Cost	$481,600	$597,750
Alterations	$7,135	$21,525

BROOKLYN.

Conveyances.

	1915 Jan. 7 to 13	1914 Jan. 8 to 14
Total No.	353	450
No. with consideration	50	41
Consideration	$235,663	$185,354
	Jan. 1 to 13	Jan. 1 to 14
Total No.	667	906
No. with consideration	75	86
Consideration	$333,913	$462,784

Mortgages.

	1915 Jan. 7 to 13	1914 Jan. 8 to 14
Total No.	321	327
Amount	$1,062,563	$1,292,372
To Banks & Ins. Cos.	39	68
Amount	$234,300	$323,400
No. at 6%	186	158
Amount	$508,963	$461,786
No. at 5½%	85	86
Amount	$338,300	$398,400
No. at 5%	37	63
Amount	$169,518	$354,976
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	18
Amount	$45,782	$77,210
	Jan. 1 to 14	Jan. 1 to 14
Total No.	546	675
Amount	$1,797,099	$2,418,574
To Banks & Ins. Cos.	63	125
Amount	$355,050	$589,700

Building Permits.

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
New buildings	47	86
Cost	$322,250	$1,715,225
Alterations	$88,225	$46,900
	Jan. 1 to 14	Jan. 1 to 15
New buildings	103	141
Cost	$655,400	$2,341,775
Alterations	$100,275	$77,750

QUEENS.

Building Permits.

	1915 Jan. 8 to 14	1914 Jan. 9 to 15
New buildings	57	41
Cost	$130,950	$119,900
Alterations	$8,810	$3,880
	Jan. 1 to 14	Jan. 1 to 15
New buildings	84	86
Cost	$192,130	$310,575
Alterations	$19,963	$36,445

RICHMOND.

Building Permits.

	1915 Jan. 8 to 14	1914 Jan. 8 to 14
New buildings	6	11
Cost	$10,790	$31,400
Alterations	$2,300	$6,850
	Jan. 1 to 14	Jan. 1 to 14
New Buildings	8	12
Cost	$12,690	$31,440
Alterations	$3,600	$7,550

REAL ESTATE NOTES.

LEVY BROS. have moved from 5 Beekman st, Manhattan, to 189 Montague st, Brooklyn.

SHAW & CO. have been appointed agents for 361-363 West 125th st.

MARSTON & CO. now at 477 5th av will move to 30 East 42d st on February 1.

SIDNEY L. WARSAWER has moved his offices to 312 West 42d st.

DUFF & BROWN CO. negotiated the recently-recorded sale of the 4-sty dwelling, 427 West 146th st, for John P. Leo to W. W. Thompson.

HUBERTH & HUBERTH have been appointed agents for 227 East 106th st, 1428 Lexington av, 2453 2d av, 141 East 45th st and 145 East 51st st.

DUFF & CONGER have been appointed agents for 1713-1715 3d av, and also by the receivers for 538-540 West 124th st and 1644-1646 Madison av.

CHARLES F. NOYES CO. has been appointed agent for 19-sty East River Savings Institution Building at Broadway and Reade st; also for 114-116 Fulton st; 131-137 and 121-123 Park Row and 838 Morris av, Bronx.

COWPERTHWAIT FURNITURE CO. of West 23d st, is the lessee of the store and lofts in 782-786 6th av, and not Cowperthwait & Sons, of 193 Park Row, as incorrectly reported in last week's Record & Guide.

WILLIAM D. BLOODGOOD & CO., INC., have opened a branch office at Southampton, L. I., where they will make a specialty of renting and selling local property. Robert R. Kendrick is in charge of the office.

CHARLES N. CLARK is the buyer of the dwelling, 713 Park av, sold several weeks ago by the Barney Estate Co., through William B. May & Co. He will tear down the present structure and build a new one from plans by McKenzie, Voorhees & Gmelin.

W. A. CROSBY and W. A. Blemly, for many years associated with the late Patrick A. Geoghegan at 464 8th av, have formed a partnership and opened offices at 302 West 34th st, for the transaction of a general real estate business.

P. S. RITTER and J. G. Bassman represented Edward T. Moore and Philip Simon in the recently-recorded sale of the Pinkney Court apartment house, 151-9 West 140th st, a 7-sty elevator apartment house, size 137x100. A free and clear farm in New Jersey was given in part payment.

BROADWAY PROPERTY CORPORATION took title this week to the northwest corner of Broadway and 18th st from the 879 Broadway Corporation. It was formerly occupied by the stores of A. A. Vantine & Co. and Aitken, Son & Co. Nothing could be learned regarding the plans of the Broadway Property Corporation.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Plaintiffs, including several banks, obtained well located properties in the Real Estate Exchange Salesrooms this week. The United States Trust Company became the owner of the former Henry Siegel residence at the southwest corner of Madison avenue and 82d street, on a bid of $116,000. The residence of Mrs. Elizabeth F. Seaman (Nellie Bly), at 15 West 37th street, was sold to the Greenwich Savings Bank for $65,000, in an action brought to secure a judgment amounting to about $75,000. The ten-story office building at 7 Pine street was acquired by another financial institution, the Seaman Savings Bank on a bid of $160,000. Liens on this property aggregate about $162,000.

Next Tuesday evening at the Brooklyn Exchange Salesrooms the Jere Johnson, Jr., Company, will offer at auction, 72 lots on the line of the new Sea Beach subway in Brooklyn. Twenty-two of the lots are in 86th street; the balance on Avenue B, West 9th and West 10th streets.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 15, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Broome st, 263 (*), ss, 50.2 w Orchard, 25.3x87.7, 5-sty bk tnt & strs, 2-sty ext; due, $10,465.50; T&c, $1,197.69; sub to pr mtg $21,000; Public Bank of N Y City 21,500

Pine st, 7 (*), ss, 125.6 e Bway, 21.1x73.9 x21x74.5, 10 & 11-sty bk office & str bldg; due, $156,183.99; T&c, $5,516.16; Seamens Bank for Savgs in City N Y. 160,000

20TH st, 24 W (*), ss, 420 w 5 av, 25x 92, 4-sty stn tnt & str, 2-sty ext; due, $52,836.68; T&c, $1,021.95; Seamens Bank for Savgs in City N Y. 50,000

37TH st, 15 W (*), ns, 320 w 5 av, 25x 98.9, 4-sty & b stn dwg; due, $68,959.60; T&c, $4,878.87; Greenwich Savgs Bank. 65,000

54TH st, 226-8 E, ss, 250 w 2 av, 50x 100.4, 3-sty bk tnt & 1-sty fr stable; adj Jan26.

57TH st, 47 E (*), ns, 39 w Park av, 20x 80.5, 4-sty & b stn dwg; due, $10,548.08; T&c, $1,087; sub to pr mtg $50,000; Amy A C Montague. 58,100

83D st, 4 W, ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; adj Jan26.

83D st, 166 E (*), ss, 149.8 w 3 av, runs w15.7xs52xw6xs50.2xe16.1xn102.2, 4-sty stn tnt; due, $9,484.79; T&c, $1,560.06; Wm McErien. 6,000

103D st, 119 E, ns, 140 e Park av, 15x 100.11; 3-sty & b stn dwg; due, $5,124.62; T&c, $249.50; City Real Estate Co. 4,000

117TH st, 509 E (*), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & strs; due, $20,954.07; T&c, $2,413.56; Edw Keale. 1,000

120TH st E, nec Madison av, see Madison av, 1839.

130TH st, 208 W (*), ss, 140 w 7 av, 15x 99.11, 3-sty & b stn dwg; due, $9,817; T&c, $167.30; Minnie D Baehr et al. 6,000

131ST st, 32 E (*), ss, 164.7 e 5 av, 18.2x 99.11, 3-sty & b stn dwg; due, $3,288.32; T&c, $264.32; Annie Diehl. 7,000

170TH st, 555-61 W (*), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; due, $13,-125.57; T&c, $934.50; sub to pr mtg $90,-000; Margt Cameron. 93,835

Madison av, 1839 (*), nec 120th, 17.9x 83, 3-sty stn tnt & strs; due, $19,202.67; T&c, $399; Exersley Childs. 15,000

SAMUEL MARX.

32D st, 142 W, ss, 435 w 6 av, 20x44.7x 20.5x40.2, 3-sty bk tnt; partition; adj Feb 2.

84TH st, 33 W (*), ns, 310 e Col av, 20x 102.2, 4-sty & b bk dwg; due, $24,335.85; T&c, $489; Jno Haydock. 24,000

109TH st, 338-44 E (*), ss, 100 w 1 av, runs w68xs100.11xw150.6xnw—xn10, 2-sty bk tnt & strs & 2-sty bk & fr stables; due, $6,970.50; T&c, $693.20; sub to mtg $28,000; Metropolitan Impt Co. 29,320

121ST st, 244 W (*), ss, 425 w 7 av, 16.8x 100.11, 3-sty & b stn dwg; due, $8,130.04; T&c, $103.45; Chas Hernsheim. 7,200

132D st, 216 W (*), ss, 159.4 w 7 av, 16.8 x99.11, 3-sty & b bk dwg; due, $8,705.70; T&c, $89.65; Cath M Crockett et al, trste. 5,000

BRYAN L. KENNELLY.

40TH st, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; adj Feb15.

137TH st, 178 W (*), ss, 125 e 7 av, 25x 99.11, 5-sty stn tnt; due, $21,466.97; T&c, $923.15; Rebecca S Jacobus et al, as trstes. 18,000

HERBERT A. SHERMAN.

82D st, 26 E (*), swc Madison av (Nos 1082-8), 35x102.2, 5-sty bk tnt & strs; due, $152,200.89; T&c, $3,272.48; U S Trust Co of N Y. 115,000

129TH st, 32 E, see Madison av, 2026-32.

Madison av, 1082-8, see 82d, 26 E.

Madison av, 2026-32 (*), swc 129th (No 32), 99.11x35, 5-sty bk tnt & strs; due, $51,-078.59; T&c, $2,320.01; Alfred M Heinsheimer et al, as trstes. 46,000

M. MORGENTHAU JR. CO.

122D st, 165 W (*), ns, 75 e 7 av, 15.8x 100.11, 4-sty & b bk dwg; due, $13,312.92; T&c, $687.35; Cecelia Lustberg. 10,000

SAMUEL GOLDSTICKER.

24TH st, 13-5 W (*), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; due, $17,637.45; T&c, $2,592.50; sub pr mtg $200,000; Ewald Mommer. 205,167

D. PHOENIX INGRAHAM.

64TH st, 420-4 E (*), ss, 231.5 w Av A, 75x100.5, 1 & 2-sty bk stable; due, $21,-529.71; T&c, $2,077; Flora N Brown. 18,000

Total	$947,535
Corresponding week 1914	794,774
Jan. 1, 1915, to date	2,364,216
Corresponding period 1914	3,547,219

Bronx.

The following are the sales that have taken place during the week ending Jan. 15, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

149TH st E (*), ss, 225 w Morris av, 25x 86.6, vacant; due, $7,662.35; T&c, $179.80; Mary O'Gorman et al. 5,000

GEORGE PRICE.

Home st, 844 (*), ss, 91.9 w Prospect av, 40.2x99.6x64.1x120.2, 5-sty bk tnt; due, $35,032.03; T&c, $708; Germania Fire Ins Co. 30,000

220TH st, 853 E (*), ns, 530 e Barnes av, 100x114; due, $1,585.48; T&c, $103.57; Saml Martin. 1,500

HENRY BRADY.

165TH st, 74 W (*), sec Woodycrest av (Nos 1046-8), 100.9x50, 4-sty bk tnt & strs; due, $25,137.53; T&c, $——; Jno F Kaiser 40,000

Woodycrest av, 1046-8, see 165th, 74 W.

JACOB H. MAYERS.

236TH st, 139 E (*), ns, 125 w Kepler av, 25x100, 2-sty fr dwg; due, $3,911.20; T&c, $116.50; Arnold J D Heins et al, trstes &c. 3,800

Total	$80,300
Corresponding week 1914	207,977
Jan. 1, 1915 to date	180,825
Corresponding period 1914	392,137

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 13, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

McDONOUGH ST, nwc Throop av, 40.6 x100; withdrawn

77TH ST (*), ss, 316.5 w 14 av, 30.11x 100; South Bklyn Savgs Instn. 3,500.00

SUTTER AV, see Thatford av, 100x25;

Sarah A Sweedler 7,800.00

4TH AV (*), nws, 18 ne 79th, 18x99.11; South Bklyn Savgs Instn 3,750.00

14TH AV (*), nws, 37 ne 79th, 18x100; same 3,750.00

14TH AV (*), nws, 55 ne 79th, 18x100; same 3,750.00

14TH AV (*), nws, 73 ne 79th, 18x100; same 3,750.00

14TH AV (*), nws, 73 sw 78th, 18x 100; same 3,750.00

16TH AV (*), ses, 417 sw 86th, 19x 108.4; same 3,000.00

18TH AV (*), es, 200 n Bath av, 50x 115.2; Simon Wolf 17,532.00

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(Auction Sales, Brooklyn, Continued.)

WILLIAM J. McPHILLIAMY & CO.

VAN SICLEN PL, ws, 192.8 s Coney Island Plank rd, 20x100; Bertha Newman 1,800.00
E 49TH ST (*), es, 540 s Av L, 30x100; Honora Butler 2,000.00
81ST ST (*), ns, 236 w 17 av, 240x100; Elizabeth A Demund 7,000.00
CROSPEY AV (*), nes, intersec nws 18 av, 96.10x100; 18TH AV, nws, 100 ne Crospey av, 40x 96.10; 18TH AV, nws, 140 ne Cropsey av, 100x96.8, and LOTS 368 to 372, map of land of Asa W Parker at Bath Beach; Cath Leonard et al 12,500.00
NOSTRAND AV, nwc Robinson av, 22.6 92.6; withdrawn ..... —
4TH AV (*), swc 50th, 120.4x80.4; also 4TH AV, ws, 120.4 s 50th, 20x60; Abt Hergenhan et al 28,875.00
14TH AV (*), nws, 91 sw 78th, 18x100; South Bklyn Savgs Instn 3,750.00
16TH AV, ss, 379 sw 86th, 19x108.4; William H. Talmage 3,000.00

NATHANIEL SHUTER.

JEROME ST, swc Belmont av, 100x50; Rothbell, Inc ..... $100.00 over mtgs
WEST ST (*), es, 180 n Av C, 17x100; Isidor H Rogow 2,450.00
WEST ST (*), es, 305.10 n Av C, 18x100; Hulda Schulsinger 2,450.00
78TH ST (*), nes, intersec nws 14 av, 100x20; South Bklyn Savgs Instn ... 4,500.00
HUDSON AV, es, 277 s Tillary, 28.1x100; Frank Marzullo 6,550.00
LAWRENCE AV (*), ns, 200 e 3 av, 100x100; Edw F Gundrum ..$100.00 over mtgs
LIVONIA AV (*), nwc Douglass, 100x250.2; Jeanette Selinger 33,550.00

JAMES L. BRUMLEY.

SHERMAN ST, ns, 281 e 11 av, 17x100; H B McNair 3,700.00
14TH AV (*), nws, 60 ne 78th, 20x100; South Bklyn Savgs Instn 3,750.00

M. MORGENTHAU, JR., CO.

VIENNA AV, el intersec el Thatford, runs e to el Osborn, xs—xsw—xn 404.7xn to beg; withdrawn ..... —

Total 170,447.00
Corresponding week 1914 ..... 526,732.00

VOLUNTARY AUCTION SALES.

Brooklyn.

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JAN. 19.
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Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 19.
No Legal Sales advertised for this day

JAN. 18.
124TH ST, 411 E, ns, 150 e 1 av, 25x100.11, 5-sty bk tnt; Giovanni Guglielmetti et al—Michael Gagliardi et al; Leo Schafran (A), 51 Chambers; Maurice S Cohen (R); due, $2,531.46; T&c, $750; L J Phillips & Co.

JAN. 19.
JAMES SL, see South, 187.
MARKET ST, 87; ws, 40.6 s Cherry, 20x51, 5-sty bk tnt & strs; Monash Eisig—Israel Jacobson et al; K C & M V McDonald (A), 189 Montague, Bklyn; Geo F Roesch (R); due, $10,081.41; T&c, $86.65; Joseph P Day.
SOUTH ST, 187, nwc James sl (No 19), 36.2x21.11, 4-sty bk tnt & strs; Adele L Colman—Julia Volckhausen et al; Walter S Newhouse (A), 37 Liberty; Jacob M Schoenfeld (R); due, $10,680.81; T&c, $125; Samuel Marx.
104TH ST, 79 W, ns, 66.10 e Col av, 16.6x100.11, 4-sty & b stn dwg; N Y Bible & Common Prayer Book Soc—Edwin Bendheim et al; Nash & Jones (A), 63 Wall; Frank A Spencer, Jr (R); due, $16,242.81; T&c, $284.80; Joseph P Day.
115TH ST, 27-29 W, ns, 344.2 w 5 av, 76.4x100.11; 3-sty stn hall; Rachel Herrman—Johanna Herrnstadt, indivld & extrx et al; Henry T Randall (A), 149 Bway; Sol Kohn (R); due, $37,466.00; T&c, $1,200; sub 2 mtgs aggregating $34,000; mtg recorded Jan 20, 1906; Joseph P Day.
133D ST, 115 W, ns, 166.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Jno C Wilmerding et al, exrs—Rachel Lederer et al; Action 1; R & S J O'Gorman (A), 51 Chambers; Theron G Strong (R); due, $8,649.52; T&c, $615.92; Herbert A Sherman.
133D ST, 117 W, ns, 183.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; same—same; Action 2; same (A); same (R); due, $8,649.52; T&c, $552.49; Herbert A Sherman.
5TH AV, 137, es, 28.9 n 20th, 28.9x113, 12-sty stn loft & str bldg; Eugene Higgins—Henry Corn et al; Buer, Strong & Whitehead (A), 43 Wall; Jos R Truesdale (R); due, $109,679.46; T&c, $——; Joseph P Day.

JAN. 20.
58TH ST, 227-9 E, ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Robt L Fisher et al; exrs & trstes——Richard M Montgomery et al; Cary & Carroll (A), 59 Wall; Henry F Rabbe (R); due, $16,080.35; T&c, $428.54; mtg recorded Oct 15, 1911; Joseph P Day.
125TH ST, 51-5 E, see Madison av, 1961.
143D ST, 256 W, ss, 225 e 8 av, 25x99.11, 6-sty bk tnt & strs; Hermine Debrovsky—Saml S Kaplan et al; Morris Cukor (A), 63 Park Row; Adolph Stern (R); due, $22,331.26; T&c, $584.88; Joseph P Day.
MADISON AV, 1959-61, nec 125th (Nos 51-5), runs n119.5xe80.6xs19.6xw16.10xs99.11xw72.8 to beg, 4-3-sty bk & fr office & str bldgs & 4-sty & b stn dwg; Paul M Warburg et al, trstes, &c—Ray Solomon et al; Stroock & Stroock (A), 30 Broad; Sol Kohn (R); due, $15,-149.77; T&c, $3,628.03; Samuel Marx.

JAN. 21.
9TH ST, 218 E, ss, 320 w 2 av, 21x75, 4-sty bk tnt & strs, 1-sty ext; Chas R Pelgram, exr—Fannie Ungar et al; Thompson, Warren & Pelgram (A), 52 Wall; Benn Barber (R); due, $15,958.51; T&c, $795.07; Samuel Marx.
29TH ST, 319-21 E, ns, 240 e 2 av, 35x98.9, 5-sty bk tnt; Saml Katz—East 29th St Co et al; Cary & Carroll (A), 59 Wall; Phoenix Ingraham (R); due, $35,368.24; T&c, $1,248.-00; D Phoenix Ingraham.
31ST ST, 3 W, see 5 av, 302.
48TH ST, 220 to 228 W, ss, 275.6 e 8 av, 99.6x100.5, 2 & 4-sty bk theatre, right title, &c; Black & Boyd Mfg Co—Frazee Realty Co et al; Feiner & Maass (A), 100 Bway; Powell Crichton (A); due, $4,262.48; T&c, $2,592. Joseph P Day.
106TH ST, 302 W, ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; Edw J O'Gorman et al, exrs—McKeon Realty Co et al; Halsey, Kiernan & O'Keeffe (A), 141 Bway; Peter L Mullaly (R); due, $32,709.77; T&c, $1,137; mtg recorded Sept 10'1912; Jacob H Mayers.
AV B, 279, es, 42 n 16th, 20x93, 5-sty bk tnt & strs & 2-sty bk rear shop; Sara Cohn, gdn—Saul Nadler et al; Samuel Hoff (A), 30 E 42d; Robt M Miller (R); due, $11,166.18; T&c, $308.35; Joseph P Day.
5TH AV, 302, nwc 31st (Nos 1-3), runs n29.4x100xn69.5xw25xs34.2xe0.1¾xs 56.9 x w 0.2¼ x s 7.10xe125 to beg, 4 & 5-sty bk str; Max M Warburg—Flemish Realty Co et al; Stroock & Stroock (A), 30 Broad; Philip W Boardman (R); due, $416,803.26; T&c, $10,824.20; Samuel Marx.

JAN. 22, 23 & 25.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3238-40 3d Avenue, unless otherwise stated:

JAN. 16 & 18.
No Legal Sales advertised for these days.

JAN. 19.
ALEXANDER AV, 126, es, 400 s 134th, 20x89.6; Action 2, 4-sty bk tnt & strs; College Point Savgs Bank—Frederic Bierhoff et al, exrs & trste; Fredk S Rauber (A), 145 Nassau; Alexander Karlin (R); due, $7,671.85; T&c, $200; Joseph P Day.
ALEXANDER AV, 128, es, 80.6s 134th, 19.6x80.6; Action 3, 4-sty bk tnt & strs; same—same; same (A); same (R); due, $7,671.85; T&c, $200 Joseph P Day.
ALEXANDER AV, 130, es, 61 s 134th, 19.6x89.6, Action 4, 4-sty bk tnt & strs; same—same; same (A); same (R); due, $7,368.02; T&c, $200 Joseph P Day.
ALEXANDER AV, 132, es, 41.6 s 134th, 19.6x89.6 Action 5, 4-sty bk tnt & strs; same—same; same (A); same (R); due, $7,368.02 T&c, $200 Joseph P Day.
RIVERDALE AV, es, 130.4 s 259th, 35.4x100, 3-sty fr dwg Jas P Tighe—Cath M Walters et al; R E & A J Prime (A), 25 Warburton av, Yonkers, N Y; Earnest R Eckley (R); partition; James L Wells.

JAN. 20.
WEBB AV, nec 188th, 105x33.4x99x33.10; also WEBB AV, sec Devoe ter, runs s150xe120xne 59.8xn81xsw24.11xw119.1 to beg; Mary S Croxson—Richard M Montgomery & Co, Inc et al; Geo G Dutcher (A), 40 Wall; Lee Phillip (R); due, $5,475.31; T&c, $11,259.24; sub to 2 first mtgs aggregating $75,000; Joseph P Day.
WHITE PLAINS RD, nwc 230th, 114.10x80.1; Philip A Sondheim Anna A Owen et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Edw D Dowling (R); on the premises at 12 o'clock noon; due, $9,398.27; T&c, 8822.17 J H Mayers.

JAN. 21.
170TH ST, 451--3 E, ns, 126.4 e Park av, runs n 104xe23.4xs7.8xe24xs96.11xw48 to beg, 2-2-sty fr dwgs; Sarah C Dots, Flora Schreiber et al; Burlock E Rabell (A), 28 Park Row; Geo B Hayes (R); due, $9,678.33; T&c, $175; Chas A Berrian.
BLACKROCK AV, ns, 305 e Castle Hill av, see Watson av, ns — e Castle Hill av.
WATSON AV, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50 x216 to Blackrock av; Jennie G Buckley et al trstes—Colorado Realty Co et al; Eugene Berry (A), 258 Bway; Jos Kaufmann (R); due, $11,592.80; T&c, $1,800; J H Mayers.
WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, —e Castle Hill av.

JAN. 22, 23 & 25.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 16.
No Legal Sales advertised for this day.

JAN. 18.
DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.
SMITH ST, ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.

JAN. 19.
BAY 10TH ST, ses, 120 sw Bath av, 40x96.8; Maggie Fitzpatrick—Concettina Costarella et al; Robt O'Byrne (A), 6 Wall, Manhattan; Daniel D Whitney Jr (R); Wm P Rae.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

JAN. 20.
HALSEY ST, ns, 532.3 w Ralph av, 27x100; Jos Schlesinger Mary Neubeck et al; Harrison C Glore (A), 391 Fulton; Bernhard B Christ Jr (R); Wm P Rae.
E 38TH ST, es, 137.6 n Av I, 40x100; Henry E Heistad—Kath Martin et al; Otto A Samuels (A), 99 Nassau, Manhattan; Patk E Callahan (R); Nathaniel Shuter.
E 39TH ST, ws, 220 s Clarendon rd, 20x100; Germania Savgs Bank—Malgen Nussbaum et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Chas Y Van Doren (R); Wm J McPhilliamy & Co.
E 39TH ST, ws, 240 s Clarendon rd, 20x100; same—same; action 2; same (A); same (R); Wm J McPhilliamy & Co.
E 39TH ST, ws, 260 s Clarendon rd, 20x100; same—same; action 3; same (A); Edw L Collier (R); Jas L Brumley.
E 39TH ST, ws, 280 s Clarendon rd, 20x100; same—same; action 4; same (A); same (R); Jas L Brumley.
BENSON AV, ns, 60.4 e Bay 14th, 20x90; Lillie H Crary—Jno Nulty et al; Davison & Underhill (A), 50 Court; Horatio C King (R); Jas L Brumley.
VERMONT AV, ws, 50 s Baltic av, 25x100; Henrietta Ullrich—Edw Hardy et al; Thos F Priolean (A), 135 Bway, Manhattan; Geo C Buechner (R); Nathaniel Shuter.
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.
5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.
5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.

JAN. 21.
TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.

JAN. 22.
N 10TH ST, sws, 75 se Roebling, 100x100; Glens Falls Ins Co—Jno Pirkl et al; Louis M Brown (A), Glens Falls, N Y; Meier Steinbrink (R) Wm P Rae.
65TH ST, sws, 94.9 nw 19 av, 34x100; Virginia M Monroe—Jno T Haskell et al; Henry M Bellinger Jr (A), 135 Bway; Thos P Mulligan (R); Wm J McPhilliamy & Co.
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Kochler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

JAN. 23.
No Legal Sales advertised for this day.

JAN. 25.
NASSAU ST, swc Pearl, 27x100; Michl Greco et al—Rose Becker et al; Litchfield Moynahan (A), 231 Bway, Manhattan; Ellery O Phillips (R); Wm P Rae.
LOT 9, blk 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller Jr (R); Nathaniel Shuter.
LOT 51, blk 7344, sec 22; Murray Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 9.
123D ST, 131 W; Lillian B. Wechsler Sarah A Bishop et al; R V Wechsler (A).

JAN. 11.
CHAMBERS ST, sec William, 21.6x27.6xirreg; East River Savgs Instn—Andrew F Gilsey et al; amended; O F Hibbard (A).
HENRY ST, 52; Sarah Wohlgemuth—Louis Phillips et al; Lind & Pfeiffer (A).
4TH ST, 116 E; Benj Rosenblum—L & S Realty Co et al; B E Kopelman (A).
22D ST, 136-38 W; Marei F Powell—Carvert Holding Co et al; T L Feitner (A).
103D ST, 115 E; City Real Estate Co—Leah Cohn et al; H Swain (A).
103D ST, 131 E; W. I. Investors' Corpn—Leah Cohn et al; H Swain (A).
112TH ST, ns, 200 e 5 av, 25x100.11; Jos P Gillespie et al—Frank E Lonas et al; Cary & Carroll (A).
125TH ST, 222 W; Wm R Willcox—Wm M Weil et al; D B Simpson (A).
AV B, es, 89 n 12th, 93x129; Wm Prager et al—Mary B Barday et al; C D Lind (A).
PLEASANT AV, 335; Metropolitan Savgs Bank—Rose Freyer et al; A S & W Hutchins (A).
2D AV, 2133; Rosina Guzzetta—Giuseppe Guzzetti et al; J Santora (A).

JAN. 12.
GREENE ST, 78; Grenville L Winthrop et al—Sol Cohen et al; C Wood (A).
108TH ST, ss, 575 w Amsterdam av, 25x100.11; German Savgs Bank in the City of N Y—Harry Wolf et al; Amend & Amend (A).
BROADWAY, es, 33.8 s Canal, 26.11x85x27x85; Seamen's Bank for Savgs in the City of N Y—Civic Centre Co et al; Cadwalader, Wickersham & Taft (A).
2D AV, nec 6th, 51.9x87; Amos Nostrand Realty Co, Inc—Abr Rosen et al; J A Kohn (A).

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JAN. 13.
LISPENARD ST, 3; Mary Bussing—Eveleen D Weddle et al; Stitt & Phillips (A).
29TH ST, 29-41 W; Michl J O'Connor et al—Rockbridge Realty Co Inc et al; amended; H Swain (A).
145TH ST, ns, 100 w Lenox av, 175x99.11; May Monahan—The Wm Slattery Constn Co et al; Lind & Pfeiffer (A).
SLIP n Grand st, ferry house, &c, known as Division Av Ferry; also PROP in Kings Co; Jos J O'Donohue Jr et al—Brooklyn & N Y Ferry Co et al; R Hurry & Jno J Kirby (A).

JAN. 14.
72D ST, 332 W; United States Trust Co of N Y—Lillian M Sims et al; Stewart & Shearer (A).

JAN. 15.
44TH ST, ns, 200 w 5 av, 50x100.5; Viola M Flannery—15 W 44th St Co Inc et al; B Trapnell (A).
104TH ST, 27-31 W; Wm Prager et al—Lillian B L Gardner et al; A D Lind (A).

Bronx.

JAN. 8.
COURTLANDT AV, 910; Metropolitan Savgs Bank—Union St Railway Co et al; A S & W Hutchins (A).

Modern Improvements

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

PLEASANT AV, es, 366.8 s 216th, 33.4x100; Foster; L Haviland et al as trsts—Jas J Doherty et al; Clocke, Koch & Reidy (A).

JAN. 9.
CLAY AV, 1297; Eliza Ann Finn—Moritz Kliennmann et al; Theall & Beam (A).
MARMION AV, 1980; Sarah Ella Furnald et al as extrx—Katonah Constn Co et al; R Kelly (A).
MARMION AV, 1984; Sarah Ella Furnald et al as extrx—aKtonah Constn Co et al; R Kelly (A).
LOT 103 & 128, map of prop of Hudson P Rose, known as St Raymond Park, 24th Ward; Anne E Shaw—Luciano Sessa et al; Clocke, Koch & Reidy (A).

JAN. 11.
CAULDWELL AV, ws, 100.4 n 165th, 50x70; Sarah Siegel—Wieber Constn Co et al; Hirleman & Vaughan (A).
LOT 382, block L, amended map of prop of Hudson P Rose, known as Mapes Estate; Elizabeth K Dooling—Wm A Riley et al; Knox & Dooling (A).

JAN. 12.
3D AV, ws, 150.6 n 163d, 25x100; Addie A Sullivan—Louise M Schrank et al; M J Sullivan (A).

JAN. 13.
KATONAH AV, es, 23 s 236th, 25x85; Sarah H Corwith—Pauline Levy et al; W C Roe (A).
WASHINGTON AV, 1443; New York Life Insurance & Trust Co—Geo Francis Murphy et al; Emmet & Parish (A).
LOT 25, parcel 23, blk 2534, map of prop of estate of Wm B Ogden at Highbridge; also LOT 27, parcel 1, blk 2528, same map; Ida S Lamb—Jno Sohns; W E Sammis (A).

JAN. 14.
KELLY ST, 717; also LEGGETT AV, 918; Herman L Krieger—Helene Freudenmacher et al; F H Schwegler (A).
FRANKLIN AV, nws, 133.2 sw 170th, 20x100; Adele Freese—Jennie Starr et al; F C Leubuscher (A).
PROSPECT AV, ws, 80 n 166th, 100x120; Louis Albert et al—Angel Constn Co Inc et al; H Gottlieb (A).
VYSE AV, 1502; Columbia Trust Co—Jackson Associates et al; M J Sullivan (A).
WASHINGTON AV, 1475; Hannah Greenebaum—Anthony Greenbaum et al; M Greenbaum (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 7.
179TH ST, ns, 100 w Audubon av, 50x100; Harry Blauner—Wallach Reisler & Co et al; I Gainsburg (A); Louis F Levy (R); due 3,401.20

JAN. 8 & 9.
No Judgments in Foreclosure Suits filed these days.

JAN. 11.
108TH ST, ss, 95 e Manhattan av, 75x100.11; Wm A Martin—Geo W Dunn et al; Lachman & Goldsmith (A); Alex Thain (R); due 32,044.79
STEBBINS AV, es, 188.9 s 165th, 50x80; Mary Hebron—Michl Ginto et al; Reed & Pallister (A); Abr Oberstein (R); due. 7,693.00

JAN. 12.
18TH ST, nes, 257 nw 2 av, 23x92; Henry Wacker—Emolie Hofman; Loeb, Bernstein & Ash (A); Jacob M Schoenfeld (R); due 4,184.00

JAN. 13.
No Judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 8.
BEACH AV, ws, 101.5 s 156th, 25x41; Herman C Kudlich et al as trstes—Morris Holstein et al; C Putzel (A); J J Silver (R); due..... 9,172.50

JAN. 9.
No Judgments in Foreclosure Suits filed this day.

JAN. 11.
WASHINGTON AV, ws, 162 s Mott, 62 x120; Minnie Wollner—Mooney Schreiber et al; A O Ernst (A); E Hall (R); due 4,659.59

JAN. 12.
201ST ST, ws, 110 s Briggs av, 25x100; Katharina Hett—Adelaide Wetzler et al; J C Stein (A); B F Gerding (R); due 5,278.80

JAN. 13.
FOX ST, ns, 191.3 e Av St John, 40.7x125; Fanny Greenbaum—Andw T McKegney et al; H M Greenbaum (A); H Bijur (R); due 5,160.83
19TH AV, ns, 55 e 2d, 25x114; Fanny B Gardner Wm H Grill et al; Allen & Sabine (A); E D Bolton (R); due 3,815.88

JAN. 14.
3D AV, ss, 256.4 w 1st, 23x100; Warren B Sammis—Eugene H Hammond et al; W E Sammis (A); J P Hennessy (R); due 3,622.50

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 9.
No Lis Pendens filed this day.

JAN. 11.
No Lis Pendens filed this day.

JAN. 12.
LAIGHT ST, 52; Louis Pines—Emma Townshend et al; foreclosure of tax lien; T I Schwartzman (A).
76TH ST, ns, 270 e Columbus av, 20x100; also LEXINGTON AV, ws, 83.11 n 53d, 20.10x70; also 9TH ST, ss, 355.9 w 5 av, 25x93.11; also 148TH ST, ss, 125 e Amsterdam av, 150x99.11; Kath B Coman—Ada C Courtney et al; partition; H M T Beekman (A).
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co et al; actions to foreclose two mechanics' liens; Phillips & Avery (A).

JAN. 13.
91ST ST, ss, 93.4 e Madison av, 20x100.8; Ewald Mommer—Sol Realty Co Inc et al; action to set aside deed, &c; Blumenstiel & Blumenstiel (A).

JAN. 14.
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co, Inc et al; action to foreclose two mechanics' liens; Phillips & Avery (A).

JAN. 15.
53D ST, 405 E; Patk McGuire—Jeremiah Carroll et al; partition; M Cooper (A).
BOWERY, 77-9; Bernard Zucker—Lucy J Smith et al; action to foreclose mechanics lien; S N Tuckman (A).

Bronx.

JAN. 8.
No Lis Pendens filed this day.

JAN. 9.
No Lis Pendens filed this day.

JAN. 11.
No Lis Pendens filed this day.

JAN. 12.
No Lis Pendens filed this day.

JAN. 13.
LOT 22A, map of Olinville 2; Hudson Wood Working Co—Hugo Strauss et al; action to foreclose mechanics liens; A J Romagna (A).

JAN. 14.
No Lis Pendens filed this day.

Brooklyn.

JAN. 7.
HENDRIX ST, nec Stanley av, runs n65xe100xn 40xe100xs27.7xsw—xw129.7 to beg; Dora Mueller—Rachel Klemefus et al; King & Booth (A).
PROSPEST ST, ws, 200 s Tilden av, 25x100; Carrie G Hogle—Co-Operative Devel Co et al; H Hetkin (A).
ST JOHN'S PL, nes, 725 se Underhill av, 50x123.6; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).
ST JOHN'S PL, nes 318.10 nw Washington av, 50x123.6; same—same; same (A).
17TH ST, nes, 350 nw 8 av, 28x90.2; 44TH ST, ns, 200 w 13 av, 20x100; 44TH ST, 1329, 1333 & 1335; AV F, ns, 80 w Av F, 20x80; 40TH ST, ns, 570 w 12 av, 20x95.2; 45TH ST, nes, 120 nw 15 av, 20x100.2; 45TH ST, nes, 160 nw 15 av, 20x100.2; REEVE PL, nec Prospect av, runs n109.11xne3.7xse104xw41.1 to beg; AV Q; nwc W 13th, 80x100; MINNA ST, ss, 542.6 w Chester av, 20x100, & LOTS Nos 74 to 79, 110 to 119, 122, 124 to 127, 335 to 345, 361 to 364, 376, 377, 379 to 386, 393 to 396, 410 to 413, 418 to 421, 430 to 433, 461 to 462, map land of heirs of Geo Martense; Robt A Lindsay—Behrens Estate Corpn & ano; to set aside deed; H J Davenport (A).
KNICKERBOCKER AV, es, 75 n Himrod, 50x100; Michl Schmelz—Sola Roth et al; W H O'Hare (A).
VANDERBILT AV, nwc Lafayette av, 100x195; Thos Reilly—Chas E McDonnell et al; foreclosure of mechanic's lien; J S Davenport (A).

JAN. 8.
CROWN ST, ss, 120 w Bradford av, 40x131; Sol Weltman—Martin Zimmerman et al; G Weener (A).
71ST ST, nec Ridge blvd, 66x100; Annie Bookstaver—Miriam Morse et al; C S Jullien (A).
ATKINS AV, ws, 90 s Blake av, 100x160; Theo Kiendl—Sarah Agel et al; Kiendl & Sons (A).
MORGAN AV, es, 75 s Thames, 25x100; Albert Kuelling—Frank Schriefer et al; J Brenner (A).
PENNSYLVANIA AV, ws, 100 n Sutter av, 50 x100; Reliance Mtg Co—Sophie Weinstein & ano; G F Alexander (A).
PITKIN AV, nwc Van Siclen av, 25x100; Bessie Kaspar—Lena Levin et al; Simon & Weinstein (A).
ROGERS AV, ws, 116 s Snyder av, 19.4x93.2x 19.4x93.9; Emma D Rodman—Bon Ton Constn Co et al; E H Miller (A).
WILLIAMS AV, es, 100 n Livonia av, 100x100; Third United Cities Realty Corpn—Wallan & Hoffman, Inc, et al; I Roth (A).

JAN. 9.
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; J A Bloom (A).
PROSPECT PL, ns, 500 e Underhill av, 46.7x 99.7x18.6; Moses Annenberg—Pasquale Arato et al; foreclosure of mechanic's lien; I Solomon (A).
S ELLIOTT PL, es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner—J Wm Greenwood et al; D D Ackerman (A).
497TH ST 353; Augusta King—May Fritschler et al; L Krasik (A).
DEKALB AV, ns, 75 e Throop av, 24x100x20x 100; Moses Annenberg—Abr D Epstein et al; foreclosure of mechanic's lien; I Solomon (A).
GEORGIA AV, es, 504.8 n Hegeman av, 20x 100; N Y Mtg & Security Co—Fannie Wallan et al; H M Bellinger, Jr (A).
GREENE AV, ns, 21 w Stuyvesant av, 29x100; Chas Rehbein—Mary L Ibert et al; H Bonawitz (A).
KINGS HWAY, ns, 109.8 w Gravesend av, 98.1 x184.4x96.2x182.6; N Y Mtg & Security Co—Lena Ciociola et al; H M Bellinger, Jr (A).
RAILROAD AV, 377-87; also RAILROAD AV, 347-51; Thos McMillen—MacIver Impt Co et al; S Rabinowitz (A).

JAN. 12.
LAIGHT ST, 52; Louis Pines—Emma Townshend et al; foreclosure of tax lien; T I Schwartzman (A).
76TH ST, ns, 270 e Columbus av, 20x100; also LEXINGTON AV, ws, 83.11 n 53d, 20.10x70; also 9TH ST, ss, 355.9 w 5 av, 25x93.11; also 148TH ST, ss, 125 e Amsterdam av, 150x99.11; Kath B Coman—Ada C Courtney et al; partition; H M T Beekman (A).
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co et al; actions to foreclose two mechanics' liens; Phillips & Avery (A).

JAN. 13.
91ST ST, ss, 93.4 e Madison av, 20x100.8; Ewald Mommer—Sol Realty Co Inc et al; action to set aside deed, &c; Blumenstiel & Blumenstiel (A).

JAN. 14.
WADSWORTH AV, ws, 50 n 179th, 75x100; Geo H Storm et al—Aldorf Constn Co, Inc et al; action to foreclose two mechanics' liens; Phillips & Avery (A).

JAN. 15.
53D ST, 405 E; Patk McGuire—Jeremiah Carroll et al; partition; M Cooper (A).
BOWERY, 77-9; Bernard Zucker—Lucy J Smith et al; action to foreclose mechanics lien; S N Tuckman (A).

Bronx.

JAN. 8.
No Lis Pendens filed this day.

JAN. 9.
No Lis Pendens filed this day.

JAN. 11.
No Lis Pendens filed this day.

JAN. 12.
No Lis Pendens filed this day.

JAN. 13.
LOT 22A, map of Olinville 2; Hudson Wood Working Co—Hugo Strauss et al; action to foreclose mechanics liens; A J Romagna (A).

JAN. 14.
No Lis Pendens filed this day.

Brooklyn.

JAN. 7.
HENDRIX ST, nec Stanley av, runs n65xe100xn 40xe100xs27.7xsw—xw129.7 to beg; Dora Mueller—Rachel Klemefus et al; King & Booth (A).
PROSPEST ST, ws, 200 s Tilden av, 25x100; Carrie G Hogle—Co-Operative Devel Co et al; H Hetkin (A).
ST JOHN'S PL, nes, 725 se Underhill av, 50x123.6; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).
ST JOHN'S PL, nes 318.10 nw Washington av, 50x123.6; same—same; same (A).
17TH ST, nes, 350 nw 8 av, 28x90.2; 44TH ST, ns, 200 w 13 av, 20x100; 44TH ST, 1329, 1333 & 1335; AV F, ns, 80 w Av F, 20x80; 40TH ST, ns, 570 w 12 av, 20x95.2; 45TH ST, nes, 120 nw 15 av, 20x100.2; 45TH ST, nes, 160 nw 15 av, 20x100.2; REEVE PL, nec Prospect av, runs n109.11xne3.7xse104xw41.1 to beg; AV Q; nwc W 13th, 80x100; MINNA ST, ss, 542.6 w Chester av, 20x100, & LOTS Nos 74 to 79, 110 to 119, 122, 124 to 127, 335 to 345, 361 to 364, 376, 377, 379 to 386, 393 to 396, 410 to 413, 418 to 421, 430 to 433, 461 to 462, map land of heirs of Geo Martense; Robt A Lindsay—Behrens Estate Corpn & ano; to set aside deed; H J Davenport (A).
KNICKERBOCKER AV, es, 75 n Himrod, 50x100; Michl Schmelz—Sola Roth et al; W H O'Hare (A).
VANDERBILT AV, nwc Lafayette av, 100x195; Thos Reilly—Chas E McDonnell et al; foreclosure of mechanic's lien; J S Davenport (A).

JAN. 8.
CROWN ST, ss, 120 w Bradford av, 40x131; Sol Weltman—Martin Zimmerman et al; G Weener (A).
71ST ST, nec Ridge blvd, 66x100; Annie Bookstaver—Miriam Morse et al; C S Jullien (A).
ATKINS AV, ws, 90 s Blake av, 100x160; Theo Kiendl—Sarah Agel et al; Kiendl & Sons (A).
MORGAN AV, es, 75 s Thames, 25x100; Albert Kuelling—Frank Schriefer et al; J Brenner (A).
PENNSYLVANIA AV, ws, 100 n Sutter av, 50 x100; Reliance Mtg Co—Sophie Weinstein & ano; G F Alexander (A).
PITKIN AV, nwc Van Siclen av, 25x100; Bessie Kaspar—Lena Levin et al; Simon & Weinstein (A).
ROGERS AV, ws, 116 s Snyder av, 19.4x93.2x 19.4x93.9; Emma D Rodman—Bon Ton Constn Co et al; E H Miller (A).
WILLIAMS AV, es, 100 n Livonia av, 100x100; Third United Cities Realty Corpn—Wallan & Hoffman, Inc, et al; I Roth (A).

JAN. 9.
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; J A Bloom (A).
PROSPECT PL, ns, 500 e Underhill av, 46.7x 99.7x18.6; Moses Annenberg—Pasquale Arato et al; foreclosure of mechanic's lien; I Solomon (A).
S ELLIOTT PL, es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner—J Wm Greenwood et al; D D Ackerman (A).
497TH ST 353; Augusta King—May Fritschler et al; L Krasik (A).
DEKALB AV, ns, 75 e Throop av, 24x100x20x 100; Moses Annenberg—Abr D Epstein et al; foreclosure of mechanic's lien; I Solomon (A).
GEORGIA AV, es, 504.8 n Hegeman av, 20x 100; N Y Mtg & Security Co—Fannie Wallan et al; H M Bellinger, Jr (A).
GREENE AV, ns, 21 w Stuyvesant av, 29x100; Chas Rehbein—Mary L Ibert et al; H Bonawitz (A).
KINGS HWAY, ns, 109.8 w Gravesend av, 98.1 x184.4x96.2x182.6; N Y Mtg & Security Co—Lena Ciociola et al; H M Bellinger, Jr (A).
RAILROAD AV, 377-87; also RAILROAD AV, 347-51; Thos McMillen—MacIver Impt Co et al; S Rabinowitz (A).

THATFORD AV, es, 60.1 s Liberty av, 19.1x 60; Josephine K Schack—Annie Levy et al; J B Hand (A).

JAN. 11.

BROWN ST, es, at int land of Kath W Fischer, runs w160xs —xe160x5.00 to beg; Edmund W Voorhies—Jos F Dennis et al; M B Campbell (A).

CALYER ST, nwc Newell, 25x87.10x26x95; also CALYER ST, ns, 25 w Newell, 26x87.10x25x 80.7; also CALYER ST, ns, 50 w Newell, 26x 86.7x25x73.5; Fredk C A Schaefer—Mollie Reich et al; Weinberg Bros (A).

DEGRAW ST, ns, 250 w 5 av, 20x98.6; Jno J Pierrepont—Chas P Gray et al; H L Thompson (A).

PRESIDENT ST, ss, 264.6 e Rochester av, runs s 72.6xe25xn62.1x—20.6xw24.6x15.2 to beg; Jno E Gilroy Louisa M Russo; B J Wright (A).

STERLING PL, nwc Hampton pl, runs n145.9x w65.5xs15.11xe55.4 to beg; Frank J Lyons—Chas C Haines et al; M E Joiner (A).

W 9TH ST, ss, 166.4 w Court, 40.1x100; Caroline L Schmitt—Jane Whelan et al; O B Schmidt (A).

W 10TH ST, ws, 180 n Av U, 40x100; Lizzie Scherr—Fred Schmitt et al; J M Zurn (A).

E 12TH ST, ws, 200 s Av D, 33.4x100; Lydia A Senior—Frank J Flynn et al; Cary & Carroll (A).

BAY 23D ST, 115; Julia Walker—King Shire Realty Co et al; J H Banton (A).

61ST ST, ns, 500 e 13 av, 20x100; Teresa De Santo—Rocco Fazzolari & ano; to set aside deed; S M Gottesman (A).

ATLANTIC AV, ns, 145 n Floyd, 40.4x100; Fannie Baron—Union Holding Co; specific performance; J W Gottlieb (A).

17TH AV, ws, 160 s 81st, 20x100; Columbia Trust Co—Miariantonia Rini et al; H M Bellinger, Jr (A).

JAN. 12.

BARRETT ST, es, 100 se Sutter av, 100x100; Gustave Rader Co—A D Constn Co et al; foreclosure of mechanic's lien; Jonas, Lazansky & N (A).

DEAN ST, ss, 235 e New York av, 20x114.5; Lincoln A Stuart—Mary H Everitt et al; R Kelly (A).

ESSEX ST, es, 96.2 s Atlantic av, 25x100; Gerard R E Corpn—Harold H Fallick et al; Kiendl, Smyth & Gross (A).

FULTON ST, ss, 420 e Brooklyn av, 20x100; Jno Kuesel—Dennis O'Brien et al; Furst & Furst (A).

INDIA ST, ss, 200 w Oakland, 25x100; Florence Raynor—Jos Chirin et al; Seley & Levine (A).

72D ST, nes, 234.6 nw 6 av, 20x116.9x20x116.8; Gus Almquist—Kath Almquist; to create a trust; L N Jaffe (A).

CHRISTOPHER AV, ws, 175 s Riverdale av, 25 x100; Jos P Slater—Bertha Katz et al; D Sobel (A).

ROCKAWAY AV, ws, 150.3 n Livonia av, 100x 100; Jos J Schwartz—The Lirock, Inc, et al; M Storch (A).

JAN. 13.

MADISON ST, ns, 200 w Reid av, 25x100; Edw P Gundrum—Gregory J Archbold et al; H C Glore (A).

SMITH ST, nwc W 9th, 22.3x80.1; Edw Salt—Rose E Berger et al; H L Thompson (A).

BAY 17TH ST, ws, 600 s 80th, 50x96.8; Morris Alkoff—Nathan Shostack et al; foreclosure of mechanic's lien; J M Lipschitz (A).

51ST ST, 213, 217 & 219; Ludwig F Brauns—Beck Meadow et al; specific performance; I Cohn (A).

72D ST, nes, 350 se 3 av, 20x100; Trustees' Fund for Aged & Infirm Clergymen of P E Church in Diocese of L I Helen E Freeman et al; H L Thompson (A).

FLATLANDS NECK RD, es, 147.8 n Mill la, runs e150.7xs40.1xw40.3xsw47xw70xn84 to beg; Samuel V Ryder—Jorgen K Jorgensen et al; L B Faber (A).

JEFFERSON AV, ss, 190 e Throop av, 16x100; Ruth A Bruce-Brown—Archibald K Meserole et al; Wilson Barker & W (A).

JEFFERSON AV, ss, 330 w Marcy av, 20x100; Annie Graham—Cath A Corbett et al; H M Bellinger, Jr (A).

ROCKAWAY AV, ws, 325.6 n Hegeman av, 20 x100; Syndicate Devel Co—Mary Scheu et al; C H Levy (A).

SNEDIKER AV, ws, 40 s Blake av, 20x75; Ida Sasowsky—Snediker Constn Co & ano; M Brownstein (A).

12TH AV, nws, 40 sw 73d, 30x100; Peoples' Trust Co—Harry Davidson et al; T F Redmond (A).

ALL PROPERTY of Brooklyn & N Y Ferry Co with certain exceptions; also all ferry houses, ferry racks, floats and bridges and all ferry fixtures & stores, tools, machinery, coal, iron & wood, etc; Jos J O'Donohue, Jr—Brooklyn & N Y Ferry Co et al; R Hurry & ano (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 9.

DIVISION ST, 242; Jacob Victer—Abr Gottlieb; Rosenberg & Son (41) 180.00

110TH ST, 5-7 W; Nathan Greenblatt—Louis W Morrison; Aaron Rosenstein & Rosewin Amusement Co, Inc; Davis Levin (42) 264.25

126TH ST, ns, 193 w Amsterdam av, 57.3x90.6; Bklyn Vault Light Co, Inc—N Y Public Library, Astor, Lenox & Tilden Foundations; E E Paul Co (43) 206.00

BROADWAY, sec 141st, 99.11x120; Chas Charcowsky—Interborough Bldg Co (39) 321.50

PARK AV, 1024; Jacobson & Co—Ramsey Hoguet; Joe B Acken; renewal (38) 175.00

VERMILYEA AV, ns, 350 e Dyckman, 100x150xirreg; Conrad Glaser—Allesor Co, Inc (40) 545.00

JAN. 11.

MARKET ST, 59-63; Louis Nathanson—Highstone Co, Inc; Mr Sulverstone (47) 34.00

SOUTH ST, 212; Louis Schneider—Jno Viona; Philip Kurland & Joe Lippman (48) 80.00

22D ST, 450 W; Theo Thylstrup—Margt Thompson; Anna Thompson (51) ... 35.00

54TH ST, 55 W; American Radiator Co—Oxford Realty Co; C P McKnight (53) 546.88

82D ST, 18 E; Wm E Chandler—Jos H Hoadley (44) 49.73

86TH ST, 124-26 E; Taunton-New Bedford Copper Co—Corn Exchange Bank; Hutchinson Metal & Roofing Co (46) 200.00

110TH ST, 5-7 W; Henry Greenblatt—Rosewin Amusement Co, Aaron Rosenstein & Louis W Morrison; David Levin (52) 1,437.00

110TH ST, 170 E; Wm Marberg—Sophie D Levy (54) 128.50

126TH ST, ns, 193 w Amsterdam av, 57.3x90.6; Bklyn Vault Light Co—N L Public Library, Astor, Lenox & Tilden Foundations; Century Iron Works, Inc (50) 206.00

134TH ST, 72 W; Herman Lory—Lauter & Blackner; Asbestol Flooring Co (45) 12.50

158TH ST, 522-26 W; Louis Perlmutter—Rose Simon; Sam Simon (49) 120.00

JAN. 12.

21ST ST, 218-20 W; Alexander Gollinge—Brookmire Realty Co; Adolph & Clara Meyer (57) 128.80

54TH ST, 49 W; 55TH ST, 70-72 W; Bernard Greenwood Co—Oxford Realty Co; Chauncey P McKnight (56) 99.88

81ST ST, 156-60 W; Ferdinand W Geiler—Wesley Realty Co; Isaac Osserman; renewal (55) 699.62

110TH ST, 5-7 W; Harry Greenblatt—Louis W Morrison & Aaron Rosenstein & Rosewin Amusement Co, Inc; Davis Levin (62) 1,437.00

133D ST, 165 W; Jacob Bieler Danl Rooney (63) 113.00

AV A, 361-73; Northern Waterproofing Co—Mid Crosstown Realty Co; Auto Truck Storage & Exchange Co; Eagle Concrete Roofing Co (60) .. 512.44

BOWERY, 77-79; Bernard Zucker—Lucy J Smith, Aline B Harte, Mildred A Hanke; Jewish Press Pub Co; Spector Cont Co (59) 645.16

MADISON AV, 300; Hester Decorating Co—Gustavia A & Fredk W Senff (61) 1,257.00

3D AV, 1368-70; Saml Rosenberg—Cath A McGlynn; Benj H McGlynn (58) .. 22.00

JAN. 13.

22D ST, 315-21 E; David Arbeiter—Jno Doe, Esther & Saml Karger (67) 125.00

45TH ST, 121 W; Thos J McWalters—Jas Hebron (68) 1,173.31

86TH ST, 158-60 E; Nassau Iron Works Inc—Geller Co, Herman Bachrach, Jacob Shapiro & Morris Nassau (65) 3,200.00

BROADWAY, nwc 52d, 101x100.3; Frank Boyle—Posada Realty Co & Enterprise Hotel Co Inc (66) 345.00

5TH AV, 425-7; Otis Elevator Co—Henry A, Henry A Jr & Emma S Siebrecht (64) 346.00

JAN. 14.

MANGIN ST, 29; Bklyn Fireproof Sash & Door Co—G & I Realty Co; Sophia Frankel (75) 400.00

55TH ST, 70-72 W; 54TH ST, 55 W; H W Johns-Manville—Oxford Realty Co; C P McKnight (69) 330.00

126TH ST, ns, 193 w Amsterdam av, 57.3x90.6; U S Vault Light Constn Co—N Y Public Library, Lenox & Tilden Foundations; Century Iron Wks, Inc (74) 190.00

135TH ST, 14-28 E; Julius M Schwartz—Jas Everard Estate, Farmers' Loan & Trust Co & Mary M Everard; Harper Richardson & Palace Casino Co (71) 2,738.91

145TH ST, 543-51 W; Theodore C Wood—Fred L Martin; Hans & Otto Rudolph, Rudolph Bros; Rosen Bldg Co & Louis Rosen (72) 375.52

SAME PROP; Jno M Neill Co, Inc—same (73) 185.00

CENTRAL PARK W, swc 87th, 70x 100.8; Klenert & Rosenbluth, Inc—Fredk W Jockel; renewal (70) 279.79

JAN. 15.

109TH ST, 164 E; Max Rimer—Mary Hoyt (77) 86.75

115TH ST, 616-20 W; Amsterdam Contractors—M & P Realty Co, Inc (76) 48.30

CENTRAL PARK W, swc 87th, 70x 100.8; Richard Schimek—Fredk W Jockel; renewal (78) 282.06

Bronx.

JAN. 8.

178TH ST, ns, 98 w Boston rd, 87.6x100; Noonan Bldg Material Co, Inc—Hull Bldg Co (17) 2,377.91

246TH ST, W. ns, 100 w Livingston av, 70x130.3; T H Fraser Co—Geo D Strayer (16) 3,922.80

PARK AV, es, 102.2 n 167th, 38.8x90; Evans & Kaestner—Malcke Bldg Corpn (14) 440.00

WESTCHESTER AV, 620-26; Salvatore Naccarsto—Elizabeth Wright; Fred Carl (15) 26.25

JAN. 9.

173D ST, E. ns, 58.9 e Webster av, —x —; Hyman Rosenberg Simplex Impt Corpn (20) 650.00

CROTONA AV, 2259; Klarman Bros—Chas Doll (19) 9.30

PARK AV, es, 102.2 n 167th, 40x110; Mayer Malbin—Malcke Bldg Corpn (18) 720.00

JAN. 11.

CROTONA AV, 1884; Wolf Weinraub—Jacob Wolfe & David Pistronk (22) . 2,675.00

KINGSBRIDGE TER, es, 1508.4 n Kingsbridge rd, 75x100; Glokner & Blue Co—Arlington Constn Co; Bauer Bros (21) 227.50

JAN. 12.

COTTAGE PL, es, 169.7 n 170th, 57x 127.5; Title Guarantee & Trust Co—Elizabeth Brinkworth; Jos Brinkworth (25) 56.00

163D ST, 880 to 908 E; Tompkins Kiel Marble Co—Grossman Bros & Rosenbaum; Manhattan Marble & Slate Works (24) 940.97

MORRIS AV, 1543; Isidor Albert—S G Katzen; Rothblatt-Siegel Co, Inc (23) 35.00

JAN. 13.

178TH ST, ns, 98.2 w Boston rd, 87.6x 100; Gus Schlaier Eagle Wrought Iron Works Inc—Hull Bldg Co Inc (30) . 524.18

ARTHUR AV, ws, 39.6 s 187th, 25x51.2; Hudson Wood Working Co—Pietro Cinelli (27) 465.00

INTERVALE AV, 993-5; Jos P Barone—Angel Constn Co (29) 1,566.00

MORRIS HEIGHTS, right of way of N Y Central & Hudson River R R Circuit House Breaker 10; Jno Simmons Co—N Y Central & Hudson River R R & Grannis & Warley Contracting Co (26) 107.98

VYSE AV, 1141-3-5; Wm Klein—Philip Epstein & H W Fischer (28) 28.00

JAN. 14.

138TH ST, 431-3 E; Muglers Iron Works—J J Brennan & Jas Power (31) 27.50

INTERVALE AV, 993-5; Matthew D Kennedy—Angel Constn Co Inc (35). 2,828.00

MORRIS AV, 1543; Church E Gates & Co—N Y Central & Hudson River R Co (34) 110.88

PROSPECT AV, ws, whole blk front bet 167th & 168th, —x—; Isidoro Cristaldo—Angel Constn Co (31) 1,346.59

PROSPECT AV, ws, whole blk front bet 166th & 167th, 200x100; Richd E Thibaut Inc—Angel Constn Co Inc Carmine Cioffi & Salvatore Casolaro (32) 300.00

Brooklyn.

JAN. 7.

FREEMAN ST, 200-2; Globe Tile Co—Max Belinky, Louis Raskin, Ida Belinky 300.00

HINSDALE ST, es, 100 s Dumont av, 100x100; Natl Sash & Door Co—W F S Constn Co 110.00

NEVINS ST, 341; Monopolite Co—Jas Giordano, Jos Legato & Stuart N Clarke 75.00

E 12TH ST, ws, 183 n Av S, 40x100; D C Ziccardy Trim Co—Jas P & Mary A Killorin 238.75

BAY 23D ST, 186-8; M Kornseich—Harry Chervon 325.00

E 23D ST, 370; F Brunett -Moskowitz Bldg Co & H Feldman 48.00

W 32D ST, ws, 100 s Mermaid av, 20x 118.10; G McGuire—Wm Mayhew & Anna Malady 143.50

61ST ST, ss, 200 w 16 av, 40x100; Colonial Lumber Corpn—Jno Zitelli & Maria Zitelli 215.42

CLINTON AV, 450; A Loraeono—Peru Realty Co 300.00

JAN. 8.

KOSCIUSKO ST, ns, 299.7 w Reid av, 50.4x100; I Goldberg—Ellie Arnold .. 200.00

OSBORN ST, nec Riverdale av, 30x100; Interborough Sash & Door Co—Siegmund Koeppel, Inc 300.00

PROSPECT PL, 377-9; M Annenberg—Pasqualla & Angelina Oroto 45.00

S 1ST ST, swc Wythe av, runs s114.1 xw97xn25xw3.2xw100xn100 x e 200.3 to beg; Taunton & New Bedford Copper Co—Fulton Bag & Cotton Mills & Hutchinson Metal & Roofing Co & Dawson & Archer 763.26

9TH ST, 399-403; M Gartenberg Co—Congregation Brai Sholaum of South Bklyn & Thos Drysdale 100.00

14TH ST, ns, 225.5 e 7 av, 35x100; N Sater—Congregation Tiperath Israel, Inc & Frank Krefetz 494.52

HOWARD AV, 885; Interborough Sash & Door Co—Siegmund Koeppel & A I Rudolph 70.00

OCEAN AV, sec Newkirk av, 45.11x 124.11; Cohen & Grau—Kirknew Realty Corpn 20.95

SUTTER AV, 900; B Weisinger—Benj Friedman & H Halprin 114.75

20TH AV, ws, 20.2 s 58th, 80x80; E Dahm—Up-to-Date Bldg Co 550.00

JAN. 9.

BAY 17TH ST, ws, 50 n Benson av, 50 x96.8; N Shostack—A Chas Askin & Wm C Ritter 1,400.00

42D ST, ns, 220.8 w 9 av, 100x100.2; Rolstal Painting & Decorating Co—16th Av Realty & Bldg Co & David Becker 1,025.00

75TH ST, ns, 80 e New Utrecht av, —x—; J Siccardi—Acadia Bldg Co & Al Smith & Newman H Raymond ... 200.00

VOORHIES AV, ns, 175 w Sheepshead Bay rd, 120x100; G Rosiello —Madlin, Inc, & Chas Lindenbaum 815.75

WILLIAMS AV, ws, 300 s Dumont av, 100x100; S & S Woodworking Co—Rockford Holding Co 364.52

18TH AV, 6317; L Saira—Heublein Holding Co, H E Randall, Jno Williamson & Jno M Hogroff 180.00

Mechanics' Liens, Brooklyn, Continued.

JAN. 11.
BERGEN ST, 2157; Hartan & Hodge, Inc—Hyman Meltzer 78.89
BOERUM ST, ss, 100 w Lorimer, —x—; Square Lumber Co—Saml Shindelman Co & Eddy Gluckman Bldg & Impt Co 370.66
BOERUM ST, ss, 100 w Lorimer, 75x100; Metropolitan Artificial Stone Co—Saml Shindelman Co..... 3,750.00
KOSCIUSKO ST, swc Nostrand av, 40x100; W Price & ano—Marcus Bldg Co 50.00
RYERSON ST, 219; Bklyn Vault Light Co—Pratt Institute, Chas Pratt & Century Iron Works 114.00
RYERSON ST, 219; Standard Steel Sections Co—Pratt Institute, Chas Pratt & Century Iron Works 112.32
E 19TH ST, 360; A Fogel—Dorchester Bldg Co & Vincent Bonagur 300.00
E 22D ST, nec Ditmas av, —x—; W Price & ano—Marcus Bldg Co 95.00
FLATBUSH AV, ws, 50 n Dean, —x—; Bklyn Builders' Supply Co Dean Amusement Co & Geo A Amos..... 185.50
HOPKINSON AV, es, 200 s Lott av, 20x100; Klein Material Co—Sam Lapidus 26.00
UTICA AV, es, 97.6 s Av H, 80x100; R L Williams—L Brassiston 65.00
VOORHIES AV, ns, 186.8 w Old Sheepshead Bay rd, 120x100; H Fein—Madlin, Inc 600.00
WOODRUFF AV, swc St Paul's pl, 145.3 x126.5; W Price & ano—Marcus Bldg Co 2,200.00

JAN. 12.
CAMBRIDGE PL, ws, 285.4 s Gates av, 100; E E Peirson Co Cambridge Bldg Co & Chas G Ericsson, Inc..... 104.8x 451.25
COLUMBIA ST, 287; K Sachs—Saml L & Bertha Gottlieb..... 300.00
PILLING ST, 17; D Rosenbaum—Julia Fisher 38.00
STEUBEN ST, 174-204; Bklyn Vault Light Co—Pratt Instn; Chas Pratt & Century Iron Works 114.00
VANDERBILT ST, swc Prospect av, —x—; E E Peirson Co—Peiler Amusement Co & Jos Newman 24.31
S 4TH ST, 252; I Goldberg—Ph Levy Cont Co 375.00

JAN. 13.
65TH ST, sec 18 av, 60x40; C Simonsen—Saml Hammond 43.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 9.
180TH ST, 711-17 W; Louis Cantor et al—Alice R Tompkins et al; Nov25'14 ..... 105.98
7TH AV, swc 59th; Empire City Gerard Co—Sol Bloom et al; Jan7'15..... 390.00

JAN. 11.
No Satisfied Mechanics' Liens filed this day.

JAN. 12.
25TH ST, 526-30 W; Oriental Fireproof Sash & Door Co—Albert J Appell et al; Aug18'14 ..... 130.00
158TH ST, 609 W; Union Decorating Co—Elizabeth Wagner et al; Dec30'14. 103.75
FT WASHINGTON AV, 9; Union Decorating Co—Eliz Wagner et al; Dec 30'14 ..... 118.00
3D AV, 125; Wm Levine & Co—Estate of Patk Sullivan et al; Dec15'14.... 255.00

JAN. 13.
30TH ST, 28 W; Henderson Bros—Aug Jensen et al; Nov9'14..... 49.30
SAME PROP; Jamestown Mantel Co—same; Nov9'14 ..... 879.05
[1]111TH ST, 32-56 W; Paris Marble & Tile Works—111th St Corpn et al; Sept24'14 ..... 256.25

JAN. 14.
EDGECOMBE AV, 145-55; Philip J Gold—Benj Adler et al; Oct18'13 ..... 50.00

JAN. 15.
53D ST, 417-9 W; Morris Leive—Abr J Benalm et al; July7'14..... 80.00

Bronx.

JAN. 8.
176TH ST, sc Trafalgar pl, 74x65, Louis Kramer—Matthew P Doyle et al; July3'14 ..... 63.75
BOSTON RD, 2003; Jno Manuvel—Chas Meyer et al; Oct13'14 ..... 200.00
KINGSBRIDGE TER, es, 1508.4 n Kingsbridge rd, 75x100; Builders' Brick & Supply Co—Arlington Constn Co et al; Dec16'14 ..... 329.73

JAN. 9.
No Satisfied Mechanics' Liens filed this day.

JAN. 11.
No Satisfied Mechanics' Liens filed this day.

JAN. 12.
3D AV, ws, 47.7 s St Paul's pl, 26x131.3; Church E Gates & Co, Inc—Michl Berceinsky et al; Dec12'14.... 401.63
3D AV, 3727; Murtha & Schmohl Co—Michl Berceinsky et al; Jan4'15.. 132.52

JAN. 13.
HALL PL, ws, 219 n 165th; Edw L Quirk Giovannina Bruni et al; Nov 9'14 ..... 255.00

JAN. 14.
PARK AV, es, 125 s 181st, 45x125; Mott Haven Cut Stone Co—Borden's Condensed Milk Co et al; Jan5'15.. 125.00
WASHINGTON AV, 2317; Sterling Ceiling & Lathing Co—Church of Our Saviour et al; Jan6'15. ..... 206.08

Brooklyn.

JAN. 7.
BERRY ST, 84-86; N Aripatch—Mrs Ellen Kelly; July13'14..... 145.00
STERLING PL, ns, 100 w Saratoga av, —x—; H Lerino Commonwealth Impt Corpn, Saml Abrahamson & Jos Rose; Nov4'14 ..... 383.04
[2]AY 25TH ST, ws, 420 n Benson av, 60 x96.8; G Luciano—Sharon Constn Co; Oct17'14 ..... 35.00
BAY 25TH ST, ws, 220 s 86th, 60x96.8; M Alkoff—Sharon Constn Co; Oct 14'14 ..... 2,000.00
SAME PROP; C Dibner—same; Oct 14'14 ..... 605.60
SAME PROP; Blatt Art Co—same; Oct 16'14 ..... 700.00
SAME PROP; E Medlin—same; Oct16 '14 ..... 750.00
BAY 25TH ST, ns, 220 — 86th; J Mollin & ano—Sharon Constn Co; Oct 13'14 ..... 775.00
SUTTER AV, 894-96; Sam Chugin—Chas Weisinger; Nov16'14..... 116.00

JAN. 8.
MYRTLE AV, 474; Jno W Niven—Angelina Guerra & Gilbert Johnson; June18'14 ..... 182.50
SUTTER AV, 894-96; Isaac Lopez & ano—Chas Weisinger; Dec15'14 ..... 116.00

JAN. 9.
61ST ST, ss, 220 w 16 av, —x—; Colonial Lumber Corpn—Jno & Maria Zitelli; Jan7'14 ..... 215.42

JAN. 11.
ST JOHN'S PL, ss, 200 e Underhill av, —x—; R L Williams—Rex Bldg Co; Dec28'14 ..... 30.00
E 16TH ST, 522; Bene Levin—Sue B Scallan & Jno H Wyle; Oct6'13..... 168.27
PARK AV, 704 to 706½; Philip Balsam—Leonard & Lucy E Colson; Nov12'14 129.86
SAME PROP; Harry Wexler—same Dec7'13 ..... 300.00
PARK AV, 704 to 706½; Harry Wexler—Leonard & Lucy E Colson; Dec7'14 450.00
SAME PROP; Sol Blum—same; Nov 12'14 ..... 365.00
SAME PROP; Saml Schmalkeiser—same; Nov12'14 ..... 202.30
WASHINGTON AV, sec Lincoln pl, 60x100; Jacob Morgenthaler's Sons—Herbert Amusement Co, Inc; Oct16'14... 478.00
ROLLING STOCK situated on Bklyn plaza, Manhattan bridge & from Nassau st to Flatbush av extension to Fulton st; Cooper & Evans Co—Manhattan Bridge 3-Cent Line; Nov22'12 ... 6,736.87

JAN. 12.
2E 19TH ST, 360; M R Dowdeswell, Inc—Dorchester Bldg Co, Inc; Dec 31'14 ..... 1,295.00
E 51ST ST, ws, 97.6 s Av N, 200x100; Watson & Pittinger—Maquki Realties, Inc, & Theodore E, Matilda V & Theresa Henizman; Dec28'14 ..... 1,100.64
SAME PROP; same—Maquki Realties, Inc; Dec22'14 ..... 1,100.64
[1]OCEAN AV, es, 78.7 n Foster av, 200x100; Tony Rzadca—Hartman Bldg Co, Inc; Jan7'15 ..... 429.00

JAN. 13.
ESSEX ST, es, 171.2 s Atlantic av, 75x100; Albt Blechner's Sons, Inc—Chas E McDonald, Bishop, Bklyn & St Ritta's Church & McDermott & Hanigan, Inc; Aug28'14 ..... 153.00
SCHERMERHORN ST, 174; Wm A Hill—Edith R Howard; Jan25'13..... 137.64
39TH ST, 1473-75; Herman Vossnack, Jr, Inc—Sherman Holding Co & Mr Willensky; Oct23'14 ..... 259.28
OCEAN AV, es, 78.7 n Foster av, 200x100; Globe Sash & Door Co—Hartman Bldg Co, Inc; Nov25'14..... 3,500.00
SAME PROP; Audley-Clarke Co—same; Nov4'14 ..... 3,538.24
SAME PROP; Frank White—same & Isaac Hauber; Dec3'14 ..... 600.00
SAME PROP; Grand Iron Works, Inc—Hartman Bldg Co; Jan6'14..... 3,250.00
OCEAN AV, es, 100 s Newkirk av, 200x100; Triborough Marble & Tile Wks, Inc—Hartman Bldg Co; Jan7'15.. 2,500.00
OCEAN AV, es, bet Ditmas & Newkirk avs; Aaron Benjamin—same; Dec28'14 900.00
OCEAN AV, 1029-47; B Goetz & Bro—same; Sept15'14 ..... 152.92

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JAN. 7.
No Attachments filed this day.

JAN. 8.
BLAUGAS, C, of Cuba; Atlantic Blaugas Co; $917.62; Wellman, Gooch & Smyth.
TRUMBULL MOTOR CAR CO; Graef & Mills; $4,456.06; A B Hano.

JAN. 9.
MAHONEY, M Louise; Andrew F Murray; $76; A D Lyons.

JAN. 11.
CORBELLA, Luigi; Gilbert & Morse; $132,-253.47; Kelley & Connelly.
DELCOURT, Jacques; Lewis & Locke; $3,-153.84; Sullivan & Cromwell.

JAN. 12.
ELY, Jos N & Anna A; H J Lamar Washington; $20,000; Fiero & Fiero.
FOREST PARK MILLING CO; Abr Lubetkin et al; $3,300; H & J J Lesser.

JAN. 13.
NEWMAN, Edith B; Ernest Urchs; $380.94; Wise & Ottenberg.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 8, 9, 11, 12, 13 & 14.

Beukel, Elsa A. 36th st, 225-7 E.. Tippett & Wood, Inc. Tanks, &c... 2,100.00
Same. Same..Automatic Sprinkler Co of America, Sprinklers..... 1,360.00
Fisher, Frank. 64th st, nec 11 av.. Fairbanks Co. Machinery..... 300.00
Guttman, Hy. 186th st & Audubon av ..Colonial Mantel & Refrigerator Co. Fixtures. .....(R) 387.00
Hammerstein, Oscar. Lexington av, 571 ..Consolidated Chandelier Co. Chandeliers. 4,200.00
Herzig, Jos & Eagle Impt Co. 26th st, 134-40 W..Tippett & Wood, Inc. Tanks, &c. 2,000.00
Kornhausen, Jos, Inc. Madison av, 718 ..Thos P McLaughlin, Inc. Bath Tubs, &c. 300.00
Martin, B. E. 5th av, 142; also 19TH ST, 3 & 5 W.. Tippett & Wood, Inc. Tanks, &c. 2,200.00
Mudelman, Bernard. Home st, 949.. Fairbanks Co. Machinery 315.00
Weiss, John, Inc. 5th st, 624 E.. Louis Greenberg. Plumbing Fixtures. 710.00

Bronx.

JAN. 8, 9, 11, 12, 13 & 14.

No Chattels filed these days.

Brooklyn.

JAN. 7, 8, 9, 11, 12 & 13.

Adler Holding Co. Howard av, nr Sutter av..Colonial Mantel & Refrigerator Co. Consols. 360.00
Comet Constn Co. Clarendon rd.. Freed Heater Co. Radiators..... 337.00
Dellon Watnik Co. E 22d st, bet Newkirk av & Foster av..Louis Greenberg. Plumbing Supplies..... 1,200.00
Gregory, Geo W. E 25th st, nr Av M ..Union Mantel & Grille Co. Consols. 76.00
Hocton, O C. Hinsdale st, nr Blake av..Keeley Stove Co. Ranges..... 695.00
Levy, Ph, Contracting Co. 232-4 S 4th st..International Gas & Elec Fix Co. Gas Fix. 375.00
Madlin, Inc. Voorhees av, nr Sheepshead Bay rd..Jno C Newton. Boilers, &c. 1,700.00
Marcus Bldg Co. Ditmas av, c E 22d ..Kafitz Bros, Inc. Plumbing Supplies. 10,600.00
Markson, A. 349 Eastern pkway.. Consolidated Chandelier Co. Gas Fix 83.00
Pisaira Constn Co. 1139 59th st.. Graff Furnace Co. Ranges..... 124.00
Revolio Realty Co. Williams av, nr Dumont av..Colonial Mantel & Refrigerator Co. Consols. 360.00
Sarno, Emilio. 17th av, c Bath av.. Pittsburgh Plate Glass Co. Glass... 240.00
Simar Realty Co. Madison st & Myrtle av..New Century Gas & Elec Fix Co. Gas Fix 270.00
Stone Av Bldg Co. Stone av, c Riverdale av..Columbia Gas Fix Co. Gas Fix. 190.00
Up-to-Date Bldg Co. 20th av, nr 58th ..Jno Musaus. Heating Appratus.. 538.00
Weinstock, H & Sarah Bass. 1610 Eastern pkway..American Radiator Co. Boiler 147.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 13.
160TH ST, ns, 271.7 w Ft Washington av, 125x99.11; Van Dyck Estate loans Hudson View Constn Co Inc to erect 6-sty apartment; 8 payments 150,000.00
160TH ST, ns, 396.7 w Ft Washington av, 125x99.11; same loans same to erect 6-sty apartment; 8 payments..150,000.00

Bronx.

JAN. 11.
VALENTINE AV, sec 187th, 13.2x100; North Side Mtg Co loans Russo-Iodice Realty Co to erect 1-sty brick building; 2 payments 3,000.00

JAN. 12.
169TH ST, ss, 93.4 nw Fox, 60x67.1; Freehold Constn Co loans May Holding Co to erect 2-sty building; 3 payments 3,500.00

JAN. 13.
188TH ST, ns, 92.6 e Valentine av, 50x102.7; Manhattan Mtg Co loans Tleval Bldg Co Inc to erect 5-sty apartment; 17 payments 36,000.00
188TH ST, ns, 142.6 e Valentine av, 50x102.7; same loans same to erect 5-sty apartment; 17 payments 36,000.00
188TH ST, nwc Tiebout av, 42.6x102.7; same loans same to erect 5-sty apartment; 17 payments 38,000.00
188TH ST, nec Valentine av, 42.6x102.7; same loans same to erect 5-sty apartment; 17 payments 38,000.00
188TH ST, ns, 42.6 e Valentine av, 50x102.7; same loans same to erect 5-sty apartment; 17 payments 36,000.00

ORDERS

Brooklyn.

JAN. 13.
CAMBRIDGE PL, ws, 285.4 s Gates av, 104x100; Chas G Erisson, Inc, on Cambridge Bldg Co to pay Audley-Clarke Co 1,475.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been servd. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Aux liary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certification and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Jan. 9.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 175—M J Adrian Corp.....E
Ann st, 49-51—Est Jno G Wendel.....C
Ann st, 50—Augustive Frank.....C-G-I-A
Ann st, 50—Kaufman & Co.....C-G
Ann st, 50—S Shoen & Son.....C-G
Ann st, 50—Laibaischt & Armstrong, Inc.G-A-D
Ann st, 50—Michael Shea.....A-C
Astor pl & Cooper sq—Cooper Institute.....SS
Attorney st, 161-5—Nathan Abropmoitz....G-A
Attorney st, 161-5—Maurice Pellr.....G-A-C
Barclay st, 34—Acme Building Co.....B
Barclay st, 78-82—Susan Lilienthal.....B
Barclay st, 93-5—Trustees Columbia University .....E
Baxter st, 147-51—Jennie Bardsley et al.....C
Broad st, 25-33—Ladenberg & Thalman.....A
Broad st, 41—Broad Exchange Co.....A
Broome st, 344-6—Christianne S Wylis..DR-W
Canal st, 54-8—Louis Jarmulowsky et al....SS
Canal st, 179-81—Jacob H Silverman.....G
Centre st, 214—Etagloc Holding Co.....DR-W
Centre st, 217-19—John A Weekes et al..DR-W
Christopher st, 27—Margaret Switzer.....D
Clinton st, 225—Louis Zilbusky.....C-I-G
Clinton st, 225—Isidor Zilbusky.....C-I
Clinton st, 225—Wolf Goldman.....C-I
Clinton st, 225—Max Bergmann.....C-I
Clinton st, 225—Chevra Bias David Onschi Rakoff .....E
Clinton st, 225—Lena Wilson.....G
Clinton st, 225—Hyman Shapiro et al.....C
Delancey st, 133—Meyer Veselt et al....W-DR
Delancey st, bet Lewis & Goerck sts—Thos W Churchill .....E
Essex st, 65-9—City of New York.....G-J
Forsythe st, 118—Max Fine.....DR-W
Franklin st, 5-7 & 9-11—Simmons Rlty & Con Co. .....DR-W
Franklin st, 102—Alister Greene.....W-DR
Franklin st, 107-13 Est Eugene A Hoffman. Inc. .....DR-W
Fulton st, 64-68—Fairfield Realty Co of N Y .....DR-W
Fulton st, 70-76—Elizabeth A Davis.....DR-W
Fulton st, 94—August C Kreiser et al.....DR-W
Fulton st, 122—L Napoleon Levy.....W-DR
Goerck st, 59-65—Lazarus & Blum .....G-C
Goerck st, 144—Thorgse Weil.....C
Grand st, 110—Urdong Bros & Applebaum, Inc .....I-G
Grand st, 133—Augusta Hartmaier.....D
Grand st, 309-11—Edw A Ridley.....C-B
Greene st, 31—Amelia W Boardman.....DR-W
Greene st, 31—Morris Braverman.....G-C
Greene st, 31—Cohen & Lapinsky.....C-A-I-G
Greene st, 31—Perfection Leather Works..A-G
Greene st, 31—David Young.....C-I
Greene st, 113—Hannah Colgate et al.....E
Greene st, 125—Louis S Brush.....D
Greene st, 133-5—Bronser & Friedman.....C
Greenwich st, 380-2—Samuel Weil .....B
Henry st, 85—Machzikei Jeshibath Eliz Chaim .....D-W-B-C-E-G
Hubert st, 43-5—James Butler Co.....B
Hudson st, 111-13—Susman K & D W Valk .....DR-W
Lafayette st, 432-4—Arthur A Carey.....DR-W
Nassau st, 42-6—Est Wm Zeigler.....B
Nassau st, 146-52—Amer Tract Soc.....SS
Pearl st, 257—Caroline W Astor.....C
Pearl st, 497-505—Wynkoop Hallenbeck, Crawford Co. .....DR-W
Pearl st, 497-505—U T Hungerford.....DR
Pearl st, 497-505—Peoples Home Journal....DR
Prince st, 90—Title Guarantee & Trust Co.DR-W
South st, 92—Frank G Lemmerman.....E
South st, 159—Elizabeth Pongiris et al.....G
South William st, 26—Jno A Brown et al...B
South William st, 28-30—Est Henry Cary..B-C
Spring st, 72-4—S Landsdorf Co.....SS
Spring st, 119—Eliza Kip.....C
Stone st, 24-6—Fred C Dellert.....A
Thompson st, 180—R E Guy Smith.....B
Vandewater st, 14-16—Est Mary W Wright. .....W-DR
Vandewater st, 14-16—Otto Hilderbrand....DR
Vandewater st, 14-16—American News Co....DR
Vesey st, 42—Grace P E Church.....SS
Washington sq, 73-5 So—Lorenzo A Cuneo et al .....B-E
Watt st, 125-9—Est Henry Welsh.....C
West st, 204 Louise Thompson.....E
Whitehall st, 59-64—Est Geo Coles.....SS-C-B
Whitehall st, 59-64—John Bittner.....E-A-C
William st, 1-3—Seligman & Seligman.....A

Numbered Streets.

3d st, 17-19 W—Patrick Gallagher.....C
3d st, 103 W—Arthur Bianschi.....A-I-C
3d st, 103 W—Francesco Siatti.....C-L-A
3d st, 321-3 E—Fannie Osnowitz.....C-E
4th st, 48-50 W—Theo Flaum.....DR
4th st, 93 E—E De Forest Haynes.....C
4th st, 93 E—Morris Kalnitsky.....C-G
4th st, 93 E—Pliam Davidson et al.....C
4th st, 393 E—Abraham Zomerowitz.....DR
4th st, 393 E—Amela Roth.....C-DR
4th st, 393 E—Abe Just.....A-C-DR
4th st, 393 E—Richard A Constantine Co..DR-A
4th st, 393 E—Joseph Gershenhar.....DR
4th st, 393 E—Estate John H White....W-DR
9th st, 63-5 W—Phebe C Lawrence et al.....C
9th st, 65-7 W—Mrs Belmont Tiffany.....O
10th st, 34-6 E—Kruger & Aronson.....C
12th st, 24-6 E—Universal Investing Co....SS
14th st, 135 W—Styles & Cash.....SS
15th st, 105 E—Geo H Kemater.....SS
17th st, 20 W—The 20 W 17th St Co.....SS
18th st, 154-8 W—Chas Hellmuth, Inc.....A
19th st, 29-41 W—76 Realty Co.....DR-W
21st st, 21-23-5 E—Elmer A Darling.....W-DR
21st st, 301-3 E—Hamilton Fish Corp.....C
22d st, 28 E—Olga Witthaus.....C-SS
22d st, 40-42 W—Edw J Vilsack.....SS
22d st, 56-8 W—Mary A Chisolm.....SS
23d st, 148-56 W William Fels, Inc.....A
23d st, 148-56 W—Haiman Wool Weber.....G-A
23d st, 148-56 W—Horowitz & Horowitz.....A
23d st, 148-56 W—Michaels & Badach.....G-A
23d st, 148-56 W—Highgrade Muff Bed Co. .....A-C-G
23d st, 148-56 W—Lazelle, Inc.....A-G
23d st, 148-56 W—Klotz Bros.....A-C
23d st, 148-56 W—Whitehead & Asiel.....A
23d st, 148-56 W—Waldsohn.....A
23d st, 148-56 W Chas Blaser.....A-C
23d st, 151-3 E—East 23d St Realty Co.....E
23d st, 151-3 E—John Meyer.....D
24th st, 124-28 W—Elmer A Darling.....DR-W
25th st, 40-46 W Zoe E Banks.....DR-W
25th st, 41-43 W—A R Keller Co.....DR-W
25th st, 614-16 W—Daniel K De Veixedon et al.C
26th st, 37-43 W—Emanuel Pilpel.....SS
26th st, 127-33 W—Max Wiener & Sons.....A-L
26th st, 127-33 W—Millar Mandel & Co....A-L
26th st, 127-33 W—Saml Miller & Sons.L-A-C-G
26th st, 127-33 W Miller & Co .....A-L
27th st, 28-32 W Sperry Realty Co.....SS
27th st, 101-13 E Edith C Bryce.....G
27th st, 109-11 W—Rider & Sons.....SS
28th st, 25 E—3 & 5 Company.....DR-W
28th st, 332 E—Manhattan Brass Co....DR-W
29th st, 158-60 W—Amco Realty Co.....W-DR
31st st, 129-31 W—Est Terence J Duffy..DR-W
32d st, 6-8 W—Brodkin Realty Co.....W-DR
32d st, 102 W—Est Chas F Hoffman.....W-DR
32d st, 404-8 E—Arthur S Williams.....DR-W
33d st, 30-34 W—Emily B Hopkins.....W-DR
33d st, 251 E—Eva Rosenstock.....W-DR
34th st, 2 W—Wm Astor Estate.....DR-W
34th st, 34 W—Est Thos H Barber.....W-DR
34th st, 201-3 E—Augusta Brakmann.....C
34th st, 317 E—Oscar Hammerstein Opera Co. .....DR-W
34th-35th sts, Broadway (subway superstructure)—U S Realty & Imp Co.....D
35th st, 3-7 W—Jas R Roosevelt et al.....SS
35th st, 29-33 W—Whiting Development Corp .....W-DR
36th st, 53-57 W—Newtown Creek Dock Properties. .....DR-W
36th st, 413-17 E—Henry J Anderson....DR-W
37th st, 1-3 W—Aculiar Corp.....DR-W
37th st, 4-6 W—Midville Realty Co.....DR-W
37th st, 144-6 W—Est Marcus Witmark..C-E-B
37th st 216 E—Jane L Ahern et al.....DR-W
37th st, 296-8 E—Frederick Vogel.....DR-W
38th st, 22-4 W—Arthur Frankenstein...DR-W
38th st, 28-30 W—Vanitass Mfg Co.....DR
38th st, 28-30—Natl Whalebone Co.....DR
38th st, 28-30 W—Wm Fischer.....DR-W
38th st, 28-30 W—Samuel French.....DR
38th st, 28-30 W—Gaston Barre.....DR
38th st, 28-30 W—A H Bonart & Co.....DR
38th st, 28-30 W—A Hirsh & Co.....DR
38th st, 28-30 W Fred Haas.....DR
38th st, 28-30 W—R & M Cohen Hat Co.....DR
38th st, 28-30 W Chas Comibert.....DR
38th st, 28-30 W—Vacation Bureau War Relief Society .....DR
38th st, 28-30 W—Army & Navy Co-operative Co. .....DR
38th st, 28-30 W The Mode Hat Co.....DR
38th st, 28-30 W- Ignatz Nichthauser.....DR
38th st, 28-30 W—M Kresel & S Young.....DR
38th st, 28-30 W Horowitz & Kurland Dress Co. .....DR
38th st, 28-30 W—Paris Imp & Mfg Co.....DR
38th st, 28-30 W Julius Klugman.....DR
38th st, 28-30 W Morris L Girdarry.....DR
38th st, 62-67 W Colony Construction Co.DR-W
38th st, 209-19 W P J Carlin Const Co..W-DR
38th st, 223 E—John C G Hupfel Brewing Co. .....DR-W
38th st, 249 E Rachel Jacoby.....DR-W
39th st, 334-6 W A Leopold Auerbach et al .....DR-W
42d st, 539 W Geo Reichard et al.....B
47th st, 601 W Model Fireproof Tenement Co .....W-DR
52d st, 239 W—Alland Realty Co.....C
52d st, 141 W—Daniel Tressin.....G-C
52d st, 402-20 E—Gotham Silk Hosiery Co.A-DR
52d st, 402-20 E—James Bernard.....DR
53d st, 422-30 E—Theodore E Hergert, Inc. .....A-DR-W
53d st, 422-30 E—Greenberg, Miller Co, Inc. .....A-C-G-DR
53d st, 422-30 E N Y Electric Switchboard Co. .....DR-G-A
53d st, 422-30 E Ruy Suarez & Co.....G-DR
53d st, 422-30 E—Vienna Candy Cracker Co. .....G-DR
53d st, 422-30 E Emire Laundry Co...G-A-DR
53d st, 422-30 E Park Laundry.....DR
53d st, 422-30 E—American Krone Scale Co .....A-G-DR
53d st, 422-30 E—American Wet Wash Laundry Co. .....DR
57th st, 614-640 W—Mason & Seeman Transportation Co. .....DR-W
72d st, 56 E—Robert W Tailer.....C
77th st, 345 E—Abr Rosenberg.....C
77th st, 345 E—Est Peter Scanlan.....J-C
96th st, 340 E—Antonio Angonoa.....G-C
107th st, 204 E—Pasquale Tanicco.....DR
107th st, 204 E—Harlem Shirt Co.....DR
107th st, 204 E—Elizabeth McManus Estate. .....C-W-DR
125th st, 8-14 W—Est Jas M Horton.....C

Named Avenues.

Av A, 109—Morris Goldstein.....G-A-C
Av A, 109—Rubin Fischer & J Katz.....A-C
Av A, 109—Becker & Miller.....A-C
Av A, 109—Cohen & Kurtz.....G-A-C
Av A, 109—Fueredy, David.....G-A-L-C
Av A, 109—Buckwalk & Pollack.....A-C-G
Av A, 109—Seifert & Braunstein.....C-G
Av A, 109—Bernard Schneider.....A-G
Av A, 109 Mlenarsky & Kerbelsky.....G-A
Av A, 109—Ladislaus W Schwenk.....DR
Av A, 109—Francis H Wazeter.....A
Bowery, 25 Con Gas Co.....C
Bowery, 78—Martha A Aborn.....E
Bowery, 98—John J Campbell.....I
Bowery, 99—Ackerman Est, Title G & T Co...C
Bowery, 138—Bauman & Loeb.....G
Bowery, 138—Columbia Photo Enameling Co...C
Bowery, 153—Y M C A.....C-E-B
Bowery, 219-21—Louis Solomon.....A-G-C
Bowery, 283 Ernest Plath.....C-B
Bowery, 283—Bernard Flynn.....E-A-C
Bowery, 302—Est Sarah B Taylor.....C-E-B
Broadway, 338—Estate Bliss.....C
Broadway, 441—Newbold Le Roy Edgar et al..B
Broadway, 513-17-19—David Haight Est....SS
Broadway, 631—Amy G Gallatin.....C
Broadway, 787-9—Estate Peter Lorillard, Jr. .....DR-W
Broadway, 806-8—Samuel W Peck & Co.....DR
Broadway, 806-8—O B Potter Properties..W-DR
Broadway, 806-8—Hodgman Rubber Co.....DR
Broadway, 827—Estate of Peter Lorillard.W-DR
Broadway, 1600—Sawyer, Inc.....K
Broadway, 1345—Chas V Johnson.....C
Lenox av, 654—Siff & Max Cohen.....G
Lexington av, 653—Mrs Emma Moss.....C
Lexington av, 1451—Maurice Mandelbaum. .....D-W-C-B-E
Lexington av, s w c 69th st—Thos W Churchill .....SS
Madison av, 143—31st St Madison Co.....C
Madison av, 605—Mary E Pinchot.....B-W
Madison av, s w c 85th st—Angelo Santos.....A
Park Row, 114—James J Phalen Co.....G
Park Row, 114—Samuel Bendit.....DR-W
Park Row, 180-182 —Cons Gas Co.....C
Park Row, 180-182—George Miller.....G
Park Row, 180-182—Frank Licati.....E-A-L
West End av, 253—City R E Co.....C
West End av, 345—Louise H Goddard et al..E
West End av, 345—N Y Collegiate Institute...E

Numbered Avenues.

1st av, 457-61—Estelle F Taylor.....SS
1st av, 654-62—Kips Bay Brew Co.....DR-W
1st av, 1895—Wm Hagedom.....DR-W
2d av, 206—Est Henry E Hovey.....C
2d av, 362-72—Est Michael Reischmann..DR-W
2d av, 440 (rear)—Jeremiah H Halsey.....J
3d av, 295—Margaret Livingston.....W-C-B
3d av, 295—Amer News Co...D-A-G-C
3d av, 295—Peter Reily.....D-C-E-A-G
3d av, 424—Wm F Keating.....D
3d av, 2224-34—Reformed Low Church, Harlem .....C-E
3d av, 2240 Serafeno Mastiola.....E
3d av, 2374—Herbricke, Jr.....D
3d av, 2380—Samuel Bedrick.....C
3d av, 2380—Mrs Alice E Mullen et al. .....W-D-C-B-E
4th av, 113-19—Wm P Allen.....DR-W
4th av, 225—Rocono Company.....DR-W
4th av, 242-48—Wm T Evans.....DR-W
4th av, 387-93—Edith C Boyce.....DR-W
5th av, 69—Estate Henry Spingler....DR-W-C
5th av, 69—Aarons & Winslow.....G-DR
5th av, 69—A Hahn Co.....DR-G
5th av, 69—Edward Fast.....DR
5th av, 73—67th St Co.....W-DR
5th av, 84-90—S J Nathan, Son & Co.....C
5th av, 320—Mary Bell.....SS
5th av, 489—August R W Pottier.....DR-W
5th av, 615—Geo Kemp R E Co.....SS
6th av, 93-5—W R Addicks Con Gas Co.....C
6th av, 93-5—Nat Angelino.....E-A
6th av, 441—Edw J King.....E
6th av, 441—Hoffman & Chanzer.....G
6th av, 745—Walter J Salomon.....C
6th av, 769—Richard S Clark Est.....G
7th av, 702-8—Walter J Salomon.....E
7th av, 702-8—Pekin Restaurant Co.....E-C

BRONX ORDERS SERVED.

Numbered Streets.

166th st, 435-9 E—Jos Schapiro.....A-G

Named Avenues.

Boston rd, 1004—Marvin Operating Co.....G
Eastchester rd, near Pelham pkway—N Y. N H & H R R Co.....SS
Prospect av & Macy pl—Prospect Av M E Church .....B-C-W
Southern blvd, 961—Temple Beth Elohrin.E-A-I
Southern blvd, 961—Sam & Lee Shubert.....G
University av, w s, bet 176th st & Wash Bridge—Manhattan Leasing Co.....E

BROOKLYN ORDERS SERVED.

Named Streets.

Henry st, 22-8—Mason & Magenheimer Co....C
Madison st, 101 Mrs Sarah E Sprague.....C

Named Avenues.

Bedford av, 302—Wm Greene Sons.....D-W-C
Broadway, 1449-55 Chas Ludwig Bauman....C
Gates av, 1485—George Breitfeld.....C
Manhattan av, 783-9—Mrs Sarah Burden.....SS

RICHMOND ORDERS SERVED.

Named Streets.

Jersey st, 262 (N B)—Wm J McKenna....G-C

Named Avenues.

Jewett av, 615—Mrs Sarah Atkins.....O

BUILDING MANAGEMENT

CO-OPERATION BETWEEN OWNERS AND TENANTS IN COMPLYING WITH THE LABOR LAW

By A. C. BANG, of E. S. Willard & Co.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

CO-OPERATION between owners, agents, building managers and tenants, to be effective, must become operative from the time business relations are first entered into. An owner, or his accredited agent, must assume a broad minded attitude in the interpretation of the terms of the lease, and must show the tenant that he is willing to give as well as take. This policy must work both ways, and the tenant must be willing to take a like stand. In the majority of cases, when this policy is adopted, a spirit of co-operation is established, and friendly relations exist. Where the principals will not make concessions, but stand strictly upon the letter of an iron-bound contract, co-operation is well nigh impossible.

Probably never has co-operation between owner and tenant been as vitally important as at the present time, and this condition has arisen largely through the labor laws enacted in this State. These laws have for their object the better protection of factory employees against accidents, fire, and a general improvement of the conditions under which they work.

Structural Changes.

To comply with the new requirements under the present labor law it will be necessary in many instances to make changes in buildings, involving a considerable outlay. While primarily the expense of these alterations made necessary by the law will fall upon the owners, still the tenants must begin to realize that landlords cannot continue to pay large sums of money without being reimbursed, at least in part, which will eventually mean increased rentals.

Structural changes, unless the building is occupied in its entirety, by one tenant are provided for in the lease and must of necessity be carried out by the owner. There are, however, a number of requirements, referring to the occupation of a factory, in which the owner and tenant can co-operate with mutual benefit. For example, an order of the Labor Department requires that a red light shall show at each exit during the time that a factory is occupied. This should be maintained by the tenant, for it would be almost an impossibility for the owner to look after this detail, whereas it is a simple matter for the tenant to see that the order is complied with.

Toilet Facilities.

The requirements of the labor law in respect to toilet facilities are that a given number shall be provided, according to the number of male and female employees. Certain types of partitions are also specified and their separation designated. It has been only of recent years that females have been employed so extensively in factories; consequently toilet facilities, except in buildings of modern construction, have been designed for a greater number of male employees. Therefore, to comply with the orders of the Labor Department, extra toilets must be added for females, or else the existing toilet rooms rearranged. In such cases the co-operation of the tenants and landlord is essential, as a concrete example will show:

The law requires that there shall be at least one toilet on each floor for every twenty-five males employed, and a similar number for females. I have in mind a loft in which the toilet facilities were as follows: The men's room had two closets and a urinal and the women's room one closet, and a separate room



A. C. BANG.

with closet for the proprietor. The loft was designed to meet the old requirements, but as a matter of fact more women than men were employed. According to the requirements of the law, it was necessary to have three closets for the females and one for the men.

The tenant in this case co-operated with the owner and the rooms were rearranged as follows: The urinal was removed and a wash basin installed in its place, and this room given to the women, and this, with their own room provided three toilets, the necessary amount, also a wash basin screened off from the work-room. The men were permitted to use the proprietor's room.

Rest Rooms for Females.

The Labor Law requires that there shall be at least one rest room for females in each factory building. It would hardly be practical for the owner to provide this room, as the space alloted might not coincide with the views of the tenant, so the occupant should comply with this requirement.

Undoubtedly the most important features of the Labor Law are those dealing with the safe-guarding of human life, not only in the case of fire and panic, but also in connection with the operation of machinery. These orders usually involve considerable expense. The protection of machinery operated by the tenant's employees must, of course, be looked after by the lessee. The providing of proper exit facilities is essentially a structural change and the owner must bear the expense.

An important feature of the Labor Law, in connection with fire, is the installation of automatic sprinkler systems, and while primarily a structural change and therefore to be installed by the owner, still, on account of the large reduction in insurance rates with certain classes of sprinkler equipments, it is possible that an equitable and effective combination can be arranged between the landlord and lessee, so that all the cost is not borne by the owner. The tenants contribution can be considered as being cared for by the lessened insurance premiums.

System Must Be Approved.

Under the requirements of the Fire Department it is possible to install a sprinkler equipment that is not as expensive as that required by the New York Fire Insurance Exchange, but, unfortunately, the Exchange will not allow a reduction of rates on the building or its contents, so the system which the Exchange approves must be installed.

A case in point was that of a twelve-story building, each floor being occupied by a different tenant. The total cost of installing a 100 per cent. sprinkler equipment, as approved by the Exchange, was $11,000. Each tenant was asked to contribute $300, and as there were nine tenants, there was a total of $2,700 furnished by them towards the cost of installation. The saving of $2,700 to the owner was material, and the $300 contributed by each tenant was, in some cases, saved in one year by the reduction of insurance rates, while in the other cases the saving will be affected before their leases expire. I might add that, in some cases, the tenants made their contributions by adding a pro rata amount to their monthly rentals.

Security Obtained.

If tenants can be made to realize the immense security that a sprinkler equipment provides for the safety of their employees; also the almost total elimination of the prospect of having a fire in the midst of a busy season, it would not be hard, in all probability, to have financial co-operation, as shown above.

The installation of a sprinkler system in a building permits the number of employees to be increased fifty per cent on a floor. In cases where tenants may have a net lease on an entire building and which would ordinarily make it necessary for them to comply with all the requirements of the Labor Law, it would perhaps be impossible, for financial reasons, to meet this expense. Owners, however, could co-operate to the extent of advancing the funds necessary to do the work and have the amount repaid in the form of monthly payments, which could be added to the rent.

Comparative Costs of Factory Construction.

It is exceedingly difficult to lay down an absolutely definite rule as to the comparative economy of the methods of construction generally adopted for factory buildings. The accompanying figures relate to a case where competitive prices were obtained for a building of fair size and quite suitable to afford a basis for reliable comparison, says "Ferro-Concrete." Alternative schemes were prepared and competitive prices obtained. Expressed in percentages, the results were as shown in the table:

1. Steel frame building with brick walls, corrugated iron roof, wood joists and boards on steel bearers to galleries, and patent roof glazing	100%
2. Reinforcing concrete building with roof at last	92%
3. Reinforced concrete building with concrete roof, part with lantern lights, and with brick panel walls	89%
4. Steel frame building, as No. 1, but with corrugated iron walls	89%
5. Reinforced concrete building (no other structural material used)	88%

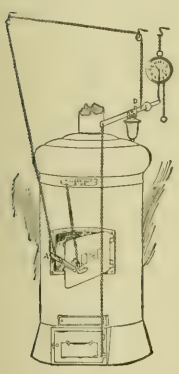
It cannot be expected that the comparisons here given will apply to all factory buildings. The question of relative cost is affected a good deal by the number of stories and the size of the structure. In the case of small buildings, reinforced concrete may prove more costly than other materials, although far superior in strength, durability and freedom from maintenance charges.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Early Morning Cold Rooms Obsolete.

MISSING the early train to the office because the temperature of the sleeping room is too rigorous to inspire prompt arising in the morning may now be avoided by the purchase and installation of a device shown in the accompanying illustration.



The system operates on the principle of an alarm clock set to release a trigger at a given hour. A system of weights is provided and as soon as the alarm clock goes off the top door of the furnace is closed, the bottom opened, throwing the draft through the live coals and thoroughly heating the house before the occupants are ready to arise. It is set to obviate the necessity of personally attending to the furnace early in the morning. Furthermore, it has the ability of saving coal bills by setting the furnace so that the fire is immediately started and is not kept going at an unnecessary pace during the night. The device can be used on any kind of furnace. Its simplicity of construction and operation makes it long lived in service.

Iron Back Medicine Cabinets.

THERE is a big difference in medicine cabinets, some being cheaply made, while others are of substantial construction; but, of course, command better prices. It is economy to buy the latter kind, especially for tenanted houses where the wear and tear is heavy.



Such a bacinet is made by the Frank H. Graf Manufacturing Company of 322 Seventh avenue, New York, and is featured with a heavy cast iron back. The significance of this is that it can be set into a wall recess without injury to the finest marble or tile work. The heavy cast back permits the tile to be laid close up against it and at the same time it gives the cabinet rigidity of support. No matter how much weight is carried in this type of cabinet, according to the manufacturers, it cannot break loose from the wall. Another feature about it is that the shelves are laid in and the flooring and side walls are so set that staining medicines can do no harm to the interior if they should be spilled. The cabinet is so arranged in construction that it can be easily cleaned. The cabinet can be set in place in an hour, according to its manufacturer, by a special method of setting perfected by the F. H. Graf Manufacturing Company. The door and frame are made of either brass nickel plated or of German silver. They are especially designed for use in hospitals, high-class apartment houses and residents.

Asbestos Used in Building Material.

SOME new uses of asbestos, generally known as a fire and heat proof substance, are in filtration, refrigeration, and the manufacture of paper, Christmas trees, building material, rope, yarn, and clothing. Many of the finished products and samples of the raw material are now exhibited in the Division of Mineral Technology of the older United States National Museum building in Washington.

Most of the asbestos mineral fibres were obtained from the large deposits of asbestos found in the Province of Ontario, Canada, which supplies practically the whole world. This substance occurs in veins varying in width from a small fraction of an inch to three and four inches. The fibres lie across the vein, so that their length is determined by the width of the vein, the usual width being from one-half to three-fourths of an inch. The rock containing the fibre is quarried by surface methods much as is limestone. After being blasted down, the rock is usually hand-sorted, the material containing fibers over one inch in length being hand-cobbed, or carded, a process which tears the fibre from the rock. The larger fibres are then packed into one hundred pound sacks and shipped to the market.

The minute individual fibres of asbestos are not even microscopic, being finer than any other organic or inorganic fibre known, thus necessitating special machinery for spinning and weaving.

The hand-cobbed raw material of long fibre is used in making asbestos gas-logs, spun into yarn, twisted into rope used by fire departments, and woven into fireproof cloth for theatre curtains, clothing, etc. The theatre curtain manufacturing business alone is an enormous one, over 1,000 curtains of different sizes being made annually. The largest one of these is that at the Hippodrome in this city. Other theatrical uses for asbestos are wall coverings and linings, and scenery where municipal regulations demand absolute fire precautions. This same form is used with rubber coating in steam fitting, for valve and bearing packing, gaskets and sheet packing, as well as to cover mangles in steam laundries. It enters into automobile construction for general packing and heat insulation, and as brake-shoe lining.

All the material with fibres less than three-fourths inch in length, goes through a milling process to separate it from the rock; first it is passed through a crusher which breaks it up into one-inch sizes, then into a dryer where all the moisture is removed, and over a set of screens separating the fibres into various sizes which are again crushed and sorted. The finest screenings with fibres less than one-sixteenth inch are called asbestos sand from which wall plaster and shingles are made and, when mixed with cement, building material and mill board.

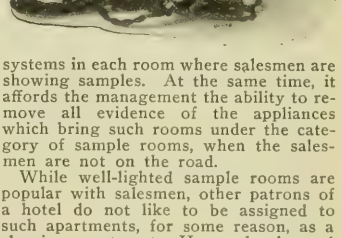
The coarser material from the screens is fed into a cylindrical tub called a "fiberizer," which beats up the rock, tearing loose the fibres which are drawn out at the top by means of a suction fan. These fibres are sorted by shaking screens, into what is known as Mill No. 1 and No. 2; the former being over one-half inch in length, sell at $100 the ton, while the latter, the smaller, sell for about $50 the ton.

Milled material is used in the manufacture of paper mats for stoves, and other kitchen utensils; heat insulating materials such as pipe covering, boiler plate and fire brick; building materials including roofing boards and shingles, laths, plaster and paint, besides gloves, clothing for firemen, and socks said to be very cheap and practically indestructible. One firm is trying to make writing paper, but so far has not succeeded on account of the blotter-like absorption of the paper, and the fact that while the paper does not burn the inscriptions in ink or pencil disappear at a red heat. With the perfection of this phase of paper-making, future generations will be enabled to preserve manuscripts without fireproof safes and vaults.

Cuts Lighting and Wiring Cost.

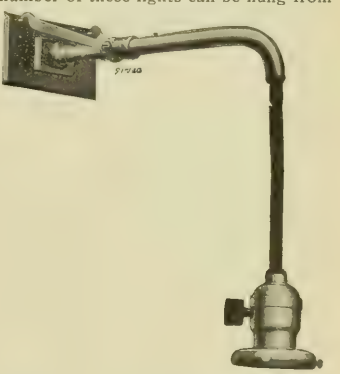
BUILDERS desiring to provide the greatest possible lighting convenience and at the same time to conserve the cost of wiring may be interested in knowing that there is being introduced upon the market a bracket, types of which are illustrated herewith, that may be used in sample rooms and as a means of suspending lights over beds.

These brackets, including lamp, socket, cord, bracket and plug, can be removed at will, the receptacle alone remaining. If desired, this can be concealed by a hinged section of the picture moulding or by a picture. The device is the result of a demand on the part of hotel managements for especially effective lighting



systems in each room where salesmen are showing samples. At the same time, it affords the management the ability to remove all evidence of the appliances which bring such rooms under the category of sample rooms, when the salesmen are not on the road.

While well-lighted sample rooms are popular with salesmen, other patrons of a hotel do not like to be assigned to such apartments, for some reason, as a sleeping apartment. Hence the demand for such a lighting arrangement. Any number of these lights can be hung from



the ceiling, and yet the room will not be disfigured when it is used as a boudoir. These receptacles are often placed in the floors to facilitate center table lighting or auxiliary heating or cooking appliances in residences and apartments.

CURRENT BUILDING OPERATIONS

New Central Branch of the Y. M. C. A., on Hanson Place, Brooklyn, Will Be Finest Structure of Type in City

WORK is rapidly progressing on the construction of the new building for the Central Branch of the Young Men's Christian Association, in Brooklyn, which when completed, will be one of the finest of its kind in the world. Trowbridge & Ackerman, architects, 62 West 45th street, Manhattan, have prepared the plans and specifications for this structure, and the Whitney Company, 1 Liberty street, have charge of its erection under a general contract.

This new structure is being erected on Hanson Place, occupying the block front from Fort Green place to South Elliott place, the plot being 191.10 feet on Hanson place, and 126 feet in depth. The location, for a building of this character, is ideal, as it is situated in close proximity to the heart of the business section of the borough, with access to all means of transportation. The Long Island Railroad station is but a few blocks distant. Subway and street car lines operate less than two minutes' walk from the site. Many of the borough's best-known churches, in addition to theaters, clubs and restaurants, are located within easy access of the new structure.

The new Y. M. C. A. building will rise to a height of thirteen stories and will have a basement and sub-basement. The facades will be of brick, with buff Indiana limestone and terra cotta trimmings. In point of construction and equipment the new Central Branch will be unsurpassed by any other Y. M. C. A. structure. The construction throughout will be of the highest class of workmanship and material and the latest improvements in methods and materials for building construction will be employed in the erection of the building and all the comforts and conveniences possible, for members and their guests, will be installed.

A restaurant for members, to which the public will also be admitted, will be operated as part of the work of the branch and the building will include a large banquet hall for formal occasions, with women's reception room, dressing and retiring rooms.

In the basement space has been provided for a barber shop, laundry and twelve bowling alleys, as well as the service plant for the building, including the electric lighting and ventilating apparatus, the heating boilers, vacuum cleaning system, etc. The general storage room, cold storage departments, work shop, and manual training class rooms will be located in the basement, also an artesian well, with the necessary pumping apparatus, has been installed to provide water for the swimming pools.

An auditorium, with seating accommodations for approximately 700 persons, will occupy part of the first floor, the balance of which will be devoted to entrances, corridors and office, reading room, library and billiard and pool room. The second floor will be given over to the use of the employment bureau. The work of this department is of the utmost importance and adequate space has been provided to allow for its natural growth.

On the third floor will be located the swimming pool. The water will be heated and the flow of fresh water constant. The hand-ball courts and the kitchen and serving rooms will also be located on this floor. The fourth floor will be occupied in its entirety, by the executive and general offices of the organization. It will have private offices for the branch secretary and his assistant, medical and physical director with their living quarters.



Trowbridge & Ackerman, Architects.

CENTRAL BRANCH Y. M. C. A.

The fifth and sixth floors will be equipped for gymnasium purposes and will include three of the largest gymnasiums in the city. In connection with these there will be the hand-ball and squash courts, running track, locker and Turkish bath and massage rooms. A special locker room will be provided for business men who may desire to devote some time during the day to athletic work. The Educational Department will occupy the seventh and eighth floors and will be provided with large well ventilated class rooms in which to carry on the various branches of education which are among the fundamental features of Y. M. C. A. work.

From the ninth to the thirteenth floors, inclusive, the space will be devoted to dormitories. Here accommodations will be provided for nearly 500 men at one time. The private rooms will be single and double ones furnished and decorated in a cheerful manner, with private showers, wash-rooms, toilets, etc. The roof will be used as an open-air running track in summer as well as a roof garden. During the summer months awnings will be placed over the roof and the regular Sunday afternoon meeting will be held there.

In addition to the above layout the structure will contain a large assembly room for lectures, a camera club room, including developing, printing and enlarging rooms, private dining rooms, committee rooms, four club rooms for the accommodation of the various organizations within the association, post office, and writing room. Five electric elevators, four passenger cars and one for freight, will serve all floors of the building.

Nearly $1,500,000 will be expended before this branch is completed and ready for dedication. The ground alone cost more than $250,000, and the building, exclusive of furnishings, is estimated to cost about $1,000,000. The erection of the structure was made possible upon receipt of the gift of $500,000 by Mrs. Roxy M. Smith, widow of the late M. Van Rensselaer Smith. The building has been named by the Y. M. C. A. authorities, the "Clarence E. Smith Memorial," in memory of Mrs. Smith's son; to members of the Association and all Brooklynites, it will, no doubt, continue to be known as the Central Branch. Another large gift, to further this project, was that of the Pratt family of Brooklyn. This donation of $100,000 was used with other moneys for the purchase of the site.

Many months of thought and careful study have been given to the preparation of the plans and specifications by both architects and owners. In order to profit by the experience of others and avoid mistakes in planning a committee visited the best types of Association Buildings in the East and Middle West and many ideas obtained on these visits will be incorporated in the new structure, with the idea of making it a model of its kind. According to present plans the structure will be completed and ready for occupancy by October 1, 1915. At the present time the steel is up to the height of the seventh floor.

Committee of Management of the Central Branch, which will have charge of the work in the new building: George D. Pratt, chairman; Clinton L. Rossiter; first vice-chairman; Alfred C. Bedford, second vice-chairman; Jacob C. Klinck, treasurer; R. Howard Boggs; William H. Burger; Joseph G. Cochran; John B. Creighton; Arthur D. Dana; Edmund D. Fisher; James S. Graham; Howard S. Hadden; Horace H. Howe; Nelson P. Lewis; Edward C. Miller; Frank H. Parsons; Frederick H. Pouch; James A. Smith; Eugene L. Swan, M.D.; Walter Truslow, M.D.; Herbert K. Twitchell; Albert C. Vinal; Charles W. Dietrich, branch secretary.

BRONX INDUSTRIES AND COMMERCE

Their Development the First Local Problem of the Day —The Advantages the Borough Holds Out to Them

By ROBERT J. MOOREHEAD
Superintendent of Buildings, Borough of the Bronx

THE development of industrial and commercial interests in the Borough of The Bronx is practically in its infancy, although many factories are located within its confines. This development is a great problem, and is of vital importance to all, as the progress of a community is, to a certain extent, contingent upon its industrial growth; and in order to interest manufacturers and induce them to locate in the Borough of the Bronx, its many industrial advantages must be clearly and concisely demonstrated.

Many of the large manufacturers, who, for a number of years have been operating in the Borough of Manhattan, are now finding it expedient to remove their plants to adjacent boroughs; and as the Bronx possesses many advantages over the other boroughs, there is no logical reason why it should not receive the first consideration.

This borough has great possibilities and is destined to become the largest and most important manufacturing centre in the Greater City. Among the exceptional inducements it can offer, the following may be cited:

(a) Land Values. The cost of land in the Bronx is moderate and many land owners are prepared to offer attractive inducements for the establishment of manufacturing plants.

(b) Labor Supply. An adequate supply of labor is imperative for a manufacturing centre and the supply in the Bronx is ample to accommodate all. Most of the workers are at present employed in Manhattan and would be immediately available for factories in the Bronx.

(c) Housing Accommodations. This is another necessary adjunct to a manufacturing centre, and manufacturers may rest assured that the accommodations in the Bronx are ample for all present needs. It can be reliably shown that 41 per cent. of the living apartments in tenement houses provided in New York City during the past five years, were built in the Bronx, as compared with 30 per cent. in Manhattan, 23 per cent. in Brooklyn and 6 per cent in Queens.

(d) Public Parks. There are over 4,100 acres of park lands in the Bronx to attract homeseekers. Public parks for recreation purposes are an important consideration in the establishment of a manufacturing centre, and in this respect the Bronx has a decided advantage over all other boroughs.

(e) Transit Facilities. Over 160 miles of trolley lines criss-cross the streets and avenues of the Bronx, making almost every section of the borough accessible from any other point In addition, nearly 50 miles of subways, elevated lines, steam and electric railroads traverse the borough, insuring quick transportation to and from Manhattan and Brooklyn. The New York Connecting Railroad Bridge over Hell Gate, from Port Morris to Astoria, is rapidly nearing completion and will link the Bronx with Queens.

(f) Waterfront. Over 45 miles of navigable waterfront expressly adapted for docking is immediately available. This should appeal strongly to manufacturers and particularly when one considers that the waterfront abuts upon land that is relatively inexpensive.

Looking at the situation from an angle there is no logical reason why live and progressive manufacturers should not locate in the Bronx, the most rapidly developing borough in New York City, and I am confident that my expectations of a great manufacturing centre therein will be realized in the very near future.

The Engineering Foundation.

The Engineering Foundation, inaugurated by the United Engineering Society, is the name given to a fund to be devoted to the advancement of the engineering arts and sciences in all their branches, to the greatest good of the engineering profession and to the benefit of mankind.

The administration of this fund will be entrusted to the Engineering Foundation Board, elected by the Trustees of the United Engineering Society and composed of eleven members, nine from the American Society of Civil Engineers, the American Society of Mechanical Engineers, the American Institute of Mining Engineers, and the American Institute of Electrical Engineers, and two chosen at large.

The initial gift for The Engineering Foundation is from a noted engineer whose name will be announced at the inauguration ceremonies, Wednesday, January 27, 1915, at 8.30 o'clock, in the auditorium of The Engineering Societies Building, 29 West 39th street, Manhattan.

The speakers at this inauguration meeting will be: Mr. Gano Dunn, president of the United Engineering Society, past-president of the American Institute of Electrical Engineers; Dr. Henry S. Pritchett, president of the Foundation for the Advancement of Teaching; Dr. Robert W. Hunt, past-president of the American Institute of Mining Engineers, and Dr. Alexander C. Humphreys, past-president of the American Society of Mechanical Engineers.

Insurance Firms Join.

Announcement is made by the Ritch-Hughes Company, 101 Park avenue, that Mr. William T. Ritch has sold his interest in the concern and that he, together with Mr. Stanley R. Smith, has severed his connection with the firm. The Ritch-Hughes Company has been joined by the Gerard-Oliver Company, and the business will be continued at the above address. With its new organization, the Ritch-Hughes Company is prepared to give efficient service in all branches of insurance. The following is the list of officers of the concern: Walter A. Hughes, president; Charles H. Gerard, vice-president; Joseph Maude, treasurer, and T. C. Oliver, secretary.

Insurance Firm Incorporated.

William T. Ritch has severed his connection with the Ritch-Hughes Company, and has opened new offices in the Builders' Exchange Building, 30-34 West 33d street, under the corporate name of William T. Ritch, Inc. The new concern is prepared to handle all forms of workmen's compensation and liability insurance, as well as all forms of contractors' bonds. Mr. Ritch was a pioneer as a specialist on contractors' bonds and liability insurance, to all those allied with the building industry. He is one of the best-known men among the building trades. Mr. Ritch has been for a quarter of a century a member of the Building Trades Employers' Association, the Mechanics and Traders' Exchange, and the Society of Mechanics and Tradesmen, of the City of New York. The following are the officers of the new concern: William T. Ritch, president; Stanley R. Smith, vice-president; P. Russell Wilbur, secretary, and George Rome, treasurer.

New Brooklyn Factory.

L. Schepp, Hudson and Duane streets, Manhattan, dealer in cocoanuts, contemplates the erection of a fireproof factory building at 191 to 205 Washington street, corner of Concord street, Brooklyn, covering a plot 136x100 feet. Details have not been completed.

Dr. Paterno Selects Architect.

Gaetan Ajello, of 1 West 34th street, was selected architect this week for the new thirteen-story apartment house which Dr. Charles V. Paterno, president of the Paterno Construction Company, is to erect, covering the vacant plot, 100.8x100 feet, at the southwest corner of West End avenue and 88th street. The project, including the cost of the land, will involve close to $1,200,000. The construction will be of the highest type and will contain every appointment customary in apartment houses of this class. Of course, plans have not been given out for estimates and will not be ready for some time yet. The thirteen-story apartment house now under course of construction at the northwest corner of Broadway and 84th street for the same owner is also from plans by Mr. Ajello, who also designed the twelve-story apartment house at the southwest corner of Seventh avenue and 58th street, which Dr. Paterno sold recently to Mr. Benjamin N. Duke, for $1,200,000.

Latest Broadway Rumor.

According to an announcement made on Tuesday, a tentative contract has been made by a syndicate headed by Leslie R. Palmer, from the Francis S. Kinney estate, for a twenty-story office and loft building to be erected on the site of the Hoffman House and Albemarle Hotel on the west side of Broadway, between 24th and 25th streets. The Broadway frontage is 159 feet, and on 24th street 120 feet. It will be recalled that plans were prepared about a year ago by Frank Hemstreet, architect, of 44 West 44th street, for a twelve-story hotel and business building to be erected on the Hotel Albemarle plot by the Kinney Estate, but operations were never started. See issue of April 25, 1914.

Office Building on Astor Site.

Charles A. Platt, 11 East 24th street, has prepared sketches for an eight-story office building to be erected by Vincent Astor on the southerly half of the old Astor House site, at the northwest corner of Broadway and Vesey street. The plot to be improved measures 100.7 feet on Broadway and 157.6 feet in Vesey street. The northerly half of the hotel, still standing, is owned by William Waldorf Astor, and is not involved in the building plan. No definite date has been determined for starting the work.

New Residence at Oyster Bay.

Hoppin & Koen, architects, 224 Fifth avenue, Manhattan, are preparing plans and specifications for a country residence to be erected at Oyster Bay, L. I., for Sterling Postley, owner, 830 Park avenue. The house will be of terra cotta block construction, fireproof, with stuccoed exterior. It will be two and one-half stories in height and will cover a plot 40 x 100 feet. The general contract has been awarded to F. W. Maher, 320 Fifth avenue. The operation, which will later include a garage and out buildings, will cost over $100,000.

Public School No. 129 Being Demolished.

Old Public School Building No. 129, situated at Nos. 431 to 437 East 19th street, is being demolished. The property was turned over some time ago by the Board of Education to the Sinking Fund Commission on the ground that the building was unsafe and undesirable for future occupancy of any kind. At the offices of the commissioners on Tuesday it was stated that the property had not been sold and that no arrangements have been made by the city for otherwise improving it.

Charles M. Clark to Build.

Charles M. Clark, treasurer of the Bradstreet Company, New York Life Building, is having plans prepared by McKenzie, Voorhees & Gmelin, 1123 Broadway, for a new residence of the American basement style, to be erected at 713 Park avenue. Contracts have not been issued.

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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—The Clifton Porcelain Tile Co., Clifton st, Newark, contemplates either extending its present factory or the erection of a new one. No architect selected.

MARCELLUS, N. Y.—The First National Bank of Marcellus, Dr. John Parsons, president, contemplates the erection of a bank building here. No architect selected.

BUFFALO, N. Y.—The Reformed Church, care of Rev. J. H. Dorschell, 302 Grider st, contemplates the erection of a church at Delevan and Moselle sts. No architect selected.

BUFFALO, N. Y.—St. John Maron Catholic Church, 454 Seneca st, Rev. F. Schemall, 435 Seneca st, contemplates the erection of a church, rectory and school at South Division and Cedar sts, to cost about $30,000. No architect selected.

EAST WORCESTER, N. Y.—M. F. Borne & Son, East Worcester, N. Y., contemplate the erection of a 2-sty business block in Main st. No architect has been selected.

BINGHAMTON, N. Y.—Willis Sharpe Kilmer, 7 Riverside drive, has offered to donate $12,000 if the city will raise an additional $12,000 for a maternity hospital here. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Aldus Construction Co., 600 West 181st st, J. S. Kahn, president, are about ready for bids on separate contracts for a 5-sty flat, on Vermilyea av, northside, Isham to 211th sts, to cost about $90,000.

MANHATTAN.—The Williams Building Co., 132 Nassau st, S. Williams, president, will take bids on sub-contracts for the 6-sty apartment house in 113th st, southside, 100 ft west of 7th av, from plans by Gronenberg & Leuchtag. Cost, about $60,000.

BRONX.—The Ebling Co., 939 Intervale av, will take bids about Jan. 20 for four apartments and two stores, 5-stys, 41x90 ft., at the southwest corner of Cauldwell av and 160th st, to cost $155,000. Brick, limestone, semi-fireproof, dumbwaiters, steam heat, etc. Operations will be started at once.

DWELLINGS.

THOUSAND ISLANDS, N. Y.—William A. Balch, Inc., 110 West 40th st, Manhattan, architect, is taking bids for a 2½-sty local stone residence about 6 miles northwest of Clayton, N. Y., for E. S. Woodward, Ardsley-on-the-Hudson.

ENGLEWOOD, N. J.—Caretto & Foster, 30 East 42d st, Manhattan, architects, are taking bids for a 2½-sty residence in Lincoln st, near Walnut st, for Reginald Holliday, care of architects. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids for offices, warehouse and shed in Essex st, for the National Oil & Supply Co., on premises. Cost, about $8,000.

NEWARK, N. J.—Bids will close January 20 for the brick and steel power plant at Point-No Point, on Passaic River, for the Public Service Corporation, Thos. F. McCarter. Nathaniel A. Carle, care of owner, chief engineer. Linde & Griffith Co., foot of 4th av, Newark, contractor for concrete foundations. Cost, $1,000,000.

PASSAIC, N. J.—The Magor Car Co., at Athenia, about two miles south of Passaic, will take estimates about Feb. 1 for the construction of a 1-sty corrugated iron and steel addition to its factory here to cost about $20,000. Plans have been drawn by Barclay & Klapp, 60 Wall st, Manhattan.

HALLS AND CLUBS.

NEWARK, N. J.—Neil Convery, Union Building, is preparing plans for alterations to the brick clubhouse, 76 New st, for the Young Men's Catholic Institute and Knights of Columbus. Bids will be taken by architect about January 22. Cost, about $10,000.

MANHATTAN.—Plans are being refigured for the 4-sty Y. M. C. A. building, 134x186 ft., at the southwest corner of Washington av and 161st st, from plans by Louis E. Jallade, 37 Liberty st. Weiskopf & Burroughs, 68 William st, steel engineers. Cost, about $225,000.

HOSPITALS AND ASYLUMS.

BRONX.—Buchman & Fox, 30 East 42d st, architects, are taking bids for a 4-sty pavilion on Gun Hill rd, for the Montefiore Home, Gun Hill rd and Bainbridge av. Cost, about $200,000.

MUNICIPAL WORK.

WALDEN, N. Y.—F. E. Estabrook, Newburgh, N. Y., architect, will call for bids on general contracts about Jan. 26 for the new municipal building and jail, 3-stys, 90x100 ft., non-fireproof, to be erected at Walnut and Scofield sts by the town of Walden. Estimated cost, about $60,000.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Bids will close January 19, at 8.30 P. M., for the high school at Washington av and Holmes st, for the Board of Education of the Town of Belleville. Chas. Granville Jones, 280 Broadway, Manhattan, architect. D. R. Bacon, 30 Church st, Manhattan, heating and electrical engineer. E. E. Seelye, 101 Park av, structural engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans will soon be figured for the store and office building, 3-stys, which the Sun Printing & Publishing Co. is to erect at the southeast corner of Nassau and Frankfort sts, from plans by F. P. Platt, 1123 Broadway.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for three 5-sty apartments on the west side of Northern av, east one-half of block between 178th and 179th sts, for the Dayton Realty Co., 132 Nassau st.

SHERMAN AV.—Neville & Bagge, 105 West 40th st, have completed plans for a 5-sty apartment on the east side of Sherman av, 100 ft. south of Dyckman st, for James Livingston, 326 Audubon av. Cost, about $45,000.

ST. NICHOLAS AV.—W. S. Berres, 404 Saratoga av, Brooklyn, has been commissioned to prepare plans for a 6-sty apartment on the east side of St. Nicholas av, 183 ft. south of 145th st, for John Katzman, 790 Riverside drive.

76TH ST.—Schwartz & Gross, 347 5th av, will soon complete plans for the 9-sty apartment, 69x100 ft., at 122-128 East 76th st for Julius Tishman & Sons, 18 East 41st st, owners and builders. Cost, about $200,000.

180TH ST.—G. & E. Blum, 505 5th av, have completed plans for a 6-sty apartment at the northeast corner of 180th st and Haven av for the Great Northern Construction Co., 3785 Broadway. Cost, about $175,000. Bids will soon be received.

55TH ST.—Wallis & Goodwillie, 56 West 45th st, have completed plans for an 8-sty apartment at 13-17 West 55th st for the George Backer Construction Co., 56 West 45th st. Cost, about $200,000. Bids will soon be received.

GRAND ST.—Arthur G. Carlson, 157 Remsen st, Brooklyn, has completed plans for a 6-sty tenement in the south side of Grand st, 47.2 ft. east of Mott st, for Peter Rinelli and Stephen Guardino, 87 Elizabeth st. Cost, about $35,000. Bids will soon be received.

79TH ST.—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for a 12-sty apartment house at 159-165 East 79th st for the 161 East 79th St. Co., Inc., 30 East 42d st. Cost, about $250,000. Specifications call for Indiana limestone, face brick, terra cotta blocks, fireproof floor arches, ornamental iron, marble and tile, hardwood floors, electric elevator, best plumbing fixtures, steam heat.

123D ST.—Marshall R. Grimes, 39 East 42d st, has prepared plans for alterations to the 5-sty apartment 101 East 123d st for the Emigrant Ind. Savings Bank, 51 Chambers st. Cost, about $4,000.

126TH ST.—Frank Wanier, 120 West 126th st, has had plans prepared by Jobst Hoffmann, 188 St. Nicholas av, for alterations to the 4-sty apartment at 251 West 126th st.

STORES, OFFICES AND LOFTS.

5TH AV.—William E. Austin, 45-46 West 24th st, is preparing plans for remodeling the 7-sty store and loft 208 5th av, through to Broadway, for Harry C. Hallenbeck, care of Hallenbeck-Wynkoop-Crawford Co., 497 Pearl st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

AV ST. JOHN.—Excavating is under way for two 5-sty apartments at the northeast corner of Av St. John and Fox st, for the Normal Construction Co., 661 Tinton av. C. B. Meyers, 1 Union sq, architect. Mason Construction Co., 661 Tinton av, has brick mason work. Cost, about $100,000.

226TH ST.—J. M. Felson, 1133 Broadway, is preparing plans for two 5-sty apartments, 100x90 ft., at 226th st, east of White Plains av, for A. M. Lubo, care of architect. Total cost, $80,000.

HOE AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty apartment, 65x101 ft., on the west side of Hoe av, 250 ft. north of Aldus st, for David Rosing, 61 West 113th st, owner and builder. Cost, about $50,000.

CRESTON AV.—William Koppe, 830 Westchester av, is preparing plans for four 5-sty apartments on the east side of Creston av, 244 ft. north of Fordham rd, for the Level Realty Corporation, 939 Intervale av, owner and builder. Cost, about $100,000.

AV ST. JOHN.—Work is up to the 5th tier on the store and apartment southwest corner of Av St. John and Fox st for the J. W. Cornish Construction Co., J. W. Cornish, 805 East Tremont av, president. Frank J. Schefcik, 176th st and Park av, architect. D. Peloso, 861 Fairmount pl, stone mason. Frank Willetts, 1887 Vyse av, brick mason. John Kientsch, 1833 Washington av, roofing, and Evans & Kaestner, 939 Intervale av, wiring. Cost, about $50,000.

CONCORD AV.—Neville & Bagge, 105 West 40th st, are preparing plans for four 5-sty apartments, 94x173 ft., at the southeast corner of Concord av and 151st st for Thomas Mulligan, 2474 Shakespeare av, owner and builder. Cost, about $125,000.

HOE AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty apartment house on the west side of Hoe av, 330 ft. south of 165th st, for the Hoe Av. Holding Co, David Rosing, president, 61 West 113th st, owner and builder.

STABLES AND GARAGES.

SOUTHERN BLVD.—Edward J. Byrne, 3029 3d av, has completed plans for a 1-sty brick and stone garage on the east side of Southern blvd, opposite 163d st. Cost, about $30,000.

WASHINGTON AV.—Paul C. Hunter, 191 9th av, is preparing plans for alterations and additions to the 4-sty garage on the east side of Washington av, 150 ft. north of Tremont av, for the Tremont Garage Co., A. Seadle, president, care of architect. Cost, about $12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PKWAY.—Farber & Markowitz, 189 Montague st, are preparing plans for a 4-sty apartment on the north side of Eastern pkway,

143 ft. west of Hopkinson av, for Fink-Kap Realty & Construction Co., 1069 Nostrand av. Cost, about $15,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have prepared plans for two 6-sty apartments on the south side of Division av, 152 and 200 ft. east of Bedford av, for the Ross Land Co. Cost, about $125,000. Work will start immediately.

ROSS ST.—Isaac Haft, Inc., 175 Hewes st, contemplates the erection of two 5-sty apartments, 80x200x50 ft., at Ross and Wilson sts, from plans by Shampan & Shampan, 772 Broadway.

KEAP ST.—Shampan & Shampan, 772 Broadare preparing plans for a 6-sty apartment, 80x 70 ft., at 331-7 Keap st for the Ross Land Co., H. Herschkowitz, president, 193 South 9th st, owner and builder. Cost, about $50,000.

SOUTH 2D ST.—Samuel Sass, 32 Union sq, Manhattan, is preparing plans for two 6-sty apartments at the southeast corner of South 2d and Hughes sts, for the South 5th Av Construction Co., 686 Willoughby av, owner and builder. Cost, about $80,000.

HEWES ST.—Charles M. Straub, 147 4th av, is completing plans for a 6-sty flat house with stores, 50x76 ft., to be erected at the southeast corner of Hewes and 4th sts, for Samuel Kraus Constn. Co., 217 Havemeyer st, to cost $20,000. The owner will take estimates on all sub contracts, including, wrecking, excavating, structural iron, patent store fronts, ornamental iron, marble and tile, sheet metal work, and one hand dumbwaiter.

SOUTH 1ST ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a 6-sty apartment house, 50x100 ft., to be erected in the north side of South 1st st, 105 ft. west of Havemeyer st, for Cohen & Duberstein, owners.

DWELLINGS.

AV. N.—Jos A. Boyle, 373 Fulton st, is preparing plans for four 3-sty stores and residences at the southeast corner of Av N and East 15th st, for C. Morgensen, 3417 Beverly rd, owner and builder. Cost, about $6,500 each.

STABLES AND GARAGES.

4TH ST.—Mortenson & Co., 405 Lexington av, Manhattan, are preparing plans for a 2 and 3-sty brick and concrete stable, 75x100 ft., at the southwest corner of 4th and Bond sts, for the Knickerbocker Ice Co., Wesley M. Oler, president, 1480 Broadway. Cost, about $51,000. George McEntee, 1123 Broadway, Manhattan, general contractor.

STORES, OFFICES AND LOFTS.

WYTHE AV.—Charles M. Straub, 147 4th av, is completing plans for a 6-sty flat and store building for a corporation now forming to be erected at the northeast corner of Wythe av and South 2d st, to cost about $50,000. The owner builds and will take bids on all sub contracts.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—James Magee, Winfield, L. I., will prepare plans for a 3-sty brick flat, 86x100 ft., at Hulst and Skillman avs for Joseph F. Negreen, 8 East 23d st, Manhattan. Cost, about $14,000.

DWELLINGS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 2-sty brick residence and private garage on the east side of 12th av, 175 ft. north of Vanderventer av, for Ignatz Wohl, 1221 3d av, Manhattan, owner and builder. Cost, about $15,000.

COLLEGE POINT, L. I.—Harry T. Morris, College Point, is preparing plans for a 2-sty frame residence at 1st st and 22d av for David E. Weddle, 16 North 23d st, Flushing, L. I. Cost, about $5,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

TOMPKINSVILLE, S. I.—Daniel Santoro, this place, is preparing sketches for a 3-sty apartment, 76x60 ft., to cost about $30,000.

DWELLINGS.

NEW DORP, S. I.—Harry W. Putnam, 18 Broadway, Manhattan, owner and architect, is preparing plans for four 2½-sty stucco detached residences on Beach av, 9th to 10th sts, to cost about $4,500.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame residence, 20x48 ft., at the northwest corner of Charles and Nicholas avs, for Jas. Okstel, Port Richmond. Cost, about $3,500.

Suffolk.

HOSPITALS AND ASYLUMS.

HOLTSVILLE, L. I.—Nathan Myers, Court Theatre Building, Newark, has been commissioned to prepare plans for a 2-sty frame tuberculosis hospital for the Board of Supervisors of Suffolk County, Philip J. Christ, chairman, New Hyde Park, L. I. Cost, between $35,000 and $45,000.

HOTELS.

AMITYVILLE, L. I.—Chas. Werner, 316 Flatbush av, is preparing revised plans for extensions and alterations to the 3-sty frame hotel, foot of Ocean av, for the Narrangansett Inn, William Lowden, on premises, owner. B. F. Conklin, on premises, lessee. Cost, about $10,000. The owner will soon call for bids from local contractors.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Beverly S. King, 103 Park av, Manhattan, has nearly completed plans for the 6-sty apartment house and garage at the northwest corner of South Broadway and N. Y. Post rd, for the Daytona Association. Louis E. Eden, 1 Madison av, steam, electrical and sanitary engineer. Cost, about $80,000.

YONKERS, N. Y.—Excavating will soon start for the 4-sty apartment on Elliott av for P. H. McGrath, 99 Morris st, owner and builder. Jas. A. Watson, Reeves Building, architect. Cost, about $21,000. The owner is ready for estimates on all contracts and materials.

DWELLINGS.

MT. VERNON, N. Y.—Plans are being prepared for a 2½-sty frame residence, 22x57 ft., on South 1st av, between 4th and 5th sts, for William J. Morgan, 336 South 1st av. Cost, about $6,500.

LARCHMONT, N. Y.—Foundations are under way for a 1-sty stone garage on Boston rd, for John Isbister, Boston rd. Cost, about $8,500.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.) L. Kantor & Co., 449 West 41st st, have received the contract for trim necessary for the 12-sty apartment, 1155 Park av, for the Akron Building Co., 119 West 40th st. R. T. Lyons, 119 West 40th st, architect. Gunvald Aus, 101 Park av, steel engineer. Cost, about $400,000.

MANHATTAN.—(Sub.) Andrew Kiesel, 1911 Morris av, has received the plastering contract for the 5-sty apartment, 100x100 ft., northeast corner of Vermilyea av and 207th st, for the Aldus Construction Co. Samuel Sass, 32 Union Square, architect.

BROOKLYN.—(Sub.).—Sage Bros., 4515 16th av, have received the heating contract for the 4-sty tenement southwest corner of 50th st and 12th av, for Paul J. Connelly, 5107 New Utrecht av, owner and builder. A. G. Carlson, 157 Remsen st, architect.

UNION HILL, N. J.—(Sub.).—DeRiso & Arena, 322 5th av, have received the mason work for alterations to the store and apartment house, 204 Bergenline av for Theodore Plens, on premises. William Newmann, 202 Ogden av, Jersey City, N. J., architect.

IRVINGTON, N. J.—Mathias Hiltgen, 77 19th av, Newark, has received the general contract to erect a 3-sty frame flat at 749 Springfield av, for Amelia A. Hemhauser, 745 Springfield av. Aug. M. Kleemann, 741 Broad st, Newark, architect. Cost, about $6,500.

DWELLINGS.

RUTHERFORD, N. J.—Garvin R. McCoach, this place, has received the general contract to erect a 2½-sty frame residence, 28x30 ft., on Irving pl for Reid Howell, 203 Wood av. Cost, about $4,000.

SOUTHAMPTON, L. I.—Brady & Halsey, Main st, have reseived the general contract to erect a 2½-sty frame residence for Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan. Cost, about $25,000.

"Very Satisfactory!"

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Contracts Awarded (Continued.)

NEW CANAAN, CONN.—Frank N. Goble, 1 East 42d st, Manhattan, has received the general contract for alterations to the 2½-sty residence for Ernest L. Conant, New Canaan, Conn. H. Brooks Price, 105 West 40th st, Manhattan, architect. John J. Mahan, New Canaan, Conn., contractor for foundations and excavation work. Cost, about $30,000.

SCARSDALE, N. Y.—J. Mulholland, 43 Church st, New Rochelle, N. Y., has received the general contract to erect a 2½-sty residence, frame and stucco, on Cooper rd, for Mrs. Joseph D. Tooker, 111 Broadway, Manhattan. W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, about $12,000.

FARMINGDALE, L. I.—Smith & Beierling, Conklin st, this place, have received the general contract to erect a 2½-sty frame residence in Compton st, for Ralph Dickerson, this place. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 1-sty factory in the east side of South 11th st for the American Piston Ring Co., 378 Jelliff av. Cost, about $11,000.

MANHATTAN.—J. W. Clark, 86 Roosevelt st, has received the general contract to alter two 6-sty factory buildings at 206-212 Canal st for the Graham Estate, Bale Kreilsheimer, trustee, 176 Centre st. Chas. E. Miller, 111 Nassau st, architect. Cost, about $5,500.

SCHOOLS AND COLLEGES.

MANHATTAN. — John I. Cahalian, 2010 Broadway, has received the general contract to alter the building 55 East 3d st for the Music School Settlement, 55 East 3d st. Delano & Aldrich, 4 East 39th st, architects.

PLAINFIELD, N. J.—John Lowry, Jr., 237 5th av, Manhattan, has received the general contract to erect a 2-sty brick school on Evergreen av for the Board of Education of the city of Plainfield. Wilder & White, 50 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineers. Cost, about $125,000.

NEWARK, N. J.—(Sub.).—The Underpinning & Foundation Co., 290 Broadway, Manhattan, has received the contract for the Hercules steel piles for the foundation of the McKinley School, 8th av and Factory st, from plans by E. F. Guilbert. E. M. Waldron & Co., Newark, general contractors.

STABLES AND GARAGES.

JAMAICA, L. I.—H. Wood, 258 Halsey st, Brooklyn, has received the general contract to erect a 1-sty brick garage, 70x100 ft., on the south side of Hillside av, 388 ft. west of Kaplan av, for D. Koster, Huron st. W. B. Wills, 1181 Myrtle av, Brooklyn, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

BRONX.—J. Schlesinger, 1269 Broadway, has received the general contract to erect a 1-sty brick store on the east side of Jerome av, 51 ft. north of Mt. Hope pl, for the Rilma Building Co., Eugene Schoen, 25 West 42d st, architect. Cost, about $12,000.

MANHATTAN.—(Sub.).—The Rapp Construction Co., of 30 East 42d st, has secured the contract to install the Clinton Fireproofing System of floor and roof arches in the Brooks Bros. Building at 44th st and Madison av, New York City. LaFarge & Morris, architects. Irons & Todd, general contractors.

MICELLANEOUS.

MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to erect a 3-sty sub station at 354 West 45th st, for the United Electric Light & Power Co., 130 East 15th st. W. E. McCoy, 130 East 15th st, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

AVE A, e s, 90th, 91st sts and East River, 1-sty brick storage shed, 100x35; cost, $6,000; owner, City of N. Y., Marcus M. Marks, president Borough of Manhattan, Municipal Bldg.; architect, Frank H. Hines, Municipal Bldg. Plan No. 4.

APARTMENTS, FLATS AND TENEMENTS.

113TH ST, s s, 100 w 7th av, No. 218-20 West, 6-sty brick, non-fireproof tenement, 50x87; cost, $60,000; owner, Williams Bldg. Corporation, Samuel Williams, president, 71 West 113th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 7.

190TH ST and St Nicholas av, n e cor, 6-sty brick, non-fireproof tenement, 100x120; cost, $125,000; owner, Stephen J. Egan, 802 West 181st st; architects, Neville & Bagge, 105 West 40th st. Plan No. 5.

79TH ST, 159-165 East, 12-sty brick apartment, 62x84; cost, $250,000; owner, 161 East 79th St. Co., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 8.

MISCELLANEOUS.

EXTERIOR ST, Av A, 64th, 67th sts, 1-sty brick fireproof chimney for power house, height, 152 ft.; cost, $1,000; owner, Rockefeller Institute for Medical Research, T. Mitchell Prudden, chairman, 160 West 59th st; architects, Shepley, Rutan & Coolidge, Ames Bldg., Boston, Mass. Plan No. 8.

EXTERIOR ST, AV A, 64TH-67TH STS, brick fireproof chimney for power house, height, 152 ft.; cost, $1,000; owner, Rockefeller Institute for Medical Research, 65th st and Av A, T. Mitchell Prudden, chairman, 160 West 59th st; architects, Shepley, Rutan & Coolidge, Ames Bldg., Boston, Mass.; g. c., Marc Eldlitz & Son, 30 East 42d st. Plan No. 9.

71ST ST, 533 East, 1-sty terra cotta block, fireproof low pressure boiler house, 11x9; cost, $100; owner, Geo. H. Storm, 521 East 72d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 6.

Bronx.

DWELLINGS.

BEACH AV, w s, 50 n Randall av, 2½-sty frame dwelling, 20x35, shingle roof; cost, $3,500; owner, Louisa B. Diener, 1768 Gleason av; architect, Anton Pirner, 2069 Westchester av. Plan No. 7.

SCOFIELD ST, s s, 59 w William st, 1-sty and attic frame dwelling, shingle roof, 16x35; cost, $2,000; owner, Pierrepont Davenport, 13 Willoughby av, Brooklyn; architect, Chas. L. Calhoun, 560 West 160th st. Plan No. 9.

SCOFIELD ST, s s, 84 w William st, 1-sty and attic frame dwelling, shingle roof, 16x35; cost, $2,000; owner, Pierrepont Davenport, 13 Willoughby av, Brooklyn; architect, Chas. L. Calhoun, 560 West 160th st. Plan No. 10.

OLINVILLE AV, s e cor Lester st, 2-sty frame dwelling, tin roof, 20x25; cost, $2,000; owner, Chas. McGarry, 3013 Olinville av; architect, F. J. McGarry, 782 East 219th st. Plan No. 12.

FACTORIES AND WAREHOUSES.

BRONX PARK BOTANICAL GARDEN, 2-sty frame storage, 24x24; cost, $3,000; owner, City of New York; architect, A. G. Waldreaon, Claremont Park. Plan No. 11.

HOSPITALS AND ASYLUMS.

GUN HILL RD, Bainbridge and Wayne avs and 210th st, 4-sty and attic brick hospital, 133.11x77.1, copper roof; cost, $200,000; owners, Montefiore Home & Hospital, Jacob H. Schiff, on premises, president; architects, Buchman & Fox and A. W. Brunner, 30 East 42d st. Plan No. 6.

STORES AND TENEMENTS.

MARMION AV, s w cor 178th st, 5-sty brick tenement, 50x90, slag roof; cost, $50,000; owners, Eifel Constn. Co., Gertrude Comes, 1822 Mohegan av, president; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 8.

Brooklyn.

DWELLINGS.

EAST 18TH ST, w s, 248 n Av O, three-2-sty frame dwellings, 22x31.8, shingle roof, 1 family each; total cost, $12,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 123.

47TH ST, s s, 220 e 13th av, 1-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,500; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 109.

48TH ST, s s, 200 w 16th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,500; owner, Harris Wilner, 4700 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 110.

59TH ST, s s, 560 e 17th av, two 2-sty brick dwellings, 20x54, slag roof, 2 families each; total cost, $10,000; owner, Robert A. McAvoy, 734 6th st; architect, F. W. Eisenla, 16 Court st. Plan No. 108.

65TH ST, s s, 100 e 7th av, five 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, $20,000 each; owner, Vincent Vannata, 1225 73d st; architect, Angelo H. Martin, 6005 14th av. Plan No. 116.

EAST 4TH ST, w s, 180 n Av J, two 2-sty frame dwellings, 17x36, shingle roof, 1 family each; total cost, $7,000; owner Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 163.

EAST 4TH ST, w s, 232 n Av J, eight 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $24,000; owner, Jacob D. Ranck, 110 Av I; architect, F. J. Dassau, 1373. Broadway. Plan No. 162.

EAST 17TH ST, e s, 322 n Av Z, 1-sty frame dwelling, 19x31, shingle roof, 1 family; cost, $1,250; owner, Annie Schmirmund, East 17th st and Av Z; architect, Frank G. Walters, 2700 Ocean av. Plan No. 161.

ALBANY AV, w s, 97.6 n Av J, 2-sty frame dwelling, 16x39, shingle roof, 1 family; cost, $2,400; owner, Mrs. Martha Johnson, 385 Adelphi st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 180.

WEST 1ST ST, e s, 120 n Av X, 2-sty frame dwelling, 14x32.6 shingle roof, 1 family; cost, $2,000; owner, W. A. Rigoulet, 13 Willoughby st; architect, Chas. L. Calhoun, 560 West 163d st, New York. Plan No. 230.

FACTORIES AND WAREHOUSES.

NORTH HENRY ST, w s, 146.6 n Ergert st, 1-sty brick storage, 20x20, gravel roof; cost, $800; owner, Hy Hoops, 85 North Henry st; architect, D. Salvati, 525 Grand st. Plan No. 187.

4TH ST, s w cor Bond st, 3-sty brick storage and stable, 160x74.9, gravel roof; cost, $50,000; owner, Knickerbocker Ice Co., 1480 Broadway; architect, Mortenson & Co., 405 Lexington av, Manhattan. Plan No. 197.

STORES AND DWELLINGS.

CHURCH AV, s w cor C. I. av, 3-sty brick store and dwelling, 34.7x91.9, gravel roof, 2 families; cost, $6,000; owner, Kraslow Constn. Co., 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 135.

C. I. AV, w s, 37.7 s Church av, three 3-sty brick stores and dwellings, 91x55, gravel roof, 2 families each; total cost, $12,000; owner, Krasiow Constn. Co., 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 137.

NEW LOTS RD, n s, 25.5 e Sackman st, 2-sty brick store and dwelling, 20.1x54, gravel roof, 2 families; cost, $3,500; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 218.

NEW LOTS RD, n s, 45.7 e Sackman st, 2-sty brick store and dwelling, 20.1x54, gravel roof, 2 families; cost, $3,500; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 219.

NEW LOTS RD, n s, 65.8 e Sackman st, 2-sty brick store and dwelling, 20.1x54, gravel roof, 2 families; cost, $3,500; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 220.

NEW LOTS RD, n s, 85.10 e Sackman st, 2-sty brick store and dwelling, 20.1x54, gravel roof, 2 families; cost, $3,500; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 221.

STORES AND TENEMENTS.

LINCOLN PL, n s, 179.9 e Troy av, 4-sty brick tenement, 60x92, gravel roof, 27 families; cost, $50,000; owner, Chas. Serota, 1494 Eastern pkway; architect, Benj. Cohn, 361 Stone av. Plan No. 122.

WEST 1ST ST, w s, 70.9 s Sheepshead Bay rd, 1-sty frame store, 18x30, gravel roof; cost, $300; owner, Sacharo Rubins, 202 West av; architect, A. D. Hinsdale, 96 C. I. av. Plan No. 143.

LIVONIA AV, n w cor Christopher av, 4-sty brick store and tenement, 25x90, slag roof, 9 families; cost, $19,000; owner, Bakery Bldg. Co., 175 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 151.

HOPKINSON AV, n w cor Blake av, 4-sty brick tenement, 50.3x90, slag roof, 22 families; cost, $30,000; owner, The Burland Co., 135-7 Eastern pkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 120.

VERMONT ST, w s, 200 n Livonia av, four 3-sty brick tenements, 20x68, slag roof, 6 families each; total cost, $30,000; owner, Hadrian Realty Co, 674 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 169.

ELLERY ST, n s, 102.7 w Delmonico pl, 1-sty brick store, 25x77.11, gravel roof; cost, $2,000; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 209.

12TH AV, n e cor 43d st, 4-sty brick tenement, 20x90, slag roof, 8 families; cost, $15,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 237.

12TH AV, e s, 20.2 n 43d st, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, $25,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 236.

MISCELLANEOUS.

EAST N Y AV, n s, 142.7 w Lincoln pl, 1-sty brick carriage house, 24.1x28.3, slag roof; cost, $500; owner, Moses Silverman, 1309 East N. Y. av; architects, Farber & Markowitz, 189 Montague st. Plan No. 208.

Queens.

DWELLINGS.

DUNTON.—Liberty av, s s, 75 e Maure av, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,300; owner, Henry E. Price, 354 Fulton st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 285.

FLUSHING.—Black Stump rd, n s, ½ mile e Fresh Meadow rd, 2-sty frame dwelling; 24x30, shingle roof, 2 families; cost, $1,900; owner, Wm. Heslein, 223 Franklin pl, Flushing; architect, J. W. Dobson, 151 Washington av, Flushing. Plan No. 25.

FLUSHING.—28th st, e s, 80 s State st, 2-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, $4,500; owner, Broadway Flushing Homes Corpn., 256 Broadway, Manhattan; architect, Benj. Hudson, 319 9th st, Brooklyn. Plan No. 28.

JAMAICA.—Herriman av, e s, 404 s Hillside av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $6,000; owner, Gross Construction Co., Union Hall st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 31.

LAUREL HILL.—Jones st, w s, 250 s Clifton av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, $1,000; owner, Patk. Reilly, Celtic av and Grove st, Laurel Hill; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 24.

ROCKAWAY BEACH.—Eldert av, w s, 415 n L. I. R. R., 1-sty frame dwelling, 14x28, shingle roof, 1 family; cost, $350; owner, G. B. Schneider, 321 Bainbridge st, Brooklyn; architect, J. B. Smith, Rockaway Beach. Plan No. 26.

WOODHAVEN.—Hopkinton av, w s, 240 s Broadway, three 2-sty frame dwellings, 20x42, tin roof, 2 families; cost, $5,400; owner, J. Vielord, Woodhaven av, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 32.

CORONA.—Edson st, s s, 300 w 51st st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $4,000; owner, Flosblom, 140 Ferguson st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 45.

ELMHURST.—22d st, w s, 315 s Woodside av, 2½-sty frame dwelling, 20x50, shingle roof, 1 family, steam heat; cost, $4,200; owner, Geo. Livingstone, Sycamore av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 46.

FAR ROCKAWAY.—Grandview av, e s, 445 s Rue De St. Felix, three 1-sty frame dwellings, 17x45, shingle roof, 1 family; cost, $1,600; owner, Jos. Krane, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 38-39-40.

MIDDLE VILLAGE.—Pulaski st, s s, 25 e Main av, two 2-sty frame dwellings, 20x48, tin roof, 2 families; cost, $6,000; owner, Mortimer R. Sherman, 25 Hinman st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 33.

MORRIS PARK.—Ward st, e s, 109 n Liberty av, two 2-sty frame dwellings, 17x34, shingle roof, 1 family; cost, $4,800; owner, Francis A. Biedenkapp, Richmond Hill; architect, Chas. Biedenkapp, Richmond Hill. Plan No. 37.

RAMBLERSVILLE.—Hawtree av, e s, 200 s Flynn av, 2-sty frame dwelling, 28x30, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Frank Freimuth, Hawtree av, Ramblersville. Plan No. 36.

RICHMOND HILL.—Oxford av, e s, 144 s Jamaica av, two 2-sty frame dwellings, 16x32, shingle roof, 1 family, steam heat; cost, $1,000; owner, A. Jesser, Lefferts av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 41-42.

ELMHURST.—Medina pl, w s, 125 n Gerry st, 2½-sty frame dwelling, 21x46, shingle roof, 2 families, steam heat; cost, $3,600; owner and architect, John Simkin, 52 East Jackson av, Corona. Plan No. 50.

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New Buildings—Continued.

FLUSHING.—West Grove st, s s, twelve 2-sty frame dwellings, 16x24, shingle roof, 1 family, steam heat; cost, $12,000; owner, C. W. Copp, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 56 to 65.

JAMAICA.—Maple av, w s, 77 n Hillside av, four 2-sty brick dwellings, 20x35, slag roof, 2 families; cost, $24,000; owner, Esor Realty Co., 208 Pulaski st, Brooklyn; architect, Shampan & Shampan, 272 Broadway, Brooklyn. Plan No. 52.

ROCKAWAY BEACH.—Brandreth av, e s, 510 s Boulevard, 2-sty frame dwelling, 18x29, shingle roof, 2 families; cost, $1,500; owner, J. S. Williamson, 62 Pleasant av, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 67.

STABLES AND GARAGES.

BEACH 77TH ST, w s, 104 n Boulevard, 1-sty brick garage, 24x98, slag roof; cost, $3,000; owner, E. Burger, 587 Boulevard, Rockaway Beach; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 47.

EAST ELMHURST.—Sound View ter, s w cor Manhattan blvd, 1-sty brick garage, 18x18; cost, $500; owner, H. Auskulate, on premises. Plan No. 44.

RICHMOND HILL.—Metropolitan av, 665, 1-sty frame garage, 12x16, tin roof; cost, $150; owner, J. J. Harford, on premises. Plan No. 35.

RIDGEWOOD.—Putnam av, s s, 90 w Seneca av, 1-sty brick garage, 26x65, slag roof; cost, $2,500; owner, Fredk. J. Kohlmeyer, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 27.

STORES AND TENEMENTS.

FLUSHING. Forest av, s s, 45 e Bowne av, three 1-sty brick stores, 16x55, tin roof; cost, $7,000; owner, Henry Rosenbaum, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 49.

LONG ISLAND CITY.—Hopkins av, w s, 81 n Elm st, 3-sty brick tenement, 27x74, tin roof, 5 families; cost, $9,000; owner, Jos. S. Renda, 393 Hopkins av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 48.

LONG ISLAND CITY.—10th av, w s, 25 s Vandeventer av, four 3-sty brick tenements, 18 x55, slag roof, 4 families and store; cost, $16,000; owner, 20th Av. Realty Co., 44 Court st, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 66.

MISCELLANEOUS.

MEADOWMORE PARK.—Third st and 1st st, 1-sty frame boat house, 20x35, tin roof; cost, $750; owner, Chas. Meyer, Jamaica. Plan No. 53.

SPRINGFIELD.—Thurston Creek, w s, 80 s Springfield Dock, 1-sty frame boat house, 14x18, tin roof; cost, $150; owner, G. T. Powell, 285 Manhattan av, Brooklyn. Plan No. 51.

RICHMOND HILL CIRCLE.—Malcolm av, s s, 266 w Summit av, 1-sty frame boat house, 16x26, tin roof; cost, $150; owner, H. Jasper, on premises. Plan No. 29.

LAUREL HILL.—Townsend av, e s, 225 s Clifton av, 1-sty frame shed, 20x15, paper roof; cost, $100; owner, P. Reilly, on premises. Plan No. 34.

LAUREL HILL.—Washington av, w s, 1,800 s Old Brook rd, 1-sty frame shed, 30x64, asbestos roof; cost, $2,000; owner and architect, General Chemical Co., on premises. Plan No. 43.

Richmond.

DWELLINGS.

6TH ST, s s, 100 w Maple av, New Dorp, 1-sty frame bungalow, 14x25; cost, $290; owner, Florence Sanderson, 423 East 162d st, Manhattan; builder, Aug. Alonson, Midland Beach. Plan No. 4.

CAST AV, n s, 500 w Portland pl, New Brighton, 2½-sty frame dwelling, 22x45; cost, $4,000; owner, Karlson Bros., Brighton Heights; architect, John Davies, Tompkinsville. Plan No. 9.

NEW DORP LANE, s w, 10 s e Britton lane, New Dorp, 2-sty frame dwelling, 28x28; cost, $1,200; owner, Godfrey Krepela, 1494 Av A, Manhattan; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 6.

NICHOLAS AV, n e cor Charles av, Port Richmond, 2-sty frame dwelling, 20x48; cost, $3,000; owner, architect and builder, Jos. O. Kstel, Port Richmond. Plan No. 7.

WAVECREST, n s, 300 w Cedar Grove, New Dorp, 1-sty frame bungalow, 14x38; cost, $450; owner, Mabel B. Lewis, 4 West 93d st, Manhattan; builder, A. Marks, Jr., Dongan Hills. Plan No. 8.

STABLES AND GARAGES.

RICHMOND TERR, s s, 75 e Newark av, Port Richmond, 1½-sty frame stable, 20x64.8; cost, $1,850; owner, Archibald Fulton, Port Richmond; lessee, architect and builder, Texas Co, Port Richmond. Plan No. 5.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BOND ST, 35-37-39, mason work, concrete footing to 6-sty brick stores and lofts; cost, $300; owner, Wechaler Estate, 149 Broadway; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 40.

FRANKLIN ST, 132-42, build new bulkhead, fireproof manhole door, new 4-in. terra cotta motor room, brick opening to 6-sty brick loft; cost, $500; owner, David S. Walton, 132 Franklin st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 56.

SPRING ST, 153-55, gravity tank, steel supports to 6-sty brick factory; cost, $725; owner, Wm. P. Eno, 13 South William st; architect, Royal J. Mansfield, 135 William st. Plan No. 30.

SPRING ST, 24, removal of partition, stage and entrance doors, flooring, metal-covered front, partitions to 4-sty brick moving picture theatre and loft (to be used as store and dwelling); cost, $5,000; owner, John Mittnacht, 23 Spring st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 71.

8TH ST, 56 West, stairs, doors, girder, plumbing fixtures, iron steps and railings, widening of stair walls, flooring to 4-sty brick show room and lofts; cost, $2,000; owner, Mary H. Tompkins, Lakewood, N. J.; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 59.

8TH ST, 35-37 East, to enlarge 4-sty brick moving picture theatre, removal of brick wall, installation of girder and columns, store fronts, fire-escape exits; cost, $6,000; owner, Jacob Rosenthal, 100 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 72.

27TH ST, 13-15 West, removal of stairs and dumb waiter shaft, flooring (reinforced cinder concrete and wire mesh) to 11-sty brick store and lofts; cost, $200; owner, Rock Estate, 315 5th av; architect, Morris Schwartz, 194 Bowery. Plan No. 41.

32D ST, 10 West, removal of front wall of basement, stairs and partitions; raising of beams, store fronts, extension to building line, stairs, flooring, partitions, steel girder to 4-sty brick dwelling (to be used as store, offices and one apartment); cost, $10,000; owners, Lane & Alexander, 320 Broadway; architect, Jacob M. Felson, 1133 Broadway. Plan No. 45.

32D ST, 19 East, store front, stair, doors, windows to 5-sty brick stores and dwelling; cost, $4,500; owner, The 19 East 32d St. Co., Thos. E. Rheinhard, president, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 62.

36TH ST, 225-27 East, gravity tank, pressure tank, steel supports to 5-sty brick lofts; cost, $2,100; owner, Elsa A. Bickel, 225-27 East 36th st; architect, Royal J. Mansfield, 135 William st. Plan No. 35.

38TH ST, 420-30 West, extension of roof monitor to 1-sty brick factory; cost, $500; owner, Conrad Hubert, 308 Hudson st; architects, Lee & Hewitt, 1123 Broadway. Plan No. 43.

39TH ST, 314 East, partitions, holes in front wall for cast iron boxes to 5-sty brick tenement; cost, $800; owner, Gerhard Estate, Elizabeth Kramer, extrx, 76 West 50th st; architect, Daniel J. Clune, 301 East 39th st. Plan No. 42.

40TH ST, 345-49 West, two fireproof vaults (terra cotta block, metal bins), terra cotta block partition, kalamein doors to 8-sty brick lofts; cost, $400; owner, John Cruikshank, 55 Liberty st; architect, Irving Kudorff, 210 West 35th st. Plan No. 67.

42D ST, 25 West, metal-covered store fronts, entrances, partitions, stairs to 6-sty brick stores and offices; cost, $1,500; owner, Hoffman Estate, Chas. P. Hoffman, president, 238 Broadway; architect, John H. Scherir, 17 West 42d st. Plan No. 68.

51ST ST, 163 East, hand-ball court on roof of 4-sty brick prison and dormitories (steel frame, corrugated iron, wire mesh, mason work); cost, $975; owner, Police Dept., City of N. Y.; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 65.

53D ST, 153-157 East, erect pent house, terra cotta blocks, steel beams, concrete arches to 6-sty brick garage; cost, $2,500; owner, Estate of James Naughton, 133 East 53d st, John H. Naughton, exec.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 53.

54TH ST, 231 West, concrete floors, plaster board and metal ceiling, stairs, mason work, terra cotta stair enclosure, partitions, fireproof windows, skylights to 4-sty brick garage; cost, $3,000; owner, Mary Harp, 128 Broadway, care Stoddard & Mark Co.; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 37.

55TH ST, 237-41 West, removal of present runway, new runway to 4-sty brick garage; cost, $100; owner, Jas. Froelich, 237 West 55th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 39.

57TH ST, 350 West, cut down window opening to form doorway, new store fronts, galvanized iron cornice and metal covered wood base to 4-sty brick dwelling; cost, $150; owner, Marie Roche-Ryan, 262 West 44th st; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan No. 49.

57TH ST, 352 West, cut down window opening to form doorway, partitions to 4-sty brick dwelling; cost, $150; owner, Marie Roche-Ryan, 262 West 44th st; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan No. 50.

58TH ST, 30 West, new front, new stud partitions to 4-sty brick dwelling; cost, $500; owner, S. A. Fatman, 27 William st; architects, Buchman & Fox, 30 East 42d st. Plan No. 54.

68TH ST, 301 West, new windows, sheet steel ceiling to 2-sty brick machine shop; cost, $250; owner, Michael Flick, 166 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 48.

74TH ST, 347-49 East, brick tower, wall-strengthening girders to 4-sty brick church; cost, $3,500; owner, Presbytery of New York, Rush Taggart, president, 319 West 75th st; architects, Ludlow & Peabody, 101 Park av. Plan No. 61.

107TH ST, 217 East, removal of vent shaft, flooring to 4-sty brick tenement; cost, $250; owner, Giusseppi Fallsi, 217 East 107th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 70.

116TH ST, 60-62 West, additional girders, installation of elevator, stairs, balcony, iron stairs, change of plumbing, terra cotta block stair enclosure, mason work, moving picture booth on roof to 1-sty brick, fireproof moving picture theatre; cost, $6,000; owner, The 60-62 West 116th St. Co., Jesse W. Ehrich, president, 31 Liberty st; architect, Jacob M. Felson, 1133 Broadway. Plan No. 46.

116TH ST, 164 West, plumbing fixtures, toilet enclosure to 5-sty brick stores and apartments; cost, $100; owner, Geo. H. Huber, 1919 7th avenue; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 69.

AV A, 1497, brick dumbwaiter shaft enclosure, fireproof door, terra cotta block, mason work, concrete footing to 5-sty brick store and tenement; cost, $150; owner, Michael Knaish, 1653 1st av; architect, Frank Straub, 25 West 42d st. Plan No. 34.

AV C, 26-28-30, metal-covered store front, granite blocks, steel beams, galvanized iron cornice to 3-sty brick store and dwelling; cost, $500; owner, Edw. Baumann, 336 East 72d st; architect, Henry Regelmann, 133 7th st. Plan No. 44.

AMSTERDAM AV & WEST 116TH ST, n e c, addition to 1-sty greenhouse; cost, $4,000; owner, Columbia University, West 116th st and Amsterdam av; architects, Lord & Burnham Co., 42d St. Bldg. Plan No. 57.

BROADWAY, 570-76, fire escapes, fireproof door and windows to 10-sty brick stores and lofts; cost, $2,500; owner, Third St. Realty Co., Henry Goldstein, president, 37 Liberty st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 32.

BROADWAY, 1446-1450, install balcony, stairway to 9 and 5-sty brick restaurant and hotel; cost, $400; owner, The Fourteen-Fifteen Broadway Co., H. S. Duncan, Pres., 1450 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 52.

BROADWAY, 1514-1530, remove pier, new doors, new lintel beams and supports, construct glass and iron marquise to 5-sty brick fireproof theatre; cost, $1,000; owner, N. Y. Theatre Co., 214 West 42d st; architect, Thomas W. Lamb, 644 5th av. Plan No. 55.

BROADWAY, 1876-82, fireproof partitions to 4-sty brick show rooms and offices; cost, $300; owner, Wendell Estate, 175 Broadway; architect, Rudolf Boehler, 195 Lexington av. Plan No. 58.

BROADWAY, 2431-39, stairs, balcony (frame) to 2-sty brick stores and theatre; cost, $65; owner, Robert Goelet, 9 West 17th st; architect, John C. Adams, 143 West 60th st. Plan No. 64.

LEXINGTON AV, 742, removal of stone stoop, vestibule and steps, flooring, stairs metal lath and plaster stair enclosure to 4-sty brick store, offices and apartments; cost, $650; owner, Sarah R. Simmons, 2 East 58th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 60.

LEXINGTON AV, 1736, partitions forming bath rooms, plumbing and fixtures, windows to 5-sty brick tenement; cost, $1,200; owner, Joseph Mandel, 1736 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 63.

1ST AV, 2420-26, fire proof stair enclosure (hollow terra cotta block, reinforced concrete floor slab), wood stairs to 5-sty brick factory; cost, $1,000; owners, Maas & Blum, 32 West 85th st; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 66.

3D AV, 2274, remove store front and wall, new store front, remove columns and girder, new girders, build brick piers, cast iron columns, new iron doors, copper corner bars, ceramic tile, new lights to 3-sty brick cloak and suit store and repair room; cost, $1,000; owner, R. I. Brown Estate, A. D. Brown, trustee, 20 Nassau st; architect, Edgar T. Hovell, 31 Kane pl, Brooklyn. Plan No. 51.

5TH AV, 518, steel stairway, replacing of windows with fireproof doors, painting to 8-sty brick salesrooms and factory; cost, $3,500; owner, Henry G. Prevor, 11 William st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 31.

6TH AV, 639, fireproofing, fire escape ladder, iron stairs to 4-sty brick stores and apartments; cost, $900; owner, Goodhue Livingston, Southampton, L. I.; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 38.

6TH AV, 499, remove brick piers, provide steel lintels, steel beams, metal lath, headers and trimmers to 3-sty brick store and lofts; cost, $500; owner, John H. Rikser, 110 West 34th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 47.

8TH AV, 236, store front, Lally columns, steel girders, cement mortar pier, blue stone, removal of wall to 3-sty brick store and dwelling; cost, $2,500; owner, Mary Drake, 266 West 23d st; architect, L. S. Beardsley, 38 West 32d st. Plan No. 33.

Bronx.

FILMORE ST, w s, 200 n Van Nest av, 1-sty frame extension, 10x36, to 2-sty frame dwelling; cost, $250; owner, John Mock, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 8.

160TH ST, 317, new partitions, etc, to 2-sty frame dwelling; cost, $50; owner, Susan Benner, 321 East 160th st; architect, Geo. Hof, Jr., 317 East 158th st. Plan No. 10.

ANTHONY AV, 2182, 1-sty frame extension, 5½x10½, new chimney to 1½-sty frame dwelling; cost, $700; owner, H. A. Saedale, 1929 Washington av; architect, L. W. Lewis, 839 East 216th st. Plan No. 4.

ARTHUR AV, new partitions to 3-sty frame tenement; cost, $35; owner, Loranzo Greco, 68 Lincoln av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 3.

FORT SCHUYLER RD, w s, 558 n Roosevelt av, 1-sty frame extension, 28x28, to 2-sty frame dwelling; cost, $500; owner, Louis D'Angelo, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 5.

MATILDA AV, s w cor 240th st, 1-sty frame extension, 25x21, to 2-sty frame store and dwelling; cost, $1,000; owner, David Shapiro, 4577 Matilda av; architect, Thos. Brogan, 4620 Matilda av. Plan No. 7.

VAN NEST AV, n e cor Filmore st, move 2-sty frame store and dwelling; cost, $1,000; owners, Sieman & Kaplan, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 6.

3D AV, 3861, enlarge stage of 3-sty brick hall, meeting rooms and stores; cost, $1,000; owners, Zarland Realty Co., 809 Westchester av; architect, Jacob Fisher, 25 Av A. Plan No. 9.

Brooklyn.

BOERUM ST, 177, interior alterations to 3-sty tenement; cost, $2,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 128.

BUTLER ST, 366, erect tank on 5-sty factory; cost, $2,250; owner, Kronheimer & Oldenbusch Co., on premises; architect, The Rusling Co., 39 Cortland st. Plan No. 200.

COURT ST, 291, interior alterations to 3-sty dwelling; cost, $700; owner, Jacob D. H. Bergen, 314 Court st; architect, John Burke, 372 Union st. Plan No. 174.

DELMONICO PL, 35, exterior alterations to 3-sty tenement; cost, $300; owner, Jos. Fischer, 157 Hopkins st; architect, Tobias Goldstone, 49 Graham av. Plan No. 179.

FULTON ST, 2055, interior alterations to 3-sty dwelling; cost, $250; owner, H. J. Leach, on premises; architect, W. A. Gorman, 110 Roosevelt av, Corona. Plan No. 115.

FULTON ST, s w cor Rockwell pl, interior alterations to 3-sty theatre; cost, $200; owner, B. F. Keith Theatre & Realty Co., 1564 Broadway, N. Y.; architect, Wm. H. McElfatrick, 300 Sterling pl. Plan No. 216.

KOSCIUSKO ST, 617, interior alterations to 3-sty garage and dwelling; cost, $275; owner, Robert E. Leibman, 1807 East 14th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 194.

LEFFERTS PL, 86, interior alterations to 2-sty carriage house; cost, $1,000; owners, Fairchild Sons, Inc., 702 Fulton st; architect, Chas. L. Elliotte, 601 West 182d st, Manhattan. Plan No. 147.

MESEROLE ST, 80, interior alterations to 4-sty factory; cost, $25,000; owner, Philip Rosenblum, 76 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 154.

POWELL ST, 175, interior alterations to 3-sty store and tenement; cost, $850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 202.

POWELL ST, 480, interior alterations to 3-sty store and tenement; cost, $850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 203.

POWELL ST, 486, interior alterations to 3-sty stores and tenement; cost, $850; owner, Kussie Greenberg, 484 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 204.

SKILLMAN ST, 87-9, raise three 3-sty tenements; cost, $300; owner, Salvatore Rondaminu, 101 Park av; architect, Mathew Del Gaudio, 410 East Tremont av, New York. Plan No. 225.

SKILLMAN ST, 97, interior alterations to 3-sty tenement; cost, $400; owner, Francisco Groce, on premises; architect, D. Sabati, 523 Grand st. Plan No. 185.

THAMES ST, 116, interior alterations to 4-sty store and tenement; cost, $650; owner, Henry S. Levy, 912 Eastern pkway; architect, H. J. Neurick, 830 Putnam av. Plan No. 168.

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PROPOSALS

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NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 p. m., January 21st, 1915, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope; all furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Five per cent (5%) of the amount of bid. Contractor, to whom the award is made, will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within Thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1997. The right is reserved to reject any or all bids. Drawings and specifications made be consulted at the Buffalo State Hospital, Buffalo, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

E. S. ELWOOD,
Secretary.
Dated, Albany, N. Y., January 8, 1915.

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Plans Filed, Alterations (Continued).

13TH ST, 131, interior alterations to 2-sty 534 Court st; architect, Morris Schwarz, 194 Bowery. Plan No. 215.

WEST 9TH ST, 169, exterior alterations to 3-sty dwelling; cost, $600; owner, Simon Chess, dwelling; cost, $250; owner, Max W. Lieberman, 551 5th av; architect, H. M. Entlich, 29 Montrose av. Plan No. 195.

ATLANTIC AV, 362, interior alterations to 3-sty tenement; cost, $600; owner, Francisco Ricca, 356 Atlantic av; architect, D. A. Lucas, 98 3d st. Plan No. 224.

BATTERY AV, 217, move 2-sty dwelling; cost, $200; owner, Dennis McGaughey, on premises; architect, Olof B. Aimgren, 230 95th st. Plan No. 164.

BLAKE AV, 917, interior alterations to 3-sty tenement; cost, $900; owner, Harry Brand, on premises; architect, Bruno W. Berger & Son, 121 Bible House, Manhattan. Plan No. 201.

BROADWAY, 1200, interior alterations to 3-sty store and dwelling; cost, $200; owner, Lucy Bratt, 267 Ryerson st; architect, Jas. McKillopp, 154 India st. Plan No. 198.

CLASSON AV, 93, interior alterations to 3-sty tenement; cost, $200; owner, Louiza Dzige, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 193.

CLINTON AV, 516, repair fire damage to church; cost, $40,000; owner, St. Luke's P. E. Church, 528 Clinton av; architect, Stephen W. Dodge, 732 Elmore pl. Plan No. 196.

GLENMORE AV, 330, extension to 2-sty dwelling; cost, $800; owner, Meyer Saninsky, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 190.

GRAVESEND AV, 284, plumbing to 2-sty stable; cost, $175; owner, Jas. J. Quinn Estate, 189 Montague st; architect, Grant R. Pittbladds, 601 Ocean av. Plan No. 112.

GREENPOINT AV, 66, repair fire damage on 4-sty factory; cost, $700; owner, Julia Saks, 215 Norman av; architect, P. Tillion, 381 Fulton st. Plan No. 119.

HAMILTON AV, 522, plumbing to 2-sty stable; cost, $500; owner, Fred Nelson, 495 1st st; architect, Richard Davis, 341 13th st. Plan No. 141.

HOPKINSON AV, 485, new store front to 3-sty store and dwelling; cost, $500; owner, Meyer Cohen, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 133.

KENT AV, 272, interior alterations to 6-sty factory; cost, $2,000; owner, Robert W. Reid, 274 Kent av; architect, E. J. Messinger, 394 Graham av. Plan No. 227.

LAFAYETTE AV, 786½, plumbing to 2-sty dwelling; cost, $200; owner, Kate Black, 726 Dekalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 124.

LEE AV, 167, interior alterations to 3-sty tenement; cost, $375; owner, Moses Stern, 775 Manhattan av; architect, Jas. McKillopp, 154 India st. Plan No. 111.

LIBERTY AV, 473, interior alterations to 1-sty dwelling; cost, $200; owner, Mary Leeman, 471 Liberty av; architect, Mae L. Reiser, 198 Bristol st. Plan No. 210.

LIBERTY AV, 738, extension to 2-sty dwelling; cost, $500; owner, Gussie Butts, New Lots rd and Linwood st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 233.

NASSAU AV, 88, interior alterations to 3-sty dwelling; cost, $400; owner, Wm. Ostermeyer, 669 Leonard st; architect, John G. Dreyer, 75 Oakland st. Plan No. 235.

OCEAN PKWAY, 51, interior aterations, 2-sty dance hall; cost, $200; owner, Wm Ulmer's Estate, 31 Belvedere st; architect, C. W. Wagner, 26 Court st. Plan No. 150.

OCEAN PKWAY, 3006, extension to 3-sty dwelling; cost, $250; owner, Miss Pauline Steyer, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 148.

RALPH AV, 197, plumbing to 4-sty store and tenement; cost, $100; owner, Marcus B. Newmark, 723 Eastern pkway; architect, Fred J. Dassau, 1373 Broadway. Plan No. 129.

ST. MARK'S AV, 1387, extension to 2-sty dwelling; cost, $200; owner, J. Rosenthal, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 153.

SURF AV, 2904, interior alterations to 2-sty pavilion; cost, $800; owner, Hugh P. Skelly, 650 1st av, Manhattan; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 139.

SURF AV, 526, interior alterations to 2-sty dwelling; cost, $1,500; owner, Samuel E. Jackman, on premises; architect, H. H. McKee, 2233 East 12th st. Plan No. 114.

Queens.

BAYSIDE—8th st, n e cor Montauk av, cesspool to dwelling; cost, $60; owner, W. L. King, on premises. Plan No. 53.

BAYSIDE—Montauk av, n e cor 7th st, cesspool to dwelling; cost $75; owner, All Saints Church, on premises. Plan No. 54.

BAYSIDE—Bayside blvd, n e cor 5th st, cesspool to dwelling; cost, $60. L. Vigo, on premises. Plan No. 52.

EDGEMERE—Smith st, w s, 355 n Boulevard, plumbing to dwelling; cost, $200; owner, J. Kraemer, on premises. Plan No. 51.

EDGEMERE—Beach av 24, repair dwelling after fire damage; cost, $2,000; owner, Lancaster Sea Beach Improvement Co., 1170 Broadway, Manhattan. Plan No. 58.

FLUSHING—Maple st, 127, 1-sty frame extension, 12x16, rear dwelling; cost, $250; owner, M. J. Kennedy, premises. Plan No. 60.

FLUSHING—24th st, 61, new plumbing to dwelling; cost, $100; owner, Thomas Clark, premises. Plan No. 63.

GLENDALE—Winthrop av, e s, 200 s Queens av, interior alterations to church; cost, $300; owner, Forest Parkview Church, on premises. Plan No. 45.

JAMAICA.—Shaw av, n s, 110 w Waltham st, plumbing to dwelling; cost, $100; owner Mrs. Seewerg, on premises. Plan No. 38.

JAMAICA.—Herriman av, w s, 317 n Fulton st, interior alterations to dwelling; cost, $400; owner, C. W. Wooley, premises. Plan No. 61.

JAMAICA.—Fulton st, n s, 200 w Ray st, interior alterations to comfort station; cost, $2,200; owner, Park Department, Forest Park, Richmond Hill. Plan No. 62.

L. I. CITY.—Flushing av, 117, interior alterations to tenement; cost, $250; owner, J. Kraus, premises; architect, F. Chmelik, 79 2d av, L. I. City. Plan No. 64.

OZONE PARK.—Freedom av, 1353, plumbing to dwelling; cost, $70; owner, Jos. Dorazo, on premises. Plan No. 41.

OZONE PARK.—Lawn av, w s, 30 n Jerome av, plumbing to dwelling; cost, $75; owner, M. Ambrosia, on premises. Plan No. 56.

RICHMOND HILL.—South Hamilton av, 216, plumbing to dwelling; cost, $75; owner, C. J. Dannova, on premises. Plan No. 47.

RIDGEWOOD.—Forest av, 188, interior alterations to tenement; cost, $1,000; owner, Chas. Gauter, on premises. Plan No. 46.

RIDGEWOOD.—Myrtle av, 1847, electric sign to store; cost, $100; owners, Murek & May, on premises. Plan No. 48.

RIDGEWOOD.—Seneca av, 778 interior alterations to tenement; cost, $750; owner, Jos. Koehleu, on premises. Plan No. 40.

WHITESTONE.—21st st, 200 e 5th av, interior alterations to dwelling; cost, $300; owner, Mrs. S. J. Gresser, on premises. Plan No. 57.

WOODHAVEN.—Flushing av, e s, 152 's Jerome av, plumbing to two dwellings; cost, $200; owner, R. Covert, Woodhaven. Plan Nos. 43-44.

Richmond.

MAGUIRE AV, w s, 200 n Amboy rd, Princess Bay, alteration to frame barn; cost, $700; owner, George E. Cole, Prince Bay. Plan No. 6.

TOMPKINS AV, w s, 100 s Hamilton, New Brighton, alteration to frame dwelling; cost, $1,200; owner, Hugo Stearns, Freeport, L. I.; builder, Peter Malston, Freeport, L. I. Plan No. 8.

WEST NEW BRIGHTON, alteration to frame dwelling; cost, $400; owner, Mrs. L. Seaton, West New Brighton; architect, John Davies, Tompkinsville; builder, Russell Bros., West New Brighton. Plan No. 10.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 9. The location is given, but not the owner's address.

ATLANTIC CITY.—William R. Johnson, 230 Victoria av, 4-sty brick, $20,000.

JERSEY CITY.—Joseph Margolis, 173-175 Randolph av, 3-sty frame, $8,000; Abraham Gerlin, 45 Clifton pl, 3-sty brick, $13,000; Nathan Nathanson, 25 Central av, 3-sty brick alterations, $1,800.

IRVINGTON.—Amelin A. Hembauser, 755 Springfield av, 2-sty frame, $7,000.

GARFIELD.—Gaetano Milone, 37 Westminster pl, 2-sty brick, $4,000.

NEWARK.—Louis Kaplan & Bros., 374 Badger av, 3-sty frame, $5,000.

EAST ORANGE.—Arthur D. Crane, 35 Cambridge st, 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—Abraham Preiskel, Hobart Trust Building, is preparing revised plans for a 3-sty apartment, 100x100 ft., at Paterson av and High st, for Pink & Pachman, this place, owner and builder. Cost, about $40,000.

BOUNDBROOK, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2-sty hollow tile and stucco flat for William E. Bartle, Martinsville, N. J., owner and builder. Cost, about $12,000.

ORANGE, N. J.—A. P. Nucciarone, 227 Main st, is preparing plans for a 3-sty flat at 16 Matthews st for Gaetano Pace, on premises. Cost, about $4,000.

DWELLINGS.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, has completed plans for a 2-sty frame residence, 24x41 ft., in Lincoln st for Mrs. W. A. Randall, 434 William st. Cost, about $5,000.

PLAINFIELD, N. J.—William H. Clum, 152 Park av, has completed plans for a 2-sty frame residence on Denmark rd, in the Netherwood section, for Ernest T. Hand, Westfield, N. J. Cost, about $5,500.

RUTHERFORD, N. J.—Herman Fritz, News Building, Passaic, N. J., has nearly completed plans for a 2½-sty hollow tile and stucco residence for George Savage, this place, owner and builder.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for three 2½-sty frame and stucco residence at Woodside av and Meller pkway, for Louis Konlowitz, 447 South Grove st, Irvington, N. J. Cost, about $4,000.

PLAINFIELD, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2-sty frame residence on Sheridan av, for William H. Abbott, 134 North av. Cost, about $6,000.

PLAINFIELD, N. J.—Alexander Milne, 125 West 2d st, has received the general contract to erect a 2-sty frame residence for Dr. Guy H. Hilman, 525 Park av, from private plans, to cost about $5,000.

EAST PLAINFIELD, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2-sty frame residence on Terrell rd, for Ernest T. Hand, Westfield. Cost, about $3,000.

Other Cities.

HALLS AND CLUBS.

GREENWICH, CONN.—J. B. Moore, 156 5th av, Manhattan, engineer, will take bids on electrical work about February 15 for the 3½-sty Y. M. C. A. building here, from plans by M. L & H. G. Emery, Bible House, Manhattan. Nathaniel Witherell Estate, 5 East 42d st, Manhattan, donor. Jacob Zimmermann, 18 East 41st st, Manhattan, general contractor. Cost, about $200,000.

PERSONAL AND TRADE NOTES.

F. L. ROBINSON, architect, has moved his offices from 331 Madison av to 30 East 42d st.

ARNOLD & STERN, architects, will open offices February 1 at 404 Cutler Building, Rochester, N. Y.

EDWARD J. BYRNE, architect, has moved his offices to the Columbia Bank Building, 148th st and 3d av.

EUGENE HENRY KLABER, architect, has moved his offices to 101 Park av. Telephone, 5540 Murray Hill.

WILLIAM C. LAURITZEN, architect, formerly at Broadway and 68th st, has moved his offices to 31 East 27th st.

W. E. STEPHENS, architect, 469 State st, Schenectady, N. Y., desires catalogues showing stock designs in galvanized iron cornices.

COHEN & FELSON, architects, 331 4th av, have dissolved partnership. J. M. Felson will in future practice his profession at 1133 Broadway.

CHARLES A. RICH AND FREDERICK MATHESIUS, JR., architects, have become associated for the joint practice of their profession at 320 5th av.

MARK A. LEE, architect, formerly with T. Markoe Robertson, 331 Madison av, Manhattan, has opened offices for the practice of his profession at Rutherford, N. J.

ADOLPH E. NAST, formerly of the firm of Nast & Springsteen, architects, has opened offices for the practice of his profession at 546 5th av. Telephone, Bryant 959.

LOUIS BROOKS, architect, has moved his offices from 489 5th av to 449 West 41st st. New address was incorrectly reported in our issue of January 2, as 110 West 34th st.

JOHN G. SEINER, architect, 76 Thompson st, Buffalo, N. Y., desires information and catalogues on factory construction, methods of fireproofing, metal sash and factory equipment.

DANIEL CHESTER FRENCH, sculptor, of New York City, has been selected to model the statute of Abraham Lincoln, which will be placed in the Lincoln Memorial building now under construction at Washington, D. C.

HOBOKEN CONSTRUCTION.—According to the report of Joseph Cummings, Inspector of Buildings of Hoboken, sixty new buildings were erected last year, at a cost of $728,530. These included twelve factories and eight storage houses.

CAULDWELL-WINGATE CO., as general contractors, and Levering & Garrigues, as subcontractors for the iron work, are making good progress on the 12-sty addition to the building of the Pictorial Review, opposite the postoffice in 39th st.

SIDNAY DIAMANT, consulting engineer, of 15 East 40th st, has been retained as structural engineer in connection with the new 8-sty fireproof building, for Messrs. Frank Bros., to be erected at 588 5th av. Alfred Freeman, 29 West 34th st, is architect.

EUGENE W. STERN, secretary of the American Institute of Consulting Engineers, was recently appointed chief engineer of the Bureau of Highways, Borough of Manhattan, succeeding H. W. Durham, whose resignation will become effective February 1st.

JOHN T. TREACY, for more than nine years with the John W. Rapp Co., and until recently with the Marble Arch Co., has become associated with the R. G. McCartney Co., 622 St. Nicholas av, Manhattan, contractor for fireproof floor arches, concrete and cement work.

MAYOR LENNON, of Yonkers, N. Y., has appointed a committee consisting of Public Safety Commissioner Fleming, Thomas F. Larkin, James A. Watson, Fred S. Taylor and Alexander Stolz to investigate housing conditions in Yonkers, as recommended by Senator Cullen.

PILGRIM HALL, the new assembly room of the Broadway Tabernacle, Broadway and 56th st, was dedicated Thursday evening, January 14. The hall, which is directly under the auditorium of the church, will be used as a forum for the discussion of social problems, an entertainment and a concert hall and for banquets. It was made possible by the gift of $25,000 from one family and an equal amount by subscription.

FIRE COMMISSIONER ADAMSON has appointed Theodore I. Coe chief inspector of the Bureau of Fire Prevention, to succeed John J. Kennedy. The place has been vacant since last May. Mr. Coe for the last nine years has been superintendent of the architectural firm of Howells & Stokes, of 100 William st. He superintended the construction of the St. Regis Hotel and many other large buildings in the city. He will receive $4,000 a year.

DOCK COMMISSIONER R. A. C. SMITH received a silver service as an appreciation of his services for Americans stranded in Italy when war broke out. He was chairman of the committee of guarantors who handled the trip of the Principe di Udine. Thirty of the passengers joined in making the gift, which cost $1,000. The presentation was made at a luncheon at the Recess Club, 60 Broadway, Thursday, January 14. Nicholas Murray Butler, president of Columbia, presided. The large centrepiece of the service was gratefully inscribed.

BRIDGE COMMISSIONER KRACKE has submitted a new plan for the Manhattan terminal of the Brooklyn Bridge. The main features of his plan are: to remove the present train shed across Park Row. To erect a new station and terminal 600 feet further back, or upon bridge structure proper, with a western frontage on the easterly building line of Park Row. The erection on this station of an ornamental granite facade on the east side of the building to harmonize with the construction of the municipal building. The erection of an ornamental footwalk across Park Row to City Hall park.

MRS. HARRY PAYNE WHITNEY is completing plans for the exhibition and competition to be held at her studio, 8 West 8th st, January 16 to 24, inclusive. The proceeds will be devoted to the "Fraternite des Artistes," a fund for the relief of the families of the artists of France made destitute by the war. Prizes are offered for sculpture, for sculpture and architecture combined, for decorative painting and for painting and architecture combined. The jury of awards is composed of Paul Claflin, Howard C. Cushing, William A. Delano, C. Grant La Farge, Paul Manship, J. Alden Weir and James E. Fraser. On Tuesday and Thursday evenings of next week, from 6 to 10 o'clock, admission to the exhibition will be free. On the opening day the admission to the public will be $1; on other days 25 cents.

COAST SURVEY.—The American Society of Engineers, Architects and Constructors, 35 West 39th st, at its annual meeting passed the following resolution: "Whereas, the U. S. Coast and Geodetic Survey is the oldest scientific bureau of the government service, but there has long been an unfortunate lack of appreciation of the public importance of this bureau's work, and for many years it has been obliged to get along with inadequate appropriations and very defective plant. And, whereas, Secretary Redfield, in his annual report, just issued, and in recent public addresses, has shown the difficulties under which the officers and men of his bureau are attempting to accomplish their tasks. Resolved, that the American Society of Engineers, Architects and Constructors, endorsing the work done by this bureau in its accurate mapping, precise levelling and the charting of the coasts of the United States as of the greatest service to the Engineering profession, urge ample appropriations by Congress for this most important division of the government engineering work.

OBITUARY

MARTIN I. CLAPP, a retired general contractor, died in the New York Hospital of a fractured skull, sustained Thursday, January 7, at his home 425 West 22d st. He was fifty-eight years old.

MICHAEL FOCARILL, a general contractor, and prominent in Italian circles, died of blood poisoning, at his home 801 3d av, Elizabeth, N. J., Saturday, January 2. He was fifty-three years old and is survived by his widow, three sons and three daughters.

JAMES A. HUMMER, a retired general contractor, formerly a resident of East Orange, N. J., died of heart failure at his home in Phillipsburg, N. J., Thursday, January 7. He was sixty-four years old. He was a member of a number of fraternal and social organizations.

JOSEPH G. McCOLLUM, superintendent of the construction of the Essex power station of the Public Service Electric Company at Point No Point, in the New Jersey meadows, died in a private hospital in Newark from pneumonia, Thursday, January 14. He was twenty-nine years old, and formerly lived in Youngstown, N. Y. He was graduated from Cornell University in 1909, having previously rowed in the freshman eight and played on the 'varsity eleven.

CHARLES S. PRICE, for eighteen years general manager of the Cambria Steel Company and later its president, died at his home, in Westmont, Pa., of heart disease, Sunday, January 10. Mr. Price was born in West Chester, Pa., in 1852, went to Johnstown in 1876 as a draughtsman, and by degrees he rose to the highest office within the gift of the company. He was a stockholder and director in a large number of corporations of Johnstown, and was one of the incorporators of the Conemaugh Valley Memorial Hospital Association. He is survived by his widow, a son and a daughter.

ERNST E. W. SCHNEIDER, architect and senior member of the firm of Schneider & Dieffenbach, 220 Broadway, died Sunday, January 10, at his home in Orange, N. J. He was fifty-nine years old and was born in Germany. With his partners he drew the plans for St. Paul's Lutheran Church, West 123d st; Columbus College, in Hawthorne; a synagogue in 67th st, several Hoboken public schools, and remodelled the City Hall of Hoboken. He was a pioneer designer of modern apartments, and was a member of the Beethoven Society. A widow and two children survive him.

JACOB MAY, president and founder of the Eagle Iron Works, died suddenly of heart disease this morning at his residence, 909 Lafayette av. Mr. May was born in Hausen by Frankfort on Main, Germany, in 1846. He was educated in Frankfort, in the high and grade schools. In 1868 he came to America, and was employed for several years by the Singer Sewing Machine Co. He became superintendent of one of the departments, which position he held up to the time he founded the Eagle Iron Works in '71, in the basement of a small building. After a few years he bought a lot with a small shop on it where the Eagle Iron Works are still located These buildings were enlarged every few years up to the present size, now being the largest business of its kind in this city. Mr. May's four sons, Captain Charles H. May, Edmund J. May, Jacob G. May and Frederick W. May, were associated with him in business. Mr. May was prominent in civic affairs at times, and twice the nomination for Mayor was offered him. He was one of the oldest patrons of the Record and Guide.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual meeting in New York City, January 22.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its annual meeting January 20-22, 1915.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

ASSOCIATION OF MASTER PLUMBERS OF NEW YORK, Manhattan branch, will hold a barn dance at the Lexington Assembly Rooms, Wednesday evening, February 3.

ASSOCIATION OF MASTER PLUMBERS of the Borough of Brooklyn will hold its annual entertainment and reception in Prospect Hall, Brooklyn, Tuesday evening, January 19, 1915.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

NATIONAL LIME MANUFACTURERS' ASSOCIATION.—The annual meeting will be held in Washington, D. C. Feb. 3-4, at the New Willard Hotel. One of the objects it is desired to attain is to convert the Treasury Department to the use of lime in the concrete of public buildings. The Secretary is Frederick K. Irvine, Chicago, Ill.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS.—The annual meeting of the Institute will be held on Jan 19 at the City Club, New York City, at 8 P. M. Three members of the Council will be elected. Ballots will be canvassed for the adoption of the amended constitution and bylaws as prepared by the special committee appointed at the last annual meeting. The secretary is Eugene W. Stern, 101 Park av, New York.

NATIONAL BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6 under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sabler st, Omaha.

THE BROOKLYN LEAGUE will hold the first of a series of meetings at which luncheon will be served at the Brooklyn City Club, 127 Remsen st, Saturday, January 16 (to-day), at 1 p. m. The meeting will be addressed by the Hon. John Purroy Mitchel, Mayor, and the Hon. Lewis H. Pounds, President of the Borough of Brooklyn. The addresses will be upon topics of interest to every resident of the borough and will be followed by a discussion open to members of the league.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS at its annual meeting held at the Engineering Societies Building, 29 West 39th st, Wednesday, January 13, elected the following officers and trustees for 1915: Major Samuel P. Hatfield, C. E., Army Building, New York, president; Oliver Randolph Parry, Philadelphia, 1st vice-president; Charles N. Green, C. E., 154 Nassau st, New York, 2d vice-president; T. Hugh Boorman, C. E., 35 West 39th st, New York, secretary; David E. Sayre, Const., Newark, N. J., treasurer. Trustees—Oliver Randolph Parry, architect; T. Hugh Boorman, consulting engineer; David E. Sayre, constructor; William Philips Comstock, architectural editor; Henry C. Irons, constructor; Manton E. Hibbs, civil engineer; F. J. Kleinke, constructor.

BUILDING MATERIALS AND SUPPLIES

SLIGHT IMPROVEMENT SHOWN IN INQUIRY—SUBURBAN CONSTRUCTION LEADS THAT IN NEW YORK CITY

Linseed Oil Up—Navigation Open to Hudson Brick Plants

ESTIMATES from bureaus of buildings in all cities of importance in the metropolitan district, including the five boroughs of New York, Westchester and Nassau, and the five eastern counties in New Jersey, indicate that projected building operations are in excess of the volume for the first half of January, 1914, and that the estimated cost is higher. The total number of buildings projected or started is 333 for this year, as against 293 during the same period a year ago. The estimated cost of these operations for the first fourteen days in this year was $5,259,041, as against $4,913,326.

Reflected in the purchase of building material or inquiries for basic structural commodities like steel, brick, cement, stone, reinforcement, plaster, lime and gypsum, this represents a gain of approximately $69,127 over the same volume of business in the district in the first two weeks in 1914.

The gain in building construction and projection is outside of New York. In the five boroughs there is a drop in volume of sixteen and a decrease of $1,535,285. The big gain is shown in industrial projection and proposed residence and commercial construction in Newark, Long Island City, Paterson and to a moderate extent, Jersey City and Union County.

One reason why there is such a sharp decline in estimated building cost in this city is because competition is so keen that the well-financed builder can get the full benefit of the present extreme low price of building material. In the suburbs the gain in volume is not in any degree proportionate to the gain in estimated value of buildings projected or moving ahead in the first two weeks of 1914. The gain in volume outside of New York City this year is twenty-four, while the increase in estimated value is $1,781,000.

The condition of the money market also has a bearing on the difference in construction cost and activity. In New York there is a retardant movement, due to hesitancy among realty investors, regarding the effect new subways will have upon such streets as Seventh avenue, Lexington avenue, Greenwich Village, and certain parts of Brooklyn and Queens. For the same reason there is a retardant movement around Military Park, in Newark, N. J., which is adjacent to the Public Service Corporation's new trolley terminal. The stagnation in shipping in Hoboken has crippled business there and has hampered free building construction.

Terminal improvement work of the New Jersey Central at Communipaw has helped to keep the volume of materials moving steadily in Jersey City. Industrial expansion is reported as being in contemplation in a limited degree in Union County, but residence work there is said to be putting additional work on architects' boards. The generally slow real estate market is responsible for owners trying to get as much out of their square footage as possible, hence the preponderance of double and two-family apartment houses in the outlying district.

The wholesale price situation in the building materials market has strengthened, if anything. Portland cement, which recently slumped in price from $1.58 a barrel along side of dock, in 500 barrel lots, N. Y., to $1.47, is said to be firmer and some interests in the trade predict that this cutting policy had reached bottom and that the probabilities were that just as soon as building operations showed more definite signs of recovery the price would move up again. Suburban dealers have been showing more interest in this commodity since the cut and purchases are moving out with more regularity.

Hudson common brick buying both in New York and suburbs has picked up, although current wholesale quotations are still low with the exception of covered brick. Nobody is making quotations on covered brick because navigation is still open to Poughkeepsie and barges are bringing in open cargo brick from Haverstraw. What covered brick that is being taken out now is for firms who have covered their own brick for distribution. Raritan River brick is being held on order at $6, and is stiff at that figure.

There is a better call for steel wire reinforcement, but pig iron is weak. Eastern structural steel orders are showing signs of improvement, but the current quotation at tidewater is still 1.21c and 1.26c. There has been a sharp advance in the price of flaxseed at Duluth and paint and varnish interests are paying 52 and 53 cents for linseed oil in this market. The market is strong.

In the corresponding week last year 131 buildings were projected valued at $2,100,000.

	Week ending, Jan. 8.		Jan. 15.	
	No.	Est. val.	No.	Est. val.
Manhattan	3	$73,000	6	$442,100
Bronx	4	219,000	10	262,600
Brooklyn	56	333,150	47	322,250
Queens	42	168,880	57	130,950
Richmond	5	4,225	6	10,790
Totals	110	$798,255	126	$1,168,690

LINSEED OIL.

Flaxseed Prices at Duluth Sharply Advance, Making Local Market Strong.

LINSEED OIL was forced into a strong market here this week by a sharp advance in cash prices of 5 cents at Duluth. Paint manufacturers, floor dressing interests and others were quick to note this tendency in the seed market and they lost no time in getting in on quotations while they were low. Lists now carry the prices of 52 and 53, but it is entirely probable that higher prices will be asked for this commodity. Shortage of seed and manipulation are said to be responsible for the change in price.

IRON AND STEEL.

Wire Products and Eastern Structural Business Improving.

INFORMATION available in the steel trade this week indicated that while there was little encouragement to be found in the pig iron situation there was a distinct firmness noticeable in structural steel orders and wire reinforcement and other commodities. Sheets also showed an improvement. The prospects are that the steel companies will raise their rate of output from 45 to 50 per cent. of capacity within this month, providing business continues as it now shows signs of doing.

Railroad construction work is not coming out as rapidly as was expected. There is an indication, however, that there will be greater freedom in buying as the money market continues to ease. Inquiry among the fabricating shops does not carry with it any prospects for increased requirements from the railroads, but there is a slight tightening of business in the steel building work in and around New York. An inquiry for an apartment house, in Park avenue, has been withdrawn, but offsetting this was an inquiry, from Moore Brothers, of Elizabeth, N. J., for 1,000 tons of No. 1 and 1,000 tons of No. 1 foundry for shipments over the second half of 1915. This concern is a large equipment house and its feeler is looked upon as an indication of greater improvement in this department.

SHEET METAL MANUFACTURERS CONSOLIDATE.

Pennsylvania and Eastern Expanded Metal Companies Merge as of January 1.

ANNOUNCEMENT is made of the consolidation of the Eastern Expanded Metal Company with the Penn Metal Company, which went into effect on January 1, 1915, giving to New England the largest sheet metal manufacturing plant of its kind in this part of the country.

The consolidation necessitates considerable addition to the modern reinforced concrete building at Cambridge, Mass., and when these improvements are completed, it probably will be one of the largest plants of its kind east of Pittsburgh.

Under the same roof there will be manufactured every form of metal roofing, siding, or other metal for exteriors, all forms of metal for interiors, concrete reinforcement, metal lath, metal corner bead, metal stud, culvert pipe for drainage, flumes for irrigation, conductor pipe, gutter, fire doors, hollow metal windows, tin doors, kalemein doors, metal window sash, battleship partitions, and every conceivable form of metal work for construction.

The company also maintains a highly organized department for actual construction of fireproofing in modern buildings. George P. Bullard is president of the new company and George A. Sagendorph, treausrer and general manager.

The new concern will be known as the Penn Metal Company, the main office to be at 201 Devonshire street, Boston, with sales offices in Portland, Me., Hartford, Conn., New York City (where the export department is located), Philadelphia, Pa., Jersey City, N. J., Chicago, Ill., Portland, Ore., Winston-Salem, N. C.

COMMON BRICK.

Navigation Still Open Keeps Covered Brick Dull.

COVERED brick quotations in this city are not being made owing to the fact that the Hudson is still navigable to Poughkeepsie and brick is being brought down on irregular tows from Haverstraw. There is some covered brick moving out, but this is practically all company brick, that is, brick that has been placed under cover by manufacturers for their own distribution here. Open cargo brick is still weak. Prices are unchanged.

The annual meeting of the Greater New York Brick Company will be held at the offices of the company, 103 Park avenue, on Tuesday.

The barge Olive loaded with 300,000 Gladfellow & Gladfellow brick during the storm this week sank at the wholesale docks at the foot of West 52d street.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 14, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1915.

Left over, Friday A. M., Jan. 8—60.

	Arrived.	Sold.	
Friday, Jan. 8.....	0	3	
Saturday, Jan. 9.....	0	1	
Monday, Jan. 11.....	2	1	
Tuesday, Jan. 12.....	0	1	sunk
Wednesday, Jan. 13.....	0	1	
Thursday, Jan. 14.....	0	0	
Total.....	2	7	

Reported en route, Friday, Jan. 15—None

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.75 and $6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Jan. 15—35. Covered, 0. Covered sold, 5.

Unloading.

Dec. 31..18	765,000	Jan. 8..16	382,000
Jan. 1....	holiday	Jan. 9..11	218,500
Jan. 2..16	291,000	Jan. 11..18	476,000
Jan. 4..18	396,500	Jan. 12.. 4	10,000
Jan. 5..19	575,500	Jan. 13..12	159,500
Jan. 6..20	501,000	Jan. 14..17	606,000
Jan. 7..21	661,500		
Total..112	3,190,500	Total...78	1,852,000

1914.

Left over, Friday A. M., Jan. 9—122.

	Arrived.	Sold.	Covered.
Friday, Jan. 9.....	3	1	0
Saturday, Jan. 10.....	2	1	5
Monday, Jan. 12.....	4	1	0
Tuesday, Jan. 13.....	0	2	0
Wednesday, Jan. 14.....	0	1	0
Thursday, Jan. 15.....	0	0	0
Total.....	9	6	5

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Jan. 16—125.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 14, 1915	70
Total No. bargeloads sold Jan. 1 to Jan. 14, 1915	15
Total No. bargeloads left over Jan. 15, 1915	55
Total No. bargeloads left over Jan. 1, 1914	117
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 15, 1914.....	144
Total No. bargeloads sold Jan. 1 to Jan. 15, 1914	19
Total No. bargeloads left over Jan. 16, 1914	125

MECHANICS AND TRADERS BANQUET.

Fourteenth Annual Dinner to be Held on Thursday Evening, in Brooklyn.

WHAT promises to be one of the most successful banquets ever held by the Mechanics and Traders Exchange of Brooklyn will take place on Thursday evening, January 21, in the Imperial Hotel, Red Hook lane and Fulton street, Brooklyn. The guests will assemble at 7.30 and according to the announcement made by the committee it will be conspicuous by the absence of any set speeches. The members of the committee are M. N. Canda, chairman, G. W. Anderson and D. J. Morrison. Red Hook lane is one block from Court House square in Brooklyn. Guests from Brooklyn will alight at the Borough Hall subway station and proceed to the Imperial Hotel, which is at the corner.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 23, 1915

STRONG SUPPORT FOR SKYSCRAPER LAW

But Modifications Are Suggested By Advisory Board's Experts at the Hearing—No Opposition to the Principle of Limitation

THE ordinance of the Board of Aldermen recently proposed, to regulate the height, size and arrangement of buildings, is of far-reaching effect, and, in conjunction with the possible districting or "zoning" of the city, will mark an epoch in the building and real estate activities of the city.

No real opposition was developed at the notable hearing at City Hall on Wednesday afternoon against the essential principle involved.

A gentleman who appeared in a multiple capacity, as the owner of a certain skyscraper on lower Broadway, as a taxpaying citizen and as the head of a prominent civic association, favored the ordinance as an owner, opposed it as a taxpayer and had nothing to say as the president of the association, because opinion in the association was divided. The gas companies would oppose the bill if it limited the size of gasholders, but intimation was given that an exception would be made in this case.

Readers of the Record and Guide know that the proposal to limit the height of buildings hereafter to be erected has been the subject of discussion for many years. It has appeared in definite form at every attempt in the past to revise the Building Code, and once again as a Building Code ordinance it comes from the Building Committee of the Board of Aldermen, and this time with the strongest backing it ever has had. The hearing was granted at a joint meeting of the Board of Estimate, the officers of the Board of Aldermen and the Building Committee and was presided over by the Mayor himself. The official gentlemen constituted an imposing array around the mahogany table.

The chairman of the late Heights of Building Commission, which embodied in its report the recommendations now contained in the pending ordinance, was asked by Mayor Mitchel to first of all explain the nature of the provisions. Mr. Bassett, in complying, attempted no argument, but gave a very clear conception of what is proposed to be done. The principal restriction is as follows:

The Skyscraper Limit.

"Every building shall be so constructed that the street wall will not exceed in height the limits hereinafter prescribed * * * except that any part or parts of a building not exceeding in aggregate area 25 per cent. of the lot on which the building is situated may be erected to any height, provided that such part or parts shall be distant at least twenty-five feet, measured horizontally from all lot lines."

Mayor Mitchel read a long list of names of representatives sent by societies to appear in favor of the bill. Only a few of the proponents were heard, and then an adjournment was taken to Thursday afternoon, January 28. Wm. H. Chesebrough and Lawson Purdy made addresses which visibly impressed their hearers with the importance of the measure. Mr. Purdy supported his argument with letters from President



E. M. BASSETT.
Chairman of the commission which proposed the ordinance.

Kelsey of the Title Guarantee and Trust Company, and President Bright of the Lawyers Title Insurance and Trust, institutions that had loaned millions of dollars upon real estate in this city and were not likely to favor legislation inimical to real estate.

Advisory Council's Conclusions.

While the principle of the bill received general support, there are details which, in the opinion of some, are open to improvement. Hon. Cyrus C. Miller, chairman of the Advisory Council of Real Estate Interests, submitted, in writing, certain recommendations which will be developed at the next hearing. The general principle incorporated in this ordinance has been endorsed by the Advisory Council, with the belief that its application will tend to conserve real estate interests and simultaneously be for the best interests of the city as a whole. The members of the Building Code Committee of the council, Henry W. Hodge, chairman; Otto M. Eidlitz and Julius Franke, have made an exhaustive analysis of the ordinance, and after conferences with both legal and technical authorities upon city planning, have submitted a comprehensive report upon which the council has based its decision and conclusions.

These conclusions state that tall buildings are not necessarily unsafe, unhealthy, uncomfortable, nor inconvenient, as might be inferred from the report of the Committee on the Height of Buildings, submitted to the Board of Estimate and Apportionment on December 23, 1913, and upon which the proposed ordinance is based.

"On the other hand, experience has conclusively demonstrated that tall buildings have a depressing effect on taxable and income values of adjoining property. Few skyscrapers pay large net returns, for the cost per cubic foot of tall buildings is greater than for low buildings, while they seriously affect their neighbors by impairing the value of both improved and unimproved contiguous property. The real estate interests in Boston, although originally opposed to the height limit are today its strongest supporters.

A New Principle.

"A new principle affecting American real estate is slowly being evolved; namely, a provision for light and air as a benefit to adjoining property. This is known in England as 'right of light' and may lead in time to legal complications unless buildings are properly regulated. Special consideration must further be given to the height of buildings where there is much vehicular traffic from manufacturing and mercantile buildings, because congestion from wagons and drays in this respect might be minimized by lower buildings.

The Average Height.

"Under this ordinance, the average height of tall buildings will be 120 feet or nine stories high, since most of the streets are 60 feet wide. Heretofore the average has been twelve stories high. The customary unoccupied space which will be effected by this ordinance will be increased by at least 100 per cent. for a nine-story building, and more for a taller one. Buildings facing the river or large open spaces will, as an average, be 120 feet or nine stories high, whereas buildings on avenues 100 to 150 feet wide may be 200 to 300 feet high.

"The area of a building which may be erected on a given plot is restricted approximately to 87 per cent. for low buildings, and to 80 per cent. for a nine-story building, so that there may be yards, courts, areas, or open spaces from 13 per cent. in low buildings to 20 per cent. in nine-story buildings, which must be left open to the sky above the second story. For higher buildings the unoccupied area is more, being 1 per cent. of the area for each story. Except for buildings on corner lots or buildings extending through from street to street, the ordinance requires that there be a yard in the rear of all buildings. In this particular, exterior courts are said to be more satisfactory from the standpoint of light, not only for occupants of the building, but also for the street, while if all buildings were then built up to the rear line, under these conditions, there would be less fire hazard from rear yards. Warehouses, refrigerators, and other special buildings that do not require light and ventilation and where no adjoining property interests are affected must also be provided with a yard."

Committee's Recommendations.

The recommendations for certain changes in the ordinances, as made by the Building Code Committee of the Advisory Council, are: To allow parapets on roofs and balconies of three and one-half feet without making it necessary to reduce the height of the building; to allow of all kinds of chimneys and of

elevators and stairs being located near the front where they usually are, instead of being compelled to locate them further toward the center of the building, as now provided in the ordinance.

With regard to the tower, which shall be distant at all points at least 20 feet from all lot lines, it is suggested that the ordinance read "from all lot lines other than a street line bordering on a body of water, or a public street, square, park, railway, or marginal way more than 150 feet wide, with or without an intervening street. Where such part of a building is on such street line it may also be built on an intersecting street line."

This change will clearly permit the construction of corner towers like the Metropolitan. Since street walls cannot be over 300 feet in height, it was suggested that the limiting height shall be twice the width not only of the street, but also of a public way, park, body of water, or railway.

With reference to yards and courts, it was requested that skylights be allowed to project above the level of second floor beams, which is not provided for. The clause as to what structures shall be deemed buildings for the purpose of this ordinance seemed too broad.

If it was intended to cover signs, skylights, flagpoles, or cloth awnings and that these should not project beyond the building line or offset lines, then it should be made clear, so that all may understand, because as it now reads these could be prohibited unless the building were set back sufficiently to allow for the same.

The Supporters.

Mayor Mitchel remarked that it seemed as if every important real estate interest in the city was in favor of the ordinance. Appearing in favor, at the hearing on the Heights of Buildings Ordinance before the Board of Estimate and Apportionment and the Committee on Buildings of the Board of Aldermen, were the following: Cyrus C. Miller, Advisory Council of R. E. Interests; Joel S. De Selding, Real Estate Board; William H. Chesebrough, Alliance Realty Company; George T. Mortimer, U. S. Realty & Improvement Company; Allan Robinson, president, Allied Real Estate Interests; Clarence H. Kelsey, Title Guarantee & Trust Co.; Louis V. Bright, Lawyers Title Insurance Co.; Abram I. Elkus, State Factory Investigating Commission; C. Grant La Farge, New York Chapter, A. I. of A.; Burt L. Fenner, New York Chapter, A. I. of A.; Otto M. Eidlitz, Marc Eidlitz & Son; Franklin S. Tomlin, Brooklyn Central Labor Union; Alfred E. Marling, Chamber of Commerce, New York Building Managers' Association: Howard C. Smith, chairman, Chamber of Commerce Committee; Dr. S. S. Goldwater, Department of Health; Peter Cappel, West Side Taxpayers' Association; Wayne D. Heydecker, City Club; Robert Grier Cooke, Fifth Avenue Association; Bruce Falconer, Fifth Avenue Association; A. W. Brunner, Fifth Avenue Association; Robert D. Kohn, Joint Committee of Architects, Contractors and Engineers; William E. Harmon, Wood, Harmon & Co.; F. L. Ackerman, N. Y. Congestion Committee; F. L. Ackerman, Brooklyn Chapter, A. I. of A.; Mrs. V. G. Simkhovitch, Neighborhood Workers' Association and Greenwich Village Association; Henry W. Hodge, consulting engineer; F. J. T. Stewart, N. Y. Board of Fire Underwriters; Ira H. Woolson, National Board of Fire Underwriters; Oscar Lowinson, N. Y. Society of Architects; Albert S. Bard, Municipal Art Society; E. R. Hardy, N. Y. Fire Insurance Exchange; William Crawford, president, Building Trades Employees' Association; Chief John Kenlon, Fire Department; Dr. George M. Price, Joint Board of Sanitary Control, and Mr. McGahen, Citizens' Union.

INVESTIGATING THE TORRENS ACT

Associated Real Estate Interests Trying to Make It a Workable System—The Principle of the Law Conceded to Be Right

THE Real Estate Board of New York announces today an important step reached in its work, undertaken some months ago, of investigating the New York Torrens Act. The purpose of this investigation was (1), to see if the law could be made a practical working instrument, and (2), what steps were necessary to make it so.

Since the Torrens Law was put on the statute books in 1908, some well-considered judicial opinions have given valuable suggestions and advice; practical experience in the operation of the law has revealed its short-comings, and skilled conveyancers and title examiners have given it the benefit of their careful study. In view of the approaching constitutional convention, the act of the Real Estate Board in requesting a committee to examine the system and the statute and make proposals for changes is considered opportune.

The committee which undertook this work included the following: Professor Alfred G. Reeves, chairman; Walter Lindner, Henry R. Chittick, Irving Ruland, David A. Clarkson, Cyril H. Burdett, Charles H. Ayres, George W. Olvany, Edward Alexander, Harry Percy David, Laurence M. D. McGuire; secretary, Richard O. Chittick.

Sub-committees were appointed as follows:

To investigate conditions in New York State: David A. Clarkson, Irving Ruland and Cyril H. Burdett.

To investigate conditions outside of New York State: Henry R. Chittick, Walter Lindner and George W. Olvany. H. C. Cameron was also sent to Massachusetts to make a special investigation.

Conclusions Reached.

Having received the reports of these committees, and after taking time for careful study of the Torrens system generally in this country and the law of New York and its operation and defects in particular, the committee adopted five resolutions which may be called the foundations of its subsequent work. The substance of these resolutions are, (1) That the principle of the Torrens Law is right. (2) That the New York law is constitutional. (3) That the New York law ought to be fostered and used to a greater extent. (4) That a sub-committee propose amendments to the existing statute without regard to any possible constitutional amendment. (5) That another sub-committee, working in harmony with the first, study the advisability of any constitutional amendment and suggest any that they may think proper.

These sub-committees were appointed as follows:

On amendments to the existing statute: George W. Olvany, Henry R. Chittick and Henry Percy David.

On constitutional amendments: Cyril H. Burdett, David A. Clarkson and Charles H. Ayres.

The one on amendments to the existing law has substantially completed its work, has had its proposed amendments ratified by the Board of Governors and has sent the amendments to Albany.

The committee on the constitutional phase of the question is yet to finish its labors: and it will seek to make anything that it suggests harmonize with that already done by the other committee. It follows that in reading this summary it must be remembered that the work of the entire committee is not yet complete, and there may be important improvements yet suggested in the way of any possible constitutional changes.

Objects Sought.

The sub-committee which drafted the proposed amendments to the existing law aimed to make the statute more easily workable, to remove, as far as possible, the prominent objections that had been made to it, to lessen to some extent the expense of registering titles to give the law a smoother working on titles already registered, and to do away with minor defects and peculiarities of the statute which experience has pointed out.

Accordingly, a number of amendments have been suggested, which shorten the pleadings, avoid duplication of papers, lessen the expense for guardians, and make more definite the manipulation of registered title. Also, an effort has been made to keep the working of the law more fully before specially chosen judges retained permanently for that purpose and to give those judges and the Appellate Division which appoint the official examiners of title more complete supervision and control and removing powers over those examiners. The removal of one of the much criticised elements in the existing statute has been recommended by a provision which forbids the official examiners who reports and certifies a title to the court to act as the attorney in the action for the registration of that title. A change is also recommended, practically applicable to New York County, which will utilize locality indexes in the Register's office where such indexes have been completed and authorize Deputy Registers in such office to act as official examiners of title.

Such changes and quite a number of others which have the same general objects in view, if made into law will give to the statute a smoothness and efficiency, and, it is hoped, attractiveness to real property interests such as it has not hitherto enjoyed. These amendments have been proposed with scrupulous care as to keeping the law clearly constitutional or making it more readily and cheaply workable. The Torrens Law, when fitted into the jurisprudence of a State, as we believe the amended statute will be into that of New York, makes a very important advance in dealing with titles to real property, and with fewer and fewer exceptions, those who manipulate such title the most are coming to recognize the fact in this State.

Not a Selfish Movement.

The committee which has been dealing with this question for the Real Estate Board is representative of most, if not all, of the varying shades of realty interests; and with one exception it had been substantially unanimous and enthusiastic in its advocacy of the principle and the statute. It will endeavor, if possible, to recommend to the constitutional convention such changes in the fundamental law as may still further facilitate the working of that statute. It is felt that when all is done the importance of this law should be more and more brought to the attention of owners of real property, and the advantages to them it embraces should be more and more emphasized.

The fundamental principle of the law —the fixing of a title so that its evidence is put and retained on a single certificate and the making of it a quicker and easier asset for its owner, while greatly reducing the expense of its manipulation after it is once registered—will become more and more familiar to those who own land or deal with it, and so the operation of the statute will continue to grow. The cost of initial registration may stand in the way for a time; but with other causes of its slow growth and most of the active opposition, if not all, removed, it should go ahead and manifest to realty owners its inherent character for good and for their permanent benefit.

DISCOUNTING NEW TRANSIT IN FLEETWOOD

Jerome Avenue Extension of System Stimulates Building and Operators Are Now Erecting Apartments to Forestall Increased Demand

SUBWAY construction progressing along Jerome avenue, in the Bronx, is attracting considerable attention to those sections which will be particularly affected and benefited. One of them is Fleetwood, part of the old William H. Morris estate, which comprised about 120 acres, and included the territory roughly bounded by Webster avenue, 165th street, the Grand Concourse and 169th street. Part of this tract was formerly the famous Fleetwood race track, popular among trotting-horse enthusiasts of a generation ago. In 1897, after the death of William H. Morris, the property was divided among his three heirs, A. Newbold Morris, Mrs. Frederick J. de Peyster and Mrs. Philip Livingston. The commissioners in the partition proceedings were Henry Lewis Morris, James L. Wells, and William Reynolds Brown. Prior to that time the property had been in the same ownership since the original land grants of Colonial times. Since that time all the Livingston holdings have been sold and only a few properties remain of the many blocks held by the other heirs.



BUILDINGS IN CLAY AVENUE.

New Streets Opened.

Soon after the partition, the city acquired title to the streets and avenues and commenced regulating, grading and the installation of other improvements. The Third avenue elevated road was already in operation and the Webster avenue trolley line began running in January, 1901. Coincident with the opening of this road came the building activity which has transformed Fleetwood from a vast, practically unproductive waste to a flourishing apartment house community. The extensive building operations, within recent times in the East Bronx, may, perhaps, have overshadowed the development of the sections further west, but even before the Jerome avenue subway was a reality, or even a possibility, builders had been attracted to Fleetwood and were rapidly absorbing the available building sites. One of the reasons advanced at the time for this activity was the low price of the lots, which enabled a man to build, with a reasonable chance for a profitable transaction.

The first important operation was undertaken by Ernest Wenigmann, in March, 1901. He began improving the east and west sides of Clay avenue, from 165th to 166th streets, with twenty-eight two-family houses, which at that time were considered desirable improvements for that neighborhood. The following September, Adolph Wexler, evidently realizing its possibilities for apartment house improvement, built a five-story multi-family structure at the northwest corner of Webster avenue and 168th street, and ten four-story buildings adjoining on the avenue.

In July, 1904, the Middleboro Realty Company acquired the block bounded by Morris and Grant avenues, 165th and 166th streets, which it subsequently improved with three-story, two and three-family houses. The same builders also erected small houses of the same kind in 1907 on the west sides of Morris and Grant avenues, between the same streets. In August 1908, Albert J. and Otto J. Schwarzler began their extensive operations, by erecting fifteen five-story apartment houses, on the east side of Clay avenue, between 168th and 169th streets. Since then they have improved with comparatively uniform types of buildings the entire east side of Clay avenue, from 166th street to 167th street; both sides from 167th to 168th streets, part of the west side from 166th to 167th streets, and the entire block bounded by Teller avenue, 166th street, Findlay avenue and 167th street. They are at present building similar properties at the southwest corner of Clay avenue and 167th street, having recently finished another building operation at the northeast corner of Teller avenue and 167th street.

In January, 1911, the Mountain Construction Company erected a row of seven three-story houses and two five-story houses in East 165th street, between College and Findlay avenues, and the month following the Hadden Construction Company built five five-story houses, occupying the entire block, in the south side of 165th street, between Findlay and Teller avenues. Later in the year the Manhattan Island Realty Company started similar operations at the northwest corner of Teller avenue and 165th street, the southwest corner of Teller avenue and 166th street and the block front on the east side of Findlay avenue from 165th to 166th streets. In 1912, William E. Diller built the taxpayers' at the southwest corner of Webster avenue and 167th street. In May, 1912, Ernest Wenigmann erected three five-story flats at the northwest corner of College avenue and 166th street; two five-story flats in the north side of 165th street, between Clay and Teller avenues; two five-story flats, at the southeast corner of Teller avenue and 166th street; a five-story flat at the southwest corner of Clay avenue and 166th street and a four-story flat, at the opposite southeast corner. In the same year, the Mitchell-McDermott Construction Company improved the entire south side of 165th street, between Morris and Grant avenues, with six five-story structures.

The desirability of this section for apartment house improvement evidently induced the John J. Tully Construction Company to purchase, in June, 1914, a plot of twenty-six lots, on College and Findlay avenues, at 166th street. They are just completing a row of five-story buildings on the site, and contemplate building on the entire plottage, the installation of the foundations on the remaining unimproved land having been completed. The Kovacs Construction Company has recently completed the improvement of the block front, on the south side of 165th street, between Grant and Sherman avenues, with apartment houses and has also purchased six lots at the northwest corner of Grant avenue and 166th street, for improvement along the same lines.

F. A. de Peyster Sells.

The last sale of importance in the section was made last November, for F. Ashton de Peyster, by W. E. & W. I. Brown, who sold the vacant plot of nineteen lots, 475x100, at the northeast corner of Morris avenue and 168th street.

"The excellence of renting conditions afford opportunities for additional building operations," said William I. Brown. "The demand is chiefly for four and five-room apartments and the success of the buildings which have been erected to meet this demand is evidenced by the ease with which they have been rented and sold.



FINDLAY AVENUE NORTH FROM 166TH STREET.

"It is reasonable to assume that the opening of the new subway lines immediately affecting the Fleetwood district will further stimulate building activity.

"The Jerome avenue extension of the Broadway-Lexington avenue route and the connection with the Sixth and Ninth avenue elevated will give additional transit facilities to a section which has already proved itself adaptable for development with apartment houses."

LEGISLATIVE BILLS AFFECTING REAL ESTATE

The Governor's Tax Reform Measure Will Revolutionize the System of Collecting Taxes—An Amendment to the Tenement House Law

THE Legislature of 1915, from which much is expected in the way of relief from oppressive conditions, has settled to its work. The most important measure introduced so far is Mr. Hinman's Senate bill (Int. No. 207) establishing a State Department of Assessments and Taxation. The bill emanates from the Governor himself and follows recommendations in his message. So far as known no real estate body has yet had opportunity to endorse it.

In theory the bill places the business of assessing the State's special and indirect taxes on a scientific basis in the hands of a non-partisan board and subject to the check of the collecting agencies in the State's financial offices. It transfers from the Comptroller's office the functions of assessing the taxes on corporations, including franchise taxes on business corporations, on gross earnings, on public service corporations, trust companies, insurance premiums and saving banks, and the personal taxes, including the inheritance tax.

The New Tax Department.

The new department is to be presided over by a commission of three members appointed by the Governor with the consent of the Senate. This commission is empowered to appoint a secretary, deputy commissioners, experts and such other employes as may be necessary. Within the department there will be bureaus of Corporation Taxes, Franchise Taxes, Mortgage Taxes, Local Assessments, Equalization and Statistics, and such others as may be needed. Each bureau is to be in charge of a deputy tax commissioner.

The commission may require local assessors of tax districts to meet with the commission at least once in two years, to consider matters relating to taxation, to secure greater uniformity of valuation throughout the State, and to discuss desirable changes in the law. Among the powers of the Tax Commission are the following: To confer with, advise, assist and direct assessors and other officials charged by law with duties relating to the assessment of property for taxation; to furnish local assessors with necessary instructions; to compile and publish statistics relating to state and local taxation and assessment, and to have general supervision of the assessment of property to taxation throughout the State. The duties now conferred upon the State Comptroller in relation to the assessment, determination, revision, readjustment and imposition of corporation taxes under Article 9 of the Tax Law, are transferred to the State Tax Department, except those relating to the collecting of corporation taxes assessed and the refunding of such taxes paid. The State Board of Tax Commissioners is abolished.

Senator Boylan has reintroduced (Int. No. 12) his bill giving more power to the present tax board, including power to direct reassessments and to recommend remedial laws. This bill is likely to be comprehended in the administration measure.

A Half-Tax Measure.

Mr. Simpson has a bill in the Assembly (Int. No. 235) providing that the Board of Assessors shall in no case assess any house or lot more than one-half its fair market value at the time of the confirmation of the assessment.

A Tenement Law Amendment.

Assemblyman Ellenbogen has introduced a bill (Int. No. 109) amending the Tenement House Law (Section 51), which relates to the height of tenement houses standing on streets abutting on public parks or bodies of water. The present law provides that no tenement house shall be increased in height so that the building shall exceed by more than one-half the width of the widest street on which it stands. The amendment provides that the width of the street shall be deemed to include the mean or average width of such open and unobstructed portion of a public park, public square or body of water abutting on such street, as lies between straight lines drawn from the ends of the building line of the lot fronting on such street and at right angles to such building line. The public park, public square or body of water must have an area of at least one acre.

Other bills affecting real estate so far introduced include the following:

Assembly Bills.

No. 4. (By Mr. Callahan.) Amending the Railroad Law (new sub-division 6 of section 57), making five cents the maximum on steam or electric suburban trains between any station in one borough and any station in an adjoining borough of New York City where both boroughs have over 400,000 inhabitants. Same as Senator Griffin's bill of last year.

8. (Mr. Donohue.) Amending the Civil Code (section 3380) by permitting the temporary possession of real property by the plaintiff in condemnation proceedings at any stage of the proceedings after the time of the defendant to answer has expired. The court is authorized to fix the bond required to be filed where no answer has been interposed, or where the answer filed does not state the value of the property. (Same as Assembly Int. 8, Print 8 of 1914 by Donohue.)

12. (Goldberg.) Inserting in the Transportation Corporations Law a new section (106) fixing five cents as the maximum charge for a telephone conversation of five minutes duration, in New York City.

17. (Kramer.) Amending the Public Buildings Law (Section 3) by providing that the trustees of public buildings must furnish sufficient space in one building in New York City to house state officials performing duties within the city. The trustees are authorized to lease buildings for a term of years, and to require all state officers to abandon outside state officers as their leases expire. (Same as Assembly Int. 1048, Print 1121, of 1914, by Mr. Kramer.)

18. (Kramer.) Amending the Real Property Law (section 249) and the Code of Civil Procedure (sections 1627, 1628, 1629 and 1630) in relation to the foreclosure of mortgages on real property. It provides that where such a mortgage contains a covenant for the payment of the sum intended to be secured, the remedies of the mortgages are confined to the property mentioned in the mortgage, except to the extent that the proceeds of sale of the mortgage premises are insufficient to pay costs of foreclosure and expenses of sale. Any such bond or covenant is void for all purposes except to fix the maximum amount, exclusive of costs and expenses, to be recovered by the mortgagee, notwithstanding any provisions of law to the contrary.

163. (Nehrbauer.) Amending the Greater New York Charter (sections 889, 892, 892a, 894, 895, 896, 898, 899, 900, 906, 907, 911, 914, 916, 917 and 1025) relative to levying taxes.

It extends from May 1 to July 1, the time when personal property taxes and half of the real estate taxes are due, and from November 1 to January 1, the time when the remaining half of real estate taxes are due. The bill similarly extends for two months the various dates for complying with the several requirements relative to the levying of taxes. (Same as Assembly Int. 978, Pr. 1047, of 1914, by Mr. Nehrbauer.)

164. (Green.) Authorizing the Commissioner of Docks and Ferries of New York City, with the approval of the Board of Estimate, to adopt a plan for the straightening, widening and improving of Coney Island Creek, showing a ship canal at least 400 feet wide.

Senate Bills.

No. 1. (Carroll.) Amending the Public Buildings Law (section 3) in relation to the housing of state officers in New York City. (Same as Assembly bill introduced January 13, 1915.) (Same as A. Int. 1048, Pr. 1121, of 1914, by Kramer.) To Cities Committee.

2. (Carroll.) Amending the Real Property Law (sections 249, 1627, 1628, 1629 and 1630) in relation to the foreclosure of real estate mortgages. (Same as Assembly Bill of January 13, 1915.) To Codes Committee.

To License Architects.

20. (Simpson.) Inserting in the General Business Law a new article (7a) providing for the licensing and regulating of architects. The regents of the State University are to appoint a board of examiners of five members, who are to make rules for the examination and registration of candidates, subject to the approval of the board of regents. The members of the examining board must be architects of not less than ten years' practice in the state, and are to be entitled to such compensation as the regents may determine, but not exceeding in the aggregate the amount of fees collected for certificates. Applicants for examination must pay a fee of $25. No person without the required certificate may engage in the practice of architecture. Violation is made a misdemeanor. The bill provides certain minimum qualifications for applicants, and for the issuance of certificates without examination in certain cases. (Same as Senate Int. 899, Pr. 980, of 1914, by Simpson.) To Judiciary Committee.

28. (Dunnigan.) Amending the Railroad Law (new subdivision 6 of section 57). In relation to the rate of fare on steam railroads in New York City. The amendment makes five cents the maximum fare on steam or electric suburban trains between stations in adjoining boroughs, where such boroughs have over 400,000 inhabitants. (Same as Senate Int. 69, Print 69, of 1914, by Griffin.) To Public Service Committee.

86. (Thompson, George F.) Amending the Tax Law (section 263) in relation to the refundment of mortgage taxes paid through inadvertence. (Same as Assembly Bill introduced January 14, 1915.) To Taxation Committee.

51. (Slater.) Amending the Highway Law (section 343) in relation to the laying of railroad tracks upon the Albany Post road within Westchester County. (Same as Assembly Bill.) To Internal Affairs Committee.

116. (Horton.) Amending the Public Service Commissions Law (subdivision 9 of section 2 and subdivision 3 of section 49), by giving the commission jurisdiction over navigation companies and water lines with respect to discriminations, preferences, and joint and other routes. (Same as Senate Int. 346, Pr. 353, of 1914, by Murtaugh.) To Public Service Committee.

DEPARTMENT STORES ON LEASEHOLDS

Many Merchants, Who Control Large Retail Establishments, Lease, Rather Than Buy, Realty—Advantages To Both Owner and Lessee

A NOTABLE development which has characterized practically all the recent uptown trade removals of large retail establishments is the acquisition of the new locations through long term leases, rather than outright purchases.

Brokaw Brothers, for fifty-eight years in Astor Place, leased several weeks ago, for a term of twenty-one years, with two renewal privileges, from the Pittsburgh Building Company, Henry Phipps, the site of the one-time Cafe de l'Opera and the Hotel Rossmore, on which a building will be erected. Their present establishment is built partly on leasehold ground and partly on land belonging to the firm.

Brooks Brothers, for thirty years at Broadway and 22d street, have also taken, under lease, the northwest corner of Madison avenue and 44th street, where William Henry Barnum and William Everdell, Jr., have already begun the construction of a building for their occupancy. The firm's present store was also obtained under lease from the trustees of Catherine N. Fane. The records show that it was leased for a twenty-one-year term, beginning February, 1908.

Five Million Involved.

Arnold Constable & Co., another of the late additions to the uptown retail colony, obtained the site of their new building, at Fifth avenue and 40th street, under a lease from Frederick W. Vanderbilt at a rental reported to approximate $5,000,000. An interesting detail in connection with this transaction is the fact that they are abandoning property which they own in fee. The records show that title to 881 to 887 Broadway, their present location, is in the name of Marie Constable and others, heirs of Frederick A. Constable, deceased.

The new Lord & Taylor store, at Fifth avenue and 38th street, is also on leasehold property, the land belonging to Frank B. Burton and others. The firm moved from leasehold property, their downtown buildings having occupied land owned by Mary R. Goelet, William E. Roosevelt and others.

A. A. Vantine & Co., Inc., also left property belonging to members of the firm, at 879 Broadway, to obtain a choice location under lease, at the southwest corner of Fifth avenue and 39th street, from Jacob Dreicer, which, when taken together with the Lord & Taylor establishment, completes the occupancy of the Fifth avenue frontage on the west side of the thoroughfare.

Gave Up Their Own Premises.

Stern Brothers' new store, in West 42d street, is on leasehold ground belonging to the Pentalpha Realty Corporation and Louisa M. Gerry. They abandoned property in West 23d street, which they held partly in fee and partly under lease.

Bonwit, Teller & Co. hold their present property at 417 to 421 Fifth avenue under lease from Mrs. Elizabeth M. Anderson. The same firm also acquired, last July, under a similar agreement with Mrs. Anderson the new eleven-story building at 415 Fifth avenue, through to 5 and 7 East 37th street, and 8 East 38th street. They will occupy the second, third and fourth floors and the rest of the building will be subleased. The Fifth avenue store in this building has already been taken by J. & J. Slater, shoe dealers, now at Broadway and 26th street. The Bonwit, Teller & Co. store in West 23d street was also a leasehold.

At Herald Square the establishment of R. H. Macy & Co. is built on land owned by the Aycrigg estate, although members of the Straus family have, from time to time, been acquiring interests in the fee to the land, through purchases from various heirs. In October, 1906, Isidor and Nathan Straus acquired a twelfth interest in 1323 Broadway, 113 West 34th street, 147 West 34th street, 144 West 35th street, and 141 to 143 West 34th street. In July, 1914, Percy S. Straus bought a fifth interest in 1319 to 1323 Broadway, 129 to 133 West 34th street and 122 to 126 West 35th street.

On Greeley Square.

Saks & Co., at Broadway and 33d street, occupying 1293 and 1311 Broadway, 100 to 106 West 34th street and 101 to 107 West 33d street, are lessees from the Herald Square Realty Company, Henry Morgenthau, president. The new Rogers Peet Company building at Fifth avenue and 41st street is also on leased ground.

Gimbel Brothers, occupying the entire block on Broadway, from 32d to 33d streets, are lessees from the Greeley Square Realty Company, Walter G. Oakman, president. The term runs twenty-one years from August 1, 1910, with a privilege of four renewals.

John Wanamaker, occupying the two solid blocks bounded by East 8th street, Broadway, East 9th Street and Fourth avenue, and by East 9th street, Broadway, East 10th street and Fourth avenue, holds this property, under lease, from the trustees of Sailors' Snug Harbor. Mr. Wanamaker, in 1904, bought the unimproved plot 726 to 730 Broadway to be used for recreation purposes for employees. It was formerly the site of the old London Street and Colonnade Hotel. At present it is vacant, but there is some talk of a portion of it being used as an extension of Waverly place.

The stores of the J. B. Greenhut Company, and B. Altman & Company are partly on leasehold and partly on fee ground. The estate of John N. A. Griswold and William Waldorf Astor own part of the site of the latter establishment.

James A. Hearn & Son, in West 14th street, own part of their property in fee. The remainder belongs to the Spingler estate. George A. Hearn, during his lifetime, acquired title at various times to some of the frontages in West 14th street and West 13th street. Last October Bedell Brothers acquired the leasehold interest of Revillon Freres in the eleven-story building at 19 West 34th street. This property was leased from Henry P. Loomis and Adeline L. Prince for a term of twenty-one years from May 1, 1905.

In West 125th street the large department store of H. C. F. Koch & Company, Inc., is built on ground belonging to members of the Matthiessen family of Chicago, Ill. The firm, however, owns property in West 124th street, opposite this site.

Of the large department stores in Manhattan, Bloomingdale Brothers and Oppenheim, Collins & Company are the only ones, so far as we can find, that own the land in fee which is occupied by their stores. Bloomingdale Brothers own the block front on the west side of Third avenue from 59th to 60th street, with large frontages in each of these streets. They also control two lots on Lexington avenue, at Nos. 749 and 751. Oppenheim, Collins & Company own in fee 33 to 39 West 34th street and 48 to 60 West 35th street.

The evident policy of these companies as indicated raises an interesting question. Why have large firms whose resources could probably finance without difficulty the acquisition of the fee interest appear to prefer ownership for only a limited period of time?

Several reasons have been advanced to explain this tendency. The department store concerns itself essentially with business and not real estate speculation or investment. Perhaps that is why this particular class of firm prefers to lease rather than buy. From the business point of view it is generally considered good policy to have on hand, or within easy reach, as great an amount of cash as possible. The large department store in its capacity as a buyer of enormous quantities of every kind of merchandise is in a position to make large savings through discounts by the early or prompt payment of bills. The money devoted to such purposes rather than to the accumulation of real property might in the end result in a greater profit for them than a possible rise in real estate values. This, the availability of ready money, is probably the principal reason why these firms have taken leases rather than fee interests.

Why Leases Are Taken.

There is also the situation where the desired location is not on the market for sale, although the owner would consider a lease for a reliable tenant. Few of the larger department stores, as, for example, John Wanamaker, could have possibly purchased the sites which they now occupy, although the property could be acquired under a lease.

Most of the stores require such large space that a plot would have to be assembled and negotiations opened with a number of owners. One holdout might interfere with the entire layout of the proposed site or make his price so prohibitive that it would hold up the project. Department stores in acquiring property cannot invoke the aid of the right of eminent domain which is reserved for the government and for certain public service corporations which require land for public purposes.

There is another reason that has been given, and that is the remarkable shifting of shopping districts in New York City. Stores have found it necessary to follow the trend. Witness the experience of Lord & Taylor. The firm began business in Catherine street and later moved to Grand street, then to Broadway and 20th street and finally to Fifth avenue and 39th street. A purchase might tie up a firm's capital in land when it might have to be utilized for a removal. Such a situation is not desirable in a business where cash plays so important a part.

A Matter of Policy.

Summing up all the reasons, a definite conclusion is reached. Namely, that it is the evident policy, of this particular class of business, to lease property rather than to buy. This policy in no way reflects on the integrity of real estate as an investment. It rather strengthens it because the owner who can obtain a prospering business concern as a tenant, for a twenty-one-year term with privileges for extension, is assured of a reliable source of income.

Since the stability of real estate values depends, in a great measure, upon income or potential income, the value of a property tenanted for a long term by a "live firm" may be regarded as being placed on a firm basis for many years.

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A bull market for the first time in six years is the inspiring report from Wall Street. It means that investment money is flowing back into the channels of commerce and industry.

The old national political question of centralization or decentralization of power and authority is revived again in the controversy over the unification of building inspection departments in this city. Wasn't the cardinal principle settled at the time of the consolidation?

Something is surely wrong with economic conditions in America when there are so many more deserving men than there are jobs. 'Twas not so years ago. Is there not too much immigration of the wrong kind? Of course, there cannot be too much of the right kind.

Seven million population thirty-five years from now is the prediction for Brooklyn, based on the present rate of growth. Brooklyn has one great economic advantage; her citizens have the community spirit in a far higher degree than the migratory residents of Manhattan. Their life is bound up in their homes and social circles, and this is what makes a Brooklyn real estate mortgage a particularly safe investment.

The recent trouble with the market for mortgages of moderate size in Manhattan and the Bronx, according to the principal lending institutions, was not the scarcity of investors but the inability of borrowers to furnish proper mortgages. In a very large proportion of cases the equities were too slender to satisfy lenders. This condition of affairs was no doubt attributable to the fact that because of overbuilding owners were unable to shift the higher tax burden to their tenants. Increasing tenancy is now gradually removing the trouble.

The City's Growing Demands on Taxpayers.

Mayor Mitchel has been severely criticized for stating that the city could not reduce materially expenses until it began to benefit from the reforms instituted in incurring indebtedness and that new sources of taxation would have to be developed. He certainly did not mean by his speech in Brooklyn that no further economies were possible. What he did mean was that no possible saving in expenditure would be sufficient to meet the future increased demands on the city's income, and in this he is undoubtedly right. The demands will be enormous, both because of the debt service and for other reasons. The money with which to meet these demands must be raised in part from taxation.

The most important of all problems which confronts the administration is the devising of a method to obtain an increase of municipal income without pressing any more heavily on real estate. We understand that the tax commission which was appointed last spring is about to make a report. The sooner it does so the better. Legislation will be required in order to carry out its recommendation, and this legislation must be passed during the present session. The matter cannot go over another year. If the New York real estate taxpayer is to escape a disastrous increase of his burdens, action must be quick and decisive.

The Business Revival.

There can be no doubt that the improvement in business which has been expected for so long and heralded so often is actually putting in at least a preliminary appearance. The symptoms of increasing business activity are many and various. The demand for stocks and bonds is broadening steadily, and this indicates both an increased purchasing power on the part of investors, greater confidence in the future, and the assurance that this country will be able hereafter to finance any liquidation of American securities held abroad. The enormous balance of trade in favor of this country will be sufficient to return to Europe money which has been borrowed in the past and to lend to European governments the money needed to finance their current purchases in American markets. Those purchases will last as long as the war lasts and will become larger rather than smaller in volume.

Many American manufacturers are building additions to their plants with the expectation of more adequately meeting the demand later in the year. Grain and food stuffs will command high prices. No matter how much American farmers raise next summer they can sell the surplus abroad on extremely remunerative terms. It looks as if even cotton would be restored to a normal price sometime during the current year. So long as cotton was low business in one large section of the country was necessarily stagnant, and it was expected that the price of cotton would not recover from the excessive crop of 1914 for at least a couple of years. But owing to the enormous demand for woolen clothing created by the war and to the entire suppression of the Belgian linen industry, cotton will have to be used for a largely increased number of purposes—so much so that the surplus of 1914 will be consumed much sooner than expected. Inasmuch as the crop for 1915 is likely to be small, fifteen cent cotton has become a possibility before the spring of 1916.

Of course the whole economic activity will be contingent on a continuation of the war, and as soon as the war ends extensive and costly readjustments will have to be made. But if the war should last, as so many good judges anticipate, for two or three years, the United States is likely to pass through a period of somewhat feverish and excited business activity accompanied by a large amount of speculation. Large profits will be made by considerable parts of the community, but these profits will not be earned without the assumption of dangerous risks. The situation will appeal to the adventurous temper of American business men and they will make the most of it.

An Advantageous Site.

The Pennsylvania Railroad Company announces that it will sell off its surplus real estate in all the large Eastern cities. The only surplus real estate which it is known to own in New York are some parcels in front of the Pennsylvania Terminal and near to it, and it is very much to be hoped that it will succeed in making the sale quickly and advantageously. The development of that part of Seventh avenue has been very much retarded by the uncertainty which has prevailed in respect to the improvement of these properties. Various schemes have been proposed for them. At one time plans were actually being drawn for a hotel, but the project was never carried out. The railroad company would have been well advised to establish a business man's hotel containing many single rooms at moderate prices. The location would have been almost perfect, for that kind of an improvement, and the railroad station and the hotel could have been made mutually advantageous. The management of the company, however, decided otherwise, and no equally available improvement has ever been proposed. If the site is not used for a hotel, it ought to be given over to a department store. The railroad company will make a grave mistake not to take care that the building erected on the site is worthy of its location and that the business established in the new building will help the traffic on the two railroads.

The Reckless Construction of Tall Buildings.

The real estate owners of New York ought to appreciate much more widely than they do the disastrous effect upon the stability of values in Manhattan which the lack of any restriction or the height of buildings has brought about. Tax Commissioner Lawson Purdy declared most emphatically at the hearing on the proposed limitation that the reckless construction of tall business buildings had demoralized real estate prices in many speculative districts, and he was right. What Manhattan needs as a condition of wholesome real estate development is comparatively even improvement throughout its whole breadth, and such an improvement can never take place as long as builders are permitted to run up skyscrapers on peculiarly favorable locations. Hitherto the people who have argued in favor of legal restrictions have been for the most part architects and civic reformers who were offended by the aesthetic and social disadvantages of tall buildings. But after the experience of the past few years real estate owners should understand that the fundamental objection is economic. The want of restriction in the height of buildings has the same effect on the stability of the real estate market as cut-throat competition has upon ordinary business. It places all existing values at the mercy of building operators, who are able to take advantage of particularly desirable sites and to improve these sites to the limit. In regulating the height of buildings the city will also be regulating and stabilizing the price of real estate.

The Paramount Issue.

Editor of the RECORD AND GUIDE:

Mr. Lustgarten and Mr. Alexander, both in a most convincing way, are demonstrating pro and con the merits or demerits of the "single tax." As one conversant with realty conditions, may I observe that whether a single tax be expedient or not, the real paramount issue at this moment is how to counteract the staggering impositions levied against real estate, whether this be land or whether it be land with improvements.

The satisfaction, or rather consolation, is that the monies are expended for the betterment of this wonderful

metropolis and that its growth and betterment will repay for what has been so expended, though I know not when, or where or how. A READER.

"Has New York Seen Its Best Days?"—A Rejoinder from Mr. Harmon.

Editor of the RECORD AND GUIDE:

I have been somewhat amused, as well as much interested, in the letter of John L. Parrish, and your editorial with reference to my state of mind as to whether New York City has seen its best days.

Coming from such sources, these two articles have especial value. I respect John L. Parrish as one of the clearest thinkers on real estate matters in our city, and the Record and Guide as a fair and efficient exponent of the real estate interests of our great city. So, we start out with a fair presumption of giving the public some information of value upon which to predicate its own judgment regarding the future in real estate.

I have been impressed with one fact repeatedly: that it is practically impossible for a real estate man or writer to face the significance of a declining market in his own community; and this is one of the reasons that makes depressions so long-lived, averaging nearly twenty years.

Twenty-two years ago in the office of T. & A., whom Buffalo men will remember as the most prosperous real estate concern in Buffalo, I made the statement that we could buy a piece of property on Kenwood avenue twenty years from that time at the price they were asking for it in 1890—about $1,200 an acre. I was told that men holding such opinions were a discredit to Buffalo and should not be allowed to do business in the city. Five years later Mr. T., the senior partner of the then ruined concern, asked me to help him get a position. The property on Kenwood avenue can today be bought for $1,200 an acre, and it is a good purchase at the price.

In 1889 I made myself exceedingly unpopular in Chicago by advising against the purchase of all real estate. In 1910 I made myself equally unpopular with Mr. Fay the editor of the Evening News, by saying the time was ripe to purchase real estate. In both cases I was right. Today that great paper is advising its readers to buy real estate almost anywhere in Chicago, when it should be counseling caution. I could give many other illustrations of the same kind of experiences, but these three will probably indicate that I have brought to bear some sort of a process of reasoning which the local man rarely, if ever, applies to conditions in his own town.

Both the Record and Guide and Mr. Parrish have given two pregnant causes of real estate stagnation, and I accept them as factors in our present state of the market; but you ignore the really vital thrust New York City has received which is bleeding real estate equities to death. New York City will recover from over-building and from anticipated values; but what New York City will never recover from is a burden of taxation that offsets increment and encroaches on value, nor from building restrictions that permanently handicap her industries as against competitors in other cities. While New York City is doubtless growing, and will grow rapidly, yet she is not growing in the best way, nor is the type of growth the same as ten or fifteen years ago. Thousands of immigrants with low-earning capacity and large families are coming to New York, and thousands of the middle class of people who pay from $30 to $60 per month rent are leaving it. To illustrate the undesirableness of the cheapest type of population, will give another example.

A good many years ago we were opening a piece of property in Revere, Mass., and in order to get certain extensions of sewers from the town we agreed to build fifty houses (in those days costing about $2,500 to $3,000 each), in return for the benefits we asked. The old chairman of the board of selectmen, a shrewd, hard-headed business man, said in effect:

"We don't want this class of people; we don't want $2500 houses; it costs this town nearly $30 a year to educate each child, and the more of such population we have the poorer we are."

I was not only surprised, but a little stupified. This point of view was iconoclastic—it attacked the idol "population," but it has some truth in it. New York can have entirely too many people who pay from $15 to $25 a month rent.

Our main problem, however, is how to carry a tremendous burden of taxation, which is destroying increment to a far greater extent than over-building or the moderate land speculation of the past ten years, and I fear this burden is destined to grow in proportion to the natural increase in population and industrial growth. Let us reason on this subject a little:

It is a fairly accepted standard that land values increase somewhat in proportion to population, affected, of course, more or less by the type of incoming people. In ten years our percentage of increase in population has been possibly forty. In ten years as nearly as can be judged, the actual tax burden on a given piece of property exceeds this figure. Now, whether value or increment is destroyed may be better determined by the question as to whether assessed values are now too high or were too low before; but, nevertheless, a loss is there, for every increase of one point of taxation destroys 5 per cent. of value, excluding increment.

If I thought the burden of taxes would remain the same or would increase less rapidly than the population, I might agree that New York's future, from a real estate point of view, was safe; but I cannot believe this to be true. The tendencies of the times are against it, and the pressure on all men in office is tremendous. We have so long been accused of placing the dollar above the man that we fail to realize that it is possible from the point of view of the well-being of the city to place the man too high above the dollar.

We own property in some thirty-five cities in this country. Rents of store properties have remained the same, or slightly increased, and yet our net return from our properties in New York City is perhaps 25 per cent. lower than in any city in the country, and at least 20 per cent. lower than they were six or eight years ago. If this result has not been brought about by vacancies or reductions in rents it must have been caused by increase in taxation and the increased regulations of the Building Department.

I consider a 2 per cent. tax charge an excessive burden, and one that either destroys the ordinary measure of increment coming from an increase in population or forces rentals up until they drive business away. Either one of these two "horns of the dilemma" must be faced in New York City.

The suburbs of Boston, outside of Brookline, have had a tax burden of about 2 per cent. for nearly twenty years. Two weeks ago I sold a well located business plot for about one-half the price I could have gotten for it ten years ago; cause: tax burden exceeding increment. This tells the story of thousands of similar transactions about Boston.

In Pittsburgh the same kind of land has increased measurably with population; cause: a tax rate which has not placed on the property a burden sufficient to destroy the increment coming from a normal increase in population. One or even two swallows do not make a summer, but a flock of them indicates its approach, and I have a larger number of similar examples than you have space in which to put them.

I trust I will not leave the impression that all real estate in New York is to lose value. There will be tremendous transfers of population and business in the next few years, producing speculative centers of great importance. To say nothing of the suburbs, where the subway extensions will bring myriads of people, I think I could put my finger on spots on Manhattan Island where great increases will take place, or great recoveries from present depressed prices. We are, however, not dealing with the shifting of values, but with the general future of the city with respect to real estate.

Statistics have only a collateral value as an aid to accurate conclusions; sound judgment is the final arbiter of all the evidence and it is my matured opinion that New York City is passing through a crisis, with the chances against her full recovery, unless the charges and restrictions on real estate, on business and industrial enterprises are lessened.

My opinion may be wrong; nevertheless, the public is entitled to it, for one's best friend is he who has the courage to tell him the truth as he sees it.

WILLIAM E. HARMON.
261 Broadway.

TITLE COMPANY'S REPORT.

The First Year in Which Profits Have Not Increased.

The annual report of the trustees of the Title Guarantee and Trust Company is this year the interesting document it usually is. It amounts to a review, from an inside vantage point, of the real estate market for the past year. Space at the moment will permit only a few quotations:

"This is the first year in our history in which our surplus and undivided profits have not increased. Since 1902 when our net earnings first passed the $1,000,000 mark, this is the first year that they have fallen below it. Since we commenced to pay dividends it is the first year that our earnings have not more than paid our dividend. The result is due to the fact that it was necessary to charge down our securities out of earnings by the sum of $474,994, in order that we might carry them on our books at their market value. Our business really earned $1,285,000, and but for this depreciation we should have added more than a quarter of a million to our undivided profits.

"So long as over-building continues it is difficult for the broker who has property to sell to make any very convincing proof of the desirability of its purchase. We are not among those who take an altogether gloomy view of the present condition in New York City real estate, nor do we believe that all real estate owners are dissatisfied with their holdings. We took in at foreclosure a few months ago two apartment houses in West Harlem. We did it with the feeling that a load had been shifted to our shoulders. After spending only a reasonable amount on necessary repairs and a little energy in finding tenants, we have today rented forty-seven out of forty-eight apartments and the income we receive considerably more than pays taxes, expenses and interest on our money. In view of the many sad stories about real estate investments, our experience has made us think that after all if you get into New York real estate at the right figure and take care of it, it will return as much or more than any equal investment that involves no greater risks.

"Our sales of mortgages for the year amount to $33,607,965 compared with $34,573,567 last year, a drop of less than three per cent. The total amount of mortgages recorded in the five boroughs shows a reduction from last year of more than eighteen per cent. The company's sales of mortgages used to exceed $70,000,000 a year and the falling off has been principally in the large mortgages. The institution lenders who took the large mortgages have retired from the market almost altogether."

Prize Block of Greenwich Village.

West Eleventh street between Fifth and Sixth avenues is the prize block of Greenwich Village. This was the recent announcement of the Greenwich Branch of the Woman's Municipal League and is the result of a competition started by the branch last November. Since that time residents, tenants as well as property owners, have spent much time and thought as well as money to beautify their blocks, brightening them up with shrubs and potted plants, window boxes, etc.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

Astor Improvement in Bronx.

A large squad of men are at work on the big tract of land belonging to William Waldorf Astor on the north side of Westchester avenue, east of Clason Point road and west of Commonwealth avenue, Bronx. The marsh land is being drained, the sunken land filled in, and the hills leveled. The property is evidently being put in shape for possible improvement when the new subway extension to Pelham Bay Park is placed in operation. There will be a station at Clason Point road.

The tract lies between the Watson estate of the American Real Estate Company, and Unionport. It has no buildings on it except several shacks now being used by the contractors. East of the property there has been considerable building of small cottages, while to the south there are great stretches of land entirely unimproved. The new transit facilities will probably stimulate interest in the district and attract builders. At the office of William W. Astor, in West 26th street, it was said that no building was contemplated and that the land was simply being filled in.

Opposed to a Market Department.

A committee of the Real Estate Board appeared before the Board of Estimate yesterday in opposition to the bill to create a Department of Markets. Messrs. Joseph W. Mulligan, Joseph L. Buttenweiser, Robert R. Rainey, Victor E. McElhany, Louis Schrag and George R. Stege compose the board's committee on markets. Resolutions by the committee in opposition to the bill have been approved by the board of governors.

The bill creates a new department with a commissioner and inspection, information and standardizing bureaus, and would result, the board believes, in adding to the payroll of the City, thousands of new appointees as inspectors, officials, porters, etc., etc.

The board sees no valid reason for any change from the present administration of conducting the market affairs in this city, as they are already well taken care of by the Comptroller and Borough Presidents, together with the Health Department, the State Agricultural Department, the Pure Food Board of Washington, Custom House inspectors, etc.

"We see no valid reason, but insuperable objections to the City's extending its functions to private business rather than to limiting itself to well-recognized public utilities."

PRIVATE REALTY SALES.

Although there was no substantial change in the condition of the real estate market, there were several developments which made it an interesting week. There was a moderate demand for residential properties, either dwellings for occupancy or multi-family houses for investment. Washington Heights apartment houses figured in a $1,000,000 exchange. Builders were active in the Bronx obtaining several plots available for improvement. A Boston investor who is heavily interested in city holdings acquired a desirable uptown property along the line of the Lexington avenue subway, evidently in anticipation of an increase in values as a result of the actual placing in operation of the road. While as an individual transaction it cannot be regarded as significant, it shows that there is out-of-town capital ready to be invested in well-located New York City real estate.

The announcement of the Pennsylvania Railroad that it had placed on the market its real estate holdings not required for the operation of its transportation system, aroused considerable interest. Most of these properties were acquired in connection with various building projects in which the company was interested and they have the advantage of being located in the immediate vicinity of such improvements.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 19 last week and 20 a year ago.

The number of sales south of 59th street was 7, as compared with 4 last week and 8 a year ago.

The sales north of 59th street aggregated 12, as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 123, as against 120 last week, 13 having stated considerations totaling $339,450. Mortgages recorded this week number 66, involving $778,545, as against 78 last week, totaling $1,148,171.

From the Bronx, 9 sales at private contract were recorded, as against 9 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $860,150, compared with $1,027,835 last week, making a total for the year of $3,405,191. The figures for the corresponding week last year were, $809,335, and the total from Jan. 1, 1914, to Jan. 24, 1914, was $4,748,691.

Biographical Society in Deal.

The New York Genealogical and Biographical Society of 226 West 58th street has purchased 122 East 58th street, a four-story dwelling on lot 19x100.5, from Alexander Lambert and 124-126 East 58th street, two four-story dwellings, on plot 38x100.5, from Henry B. Anderson. On the newly acquired site, the Society expects to erect a new building to meet increased demands for space, as soon as sufficient funds are available. It was organized about forty-six years ago and has one of the largest biographical libraries in the country. The trustees are: Clarence Winthrop Bowen, president; William B. Osgood Field, first vice-president; William Isaac Walker, second vice-president; John Reynolds Totten, chairman executive committee; Abraham Hatfield, Jr., librarian; Henry Russell Drowne, secretary; Hopper Striker Mott, treasurer; George Austin Morrison, Jr., William Ross Proctor, Samuel Reading Bertron, Henry Pierson Gibson, Ellsworth Everett Dwight, Thomas Townsend Sherman, Walter Geer and Tobias Alexander Wright.

$1,000,000 Heights Exchange.

Lawrence, Leonard and Bartholomew Jacob have purchased from the Friedman Construction Company, Henry Friedman, president, the two six-story apartment houses at the southeast and northeast corners of Fort Washington avenue and 161st street, each on plot 150x100. They are known, respectively, as the "Ronda" and the "Chateau d'Armes." The properties were built last year by the seller on land acquired from Harris and Maurice Mandelbaum, who had bought from the Loyal L. Smith estate. In part payment, the Messrs. Jacob gave 924-926 Broadway, a five-story building, on plot 39.10x108, on the same block with the present store of Brooks Brothers. It is under

lease to the Wakefield Rattan Company. The deal involved about $1,000,000. The broker was the Douglas Robinson-Charles S. Brewn Company.

Boston Investor Buys.

Frederick Ayer, of Boston, Mass., who is a large owner of real estate in Manhattan, has added to his holdings by the purchase from John Volz of the northwest corner of Lexington avenue and 86th street, three four and five-story flats, fronting 100.8 on the avenue and 90.6 in the street. Cash amounting to about $100,000 and free and clear property was given by Mr. Ayer for the corner in the deal which involved in the neighborhood of $400,000. A station of the new Lexington avenue subway will be located at 86th street and this fact makes it desirable for investment purposes. The brokers were Duff & Conger and Daniel Birdsall & Company.

H. A. Saks Buys Home.

Horace A. Saks, of the firm of Saks & Company, bought from Wolf Burland the five-story residence, 36 West 86th street, on lot 25x100. The seller acquired the property recently in a trade with Mrs. Clara S. Stanchfield, who gave it in part payment for the taxpayers at the southwest corner of Westchester avenue and 160th street. Mrs. Stanchfield bought the house about five years ago for a reported price of $80,000 and later spent about $20,000 on various improvements. Mr. Sak's present residence is at 60 East 73d street.

Guttenberg Race Track Sold.

A syndicate headed by James McMahon of North Bergen, N. J., has purchased from the Colonial Land Development Company the old Guttenberg Race Track property in Hudson County. The property consists of about seventy-one acres and is located on the west side of Bergenline avenue, extending from Robinson street to the Hudson boulevard, directly opposite the tract of 160 acres purchased by the Hudson County Park Commission as a site for a park. The new owners intend to develop the tract and cut it up into building plots.

New Bronx Apartment House.

J. and J. Realty Corporation, James Q. McCarthy, president, purchased through E. Osborne Smith the northeast corner of Walton avenue and 179th street, a lot 25x100, from the Hamilton Holding Company, Lowenfeld & Prager; also the plot 50x100 immediately adjoining from the United Real Estate & Trust Company. The combined plot will be improved with a seven-story elevator apartment house. It is directly in the rear of the "Morris Arms," a six-story elevator apartment house at Morris avenue and 179th street.

Manhattan—South of 59th St.

ESSEX ST.—D. H. Jackson Co. bought from Hyman German, 66-68 Essex st, two 3 and 4-sty buildings, on plot 50.3x100. No. 66 is known as Teutonia Hall.

SUFFOLK ST.—Samuel Hellinger bought from the Willar Realty Co., 112 Suffolk st, a 5-sty tenement on lot 25x100.

56TH ST.—Augustus Thomas, the playwright, purchased from the Farmers' Loan & Trust Co., through Pease & Elliman, the 4-sty dwelling, 60 East 56th st, on lot 22x100.

2D AV.—Frederick Rebhan is reported to have resold 869 2d av, a 5-sty tenement, with stores, on lot 25x100.

Manhattan—North of 59th St.

77TH ST.—Slawson & Hobbs sold for Elisha P. Cronkhite, the 5-sty dwelling, 337 West 77th st, on lot 20x102.2, held at $60.000. It was built several years ago by Harvey Murdoch from plans by C. P. H. Gilbert.

82D ST.—Pease & Elliman sold for the estate of Edwin R. Holden, 311 West 82d st, a 4-sty dwelling on lot 20x100.

93D ST.—Brown-Weiss Realties bought from Joseph Meeks, through Leroy Coventry & Co., the two 5-sty dwellings, 253-255 West 93d st, on plot 37x100.

123D ST.—Ennis & Sinnott sold, through James E. Barry & Co., to John Kennedy, Jr., the 3-sty dwelling, 240 West 123d st, on lot 13.10x100.11.

AMSTERDAM AV.—Cammann, Voorhees & Floyd have sold for George C. Engle the 5-sty apartment house with stores at the northwest corner of Amsterdam av and 85th st, "The Imperial," on plot 70x102.2. The purchaser paid cash above the first mortgage of $150,000.

HAVEN AV.—Filrose Construction Co., Philip Krulewitch, president, has sold the "Haven Club," a 5-sty apartment house, on plot 50x100, at the southwest corner of Haven av and 181st st.

MANHATTAN AV.—Brown-Weiss Realties sold the northeast corner of Manhattan av and 104th st, a 6-sty apartment house on lot 25.11x95, to the J. & C. Realty Co., William J. Jack, president, which gave in exchange 125 East 59th st, a 5-sty flat on lot 20x98.9, at the northwest corner of Lexington av.

1ST AV.—Pepe & Bro. sold for the Maybelle Realty Co. to Joseph Malaspina, 1118 1st av, a 5-sty tenement on lot 25x95.

Bronx.

FOX ST.—H. M. Construction Co., Samuel Minskoff president, sold to Mrs. Anna Weber, the new 5-sty apartment house, on the triangular plot, 191x151x116, formed by the intersection of Fox and Tiffany sts. In part payment the buyer gave 1055 Clay av, a 2-fam. house, on plot 27x80, and 54 East 104th st, a 4-sty tenement, on lot 25x100.

138TH ST.—Kurz & Uren, Inc., sold for the Helena Realty Co., Inc., 763-769 East 138th st, two 6-sty tenements, each on plot 37.6x100.

172D ST.—Mary C. Matthews sold through David L. Woodall 496 East 172d st, a 2-sty dwelling, on lot 17.6x110.

BRONX BLVD.—Clement H. Smith has sold for Arthur A. Weyers, the plot of 5½ lots at the northeast corner of Bronx blvd East and Reiss pl.

CROTONA PARK NORTH.—The Benenson Realty Co. sold the plot, 50x96.5, in Crotona Park North, 317 ft. east of Prospect av, to the Galveston Building Co., P. Hershowsky, president.

LONGFELLOW AV.—Lyman Perry sold to the Absar Realty Co., A. Weisman president, the plot 100x130xirreg, on the east side of Longfellow av, 139 ft. north of Westchester av. It is reported that a 6-sty apartment house will be erected. The brokers were the Douglas Robinson, Charles S. Brown Co. and M. Rines of the Schoen-Westchester Realty Co.

WASHINGTON AV.—Louis Lowenfels has sold 2060-2062 Washington av, a 3-sty house, on plot 50x95.

Brooklyn.

UNION ST.—Henry E. Pearsall, Inc., sold 1478 Union st, a 2-fam. house on lot 20x100, for Mrs. Sadie Gow; also 920 Prospect pl, an 8-fam. flat, 25x100, for B. W. Chatterton.

ONDERDONK AV.—James M. Hawley sold for Henry Reinhardt 302 Onderdonk av, a 2-sty dwelling, on lot 25x100, to Louis Wuebber, plumber, who will alter for business purposes.

Queens.

ASTORIA.—James B. Thomas sold for Julius Weiss 129 Jamaica av, a new 4-sty apartment house, on plot 50x142, which has been held at $40,000.

JAMAICA HILLCREST.—Harry E. Pearsall, Inc., sold for the New York & Long Island Holding Co., the dwelling on plot 60x100, at the southeast corner of Orchard st and Hillcrest av.

LONG ISLAND CITY.—The United States Treasury Department has purchased from the Everett Realty & Construction Company a plot 175x500 feet in Van Alst avenue, between 9th and 10th sts., as the site for a post office. An appropriation of $200,000 for a building was made two years ago. A half block away, the Everett Realty & Construction Co. has sold to a manufacturer a plot 150 on Jackson av by 175 in 10th st, to be improved with a factory.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to M. A. Samson and 40x100 in Dale pl to J. Corrigan.

Richmond.

BRIGHTON HEIGHTS.—J. Sterling Drake has sold for John F. Braniff to William W. Craig a plot 75x100, on Frelinghuysen rd, on which Mr. Craig will erect a house for his own occupancy.

NEW DORP.—David J. Tysen sold through Cornelius G. Kolff to Chester H. Aldrich, a picturesque estate including the woodland known as "New Dorp Gap," along the Saw Mill Creek, and the Old Mill Dam of Connor's Mill. The buyer owns the adjoining 25-acre farm known as the Keppler Farm.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin have sold a plot on Valley rd, at Lawrence Park, formerly belonging to Henry C. Merritt.

EAST NORWICH, CONN.—E. S. Willard & Co. and Douglas L. Elliman & Co. sold 82 acres for the Island Dale Farm Co. to Guernsey Curran.

WHEATLEY, L. I.—Harry Payne Whitney has bought, through Cocks & Willets, from the Valley Land Co., 178 acres adjoining his estate. It is midway between the Meadow Brook and Piping Rock Clubs.

LEASES.

Lease in Grocery Centre.

Austin, Nichols & Company have leased the ground floor and seventh floor of the Franklin-Hudson Building at 100 Hudson street for use as salesrooms and purchasing departments. The shipping and storage branches of the firm will be housed in its new buildings in Brooklyn. The lease is important in that it indicates that the neigh-

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

borhood of Franklin and Hudson streets will continue to be a center of the wholesale grocery trade. The brokers were William A. White & Sons and Asbury Lester.

Electrical Firm Moves Branch.

Dubois & Taylor leased for the Broadway and 140th Street Corp., Newmark & Jacobs, to the United Electric Light and Power Co. about 6,000 sq. ft. in the new building at the northwest corner of Broadway and 140th street. They will take possession on May 15, moving from their present Hamilton place quarters. Recent increases in business of the firm due to the growth of Washington Heights has necessitated the acquisition of more space.

Addition to Publishers' Colony.

M. & L. Hess, Inc., leased for ten years about 37,000 square feet on the 9th and 10th floors of the Hess Building, Fourth avenue, southwest corner of 26th street, to the Baker & Taylor Company, wholesalers of trade books of all publishers. This firm was founded in 1832 and had its first location in Bond street, from which section they moved to 742-4 Broadway. With the upward trend of business they located at 5-7 East 16th street, and then moved to 33 East 17th street, where they have been for the last fourteen years.

Printers to Pay Big Rent.

Martin B. Brown Printing & Binding Company leased for one of its departments the seventh floor, containing about 20,000 square feet, in the new sixteen-story Hallenbeck - Hungerford Building in Lafayette street, at an aggregate rental of about $100,000. The building is being rapidly tenanted by manufacturers and printers. The brokers were the Charles F. Noyes Company and M. & L. Hess, Inc.

Manhattan.

BASTINE & CO. rented for M. & L. Hess, Inc., in 22 and 24 West 27th st the front of the 4th loft to B. S. Black & Co., of 9 West 20th st, manufacturers of skirts; for the Marmao Construction Co. in 30 and 32 West 24th st the 6th loft to A. & S. Cohen, of 4 West 16th st, manufacturers of cloaks and suits, and in 226 5th av for Harris & Vaughn the 1st loft to A. Tatosina & Co., of 3 East 17th st, importer of rugs.

CHARLES BUERMANN & CO. leased 6 Gouverneur slip for 5 years to a blacksmith and wheelwright.

CROSS & BROWN CO. leased part of the 12th floor in 40 East 22d st to Harris Brothers, and office in 396 Broadway to Clarence Speicer.

CROSS & BROWN CO. leased for the Metropolis Securities Co. 132 West 18th st to Star Box & Lumber Co.; for Sailors' Snug Harbor 2d loft in 777 Broadway to Wishnevitz Bros., of 840 Broadway; and for Charles A. Gould a store in 396 Broadway to Thomas P. Wall.

DOUGLAS L. ELLIMAN & CO. leased apartments in 901 Lexington av, furnished, for Miss L. M. Williams to Henry W. Howe; furnished, in 123 East 53d st, for Mrs. E. H. Little to Mrs. L. F. Day, and in 20 East 48th st to Miss Helen Neat.

HORACE S. ELY & CO. and M. & L. HESS, INC., leased for Rogers, Peet & Co., a large portion of the 7th floor of their new building at the northeast corner of 5th av and 41st, to the E. L. Brady Co., of 22 West 34th st, importers of dressmakers' supplies.

J. B. ENGLISH leased for John S. Spencer to Ignazio Russo 234 West 49th st.

J. ARTHUR FISCHER leased to F. O'Hara the 4-sty building at 675 6th av. This building directly adjoins the southwest corner of 39th st., under a long lease to Mr. O'Hara and he contemplates using same in conjunction with the corner building; and for Mary H. O'Reilly the basement store in 643 6th av to P. Parthenon.

GOODALE, PERRY & DWIGHT rented the store in 12 West 19th st to Abe Siegel, of 33 West 19th st; a loft in 40 West 28th st to Landau & Simon and an office to the Uneeda Press; a loft in 102 6th av to N. Berman; the store in 400 6th av to Ben. F. Smith in conjunction with M. & L. Hess, Inc.; a loft in 139 West 22d st to Braf & Goldring, and to Ben. Shapiro; in 141 West 22d st, a loft to H. M. Lacher; in 49-51 West 24th st, lofts to I. Drab, Brooks & Forshay and with D. Birdsall & Co., a loft to William Schwartz & Sons.

GOODWIN & GOODWIN rented for Marie Antoinette Ruhl to Dr. Harris B. Adler the 3-sty dwelling, 134 West 118th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland the store and basement in 897 8th av to Frank Canavacio.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Philip Rhinelander the westerly store in 48 and 50 West 21st st to L. Koch & Co., of 48 West 21st st, and in the same building the 10th loft to the Royal Dress & Costume Mfg. Co., of 82 Division st.

M. & L. HESS, INC., leased to the Thatcher Furnace Co, Inc., of 110-116 Beekman st, the store and basement in 131 to 137 West 35th st, for 10 years at an aggregate rental of about $75,000. The tenant has been located in the vicinity of Beekman st for the past 40 years.

M. & L. HESS, INC., leased the 3d loft in 164 5th av to the Louis Levin Cut Glass Co; the 6th loft in 40 East 20th st to Peerless Costume Co.; the 1st loft in 29 West 17th st to Paul Gumbinner Mfg. Co., of 20 West 22d st; the 6th loft in 122-30 West 27th st to Cohen & Brynes, of 39 East 12th st; the 9th loft to the Berlin Waist Co., of 71 Grand st; and the 5th loft in 9 West 20th st to Charles H. Herbst.

A. KANE CO. rented for George A. Yost the 3-sty dwelling at 203 West 121st st to Dr. Edwin G. Langrock.

CHARLES F. NOYES CO. leased for the Crex Realty Co. the building at 123 Park Row to Robert M. McDonald; for Robert Livingston to Reimer Brothers, of 89 Warren st, the store and basement in 94 Warren st; for W. C. Runyon to T. Gordon the store and basement in 113-115 Spring st; and for Miller, Watts & Miller to Sneider & Green, of 202 West Houston st, a floor in 253 and 255 Church st.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corporation a portion of the 20th floor of the Madison Square Building to Rosengarten Bros.; space in 261 Broadway to William H. Hendrickson, of 261 Broadway, and to Myer Efros; in 46 West 24th st to Jos. Migliore, office on the 16th floor, and to the Thanhauser Syndicate Corporation offices on the 14th floor; for the Royal Insurance Co. the 5th floor of its building at Maiden lane and William st to Hartford Accident and Indemnity Co. for 5 years from May 1 at an aggregate rental of about $40,000; also offices on the 2d floor to Dayton & Bailey, of 149 Broadway.

PEASE & ELLIMAN leased for Vincent Astor a store in 2816 Broadway to Louis Tanewitz; as agents, the store in 1989 Broadway, to Henry Phillips; in the Astor apartments at 75th st and Broadway for Mrs. F. P. Leigh her apartment, furnished, to Dana H. McConnell; for Mrs. Lucy C. Thomas to E. W. Hopecraft the 3-sty dwelling at 135 East 56th st, and the apartment of Frank W. Garvin in 119 West 71st st to Richard Barry; and, as agents, an apartment in 56 West 11th st to B. E. Bronston.

PEASE & ELLIMAN leased apartments in 850 Park av to Lorenzo Semple, and in "Marquand House," at 68th st and Madison av, to Mrs. Howard Gibb.

PEASE & ELLIMAN rented furnished for Silas Wodell his 4-sty dwelling at 30 East 39th st to Mrs. W. Roscoe Bonsal, of Lenox, Mass.; as agents, in 46-48 East 41st st an apartment for C. E. Dickinson, furnished, to Colin M. Jones; and as agents for J. B. Duke, rented a store in 200 West 58th st to Mrs. Mary C. Ryder.

GEO. R. READ & CO. leased for B. Crystal & Son, the store in 78 Washington st; to Hamrah Bros. of 83 Washington st.

RICE & HILL leased for the Nadig Realty Co. to Joseph Shenk the 6-sty elevator apartment house at 619 to 625 West 127th st. This property, "Tieman Hall," contains 60 apartments and covers a plot 100x152.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for J. Nevett Steel, Jr., the 4-sty dwelling at 58 East 78th st to Frederick W. Jones, Jr., for the season.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Empire Trust Co., the 2d loft at the northwest corner of 5th av and 47th st, for 8 years, to E. Twyeffort, merchant tailor, of 500 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the ground floor and basement in 30 Pine st to Edward B. Smith & Co., bankers, of 27 Pine st.

WILLIAM J. ROOME & CO., INC., leased an apartment for Madison Grant, as trustee, in 167 Madison av to George W. Kennedy, and in 178 Madison av to William A. Sherwood.

HERBERT C. SCHLEY leased to the J. R. Shoaff Co, salesroom on 10th floor of Victoria Building at Broadway, 5th av and 27th st.

SLAWSON & HOBBS rented for Mrs. E. T. Leonard the 4-sty dwelling at 19 West 82d st to M. A. Sands; for Chauncey M. Depew, Jr., 142 West 78th st, a 4-sty dwelling, to K. A. Morse; and the 4-sty dwelling at 141 West 81st st for Leo G. Rosenblatt to F. W. Levy.

SLAWSON & HOBBS leased for the estate of M. H. Frank, the 4-sty dwelling, 158 West 73d st, to E. W. Furniss; and furnished for the remainder of the winter for Mrs. E. L. Norton, 256 West 74th st, to Mrs. E. W. Sanderson; and for the estate of H. A. Flurscheim, the 4-sty dwelling, 131 West 77th st, to B. J. Joyce.

SPEAR & CO. rented for David Spero 10,000 sq. ft. in 19 to 27 West 21st st to the World Examining Works, of 137 Wooster st; with A. B. Ashforth, Inc., the 5th loft in 510 6th av to Levy & Auerbach, of 33 West 19th st; for the Franklin Savings Bank the 6th loft in 16 East 17th st to Louis Applebaum; for the Greenwich Savings Bank the 6th loft in 28 and 30 Waverly pl to the Carney Co.; for the Durham Realty Co., the 3d loft in 31 and 33 East 31st st to the American Dress Co., of 101 Wooster st.

LOUIS SCHRAG leased for Bernard Courtney a store in 61 West 27th st to Feingold and Seigel, and for Louis A. Rubenstein, the store in 52 West 28th st to Hugo Werner.

STEPHEN H. TYNG, JR., & CO. leased the 8th floor in 19 to 25 East 24th st for Carlisle Construction Corporation to I. Schlesinger & Co., of 6 West 20th st; the 6th floor in 14 East 40th st for Ritz Realty Co. to Miss Ida M. Smith; the 6th floor in 43 and 45 West 23d st for L. J. Carpenter to the Pairpoint Corporation, of 38 Murray st; the 10th floor in 26 to 34 West 17th st for Philip Braender to Peltz & Biderman, of 44 White st; and the 12th floor in 19 Madison av for Carstein & Linnekin to Oscar Hofmann Corpartion, of 229 4th av.

WORTHINGTON WHITEHOUSE rented for Mrs. Julian W. Robbins her residence at 33 East 74th st to Mrs. John W. Blodgett.

WORTHINGTON WHITEHOUSE rented for Mrs. Robert Dun Graham her residence at 163 East 64th st to William B. Rogers.

Brooklyn.

BURRILL BROTHERS leased the 4-sty dwelling at 862 Carroll st for C. E. Donnellon to William L. Smith, of Manhattan.

Suburban.

ARTHUR B. DECKER has rented to B. Libman of New York the 3d loft in the Stoutenburg Building, Newark, as a branch factory.

REAL ESTATE APPRAISALS.

There were no reports filed this week by the State appraisers in transfer tax proceedings affecting Manhattan holdings. A correction on the report of the estate of Pincus Lowenfeld in the issue of Jan. 9 should read 195 Av B, 6-sty ten., 39.4x93, $92,000, and 197-199 Av B, 6-sty ten., 39.4x93, $53,000.

OBITUARY

CHARLES F. BAUERDORF, of the law firm of Deyo & Bauerdorf, died on Tuesday at his home, 625 West End av, aged sixty-two. He was for many years attorney for the West Side Bank and was well known in real estate circles.

WILLIAM B. DRYSDALE, aged twenty-eight, died of pneumonia at his home in Cranford, N. J. He was in the real estate and insurance business.

FREDERICK L. HAHN, chief clerk in the Register's office of the Bronx, died of pneumonia at his home, 700 Morris Park av.

PETER J. RUDDEN, a retired real estate dealer, died at his home, 268 East 235th st, aged seventy-six.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	123	161
Assessed value	$7,388,100	$8,591,650
No. with consideration	13	18
Consideration	$399,450	$1,153,450
Assessed value	$446,300	$1,339,300
	Jan. 1 to 21	Jan. 1 to 22
Total No.	374	449
Assessed value	$20,217,010	$28 593,450
No. with consideration	37	49
Consideration	$1,186,200	$1,861,215
Assessed value	$1,258,050	$2,089,100

Mortgages.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	66	75
Amount	$778 515	$1,449 579
To Banks & Ins. Cos.	13	21
Amount	$279.500	$810,500
No. at 6%	22	34
Amount	$205,232	$188.668
No. at 5½%	1	6
Amount	$10,000	$181,279
No. at 5%	15	15
Amount	$299,250	$339.500
No. at 4½%	.....	4
Amount	.....	$162,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	3
Amount	$1,864	$186.109
Interest not given	27	13
Amount	$262,199	$361,523
	Jan. 1 to 21	Jan. 1 to 22
Total No.	223	263
Amount	$3,121,315	$10,744,655
To Banks & Ins. Cos.	29	69
Amount	$738,000	$8,675,100

Mortgage Extensions.

	Jan. 15 to 21	Jan. 16 to 22
Total No.	38	45
Amount	$1,505,500	$1,703,750
To Banks & Ins. Cos.	12	10
Amount	$953,000	$1,000,000
	Jan. 1 to 20	Jan. 1 to 22
Total No.	108	140
Amount	$4,231,093	$4,546,950
ToBanks & Ins. Cos.	32	30
Amount	$2,373,000	$2,420,200

Building Permits.

	1915 Jan. 16 to 22	1914 Jan. 17 to 23
New buildings	3	8
Cost	$830,000	$860,100
Alterations	$50.515	$236,760
	Jan. 1 to 22	Jan. 1 to 23
New buildings	12	26
Cost	$1,345,100	$3,104,100
Alterations	$205.811	$506,575

BRONX.

Conveyances.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	122	11 1
No. with consideration	10	12
Consideration	$105,680	$142,200

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Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.

	Jan. 1 to 21	Jan. 1 to 22
Total No.	337	318
No. with consideration	35	35
Consideration	$361,555	$352,700

Mortgages.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	67	72
Amount	$325,818	$430,776
To Banks & Ins. Cos.	3	9
Amount	$16,500	$143,800
No. at 6%	32	34
Amount	$143,828	$79,765
No. at 5½%	11	9
Amount	$102,000	$75,500
No. at 5%	7	9
Amount	$19,800	$140,740
Unusual rates	1	1
Amount	$2,000	$14,000
Interest not given	16	19
Amount	$58,190	$120,771

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

THOROUGHLY EXPERIENCED real estate agent, broker and appraiser, formerly with most prominent firms in city. Experienced in every branch of real estate business as manager of property, secretary or other executive capacity; references; surety bond furnished. BOX 478 Record and Guide.

ACTIVE and live awake man wanted for renting; experience necessary; if you are not a live wire do not apply. Box 476, Record and Guide.

PROMINENT and progressive real estate concern desires the services of 3 male stenographers; want men who have capacity for work and are good on details. Address, stating full particulars, to Box 472, Record and Guide.

RENTING and collecting; young man, 25, desires connection with established firm. Salary or commission. Experienced, 242 W 121st St.

WANTED in the mortgage department of a well known real estate concern, a live mortgage broker, Christian. In answering state qualifications. Box 474, Record and Guide.

WANTED used Atlases in good condition of Kings and Queens. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone Broad 3383.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number. This offer will expire on Jan. 29, 1915. Record and Guide Company, 119 W. 40th Street.

American Real Estate Company

Founded 1888

Owner of
Harriman National Bank Building, 44th St. and Fifth Ave.
Stockton Building, 5-9 E. 31st St.
Arena Building, 39-41 W. 31st St.
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On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.
Correspondence invited.

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Capital and Surplus, $3,247,739.13

527 Fifth Avenue, New York

The Columbia Storage Ware-Houses

COLUMBUS AVE 66TH TO 67TH STS. 90TH ST AND AMSTERDAM AVE.

VAULTS FOR VALUABLES

	Jan. 1 to 21	Jan. 1 to 22
Total No.	188	226
Amount	$1,314,288	$1,589,457
To Banks & Ins. Cos.	7	31
Amount	$85,000	$434,350

Mortgage Extensions

	Jan. 15 to 21	Jan. 16 to 22
Total No.	24	23
Amount	$262,525	$442,000
To Banks & Ins. Co.	9	4
Amount	$96,250	$79,500
	Jan. 1 to 21	Jan. 1 to 22
Total No.	53	69
Amount	$853,525	$1,251,500
To Banks & Ins. Cos.	13	9
Amount	$141,450	$169,500

Building Permits

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	9	10
Cost	$224,050	$351,850
Alterations	$3,400	$22,300
	Jan. 1 to 21	Jan. 1 to 22
New buildings	23	37
Cost	$705,650	$949,600
Alterations	$10,535	$43,825

BROOKLYN.

Conveyances.

	1915 Jan. 14 to 20	1914 Jan. 15 to 21
Total No.	401	517
No. with consideration	55	67
Consideration	$249,763	$392,410
	Jan. 1 to 20	Jan. 1 to 21
Total No.	$1,068	1,423
No. with consideration	130	153
Consideration	$583,676	$855,194

Mortgages.

	1915 Jan. 14 to 20	1914 Jan. 15 to 21
Total No.	269	286
Amount	$809,346	$1,027,905
To Banks & Ins. Cos.	26	50
Amount	$96,200	$427,350
No. at 6%	141	143
Amount	$290,368	$331,845
No. at 5½%	76	85
Amount	$318,770	$372,720
No. at 5%	22	40
Amount	$75,400	$296,900
Unusual rates	6	2
Amount	$31,300	$1,250
Interest not given	24	16
Amount	$93,508	$25,190
	Jan. 1 to 20	Jan. 1 to 21
Total No.	815	961
Amount	$2,606,445	$3,446,479
To Banks & Ins. Cos.	89	175
Amount	$451,250	$1,017,050

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	54	59
Cost	$432,650	$581,750
Alterations	$56,550	$33,175
	Jan. 1 to 21	Jan. 1 to 22
New buildings	157	200
Cost	$1,088,050	$2,923,525
Alterations	$156,825	$110,925

QUEENS.

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	40	67
Cost	$97,750	$311,340
Alterations	$14,255	$16,815
	Jan. 1 to 21	Jan. 1 to 22
New buildings	124	153
Cost	$289,880	$621,915
Alterations	$34,218	$53,260

RICHMOND.

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	11	4
Cost	$23,800	$6,575
Alterations	$1,100	.....
	Jan. 1 to 21	Jan. 1 to 22
New Buildings	19	16
Cost	$36,490	$38,015
Alterations	$4,700	$7,550

REAL ESTATE NOTES.

SHAW & CO. have been appointed agents for 49 East 131st st.

J. B. ENGLISH has been appointed agent for 357 West 50th st.

MONOGRAM REALTY CO., Abraham Goldschmidt and Joseph Metzger, have moved their offices to 1790 Broadway, room 704.

CHARLES E. NUGENT, formerly manager of the mortgage department of Gibbs & Kirby, has opened offices at 55 Liberty st.

J. HERBERT MORGENSTERN has removed his office to the Victoria Building, 1150 Broadway.

HUBERTH & HUBERTH have been appointed agents for 210 East 103d st, 85 East 113th st, 210 West 121st st and 256 West 143d st.

WILLIAM KENNELLY, JR., former president of the Hibson Company, will hereafter be associated with Bryan L. Kennelly, Inc.

DUFF & BROWN CO. were the brokers in the recently-recorded sale of 565 West 183d st, for Alexander Duff to Eliphalet L. Davis.

AMES & CO., INC., has appointed as manager of its brokerage department C. Maxwell Kaeppel, long identified with Ogden & Clarkson and formerly manager for Ernestus Gulick.

FREDERICK SOUTHACK & ALWYN BALL, JR., were the brokers in the recently-recorded sale of 477-481 Broome st, for the Millard F. Cornwell estate to Pasquale Marquarella.

STATEN ISLAND Chamber of Commerce has taken an office in the New Corn Exchange Bank Building, St. George, which will be opened on Feb. 1.

LEWIS H. MAY CO. has opened a branch office on Woodmere boulevard, adjoining the railroad, at Woodmere, L. I., under the direction of Harold Levy, for the general transaction of a real estate business.

DANIEL M. MACDONALD, who has just completed twenty-five years of service with the firm of L. Tanenbaum, Strauss & Co., Inc., was tendered a dinner at the Hotel Martinque by his office associates, on Saturday evening last.

J. IRVING WALSH was the broker in the recently recorded sale of 333 West 69th st, for the St. Johns Park Realty Co. to George H. Budke. Mr. Walsh has been appointed agent by Josephine A. Budke for 315-325 West 69th st and 649-651 West 184th st.

MARK RAFALSKY & CO., for many years at 527 5th av, announce that increased demands for space have necessitated their removal to larger quarters. On and after January 25, the firm will be located at 56 West 45th st, where the entire sixth floor has been taken.

WILLIAM TOD WILCOX, for many years, vice-president and during the last three years, president of S. Osgood Pell & Co., has severed his connection with that company, and will be associated with L'Ecluse, Washburn & Co. Mr. Wilcox will give his attention to country estate selling and leasing, which has been his specialty during the last 15 years.

A. V. AMY & CO. have been appointed agents for the three 5-sty apartment houses, 145-149 Lenox av; also for the 7-sty "Century" apartment house, at the northeast corner of Lenox av and 119th st (correcting an error in the Record and Guide of Jan. 2, 1914, which reported the location of this building at Lenox av., northwest corner of 117th st).

BURTON THOMPSON & CO. announce that the business heretofore conducted by Burton Thompson has been incorporated. The firm name is now Burton Thompson & Co., Inc. The officers of the corporation are, Burton Thompson, president; Warren Murdock, treasurer; Caryl Sayre, secretary; A. P. Nestor, manager city sales department. The company will transact a general real estate business, including special departments for mortgage loans and insurance.

DOUGLAS L. ELLIMAN & CO. gave the annual dinner to their office force on Friday evening, January 15, at the Maison Arthur, 5 East 45th st. It was announced that the year had been the most prosperous in their history, the earnings having increased over 50 per cent., and also that a profit-sharing plan had been worked out so that everyone in the office would share in the profits, as has been done by other firms, such as Douglas Robinson, Charles S. Brown Co., Charles F. Noyes Co. and the M. Morgenthau, Jr., Co.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Choice properties were knocked down to plaintiffs in foreclosure sales this week. The one-time William B. Dinsmore property, at the northwest corner of Fifth avenue and 31st street, which was acquired by the Flemish Realty Company in a big trade last year, with the Dinsmore heirs, was sold to Max B. Warburg for $350,000. Claims against the Flemish Realty Company aggregated about $427,600. Paul M. Warburg, et al, as trustees, became the owners of the five buildings at 1959 to 1961 Madison avenue, northeast corner of 125th street, on a bid of $132,000 which was nearly $23,000 less than existing encumbrances. The eight dwellings near the grounds of New York University built several years ago by Richard M. Montgomery, with the idea of establishing a home community for professors, was sold to the Comity Mortgage Company for $75,500.

In the Gravesend section of Brooklyn along the line of the new Sea Beach subway the Jere Johnson, Jr., Company sold on Tuesday night sixty-nine lots for a total of $24,410. The highest price for a single lot was $600 paid by Howard Abel for a triangular parcel at the junction of 86th street, Avenue V and West 9th street.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 22, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Market st, 87 (*), ws, 40.6 s Cherry, 20x51, 5-sty bk tnt & strs; due, $10,081.41; T&c, $96.65; Monash Eisig. 5,000

48TH st, 220 to 228 W, ss, 275.6 e 8 av, 99.6x100.5, 2 & 4-sty bk theater, right title, &c; due, $4,262.48; T&c, $2,592; Ralph Bloom. 4,700

58TH st, 227-9 E (*), ns, 230 w 2 av, 25 x100.4, 2-3-sty & b bk dwgs; due, $16,080.35; T&c, $428.54; Robt L Fisher et al exrs & trstes. 15,500

104TH st, 79 W (*), ns, 66.10 e Col av, 16.6x100.11, 4-sty & b stn dwg; due, $16,-242.81; T&c, $284.80; N Y Bible & Common Prayer Book Soc. 12,000

115TH st, 27-29 W (*), ns, 344.2 w 5 av, 76.4x100.11, 3-sty stn hall; due, $37,466; T &c, $1,200; sub 2 mtgs aggreagting $34,000; Rachel Herrman. 60,000

143D st, 256 W (*), ss, 225 e 8 av, 25x 99.11, 6-sty bk tnt & strs; due, $22,331.26; T&c, $584.88; Hermine Debrovsky. 22,000

Av B, 279, es, 42 n 16th, 20x93, 5-sty bk tnt & strs & 2-sty bk rear shop; due, $11,-166.18; T&c, $308.35; Fredk H Nadler Inc, party in int. 8,250

5TH av, 137 (*), es, 28.9 n 20th, 28.9x113, 12-sty stn loft & str bldg; due, $109,679.46; T&c, $——; Eugene Higgins. 50,000

SAMUEL MARX.

James st, see South, 187.

South st, 187 (*), nwc James sl (No 19), 36.2x21.11, 4-sty bk tnt & strs; due, $10,-680.81; T&c, $125; Adele L Colman. 9,500

9TH st, 218 E (*), ss, 329 w 2 av, 21x75, 4-sty bk tnt & strs, 1-sty ext; due, $15,-958.51; T&c, $795.07; Chas R Pelgram exr. 15,250

31ST st, 3 W, see 5 av, 302.

125TH st, 51-5 E, see Madison av, 1961.

Madison av, 1959-61 (*), nec 125th (Nos 51-5), runs n 119.5 x e89.6xs19.6xw16.10xs 99.11xw72.8 to beg, 4-3-sty bk & fr office & strs bldgs & 4-sty & b stn dwg; due, $150,766.75; T&c, $3,628.03; Paul M Warburg et al trstes, &c. 132,000

5TH av, 302 (*), nwc 31st (Nos 1-3), runs n29.4xw100xn69.5xw25xs34.2xe0.1¾ xs 56.9 x w0.2¼xs7.10xe125 to beg, 4 & 5-sty bk str; due, $416,803.26; T&c, $10,824.20; Max M Warburg. 350,000

HERBERT A. SHERMAN.

133D st, 115 W (*), ns, 166.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,-649.52; T&c, $615.92; Jno C Wilmerding et al exrs. 6,000

133D st, 117 W (*), ns, 183.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,-649.52; T&c, $552.49; Jno C Wilmerding et al exrs. 6,000

L. J. PHILLIPS & CO.

124TH st, 411 E (*), ns, 150 e 1 av, 25x 100.11, 5-sty bk tnt; due, $2,531.46; T&c, $750; sub to pr mtg $8,500; Giovanni Guglielmetti et al. 9,750

D. PHOENIX INGRAHAM.

29TH st, 319-21 (*), ns, 240 e 2 av, 35x 98.9, 5-sty bk tnt; due, $35,368.24; T&c, $1,-248.60; Saml Katz. 35,000

JACOB H. MAYERS.

106TH st, 302 W, ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; adj Feb4. ——

Total	$740,950
Corresponding week 1914	717,635
Jan. 1, 1915, to date	3,105,166
Corresponding period 1914	4,264,854

Bronx.

The following are the sales that have taken place during the week ending Jan. 22, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Alexander av, 126 (*), es, 100 s 134th, 20 x89.6; 4-sty bk tnt & strs; due, $7,671.85; T&c, $200; College Point Savings Bank. 5,500

Alexander av, 128 (*), es, 80.6 s 134th, 19.6x89.6; 4-sty bk tnt & strs; due, $7,-671.85; T&c, $200; College Point Savings Bank. 5,000

Alexander av, 130 (*), es, 61 s 134th, 19.6 x89.6; 4-sty bk tnt & strs; due, $7,368.02; T&c, $200; College Point Savings Bank. 5,000

Alexander av, 132 (*), es, 41.6 s 134th, 19.6x89.6; 4-sty bk tnt & strs; due, $7,-368.02; T&c, $200; College Point Savings Bank. 5,000

Webb av, nec 188th, 105x33.4x99x33.10; also WEBB AV, sec Devoe ter, runs s150x e120xne59.8xn81xsw24.11xw119.1 to beg; due, $5,475.11; T&c, $11,259.24; sub to 2 first mtgs aggregating $75,000; Comity Mtg Co. 75,500

JACOB H. MAYERS.

White Plains rd (*), nwc 230th, 114.10x 80.1; on the premises at 12 o'clock noon; due, $9,398.27; T&c, $822.17; Philip A Sondheim. 11,000

JAMES L. WELLS.

Riverdale av, es, 130.4 s 259th, 35.4x100, 3-sty fr dwg; partition; H C Demorest. 2,200

CHAS. A. BERRIAN.

170TH st, 451-3 E (*), ns, 126.4 e Park av, runs n104xe23.4xs7.8xe24xs96.11xw48 to beg, 2-2-sty fr dwgs; due, $9,678.33; T&c, $175; Sarah C Doty. 10,000

Total	$119,200
Corresponding week 1914	91,700
Jan. 1, 1915, to date	300,025
Corresponding period 1914	483,837

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 20, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

DEAN ST, ss, 121.4 e Stone av, 19x 107.2x irreg; also DEAN ST, ss, 49.9 s Stone av, 71.7x106.7x irreg; adj Feb 2 ——

NEWELL ST, ws, 225 s Nassau av, 64.3x100; Martin Geiger 13,175.00

PACIFIC ST, ns, 183.3 e Rockaway av, 16.7x100; People State N Y 350.00

BAY 10TH ST (*), ses, 120 sw Bath av, 40x96.8; Maggie Fitzpatrick 470.00

74TH ST (*), ns, 102.4 w 18 av, 18.4x 100; South Bklyn Savgs Instn 3,000.00

74TH ST (*), ns, 120.8 nw 18 av, 17x 100; same 3,000.00

74TH ST (*), ns, 171.8 w 18 av, 17x 100; same 3,000.00

BAYRIDGE AV (*), nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn 125,000.00

WILLIAM J. McPHILLIAMY & CO.

78TH ST, ns, 260 w 14 av, 20x100; Simon Kaiser 3,200.00

CROPSEY AV, nec Bay 20th, 100.7x 415x100.7x412; Jno Michel 16,100.00

9TH AV, 6205, es, 40 s 62d, 20x80; Geo T Forster 2,500.00

17TH AV (*), ws, 80 n 63d, 20x80; Milton J Vogel 2,950.00

17TH AV (*), sws, 380 se 81st, 20x90; South Bklyn Savgs Instn 3,750.00

JAMES L. BRUMLEY.

51ST ST, nes, 240 nw 3 av, 20x100.2; Jacob Kissinger 4,200.00

BEDFORD AV (*), ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; Peoples' Trust Co. 15,500.00

NATHANIEL SHUTER.

5TH AV, es, 44.7 s 72d, 24x88.3; adj Feb 23. ——

5TH AV, es, 54.7 s 72d, 24x88.3; adj Feb 23. ——

5TH AV, es, 68.7 s 72d, 20.7x93.5; adj Feb 23. ——

JERE JOHNSON, JR., CO.

LAKE pl, sec W 11th, 69.3x73.7x22x 43.7; T Baker 640.00

W 9TH ST, ws, 100 n Av V, 180x100; M E McKernan 2,880.00

W 9TH ST, swc Lake pl, 35.6x100x 48.10x100.11; Jno A Dondero 640.00

W 9TH ST, sec Lake pl, 27.7x74x16.5x 74.9; J M Doremus 340.00

W 9TH ST, es, 27.7 s Lake pl, 180x 74; Mary Shea 2,160.00

W 10TH ST, swc Lake pl, 83.3x130.10x 90.8; Edw Underhill 550.00

W 10TH ST, sec Lake pl, 102.1x100x ns 130x100.10; Jno A Dondero 1,650.00

W 10TH ST, es, 102.1 s Lake pl, 40x 100; P G Courthill 690.00

W 10TH ST, es, 102.5 n 86th, 40x100; J H Dunn 690.00

W 10TH ST, es, 82.5 n 86th, 20x100; R J Kay 350.00

W 10TH ST, es, 42.5 n 86th, 40x100; Theo Baker 610.00

86TH ST, nes, 22 se W 11th, 40x100x 49.4x73.7; W H Howe 850.00

86TH ST, nes, at es W 9th, 64.3x94.4x 44x57.9; T J Morton 1,010.00

86TH ST, nes, 64.1 se W 9th, 20.1x 105.6x20x84.4; B H Houghton 540.00

86TH ST, nes, 62 se W 11th, 40x100; E J Sandborn 960.00

86TH ST, nes, 102 se W 11th, 40x100; Mrs M E Washton 940.00

86TH ST, nes, 109.3 nw W 10th, 40x100; N M Anachon 970.00

86TH ST, nes, at nws W 10th, 109.3x100 x148.11; E A Ellderton 1,200.00

86TH ST, nes, at es W 10th, 84.10x100x 60x42.5; Henry Lewis 1,230.00

AV V, ns, 100 w W 9th, 40x100; Jno Healy 800.00

AV V, ns, 60 w W 9th, 40x100; J R Martin 780.00

AV V, ns, 40 w W 9th, 20x100; C D Loraine 370.00

AV V, nwc W 9th, 40x100; J M Cohn 860.00

AV V, nec W 9th, 64x100; E Sanders 1,080.00

AV V, swc W 9th, 70x102x74.2; Howard Able 600.00

AV V, sec W 9th, runs e64xs100xw20 xn 8xw20xn xw24xn80 to beg; G L Courtman 1,020.00

Total	$220,605.00
Corresponding week 1914	123,198.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

JAN. 26.

HOUSTON ST, 267, swc Suffolk (Nos 175-7), 24.10x80, 5-sty bk loft & 5-sty bk tnt (trstes).

RIVINGTON ST, 32-4, nwc Forsyth (Nos 165-7), 50x73.4, 3-5-sty & b bk tnts (trstes).

44TH ST, 350 W, ss, 175 e 9 av, 25x100.5, 3-sty fr bldg (vol).

84TH ST, 205-7 W, ns, 119 w Ams av, 54x 102.2, 2-5-sty & b bk & stn tnts (vol).

89TH ST, 37 W, ns, 351 w Central Park W, 19x100.8, 4-sty & b stn dwg & 3-sty ext (trste).

MADISON AV, 1296, nwc 92d, 20.4x73, 3-sty & b bk & stn dwg (exrs).

Brooklyn.

WM. P. RAE CO.

JAN. 25.

ATLANTIC AV, 1679, ns, 176.2 e Schenectady as, 25x99, 4-sty fr tnt (exrs).

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Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 23 & 25.
No Legal Sales advertised for these days.

JAN. 26.
ORCHARD ST, 24, es, 178 n Canal, 24.11x88.x 25.1xSS, 5-sty bk tnt & strs; Marks Kirshbaum Israel D Shlachetski et al; Jos Gans (A), 140 Nassau; Wm C Arnold (R); due, $5,368.85; T&c, $15; J H Mayers.

31TH ST, 216 W; ss, 399.5 e 8 av, 16.5x98.9, 4-sty stn tnt; City Real Estate Co—Harold T Leake et al; Harold Swain (A), 176 Bway; Henry A Friedman (R); due, $34,885.92; T&c, $1,616.70; Joseph P Day.

54TH ST, 226-8 E, ss, 250 w 2 av, 50x100.4, 3-sty bk tnt & 1-sty fr stable; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jas A Foley (R); due, $20,364.63; T&c, $2,012.29; Joseph P Day.

61ST ST, 145 W; ns, 458.4 w Col av, 13.10x100.4, 4-sty & b stn dwg; Cath S Hunter—Jno H Parry et al; Geller, Rolston & Horan (A), 22 Exchange pl; Lawrence S Greenbaum (R); due, $11,046.82; T&c, $255.65; L J Phillips & Co.

83D ST, 4 W, ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; Mary J McCoy—Yosta Rosenberg et al; Henry M Bellinger, Jr (A); 135 Bway; Jos F McLoughlin (R); due, $16,015.59; T&c, $790; Joseph P Day.

113TH ST, 85 E; ns, 25 w Park av, 25x100.11, 5-sty bk tnt & strs; Emma C Matthewson—Christiana Ogle et al; Truman H & Geo E Baldwin (A), 41 Park Row; Jas W Hyde (R); due, $17,021.03; T&c, $3,230.00; Joseph P Day.

7TH AV, 1961-9, nec 118th (No 159), 100.11x100, 3-5-sty bk tnts, strs on cor; United Hebrew Charities of City N Y—Jacob H Loewenstein et al; Cardozo & Nathan (A), 128 Bway; A S Gilbert (R); due, $123,918.98; T&c, $125.00; Joseph P Day.

JAN. 27.
WATER ST, 614-6, ns, 52.11 w Gouverneur, 46.11 x64.3x46.3x65.11, 2-6-sty bk tnts & strs; Annie M Dibble—Betsey Krulewitch et al; Stoddard & Mark (A), 128 Bway; Gordon S P Kleeberg (R); due, $20,512.31; T&c, $907.97; M Morgenthau, Jr, Co.

124TH ST, 538-40 W, ss, 175 e Bway, 50x100.11, 6-sty bk tnt; Irving Savgs Instn—Aaron M Janpole et al; Deyo & Bauerdorf (A), 114 Bway; Jos McCloskey (R); due, $39,530.41; T&c, $1,200.00; Samuel Marx.

177TH ST, 600 W, sec St Nicholas av, swc 177th.

BOLTON RD, es, whole front bet Prescott av & Seaman av, 128.6x114.2x 164x138.8, vacant; Trsts of the Dyckman Library—Geo B Hayes et al; Benj G Bain (A), 176 Bway; N Taylor Phillips (R); due, $12,433.34; T&c, $1,729.-03; Henry Brady.

ST NICHOLAS AV, swc 177th (No 600), 99.11x 100, vacant; Wm Rankin—Octav Land Co et al; Wm B Adams (A), 25 Broad; Abr Stern (R); due, $50,192.87; T&c, $1,145; Joseph P Day.

JAN. 28.
IRVING PL, 55, ws, 53 n 17th, 26x100, 4-sty & b stn dwg; Thos W Strong et al—Wm R O'Brien et al; Finck, Cobb & Hubby (A), 26 Liberty; Lester Lazarus (R); due, $54,-500.15; T&c, $3,404.06; Joseph P Day.

117TH ST, 515 E, ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Annie Kaplon—Max Sulken et al; Isidor Cohn (A), 299 Bway; Abr B Keve (R); due, $5,055.03; T&c, $881.37; sub to mtg $15,000; Joseph P Day.

58TH ST, 5 W, ns, 575.6 e 6 av, 20x100.5, 7-sty bk offi c & str bldg; Wm F Donnelly—Wm W McLaughlin et al; Franklin Bien (A), 5 Beekman; Arthur M Levy (R); partition; Samuel Goldsticker.

128TH ST, 47 W, ns, 410 e Lenox av, 12.6x 99.11, 3-sty & b stn dwg; Mathilde A Moller—Marcus Nasanowitz et al; Miller & Bretzfelder (A), 55 Liberty; Chas C Marrin (R); due, $6,493.64; T&c, $288.45; M Morgenthau, Jr, Co.

JAN. 29.
10TH ST, 81 E, ns, 200 w 3 av, 25x94.6, 4-sty bk loft & str bldg; Otto Schmidt, Sr——Abr Schwab et al; Appell & Taylor (A), 51 Chambers; Edw D Dowling(R); due, $8,660.81; T&c, $418.70; Bryan L Kennelly.

133D ST, 9 W; ns, 160 w 5 av, 25x99.11, 3-sty bk tnt; V Everitt Macy et al, trsts—Jos B Peck et al; Davison & Underhill (A), 50 Court, Brooklyn; Denis A Spellissy (R); due, $11,756.78; T&c, $555.50; mtg recorded Oct 23, 1888; Chas J Dunn.

181ST ST, 554 W; sec Northern av (Nos 85-93), 114.4x114.11x112.10x97.5, 6-sty bk tnt & strs; Wm H Jaffers—Fort View Constn Co et al; Rose & Paskus (A), 128 Bway; Alexander Thain (R); due, $190,906.74; T&c, $3,814.00; Henry Brady.

JAN. 30 & FEB. 1.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3228-10 3d Avenue, unless otherwise stated:

JAN. 23 & 25.
No Legal Sales advertised for these days.

JAN. 26.
140TH ST, 491-3 E, ns, 762.6 e Willis av, 37.6 100, 5-sty bk tnt; Beekman Constn Co—Aurora Investing Co et al; Action 1; Morrison & Schiff (A), 320 Bway; Jno J Hynes (R); due, $4,172.12; T&c, $835.15; Henry Brady.

140TH ST, 495-7 E, ns, 800 e Willis av, 37.6x 100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $4,153.12; T&c, $835.15; Henry Brady.

140TH ST, 499-501 E, ns, 837.6 e Willis av, 37.6 x100, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, $4,211.37; T&c, $835.15; Chas A Berrian.

140TH ST, 503-5 E, ns, 975 e Willis av, 37.6x 100, 5-sty bk tnt; same—same; Action 4; same (A); same (R); due, $3,616.37; T&c, $835.15; Chas A Berrian.

MORRIS AV, 988, es, 137.6 n 164th, 37.6x104.10, 5-sty bk tnt Wm Rankin—David Holstein et al; Wm R Adams (A), 25 Broad; Emanuel B Cohen (R); due, $25,193.49; T&c, $285; Jacob H Mayers.

RIVER AV, es, 100 s 150th, 100x100, 1-sty fr factory; City Real Estate Co—Wm L Dale et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, $17,151.63; T&c, $1,374.80; James J Donovan.

JAN. 27.
BRISTOW ST, ws, 55.3 n 170th, see 170th st, E, ns, 15.11 w Bristow.

170TH ST, E, ns, 15.11 w Bristow, runs w23.10x nc153.5 to Bristow xs92.10xse57.7 to beg, vacant; Wm A Martin—Chas H Sprocessig, Jr, et al; Lachman & Goldsmith (A), 35 Nassau; Peter L Mullaly (R); due, $5,785.88; T&c, $181.15; M Morgenthau, Jr, Co.

CEDAR AV, 1799, ws, 386.5 s 177th, 18.9x83.4, 2-sty bk dwg; Annie C Haley—Plymton Constn Co et al; Marshall S Marden (A), 39 Liberty; Robt H Bergman (R); due, $4,920.80; T&c, $155; James L Wells Co.

JAN. 28.
175TH ST, E, sec Grand blvd & Concourse, see Grand blvd & Concourse, 1770.

EASTBURN AV, swc, 175, see Grand blvd & Concourse, 1770.

GRAND BLVD & CONCOURSE, 1770, sec 175th, runs sw59.1xs83.10xs10xe50 to Eastburn av xn126.8 to 175th, xw9.5 to beg, 5-sty bk tnt; Geo W Dibble et al, exrs—Winton Realty Co et al; Thos F Keogh (A), 90 West Bway; Geo B Hayes (R); due $59,754.06; T&c, $2,-262.28; Bryan L Kennelly.

BLACKROCK AV, ns, 305 e Castle Hill av, see Watson av, ns — e Castle Hill av.

WATSON AV, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50 x216 to Blackrock av; Jennie G Buckley et al trstes—Colorado Realty Co et al; Eugene Berry (A), 258 Bway; Jos Kaufmann (R); due $11,592.80; T&c, $1,800; J H Mayers.

WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, —e Castle Hill av.

JAN. 29.
BRIGGS AV, 2578, es, 471.9 s 194th, 19.2x88.4x 19.1x86.10, 2-sty bk dwg; Newell Bent, aux gdn —Browline Realty Co et al; Merrill & Rogers (A), 100 Bway; Jos R Truesdale (R); due, $7,136.58; T&c, $ —; Joseph P Day.

WATSON AV, 2110, ss, 105 e Olmstead av, 25x 108; Geo A Devermann—Alfred J Robinson et al; Neier & Van Derveer (A), 141 Bway; Wm W Penfield (R); due, $1,634.04; T&c, $15; sub to pr mtg $5,000; Joseph P Day.

JAN. 30.
No Legal Sales advertised for this day.

FEB. 1.
CORNELL AV, ns, 135 e Old Road, 50x100; Maurice S Hyman—Louise D Burke et al; G Arnold Moses (A), 145 Nassau; Henry K Davis (R); due, $431.80; T&c, $141.42; James J Donovan.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 23.
No Legal Sales advertised for this day.

JAN. 25.
NASSAU ST, swc Pearl, 27x100; Michl Greco et al—Rose Becker et al; Litchfield Moynahan (A), 231 Bway, Manhattan; Ellery O Phillips (R); Wm P Rae.

LOT 9, blk 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller Jr (R); Nathaniel Shuter.

LOT 51, blk 7844, sec 22; Murray Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R); Nathaniel Shuter.

JAN. 26.
DEKALB TR, ns, 97.6 e Reid av, 17.6x100; Mary M Post—Petra de la Cova et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

GROVE ST, ses, 450 sw Central av, 75x100; Williamsburg Savgs Bank—Wm Gambert et al; S M & D E Meeker (A), 217 Havemeyer; David Hirshfield (R); Wm J McPhilliamy & Co.

MARION ST, ns, 250 e Patchen av, 6x100; also MARION ST, ss, 275.6 e Patchen av, 24.6x 100; also MARION ST, ss, 300 e Patchen av, 25x100; Jno Beck—Mary M Robinson et al; S M & D E Meeker (A), 217 Havemeyer; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

SMITH ST, ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.

37TH ST, ns, 277 w 5 av, 18x100.2; Andrew J H Onderdonk—Chas Cameron et al; Eastman & Eastman (A), 27 Bway; Walter W Friend (R); Wm J McPhilliamy & Co.

E 100TH ST, nes, 100 nw Av J, 80x100; Anna W Abbot, admtrx—Cora J Rose et al; Wm H Good (A), 44 Court; Wm A Dempsey (R); Wm J McPhilliamy & Co.

CLINTON AV, see Greene av, 47.6x110; Savgs Bank of Utica—Jno C Kluber et al; Miller & Pincke (A), Utica, N Y; Jas M Fawcett (R); Wm J McPhilliamy & Co.

JAN. 27.
BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Keehl (R); Wm J McPhilliamy & Co.

BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singleton—Jane Hanrahan et al; Henry J Davenport (A), 370 Pearl; Eugene Sherk (R); Wm J McPhilliamy & Co.

MYRTLE AV, ss, 200 e Nostrand av, 25x100; Jno Hoffman et al—Andrew Schmitt et al; Jacob Schauf (A), 898 Park av; Max Rosenbaum (R); Nathaniel Shuter.

ST MARKS AV, ns, 200 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

JAN. 28.

BUTLER ST, ss, 175 e Hoyt, 25x100; Fredk Pape—Herbert A O'Brien et al; Nathan D Shapiro (A), 808 Bway; Fred G Milligan, Jr (R); Nathaniel Shuter.

DEAN ST, ns, 300 e Grand av, 16.8x110; N Y Mtg & Security Co—Mary Nicholson et al; Henry M Bellinger (A), 135 Bway, Manhattan; Llewellyn A Wray (R); Wm P Rae.

SEDGEWICK ST, ss, 300 w Columbia, 25x100; Sheriff's sale of all right, title, &c, which Eugenio Fortuna had on Oct 28, 1913, or since; Lewis M Swasey, sheriff; Wm P Rae.

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm J McPhilliamy & Co.

JAN. 29.

BOND ST, nws, 80 sw Baltic, 20x50; Frances I I Reed—Oscar Hammann exr, et al; Theodore M Hill (A), 111 Bway, Manhattan; Harry E Lewis (R); Wm P Rae.

E 8TH ST, ws, 120 s Montgomery, 20x100; The Thrift—Mary Smith et al; Francis Jordan (A), 207 Ryerson; Edw P Lyon (R); Wm J McPhilliamy & Co.

CENTRAL AV, sws, 25 nw Linden, 25x100; Jno Steinmetz—Mary Seyfried et al; Chas Weeshaupt (A), 320 Bway; Fredk M Abern (R); Nathaniel Shuter.

WYTHE AV, ws, 40 s Clymer, 20x90; Interboro Brewing Co, Inc—Abr Kruman et al; Henry A Rubino (A), 50 Broad, Manhattan; Almet R Latson, Jr (R); Wm P Rae.

JAN. 30 & FEB. 1.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 5.

BROADWAY, sec 69th, 161.8x113.4; Spencer Realty Co—Mary P Satterlee et al; W F Wund (A). Corrects error in issue of Jan. 9, when property was Broadway, sec Broadway.

JAN. 16.

103D ST, 113 E; N Y Investors' Corpn—Leah Cohn et al; H Swain (A).

103D ST, 115 E; City Real Estate Co—Leah Cohn et al; amended; H Swain (A).

3D AV, swc 80th, 25.2x90; Stanley G Harris et al—Jacob Corday et al; E Bittiner (A).

JAN. 18.

RIVINGTON ST, ss, 74.1 w Mangin, 25x75; Charlotte M Howard—Henry Nodell et al; A A Spear (A).

101ST ST, 106 E; Frank G Bossey—Louis Newman et al; Kramer, Cohn & Meyer (A).

125TH ST, ss, 332.6 e Bway, 26.8x100.11; 4th Universalist Society in City of N Y—Edwin F Walton et al; Cary & Carroll (A).

BROADWAY, 520-22; Equitable Life Assurance Society of U S—Jos Guinet et al; Alexander & Green (A).

JAN. 19.

61ST ST, 203 W; Israel Winer—Saml Liebovitz et al; J J O'Grady (A).

103D ST, 113 E; N Y Investors' Corpn—Leah Cohn et al; amended; H Swain (A).

103D ST, 115 E; City Real Estate Co——Leah Cohn et al; amended; H Swain (A).

119TH ST, 125 W; Mary S Porter—Westman Realty Co et al; H Swain (A).

136TH ST, 161 W; Kath S Galbraith—Ernestine M Lyons et al; J G Ten Eyck (A).

1ST AV, 340; Metropolitan Savgs Bank—Jno Vanderveer et al; A S & W Hutchins (A).

JAN. 20.

ELIZABETH ST, 287-9, 293-5; 2 actions; Banned Friend—Maud B Barclay et al; Kantorwitz & Esberg (A).

16TH ST, 5-7 E; Emigrant Industrial Savgs Bank—Carrie A M Butler et al; R & E J O'Gorman (A).

28TH ST, 229-39 W; United States Savgs Bank of the City of N Y—Chas Weinstein et al; Merrill & Rogers (A).

30TH ST, 315 E; Anna M Underhill—Ada Olenin et al; A S Underhill (A).

98TH ST, ns, 100 e Madison av, 50x100.11; Mollie Hershfeld Standard Realty Corpn; C L Hoffmann & H A Friedman (A).

105TH ST, ns, 175 e Columbus av, 25x100.11; Fredk Wertz Jr et al—Edw H Kruse et al; J T Booth (A).

111TH ST, 253 W; Henry F Schwarz—Sarah H Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A).

JAN. 21.

17TH ST, 29 W; Bklyn Savgs Bank—Richard I Brewster et al; Schenck & Punnett (A).

19TH ST, 427 E; Horace Porter et al—Nome Realty Co et al; A R Kellegrew (A).

119TH ST, ss, 184.5 w Madison av, 15.8x100.11; Elizabeth S Harvie—Beke Schneider et al; J F Stier (A).

MADISON AV, 2102; Henry H Jackson et al—Emil Christensen et al; amended; S H Jackson (A).

JAN. 22.

50TH ST, 514 W; Chas L Lawrance—Adolph Schlesinger et al; R W Candler (A).

50TH ST, 512 W; Chas Lanier et al—Adolph Schlesinger et al; R W Candler (A).

56TH ST, 418 W; Jeanette Neil et al; Patk McGinn et al; C D Ridgway (A).

68TH ST, 28 W; City Real Estate Co—Danl H Shea et al; H Swain (A).

89TH ST, 70 W; Marcus M Marks—Louis H Abenheimer et al; Wolf & Kohn (A).

120TH ST, 117 W; City Real Estate Co—Randeg Realty Co et al; H Swain (A).

158TH ST, 522-8 W; Saml Wacht—Rose Simon et al; S Wacht Jr (A).

BROADWAY, sec 124th, 100.11x100; Surety Realty Co—Grace H Howell et al; Eisman, Levy, Corn & Lewine (A).

6TH AV, 151; Helena Berk Margt Brown et al; Frees & McEveely (A).

Bronx.

DEC. 31.

LOTS 353 & 360, map of village of Mott Haven, Manor of Morrisania, Town of West Farms; Louis Finkelstein——Gertrude K Graham; S S Kogan (A). Corrects error in issue of Jan. 9, as to description of property.

JAN. 15.

138TH ST, ss, 121.4 w 3 av, 30x141.3; Lincoln Mtg Co—Bronx Publishing Co, Inc, et al; H A Blumenthal (A).

BRONX PARK AV, es, 75 s Lebanon, 25x100; Conrad Muller as exr—Fanny Shapiro et al; E A Acker (A).

HERSCHEL AV, 103; Jane M Hicks—Walter L Shulman et al; G Quinn Jr (A).

HERSCHEL AV, 106; Jane M Hicks; Norwood Heights Realty & Constn Co et al; J G Quinn (A).

HOUGHTON AV, ss, 279.9 w Castle Hill av, 24.9x108; Eliz K Dooling—Mitchell-McDermott Constn Co et al; Knox & Dooling (A).

HOUGHTON AV, ss, 254.9 w Castle Hill av, 24.9x108; Eliz K Dooling—Jane Henderson et al; Knox & Dooling (A).

MORRIS AV, swc 150th, 50x100; Jacob L Markel et al—Tuoti, Hatch & Co Inc; I Hershfield (A).

TREMONT AV, ns, 44.8 e Washington av, 23.2x93.4; German Savgs Bank in City of N Y—Moses Lowenstein et al; M Auerbach (A).

JAN. 16.

BROOK AV, es, 66.6 s St Paul's pl, 31x100.6; Wm R Wilder et al—North Bronx Bldg & Holding Co et al; W M Patterson (A).

JAN. 18.

167TH ST, nec Washington av, 20x127.5; Henry H Jackson—B W R Realties, Inc; S H Jackson (A).

CHATTERTON AV, ns, 405 w Havemeyer av, 25x108; Minnie Becker—Kate Reichwein et al; Elfers & Abberley (A).

CHATTERTON AV, ns, 430 w Havemeyer av, 25x108; Minnie Becker—Henry Bohlen et al; Elfers & Abberley (A).

PROSPECT AV, ws, 100.2 n 180th, 66x35; Dietrich Niemeyer et al—Antonio Galiani et al; Elfers & Abberley (A).

WARREN AV, ws, 285.2 s Spuyten Dpyvil pkway, 104.2x181.9; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Steecke (A).

JAN. 19.

PROPERTY at nwc City Island, adjoining land of Mary A Booth; Louis F W Seifert—Mary A Byles et al; Frees & McEveety (A).

LOT 29, revised map of Seneca Park; Louise Schwalbe—Domenico Casmassimo et al; I Auerbach (A).

JAN. 20.

GARDEN ST, ns, 315.2 w Southern blvd, 50x100; Carl R Snaney—Vertrees R Edwards et al; Tausch & Hamilton (A).

152D ST, ns, 75.3 e Morris av, 100x100; Peter Wynen—Arthur F Krause et al; A Glatzmeyer (A).

EASTCHESTER RD, ns, 42.6 e Walker av, 25.6 x126.7; Michael Ganly—Cecilia F Brenan et al; J Kadel (A).

PROSPECT AV, nwc 167th, 50x100; Greenwood Cemetery—Isaac Brown et al; Miller, King, Lane and Trafford (A).

PROSPECT AV, nwc 181st, 20x100; Gertrude Schiffer—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).

LOT 30 & 31, Parcel 10, map of subdivision of Estate of Wm B Ogden, at Highbridge; Charity Fund of N Y Association of the New Church—Jas McCann et al; P Huntingdon (A).

LOT 138, 139, 140, map of Sec A, Vyse Estate; Noah Fells—Terrence Smith et al; Reiss & Reiss (A).

JAN. 21.

152D ST, ns, 75.3 e Morris av, 100x100; Peter Wynen—Arthur F Krause et al; Glatzmayer & Kalt (A).

RYER AV, es, 181.5 n 180th, 103.2x163.6; Farmers Loan & Trust Co as trste—Mary Bauer et al; Geller, Roleston & Horan (A).

LOTS 128, 129, 130 & 131, map of Bruner Estate at Jerome av & Gun Hill rd; Francesca C Nesbitt as extrx—Annie E Delaney et al; E C Dusenbury (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 14.

23D ST, 151-3 E; Christian D Meyer—East 23d St Realty Co; Gustav Frey (A); Francis W Pollock (R); due 29,593.37

119TH ST, 10 E; Caroline M Child et al—Margo Gordon et al; Saml Riker Jr (A); Richd Steel (R); due..... 7,877.05

JAN. 15.

112TH ST, 106 E; Anna Schneiders—Annie Frankfort; Adolph & Henry Bloch (A); Michl J Daly (R); due 6,627.58

JAN. 16.

No Judgments in Foreclosure Suits filed this day.

JAN. 18.

120 ST, 220 E; Sarah A Kerr—Henry Weiss; Woodford J Bogue & Butcher (A); Wm Arrowsmith (R); due ..18,722.50

CENTRAL PARK W, swc 99th 25.2x100; Benj C Faulkner et al—Geo W Meyer et al; Thompson, Koss & Warren (A); Jno De W Warner (R); due 36,523.96

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(Judgments in Foreclosure Suits, Continued.)

JAN. 19.
131ST ST, ss, 267.6 e 8 av, 17.6x99.11; Jno S Bussing—Harold B Abrams; Stitt & Phillips (A); Wm D Sporborg (R); due 8,937.98

JAN. 20.
CLINTON ST, 177; Sol H Kohn—Barnet Lernor; Bayliss & Sonborn (A); Standish Chard (R); due.....27,851.25

Bronx.

JAN. 15 & 16.
No Judgments in Foreclosure Suits filed these days.

JAN. 18.
OAK TER, ss, 100 w Beekman av, 24.6x100; Mary E Elstner—Sigmund Honig et al; H C Kudlich (A); Arthur N Giegerich (R); due 5,461.46

JAN. 19.
12TH ST, swc Av C, 108.6x105; Ebling Brewing Co—Martha Buttner et al; E Cohn (A); Isidor Wels (R); due. 2,229.42

JAN. 20.
141ST ST, ss, 859 e Willis av, 37x100; Eliza Dunham et al as extrx—Lena Pahls et al; W B Chamberlin (A); J C Brady (R); due 29,691.66

JAN. 21.
141ST ST, ss, 859 e Willis av, 37x100; Eliza Dunham—Lena Pahls et al; W B Chamberlin (A); J C Brady (R); due 29,691.66
3D AV, 4058-60; Jacob A Wolf—Nathan Greenberg et al; W L Levy (A); J J Hynes (R); due..... 7,587.09
3D AV, 4062; Jacob A Wolf—Nathan Greenberg et al; W L Levy (A); J J Hynes (R); due..... 7,587.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 16.
No Lis Pendens filed this day.

JAN. 18.
GREENWICH ST, 200; Manhattan Railway Co—Henry A. Wingert et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 212; same—Anna A Gillies et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 219; same—Rector, Church Wardens, &c, of French Church Du Saint Esprit et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 225; same—same; action acquire title; J L Quackenbush (A).
GREENWICH ST, 231; Manhattan Railway Co—Anna Ostrander et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 270-72; same—Antonett Grashorn et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 274; same—Jas S Coward et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 342-46; same—Wilhelmina Bultmann et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 360-62; same—Kenneth S Weeks et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 385; Manhattan Railway Co—Carrie O Foster et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 428-36; same—Esther A Pyle et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 448; same—Josiah H DeWitt; action acquire title; J L Quackenbush (A).
GREENWICH ST, 457-69; same—Henry A Welsh et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 454; same—Chas W Prolle et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 473; same—Edwin A Ely; action acquire title; J L Quackenbush (A).
GREENWICH ST, 491-93; Manhattan Railway Co—Greenwich Realization Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 488-506; Manhattan Railway Co—Edwin A Ely; action acquire title; J L Quackenbush (A).
GREENWICH ST, 546; Manhattan Railway Co—Susman F F Fenton et al; action acquire title; L Quackenbush (A).
GREENWICH ST, 617; same—Jno H Vogt et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 644-54; same—Julius Kayser et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 708-10; same—Canebrake Realty Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 712; same—Canebrake Realty Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 762; same—Carl Ernst et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 799; same—Mary E Plummer,trsts, &c; action acquire title; J L Quackenbush (A).
GREENWICH ST, 812-14; same—Jno W Ferguson et al; action acquire title; J L Quackenbush (A).
MONROE ST, 137; Jacob Pawel—Julia Thorn et al; partition; J P Joachimsen (A).
108TH ST, 108-10 E; Jacob Pawel, Bernard D Thorn et al; partition; J P Joachimsen (A).
8TH AV, 2104; Manhattan Railway Co—Henry Kensing et al; action to acquire title; J L Quackenbush (A).
8TH AV, 2110; Manhattan Railway Co—Emil Bachmann et al; action acquire title; J L Quackenbush (A).
8TH AV, 2113; same—Lazare Bader et al; action acquire title; J L Quackenbush (A).
8TH AV, 2119; same—Siegfred Kraus et al; action acquire title; J L Quackenbush (A).
8TH AV, 2123-25; same—Florence Mayer et al; action acquire title; J L Quackenbush (A).
8TH AV, 2131-39; same—Premier Holding Corpn et al; action acquire title; J L Quackenbush (A).
8TH AV, 2154-68; same—Peter Doelger Brewing Co, Inc—action acquire title; J L Quackenbush (A).
8TH AV, 2173; same—Rose Cohen et al; action acquire title; J L Quackenbush (A).
8TH AV, 2184; same—Peter Doelger Brewing Co; action acquire title; J L Quackenbush (A).
8TH AV, 2309-15; same—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).
8TH AV, 2317-25; Manhattan Railway Co—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).
8TH AV, 2310-32; same—Geo Ehret; action acquire title; J L Quackenbush (A).
8TH AV, 2329-59; same—Michl J Adrian Corpn; action acquire title; J L Quackenbush (A).
8TH AV, 2359-61; same—Janos Kolb et al; action acquire title; J L Quackenbush (A).
9TH AV, 95-97; Manhattan Railway Co—Jacob Levy et al; action acquire title; J L Quackenbush (A).
9TH AV, 98-100; same—Chas S Gutman et al; action acquire title; J L Quackenbush (A).
9TH AV, 472; Manhattan Railway Co—Ida Kempner et al; action acquire title; J L Quackenbush (A).
9T HAV, 474; same—Albert Haase et al; action acquire title; J L Quackenbush (A).
9TH AV, 475; same—Carrie B Rubb et al; action acquire title; J L Quackenbush (A).
9TH AV, 729-31; Manhattan Railway Co—Aaron Buchsbaum et al; action acquire title; J L Quackenbush (A).
9TH AV, 725-27; same—Chas O Foster et al; action acquire title; J L Quackenbush (A).
9TH AV, 737-9; same—Wm F Dornbusch; action acquire title; J L Quackenbush (A).
9TH AV, 741-43; same—Margt C Tiejen et al; action acquire title; J L Quackenbush (A).

JAN. 19.
No Lis Pens filed this day.

JAN. 20.
No Lis Pendens filed this day.

JAN. 21.
CANAL ST, 67-71; Saml A Krulewitch—Louis D Livingston et al; action to declare trust; Morrison & Schiff (A).
71ST ST, 342-44 W; Barnet Marotsky—Sadie Bonwit et al; action to foreclose mechanic's lien; B H Sandler (A).

JAN. 22.
ORCHARD ST, 74; Bank of U S—Morris Goldstein; action to set aside deed; J Sanders (A).
111TH ST, 122 W; Equitable Life Assurance Society of the U S—Emilie Sahb De Hierapolis et al; reformation of mtg, &c; Alexander & Green (A).
CENTRAL PARK W, nwc 90th, 201.5x100 to 91st; Clarence F Birdseye—Secured Holdings Corpn et al; injunction, &c; Rosenblatt & Tachna (A).
MADISON AV, 310-14; also 42D ST, 18-26 E; also 41ST ST, 19-21 E; Aymar Embury, 2—42d St & Madison Av Co et al; action to foreclose mechanics lien; Milne, Blake & McAneny (A).

Bronx.

JAN. 15.
No Lis Pendens filed this day.

JAN. 16.
No Lis Pendens filed this day.

JAN. 18.
No Lis Pendens filed this day.

JAN. 19.
LOTS 112, 113, map of 126 lots of Estate of Geo Faile, 24th ward; Benj Benenson—Byron A Beal; action to compel specific performance of contract; Elfers & Abberley (A).

JAN. 20.
CASTLE HILL AV, ws, being Lot 34; Land & Lien Co—Annie Harris et al; action to foreclose lien; M Frank (A).
SOUTHERN BLVD, ws, being Lot 38; Saml Goldsticker—Denver Realty Co et al; action to foreclose transfer of tax lien; E Jacobs (A).

JAN. 21.
No Lis Pendens filed this day.

Brooklyn.

JAN. 14.
BAY VIEW PL, nes, 153.2 se Bay pkway, 20.5x114.4; Chas S Ougheltree—Frank A Slocum et al; G J Goldberg (A).
BAY VIEW PL, nes, 173.2 se Bay pkway, runs ne114.4xse20.1xsw114.4xnw20.1 to beg; Margt McCambridge—Frank A Slocum et al; G J Goldberg (A).
BEADEL ST, nwc Porter av, 20x90; Thos A Howell—Rae Brode & ano; W J Vreeland (A).
BEADEL ST, ns, 20 w Porter av, 20x90; same—same; same (A).
BEADEL ST, ns, 40 w Porter av, 20x90; same—same; same (A).
BEADEL ST, ns, 60 w Porter av, 20x90; same—same; same (A).
DEAN ST, ns, 220 w Ralph av, 20x107; Rose Gilbert—Helen Gardner et al; G W Pearsall (A).
HERZL ST, 109-113; Barnet Cohen—Dewey Realty Co & ano; to create a lien; Simon & Weinstein (A).
LIVONIA ST, es, 80 s Richardson, 20x75; Nicola Caprio—Lizzie Italia et al; J E Finesan (A).
PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; D Siegelman (A).
REEVE PL, ns, 420.10 w Coney Island Plank rd, 21x100; Henry J Samuel—Chas J Samuel et al; M B Hatch (A).
WARREN ST, ss, 98 e Columbia, runs s74.6xe2.9 xs24.11xe25xn90.10xw27.9 to beg; Terence Brady—Gabriele Delmonico et al; P A Kapke (A).
55TH ST, nwc 4 av, 95x100; Thos H Heffron—Marcus Bldg Co & ano; Suffren, Humphreys & O (A).
71ST ST, nwc 14 av, 100x100; Fannie M Campbell Cath B Fraser et al; H L Thompson (A).
75TH ST, ss, 100 w 13 av, 60x100; Thos H Heffron—Rio De Janiero Realty Co, Inc; Suffren, Humphreys & O (A).
86TH ST, ss, 279.6 e N Y & Sea Beach R R, 100x195.7; Emanuel Sternberg—Sadie Frank et al; A S Galitzka (A).
CANARSIE AV, ns, 60 e E 29th, 20x92.10x20x92.3; Bklyn Children's Aid Soc—Abr Brodsky et al; H M Bellinger, Jr (A).
DRIGGS AV, es, 60 n Division av, 20x75; W Elmer Payntar—Florence A Scheftel et al; G De Witt (A).
DRIGGS AV, ses, 80 ne Division av, 20.6x75x21.6x75; W Elmer Payntar—Otto Behrens et al; F G De Witt (A).
WOODRUFF AV, swc St Paul's pl, 145.3x125x127.3x126.3; Thos H Heffron—Marcus Bldg Co et al; Suffren, Humphreys & O.
22D AV, nwa, 165.4 ne E 2d, 18.4x42.4x17x49.2; Lucy W Peck—Edwin M Meeker et al; G F Alexander (A).

JAN. 15.
HERKIMER ST, swc Sherlock pl, 20x100; Philomena Scherger—Christian Sohm et al; W Wills (A).
PRESIDENT ST, sec 3 av, 150x100; Max Israel —Caterina Gallo et al; S E Klein (A).
WARWICK ST, ws, 120 s Dumont av, 20x100; Hyman Bogin—Chimie Breitman et al; specific performance; I Solomon (A).
EASTERN PKWAY, sec Schenectady av, 100x100; Sexauer & Lemke—Luke A Burke & Sons Co et al; foreclosure of mechanic's lien; J H Banton (A).
HAMILTON AV, ss, 141.6 e Columbia, 40.8x59.5x37.6x75.2; Bessie Bassewitz—Bloch Realty Co; to create a lien; M H Latner (A).
JEFFERSON AV, ss, 230 e Bedford av, 16x100; Jennie Melnick—Louis Fischer et al; J H J Schwartz (A).
OCEAN PKWAY, es, 100 n Beverly rd, 150x100; Lancastershire Realty Co Comet Constn Co et al; Jonas, Lazansky & N (A).
ST MARK'S AV, nec Vanderbilt av, 21.1x80; Francis R Simmons—Wm A A Brown et al; Manning & Buechner (A).
WOODRUFF AV, swc St Paul's pl, 145.3x125x127.3x126.3; Thos H Heffron—Marcus Bldg Co et al; Suffren, Humphreys & Orr (A).

JAN. 16.
BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Francis H Macy Mary A Gally et al; Cary & Carroll (A).
COLUMBIA HTS, nws, 100 ne Cranberry, 25x100; FURMAN ST, ses, 125 ne Cranberry, 1.7x50; Augusta B MacIntyre—Ella W Mantonya et al; D A MacIntyre (A).
RODNEY ST, ns, 100 ne S 3d runs ne40xnw61.11 to beg; Halpern & Mestel, Inc—Bertha Long et al; foreclosure of mechanic's lien; J Solomon (A).
UNION ST, ns, 115 w 7 av, 20x90; Maria H Rider—Gustav Spiegel et al; J M Rider (A).
WAVERLY PL, ns, 69.7 e Forrest pl, 50x100; Concetta P D'Andrea—Angelo D'Andrea et al; P A Laurice (A).
WEST ST, swc 52d, runs w109xs100.2xe80xn32xne79xnw26 to beg; also WEST ST, nwc 53d, runs w90.8xn62.9xse65.11 to beg; Tudor Realty Co—Bklyn Realty Sellers & ano; F M Sanders (A).
42D ST, ss, 120 w 13 av, 20x100.2; Mary B Francisco—Thos J Mac Farlane et al; J J Hood (A).
42D ST, ns, 140 w 13 av, 20x100.2; Mary B Francisco—Thos J MacFarlane et al; J J Hood (A).
42D ST, ns, 220.8 w 9 av, 100x100.2; Rolstar Painting & Decorating Co—16 Av Realty & Bldg Co et al; foreclosure of mechanic's lien; S A Telsey (A).
E 48TH ST, ws, 120 s Av L, 20x100; Jas S Alexander—United Realty Alliance et al; H J Davenport (A).
AV L, ns, 40 e E 46th, 20x100; Carrie E Hosford—United Realty Alliance et al; H J Davenport (A).
BATH AV, sc Bay 17th, 43.11x100.4x39.10x—; Louis Solomon—Antonio Di Candia et al; S Solomon (A).
ST MARK'S AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr—Daniel L Donohue et al; H L Thompson (A).
ST MARK'S AV, ns, 199 e Ralph av, 19.6x127.9; Jas S Lawson—Thos P Wilson et al; J S Lawson (A).
TROY AV, ws, 80 n Av L, 20x100; Eugene Tollner—United Realty Aliance et al; H J Davenport (A).
WILLIAMS AV, es, 200 n Livonia av, 100x100; Anna Miller—Wallan & Hoffman, Inc, et al; J G Abramson (A).

JAN. 18.
UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas Lazansky & N (A).
WARREN ST, nes, 140 sw Hoyt, 20x100; Epsilom Assn, Inc—Emil Baar et al; Cary & Carroll (A).
E 9TH ST, ws, 319 s Beverly rd, 20x100; Rosa Jakubec—Henry F Jackubec; to reform a deed; L Kronfeld (A).
74TH ST, nes, 346.6 se 6 av, 20x100; So Bklyn Savgs Instn—Richmond Mtg Co et al; Coombs & Whitney (A).
79TH ST, sws, 174 nw 14 av, 18.6x100; Eliz C Whittier—Rosina Realty Co et al; J D Armstrong (A).
79TH ST, sws, 155.6 nw 14 av, 18.6x100; Jno G Price—same; same (A).
EAST N Y AV, ns, 306.2 sw Buffalo av, runs nw111.4xnw237.2x s e 104.9 x s e 173.11 to beg; Amelia Singer—Alex Clancy et al; W J Mahon (A).
GLENWOOD RD, ss, 40 w E 34th, 40x107.6; Frank D Hurtt Jack Levy et al; H L Thompson (A).
JOHNSON AV, 247; Sarah Helfand—Marie T Miller & ano; recover damages; P A Katske (A).
OCEAN AV, es, 78.7 n Foster av, runs e100xn80x10xn120xw110xs200 to beg; Audley-Clarke—Hartman Bldg Co et al; W Y Hallock (A).
OCEAN AV es, 140 s Av S, 60x110; Isaac C Yawger—Jno G McDonald et al; L Dennis (A).

JAN. 19.
DEAN ST, ss, 49.9 e Stone av, 19.4x128.8x90.7x107.2; Excelsior Bwg Co—Carlo Corrado et al; Holm Whitlock & S (A).

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A).
MINNA ST, ss, 200 w Chester av, 100x200; Marion Mount—Mary L Behrens et al; R T Griggs (A).
WALLABOUT ST, ss, 491.6 w Marcy av, 50x100; Annie Elias—Morris Band et al; S J Liebeskind (A).
14TH ST, sws, 100 nw Prospect Park W, 19.11x100; Abr Levy—Caterina Gallo et al; Jones McKinny & S (A).
E 26TH ST, es, 220 s Newkirk av, 40x100; Anna P See—Nellie R Shevlin et al; H J Davenport (A).
58TH ST, sws, 100 se 11 av, 40x100.2; Harold D Watson—Lottie Bermas et al; R S Kristeller (A).
58TH ST, sws, 120 se 3 av, 20x100.2; Kitty Carpenter—Bertha Geisman et al; Cary & Carroll (A).
DEKALB AV, ns, 196.8 e Bway, 130x170.4; DeKalb Holding Co—Madison Theatre Co et al; to reform a lease; Fluegelman & Trosk (A).
ROCKAWAY AV, es, 75 s Glenmore av, 25x100; Leah Kotcher—Sarah Wolf et al; partition; M S Feiler (A).
ROCKAWAY PKWAY, sws, 100 nw Av K, runs sw125xse10xsw100xnw80.3xne225xse70.5 to beg; Fredericka Benz—Uhlhorn Realty Co et al; F L Gross (A).
LOTS 1291 to 1295, Map land of heirs of Nicholas Schenck, Jr; Jno Vanderveer—Jno Whittaker et al; H S Lott (A).

JAN. 20.

HENDRIX ST, ws, 260 s Blake av, 20x100; Saml Gitlin—Michl Gordon et al; A Rockmore (A).
MAPLE ST, ss, 160 e Nostrand av, runs s100xw 60xs100xe200xn200xw140 to beg; Ella A Timony—Henrietta Hamblin et al; foreclosure of mechanic's lien; J A Timony (A).
OSBORN ST, ws, 100 n Livonia av, 25x100; Abr L Jaffe—Samson Falk & ano; L N Jaffe (A).
VAN BUREN ST, nec Throop av, 50x100; Margt A Grogan—Jas Pritchard et al; W Murray (A).
E 10TH ST, es, 273.4 s Av K, 17.4x100; Jennie Rockmore—Sam Lebowitz et al; A Rockmore (A).
22D ST, ss, 100 w 6 av, 25x100; Lena Schuler—Adolph R Tillmann et al; partition; A F Tuozzo (A).
72D ST, ss, 240 w 1 av, 20x100; Celia Tishman—Angus Darroch et al; C J Belfer (A).
CLASSON AV, nwc Lefferts pl, runs w36.8xne 59xn66.2xe7.4xs124.11 to beg; Stephen H Jackson—Jno J McKenna et al; S H Jackson (A).
FOSTER AV, ns, 20 w 3d, 20x100; Blanche F Elliott—Jas R Gormly et al; G W Pearsall (A).
FOSTER AV, ns, 40 w 3d, 20x100; Jno H Kenny—same; same (A).
HEGEMAN AV, nec Hinsdale, 20x90; Michael Garlick—Wolf Tipper et al; M H Newman (A).
LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs at Ossining—Brown Realty Co et al; H L Thompson (A).
NEW YORK AV, es, 210 n Av D, 20x100; Wm S Stewart—Mamie G Wichmann et al; J Brenner (A).
PARK AV, ns, 131.8 w Bway, runs n11xne85.3x nw107.1xsw91.5xnw27xn7.4xw9.3xs100 x e 114.3 to beg; also LAFAYETTE AV, sec Patchen av, runs e68.9xse76.8xsw64.8xse27xw86.10xn125 to beg; First Natl Bank of Bklyn—Edw T Jenkins et al; Coombs & Wilson (A).
ST MARK'S AV, ns, 197 e Schenectady av, 50x 127.9; Melvin Brown—Saml Dunaif et al; Hovell, McChesney & C (A).
LOTS 174 to 185, map land of Asa W Parker at New Utrecht; Bank of Flatbush—Chas F Lutz; Hovell, McChesney & C (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 16.

TRINITY PL, 18-20; Motta Cont Co—Miss Ellen R Murphy; Jno T Martin (82) 34.42
86TH ST, 158-60 E; Sam Cohen—Herman Bachrach & Geller & Co; Jacob Shapiro (84) 128.00
110TH ST, 5-7 W; Eichenbaum Bros—Louis W Morrison; Meyer Stein (81) 395.44
110TH ST, 5-7 W; Borgia Levenson Co—Louis W Morrison, Aaron Rosenstein & Rosewin Amusement Co, Inc; David Levine (79) 417.60
AUDUBON AV, sec 171st, —x—; Jno Charles—Gustav Boehne; renewal (83) 69.00
CENTRAL PARK W, 265-67; Wm Williams & Co—Estate of Fredk W Jockel; Fredk W Jockel renewal (80)... 60.00

JAN. 18.

DIVISION ST, 242; Abr Sacks—Altar Gottlieb; Rosenberg & Son (93)..... 150.00
44TH ST, 15 W; S H Pomeroy Co, Inc—15 West 44th St Co, Inc (88)..... 739.50
44TH ST, 15-17 W; E J Electric Installation Co—15 West 44th St Co, Inc (91) 1,420.75
89TH ST, 326 W; Tile Constn Co, Inc—Chas E Warren; J Plunkitt & Co (87) 32.00
135TH ST, 14-28 E; H A Berger's Metal Ceiling & Fire Proofing Co—Jas Everard, Farmers' Loan & Trust Co & Mary M Everard, trsts; Harper Richardson & Palace Casino Co (85) 935.00
145TH ST, 543-45 W; Damm House Moving Co—Fred L Martin; Otto & Hans Rudolph; Rosen Bldg Co (86).. 125.00
145TH ST, 543-51 W; National Sash & Door Co, Inc—Fred L Martin; Rosen Bldg Co & Louis Rose (89)..... 55.50
PARK AV, 25; Silberman-Schampain Co—Chas Chetwood (90) 936.14

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(Mechanics' Liens, Manhattan, Continued.)

JAN. 19.
DOWNING ST, 39-41; Gelband Cont Co, Inc—Lillian B Koetke; R Tassi (101) - 330.00
4TH ST, 31-35 E; Attilio Frassinetti et al—Martin Grossman Estate; Giovanni Ragozzino (103) - 800.00
13TH ST, 355 E; Ezzy Kamen—Israel Brill; Paul A McGolrick (104)..... 18.20
14TH ST, 413-19 W; Gelband Cont Co, Inc Estate of Jno J Astor; renewal; Long & Hagen (99) 148.51
44TH ST, 15-17 W; N Y Window Shade Co—15 W 44th St Co (110) 250.00
44TH ST, 15-17 W; Liberty Sheet Metal Works—15 W 44th St Co, Inc (106).. 859.40
44TH ST, 15-17 W; Sargent & Co—15 West 44th St Co, Inc (95) 577.95
44TH ST, 15-17 W; M L Callahan Co—15 W 44th St Co, Inc (100) 2,505.83
44TH ST, 15-17 W; Standard Arch Co —15 W 44th St Co, Inc (105) 1,600.00
49TH ST, 153-5 W; Superior Cornice & Skylight Works, Inc—Chas R Hopkins; Libman Cont Co (102)..... 278.70
108TH ST, 231-36 W; Winthrop L Jenison—Manchester Garage Co (96)..... 80.55
116TH ST, 234-38 W; Lenox Sand & Gravel Co Thos J S Flint, Jessie F Morgan, Fredk W Flint & Wm H Flint; Rosen Bldg Co (108)..... 50.00
120TH ST, 114 E; Klosk Cont Co—Bernard Brindze; Henry Greenblatt & Henry Hauer (97) 97.50
145TH ST, 543-51 W; Lenox Sand & Gravel Co—Fred L Martin; Hans & Otto Rudolph & Rudolph Bros; Rosen Bldg Co (98) 48.00
145TH ST, 543-51 W; Knickerbocker Metal Ceiling Co—Fred L Martin; Hans & Otto Rudolph (109) 143.00
151ST ST, 446 W; Richmond Radiator Co—B M & Simon Schey, Estate of Simon Schey; B Shapiro (107)..... 204.00

JAN. 20.
MACDOUGALL ST, 20-22; Frooks Engine Co—Constanza Parrello & Moe Levy (123) 55.00
SUFFOLK ST, 46-8; David Greene—Eliz Anger, Jacob Hurwitz & Harry Hurwitz (116) 115.00
9TH ST, 43 W; Rubin Kruger—Mary E & Cleveland Moffett (114) 2,125.00
44TH ST, 15-7 W; American Kalamein Works—15 W 44th St Co (120)..... 505.00
44TH ST, 15 W; Impervious Products Co —15 W 44th St Co (113) 500.00
44TH ST, 15-7 W; La Sala & Castro—15 W 44th St Co, Inc (111)..... 875.00
86TH ST, 158-60 E; Sam Cohen— Geller Co, Herman Bachrach & Jacob Shapiro (115) 128.00
126TH ST, 371 W; Louis Sonkin—Fredk S Justice & S Wolis Iron Works Co (122) 35.00
135TH ST, 14-28 E; Indiana Flooring Co -Jas Everard's Breweries, Inc, Farmers Loan & Trust Co, Mary M Everard extrx, Harper Richardson & Palace Casino Co, Inc, & Julius M Schwartz (112) 1,045.41
BROADWAY, 1182-90; City Wire Works —Mary A Fitzgerald & Webster Iron Works (121) 40.00
CENTRAL PARK W, ws whole front bet 90th & 91st, 201.5x100; Wm Williams & Co—Secured Holdings Corpn (119) 75.00
MADISON AV, 167; M J Callahan Co— Madison Grant & Libman Contracting Co (117) 380.00
1ST AV, 479; Jas F Gillespie Co—Myles Realty Co & Ely J Rieser Co (118). 15.85

JAN. 21.
GREENE ST, sec Prince, 20x50; Chas Jasenhaus—Mrs Doris Eckhoff (125). 182.55
13TH ST, 635 E; Sam Saritzky—David Moskowitz; Louis Golden (130)..... 30.00
27TH ST, 145-47 W; Mugler's Iron Works—P Biasetto; G A Cirri & Biasetto (126) 66.50
44TH ST, 15-17 W; A Pardi Tile Co— 15 W 44th St Co, Inc (127) 388.00
95TH ST, 2 E; Peter McKay, Inc—Mrs Amory S Carhart; Jno T Brayd & Co (132) 125.00
145TH ST, 543-51 W; A Pardi Tile Co —Fred L Martin; Rosen Bldg Co (129) 60.00
AV A, 361-73; Northern Waterproofing Co—Mid Crosstown Realty Co; Auto Truck Garage Co; Eagle Concrete Arch Engineering Co (131)..... 512.44
BROADWAY, 1367; Jacob Rubin -Mary B Averill — Jno J Bradley; Wolfstein & Stein (133) .....
BROADWAY, 2585-95; Oberg, Blumberg & Bloyer, Louis, Alice M & Edw Morrison, exrs; 117th & 118th Sts Corpn; Keystone Constn Co (128) 64.65 1,320.80

JAN. 22.
DUANE ST, 52-8; Saml Epstein Inc— Hollywood Hotel & Cottage Co & United Metal Covered Sash & Door Co (134) 253.17
49TH ST, 153-5 W; American Hardware Corpn—Chas Hopkins & Libman Contracting Co (136) 422.81
POST AV, sec 207th 75x50; Jno J Wallace—Edw A Cruikshank, Alex List Sons & Jno H MacDonald (135).... 276.00

Bronx.

JAN. 15.
PROSPECT AV, ws whole blk front bet 168th & 167th, —x—; Isidore Cristaldo—Angel Constn Co (36).... 1,346.59

JAN. 16.
BAILEY AV, 3472; Victor Zambetti—Morritz Raab (39) 272.26

JAN. 18.
224TH ST, 642 E (**), Sarah A Nolan —Mary A O'Neill; renewal (42)..... 57.50
PARK AV, 4077; U S Factory Equipment Co—Emil Pallmann; H & I Feldman Cont Co (40) 860.00

JAN. 19.
ELSMERE PL, nec Crotona pkway, 102.6x109.9; Underpinning & Foundation Co—Edw Francis Realty Co; Albert S Hartcom, Edw Francis Realty Co (42) 12,170.87
BRIGGS AV, 2705-7; Enell Chandeller Co, Inc—Mitchell & McDermott Realty Co; Mitchell & McDermott Constn Co (41) 500.00
CONCORD AV, 470-72; North Sand Co —B & B Constn Co; Saml Corucci, B &B Constn Co (43) 102.00
3D AV, swc 182d, 80x102.9; Muglers' Iron Works—Corgil Realty Co; renewal (44) 1,526.84

JAN. 20.
BRIGGS AV, 2705-7; Lippe Fire Proofing Co—Mitchell & McDermott Realty Co, Inc, Mitchell & McDermott Constn Co; Mitchell & McDermott Constn Co, P J Mitchell, Jno J McDermott (45)..... 325.00

JAN. 21.
136TH ST, ns, 100 w Southern Blvd, 100x100; H E Astheimer Co Inc—Bullesbach Constn Co; renewal (46) 503.75
168TH ST, 801 E; Saml Burstein—H M Denton (48) 92.00
207TH ST (**), sec Post av, 75x50; American Hardware Corpn—Edw A Cruikshank; Jno H MacDonald (124) 331.85
ELY AV, 116 e Boston Post rd, 25x 95; Henry Kochler—Fred Byron & Jno Marx (47) 50.00
**Recorded in N. Y. County.

Brooklyn.

JAN. 14.
COOPER ST, ns, 100 w Knickerbocker av, 50x200; Fred Roeder—Mayer Silver 1,858.00
HINSDALE ST, es, 100 s Blake av, 100 x100; Gaynor & Rosenblum, Inc— W F S Constn Co & Morris Walerstein 900.00
55TH ST, sec 16 av, 90x100.2; Paladino & Bros—Jos Schultz 950.00
BENSON AV, nc 22 av, 96.8x100; L Greenberg — Pacific-Bedford Co & Harry A Kressh 325.54
CHURCH AV, 2504; National Sash & Door Co—Robt A Holcke & Barnett Stern 102.00
RIVERDALE AV, swc New Jersey av, 100x100; Chestnut Ridge White Brick Co—New Lots Constn Co..... 800.00
WILLIAMS AV, ws, 300 s Dumont av, 100x100; Chas H Parsons Marble Co—Rockford Holding Co..... 450.00
WOODRUFF PL, e s/st St Pauls pl, —x —; Union Stove Works—Marcus Bldg Co. 1,076.00

JAN. 15.
BARBEY ST, es, 619-25; M Epstein—Plotkin & Gottlieb & Arvintz Bldg Corpn 65.90
GRAND ST, 528-30; M Grossman—H Lineke & Louis F Krimko 88.59
KOSCIUSKO ST, ns, 150 e Reid av, 50 100; G Rasmussen—Tinton Impt Co.. 540.00
STOCKTON ST, 167; M Grossman—Emma Roth & Jaffe Roth Co..... 348.68
63D ST, 1870; N Sulsky—Emil Held & Mrs Emilie Held 80.00

JAN. 16.
BARBEY ST, es, 60 s Dumont av, 80x 100; E Plotkin—Arvintz Bldg Corpn. 126.00
E 29TH ST, ws, 220 s Av K, 40x100; S Nathan—Minnie Fanshaw 85.00
E 28TH ST, 907-9; J P Duffy Co— Martha & Wm Wingerath 303.04
42D ST, ns, 220.8 w 9 av, 100x100.2; Rolstar Painting Co—16 Av Realty & Bldg Co & David Becker:..... 1,025.00
WYTHE AV, e Penn, 24.10x69.9; H Beskin -Saml Cohen 450.00

JAN. 18.
KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; F Goetz—Tinton Impt Co 172.86
9TH ST, ns, 125 e 5 av, 25x180; T E Edmonds Co—B F Keith's N Y Theatres Co & Libman Cont Co 40.00
9TH ST, ns, 175 e 5th av, 125x180; Thos C Edmonds Co—B F Keith's N Y Theatres Co & Libman Cont Co 265.00
E 22D ST, nec Ditmas av, 100x168.8; Columbia Metal Box Co—Marcus Bldg Co 127.50
OCEAN AV, 1029-47; Audley-Clarke Co—Hartman Bldg Co 3,599.33
WASHINGTON AV, 230-38; J S Taylor —Norris Realty Constn Co & Francis A Norris 400.00

JAN. 19.
UNION ST, ns, 224.8 w Smith, 53.4x 100; H C Ibbatson—Marba Realty Corpn 275.00
9TH ST, ns, — e 5 av, 125x180; Wm Buess, Inc B F Keith's N Y Theatres Co & Libman Cont Co..... 600.00
9TH ST, ns, 150 e 5 av, 125x200; Fenimore Iron Works—B F Keith's N Y Theatres Co & Libman Cont Co..... 140.95
9TH ST, ns, 175 e 5 av, 125x180x131.3x 180; Superior Cornice & Skylight Co —Libman Cont Co & B F Keith's Enterprises 144.38
E 38TH ST, 907-9; A Schmidt—Wm & Martha Wingerath 415.00
61ST ST, ss, 200 w 16 av, 40x100; J Patlky—Jno Zatelli 65.00
HEGEMAN AV 1073; M Margolies— Mariano & Maris Vitrano & Mariadonia Vitrone 25.00
OCEAN AV 1029-47; Morris -Hartman Bldg Co 1,270.00
WILLOUGHBY AV, nwc Tompkins av, 79.6x125; S I Acken, Jr—Cong Obel Mashe Chena Tilin 1,420.00

JAN. 20.
HINSDALE ST, es, 100 s Blake av, 100 x100; Schwartz & Son—Morris Walerstein, president, W F S Constn Co & Williams Realty Co 1,900.00
HINSDALE ST, es, 200 s Dumont av, 150x100; Etta Waters — Willmont Realty Corpn 200.00
9TH ST, ns, 175 e 5 av, 125x180x131.3x 180; General Komnolitz Co—Bklyn Theatre & Realty Corpn & Libman Cont Co 400.00
GREENPOINT AV, 226-34; also NEWELL ST, 243-55; W Fetner—Sydney J Friden & Israel Kostill Standard Fireproof Sash & Door Co..... 1,603.00
KNICKERBOCKER AV, 395-7; A Baltheshofer—Sola Roth & Chas Schneider. 135.00
KNICKERBOCKER AV, 416; G Zerngle —Saml & Gussie Saltz & Chas Schneider 135.00
OCEAN AV, 1029-47; J Barba—Hartman Bldg Co 1,840.00
WASHINGTON AV, 230-38; G Morch— Francis A Morris Realty & Constn Co. 90.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 16.
No Satisfied Mechanics' Liens filed this day.

JAN. 18.
68TH ST, 62 W; Israel Arkelsberg —Emily S Weed et al; Dec'14 ..... 115.00
BROADWAY, nwc 96th; Essie Constn Co—Estate Chas F Hoffman et al; Dec22'14 ..... 500.00
MORNINGSIDE AV, 32 E; Barnet Miringoff—Saml F Prager et al; Nov 20'13 ..... 165.50
8TH AV, 930; Richard S Brown—Jno Doe et al; July13'14 ..... 1,155.00

JAN. 19.
BROAD ST, 41; H Krantz Mfg Co— Broad Exchange Co et al; Sept18'13. 306.76
WEST END AV, 166; Chas A Bruhns— Francis L Leland et al; Oct19'14.... 65.00
6TH AV, 411; Sandhop Cont Co, Inc— Pauline Kuhlke et al; Oct31'13 ..... 307.50
SAME PROP; Roof Maintenance Co, Inc—same; Sept16'13 ..... 1,381.50
SAME PROP; Herman Droge—same; Sept15'13 ..... 110.00
SAME PROP; Sandhop Cont Co, Inc—same; Sept5'13 ..... 3,360.00
SAME PROP; Harry Klein—same; Aug 26'13 ..... 495.00..

JAN. 20.
354TH ST, 153 W; Jacob Portman— Jacob Efron et al; Oct14'14..... 55.93
357TH ST, 329 W; Jacob Portman— Jacob Efron et al; Oct14'14..... 1,150.05
67TH ST, 251-5 W; Tillie Raskin— Francis Leland et al; Aug18'14.. 375.00
85TH ST, 332-4 W; Klosk Contracting Co—Alderbaron Co et al; Sept28'14.. 180.00
3D AV, 1555; Frank E Wise & Son, Inc Louis H Reinig et al; Dec18'14..... 56.00

JAN. 21.
30TH ST, 8-14; City Wire Works—Isaac A Hopper et al; Jan18'15 ..... 75.00
87TH ST, 302 W; Geni Gas Appliance Co—Coast Constn Co et al; Dec29'14 176.60

JAN. 22.
HUDSON ST, 279-81; Wm Huenberg— Estate of Eliza M Bailey et al; Nov19'14 ..... 10.00
46TH ST, 63-9 W; Michl A Lyons— Helenta Realty Co et al; Mar28'14.. 194.50
WADSWORTH AV, 200; Alex Burgers —Aug V H Ellis et al; June9'14.... 37.39
27TH AV, swc 59th; Hydraulic Press Brick Co—Sol Bloom et al; Jan6'15. 2,086.05

Bronx.

JAN. 15.
INTERVALE AV, 993-5; Jos P Barone —Angel Constn Co et al; Jan13'15... 1,566.00
SAME PROP; Mathew D Kennedy— same et al; Jan14'15..... 2,828.00

JAN. 16.
WEBSTER AV, swc 166th, 194x100; Bklyn Foundry Co—Sheffield Farms Slawson Decker Co et al; Jan29'14.. 187.00

JAN. 18.
No Satisfied Mechanics' Liens filed this day.

JAN. 19.
163D ST, 880-908 E; Tompkins Kiel Marble Co—Grossman Bros & Rosenbaum et al; Jan12'15 ..... 940.97
180TH ST, 1023-25 E; Jas Criscuolo— Jos Loweth et al; Jan15'14 ..... 1,405.50

JAN. 20.
KINGSBRIDGE TER, es, 103 n 229th, 75x100; Victor Zambetti & Bros—Arlington Constn Co et al; Dec18'14.... 375.00
158TH ST, swc Union av, 50x114; Jos Borella—173d St Improvement Co et al; June2'14 ..... 375.00
INTERVALE AV, 993-5; Jas T Byrne —Angel Constn Co Inc et al; Jan16'15 725.00
INTERVALE AV, 993-5; Max Brenner—Angel Constn Co Inc et al; Jan16'15 ..... 550.00
VAN NEST AV, 789; Henry H Meise & Son, Inc—Katharina Rieger et al; Dec16'14 ..... 35.00

Brooklyn.

JAN. 14.
BARRETT ST, ws, 100 n Sutter av, 100x99.11; Empire City Lumber Co —Regal Holding Co, Inc; Dec17'14.. 1,013.78
ERASMUS ST, ns, 100.8 e Bedford av, —; L A Olsen—Michl Henry; Nov 18'14 ..... 168.33
41ST ST, swc 4 av, x—; Cohen Bldg Co—Wayfourth Constn Co; Dec29'14. 620.00
OCEAN AV es, 78.1 n Foster av, 200x 100; Metal Ceiling Co—Hartman Bldg Co; Dec 21'14 ..... 35.04
OCEAN AV, es, 174.11 s Newkirk av, 200x110; M R Dowdeswell Co—Hartman Bldg Co; Nov 11'14 ..... 300.00
OCEAN AV, es, 174 s Newkirk av, —x—; H Rosenberg—same; Nov 2'14. 1,500.00

JAN. 15.
WYONA ST, es, 180 s Pitkin av, 20x100; Saml Schlossman—Morris Shulman; Dec31'14 ..... 28.75
SAME PROP; same—Morris & Annie Shulman, Benj, Klara & Bennie Sobel; Jan 4'15 ..... 28.75
E 51ST ST, ws, 97.6 s Av N, 120x100; Victor Torson—Maquki Realties, Inc; Jan4'15 ..... 51.25

JAN. 16.
BARBEY ST, nec Livonia av, 50x100; M Mater—Wm & Mary Harker; May 20'14 ..... 155.00
BARBEY ST, nec Livonia av, 40x100; Graff Furnace Co—Wm Harker; May 2'14 ..... 425.00
SAME PROP; J Samlowitz—same; Oct16'14 ..... 75.00
SAME PROP; C Ferrano—same; Apr 17'14 ..... 1,545.00
UNION ST, ns, 183 w Nostrand av, 200x100; Square Lumber Co—Adolph Realty Co & Adolph Levine; Sept 1'14 ..... 401.14
SAME PROP; F D Creamer Co—Adolph Levine; Sept1'14 ..... 1,228.39
LIVONIA AV, ns, 20 e Barbey, 40x80; Realty Supply Corpn—Wm Harkee; Apr30'14; release 307.80
OCEAN AV, 1029-47; Empire City Lumber Co—Hartman Bldg Co; Nov20'14. 1,038.58

JAN. 18.
E 8TH ST, es, 220 s Av K, 80x100; Bloom & Nitzberg—Dinnerstein Bldg Co, Inc; Dec19'14 ..... 140.00
SAME PROP; Geo Rasmussen—same; Dec17'14 ..... 33.00
E 8TH ST, es, 200 s Av K, 80x100; Louis Sandler—same; Oct24'14 ..... 35.00
E 8TH ST, es, —s Av K, 80x100; M & S Savedoff—same & U S Title Guar Co; Aug13'14 ..... 45.00

JAN. 19.
HANCOCK ST, 138; Wm F King—Wm Heeve & Walter Ryan; Dec28'14..... 25.00
SIEGEL ST, 258; Kalman Katz & ano—Madeline J Oswald & E D Iron Wks; Dec3'14 ..... 105.00
STOCKTON ST, 240; Jos Layman & ano—Benj Silver & Minnie & Hyman Rosenberg; Dec28'14 ..... 133.50
SUTTER AV, 900; Benj Weisinger—Benj Weisinger—Benj Friedman & H Halperin; Jan8'15 ..... 44.75

JAN. 20.
[2]MONTAGUE ST, ns, 175 w Henry, 50x100; Gust Seaberg—Chelsea Realty Co & Isner Elevator Co, Inc..... 100.00

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[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JAN. 14.
NATIONAL EXPORT & COMMISSION CO; Horace W Calef, Inc; $2,430.63; S L Chess.
ELECTRIC CABLE CO; International Bank; $2,602.25; Alexander & Green.
TREISE, Josiah H; Calaveras Copper Co; $5,502.25; Davies, Auerbach & Cornell.

JAN. 15.
H J FELDHEGE SILK MFG CO, Inc; Raw Silk Trading Co; $2,696.63; Olcott, Gurber, Bonynge & McManus.

JAN. 16.
LANE-RINCON MINES, INC; Sultpec Electric Light & Power Co; $2,607.91; H W Goodrich.

JAN. 18.
FRONTERA, Bernardo et al; C E Riley Co; $1,203.40; D McCurdy.
COLLOSEUS CEMENT CO; Luther Kountze; $10,410.64; Krauthoff, Harmon & Mathewson.

JAN. 19.
No Attachments filed this day.

JAN. 20.
CITIZENS BANK, a Georgia corpn; Harry M Durning; $2,143.65; Simpson, Thacher & Bartlett.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 15, 16, 18, 19, 20, 21.

Athens Hotel Co, 42d st, E Angelo A Negris, vendor. Bill of sale of barber shop ..... nom
Nudelman, Bernard, 9th av, 282.. Fairbanks Co. Machinery 315.00
Pollaccia, Giuseppe. 3d av, 1145..E Esposito. Barber Fix..... 652.00
15 W 44th St Co, Inc. 44th st, 15-7 W..Reedy Elevator Co. Elevators....10,000.00

Bronx.

JAN. 15, 16, 18, 19, 20, 21.

Lowenstein, M. 475 Tremont av.. Automatic Refrigerating Co of Hartford, Conn. Compressors. 1,960.00

Brooklyn.

JAN, 14, 15, 16, 18, 19 & 20.

Atlake Bldg Co. Atkins av, s Blake av..Colonial Mantel & Refrigerator Co. Consols. 192.00
Conrad Bldg Co. Clarendon rd, nr Bedford av..Raisler Heating Co. Heating Apparatus. 1,050.00
Delion-Watnik Co. E 22d st, bet Newkirk & Foster avs..Louis Greenberg. Plumbing Supplies, &c. 3,096.00
F J Ashfield & Sons. Rogers av, nr Tilden av..Union Stove Wks....(R) 650.00
Grissler, Louis. E 39th st, nr Church av..Bayside Chandelier Co. Gas Fix. 90.00
Interborough Sash & Door Co. 350 Junius st..Godfrey, Keeler Co. Bldg Material. 608.00
Kirknew Bldg Corpn. Newkirk av, c Ocean av..General Iron Wks. Iron Work. 3,400.00
Norris Realty Constn Co. 239-38 Washington av Staines, Bunn & Taber Co. Gas Fix..... 305.00
Ph Levy Contracting Co. 252-4 S 4th st..Union Stove Works. Ranges.... 343.00
L W Beveridge, Inc. 53d st, nr 11th av..Union Stove Wks.....(R) 250.00
Lyn Realty Co. Union st, nr Nostrand av..Union Stove Wks .....(R) 273.00
Lyn Realty Co. Union st, nr Nostrand av..Union Stove Wks .....(R) 14.00
Moulton, Chas. 86th st, c 3 av..Union Stove Wks .....(R) 625.00
Safe Realty Corpn. E 37th st, c Flatbush av..Wm Kerby Co.....(R) 330.00
Stone Av Bldg Co. Stone av, c Riverdale av..Michl Durmey, Inc. Plumbing Supplies 2,400.00
Up-To-Date Bldg Co. 5804-14 20th av ..Robt Findlay Mfg Co. Gas Fix.... 240.00
Weiss & Demer. Nostrand av c Kosciusko..Darw & Huffman. Gas Fix.... 90.00
Willimant Realty Corpn. Hinsdale st bet Dumont & Livonia avs..Eastern Mantel Co. Consols..... 307.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower

Bronx.

JAN. 16.
WHITEHALL PL, ns, 200 e Byron st, 25x125; Hannah Swanton loans Nicola Guarino to erect 2-sty building; 3 payments 2,000.00

JAN. 19.
LOT 118, map of 327 lots known as Hunter Estate, prop of Hudson P Rose Co; Guiseppa Todesco loans Antonio G and Maria Iscaro to erect a 1-sty frame dwelling; 2 payments... 500.00

JAN. 20.
178TH ST, swc Marmion av, 50x100; Morris Osmansky loans Eifel Constn Co, Inc, to erect one 5-sty apartment; 7 payments 35,000.00

ORDERS

Brooklyn.

JAN. 19.
NEWKIRK AV, sec Ocean av, 124x46; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Harlem Cut Stone Works 300.00
SAME PROP; same on same to pay same 300.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A. . .Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B. . . .Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C. . . .Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D. . . .Electrical Installation (fire alarms, fire detectors, etc.)
E. . . .Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F. . . .Exit and Exit Sign (illumination.)
G. . . .Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
H. . . .No Smoking (signs.)
I. . . .Diagrams on Program and Miscellaneous (printing and draughting.)
J. . . .Discontinue Use of Premises (possible demolition and reconstruction.)
K. . . .Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer filters, etc.)
L. . . .Certificates and Miscellaneous.
M. . . .Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O. . . .Discontinue Use of Oil Lamps (gas and electric wire.)
DR. . .Fire Drills (fire doors, installation of fire alarms, fire escapes, winding stairs, change swing of doors, etc.)
SS. . .Standpipes and Sprinklers.
W. . .Interior Alarms (special installations.)

Week ending Jan. 16.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 410-12—John Bradley Est...DR-W
Broome st, 265-9—Samuel Barkin.....E
Broome st, 334-36—Regal Mtge & Security Co.G
Canal st, 336-40—Kalman Haas.....DR-W
Cannon st, 8—Mitchel Smoleroff.....DR-W
Centre st, 180-82—Henry T Schutte.....DR-W
Chambers st, 96—Alexander Reiman.....DR-W
Chambers st, 197—J Hull Browning Est.....C
Chrystie st, 131—Josua Herzog.....W-DR
Chrystie st, 133—Abraham E Bamberger.DR-W
Chrystie st, 195-97—Max D Steur.....DR-W
Church st, 295—Wm G Hackstaff.....DR-W
Church st, 315-17—Ess Eff Realty Co...DR-W
Church st, 316—Solomon Hecht.....W-DR
Church st, 323—Sarah B McAdams.....W-DR
Church st, 325—Amanda B Manee.....DR-W
Cliff st, 19-21—The Wyleys Co.....DR-W
Clinton st, 68—Sol Benig.....E-C-G-J
Fulton st, 114-16—114-18 Fulton St Co..DR-W
Grand st, 437—Schreiber Press.....G-E-C
Greene st, 163—Gabriella Engle.....DR-W
Irving pl, 46-64—Hill Bros.....C
Jefferson st, 82-4—City Wolfson.....C
Mercer st, 112—Alexander & Co.....G-C
Mercer st, 112—Jacob Propos.....G-A
Mercer st, 127-31—Max Freund.....W-DR
Mercer st, 169—Estate of Adolph Beinheimer .....W-DR
South st, 92-93—Harriet Duer Potter Est....B
Thompson st, 91-3—Katherine F Wadsworth..W
Union sq, 42—Thomas J Powers, Jr.....DR-W
Washington st, 303—H Heller & Co.....G
William st, 200-04—John V Black.....DR-W
Wooster st, 133—N Y Public Library.....C-SS

Numbered Streets.

4th st, 393 E—Est Jno H White.....C
10th st, 28 E—406 West 31st St Co.....SS
18th st, 154-8 W—Chas Hellmuth, Inc.....SS
18th st, 439-41 W—Consolidated Gas Co.....J
18th st, 501 E—Angelo Capes.....C
19th st, 51 E—Ellinor Pittis.....DR-W
21st st, 29 W—Mrs Agnes E Poirier.....W-DR
21st st, 302-4 E—N Y Post Graduate School..F
23d st, 10-12 E—Laura F Dudley.....W-DR
23d st, 148-52 W—Chas Hirschhorn.....SS-E-C
25th st, 151-55 W—Wendell Realty Co.....C
34th st, 126 W—Mary C Tappin.....DR-W
38th st, 253 W—Harriet Plati.....C
40th st, 306 E—Jennie Brown.....DR-W
47th st, 306-10 E—Isaac Untermyer.....DR-W
48th st, 9 E—Mary N Perkins.....DR-W
49th st, 21 E—Mary Seaton.....DR-W
51st st, 511-13 W—Benjamin Schneider..DR-W
52d st, 214-16 E—Michael Harrison.....DR-W
55th st, 74 E—James Armstrong.....DR-W
57th st, 10 E—Annie Douglass.....W-DR
57th st, 44 E—Samuel H Valentine.....DR-W
57th st, 460 E—Richard H Handley.....DR-W
62d st, 311-21 E—Benito Rovira.....W-DR
62d st, 403-5 E—Thomas E Crimmins....W-DR
64th st, 319-25 E & 316-24 E—Sloane & Muller, Inc. .....DR-W
71st st, 339 E—Herschman & Bleir, Inc..DR-W
74th st, 502-6 E—Anna A Kenly.....SS
76th st, 216 W—Aeon Garage Corp....K-L-A-C
86th st, 255-57 W—W 86th St Studios.....SS
94th st, 319-23 E—Julia F Karsch.....DR-W
95th st, 320-22 E—Central Spar Verein..DR-W
100th st, 202-4 E—Emma L Kabner.....DR-W
102d st, 130 W—James McIntosh.....J
102d st, 430 E—George W Grote.....DR-W
104th st, 402 E—Moses Schwartz.....DR-W
107th st, 204-6 E—Elizabeth McManus Est...C
124th st, 107-109 E—James M Horton....DR-W
181st st, 562-66 W—Bierman & Meyer.....C-A

Named Avenues.

Bowery, 125-27—Consolidated Gas Co.....C
Bowery, 138—Callahan Estate, Inc.....C
Bowery, 161—Wm G Willman.....W-DR
Bowery, 300—Geo W Humphrey's Est....C-F-B
Broadway, 190—David & Philip Lustic.....M
Broadway, 253—Est John W Mackey.....SS
Broadway, 395-99—Equitable Life Assurance Society of U S. .....W-DR
Broadway, 414—Civic Centre Co.....SS
Broadway, 539-41—Alexander & Co.....C-G
Broadway, 539-41—Jacob Propos.....G-A
Broadway, 598 Edith M Ruland.....C
Broadway, 740-44 & 808—Orlando B Potter, Inc. .....DR-W
Broadway, 806-08—O B Potter Properties...C
Broadway, 818—Mary Morss.....DR-W
Broadway, 1262—Mrs Amanda B Manee.....C
Madison av, 72-74—David Shaff.....DR
Madison av, 72-74—Arthur R Wormrath, Inc. .....DR
Madison av, 72-74—Cox Sons & Vining.....DR
Madison av, 72-74—W D Harper, Inc.....DR
Madison av, 72-74—Desconrs Genthon & Co..DR
Madison av, 72-74—Bonwit Costume Co.....DR
Madison av, 72-74—Monroe Froehlich, Inc..DR
Madison av, 72-74—A Lewis & Co.....DR
Madison av, 72-74—Zimet, Wolff & Co.....DR
Madison av, 72-74—Alexander & Harris Co..DR
Madison av, 72-74—B Muchnick & M Trager.DR
Madison av, 72-74—Meyer Propos.....DR
Park av, 1881 Est Chas C Schildwachter...C
Park Row, 125-27—Theodore Reimer.....L-F
West End av, 310—Hallett H Carpenter.C-E-B-A
West End av, 345—Louise H Goddard.....E-C
West End av, 345—N Y Collegiate Institute..E-A

Numbered Avenues.

2d av, 47—Max Gerber.....C
5th av, 139—Cecelia C D'Andigne.....W-DR
6th av, 93-5—Michael P Rich.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Beaver st, 53—Minck Bros & Co.....I
Bergen st, 38—Chas A Freed.....L-A-K-C
Degraw st, 266—Louis B Enton.....A-C
Degraw st, 411—C G Thompson.....H-G-A-C
Grace Court Alley, 10—E J Knowlton...G-D-C
Himrod st, 330-36—Nicholas Dannenhoefer...C
Humboldt st, 55-7—Oscar Fichtenbaum....C-G
Humboldt st, 91-95—Jacob W Werbelovsky Est.C
Humboldt st, 333—Ainslie Knitting Machine Co. C
Jay st, 389—Archie H Ellis.....I
Madison st, 780—Arthur Muller.....C
Quincy st, 595-97—Soden Bros.....L-A-C
Taaffe pl, 282-98—Joseph Beecham.....C

Numbered Streets.

8th st, s e c 2d av—Thos Roulston, Inc.....C
10th st, 213 N—Simon S Hill.....H-A-G-M-C
56th st, 471—Geo Molatach, M.D.....A-G-K-C

Named Avenues.

Atlantic av, 1287—Rulef Van Brunt.....C
Bedford av, 900—W C Gelsmann.....C
Bedford av, 1505—Chevrolet Motor Co of N Y, Inc. C

BUILDING MANAGEMENT

MANAGING A CITY OFFICE BUILDING

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

APPROXIMATELY a year ago this city opened the first broad gauge office building in the world. Its inauguration was featured by censure. Experts said that no city could attempt to house all its various departments and do it economically. Building managers shook their heads and said that there were problems involved in the management of such a building that would make it doubtful whether it would pay.

When asked this week whether in his opinion the building had proved itself a success, Marcus M. Marks, President of the Borough of Manhattan, who has supreme command over the management of the structure, said:

Building a Success.

"Success? Why this building is the greatest municipal department clearing house in the world! I have proved what I said when others predicted that it was doomed to failure. We have succeeded in running it quite as economically as any other public building of proportionate size here or elsewhere and we have solved building management problems that hitherto had never even been dreamed of. Not only have we succeeded in bringing down a good sized saving to the city in actual dollars and cents as the annual report soon to be made public will show, but we have accomplished even more. We have put the city in the way of serving its people better and we have made a great step forward in the conservation of the health of its great army of workers. They now have bright and light rooms to work in. In this alone the city has saved not only dollars and cents in the receipt of fuller value for wages paid, but on the grounds of efficiency in handling city business."

Some idea of the magnitude of the task handled by the Borough President and John C. Wolf, who is the detail man on the job at the Municipal building, may be gained by the mere statement that 35,000 persons enter and depart from the structure in a single business day. Catering to the comfort and convenience of these people are 225 employees of one sort or another all under the oversight of the Borough President, Mr. Wolf and a corps of two assistants.

There are 4,200 city employees in the building who pass in and out via the elevators four times a day, entering in the morning, leaving for luncheon, returning and departing at night. This leaves a total of about 18,000 persons to be conveyed by the elevators who have business to transact with the city.

Space Allotment.

The only semblance of a soft snap that either the President of the Borough or Mr. Wolf have is that the space allotment in the building is taken care of by the Sinking Fund Commission, but the pleasure of this possible surcease from trouble vanishes when it is discovered that both these men are now trying to unravel the space tangle created by the fact that in making their specifications for space some departments spoke for more than they needed while others did not speak for enough. This little problem is being happily straightened out now so that when all is finished there probably will be room for some other departments not now included within the convention of city departments at the Municipal Building.

It would take a volume to tell the story of how the Municipal Building is managed, but there are some details that go a long way in helping the imagination to grasp something of what it means to keep house for Father Knickerbocker.

It requires a squad of 135 men to nightly chase the dirt out of the building. Of this number only two are women. All work on an eight hour basis, but even so the Borough President has been able to bring the per square foot cost of cleaning down to a figure at or below those reported by managers of some other large building.s. Besides the cleaners there are men who make dirt, such as the carpenters, the electricians, the plumbers, firemen, engineers and plasterers. The personnel of the building staff is arranged with an idea to efficiency.

First comes the President of the Borough. Then comes his immediate staff in charge of John C. Wolf, a civil engineer. He has two assistants who compile records of the building and cost data. The mechanical side of the structure is taken care of by a practical mechanical engineer who has three assistant engineers, nine firemen and three oilers. The plumbing division consists of only one plumber, but as the building increases in age this department will be increased as the plumbing depreciates. The electrical supply department has a staff of men to take care of the annunciators, inter-phone system and the dictaphones.

Private Police Force.

There probably is not another office building in the world that has its own police force. There is a chief and a regular army of four uniformed men. These police officers are in uniform, one in each hall and two to patrol the building. Their chief duty is to keep a constant eye upon cranks or other dangerous persons who might seek entre into the offices of officials, solicitors, peddlers and venders of any kind. Besides they have to handle the crowds at the Coroner's offices and to lend a hand in preventing panics when accidents occur. On the first day and the middle of the month when the city employees are paid off and cash their checks at the Comptroller's office this police force is added to by officers detailed from police headquarters in view of the fact that there is a great sum of money distributed in that building every month.

When it comes down to actual management the efficiency of the operation of the Municipal Building is shown in the fact that the entire building can be emptied of practically every one of its 4,200 employees in 12½ minutes by elevators alone. This fact has been demonstrated repeatedly. If the stairs were used in the last ten floors this time might possibly be cut down considerably.

All the elevators are controlled by two dispatching boards located in the tower bases, one on each side of the cupola at the twnety-sixth floor. Two operators have full control of each elevator. They are, in effect, fulfilling the same duties that train despatchers do. They keep the cars on schedule so as to give the greatest possible accelleration commensurate with safety to the vertical traffic in the building. Even the elevator men work on a schedule on an eight hour basis.

Down in the fifth floor office of the building manager is one of the most complete office building directories imaginable. There are approximately 5,000 names in this catalogue. It is open to the use of the public, letter carriers and visitors who are in search of certain people whose department, however, is not known. In addition to the number of his room, his telephone number and the floor he or she is on, the directory also gives the employee's home address and the telephone number if there is a telephone in the building.

Time Card System.

There are some departments that work all night, but the entire building is policed twenty-four hours in the day. In addition to the day police force there is an extra force of watchmen who remain on duty all night. These men are all controlled by time cards and clocks just as in any other building, excepting that Mr. Wolf has developed a system whereby any laggard in the building's service is quickly detected.

When an employee gets to be habitually late his card shows it and it is taken from the rack and put upon the desk of the building manager. That man may be due to begin work at 5 A. M., but he is automatically suspended until he sees the manager who may not arrive until 9 o'clock. If conditions warrant it the manager may commute the forfeiture of time, but business is business down at New York's Departmental Clearing House and the habitual laggard gets the hook, sharp, sure and decisively.

Departments Under One Roof.

"Before this Municipal Building was erected," said the Borough President, "it was necessary for a citizen to pay four different carfares in order to obtain a permit to do certain things. All the departments of the city with which it was necessary for him to do business were scattered in many parts of the borough. Now he can transact all his business in one building and in comfort. That alone bespeaks the success of the Municipal Building. You cannot measure that sort of a success in dollars and cents, but we actually can show that the investment already has been economically profitable to the city."

The Mortgage Tax Bureau at the Register's Office.

This bureau collects the one-half of one per cent. mortgage tax, which is divided equally between the City and State. The bureau is under the supervision of the State Tax Commission.

The Register is liable for the faithful and diligent discharge of the duties of his office relative to the taxation of mortgages. One of his predecessors was lately held personally liable to the State of New York by the Court of Appeals in the sum of $20,033.50 for failure to collect a mortgage tax where it was due.

The Register is responsible for the net amount of money he collects. As the apportionment money has to remain in his possession for an indefinite time (till it is properly apportioned among the several counties entitled to a share, by the State Board of Tax Commissioners), and as the regular current mortgage tax receipts for any given month remain in his possession until paid to the City Chamberlain on the first of the following month the Register, as a matter of business, wants to get as much interest for the City as he can for the use of this money while it is in his hands. Yet, unlike the City Chamberlain, the Register is personally responsible for the money he collects. If a bank in which the Register deposits the money fails, he is held personally responsible.

The amount collected during 1914 was	$1,998,530.95
Interest obtained	21,225.34
The cost of the office for salaries, supplies, etc., was	11,800.65

So that the bureau's expenses were paid out of the interest, and in addition, $9,424.69 of the interest over and above the net amount collected will be turned over to the City authorities.

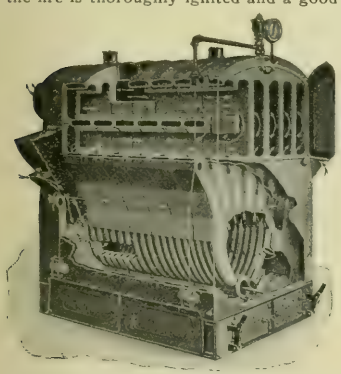
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

A Down Draft Cast Iron Boiler.

VARIOUS theories have been tried out in the attempt to achieve a one hundred per cent. efficiency boiler for steam, vapor and water heating. What appears to be a practical solution of the problem is found in a boiler being manufactured and put upon the market. The manufacturer makes the startling assertion that various grades of fuel can be burned in this furnace, from pea coal to the larger sizes of anthracite, except furnace coal. Soft coal may also be burned without changing the grates. In other words, the apartment house manager, by the use of this furnace, may use soft coal when hard coal is high and without expense and inconvenience, and change back to anthracite when the price is lowered. It may be used in all systems, including direct steam, indirect steam, direct and indirect water, overhead steam, or water, one or two pipe steam or water, vapor, vapor vacuum or vacuum.

The cut shows a sectional view of this heater, showing large heating surfaces, fire and water travel, water grate and combustion chamber. The furnace involves the application of a new method of firing. The fire is started in the usual way by putting kindling on the grate, and coal on top of the kindling, when the fire is thoroughly ignited and a good



live bed of coals obtained, the magazine can be filled and the lower drafts closed, taking all air to support combustion through the regular draft doors at the top of the fire chamber. The fire pot at once becomes a gas producer, and a bed of incandescent fuel lays against the outer water sections and the water grate, which lays between the fire and combustion chamber, making an intensely hot flame, the burning gases filling the combustion chamber and the boiler flues.

The fires are controlled by means of dampers, it being unnecessary to bank the fire at night, as the dampers and automatic control will maintain an even temperature for long hours, and the magazine assures the house being heated when you rise in the morning, carrying an unvarying temperature, high or low, as required. The boiler requires only slight and infrequent attention by an unskilled person. No stoking or poking is required, only an occasional shaking of the grate. No clinkers are formed.

Ninety per cent. efficiency is claimed for this furnace in that the boiler has the ability to supply the desired heat, whether of steam or water system, with the smallest consumption of coal and with the least attention and operation.

Use of Lime in Mortar.

USE of lime as binding material for mortar originated in the remote past. It is probable that some savages when using limestone rocks to confine their fire noticed that the stones were changed by the action of the heat, says a report of the U. S. Geological Survey. A passing shower may have slaked the lime to a paste, and they discovered that the paste was smooth and sticky and was a better material than clay to fill the crevices in their crude dwellings. From this discovery it was only a step to add sand to the paste in order to produce a mortar.

Boiler Protection.

FEW persons realize that a boiler is more delicate than the human stomach, yet such is the fact, as far as the effect of water upon it is concerned. That which ordinarily is called pure and good drinking water, clear and palatable, does no marked injury to the human stomach, but that same water may easily ruin a boiler. All pure waters contain a certain amount of gas, vegetable and harmful mineral matter. Scientific experiments have proved that it takes heat as long to be transmitted through one-tenth (1-10) inch layer of grease or oil, or one inch coating of scale, as through a ten-inch plate of steel. The bearing this has on the coal question, and on the actual efficiency of boilers compared to their rated efficiency, is evident.

To realize just how positive is the danger of the thinnest coating of this grease on the heating surfaces in a boiler, it may easily require 650 degrees F. or more to penetrate it, and yet at 650 degrees F. the tensile strength of steel begins to disappear, and by the time the temperature has reached 1300 degrees F. this tensile strength has vanished altogether.

This briefly explains why boilers suddenly bulge and burst, even before the water is streaming in the boiler, and it makes simple the reason for tubes collapsing under low pressures. Having, then, briefly reviewed the two great and grave factors of dangers in all feed waters, let us take up in brief detail their real elemental dangers and the treatment necessary to overcome them.

Having shown that all natural waters contain more or less mineral waters contain matter in solution, the question is: Has it been determined by science that there are any particular elements in all natural waters which tend to produce scale; i. e., the hard, rock scale that cannot be blown or easily scraped out?

It has been proved beyond question of doubt that magnesium, carborate of lime, and sulphate of lime are the elements of danger and that the latter—sulphate of lime—is most dangerous of all, since the scale it produces is hardest of all and most difficult to remove.

The big question is how to eliminate these three elements—manganese, carbonate of lime, sulphate of lime; particularly the latter. The ideal method with a new boiler and the ideal method is to protect the heating surface.

The action of magnesium, carbonate of lime and sulphate of lime must be neutralized. The corrosive tendencies of the gases must be overcome. The tendency of oil to sludge and skim the heating surfaces must be defeated. And whatever the combination of chemicals may be the formula must not contain hydrochloric acid as a base, as this "will not only remove scale, but also everything metallic with which it comes in contact; nor graphite, which acts as does hydrochloric acid; i. e., it corrodes the iron under the scale, freeing the scale from the metallic surface. In addition it must so treat the water as to absolutely prevent injury to any metal with which it may come in contact, such as valves, injectors, gaskets, etc.

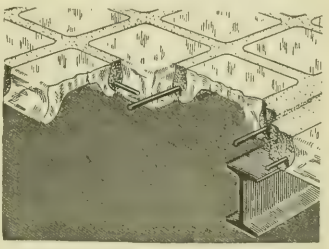
Such a chemical combination has been discovered. In new boilers it will not only neutralize the limes, magnesium, silicates, etc., in the feed water, but will prevent oil or grease from cohering and settling in the form of sludge; and will at once form a thin skin over all heating surfaces, less than 1-128 of an inch thickness, of the same conductivity as the iron to which it has adhered, and it will absolutely prevent corrosion or pitting.

In old boilers it will gradually work through all cracks in the scale, ultimately removing it completely. It will counteract the action of oil by changing its physical condition to that of a fluid which readily circulates with the water and is, therefore, blown off.

Mechanical cleaning means only partial efficiency immediately following the cleaning and inefficiency between cleanings, and is only a subterfuge at best, for there are many places, particularly around couplings, the water-legs in water tube boilers, around braces, rivet heads, etc., which mechanical cleaners cannot reach. Incidentally hammering weakens the metal, injures baffles and tube ends and leaves the metal rough and more than ever attractive to scale forming deposits.

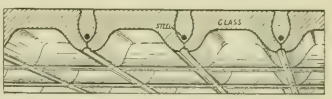
Latest Glass Construction.

IN the Dec. 5 issue, page 932, there were shown details of the Keppler glass construction, with a statement that the sections shown were used on the Chase National Bank in this city. This



statement is in error, as the units shown are for use in fireproof windows and glass partitions. The units employed in the Chase National Bank under the direction of Messrs. Kimball & Roosa, architects, are vault or rooflight units.

These units have a large flat surface on top, are cement reinforced and, as the section indicates, have a larger glass area at the bottom than on top, making it possible, as in the Chase National Bank, to secure an all-glass under surface for roof, floor and vault light construction. In this way forty per cent. more light is said to be obtained than is



possible under the old method of vault lighting and also a much better appearance from below is presented.

The first figure shows that the Keppler floor, roof and vault light constructions are composed of translucent glass units supported by reinforced concrete. They have a large glass area above and an all-glass under surface which admits and distributes the maximum light. The concrete framework, reinforced with rods, gives great support without cutting off the light. All parts are in stock, which makes possible quick and simple constuction. No special frames or castings are needed.

In the second cut a cross section of a Keppler floor light is shown, revealing reinforced construction and all-glass under surface. The concave sides of the glasses are painted white to secure total reflection of light rays striking the concrete ribs.

Dress Suit Case Fire Escape.

"SAFETY FIRST" has come to be the watchword of American industry, transportation and business, and now an ingenius inventor has even put it into the vocabulary of that carefree factor in the human race, the Commercial Traveler. That individual may now tuck away in his bag a complete fire escape that will not take up much room and at the same time give him easy and quick delivery from that constant menace, the midnight blaze. It is in the form of a steel ladder that folds up compactly, yet gives a substantial foot and hand hold so that a person may clamber down an incline or a precipitous side of a house in comfort. There are larger sizes that are suitable for hotel, tenement and apartment house rooms.

CURRENT BUILDING OPERATIONS

Herald Square's Latest Business Structure to Occupy Block Front and Contain Every Device for Comfort and Convenience

UNLESS all present signs fail, the new structure, which will occupy the block front in the west side of Broadway, between 35th and 36th streets, will be under construction by May 1, and the work will be pushed to completion. The owners of record are the Thirteen Thirty-Seven Broadway Corporation, William H. Barnum and William Everdell, Jr., and the site was acquired, last June, from Charles E. Johnson and others, the purchase price being reported as about $6,000,000.

Clinton & Russell, architects, 32 Nassau street, have prepared designs for a twelve-story fireproof mercantile building, of the most modern type of construction, the general contractors being the Thompson-Starrett Company, 49 Wall street.

The building construction will be of skeleton steel frame type, resting upon steel grillage and concrete foundations, the floor construction being of reinforced concrete. The three street fronts will be of Indiana limestone, from sidewalk to the third-story window sills, and, from there to the top, a rough texture buff brick will be used, relieved by limestone bands and other embelishishments. The general style, however, will be one of substantial simplicity, in keeping with the mercantile purpose of the building.

There will be three sets of elevators, comprising two for freight, five combination freight and passenger and two exclusively for passengers, making a total of nine elevators, all of which, excepting the two exclusively used for freight, will be high speed.

The first floor will be devoted to stores, all of which will have the maximum amount of show window space. The second story will also be left open and can be used for store purposes, as large windows on all the frontages have been provided. These are made specially for the display of goods. Above the second floor, all the floors will be left as open lofts, susceptible of such later sub-division as may be desired.

There will be four lines of broad fireproof stairs, enclosed in fireproof shafts, from top to bottom, and entered on each floor by fireproof doors; the whole construction complying in all respects with the latest fire protective requirements. Every floor will be provided with ample toilet accommodations for men and women. The best type of modern plumbing will be used. The toilet rooms will be finished in marble and tile and will be well ventilated and lighted.

The finished floors generally will be of cement, but those of the toilet rooms will be vitrified tile and of the first story stores, comb grain yellow pine. The windows of the three street fronts will be of pine, and those of the court and rear walls of hollow metal construction. The doors and trim of stair and elevator enclosures will be of heavy hollow metal construction with baked



Clinton & Russell, Architects.

NEW STRUCTURE TO OCCUPY BROADWAY BLOCK FRONT, 35TH TO 36TH STREET.

enamel finsh. All other doors and trim of oak. The basement will contain convenient sized rooms, to be rented with the first-story stores for the storage of goods.

The building will be heated from low-pressure boilers, located in the basement and completely protected by a standard sprinkler equipment. There will be ample provision for electric lighting throughout the premises, the current for light and power to be taken from the street service.

The plot has a frontage of 211 feet on Broadway, 207 feet in 35th street and 81 feet in 36th street, containing about 28,500 square feet, and is at present covered with several old buildings, including the Herald Square Theatre, all of which will be demolished on May 1, when the existing leases expire.

Messrs. Barnum & Everdell recently purchased the northwest corner of Madison avenue and 44th street, for improvement with a ten-story business building for Brooks Brothers, now located at Broadway and 22d street. Other important operations Barnum & Everdell have been connected with are the Longacre Building, which stands on the Astor property, at the northeast corner of Broadway and 42d street, the Underwriters Buildings, covering the Dutch Reformed Church leasehold, Nos. 123 to 133 William street, and the Schneider-Anderson Building, a twelve-story structure, at Nos. 16 to 18 West 46th street.

ARCHITECTURAL PRIZES.

To Be Awarded to House Owners By New York Chapter of Architects.

Annually New York Chapter of the American Institute of Architects awards medals for the best designed tenement houses with the hope and expectation of encouraging owners to erect meritorious buildings that will enhance the good appearance of the city. The houses are judged not for interior plan, equipment or finish, but simply from the standpoint of the man in the street, the private citizen, who has a pride in the good looks of the city. Nor are they judged by what they cost, or by the expensive material used in their construction. If the owner has been able to get a really handsome facade by simple means, so much the better.

The prizes are divided into two classes. One is for houses of more than six stories, and the other class for houses of six stories or less. For each class there is one medal and two honorary mentions. The recipients of the prizes are to be the owners of the houses, as the individuals or corporations entitled to the most credit for giving the community buildings worthy to serve as examples of good design and construction.

The members of the committee in charge this year are Messrs. Walter B. Chambers, D. E. Waid, J. H. Freelander, Burt J. Fenner, Robert D. Kohn, Ernest Flagg and Egerton Swartwout. Robert W. de Forest, as president of the Municipal Art Commission, and Hon. John J. Murphy, as Commissioner of the Tenement House Department, act with the committee.

The awards will be announced as heretofore at the annual dinner of New York Chapter, which takes place in a few weeks. Last year no awards were made, as comparatively few apartments were erected. In the past, medals have been awarded, among others, to Francis L. Leland for erecting the Verona apartment house on Madison avenue, and to F. J. A. Clark for the house at 144 East 40th street. Honorable mentions have been awarded to the owners of the Hendric Hudson, the Britannia, in West 110th street, the house at 140 Wadsworth avenue, and to the owners of the Medford apartment houses, at Broadway, 163d and 164th streets.

Conference Concerning Fireproof Law.

The Building Code Committee of the Advisory Council of Real Estate Interests, consisting of Messrs. Henry W. Hodge, chairman, and Otto M. Eidlitz and Julius Franke, has examined Ordinance 1073 promulgated by the Board of Aldermen, which proposes to establish an intermediate zone between the fire limits and the frame building limits, in which zone it shall be required that buildings of certain classes shall be built of brick, whereas other buildings may be built of frame. The Advisory Council is of the opinion that this ordinance will be to the advantage of real estate people, and recommends its adoption. However, there has been some question raised as to whether the provisions of the law are just when applied to conditions in Queens. Appreciating this situation, the Advisory Council has arranged for a conference between the members of the Building Code Committee and those officials in the Borough of Queens who are particularly concerned with the framing of this ordinance.

As to Thickness of Walls.

The Committee on Buildings of the Board of Aldermen has under consideration a communication addressed to the Board of Aldermen from A. J. Waldron, chairman of a committee of the Brooklyn Board of Brokers, saying:

"In the interest of the three-family house particularly, but also in the interest of the two-family house, with either inner or outer court, I would ask your honorable body to take into very careful consideration the right to build a wall 60 feet in depth with 8-inch walls for a building not more than three stories in height.

"The demand for good light and airy rooms in either two or three-family houses is now the universal demand, and in order to get light rooms with suitable sized outer or inner courts, it is necessary to build a house at least 60 feet in depth and builders cannot afford to build these in two or three stories with 12-inch walls, and hope that you will see that we have a right to build an 8-inch wall 60 feet in depth in the new building code."

Carpenters' Complaint Dismissed.

The Public Service Commission dismissed the complaint of the Brotherhood of Carpenters against the Bradley Contracting Company, alleging a violation of the Labor Law in failure to pay the prevailing rate of wages to carpenters. The work involved was that of constructing and setting into position wooden forms for concrete construction. The Bradley Contracting Company was having this work done by a class of men known as "handy laborers," who were paid $2.50 per day. The carpenters claimed that it was carpenter work and should be done by men receiving carpenter's wages, or $5 per day. The same question was decided in 1913 by William C. Rogers, Acting Commissioner of Labor, who held that $2.50 per day was the prevailing rate of wages for this kind of work. The commission's decision followed that of the Acting Commissioner of Labor. At the same meeting the commission refused to adopt a motion to the effect that only one helper be allowed to each journeyman electrician engaged in city subway work. It was one of the complaints of the Electrical Workers' Union that electricians work in connection with subway construction was being performed by helpers and that the contractors would employ six or eight helpers to one journeyman electrician. While the commission indicated that this practice is an evasion of the law, it held that it had no power to specify the number of helpers to be allowed to each electrician, but it instructed its chief engineer to see that the spirit of the law be obeyed.

TYPICAL NEW APARTMENTS IN BROOKLYN

BROOKLYN is passing through the successive stages of building construction that have passed over Manhattan in years gone by, though modified by the new ideas which the intervening era has brought to the fore, and by the lower cost of land in Brooklyn.

Brooklyn architecture has always had an individuality which has distinguished it from contemporaneous work in Manhattan. Just now, Brooklyn, since the new subway system. Apartments rent for $45 and $50 through Noah Clark as agent.

Ever since it became assured that a spur of the Brooklyn subway system would be constructed under the Eastern Parkway building operations in and adjacent to the parkway have been gathering force. The height of the movement is, of course, some years off, but the improvements so far made have been considerable. That this great avenue dom-



FIFTY-FOUR PER CENT. OF ALL THE APARTMENT HOUSES ERECTED IN BROOKLYN IN 1913 WERE IN THE FOUR-STORY CLASSIFICATION.

it has turned strongly to apartment house work, is developing particularly the non-elevator type, and is producing a very inviting and livable house. Ordinarily it covers more ground than its Manhattan relative, and most often it is only four or five stories high.

The house in the picture is at the southeast corner of New York avenue and Union street, adjacent to Eastern Parkway, in a section which is yet but sparsely settled, but which is well thought of and will be well served by inates what will be a great speculative field is apparent.

Although many private houses have been erected in the section in the past, especially on the north side, the later work has all been for apartment houses. Suites in the apartment houses which line the Eastern Parkway rent at the rate of $5 to $8 a room a month. These houses are all of the highest type, have all the latest improvements and even with present transit facilities are within convenient reach of Manhattan.

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Cauldwell-Wingate Co. Awarded Contract.

The general contract for the construction of the Arcade building to be erected by the Standard Oil Co. at 50 Broadway has been awarded to Cauldwell-Wingate Co., 381 Fourth avenue. The plans were prepared by Severance & Van Allen, architects, 4 West 37th street.

Site for Long Island Post Office.

Contracts are reported signed by the Treasury Department for the purchase of the site at the northwest corner of Van Alst avenue between Ninth and Tenth streets, Long Island City, for a new post office to be erected there. The plot is 170x200 feet. Oscar Wenderoth, Washington, D. C., is supervising architect.

Building in Yonkers.

Plans filed for new buildings and alterations in Yonkers, N. Y., for 1914 totaled in cost $1,401,500, as against $4,262,800 for 1913. This decrease for 1914 would appear to be a serious blow to the hopes of the local builders who are optimistically looking for a busy year. The apparent decrease for 1914 can be traced, however, to the fact that many plans were prepared and filed during 1913, to evade the drastic measures of the new housing law. Many of these buildings were never erected and a number will, no doubt, be started during the current year.

Rumor of New Long Island Factory.

According to an announcement made on Friday, a manufacturing concern whose name is for the present withheld, contemplates the erection of a twelve-story fireproof factory building at Long Island City, fronting 150 feet on Jackson avenue and extending west 175 feet in Tenth street, which comprises approximately 25,000 square feet. The Everett Realty & Construction Company, Flatiron Building, Broadway and 23d street, represents the company who will erect the building.

New Factories for Paterson.

McClintic Marshall Co., 13-21 Park Row, Manhattan, have received the general contract for the construction of two factory buildings at East 37th street and Twenty-first avenue, Paterson, N. J., for the East Jersey Pipe Co., 50 Church street, Manhattan. The structures will be of brick, steel and corrugated iron, and will cover about 100,000 square feet of ground. The estimated cost of construction will be in the neighborhood of $100,000.

Staten Island Parochial School.

Frederick L. Metcalf, architect, 143 North avenue, Plainfield, N. J., is at work on plans and specifications for a parochial school to be erected at West New Brighton, S. I., by the Church of the Sacred Heart, Rev. W. C. Poole, pastor. The structure will be of brick with limestone and terra-cotta trimmings and will be two stories in height on a plot 130x190 feet. Construction will be fireproof throughout. Accommodations will be provided for about 600 pupils. The cost of the operation is estimated at $100,000.

Loft for Brooklyn's Business Center.

Plans have been completed by Parfitt Bros., architects, 26 Court street, Brooklyn, for a seven-story store and loft building to be erected in Brooklyn on part of the site of the old Central Branch of the Y. M. C. A. The new structure will have frontages in three thoroughfares—Fulton and Bond streets and Hanover place. The building will be of brick and reinforced concrete and will be owned and occupied by Jason S. Bailey, 615 Washington street, Boston, Mass., who operates a chain of 5 and 10-cent stores. The structure will cost over $100,000.

New Fifth Avenue Office Building.

Warren & Wetmore, architects, 16 East 47th street, are preparing the plans and specifications for an eleven-story store and office building to be erected at the northeast corner of Fifth avenue and 37th street. The owner of the proposed building is the Murray Hill Investing Company, care of Olney & Comstock, attorneys, 68 William street. The building will complete the improvement of the block on the east side of Fifth avenue between 37th and 38th streets, and in design will harmonize with the other structures on the block. It will cover a plot 74.1 feet on Fifth avenue and will be 125 feet deep. The facades will be of brick and ornamental terra-cotta, designed in the style of a modified French Renaissance. The cost of the improvement is estimated to be in the neighborhood of $800,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—J. &. J. Realty Corporation, James Q. McCarthy, care of E. Osborne Smith, Jerome and Burnside avs, contemplates the erection of a 7-sty apartment at the northeast corner of Walton av and 179th st. No architect retained.

BRONX.—A client of E. Osborne Smith, Jerome and Burnside avs, contemplates the erection of a brick and stone taxpayer on the east side of Jerome av, 100 ft. south of 175th st. No architect selected.

LANCASTER, N. Y.—The Village of Lancaster, Frank A. Schaefer, president, contemplates the erection of a village hall, to include lockup, council chambers and police court. No architect selected.

ILION, N. Y.—St. Augustine Episcopal Church, Rev. Lloyd R. Benson, 7 West North st, Ilion, pastor, contemplates the erection of a brick and stone parish house at 2d st and 1st av. Work will be started this spring. No architect selected.

BUFFALO, N. Y.—The City of Buffalo, Louis P. Fuhrman, mayor, contemplates the erection of a fireproof brick municipal building on the site of the present municipal building. No architect selected. No appropriation has been made.

JERSEY CITY, N. J.—The Zerman Construction Co., 582 Newark av, contemplates the erection of an apartment at Glenwood av and Boulevard. No architect selected.

UTICA, N. Y.—The Utica Board of Education, Frank R. Winant, president, contemplates the erection of a grade school here, to cost about $140,000. No architect selected.

LARCHMONT, N. Y.—Thos. Mandeville, Boston rd, contemplates the erection of a 2-sty garage and apartments, 50x50 ft., on Boston rd. No architect selected.

PLANS FIGURING.

APARTMENTS FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, N. J., has completed plans for five 4-sty apartments in Courtlandt st, between Clinton and Palisade avs, for the National Building Co., Chas. N. Gardner, 74 West st, West Hoboken, president. Total cost, about $70,000. The owner is taking bids on all sub-contracts and materials.

CHURCHES.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the synagogue at 24-28 West 114th st for the Congregation Kol Israel Anshi Poland. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $75,000.

RIDGEFIELD PARK, N. J.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, desires sub bids for the school and church building for St. Francis R. C. Church, Rev. J. M. McDonald, rector. Fred J. Schwartz, Paterson, N. J., architect. Cost, about $50,000.

DWELLINGS.

SCARSDALE, N. Y.—Plans are being figured for the 2½-sty frame and stucco residence, 23x53 ft., for A. S. Fedde, 55 Liberty st, Manhattan. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about $8,000.

LONG ISLAND CITY.—Ignatz Wohl, 1221 3d av, Manhattan, owner, is taking bids on general contract for a 2-sty residence and private garage on the east side of 12th av, 175 ft. north of Vandeventer av, from plans by Frank Braun, 585 9th av, Long Island City. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Bids on sub contracts are desired by the John J. Hearn Construction Co., 69 West 46th st, for alterations to the factory southeast corner of 54th st and 2d av for the United Cigar Manufacturers' Co. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $20,000.

HALLS AND CLUBS.

BRONX.—Plans are being figured for the 4-sty Y. M. C. A. building at the southwest corner of Washington av and 161st st, for the Y. M. C. A. of the Bronx, 215 West 23d st. Louis E. Jallade, 37 Liberty st, architect. Weiskopf & Burroughs, 68 William st, steel engineers. Cost, about $225,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, for the 4-sty addition to the hospital at the southeast corner of 150th st and St. Nicholas av for the Audubon Sanitarium, Dr. H. W. Lloyd. George J. Hardway, 347 5th av, architect. Cost, about $18,000.

MUNICIPAL WORK.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the city prison addition to warden's quarters at the tombs for the City of New York. F. B. & A. Ware, 1170 Broadway, architects. Cost, about $15,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education, 59th st and Park av, Manhattan, is taking bids for P. S. 100, in West 1st st, between Sheepshead Bay rd and Sea View Elevated R. R., from plans by C. B. J. Snyder, 59th st and Park av. Bids closeJanuary 25 at 3 P. M., for the general construction; also for plumbing and drainage. Cost, about $180,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires bids on subs for alterations to the 7-sty loft building at 497-501 East Houston st for the City of New York. Frank H. Hines, Municipal Building, architect. Cost, about $25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

EDGECOMBE AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment on the west side of Edgecombe av, 150 ft. south of 150th st, for the Podgur Realty Co., Southern Boulevard and 163d st.

139TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 50x87 ft., in the north side of 139th st, 330 ft. east of Lenox av, for The 48th St Co., Henry Cleman, 325 West 43d st, owner and builder.

19TH ST.—Chas. B. Meyers, 1 Union Square West, has completed plans for a 6-sty apartment 144-146 West 19th st, for Chas. I. Weinstein Realty Co., 17 West 20th st. Cost, about $45,000.

8TH AV.—Robert E. Kelly, 219 East 39th st, has completed plans for alterations to the 5-sty apartment 2493-2495 8th av, for the Henry G. Peters Estate, 99 Nassau st. Cost, about $3,-000.

STABLES AND GARAGES.

209TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty stable and dwelling, to cost about $8,000, in the south side of 209th st, 225 ft. east of 10th av, for Max Just, 612 West 207th st.

STORES, OFFICES AND LOFTS.

5TH AV.—W. B. Tuttle, 287 4th av, has completed plans for alterations to the 8 and 14-sty loft, at 516 5th av, for Henry G. Trevor, 15 William st. Cost, about $7,500.

THEATRES.

DIVISION ST.—Louis Brooks, 449 West 41st st, has nearly completed plans for a 1-sty moving picture theatre, 64x109 ft., at 271-275 Division st, for Aaron Cohen, 247 East 68th st. Cost, about $35,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FEATHERBED LANE.—Foundations are under way for a 5-sty apartment, 50x86 ft., on the north side of Featherbed lane, 233 ft. east of Nelson av, for Henry Cleland, 1849 Anthony av, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Dominick LaSala, 4310 Richardson av, brick mason. Cost, about $50,000.

CRESCENT AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty apartment, 69x79 ft., at the northeast corner of Crescent and Hughes avs, for the Farago Construction Co., 2409 Beaumont av. Cost, about $40,000.

ARTHUR AV.—Plans have been completed by M. W. Del Gaudio, 401 East Tremont av, who will take bids about January 28 for two apartments, 50x95 ft., on the west side of Arthur av, 439 ft. south of 187th st, for the Vico Realty Co., P. Carjulo, president, 47 Jay st. Cost, about $100,000.

AV ST. JOHN.—Samuel Katz, 1 Madison av, has completed plans for a 5-sty apartment, 50x 88 ft., on the west side of Av St. John, 50 ft. north of Fox st, for the Podgur Realty Co., 1029 East 165th st, owner and builder. Bids will be called by owner about February 2.

BAYCHESTER AV.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for nine 3-sty tenements, 27x68 ft., on Baychester av, south of Boston rd, for Henry J. Crawford, 5-7 East 42d st. Cost, about $72,000.

CROTONA PARK EAST.—The Tremont Architectural Co., 401 East Tremont av, will start plans about February 5 for the 5-sty apartment, 175 ft. south of Crotona Park East, in rear of 174th St Subway Station, for the Benenson Realty Co., 407 East 153d st. Cost, about $50,-000.

ALBANY CRESCENT.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 112x95 ft., on the east side of Albany Crescent, 100 ft. north of Bailey av, for Michael J. Martin, 1123 Broadway, to cost about $75,000.

FOX ST.—The Howala Construction Co., Inc., 1029 Tremont av, will erect a 5-sty apartment, 50x90 ft., at the northwest corner of Fox st and Avenue St. John, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $50,000.

HOME ST.—Harry T. Howell, 148th st and 3d av, is preparing plans for two 5-sty apartments, 50x90 and 50x88 ft., at the southeast corner of Home st and Vyse av for the Vyse Building Co., Peter Sinnott, president, 967 East 165th st, owner and builder. Cost, about $117,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL.—Slee & Bryson, 154 Montague st, are preparing plans for a 4-sty apartment, 60x100 ft., on the south side of Prospect pl, near New York av, for W. B. Greenman, 350 Fulton st, owner and builder. Cost, about $60,000.

18TH ST.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty tenements, 52x 95 ft., in the east side of East 18th st, south of Church av, for the C. A. Holding Co. Cost, about $40,000. Also for a tenement in the east side of East 18th st, 142 ft. south of Church av, to cost about $45,000.

47TH ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment, 50x76 ft., at 402 South 4th st, for the Samuel Kraus Construction Co., 217 Havemeyer st, owner and builder.

HOWARD AV, E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 3-sty tenement, 25x76 ft., on the west side of Howard av, 133 ft. south of Blake av, for Louis Horowitz, 750 Howard av, owner and builder. Cost, about $15,000.

43D ST.—The owner of the 4-sty tenement to be erected at the northeast corner of 43d st and 15th av, is the Sherman Building Corporation, 3702 15th av. M. A. Cantor, 373 Fulton st, architect. Cost, about $15,000.

15TH AV.—The Sherman Building Corporation, 3702 15th av, is the owner of the six 4-sty apartments to be erected on the east side of 15th av, between 42d and 43d sts, from plans by M. A. Cantor, 373 Fulton st. Owner builds. Total cost about $120,000.

63D ST.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 4-sty tenement, 40x78 ft., in the south side of 63d st, 220 ft. west of 14th av, for Dominick Cosenzo, 1365 63d st, owner and builder, who will take estimates about January 28. Cost, about $32,-000.

2D ST.—Samuel Sass, 32 Union sq, Manhattan, is preparing plans for a 6-sty apartment, 50x120 ft., in the south side of South 2d st, 98 ft. west of Hughes av, for the South 5th Av. Construction Co., Morris Katlowitz, 686 Willoughby av, owner and builder, who will soon take bids on materials and subs.

DWELLINGS.

RIDGEWOOD.—William C. Winters, 106 Van Siclen av, is preparing plans for twelve 2-sty residences, 20x30 ft., in the Ridgewood section, for S. Kellner, 1538 Union st, owner and builder. Cost, about $4,000 each.

18TH ST.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame residences at 1080-4-8 East 18th st, for the Midwood Associates, 805 Flatbush av, owners and builders. Cost, about $12,000.

CARROLL ST.—Albert Thompson, 338 16th st, has completed plans for a 2-sty brick residence, 20x45 ft., in the south side of Carroll st, 200 ft. west of Kingston av, for the Carroll Construction Co., on premises. Cost, about $7,000.

CHURCH AV.—W. T. McCarthy, 16 Court st, has completed plans for two 3-sty residences on the south side of Church av, 90 ft. east of East 18th st, for the C. A. Holding Co., E. Liberman, 241 East 26th st, owner and builder. Cost, about $6,000 each.

25TH ST.—Frank Schulze, 252 Kings Highway, has completed plans for a 2-sty residence, 20x60 ft., in the west side of West 25th st, 100 ft. north of Mermaid av, for Gussie Link, 2889 West 15th st.

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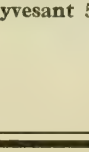
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New Buildings—Continued.

WEST END AV.—W. T. Moore, 35 East 42d st, Manhattan, has completed plans for a 2-sty frame residence on the west side of West End av, 340 ft. south of Oriental boulevard, for Ida E. Dietrich, 1410 Av J. Cost, about $4,000.

WEST ST.—M. A. Cantor, 373 Fulton st, is preparing plans for ten 3-sty residences at the northeast corner of West st and Church av for the Veneer Building Co., A. Lack, president, 44 Court st, owner and builder. Cost, about $10,000.

78TH ST.—Chas. A. Olsen, 1209 68th st, has completed plans for two 2-sty frame residences, 17x52 ft., in the north side of 78th st, 200 ft. east of 13th av, for Mrs. Hilda Nelson, 19th av, between 69th and 70th sts, owner and builder. Cost, about $3,500 each.

THEATRES.

WEBSTER AV.—J. M. Debus, 529 Gates av, is preparing plans for a 1-sty brick moving picture theatre, at the southeast corner of Webster and Myrtle avs, for Albin Wagner, 421 Dill pl, Glendale. Cost, about $27,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for an apartment house in the north side of Lockwood st, 350 ft. west of Broadway, for the Academy Investors Corporation. Work will start immediately.

DWELLINGS.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Building, Richmond Hill, is preparing plans for two 2½-sty frame residences on the north side of Belmont av, 40 ft. west of Jefferson av, for Mrs. Mary A. Sticklin, 679 Driggs av. Total cost, about $10,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 3-sty brick residence on Kingsland av, between Central and Myrtle avs, for Speciale Bros., Kingsland av. Cost, about $6,000.

RICHMOND HILL, L. I.—Geo. E. Crane, 2706 Jamaica av, has completed plans for six 2½-sty frame residences, 16x37 ft., on Guion av, south of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, about $15,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for two 1½-sty brick residences in South av, near Fairview st, for Bizzigotti Bros., 75 Oak st. Total cost, about $5,000.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for a 3-sty store and residence at Claremont av, near Hull av, for Julia Winkiel, Claremont av. Cost, about $5,000.

STABLES AND GARAGES.

BROOKLYN HILLS, L. I.—Ole Harrison, Jamaica, L. I. is preparing plans for a 1-sty brick garage, 100x100 ft., in the north side of Poplar st, near Union pl, for the Dillman Baking Co., on premises. Cost, about $10,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—John Davies, 177 Castleton av, has completed plans for a 2½-sty frame residence, 22x45 ft., in the north side of Cost av, 500 ft. west of Portland pl, for Karlson Bros., Brighton Heights, S. I. Cost, about $4,000.

STABLES AND GARAGES.

NEW DORP, S. I.—Grunert & Tenenman, this place, are preparing plans for a 1 and 2-sty brick and hollow tile garage, 45x80 ft., on Richmond rd, near New Dorp la, for Thos. Venditte, this place, owner and builder. Cost, about $4,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reevs Building, has completed plans for a 3-sty frame apartment, 44x87 ft., at 23 Spruce st, for Alex A. Dawson, 73 Van Cortlandt Park av, owner and builder. Cost, about $10,000.

YONKERS, N. Y.—Jas. A. Watson, 34 Warburton av, has completed plans for a 4-sty apartment at the corner of Franklin av and Pursey pl, for Rev. G. W. McPherson, 34 St. Andrews pl. Cost, about $35,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has about completed plans for a 3-sty apartment, 88x36 ft., on South Terrace av, between Bronx and Putnam avs, for Harry Gamzon, 421 North Terrace av, owner. Cost, about $4,500.

DWELLINGS.

YONKERS, N. Y.—William Katz, 12 North Broadway, Yonkers, is preparing plans for a 2½-sty frame and stucco residence, 27x50 ft., at 25 Bailey av, for Joseph D. Archard, 540 Van Courtlandt Park av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Harry Mertz, East Portchester, is preparing plans for a 3-sty addition to the factory, northwest corner of Irving av and Factory pl, for the Simons Mfg. Co., E. Simons, president. Russell G. Cory, 39 Cortlandt st, Manhattan, consulting engineer. Torrington Building Co., Torrington, Conn., general contractor. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—William Katz, 12 North Broadway, is preparing plans for a 1-sty brick store, 16x60 ft., at 173 Riverdale av, for Phillip Pollak, care of architect. Cost, about $3,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—W. J. Yennie & Co., 45 East 42d st, have received the general contract to make alterations to the 5-sty tenement, 2782 8th av, for Mrs. Sophie Stern, 36 West 77th st. Henry Hofmeister, 523 East 89th st, architect. Cost, about $10,000. Herrmann & Grace Co., 673 Bergen st, Brooklyn, have the kalamein work; Welsz & Co., 449 West 41st st, iron; Benjamin Riesner, 28 East 85th st, sheet metal; A. N. Mendelson, 276 West 143d st, plumbing; Matthew Byrnes & Co., 300 West 51st st, plastering, and Herman A. Schrieber, 136 East 3d st, electrical work.

CHURCHES.

JERSEY CITY, N. J.— (sub.) Edward J. Alquist, 312 West 42d st, Manhattan, has received the mason contract for the 1-sty church, north side of Harrison av, near Bergen av, for the First Church of Christian Scientist, 651 Bergen av. Oscar S. Teale, 35 Broadway, Manhattan, architect. Alex. C. Murison Co., Flatiron Building, Manhattan, carpenter. Cost, about $8,500.

DWELLINGS.

SCARSDALE, N. Y.—Benjamin Edwards, this place, has received the general contract to erect a 2½-sty frame residence, 30x35 ft., on Antenrieth rd, for Henry W. Korndorfer, 3006 Perry av, Manhattan. Cost, about $7,000.

NEWARK, N. J.—Davis Bender, 821 South 17th st, has received the general contract to erect a 2½-sty frame residence, 22x50 ft., at 125 Hedden Terrace for Gustave Frommelt, 13 3d st. Cost, about $5,000.

FAR ROCKAWAY, L. I.—C. & G. Parks, Inwood, L. I., have received the general contract to erect a 2½-sty frame and stucco residence at Windsor Park for John F. Reid, 114 West 39th st, Manhattan. Cost, about $12,000. T. O'Kane, O'Kane Building, Far Rockaway, architect.

WOODMERE, L. I.—John P. Streifler, Edgewater Crest, Far Rockaway, L. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence and garage, 35x42 ft., on Central av, between Pine and Oak sts, for Benj. Vanderwater, care of architect, Clarence Brazer, 1133 Broadway, Manhattan. Cost, about $9,000.

BABYLON, L. I.—Curtis & McGarrity, this place, have received the general contract to erect a 2-sty stucco and terra cotta block store and residence in Main st, near Deer Park av, for H. B. Smith, Main st. Cost, about $5,000.

BROOKLYN.—Freeman & Gates, 139 West 24th st, Manhattan, have received the general contract to erect a 3-sty brick residence, 40x50 ft., at the northeast corner of President st and Brooklyn av, for A. E. Horn, 9 Lynch st. William Van Allen, 4 West 37th st, Manhattan, architect. Cost, about $30,000.

BROOKLYN.—A. Olsen, 1330 62d st, Brooklyn, has received the general contract to erect a 2-sty frame residence, 25x40 ft., at East 16th st and Av Z, for the T. E. Brady, 341 East 36th st, Manhattan. Koch & Wagner, 26 Court st, architects. Cost, about $4,500.

SPRING LAKE, N. J.—H. Grant, Spring Lake, has received the general contract to erect a 2½-sty frame residence, 28x30 ft., on Brighton av, near 3d av, for John Woolley, Warren av, Spring Lake. Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost, about $4,000.

TENAFLY, N. J.—C. M. Giesner Co., Tenafly, has received the general contract to erect a 2½-sty hollow tile and stucco residence on Grand View Terrace, 600 ft. north of Highwood av, for Mrs. Alfred Stubbs, this place. Cost, about $7,000.

GREENWICH, CONN.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan have received the general contract to erect a 2½-sty terra cotta block residence, 40x58 ft., for W. C. Parsons, 357 Ovington av, Brooklyn. Slee & Bryson, 154 Montague st, architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

DETROIT, MICH. (Sub.).—The Cement-Gun Construction Co., 914 South Michigan av, Chicago, Ill., has received the contract to encase all the structural steel work on the new powerhouse being erected by the Ford Motor Co.

BROOKLYN.—The Doehler Die Casting Co., 187 9th st, Brooklyn, has awarded the contract to the Turner Construction Co., 11 Broadway, Manhattan, for two additional stories to its present building. Construction will be of reinforced concrete and work will go ahead at once.

SCHOOLS AND COLLEGES.

NEWARK, N. J. (Sub.).—E. M. Waldron & Co., 34 South 6th st, Newark, have received the mason and carpenter work; Chas. Amy, High st, Elizabeth, steel and iron work; Jacob Steinberg, 229 Belmont av, roofing and sheet metal; Chas. Stopper, 944 Broad st, painting; J. F. Hauley & Co., 231 Ferry st, heating and ventilating; Jaehnig & Peoples, Inc., 221 13th av, plumbing; Schenck Bros., electric work; Jaehnig Gas Fixture Co., 221 13th av, lighting fixtures, and the Richmond Radiator Co., 1480 Broadway, Manhattan, vacuum cleaning, for the McKinley School, at 8th and Factory sts, for the Board of Education.

STABLES AND GARAGES.

MIDDLETOWN TOWNSHIP, N. J.—Quackenbush & Leonard, 36 Hudson st, Red Bank, N. J., have received the general contract to erect a 2-sty hollow tile and stucco private garage on Pringle rd, at Robbins Point, for Everett Brown, 100 Madison st, New Bedford, Mass. E. A. Arend, Kinmouth Building, Asbury Park, N. J., architect. Cost, about $8,000.

BROOKLYN.—(Sub.).—The Cosmento Roofing Co., 103 Park av, Manhattan, has received the roofing contract; A. Klein, 210 East 38th st, Manhattan, sheet metal work, for the 1-sty brick garage, 20x191 ft., on the west side of Albany av, south of Herkimer st, for J. W. Sullivan, 156 Howes st. Albany Garage Co., Jas. B. Schenck, 64 Albany av, lessee. Rhode & Harvie, 406 9th st, architects. Louis Principe, 898 Gravesend av, mason. Cost, about $18,000.

STORES, OFFICES AND LOFTS.

LONG BEACH, L. I.—John Auer & Son, 648 Lexington av, Brooklyn, have received the general contract to erect a 2-sty drug store and residence on the Boardwalk, near Riverside boulevard, for Dr. Julius Bierwith, 253 Henry st, Brooklyn. Kirby & Petit, 103 Park av, Manhattan, architects. Cost, about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

5TH AV, 453-459, 6-sty brick and concrete stores, cellar and storage, 82x715; cost, $500,000; owner, Fredk. W. Vanderbilt, Room 3020 Grand Central Terminal; architect, Joseph Bartley, 15 Broad st. Plan No. 12.

5TH AV and 37th st, n e cor; 5th av, 411-13; 37th st, 1 East, 11-sty brick, fireproof stores and lofts, 74x125; cost, $300,000; owner, Murray Hill Investing, Thos. G. Durkam, president, 68 William st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 10.

STORES AND TENEMENTS.

BROADWAY, 2494, stores and janitors' apartments, 201x80, 1-sty, brick; cost, $30,000; owner, Wm. Waldorf Astor, London, England; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 11.

Bronx.

FACTORIES AND WAREHOUSES.

NEWBOLD AV, s s, 128 w Castle Hill av, 1-sty frame storage, 22x18; cost, $250; owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 16.

STABLES AND GARAGES.

WALLIS AV, e s, 97.3 s 151st st, 1-sty frame stable, slag roof, 25x15.8; cost, $300; owner, Geo. Vairo, on premises; architect, Eugene Vairo, on premises. Plan No. 18.

STORES AND DWELLINGS.

VYSE AV, e s, 175 s 172d st, 1-sty brick stores and dwelling; tin roof, 25x65; cost, $1,500; owner, John Kroog, 1496 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 17.

STORES AND TENEMENTS.

ARTHUR AV, w s, 439.8 s 187th st, two 5-sty brick stores and tenements, 50x114.16, 50x95, tin roof; cost, $100,000; owner, Vico Realty Co., Pasquale Garguilo, 47 Jay st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 15.

JEROME AV, n w cor 183d st, 1-sty brick stores, 50x100, slag roof; cost, $12,000; owner, American Real Est. Co., 527 5th av; architect, Geo. A. Sumner, 989 Southern blvd. Plan No. 14.

CROTONA AV, n w cor 187th st, 5-sty brick stores and tenements, 75x68, slag roof; cost, $60,000; owners, Cosenzo Bldg. Co., Saverio Scalzo, 724 East 187th st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 13.

BROOK AV, e s, 92.65 s 178th st, 1-sty brick stores, tin roof, 19x33; cost, $2,000; owner, Ralph Francio, 1388 Brook av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 19.

PROSPECT AV, w s, 20 s Oakland pl, 5-sty brick tenement, slag roof, 50x87; cost, $45,000; owner, Marbin Co., Max Marcus, 1480 Washington av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 20.

Brooklyn.

CHURCHES.

75TH ST, s s, 300 e 6th av, 2-sty brick church, 60x100, slag roof; cost, $22,000; owner, South United Presby. Church, 649 65th st; architect, Horace G. Knapp, 123 Liberty st, Manhattan. Plan No. 264.

6TH AV, n e cor 8th st, 1-sty brick church, 46x95, slate roof; cost, $28,000; owner, 6th Av. M. E. Church, on premises; architect, F. Y. Parsons, 1133 Broadway, Manhattan. Plan No. 384.

DWELLINGS.

CARROLL ST, s s, 200 w Kingston av, 2-sty brick dwelling, 20x45, slag roof, 1 family; cost, $7,000; owner, Carroll Constn. Co., on premises; architect, Albert Thompson, 338 16th st. Plan No. 261.

CARROLL ST, s s, 220 w Kingston av, two 2-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, $15,000; owner, Carroll Constn. Co., on premises; architect, Albert Thompson, 338 16th st. Plan No. 260.

EAST 23D ST, e s, 437.10 s Clarendon rd, three 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $9,000; owner, F. E. Moore, on premises; architect, F. E. Moore, 35 East 23d st. Plan No. 257.

WEST 25TH ST, w s, 100 n Mermaid av, 2-sty brick dwelling, 20x60, gravel roof; cost, $3,500; owner, Gussie Link, 2889 West 15th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 256.

WEST END AV, w s, 340 s Oriental boulevard, 2-sty frame dwelling, 27x31, shingle roof, 1 family; cost, $4,000; owner, Ida E Dietrich, 1410 Av J; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 245.

MALTA ST, w s, 175 s Vienna av, six 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $16,500; owner, Harry Greenberg, 439 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 329.

EAST 47TH ST, w s, 288 s Beverly rd, two 2-sty frame dwellings, 19x38, shingle roof, 1 family each; total cost, $9,000; owner, Harry Grattan, 523 East 14th st; architect, same. Plan No. 341.

49TH ST, n s, 260 w 5th av, 2-sty frame dwelling, 24x46, tin roof, 1 family; cost, $6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 336.

AV L, n s, 60 w Mansfield pl, 2-sty frame dwelling, 23x38, shingle roof, 1 family; cost, $4,000; owner, John G. McDonald, 2214 East 17th st; architect, F. G. Mattheis, 2700 Ocean av. Plan No. 331.

BATH AV, s s, 135.4 e Bay 46th st, 2-sty brick dwelling, 19.4x45, tin roof, 1 family; cost, $3,800; owner, Dominick Colabella, 181 South st, Manhattan; architect, Jos. M. Mastronardi, 1140 38th st. Plan No. 330.

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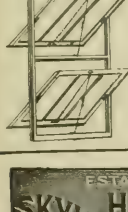
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MALBONE ST, n s, 265 e Troy av, 2-sty brick dwelling, 20x53, slag roof, 2 families; cost, $4,500; owner, John Pross, 793 Malbone st; architect, Chas. Gallo, 60 Graham av. Plan No. 374.

AV Q, n s, 100 e East 21st st, 2-sty frame dwelling, 20x30, gravel roof, 2 families; cost, $5,000; owner, Pierre A. Raby, 168 Sterling pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 376.

FACTORIES AND WAREHOUSES.

LOGAN ST, e s, 214.7 s Etna st, 1-sty brick storage, 20x29, tin roof; cost, $250; owner, Percy Hinchman, 79 Logan st; architect, Ernest Dennis, 241 Schenck av. Plan No. 335.

HOPKINSON AV, e s, 120 n Newport av, 1-sty frame shop, 17x40, slag roof; cost, $1,000; owner, Louis Lapidus, 828 Hopkinson av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 321.

STABLES AND GARAGES.

BUTLER ST, ss, 395 e 3d av, 1-sty brick garage, 40x75, slag roof; cost, $7,000; owner, Dennis Norton, 339 Douglass st; architect, same. Plan No. 354.

EAST 4TH ST, w s, 280 s Beverly rd, two 1-sty frame garages, 14x19, shingle roof; total cost, $1,000; owner and architect, Harry Grattan, 523 East 14th st. Plan No. 342.

CARROLL ST, n s, 80 e Kingston av, 1-sty brick garage, 17x20, slag roof; cost, $700; owner, Geo. Potts, 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 280.

EAST 15TH ST, w s, 130 n Cortelyou rd, two 1-sty brick garages, 40x30.2, slag roof; total cost, $3,000; owner, Abr. Traube, 1416 Cortelyou rd; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 273.

80TH ST, n s, 340 w 2d av, 1-sty brick garage, 15x20, shingle roof; cost, $300; owner, Ella L. Peterson, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 267.

80TH ST, n s, 380 w 2d av, 1-sty brick garage, 15x20, shingle roof; cost, $300; owner, Chas. H. Jacobus, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 268.

LOGAN ST, e s, 69 s Etna st, 1-sty brick garage, 18x66, gravel roof; cost, $1,800; owner, Wm. Dodd, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 254.

STORES AND DWELLINGS.

5TH AV, w s, 107.2 s 77th st, three 3-sty brick stores and dwellings, 17.10x48.6, slag roof, 2 families each; total cost, $15,000; owner, Isabelle T. Sands, 220 81st st; architect, F. W. Eisenla, 16 Court st. Plan No. 259.

EAST 15TH ST, e s, 108.8 s Elm av, 3-sty brick store and dwelling, 22x32, gravel roof, 2 families; cost, $5,500; owner, Mrs. Anna Thomas, Elm av and East 16th st; architect, G. M. Lawton, 30 East 42d st. Plan No. 340.

AV U, s e cor East 15th st, 3-sty brick store and dwelling, 18.9x55, slag roof, 2 families; cost, $7,000; Owner, Chris. Mogensen, 3217 Beverly rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 347.

AV U, s s, 189 e East 15th st, three 3-sty brick stores and dwellings, 18.9x55, slag roof, 2 families each; total cost, $19,500; owner, Chris Mogensen, 3217 Beverly rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 346.

FT. HAMILTON AV, s e cor. 71st st, 3-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, $6,000; owner, M. L. Devel. Co., 1951 67th st; architect, W. T. McCarthy, 16 Court st. Plan No. 323.

FT. HAMILTON AV, e s, 20.2 s 71st st, four 3-sty brick store and dwellings, 20.3x52, slag roof, 2 families each; total cost, $24,000; owner, M. L. Devel. Co., 1951 67th st; architect, W. T. McCarthy, 16 Court st. Plan No. 324.

STORES AND TENEMENTS.

CHURCH AV, s s, 90 e East 18th st, two 3-sty brick tenements, 19.10x55, slag roof, 3 families each; total cost, $12,000; owner, C. A. Holding Co., 241 East 26th st; architect, W. T. McCarthy, 16 Court st. Plan No. 243.

PARK PL, n e cor Rochester av, 4-sty brick tenement, 45x110.8, slag roof, 19 families; cost, $48,000; owners, Willen & Schnoltman, 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 305.

ST. EDWARDS ST, e s, 72.6 n Tillary st, 2-sty brick store, 11x23, gravel roof; cost, $2,000; owner, Anna M. Fachetti, 63 St. Edwards st; architect, Geo. M. Miller, 44 Court st. Plan No. 315.

ROCHESTER AV, e s, 45 n Park pl, 4-sty brick tenement, 45x97.6, slag roof, 20 families; cost, $45,000; owners, Willen & Schnitman Bldg. Co., 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 304.

ROCHESTER AV, e s, 90 n Park pl, 4-sty brick tenement, 38.3x89.2, slag roof, 20 families; cost, $43,000; owner, Willen & Schnitman Bldg. Co., 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 303.

MISCELLANEOUS.

AV V, s s, from West 10th to West 11th sts, 1-sty brick pumping station, 78x57.8, tile roof; cost, $50,000; owner, City of New York; architect, A. L. Martin, 202 Prospect Park West. Plan No. 357.

AV V, s s, from West 10th to West 11th sts, 1-sty brick grit chamber, 52x47, tile roof; cost, $3,000; owner, City of New York; architect, A. L. Martin, 202 Prospect Park West. Plan No. 356.

Queens.

DWELLINGS.

DUNTON.—South Morris av, e s, 125 s Mill st, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $4,000; owner, Henry E. Price, Fulton st, Jamaica; architect, Edwin A. Price, same address. Plan Nos. 72-73.

DUNTON.—Blanco pl, n s, 375 e Remington av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Harry Kolinetsky, Manura and Liberty av, Morris Park; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 77-78.

FLUSHING.—Elm st, n s, 240 w Murray av, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Max Frankel, 452 Bandman av, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 79-80.

JAMAICA.—Samuel st, w s, 125 n Sayres st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $3,600; owner, C. Rose, 2 George st, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 81-82.

JAMAICA.—Herriman av, e s, 404 s Hillside av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,000; owner, Gross Constn. Co., Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 83.

RICHMOND HILL.—Briggs av, e s, 285 e Sutter av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $4,000; owner, Arnold A. Zachow, 1345 Briggs av, Richmond Hill; architect, owner. Plan No. 86.

COLLEGE POINT.—Av C, n s, 100 e 13th st, 2-sty brick dwelling, 21x46, tin roof, 2 families; cost, $3,500; owner, Joseph Graziano, 404 East 116th st, Manhattan; architect, E. Leo McCracken, College Point. Plan No. 95.

COLLEGE POINT.—8th av, n s, 124 e 15th st, 2-sty frame dwelling, 20x33, tin roof, 2 families; cost, $3,500; owner, Wm. Wilkenson, 26 South 15th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 89.

RICHMOND HILL.—Guion pl, e s, 369 s Jamaica av, six 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $15,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, George E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 97-98-99-100-101-102.

JAMAICA.—Flushing av, e s, 80 s Lathrop av, 2½-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $3,000; owner, Michael Zanetkin, 128 Willet st, Jamaica; architects, Farber & Markowitz, 189 Montague st, Brooklyn. Plan No. 110.

STABLES AND GARAGES.

JAMAICA.—Mitchel av, n s, 375 w Jeffrey av, 1-sty frame stable, 12x16, slag roof; cost, $250; owners, Lashen Bros., Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 87.

QUEENS.—Ascot pl, n s, 140 e Lynn av, 1-sty frame garage, 14x14, shingle roof; cost, $150; owner, W. T. Andrews, on premises. Plan No. 70.

SPRINGFIELD.—Springfield av, w s, 455 n Merrick rd, 1-sty frame garage, 11x16, shingle roof; cost, $100; owner, Josephine L. Bartel, Springfield. Plan No. 85.

FOREST HILLS.—Jewel st, n s, 100 e Colonial av, 1-sty frame garage, 14x20, shingle roof; cost, $650; owner, R. Wuyler, Jr., 11 Jewel st, Forest Hills; architect, H. Schmidicher, 1714 Summerfield st, Brooklyn. Plan No. 92.

FOREST HILLS.—Kevlin st, s s, 100 w Colonial av, 1-sty brick garage, 12x22, shingle roof; cost, $650; owner, C. Ames, 109 Kevlin st, Forest Hills; architect, H. Schmidicher, 1714 Summerfield st, Brooklyn. Plan No. 91.

HOLLIS.—Villard av, n w cor Belleview av, 1-sty frame garage, 12x16, shingle roof; cost, $100; owner, Wm. A. Nagel, on premises. Plan No. 93.

WHITESTONE.—Bayside av, e s, 190 n 22d st, 1-sty frame garage, 18x20, shingle roof; cost, $125; owner, H. Knobloch, on premises. Plan No. 90.

WOODHAVEN.—Benedict av, 348, 1-sty frame garage, 13x21, shingle roof; cost, $300; owner, W. S. Darneddin, premises. Plan No. 96.

DOUGLASTON.—Main av, e s, 237 and 155 s Cherrie st, two 1-sty frame garages, 12x20, shingle roof; cost, $800; owner, Norman McGlashan, Main av, Douglaston. Plan Nos. 108-109.

STORES AND DWELLINGS.

MASPETH.—Clermont av, w s, 25 n Hull av, 3-sty brick store and dwelling, 19x35, slag roof, 2 families; cost, $4,000; owner, Julia Winkel, Clermont av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 76.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 2-sty brick store and dwelling, 28x58, tin roof, 2 families; cost, $4,200; owner, Rosa Anella, Shoe and Leather st and Henry dr, Woodhaven; architect, Jos. Monda, 3638 Broadway, Woodhaven. Plan No. 71.

RIDGEWOOD.—Prospect av, w s, 50 n Linden st, 2-sty brick store and dwelling, 18x55, tin roof, 2 families; cost, $5,000; owner, M. Jerome, 276 George st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 88.

MISCELLANEOUS.

L. I. CITY.—3d st, s e cor Hayward st, 1-sty kiln shed, 15x89, slag roof; cost, $200; owner and architect, L. I. R. R. Co., L. I. City. Plan No. 84.

OZONE PARK.—Ocean av, w s, 190 n Liberty av, 1-sty brick railroad building, 38x85, slag roof; cost, $35,000; owner and architect, N. Y. Municipal Ry. Corpn., 85 Clinton st, Brooklyn. Plan No. 74.

L. I. CITY.—Harsall st, between Vernon av & Hamilton st, 1-sty frame shed, 14x24, paper roof; cost, $100; owners, King Bros., 2 Rector st, Manhattan. Plan No. 94.

SPRINGFIELD GARDENS.—Bay av, e s, 177 s Kissam av, 1½-sty frame boat house, 16x24, tin roof; cost, $350; owner, John New, 1823 George st, Evergreen. Plan No. 106.

Richmond.

DWELLINGS.

CATHERINE ST, s s, 320 w Rich av, Port Richmond, 2½-sty frame dwelling, 26x28; cost, $2,500; owner, Chas. Linquist, Port Richmond; architect and builder, Otto Lee, Port Richmond. Plan No. —.

JOHN ST, n s, 100 w Manor rd, Manor Heights, 1-sty tile bungalow, 25.6x40; cost, $2,500; owner, architect and builder, Leopold Leer, 2674 Valentine av, Manhattan. Plan No. 13.

TAYLOR AV, w s, 470 n Cedar st, West Brighton, 2-sty frame dwelling, 20.6x28; cost, $3,200; owner, Joseph Wells, West Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 17.

DU BOIS AV, e s, 133 s Post av, West Brighton, three 2-sty frame dwellings, 19x30; cost, $7,800; owner, Peter Larsen, Port Richmond; owner builds. Plan No. 18.

FRANKLIN AV, s w s, 96 Railroad av, Grant City, 1½-sty frame dwelling, 20x24; cost, $1,000; owner, architect and builder, Chas. Overbaugh, Grant City, S. I. Plan No. 21.

GUYON AV, n s, cor 7th st, 2-sty frame dwelling, 27.4x29; cost, $3,100; owner, C. A. Techlenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George; builder, C. K. Whitford, Port Richmond. Plan No. 16.

MIDLAND AV, e s, 48 n 9th st, Midland Beach, 1-sty frame bungalow, 14x50; cost, $300; owner, A. Cotton, 303 West 142d st, Manhattan. Plan No. 14.

NELSON AV, e s, 400 s Amboy rd, 2-sty frame dwelling, 26x40; cost, $2,900; owner, E. Heron, 59 West 46th st; architect, I. E. Wort; builder, Geo. W. P. Wort, Rossville, S. I. Plan No. 22.

MISCELANEOUS.

5TH ST, s s, s Guyon av, Oakwood, S. I., 1-sty frame chicken house, 62x26; cost, $500; owner, C. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George, S. I. Plan No. 15.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ELDRIDGE ST, 3, removal of 1st sty columns, stoop, steel beams, metal-covered store front to 3-sty brick stores and lofts; cost, $1,500; owner, Alvin R. Case, Jamaica, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 76.

FORSYTH ST, 12, removal of roof and partitions, change of operator's booth and screen, girders and columns (supporting roof), mason work, rearrangement of seating to 2-sty brick moving picture theatre; cost, $5,000; owner, Elias Leviuthal, 1830 Madison av; architect, Jacob M. Felson, 1133 Broadway. Plan No. 75

DUANE ST, 131-135, build new iron stair and elevator, terra cotta enclosures, fireproof doors, remove hatchway, fire resisting partition, metal-covered doors, remove scuttle, remove toilets, install toilet fixtures, terra cotta partition, new boiler room, build new terra cotta flue to 5-sty brick stores and lofts; cost, $12,000; owner, Estate of E. A. Hoffman, Inc., 258 Broadway, Wiliam H. Harris, president; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 102.

GREENE ST, 23-25, stairs, bulkhead, fireproof door to 5-sty brick lofts; cost, $400; owner, Rosalie Hyams, care architect, Peter J. McKeon, 13-21 Park Row. Plan No. 92.

SPRING ST, 139-41, pressure tank, gravity tank, enclosures, steel supports (to supply sprinkler system) to 7-sty brick store and lofts; cost, $2,300; owner, Samuel R. Betts, 52 William st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 84.

SPRING ST, 96-104, fireproof partitions, fireproof doors, construct fireproof stairway, new marble and mosaic floor and marble wainscot installed, new toilet rooms installed, fireproof windows to 8-sty brick (fireproof) light mfg.; cost, $10,000; owner, The U. S. Realty & Impt. Co., Wilson S. Kinnear, president, 111 Broadway; architect, Jay. H. Morgan, 331 Madison av. Plan No. 101.

SPRUCE ST, 15, fireproof partitions, kalamein fire doors, fireproof block stair enclosure to 8-sty brick factory lofts; cost, $3,000; owner, Wm. Zinsser Realty Co., Gustave Langman, Pres., 233 Broadway; architect, N. Grant Kelsey, 13-21 Park Row. Plan No. 107.

WILLETT ST, 100-102, remove show windows and wooden store cornice, construct new show windows, new galvanized iron cornice, erect new partitions, remove toilet and partition to 6-sty brick tenement; cost, $500; owners, Ruff & Hochester, 52 West 120th st; architect, Henry Regelmann, 133 7th st. Plan No. 104.

21ST ST, 225 East, to convert stable, printing shop and stable into garage, printing shop and storage, concrete floor, fireproof ceilings, structural steel, metal trimmings, galvanized iron skylight, kalamein doors and windows, plumbing fixtures, mason work, steam boiler, 3-sty brick; cost, $800; owner, Moore Estate, Mary J. Kelly, exr., 620 West 147th st; architect, Wm. A. Gorman, 110 Roosevelt av, Corona, L. I. Plan No. 81.

23D ST, 525 West, hand-hoist and shaft, terra cotta block, iron beams, concrete arch, skylight, metal-covered doors and sash to 4-sty brick store and lofts; cost, $700; owners, Smith & Bowman, 38 Park Row; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 93.

31ST ST, 132 West, remove pitch of sidewalk and build new pitch to 3-sty brick stable; cost, $200; owner, Robert William Taylor, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 105.

34TH ST, 28-30 West, removal of store fronts and vault lights, copper kalamein store front, stairs, sidewalk elevator to 8-sty brick stores and lofts; cost, $1,800; owner, Astor Estate, U. S. Trust Co., trustees, 45 Wall st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 94.

38TH ST, 1 East, fire escape, passageway to 5-sty brick lofts and offices; cost, $1,000; owner, Henry Sickel, 1 East 38th st; brick architores, Chas. Brady, 171 Madison av. Plan No. 80.

38TH ST, 70 West, copper-covered store front, iron stairs, removal of encroachments to 5-sty brick store and tenement; cost, $500; owner, Harriet B. Newberry, 14 Wall st; architect, Adolph E. Nast, 456 5th av. Plan No. 91.

42D ST, 250-52 West, tank, steel supports to 2-sty brick restaurant and lunch room; cost, $70; owners, Horan and Hardart, 900 West 50th st; architect, Jos. Isseks, 83 Pike slip. Plan No. 78.

50TH ST, 136 West, to convert 3-sty brick stable and dwelling into storage, dwelling and offices, fireproof windows, stairway, stair enclosures (metal and plaster), fire escape, skylights, mezzanine floor, removal of partitions; cost, $1,500; owners, Jas. H. Knight & Son, 221 West 49th st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 87.

51ST ST, 354 East, fireproof windows to 4-sty brick tenement; cost, $125; owner, Wm. Garber, 767 3d av; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 82.

92D ST, 301 West, stairs, bathrooms, partitions, raising of mansard roof, change of entrance; cost, $800; owner, Harvey J. Lefler, 302 West 99th st; plans by owner. Plan No. 98.

110TH ST, 145-51 West, remove present office; install same in present machine room, remove walls, new brick walls, construct new mezzanine floor, new stairs, new windows, install new water closet compartment to 1-sty brick garage and office; cost, $200; owner, Louis Blum, 145-51 West 110th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 106.

123D ST, 101 East, extend balconies, landing platform and iron stairway to balconies, partition, windows, rearrange partitions to 5-sty brick tenement; cost, $4,000; owner, Emigrant Industrial Savings Bank, 51 Chambers st, Thos. M. Mulry, president, 10 Perry st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 99.

129TH ST, 617 West, metal-covered store front, cabinet partitions, plumbing to 3-sty brick hotel; cost, $1,000; owner, Francis McD. Sinclair, 310 West 104th st; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

206TH ST, n s, 100 e 9th av, mason work, concrete piles, iron channels to 1-sty brick stable; cost, $175; owner, Alexander Walker, 414 Riverside Drive; architect, Chas. L. Fraser, 103 Park av. Plan No. 89.

BOWERY, 169, stairway, bulkhead to 5-sty brick store, loft and dwelling; cost, $150; owner, H. Clay Miner, 167 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 95.

BROADWAY, 570-76 West, gravity tank, pressure tank, enclosures, steel supports to 10-sty brick store and lofts; cost, $3,000; owner, 3d St. Realty Co., Henry Goldstein, Pres., 37 Liberty st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 97.

BROADWAY, 1241-51, erect new stair, erect new partitions to 5-sty brick store, restaurant & billiard parlor; cost, $500; owner, Jacob Wechler, 1241-51 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 103.

LEXINGTON AV, 742, remove stoop, install window, copper, kalamein, marble, remove steps, erect stair, metal lath and plaster partition to 4-sty brick stores and offices; cost, $650; owner, Sarah R. Simons, 2 East 58th st; architect, Chas. Dingeldien, Jr., 44 West 18th st. Plan No. 100.

LEXINGTON AV, 739-41 and 59th st, 136 East, removal of partitions, portion of dumbwaiter shaft, masonry, new partitions, mason work, struc. steel, concrete floor, wood flooring to 4-sty brick stores and tenement; cost, $3,500; owner, Schaefer Co., Rudolph Schaefer, Pres., 142 East 59th st; architect, Robt. J. Reiley, 477 5th av. Plan No. 96.

LEXINGTON AV, 138, stairs, skylights, removal of partitions to 4-sty brick store and dwelling; cost, $200; owner, Stella Walter, 138 Lexington av; architect, Henry S. Lion, 38 West 32d st. Plan No. 85.

MADISON AV, 315, metal-covered bay window to 2 and 4-sty brick stores and offices; cost, $300; owner, Watson Estate, A. M. Maclay, trustee, 31 Nassau st; architect, John H. Schier, 17 West 42d st. Plan No. 74.

ST. MARK'S PL, 77, partitions, bathroom fixtures to 4-sty brick tenement; cost, $200; owners, Weinstock & Brown, 85-89 Bleecker st; architect, Otto Reissmann, 147 4th av. Plan No. 90.

3D AV, 977, removal of partition and wall, steel column and girder, door, stairway, mason work, concrete arch, fireproof door to 5-sty brick tenement; cost, $500; owner, Tuxedo Realty & Improvement Co., 126 West 34th st; architect, H. A. E. Wunderlich, 550 Jackson av. Plan No. 79.

3D AV, 797-99, mason work, fireproof doors to 2-sty brick moving picture theatre and store; cost, $150; owner, Samuel Cohen, 412 East 51st st; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 83.

5TH AV, 516, n w cor 43d st, fireproof staircase to 14-sty brick factory lofts; cost, $7,500; owner, Rowan Realty Co., George H. Dowsey, Pres., 60 Wall st; architect, Wm. B. Tuthill, 287 4th av. Plan No. 108.

5TH AV, 142, pressure tank, gravity tank, steel supports, mason work to 10-sty brick loft; cost, $2,300; owner, Havemeyer Estate, Horace Havemeyer, exr, 1 East 66th st; architect, Royal J. Mansfield, 135 William st. Plan No. 88.

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Plans Filed, Alterations (Continued).

6TH AV, 723-27, tank, brick piers, steel supports to 3-sty brick dancing academy and restaurant; cost, $70; owners, Horn & Hardart, 600 West 50th st; architect, Jos. Isseks, 83 Pike slip. Plan No. 77.

10TH AV, 442, removal of partitions and brick work, brick walls, doors, store front, struc. steel to 5-sty brick store and tenement; cost, $1,500; owner, Harry H. Kohn, 7 East 93d st; architect, Geo. H. Van Auken, 20 West 31st st. Plan No. 73.

Bronx.

160TH ST, n s, 96 w Park av, 1-sty frame extension, 28.3x11.3, to 2½-sty frame dwelling; cost, $1,000; owners, H. J. & E. G. McArdle, 311 East 156th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 11.

CROTONA PARK SO, 654, 1-sty brick extension, 20x30, to 3-sty frame stores and dwelling; cost, $800; owners, Townsend Co. & Schacht, 850 St. John's pl, Brooklyn; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 14.

FORDHAM RD, 557, new store front, new fireproofing, &c, to 1-sty brick stores and garage; cost, $1,200; lessee, Heubert Hausen, 556 Fordham rd; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 13.

KEPLER AV, 4304, 1-sty frame extension, 16.1x10, to 2-sty frame dwelling; cost, $300; owner and architect, W. A. Ellis, on premises. Plan No. 15.

WEBSTER AV, e s, 375 n Claremont pkway, 1-sty frame extension, 15x40, to 1-sty frame shed; cost, $100; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architects, De Bose & Cavalieri, 2333 1st av. Plan No. 12.

Brooklyn.

BAYARD ST, 94, interior alterations to 2-sty factory; cost, $150; owner, Thos. Murcott, 298 Union st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 247.

BRIDGE ST, 50, extension to 7-sty factory; cost, $6,000; owners, Kirkman & Sons, 215 Water st; architect, Geo. A. Elliott, Walton st and Jeffrey av, Queens. Plan No. 311.

CLYMER ST, 70, plumbing to 3-sty tenement; cost, $125; owner, Gustave A. Werner, on premises; architect, August A. Werner, on premises. Plan No. 379.

FULTON ST, 1377, interior alterations to 2-sty dwelling; cost, $600; owner, Nicola Libretti, on premises; architect, Dominick Salvati, 525 Grand st. Plan No. 238.

GRAND ST, 331, exterior alterations to 3-sty dwelling; cost, $700; owner, Jos. Jacobs, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 242.

HICKS ST, 178, extension to 3-sty dwelling; cost, $500; owner, J. Harry Jourdan, 39 Monroe pl; architect, Edw H. Lawler, Little Falls, N. J. Plan No. 258.

JAY ST, 52, interior alterations to 3-sty dwelling; cost, $750; owner, Thos. Martens, on premises; architect, Harrold J. Dangler, 315 Montague st. Plan No. 362.

JORALEMON ST, 185, interior alterations to 3-sty dwelling; cost, $3,500; owner, Miss Adelinde Prendegast, 137 Hicks st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 367.

MAPLE ST, 659, interior alterations to 2-sty dwelling; cost, $200; owner, Guiseppe Rasulo, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 253.

MORRELL ST, 27, interior alterations to 2-sty club rooms; cost, $1,200; owner, Z. Verin, 26 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 251.

POWELL ST, 435, interior alterations to 3-sty tenement; cost, $600; owner, Ethel Misicant, 435 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 316.

ROCKWELL PL, 2, fire-escape to 3-sty offices; cost, $1,025; owner, Edison Elec. Co., 360 Pearl st; architect, same. Plan No. 355.

ROEBLING ST, 219, interior alterations to 2-sty dwelling; cost, $300; owner, Z. Deishowitz, on premises; architect, Chas. M. Straub, 147 7th av, Manhattan. Plan No. 275.

SMITH ST, 205, exterior alterations to 3-sty store and dwelling; cost, $300; owner, Jos. Silver, 327 Washington st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 326.

STANHOPE ST, 303, extension to 2-sty dwelling; cost, $1,200; owner, John Galsong, 303 Stanhope st; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 349.

SUTTON ST, 100, interior alterations to 4-sty factory; cost, $350; owner, Amello Alberti, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 255.

WOODHILL ST, 5, interior alterations to 3-sty dwelling; cost, $300; owner, John J. Gabey, on premises; architect, John Burke, 372 Union st. Plan No. 284.

1ST PL, 98, extension to 3-sty store and dwelling; cost, $5,000; owner, Bertram Bischoff, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 333.

SOUTH 2D ST, 16, interior alterations to 11-sty factory; cost, $650; owner, American Sugar Ref. Co., South 4th and Kent sts; architect, Godfrey Engle, 123 Winthrop st. Plan No. 290.

SOUTH 2D ST, 395, extension to 2-sty dwelling; cost, $450; owner, Jos. Levy, 397 South 2d st; architect, H. M. Entlich, 29 Montrose av. Plan No. 365.

13TH ST, 354, interior alterations to 2-sty garage; cost, $400; owner, Claus Hochorst, 594 6th st; architect, John T. Riggs, 62 Cedar st, Manhattan. Plan No. 319.

WEST 15TH ST, 2867, extension to 1-sty dwelling; cost, $500; owner, Antonio Maresco, on premises; architect, W. Richter, 4411 18th av. Plan No. 366.

EAST 15TH ST, 384, interior alterations to 2-sty shop; cost, $3,000; owner, Abr. Traube, 1416 Cortelyou rd; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 273.

WEST 30TH ST, 2954, extension to 3-sty boarding house; cost, $300; owner, Mary N. White, 473 Washington av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 380.

49TH ST, 313, interior alterations to 2-sty dwelling; cost, $175; owner, Wm. Rupf, 518 52d st; architect, Jno. Hartung, 546 2d st. Plan No. 266.

53D ST, 469, extension to 3-sty dwelling; cost, $500; owner, Anna Batwnick on premises; architect, Emil J. Ericson, 5614 6th av. Plan No. 238.

BROADWAY, 690, interior alterations to 3-sty dwelling; cost, $500; owner, Mfgrs. Citizens Trust Co., 774 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 382.

CHRISTOPHER AV 100, extension to 2-sty dwelling; cost, $150; owner, Ike Balanditsky, on premises; architect, A. B. Stromwasser, 287 Vermont av. Plan No. 322.

FLATBUSH AV, 336 exterior alterations to 5-sty tenement; cost, $800; owner, Jacob Kaplan, on premises; architect, Dennis Grillo, 193 4th av. Plan No. 361.

FLATBUSH AV 102, plumbing to 5-sty store and offices; cost, $800; owner, Painless Parker, 104 Flatbush av; architect, Thos. W. Edgerton, 211 5th av. Plan No. 301.

FLUSHING AV, 727 interior alterations to 3-sty tenement; cost, $250; owner, Reato Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 250.

GRAHAM AV, 197, interior alterations to 3-sty dwelling; cost, $800; owner, Abr. Ensid, 234 Graham av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 297.

GRAVESEND AV, 484, extension to 2-sty dwelling; cost, $675; owner, August Wuest, 324 East 7th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 372.

HAMBURG AV, 474 interior alterations to 1-sty theatre; cost, $800; owner, John Clement, on premises; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 270.

HAMBURG AV, 478, interior alterations to 1-sty theatre; cost, $800; owner, John Clement, 474 Hamburg av; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 269.

HOWARD AV, 498, extension to 4-sty tenement; cost, $500; owner, Barnet Gilbert, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 239.

IRVING AV, 208, interior alterations to 3-sty tenement; cost, $500; owner, Jacob E. Doernbacher, 217 Wyckoff av; architects, Louis Bergen & Co., 1652 Myrtle av, Queens. Plan No. 279.

MANHATTAN AV, 610, interior alterations to 3-sty tenement; cost, $350; owner, Harry Hecht, 732 Manhattan av; architect, H. M. Entlich, 29 Montrose av. Plan No. 241.

MANHATTAN AV, 393, interior alterations to 3-sty tenement; cost, $150; owner, Guiseppi Ancioline, 398 Manhattan av; architect, Dominick Sabati, 525 Grand st. Plan No. 293.

MYRTLE AV, 803, interior alterations to 3-sty store and dwelling; cost, $200; owner, Matt Fitzgibbon, on premises; architect, Jas. A. Boyle 367 Fulton st. Plan No. 344.

NEW UTRECHT AV, 5804, extension to 2-sty dwelling; cost, $2,000; owner L. Ricardo, on premises; architect, Angelo H. Martere, 6005 14th av. Plan No. 317.

PITKIN AV, 1842, plumbing to 3-sty dwelling; cost, $300; owner, Chas. Rosenberg, 77 Boyd st, Rohanna, N. Y.; architect, Philip Beyer, 250 Bond st. Plan No. 375.

SEA BREEZE AV, 235 e Ocean pkway, extension to bath house; cost, $15,000; owner, Brighton By the Sea Co., 162 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 354.

STONE AV, 628, extension to 2-sty dwelling; cost, $1,000; owner, Abr. Levine, 620 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 263.

TROY AV, 140, extension to 3-sty store and tenement; cost, $500; owner, Giovannina Spurucco, 148 Troy av; architect, Pasquali Gagalardi, 239 Navy st. Plan No. 352.

WASHINGTON AV, 689, interior alterations to 2-sty dwelling; cost, $500; owner, Michael Luango, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 345.

4TH AV, 313, interior alterations to 4-sty tenement; cost, $400; owner, Frank Pamusa, 315 4th av; architect, W. J. Conway, 400 Union st. Plan No. 381.

5TH AV, 725, interior alterations to 2-sty depot; owner, Nassau Elec. R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 320 Bowne av. Plan No. 248.

19TH AV, 8774, exterior alterations to 2-sty store; cost, $500; owner, Benj. Sarzelier, Bath and 19th avs; architect, Wm. Richter, 4411 18th av. Plan No. 283.

14TH AV, 6223, extension to 3-sty tenement; cost, $400; owner, Pasquale Crea, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 249.

Queens.

BAYSIDE.—Park av, s w cor 2d st, plumbing in office; cost, $125; owner, Bayside Lumber Co., premises. Plan No. 122.

BAYSIDE.—Lamartine av, n w cor 5th st, enclose balcony on dwelling; cost, $100; owner, J. Hunke, on premises. Plan No. 72.

COLLEGE POINT.—14th st, 43, 2-sty frame extension, 23x19, rear dwelling, tin roof, interior alterations; cost, $1,700; owner, Peter Ehalt, premises; architect, J. G. Pfuhler, 14 12th st, Whitestone. Plan No. 118.

CORONA.—47th st, e s, 221 n Jackson av, interior alterations to dwelling; cost, $75; owner, M. N. Purp, on premises. Plan No. 80.

DOUGLASTON.—Bay av, s e cor Regatta pl, 1-sty frame extension, 16x9, rear barn and interior alterations to provide for dwelling; cost, $2,500; owner, H. G. Peper, premises; architect, Carl Hartzelius, 374 Vanderbilt av, Brooklyn. Plan No. 115.

ELMHURST.—Bowne st, n s, 175 e Washington st, interior alterations to dwelling; cost, $100; owner, R. Guidlein, on premises. Plan No. 68.

EVERGREEN.—Myrtle av, 2399, erect marquise on store; cost, $100; owner, Chas. Marquardt, on premises. Plan No. 79.

FAR ROCKAWAY.—Central av, s s, 370 e Cornagao av, general repairs to dwelling after fire damage; cost, $3,000; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 81.

FLUSHING.—22d st, e s, 120 s Franconia av, 1-sty frame extension, 9x25, rear of dwelling; cost, $100; owner, H. C. Trulson, on premises. Plan No. 94.

GLENDALE.—Lotus st, 45, 1-sty frame extension, 11x19, rear of dwelling, tin roof, interior alterations; cost, $500; owner, G. Hoehn, on premises; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 92.

L. I. CITY.—Jackson av, 630, two sky signs; cost, $400; owner, Amer. Locomotive Co., premises. Plan Nos. 75-76.

L. I. CITY.—Jackson av, s w cor Honeywell st, 5-sty concrete extension, 15x38, rear of factory, slag roof, interior alterations; cost, $500; owner, Goodyear Improvement Co., Akron, Ohio; architects, Wallis & Goodwille, 56 West 45th st, Manhattan. Plan No. 114.

L. I. CITY.—Hancock st, 499, plumbing in dwelling; cost, $150; owner, N. Perternone, premises. Plan No. 101.

OZONE PARK.—Lawn av, w s, 200 s University pl, plumbing in dwelling; cost, $140; owner, Wm. Poole, premises. Plan No. 110.

OZONE PARK.—Lawn av, 1143, plumbing in dwelling; cost, $500; owner, E. Helder, premises. Plan No. 77.

OZONE PARK.—Lawn av, e s, 234 n Jerome av, plumbing to three dwellings; cost, $300; owner, A. Crispio, on premises. Plans Nos. 96-97-98.

MASPETH.—3d st, s s, 106 w Broad st, plumbing in dwelling; cost, $300; owner, L. Purzner, premises. Plan No. 83.

RICHMOND HILL.—Spruce st, n e cor Central av, plumbing in dwelling; cost, $75; owner, J. McDonald, premises. Plan No. 67.

RICHMOND HILL CIRCLE.—Remington av, w s, 500 s Stover st, 1-sty frame extension, 12x25, side dwelling, tin roof; cost, $100; owner, Jos. Everling, premises; architect, L. F. Schillinger, 167 Van Sicien av, Brooklyn. Plan No. 117.

RICHMOND HILL.—Hamilton st, 216, plumbing to ten dwellings; cost, $500; owner, Bank of L. I., Richmond Hill. Plan No. 99.

RIDGEWOOD.—Myrtle av, 1751, interior alterations in store and dwelling; cost, $60; owner, R. Ogren, premises. Plan No. 70.

ROCKAWAY BEACH.—North Pier av, e s, 50 n Boulevard, 1-sty frame extension, 8x57, side and rear of storage; cost, $400; owner, D. Konofsky, 136 Boulevard, Rockaway Beach; architect, W. Rothschild, Rockaway Beach. Plan No. 112.

ROCKAWAY BEACH.—Undine av, e s, 302 s Boulevard, 1-sty frame extension, 3x22, side four dwellings, tar and gravel roof; cost, $600; owner, Mrs. Matilda Colsing, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 108.

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WHITESTONE.—8th av, 23, new store front to dwelling; cost, $200; owner, J. Kaniel, premises. Plan No. 100.

WINFIELD.—Franklin st, 28, interior alterations in dwelling; cost, $500; owner, Jos. F. Negreen, premises. Plan No. 71.

WOODHAVEN.—Fulton st, 4441, 1-sty frame extension, 9x14, side dwelling, tin roof; cost, $225; owner, Theo. Wagner, 4069 Ferris st, Woodhaven; architect, H. Bruecher, 720 Prospect st, Brooklyn. Plan No. 109.

WOODHAVEN.—Atlantic av, n s, 125 w Freedom av, new plumbing in two dwellings; cost, $150; owner, Julius Glasser, premises. Plan Nos. 102-3.

WOODHAVEN.—Atlantic av, n s, 75 w Freedom av, plumbing in two dwellings; cost, $150; owner, Pierpont Davenport, premises. Plan Nos. 104-5.

Richmond.

GUYON AV, s w cor 6th st, Oakwood, alteration to frame dwelling; cost, $1,100; owner, Chas. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George, S. I. Plan No. —.

CASTLETON CORNERS.—S. I. Farm Colony, alterations to dormitories; owner, City of New York; builder, Spuyten Duyvil Const. Co. Plan No. —.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 16. The location is given, but not the owner's address.

JERSEY CITY.—Herman W. Sturcke, 320 Jackson av, 4-sty brick alteration, $500; Harry A. Brooke, north side Clifton pl, 31 ft. east of Baldwin av, 4-sty brick, $9,000.

BAYONNE.—John Greenberg, 23 West 52d st 2-sty frame, $5,000.

PASSAIC.—James Mara, northwest cor 3d and Essex sts, 3-sty brick, $10,000.

WEST NEW YORK.—Luigi Di Bello, 711 Hudson av, 3-sty brick, $8,000.

OCEAN CITY.—John Brownlee, southwest cor 7th st and Asbury av, 3-sty brick, $17,000.

NORTH BERGEN.—National Building Co. of West Hoboken, 309, 311, 313, 317, 319 Courtland st, five 4-sty brick, $70,000; National Building Co. of West Hoboken, 913 Traphagen st, 3-sty brick, $12,000.

NEWARK.—Meyer Geller, 25 Stuyvesant av, 3-sty frame, $8,000; Filippo, Mizzoni and Bonerba Bros., 209 New st, 3-sty brick, $7,000; Michele Jannelli, 10-12 7th av, two 3-sty frame alteration, $300; Ernest A. Adams, Jr., 355-357 Bank st, two 3-sty frame alteration, $400.

MONTCLAIR.—William A. Pearson, 103-105 Grove st, two 3-sty frame alteration, $2,000.

ELIZABETH.—Epstein & Bernstein, 546 South Park st, 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for three 3-sty flats, 35x72 ft. each, at 112-118 Tonnelle av for Harry J. Max, 9 Orient av, owner and builder. Cost, about $15,000 each.

ELIZABETH, N. J.—M. B. Silberstein, 17 Market st, Newark, has completed plans for a 3-sty frame tenement, 22x72 ft., at 546 South Park st for Epstein & Bornstein, 35 Hunter st, Newark, owners and builders. Cost, about $6,000.

DWELLINGS.

NEWARK, N. J.—Work will soon start on the 2½-sty frame residence, 22x50 ft., at 42 North 18th st for Mary Ann Francis Bowden, 42 North 15th st, East Orange, N. J., owner and builder. Cost, about $5,000.

HACKETTSTOWN, N. J.—Plans have been prepared privately for a 2½-sty frame residence in Center st, near Main st, for Leslie I. Cook, corner of Center and Main sts, owner and builder. Cost, about $5,000.

IRVINGTON, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for two 2½-sty frame residences at Frederick Terrace for Jas. V. Padula, corner of Bruce st and Prospect pl, Newark. Cost, about $4,500.

RIDGEFIELD PARK, N. J.—Plans have been prepared by Gingaam Schipper, owner, 189 Teaneck rd, for a 2½-sty frame residence to cost about $3,000.

SOMERVILLE, N. J.—Jacques Vanderbeck, 64 West Main st, is preparing plans for four 2-sty residences in East Main st, for Jacob Breen, South Gaston av, owner and builder. Cost, about $4,000 each.

PLAINFIELD, N. J.—William Clum, Park av, has completed plans for six 2½-sty frame residences on Leland av, for the Berry Building & Construction Co., Enoc Berry, 228 Emerson av, president. Cost, about $5,000 each.

NEW JERSEY.—George E. Crane, 2706 Jamaica av, Richmond Hill, L. I., is preparing plans for two 2¼-sty frame residences for Fred W. Noback, Cedar av, Richmond Hill, owner and builder. Total cost, about $8,000. Exact location withheld.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan, have been commissioned to prepare plans for alterations to the hospital on Lincoln av, for the Orthopaedic Hospital & Dispensary of New Jersey, 148 Scotland st, Orange.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—George S. Drew, State House, Trenton, N. J., has completed plans for a brick experimental building for the New Jersey Agricultural Experimental College, Blackpool, st, New Brunswick. Cost, about $4,000. Bids will probably be taken by architect about February 11.

THEATRES.

JERSEY CITY, N. J.—Walter Hankin, Trenton, N. J., has completed plans for a 2-sty brick theatre at Ocean av and Union st, for the Fairmount Amusement Co., Joseph McCarthy, Spingarn Building, president.

OBITUARY

WILLIAM P. NOLAN, a retired general contractor, died at his home, 506 11th st, Brooklyn, Friday, January 15. He was born in Ireland sixty-one years ago and had been a resident of Brooklyn for more than forty years. He is survived by three sons.

JOHN VAN DAM, a prominent mason and general contractor, died of heart disease after a brief illness at his home, 175 North Main st, Paterson, N. J., Tuesday, January 12. Mr. Van Dam was born in Holland sixty-five years ago and had been in this country since he was nineteen years of age. He is survived by two sons and four daughters.

HENRY CLARK BISSELL, for more than twenty years connected with the Habirshaw Wire Company in an executive capacity, died at his home, 15 Dudley pl, Yonkers, after an illness of less than a week. Mr. Bissell was stricken with pneumonia last Friday, the day after the death of his wife, Mrs. Margaretta Prime Bissell. He is survived by a daughter, Mrs. H. B. Ogilby, of Yonkers.

DAVENANT RODGER, well known civil engineer, died of pneumonia, Tuesday, January 19, at the home of his friend, Dr. K. F. Junor, 458 East 29th st, Brooklyn. Mr. Rodger was born in Canada sixty-two years ago. He was connected with the construction of the Canadian Pacific Railroad and the Cape Cod Canal and had been engaged in extensive work in the construction of the Croton aqueduct. He is survived by his brother, a merchant of Montreal.

PERSONAL AND TRADE NOTES.

THOMAS W. GOLDING, consulting structural engineer, has moved his offices to 25 West 42d st.

HARRY McNALLY BUILDING CO., formerly at 5 East 42d st, has moved its offices to 1974 Broadway.

LEWIS O. BREWSTER was recently appointed general manager of the New York Insulated Wire Co., 114 Liberty st.

HENRY GOLDMARK and C. J. GOLDMARK, have opened offices at 103 Park av, where they will practice as consulting engineers.

LOTH & WHITE, architects, have recently opened offices for the practice of their profession at 130 State st, Albany, N. Y.

JOSEPH T. RYERSON & SON, of Chicago, have offered a prize of $100 for the best name to cover a line to tool steels which they are selling.

DANIEL F. FULTON, city engineer of Yonkers, N. Y., has recovered from the effects of his recent automobile accident and has resumed his official duties.

FREDERICK C. NOBLE, civil engineer, member of the American Society of Civil Engineers, has opened an office for the practice of his profession at 50 Church st.

ARTHUR H. DIAMANT, formerly construction engineer of Canavan Bros. Co., has been made president and managing engineer of the Excavation & Foundation Co., Inc., New York City.

GENERAL THEODORE A. BINGHAM, consulting engineer to the Department of Bridges, and Leon S. Moiseff, assistant consulting engineer, will sever their connections with the department February 1.

STATE ARCHITECT LEWIS F. PILCHER has made recommendation that the State erect an eleven-story office building in Albany to house State departments which now have to rent quarters outside of the capitol.

M. B. TOCH, who has a large acquaintance among architects and builders, and formerly with the Traitel Marble Co., of Long Island City, is now associated with the Consolidated Metal Fireproofing Co., 414-420 East 125th st.

N. I. MATHER AND CAREY M. CARLTON, architects, have formed a partnership for the joint practice of their profession, with offices at 770 O'Neil Building, Binghamton, N. Y. The firm will be known in future as Mather & Carlton.

CHARLES HERBERT McCLARE, A. I. A., AND FREDERICK S. BOYD, S. B., architects, have formed a partnership for the joint practice of their profession under the name of McClare & Boyd, 649 Massachusetts av, Cambridge, Mass.

THE KERR TURBINE COMPANY, of Wellsville, N. Y., has announced that its New York office is now in charge of Benjamin G. Fernald as district manager. Its office remains in the Singer Building, but has been removed to the Annex at 95 Liberty street.

WILBUR S. KNOWLES, a prominent Manhattan architect, was seriously injured near his home, 640 Park av, East Orange, N. J., when struck by an automobile Tuesday, January 19. Mr. Knowles has sustained a possible fracture of the skull and is injured internally.

THE CITY PLAN COMMISSION OF NEWARK has been requested by the National Conference on City Planning to supply information concerning the size of home building sites in Newark as part of the data being collected in the attempt to solve the problem of tenement house congestion in the big cities of the country. In Newark the average city lot is 25x100 feet and in the Oranges 50x100.

H. H. ROGERS, one of the directors of the Standard Oil Company, is having a new residence erected at Southampton, and one of its most attractive architectural features will be the roofing, which will be red clay tile made to order especially for this job. The surface of the tile has a rough, uneven effect to conform with the old mission style of architecture of the structure. This contract was secured by the Atlas Roofing Company of Newburgh through the architect having seen the roof on Robert Goelet's residence at Glenmere Lake, Florida, N. Y., which was put on by this company several years ago and presents a very pleasing appearance, and is the only roof of the sort in this country.

BUCKINGHAM STEEL CO., INC., has moved its offices from 50 Church st to 25 West 42d st. Mr. Kaufman and Mr. De Motte have retired from the company, and their interests have been acquired by Charles E. Marlor and Thomas W. Golding. The operations of the company are now under the direction of Walter E. Buckingham, president; Charles E. Marlor, secretary and treasurer, and Thomas W. Golding, engineer. Mr. Marlor was for many years connected with the firm of Milliken Bros., as general superintendent and for the last four years was general manager of the Central Foundries Co. Mr. Golding was also formerly connected with Milliken Bros., and recently was assistant engineer of the Board of Education of New York City. He will have supervision of design and construction.

TRADE AND TECHNICAL SOCIETY EVENTS.

INTERSTATE MANTLE & TILE DEALERS' ASSOCIATION will hold its twelfth annual convention in Baltimore, Md., February 9 to 11, inclusive.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

ASSOCIATION OF MASTER PLUMBERS OF NEW YORK, Manhattan branch, will hold a barn dance at the Lexington Assembly Rooms, Wednesday evening, February 3.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

ARCHITECTURAL LEAGUE OF NEW YORK held its regular monthly meeting at 215 West 57th st, January 19, at which Professor Howard Crosby Butler of Princeton University delivered an address upon his work during the past five years in excavating the Temple of Artemis at Sardis, Asia Minor. The address was illustrated by stereopticon views.

THE EFFICIENCY SOCIETY, INC., will hold its annual meeting at the Hotel Biltmore, Monday, January 25. The business meeting for election of officers will be held in the morning. For the afternoon a conference is scheduled on "Welfare and Unemployment." A banquet is to be held in the evening with addresses on the work of the United Stats Navy.

NATIONAL LIME MANUFACTURERS' ASSOCIATION.—The annual meeting will be held in Washington, D. C. Feb. 3-4, at the New Willard Hotel. One of the objects it is desired to accomplish is to convert the Treasury Department to the use of lime in the concrete of public buildings. The Secretary is Frederick K. Irvine, Chicago, Ill.

NEW YORK SOCIETY OF ARCHITECTS.—The regular monthly meeting of the society was held at the United Engineering Society's Building, 29 West 39th st, Manhattan, Tuesday evening, January 19th. Among the matters discussed was the Registration bill for architects now pending at Albany, the passage of which is earnestly advocated by the society in the interest of the profession and the general public. The proposed exclusion of three-family houses from the operation of the Tenement House Law also came up for discussion, and the society's Committee on Tenements was instructed to confer with the Investigating Committee of the Council of Real Estate Interests with a view to favorably influence the action of the latter in this matter.

Libman Co. Receiving Bids.

The Libman Contracting Company is receiving estimates from general contractors and builders for the erection and completion of Public School No. 55, located at south side of St. Pauls place, between Washington and Park avenues, Bronx. A detailed schedule of the operation can be had upon application to the F. W. Dodge Company, showing contracts awarded, amounts and volume of material at present on the operation. The plot has been fully excavated, and footings are all installed; first payment under the terms of the contract has been approved and certified by the Department of Education, and immediate possession could be taken of the premises. Steel is already fabricated, limestone cut and terra cotta details approved. A separate estimate will be received by the Libman Contracting Company for the value of the plant and equipment now upon the said premises.

BUILDING MATERIALS AND SUPPLIES

GENERAL STRENGTHENING TONE OF THE MARKET NOTED AS CONSTRUCTION SEASON APPROACHES—PRICE TREND UP

Suburban Requirements Approach Normal—Gynbco's Annual Meeting

WITH the opening of the building season only six week off, the material market displayed more strength this week on inquiry. Specifications to manufacturers from wholesalers are comparing favorably with those in January a year ago, indicating that dealers expect a fair volume of first quarter business. Second quarter business is decidedly better. Some of the largest distributors are in the market for normal spring supplies and much of the early winter hesitancy is disappearing.

Continued mild weather helped the consumption of common brick. But it also permitted Haverstraw brick to come in. Prices advanced, however, as the cold spell approached. Cement plants are undergoing their annual repairs and have either curtailed outputs or have suspended temporarily. Lime manufacturers are also getting ready for spring business. Agents say some are putting in larger capacity.

Lumber is being held at prices nearer list. The meagre cutting made necessary by light snow falls is having its effect upon the supply.

Structural steel is steady at 1.21c. and 1.26c., tidewater. Pig iron is also reported to be firmer. Equipment companies have been showing more interest in second quarter deliveries.

New levels have been reached in linseed oil. It has been half a year since this commodity has reached 60 cents, where it now is. It is not expected to go higher. The Duluth market has eased off practically two cents. Paint interests, however, apparently are not taking any chances. Local distributors declare that the demand is still good. The supply here is not heavy. Coal is in weak demand. Mines are operating under restricted output. A change is expected now that colder weather has set in.

Some suburban retailers see indications of a continuation of industrial building expansion. Development companies are also showing signs of activity. This is taken as an indication of general easing of money. Speculative interests are usually about the last to obtain financial backing, following a depression, and only the strongest are making their plans. The scope of the preparations are being made by interests owning Newark, Jersey City, Elmora, Plainfield and Westfield acreages indicates that the New Jersey demand for building material will be at least keen. Westchester development operations are still quiet, but Queens activity is beginning to be felt in inquiries for second quarter and midsummer deliveries. There is marked improvement in the burned clay building material inquiry in that quarter, according to the largest manufacturers of this kind of building material.

Following is the week's new building plan filings. In the corresponding week last year 148 new building plans were filed with an estimated value of $2,073,945.

	Week ending, Jan. 15.		Jan. 22.	
	No.	Est. val.	No.	Est. val.
Manhattan	6	$442,100	3	$830,000
Bronx	16	262,000	9	224,050
Brooklyn	47	322,250	54	412,650
Queens	57	130,950	40	97,750
Richmond	6	10,790	11	23,800
Totals	126	$1,168,690	117	$1,588,250

PORTLAND CEMENT.

Prices Unchanged, But Manufacturers Are Making Repairs.

PRACTICALLY every cement plant is undergoing repairs in the Lehigh and Hudson district. It is significant, however, that this year the repairs are on a somewhat more elaborate scale than heretofore, indicating that manufacturers in the East at least are laying plans for a general improvement in business.

Discussing the situation in the eastern market this week a leading manager said:

"Here and there I find real evidence of a change in the general trend of business. Inquiry is better, the Ingersoll-Rand and similar companies are taking some big orders, the railroads are coming out with held back construction work and collections are better. This is being reflected in Portland cement. The seventy-five cent valley basis still holds, and there does not seem to be any disposition to change it. It is the logical outcome of a restricted market and a disposition on the part of manufacturers to clear as much as possible before the spring demand develops.

"Personally I look for much better things. Export business is increasing, we have weathered the shock of the war, our financial markets are open again and the mortgage market here and elsewhere throughout the country is much easier. We are operating our plant to full capacity, but for the moment we have curtailed to make repairs, as is customary at this time of the year. We are planning for an increasing volume of business this year."

WINDOW GLASS.

Production Curtailed, Although Manufacturers Are Looking to Foreing Trade.

ACCORDING to advices received throughout the country from glass interests of all kinds, domestic business in eastern territory is still exceptionally dull, and there is no immediate prospect of much increase in output. One leading importing and jobbing house says its trade has fallen off since August 1 about one-third. Another equally good establishment gives its output for 1914 as less by two-thirds than normal. Just now buyers are more interested in taking and calculating inventory than buying glass.

A feature of much of the foreign business is that it is wanted in stock sheets, that for window glass, 100 sq. ft. to case, as put up usually in Belgium and England against 50 sq. ft. here. For the British Isles they want it in cases of 300 sq. ft. for single thick, and 200 sq. ft. double thick, from which they cut to suit instead of our method of cutting and shipping many stock sizes from the factories, ready for consumption.

Current prices for window glass in the local market is 90-10 to 90-15 per cent. for single thick and 90-15 to 90-20 per cent. discount for double thick, from jobbers' list.

LIME.

Big Companies Holding to List Under Keen Competition.

WHILE the general lime market has maintained a fairly steady position in this market there has been some shading by smaller companies. The larger companies are holding steadily at the list price, however.

The sales manager of a big manufacturing company said:

"The lime market in general is picking up. We believe that even this unsettled condition in the price situation is temporary. Competition has been keen. There is likely to be a reaction at this time of the year, but I am convinced that this time the recovery will be prompt in coming because of generally improving conditions in the building and construction situation."

LAWRENCE STOCKHOLDERS TO MEET.

Special Trip to Siegfried, Pa., to Inspect Plant.

STOCKHOLDERS of the Lawrence Portland Cement Co., of 1 Broadway, and of Siegfried, Pa., Ernest R. Ackerman, president, will meet on Wednesday, January 27. A special train has been arranged to convey those coming from Eastern New Jersey and New York to the plant. The ferry connecting with this train will leave the foot of West 23d street at 8.35 in the morning, and from Liberty street at 8.45 o'clock. The train will arrive at Siegfried at 11.30 o'clock. It will leave on the return trip at 5.30 o'clock, arriving at Liberty street at 8.07 in the evening.

GNYBCO'S ANNUAL MEETING.

Question of Policy Vested in Committee of Seven.

AT the annual meeting of the Greater New York Brick Company, held on Tuesday, at 103 Park avenue, the old officers and old board were re-elected as follows: John B. Rose, president; A. E. Aldrich, vice-president; Frank DeNoyelles, secretary, and Robert Main, treasurer. The return of Philip Goldrick to the board restores it to its full membership. A committee of seven was appointed by President Rose to establish a new policy for the company, the board agreeing to abide by the recommendations of this committee.

The review of the brick situation for 1914 showed a good year, considering the curtailment in building construction during the last five months. President Rose outlined the prospects for 1915, which, he said, tended toward normal.

MECHANICS AND TRADERS BANQUET.

Brooklyn Dealers Have Fourteenth Annual Get-To-gether Feast.

WHEN it comes down to the art of making business rivals fraternize, M. N. Canda, G. W. Anderson and Daniel J. Morrison carry their own commercial enterprise and ingenuity into the realms of pleasure for others and get away with it. That is why the fourteenth annual banquet of the Mechanics and Traders' Exchange, in Brooklyn, Thursday night, took a frontispiece in the history of Goodfellowship Among Brooklyn Building Material Distributors and will long serve as a precedent for other committees to follow.

That was, in brief, the essence of the remarks of President J. T. Castle when he addressed the two hundred guests before the real party began, but the volume of applause and cheering that greeted his expression of gratitude gave evidence that every person there had for some time been merely waiting to give utterance to similar sentiments.

The Imperial banquet hall never harbored a more jovial assemblage. There were entertainers galore who demonstrated that "Made in America" voices at least had a competitor's chance with those "Made in Germany" or raised in Milan, but, aside from the oratory of President Castle, whose speech occupied just two and five-tenths minutes by the clock, which immediately thereafter was turned to the wall; the stentorian tones of the spellbinder were made conspicuous by their absence. The rising vote of appreciation given by the guests put a final peace tax stamp upon the note of harmony engendered by the get-together idea.

COMMON BRICK.

Prices Advance—Supply Low—Unloading More Active.

COMMON brick moved up early this week from $5@5.25 per M. wholesale to $5.75 to $6. Incidentally the unloading from barges to job was the heaviest full week this year, the total being 2,077,000. Cold weather and a gradual revival of building were factors in bringing about the advance. When the week opened there were only two open barges left on the market. When it closed there were 6 open barges left and 44 on the covered list, making a total of 60 barge loads, or 21,000,000 brick. Gnybco reported yesterday that it had only two open barges in the basin and these had been spoken for. They were quoting today and will continue to quote only covered brick. It was predicted by one agent that before the week ends, providing there is favorable building weather, the price for good covered brick will go as high as $6.25.

Raritan brick stiffened at prices running from $5.75 to $6. At the banquet of the Brooklyn dealers on Thursday night the statement was freely made by large and small distributors that a more liberal inquiry had developed within the last ten days than at any time since October.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 21, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Jan. 15, 2.

	Arrived.	Sold.	Covered.
Friday, Jan. 15.....	0	0	0
Saturday, Jan. 16.....	0	0	0
Monday, Jan. 18.....	0	1	0
Tuesday, Jan. 19.....	9	3	4
Wednesday, Jan. 20.....	0	0	1
Thursday, Jan. 21.....	0	1	0
Total	9	5	5

Reported en route, Friday, Jan. 22—0.

Condition of market, weak. Prices: Hudsons, $5.75 to $6, firm; Raritans, $5.75 and $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Open cargoes left over Friday A. M., Jan. 22—5. Covered, 5; covered sold, 2; total covered left over Jan. 21—44.

Unloading.

Jan. 8...16	382,000	Jan. 15...14	459,000
Jan. 9...11	218,500	Jan. 16...14	385,000
Jan. 11...18	476,000	Jan. 18...7	30,000
Jan. 12...4	10,000	Jan. 19...16	480,500
Jan. 13...12	159,500	Jan. 20...12	395,500
Jan. 14...17	606,000	Jan. 21...13	326,500
Total...78	1,852,000	Total...76	2,077,000

1914.

Left over, Friday A. M., Jan. 16—125.

	Arrived.	Sold.	Covered.
Friday, Jan. 16.....	1	0	0
Saturday, Jan. 17.....	0	1	0
Monday, Jan. 19.....	0	2	1
Tuesday, Jan. 20.....	0	0	0
Wednesday, Jan. 21	0	2	0
Thursday, Jan. 22.....	0	1	0
Total	1	6	1

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Jan. 23—120.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 21, 1915.	79
Total No. bargeloads sold Jan. 1 to Jan. 21, 1915	20
1915	49
1915	49
Total No. bargeloads left over Jan. 1, 1914	117
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 22, 1914	145
Total No. bargeloads sold Jan. 1 to Jan 22, 1914	25
Total No. bargeloads left over Jan. 23, 1914.	120

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 30, 1915

"BUILD NOW" MOVEMENT FAIRLY LAUNCHED

Inside Trend of the Times Demonstrated to Prominent Eastern Builders by Trip, This Week, to Siegfried, Pa.

BIG men are not the ones who are talking pessimistically to-day. It is the small fry who are holding back, afraid, and, like many small things, they make the most noise. Men who think out vast commercial campaigns, captains of industry, masters of finance, men of analytical minds upon whose judgment of conditions depends the welfare of great industries, the stability of business and the country's general weal to-day are weaving a web that is destined in the course of a short time to reveal to the timid that they have been caught napping.

Here and there bubble forth evidences of this undercurrent of big business. Projections like that $2,500,000 building for printers and publishers that is going to replace the old Hager warehouse on Eighth avenue, are wisps that show what leaders are doing. Men like Archibald D. Russell know what is going on. Big corporations like the New York Central Railroad and the Central Railroad of New Jersey do not announce their plans before maturity, and about all the public knows of the optimism men in high places have is when announcement is made that another million-dollar market terminal building is to be erected in a part of the city remote from the spot where the small fry believe things are most likely to develop. The faith that the Central Railroad of New Jersey has in the betterment of conditions is not heralded broadcast, and about all that mediocre business interests know of the impending influx of freight from a rapidly recovering nation is that the Central Railroad of New Jersey is prepared to take care of the business that the ordinary chap never imagined was on the way.

Getting the Business.

Men like Andrew J. Robinson, Paul Starrett, Charles T. Wills, Louis J. Horowitz, Thomas J. Steen, Walter Stabler, Frederick W. Snow, Ernest R. Ackerman, John B. Rose, T. Eckford Rhoades and John P. Kane do not herald that they see prosperity and better building conditions approaching. It is better business to let the other fellow find it out. When the big deals are consummated, one here, one there, and another over in East Jersey, the inconsequential investor or builder begins to realize, when too late, that he was not optimistic early enough to get the business.

This week some 250 men of the type cited spent the day out of the city. They were the guests of Ernest R. Ackerman, banker, railroad director and a captain of industry. Six Pullman cars conveyed the party to Siegfried, Pa., where the Lawrence Portland Cement Works are located, and where the annual meeting of the board of directors of this company is held. Instead of finding a plant closed down for repairs, they found it working full time. This company makes its repairs in Summer, when wolf packs are not so ravenous. Besides, it would not be good business to shut down now.

But this is what the big builders of New York and eastern New Jersey did find: Storage bins which had been teeming earlier in the season, especially immediately after the opening of the war in Europe and the resultant stoppage of financial and building activity everywhere, were noticeably depleted of finished cement. In the clinker bins, however, tremendous quantities of this half-made cement were held in storage. Cement in this state cannot depreciate. Every one of the giant kilns in the plant was working full time turning out more and more of this product.

WHY BUILD NOW?

Because—Money is easier.

Prices of Materials are low.

Manufacturers have low reserves.

There is a demand for construction.

Labor is plentiful and eager to work.

Big Men are Planning Construction work.

There is a growing need for Modern Buildings.

Plan filings show increasing activity in building.

Present construction helps to solve the unemployed problem.

Building Costs may be expected to increase as demand improves.

New York Real Estate will not be as cheap again in many years.

The answer was that Senator Ackerman, close in touch as he is with real estate, industrial and financial conditions of three States—New York, New Jersey and Pennsylvania—was informed as to what was coming. He was making his plans accordingly. The pile of clinker in reserve is the answer. The other big men in the party saw it and smiled. They knew the Senator was right. Other men in the party have been doing the same. Only instead of stacking clinker they have been laying big plans quietly for the things that were on the way. They sounded the host of the day in the speeding Pullmans, on the way home. This is what he told them:

Investors Turning to Real Estate.

"As the financial situation grows more favorable, investors turn to real estate and naturally the most sought for is real estate improved with fireproof structures. Anticipating a heavy demand for cement when spring arrives, we have been running for the last month at our full capacity in the clinker making departments in order to have a large supply of seasoned clinker on hand when the activity of summer building calls for quantity and quick delivery.

"In New York City there is a distinct change in financial sentiment, and optimism is replacing pessimism in all industrial lines.

"In my opinion the prevailing low prices for building materials of all kinds such as tile, brick, lumber, etc., will soon have to give way to considerably higher quotations, since the time is near at hand when the investor, with cash to build, will undoubtedly make his presence felt.

"We have learned by recent experience that all interests are inter-dependent and I, personally, feel very optimistic regarding the near future. There is a strong incentive among business men to pull together and with all of us pulling there can be but one result, and that result will be commercial success.

"My experience in the cement industry for over a third of a century and the fact that I am able to make first hand comparisons of the use of Portland cement in over one hundred countries, convinces me that in the near future the people in the United States are going to awake to the great possibilities of 'Concrete for Permanence.' The result will be a strong demand for the higher grades of cement that have been on the market for more than ten years and an era of great activity will soon be under way."

The big building construction and material men who went to Pennsylvania on Thursday might not have been able to quote statistics as reason for their optimism, but they could have pointed to new orders and instructions to go ahead with plans. But figures show that their belief in the future of the New York and New Jersey building situation is well founded.

Material Reserves Low.

If the finished cement bins at the plants are low, what of other lines? Manufacturers keep in touch with each other pretty closely. They know, through a hundred different channels, what their competitors are doing or are planning to do. Therefore it is not surprising that plaster and lime plants are not carrying large surplus supplies; that the brick sheds up the Hudson are about a third of a billion less full than they were last year; that the steel storehouses at Waverly, N. J., and elsewhere are not overstocked; that sand and gravel is being mined only on current demand; that slate, marble and other commodities are conservatively carried. These manufacturers are all advised most intimately of the current trend in New York construction, and they chuckle with glee when, even with prices down to bed rock, they know their competitors have nothing on them in the way of over-supply, as plan filings show a gain in volume and value over last year's figures, and real winter weather still holding aloof.

January closes with a total of $11,155,-395 in building operations now actually moving. Last January the net for New York was $9,428,792, and in the year before that January showed a total plan filings of $7,662,173. Add to this January's 10.7 per cent. of the $50,000,000 worth of construction held in abeyance at the first of the year that is now going ahead, and January, 1915, opens with an actual estimated gross value of live construction work of $16,546,695.

The big fellows are building now.

AQUEDUCT LAND EXEMPT FROM TAXATION

Upstate Townships Must Raise Their Revenues in Some Other Way—City of New York Wins a Notable Suit

THE Court of Appeals has just handed down a decision in the matter of the City of New York versus the Board of Assessors of the Town of Gardiner, Ulster County, holding that the aqueduct constructed by the City of New York, to convey the water from the Ashokan Reservoir, is exempt from taxation.

This decision affects the taxation in over twenty towns in the counties through which the aqueduct runs, and will mean a great saving to the taxpayers of the city; and it terminates a gross injustice, inasmuch as these various towns were assessing the improvements on the property, as well as the land itself, owned by the city, through which the aqueduct passes.

The Advisory Council of Real Estate Interests has been endeavoring to rectify the inequitable assessment of aqueduct property in the various counties of the State, for within recent years it has been the custom for many of the up-State towns to charge very high rates of taxation on this city aqueduct property, compared with the tax rate upon similarly situated land belonging to their local taxpayers.

For example, in the town of Southeast the assessment of the city aqueduct property was increased immediately after its acquisition by the City of New York from $100 an acre to $612, with a result that the City of New York, owning in that town in 1910 only 16½ per cent. of the total area of the town, most of it acreage property outside of the thriving village of Brewster, paid nevertheless 45 per cent. of the taxation of the entire town. The council has been represented in this matter by Mr. William P. Burr, former Assistant Corporation Counsel.

The Board of Assessors of the Town of Gardiner assessed this strip and parcel of land through which the aqueduct runs at $61,000, stating that in determining the value they considered the cost and value of the aqueduct, blow-off and buildings, and the uses for which they were designed, but did not fix a separate value upon either, but considered them with and as a part of the entire property, and fixed the value of the land accordingly. The assessors claimed that the provisions of the Greater New York Charter, Section 480, excluding aqueducts from taxation, had been repealed in effect by the General Tax Law of 1909 and by Chapter 742 of the Laws of 1905.

The city claimed this action of the assessors illegal.

At Special Term the action of the Board of Assessors was approved by the Supreme Court. The city took an appeal from that decision to the Appellate Division, and in September, 1913, the court set aside the decision of the lower court, holding that Section 480 of the Charter had not been repealed. By this decision just rendered the Court of Appeals affirmed this action of the Appellate Division.

Counsellor Burr says: "This decision is of great importance to the city. It makes certain that the aqueduct itself is exempt from taxation. It will, however, be necessary to have an act passed by the Legislature regulating the method of taxation of the lands acquired by the city for aqueduct purposes in the various cities and towns through which the aqueduct passes, to prevent the gross inequalities, utter disregard of values, and consequent injustice to the city resulting from the methods heretofore pursued by the different boards of assessors in placing their assessments against such lands."

Inasmuch as the real estate interests of the city are now benefited to this extent by being relieved of the burden of inequitable taxation on the aqueduct of the city, the council is endeavoring to co-operate with the city officials to procure legislation whereby it will be provided that all lands acquired for the purpose of water supply by any city shall be assessed and taxed at a valuation not higher than the valuation of similar lands in the immediate vicinity. An amendment to the general tax law of the State has already been proposed which will accomplish the desired end. On Friday Senator Mills introduced in the Senate a bill to relieve the city of this excessive taxation. At the present time it has not been uncommon for the various up-State towns to increase the assessment of the land itself after acquisition of it by the city to rates which are wholly inequitable and exorbitant compared to the assessment of property owned by local taxpayers. This particular reform in taxation has been occupying the attention of the United Real Estate Owners' Associations for some time, and the Advisory Council is co-operating with this association in its efforts to rectify the evils.

DINNER OF THE "MECHANICS AND TRADERS"



THESE MEN SELL $15,000,000 WORTH OF BUILDING MATERIALS A YEAR IN BROOKLYN.

ECHOES of the fourteenth annual dinner of the Mechanics' and Traders' Exchange, held in Brooklyn recently, are still being heard. Practically all of the men who were present at that gathering are reporting an improved volume of business, indicating that building construction throughout the district is on a better plane. The organization, composed of men who are leaders in building construction of material interests in Brooklyn as well as New York, organized the exchange fifty years ago, and in that time it has enjoyed considerable prestige as a factor in the building movement. The dinner was arranged by M. M. Canda, chairman; George M. Anderson and D. J. Morrison. The officers of the organization are Walter L. Castle, president; W. C. Williams, vice-president; J. J. Dalton, treasurer, and P. J. Morrison, secretary.

Those present were George W. Anderson, C. E. Anselm, J. Andrus, A. C. Ackerman, Frank Adams, C. A. Brislin, Rufus H. Brown, L. Bronk, Hess Brown, M. Bradley, Andrew Brislin, John Brislin, W. Bartlett, W. W. Bale, Fred L. Bulck, Allen E. Beals, G. C. Behling, George H. Boyce, W. L. Castle, Audley Clarke, I. W. Comes, George Cranford, William Cranford, Clarence Cooper, Thomas Cummings, J. T. Coll, A. Cornell, Austin I. Cross, C. J. Corey, F. Creamer, George M. Craigen, Jere Dalton, Thomas Donlon, D. Erricson, A. E. Foster, E. Friedenberg, G. A. Foreman, A. G. Foote, W. B. Greenman, Henry Grassman, R. F. Glyner, T. A. Gleason, Edward Goode, J. A. Guider, George F. Driscoll, A. Huke, J. M. Halstead, Thomas A. Hartan, Charles A. Hodge, C. Hunter, Frank Jacobus, J. L. Johnson, E. Kunkte, A. Kynaston, P. Kelley, L. Leo, Guy Loomis, J. H. Mahnken, D. J. Morrison, H. P. Miller, M. Miles, H. P. Miniter, W. C. Morton, Henry Meyer, Christian Meyer, Henry Miles, G. K. Morin, Dan Moore, E. J. McLaughlin, John McKeown, F. A. Murray, G. E. McLean, Henry Mock, E. D. Newman, D. Morton, Henry O'Brien, P. Pritcher, Robert Pruden, E. B. Page, W. Reynolds, Frank Richards, E. Ruth, N. Radford, J. Ryan, George W. Steele, G. Shultz, Simpson Sheppard, J. E. Sparroe, H. B. Soutar, J. B. Slee, H. Stenz, J. Swanstrom, C. T. Taylor, A. W. Tuthill, Calvin Tomkins, W. Van Benthuysen, John Wilson, H. M. Wells, C. W. Wilson, D. Whipple, George Williams, W. C. Williams, W. Ward, W. F. Young.

MORE QUESTIONS FOR CORPORATIONS

The Government Wants More Information About Incomes—A Depreciation Charge Against Property Must Represent Actual Loss

CORPORATIONS, other than insurance companies, are required to answer a new set of questions this year when making out their return of net income to the U. S. Collector of Internal Revenue. All the interrogations in last year's form are repeated, and in addition there is a supplementary examination which must be answered by every corporation, joint stock company or association, without which the return will not be accepted as complete.

The form to be filled in is No. 1031 (revised). It covers the business either of a calendar year or of a fiscal year. If the return is made on the basis of a calendar year, it must be filed on or before March 1; if made on the basis of a fiscal year, it must be filed within sixty days after the close of such year.

The return must show (1) the total amount of paid-up capital stock or capital employed in the business, (2) the total amount of bonded and other indebtedness and (3) the gross income. Then, under the head of Deductions, come (4) expenses, (5) losses, (6) interest actually paid, and (7) Federal and State taxes paid.

Supplementary Statement.

Under the head of Indebtedness, in the supplementary statement, the corporation must name the character of the obligation and the rate of interest it bears, as well as the amount of principal. All manufacturing and other corporations which determine their annual gain or loss by inventory are required to state the same in a form which is provided. Rentals reported as income will include all payments received in cash or its equivalent as rent on buildings or other property owned by the corporation making the return. Interest to be reported as income includes all interest received on bonds or securities owned by the corporation, with the exception of interest on obligations of a State or political subdivision. Dividends received on the stock of other corporations must be included in the gross income of the corporation receiving the same and are not deductible from the gross income in ascertaining the net income upon which the tax is computed.

Deductions.

The items deductible under the head of Expenses of corporations should include only the ordinary and necessary expenses paid within the year in the maintenance and operation of the business and properties of the corporation, not including interest payments, which are to be reported under Item 6 (a), except interest paid on indebtedness wholly secured by collateral the subject of sale in the ordinary business of the corporation, as such interest may be reported under this item as an expense.

All expenses for material, labor, fuel and other items entering into the cost of the goods produced, sold or inventoried are deductible under this head as expense, provided such items have not been considered in determining the income derived from operations under Item 3 (a).

Expenditures for incidental repairs which do not add to the value of the property are deductible as expenses, but expenditures for additions and betterments which add to the value of the property are not deductible under this or any other item of the return. Expenditures for renewals and replacements are not, as such, deductible as expenses, but should be charged to depreciation reserve account.

Salaries of officers in order to constitute an allowable deduction must be reasonable compensation for the services rendered and must not comprehend any compensation for capital invested in the business.

Rentals should be reported separately under Item 4 (b).

The supplementary statement also discloses the names of officers and employees to whom salaries of $3,000 or more were paid during the year, with the amount paid to each. The rentals deductible should include all rentals or other payments required to be made as a condition to the continued use or possession of the property occupied or used by the corporation.

Losses.

The losses deductible must be distinguished from depreciation or allowances for wear and tear, exhaustion or obsolescence of property. The losses must be absolute, complete, actually sustained and charged off on the books of the corporation, and if the loss results from the sale of assets acquired prior to January 1, 1909, such loss must be prorated and the amount apportioned to the years subsequent to January 1, 1909, may be deducted.

Book entries representing a shrinkage in the value of securities are not a loss within the meaning of the law and cannot be deducted either as a loss or as a depreciation.

Depreciation.

The amount deductible on account of depreciation is held to be one which fairly measures the deterioration during the year in the value of the physical property with respect to which it is claimed, and such amount should be determined upon the basis of the cost of the property and the probable number of years constituting its life. Stocks, bonds and like securities are not subject to wear and tear, exhaustion or obsolescence within the meaning of the law, and any shrinkage in their value due to fluctuations in the market is not deductible either as depreciation or loss.

Deductible Interest.

The amount of interest which may properly be deducted is the amount actually accrued and paid within the year on an amount of bonded or other indebtedness not in excess of the paid-up capital stock outstanding at the close of the year plus one-half of the interest-bearing indebtedness also then outstanding. Where there is no capital stock, the amount of interest deductible is the amount actually paid on an amount of indebtedness not in excess at any time during the year of the capital employed in the business at the close of the year.

Interest paid on mortgage indebtedness, assumed or unassumed, on property to which the corporation has taken or is taking title, or in which it has an equity, or in the acquirement of which the mortgage was considered a part of the purchase price, should be reported under this item.

Interest paid in lieu of rent on a mortgage secured by property which the corporation occupies should be reported under Item 4 (b).

Interest paid on indebtedness wholly secured by collateral the subject of sale in the ordinary business of the corporation should be reported under Item 4 (a) and Item 2.

Recent Rulings.

The word "Agents" as used in paragraphs D and E of the income-tax law in connection with the words "control, receipt, custody, disposal or payment of income to another person," does not relate to agents not acting in a fiduciary capacity, according to a ruling that has been handed down by the U. S. Treasury Department. Agents not acting in a fiduciary capacity have no responsibility with reference to withholding the tax on, or making a return of, income turned over to resident aliens or citizens of the United States; but the responsible heads, agents or representatives of non-resident aliens who are in charge of property owned, business carried on, or capital invested within the United States, shall make full and complete returns of the income therefrom on Form 1040 (revised) and pay the tax thereon. See Non-resident alien, agent of.

Real Estate Agents Are Not Collectors.

Real estate agents are not required to deduct and withhold the normal tax from rents collected even though the amount is in excess of $3,000. The agent stands in the place of the landlord and receives money from tenants in exactly the same capacity as the landlord would receive such moneys, and he should be treated as such. A real estate agent does not act as an agent of the debtor. Therefore the duty of withholding the tax cannot be transferred from the debtor to such agent, because such transfer would simply be transferring the duty of withholding to the landlord himself.

A commission paid to a real estate agent for collecting rents and management of property is a legitimate business expense and constitutes an allowable deduction in computing net income.

A Landlord's Rights.

A landlord in receipt of annual rental from a tenant in excess of $3,000 may, at the time the amount of rental payments aggregates $3,000, file with the tenant a claim for exemption under paragraph C of the income-tax law (Form 1007, revised). He may, also, after December 31 of the taxable year, file with the tenant, or with the Collector of Internal Revenue, a claim for deductions under paragraph B on Form 1008.

The taxpayer who owns his home need include in his income no allowance for rent. He may deduct taxes and mortgage interest, but may not deduct depreciation.

Rent.

Where a tenant rents two pieces of property from the same owner, the tenant should combine the payments, and when such payments so combined aggregate in excess of $3,000 the normal tax should be deducted and withheld, subject to authorized exemptions claimed.

A lessee paying rent in excess of $3,000 a year under a lease from two or more individuals must make deduction from all payments to individuals in excess of $3,000 unless certificates of exemption are filed. He should ascertain in what proportion the rent is divided by the use of office Form 1000B, which may be adapted and executed by one of the parties in interest, the others executing Form 1007. The withholding should be made from the income of individuals and not from the aggregate amount paid. This situation is not different if the lessors are husband and wife if their individual interests are separate. The situation is not changed if, by instruction, the actual payments of rent are made to one lessor, the payments to be distributed by him. Where notes are given in payment of rent, the lessee's obligation to withhold is not altered. The lessee's obligation is the same as in the case of cash rental, withholding occurring at the time the notes are given, and not at maturity.

LEGISLATION FOR RELIEF OF PROPERTY

Bills Now Going Through Legislature Will Relieve Upstate Owners of the Attentions of Two Building Inspection Departments

MANY bills of extreme importance to real estate interests are known to be in preparation for the present session of the Legislature, but few of them have so far been introduced. The Assembly has passed bills abolishing the Department of Efficiency and Economy and the State Fire Marshal's office. As both measures were recommended by Governor Whitman, they will get the same treatment in the Senate, and within a comparatively short time these two departments will go out of existence.

The report of the commission which made an investigation of housing conditions in second class cities contains the following recommendations: (1) The repeal of the State Housing Law in its entirety. (2) Home rule for cities of the second class qualified by the supervision of the State Department of Health over buildings. (3) The appointment of a commission in each second class city to draw up new sanitary and building codes. Mr. Malone has accordingly introduced in the Assembly (Int. No. 283) a bill repealing the State Housing Law. Other bills will be introduced to carry out the other recommendations.

Assembly Bills.

40. (Chace.) Amending the Tax Law (section 221) by exempting from taxation property of a less value than $20,000, passing to the wife of a decedent having a minor child or children. If the property is valued at $20,000 or more, it is to be taxed at the rate of 1 per cent. on its clear market value.

51. (Green.) Inserting in the Transportation Corporations Law a new section (107) making five cents the maximum charge for telephone calls in New York City of not more than five minutes duration.

61. (Phelan.) Amending the Public Service Commissions Law (subdivision 8 of section 49) by providing that in cities of the first class the public service commission may compel the interchange of transfers between surface, elevated and subway lines, at intersecting points in cases where arrangements exist for interchange of transfers at other intersecting points between such lines and systems. (Same as Assembly Intro. 735, Print 766, of 1914, by Phelan.)

66. (Fertig.) Amending the Personal Property Law (section 63) by designating the office of the Register of Bronx County as the place of filing contracts for the conditional sale of goods and chattels. (Same as Senate bill by Mr. Hamilton.)

67. (Fertig.) Amending the Lien Law (section 232) by designating the office of the Register of Bronx County as the place of filing chattel mortgages. (Same as Senate bill by Mr. Hamilton.)

103. (Simpson.) Amending the Lien Law generally. Among the changes made are the following: The term "improvement" is to include anything attached or annexed to any land or tenement and intended to be permanently used, whether the same be permanently attached or attached so as to be removable, and shall also include the drawing by an architect or engineer of any plans or specifications which are used in connection with such improvement, and also the making of a survey; a lien may be filed for labor performed or material furnished, or for materials actually manufactured for, but not delivered to the property; notice of lien may be filed at any time within four months after the completion of the contract; and all liens filed subsequent to the day preceding the day on which a trial, in a court of record of an action to foreclose or enforce a mechanic's lien, shall be subordinate to mechanic's liens filed prior dates.

263. (Perlman.) Amending the Workmen's Compensation Law (Sections 12, 18 and 20) by reducing from 14 to 7 days the time immediately following the injury within which no compensation is to be allowed. The time within which the employer must be notified of the disability is reduced from 10 to 5 days. Claims for compensation may be made at any time after the expiration of 7 days from the date of injury, and not after the expiration of 14 days, as at present.

264. (Phelan.) Inserting in the Railway Law a new section (210) providing that where two or more lines of street surface railroads are located wholly or partly within New York City, under the management and control of one corporation, such lines shall be deemed to constitute a single street surface railroad for the purpose of imposing corporate liability for the operation of such railroads. Such lines are also deemed to be a single system for all purposes of the Public Service Commission Law with respect to the power of the commissions to make orders affecting street surface railroads.

313. (Emden.) Inserting in the General Business Law five new sections (205-a to 205-e) requiring hotel proprietors to establish a fixed rate by the day, week or month. A plan, showing each room and the price charged, must be filed with the city clerk of the city in which such hotel is located. At the end of each three months hotel proprietors may file amended plans providing for increased or diminished rates. Violation of the provisions of the act is made a misdemeanor, punishable by a fine of not less than $25 nor more than $250 for each offense.

330. (Kramer.) Amending the Greater New York Charter (Section 538 and new Section 541-b) by making it unlawful for employes of the Street Cleaning Department, whose duties require them to perform manual labor, to perform such labor on Sunday except where the necessity is urgent and absolute. The bill also prohibits the employment of stationary engine firemen by the Street Cleaning Department unless such firemen are duly licensed under Chapter 733 of the Laws of 1901.

331. (Kramer.) Amending the Laws of 1911 (Chapter 779) by imposing a tax on organized baseball games. Every corporation, association or league which holds baseball games in the State, under the system or arrangement known as "organized baseball," must furnish every Monday during the baseball season to the State Athletic Commission a report showing the number of tickets sold for all games held during the week and the amount of gross receipts taken in. Within 10 days after the filing of such report a tax of 5 per cent. on such gross receipts must be paid to the State Comptroller.

332. (Kramer.) Inserting in the Insurance Law a new section (121-b), by requiring payment of fire loss within 15 days after service of notice upon insurer by the insured that he consents to a finding by appraisers and an umpire, chosen as provided in the policy of insurance or in Section 121-a of the Insurance Law. This applies only to cases where the loss determined by such appraisal is not over $500.

335. (Judson.) Amending the Laws of 1903 (Chapter 147), which provides for the issue of not exceeding $101,000,000 bonds for the improvement of the Erie, Oswego and Champlain canals. The amendment provides that whenever the material excavated in the course of this improvement is needed by any county, city, village or town for highway construction or repair purposes the Superintendent of Public Works may permit the removal of such material upon application of the city, county, village or town officials.

349. (Seelye.) Amending the General City Law (Sections 33 and 34) by striking out the provision that after a hearing on a special city bill, which has passed the Legislature and been referred to the city authorities for approval, such bill shall be returned to the Governor in case the session of the Legislature has terminated. The effect of this amendment is to require the return of special city bills to the Clerk of the House in which such bills originated.

Senate Bills.

229. (Mills.) Inserting in the Senate Charities Law a new article (16-a), providing for the relief of widows having dependent children under 16 years of age. Provision is made for the establishment of local boards of child welfare in each county, to be appointed by the county judge, except that in a county wholly included within a city such board shall be appointed by the Mayor. County boards of child welfare are to consist of seven members, including the superintendent of the poor, and must have three women members, and at least one representative of the public schools and one representative of the public health authorities. A city board is to consist of nine members, at least five of whom must be women, and one a representative of the public schools, and one a representative of the public health authorities. To be entitled to relief a widow must be of good character, and have resided in the city or county for two years preceding her application for relief. The allowance granted must not exceed $20 a month to a widow having one child, $35 a month where there are two children, and $10 a month additional for each child in excess of two. The total relief granted, however, must not exceed $60 a month. (Same as Assemblyman McCue's bill.) To Judiciary Committee.

Municipal Ownership.

294. (Cullen.) Amending the Laws of 1911 (Chapter 776), known as the "New York City Freight Terminals Act," by providing that notwithstanding the provisions of any general or special law, a railroad corporation may, with the consent of the Board of Estimate and Apportionment, purchase and hold stocks and bonds of a corporation which enters into a contract with the city for the operation of terminal facilities in the boroughs of Brooklyn and Queens, or either of them. The consent of the Board of Estimate and Apportionment can be granted only upon such notice and after such hearing as may be prescribed under rules and regulations which the board is hereby authorized to adopt. To Cities Committee.

415. (O'Hare.) Amending the Greater New York Charter (repeal of Section 247 and inserting new Section 247), by providing that before any public improvement, except an improvement under the Rapid Transit Act, which is to cost $250,000 or more is authorized, the Board of Estimate and Apportionment may determine that a portion of the cost be borne by the city or by one or more boroughs. The whole of the remainder of the expense is to be assessed upon benefited property. If the cost of such improvement is less than $250,000, the board may, by unanimous vote, similarly determine that the city or any borough shall bear a portion of the expense.

MORE POWER FOR THE INDUSTRIAL BOARD

The Proposed New Labor Law Will Make the Commissioners Sole Arbiters Over Factory Inspection—The Fire Commissioner's New Policy

REVISED recodification of the Labor Law of the State has been issued in book form for criticism and suggestion, preparatory to introduction in the Legislature, by the New York State Factory Investigating Commission. The date for the final public hearing has not yet been announced. Meanwhile the new code is being scrutinized carefully in behalf of real estate interests. It is expected that the Real Estate Board will presently receive a report from its special counsel, George W. Olvany, who has represented the board throughout the proceedings.

A casual examination of the volume reveals that the powers of the State Industrial Board will be very greatly enlarged if the present recodification should pass the Legislature and receive the approval of the Governor. In many places it amounts to entirely new provisions, the effect of which is to intrench the Industrial Board so deeply in the statute law and to arm it so completely as to constitute it practically the sole arbiter over the "construction, alteration, equipment and maintenance" of factories, factory buildings and mercantile establishments in the entire State of New York.

Definition of a Factory.

The term "factory" is held to mean any building occupied in whole or part by or used for a factory, and in which at least one-tenth of all the persons employed in the building are engaged in work for a factory. The provisions of the chapter affecting structural alterations, and the installation of fixtures and apparatus, will not apply to factories where less than five persons are employed, except as prescribed by the Industrial Board in its rules.

The Industrial Board is empowered "to make, amend and repeal rules for carrying into effect the provisions of the chapter, applying such provisions to specific conditions and prescribing specific means, methods or practices to effectuate such provisions."

A new provision confers on the Industrial Board substantially the same powers as are held by the Greater New York Board of Examiners under the Charter, in addition to the power to both make and repeal rules. Thus the board is to possess the unique prerogative of passing upon appeals from its own rules and of modifying its own rules when it deems this course necessary. An appeal can only be taken to the board from the orders of the Commissioner of Labor, who is the chairman of the board.

Further, the Industrial Board, now under the revised law, "to make, amend and repeal rules for proper sanitation in all places to which this chapter applies, and for guarding against and minimizing fire hazards, personal injuries and diseases in all places to which this chapter applies with respect to:

"a. The construction, alteration, equipment and maintenance of all such places, including the conversion of structures into factories, factory buildings and mercantile establishments;

"b. The arrangement and guarding of machinery and the storing and keeping of property and articles;

"c. The places where and the methods and operations by which trades and occupations may be conducted and the conduct of employers, employees and other persons;

"It being the policy and intent of this chapter that all places to which it applies shall be so constructed, equipped, arranged, operated and conducted in all



JAMES M. LYNCH,
Chairman of the State Industrial Board.

respects as to provide reasonable and adequate protection to the lives, health and safety of all persons employed therein, and frequenting the same, and that the board shall, from time to time, make such rules as will effectuate such policy and intent.

"3. The rules may be limited in their application to certain classes of establishments, places of employment, machines, apparatus, articles, processes, industries, trades or occupations or may apply only to those to be constructed, established, installed or provided in the future.

4. The rules of the board shall have the force and effect of law and shall be enforced in the same manner as the provisions of this chapter.

"5. No provision of this chapter specifically conferring power on the Industrial Board to make rules shall limit the powers conferred by this section."

Mill Construction Permitted.

In the construction of factory buildings the Industrial Board is directed to permit the erection of buildings not more than six stories high and provided with sprinklers to be of "mill construction," or "slow-burning construction," when built according to specifications of the Industrial Board. The board may also permit the erection of buildings not over six stories high when of incombustible construction, but not complying with the requirements of fireproof buildings when in the opinion of the board there is a small life hazard.

Fire Commissioner's Report.

Having disposed of the accumulation of 13,000 complaints which he found in the Fire Prevention Bureau when he took office in January one year ago, Fire Commissioner Adamson announced this week that the Fire Prevention Bureau is now in a position to adopt a different policy in the matter of making building inspections. Heretofore it has been the policy to make inspections only upon complaints by citizens and reports by company commanders of dangerous conditions, and where such inspections were made they covered only the conditions complained of. Now, Commissioner Adamson states, the Fire Prevention Bureau is in a position to inspect any building from top to bottom where the owner desires such an inspection to be made.

"We completed, during 1914, 13,000 complaints that have been accumulating for the last five years," said the Fire Commissioner, "and we are now in a position to make complete inspections of buildings instead of piecemeal inspections. Heretofore there have been justifiable complaints that orders from the Fire Prevention Bureau and other City and State Departments requiring structural changes in a particular building are not all issued as the result of a single inspection of a building. During 1914 our inspectors were instructed, when visiting a building, to deal only with the matter complained of and not to spend time in going through the building from roof to sub-cellar for the purpose of reporting every condition requiring a remedy. If we had not adopted this policy we would never have disposed of the enormous volume of complaints which I found here when I came into office.

"One result of the system of inspecting only for the matters complained of is that owners have received orders at different times during the year requiring different structural changes to remedy different conditions that had been complained of to the Fire Department at different times. I feel, and the building owners feel, that they are entitled to be informed of all the requirements of this department affecting a building after a single inspection is made.

"There is now no reason, however, why any owner who desires to have his building thoroughly and completely inspected once for all, may not be accommodated with such an inspection. Any written request for such an inspection will be honored by the Fire Department; and as a result orders will be issued covering all the structural changes necessary to make the building fully meet the requirements of the Fire Department. Thereafter, for a period of years, the owner may reasonably expect to be free from inspections or orders of the Fire Department unless the character of occupancy or number of occupants of the building is radically changed.

"A certificate will be issued by the Fire Commissioner to the owner of the building that it complies fully with the requirements of the Fire Department as to structural conditions so long as the present character of occupancy and number of occupants are substantially maintained, and the Fire Department will call upon the owner thereafter only to make necessary repairs affecting the upkeep of the building.

"It will be necessary for the Fire Department to make inspections from time to time to see that the fire appliances are kept in working condition, and particularly that tenants of the building do not introduce bad housekeeping practices, such as accumulations of rubbish and obstructions to fire escapes; but so far as the general structural condition of the building itself is concerned the owner will be justified in depending upon the certificate of the Fire Commissioner as insurance against further orders, except for maintenance and upkeep."

—The city has lost since the year 1898, through uncollected and uncollectible taxes, the great sum of $93,889,000, according to a report of the Comptroller. By far the greater part of the loss is, of course, represented by uncollectible personal taxes.

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Building Construction and Building Management
in the Metropolitan District

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Ninety thousand names on the city payroll and only one hundred and twenty-five thousand taxpayers. Almost "fifty—fifty."

The occasional rumors of great freight terminals about to be erected add to the gayety of the real estate market, and would add much to its prosperity if they could sometimes be confirmed.

There is one tunnel to Queens already, and if you bore another, where will you get the money to build the new Kings County Court House? Brooklyn is asking the question. Commissioner Maltbie says the proposed tunnel will cost $5,500,000, and if it goes through, no other pending plan will have a chance. Why wasn't the insufficiency of the Queensboro Bridge discovered before?

Queens has no borough hall to call its own, but must house its official family in rented quarters. The Borough President has asked for an appropriation of $200,000 for the purchase of a site, and the Chamber of Commerce is backing his plea. Valuable records will not be safe until there is a suitable building, and the new importance of Queens entitles it to a suitable capitol building.

The real estate bodies are proving their ability to be helpful to the official municipal boards and officers in various ways. The governors and appraisal committee of the Real Estate Board are holding conferences with the Court House Board with a view to giving the commissioners the benefit of their opinion in a written report upon the court house project as a real estate operation. The report will also embody constructive advice as to levying assessments and laying out abutting streets.

The "Build Now" Movement.

The more cheerful outlook on the business situation, to which the Record and Guide recently called attention, is plainly spreading to real estate and building. All over the country there is evidence of increased interest and activity. The interest is taking the form chiefly of a concerted attempt to induce capitalists, property-owners and speculative builders to undertake operations immediately instead of postponing them to a subsequent date. This attempt is being attended with a large measure of success, because it is based upon sound economic reasons.

Last fall a large number of building operations were abandoned as a consequence of the disorganization which followed upon the outbreak of the European war. In many instances the abandonment of these enterprises was forced upon the intending builder. He was unable to make the arrangements for financing the operations, upon which he had counted. In other instances the abandonment was the result of a cautious attitude towards business prospects. Many business men and investors, with money in the bank, prudently preferred to keep their capital in a fluid form until the economic effects of the war could be more accurately estimated.

In the majority of cases there is no reason now why these abandoned projects should not be resumed. The unfortunate economic effects of the war have not entirely spent their force; but the back of their offending is broken. A period of rather active business is plainly foreshadowed, due to the fact that American raw materials will be consumed in enormous quantities by Europe and at high prices. Loanable capital is being offered on real estate in considerable quantities. It cannot be expected that money will actually be cheap, at a time when so much capital is being destroyed; but there should be enough in this country for all legitimate purposes. The new banking system will add considerably to the credit value of existing stocks of gold in the banks. Then there is, of course, a real and a general need of new buildings. For some time the amount of money invested in new construction has been less than normal; and an enlargement of business activity will bring with it an imperative demand for more space. Finally, the particular advantage of building now is derived from the low price of building materials. Construction work is cheap. Many contractors will take jobs almost at cost for the sake of keeping their organizations together. But while building is still cheap, it may not long remain cheap. The price of building materials is already rising. Accumulated stocks in the hands of dealers are not very abundant. A builder who wishes to take advantage of the low prices cannot afford to delay. In a few months or less the cost of materials may be high rather than low, and contractors will be exacting their ordinary profits. The man who intends to build and does not make immediate preparations is making a mistake.

Important Plans.

The news of the past few weeks indicates clearly that New Yorkers are beginning to appreciate the situation and are making preparations for building. Among the very recent announcements has been that of a store for the Brokaw Brothers running through from Broadway to Seventh avenue at 42nd street, and the beginning on May 1st of the long delayed office and loft building which is to be erected on Broadway opposite the Herald Building. Early construction will also be started on a store and loft building for the vacant corner of 37th street and Fifth avenue. The past week has added a number of noteworthy projects to this list. The most important of these is the new twenty-story building which is to be erected on Eighth avenue between 33rd and 34th streets; but the other two announcements are also of considerable interest. The Realty Holding Company is going to improve a large plot in 40th street west of Seventh avenue, which it purchased some years ago; and a builder is to put up a sixteen-story loft east of Fourth avenue in the Thirties.

In one or two instances plans for these buildings may have been hastened by the prospect of the passage of an ordinance limiting the height of skyscrapers; and this motive may be effective in increasing the amount of new construction undertaken during the coming spring, but for the most part the announcements are concerned with ordinary building enterprises, whose starting has been delayed by the general conditions of the real estate and money markets. What is most significant about these announcements is that with two exceptions they are all concerned with rather small sections. They all concern property situated between Longacre Square and Greeley Square—with the section, which, after the dual subway system is completed, will enjoy the extraordinary advantage of being enclosed by four express stations, two on each of the new subways. The Record and Guide has frequently predicted that when a revival of real estate and building activity does take place, this particular district will be the first to feel the effects of the new impulse. Whereas the east side of the mercantile district will not be any better off essentially after the completion of the new subways than it is at present, the West Side will be enormously benefitted by the improvement in its means of communication with the remainder of the city. The consequence is that a number of new loft and business buildings are being built on Broadway or to the west of that thoroughfare. Indeed Broadway and its vicinity and Fifth avenue and its vicinity practically monopolize the current building activity in the mercantile and retail districts.

Unified Inspection the Main Thing.

Mayor Mitchel has appointed a strong committee with Mr. Allan Robinson at its head to consider afresh the proper way of providing for the reform of the building inspection system in this city. The constitution of such a committee is extremely desirable, because the matter has been left in a doubtful condition. The several real estate associations have agreed to demand unified inspection service, but they want the administration of the law placed in the hands of borough officials. In asking for a unified system of inspection they are occupying much stronger ground than when they ask for borough administration. Unified inspection is necessary, and the failure to secure it would be disastrous. Borough administration may be desirable, but it is not so desirable as unified inspection. If the real estate and building interests are more likely to get unified inspection without borough administration than they are to get it with borough administration, they would be foolish not to sacrifice the smaller for the greater object. There can be no doubt that borough administration will be very unpopular with many of the people, who are most interested in securing a rigid administration of the laws. The whole matter needs, consequently, a certain amount of reconsideration, and it is certain that Mr. Robinson's committee will bestow upon it just the patient and careful discussion which it needs.

Who Are Desirable Immigrants?

Editor of the RECORD AND GUIDE:

Mr. William E. Harmon says in the article "Has New York Seen Its Best Days?" that "New York can have entirely too many people who pay from $15 to $25 a month rent."

He reinforces this by quoting the Mayor of Salem, Mass., who said: "We don't want this class of people; we don't want $2,500 houses; it costs this town nearly $30 a year to educate each child, and the more of such population we have the poorer we are."

If there is any city in the United

States where a family of healthy children is not worth $30 a year per child, you can send them all to Berkeley Heights, N. J., where I own a lot of land and will be only too glad to have them.

Anyone who lives in a $2,500 house on a suitable lot must pay the equivalent of a rent of at least $300 a year, whether he owns the house or not. In the ordinary ratio of rent to expenditure that will represent not less than $1,200 of expenditure by that family. The profit on that at retail prices will be something in the neighborhood of $400. The retailers who are sustained by such trade in turn pay taxes out of these profits.

If it is not worth several times $30 to a town to have $400 profits left with its citizens it must be a town where somebody else owns all the land and naturally gets all the profits.

BOLTON HALL.

The Unemployment Hysteria.

Editor of the RECORD AND GUIDE:

It is about time that all this hysterical and exaggerated talk of unemployment should be taken in hand and squelched. It has been stated that there are more than 500,000 men unemployed; this statement is an error; at the very outside, they do not exceed 250,000, and about one-half of them haven't worked for years, and won't work, and about one-third of them are incapable of working.

We have seen how, when the labor unions enjoined the subway contractors from employing alien labor, it was found impossible to get the American unemployed to work in the subways; the truth is that every emigrant on his arrival here finds work and does work; but this city is filled with men who have been told that the State and City owe them a living, whether they work or not, and they consequently don't and won't work; they couldn't be compelled to work even with the aid of "Boer sjambok."

There are certain members of the present Administration who have been, in season and out of season, advocating municipal socialism under the guise of "social uplift"; they have allowed their emotions to run away with their brains.

It is a well known fact that fully one-third of the Municipal Lodging House has been unoccupied; it has been stated that the reason for this is that they have no social lounge in which they can loaf, smoke and swap loafers' yarns during the day; that this ought to be remedied so that they could be made comfortable while the City finds them such employment as will suit their pockets and artistic tastes.

We have seen how, at a Board of Estimate meeting, a certain well known gentleman told the members of that board that he was ashamed of them; that they must find work for the unemployed and that the responsibility was up to the city. He evidently didn't care whether they begged, borrowed or stole it; they must find money even though they committed penal offenses by violating their trusteeship under the law as the city's managers.

We have seen how, at the same meeting, a certain lawyer insisted that the city spend $25,00,000 to $50,000,000 in the purchase of machinery to be installed in the vacant loft buildings of the city for the purpose of providing work for the unemployed; it was immaterial whether the city officers could find the money or not, but they must find it. It was immaterial whether owners of the vacant loft buildings were paid rent or not; it was immaterial whether the unemployed were capable of performing the work that the machinery was to be set up for; and the crowning proposal of all was that the goods manufactured should be presented to the Belgian war and Italian earthquake sufferers, so they should not come into competition with the sale of labor union products.

The city is full of hysterical Socialists principally working for their own pockets and insisting that the city take the money from the workers to benefit the loafers that infest the metropolis; it is about time that their practices should be exposed.

Fortunately, we have in the Comptroller a man of independent character and force; he is doing his best to expose the "something-for-nothing" ideas that are being foisted on the city, and he is ably seconded by President McAneny.

The hair-brained municipal Socialists haven't brains enough to see that the means they are using to accomplish their so-called "social uplift" are the very means that are producing the very conditions to which they object; they are busily engaged in manufacturing husky paupers, and the deserving poor are left to their fate, because they don't come out in public assembly and demand their share of the taxpayers' money.

STEWART BROWNE.

170 Broadway.

What Real Estate Needs.

Editor of the RECORD AND GUIDE:

Property owners are so despondent that they must have some relief by legislation in the way of reducing taxation and in more reasonable factory regulations.

I suggest the following:

1. Chapter 669, Laws of 1911, which pensions our city employees after thirty years' service, exempting the police, firemen and school teachers, costs about $7,000,000 yearly and it is increasing.

Mayor McClellan vetoed it at the time, but for some strange reason Gaynor approved it! If real estate men cannot repeal it, let them advocate an amendment of forty years' service, which will save millions.

2. The salary of the District Attorney of New York County in 1910 was raised from $12,000 to $15,000, by Chapter 295, page 523, Laws of 1910. I have known every District Attorney since "Ben" Phelps, who was elected in 1879, and I am confident that not one of them, with perhaps one exception, earned anything like $12,000 net at his law practice at the time of his appointment. It would have a good moral effect to repeal such a law.

3. A delegation should be sent to Governor-elect Whitman, asking him to put a clause in a special message to amend the labor law as to factories, so as to be reasonable to the owners, especially with automatic sprinklers, the number of employes on each floor, according to the width of the staircase and the counterbalanced stairs at the bottom of the fire escape, which shuts out the light of the show window of the store in many cases.

4. An act is in force in Florida putting a license fee on each profession or business, such as a lawyer, doctor, grocer, plumber, carpenter, etc. Adopt it in New York.

A license fee law will yield little or no income if the salaries are far above the market price, as many New York City salaries now are.

Think of paying stenographers $2,000, and when a taxpayer criticises them they reply, "Outside people who work for less are not good enough for municipal service." Indeed!

5. Congress, on account of the hard times and partial depletion of Uncle Sam's treasury, has just reduced some Federal salaries.

Amend our city charter to give our celestial and theoretical Board of Estimate power to reduce city salaries by not more than 10 per cent. in 1915 and thereafter. I hope this board will soon come down to earth and do something practical, and thus give direct and indirect taxpayers real relief. Do not forget that the tenants as well as the landlords often suffer by governmental extravagance!

Here is a good chance for the Merchants' Association, the City Club, Citizens' Union, the Real Estate Board, the United Real Estate Owners' Association, the Brooklyn League and the thirty or forty local taxpayers' associations to unite on the above mentioned program, especially to amend the pension employe swindle of 1911.

ALFRED R. CONKLING.

80 Maiden Lane.

Where the Tenement House Law Is Doing Harm.

Editor of the RECORD AND GUIDE:

The Manufacturers and Business Men's Association of New York City at the last meeting appointed a special committee composed of Charles G. Rickerson, David Porter, Alfred E. Kleinert, Andrew F. Wilson and Audley Clarke (chairman) to co-operate with other committees in their efforts to procure modifications of the law, which would permit the building of the "three-family house."

The Manufacturers' Association and the committee view with alarm the fact that, during the last eight or nine years the Tenement House law has been in operation, it has resulted in practically eleminating the building of three-family houses and encouraged the erection of the twenty and twenty-four family houses. This class of apartment is now being erected in increasingly greater numbers every year in this borough. These apartments are very expensive and not at all suited for the proper development of family life and promotion of good citizenship. In fact, we feel that they are a menace to the social welfare and healthful upbuilding of the city, as tending to produce a class of people who have little or no interest in the real welfare of the city, and who are not developing the qualities which make for the best type of citizens.

Further, these buildings, these human "bee hives," are not and can not be occupied on account of their high scale of rent by men of moderate means, especially those who have families of any considerable size. Their cost to build and operate is so great that it is almost impossible for a tenant to ever become an owner, and the result is that the percentage of the real estate owners is decreasing annually, which is a source of regret and should secure our earnest consideration.

It seems as if there must be something wrong somewhere, and we would like to find out what the trouble really is. If it is due to the unforseen effect of the Tenement House law, which has otherwise accomplished so much good, let us work to amend that law. Certainly those who secured the enactment of this law realize that it was intended to protect our humbler inhabitants who were unable to help themselves. We must furnish healthful homes for our working classes.

The Tenement House law has failed in this direction absolutely. Why? Because the economic side of the case has been ignored. We realize that the building business is as important a business as any in the Borough of Brooklyn and that a building must work out economically; that investors must be able to secure a reasonable profit, otherwise they would not invest their money in improved property. The ever increasing taxes that are loaded on to real estate and the annoyance that owners are subject to by reason of excessive and costly inspections by the various departments have had a very depressing effect upon the value of improved real estate, making it increasing difficult to sell.

Before the present Tenement House Law was in operation, a great many three-family houses were built. These houses have a great many points of interest to the builder and to the rentpayer. They make for privacy and for larger opportunities for raising a family.

We can see so many good reasons for working for this end and so few objections that can reasonably stand in the way, that we would be glad to do anything in our power that will accomplish this object, and in doing so, we feel that we are working for the best interest of the city at large and its moral and social development.

Brooklyn has been called the "City of Homes." It is fast becoming a city of furnished rooms with no family life. Let us work to protect our boys and girls and encourage at least a measure of home life that is fast disappearing in our city of miniature apartments that stifle their moral, spiritual and physical growth.

AUDLEY CLARKE, Chairman.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

MORE TAXES ON REALTY.

An Increment Tax Recommended by the Mayor's Commission.

THE Mayor's commission to which was referred for investigation the problems in taxation now confronting the city government has prepared and submitted a preliminary report, together with drafts of legislative bills to carry the recommendations into effect. The report is now in the Mayor's hands but is not yet available for publication.

It is understood to recommend four new forms of local taxation as emergency measures, any one or all of which may be either adopted or rejected by the Board of Estimate. It is understood that the commission is yet to report upon the single tax question which was referred to it for investigation.

The present report has necessitated considerable mathematical compilations, in order to estimate the amount of money that would be produced by each one of the new forms of taxation. It is rumored that the commissioners were strongly impressed by the critical condition of the city's finances and the need of emergency measures at once, and that because of this, and for reasons of expediency, some were prevailed upon to vote for certain of the resolutions who under other circumstances would have voted otherwise. From the meeting at which the report was adopted as a whole some of the members absented themselves, and two others voted against it until the last. One can readily believe the rumors that the meetings of the commission were characterized at times by heated debates.

Since the publication in the Brooklyn Eagle of Sunday, naming four new forms of taxation as being recommended in the commission's report, various rumors have been current in real estate circles, in the absence of official information, as the members are preserving secrecy. The four new kinds of taxes proposed are said to be of the following nature:

1. A tax, or fee, on every business concern, regulated as to amount by the size of the business.

2. A tax upon the head of every family in the city occupying an apartment or dwelling. Some reports designate this as an "occupancy tax" and some as a "poll tax."

3. A tax on the "unearned increment" in the value of real estate.

4. A tax on all persons advancing money on mortgages secured by real estate, rated according to the amount of the loan, and so levied that it cannot be shifted to the borrower. The term "mortgage tax" has been applied to this new tax.

A previous commission, appointed to discover new sources of revenues, for the city, reported in favor of a tax on the so-called unearned increment and aroused thereby great opposition among property owners.

The members of the present commission are:

Alfred E. Marling, chairman; Professor Edwin R. A. Seligman of Columbia University, chairman of the executive committee; Frederic C. Howe, Immigration Commissioner, secretary; Robert S. Binkard, the secretary of the City Club of New York (a member of the former commission); President Commissioner Purdy, Lawson Purdy of the Tax Board, Tax Commissioners Charles T. White, John T. Holleran, and Ardolph L. Kline; Frank Harvey Field, Joseph N. Francolini, Hamilton Holt, Professor Jeremiah W. Jenks, Frederick C. Leubuscher, well known as a single tax advocate; Walter Lindner, Cyrus C. Miller, former Borough President of the Bronx; George V. Mullan, formerly Mayor Mitchel's law partner; Louis H. Pink of Brooklyn; David Rumsey, Oscar R. Seitz, Frederick B. Shipley, Robert E. Simon, Franklin S. Tomlin, Delos F. Wilcox, Colin H. Woodward.

C. C. Mollenhauer, president of the Brooklyn Board of Real Estate Brokers, has termed the scheme "ridiculous" and said he was sure that the board would fight it to a finish. President McGuire, of the Real Estate Board, said he would not express an opinion in the matter until he knew what the report really contained.

REAL ESTATE BANQUET.

The Real Estate Board Will Have Reservations for a Thousand on Next Saturday Night.

The Nineteenth Annual Banquet of the Real Estate Board of New York, to be held at the Waldorf Astoria on next Saturday evening, Feb. 6, promises to be in every respect the most complete affair of the kind ever held by the board. Elisha Sniffin, chairman of the banquet committee, announces that reservations approximating 1,000 have been made.

The speakers will include Mayor John Purroy Mitchel, Hon. Dudley Field Malone, Collector of the Port; Commissioner Robert E. Dowling; Haley Fiske, Second Vice-President Metropolitan Life Ins. Co.; and J. Victor Barry, Assistant Secretary Metropolitan Life Ins. Co. Laurence M. D. McGuire, President of the Real Estate Board, will act as toastmaster.

The list of invited guests includes public officials, professional men and representative real estate men from New York, Chicago, Boston, Philadelphia, Rochester, Westchester and New Jersey. These will meet on neutral ground to discuss the various problems relating to real estate and the City of New York. In this list of guests is included the following: Hon. Wm. A. Prendergast, Hon. Geo. McAneny, Hon. Markus M. Marks, Hon. Douglas Mathewson, Hon. Lewis H. Pounds, Hon. Maurice E. Connolly, Hon. Chas. J. McCormack, Hon. Henry Bruere, Hon. Lawson Purdy, Mr. Cqrus C. Miller, Gen. Lewis W. Stotesbury, Judge Frank Hasbrouck, Hon. Abram I. Elkus, Hon. Chas. D. Olendorf, Mr. Thomas Shallcross, Mr. Elbridge Gerry Snow, Hon. M. Mayer, Mr. Franklin Pettit, Mr. George C. Boldt, Mr. Wm. C. Breed, Mr. Stewart Browne, Mr. Frederick H. Ecker, Mr. Wilbur C. Fisk, Mr. M. Morgenthau, Jr.

Guaranteed Mortgage Company.

At the annual meeting of the Guaranteed Mortgage Company of New York on January 19 all the members of the board of directors were re-elected and the former officers continued. The annual report makes it plain that the conditions following the outbreak of the war have not seriously affected the business of guaranteed mortgage companies. There has been a falling off of new business, but sales for the year have more than equalled cancellations, and the total amount of guarantees now outstanding shows a 7 per cent. increase. The company's net earnings have amounted to 11¾ per cent.; dividends,

to 8 per cent., and addition to undivided profits, 3¾ per cent.

During the year the policy was adopted of investing part of the capital in standard bonds, because of their greater availability in case of a run on mortgages; and in this connection the company emphasizes the fact that it has never resorted to the eighteen months' clause in its policies, but has taken up all its matured mortgages where the holders asked for payment.

The limit of guarantees to be issued has heretofore been fixed by the executive committee at ten times capital and surplus. As that limit is nearly reached, it is probable that the capital will be increased during the year. This report, coming at a time of serious depression, will be most encouraging to people interested in real estate who are waiting for signs of better times.

BRONX AFFAIRS.

Interesting Discussions Before the New Chamber of Commerce.

The Public Service Commission has informed the Bronx Chamber of Commerce that the construction contract for the Westchester avenue line will be let as soon as practicable after the plans for the bridge over the Bronx river have been decided on by the United States Government. The chamber has also been notified by the United States War Department that the matter of the bridge is receiving attention from the engineers and that a fuller report will soon be made.

These communications were received by the chamber at its January meeting in the Waldron Building last Saturday evening, President Albert E. Davis in the chair.

A letter from S. Clay Adams, of the Adams-Flanigan Co., was read urging support for the "Trade-at-Home" movement in the Bronx, and a resolution commending it to the people of the borough was adopted.

Dr. Frederick M. Henssler urged the chamber to endeavor to obtain the running of the Madison avenue surface cars over the bridge and through 138th street to the "L" station. A resolution was adopted to this effect.

A letter was read from Charles H. J. Dilg, of the Dilg Manufacturing & Trading Co., urging that the New Haven Railroad make at least one stop in the Bronx on its main line at Melrose or Mott Haven stations, as might be preferred. A resolution was adopted directing the secretary to write to the Public Service Commission and the New Haven Railroad to urge the granting of this convenience.

George Damm stated that he understood the New Haven Railroad intended to discontinue the running of its main line trains into the Grand Central Station after the completion of the connecting road now being constructed through the Port Morris section and over to Long Island.

Henry S. Gamp moved and Charles L. Ullman seconded a resolution which was adopted approving of Senator Dunnigan's bill for a 5-cent fare on all railroads within the city limits. During the discussion John C. Walworth said it was unreasonable to expect passengers to be carried in expensive cars, with upholstered seats, where every passenger had a seat, for the same fare as in light cars where strap-hangers paid the dividends, the trains would have to leave the Grand Central with ten cars and drop off half of them at the city line. It would mean also that Mt. Vernon people could travel to Coney Island for 5 cents, and that was too much to expect. Charles L. Ullman said that the development of the Bronx was more important than the comfort and convenience of the suburban commuters.

The proposition to abolish county governments through the constitutional convention was made a special order of business for the February meeting.

A resolution was adopted urging Park Commissioner Whittle to apply to the Board of Estimate for permission to ask bids from kindling wood dealers and others, to whom the wood will be valuable, for removing the dead trees from the parks, and thus save the $101,065.50 proposed to be expended for this purpose, while at the same time giving employment to the unemployed.

The question of waste of funds in repaving was discussed and a resolution adopted asking Borough President Mathewson to furnish the chamber with a list of the streets upon which it was proposed to expend $465,045 for repaving.

Bronx Board of Trade.

Edward B. Boynton, president of the American Real Estate Company, was elected president of the Bronx Board of Trade, formerly known as the North Side Board of Trade, this week. Eugene H. Rosenquest, president of the Westchester Gas & Electric Company, was elected vice-president.

The board of directors elected will serve from one to three years. The members elected for one year are Charles F. Minor, Edward B. Boynton, Albert Goldman, George S. Ward, James L. Wells, Charles A. Berrian, Louis V. Fox, George N. Reinhardt, J. Harris Jones and Park Commissioner Thomas W. Whittle.

Those elected to serve for two years as directors are Olin J. Stephens, William S. Germain, Herbert A. Knox, Robert J. Moorehead, Rev. William H. Kephart, John H. Denbeigh and Fred W. Hottenroth. The three-year term directors elected were William W. Niles, S. Clay Adams, John F. Steeves, Eugene H. Rosenquest, James Breckenridge, Elmer D. Coulter, Theodore Trimmer, F. A. Wurzbach and Surrogate George M. S. Schulz.

The Time to Be Prudent.

The Advisory Council of Real Estate Interests has adopted a minute expressing sympathy with the distressing situation in regard to unemployment, and the members, as individuals, are willing and ready to do whatever the are able to relieve it. The council is of the opinion, however, that it is neither wise nor proper for the city to undertake the prosecution of public improvements unless it is financially safe at the present time; and that this matter should be left in the hands of the Board of Estimate and Apportionment, as the official body best qualified to consider it. The attitude of the Comptroller on this subject commends itself to the council, in so far as it understands the situation.

Damages Six Cents.

A second award of six cents as damages against the Interborough from the erection of a station of the elevated road has just been found by commissioners appointed by the Supreme Court to fix the damages to the Brockholst, northwest corner of 85th street and Columbus avenue. Skinner & Bermat, specialists in prosecuting claims against the elevated railroad, represented the Clauson estate in the attempt to secure substantial damages for the erection of the new station at 86th street and Columbus avenue, extending in front of that property; but they were unable to satisfy the commissioners that any such damage has resulted after considering the benefits that station has produced.

This is the second decision as to the effect of the new elevated railway improvements upon abutting property, the first being a similar verdict of six cents damage in respect of the 38th street and Sixth avenue station recently erected.

PRIVATE REALTY SALES.

A $2,500,000 building operation in the Pennsylvania Station zone, this week, involving the sale of an Eighth avenue block front, was the principal deal of the week. The project is one of the largest ever undertaken in that section of the city in a long time and one of the most significant of the year. The fact that one of the large lending institutions has agreed to finance the operation is being favorably regarded

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as a possible indication of an improvement in the condition of the money market. The deal serves also to attract attention to a district of the city, for which great things have been predicted since the plans of the Pennsylvania Railroad became known.

Besides this large transaction, there were several others closed which may be optimistically regarded. An upper Broadway block front bought by a builder; the acquisition of a property as a branch for a bank and the exchange of a valuable Lenox Hill apartment house for a mid-town building site, constituted other important items of the business. There was moderate activity among smaller buyers and an increased demand for practically every kind of property in various sections of the city.

The total number of sales reported and not recorded in Manhattan this week was 24, as against 19 last week and 27 a year ago.

The number of sales south of 59th street was 7, as compared with 7 last week and 6 a year ago.

The sales north of 59th street aggregated 17, as compared with 12 last week and 21 a year ago.

The total number of conveyances in Manhattan was 136, as against 123 last week, 19 having stated considerations totaling $1,126,000. Mortgages recorded this week number 66, involving $1,922,632, as against 66 last week, totaling $778,545.

From the Bronx, 9 sales at private contract were recorded, as against 9 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $814,400, compared with $860,150 last week, making a total for the year of $4,219,591. The figures for the corresponding week last year were, $554,530, and the total from Jan. 1, 1914, to Jan. 31, 1914, was $5,303,221.

$2,500,000 Publishers Building.

The 461 Eighth Avenue Realty Company, Larkin Brothers and other interests, bought from Archibald D. Russell the old Haeger warehouse property, occupying the block front on the west side of Eighth avenue from 33d to 34th street; also from Mrs. Margery S. Ruttman, the dwelling 303 West 33d street and from Cornelius F. Sheehan, 302 West 34th street. On the combined plot of about 23,500 square feet, a twenty-one story building for the printing and publishing trades will be erected at an estimated cost of $2,500,000. The project has been financed by the Title Guarantee & Trust Company. The sole broker in the transaction was Joseph P. Day. John J. Buckley represented Larkin Brothers, as attorney, Brett & Goode (Inc.) have been appointed agents for the new building. Additional details will be found under Current Building Operations.

Altman Home Sold.

It was reported yesterday that the estate of Benjamin Altman had contracted to sell the two Columbia College leaseholds at the northwest corner of Fifth avenue and 50th street, known as 626 Fifth avenue and 1 West 50th street, fronting 35.5 ft. on the avenue and 164 ft. in the street. The property had been occupied by Mr. Altman as his home, part having been converted into his famous art gallery. The corner property will probably be demolished or altered by the erection of a modern business building. The buyer is said to a be a client of Walter T. Stern, attorney.

$500,000 Exchange.

Dr. Robert C. Myles bought through Harris & Vaughn, from the Rivoli Construction Company, Judson S. Tod, president, the nine-story apartment house, 27 East 62d street, on plot 57x100.5, which was built about two years ago from plans by Lawlor & Haase. In exchange, Dr. Myles gave 44-46 West 38th street two four-story dwellings on plot 41x98.9, west of the Lord & Taylor store. The deal involved properties held at about $500,000.

Broadway Block Sold.

Jacob Axelrod, the builder, bought from the City Investing Company, Robert E. Dowling, president, the block front on the east side of Broadway, from 88th to 89th street, which was acquired by the seller several weeks ago, from Francis M. Jencks. The property has a frontage of 201 feet on Broadway, 175 feet in 88th street and 80 feet in 89th street. It will be improved with two twelve-story apartment houses. The brokers in the deal were Slawson & Hobbs and Barton Chapin.

Bank Buys for Branch.

The Corn Exchange Bank has purchased from the Lexington Operating Company, through the Douglas Robinson, Charles S. Brown Company, the five-story building, at the northwest corner of Lexington avenue and 60th street, fronting 100.5 feet on the avenue and 22 feet in the street. A branch office of the bank will be established in the building.

West Side Holdings in Trade.

The 111th Street Construction Company, Samuel Williams, treasurer, sold 32-50 West 111th street, three five-story apartment houses, on plot 87.6x72, to Hyman Sarner & Son, who gave in part payment the block front of eight lots on the west side of Amsterdam avenue, between 186th and 187th streets, 214.10x100. The exchange involved about $400,000.

Operator Sells Old Holdings.

Sol. L. Pakas, who has owned 306-308 West 35th street for ten years, sold it to M. Barry. It comprises two three-story dwellings on plot 38x74.1, just east of the Manhattan Opera House. Mr. Barry has not made his plans known with reference to a possible improvement.

Manhattan—South of 59th St.

ELDRIDGE ST.—Arthur A. Goldstein sold for the Clement Muller estate the 5-sty tenement and 3-sty rear tenement at 41 Eldridge st, on lot 25x100, to Morris Kulok. The property has been in the same ownership since 1864. Mr. Goldstein states that a 6-sty mercantile building will be erected on the site, for which he has been appointed agent.

40TH ST.—Martin A. Toohey, as executor of the estate of Michael Kavanagh, has sold 328 East 40th st, a 4-sty building on lot 25x98.9.

58TH ST.—Samuel Wacht bought from the 59th Street Realty Co. 211 West 58th st, a 5-sty flat, on lot 25x100.5, west of the Central Park Riding Academy.

Manhattan—North of 59th St.

71ST ST.—Douglas L. Elliman & Co. sold for the estate of Frederick Orth the residence at 127 East 71st st, on lot 20x100.5.

93D ST.—Brown-Weiss Realties sold 253-255 West 93d st, two 5-sty dwellings, on plot 37x100.8, to Robert S. Streep, who gave in part payment 505 West 164th st, a 5-sty flat, on plot 50x100.

113TH ST.—Assets Liquidation Co. sold 308-310 East 113th st, a 6-sty tenement, on plot 50x100.

116TH ST.—Gambit Realty Corporation sold 55-59 West 116th st, a 6-sty apartment house on plot 50x100, to the Hudson Investing Co., Frederick F. French, president, which gave in part payment 320 West 106th st, a 5-sty dwelling, on lot 23x100.11.

128TH ST.—Sadie W. Smith is reported to have sold 16 West 128th st, a 3-sty dwelling, on lot 17.6x99.11.

174TH ST.—Morris Rosenblatt bought from the J. B. C. Building Co., J. B. Cotier, president, 516-518 West 174th st, a 5-sty apartment house, on plot 50x100.

178TH ST.—Haven Realty Co., William Braunsdorf, president, sold the 5-sty apartment house at the northwest corner of 178th st and Pinehurst av, on plot 50x100, to John R. Agnew, who gave in exchange 316 West 120th st, a 5-sty flat, on lot 20x95 and the 5-sty new-law house, 1052 Fox st, Bronx, on plot 37.6x100.

MANHATTAN AV.—John R. Davidson sold for Mrs. J. B. Remington, 124 Manhattan av, a 3-sty dwelling on lot 17x70, to Madame D'Halluin.

1ST AV.—Pepe & Bro. have sold for Joseph Malaspina to Lunigiani Realty Co. 1118 1st av, a 5-sty tenement, with stores, on a lot 25x95. This property was sold last week through the same brokers.

Bronx.

137TH ST.—Louis Drescher has contracted to sell to Mary M. Fischer, 413 East 137th st, a 5-sty tenement, on lot 25x100, for $23,250.

179TH ST.—Joseph Reiss has sold 1014 East 179th st, a 5-sty flat on plot 44.5x130.

188TH ST.—Grand Boulevard Holding Corporation, Max J. Kramer, president, sold the plot 74.5x165, at the northeast corner of 188th st and Grand Boulevard and Concourse.

BRIGGS AV.—A. & L. Construction Co. purchased from Max J. Kramer, the plot 91x87x irreg, on the east side of Briggs av, about 190 ft. south of 194th st.

DALY AV.—Union-Tinton Co. sold the vacant lot, 25x98.4xirreg, at the southwest corner of Daly av and Elsmere pl, proposed, to John Kyle.

SOUTHERN BLVD.—Hugh P. Skelly, president of the Kips' Bay Brewing & Malting Co., bought from Emeline Germania, the 5-sty apartment house at the southeast corner of Southern blvd and Barretto st, on lot 25x100.

TREMONT AV.—James Q. McCarthy bought, through E. Osborne Smith, from Mary L. Cassidy, the plot 31.5x80, at the southwest corner of Tremont and Morris avs. Last week Mr. McCarthy acquired a plot at the northeast corner of Walton av and 179th st for improvement with apartment houses and the plot just acquired may be similarly improved.

UNIVERSITY AV.—Jones, Meckes & Jones have sold for John F. Kaiser the plot, 130x107, at the northeast corner of University av and Featherbed lane.

Brooklyn.

HANCOCK ST.—E. K. Ramee sold for C. A. Mortenson the 2-sty house 1229 Hancock st.

MONROE ST.—Louis Ohl has sold the 3-sty flat 601 Monroe st, on lot 25x100.

PARK PL, ETC.—Jerome Property Corporation sold 620 Park pl for J. Kurtz & Son, Inc.; also 63 8th av for a client of Henry Pierson & Co.; 338 1st st for V. Nivois; 689 10th st for J. S. Corrigan to Mrs. E. F. Garnier; 600 5th st for the estate of Cornelius Winant, which took in part payment 576 5th st; retraded same for the estate for 622 2d st, owned by Peter H. Petry, and resold 622 2d st to a Mrs. Cooke. Samuel Welsch was associated as broker in the last deal.

1ST ST.—Henry Pierson & Co. (Inc.) have sold the 2-sty dwelling 338 1st st; also for Frederick Boetcher the 3-sty house 128 Berkeley pl.

DEKALB AV, ETC.—James M. Hawley sold for Mrs. A. Reibesohl to Frederick Fischlein, 1411 DeKalb av, a 3-sty building, on lot 25x100.

GLENMORE AV.—Henry Rockmore sold the 3-sty building, 1097 Glenmore av, to Francis Mills and 76 Forbell av to Charles Muller.

ROCKAWAY AV, ETC.—Realty Associates sold 20 lots running through from Rockaway av to East 96th st, between Avs M and N, to Henry Fettel, through J. C. Schenck; also 143 Bay 50th st, a 2-sty dwelling, on lot 20x90, to Carmine Peladino; the dwellings 1200 Union st to William B. Paulscraft and 1202 Union st to Mrs. Harriet R. Valentine; in the Ridgewood section 6 lots in Palmetto st to Weissenberger & Markle, through Frank L. Relchert. The purchasers will erect 2 family houses.

Richmond.

ARROCHAR.—Moffatt & Schwab and the Duross Co. sold the Barrett House, one of Staten Island's largest mansions, together with several acres of ground, to Mrs. Harriet Beaulley. It is understood that it will be used for a young ladies' seminary.

Nearby Cities.

NEWARK, N. J.—The Columbia Theatre at Washington and Marshall sts has been reported sold by Louis M. Finger to a syndicate of New York real estate and theatrical men.

NEWARK, N. J.—According to a current report, Marcus Loew has bought from the Miner estate the Newark Theatre, fronting 20 ft. in Market st and 180 ft. in Beaver st. The reported price is said to be $400,000.

PASSAIC, N. J.—A. Q. Orza, of the office of L. Porrino, sold two lots on Lakewood av, opposite the Clinton Public School. The buyer will improve with 2-sty dwellings.

Rural and Suburban.

GREENACRES, N. Y.—Leonard P. Hall purchased for his sister, Mrs. Ramsay, a home at the corner of Greenacres and Huntington Boulevard. The residence is only partially constructed, from plans by Patterson & Dula.

IRVINGTON, N. Y.—Kenneth Ives & Co. have sold for Mrs. William Lannon Bull her country estate, Worthington Homestead, containing about nine acres, with a large frontage on Broadway. It was held at $70,000.

MT. VERNON, N. Y.—Jones, Meckes & Jones sold for James B. Blaine, his residence, at the corner of Primrose and Westchester avs, Chester Hill. It was held at $30,000.

SOUTH PLAINFIELD, N. J.—Slawson & Hobbs and Louis Cowan have resold for the Wesley Realty Co. the 135-acre farm recently taken in exchange by the present sellers for the four 5-sty dwellings at 246-252 West 103d st.

LEASES.

Importers in Big Lease.

M. & L. Hess (Inc.) have leased the sixth loft in 479-485 Fifth avenue to E. L. Brady & Company, importers, now at 22 West 34th street, for a long term, at an aggregate rental of about $100,000. The same brokers also leased the fifteenth floor at 7-11 West 45th

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street to Frank L. Cole, Inc., ladies' tailors, at an aggregate rental of about $50,000.

Bag Firm on West Broadway.

Shuttleworth, Keiller & Company have leased from Amos F. Eno through Alexander J. Roux & Company, the five-story building 474-478 West Broadway through to Thompson street, containing about $65,000 square feet. The tenants are manufacturers of paper bags. This class of business is new to the neighborhood.

Apartment for L. P. Morton.

One-time Governor Levi P. Morton has leased through Douglas Robinson, Charles S. Brown Company and Douglas L. Elliman & Company an apartment of fourteen rooms and four baths on the seventh floor of the twelve-story apartment house now being built by the Fullerton-Weaver Realty Company at the northwest corner of Park avenue and 51st street, on land leased from the New York Central Railroad.

West Side Business Leases.

H. M. Weill Company leased to R. H. Macy & Company, the store and basement in 154-156 West 35th street which will be used as a recreation and club room by employes of the department store. The same firm also leased the five-story building 252 West 31st street to William Mulcahy and the four-story building 222 West 37th street to V. Collins.

Manhattan.

AMES & CO., INC., leased the dwelling 449 West 28th st for N. Y. Flower Supply Co. to N. Nelson; the 1st loft in 23 West 32d st for F. Livingston Pell to J. Mittledorf, and the 2d loft in 23 West 32d st to E. Deutsch; also the store and basement 11 East 22d st for R. S. Minturn to V. Runyon; store in 102 West 28th st for Alex. Guttman to S. LeCakes, and the store in 130 West 34th st for Sampeck Realty Co. to G. J. Cohen.

AMES & CO. INC. leased the dwelling 449 Lexington av for Daniel Casey to Julia Reily; also the dwelling 110 West 85th st for F. P. Tenney to M. Coughlin.

WRIGHT BARCLAY, INC., and M. & L. HESS, INC., leased the 8th loft in 461 4th av for 5 years to L. Magnin & Co., of San Francisco.

BASTINE & CO. and Frederick Southack & Alwyn Ball, Jr., rented the 5th loft in 91-93 5th av to A. Mitchell & Son, clothing manufacturers, for a show room.

BASTINE & CO., as agents for 112-114 East 19th st, leased space to Francis M. Hartley, dealer in woollens, and through Carstein & Linnekin space to David Moskowitz, of 80 5th av; to Emil Rohner, of 529 Broadway, and the 1st loft to Robert Sherower & Co., as salesrooms for toys.

BRETT & GOODE, INC., leased for the Builders' Associates Company to the Semple-Rieger Co., blank books and loose leaf devices, the 7th loft in 521-523 West 23d st.

CAMMANN, VOORHEES & FLOYD have leased the store and basement 299 Pearl st to Fischer Brothers; also the store 130 Front st to John F. Golden.

CAMMANN, VOORHEES & FLOYD have leased the store, basement and sub-basement at 46 West Broadway for Clarence Sackett to Peck, Stow & Wilcox Co., of 27 Murray st; also the ground floor office at 138 Front st to Taylor-Daub Co., of 114 Wall st.

FIRM OF LEONARD J. CARPENTER leased for Mrs. Louisa Combs the building at 131 Washington st to William G. Moehring & Co., liquors.

CARSTEIN & LINNEKIN, INC., leased the 3d loft in 40-42 East 19th for Johnson, Adams & Greacen to the R. H. Belt Co.; the 3d loft in 20 West 27th st to the Vienna Pearl Button Co., of 15 East 26th st; 2,000 sq. ft. in the Vanderbilt Concourse Building to H. D. Best & Co., of 320 5th av; space in 456 4th av to the Excelsior Premium Service Corporation; offices in 320 5th av to John H. Van Arsdale, of 621 Broadway; Leon Rosen, Philip Rosenberg, of 11 West 25th st; Jeno Vamosky and Lena Fischman; and space in 1161 Broadway to Joseph Block.

CARSTEIN & LINNEKIN, INC., leased an apartment in 12 West 12th st to Mrs. J. B. Pope, of Peasedale, R. I.

CROSS & BROWN CO. leased for Chas. A. Miller to Economical Garage Co., Inc., the building at 252 West 68th st; a 5-sty garage on plot 50x100, and in conjunction with Ewing, Bacon & Henry, 4th floor at 245 West 55th st to the Indiana Commercial Truck Corp, and in conjunction with Julius Levy, 11th floor at 12-14 West 37th st to Herman Beahr, and offices at 396 Broadway to Ernst Hanhart.

THE CROSS & BROWN CO. leased a floor in 521-23 West 23d st to the Equitable Film Supply Co., and in conjunction with M. Forman & Co., space in 40 East 22d st to H. Bernstein & Co., and in conjunction with Daniel Birdsall & Co., a floor in 129 West 22d st to Kogut & Ulius Bros., of 136 Greene st.

CROSS & BROWN CO. leased space at 126 5th av to the Fair & Carnival Supply Co., and space at 1465 Broadway to Wm. H. Considine, and offices in the Strand Theatre Building, 47th st and Broadway, to Cohan & Cahane.

DUFF & BROWN CO. leased for Mary Tuthill to J. A. Hogg, the 3-sty dwelling 450 West 145th st.

DUFF & CONGER and Bryan L. Kennelly leased for Joseph W. Lawrence his residence at 155 East 80th st to Dr. Samuel Gerle.

DOUGLAS L. ELLIMAN & CO. leased apartments in 755 Park av to Robert S. McCreery; in 18 East 48th st to Miss L. Lawton Shoemaker, and from the plans in 399 Park av to Miss Ada M. Faye.

DOUGLAS L. ELLIMAN & CO. leased apartments in 830 Park av to J. A. McVickar, in 399 Park av to Bradley L. Eaton and another to his daughter, Mrs. G. E. Schoonmaker, and in 18 East 48th st to Clinton Preston.

BENJAMIN ENGLANDER has leased for the Bailey Estate to Joseph Birnbaum the store and basement in 27 East 22d st; also the 5th loft in 122 West 26th st to the Gem Petticoat Co., of 134 West 26th st.

EWING, BACON & HENRY leased space in 101 Park av to A. E. Stephens Co., of 23 East 26th st, and to A. L. Dilley, of 101 Park av; and in 15 West 38th st, space to Joseph Ellner, of 38 West 35th st, and to Walter M. Collins, of 1133 Broadway.

EWING BACON & HENRY leased the 4th floor in 245 West 55th st to the Indiana Commercial Truck Corporation, of 250 West 54th st; in 250 West 54th st space to Clifford S. Peets, of 229 West 54th st; Baker Rim Auto Supply Co. and A. L. Monfort, and, with Huberth & Huberth, space to Regal Auto Painting Co., of 229 West 54th st.

J. ARTHUR FISCHER leased to Emil Kessler the 4-sty building 344 7th av; also to the Rialto Co. the 4-sty house 214 West 38th st, and for Rice & Hill to Antony Christopolus the store and basement in 1695 Broadway for a restaurant.

M. FORMAN & CO. rented for J. J. Adams, lofts in 15 West 24th st to J. Kubinstein & Co. and Maletzky & Schantz; for the Oltrogge Corporation, in 134 West 25th st to Barnett Marks and Goodman & Levine, of 27 West 15th st, 2,500 sq. ft.; for Ames & Co., in 130 West 28th st to Bernard Frank; for David Price, in 32 West 20th st to Scholer & Cohen; for Bagedonow Bros. & Co., to Max Newman in 135 West 27th st; for Sol Desser, in 110 West 26th st, to the Panama Cloak and Suit Co., of 61 West 14th st; for Mrs. Rosanna Batchelor, the store and basement in 26 West 26th st to the New American Button Works, of 124 University pl; for Elias Kempner, 2,500 sq. ft. in 36 West 25th st to Meltzer Brothers, of 136 Prince st; and for J. J. Adams, 2,500 sq. ft. to I. Levison in 13 and 15 West 24th st.

FREDERICK FOX & CO. have leased a loft at 133-7 West 35th st to Reisman, Rothman & Bieber; at 115-117 West 27th st to Elle Dickler; at 105-7 East 29th st to the Franz Bruckner Mfg. Co.; at 134-140 West 29th st to Arthur Sachs; large space in 2-16 West 33d st to R. H. Siveyd & Co., and a loft at 135 West 26th st to Benjamin Rutchik.

FREDERICK FOX & CO. leased the store and basement in 164-166 West 25th st to J. Vorhaus & Son, of 104 West 27th st; the store and basement in 147-9 West 25th st to Dimon Bros. & Co., of 24 West 25th st; the store and basement in 129-131 West 27th st to Mautner & Ahlswede, of 22 West 27th st; the store and basement in 499 Broadway to James Ward and George Lister and the store and basement in 146 West 28th st to Struck & Bossak, Inc., of 131 West 24th st.

FREDERICK FOX & CO. have leased a loft at 121-127 West 27th st to Weinstein & Samuels; for Cross & Brown at 149-151 West 36th st to S. Borchansky & Co.; to C. I. Freedman Co., Inc., at 25-9 West 31st st, and at 164-166 West 25th st to David Flaxman.

JULIUS FRIEND, EDWARD M. LEWI CO., INC., leased the 4-sty dwelling, 216 West 78th st, for Frederick A. Mack to John C. Hunter.

GOODALE, PERRY & DWIGHT leased a loft at 32 West 22d st to Samuel J. Littenberg and the dwelling 163 West 22d st to Landauer & Swart.

THE GUARANTOR REALTY CORPORATION leased space in 437 5th av to the Commercial Security Co., to the Modern Hospital Publishing Co. and to A. D. McTighe, advertising; at northeast corner of 7th av and 47th st a floor to the Amalgamated Vaudeville Agency, also space to Berlinghoff & Middleton, Joseph Jermon, Treat Mathews, William Chandler, "Sol" P. Levy and Victor Hyde; at 72 Broadway and 9 New st to Charles W. Scherer and W. H. Quay; at 56 Pine st to Pena & Co., Inc., and Adolph Goldenberg; at 35 East 20th st the 2d loft to Edwin Horrax; at 42 East 20th st the store to Friedlander, Sammet & Co., also the 1st loft to Greater Manhattan Knitting Mills, in conjunction with N. Brigham Hall & Wm. D. Bloodgood, and at 502 East 74th st space to the New England Pearl Button Works.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., leased for Philip Rhinelander the 11th loft in 48-50 West 21st st to Vinegrad, Meirowitz & Kaiser, makers of coats, now at 31 West 21st st.

M. & L. HESS, INC., leased the store and basement in 46 and 48 East 20th st to the Belding Hall Co., manufacturers of refrigerators, of 271 Canal st; show rooms in 13 and 15 East 22d st to Miller & Montague; show rooms in 98-100 5th av to Davis & Roensch; the 9th loft in 12 East 33d st to the Styletex Cloak Co.; the front part of the 4th loft in 22-4 West 27th st to B. S. Black & Co.; the tenant represented by Bastine & Co.; in 49-53 East 21st st room 505 to S. Jurow & Co., Inc.; store and basement in 400 6th av to B. F. Smith; 11th loft in 19-21 West 24th st to the Fashion Garment Co., and the 3d loft in 147-49 West 24th st to Herman B. Schwartz.

M. & L. HESS, INC., have leased offices and showrooms on the 8th floor at 13-21 East 22d st to the Manchester Mills and the French Novelty Works; also offices in the Hess Building, on the 17th floor to the Green-Joyce Co., of Columbus, Ohio, and to the Marion Co.; also leased the 9th floor at 461 4th av to I. Magnin & Co., of 22 West 27th st.

EDWARD J. HOGAN leased to the Chicago, Rock Island and Pacific Railroad the Broadway corner suite on the 17th floor of the Woolworth Building for their freight traffic department.

HOUGHTON CO. leased for 5 years, the 3-sty dwelling 164 West 85th st for Isabel DeF. Colbron to Florence Schmidtke.

HOUGHTON CO. leased for Walter F. Crosby the 4-sty dwelling, 34 West 97th st, to Nora Halloran.

HUBERTH & HUBERTH leased offices in the New York American Building at Columbus Circle to L. S. Landeau; Charles Kelly and Walter S. Goodwin, and a studio in 67 and 69 East 69th st to Pogany & Haz.

JOHN T. KAVANAGH leased stores in 933 Park av to Max. Atkin and Robert A. Anthony.

THOMAS F. McLAUGHLIN leased the store in 1252 3d av to the United Cigar Stores Co. and the stable and dwellings at 412 East 71st st to Landman Brothers.

EDGAR A. MANNING leased an apartment in 127 West 58th st to Dr. Maximilian A. Ramirez and space in 8 West 40th st for Ewing, Bacon & Henry, agents, to John Lowry, Jr.

CHARLES F. NOYES CO. leased for the Windham Realization Co. a loft at 543 Broadway to Berk Bros.; for Eugene P. Peyser to Timothy Shea a floor at 46 Ann st; for the Estate of H. V. B. Frankel to Edward H. Walster at 3 Burling Slip, and for Charles Laue space in 32-38 Fulton st to the American Electro Platers' Society.

A. Q. ORZA, of Leopold Porrino's office, rented the 1st loft in 526 West Broadway to C. T. Smith.

PEASE & ELLIMAN leased for Malcolm E. Smith his apartment in 130 East 67th st to Miss Marjorie Howard; in 27 East 62d st to C. L. Leonori; in 24 West 59th st to Charles M. Butler; furnished, the apartment of Mrs. M. E. Reynolds in 200 West 58th st to T. M. Orr.

PEASE & ELLIMAN leased to the United Cigar Stores Co the northerly portion of the ground floor in 95 Park Row; and apartments in 340 Madison av for Louis Martin to C. B. Hibbard; in 57 West 58th st for Harris & Vaughan as agents to Mrs. Anna M. Lawson, and in 167 West 72d st to Sydney Rankin Drew.

PEASE & ELLIMAN, as agents, have rented apartments in 829 Park av to Wilson P. Foss, Jr., and to Dr. Henry G. Leach; also in 850 Park av to A. Stewart Phillips; in 160 West 87th st, through Mark Rafalsky & Co., to J. C. Havez.

PORTER & CO. leased to D. A. Doyle the store at 151 to 153 West 125th st.

PORTER & CO. leased for Thompson, Koss & Warren the 3-sty dwelling 204 West 121st st to Beatrice Cleland.

LEWIS B. PRESTON, INC., leased for the estate of J. B. Haggin to Edgar D. Sealy space on the 6th floor in 377 Broadway.

MARK RAFALSKY & CO. leased for the Estate of J. N. Hayward in conjunction with M. M. Hayward & Co., the four lofts and the rear portion of the basement in 427 and 429 Broadway to Robbins Bros. trading as the National Carpet Co.; for the Antler Realty Co. the 5th loft in 57 to 61 West 38th st to Lesser-Kalb Mfg. Co., of 28 West 27th st, and for the Sphere Realty Co. the rear half of the 7th loft in 152 to 156 West 25th st to the United Manufacturing Trimming Co., of 168 Madison av.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. H. B. Livingston the 5-sty dwelling at 65 East 82d st, to Francis M. Weld.

M. ROSENTHAL CO. leased for F. & G. Pflomm, as agents, the 11th floor in 24 West 30th st to the Paradise Undergarment Co., of 38 East 21st st.

SHAW & CO. have leased for Mary W. Schepper the 3-sty dwelling 186 Lenox av to Joseph A. Krinowsky.

SHAW & CO. leased for the Realty Purchase, Sale & Trading Co. the store in 361 West 125th st to Herman Stifter.

SHAW & CO. leased for James Mitchell the 3-sty dwelling 277 West 122d st to Delia Scanlon.

SHAW & CO. leased for Mortimer J. and D. Fox the 4-sty dwelling 203 West 139th st.

SPEAR & CO. rented for the American Real Estate Co. 17,000 sq. ft. in 114-116 5th av to the Le Roy Shirt Co., of 519 Broadway; for William Lauterbach a loft in 14-16 Waverly pl to the Chambers Co.; for H. P. Mindes the top loft in 121 West 22d st to Hobel & Co.; for Chesebro-Davidson Co. the first loft in 779 Broadway to Sam Malawista, of 712 Broadway; with Daniel Birdsall & Co. the 4th loft in 8 Washington pl to Ratner & Co.

LUDWIG C. TRAUBE leased the north store at 1687 3d av to Lewis Isaacs.

HENRY TRENKMANN leased the 2d loft in 124 Bleecker st to the Essanay Flower and Feather Co. for 2 years.

CHARLES B. WALKER has leased space in 174 Centre st to Adolph Kline; for Charles Burkelman the 2d floor of 26-28 Sullivan st to P. Pisani & Co., and the 2d floor of 50 Watts st to the Ware Co., of 60 Lispenard st; for Nathan Marcus space in 121-123 Canal st to William Viner.

WORTHINGTON WHITEHOUSE and DOUGLAS L. ELLIMAN & CO. rented for Alfred I. duPont and Susanna Minturn the 10th floor apartment in 635 Park av to Dr. Matthew B. duBois.

Bronx.

B. S. MOSS has leased from the Henry Morgenthau Co. the Prospect Theatre, at Prospect and Westchester avs. It seats 2,000 persons.

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Brooklyn.

HOWARD C. PYLE & CO. have leased the easterly store in the O'Connell Building, 159-161 Remsen st, to Wise & Munkenbeck, insurance brokers.

REALTY ASSOCIATES leased the store in 290 Livingston st to the Knickerbocker Typewriter Co.; and the store in 290A Livingston st to Mrs. Frances Coyne, milliner.

Queens.

WILLIAM L. BOWMAN rented to William Isaac the house to be built for Louis Levi, at the corner of Neptune av and Chapman road, Far Rockaway.

CROSS & BROWN CO. leased for the estate of Samuel Couch to J. Goodman, a residence at Broadway and Baxter st, Elmhurst, L. I.

THE LEWIS H. MAY CO. leased for the S. & L. Construction Co., a house on Grandview av and Rue De St. Felix, Far Rockaway, to Adolph Steeg; for the Oak Crest Realty Co. the Lichtenstein Mansion in Oak st, Far Rockaway, to Reuben Sadowsky; for Mrs. Katherine J. White a house in White's lane, Cedarhurst, to Albert Robertson; for Albert Jenkins his villa on Ocean View av, Lawrence, to Theodore Sternfeld; for Capt. Smith his house on Franklin av, Far Rockaway, to Harry Freulichstein.

Suburban.

FEIST & FEIST have leased the upper floor of 817 Broad st, Newark, to Dr. Arthur Brumberger, dentist.

LOUIS SCHLESINGER, INC., leased the top floor in 1-7 Vesey st, Newark, to the Essex Traveling Bag Co., Inc.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Jan. 22 to 28	1914 Jan 23 to 29
Total No.	136	138
Assessed value	$9,687,500	$6.458.000
No. with consideration	19	15
Consideration	$1,126,000	$411,400
Assessed value	$1,388,500	$492,500
	Jan. 1 to 28	Jan. 1 to 29
Total No.	510	587
Assessed value	$29,904,510	$35 051,450
No. with consideration	56	64
Consideration	$2,312,200	$2,272,615
Assessed value	$2,646,550	$2,581,600

Mortgages.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
Total No.	66	109
Amount	$1,922,632	$2.804 637
To Banks & Ins. Cos.	9	23
Amount	$768,000	$1,289,100
No. at 6%	30	48
Amount	$441,377	$536,229
No. at 5½%	6	7
Amount	$824,500	$470,842
No. at 5%	10	26
Amount	$338,120	$989,650
No. at 4½%	2	.....
Amount	$145,000	.....
No. at 4%	2	.....
Amount	$4,900	.....
Unusual rates	.....	1
Amount	.....	$750
Interest not given	16	27
Amount	$168,735	$807,157
	Jan. 1 to 28	Jan. 1 to 29
Total No.	289	372
Amount	$5,043,947	$13,549,292
To Banks & Ins. Cos.	38	92
Amount	$1,506,000	$9,964,500

Mortgage Extensions.

	Jan. 22 to 28	Jan. 23 to 29
Total No.	30	57
Amount	$1,067,000	$2,187,610
To Banks & Ins. Cos.	7	12
Amount	$431.000	$833.250
	Jan. 1 to 28	Jan. 1 to 29
Total No.	138	197
Amount	$5,298,093	$6,734,560
ToBanks & Ins. Cos.	39	42
Amount	$2,804.000	$3,253,450

Building Permits.

	1915 Jan. 23 to 29	1914 Jan. 24 to 30
New buildings	9	7
Cost	$5,115,000	$397,000
Alterations	$81,330	$364,658
	Jan. 1 to 29	Jan. 1 to 30
New buildings	21	33
Cost	$6,460,100	$3,501,100
Alterations	$287,241	$871,233

BRONX.

Conveyances.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
Total No.	115	93
No. with consideration	11	12
Consideration	$218,350	$238,275
	Jan. 1 to 28	Jan. 1 to 29
Total No.	452	411
No. with consideration	46	47
Consideration	$579,905	$590,975

Mortgages.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
Total No.	56	63
Amount	$290,726	$503,843
To Banks & Ins. Cos.	3	13
Amount	$37,500	$198,401
No. at 6%	24	26
Amount	$118,500	$126,123
No. at 5½%	9	4
Amount	$61,900	$85,000
No. at 5%	8	13
Amount	$61,900	$52,300
Unusual rates	1	1
Amount	$680	$620
Interest not given	14	19
Amount	$47,746	$239,800
	Jan. 1 to 28	Jan. 1 to 29
Total No.	244	289
Amount	$1,605,014	$2,093,300
To Banks & Ins. Cos.	10	44
Amount	$122,500	$632,751

Mortgage Extensions

	Jan. 22 to 28	Jan. 23 to 29
Total No.	12	15
Amount	$197,700	$282,650
To Banks & Ins. Co.	2	4
Amount	$59,500	$136,500
	Jan. 1 to 28	Jan. 1 to 29
Total No.	65	81
Amount	$1,051,225	$1,534 150
To Banks & Ins. Cos.	15	13
Amount	$200.950	$306.000

Building Permits

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
New buildings	29	11
Cost	$999,200	$414,550
Alterations	$8,000	$23,825
	Jan. 1 to 28	Jan. 1 to 29
New buildings	52	48
Cost	$1,704 850	$1,364,150
Alterations	$18,535	$67,650

BROOKLYN.

Conveyances.

	1915 Jan. 21 to 27	1914 Jan. 22 to 28
Total No.	355	433
No. with consideration	51	56
Consideration	$214,318	$1,231,526
	Jan. 1 to 27	Jan. 1 to 28
Total No.	1,423	1,856
No. with consideration	181	209
Consideration	$797,994	$2,086,720

Mortgages.

	1915 Jan. 21 to 27	1914 Jan. 22 to 28
Total No.	242	286
Amount	$755,014	$920,160
To Banks & Ins. Cos.	28	50
Amount	$116.950	$307,350
No. at 6%	153	157
Amount	$348.010	$424,549
No. at 5½%	64	71
Amount	$348,600	$300,455
No. at 5%	12	43
Amount	$36,650	$167,000
Unusual rates	4	1
Amount	$4,160	$2,000
Interest not given	9	14
Amount	$17,594	$26,156
	Jan. 1 to 27	Jan. 1 to 28
Total No.	1,057	1,247
Amount	$3,361,459	$4,366,639
To Banks & Ins. Cos.	117	225
Amount	$568,200	$1,324,400

Building Permits.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
New buildings	57	50
Cost	$511,660	$677,300
Alterations	$83,590	$44,325
	Jan. 1 to 28	Jan. 1 to 29
New buildings	214	250
Cost	$1,599,710	$3 600,825
Alterations	$240,415	$155,250

QUEENS.

Building Permits.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
New buildings	61	32
Cost	$275,419	$286,802
Alterations	$6,170	$11,780
	Jan. 1 to 28	Jan. 1 to 29
New buildings	185	185
Cost	$565,299	$908.717
Alterations	$40,388	$65,040

RICHMOND.

Building Permits.

	1915 Jan. 22 to 28	1914 Jan. 23 to 29
New buildings	5	21
Cost	$14,100	$16,685
Alterations	.....	$1,925
	Jan. 1 to 28	Jan. 1 to 28
New Buildings	24	37
Cost	$50,590	$54,700
Alterations	$4,700	$9,475

OBITUARY

DAVID FRANKEL real estate operator, died on Sunday, at his home, 500 West 176th st.

S. LINCOLN HUTCHINSON, a well-known insurance man, died at his home, 627 East 18th st, Brooklyn, aged sixty-seven. He was a member of the Board of Managers of the Baptist Home of Brooklyn, of Anglo-Saxon Lodge, No. 137, F. and A. M., and the Seventh Regiment, N. G. N. Y. His widow and daughter survice him.

AHI PEACE, retired real estate broker and formerly active in Brooklyn civic affairs, died on Sunday, aged seventy-one, at his home 645 Carlton ave, Brooklyn.

REAL ESTATE APPRAISALS.

There were no reports filed this week by the State appraisers in transfer tax proceedings affecting Manhatan holdings.

REAL ESTATE NOTES.

WEBSTER B. MABIE, formerly at 1178 Broadway, has moved to 7 East 42d st.

ALBERT E. GIBBS has opened offices at 7 East 42d st.

H. J. SACHS & CO. have moved their offices to 38-44 West 21st st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the two 12-sty apartment houses 830 and 840 Park av.

KURZ & UREN, INC., were the brokers in the recently-recorded sale of 1697 Clay av by H. D. Junge to August Oesting.

PEASE & ELLIMAN have been appointed agents for the new building to be erected at the southeast corner of Park av and 61st st.

WILLIAM A. WHITE & SONS have been appointed agents for 24 West 20th st and 449 Broadway; also 102-108 Broad st.

JAMES C. NUGENT, formerly manager of the mortgage department of Gibbs & Kirby, has opened offices at 55 Liberty st.

AMES & CO. (INC.), have been appointed agents for 231 East 56th st and 538 West 30th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 36 West 40th st, owned by the E. G. Janeway estate.

BRETT & GOODE CO. has been appointed renting agent for the Munro Buildings, 45-51 Rose st and 17-27 Vandewater st.

UNGER & WATSON (INC.) have been appointed agents by Josephine G. Buckley for 161-163 East 54th st.

DUFF & BROWN CO. has obtained for Charles D. Ward, a mortgage of $50,000 on 604 West 146th st.

CROSS & BROWN CO. was the broker in the recently recorded sale of 1060 Jackson av for Joseph W. McConnell to Joseph P. Frey.

AMES & CO., Inc., were the brokers in the sale of the lot 25x100 at 437 Lenox av, for Nellie L. Archer to the 132d St Realty Corporation.

LOUIS CARREAU and John Finck obtained a mortgage loan of $10,000 for 3 years on 218 Centre st from the New York Title Insurance Co. for Robert E. Hastings and others.

LEWIS H. MAY CO. has been appointed agent for the Lancaster Sea Beach Improvement Co. property at Edgemere, L. I., comprising over 250 lots and six cottages.

JOHN A. MURRAY is the buyer of 2716 3d av recently sold by the Benenson Realty Co. In part payment he gave 6 lots, 150x100, on the east side of Arthur av, 125 ft, south of East 180th st. John A. Steinmetz was the broker.

O'CONNOR & McCANN real estate brokers at New Rochelle, N. Y., have dissolved partnership by mutual consent. John J. O'Connor has acquired Mr. McCann's interest and will continue the business.

WILLIAM A. WAITE Storage Corporation has acquired title from Edgar S. Appleby and others, to the 1-sty garage at 1818-1824 Webster av through to Park av. A 4-sty storage warehouse is to be erected.

REAL ESTATE BROKERS of East Orange will have their annual dinner this year on Thursday night, February 4, in English's Hall, Main and Walnut sts, that city. The speakers will include Mayor Daniel F. Minihan, of Orange, and Joseph P. Day, of New York.

WEST END ASSOCIATION will hold its regular monthly meeting on Monday evening, February 1, at the Hotel Ansonia, Broadway and 73d st. Police Commissioner Arthur Woods has accepted an invitation to address the meeting.

CORNELIUS G. KOLFF has moved to the New Corn Exchange Bank Building, opposite the ferry landing at St. George. Owing to the erection of the new court house at St. George, the Crabtree Building, where he is located at present, is to be torn down. Mr. Kolff's Manhattan office will remain at 45 Broadway.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Offerings of the Wolf Kronethal Estate at voluntary sale, by Joseph P. Day, attracted a large crowd to the Vesey Street Exchange Salesroom this week. It was the occasion of the first Special Sales Day of the year, and Mr. Day optimistically predicted a change for the better in the real estate market. Outside buyers acquired a number of the Kronethal offerings. Irving Baum paid $56,300 for the tenement at the northwest corner of Rivington and Forsyth streets. The southwest corner of Suffolk and Houston streets went to Rachel Frank for $46,300. Other buyers were Henry and Max Greensberger, who bought the dwelling 37 West 89th street for $24,000, and R. L. Weaver, who obtained the frame building, 350 West 44th street, for $16,300.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 29, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Houston st, 267, swc Suffolk (Nos 175-7), 24.10x80, 5-sty bk loft & 5-sty bk tnt; Rachel Frank, trste. 46,300

Irving pl, 55 (*), ws, 53 n 17th, 26x100, 4-sty & b stn dwg; due, $34,506.19; T&c, $3,104.46; Thos W Strong et al. 36,000

Rivington st, 32-4, nwc Forsyth (Nos 165-7), 50x73.4, 3-5-sty & b bk tnts; Irving Baum, trste. 56,300

11TH st, 515 E (*), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; due, $5,055.03; T&c, $681.37; sub to mtg $15,000; Annie Kaplon. 15,500

34TH st, 216 W, ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn tnt; adj Feb9.

44TH st, 350 W, ss, 175 e 9 av, 25x100.5, 3-sty fr bldg (vol); R L Weaver. 16,300

54TH st, 226-8 E, ss, 250 w 2 av, 50x100.4, 3-sty bk tnt & 1-sty fr stable; withdrawn.

83D st, 4 W (*), ss, 100 w Central Park W, 18x102.2, 3-sty & b stn dwg; due, $16,013.50; T&c, $790; Mary J McCoy. 15,000

84TH st, 205-7 W, ns, 119 w Ams av, 54x102.2, 2-5-sty & b bk & stn tnts (vol); R W Gilkey, party in interest. 66,000

89TH st, 37 W, ns, 351 w Central Park W, 19x100.8, 4-sty & b stn dwg & 3-sty ext; Henry & Max Greensberger, trstes. 24,000

113TH st, 85 E (*), ns, 25 w Park av, 25x100.11, 5-sty bk tnt & strs; due, $17,021.03; T&c, $3,230; Emma C Matthewson. 10,000

177TH st, 600 W, see St. Nicholas av, swc 177th.

Madison av, 1296, nwc 92d, 20.4x73, 3-str & b bk & stn dwg (exrs); Jos M Daggett. 35,000

St Nicholas av, swc 177th (No 600), 99.11 x100, vacant; withdrawn.

M. MORGENTHAU JR. CO.

Water st, 614-6 (*), ns, 52.11 w Gouverneur, 46.11x64.3x46.3x65.11, 2-6-sty bk tnts & strs; due, $20,512.31; T&c, $907.97; Annie M Diehl. 15,000

128TH st, 47 W (*), ns, 410 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; due, $6,493.64; T&c, $288.45; Mathilde A Moller. 6,000

L. J. PHILLIPS & CO.

61ST st, 145 W (*), ns, 458.4 w Col av, 13.10x100.4, 4-sty & b stn dwg; due, $11,046.82; T&c, $255.65; Cath S Hunter. 10,000

HENRY BRADY.

181ST st, 854 W (*), sec Northern av (Nos 85-93), 114.4x114.11x112.10x97.5, 6-sty bk tnt & strs; due, $196,966.74; T&c, $3,814; Wm H Jaffers. 193,500

Bolton rd (*), es, whole front bet Prescott av & Seaman av, 128.6x114.2x164x138.8, vacant; due, $12,533.34; T&c, $1,729.03; Trstes of the Dyckman Library. 14,000

SAMUEL MARX.

124TH st, 538-40 W (*), ss, 175 e Bway, 50x100.11, 6-sty bk tnt; due, $59,530.41; T&c, $4,209.40; Irving Savgs Instn. 64,700

SAMUEL GOLDSTICKER.

58TH st, 5 W, ns, 575 e 6 av, 20x100.5, 7-sty bk office & str bldg; adj sine die.

JACOB H. MAYERS.

Orchard st, 24, es, 178 n Canal, 24.11x88x25.1x88, 5-sty bk tnt & strs; adj Feb9.

BRYAN L. KENNELLY.

10TH st, 81 E (*), ns, 200 w 3 av, 25x94.6, 4-sty bk loft & str bldg; due, $8,660.81; T&c, $448.70; leasehold; Otto Schmidt, Sr. 3,000

CHAS. J. DUNN.

133D st, 9 W (*), ns, 160 w 5 av, 25x99.11, 5-sty bk tnt; due, $14,756.78; T&c, $555.50; V Everitt Macy et al trstes. 12,500

Total	$639,100
Corresponding week 1914	482,100
Jan 1, 1915 to date	3,744,266
Corresponding period 1914	4,746,954

Bronx.

The following are the sales that have taken place during the week ending Jan. 29, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Briggs av, 2578 (*), es, 471.9 s 194th, 19.2x88.4x19.1x86.10, 2-sty bk dwg; due, $7,436.58; T&c, $——; Newell Bent aux gdn. 7,000

Watson av, 2110 (*), ss, 105 e Olmstead av, 25x108; due, $1,034.04; T&c, $13; sub to pr mtg $5,000; Geo A Devermann. 6,100

HENRY BRADY.

140TH st, 491-3 E (*), ns, 762.6 e Willis av, 37.6x100, 5-sty bk tnt; due, $4,172.12; T&c, $835.15; Beekman Constn Co. 27,500

140TH st, 495-7 E (*), ns, 800 e Willis av, 37.6x100, 5-sty bk tnt; due, $4,153.12; T&c, $835.15; Beekman Constn Co. 27,500

JACOB H. MAYERS.

Blackrock av, ns, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

Morris av, 988 (*), es, 137.6 n 164th, 37.6x104.10, 5-sty bk tnt; due, $25,193.49; T&c, $285; Bertha Harris. 26,200

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(Bronx Auction Sales—Continued.)

Watson av, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50x216 to Blackrock av; also WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av, adj Feb11.

CHAS. A. BERRIAN.

140TH st, 499-501 E (*), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; due, $4,-211.37; T&c, $835.15; Beekman Constn Co. 28,000

140TH st, 503-5 E (*), ns, 975 e Willis av, 37.6x100, 5-sty bk tnt; due, $3,616.37; T&c, $835.15; Beekman Constn Co. 28,000

M. MORGENTHAU JR. CO.

Bristow st, ws, 55.3 n 170th, see 170th E, ns, 15.11 w Bristow.

170TH st E (*), ns, 15.11 w Bristow, runs w23.10xne153.5 to Bristow xs92.10xse 57.7 to beg, vacant; due, $5,785.88; T&c, $481.15; Wm A Martin. 6,000

JAMES L. WELLS.

Cedar av, 1799 (*), ws, 386.5 s 177th, 18.9 x83.4, 2-sty bk dwg; due, $4,920.80; T&c, $155; Annie C Haley. 4,500

JAMES J. DONOVAN.

River av (*), es, 100 s 150th, 100x100, 1-sty fr factory; due, $17,151.63; T&c, $1,-374.80; City Real Estate Co. 14,000

Total	$175,300
Corresponding week 1914	72,430
Jan 1, 1915 to date	475,325
Corresponding period 1914	556,267

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 27, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

HALSEY ST (*), ns, 332.3 w Ralph av; 27x100; Jos Schlesinger 11,000.00

NASSAU ST (*), swc Pearl, 27x100; Michl Greco et al 31,500.00

N 10TH ST (*), sws, 75 se Roebling, 100x100; Glens Falls Ins Co. 6,500.00

ATLANTIC AV, 1679, ns, 176.2 e Schenectady av, 25x80; withdrawn —

TILDEN AV, sec Brooklyn av, 104.8x108.5; withdrawn —

7TH AV, sec 59th, 120.2x80; withdrawn —

WILLIAM J. McPHILLIAMY & CO.

BERGEN ST, ss, 231.4 e Nevins, 18.7 x100; withdrawn —

DECATUR ST (*), ns, 97.6 e Reid av, 17.6x100; Mary M Post 4,000.00

GROVE ST (*), ses, 450 sw Central av, 75x100; Williamsburg Savgs Bank 4,600.00

MARION ST, ns, 250 e Patchen av, 6x100; Mary M Robinson, def 20.00

MARION ST, ss, 275 e Patchen av, 24.6x100; also MARION ST, ss, 300 e Patchen av, 25x100; Leon Birner 6,615.00

SMITH ST (*), ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y 2,000.00

37TH ST, ns, 277 w 5 av, 18x100.2; Henry M Birkett 2,800.00

E 29TH ST (*), ws, 220 s Clarendon rd, 20x100; Germania Savgs Bank 1,600.00

E 28TH ST (*), ws, 240 s Clarendon rd, 20x100; same 1,000.00

65TH ST, sws, 94.9 nw 19 av, 34x100; withdrawn —

E 100TH ST (*), nes, 100 nw Av J, 80 x100; Anna W Abbot, admtrx 500.00

CLINTON AV (*), sec Greene av, 47.6 x110; Savgs Bank of Utica 50,000.00

JAMES L. BRUMLEY.

E 39TH ST (*), ws, 260 s Clarendon rd, 20x100; Germania Savgs Bank 1,000.00

E 29TH ST (*), ws, 280 s Clarendon rd, 20x100; Germania Savgs Bank 1,000.00

BENSON AV (*), ns, 60.4 e Bay 14th, 20x90; Lillie H Crary 3,500.00

NATHANIEL SHUTER.

E 28TH ST (*), es, 137.6 n Av I, 40x100; Henry E Hoistad 4,300.00

MYRTLE AV, ss, 200 e Nostrand av, 25x100; Ignatz Martin 13,550.00

VERMONT AV, ws, 50 s Baltic av, 25x100; Aaron Cohan 1,375.00

LOT 9, blk, 3754, sec 12; withdrawn —

LOT 51, blk 7344, sec 22; Saml Less 1,700.00

Total	$148,560.00
Corresponding week, 1914	$81,040.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JERE JOHNSON, JR., CO.

FEB. 3.

WAREHOUSE AV, es, 140 s Neptune av, 12 lots, ea 20x118.10.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 30 & FEB. 1.

No Legal Sales advertised for these days.

FEB. 2.

32D ST, 142 W, ss, 435 w 6 av, 20x44.7x20.5x 40.2, 3-sty bk tnt; Marjorie D Cleland—Mabel R Cleland et al; Jno W Russell (A), 30 Vesey; Wm Klein (A); partition; Samuel Marx.

37TH ST, 4-6 W; ss, 141.6 w 5 av, 43x98.9, 2-6-sty bk loft & str bldgs; Wm Ziegler, Jr—Midville Realty Co et al; Swan & Moore (A), 29 Liberty; Wm Klein (R); due, $273,107.60; T&c, $6,650.74; mtg recorded May 29, 1912; Bryan L Kennelly.

58TH ST, 227-9 E, ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Robt L Fisher et al; exrs & trstes—Richard M Montgomery et al; Cary & Carroll (A), 59 Wall; Henry F Rabbe (R); due, $16,080.35; T&c, $428.54; mtg recorded Oct 15, 1911; Joseph P Day.

122D ST, 359 W, ns, 116 e Morningside av, 15x 100.11, 3-sty & b stn dwg; Donald Robertson Co—Mary P Ferguson et al; Thos J Meehan (A), 2 Rector; Edw L Parris (R); due, $10,-945.65; T&c, $418.72; Joseph P Day.

165TH ST, 552 W, ss, 132.6 e Bway, 16x104.10x 16x106.5, 4-sty & b stn dwg; J C Wm Pilgrim —Ensign Realty Co et al; Henry F Lippold (A), 63 Park Row; Leo C Dessar (R); due, $10,679.66; T&c, $388.66; Joseph P Day.

7TH AV, 1961-9, nec 118th (No 159), 100.11x 100, 3-5-sty bk tnts, strs on cor; United Hebrew Charities of City N Y—Jacob H Loewenstein et al; Cardozo & Nathan (A), 128 Bway; A S Gilbert (R); due, $123,918.98; T&c, $425.00; Joseph P Day.

FEB. 3.

12TH ST, 224 E, ss, 261.6 w 2 av, 23.4x106.6, 4-sty stn tnt; BRIGGS AV, ns, 150 e Bedford Pk blvd, 50x110, vacant; BRIGGS AV, ns, 250 e Bedford Pk blvd, 100x110, vacant; HULL av, nec Mosholu pkway, 105.10x110x152.11x 119.8, vacant; Ida W Inniss—Francis P A McGowan et al; Wells & Snedeker (A), 24 Nassau; Morgan J O'Brien, Jr (R); due, $6,165.60; T&c, $——; Bryan L Kennelly.

21ST ST, 107 W, ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Jos Buehler, Inc—Anna O Pell et al; McLoughlin & Martin (A), 309 Bway; Arthur D Truax (R); due, $5,617.02; T&c, $——; Henry Brady.

FEB. 4.

106TH ST, 302 W, ss, 283 e Riverside dr, 17x 100.11, 5-sty & b stn dwg; Edw J O'Gorman et al, exrs—McKeon Realty Co et al; Halsey, Kiernan & O'Keeffe (A), 141 Bway; Peter L Mullaly (R); due, $32,709.77; T&c, $1,137; mtg recorded Sept 10, 1912; Jacob H Mayers.

179TH ST, 531-3 W, ns, 100 w Audubon av, 50x 100, 5-sty bk tnt; Harry Blaumer—Wallach Reisler & Co et al; I Gainsburg (A), 271 Bway; Louis F Levy (R); due, $3,646.99; T&c, $——; Joseph P Day.

FEB. 5, 6, 7 & 8.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

JAN. 30.

No Legal Sales advertised for this day.

FEB. 1.

CORNELL AV, ns, 135 e Old Road, 50x100; Maurice S Hyman—Louise D Burke et al; G Arnold Moses (A), 145 Nassau; Henry K Davis (R); due, $431.80; T&c, $141.42; James J Donovan.

FEB. 2.

FORT INDEPENDENCE ST, 3394, es, 488.5 nw Giles pl, 25.1x74.5x25x75.4; 3-sty fr dwg; Railroad Co-Operative Bldg & Loan Assn—Ellsworth L Mills et al; Edwin J Crandall (A), 154 Nassau; Phoenix Ingraham (R); due, $3,955.27; T&c, $312.54; Samuel Marx.

143D ST, 408 E, ss, 625.6 e Willis av, 31.11x115.10x43.10x112.1, 2-sty & b fr rear dwg; Margt Peterson—Jno J Montgomery et al; Michl J Sullivan (A), Willis av & 148th; Jos P Hennessy (R); due, $3,352.47; T&c, $499.07; sub to 1st mtg $1,000; Henry Brady.

ZULETT AV, ss, 425 w Mapes av, 50x100, Rose Hyman—Louise D Burke et al; G Arnold Moses (A), 145 Nassau; Edw J Flynn (R); due, $403.62; T&c, $88.50; James J Donovan.

FEB. 3.

BRIGGS AV, ns, 150 e Bedford Pk blvd, see 12th st, 224 E, Manhattan Auction Sales.

BRIGGS AV, ns, 250 e Bedford Pk blvd, see 12th st, 224 E, Manhattan Auction Sales.

HULL AV, nec Mosholu pkway, see 12th st, 224 E, Manhattan Auction Sales.

MOSHOLU PKWAY, nec Hull av, see 12th st, 224 E, Manhattan Auction Sales.

FEB. 4.

175TH ST, E, sec Grand blvd & Concourse, see Grand blvd & Concourse, 1770.

BRIGGS AV, 2753, ws, 120 n 196th, 20x91.11x—x91.7, 3-sty bk dwg; Richard Feusterer—Nannie S McLaughlin et al; Arthur Knox (A), 198 Bway; Daniel B Murray (R); due, $2,093.14; T&c, $330; Henry Brady.

EASTBURN AV, swc, 175, see Grand blvd & Concourse, 1770.

GRAND BLVD & CONCOURSE ,1770, sec 175th, runs sw59.1xs83.10xs10xe50 to Eastburn av xn 126.8 to 175th, xw9.5 to beg, 5-sty bk tnt; Geo W Dibble et al, exrs—Winton Realty Co et al; Thos F Keogh (A), 90 West Bway; Geo B Hayes (R); due, $39,734.66; T&c, $2,-362.28; Bryan L Kennelly.

FEB. 5.

201ST ST, 284, on map 282, E, ss, 110 e Briggs av, 25x100, 2-sty fr dwg; Kath Hett—Adelaide Wetzler et al; Jno C Stein (A), 2873 Webster av; Benj F Gerding (R); due, $5,625.50; T&c, $129.09; Chas A Berrian.

PROSPECT AV, 1037, ws, 158 n 165th, 50x175, 5-sty fr dwg; Henriette S Orth et al—Caroline V Fey et al; Raymond J Knoeppel (A), 5 Beekman; Jos R Truesdale (R); due, $11,-887.63; T&c, $582.09; Joseph P Day.

WASHINGTON AV, 1836-44, on map 1836-42, es, 162 s Mott, 62x120, 2-sty bk tnt & str & 2-sty fr tnt & str; Minnie Wollner—Mooney Schreiber et al; Arthur O Ernst (A), 170 Bway; Ernest Hall (R); due, $4,945.92; T&c, $359; sub to 1st mtg $21,000; Chas A Berrian.

FEB. 6.

No Legal Sales advertised for this day.

FEB. 8.

MACLAY AV, ss, 132.10 e Zerega av, 18x92; Lillian W White—Michl J Hogan et al; Smith Williamson (A), 364 Alexander av; Chas F Moore (R); due, $375.31; T&c, $533.90; James L Wells Co.

MACLAY AV, ss, 150.10 e Zerega av, 20x92.5; Lillian W White—Daniel J Daily et al; Smith Williamson (A), 364 Alexander av; Chas F Moore (R); due, $487.93; T&c, $608.24; James L Wells Co.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JAN. 30 & FEB. 1.

No Legal Sales advertised for these days.

FEB. 2.

BAINBRIDGE ST, ns, 575.3 w Ralph av, 18x 100; German Savgs Bank of Brooklyn—Louis Klepper et al; Hector McCurren (A), 375 Fulton st; Fredk W Sparks (R); Wm J McPhilliamy & Co.

BARNEY ST, ws, 196.8 s Dumont av, 19.4x100; Frederic Norris—Max Goldman et al; Henry J Davenport (A), 375 Pearl; Henry S Rasquin (R); Wm J McPhilliamy & Co.

DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

HARRISON PL, ns, 250 w Porter av, 150x100; Jos A Burr et al—Emma A Mayhew et al; Coombs & Wilson (A), 260 Bway; Peter P Huberty (R); Wm J McPhilliamy & Co.

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VAN BUREN ST, ss, 50 w Stuyvesant av, 20x100; Mary J Egan—Geo Alexander Co et al; Edmund J Donegan (A), 180 Montague; Jesse W Johnson (R); Jas L Brumley.
E 8TH ST, ws, 110 n Av P, 20x120.6x irreg; also AV R, nec E 14th, 160x100; also E 15TH ST, ws, Lots 508-9; also EAST 23D ST, ws, 440 s Av O, 40x100; S & H Holding Co, Inc—Paramount Constn Co et al; Wm V Burke (A); Jas T Williamson (R); Wm J McPhilliamy & Co.
50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; Ray Gilbert—Thos E Oates et al; Geo W Pearsall (A), 49 Court; Wm Kinnear (R); Wm P Rae.
59TH ST, sws, 212.10 nw New Utrecht av, 20x100.2; Jos W Teets et al—Wm Mac Bain et al; Harry L Thompson (A), 175 Remsen; Alonzo G McLaughlin (R); Wm P Rae.
AV M, ns, 60 e Ryder, 40x100; Clarence P Tompkins—Arthur L C Macconnell et al; Clarke & Frost (A), 215 Montague; Aug J Koehler (R); Wm J McPhilliamy & Co..
RIDGEWOOD AV, swc Cleveland, 100x85; Jos M Cohen—Isidore Topiitz et al; Jos J Schwartz (A), 353 Stone av; Patk E Callahan (R); Nathaniel Shuter.

FEB. 3.
BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Keohl (R); Wm J McPhilliamy & Co.
DENYSE'S LANE, sws, adj land of Geo Van Brunt, runs sw429.4xnw— to 81st xs130xw260 xn130xw—xne—xse102.7xn19.11xse60xn100 to 79th xse450.7xse125 to beg, except parts released; Louis Wesehler—Chas S Conklin et al; Jas H Westcott (A), 40 Wall, Manhattan; Frank E Johnson Jr (R); Wm J McPhilliamy & Co.
DOUGLASS ST, ns, 250 e Smith, 25x100; Mary V Kane—Maggie M Scannell et al; Jos J Tuchy (A), 246 Jackson av, Long Island City; Benj T Hock (R); Nathaniel Shuter.
LINCOLN PL, sws, 320.1 nw 6 av, 29.11x100; Carrie L Fulcher—Filomena Scupari et al; Fredk Cobb (A), 166 Montague; Wm Howard, Jr (R); James L Brumley.
E 26TH ST, ws, 132 n Newkirk av, 34x100; Stella Foreman—Flatbush Constn Co et al; Davison & Underhill (A), 50 Court; Burchard Dutcher (R); Wm J McPhilliamy & Co.
LIBERTY AV, swc Elderts la, 7.3x400x17.5x400; Henry Neugass—Gross Country R R Co et al; Jos A Whitehorn (A), 794 Bway; Rufus L Perry (R); Nathaniel Shuter.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

FEB. 4.
OAKLAND ST, nwc Clay, 25x100; Adele Meinhold—Brown Realty Co et al; Mervyn Wolff (A), 299 Bway; Wm Watson (R); Wm J McPhilliamy & Co.
WEBSTER ST, ss, 109.2 e Albany av, 40x100; Mary L Boyson—Nusiata Carona Petrizzo et al; Edw F Taber (A), 1550 Fulton; Chas S Taber; Wm P Rae.
HEGEMAN AV, ss, 80 e Milford, 80x90; Patrick H Dougherty—Daniel Dougherty et al; Virtus L Haines (A), 375 Fulton; Harold T Edwards (R); Wm J McPhilliamy & Co.
OCEAN PKWAY, ws, 280 s Cortelyou rd, 110x175; Title Guarantee & Trust Co—Berthe Geisman et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

FEB. 5.
MONITOR ST, ws, 54.9 n Engert av, 28.6x100; Louis Janson—Simon Schwartz et al; C & T Perry (A), 845 Manhattan av; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.
MONITOR ST, ws, 26.3 n Engert av, 28.6x100; Lionel J Salomon—Simon Schwartz et al; C & T Perry (A), 845 Manhattan av; Jno T Bladen (R); Wm J McPhilliamy & Co.
CHURCH AV, ns, 375 e Rogers av, 112x124.10x irreg; Wm W Spence et al—Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway; Wm S O'Connell (R); Wm P Rae.

FEB. 6.
No Legal Sales advertised for this day.

FEB. 8.
DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscowitz (A), 189 Montague; Michael M Helfgott (R); Nathaniel Shuter.
E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Roosalie Baurhyte et al; Jos M Lipschitz (A), 132 Nassau, Manhattan; I Ehrlich Wolfe (R); Nathaniel Shuter.
SCHENECTADY AV, ws, 140 n Winthrop, 40 x100; Antoinette F Kleine—Jos Stafford Co et al; Wm W Butcher (A), 215 Montague; Alvah W Burlingame, Jr (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 23.
CHERRY ST, 478; Morris Spodek—Annie Epstein; M A Rabinovitch (A).
92D ST, ss, 75 w 1 av, 25x50.8; Charlotte M Leley—Israel D Schlachtzki et al; Wells & Snedeker (A).
BROADWAY, ws, whole front bet 147th & 148th, 199.10x75, Sarah Dahlman—147th St & 148th St Corpn et al; C Putzel (A).

JAN. 25.
28TH ST, 226 W; Carrie Block—Adele Marie et al; S Brand (A).
90TH ST, 129-31 W; Jno A Dittrich et al—Pauline Grosner et al; R H Kittel (A).
BROADWAY, 832-34; Seamen's Bank for Savgs in City of N Y—Isdor Bach et al; Wickersham & Taft (A).
2D AV, 2125; Chas G Moller et al—Geo Kean et al; Bowers & Sands (A).
2D AV, 2127; Jno Moller et al—Harry A Wilkus et al; Bowers & Sands (A).

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(Foreclosure Suits Continued.)

JAN. 26.
30 ST, 318 E; Harry Hostorf—Maud B Barclay; House, Grossman & Vorhaus (A).
14TH ST, ns, 79.3 w 2 av, 26.2x103.3; N Y Savgs Bank—Jno A Anger et al; J A Dutton (A).
103D ST, 117 E; N Y Investors Corpn—Bella Rubel et al; H Swain (A).
129TH ST, ss, 475.6 w 5 av, 21.6x99.11; N Y Savgs Bank—Fredk A Camp et al; J A Dutton (A).
STUYVESANT ST, 42; Bella C Peterkin—Sarah Lauterstein; Bailey & Sullivan (A).

JAN. 27.
6TH ST, ns, 265.6 e 1 av, 21.10x90.10; Edmond L Campion et al—Zbarazer Realty Co et al; Cary & Carroll (A).
47TH ST, 258 W; Saml Wacht—Dora Nadel et al; S Wacht, Jr (A).
111TH ST, ss, 52.6 e Park av, 52.6x100; Cooper Union for the Advancement of Science & Art—Elias Senft Real Estate Co et al; Cary & Carroll (A).
120TH ST, ns, 225 w 1 av, 16.8x100.10; Free Home for Young Girls—Louis Lese et al; Olney & Comstock (A).
7TH AV, nec 37th, 98.9x244; Equitable Life Assurance Society of the U S—Wm H Bryan et al; Alexander & Green (A).
7TH AV, ws, 75.5 n 52d, 75x198.9xirreg; Harry Passloff et al—Delta Theatre Corpn et al; amended; S S Marcus (A).

JAN. 28.
WOOSTER ST, 179-83; Bklyn Savgs Bank—Newstate Co et al; Schenck & Punnett (A).
89TH ST, 276 W; Herbert S Martin et al—Chas A Starbuck et al; O M Sternfeld (A).
115TH ST, ns, 397 e Lenox av, 18x100.11; J Blackburn Miller—Minnie A Cohen et al; G Witschief (A).
121ST ST, 302 W; Jas R Roosevelt, Jr—Daisy B McCloskey et al; Cary & Carroll (A).
141ST ST, ns, 400 w Lenox av, 125x99.11; also 141ST ST, ns, 275 w Lenox av, 125x99.11; 2 actions; N Y Life Ins Co—Remark Holding Corpn et al; W F Clare (A).

JAN. 29.
ALBANY ST, sws, 65.11 se West, 18.8x58; Seamen's Bank for Savgs in City N Y—West Side Improvement Co et al; Cadwalader, Wickersham & Taft (A).
E BROADWAY, nwc Montgomery, 25x105; Abr J Dworsky—Julius H Gross et al; Straus & Dworsky (A).
101ST ST, 416 E; Central Trust Co of N Y—Mamie Silver et al; Jooline, Larkin & Rathbone (A).
119TH ST, ns, 376 w 5 av, 17x100.11; Union Trust Co of N Y—Theresa Abelson et al; Miller, King, Lane & Trafford (A).
NAGLE AV, ss, 600 e Ellwood, 100x191.4; Wm L Crow Constn Co—Gibraltar Realty Co et al; King & Booth (A).
7TH AV, sec 114th, 50x100; Isaac Shiman—Frida Heidelburger et al; Strasbourger & Schallek (A).

Bronx.

JAN. 22.
DOCK ST, sws, 100 se Thomas, 35x50; Dora Frank—Chas D Jarvis et al; I Levison (A).
WILLIAM ST, nes, 218 se Cortland av, 25x100; Fredk Dillemuth, Jr—Honora M Corbett et al; W J Hofmann (A).
137TH ST, ss, 176.11 w Cypress av, 37.6x100; Mary E Townley—Henry Siegel et al; W B Chamberlin (A).
138TH ST, 285 E; August W Bell et al—Jennie Tackney et al; H M Teets (A).
LOTS 195, 196, 197 and 198, Map of No. 1, Supreme Court; Valentine Brady et al; Helen Katz et al, as trsts—Michael H Higgins etal; A R Lesinsky (A).
LOTS 1001, 1002, 1003, 1004, 1005, Map of Laconia Park; Harriet J Heller—Tripoli Realty Co; Williams, Folsom & Strouse (A).

JAN. 23.
156TH ST, 957 E; Wm E Smith—Max Stirn et al; Cary & Carroll (A).

JAN. 25.
WALES AV, es, 225 s 149th, 25x100; Wm Ruschen—Emma Ackermann et al; J P Hennessy (A).

JAN. 26.
No Foreclosure Suits filed this day.

JAN. 27.
CLINTON AV, ses, 39.3 ne 175th, E, 19.2x90.1; Edwin F Meeks, trste—Jas H Collins et al; E G Duvall (A).
CRESTON AV, ws, 118.8 n 179th, 19x100; Elizabeth Gifford—Ernest Wenigmann et al; E Hall (A).
LOTS 128, 129, 130 & 131, Map of Brunner Estate at Jerome av & Gun Hill rd; Francesco C Nesbitt, exr—Annie F Delaney et al; E C Dusenbury (A).
LOT 152, amended map of portion of Gleason prop, 24th ward; Anna C Wildey, extrx—Jas R McGregor et al; H Swain (A).

JAN. 28.
BROOK AV, es, 100 n 171st, 25x100; Bridget Hayes—Saml Blatt et al; Hogan Ramirez (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 21.
STANTON ST, 84; Christine G Openhym—Max Orenstein et al; Harold Swain (A); J F Curnen (R); due..10,747.50
112TH ST, ns, 400 e Lenox av, 25x100.11; Valentine E Macy—Sadie S Birnbaum; Davison & Underhill (A); Francis A O'Neill (R); due..20,738.89
127TH ST, 145-7 W; B W R Realties, Inc Inter City Land & Securities Co et al; Henry S Mansfield (A); Phoenix Ingraham (R); due,..... $5,796.90

JAN. 22.
7TH AV, es, 25 s 133d 25x100; Metropolitan Life Ins Co—Wm E Diller; Woodford, Bovee & Butcher (A); Saml Strassbourger (R); due.....26,022.63
7TH AV, es, 50 s 133d, 24.11x100; same—same; same (A); same (R); due 26,125.56

JAN. 23.
No Judgments in Foreclosure Suits filed this day.

JAN. 25.
119TH ST, ns, 285 w Lenox av, 20x100.11; Chas H Lowerre, Jr et al—Etta G Dupont; Thompson, Koss & Warren (A); Jacob A Wolf (R); due 16,577.78
125TH ST, 532 W; Jno H Lambert—Edw F Walton; Friend Hoar (A); Jno E Duffy (R); due 5,268.21
1ST AV, es, 50.6 s 124th, 25x100; Julia A Sullivan—Rachel Vexler; Pressinger & Newcombe (A); Jas O Farrell (R); due 8,540.35

JAN. 26.
124TH ST, ss, 88 e Columbus av, 27.10x100.11; Alfred M Heinsheimer—Anthony Kappes; Cary & Carroll (A); Melvin H Dalberg (R); due.....24,231.14

JAN. 27.
71ST ST, 328 W; Eliz J Haynes—Patk H Costello et al; Jonas B Weil (A); Harold A Callan (R); due.....18,547.50
117TH ST, 147 W; Philip Specht—Louis Bernstein et al; Salter & Steinkamp (A); Robt L Morrell (R); due.... 5,944.93

Bronx.

JAN. 22, 23, 25, 26 & 27.
No Judgments in Foreclosure Suits filed these days.

JAN. 28.
MORRIS AV, es, 350 n 165th, 20x95; Emma D Rodman—Adelphine Hymes; E H Miller (A); E F Moran (R); due..... 7,708.75
LOT 121, map of Associated Lace Makers Co 24th Ward; Adelaide A Wabst—Meyer Lipset et al; Shaw & Landon (A); M S Cohen (R); due.. 1,563.34

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 23.
37TH ST, 236-38 E; Otto F Vetter—Lucius T Martin et al; action to foreclose mechanic's lien; W Hauser (A).
48TH ST, ns, 380 e 8 av, 20x100.5; Lewis C Van Riper—Francis X O'Connor; action to compel execution of lease, &c; C H Slease (A).
PLEASANT AV, nwc 109th, 100.11x125; City of N Y—Wm H Ryerson et al; action to foreclose tax lien; F L Polk (A).

JAN. 25.
28TH ST, 202-4 W; also 9TH AV, 730, & PROP in Kings County; Wm H Wood et al—Laura A Cregan; action to declare lien; Wood & Wood (A).

JAN. 26.
34TH ST, 112 W; 33D ST, 109-11 W; Patrick H Sullivan et al—Frank J Farrell et al; partition; Ellison & Ellison (A).

JAN. 27.
1ST AV, 14; Manhattan Ry Co—37 & 39 Attorney St Inc et al; action acpuire title; J L Quackenbush (A).
1ST AV, 18-20; same—Isaac Greenman et al; action acquire title; J L Quackenbush (A).
1ST AV, 19; same—Leon S Altmayer et al; action acquire title; J L Quackenbush (A).
1ST AV, 29-31; same—Herman Fichter et al; action acquire title; J L Quackenbush (A).
1ST AV, 42-43; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).
1ST AV, 62; Manhattan Ry Co—Hettie Berliner et al; action acquire title; J L Quackenbush (A).
1ST AV, 75; same—Mary S Burger et al; action acquire title; J L Quackenbush (A).
1ST AV, 87; same—Leopold Barth et al; action acquire title; J L Quackenbush (A).
1ST AV, 89; same—Marie C Ider et al; action acquire title; J L Quackenbush (A).
1ST AV, 113; same—Max Roth et al; action acquire title; J L Quackenbush (A).
1ST AV, 123; same—Aaron Stiber et al; action acquire title; J L Quackenbush (A).
1ST AV, 131; same—Albert Stark et al; action acquire title; J L Quackenbush (A).
1ST AV, 172; same—Julius Tishman et al; action acquire title; J L Quackenbush (A).
1ST AV, 174; same—Henry Elias Brewing Co et al; action acquire title; J L Quackenbush (A).
1ST AV, 178; Manhattan Ry Co—Margaret Murphy et al; action acquire title; J L Quackenbush (A).
1ST AV, 198; same—Cecelia Gafney; action acquire title; J L Quackenbush (A).
1ST AV, 200; same—Michl Gafney; action acquire title; J L Quackenbush (A).
1ST AV, 207; same—Grossman Investing Co et al; action acquire title; J L Quackenbush (A).
1ST AV, 210-12; same—Ferd Stern et al; action acquire title; J L Quackenbush (A).
1ST AV, 215-17; same—Ellen Reilly et al; action acquire title; J L Quackenbush (A).
1ST AV, 218; Manhattan Ry Co—Henry Fuldner et al; action acquire title; J L Quackenbush (A).
1ST AV, 226; same—Barbara Reinhart et al; action acquire title; J L Quackenbush (A).
1ST AV, 237; same—Cornelius Fitzgibbon et al; action acquire title; J L Quackenbush (A).
1ST AV, 258-62; same—Arthur A Carey et al; action acquire title; J L Quackenbush (A).
1ST AV, 268-72; same—Arthur A Carey et al; action acquire title; J L Quackenbush (A).
1ST AV, 291; same—Michl Maier et al; action acquire title; J L Quackenbush (A).

1ST AV, 292; same—Fredk W Wohlfert et al; action acquire title; J L Quackenbush (A).
1ST AV, 294; same—Anna E Mischlich et al; action acquire title; J L Quackenbush (A).
1ST AV, 295; same—Felix Rieger et al; action acquire title; J L Quackenbush (A).
1ST AV, 302-4; same—Hugh Quirk Skelly et al; action acquire title; J L Quackenbush (A).
1ST AV, 305; same—Henry F Albert et al; action acquire title; J L Quackenbush (A).
1ST AV, 309-11; same—Julius Maier et al; action acquire title; J L Quackenbush (A).
1ST AV, 318; same—Bernard Rosenstock et al; action acquire title; J L Quackenbush (A).
1ST AV, 319; same—Emma Weber; action acquire title; J L Quackenbush (A).
1ST AV, 320; same—Ede Levenson et al; action acquire title; J L Quackenbush (A).
1ST AV, 321-27; same—Geo F Abendschein et al; action acquire title; J L Quackenbush (A).
1ST AV, 330; same—Julius Maier et al; action acquire title; J L Quackenbush (A).
1ST AV, 332; same—Martin Rothschild et al; action acquire title; J L Quackenbush (A).
1ST AV, 336-38; same—Conrad Witt et al; action acquire title; J L Quackenbush (A).
1ST AV, 340; same—Kath G Farrell et al; action acquire title; J L Quackenbush (A).
1ST AV, 341; same—Ellen Prendergast et al; action acquire title; J L Quackenbush (A).
1ST AV, 343; same—Christopher Boylan et al; action acquire title; J L Quackenbush (A).
1ST AV, 346; same—Leon S Altmayer et al; action acquire title; J L Quackenbush (A).
1ST AV, 348-50; same—Louisa Schulthes ☛ et al; action acquire title; J L Quackenbush (A).
1ST AV, 354; same—Sarah Phillips et al; action acquire title; J L Quackenbush (A).
1ST AV, 355; same—Albert Jarmulowsky et al; action acquire title; J L Quackenbush (A).
1ST AV, 357-59; same—Harry Fischel et al; action acquire title; J L Quackenbush (A).
2D AV, 288; same—Rachel Lagura et al; action acquire title; J L Quackenbush (A).
2D AV, 2430-34; Manhattan Ry Co—Callaghan McCarthy et al; action acquire title; J L Quackenbush (A).
2D AV, 2456; same—Flora Bachrach et al; action acquire title; J L Quackenbush (A).

JAN. 28.

BRADHURST AV, es, 79.10 s 153d, 39.11x100; Italo American Marble Co—Jacob Frankel et al; action to impress lien; J J Schwartz (A).
CENTRAL PARK W, 300-2; Louis Hirschkowitz ——Secured Holdings Corpn et al; foreclosure of mechanic's lien; G M Moscowitz (A).
1ST AV, 258-62; Manhattan Ry Co—Arthur A Carey et al; action acquire title; J L Quackenbush (A).

JAN. 29.

104TH ST, 164 E; Hannah Wallach—Adelaide G Hoyt et al; specific performance; G Goodmann (A).

Bronx.

JAN. 22.

236TH ST, ss, bet Oneida & Keppler avs (known as Lot 16, Block 3370, Sec 12); Saml Hollander—Martha H Jackson et al; action to foreclose transfer of tax lien; B G Oppenheim (A).
LEGGETT AV, nwc Kelly, 110x118.7; also LOTS 269, 270, 293, 294 and 296, Map of Washingtonville; also LOTS 123, 124, 125, 126 and 127, Map of 163 lots of Estate of Mary Jane Radway; Constantin Wagner—Helena Freudenmacher, as extrx; action to charge real property; Quackenbush & Adams (A).
PLOT 3, Block 11, Map of Fieldston, 24th Ward; Wright-Ogden Co, Inc—Geo D Strayer et al; action to procure judgment; J H Hildreth (A).

JAN. 23.

LOT 17, Block 5066, Sec 17; Adelaide A Wabst —Wm A Langdon et al; action to foreclose transfer of tax lien; G A Moses (A).
LOT 88, Gwins' Homestead, Gwins' Drive & Palmer blvd; Geo J Puchhafer—Johanna C Jones et al; action to foreclose transfer of tax lien; G A Moses (A).

JAN. 25.

143D ST, ss, 431.6 e Alexander av, 25x100; Ella C Schrade—Edw D Murphy et al; partition suit; G Dillon (A).
GLEASON AV, ss, bet Castle Hill av & Olmstead av (known as Lot 27, Block 3811, Tax Map); Land & Lien Co—Jas Williams et al; action to foreclose transfer of tax lien; M Frank (A).

JAN. 26.

E 172D ST, ns, being Lot 89; Simeon M Barber—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
213TH ST, ns, bet Barnes av & Bronxwood av (known as Lot 367, Wakefield); L Josephine Moses—Anna A Owen et al; action to foreclose transfer of tax lien; G A Moses (A).
CONCONRSE, ws, being Lot 28; Anna R Crossin —Jno J Bannon et al; action to foreclose transfer of tax lien; H Swain (A).
JEROME AV, es, being Lot 3; Simeon M Barber—Denver Realty Co et al; action to foreclose transfer lien; H Swain (A).
JEROME AV, es, being Lot 5; Elliott L Brown—Denver Realty Co et al; action to foreclose transfer of tax lien; H Swain (A).
JEROME AV, es, being Lot 10; Elliott L Brown —Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
JEROME AV, es, being Lot 11; Elliott L Brown —Wm Seitz et al; action to foreclose transfer of tax lien; H Swain (A).
TOWNSEND AV, ws, being Lot 61; Elliott L Brown—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).
TOWNSEND AV, ws, being lot 62; Anna R Crossin—Wm Seitz et al; action to foreclose transfer of tax lien; H Swain (A).
3D AV, 2881-85; Manhattan Ry Co—Ebling Realty Co et al; action to acquire title; same (A).
3D AV, 2899; same—Leopold Guttag et al; same same (A).
3D AV, 2908; same—Chas Sherabel et al; same; same (A).
3D AV, 2918; same—Henry B Pye et al; same; same (A).
3D AV, 2916; same—Nicholas Grunzfelder et al; same; same (A).
3D AV, 2969-79; Manhattan Ry Co—Elizabeth McIntire et al; same; J L Quackenbush (A).
3D AV, 2999-01; same—Charlotte Ewald et al; same; same (A).
3D AV, 3029-33; same—Jacob Frees et al; same; same (A).
3D AV, 3035-37; same—Jacob Frees et al; same; same (A).
3D AV, 3546-60; same—David Mayer Brewing Co et al; same; same (A).
3D AV, 3709; same—John G Borgstede et al; same; same (A).
3D AV, 3811-17; same—Ferdinand Hecht et al; same; same (A).
3D AV, 3851-53; same—Mary B Middleton et al; same; same (A).
3D AV, 3861-87; Manhattan Ry Co—Zarland Realty Co et al; same; J L Quackenbush (A).
3D AV, 4187; same—Sol Katz et al; same; same (A).
3D AV, 4217-21; Manhattan Ry Co—L Napoleon Levy et al; same; J L Quackenbush (A).

JAN. 27.

CONCOURSE, es, being Lot 32; Simeon M Barber—Carl F Markgraf et al; action to foreclose transfer of tax lien; H Swain (A).

Guaranteed Mortgage Company of N.Y.

200 Broadway

FIFTH ANNUAL REPORT

ASSETS.		LIABILITIES.	
Mortgages, N. Y. City	$273,500.00	Capital	$250,000.00
Bonds, State & Railroads	49,075.00	Surplus	100,000.00
Real Estate	5,368.08	Undivided Profits	36,853.54
Accounts Receivable	993.06	Accounts and Bills Payable.	6,939.54
Accrued Interest Receivable.	8,562.21	Reserved, Prem'ms Prepaid.	3,315.44
Accrued Premiums	1,825.53	Dividend Payable Jan. 1st..	5,000.00
Cash in Bank	62,988.81	Interest Payable	204.17
	$402,312.69		$402,312.69

Comparative Figures for the Past Five Years are as follows:

	Mortgages Sold	Net Gain Outstanding Guartd. Mortgs.	Outstanding Guartd. Mortgs.
1910	$733,541	$726,841	$792,591
1911	827,200	788,269	1,580,850
1912	954,650	839,400	2,420,250
1913	541,900	361,100	2,781,350
1914	464,650	208,125	2,989,475

EARNINGS

	1912	1913	1914
Interest on Mortgages	$18,188.18	$18,455.48	$18,007.31
Premiums for Guarantees.	10,018.55	13,090.40	13,991.22
Commissions	353.63	335.00	380.00
	$28,560.36	$31,880.88	$32,378.53
Expenses	2,133.68	3,151.17	3,117.14
Net Earnings	$26,426.68	$28,729.71	$29,261.39
Dividends	18,750.00	20,000.00	20,000.00
Surplus for year	$7,676.68	$8,729.71	$9,261.39

The Rates of Net Earnings and Dividends on the Capital Stock for Each Year have been as follows:

	Capital	Net Earnings	Dividends Paid	Expense to Earnings
1910	$250,000.00	.0782%	8%	.049%
1911	250,000.00	.0955%	7%	.072%
1912	250,000.00	.1057%	7 1/2%	.075%
1913	250,000.00	.1149%	8%	.088%
1914	250,000.00	.1170%	8%	.094%

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42 East 4th Street, NEW YORK

(*Lis Pendens, Bronx, Continued.*)

JEROME AV, es, being Lot 22; Simeon M Barber—Emil Schwab et al; action to foreclose transfer tax lien; H Swain (A).
TOWNSEND AV, es, being Lot 24; Jas A Dimelow—Merwin Realty Co et al; action to foreclose transfer of tax lien; H Swain (A).
WALTON AV, es, being Lot 11; Anna R Crossin—Eliz A Higgins et al; action to foreclose transfer of tax lien; H Swain (A).
LOT 9, Block 7, map of Whitehall Realty Co, 24th ward; Della Altman—Rocco V Salerno et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
LOT, 791, Laconia Park, 24th ward; Dora Pines—Amelia M Mark et al; action to foreclose transfer of tax lien; J M Lifschitz (A).
LOT 792, Laconia Park, 24th ward; Dora Pines—Amelia M Mark et al; action to foreclose transfer of tax lien; J M Lifschitz (A).

JAN. 28.

RANDALL ST, ns, bet White Plains rd & Maple av, known as Lot 85, Duncan Estate, on tax map; Municipal Liens Co—Guiseppe Constanzo et al; action to foreclose transfer of tax lien; G L Smith (A).

Brooklyn.

JAN. 21.

CARROLL ST, ss, 20 e Albany av, 100x140; Antonyno Primo Heights Bldg Corpn; foreclosure mechanic's lien; I Solomon (A).
HERKIMER ST, ss, 37 w Ocean pl, 17x89.6; Chas Grasmeher Alice S Jennings et al; G B Serenbetz (A).
49TH ST, sws, 100 se 12 av, 40x100.2; Emil Reineking Francis C Fry, Jr, et al; Klendl, Smyth & G (A).
52D ST, ns, 312 w 3 av, 18x100.2; Bertha H Stone—Eagle Home Co; T Witte (A).
57TH ST, ns, 295 w 17 av, 100x126; Parshelsky Bros—Acadia Bldg Co et al; H S & G C Bachrach (A).
86TH ST, ss, 279.6 e land N Y & Sea Beach R R, 100x105.6; Jane Gilfeather—Gesson Frank et al; Somerville & Somerville (A).
DRIGGS AV, swc Leonard, runs s129.4xw57.5x n78.5xn16.6xe95.8 to beg; Margt S Manson—Henry Metzinger et al; J Siegelman (A).
GEORGIA AV, es, 444.8 n Hegeman av, 20x100; Agnes E Reynolds—Rachel Leder et al; H M Bellinger, Jr (A).
KINGSTON AV, nec Carroll, 110.7x280; also KINGSTON AV, sec Carroll, runs e300xs127.9 xw200xn12.2xw100xn115.7 to beg; David Weller—Geo Potts & ano; to create a lien; A Casper (A).
MERMAID AV, ss, 78.10 w Warehouse av, 20x100; Harriet C L Hommedieu—Raffaela Dallesio et al; W D Hart (A).

JAN. 22.

BOND ST, ws, 80 n Butler av, 20x50; Chas B Denny—Oscar Hammann et al; H L Thompson (A).
MONROE ST, ns, 25 e Stuyvesant av, 25x100; Bushwick Savgs Bank—Louis Ohl et al; R L Scott (A).
E 18TH ST, ws, 180 n Johnson rd, 20x100; Henry G Leberton—Fredk M Seiler et al; H L Thompson (A).
E 18TH ST, ws, 253.2 s Av K, 26.10x100; Elwood V Kneeland—Florence Williams; to create a title; W E Butler (A).
41ST ST, ss, 300 e 13 av, 20x100; Henry Hafker—Kath Naab et al; Lewis & McNamara (A).
58TH ST, ws, 185.3 s land of Jacob P Moore, s0x100; Bushwick Savgs Bank—Fredk W Stabenau & wife; R L Scott (A).
60TH ST, ns, 320 e 4 av, 20x100.2; Alice G Lawrence—Harry Williams et al; Cary & Carroll (A).
75TH ST, nwc 7 av, 100x123.7x—x85.1; Peter S Bogart—Abels Gold Realty Co et al; C H Lott (A).
75TH ST, ns, 123.7 w 7 av, 100x140; same—same; same (A).
75TH ST, ns, 263.7 w 7 av, 100x200; same—same; same (A).
JAMAICA AV, swc Barbey, runs s32.11xw82.11xnc82.11 to beg; Jno Auer, Jr, —Richard Thiester et al; Watson & Kristeller (A).
OCEAN AV, es, 78.7 n Foster av, runs e100xn80 e0xn120xw110xs200 to beg; Audley-Clarke—Hartman Bldg Co et al; W Y Hallock (A).
SKILLMAN AV, ss, 200 e Union av, 25x100; Bushwick Savgs Bank Jos Lowery et al; R L Scott (A).
17TH AV, nws, 60.2 ne 60th, 40x100; Gushwick Savgs Bank—Thos Werner & ano; R L Scott (A).

JAN. 23.

HALSEY ST, nws, 282.1 ne Knickerbocker av, 26.5x100; Isidor Berger—Ernst Becher et al; J Berg (A).
HICKS ST, ws, 188 n State, 20x100; Eagle Savgs & Loan Co—Mary P Feenan & ano; J C McLeer (A).
JEFFERSON ST, ss, 320 e Bremen, 25x100; Bushwick Savgs Bank—Sarah J Whitman & ano; R L Scott (A).
MARTENSE ST, ss 282 e Rogers av, 18x122; Eagle Savings & Loan Co—Ida J Metz et al; J C McLeer (A).
OAKLAND ST, ws, 50 n Huron, 25x100; Henry Jones Patk Kiernan et al; E H Hazelwood (A).
GREENE AV, ns, 150 e Tompkins av, 17.6x100; Eagle Savgs & Loan Co—Townsend R Raynor et al; J McLeer (A).
UTICA AV, ws, 80 n Herkimer, 20x70; Adeline Edwards—Wm Edwards & ano; partition; R L Perry (A).

JAN. 25.

REMSEN ST, ns, 99 e Clinton, 49x100; Peoples' Trust Co—Jno E Sullivan Co et al; Wingate & Cullen (A).
ST JAMES' PL, es, 100 n Greene av, 20x100; Glore & Rutgers Fire Ins Co—Elsie R Hunt et al; R R Prentice (A).
TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Harlow C Voorhees—Thos Voorhees et al; W D Leonard (A).
VERANDAH PL, ss, 254.7 e Henry, 24.6x49.9; Eagle Savgs & Loan Co—Richard F Murphy et al; J C McLeer (A).
60TH ST, sec 3 av, 20x74; Herman F Scharman—Herman Naeher et al; S Seiderman (A).
60TH ST, ss, 74 e 3 av, 20x99; Henry H Mahland—Herman Nieher et al; S Seiderman (A).
BATH AV, sws, 55.11 se Bay 20th, 19x82.5; Franklin Trust Co—Wanda Minkowsky & ano; H L Thompson (A).
LAFAYETTE AV, 645-52; COURT ST; 243; MYRTLE AV, 761, 667 & 657, & LAFAYETTE AV, 654; Wm H Wood—Laura A Cregan; to recover $10,000; Wood & Wood (A).
NEWKIRK AV, nwc E 21st, runs w40xnw120x e87.1xs110.5 to beg; Saml Hess—Peru Realty Co et al; Cook & Benjamin (A).
PENSYLVANIA AV, es, 140 n Sutter av, 20x100; Barnett Rosenblum—Rebecca Ptashnick et al; E E Rosenblume (A).
RAILROAD AV, es, 90 n McKinley av, 102x120; RAILROAD AV, es, 414.11 n McKinley av, 35.9x102; BERRIMAN ST, es, 100 n Pitkin av, 90x100; Morris Druss—Edw Taunay et al; to set aside deed; I Gainsburg (A).
RALPH AV, swc Chauncey, 100x100; Barney Bolonik—Jas Seidman & ano; to foreclose mechanic's lien; S Seiderman (A).
UTICA AV, ws, 25 s Park pl, 28.5x100; Vincenzo Schiro—Jos S Klotz; breach of contract; C S Amsel (A).
3D AV, es, 20 s 60th, 20x70.4; Rosalie Speyer—Herman Naeher et al; S Seiderman (A).
3D AV, es, 40 s 60th, 20x70.4; same—same; same (A).
3D AV, es, 80 s 60th, 20x74; Fredk H Maass—Herman Naeher et al; S Seiderman (A).
23D AV, ses, 260 n Benson av, 60x96.8; Eliz A De Mund—Emily Leslie et al; R O'Bryne (A).
LOT 3, Map 2, prop in 4th & 5th wards, belonging to Saml Jackson (decd); Helena C Kinavan—Anna M Stichter et al; T Burgmyer (A).

JAN. 26.

HANOVER PL, east & west sides, bet Livingston & Fulton sts, —x—; Wm Berri—Realty Associates et al; to construe restrictions in a partition; Jones, McKinny & Sternbrink (A).
HART ST, ss, 211 e Stuyvesant av, 18.6x100; Williamsburgh Savgs Bank—Mary Davis et al; S M & D E Meeker (A).
HART ST, ns, 414 w Lewis av, 16x100; Minnie Hershowitz—Morris Feinstein & ano; H Altman (A).
PACIFIC ST, 925; Annie McGuire—Concetta Romano et al; Harman & Howell (A).
3D ST, swc Lawrence av, 50x100; Eagle Savgs & Loan Co—Ellen D Payne et al; J C McLeer (A).
E 29TH ST, ws, 180 n Farragut rd, 40x100; also E 42D ST, ws, 177.6 s Av D, 60x100; Mary Long—Emma S Schmidt et al; W M Moore (A).
52D ST, nc 14 av, 80.2x100; Jas Lefferts—Estelle L Bateman & ano; D Y D Reilly (A).
86TH ST, swc W 9th, 40x100; May Campbell—Wm B Lake et al; M B Campbell (A).
BEVERLY RD, nwc E 29th, runs n374.2xw87.3x s374.4xe98.2 to beg; Albany Hts Realty Co—Tilden Constn Co et al; W H Good (A).
DRIGGS AV, ss, 50 e Leonard, 25x100; Mary B Hoffman—Edna Holding Co et al; H L Thompson (A).
HAMILTON AV, swc Nelson, 25.2x55.3x20.10x57; Mary E Crane—Samson Friedlander et al; A P Bachman (A).
IRVING AV, sws, 140 nw Cornelia, 20x95; Williamsburgh Savgs Bank—Max H Speer et al; S M & D E Meeker (A).
MASPETH AV, ns, 342.11 w Kingsland av, 48.10 x82.6x48.10x82.5; also SKILLMAN AV, ss, 332.7 w Kingsland av, runs s128.4xsw109xn 81.5xe47.8 to beg; Bushwick Savgs Bank—Wm remsen & al; R L Scott (A).
SUTTER AV, nwc Essex, 19.10x75; Henry Miller—Ruby Danzing et al; Reynolds & Geis (A).
1ST AV, nws, 20 sw 55th, 20x80; Bushwick Savgs Bank—Jno P Steich et al; Snediker & Snediker (A).

JAN. 27.

COURT ST, ws, 71.9 n Schermerhorn st, 24.1x100; also swc of above property, runs w4.9 xn24.1xe4.5xs24.1 to beg; Wm H Field—Thos Lamb et al; Smith, Doughty & W (A).
DEGRAW ST, 205.4 e 4 av, 16.4x100; Mary B Kellogg—Annie E Mingus et al; Wilson, Barker & Wager (A).
JEWEL ST, ws, 425 s Meserole av, 25x100; Solomon Horn—Abr J Schlesinger et al; J Bernstein (A).
MONTGOMERY PL, sws, 278.10 se 8 av, 16.9x 100; Ess Ess Realty Co—Grace W Duryea et al; J K M Ewing (A).
SANDFORD ST, ws, 297.9 n Park av, runs w 200xn175xe100xn122.6xse105.8xs263.4 to beg; Bushwick Savgs Bank—National Foundry Co & ano; R L Scott (A).
WALLABOUT ST, 245; Dietrich W Kaatze—Morris Jablin et al; N D Shapiro (A).
167TH ST, ns, 140 w 7 av, 45x100x46.6x—; Erwin L Stratton—Wm J Buckley et al; H B Exner (A).
20TH ST, sws, 285 nw 4 av, 25x100.2; also 20TH ST, ss, 210 w 4 av, 25x100; Frank Fenimore—Christy Fenimore et al; to set aside deed; G Gru (A).
E 29TH ST, es, 60 n Av L, 40x105; Jno V Cain—Bridget Foley & ano; E J Flanagan (A).
47TH ST, 451; also 73D ST, ss, 66.6 w 7 av, 100x160; also 2D AV, wc 92d, 100x100; also 4TH AV, nwc 65th, 100x125; also ST MARKS AV, ns, 165.6 e Troy av, 44.6x127.9; also W 23D ST, es, 290 n Mermaid av, 120x118.10; Wm H Schofield—Dayve De B De Waltoff et al; to create a trust; M W Wood (A).
71ST ST, nec 2 av, 66x100; Wm H Schofield—Miriam Morse & ano; to create a trust; M W Wood (A).
79TH ST, ss, 460 e Bay pkway, 60x100; Thos S Kelly Abram F Bucher et al; H J Davenport (A).
ATLANTIC AV, nwc Monmouth, 125x200; Fredk H Winckler—Bklyn Fireproof Sash & Door Co.
WILLOUGHBY AV, ss, 310.4 e Marcy av, 17.10 x100; Augusta R Levy—Morris Jablin et al; H D Levy (A).
6TH AV, nwc 54th, 100x100; Wm H Schofield—Rebecca Wolper et al; to create a trust; M W Wood (A).
6TH AV, nwc 54th, 100x100; Wm H Schofield—Jno J Bakerman; to remove a trste; M W Wood (A).
6TH AV, es, 32.8 n 54th, 45x100; also 6TH AV, es, 77.8 s 53d, 45x100; also 16TH ST, ns, 75 w av, 25x95.10; Wm H Schofield—Mechanics Bank et al; to create a trust; M W Wood (A).
LOT 150, map of prop belonging to the estate of Simon Rapelje, dec, in 26th Ward; Lazarus Well—Abr Sagalowitz et al; Kramer, Cohn & M (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 23.

TRINITY PL, 18-20; Berger Mfg Co—Ellen Murphy; Jos Natale; Krenkel Cont Co (138) 33.00
44TH ST, 15-17 W; Barnet Schacht—15 W 44th St Co (140) 1,497.70
46TH ST, 126-32 W; National Fire Proofing Co—Leavitt Realty Co; Davidson & Schwab; Libman Cont Co (137) 79.55
64TH ST, 227 W; Shanker Metal Ceiling Co—Beekman Holding Co; Libman Cont Co (141) 350.00
84TH ST, 37 E; John Neals Son—J H Walke (139) 84.31
BROADWAY, 3341; Newman Dunn—Premium Holding Co; Mark Bernstein & Wm Avidan (142) 30.00
POST AV, sec 207th, 100x72; Church E Gates & Co, Inc—Edw A Cruikshank; Alexander List & Sons; J H MacDonald (145) 962.02

JAN. 25.

20TH ST, 12 E; BROADWAY, 901; Otto Reissmann—Ed H Mount (147) 370.00
27TH ST, 148 E; Henry Cont Co—Fannie Levy; Friedel & Polstein (145) 319.80
47TH ST, 222 W; Erich P Haake—Lock, Safe & Restaurant Co, Inc (146) 263.00
64TH ST, 227 W; Mayer Daxe & Co, Inc Beekman Holding Co, Inc; Abr L Libman (144) 210.00

JAN. 26.

2D ST, 274 to 280 E; Edw E Buhler Co—Israel Orphan Asylum; Clark & Appleman; Peter Kreshak (149) 234.00
35TH ST, 35-39 W; Wm M Moore, Inc—35 West 35th St Corpn; Adrem Constn Co, Inc (150) 11,500.00
SAME PROP; Adrem Constn Co, Inc—35 West 35th St Corpn; Geo W Young, trst (151) 30,000.00
35TH ST, 35-39 W; Hecla Hl Uris Iron Works—35 West 35th St Corpn; Adrem Constn Co (154) 1,950.50
43D ST, 341-47 W; Carucci & Bruno—Edw H Raynolds; 48th St Co (157) .. 650.00
55TH ST, 236 W; Theo Eskilsson, Inc—Sadie Bonwit; Isidor Berg (153) ... 480.05
77TH ST, ns, 120 e Lexington av, 75x100; Arthur S Gaynor Co—Ardsley Garage Co, Inc; Silverman Schampain Co (152) 578.90
86TH ST, 158-60 E; Modern Tile & Marble Co, Inc—Herman Bachrach & Geller Co; Jacob Shapiro, Morris Nassau & Nassau Iron Works, Inc (156) 250.00
90TH ST, 62 E; Theo Eskilsson, Inc—Sadie Bonwit; Isidor Berg, agent (155) 96.71
POST RD, sec 207th, 75x50; Marks Bros—Edw A Cruikshank; Alexander List Sons; Jno M MacDonald (158) 263.35
WADSWORTH AV, 124-128; Grassu Cont Co, Inc—Wm Hobson; Aldorf Constn Co (148) 500.00

JAN. 27.

35TH ST, 35-39 W; Raisler Heating Co—35 W 35th St Corpn; Adrem Constn Co, Inc (165) 2,075.00
35TH ST, 35-39 W; Pittsburgh Plate Glass Co—35 W 35th St Corpn; Adrem Constn Co (159) 1,251.50
35TH ST, 35-39 W; S H Pomeroy Co, Inc—same (160) 1,310.00
35TH ST, 35-39 W; Sam Minskoff—35 W 35th St Corpn; Adrem Constn Co (162) 1,950.00
46TH ST, 126-32 W; Star Fireproof Door & Sash Co, Inc—Leavitt Realty Co; Davidson & Schwab; Libman Cont Co (164) 22.00
78TH ST, 180-82 E; Saml Rosenberg—Robt & Oeden Goelet; Benj H Mc Glynn (166) 70.75
86TH ST, 158-60 E; East Side Lumber Co—Herman Bachrach; Alter Geller & Geller Co; J Shapiro & Morris Nassau (163) 231.56
BROADWAY, 901, & 20TH ST, 12 E; Berger Mfg Co—Edw H Mount; Aug H Fhillers (161) 756.40
3D AV, 1273; Saml Rosenberg—Jos P Meagher (167) 85.00
8TH AV, 973-79; Fort Masonry Co—Henry C Copeland; City Real Estate Impt Corpn (168) 2,438.00
8TH AV, 975-79; same—City Real Estate Impt Co (169) 6,085.67

JAN. 28.

93D ST, 303 W; Alex C Patterson & Son—Jas Theilman; Sidney A Williams (174) 246.00
115TH ST, 12 W; Herman First—Saml Cohen; renewal (173) 37.69
143D ST, 610-16 W; & COLYER ROW, 3-8; Jacob Fehlinger—Mary Martin; Jacob A Mittnacht, Jr (171) 130.25
AV A, 361-73; Frank Pierzchalski—Mid-Crosstown Ry Co; Auto Truck Storage & Exchange Co (170) 1,965.81
LEXINGTON AV, 311; Litosilo Co—Allerton 38th St Co (172) 1,745.28

JAN. 29.

DIVISION ST, 242; Sam Saritzky—Alter Gottlieb & Rosenberg & Son (180) 150.00

43D ST, 149 W; Chas Stucke & Son—Bergdoff Brewing Co & Lepi & Dulac, Inc (183) 275.44
70TH ST, 411 E; Henry Meslin et al—Jos E Gold (181) 44.70
126TH ST, 371 W; Louis Sonkin—Fredk S Justice & S Wolfs Iron Works Co (182) 35.00

Bronx.

JAN. 22.
232D ST, ss, 295 w Laconia av, 50x114; Michl J Crowley—Francis O Donnell; Hugo Larson (49) 38.00
CLINTON AV, sec 181st, 97.1x140; Spadaccini Bros Cont Co Client Constn Co, Inc; Frank Willis (50) .. 54.00

JAN. 23.
149TH ST, 428-30 E; Bronx County Iron Works, Inc—Christian G Kuhner; Wm G I Roeder (51) 43.00
181ST ST, swc Valentine av, 51.8x100; Morris Shatz—Thos Altieri; Tobruk Constn Co; renewal (53) 98.00
PARK AV, es, 102.2 n 167th, 38.1x100; Jno A McCarthy & Bro—Malcke Bldg Corpn; Nick Gregorio & Co (52) 974.15

JAN. 25.
No Mechanics' Liens filed this day.

JAN. 26.
3D AV, 3701-03; Saml Povolotzky—Geo A Gunther; Fitzpatrick Constn Co; renewal (54) 61.00

JAN. 27.
173D ST, 409-11 E; Wm E Mason—Simplex Impt Co, Inc (57) 250.00
CONCORD AV, 470-72; N Passman & Sons, Inc—B & B Constn Co (55) 1,153.00
OLD ALBANY POST RD, es, about 552.11 n Bailey av, 52.3x54.4; Jno Attanasio et al—Nicola Parrinelli & Filomena Ventrola; Filomena & Francesco Ventrola; renewal (56) 277.00

JAN. 28.
CROTONA AV, 1884; Tobias Schwartz—Jacob Wolfe & David Pistronk (59) .. 873.00
PARK AV, es, 102.2 n 167th, 38.1x100; Emil Nikolai—Malcke Bldg Corpn & Nicholas Gregoria & Co (58) 2,200.00

Brooklyn.

JAN. 21.
CARROLL ST, ss, 20 e Albany av, 140 x100; Antonio Primo—Heights Bldg Co, Wm H Fleming & Title Guar & Trust Co 154.00
E 19TH ST, 360; A Fogel—Dorchester Bldg Co & Vincent Bonagur 300.50
W 32D ST, 2936; G Mayhew—Annie Mallady 520.00
FLATBUSH AV, nes, 30 nw Dean, —x—; Bklyn Builders' Supply Co—Dean Amusement Co & Geo A Amos 185.58
OCEAN AV, es, 78.7 n Foster av, 200x110; H W Johns-Manville Co—Hartman Bldg Co 182.16
TOMPKINS AV, nwc Willoughby av, —x—; Olman & Hurwitz—Congregation Obel Moshe Cherra Tilin & Saml J Acken, Jr 715.00
WASHINGTON AV, ss, 520 w 1st, —x—; Bklyn Builders' Corpn—Francis A Norris Realty & Constn Co & Francis A Norris 1,582.33
57TH AV, 5106; J Rubin—Wm Lesnick & Wolfenstein & Stein 84.85

JAN. 22.
BAY RIDGE PL, ws, 120 s Bay Ridge av, 80x80; R L Williams—Thos Brown 50.00
DEAN ST, 322; J J Corcoran—Chas & Meta Doscher & H Ottesen 48.00
E 25TH ST, ws, 43.9 n Foster av, 60x82.3; R L Williams—J T Mason 25.00
93D ST, 328; American Metal Ceiling Co—Jno Sorenson & Antonio De Rosa 60.40
DITMAS AV, nec E 22d, 161x100; Sternberg Steam Cut Stone Co—Marcus Bldg Co, Ida Marcus & Rio De Jeniero Co 3,500.00
OCEAN AV, 1029-47; J Barba—Hartman Bldg Co 2,440.00
UTICA AV, 103; H C Peffers—Rosa Hernal & Frank Hernal 10.00
VOORHIES AV, ns, 174.9 w Sheepshead Bay rd, 120x100; Frank Szemko Madlin, Inc, & Chas Lindenbaum 145.40
WOODRUFF AV, swc St Paul pl, 145x126; Sternberg Steam Cut Stone Co—Marcus Bldg Co, Ida Marcus & Rio De Jeniero Co 2,000.00

JAN. 23.
S 4TH ST, ns, 100 e Kent av, 78x141; Markovsky & Fishman—American Sugar Refining Co & Midwood Cont Co 1,500.00
SAME PROP; same—same 1,000.00
63TH ST, ns, 160 e 14 av, 60x100; E Trubner—Peter Bressi 1,576.00
OCEAN AV, es, bet Foster & Newkirk avs, —x—; Jno Sammartano—Hartman Bldg Co 1,720.00

JAN. 25.
HICKS ST, 57; T Drysdale—Maria E Ducker & Wm M Ducker 70.00
LINWOOD ST, 580; M Margulies—Aniello & Teresina N Ambrosio 12.00
E 12TH ST, 1870; Koss Snyder—Jas Killorin & Mary A Killorin 319.37
W 32D ST, ws, 100 s Mermaid av, 20x118.10; Domenic Marrazzo—Anna Malady & Wm Mayhew 230.00
ATKINS AV, es, 80 n Dumont av, 120x100; Curtis Bros Lumber Co—Jerome Bergen Inv Co 497.51
ATLANTIC AV, 108-110; O Reissmann—Alex Diker 100.00
OCEAN PKWAY, sec 18 av, runs e242.2 xs—xw143.6xs—xw149.9xn120.3 to beg; M Simon—Aileen Carroll, Lydia & Ralph Sloane 200.00
RIDGEDALE AV, nec Osborn, 50x100; Curtis Bros Lumber Co—Sigmond Koeppel, Inc 182.99

JAN. 26.
E 23D ST, 370; J Goldstein—Moskowitz Bldg Co 79.30
E 23D ST, ws, 189 s Newkirk av, 60x200; C T Willard Co—Dragone Constn Co 605.00
TROY AV, es, 102.6 s St Mark's av, 50x80; C Schov—Nass & Berg, Inc ... 327.00
WASHINGTON AV, 230; J Danielson—Jno Johnson & Francis A Norris 193.37
WASHINGTON AV, 230-38; J Danielson—Francis A Norris 193.37
PROP at Sand Bay, Canarsie, on map of prop of Herman Lohman; also PROP 250 w from div land of Chris Davis & Wm C Davis, —x—; P Cohen—Canarsie Yacht Club & M J Shevlin Plumbing Co 93.65

JAN. 27.
HINSDALE ST, es, 200 s Dumont av, 150x100; L Kartt—Willmont Realty Corpn. 1,832.00
KOSCIUSKO ST, swc Nostrand av, 40x100; S Goldein—Marcus Bldg Co 185.29
E 13TH ST, 1460; E J O'Brien & Bro—Isidore & Anna Levy & Mary Rand 215.00
E 21ST ST, nwc Newkirk av, 40x110.5; Gowanus Wrecking Co—Peru Realty Co. 1,295.25
UTICA AV, es, 97.6 s Av N, 80x100; F Pihlman—Lincoln Park Bldg Co & Jonathan L Brassington 520.00
WASHINGTON AV, 230-38; J Danielson—Francis A Norris Realty & Constn Co & Francis A Norris 193.37
WOODRUFF AV, swc St Pauls pl, 145.3x126.3; G Goldein—Marcus Bldg Co, Ida Marcus & Rio De Jeniero Co. 836.83

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 23.
MADISON ST, c James; Meyer Delisky Rebecca O'Brien et al; Dec30'14 .... 1,135.00
MADISON ST, 40; Meyer Delisky—Rebecca O'Brien et al; Dec30'14 ..... 2,630.00
WATER ST, nec Gouverneur; Milliner & Wieber—Jackson Bros et al; Nov 18'14 ..... 160.00
[2]54TH ST, ns, 55TH ST, ss, 153.4 e 6 av; Bernard Greenwood Co—Oxford Realty Co et al; Jan12'15 ..... 99.88
[2]SAME PROP; American Radiator Co—same; Jan11'15 ..... 546.88
[2]SAME PROP; H W Johns-Manville Co—same; Jan14'15 ..... 330.00
AV A, 361-73; Northern Waterproofing Co—Mid-Crosstown Ry Co et al; Jan 12'15 ..... 512.44
SAME PROP; same—same; Nov21'14 .. 512.44
AV A nwc 22d; same—Henry J Benjamin et al; Oct27'14 ..... 512.44
BOWERY, 53; Oriental Fireproof Sash & Door Co—Mary R Goelet et al; Dec 28'14 ..... 25.00
BROADWAY, 1562; City Kalamein Co, Inc—Geo B Burnett et al; Dec10'14 .. 160.00

JAN. 25.
24TH ST, 455 W; Wm G Clark—Dr R S Bickley et al; Dec1'14 ..... 140.00
74TH ST, 334-38 E; Jacob Weingarten—Bohemian Benevolent Literary Society et al; Oct16'14 ..... 1,000.00
104TH ST, 209 to 213 W; Donald Fraser—Frank Demuth et al; Jan8'15 .... 71.70
156TH ST, 601 W; Union Decorating Co—Hispania Holding Co et al; Jan 2'15 ..... 534.65
67TH AV, 411; David Fitzgerald—Pauline Kuhlka et al; Sept8'13 ..... 331.00

JAN. 26.
MORNINGSIDE AV, 171; Nicholas Mascio—Jennie Lederer et al; July11'14 82.25
SAME PROP; Larocca & Evangelista—same; July5'14 ..... 19.30
SAME PROP; Nicholaus Liess—same; July6'14 ..... 25.00
SAME PROP; Mackenzie Wood Working Co—C Peterson et al; July7'14 .. 110.00
SAME PROP; Kues Bros—same; June 25'14 ..... 143.58

JAN. 27.
BECK ST, ss, 100 w Av St John; Christian Jacobs Fireproof & Concrete Co, Inc—Ostro Constn Co et al; Aug1'1913 3,425.00
MORNINGSIDE AV, 171; Christian Vorndan's Sons—Jennie Lederer et al; July7'14 ..... 60.00
SAME PROP; Chas Bjorkegren—same; June20'14 ..... 527.50

JAN. 28.
[3]HOUSTON ST, 253; Saml Sass—Estate of Isaac Spoury et al; Oct17'14 ..... 1,710.00
4TH ST, 386-88 E; Saml Tessler—Meyer Deutsch et al; July7'14 ..... 181.81
110TH ST, ns, 700 e Lenox av; Nathan Greenblatt—Louis W Morrison et al; Jan8'15 ..... 264.25
SAME PROP; Harry Greenblatt—same; Jan12'15 ..... 1,437.00
SAME PROP; same—same; Jan11'15 .. 1,437.00

JAN. 29.
51ST ST, ss, running through to Lexington av, 9 E; McKay, Inc—Hammerstein Opera Co et al; Oct15'13 .. 3,832.00
MORNINGSIDE AV, 171; Orazio Finamore—Jennie Lederer et al; July 7'14 ..... 67.00
SAME PROP; Louis Marks et al—same; July10'14 ..... 64.00

Bronx.

JAN. 22.
VYSE AV, 1141-45; Wm Klein—Philip Epstein et al; Jan13'15 ..... 28.00
PROP at Morris Heights, Bronx county, right of way of N Y Central & Hudson River R R Co, Circuit House Breaker, No 10; Jno Simmons Co—N Y Central & Hudson River R R Co et al; Jan13'15 ..... 107.98

JAN. 23.
PROSPECT AV, ws, whole block front bet 167th & 168th, —x—; Isidoro Cristaldi—Angel Constn Co et al; Jan 15'15 ..... 1,346.59

JAN. 25.
231ST ST, ns, 445 w Paulding av, 50.1 x114.8; Yonkers Woodworking Co—May H Collins et al; Dec9'14 ..... 237.15
231ST ST, ns, 445 w Paulding av, 50.1 x114.8; Wright-Ogden Co, Inc—May H Collins et al; Dec9'14 ..... 425.00
CONCORD AV, 470 or 474; Wimple Electric Co, Inc—B & B Constn Co et al; Dec8'14 ..... 250.00
CONCORD AV, 470 or 474; City Kalamein Co, Inc—B & B Constn Co et al; Dec10'14 ..... 125.00

JAN. 26.
CAMBRELLING AV, 2491; Arthur H Oesterheld—Gennara Tranzilio et al; Dec23'14 ..... 50.00
3D AV, ws, 240 s 183d, 30x120; Gersman & Lozner, Inc—Chas Shapiro Co, Inc, et al; Sept5'14 ..... 229.00

JAN. 27.
193D ST, 55 E; Geo E Stein—Chas B Hvass et al; Dec31'14 ..... 725.60

JAN. 28.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

JAN. 21.
UTICA AV, es, 97.6 s Av N, —x—; R L Williams—J L Brassington; Jan 11'15 ..... 65.00
15TH AV, swc 71st, —x—; Hudson Refrigerator Co—Guisippe Fristashi & Fristashi, Jackson & Molea, Santo Sacco; Apr15'14 ..... 129.00

JAN. 22.
OCEAN AV, es, 78.7 n Foster av, —x—; Tony Rzadca—Hartman Bldg Co; Jan 7'15 ..... 429.00
[2]OCEAN PKWAY, es, 260 n Av M, 40 x250; Colonial Lumber Co—Clifton Bldg Corpn; Nov16'14 ..... 409.92
WILLIAMS AV, nwc Livonia av, 100x100; C T Willard Co—Hilma Holding Co, Progressive Realty & Impt Co & H Friedlander; Jan5'15 ..... 810.00
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Wm F King—Mr Friedlander & Revlis Realty & Constn Co; Nov 6'14 ..... 44.00

JAN. 23.
BAY 22D ST, ws, 117.10 s Bath av, 51 x83.4; Max Kornreich—Bay 23d st Constn Co & Harry Chervon; Jan7'15. 325.00

JAN. 25.
E 19TH ST, 360; Abr Fogel—Dorchester Bldg Co, Inc, & Vincent Bonagur; Jan11'15 ..... 300.00
61ST ST, 1558; Jos Patiky—Jno Zitelli; Jan19'15 ..... 65.00

JAN. 26.
PACIFIC ST, 2042; Thos Worsley—Patk J Keirnan; Oct7'14 ..... 71.50
HOPKINSON AV, ss, 200 s Lott av, —x—; Klein Material Co—Sam Lapidus; Jan11'15 ..... 26.00

JAN. 27.
CHAUNCEY ST, 214-16; Conrad Hauser—Anna Belloff; Aug25'14 ..... 72.50
S 1ST ST, swc Wythe av, runs s114.1 xw97xn25xw3x2.3xw100xn100xe200.3 to beg; Hunt Metal Specialties Co—Fulton Bag & Cotton Mills & Jno Dawson & Wm Archer & D H McLaury Marbel Co; Jan22'15 ..... 126.97
17TH AV, nws, from 65 to 66th, 200x100; 17TH AV, nes, from 65th to 66th, 200x100; 66TH ST, ns, 100 e 17 av, 40x100; 65TH ST, ss, 100 from 17th av, 40x100; Cafisch Bros—Morris Bienenstock, Rawintzky, Plotnick & Co; Oct14'14 ..... 2,394.23
SAME PROP; Rode & Horn Lumber Co, Inc—same; Oct16'14 ..... 402.62

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor

Manhattan.

JAN. 21.
No Attachments filed this day.

JAN. 22.
CHARLES S SPRAGUE CO; Nicholas Policastro; $9,215; N P Cullom.
OGUS, RABINOVICH & OGUS & CO; Fredk Vietor & Achelis; $23,100.35; L Maddox.

JAN. 23.
ELY, Jos N; Luther D Lovekin; $9,379.02; G Dyson.
MARTIN, Louis & Louise; Gotham National Bank of N Y; $2,696.54; Wilder, Ewen & Patterson.

JAN. 25.
J R O'NEAL & CO; Jno H Burroughs; $701.62; Hastings & Gleason.

JAN. 26.
HAYDENVILLE CO; Geo T Pearsons; $3,-163.28; L Levy.
B & W CONCRETE CO; Alsens Am Portland Cement Works; $507.20; A A Michell.
MATTHES, Edward C Matthes; Philip F Kessler; $250; Otterbourgh, Steindler & Houston.
MORTON, Sarah C B; Smith, Schenck & McDavitt; $155.94; Smith, Schenck & McDavitt.

JAN. 27.
No Attachments filed this day.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

JAN. 22, 23, 25, 26, 27 & 28.

P & L Contracting Co. Willett st, 52. ..Arthur J Panoff. Doors. 225.00
Same. Willett st, 52..F M Gabler, Inc. Metal Window Frames, &c..... 380.00
Silverman, Arthur E. 96th st, ns, 100 e Madison av..A B See Electric Elevator Co. Elevator.....(R) 1,968.75
Weinstein, Chas I Realty Co. 10th st, 208-10 W..Union Stove Works. Stoves .....(R) 540.00

Bronx.

JAN. 22, 23, 25, 26, 27 & 28.

Kovacs Constn Co. 224 E 165th st, 232 E 165th st, 236 E 165th st, Grant av, swc 165th, Sherman av, sec 165th..Colonial Mantel & Refrigerator Co. Refrigerators. 552.75
Same. Same prop..Consolidated Chandelier Co. Fixtures..... 1,450.00
Westerman, Peter. Melrose av, sec 157th..L Kern Cabinet Works. Fixtures..... 3,770.00
Wolff, Geo J. 924 Southern blvd.. Brook Constn Co. Plumbing..(R) 10,045.50
Same. 920 Southern blvd..Same. Plumbing .....(R) 10,150.89

Brooklyn.

JAN. 21, 22, 23, 25, 26, 27.

Regina, Manoion. 601 Willoughby av ..Baldinger & Kupferman Mfg Co. Gas Fix..... 600.00
McMahon, Mary J. Surf av & W 37th st..A Busch Bottling Co. Bungalows. 2,000.00
Dorchester Bldg Co, Inc. E 19th st, 360..Gibson Refrigerator Co. Refrigerators. 168.00
Pisarra Constn Co. 59th st, nr 11 av ..Colonial Matnel & Ref Co. Mantels. 60.00
Langsam & Schwartz. 75th st, nr New Utrecht av..Freed Heater Co, Inc. Heaters, &c..... 490.00
Eagle Sash & Door Co. 16 Eckford st ..American Wood Working Co. Doors, &c..... 700.00
Dorchester Bldg Co. 360 E 19th st.. Central Chandelier Co. Gas Fix..... 565.00
International Gas & Elec Fix Co. 111-3 S 5th st..Guarantee Chandelier Co. Gas Fix..... 725.00

BUILDING LOAN CONTRACTS.
The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JAN. 23.
EDGECOMBE AV, ws, 149.11 s 150th, 79.11x100; City Mtg Co loans Podgur Realty Co to erect a 5-sty apartment; 11 payments 60,000.00

Bronx.

JAN. 26.
EDSON AV, es, 575 n Edenwald av, 25 x100; German American Bldg & Loan Assn loans Geo B Adams to erect 2-sty frame dwelling; 3 payments..... 2,000.00
GOODRIDGE AV, es, 135 n 250th W, 76.3x100; Edw C Delafield loans Arthur I & Edith L M Keller to erect 2½-sty stucco house; — payments..13,000.00

ORDERS

Brooklyn.

JAN. 25.
E 21ST ST, 1870; Jas P Killorin on Mrs F J Jahn to pay Ross & Snyder, Inc. 320.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A ....Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B....Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C....Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D....Electrical Installation (fire alarms, fire detectors, etc.)
E....Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F....Exit and Exit Sign (illumination.)
G....Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
H....No Smoking (signs.)
I....Diagrams on Program and Miscellaneous (printing and drawing.)
J....Discontinue Use of Premises (possible demolition and reconstruction.)
K....Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer flows, etc.)
L....Certificates and Miscellaneous.
M....Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O....Discontinue Use of Oil Lamps (gas and electric wire.)
DR..Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
SS..Standpipes and Sprinklers.
W..Interior Alarms (special installations.)

Week ending Jan. 23.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 402-8—Est John Bradley.....DR-W
Chambers st, 37-41—Sinclair Tousey.....DR-W
Church st, 277—Jennie Heyman.....W-DR
Church st, 289—Philip Wagner Estate....DR-W
Church st, 291—George Muller.....W-DR
Clinton st, 66—Chevra Volin Indep Bnai Efrein Anscher Matzor.....J
Clinton st, 66—Indep Gwozlecer Sick & Benevolent Soc.....J
Clinton st, 66—Prisoners of Brotherhood of People of Zerzok.....J
Clinton, 66—Dobriner Chevra Ahaves Chessed..J
East Broadway, 11-15—Est John McCahill.....DR-W
Front st, 65—Wm B Harris Co.....G
Grand st, 173-75—Emil A Schultz.....G-H-A
Greene st, 102—Amelia Einstein.....DR-W
Lafayette st, 237-9—Adeline De Seiding..DR-W
Maiden la, 3—B K Stevens Estate.....SS
Mercer st, 115—Bellemore Holding Co....DR-W
Mercer st, 231—Louise Fox.....DR-W
Mercer st, 246—Windham Realization Co.....C
Pearl st, 294—J W Russell Co.....A
Prince st, 118—118 Prince St Co.....W-DR
Prince st, 143-45—Atlantic Dock Co.....DR-W
Reade st, 59-61—Franklin Building Co.....B
Spring St, 117—Est Patrick J Rider.....G
Vanderwater st, 14-16—Otto Hildenbrand.....C
Vesey st, 58—Adam W S Cochrane.....C
Walker st, 27-29—Deidrich Brandis.....W-DR
Wall st, 48—Bank of New York.....SS
Waverly pl, 147-53—Martha M Hall.....SS
West Houston st, 118-20 W—Wendell & Evans, Co C

Numbered Streets.

8th st, 417 E—Natl Umbrella Handle & Walking Cane Mfg. Co.....H-C-A-G
9th st, 735-39 E—Est Wm F Young.....DR-W
11th st, 56 E—William Colgate.....G
11th st, 353—Frank W Collins.....H-A-G-D
17th st, 34 W—Meyer Kananack .....DR
18th st, 12-14 W—Jacob H Schiff.....SS
18th st, 128-36 E—Gramercy Inv Co.....C
18th st, 627-29 E—Carroll Cox Lumber Co..G
18th st, 627-29 E—J J Wallace & Co.....G-C
19th st, 47 E—Edward V Z Lane.....DR-W
20th st, 27-33 W—27 W 20th St Corpn.....SS
22d st, 532-40 W—Chas Hofferberth.....C
24th st, 205-21 E—J M Horton Ice Cream Co .....DR
24th st, 205-21 E—Ruby Feature Film Co....DR
24th st, 205-21 E—Schrab Bros & Baer....DR
24th st, 216 E—A W Rabe.....C-H-A-G
26th st, 214-32 W—Moritz Cohen.....SS
29th st, 252-58 W—Myer W Schloss.....C-G
38th st, 253 W—City R E Co.....C-E-F-B
42d st, 218 E—Christian F Tietjen.....DR-W
42d st, 218 E—Potter & Schnackenberg...DR-C
42d st, 218 E—Atlas Press Clipping Bureau. DR-G
44th st, 238-60 W—Albert B Simpson.....C
48th st, 318-20 E—Clara L Brandt.....DR-W
51st st, 131 W—Garden Garage Co.....C-O-L
53d st, 329-41 E—James Hornthal.....DR-W
53d st, 422-30 E—Theo E Herbert, Inc.....SS
63d st, 320-22 E—Catherine A De Peyster. W-DR
63d st, 320-22 E—Nathan Schwenk.....W-DR
68th st, 58 E—City Real Estate Co.....C
74th-75th sts & E R—Manhattan Railroad Co. SS
79th st, 535-45 E—Richard Croker Jr.....DR-W
83d st, 41 W—Hennessy Realty Co.....SS
87th st, 167 E—Adolf Bernhard.....A-G-H
104th st, 343-5 E—Adeline S Jordan.....C
111th st, 188 E—Paul Diamond.....H-A
118th st, 96-102 W—M & R Lunch Co, Inc....C

Named Avenues.

Bowery, 11—Samuel S Williams.....C-E-F
Bowery, 15½-17—Morris Jacoby .....W-DR
Bowery, 97—Wm Hagedorn.....DR-W
Bowery, 93—Robert Goelet Estate.....DR-W
Bowery, 257—Emma B Redfield.....W-DR
Bowery, 267-269—Michael J Adrian, Inc...W-DR
Broadway, 466-8—Est George Bliss.....W-DR
Broadway, 466-8—Chas M Rich.....DR-C
Broadway, 466-8—Loyal Shirt Co.....DR
Broadway, 466-8—M Gropper Sons.....DR
Broadway, 626—Paul Heinemann Beers.....DR-W
Broadway, 648—Samuel P Tull.....DR-W
Broadway, 684—Olga Witthaus.....W-DR
Broadway, 752-4 & 756-60—Sailors' Snug Harbor .....DR-W
Broadway, 826-28—Morewood Rlty Holding Co. DR-W
Broadway, 906—Charter Construction Co..W DR
Broadway, 1760—Doan Realty Co.....DR-W
Lexington av, 1451—Consolidated Gas Co.....C
Lexington av, 1712—Morris Sesholtz, A-C-K-H-G
Lexington av, 1731—Herman Grossman.....G-K
Park av, 872-6—Mason-Seaman Transportation Co.....C-H-G
Park Row, 103—Hon Wm A Prendergast.....E
West End av, 530—86th St & West End Av Co .....SS

Numbered Avenues.

1st av, 1466—A Levin .....L-E-G
1st av, 1895—Wm Hagedorn.....SS
2d av, 975—Caplan.....K-G-A-H
3d av, 167-9—Robert S Clark.....DR-W
3d av, 167-9—U S Internal Revenue Service.DR
3d av, 167-9—Joseph F Webber.....DR-C
3d av, 167-9—Moser & Wacker.....DR
3d av, 167-9—Fredk P Hammond.....DR-C
3d av, 173-79—3d av Garage, Inc.....C-A-G-L
3d av, 589—Louis Knaz.....H-A-D-G-C
8th av, 3137 Tuscany Realty Co.....SS
7th av, 312-14—Novelty Button Works, Inc..L-C

BRONX ORDERS SERVED.

Named Avenues.

Fordham rd, 116 ft w Loring pl—H Nelson McLernon .....H-G-A
Grand blvd & Concourse, 2458—John M Ireland L
Hart's Island, s end—Elias D Hunter.....L
Independence av, 2520 st—Geo Cortelyou..G
Mott & Walton avs & 144th st—Mott Haven Color Wks .....G-A-C
Southern blvd, 961—S S & L Shubert Inc.F-A-C

BROOKLYN ORDERS SERVED.

Named Streets.

Ashford st, 75—M E Crook.....H-A-G
Canarsie la, 2111—Wm A Donald.....H-A-G
Columbia st, 150-2—Felix Giovanitti.....C
Court st, 395—Nathan Rolnick.....A
Dean st, 446—Isaac Seebol.....G
Franklin st, 48—James Stanton.....A
Freeman st, 193—Philip Albohn, Jr...A-G-M-D
Grand st, 53—Theodore Cash.....M
Herkimer pl, 17—Burns & Astarita.....H-A-G
Junius st, 100—Saml G R Browner.....A-G
Livingston st, 292—G G Hollander.....G
Moore st, 50-52—Community Sons of Israel...E
Pearl st, 146—H L Plant.....A-D-C
Prospect pl, 853—Wm H Vogel.....M-D
Ruger pl, 7—Herman Hohns.....E
Sandford st, 181—George Schneider.....H-A
Seigel st, 216-26—Fred Elflein & Sons, H-G-A-D
Stagg st, 10—Joseph Simmins.....M
Stockton st, 36-46—Henry Gernshyan & Bro, G-C-DR
Stockton st, 36-46—John Clarke Est, Inc..W-DR
Stockton st, 36-46—Bklyn Union Gas Co.....C
Wyckoff st, 210—Joseph Lombardo.....M

Numbered Streets.

3d st, 167 N—Wright Cake Co.....A
5th st, 488—K J Lindquist.....G
7th st, E, & Foster av—Wm Haedrich, Sr.....L
8th st, 40-42 S—T B Campbell & Co....H-M-A
10th st, 2124 W—Wm J Billharz.....H-A-G
14th st, 159 Bay—Pasquale Santasiri.....M
17th st, 18 Bay—Grant Emmons.....H-A-G
19th st, 757 E—J G Gastinger.....C-A-H-D
36th st, 441—B Hendrickson.....M
50th st, 1579—Wm Schrader.....M
51st st, 705—Carl Preiser.....H-A-G
86th st, 2013—Henry Lavine.....G
86th st, 2035 Lena Smallman.....G
86th st, 2047—E Juckelman.....G
86th st, 2063—E Dobrow .....G

Named Avenues.

Atlantic av, 1011—Hi-Po Waterproof Battery Co .....G-A
Bath av, 1714—Arthur Goldberg.....G
Bath av, 2028—M. Ader .....G
Bedford av, 1322—Board of Armory Com.....SS
Broadway, 91—Curtis-Fowle-Fowle-Curtis C
Broadway, 1853—Emil Richman.....D
Bushwick av, 1632—Jno F Trommer Evergreen Brewery .....A
Central av, 339—Lloyd Lumber Co.....G-A
Classon av, 197—Robert Nicholas.....A
Clinton av, 479—F L Crauford.....H-A-D
Eastern pkway, 421—C W Church...H-A-G-L-C
Eastern pkway & Somers st—F A Seigmann..L
Flatbush av, 4—John Ellison.....G
Graham av, 356—Caroline Griffith.....K-J
Greenpoint av, 102—Jacob Gordon.....H-A
Greenpoint av—John Gayer.....M
Hamilton av, 4118—Tomas A Browne....H-A-G
Kent av, 781—L I Storage Warehouse....A-G-D
Lafayette av, 338—John M Cardaza.....H-A-G
Linden av, 74—Jas McIlravy.....M
Maspeth av, 37-39 W—Grosbach Co, Inc....H-A
Metropolitan av, 1089—Jos Bohner's Sons, H-A-C
Myrtle av, 1218—Benj Greenberg.....H-A-G-D
Nostrand av, 2125—Foxtow & Gorfenkel.....D-A
Ocean pkway, 179—Henry F Pyle.....D
Ocean pkway, E 8th st—C Hines.....L
Orient av, 12—Otto H Von Damm.....M
Reid av, 95A—Conwell & Williamson, H-A-G-M-D
Rogers av, 147—T W Gaillard.....C
Rogers av, 461—H J Lundberg.....H-A
St Nicholas av, 161—Emmry Bohn.....M
Tilden av, 2156—Louis Miller.....M
Waverly av, 160—Chas M Englis.....H-A-G
Willoughby av, 360-68—Antonio Pellize....H-A

Numbered Avenues.

4th av, 3917—Realty Assn .....M
5th av, 4008—Louis Bonert.....M
13th av, 4911—Martin Levy.....H-A-G

QUEENS ORDERS SERVED.

Named Streets.

Fulton st, 264—Jamaica Tire Repair Co.H-A-G
Grand st, 47 (Maspeth)—John Martino.....M
King st, 10 (Jamaica)—Russell Yeaple..H-A-G
Mills st, 21 (Far Rockaway)—Alfred C Haynes .....M
Remsen st, 124 (L I C)—J B Tisdale....H-A-G
Van Dam st, 361-63 (L I C)—Joseph Fay. H-A-G

Numbered Streets.

41st st, 85 rear (Corona)—Percy Jackson, H-A-G

Named Avenues.

Atlantic av, 862—Jacob Voelbel.....C
Boulevard, 1015-19 (L I C)—Weisberg & Baer Co .....G
Bradford av, 54 (Flushing)—Stevens Gatalana .....M
Jamaica av, nr Suydam (Woodhaven)—Jas Geehan .....H-A-G-L
Kent av, 515-21—Marcilo Realty Co.....C
Morgan av, 661-5—Standard Wood Turning Co .....C-A
Parson av, ws, bet Forest & Elm av (Flushing)—Flushing Hospital & Dispensary....W-D
Rockaway av, 91 (Jamaica)—Samuel Greenbaum C
Sandford av, 117 (Flushing)—W M Stone, M D .....A
Thompson av & Hall st (L I C)—Jacob Schneider L

BUILDING MANAGEMENT

PLANNING A BANK BUILDING

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

WHETHER bank buildings should be erected for the exclusive occupancy of the owning institution, or whether a structure should be built, containing space from which revenue can be obtained is a question which has been widely discussed.

There usually is a difference of opinion among the directors on this question, some favoring the exclusive structure, reasoning that the dignity and aloofness will add materially to the prestige of the bank, and will be well worth the sacrifice. Those on the other hand, who differ on this opinion, believe that the larger building, properly constructed on a promising site in the city, will add a great deal more to the prestige of the bank, from the fact that the building itself thus becomes a factor in the commercial life to the city, a point of interest to be shown with pride to visitors, and the building itself becomes a community interest to the hundreds of tenants contained therein, while the bank is advertised far and wide through the entire world, through the thousands of pieces of literature, whether they be advertising letters or what not, that go promiscuously to all parts of the civilized world every day; and again the hundreds of visitors, be they strangers or residents of the city, are visiting this building and talking of it many times during the year.

Again, it becomes a point of interest from the matter of location, and in directing people to certain localities during the day, many people refer to it as near such and such a bank building.

It must be conceded, therefore, that from an advertising point alone, the larger building is well worth the consideration. It is reasonable to suppose, and past experience proves it to be a fact, that the accessibility of a bank to an office, determines the depository of many firms. It is inevitable that both the tenants, and the patrons of tenants, will be strongly influenced to patronize the bank for all the various services it may extend, such as deposits, collections, insurance, trusteeship, and safety deposit boxes. The close communion of interest secured in this way by the bank with its patrons and tenants adds materially to the safety and confidence between them. It also gives the bank an opportunity to keep in closer touch with the business of the concern whose office is located in their own building, thereby presenting opportunities for assistance and help that money cannot buy.

It would be folly to dwell in this day and age on the safety of a bank contained in an office building. In years past this question might have been a factor, but that period is passed into the long deep night of mistakes.

One thing must be kept in mind, however, that it be assumed that the proposed location is suitable for the erection of a combination building; that it is a corner one, except in very large cities, and that plenty of light, air, convenience and view are obtainable, and that there is demand in that particular locality for office space.

The Only Problem.

Under the above assumption all the preceding factors causing a difference of opinion can be eliminated, and the problem reduced quickly and easily to a financial one, calculated from the dollars and cents standpoint, the economy and advisability in erecting a combination bank and office building in preference to the single and exclusive structure.

Taking into consideration all of the factors entering into the construction of both buildings, including cost of ground, cost of building, taxes, insurance, operating expenses and all the other items involved, the attached table, calculated on the basis of actual practice, shows conclusively that the combination building is the more practical from a commercial and financial point of view.

The final figures show the approximate cost per square foot, that the twelve-story building involves less than one-third as much expenditure per square foot as the exclusive bank building; and the twenty-story building costs less than one-fourth of the exclusive bank building. It also must be assumed that the office building is to be erected under the direction of a practical building manager, whose experience has taught him to beware of the architectural monstrosities many times imposed on the unsuspecting bank.

It is time that the building manager should come into his own, and it is being proved daily that the well informed and practical building manager of today is better equipped than the architect, through practical knowledge and experience, to decide the many preliminary questions incident to the erection of an office building.

The architect, however, should not bear the blame. His field covers too wide a range for him to specialize on any particular class or kind of construction, and even though he were able to devote considerable time and knowledge to specializing, on this one particular class of building, his lack of knowledge in the renting and operation of office buildings would make it difficult for him to produce the high-class and efficient building demanded by tenants of today.

Not only must the building manager be fully equipped with a thorough and definite knowledge of the renting situation in that particular locality, but he must be closely familiar with all the details of operations and equipment necessary to give the highest class of service and convenience to its tenants, and the least annoyance and trouble to its employees in the operation and maintenance of such a building. The above figures are not mere estimates, but are based on actual statistics taken from present buildings constructed and now operated.

Comparative estimates showing costs per square foot on three different heights of buildings.

All on same size lot, 80 ft. x 150 ft., or 12,000 square feet.

	1 Story Inc. Basement	12 Story	20 Story
Sq. Ft. in Bldg.	12,000.00	9,600 (80%)	9,600
Rentable Sq. Ft.	11,400.00	93,600	151,200
Rentable Sq. Ft. Per Floor	11,400.00	7,200 (60%)	7,200
Cu. Ft. Total	540,000.00	1,632,000	2,400,000
Cost Per Cu. Ft.	.40	.30	.34
Cost Total	$216,000.00	$489,600.00	$816,000.00
Cost Ground	$400,000.00	$400,000.00	$400,000.00
Cost Bldg.	216,000.00	489,600.00	816,000.00
Total Inv.	$616,000.00	$889,600.00	$1,216,000.00
Int. 4% Ground	$16,000.00	$16,000.00	$16,000.00
Int. 4% Bldg.	8,640.00	19,584.00	32,640.00
Taxes & Ins.	8,000.00	12,000.00	15,000.00
Operation and Maintenance	4,000.00	45,000.00	65,000.00
Total Cost	$36,640.00	$92,584.00	$128,640.00
Approximate Cost Per Sq. Ft.	$3.21	$0.99	$0.85

STATE R. E. ASSOCIATION.

Will Not Introduce a License Law This Year—Meetings Scheduled.

The next meeting of the Real Estate Association of the State of New York will be held at Syracuse February 15. A smoker of the New York City members of the association will be held on Lincoln's Birthday eve at which Controller Prendergast will be the guest of honor.

It was the sense of the executive committee when it met at Albany last Saturday that it would be inadvisable at this time to try to obtain the enactment of a law licensing real estate brokers, and it was decided that an effort should be made to evolve some plan in the nature of that adopted by the State Bar Association whereby results aimed at by a licensing law could be obtained without a license fee.

A special committee, consisting of De Lancey M. Ellis, of Albany; Allan Robinson, of Manhattan; John F. James, of Brooklyn; Fenton M. Parke, of Buffalo, and S. T. Betts, of Syracuse, was appointed to develop the plan and scope of the constitutional convention committee and to arrange for meetings under the auspices of the association at Albany during the sessions of the constitutional convention next spring.

John F. James, of Brooklyn, was appointed chairman of a committee to report on steps necessary for the proper regulation of real estate appraisals.

It was decided to amend the constitution to allow other organizations to affiliate with the state association. The necessary amendments were approved, and a meeting of the association will be held in New York City on February 23 to act on them.

Large Concrete Floor Panels.

The floor panels of the Ford Motor Company's assembling plant at Portland, Ore., are said to be about the largest ever used in a floor of the mushroom type. Plans for the building were filed with the building inspector's office about a month ago and show a 3-story building, 75 x 300 ft., of reinforced concrete built on the Acme flat-slab system. The slabs are to be 27 by 28 in., 11 in. thick, with some special slabs 20 and 22 in. thick.

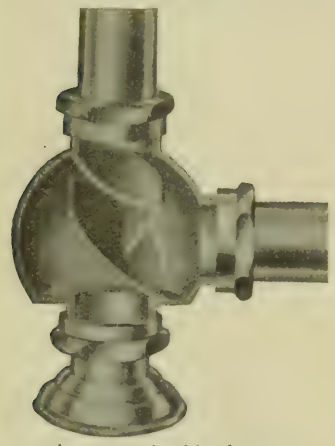
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

A Novel Type of Bath Trap.

NEW things are constantly coming out in the plumbing and steam fitting line that seem destined sooner or later to revolutionize plumbing. One of these is shown in the accompanying illustration. It is known as the Diamond globe trap and is made by the A. Y. McDonald Company of Dubuque, Iowa.

It has a much better appearance in the job than the old style and is more



convenient to work with when stoppage occurs. A perfect seal is maintained by the water coming down the tub soil and upon reaching the space below the connecting ring, it is swirled to one side where a well is maintained to keep the gases out of the room. The overflow is taken care of by gravity. In this type of trap valuable articles, like rings, that often slip down the drain are caught and retained, regardless of the suddy condition of the water being emitted.

Air Washers for Buildings.

AIR washers are a comparatively recent development in the mechanical equipment of buildings and even at present their use is confined to the more elaborate installations in such structures as office buildings, schools, hospitals, etc. The high cost of the usual types of air washers, in addition to their costly operation, has been one of the principal limitations to their wide adoption.

For this reason, special interest attaches to a type of rotary air washer which has been perfected by the Wells & Newton Company, of New York, engineers and contractors for the mechanical equipment of buildings. This apparatus is known as the Kingwelton Rotary Air Washer. A 50,000 cubic feet purifier requires but one horsepower.

The principal feature of the Kingwelton Rotary Air Washer is a revolving drum, encased with an imported fabric of suitable mesh and weave. The drum revolves through a water bath at any desired speed. The covering of the drum is of special linen burlap, coarsely woven from a hard fibre, the mesh being seven strands to the inch. The openings are accordingly ⅛-inch square. In operation, as the burlap passes through the water bath it becomes covered with a thin veil of water through which the air passes, the impurities and other particles being deposited on the outer surface of the fibre. These are washed off as the drum revolves through the water chamber.

The washer is operated by a direct-connected motor which drives the gear wheels on the shaft of the cylinder.

Eliminators may be used or not with this type of air washer. As to controlling the humidity of the air, the manufacturers state that this can be accomplished by equipping the water chamber with steam coils, thus heating the water as required. Further regulation is obtained by varying the speed of the drum. Ordinarily, however, the drum revolves at the rate of one revolution a minute.

The practice of heating the water to secure humidifying effects may be reversed when it is desired to cool the air by using cold water in the water chamber.

As to its efficiency, a substantial test was made at the Pennsylvania Railroad Station, Pittsburgh, Pa., by the railroad company, where the local air is heavily filled with carbon from coal, and this washer removed 99 per cent. of the impurities, depositing the carbon in the bottom of the tank for removal.

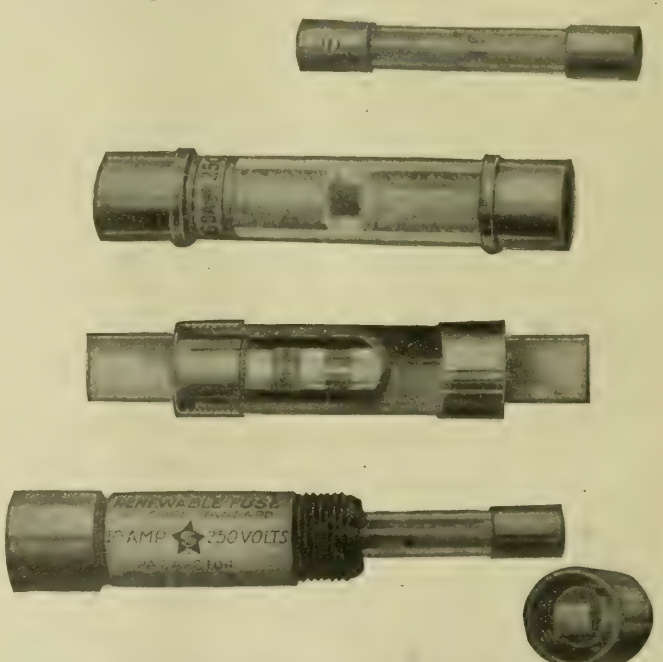
Renewable Cartridge Fuse.

SOMETHING of an innovation in fuse plugs is being introduced by the Star Fuse Company of 448 Broome street, which has recently advised the trade that the device has been approved by the National Board of Fire Underwriters and the Department of Gas, Water Supply and Electricity.

According to the manufacturers, this is a radical departure from the ordinary fuse construction. While it is primarily a standard cartridge fuse the fuse element is constructed as a complete fuse within itself, making it possible when a fuse blows out to replace only that part that is actually destroyed, while the outer brass caps and fibre shell is saved and can be used over again. This insures a saving of a considerable amount.

Glancing at the illustration it will be seen that each of these fuses consists of an inner cartridge made up of a fuse wire wrapped by a filler of two sheets of asbestos and enclosed in a glass tube having brass end caps to which the fuse wire is soldered and which are cemented to the glass tube. A small space is maintained between the two asbestos sheets to act as an indicator. When the fuse blows this space becomes blackened. This complete fuse or inner cartridge is enclosed in a holder consisting of a fibre tube threaded at each end and with threaded brass end caps which are provided with inner spring clips to hold securely the inner cartridge and insure positive electrical contact.

Renewal of the fuse element can be accomplished easily and quickly. It is necessary merely to unscrew either end cap, pull out and discard the blown inner element and replace the outer cap. They are made up in standard ratings and standard code dimensions.



1—Renewable fuse element of 10 amperes. 2—Renewable fuse element of 60 amperes. 3—Knife-blade fuse with partial section of end cap and shell to shown construction. 4—Fusewith end cap removed and element exposed.

An Electric Radiator.

HERE is an electric radiator, just like any other radiator, except that it is its own unit and heat is generated by electricity. It was designed by P. F. Apfel, of Apfel & Jensen, engineers and contractors, Seattle. One advantage of this device is that it can be operated by a button at the end of a flexible cord running to a point convenient to the bed,



thereby assuring a warm room on arising in the morning.

Automatic thermostatic regulation of the system enables one to leave home for any length of time during the severest winter weather with the assurance that the home will remain at just the temperature desired. It is not necessary to leave careless and unreliable servants in charge. Each radiator is a separate heating plant, entirely independent of any other radiator or part of the system. It does not depend upon storage tanks, delicately balanced valves or distributing pipes. The electric companies are beginning to appreciate the great volume of business to be had in electric heating and are adjusting rates accordingly. It can be used on either direct or alternating current, supplied by the electric companies at low rates.

Every possible variation of any desired temperature may be obtained in all of the rooms together, or such variations of entirely different temperature in each room may be obtained by the mere pressing of a button or the movement of a needle. Wherever the temperature is decreased the cost is instantly decreased.

CURRENT BUILDING OPERATIONS

Large Printery Projected for Block Front on Eighth Avenue, Near Pennsylvania Station—Structure to Cost $2,500,000

FOR years leading firms in the printing and allied trades have been talking about an ideal building which would accommodate under one roof all the leading firms representing every branch of the printing business and the machinery, ink and supply houses.

This desire is now to be realized in a 22-story structure to be known as the Printing Crafts Building, to be erected on the block front on the west side of Eighth avenue, between 33rd and 34th streets, 197.6 by 120 feet, now occupied by the old six-story Haeger Storage Warehouse and two old private dwellings, altered for business. These buildings will be torn down May 1, 1915, when existing leases expire, and construction will begin immediately. It is expected to complete this structure about January 1, 1916.

The Brett & Goode Company, agents for the new building, reports that negotiations are practically completed for the leasing for 21 years of the 34th street corner store in the new building to the Chelsea Exchange Bank, which recently added an annex at No. 264 West 34th street. Negotiations are also under way for the leasing of all of the remaining floors in the building, one firm to take the three entire upper floors. The building will have a carrying weight of 250 pounds to the square foot and space is being held at 60 cents a square foot gross lot measurement, 24,000 square feet.

It is planned to fill the building with representatives of all the lines that go to make up the origination, manufacture, sale and display of printed matter in every form so that a buyer may find under one roof samples and nearly all grades and makes of paper, printing inks, machinery used in printing, lithographing and binding and advertising matter of every description as well as books, pamphlets and magazines.

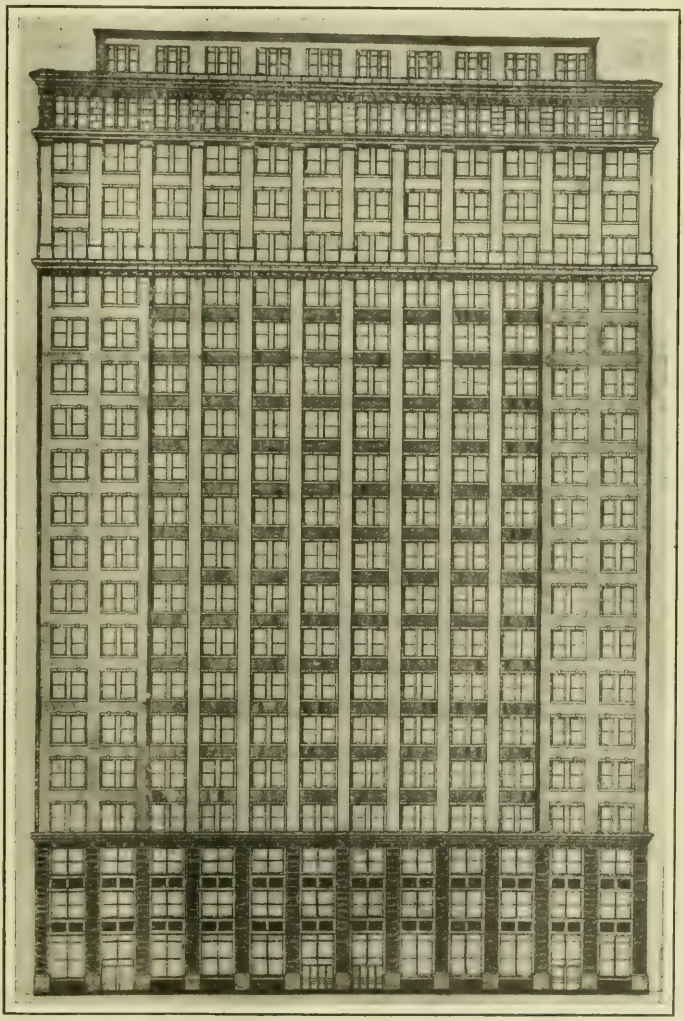
The 21st floor of the new building is designed for use as a restaurant and luncheon club for the printing trades. This floor will be set back from the main wall leaving a broad promenade on four sides. The side walls of the roof and restaurant will be mainly of glass so that they may be opened in warm weather to give free sweep to the breeze and so that in cold weather the diners may have an unobstructed view. Owing to the great height of the building, 350 feet above the street level, it will command a view not only of all of Manhattan Island, but also of New Jersey, Long Island and Westchester County and the New York Bay. The new structure will have unobstructed light on four sides.

The facade will be of granite, on three sides, up to the fourth floor; above that plain gray face brick with band courses of fine white terra cotta at the 4th and 17th floors and a substantial balustrade above the 20th floor. All the roof tanks will be enclosed and on the 22nd floor, above the restaurant, will be erected photograph galleries and studios for the use of certain tenants.

A great deal of time and thought has been expended on the plans by the architect, Edward L. Larkin of No. 259 West 34th street and the renting agents, Brett & Goode Co., in order that the building may adapt itself to the requirements of big printing houses as well as to machinery and supply firms. Great care has been given to the column spacing, the distribution of elevators, stairways, toilets, etc., in order that no space should be wasted and that office tenants could be accommodated as well as those who actually prepare printed matter. Practically all the improvements have been grouped in the center of the floors in compact array. This arrangement permits the sub-division into small or large offices without loss of space for long halls or the isolation of parts of the floor. In sub-divided floors a continuous hall will surround all the elevators, stairways and wash rooms which form a rectangle in the center of the building. All the offices will open directly on this single hall, a feature which probably is not found in any of the large buildings in town. The ground floor will be cut up into stores.

The land is valued at $1,000,000 and the building is designed to cost upwards of $2,500,000. The total rental is expected to exceed the sum of $350,000 per annum.

The passenger entrance will be in the center of the Eighth avenue front. Flanking it will be 6 passenger elevators with a speed of 500 feet a minute. There will be 6 large freight elevators, each about 7x12 feet in size and designed to carry six thousand to eight thousand pounds a piece at a speed of three hundred feet per minute. There will be a very large freight hall with entrances on both 33rd and 34th streets at the west flanks of the building. A mezzanine will cover this freight hall in order to provide additional space for the store tenants.



Eighth Ave., 33d and 34th Sts. Edward L. Larkin, Architect

PROPOSED PRINTING CRAFTS' BUILDING.

Plans for the building were filed last Tuesday by Edward L. Larkin, as architect, For Archibald D. Russell and Marie Campbell, as owners. Mr. Russell at present holds title to the Eighth avenue block front, 197.6x100, which he bought from Robert E. Dowling in May 1906, for about $725,000. No. 303 West 33rd street and No. 302 West 34th street, which go to make up the balance of the site, stand in the names of Margery S.

Ruttman and Cornelius F. Sheehan, respectively.

Contracts of purchase were signed with all of these owners previous to the filing of the plans and title will be taken soon under the name of the 461 Eighth Avenue Realty Company, which will be made up of Thomas A. and Edward L. Larkin and other interests.

DIVIDING UP THE WORK.

Resolutions Adopted by the Building Trades Employers' Association.

I hope that the big industries will look out for their workingmen, remembering that the chief need now is not for charity, but for work, and incidentally I hope that instead of cutting the rate of wages they will cut hours and employ as many men as possible on half time, rather than half that number on full time—Theodore Roosevelt.

At a general meeting of the Building Trades Employers' Association on Tuesday afternoon, President Crawford in the chair, addresses were delivered by City Chamberlain Bruere and members of the Mayor's Committee on Unemployment in advocacy of measures for the relief of the unemployed in the building trades. The following resolutions were then offered by Otto N. Eidlitz, of Marc Eidliz & Son:

"The Building Trades Employers' Association in mass meeting assembled this day, January 26, 1915, recommends and urges that every firm and corporation carry out to the fullest extent the following resolutions, to the end that the unemployment now existing in the building industry shall be ameliorated as far as possible:

"1. That the building industry should patronize to the greatest extent practicable the local manufactories and shops for the purchase of building materials at this time.

"2. That the work now available on buildings be distributed among the largest number of individuals practicable by working part of the eight-hour work day in shifts, or one shift the one week and one shift the next week alternately as far as is possible, consistent with the nature of the work.

"3. That when it becomes necessary to lay off men, preference of employment shall be given to the married men."

SUBWAY AWARDS.

Commissioners Announce Damages on Sixty-one Parcels in Joralemon Street.

The commissioners of appraisal appointed to assess the damages to property in Joralemon street, Fulton street and Flatbush avenue, caused by the construction of the Interborough subway from the Battery to Brooklyn, have disposed of the last claim for damages from property owners along Joralemon street, and are now ready to consider claims of the property owners along Fulton street and Flatbush avenue.

The commissioners, Hermanus B. Hubbard, T. J. Raymond and T. Ellett Hodgskin, have completed their "seventh separate report," disposing of the claims of the owners of sixty-one parcels of land along Joralemon street.

The Packer Collegiate Institute, at 160 to 182 Joralemon street, is awarded $15,000. For the Temple Bar Building, at 44 Court street, $5,000.

The total amount of damages awarded on the sixty-one parcels amounts to $188,032, not including the $1 that is awarded to each property holder as remuneration for the land in the street to which the city took title to enable it to construct the subway. The taxpayers have been paying interest at the rate of 6 per cent. a year on this sum for a period of twelve and a half years.

The highest award is $37,050, to Winston H. Hagen, owner of the property at 103 Joralemon street. William Augustus White receives $20,000 for damages to the Riverside apartment property in Joralemon street, between Furman street and Willow place. The estate of Daniel Fitzgibbons is awarded $8,000 for the damages to the property at 1 Willow place, and the damage to the house of the late Bishop Littlejohn, at 179 Joralemon street, is appraised at $1,775.

ACTIVITY AT POUGHKEEPSIE.

Building Operations Are in a Satisfactory State at Poughkeepsie.

During the year 1913, the building permits issued represented $1,204,175, while those for 1914 total up $863,108, leaving a difference of $341,067 in favor of 1913. The difference is nearly offset by the cost of the new buildings erected by the Moline Plow Company and the Cohen Theatre, these two operations having cost approximately $318,000. During the year a total of 164 permits were granted, as against 208 of 1913. Provision was made for 298 families, while in 1913 provision was made for 266 families. More stores and business properties were erected in 1914 than in any previous year. The prospect for 1915 is reported to be bright.

For a New Borough Hall at Queens.

The Board of Directors of the Chamber of Commerce of the Borough of Queens adopted a resolution at its meeting on Thursday, urging the corporate stock committee of the Board of Estimate to take favorable action on the request of Borough President Connolly for an appropriation of $200,000 for the purchase of a site for the erection of a new borough hall for the Borough of Queens.

Plans for Hanover Square Building.

Alexander Baylies, 33 Bible House, is completing plans for the twenty-story mercantile building to be erected in the south side of Hanover Square, between Stone and Pearl street, for George Ehret, 235 East 92nd street. The site measures 71.7 feet in the square, 123.1 feet in Pearl street and 114.5 feet in Stone street. The cost of the operation is placed at $1,100,000. No engineer has yet been selected nor any contracts issued.

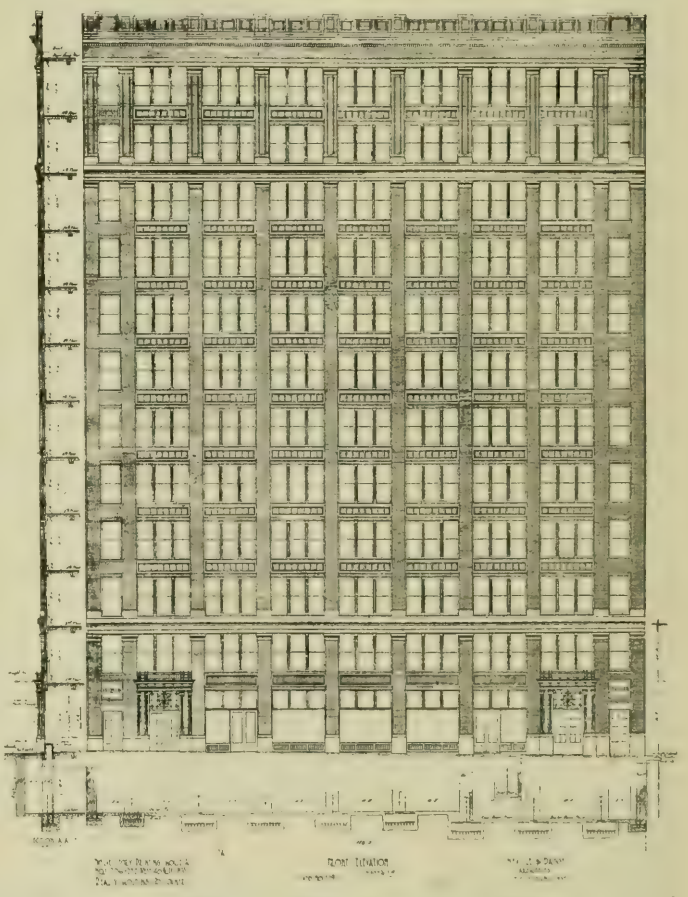
Competitive Sketches Wanted.

The Board of Education of Highland Park, Middlesex County, Postoffice address New Brunswick, New Jersey, will receive competitive sketches at once for two four-room school houses, to be so designed that they may at a future date be enlarged or converted into eight-room schools. The cost not to exceed $20,000 each.

Loft Building for Eldridge Street.

Morris Kulok, tailor, 39 Eldridge street, contemplates the erection of a six-story business building at 39-41 Eldridge street, covering a plot 50.3x100 feet. Max Muller, of 115 Nassau street, will probably prepare the plans. Work will be started this spring.

LATEST LOFT IN WEST 40TH STREET



AMONG the new business structures announced during the week to be constructed in the midtown section is the twelve-story store and loft building which the Realty Holding Company, of 907 Broadway (Nathaniel J. Hess president, Edwin H. Hess secretary) will erect at 206 to 222 West 40th street. Plans are being rapidly completed by the architects, Neville & Bagge, of 105 West 40th street, who will take full charge of construction. The building will be 128.3 by 98.9 feet in depth and is being designed especially for heavy loads, such as printing and lithographing establishments require to carry a live load of 250 pounds per square foot. It will be equipped with two passenger and three freight elevators, in addition to three interior staircases, and will be absolutely fireproof; that is, without any exposed wood being used in the construction, with cement floors and fireproof doors and windows. The front will be faced with granite, terra cotta and pressed front brick. The cost is specified at $600,000. No contracts have yet been placed.

The Pending Elevator Ordinance.

A campaign against the Elevator ordinance now pending in the Board of Aldermen is being carried on by W. E. D. Stokes, with the assistance of the hotel men's association, by means of letters and circulars. Meanwhile the list of elevator safety devices intended to accomplish the purpose called for by Section 10 of the proposed Elevator ordinance has been augmented by three devices, all of which are in operation in New York City. Two of these devices are electric, and one of them is in daily and successful operation in six large buildings. The third device is awaiting the issuance of a patent, and is in operation in one of the most important Wall street buildings. The list of buildings in which these safety devices have been installed, and that without reference to the ordinance, but merely as a proper precaution against preventable accidents, has grown from twenty-five to fifty, including a few in process of installation.

Whitney Company Awarded Contract.

A general contract for the erection of a private residence at 11 East 95th street for Mrs. E. S. Fabbri was awarded this week to the Whitney Company, 1 Liberty street. The plans and specifications for this house were prepared by Grosvenor Atterbury, architect, 131 East 70th street. The house will be of brick with limestone trimmings and will be four stories in height with basement and sub-basement. It will cover a plot 90x62 feet and will cost over $125,000.

New Apartments for Jersey City.

Maximilian Zipkes, 405 Lexington avenue, Manhattan, has been commissioned to prepare plans and supervise the construction of a high class apartment house in the middle west side section of Jersey City, to cost about $150,000. The building will measure 150x100 feet and will accommodate forty-five families. The Zermann Realty & Construction Company is the owner.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRIGHTON HEIGHTS, S. I.—William W. Craig, 213 Bement av, West New Brighton, is contemplating the erection of a residence at this place, for which no architect has been selected. The project will probably be started this spring.

AUBURN, N. Y.—Sons of St. George, Mr. Hutchins, care of Sons of St. George, Auburn, N. Y., interested, contemplates the erection of a new lodge here. No site and architect have been selected.

HACKETTSTOWN, N. J.—J. D. Flock, 164 Church st, contemplates the erection of a 2-sty store and apartment in Main st. No architect selected.

SAUGERTIES, N. Y.—The town of Saugerties, John Fratsher, 158 Market st, supervisor, contemplates the erection of a town hall here. No architect selected.

RIDGEFIELD PARK, N. J.—An association is to be formed of which Robert Dunn and G. J. Mahon of Ridgefield Park, N. J., are members, which contemplates the erection of a Country Club house here. No architect has been selected and details have not been decided.

ELMIRA, N. Y.—Knights of Columbus, No. 229, Christopher W. Briggs, contemplates the erection of a lodge building in Lake st, north of City Hall. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Plans have been completed for a 3-sty frame apartment, 32x52, on Robertson av, for Mr. Quimetto, 40 Summit av, White Plains. The owner will build by day's work and is taking bids on sub-contracts and material. Estimated cost, $6,500.

CHURCHES.

MANHATTAN.—John J. Hearn Const. Co., 69 West 46th st, want estimates on tile work, painting and plastering for the auditorium at 57-9 West 138th st, St. Mark's R. C. Church, owner, Rev. C. J. Plunkett, pastor; architect, N. Serracino, 1170 Broadway. Cost, about $18,000.

MANHATTAN.—John J. Hearn Const. Co., 69 West 46th st, want bids on all sub-contracts for alterations to the synagogue 24-6-8 West 114th st, Congregation Kol Israel Anshi Poland, owners; architects, Sommerfeld & Steckler, 31 Union sq. Cost, about $75,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—A. H. Hillers, 747 Madison av, is figuring the general contract and desires bids on subs for the United Cigar Manufacturers Co. building at the southeast corner of 54th st and 2d av, and 307-9 East 53d st, from plans by Sommerfeld & Steckler, 31 Union sq.

MANHATTAN.—John J. Hearn Const. Co., 69 West 46th st, want estimates on all sub-contracts for alterations to the factory southeast corner of 54th st and 2d av and 307-9 East 53d st. United Cigar Manufacturer's Co., owner; architects, Sommerfeld & Steckler, 31 Union sq. Cost, about $18,000.

MANHATTAN.—John J. Hearn Const. Co., 69 West 46th st, want estimates on all sub-contracts for alterations to the loft building and factory 497-99-501 East Houston st for the City of New York, owner. Architect, Col. Frank H. Hines, Supt. of Public Buildings and Offices, Municipal Building. Cost, about $20,000.

MISCELLANEOUS.

MANHATTAN.—Adolph Mertin, 34 West 28th st, architect, is taking figures on a small filtration plant and would solicit competitive bids on this contract. For particulars see architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 5-sty apartment, 50x150, on the south side of Vermilyea av, 250 ft. east of Academy st, for the Hudson Investing, Fred French, president, care of architect. Cost, about $80,000. Owner builds.

139TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 50x87 ft., in the north side of 139th st, 330 ft. east of Lenox av, for the Forty-Eighth St. Co., Henry Cleman, 325 West 43d st, owner and builder.

179TH ST.—Alfred C. Wein, 188 West 101st st, has prepared plans for alterations to the apartment 622 West 179th st for Frederick and Elizabeth Horling, 275 West 145th st.

ST. NICHOLAS AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for two 5-sty flats, 50x87 ft., for James O'Brien, 647 6th av, to be erected on the east side of St. Nicholas av, 413.9 ft. south of 145th st.

VERMILYEA AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has completed plans for a 5-sty apartment on the north side of Vermilyea av, Isham to 211th sts, for the Aldus Construction Co., 600 West 181st st. Cost, about $90,000.

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Contemplated Construction (Continued.)

STORES, OFFICES AND LOFTS.

DELANCEY ST.—Frank Straub, 25 West 42d st, is preparing plans for alterations to the loft at the southwest corner of Delancey and Norfolk sts for tenement purposes. H. M. Greenberg, 127 Delancey st, owner and builder. Cost, about $12,000.

8TH AV.—Edward L. Larkin, 259 West 34th st, is completing plans for the 21-sty store, loft and office building, 197x120 ft., on the west side of 8th av, between 33d and 34th sts, to cost about $2,000,000. The owner of property is Archibald D. Russell, 30 Pine st.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement at 356 Broome st for Vincenzo DeLuca, 186 Remsen st. Cost, about $20,000.

41ST ST.—Walter E. Young, 245 Stuyvesant av, has completed plans for alterations to the 4-sty apartment 414 West 41st st for the Yondonald Realty Corporation, 350 West 41st st.

8TH AV.—George Dress, 1436 Lexington av, has completed plans for alterations to two 5-sty apartments southeast corner of 8th av and 152d st for Anna R. Morris, 12 West 33d st. Cost, about $5,500.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND.—Plans have been approved by the Municipal Art Commission for the 4-sty concrete dormitory, fireproof, 110x44 ft., for female help to be erected here. Clinton & Russell & Chas. F. Post, 32 Nassau st, architects. Cost, about $80,000.

SCHOOLS AND COLLEGES.

69TH ST.—Frederick P. Kelley, 437 5th av, has been commissioned to prepare plans for a brick and stone settlement house at 69th st and Av A for the Lenox Hill House, 446 East 72d st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

AV. ST. JOHN.—The Pougur Realty Co., Robert Podgur, president, 1029 East 165th st, owner, will take bids on all sub contracts about February 2 for the 5-sty apartment, 50x88 ft., on the west side of Av St. John, 50 ft. north of Fox st, from plans by Samuel Katz, 1 Madison av.

VALENTINE AV.—Harry T. Howell, 148th st and 3d av, is preparing plans for two 5-sty apartments, 50x94 ft., on the east side of Valentine av, 176 ft. northeast of 184th st, for the Hargton Building Co., Mrs. Adele Harrington, 1478 Vyse av, owner and builder. Cost, about $100,000. Owner will be ready for bids about Feb. 9.

BRIGGS AV.—The A. & L. Construction Co. contemplates the erection of two 5-sty flats on the east side of Briggs av, 194 ft. south of 194th st, Bronx.

TREMONT AV.—James Q. McCarthy has purchased a plot 31.15x89 ft. on the southwest corner of Tremont and Morris avs, for improvement with a 5-sty flat with stores. The operation will be carried on by the Morris Realty Corporation now being formed.

COLLEGE AV.—John P. Boyland, 2526 Webster av, has completed plans for two 5-sty apartments, 50x100 ft., on the east side of College av, 100 ft. south of 170th st, for the C. J. Casey Building Co., 1879 Southern blvd. Cost, about $90,000.

178TH ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment in the north side of 178th st, 100 ft. west of Prospect av, for the Jacob Bloom Realty Corporation, 1832 Clinton av, to cost about $60,000.

PROSPECT AV.—Plans are being prepared by Goldner & Goldberg, 391 East 149th st, for a 5-sty apartment on the west side of Prospect av, 120 ft. north of Tremont av, for Morris Silverman, 1830 Clinton av. Cost, about $45,000.

BELMONT AV.—Plans are being prepared by Moore & Landsiedel, 148th st and 3d av, for two 5-sty apartments in the east side of Belmont av, 100 ft. south of 181st st, and in the south side of 181st st, 40 ft. east of Belmont av, for the Robert Eff Corporation, 86 Franklin st.

CHURCHES.

166TH ST.—M. J. Harrison, 230 Grand st, has about completed plans for the 3-sty synagogue at the southwest corner of 166th st and Morris av for the Congregation Judah Haleri, 1042 Morris av, S. D. Reich, president, Valentine av and 179th st, who is about ready to take bids on general contract. Cost, about $30,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—Edward J. Byrne, 148th st and 3d av, is preparing plans for a 2-sty garage, 50x100x150 ft., on the east side of Southern blvd, 325 ft. north of Bratto st, for the Columbia Construction Co. Cost, about $30,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 4-sty tenement, 25x75 ft., on the west side of 3d av, 44 ft. south of Union st, for Battista Albanese, 207 3d av. Cost, about $10,000.

HINSDALE ST.—Louis A. Abramson, 220 5th av, Manhattan, has completed plans for two apartments in the east side of Hinsdale st, 50 ft. north of Livonia av, for Victor Steinfeld, 1560 St. Johns pl, owner and builder. Bids will be taken by owner on all subs at once.

NEW JERSEY AV.—Plans are being prepared for a 4-sty non-fireproof brick tenement at the northeast corner of New Jersey and Belmont avs for P. Feiner, 335 West 44th st, Manhattan. The owner will build and take bids on sub-contracts. The cost is estimated at $35,000.

ST. MARKS AV.—Cohn Bros., architects, 361 Stone av, Brooklyn, have plans under way for the two 4-sty brick tenements, 45x94, on the north side of St. Marks av, 180 ft. east of Hopkinson av, for Idan Holding Co., S. Sassulsky, president, 312 Hopkinson av, Brooklyn. The owner will build and take bids on sub-contracts. Estimated cost, $70,000.

2D ST.—Samuel Sass, 32 Union sq, Manhattan, has completed plans for two 6-sty apartments at the southwest corner of South 2d st and Hewes sts, for the South 5th Av Construction Co., 686 Willoughby av, owner and builder. Cost, about $80,000.

WILLOUGHBY AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment on the north side of Willoughby av, 175 ft. west of Sumner av, for the G. & M. Improvement Co., Grodsky & Maltz, 26 Court st. Cost, about $35,000.

AV F.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty tenement, 50x60 ft., on the north side of Av F, 100 ft. from East 2d st, for the Rapid Building Co., 35 West 39th st. Cost, about $40,000. Also for a 4-sty tenement at the northeast corner of Av F and East 3d st, to cost about $50,000, for same owner. And for a 4-sty tenement at the northwest corner of Av F and East 2d st, to cost about $50,000, for the same owner.

CHURCHES.

BAY 60TH ST.—Kallich & Lubroth, 180 Remsen st, are preparing plans for a 2½-sty brick and limestone synagogue in the west side of Bay 60th st, 100 ft. north of Benson av, to cost about $20,000.

DWELLINGS.

SACKMAN ST.—Chas. A. Mele, 37 Liberty av, is preparing plans for ten 2-sty residences in the west side of Sackman st, between Hegeman and Vienna avs, for Trieb & Brodsky, 345 Lott av, owner and builder. Cost, about $4,000 each.

WEST 1ST ST.—Lew Koen, architect, 9 Debevoise st, Brooklyn, has completed plans for fourteen 1-sty brick residences, 14x39, to be erected in the east side of West 1st st, 514 ft. south of Sheepshead Bay rd, for J. Oppenheimer, Railroad and Stilwell avs, Brooklyn, at an estimated cost of $17,000.

OSBORN ST.—Chas. A. Mele, 37 Liberty av, is preparing plans for six 2-sty residences at the southeast corner of Osborn st and Hegeman av, for Morris Gordon, 116 Sutter av. Cost, about $4,500 each.

FACTORIES AND WAREHOUSES.

MANHATTAN AV.—W. B. Tubby, 81 Fulton st, Manhattan, has completed plans for a 4-sty addition to the factory 1155 Manhattan av, for the Chelsea Fibre Mills, 33 Union Sq West, Manhattan. Bids will be called by architect about February 3. Cost, about $30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—All bids were laid over Jan. 25 for installing electric equipment in new P. S. 95.

BROOKLYN.—Bids were opened by the Board of Education January 25 for the general construction of annex to P. S. 99. D. L. Delaney, Inc., low bidder at $6,620. For plumbing and drainage Edward J. Belford at $510. For heating and ventilation Thomas E. O'Brien, Inc., at $819.

BROOKLYN.—The Board of Education opened bids January 25 for installing heating and ventilating apparatus and for installing temperature regulation of addition and alterations in P. S. 36. William J. Olvany, low bidder at $17,535 for item 1. Bids rejected for item 2.

STORES, OFFICES AND LOFTS.

SURF AV.—John Burke, 372 Union st, is preparing plans for five 1-sty stores, 20x80 ft. each, at the southeast corner of Surf av and 32d st, for Mrs. P. J. Bassett, 372 Union st. Cost, about $7,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for a 5-sty tenement, 25x125 ft., on the south side of Jackson av, between Orchard and Barn st, for Jere Ryan, 1 Bridge Plaza, owner and builder. Cost, about $20,000.

ASTORIA, L. I.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 50x100 ft., in the north side of Lockwood st, 350 ft. west of Broadway, for the Academy Investors Corporation, care of architects.

LONG ISLAND CITY.—Edw. Hahn, architect, Bridge Plaza, Long Island City, is preparing plans for two 5-sty brick tenements, 37x88, on the west side of 12th av, 200 ft. south of Jamaica av, for Phillip Silver, care the architect. Estimated cost, $60,000.

FACTORIES AND WAREHOUSES.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, Long Island City, has completed plans for a 2-sty brick cigar factory and residence, 25x80, on the south side of Woodside av, about 100 ft. west of Walnut st, for Kaufman, Worms & Co., care Worms & Co., 6 5th av, Winfield, L. I., at an estimated cost of $6,000.

STORES, OFFICES AND LOFTS.

FAR ROCKAWAY, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have been commissioned to prepare plans and will soon take bids for a 2-sty service building, 25x60 ft., on the east side of Fairview av, north of Boulevard, for the Western Union Telegraph Co., Theodore N. Vail, president. Cost, about $10,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

PORT RICHMOND, S. I.—Hopkins & McEntee, 37 East 28th st, Manhattan, are preparing plans and will take bids about Feb. 20, for a 2-sty hollow tile and stucco store and apartment on Richmond av, to cost about $6,000.

DWELLINGS.

MANOR HEIGHTS, S. I.—Plans have been prepared privately for a 1-sty tile bungalow, 25x40 ft., in the north side of John st, 100 ft. west of Manor rd, for Leopold Leer, 2874 Valentine av, Bronx, owner and builder. Cost, about $2,500.

PORT RICHMOND, S. I.—J. O. Johnson, this place, is preparing plans for a 2-sty frame and stucco residence in Ann st, near Richmond av, for George Sassak, Port Richmond. Cost, about $3,000.

WEST BRIGHTON, S. I.—Peter Larsen, 50 Decker av, Port Richmond, has completed plans for a 2-sty frame residence, 20x28 ft., in the west side of Taylor st, 470 ft. north of Cedar st, for Joseph C. Wells, 15 Egbert av. Cost, about $3,000.

OAKWOOD, S. I.—E. K. Whitford, 238 Heberton av, Port Richmond, S. I., has received the general contract to erect a 2-sty frame residence, 27x29 ft., on the north side of Guyon av, corner of 7th st, for C. A. Tecklenburg, 31 Pearl st, Manhattan. Jas. Whitford, 8 Richmond ter, architect. Cost, about $3,000.

WEST BRIGHTON, S. I.—Plans have been prepared privately for three 2-sty frame residences, 19x30 ft., on the east side of DuBois av, 133 ft. south of Post av, for Peter Larsen, 50 Decker av, Port Richmond, owner and builder. Cost, about $2,500 each.

Nassau.

SCHOOLS AND COLLEGES.

OYSTER BAY, L. I.—Morrell Smith, Bank Building, Far Rockaway, has been commissioned to prepare plans for additions to the high school here for the Board of Education of Oyster Bay, L. I., John F. Birmingham, chairman. Cost, between $50,000 and $100,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—A. H. Taylor, 138 West 65th st, Manhattan, is preparing plans for a 2-sty residence, 80x60 ft., on Hillside av, for A. P. W. Kinnan, 6th av and 40th st, Manhattan. Cost, about $35,000. Definite details have not been determined.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Francis A. Gallow, Proctor Building, has about completed plans for a 3-sty apartment, 25x65 ft., at Bedford av and 3d st, for A. M. Hecht, 348 South 10th av, owner and builder. Cost, about $12,000. The owner will be ready to take bids on subs and materials about Feb. 8.

DWELLINGS.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 21x30 ft., at 526 Hutchinson Boulevard for John F. Fairchild, South 2d av. N. Y. Interurban Development Co., South 2d av, general contractor. Cost, about $3,500.

TARRYTOWN, N. Y.—Joseph Blouin, Jr., 175 Wildey av, has been commissioned to prepare plans for a 2½-sty frame residence in Grove st for Albert P. Husted, Jr., 45 Windle Park. Cost, about $4,000.

TARRYTOWN, N. Y.—B. S. Russell, architect, Tarrytown, has been selected to prepare plans for a 2½-sty frame residence, 43x24, for Charles MacDonald, of the Wulff Engineering Co., Bank Building, Tarrytown, to cost $5,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

KEARNY, N. J.—Frank A. Coppola, 69 Crane st, Newark, has received the general contract to erect two 4-sty flats at 92-98 Kearny av for I. Dolgan, 673 15th av, Newark. Simon Cohen, 163 Springfield av, Newark, architect. Cost, about $33,000.

DWELLINGS.

SAYVILLE, L. I.—Nelson P. Strong, Main st, has received the general contract to erect a 2½-sty frame residence, 30x28 ft., on Foster av, for Jerry Nohower, this place. Cost, about $4,000.

HALLS AND CLUBS.

MANHATTAN (sub).—George A. Just Co., 239 Vernon av, L. I. City, has received the steel contract for the Y. M. C. A. building at 6 East 3d st, from plans by Jackson, Rosencrans & Waterbury, 1328 Broadway. R. D. Kimball Co., 15 West 38th st, steam and electrical engineers, George A. Fuller Co., 111 Broadway, general contractor. Cost, about $400,000.

SCHOOLS AND COLLEGES.

BRONX.—The Altoria Realty & Construction Co., 3 East 44th st, has received the general contract to erect P. S. 54 on the west side of Intervale av, from Chisholm to Freeman sts, for the Board of Education. C. B. J. Snyder, corner Park av and 59th st, architect. Cost, about $320,000. All former bids were rejected.

BELLEVILLE, N. J.—The Essex Construction Co., 85 Academy st, Newark, has received the general contract to erect a 3-sty high school at Washington av and Home st, for the Board of Education of Belleville. Chas. Granville Jones, 280 Broadway, Manhattan, architect. D. R. Bacon, 30 Church st, Manhattan, heating and electrical engineer. E. E. Seelye, 101 Park av, Manhattan, structural engineer.

STABLES AND GARAGES.

NEWARK, N. J.—H. M. Doremus Co., 36 Orange st, has received the general contract to make additions and alterations to the stable for garage purposes at Ferry and Christie sts, for P. Ballantine & Sons, J. W. Culick, superintendent in charge, 58 Freeman st. Cost, about $20,000.

DOBBS FERRY, N. Y.—Arthur Young, Ashford av, has received the general contract to erect a 1½-sty brick garage, 40x112 ft., at North Broadway, near Ashford av, for George T. Griffen, Broadway, Dobbs Ferry. Frank A. Sinnott, 125 Beekman av, Tarrytown, N. Y., architect. Cost, about $9,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John J. Downey, Inc., 410 West 34th st, has received the general contract to erect the 1-sty taxpayer at 2494 Broadway, for William Waldorf Astor, 23 West 26th st. J. Francis Burrowes, 410 West 34th st, architect. Cost, about $30,000. No sub-contracts have been let.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV, s s, 100 w Dyckman st, 5-sty brick, non-fireproof apartment, 50x87; cost, $45,000; owner, James Livingston, 326 Audubon av; architects, Neville & Bagge, 105 West 40th st. Plan No. 13.

FACTORIES AND WAREHOUSES.

107TH ST, 112-22 West, 225 w Columbus av, 2 & 9-sty brick, fireproof garage and warehouse, 100x97; cost, $100,000; owner, Chelsea Storage Warehouses, Inc., Louis Schramm, president, 426 West 26th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 14.

11TH AV, e s; West 27th-28th sts, Nos 262-64-66-68-70-72-74-76-11th av, 5-sty brick fireproof storage warehouse, 171x96; cost, $60,000; owner, Terminal Warehouse Co., president, John H. Lynch, 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 15.

STABLES AND GARAGES.

3D AV, e s, 50 s 39th st, 2-sty brick stable, 25x80, gravel roof; cost, $3,500; owner, Mary Vachris, 636 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 528.

STORES, OFFICES AND LOFTS.

33D ST, 30-38 East, s s, 205 w Park av, 16-sty brick fireproof store and loft building, 83x89; cost, $350,000; owner, Geo. A. Wheelock, 3 West 86th st; architect, Geo. Keister, 56 West 45th st. Plan No. 17.

8TH AV, 461-475; 34th st, 302 West; 33d st, 303 West, 21-sty brick fireproof stores, lofts and offices, 197x119; cost, $2,500,000; owners, Archibald D Russell, 30 Pine st, and Marie Campbell, 302 West 106th st; architect, Edward L. Larkin, 259 West 34th st. Plan No. 18.

40TH ST, 206-222 West, s s 40th st, 128 w 7th av, 12-sty brick, fireproof stores and lofts, 128x85; cost, $600,000; owner, Realty Holding Co., 997 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 16.

STONE ST, and Hanover sq, s e cor, Hanover sq, 1-2; Stone st, 60-62-64; Pearl st, 95-97-99-101; 20-sty brick, fireproof office building, 71x114; cost, $1,100,000; owner, George Ehret, 235 East 92d st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 19.

AMSTERDAM AV, e s, 208th to 209th sts, 1-sty frame stores, 100x40; cost, $10,000; owner, The Apthorp Co., Robt. E. Dowling, Pres., 165 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 20.

BROADWAY, 1237-39, and 6th av, 502-4, 16-sty brick fireproof stores and factory, 39x249; cost, $350,000; owner, Walter F. Hopper, 140 West 40th st; architects, Katz & Feiner, 505 5th av. Plan No. 21.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

NELSON AV.—Plans are being prepared by Edward J. Byrne, 148th st and 3d av, Bronx, for two 5-sty apartments on the west side of Nelson av, 225 ft. north of Brandt pl, for John Davis, Montclair, N. J. Cost, about $80,000.

HALLS AND CLUBS.

WASHINGTON AV, w s, from 160th to 161st sts, 3-sty brick club house, 91.3x186.11, slag roof; cost, $240,000; owner, Young Men's Christian Association, Wm. Fellows Morgan, president; architect, L. E. Jallade, 37 Liberty st. Plan No. 29.

STABLES AND GARAGES.

OGDEN AV, w s, 50 s Union pl, 1-sty frame garage, 18x25; cost, $400; owner, Max Goldwasser, 1152 Ogden av; architect, Jacob Lustig, 1477 Madison av. Plan No. 23.

STORES AND TENEMENTS.

AV ST JOHN, w s, 50 n Fox st, 5-sty brick tenement, 50x88, slag roof; cost, $35,000; owners, Podgur Realty Co., Robt. Podgur, 1129 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 21.

GRAND AV, s e cor Buchanan pl, two 5-sty brick tenements, 55x90, 45x88, plastic slate roof; cost, $90,000; owners, Kate M. & John Norton, 566 West 171st st; architects, Clarence True & Son, 405 Lexington av. Plan No. 22.

CAULDWELL AV, s e cor 160th st, four 5-sty brick tenements, 33.2x91.5, 40x89.5, slag roof; cost, $140,000; owner, Ebling Co., Wm. Ebling, 939 Intervale av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 34.

COLLEGE AV, s e cor 168th st, 5-sty brick stores and tenement, 50x90, plastic slate roof; cost, $48,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 110 East 121st st. Plan No. 30.

COLLEGE AV, e s, 50 s 168th st, two 5-sty brick tenements, 37x72, plastic slate roof; cost, $56,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 110 East 121st st. Plan No. 31.

COLLEGE AV, e s, 120 s 168th st, two 5-sty brick tenements, 40x88, plastic slate roof; cost, $80,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 110 East 121st st. Plan No. 32.

CRESTON AV, e s, 244.8 n Fordham rd, four 5-sty brick tenements, 42.1x73.7, 42.1x70.11, 42.1x68.3, 42.1x65.6, slag roof; cost, $100,000; owners, Level Realty Co., Morris Muller, 939 Intervale av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 33.

176TH ST, 90.17 e Clinton av, 5-sty brick tenement, plastic slate roof, 50x111; cost, $60,000; owner, Chas. T. Streeter Const. Co., Chas. T. Streeter, 893 Elton av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 37.

AV ST. JOHN, n e cor Fox st, two 5-sty brick tenements, plastic slate roof, 58x93, 67x100; cost, $120,000; owner, Normal Const. Co., Elias Papin, 661 Tinton av; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 36.

3D AV, w s, 25.17 s 173d st, 1-sty brick stores, slag roof, 75.6x102.7; cost, $15,000; owner, Bingle Realty Co., Henry C. Bryan, 3d av and 148th st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 35.

MISCELLANEOUS.

MAIN ST, w s, at Belden's Point, C. I., 1-sty frame bath house, 57x25; cost, $800; owner, Mrs. Archer Huntington, 1083 5th av; architect, Lewis R. Kaufman, 373 4th av. Plan No. 27.

3D AV, n e cor 175th st, 1-sty brick laundry, 50x103, slag roof; cost, $10,000; owner, Mary A. Langbein, 505 East 175th st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 28.

BRONX PARK ZOO, 850 w White Plains av, 1-sty frame brooder house, 30x12; cost, $700; owner, City of New York; architect, Geo. M. Beerbower, N. Y. Zoo Park. Plan No. 25.

BRONX PARK ZOO, 850 w White Plains av, 1-sty frame poultry laying house, 80x12; cost, $700; owner, City of N. Y.; architect, Geo. M. Beerbower, N. Y. Zoo Park. Plan No. 26.

STEPHENS & RIVER AVS, junction, amusement device; cost, $3,000; owner, Clinton Stephens; lessee Hydraulic Amusement Co., on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 24.

Brooklyn.

DWELLINGS.

EAST 15TH ST, e s, 78 s Av N, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, $4,500; owner, Chas Morgenson, 3217 Beverly rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 438.

LAURELL AV, n s, 160 w Sea Gate av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $3,000; owner, Hill Section Co., 193 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 341.

EAST 39TH ST, w s, 177.6 n Av I, two 2-sty frame dwellings, 16.6x38, gravel roof, 1 family each; total cost, $5,000; owner, Caroline S. Svensen, 1715 Albany av; architect, Gus. Svensen, 1715 Albany av. Plan No. 487.

61ST ST, n s, 140 e 11th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $3,500; owner, Mrs. Louisa Spina, 219 61st st; architect, W. J. Conway, 400 Union st. Plan No. 504.

DREW AV, w s, 100.11 s Pitkin av, two 2-sty brick dwellings, 20x42, slag roof, 1 family each; total cost, $12,000; owner, Louis Larsen, 212 Norman av; architect, W. T. McCarthy, 16 Court st. Plan No. 505.

WEST 1ST ST, e s, 514 s Sheepshead Bay rd, fourteen 1-sty brick dwellings, 14x37.6, tin roof, 1 family each; total cost, $16,800; owner, Julius Operheimer, R R and Stillwell avs; architect, Lew Koen, 9 Bebevoise st. Plan No. 405.

WEST 17TH ST, w s, 220 n Av Z, 1-sty frame dwelling, 20x13, gravel roof, 1 family; cost, $360; owner, Semaro Balzane, 181 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 411.

EAST 55TH ST, w s, 200 n Snyder av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $7,000; owners, Flandreau & McRoberts, 1210 Nostrand av; architect, Nelson E. Flandreau, 1210 Nostrand av. Plan No. 386.

FACTORIES AND WAREHOUSES.

CONEY ISLAND AV, w s, 100 n Av Q, 2-sty frame shop, 20x35, gravel roof; cost, $800; owner, Chris Wagner, 1565 East 15th st; architect, same. Plan No. 435.

PITKIN AV, n w cor Williams av, 2-sty brick mill, 50x60, slag roof; cost, $6,000; owner, Gussie R. Browner, 100 Junius st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 530.

18TH AV, s s, 60 w 65th st, 1-sty frame shop, 25x20, gravel roof; cost, $400; owner, Saml. Hammond, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 433.

STABLES AND GARAGES.

OCEAN AV, e s, 84.11 n Ditmas av, 1-sty frame garage, 18.8x21, shingle roof; cost, $1,200; owner, Jos. Balzami, 2715 Surf av; architects, John C. Wandell Co., 4 Court sq. Plan No. 421.

OCEAN AV, e s, 134.11 n Ditmas av, 1-sty frame garage, 18.8x21, shingle roof; cost, $1,200; owner, Fredk. Magolo, West 17th st and Surf av; architects, John C. Wandell Co., 4 Court sq. Plan No. 422.

EAST 18TH ST, e s, 100 s Av H, 1-sty frame garage, 20x20, shingle roof; cost, $300; owner, Kath. Murphy, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 401.

STORES AND DWELLINGS.

GREENWOOD AV, n s, 392 e East 5th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, $6,500; owner, Hy. M. Prelin, 124 West st; architect, C. G. Wessell, 1118 Av J. Plan No. 424.

NEW UTRECHT AV, n e cor 45th st, seven 3-sty brick store and dwellings, 25.5x47, gravel roof, 2 families each; total cost, $35,000; owner, C. W. P. Constn. Co., 5107 New Utrecht av; architect, D. F. Hudson, 310 9th st. Plan No. 497.

STORES AND TENEMENTS.

LINCOLN PL, n s, 179.9 e Troy av, 4-sty brick tenement, 60x92, gravel roof, 27 families; cost, $80,000; owner, Serota Bros. Realty & Const. Co., 1494 Eastern parkway; architect, Benj. Cohn, 361 Stone av. Plan No. 522.

EAST 18TH ST, e s, 142.10 s Church av, 4-sty brick tenement, 64.9x99.4, slag roof, 16 families; cost, $45,000; owner, C. A. Holding Co., 241 East 26th st; architect, W. T. McCarthy, 16 Court st. Plan No. 526.

ST. MARKS AV, s s, 100 e Howard av, two 4-sty brick tenements, 40x92, gravel roof, 20 families each; total cost, $40,000; owner, Bldg. Co. of Cohn Bros., 429 Howard av; architect, Benj. Cohn, 361 Stone av. Plan No. 521.

HEWES ST, w s, 52 s South 2d st, 6-sty brick tenement, 68x85.6, slate roof, 41 families; cost, $35,000; owner, South 5th Constn. Co., 686 Willoughby av; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 494.

SOUTH 2D ST, s w cor Hewes st, 6-sty brick tenement, 52x88; slate roof, 39 families; cost, $30,000; owner, South 5th Constn. Co., 686 Willoughby av; architect, Saml Sass, 32 Union sq, Manhattan. Plan No. 495.

SOUTH 4TH ST, s e cor Hewes st, 6-sty brick tenement, 50x76.6, tin roof, 30 families; cost, $30,000; owner, Solomon Kraus Realty Co., 217 Havemeyer st; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 488.

50TH ST, n s, 160.4 w 9th av, 3-sty brick tenement, 20x71.1, gravel roof, 3 families; cost, $7,500; owner, Ferdinando Gatto, on premises; architect, Thos. Bennett, 5123 3d av. Plan No. 492.

EASTERN PKWAY, n s, 143.1 w Hopkinson av, 4-sty brick tenement, 26.10x83, slag roof, 8 families; cost, $17,500; owner, Fink Kap Realty Co., 1069 Nostrand av; architects, Farber & Markowitz, 180 Montague st. Plan No. 496.

3D AV, w s, 44.9 s Union st, 4-sty brick store and tenement, 22.6x74.2, gravel roof, 7 families; cost, $10,000; owner, Babbiste Albanesse, 297 3d av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 508.

VERMONT ST, w s, 100 n Livonia av, four 3-sty brick tenements, 25x70, slag roof, six families each; cost, $32,000; owner, Powell Impt. Co., 307 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 430.

VAN SICLEN AV, s e cor Sutter av, 3-sty brick store and tenement, 25x72, gravel roof, 6 families; cost, $8,000; owner, Agress Constn. Co., 487 Hendrix st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 407.

SACKMAN ST, n e cor New Lots rd, 3-sty brick tenement, 24.2x71.2, gravel roof, 5 families; cost, $8,000; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 387.

TEN EYCK ST, n e cor Union av, 6-sty brick tenement, 48x80, slag roof, 34 families; cost, $40,000; owners, J. & J. Realty Co., 790 Riverside dr, Manhattan; architect, G. W. Springsteen, 171 Broadway, Manhattan. Plan No. 388.

TEN EYCK ST, n s, 48 e Union av, 5-sty brick tenement, 51x86.10, slag roof, 35 families; cost, $30,000; owners, J. & J. Realty Co., 790 Riverside dr, Manhattan; architect G. W. Springsteen, 171 Broadway, Manhattan. Plan 389.

MISCELLANEOUS.

13TH ST, n s, 60 e Gowanus canal, tank support, 20x20; cost, $1,000; owner, Bklyn Alcatraz Asphalt Co., on premises; architect, John Bickett, 428 81st st. Plan No. 403.

Queens.

DWELLINGS.

EDGEMERE.—Frank av, e s, 1,080 n Boulevard, 1-sty frame dwelling, 14x36, shingle roof, 1 family; cost, $750; owner, Jurgen Mehrtens, Frank av, Edgemere. Plan No. 134.

GLENDALE.—Lotus av, w s, 183 n Cooper av, 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, $3,000; owner, Goothelf Hoehn, 45 Lotus av, Glendale. Plan No. 132.

JAMAICA.—Cumberland st, s s, 125 w Unionhall st, four 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, $8,000; owner, Jamaica Home Prov. Co., Inc., 16 North Washington st, Jamaica; architect, Martin M. Wohl, 41 North Washington st, Jamaica. Plan Nos. 126 to 129.

MIDDLE VILLAGE.—Pulaski st, s s, 50 w Main av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, Mortimer R. Sherman, 25 Hinman st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 124.

RIDGEWOOD.—Palmetto st, n s, 220 Fresh Pond rd, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $18,000; owner, Weisenberger Markel, 867 Slocum st, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 135.

RIDGEWOOD.—Willow st, n s, 315 e Wyckoff av, 2-sty brick dwelling, 20x53, slag roof, 2 families; cost, $4,000; owner, John Neuweiller, 64 George st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 130.

DOUGLASTON.—Center dr, n e cor Hollywood av, 2-sty frame dwelling, 43x33, shingle roof, 1 family, water heat; cost, $9,500; owner, Mrs. G. Riley, Douglaston; architect, W. S. Moore, 32 East 42d st, Manhattan. Plan No. 130.

GLENDALE.—Webster av, w s, 225 s Central av, three 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, $5,500; owner Adam Geier, 2904 Myrtle av, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 141.

MIDDLE VILLAGE.—LaForge st, w s, 133 n Metropolitan av, two 2-sty frame dwellings, 20 x50, tin roof, 2 families; cost, $4,000; owner, A. Reysteadt, 17 Edison st, Glendale; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 140.

ROCKAWAY PARK.—West End av, e s, 400 s Boulevard, 1½-sty frame dwelling, 13x20, shingle roof; cost, $350; owner, F. M. Bauer, South Washington av, Rockaway Park; architect, J. A. Lasher, Rockaway Park. Plan No. 139.

ROCKAWAY PARK.—5th av, e s, 479 s Washington av, four 2-sty frame dwellings, 17x68, shingle roof, 2 families; cost, $14,000; owner, Richard Burke, 36 South 4th av, Rockaway Park; architect, L. G. Esterbrook, 47 8th av, Rockaway Park. Plan Nos. 146-47.

ROSEDALE.—Ocean av, e s, 50 n Dean st, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $1,500; owner and architect, Luther Russell, Rosedale. Plan No. 137.

WINFIELD.—Woodside av, s s, 100 w Walnut st, 2-sty brick dwelling and factory, 25x80, tar and gravel roof, 2 families; cost, $6,000; owners, Kaufman, Worms Co., 348 East 23d st, Manhattan; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 145.

EAST ELMHURST.—Butler st, e s, 180 n Lyon av, 2-sty frame dwelling, 25x37, shingle roof, 1 family, water heat; cost, $3,000; owner, F. A. Gustapion, 207 East 52d st, Manhattan; architect, owner. Plan No. 115.

FAR ROCKAWAY.—McNeil av, w s, 250 s Broadway, 3-sty frame dwelling, 41x47, shingle roof, 1 family; cost, $11,000, steam heat; owner, J. F. Reid, Far Rockaway; architect, T. O'Kane, Far Rockaway. Plan No. 113.

ROCKAWAY PARK.—Bayside dr, s w cor Beach 123d st, 2½-sty frame dwelling, 27x38, shingle roof, 1 family; cost, $5,000; owner, E. T. Blake, Rockaway Beach; architect, J. F. Lynch, Rockaway Beach. Plan No. 120.

ROCKAWAY BEACH.—Beach 113th st, e s, 116 s Boulevard, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $2,200; owner and architect, Wm. A. Colton, Washington av, Rockaway Park. Plan No. 118.

FLUSHING.—28th st, e s, 120 s State st, two 2½-sty frame dwellings, 22x32, shingle roof, 1 family; cost, $9,000; owner, Broadway Flushing Home Corporation, 256 Broadway, Manhattan; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 153-54.

FOREST HILLS.—Kelvin st, n s, 100 w Seminole st, 2-sty brick dwelling, 28x28, tile roof, 1 family, steam heat; cost, $5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 152.

RICHMOND HILL.—Chichester av, s s, 82 w Elm st, 2-sty frame dwelling, 19x56, tin roof, 2 families; cost, $3,500; owner, N. C. Johnson, 936 Chestnut st, Richmond Hill; architect, Chas. Vanderbeck, Jamaica av, Richmond Hill. Plan No. 159.

RICHMOND HILL.—University pl, n s, 50 e Washington st, two 2-sty frame dwellings, 19x56, tin roof, 2 families; cost, $7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, Chas. Vanderbeck, Jamaica av, Richmond Hill. Plan Nos. 157-58.

WOODHAVEN.—Forest parkway, w s, 777 n Jamaica av, 2½-sty frame dwelling, 34x36, shingle roof, 1 family, steam heat; cost, $5,500; owner, Lucia Leach, 9 Shipley st, Woodhaven; architect, Geo. E. Crane, Welling st, Richmond Hill. Plan No. 161.

STABLES AND GARAGES.

L. I. CITY.—Webster av, n w cor 7th av, 2-sty brick stable, 150x95, slag roof; cost, $50,000; owner, Sheffield Farms, Slawson Decker Co., 524 West 57th st, Manhattan; architect, Frank A. Rooke, 489 5th av, Manhattan. Plan No. 123.

STORES AND DWELLINGS.

CORONA.—Main st, s s, 345 w Junction av, three 1-sty frame stores and dwellings, 16x60, slag roof, 1 family; cost, $2,500; owners, Johnston & Bernston, 32 Irving pl, Corona; architect, R. W. Johnsoon, 60 Hunt st Corona. Plan No. 114.

FLUSHING.—22d st, e s, 100 s Franconia av, 2½-sty frame store and dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, H. C. Truelson, 18th st, Flushing; architect, W. G. Truelson, same address. Plan No. 116.

JAMAICA.—Unionhall st, e s, 42 n Atlantic st, 2-sty frame store and dwelling, 19x56, tin roof, 2 families; cost, $4,000; owner and architect, John Fisher, Unionhall st, Jamaica. Plan No. 155.

STORES AND TENEMENTS.

L. I. CITY.—Jamaica, s w cor 9th av, 5-sty brick tenement, 50x90, slag roof, 23 families; cost, $40,000; owner, Kaver Ditz, 574 9th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 125.

L. I. CITY.—Jamaica av, n s, 50 w 9th av, 5-sty brick tenement, 50x81, slag roof, 26 families; cost, $40,000; owner, Reliable Building Co., 1404 2d av, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 160.

MISCELLANEOUS.

EDGEMERE.—Frank av, n w cor L. I. R. R., 1-sty frame office, 24x14, tin roof; cost, $200; owner, W. M. Mehrtens, on premises. Plan No. 133.

RICHMOND HILL.—Jamaica av, s s, 30 w Hamilton st, 1-sty frame shed, 14x12, paper roof; cost, $120; owner, Bank of L. I., Jamaica. Plan No. 123.

ELMHURST.—Maurice av, s s, 200 e Toledo av, 1-sty frame shed, 12x9, paper roof; cost, $130; owner, L. Nuch, on premises. Plan No. 142.

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Plans Filed Alterations (Continued).

FLUSHING.—Broadway, s s, 52 w 14th st, 1-sty frame shed, 12x14, paper roof; cost, $64; owner, C. T. Segar, on premises. Plan No. 121.

JAMAICA.—Hillside av, s s, 388 w Kaplan av, 1-sty brick wagon room, 70x160; tar and gravel roof; cost, $5,000; owner, Dick Koster, Huron st and Kaplan av, Jamaica; architect, Walter B. Will, 1181 Myrtle av, Brooklyn. Plan No. 117.

CORONA.—46th st, e s, 135 s Jackson av, brick foundation to dwelling; cost, $100; owner, J. Nelson, premises. Plan No. 151.

FLUSHING.—23d st, s w cor Broadway, 1-sty frame oil storage, 9x9, tin roof; cost, $400; owner, T. J. Dunn, 1038 Halsey st, Brooklyn. Plan No. 149.

JAMAICA.—Browne av, w s, 50 n Atlantic av, 1-sty frame shed, 30x18, gravel roof; cost, $300; owner, F. Cretora, premises. Plan No. 148.

Richmond.

DWELLINGS.

PROSPECT ST, n s, 225 w Broadway, West New Brighton, 2-sty frame dwelling, 20x29; cost, $2,600; owner, Mrs. G. Neuch, West New Brighton; architect, Wm. H. Curry, West New Brighton. Plan No. 29.

RICHMOND TERRACE, s s, 107 e Nicholas av, Port Richmond, 2-sty frame dwelling, 20x50; cost, $3,000; owner, Vincent Czneriawski, 545 East 12th st, Manhattan; architect, Sam'l Levingson, 101 West 42d st, Manhattan. Plan No. 26.

CHESTNUT AV, n e cor Richmond rd, New Dorp, 2-sty frame dwelling, 22x40; cost, $3,000; owner, Benj. Hitchcock, 25 Ann st, Manhattan; architect, O. Schmidt, Bergenfield, N. J. Plan No. 28.

WYMAN AV, w s, 800 s Boul., Great Kills, 1½-sty frame dwelling, 18x28; cost, $1,000; owner, T. Appel, 721 11th st, Manhattan; architect and builder, Wm. Peters, Great Kills. Plan No. 27.

STABLES AND GARAGES.

RICHMOND RD, n s, 575 e Union pl, New Dorp, 2-sty brick garage, 45x84; cost, $4,500; owner, Pasquale Vendetto, New Dorp; architects, Grunert & Pneuinan, New Dorp. Plan No. 25.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAXTER ST, 92-94, remove brick wall, beams, new piers, granite block, concrete footings, steel plates to 5-sty brick stores and tenements; cost, $1,200; owners, Gaussa & Muzzio, 145 Sherman av, Bronx; architect, Otto Reissmann, 147 4th av. Plan No. 138.

BOND ST, 42-44, gravity tank, pressure tank, steel supports, tank enclosure to 7-sty brick store and lofts; cost, $2,050; owner, Seamen's Bank for Savings, Daniel Barnes, president, 76-78 Wall st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 146.

BROOME ST, 477-481, to convert 6-sty brick loft building into candy factory, stair enclosures (metal lath and mortar), bulkhead (galvanized iron, mineral wood, metal lath and mortar), fireproofing, fireproof doors, installation of toilets, skylights, repair of sprinkler system, tank (steel supports), A. B. See elevator, elevator doors, c. i. steps, structural steel, relaying of floors, water-proofing; cost, $23,000; owner, Pasquale Margarella, 69 Varick st; architect, Jean Jeaune, 37 Sullivan st. Plan No. 143.

CANAL ST, 307-9-11, stair extension, bulkhead, skylight to 5-sty brick store and lofts; cost, $250; owner, Hoffman Estate, Inc., 238 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 118.

CHRISTOPHER ST, 53, steel beams to 2-sty brick bakery offices; cost, $100; owner, Myra R. Harper, 131 East 21st st; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 132.

DUANE ST, 165-169, gravity tank, pressure tank, steel supports to 10-sty brick factory; cost, $3,130; owner, L. Schepp Co., Leopold Schepp, president, 165-69 Duane st; architect, Royal J. Mansfield, 135 William st. Plan No. 129.

LITTLE WEST 12TH ST, 51, wood partition, window, skylights, water closet compartment (metal frame) to 3-sty brick store and lofts; cost, $350; owner, Wm. Ellis, 52 West Little 12th st; architect, W. H. Dusenberry, 31-33 East 27th st. Plan No. 123.

LAFAYETTE ST, 415, fire escapes, fireproof stairways, change of floor levels, 1-sty brick extension connecting two 3 and 5-sty brick store and loft buildings; cost, $7,000; owner, Sarah R. Samuel, 601 West 113th st; architect, Robt. Dreyfuss, 5 West 31st st. Plan No. 115.

PELL ST, 16, mason work, balcony (wood and steel beams), metal-lined partitions to 4-sty brick store and club room; cost, $375; owner, Ida W. Beiser, 8108 13th av, Brooklyn; architect, Henry C. Leveson, 5 Park pl, Brooklyn. Plan No. 116.

THOMPSON ST, 146-50, pressure tank, gravity tank, steel supports, tank enclosure to 5-sty brick factory; cost, $2,300; owner; Amos F. Eno, 32 5th av; architects, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 128.

UNIVERSITY PL, 40-56, enclose stairway, horizontal exits, fire doors, sash, flooring pent house to 6-sty brick light mfg.; cost, $1,500; owner, Estate Henry Iden, Henry Armheim, sole exec., 56 University pl; architect, Ludwig Lindemeyer. 37 East 28th st. Plan No. 136.

WASHINGTON ST, 76-82, partitions, creating additional stores, windows, store front to 8-sty brick store and lofts; cost, $300; owners, B. Crystal & Sons, Inc., 47 West st; architects, George & Edward Blum, 505 5th av. Plan No. 110.

WATER ST, 335-37-39, to alter 3-sty brick stable for use as garage and stable, stairs, terra cotta block stair enclosure, plastering, terra cotta partition, lath and plaster partitions; cost, $2,000; owner, Allen L. Story, 95 William st; architects, Shape & Breauy, Inc., 220 West 42d st. Plan No. 153.

WILLIAM ST, 25-27-29, terra cotta block partitions, forming hallway, cast iron steps, doorway, removal of terra cotta block partitions to 1-sty brick office building; cost, $2,500; owner, Lord's Court Bldg. Co., John N. Beach, Pres., 27 William st. Plan No. 149.

10TH ST, 207 East, cut down opening, lower grating, new stairs to 3-sty brick omce and dwelling; cost, $150; owner, Partoia Mfg. Co., 201 East 10th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 137.

14TH ST, 132-36 West, exterior staircase to 7-sty brick store and lofts; cost, $1,000; owner, Lowenfeld Estate, Isaac Lowenfeld, exr, 149 Broadway; architect, Raphael Prager, 149 Broadway. Plan No. 131.

16TH ST, 416 West, beams, cut openings, framing to 6-sty brick bottling plant; cost, $1,000; owner, Estate of Thos. McMullen, Geo. H. Corey, trustee, 59 Wall st; architects, Barclay, Parsons & Klapp, 60 Wall st. Plan No. 139.

20TH ST, 294 West, cut windows, construct new water closet, partitions, new plumping to 3-sty brick tenement; cost, $700; owner, John T. Stanley, 448 West 30th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 154.

28TH ST, 115-117 East, removal of 1st sty and basement and fronts, extension of floors and side walls to building line, store fronts, structural steel stair and enclosure, flooring, pine posts and girders, double hung windows, toilet compartments, smoke flue, mason work to two 4-sty brick dwellings (to be used as stores and dwellings); cost, $8,000; owner, Daley Estate, Samuel Marcus, trustee, 229 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 130.

36TH ST, 46 West, to convert 4-sty brick private house into stores and dwellings, store fronts, front and rear extensions, removal of partitions; cost, $5,000; owner, The Collingwood Realty Co., Seth H. Mosley, president, 45 West 35th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 109.

40TH ST, 524 West, brick wall, repair pit, partitions, fireproof floor and ceiling to 2-sty brick stable (to be used as stable and garage); cost, $200; owner, Milton White, 2 Rector st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 112.

48TH ST, 202-208 West, iron stairs to 5-sty brick stores and offices; cost, $100; owner, Silk Realty Co., 428 4th av; architect, Otto Gaertner, 331 Madison av. Plan No. 113.

48TH ST, 204-208 West, iron stair to 5-sty brick stores and offices; cost, $100; owner, Silk Realty Co., 428 4th av; architect, Otto Gaertner, 331 Madison av. Plan No. 145.

49TH ST, 159 East, partitions to 4-sty brick tenement; cost, $150; owner, Geo. E. Stuckey, 786 3d av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 120.

50TH ST, 126 West, brick wall, partitions (metal covered), fireproof doors to 2-sty brick garage; cost, $500; owner, Eugene Beugenet, 124 West 50th st; architect, Jacob M. Felson, 1133 Broadway. Plan No. 111.

52D ST, 443-49 East, fireproof vault to 5-sty brick factory and warehouse; cost, $600; owner, Sigmund Mendelsohn, 43 Leonard st; architect, Alfred Freeman, 29 West 34th st. Plan No. 114.

64TH ST, 215 East, to widen 2-sty brick dyeing and cleaning factory, brick, steel, concrete floor, concrete arches, terra cotta partitions; cost, $3,000; owner, Loretta N. Disken, 1140 55th, Brooklyn; architect, Jas. F. Disken, 1142 55th st, Brooklyn. Plan No. 127.

76TH ST, 260 West, stairs, partitions to 12-sty brick tenement; cost, $425; owner, 76th St. Co., 260 West 76th st; architect, Adolf Rosenbaum, 540 West 58th st. Plan No. 148.

94TH ST, 211-17 West, iron stairs, iron flap doors, pipe railing, fireproof door, fireproof block ladder enclosure to 12-sty brick hotel; cost, $200; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 122.

94TH ST, 101-103 West, erect 1-sty extension to 4-sty brick store and apartments; cost, $1,000; owners, Pinkney & Pinkney, 233 Broadway; architect, Benj. Levitan, 110 West 40th st. Plan No. 141.

143D ST, 500 West, copper store front, structural steel, doorway, shoring to 7-sty brick store and apartments; cost, $450; owner, The Witham Co., 116 Hamilton pl; architect, Wm. H. Dusenberry, 31 East 27th st. Plan No. 125.

AMSTERDAM AV, 318-28 & 75th st, 201-205 West, partitions, store front, hallway, toilet compartments to 5-sty brick stores and lofts; cost, $1,500; owner, Louis F. Walton, 853 8th av; architect, Eli Benedict, 1947 Broadway; general contractor, Isidor H. Simpson, 326-8 Amsterdam av. Plan No. 119.

BOWERY, 185, metal partition, covering, fireproofing, wood beams, skylight, metal-covered plaster board partitions to 4-sty brick store and lodging house; cost, $650; owner, Babcock Estate, Francis V. Johnstone, exr., 22 West 25th st; architect, Chas. B. Meyers, 1 Union sq. W. Plan No. 142.

BROADWAY, 712, iron stairs, terra cotta, enclosure and bulkhead to 8-sty brick store and lofts; cost, $500; owner, Scholle Estate, 5 Nassau st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 121.

BROADWAY, 716, fireproof partitions, stairway, bulkhead (brick, wood studs, metal lath, plaster, tin-covered) to 6-sty brick store & lofts; cost, $2,500; owner, Scholle Estate, Albert W. Scholle, trustee, 5 Nassau st; architect, Chas. Stegemayer, 168 East 91st st. Plan No. 124.

BROADWAY, 2612, altering rooms into stores to 9-sty brick fireproof store and tenement; cost, $1,500; owner, Thomas Healy, 141 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 135.

LENOX AV, 124-128, store front, mason work, steel trap doors, galvanized iron skylights to 2-sty brick moving picture theatre and offices; cost, $850; owner, Sophie Rothschild, 911 Park av; architects, Gross & Kleinburger, Bible House. Plan No. 147.

PARK AV, 850, vent flue, toilet room, plumbing and fixtures, two duplex stairs, change of partitions to 12-sty brick tenement; cost, $1,000; owner, 850 Park Av Corporation, Geo. F. Johnson, Jr., President, 212 5th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 117.

3D AV, 1059-61, fire stair, fireproof stair enclosure, kalamein doors, skylight, bulkhead to 5-sty brick stores and factory; cost, $100; owner, Beekman Estate, Chas. K. Beekman, exr., 52 William st; architect, Louis S. Weeks, 101 Park av. Plan No. 144.

5TH AV, 586, remove store front and reface with new metal, marble and glass front, erect marquise, new fireproof floor, reinforced concrete arches, terra cotta block walls, install new fire-escape balcony and stairs to 6-sty brick store and lofts; cost, $3,500; owner, David Lowenbein, 586 5th av; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 140.

11TH AV, 476-82, fire escape, alterations, cantilever stairs, metal frame covering, fireproof sash to 3-sty brick laundry; cost, $500; owner, Morgan Steam Laundry Co., 476 11th av; architect, Christian H. Ziegler, 76 Montgomery st, Jersey City. Plan No. 126.

Bronx.

220TH ST, 853, 1-sty frame extension, 11.3x 22, to 1¼-sty frame dwelling; cost, $300; owner, Samuel Martin, 730 East 227th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 16.

ALBANY CRESCENT, e s, 122.7 s 233d st, raise to grade 3-sty frame store and dwelling; cost, $300; owner, Jos. Guadagne, on premises; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 18.

BROOK AV, 1374, new store fronts, new partitions to 4-sty brick stores and tenement; cost $500; owner, Jos. Flaucher, 367 East 169th st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 22.

MATTHEWS AV, w s, 489 n Morris Park av, raise to grade and new foundation to 3-sty frame store and dwelling; cost, $1,000; owners, John and Clothilda Woeter, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 21.

MORRIS PARK AV, s s, 50 e Wallace av, 3-sty brick and frame extension, 25x16, and move 2-sty frame store and dwelling; cost, $4,000; owner, Hannah Kelly, 780 Morris Park av; architect, Frank L. Kelly, 780 Morris Park av. Plan No. 25.

PARK AV, 3275 and 3277, new partitions to two 2-sty frame dwellings; cost, $400; owner, Siebrand H. Niewenhous, 369 East 163d st; architect, Lambert Friederich, 939 Tiller av. Plan No. 17.

UNIVERSITY AV, new partitions to 5-sty brick tenement; cost, $200; owners, Michel Real Estate Mortgage Co., 1402 University av; architect, Henry Klein, 505 East 15th st. Plan No. 23.

WILLIS AV, 368, new beams to 2-sty brick dwelling; cost, $200; owners, Wm. & Fred Kroenke, 1474 st and College av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 19.

WILLIS AV, n e cor 136th st, new partition to 5-sty brick store and tenement; cost, $500; owner, Louis Schmidt, Hunter av; architect, Alfred C. Wein, 188 West 101st st. Plan No. 24.

3D AV, w s, 62.9¼ s 152d st, new partitions, new show window to 5-sty brick store; cost, $500; owner, J. Clarence Davies, 524 Willis av; architects, Buchman & Fox, 30 East 42d st. Plan No. 20.

Brooklyn.

BOERUM ST, 264, extension to 2-sty stable; cost, $500; owner, Meyer Hirsch, 262 Boerum st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 500.

CARROLL ST, 84, interior alterations to 3-sty tenement; cost, $150; owner, Giovani Laino, on premises; architect, E. H. Scalley, 527 Henry st. Plan No. 437.

COLUMBIA HEIGHTS, 75, plumbing to 3-sty dwelling; cost, $200; owner, John Benedict, on premises; architect, John A. Kelm, 15 Tillary st. Plan No. 513.

COLUMBIA ST, 211, interior alterations to 2-sty theatre and office; cost, $500; owner, Jos. Auditore, 44 Sackett st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 444.

DELMONICO PL, 31, interior alterations to 3-sty tenement; cost, $550; owner, Wolf Burd, 51 Varet st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 423.

FULTON ST 1495, interior alterations to 2-sty store; cost, $250; owner, Wm. Berlinger, Kenilworth pl and Germania pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 393.

FURMAN ST, 269, interior alterations to 3-sty office; cost, $600; owner, N. Y. Dry Dock Co., 10 Bridge st, Manhattan; architect, John J. Graffin, 89 East 35th st, Manhattan. Plan No. 468.

GARFIELD PL, 249, Plumbing to 3-sty dwelling; cost, $140; owner, Mrs. John B. Coughlin, 307 1st st; architect, Walter S. Ferguson. Plan No. 479.

HALSEY ST, 952, extension to 1-sty hotel; cost, $2,000; owner, Halsey Cafe Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 464.

HANSON PL, 43, elevator to 12-sty Y. M. C. A.; cost, $23,000; owner, Y. M. C. A., 11 Bond st; architect, Otis Elevator Co., 250 11th av. Plan No. 512.

HART ST, 41, interior alterations to 3-sty dwelling; cost, $800; owner, Jacob Simirsky, 100 Floyd st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 399.

HERBERT ST, 12, extension to 2-sty storage; cost, $300; owner, August Formati, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 465.

HERKIMER ST, 1503, move 2-sty dwelling; cost, $1,500; owner, Michael L. Tuga, 2273 Fulton st; architect, Michael La Tuga, 2272 Fulton st. Plan No. 482.

JACKSON ST, 149, extension to 2-sty dwelling; cost, $200; owner, Anna Visconti, 147 Jackson st; architect, H. Wheeler, 86 Victoria st Jamaica, L. I. Plan No. 394.

MIDDLETON ST, 178, interior alterations to 3-sty tenement; cost, $1,000; owner, Hulda Freidman, 154 Stanton st, Manhattan; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 472.

MOORE ST, 34, interior alterations to 3-sty tenement; cost, $200; owner, Abraham Levine, on premises; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 525.

MOORE ST, 89, interior alterations to 4-sty tenement; cost, $600; owner, Julius Stein, 221 Hart st; architect, Henry J. Nurick, 830 Putnam av. Plan No. 391.

PACIFIC ST, 118, plumbing to 3-sty tenement; cost, $350; owner, Geo. E Shaeuy, 90 Washington st, Manhattan; architect, H. K. Raiman, 90 Washington st, Manhattan. Plan No. 480.

OSBORN ST, 339, interior alterations to 3-sty store and tenement; cost, $400; owner Morris Levine, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 537.

RODNEY ST, 49, interior alterations to 1-sty garage; cost, $7,500; owner, Scranton & Lehigh Coal Co., 308 Livingston st; architect, F. W. Eisenla, 16 Court st. Plan No. 467.

TAFFE PL, 123, interior alterations to 3-sty store and dwelling; cost, $150; owner, Concetto Esposito, on premises; architect, Pasquali Gagliardi, 239 Navy st. Plan No. 436.

TILLARY ST, 10, interior alterations to 4-sty lodging house; cost, $400; owner, Fredk. Loeser Estate, 177 Montague st; architect, Keystone Fireproofing Co., 47 West 34th st, Manhattan. Plan No. 390.

WEST ST, 116, interior alterations to 5-sty storage; cost, $750; owner, Eberhard Faber Pencil Co., 39 Greenpoint av; architect, Jos. J. Markart, 33 Greenpoint av. Plan No. 462.

WEST 9TH ST, n s, 165 e Court st, extension to 6-sty foundry; cost, $20,000; owner, Doehler Die Casting Co., 187 West 9th st; architect, O. H. Roberts, Main av and Broadway, Queens. Plan No. 409.

BENSON AV, 2339, raise 2-sty dwelling; cost, $2,000; owner, R. Garculio, 211 86th st; architect, F. W. Eisenla, 16 Court st. Plan No. 466.

BEVERLY RD, 3010, extension to 3-sty dwelling; cost, $700; owner, Kraslow Const. Co., 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 397.

BROADWAY, 519, interior alterations to 3-sty store and dwelling; cost, $700; owner, Hy. J. Kempf, on premises; architect, Dominick Salvati, 525 Grand st. Plan No. 523.

BROADWAY, 790, interior alterations to 2-sty dance hall; cost, $600; owner, Morris Krim, 138 East 14th st, Manhattan; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 420.

BROADWAY, 671, interior alterations to 3-sty store; cost, $150; owner, John Marsa, 671 Broadway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 471.

BROADWAY, 700, plumbing to 3-sty store and hotel; cost, $150; owner, Marice Krim, 138 East 14th st; architect, Saml. Goldberg, 261 Ellery st. Plan No. 484.

BROADWAY, 717, exterior alterations to 1-sty store; cost, $100; owner, John Marsca, 671 Broadway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 538.

CENTRAL AV, 39, interior alterations to 3-sty tenement; cost, $5,000; owner, Vincenzo Guardino, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 404.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Proposals for Acute Hospital for one hundred patients, Acute Hospital for one hundred and fifty patients and Acute Hospital for two hundred patients, Construction, Heating, Plumbing and Drainage and Electric Work for each building at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 p. m., Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Six Thousand Dollars ($6,000) for the Construction Work for Acute Hospital for one hundred patients, in the sum of Six Thousand Dollars ($6,000) for the Construction Work for Acute Hospital for one hundred and fifty patients and in the sum of Nine Thousand Two Hundred Dollars ($9,200) for Construction Work for Acute Hospital for two hundred patients; and in the sum of 5% of the amount of bid for Heating Work for each building, in the sum of Five Hundred and Fifty Dollars ($550) for the Plumbing Work for Acute Hospital for one hundred patients, in the sum of Six Hundred and Fifty Dollars ($650) for the Acute Hospital for one hundred and fifty patients, in the sum of Seven Hundred and Fifty Dollars ($750) for the Acute Hospital for two hundred patients; in the sum of One Hundred and Fifty Dollars ($150) for Electric Work for the Acute Hospital for one hundred patients, in the sum of One Hundred and Fifty Dollars ($150) for Electric Work for Acute Hospital for one hundred and fifty patients, in the sum of Two Hundred Dollars ($200) for Electric Work for Acute Hospital for two hundred patients. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specifications Nos. 1945, 2127, 1941, 1946, 2118, 1942, 1943, 1947, 2119, 1943, 2120 and 1944. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, New York; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice, and upon the deposit of a certified check in the sum of Ten Dollars ($10.00), made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 20, 1915.

E. S. ELWOOD,
Secretary, State Hospital Commission.

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Plans Filed Alterations (continued).

EMMONS AV, 2001, extension to 2-sty store and cafe; cost, $4,500; owner, Nicholas Vanisher, 1757 Shore rd; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 509.

EVERGREEN AV, 451, extension to 2-sty store and dwelling; cost, $500; owner, Johanna Menger, Hicksville, L. I.; architect, Harry Dorf, 614 Kosciusko st. Plan No. 501.

GEORGIA AV, 396, interior alterations to 3-sty store and tenement; cost, $1,000; owner, Fannie Rabinowitz, on premises; architect, M. Adelsohn, 1776 Pitkin av. Plan No. 429.

GRAHAM AV, 545, interior alterations to 3-sty tenement; cost, $200; owner, Jos. Socha, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 400.

GRAHAM AV, 234, exterior and interior alterations to 4-sty store and tenement; cost, $600; owner, Saml Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 474.

53D ST, 469, extension to 3-sty dwelling; cost, $300; owner, Anna Batwinick, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 502.

KENT AV, 272, elevator to 5-sty factory; cost, $1,800; owner, Robert W. Reed, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 413.

KNICKERBOCKER AV, 364, interior alterations to 3-sty store and dwelling; cost, $250; owner, Abr. Marcus, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No 440.

LAFAYETTE AV, s s, 110 e Tompkins av, interior alterations to 3-sty dwelling; cost, $500; owner, Isidor Fader, 109 Cook st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 412.

LAURENCE AV, 195, move 2-sty dwelling; cost, $1,000; owner, Michael Salit, 100 Pineapple st; architect, Walter T. Schneider, 120 West 88th st. Plan No. 490.

PITKIN AV, 2236, interior alterations to 2-sty store and dwelling; cost, $150; owner, Carl Heidenreich, 2272 Fulton st; architect, Wm. C. Winters, 106 Van Sicklen av. Plan No. 428.

3D AV, 592, interior alterations to 3-sty store and dwelling; cost, $200; owner, James McBride, 593 3d av; architect, D. A. Lucas, 93 3d st. Plan No. 427.

3D AV, e s, 100 s 18th st, interior alterations to 3-sty dwelling; cost, $350; owner, Michael Mogleki, 632 3d av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 426.

3D AV, n e cor 22d st, exterior alterations to 3-sty shop; cost, $300; owner, Meyer Goldberg, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 410.

4TH AV, 186, interior and exterior alterations to two 3-sty store and dwellings; cost, $400; owner, John Delegio, 186 4th av; architect, Domenick Salvati, 525 Grand st. Plan No. 447.

Queens.

COLLEGE POINT.—17th st, e s, 87 s 3d av, 2-sty frame extension, 22x34, front and side shop, tin roof, interior alterations; cost, $900; owner, P. Eisenacht, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 128.

CORONA.—Jackson av, n s, 70 w National av, interior alterations to dwelling; cost, $600; owner, P. Roth, on premises. Plan No. 134.

CORONA.—46th st, 191, plumbing in dwelling; cost, $75; owner, Mrs. Hollingsworth, 193 46th st, Corona. Plan No. 154.

ELMHURST.—Queens boulevard, n s, 25 w Rieder pl, plumbing in dwelling; cost, $200; owner, Chas.. Simonson, premises. Plan No. 160.

FAR ROCKAWAY.—Central av, n s, 275 s Boulevard, interior alterations to office and store house; cost, $1,900; owner, Queens Boro Gas Co., on premises. Plan No. 140.

FAR ROCKAWAY.—Rue De St. Felix, e s, 4 n Sea Girt av, 1-sty frame extension, 18x17, rear and side dwelling, interior alterations; cost, $1,200; owner, Louis Gutman, 352 4th av, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 129.

FAR ROCKAWAY.—Rue De St. Felix, e s, 64 n Sea Girt av, 2½-sty frame extension, 36x27, rear and side dwelling, tin roof, interior alterations; cost, $3,000; owner, Louis Gutman, 352 4th av, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 130.

FAR ROCKAWAY.—Melbourne Boulevard, e s, 325 n Kensington Gardens, new piazza to dwelling; cost, $700; owner, Edgar Lehman, 208 5th av, Manhattan. Plan No. 131.

FLUSHING.—Osgood pl, n s, 125 w Whitestone av, 1-sty frame extension, 19x13, rear and side dwelling, interior alterations, tin roof; cost, $1,500; owner, Miss Minnie Blackwell; architect, H. F. Smith, 158 State st, Flushing. Plan No. 125.

FLUSHING. 36th st, e s, 260 n State st, erect brick cesspool to dwelling; cost, $55; owner, L. H. Allen, on premises. Plan No. 133.

FLUSHING.—Washington st, n s, 184 e Main st, plumbing to dwelling; cost, $200; owner, Ralph Tortora, on premises. Plan No. 144.

GLENDALE.—Edson pl, w s, 160 s Myrtle av, plumbing in dwelling; cost, $150; owner, H. Lambston, premises. Plan No. 132.

LAUREL HILLS.—Laurel Hill blvd, s s, 25 w 2d Calvary, erect new foundation to dwelling; cost, $100; owner, Ignatius Crawford, on premises. Plan No. 151.

LONG ISLAND CITY.—Greenpoint av, 46, interior alterations to dwelling; cost, $300; owner, Mrs. B Scott 80 New York av, Brooklyn; architect, J. C. Watson, 271 West 125th st, Manhattan. Plan No. 150.

L. I. CITY.—10th av, 370, 1-sty frame extension, 4x18, side store and dwelling, interior alterations; cost, $2,200; owner, Annie Goldman, 366 10th av, L. I. City; architect, Seidel Realty Co., 487 Broadway, L. I. City. Plan No. 123.

L. I. CITY.—Hancock st, s e cor Bodine st, erect new water tank roof of factory; cost, $900; owners, Horn & Hallman, premises. Plan No. 124.

L. I. CITY.—Boulevard, w s, 125 s Webster av, interior alterations to dwelling; cost, $200; owner, George Ingram, on premises. Plan No. 135.

MASPETH.—Maspeth av, n s, 119 w Willow av, interior alterations to fire house to provide for club house; cost, $600; owner, Atateka Building Association, 8 Maspeth av, Maspeth; architect, Jacob C. Kistinger, 112 Perry av, Maspeth. Plan No. 138.

OZONE PARK.—Jerome av, n s, 40 e McCormack av, plumbing to two dwellings; cost, $150; owner, M. Blumfield, on premises. Plan Nos. 147-48.

RICHMOND HILL.—Broadway s s, 50 e Church st, plumbing to dwelling; cost, $75; owner, A. N. Ladd, on premises. Plan No. 136.

ROCKAWAY BEACH.—Bayview av, n e cor Boulevard, interior alterations store and dwelling; cost, $200; owner, C. F. Lyon, 384 Boulevard, Rockaway Beach. Plan No. 126.

WHITESTONE.—18th st, s s, 100 e 11th av, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, $200; owner, Moses Worms, on premises. Plan No. 145.

WOODSIDE.—4th st, w s, 275 s Jackson av, 2-sty frame extension, 21x20, rear dwelling, tin roof; cost, $900; owner, Julia McGrath, 152 4th st, Woodside; architects, Ed. Rose & Son, Grand st, Elmhurst. Plan No. 146.

WOODHAVEN.—Jamaica av, 1178, electric sign on store; cost, $60; owner, Bernhard Banninger, premises. Plan No. 161.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 23. The location is given, but not the owner's address.

JERSEY CITY.—Alexander Kaplan, 238 Clinton av, 4-sty brick, $12,000; Morris Robbins, 90 and 94 Summit av, two 4-sty brick, $30,000.

PERTH AMBOY.—Philip Levy, 287 Washington st, 3-sty brick, alteration, $2,000.

EAST ORANGE.—Harry Bernstein, s e c Whittier and Clifford sts, 3-sty frame, $11,000; Harry Bernstein, 4 Whittier st, 3-sty frame, $6,000; Harry Bernstein, s w c Whittier and Clifford sts, 3-sty frame $11,000; Matteo Monica, 148 Bedford st, 3-sty brick, alteration, $600.

NEWARK.—Gabriele Matenti, 107 7th av, 4-sty frame, alteration, $1,000; Eliseo Iannacoone, 681 North 6th st, 2-sty brick, $3,000; Morris Rachlin, 193-195 Elm st, two 4-sty brick, $20,000.

IRVINGTON.—John Mudron, 220 21st st, 3-sty frame, $3,000.

ORANGE.—Gaetano Pace, 16 Matthews st, 3-sty brick, $4,000.

KEARNY.—Rocco Finelli, 231 Kearny av, 3-sty brick, $7,000.

PATERSON.—Giovanni Stuppiello, 123 Mill st, 3-sty frame, alteration, $600.

WEST HOBOKEN.—Salvatore Laura, n s Demott st, 100 ft. w of Spring st, 3-sty brick, $5,000.

TOWN OF UNION.—West New York Development Co. s e cor Boulevard and Morgan sts, three 4-sty brick, $40,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st, is preparing plans for a 5-sty tenement, 30x48 ft., at 23 Crane st, for Antonio Del Tufo, 74 Webster st. Cost, about $12,000.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, has been commissioned to prepare plans for a high-class elevator apartment house for the Zermann Realty & Construction Co., to be erected on the middle west side of Jersey City. Cost, about $150,000.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for a brick and terra cotta parochial school at 22d st and Jackson av, for St. Mary's R. C. German Church, Rev. Father Lill, pastor, on premises. Cost, about $50,000.

GARFIELD, N. J.—Frank Pirrone, Garfield, has nearly completed plans for a 3-sty tenement, 33x75 ft., at the corner of Grand st and Palisade av, for J. Gaydos, 92 Grand st. Cost, about $12,000.

TOWN OF UNION, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for two 4-sty flats at the southeast corner of Boulevard and Morgan st for the West New York Developing Co., Spring st and Highpoint av, West Hoboken. Cost, about $40,000.

JERSEY CITY, N. J.—Chris Ziegler, 76 Montgomery st, is preparing plans for a 3-sty frame tenement, 81x66 ft., on Clinton av, to cost about $10,000.

JERSEY CITY, N. J.—Abraham Davis, 59 Newark av, has completed plans for a 4-sty brick double flat, 35x56 ft., at 238 Clinton av, for Alexander Kaplan, 372 Park av, Weehawken, N. J., owner and builder. Cost, about $14,000.

NEWARK, N. J.—George E. Jones, Union Building, Newark, has completed plans for a 4-sty flat, 54x80 ft., at 103-105 Elm st, for Morris Rachin, Union Building, Newark, owner and builder. Cost, about $30,000.

NEWARK, N. J.—Herman Metzger, architect, 240 Market st, Newark, has completed plans for a 3-sty brick and limestone tenement, 25x57, at 244 East Kinney st for Salvatore Sarzano, East Kinney st, Newark, to cost about $7,000.

DWELLINGS.

CLIFFSIDE PARK, N. J.—Joseph Truck, 770 Bergenline av, West New York, N. J., is preparing plans for a 2-sty hollow tile and stucco residence for Dr. Otto Kothe, Grant av, Grantwood, N. J. Cost, about $6,000.

PATERSON, N. J.—Jos. DeRose, 119 Ellison st, has completed plans for a 2½-sty frame residence in Jasper st, for S. Greenblatt and Harry Zax, 256 Godwin st. Cost, about $4,500.

MORRIS PLAINS, N. J.—Albert G. Oxley, this place, owner and builder, contemplates the erection of ten 2-sty frame residences here.

ROSELLE, N. J.—Jas. W. McClymont, architect, Woolworth Building, Manhattan, has completed plans and work has started on the 2-sty frame residence for Jennie J. Cole, of Elizabeth, at a cost of $5,000. The Home Building Bureau, 401 East Jersey av, Elizabeth, is the general contractor.

SOUTH RIVER, N. J.—William H. Boylan, 390 Broad st, New Brunswick, has completed plans for a 1½-sty frame bungalow, 34x48 ft., in Main st, for George L. Burton, 390 George st, New Brunswick. Cost, about $5,000.

NEWARK, N. J.—Robert Sellick, 222 Market st, is preparing plans for a 2½-sty frame residence, 24x40 ft., at the southwest corner of Elizabeth and Porter avs, for Harry W. Keller, 90 Elizabeth av. Cost, about $6,000.

ELIZABETH, N. J.—Louis A. Quien, Jr., 229 Broad st, is preparing sketches for a 2-sty frame residence at 32 Spencer st, for Mrs. Caroline Hansen, 39 Spencer st. Cost, about $4,000.

NEW BRUNSWICK, N. J.—Plans have been completed privately for a 2-sty frame residence, 23x52 ft., at the corner of Suydam st and Lee av, for William Morris, New Brunswick. Cost, about $4,500.

HALLS AND CLUBS.

TENAFLY, N. J.—Aymar Embury, 2d, 132 Madison av, Manhattan, is preparing plans for a 2-sty frame golf club house to be erected for the Knickerbocker Club, care of the architect. The building will contain locker rooms, shower baths, ball room and billiard room. The architect will take bids on general contract about February 15. Estimated cost, $35,000.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Clearhill & Marangello, 2d National Bank Building, have completed plans for a 3-sty tenement, 25x66 ft., at 711 Hudson av, for Lewis DiBello, Park av, West New York. Cost, about $9,000.

STABLES AND GARAGES.

NEWARK, N. J.—Moses J. Nadel, Union Building, has completed plans for a 2-sty brick stable, 27x50 ft., at 253-255 Broome st, for Mrs. Gussie Gelman, 251 Broome st. Cost, about $4,000.

STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has nearly completed plans for a 2-sty furniture store, 50x95 ft., at 638-640 Bergenline av, for L. V. Roth, 632 Bergenline av, owner, who will soon call for estimates on general and separate contracts.

MISCELLANEOUS.

NEWARK, N. J.—Henry Steers, 17 Battery pl, Manhattan, is preparing plans for a reinforced concrete quay and bulkhead at the Passaic River frontage for Wright & Cobb Lighterage Co., Commercial Wharf, Newark. Cost, about $90,000.

Other Cities.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been selected architects for the new high school, 60x125 ft., containing about ten rooms and auditorium, to be erected on Fishkill av for the Board of Education, Union Free School District, Homer N. Stuart, president. The cost is placed at $60,000.

PERSONAL AND TRADE NOTES.

W. J. KIERNAN, plumbing contractor, has moved from 161 Pearl st to 70 Wall st.

EUGENE H. KLABER, architect, has moved his offices to the Architects' Building, 101 Park av.

SAMUEL N. POLISHOOK has opened offices at 50 Church st, as a consulting civil and economy engineer.

WM. T. TOWER, architect, secretary of the New York Society of Architects, has moved his offices from 320 5th av to 437 5th av.

TABER & BAXTER, architects, 415 Gurney Building, Syracuse, N. Y., have opened a branch office at 20 King Building, Seneca Falls, N. Y.

JOHN B. THOMAS, architect, will discontinue his office and practice at Lakewood, N. J., and move to Pittsburgh, Pa., where he will open offices.

LEE A. KELLY, New York representative for Thomas Maddock Sons Company, Trenton, N. J., has established offices in the Architects' Building, 101 Park av.

J. A. WIGMORE CONSTRUCTION CO., general contracting, has moved its offices from 516 5th av, Manhattan, to the Queens Plaza Court Building, Long Island City.

GEORGE M. LAWTON, architect, has discontinued his office at 50 East 42d st, Manhattan, and has moved to Schobarie, N. Y., where he will practice in future.

THE TRUSTEES OF CONSTANTINOPLE COLLEGE have decided to erect a tablet in the recently dedicated structure to the late Charles H. Rutan, architect of the building.

PHILIP A. DANELL, electrical contractor, has opened offices at 226 East 27th st, Manhattan, with main office at Bridge plaza, South, Long Island City. Telephone, 1887 Astoria.

P. J. CARLIN, Superintendent of Buildings, Borough of Brooklyn, is an advocate of the plan of dividing the city into distinctive building zones, a plan which has been successful in some cities.

R. H. F. HALSEY, architect, of Yonkers, N. Y., was injured in an accident at Grand Central Terminal, Wednesday morning, when a suburban train crashed into an empty one at the depot.

THE SCHOOL BOARD OF ESTIMATE of Paterson, N. J., are considering the problem of appointing a city architect, who will have supervision of the design and erection of all of the city's schools.

DOUGLAS MACKINTOSH, formerly associated with F. M. Andrews & Co., in Manhattan, and later with Jansen & Abbott, of Pittsburgh, has opened offices for the practice of architecture in the Keystone Building, Pittsburgh.

THE AMERICAN INSTITUTE OF ARCHITECTS, through its president, R. Clipston Sturgis, of Boston, Mass., has offered to the Lincoln Highway Association its services in designing appropriate arches, bridges and tablets for use along the route.

LUCIUS CLARK MAIN, architect, formerly with Ernest Greene, 5 Beekman st, Manhattan, has opened offices for the practice of his profession at Maplewood, N. J., and desires samples and catalogues from manufacturers interested in the building trades.

CERESIT WATERPROOFING COMPANY of Chicago has established a New York office in the Architects' Building, 101 Park av. The New York manager of the company's business is R. E. Clark, Columbia 1906, a capable and experienced waterproofing engineer.

JOHNSON-SHERRANE CO. has recently opened offices at 38 Park Row for the purpose of conducting a general contracting business. Alex M. Johnson, formerly with the Wills & Marvin Co., is president of the new company and Olaf Sherrane is secretary and treasurer.

J. MARTYN HAENKE, of Los Angeles, Cal., and Richard U. Sherman, of Utica, N. Y., have formed a partnership for the practice of architecture under the name of J. Martyn Haenke Company, Inc., and have opened offices in the Mills Building, 15 Broad st, Manhattan.

CHARLES N. WHINSTON, C. E. AND BENJAMIN H. WHINSTON announce that they are associated for the practice of architecture with offices in the Columbia Trust Co. Building at 148th st and 3d av, Bronx. They desire to receive manufacturers' catalogues and samples.

O. C. REINECKE, a pioneer salesman of the hollow metal door and window industry, has connected with the Watson Solar Window Company, of Chicago, Ill., manufacturers of hollow metal doors and windows, as New York representative, and has opened an office at 1182 Broadway.

GEORGE B. FORD, consulting architect to the City Plan Committee of the Board of Aldermen, has been appointed by the American Institute of Architects chairman of a new committee on city planning, which will spread the gospel of city planning throughout the country by organizing sub-committees in every city where there is a local chapter.

AN OFFICIAL of the American Radiator Co. says that, taking into consideration the war and the depression in the building trade throughout 1914, the company will make an excellent showing for the fiscal year ending January 31. While it is not expected that net earnings will come up to those of last year, when they amounted to 26.1 per cent. on the common stock, it is understood that a good margin over the regular 10 per cent. cash dividend will be shown.

WALTER F. STICKLES, a prominent architect of Mt. Vernon, N. Y., recently formed a partnership with Clarence J. J. Wolf, of New Rochelle. The new firm will practice under the name of Stickles & Wolf, and will open a branch office in New Rochelle. Mr. Wolf was formerly associated with Chester A. Patterson, of New Rochelle, now of the firm of Patterson & Dula, 15 East 40th st, Manhattan.

AMBROSE SWASEY, of Cleveland, one of the foremost builders of telescopes in the world, is the donor of the gift of $200,000 to be used as a nucleus of the Engineering Foundation, for the advancement of research work in civil, mechanical, mining and electrical engineering. The gift was announced at a meeting held Wednesday evening, in the Engineering Societies Building.

HARDWARE MEN AT DINNER.—Over five hundred members and guests of the Allied Metropolitan Hardware Association attended the second annual banquet at the Hotel Astor Tuesday night. The dinner was presided over by T. G. Duncan of the Brooklyn Hardware Dealers Association, who introduced as principal speaker Judge W. H. Speer of New Jersey, who spoke on "What Concerted Action Can Do to Eliminate Business Evils."

PLATE GLASS MEN DINE.—After an all-day conference at the Hotel St. George the salesmen of the branch of the Pittsburgh Plate Glass Company concluded their day's business with a dinner given in their honor by the company's directors, Monday evening. The local manager, Rodger Underwood, acted as toastmaster at the banquet and gave a short introductory address, which was of a very humorous nature. Other speakers included R. T. Conley, J. Harry Cook, Joseph L. Meehan and Harry King. Those entertaining were William Berger, Harry J. Green, James T. Sherwin and Edward D. Vankuren.

OBITUARY

JOSEPH W. BROWN, a retired general contractor, died of a complication of diseases, at his home, 112 South 8th st, Brooklyn, Tuesday, January 26. He was born in Montgomery, Ind., seventy-three years ago, and is survived by his widow, two sons and a daughter.

JOHN M. MACK, financier, municipal contractor and a prominent figure in the asphalt war several years ago, died at his home, in Philadelphia, after a brief illness, Wednesday, January 27. Death was due to an affection of the liver. He was sixty-two years old, and is survived by his widow and seven children. Mr. Mack was president of the Mack Paving Company, organizer of the National Asphalt Company, the Philadelphia Rapid Transit Company and numerous other corporations dealing in public utilities.

JOHN S. SCHAEFFER, civil engineer, died after a brief illness, at his home in Newark, N. J., Monday, January 18. He was born in Stillwater, N. J., and was graduated with a degree of civil engineer from Rensselaer Polytechnic Institute, of Troy, N. Y., in 1866. He was twice elected city surveyor of Newark, and was chief engineer for the building of the high service reservoirs and present intercepting sewerage system. For several years he was construction engineer for the Delaware, Lackawanna and Western Railroad Company, also chief engineer of concrete bridge construction for the Pittsburgh, Shawmut and Western Railroad.

WILLIAM H. W. YOUNGS, a retired architect, formerly a member of the firm of Youngs & Cable, died at the home of his daughter, at Stamford, Conn., Saturday, January 23. Mr. Young was born in Aurelius, N. Y., seventy-three years ago, and practiced his profession in New York and vicinity for many years with signal success. He was the designer of a number of the city's first tall buildings, notable among which were Aldrich Court, 41-45 Broadway; the Columbia Building, at 29 Broadway; the Morris Building; and the Hartford Building, at Broadway and 17th st. He was the father of Frederick T. Youngs, of the firm of Jacob & Youngs, prominent builders of this city. He is survived by three sons and five daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

INTERSTATE MANTLE & TILE DEALERS' ASSOCIATION will hold its twelfth annual convention in Baltimore, Md., February 9 to 11, inclusive.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NATIONAL SCULPTURE SOCIETY OF THE UNITED STATES has addressed a petition to the European belligerents for the preservation of works of art.

THE MASTER BUILDERS' ASSOCIATION OF THE ROCKAWAYS was recently organized and a certificate of incorporation filed with the Secretary of State.

ASSOCIATION OF MASTER PLUMBERS OF NEW YORK, Manhattan branch, will hold a barn dance at the Lexington Assembly Rooms, Wednesday evening, February 3.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

"MADE IN THE U. S. A." INDUSTRIAL EXPOSITION will be held in Grand Central Palace March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City, February 17-19 inclusive. Secretary, F. L. Hutchinson, 33 West 39th st.

The board of directors will be: C. F. Adams, Trenton; R. P. Ward, Dover; Charles R. Newman, Passaic; Benjamin F. Sprague, Long Branch, and H. C. Heiderick, Newark. Mr Paehling, of Newark, was selected as the state director to the national association convention.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

ELECTRICAL CONTRACTORS' ASSOCIATION OF NEW JERSEY at its annual meeting and convention recently held in Passaic, N. J., elected the following officers for 1915: Elmer P. Strang, Camden, president; Charles R. Newman, Passaic, vice-president; Paul H. Paehling, Newark, treasurer, and J. VanDyk, Asbury Park, treasurer.

CORNELL SOCIETY OF CIVIL ENGINEERS held its tenth annual dinner and reunion at the Hotel McAlpin Friday evening, January 22. Prof. Charles D. Marx of Leland Stanford University, recently elected president of the American Society of Civil Engineers, was the guest of honor. Other speakers were Dean Haskell of Cornell, Prof. George F. Swain of Harvard and John F. Moakley, athletic trainer of Cornell.

NATIONAL LIME MANUFACTURERS' ASSOCIATION.—The annual meeting will be held in Washington, D. C. Feb. 3-4, at the New Willard Hotel. One of the objects it is desired to attain is to convert the Treasury Department to the use of lime in the concrete of public buildings. The Secretary is Frederick K. Irvine, Chicago, Ill.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

NATIONAL BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6 under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sahler st, Omaha.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, from February 4 to 27. The annual dinner of the league will be held Friday evening, February 5. The exhibition this year will contain many things of interest to lovers of art as well as to those interested in the building trades. Among the prominent works will be designs for mural paintings for the Panama Pacific Exposition by Edward Simmons and Frank Vincent Dumond. Drawings for several new buildings will also be displayed, notably the Morgan bank, at Broad and Wall sts; the Church of St. Vincent, at 65th st and Lexington av, and the Seaside Hospital, at New Dorp, Staten Island. Arnold W. Brunner will display his drawings for the proposed bridge for the New York Connecting Railroad, and Arthur Crisp his sketches for the decorations at the Belasco Theatre.

RECENT INCORPORATIONS.

GERMAIN HOUSE & HOME BUILDING CO. is a $150,000 corporation chartered with offices in Manhattan to do a realty and construction business. The directors are Max Germansky, 9 Church st, Aaron A. Jaffe, 179 East Broadway, and Louis Schwartz, 347 Lorimer st, Brooklyn. The attorney is Isaac Josephson, 5 Beekman st.

THE MULLER ESTATES CO. has been incorporated with $10,000 capital stock to do a realty and construction business with offices in Richmond. The directors are Nicholas Muller, Jr., Edward N. Muller, Flora C. Muller, all of 133 Henderson av, New Brighton, and one other. The attorney is Frank I. Smith, 26 Richmond av, Port Richmond.

SELMA REALTY CO., realty and construction, with offices in Manhattan, has been chartered to do business with a capitalization of $25,000. The directors are Max Henry Salzer, 433 Bushwick av, Brooklyn; Isidor J. Greenberg, 22 East 111th st, Manhattan; and Amy Brody, 1532 Minford pl, Bronx. David Drechsler, 140 Nassau st, attorney.

VICO REALTY CO. has been chartered with offices in Manhattan to do a realty and construction business with $16,000 capital stock. The directors are Pasquale Gargiulo, 399 3d st, Brooklyn; Jas. Trombetta, 423 East 118th st, and Max Pitkin, 54 East 122d st. Anthony J. Romagna, 277 Broadway, attorney.

PUBLIC REALTY & IMPROVEMENT CO. has been chartered with $10,000 capital stock to do a realty, construction and brokerage business with offices in Manhattan. The directors are Chas. Walder, 712 East 176th st, Barnett Wolf, care of Chas. Walder, and Maurice Daiu, 1287 Franklin av. Andrew J. Albert, 453 Tremont st, attorney.

ROLSOM REALTY CO. is a $25,000 company chartered with offices in Manhattan to do a realty and construction business. Arthur S. Cox, Leon Stern and Jacob S. Rosenthal, all of 27 William st, directors. J. S. Rosenthal, Temple Court, attorney.

ELKON REALTY CORPORATION has filed papers with $100,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Christopher A. Connell and Ellen Connell, both of 300 West 106th st, Jos. F. Connell, 368 Lakeview av, Rockville Centre, N. Y., and one other. The attorneys are Somerville & Somerville, 192 Montague st.

C. A. HOLDING CO. has been chartered with $10,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are Harry Wynkoop, 1250 East 9th st, Morris Goetz, 241 East 28th st, and Louis Stone, 298A Hart st, all of Brooklyn. The attorney is Morris Goetz, 241 East 26th st, Brooklyn.

HEMPSTEAD PARK CO. is a $100,000 corporation chartered with offices in Manhattan to do a general real estate business. The directors are William R. Jackson, Lester N. Selig, Margaret McKibbin, and two others, all of 391 Fulton st, Brooklyn. The attorneys are Hirsh, Newman & Reass, 391 Fulton st, Brooklyn.

INLAND ROAD REALTY CO. has been incorporated with $10,000 capital stock to do a realty and construction business with offices in Brooklyn. Samuel Dorfman, 1396 Pitkin av, Morris Feinstein, 1598 Pitkin av, and Leo Rudolph, 260 Sackman st, all of Brooklyn, are the directors. Meyer C. Loskowitz, 1787 Pitkin av, Brooklyn, attorney.

OCEAN & BAY REALTY CORPORATION is the name of a $10,000 company chartered with offices in Manhattan to do a realty and construction business. The directors are Louis Bache, 2514 7th av, Manhattan, Max Bache and Lilian Bache, both of 1019 East 16th st, Brooklyn. The attorneys are Kramer & Bourke, 220 Broadway, Manhattan.

BUILDING MATERIALS AND SUPPLIES

JANUARY DEVELOPS $16,546,695 IN GROSS LIVE PROJECTS AS AGAINST $9,426,792 IN 1914 AND $8,158,395 IN 1913

Big Plan Filing Movement Makes Builders Optimistic—Market Strong

SURVEYS made of leading architects' offices in Manhattan, Bronx, Queens and East Jersey this week showed:

1. Money is easier.
2. Deferred plans are being figured.
3. Approximately $16,500,000 in building projects are actually under way in New York alone.
4. About $1,891,300 is current in new East Jersey plan figuring.
5. A definite disposition is developing among builders to take advantage of present prices before cold weather forces brick, stone, gravel and crushed stone upward.
6. There is an improving call for skilled union labor in the building trades.
7. Building material agents are deferring their usual midwinter vacations because of expected favorable changes in the local building material situation.
8. Manufacturers have worked off their reserve stocks, have completed inventories and are ready to base market prices on current manufacturing cost.

In the money market interest rates are unchanged, but more brokers have available funds for building investment, hence the premiums are not so high as they have been. The slump in steel stock has helped to strengthen the mortgage market.

There was on January 1 approximately $50,000,000 represented in deferred building construction work in the district. The fact that $5,391,300, or 10.7 per cent. has been released since the first of the year, in addition to the $11,555,195 represented in plan filings for new operations since the first of the year including the $2,500,000 industrial building in Pennsylvania station zone reported this week tells its own story.

Dodge reports reflect the same upward tendency practically everywhere east of the Mississippi. Commercial report companies, like Bradstreets, also look for a marked improvement in building construction. January's national report will show at least a narrowing of the per cent. decrease from December's figures.

Salesmen for big material distributing concerns, like Sayre & Fisher and others, are cancelling their usual mid-winter vacation trips in anticipation of possible sudden changes in market requirements.

This is one of the most significant features of the market to-day. It concerns itself with the fact that reserve stocks in most mills have been worked to a low level. The advent of cold weather may immediately change the tenor of the brick, lime, plaster and quarrying markets, all of which are being carried in low stock here now with low stocks at manufacturing centers. This is particularly true of lumber. Producers are holding back to help distributors here get nearer to list quotations.

New building plan filings in January of last year totalled $9,428,792. This January the total estimated value was $11,555,395. The amount for January, 1913, was only $7,662,173. Adding the $5,391,300 in deferred building plans now actually under way to the actual plan filings for the month just closed we have a grand total of $16,546,695 in live current building operations.

Plan filings for new buildings in the corresponding week in last year were 121 with an estimated value of $1,792,337, a mark considerably below that for the current week just closed.

	Week ending Jan. 22		Jan. 29	
Manhattan...	3	$ 830,000	21	$6,460,100
Bronx.....	9	224,050	29	999,200
Brooklyn..	54	419,650	57	511,660
Queens.....	40	97,750	61	275,419
Richmond....	11	23,800	5	14,100
Totals.....	117	$1,588,250	173	$8,260,479

IRON AND STEEL.

Trade Giving a Better Account of Itself as Building Improves.

STRUCTURAL steel at Waverly is quoted at 1.85c. This is for plates and shapes. Structural bars are listed at 1.80c. These are the prices that specifying architects are being quoted now. The price is steady to firm with a tendency to move up as spring advances.

Pig iron is reported to be in better tone. There were no advances over the previous week. Neither were there any declines. Bars in Philadelphia and Chicago moved up, however, but they dropped in Pittsburgh.

NEW JERSEY EXHIBIT.

Participants in Newark Museum Display of Clay Products Announced.

JOHN COTTON DANA, secretary and director of the Newark Museum Association, has announced the names of the following firms which will be exhibitors in the clay products exhibition to be held at the Newark Public Library, in February and March:

American Clay Products Company, South River, Middlesex County; American Enameled Brick and Tile Company, South River, Middlesex County; American Encaustic Tiling Company, 16 East 40th st, New York City, plant, Middlesex County; Atlantic Terra Cotta Company, Perth Amboy, plant, Middlesex County; Atlantic Terra Cotta Company, Rocky Hill, plant, Somerset County; Jonathan Bartley Crucible Company, plant, Trenton, Mercer County; C. W. Boynton, Inc., Sewaren, Middlesex County; Camden Pottery Company, Camden, Camden County; Cook Pottery Company, Trenton, Mercer County; Crescent Brick Company, Red Bank, Monmouth County; Didier March Company, Perth Amboy, Middlesex County; Ford's Porcelain Works, plant, 113 Gordon street, Perth Amboy; Fulper Potter Company, Flemington, Hunterdon County; J. E. Gautier & Company, Jersey City, Hudson County; German American Stoneware Works, Hudson Terminal Building, N. Y. C., Middlesex County.

Emil Grossman Manufacturing Company, Trenton, Mercer County, 651 Brunswick avenue; National Fire Proofing Company, Perth Amboy, Middlesex County, offices, Flatiron Building, N. Y. C.; National Fire Proofing Company, plant, Lorillard, Middlesex County, Fulton Building, Pittsburgh, Pa.; National Fire Proofing Company, Keasby, Middlesex County, office, Fulton Building, Pittsburgh, Pa.; National Fire Proofing Company, Woodbridge, Middlesex County, Fulton Building, Pittsburgh, Pa.; National Fire Proofing Company, Port Murray, Warren County, Fulton Building, Pittsburgh, Pa.; National Fire Proofing Company, plant, Keyport, Monmouth County; New Jersey Company, plant Monmouth County, Room 2724 Whitehall Building, 17 Battery Place, N. Y. C.; New Jersey Terra Cotta Company, Perth Amboy, Middlesex County offices, 2 Catherine street; New York Clay Products Company, Warren County, 1 Madison avenue, N. Y. C.; Pardee Works, Perth Amboy, Middlesex County, Market street; C. L. & E. C. Poillon, Woodbridge, Middlesex County; Ritger's Excelsior Pottery, Newark, Essex County, 495 Fifth street.

Sayre & Fisher Company, Sayreville, Middlesex County; South Amboy Terra Cotta Company, South Amboy, Middlesex County, 150 Nassau street, N. Y. C.

Standard Sanitary Pottery Company, Elizabeth, Union County, 1122 Elizabeth avenue; Star Porcelain Company, Trenton, Mercer County, Muirheid street; Strait & Richards, Inc., Fabyan place and Selvage street, Newark, N. J.; Trent Tile Company, Trenton, Mercer County, Klaess avenue; The Trenton Potteries Company, Trenton, Mercer County, 309-11 North Clinton avenue; M. D. Valentine & Brothers Company, Woodbridge, Middlesex County; Walter K. Watson Yorkstown, N. J.; Woodbridge Pottery Company, Poillon Pottery, Woodbridge, Middlesex County, Rahway avenue; Lenox, Inc., Trenton, Mercer County, Mead & Prince streets; John Maddock & Sons, Trenton, Mercer County, Muirheid street; Matawan Tile Company, Matawan, Monmouth County; Mercer Pottery Company, Trenton, Mercer County, 30 Muirheid street; Mueller Mosaic Company, Trenton, Mercer County, Cedar and William streets; Thomas Maddock Sons Company, Trenton, Mercer County, 106 Ewing street.

REMARKABLE BRICK HANDLING.

John P. Kane Co. Rides 3,500,000 Brick to Job Under Difficulty.

ONE of the most remarkable performances in the way of brick handling in winter weather was finished on December 15, when the John P. Kane Company finished riding approximately 3,500,000 Sayre & Fisher brick from the dock to the Brooklyn Hospital, at Dekalb ave and Raymond street. Considering the time of the year, this is a noteworthy record in efficiency in this particular line of endeavor. The riding was difficult, even under ordinary circumstances, but a hampering influence was the fact as at times the streets were icy and others the temperature extremely low, making it hard on horses as well as teamsters. The work was handled by J. H. Saunders, superintendent for the John P. Kane Company, from barges brought down the Raritan River and the Kill Von Kull across the Upper Bay to Brooklyn docks. The first cart was loaded on November 1 and the last of the 3,500,000 brick were delivered, at the job, on December 15.

LUMBER.

Outlook for the Year Fundamentally Sound.

"SUPERFICIALLY, the outlook for 1915, in the lumber business, is not encouraging, but fundamentally the indications are that it is to be a year of greatest real development the lumber business has ever known," according to R. B. Goodman, widely known as a national authority on the lumber situation. He said:

"Trade conditions during the last six months by their cumulative effect have at least brought the lumberman to a realizing sense of the problems that confront the lumber industry. It is forcing him to stop waste. This means less price cutting."

COMMON BRICK.

Cold Weather Keeps Market Stiff at New Levels.

COLD weather has put common brick at ease on the new price level. The unloading movement this week was hampered by rain, but sales were good at the wholesale docks. Builders were more inclined to take advantage of current prices, although stacking is not being done to any great extent. There is little prospect of much brick being sold below $6 before long. It is not quite so easy to find brick at $5.75. More of it is being sold at $5.87½. The general run of the market, however, in both Hudsons and Raritans is closer to $6 than to any other figure. Brick being sold at $6.25 is of a special grade, representing isolated cargoes and are not by any means the market price. If the demand for basic material increases in the coming week as it developed this week buyers may expect to pay a shilling over the present base price if not more.

Fire brick interests are reporting a heavy call from cement plants, indicating that there is a widespread renovation movement. There is a big business developing in steel and iron foundries. A Brooklyn firm said its business in fire brick was heavier than it had been in two years. Most of it is for stack and kiln lining. There is some export business developing in fire brick and fire clay. The Krupp interests in Germany have been in New Jersey market.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 28, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Jan. 21.	2. Arrived.	Sold.	Covered.
Friday, Jan. 22.....	0	0	0
Saturday, Jan. 23.....	0	0	0
Monday, Jan. 25.....	4	1	0
Tuesday, Jan. 26.....	4	2	0
Wednesday, Jan. 27.....	0	0	0
Thursday, Jan. 28.....	0	1	0
Total	8	4	0

Reported en route, Friday, Jan. 29—

Conditions of market, weak. Prices: Hudsons, open cargoes, no quotations. Covered $5.87½ and $6. Raritans, —— and $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Open cargoes left over Friday A. M., Jan. 29, 6. Covered, 38; covered sold, 6; total covered left over Jan. 28—44.

Unloading.			
Jan. 15...14	450,000	Jan. 22...12	307,500
Jan. 16...14	385,000	Jan. 23... 6	*1,500
Jan. 18... 7	20,000	Jan. 25... 6	*20,000
Jan. 19...16	480,500	Jan. 26...12	392,000
Jan. 20...12	365,500	Jan. 27... 8	243,000
Jan. 21...13	326,500	Jan. 28...11	351,000
Total....76	2,077,500	Total...55	1,311,000

*Rain.

1914.

Left over, Friday A. M., Jan. 23—120.	Arrived.	Sold.	Covered.
Friday, Jan. 23.....	0	3	0
Saturday, Jan. 24.....	0	0	0
Monday, Jan. 26.....	0	3	0
Tuesday Jan. 27.....	0	0	0
Wednesday, Jan. 28.....	0	0	0
Thursday, Jan. 29.....	0	0	0
Total	0	6	0

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Jan. 30—114.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan 1 to Jan. 28, 1915.	87
Total No. bargeloads sold Jan. 1 to Jan. 28, 1915.....	43
Total No. bargeloads left over Jan. 29, 1915.....	44
Total No. bargeloads left over Jan. 1, 1914	117
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 29, 1914.....	145
Total No. bargeloads sold Jan. 1 to Jan. 29, 1914.....	31
Total No. bargeloads left over Jan. 30, 1914	114

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 6, 1915

NEW LABOR LAWS MENACE REAL ESTATE

Real Estate Board Objects to the Larger Powers Conferred Upon the State Industrial Board, and Denounces Safety Agitators

A LARGE part of the present Labor Law, and particularly its fire-prevention provisions, was enacted in response to the cries and demands of a hysterical part of the populace after an awful fire calamity, which would probably never occur again even if no laws were passed.

The far-reaching effect of this law, and its broad and unreasonable requirements, were hardly even discussed, the conservative element of the community being afraid to plead for a modification, knowing that the alarmists had created such an atmosphere that the Legislature dared not refuse to approve any measure or demand regardless of the motive or reason for it.

As a result we have a labor law which goes far beyond the rational requirements of the situation. To say that the law is absurd, ridiculous, unreasonable, unwarranted, irrational, confiscatory, reactionary and even harmful to the laboring classes themselves, would be characterizing it very mildly.

The community, settled down to its general calm condition now appreciates that the law passed during the excitement are unnecessary to accomplish the protection desired, and that they affect disastrously both labor and business. Therefore it is demanding that the laws be made logical and reasonable.

Should Ignore Safety Agitators.

Now, if it is the desire of the State Factory Investigating Commission to revise the labor laws and make them sane and treat both labor and business men impartially, it should ignore the clamorings of the so-called safety agitators, recommend that Home Rule prevail and that cities of the first class, which have established efficient building bureaus, be exempted from the provisions of the law in reference to the construction, alteration and structural changes in buildings.

It is an unquestionable and undeniable fact that such bureaus understand building conditions in their respective cities much better than any general State Department possibly can and that they know the needs of the people of the community more intimately than a Legislature which is composed of members who come from all parts of the State, and who are admittedly not conversant with the conditions existing in the different cities.

The absurdity of giving to the Department of Labor jurisdiction over building construction in New York City is fairly demonstrated by the fact that it sends all plans submitted to it to the local building bureaus for examination and approval and as to their conformity with all laws and ordinances, including the Labor Law. What argument can be made against giving the bureaus that do the actual work original jurisdiction, and thereby saving the needless expense of the round-about procedure, which accomplishes nothing; to say nothing of the useless loss of time and money occasioned our citizens.

The commission should also recommend:

SOME time ago the State Factory Investigating Commission issued "for criticism and suggestion" its revised recodification of the Labor Law. On Thursday last the Real Estate Board of New York forwarded to the commission its criticisms and suggestions prepared by George W. Olvany, counsel. This brief contains a general suggestion for changes in the law and a detailed analysis of the proposed recodification, embodying the changes which the Real Estate Board, after a year's experience of the workings of the law and analysis of complaints made to it by its members, believes to be essential. The statement given herewith is from the brief.

1. Reasonable definitions as to what shall be classed as factories, factory buildings and mercantile establishments.

2. The specific fixing of the duty and liability of the owner and lessee and not have one or the other made criminally liable for matters concededly not under his control.

3. Common sense provisions for fire escapes, ventilation, dressing-rooms and interior stairways, etc.

4. That agents be not made criminally liable for the failure of the landlord or lessee to comply with the law. Such a provision would be unjustifiable in view of the fact that in almost every instance the agent is simply authorized to collect rents, or lease the property, and to do nothing more.

It is a fundamental principle of law that an agent can only legally do what he is authorized to do by his principal. To provide in a statute that an agent is criminally accountable if he does not violate his authority and commit a trespass for which he would again be criminally as well as civilly liable, means that the real estate broker must quit business unless he wants to go to jail and pay damages for trying to earn an honest living.

5. That appeals be allowed from orders of the department to a board with authority to modify them, if they are found to be unlawful or unreasonable.

6. That the Industrial Board should not have the right to make general rules which tend to extend the law. Such board could be given the power to adopt a special rule for a particular case to be based upon the facts as presented.

7. That not more than a given number of employees should be employed, instead of not less than a given number.

8. That fire-alarm signal systems should not be required in buildings equipped with an approved automatic sprinkler system.

9. That a reasonable time instead of a definite time should be allowed to comply with the department's orders.

10. That the civil penalty for a violation of the provisions of the law, or non-compliance with the department's orders should not exceed fifty dollars.

If the commission will treat with the subject as above outlined, we feel assured that much-improved labor, financial and business conditions will prevail, and that life and property will be fully safeguarded.

Amendments Proposed.

To deal specifically with the proposed revised recodification we suggest amendments as follows:

1. That New York City be exempted from all the provisions of the law which apply to the construction, alteration and structural changes in buildings, and that the Industrial Board have no power to make rules in reference to the same.

2. That the term "employee" mean a mechanic, workingman or laborer who works for another for hire **in a factory or mercantile establishment.**

The addition of the words "in a factory or mercantile establishment" would limit "employee" to those who are employed in those places and not include everybody who works in business places other than factories or mercantile places.

3. That the term "factory" be defined in the language of the Court of Appeals, viz:

"A factory is a structure or plant where something is made or manufactured from raw or partly wrought materials into forms suitable for use."

With the additional provision that any requirements of the law affecting structural changes and alterations and the installation of fixtures and apparatus should not apply to factories where less than fifteen persons are employed.

It seems unfair that the term "factory" should be so stretched as to become unrecognizable and include every conceivable business or occupation as is the apparent attempt now.

For instance: the insertion of the word "packing" in the law, under a strict construction, would include every retail and wholesale establishment in the State, irrespective as to whether any article was manufactured in those buildings.

The Industrial Board should not be given authority to make rules for structural changes and alterations, etc., where less than fifteen persons are employed, as they could arbitrarily defeat the intent of relieving the property owner from the burdensome provisions of this act, in that respect.

4. In the "factory building" section the same argument applies as to the provisions in reference to the Industrial Board.

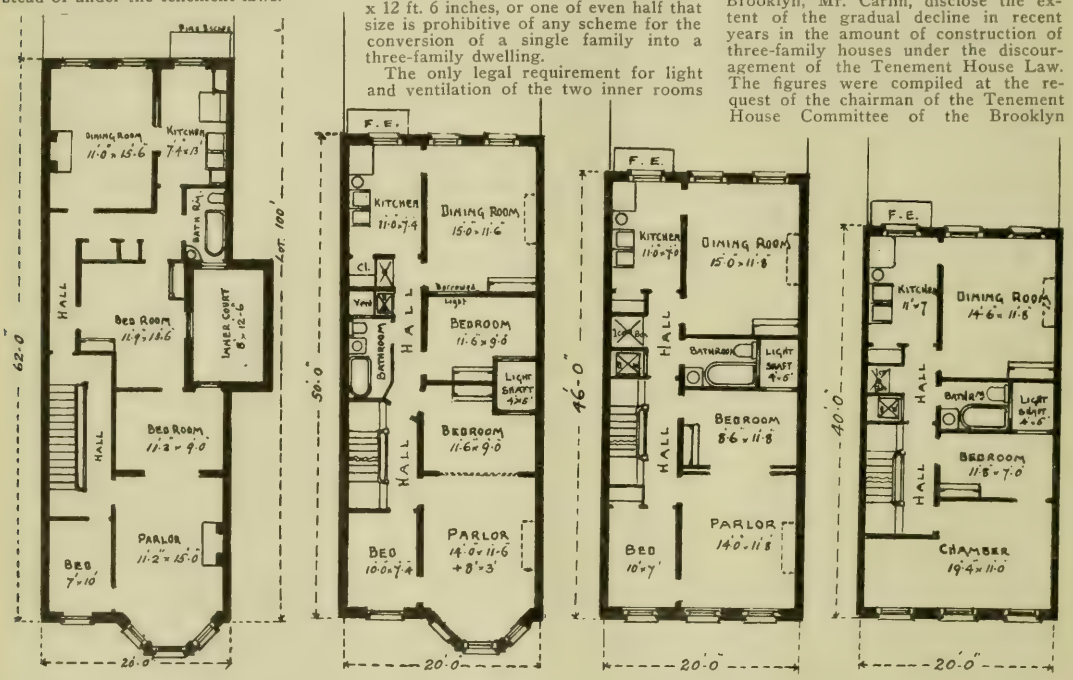
5. That the term "mercantile establishment" be defined to mean "any place where goods, wares or merchandise are offered for sale at retail, and more than fifteen persons are employed."

The remainder of the board's statement to the commission is concerned with suggested changes, both as to substance and form, in a number of sections of the proposed recodification.

PRESSURE FOR TENEMENT LAW CHANGE

Many Large Private Dwellings in Brooklyn Would Be Altered and Made Marketable If the Law Permitted—Modifications Asked For

BROOKLYN business men are taking a decided stand in favor of obtaining modifications in the Tenement House Law that will countenance the remodeling of old-style private dwellings to meet modern city conditions; and they are also urging a change that will permit three-family houses to be erected under the Building Code instead of under the tenement laws.



PLAN A. PLAN B. PLAN C. PLAN D.

The Brooklyn Board of Brokers has the cooperation of numerous civic bodies in working for this change, and the Advisory Council has arranged a series of conferences with the purpose of reconciling the views of owners and builders on the one hand, and the special defenders of the law, on the other hand. Comprised in the Advisory Council's committee are Messrs. Frank Bailey, vice-president of the Title Guarantee & Trust Company; Edward C. Blum, of Abraham & Straus; Hon. William M. Calder, Frederick B. Pratt, Lawrence Veiller and Hon. Cyrus C. Miller. The chairman of the Brooklyn Real Estate Board's committee is A. J. Waldron.

Where the Law Interferes.

There is in Brooklyn an unfailing demand for pleasant flats and only a small inquiry for old-fashioned dwellings. The dwellings would do for three families if they could be remodeled. Why they cannot be remodeled under the present law, and why they should be in the opinion of many, is set forth below.

A main point to be considered in the proposed elimination of three-family houses from the Tenement House Law is the question of interior courts. The minimum size of an interior court under the law is 8 ft. x 12 ft. 6 inches, or in the case of adjoining buildings erected simultaneously such court may be divided equally between them, this giving an area of 4 ft. x 12 ft. 6 inches to each house.

This necessitates an additional 10 or 12 feet in the length of an ordinary 20-ft. front house, in order to give the same number of available rooms as could otherwise be had under the Building Code only, or than is provided every day in two-family houses.

The requirement of a brick court 8 ft. x 12 ft. 6 inches, or one of even half that size is prohibitive of any scheme for the conversion of a single family into a three-family dwelling.

The only legal requirement for light and ventilation of the two inner rooms of a two-family house, four rooms deep, is a 3 ft. x 5 ft. window. If that is sufficient for a two-story house, there certainly can be no adequate reason for requiring a court of the size given above merely for one additional story or family.

The diagrams submitted herewith were prepared by C. Whitley Mullin, of 189 Montague street, Brooklyn, former Secretary of the New York Society of Architects. They present (A) a typical three-family apartment house plan, 20 ft. x 62 ft., 6 rooms and bath, erected in Brooklyn under the Tenement House Law, as compared with (B) a plan of apartment 20 ft. x 50 ft., or 52 ft., giving practically the same accommodation as plan A. This is as the house might be built under the Code only, and substituting a 5 ft. x 4 ft. light shaft for the above mentioned inner court, which seems a fair allowance for the additional story. Mr. Mullin recollects that a 5 ft. x 4 ft. light and vent shaft was allowed under section 79 of the Tenement House Law, until said section was amended about three years ago.

At a conservative estimate a house built according to plan B would cost, Mr. Mullin says, about $1,150 less than by Plan A.

Plans C and D show what might be done in remodeling three-story dwellings, 20 ft. x 46 ft. and 20 ft. x 40 ft., and converting them into five and four-room flats, respectively, still retaining 5 ft. x 4 ft. light shaft in place of a brick court as above. The cost of work on Plan C would approximate $2,000, that on Plan D $1,800.

Official Statistics.

Figures which have been supplied by the Superintendent of Buildings in Brooklyn, Mr. Carlin, disclose the extent of the gradual decline in recent years in the amount of construction of three-family houses under the discouragement of the Tenement House Law. The figures were compiled at the request of the chairman of the Tenement House Committee of the Brooklyn Board of Real Estate Brokers, Mr. A. J. Waldron, and are as follows:

Year.	No. of Bldgs.	Estimated cost.
1902	1	$6,500
1903	63	356,600
1904	124	636,300
1905	261	1,373,100
1906	508	2,580,700
1907	200	1,119,100
1908	106	581,800
1909	110	724,000
1910	300	1,659,350
1911	388	2,175,500
Total, 10 years	2,061	$11,212,950
1912	119	713,200
1913	34	207,950
1914	12	74,600
	2,226	$12,208,700

Commenting upon the foregoing statistics, Chairman Waldron said: "When the Tenement House Law was first enacted none of the builders or architects seemed able to hit upon a plan that would be practical and workable under the law, and in 1902 (the first year after the law went into effect) only one three-family house was built in Brooklyn. In the year 1903 sixty-three were erected, which showed they had adopted a plan, and they continued to build experimentally until 1906, which was the biggest building year, and 508 of such buildings were built.

"They were not, however, and never

(Continued on Page 211.)

ARCHITECTS FAVOR "BUILD NOW" MOVEMENT

Technical Position of Market Warrants Resumption of Activities—Local Conditions Similar to Those Throughout Country

SO wide-spread has the "Build Now" movement become that it is extending, practically, from the Atlantic to the Pacific coast. All over the country the various builders' exchanges are advocating the resumption of activities and are urging their members to forward the movement. In many cases resolutions have been adopted urging contractors and private individuals to do all the repair work possible, at this time, so that steps can be taken toward the letting of contracts for new work.

The movement has a three-fold basis. In the first place, materials can be purchased at a price advantageous to the builder. Secondly, if building is given an impetus at the present time, it will mean employment for thousands of men, engaged in the building trades, but out of work, and lastly, building will have the tendency to stimulate general business conditions.

In Manhattan, during the last few weeks, there has been a decided uplift in the number of plans filed, though an influencing factor, as already published, is in the fear that legislation, affecting the height of structures, might be passed, and owners want to "play safe."

During the last week the Record & Guide made a careful canvass of many of the leading architects' offices and prints the opinions of several prominently identified with the profession. In many instances architects took the stand that now was the proper time to build, though declined to speak for publication. Following are some of the opinions:

Electus D. Litchfield: Business conditions are changing and decidedly for the better. The period of depression which we have just gone through is different in many respects than those of the past, and the great financial interests of the country are emerging from it with a strong feeling of optimism. Building for 1915 will be good, according to the present indications. Particularly is this true of structures of a mercantile nature. Here the demand has caught up with the supply and many new projects should be the outgrowth. The condemnation of the buildings on the site of the proposed new Court House has necessitated the removal of many concerns in various lines of business. These concerns have had to seek quarters elsewhere. No doubt many of them will have to erect buildings for their specific needs, or to make other arrangements for permanent quarters of some nature. The trend will probably be to the mid-town section, between 32d and 42d streets, Fourth avenue and the Hudson River. In addition to this, many of the smaller concerns, who are dependent on the larger organizations, will have to follow in their footsteps and make arrangements for quarters further uptown. They will have to be accommodated, and much new building will be the result. At any rate, the outlook is brighter than it has been for a long while.

Julius Franke, of Maynicke & Franke: Building loans are more easily obtained now for some classes of construction, particularly high-class mercantile buildings and factories, in locations that are improving and where there are not many existing vacancies. The consolidation of the various departments, having to do with supervision and inspection of buildings under one head, will also no doubt tend to induce owners to proceed, who in the past have held up their plans pending the consolidation. While the condition at present is somewhat discouraging, we are beginning to see light, and it seems as though we were on the eve of an era of great activity in the allied building lines.

C. Grant La Farge: The present time is a propitious one for the owner to improve his holdings. Care, however, must be exercised, all financial arrangements definitely concluded, and the certainty established that the kind of structure to be erected will meet the demand. Where a tenant can be obtained in advance for a building of a specific type, it is plain sailing. It is absolutely necessary, however, that no mistakes are made, for they will be most costly to rectify.

Arthur Gross, of Schwartz & Gross: The cloud of depression which has hovered over the financial affairs of the country and which has included all lines of building seems to be lifting and there is every indication that many building projects long inactive will soon come to life. Owners can build now and save money. All they need is the courage to start.

John M. Howells, of Howells & Stokes: During the last four or five weeks conditions in the building trades have changed greatly and there is no doubt but what we are on the eve of a much better condition than has obtained since the panic of 1907. Many building projects are being conceived which show the trend. The population of this country has funds to use for investment purposes, although they have in the past been quite willing to sit back and make a poor mouth. It looks as though this would be a good year for buildings of an investment nature. There always is and always will be activity in residential building, and institutions with large endowments are always ready to spend large sums for buildings and improvements. The greatest activity, however, will no doubt be among the builders who erect for the purposes of permanent investment, lofts, office buildings, high-class apartments and hotels, and these owners will reap the benefits to be derived from building now on account of the low prices for building materials and the desire on the part of contractors for work.

Kenneth M. Murchison: Now is the advantageous time for owners to improve their properties, because architects' offices, as a rule, are comparatively free from work and more time can be devoted to individual operations. Material prices are low, and, on account of the dearth of jobs, the best of labor can be procured.

William Van Allen, of Severance & Van Allen: Because you can build cheaper today, contracts can be let now at prices ranging from 10 to 20 per cent lower than those obtained six months ago.

Andrew C. McKenzie, of McKenzie, Voorhees & Gmelin: I consider this a very opportune time to build, because the great scarcity of work has made contractors quite willing to figure and accept a very nominal percentage of profit. The contractor has a better chance to select only the best mechanics. Mills can turn out the work quicker. In fact, all building can be accomplished more expeditiously and this saves expense to the owner. Now is the right time to build well at reasonable prices.

Frederick S. Benedict, of York & Sawyer: Because every contractor is so hungry for work now that contracts are often let at cost or even below cost for the purpose of keeping plants working and good mechanics and employees working. Another good reason why this is a very good time to build or to prepare to build is because the architects as a class have not been overburdened with work, and consequently they are in a position to give more time and thought to the details of planning than is possible when the building business as a whole is more active. The man who builds now has an opportunity to build well at the minimum cost.

Goodhue Livingston, of Trowbridge & Livingston: At present building materials are slightly lower in price and the cost of labor has remained stationary. These facts in conjunction with the one that competition is keener now and contractors ready to guarantee and give the most efficient service, the owner reaps the benefit of both. It is surprising to know what low figures have been submitted for work simply to keep competent mechanics.

Donn Barber: Things are looking up. Particularly is this true of buildings erected as private residences. It is a good sign to see people with reserve funds expending them for the purpose of building new houses or improving their old ones. It proves that there is considerable money lying dormant that was only waiting for the right time to be put into circulation for the general improvement of business conditions.

William L. Rouse, of Rouse & Goldstone: There are two well-defined reasons why owners should decide to build now. The primary one would seem to be because they can build now at a more reasonable figure than they have been able to in the past and also receive better service from the contractors who, when not flooded with work, are able to give better attention to individual projects. The second reason is that impending changes in the building code is likely to effect some classes of operations, and it is desirable that they be started under the existing code.

Charles F. Post, of Clinton & Russell: Contractors are sharpening their pencils now and figuring much closer than they ever have before. This has been necessary by the keen competition of the last year. The contractor does this to keep his organization together, and the man who builds receives the full benefit. The fact that building materials are in some instances lower than they were a year ago no doubt also helps.

Ernest Flagg: Now is the time to build if you have the money, but nobody has any. Materials for building are somewhat lower in price and the contractors all need work. Building in the city has been overdone, and the greatest activity is likely to be in outlying districts where tenements and factories will be erected.

Geo. Fred. Pelham: There has been so little work started or projected during the late autumn and winter that competition among contractors and material men has grown very keen. Building materials are slightly lower in price now than they have been for some time, and unemployed labor is anxious to work.

C. P. H. Gilbert: There is no difference in the cost of labor, but contractors are able to make better selection in employees and mechanics on account of the fact that so little work is being done. With more carefully selected mechanics, builders are able to figure closer and give better results as well. Materials are slightly lower now than they were one year ago, but not enough to make a striking difference.

Burt L. Fenner, of McKim, Meade & White: Because prices are low, materials are cheaper and contractors are willing to take jobs at a price that will guarantee their overhead charges. They are willing many times to break even for the purpose of protecting their organization.

A PHASE OF BUILDING HEIGHT LIMITATION

Apprehensions Concerning the Effect of the Ordinance in Extremely Narrow Streets—Will There Be Any Real Injury to Land Values?

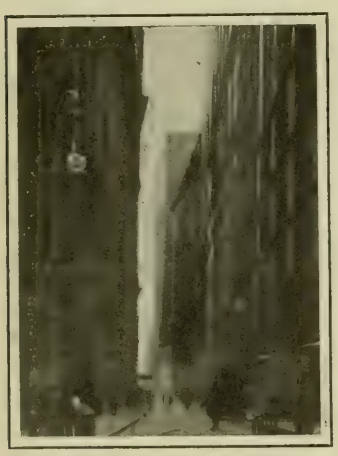
GREAT public interest continues to be manifested in the ordinance limiting the height of buildings, which is awaiting the approval of the Board of Estimate. The weight of opinion is decidedly in favor of the measure. When enacted the ordinance will form part of the Building Code. A new phase of the discussion has developed since Charles F. Noyes appeared in opposition at the second hearing and directed attention to the state of affairs in the very narrow streets downtown, especially those where land values are high. Mr. Noyes represents large interests in that section.

Nassau street is but 36 feet wide; William, about 40 feet; Exchange place, 23 to 50 feet; Cedar, 35 feet; Pine, 31 feet; Liberty, 46 feet; Fulton, 54.6 feet; Thames, 21 and 30 feet; New street, 40 feet; John, 45 feet; Cortlandt, 49 feet. The ordinance permits buildings hereafter erected to rise without a setback to twice the width of the street, and above that level they must set back one foot in every four.

Mr. Noyes' Amendment.

Mr. Noyes says those who have paid for their property or have inherited their property at a value of fifty dollars per square foot ($125,000 per lot) and upwards, where the property is positively worth this figure, and who have believed that they owned to the sky, would suffer heavy loss by these restrictions. He has therefore advised that the ordinance be amended to read:

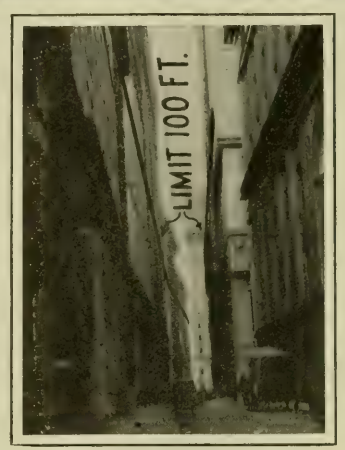
"On any block where before enactment land has sold or is valued by competent appraisers as worth fifty dollars a square foot, a building one hundred and fifty feet high may be erected, and if the value be seventy-five dollars a square foot ($187,500 per lot) that a building two hundred feet high may be erected."



NEW STREET, SOUTH FROM WALL.
Most of the offices use artificial light all the time.

Such a provision, he says, would save many from great financial loss and would work a hardship to no one, because property valued at such figures indicates a district now improved with such buildings, or capable of earning income on such improvements, which, irrespective of statements made to the contrary, are excellent paying investments if properly planned, and constructed along sound commercial lines.

"If I owned several, or only one, tall and well constructed building—office building, hotel or apartment of the American type—I, too, probably as a business proposition, would like to see this ordinance pass in its present form, although I would feel that later on the city would probably tax me higher for enjoying benefits received by legislation that other buildings in the same neighborhood could not possess. Many among the comparatively few owners of tall buildings feel that a monopoly of owning buildings of this type in the few business sections of this metropolis would give them a unique investment, second to none. Real estate is a commodity, and some owners feel that tall buildings protected by law in our business neighborhoods would represent a real estate investment which would compare favorably with Standard Oil among the industrial securities."



EXCHANGE PLACE.
Limitation 100 feet on street line; setbacks above, 1 to 4.

Mr. Marling Favors Reasonable Limitations.

On the other hand, other prominent real estate agents in the district consider the pending ordinance a reasonable one. Alfred Marling, of H. S. Ely & Co., has written to President McAneny as follows:

"I believe there is an overwhelming public sentiment in favor of the restriction of the height of buildings. If something is not done to prevent the further erection of skyscrapers, the conditions of congestion, lack of sunlight, and danger from fire and panic will be increased. Individualism has been allowed to go to extreme limits, and if we are to have a safe, healthy and beautiful city, some changes are imperative.

"The bill under discussion is a reasonable one. It provides that the height of a building shall bear some relation to the width of the street on which it fronts. This plan has been, I understand, in successful operation in other cities, and I believe will prove successful in New York.

"It may well be that in given instances property values may not reach the highest limits, but there will be a tendency to spread the values over a larger area, so that the sum total of the value will, in my opinion, be greater rather than less under the operations of this proposed law.

"The Advisory Council of Real Estate Interests, of which I am a member, and also the Committee of the Chamber of Commerce, have considered the bill, and have, in the main, given to it their endorsement. It is a step in the right direction, and while there are certain details in the bill which can be improved (which have been more fully set forth in the report of the Advisory Council) it is, on the whole, worthy of the most favorable consideration.

"The moderation of the bill is noteworthy; in fact, there are a number of people who have made a study of this subject for many years who feel that the bill could be improved by being more drastic, but evidently the committee having the matter in charge has thought that it was wise to be moderate at the present time, rather than to attempt to be too severe in this first genuine and intelligent effort to meet this problem.

"I understand from a compilation that has been made, that in the entire city there are only 117 buildings over sixteen stories high. If all the owners adjoining these 117 buildings should proceed to erect buildings of similar height, we can readily see how much harm would ensue, not only to those buildings themselves, but to the surrounding properties.

"I think it can be proved (and Mr. Lawson Purdy, the head of the Tax Department, who has intimate knowledge of the subject, has confirmed it) that these 'skyscraper' buildings do not, as a rule, pay the owner a satisfactory return on the investment.



NEW STREET, NORTH FROM BEAVER.

"Looking at the matter, therefore, from the standpoint of a property owner and from that of the private citizen proud of the city and solicitous for its future welfare, and in the interest of safety and relief from intolerable congestion, I am of the opinion that the principle underlying this proposed ordinance is sound, well justified by the present situation, and will prove to be an important factor in making this city a more habitable and pleasant place in which to dwell and to conduct business."

Alderman Hamilton Goes Higher.

The State Treasurer, James L. Wells, has appointed as his deputy Alderman James J. Hamilton, chairman of the Building Committee, which is now engaged in the important work of revising the Building Code. Mr. Hamilton will be greatly missed from the board, but the State gains a good officer. His successor as chairman of the committee has not yet been announced in the board.

LOCAL GOVERNMENT BILLS AT ALBANY

To Revise Salaries and Grades of Inspectors of Public Works—For a New Board of Education—Amending Workmen's Compensation Law

A GLANCE at the bills being introduced in the Legislature will go far to support the opinion that New York City is being treated as a mere administrative district of the State, without self-ruling power, rather than as a political entity, so numerous are the local government bills.

Even now while the Administration is considering an ordinance restricting the heights of buildings in this city, a bill has been introduced in the Legislature taking away the power of the Administration to decide the question.

All the real estate bodies have committees scrutinizing the bills coming before the Legislature and reporting thereon. The United Real Estate Owners have come out against the following among others:

Various pension bills; to establish local boards for child welfare; to prevent sale of liquor; to compel grantors to give notice of mortgages; to exempt clergy from tax; to construct recreation pier in East River; for two platoons for firemen; for buildings to be assessed at half value; for courses of vocational studies; for temporary possession during condemnation proceedings.

Assembly Bills.

390. (Evans.) Inserting in the General City Law a new article XII, and renumbering the present article XII to read article XIII, providing for the grading and compensation of inspectors employed by cities of the first class, whether under State or municipal control, having charge of and supervision over the construction of public improvements, and who have been appointed to their positions under the Civil Service Law. A schedule of compensation is set out in the bill. Such inspectors may be transferred from one department to another, irrespective of whether the same is under control of the State or city. Whenever it becomes necessary to abolish a position, preference must be given in the retention of inspectors according to seniority of service.

400. (O'Hare.) Amending the Tenement House Law (Section 15 and subdiv. 2 of Section 16), by making applicable to two-story tenement houses the provisions as to fire-escapes and means of egress now applicable to one-story buildings only.

402. (Smith.) Amending the Tax Law (Subdiv. 3 of Section 3), by providing that the taxation of property of a municipal corporation used and maintained for a municipal water supply shall be taxed at the value of the lands, exclusive of all dams, acqueducts, and other structures. (Same as Senate bill.)

419. (O'Hare.) Amending the Greater New York Charter (Section 949) by providing that pavements laid at private expense and accepted by the city prior to June 20, 1910, shall be deemed permanent pavements. That pavements laid and accepted since that day shall be deemed permanent pavements if so classified subsequent to April 18, 1912; and that all other pavements laid at private expense since June 20, 1910, shall be deemed preliminary pavements whenever any pavement is laid to replace a preliminary pavement, if the cost of replacing the pavement exceeds the cost of the replaced preliminary pavement, the excess must be assessed upon the property deemed benefited and the balance of the cost paid by the city. (Same as Senate Int. 358, Pr. 1234, of 1914, by Patten.)

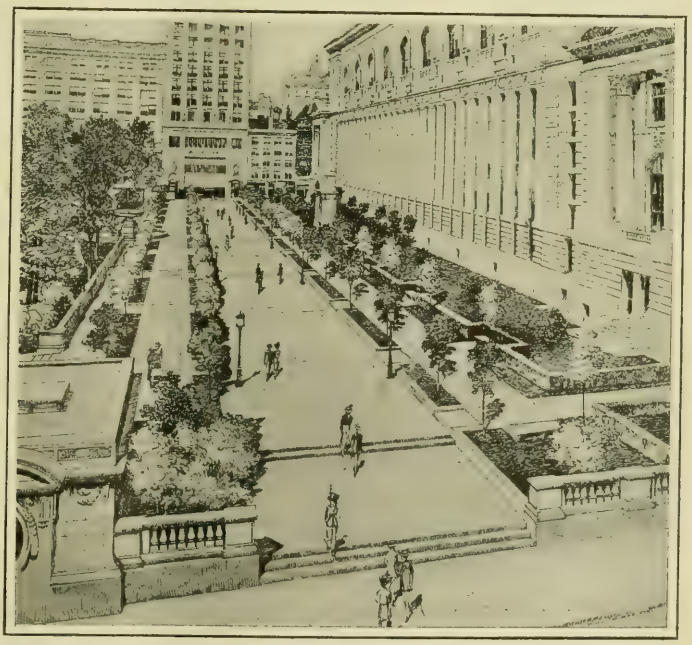
420. (Gillett.) Inserting in the General Business Law a new article (19-a), in relation to the prevention of intemperance, pauperism and crime. The manufacture of intoxicating liquor is prohibited except for medical, chemical, mechanical and sacramental purposes. The sale of such liquor is also prohibited except for the above purposes. Violation is made a misdemeanor.

449. (McDonald, M.) Inserting in the Greater New York Charter new section (1101-a), providing that city employees receiving salaries not exceeding $900 a year, and who are required to wear uniforms, shall be furnished with such uniforms free of charge.

452. (Fertig.) Amending the Greater New York Charter (Sections 1055 to 1102 inclusive and new section 1102-a), replacing the present board of education by an educational department. The head of the new department is to be appointed by the Mayor for a four-year term at an annual salary of $15,000. The commissioner is empowered to appoint, and at pleasure remove, five deputy commissioners. The salary of each deputy commissioner is fixed at $7,500. The commissioner may also appoint a secretary at $5,000; a superintendent of school buildings, who shall have been an architect of experience and good standing, at a salary of $10,000; a superintendent of school supplies at a salary of $5,000; a supervisor of lectures at a salary of $6,000; an auditor at a salary of $5,000; a chief clerk at a salary of $4,000; and such other officers and subordinates as he may deem necessary. Any officer or subordinate may be removed for cause at any time, and may be suspended pending a trial on charges. There are other changes.

485. (Evans.) Amending the Workmen's Compensation Law generally. Among the changes made are the following: The time after disability within which compensation cannot be allowed is reduced from 14 days to 4 days; the amount to be recovered in case of total permanent disability is increased from 66 2-3 per cent. to 75 per cent. of the average weekly wages of the injured employee; the same increase of compensation is made in the case of temporary total disability, and the maximum amount to be paid is fixed at $5,000, instead of $3,500; an increase to 75 per cent. of the average weekly wages received is also made in the case of permanent partial disability, and a greater amount of compensation, for an indefinite time, is fixed for specific injuries; in case of death, the widow is to receive 50 per cent., instead of 30 per cent., of the average wages of her husband during her widowhood; and all penalties recovered for default in payment of compensation shall belong to the employee affected by such default.

A BRYANT PARK IMPROVEMENT



PROPOSED CHANGE OF PUBLIC LIBRARY PLAZA TO A PEDESTRIAN THOROUGHFARE CONNECTING 40TH AND 42D STREET AS SUGGESTED BY EWING, BACON & HENRY, AND DEVELOPED BY STARRETT & VAN VLECK, ARCHITECTS.

ON the west side of the New York Public Library Building in Bryant Park there is a plaza extending from 42d street to within fifty feet of 40th street. Entrance to the plaza, from either street, is shut off by stone balustrades on the street line. Consequently, a long detour is necessary in order to pass through the park from 40th to 42d street in either direction. It would be a great convenience if the public could use the plaza, and a number of property owners have, through Ewing, Bacon & Henry, agents, petitioned the Park Department to make openings in the balustrades and let pedestrians through. The cost of the slight alteration requested would be comparatively small.

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in the Metropolitan District

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Ten years hence the extreme optimist of to-day will be considered to have been very conservative in his estimate of future prosperity, says Judge Gary. Moral: Buy now, build now.

The present undersupply of jobs is mainly the consequence of submerging the individual, economists are saying: The business of the country is suffering from a depletion of the personal equation; it is losing personal conscience on the part of employers, and personal loyalty on the part of employees; too long have we bowed down to mere Bigness.

The office of the State Fire Marshal, with its corps of inspectors, and the Housing Law for Second Class cities, have been ticketed for the Legislative graveyard. The State Industrial Board had better watch out, for the upstate people are not very patient under tribulation.

If to drive poor people out of the city is the real object of some of the laws now on the statute books, as some estate managers suspect, the issue should be manfully stated and fought out. And if also there are socialists secretly working through the Legislature to make laws that will render real estate holding unprofitable, it would be more in accordance with American ideas for them to throw their hat into the ring and fight in the open.

While the department stores as a class are losing ground, small neighborhood shops are multiplying and prospering. Uptown bankers say they never saw so much money deposited by shopkeepers as during the past month. This is something for real estate men to think about, for there is evidently a growing public preference for the old-fashioned home trading, which will be expressed in part by a greater demand for business space at neighborhood centers from larger and more varied lines of trade.

Start to "Build Now."

The suggestion made in the Record and Guide of last week that the immediate present was a peculiarly favorable time for starting new building operations has met with a cordial response. In the current issue of this paper a large number of people who are particularly familiar with real estate and building conditions confirm the advisability of beginning to "build now" rather than later. The decisive consideration turns upon the fact that the peculiarly favorable conditions are not likely to last. Just now money is sufficiently abundant. Materials are cheap. Contractors are anxious to get work. But as prospective builders wait until business becomes more active, they are likely to pay more for their money, and more for their materials and labor.

The successful trader is the man who buys when prices are low and sells when prices are high. The reason why most traders are not successful is that they usually have not either the good sense to act independently of the prevailing business feeling, or else in case they see the opportunity, they have not the money or the credit to take advantage of it. Builders and operators who have the money, or the credit, to begin new building operations this spring will not only get their new structure cheap, but they will offer it for a rental at a moment when business is expanding and tenants are likely to be more than usually numerous. The longer they wait the more risk they take of a change in conditions in every respect for the worse.

The Proposed New Tax Levies.

At the present writing the report of the Mayor's Special Tax Committee has not been published, but something of its contents has come through. The report recommends (1) a levy of one-half of one per cent. on all salaries in excess of $2,000 a year, (2) an unearned increment tax on real estate, (3) a habitation tax, and (4) an occupation tax. It is estimated that the salary tax would yield about $3,000,000 a year, and that the other taxes would bring in about $16,000,000 more. The calculation is that what with the increasing demands of the debt service in New York City the large additional contribution which the city will have to make to the State treasury, as much as $20,000,000 more will be needed.

Of course the taxes which are scheduled above will be very unpopular. All taxes are unpopular, and they are particularly disliked when they are first imposed.

Our guess would be that the proposed method of raising additional revenue will be disagreeable to very many people, and that if it is ever officially proposed its unpopularity will result in its subsequent withdrawal. Moreover, there are grave objections to some of the abovementioned taxes, and the committee has failed to recommend the tapping of other sources which, if less abundant, could be diverted with a smaller amount of friction.

Nevertheless, the proposed levies, particularly the Habitation and the Occupation taxes, would constitute an enormous improvement on the existing system. They would make the inhabitants of New York actually realize that the government of the city costs money and that they have some responsibility for its economical and efficient management. At present they know nothing about municipal finances and have not the slightest interest in voting for a sound and prudent Board of Estimate. There is always a lot of talk about economy during a municipal election, but it does not influence very many votes, because the number of people who are aware of the fact that the government is costing more or less money are so very few. Occupation and habitation taxes, provided they were not sufficiently heavy to drive population and business away from New York, would have the great social and political advantage of broadening the basis of taxation. This class of tax levy is universal in Europe, and it undoubtedly contributes substantially to the comparative economy, with which European cities are governed.

Perhaps the mere proposal of these taxes will do something to make public opinion in New York realize how serious the situation is. The great trouble is that no one at the present time, except a few city officials, realize that New York is facing one of the most difficult problems which ever confronted the financial management of a great city. After years of steady increase in taxation, the city is confronted by the relentless necessity of raising still more money; just how much can only be approximately calculated as yet, but it may amount to $20,000,000. To levy this additional sum on real estate would be ruinous. Other sources of taxation must be devised, and the consequence is that people who now escape a direct taxation will be forced to pay. But as yet no adequate attempt has been made to acquaint the public with the full extent of the difficulty and the inevitable necessity for larger contributions to the municipal treasury. When they are asked to pay there will be an enormous hullabaloo, which may be sufficient to wreck any plan, no matter how carefully contrived. Real estate associations should guard against this contingency by beginning a publicity campaign, which will enable the non-taxpayers to understand how critical New York's financial situation is.

Heights of Building Limitations Generally Approved in Principle.

The recent hearings which have been held on the proposed regulation of the height of buildings has demonstrated the truth of one important condition of future action. There is no substantial opposition to the principle of regulation. People who agree upon the principle will, of course, differ as to its application. The Record and Guide believes with some authorities that the regulation ought to go farther than the proposed ordinance provides. But that is a matter of detail. The ordinance as now drawn will meet the immediate difficulty. It will prevent the erection of enormously high buildings on very narrow streets except under conditions which secure a maximum of light and air and protect abutting property. It will prevent the erection of very high buildings on low-priced property situated in the same neighborhood as high-priced property, and which carries on a demoralizing competition with existing buildings. We believe that this ordinance will bring about such an improvement in real estate and building conditions that it will be followed by still more rigorous restrictions. In any event the great majority of real estate owners and builders who formerly were opposed to restriction are now in favor of it. They have come to see that in the long run a wholly unregulated condition is as inimical to their interests as it is to that of the whole community. There seems to be no reason why the very moderate measure of restriction proposed by the ordinance should not be passed by the Board. The sooner it acts, the better, because property owners are already beginning to file plans so as to prevent the ordinance from being effective in the case of their own property.

On the Distribution of the Increment.

Editor of the RECORD AND GUIDE:

Your readers are indebted to you for printing the interesting articles of Messrs. Harmon and Parish on the question of the future retardation of the real estate values and interest in our city; and the statements of Mr. Harmon are exceedingly valuable in giving the viewpoint from which he prognosticates our decadence. It is perfectly safe to say that New York City can forge ahead, increasing in population and wealth, while its real estate is declining in value. Of course, this would result from allowing the tax to offset or absorb the increment. And the city can increase in wealth and population if the tax be shifted, so that industry is not overburdened with un-

necessary taxes. We can raise potatoes in hot-houses, but they will grow larger outdoors, and our industries may expand and multiply if we give them outdoor treatment by taking off the taxes, as we do from our churches, hospitals, schools and libraries.

Many years ago, in Portland, Oregon, where I was in the real estate business, I found that William S. Ladd, the richest man and the largest land owner in the far Northwest, was anxious to exempt all industries from taxation, because such exemption would increase their number, which would increase population and the production of wealth, and thus increase the value of his vacant "developments." The enlightened "developer" may soon see that the best way to keep the goose alive is to feed her full of untaxed industries.

No city in the Union today gives her taxpayers so much for their money as they get here in parks, boulevards, libraries, museums, hospitals, colleges, schools, playgrounds, bridges, subways and public buildings. And no city reflects these blessings in real estate values as we see them reflected here. And the things we have not paid for, but which are the gifts of nature, to wit, the ocean front, the Lower and Upper Bays, the Sound, the two rivers, the hills and plains and the glorious climate, and our pre-eminently commanding position on the highways of the commerce world, must make every taxpayer feel that he is a resident of "no mean city."

Just now we are like the man who is erecting a twenty-story hotel that is being roofed. Soon the inside trim will be on, the decorations and furnishings in, and its doors will be opened to accommodate a public that has long waited its completion. In two years our barge canal, our subway extensions and many other municipal improvements will be earning money for our taxpayers—directly or indirectly. Then the tax burden will be comparatively lighter.

The question of municipal extravagance needs closer investigation by our real estate interests. The investors in outside holdings could never realize the values expected without the extravagance they deprecate, nor could the inside choice spots maintain their values but for such extravagance. New York would be as dull as Philadelphia, and her real estate about as valuable, if we were to inaugurate the municipal economies advocated by Mr. Harmon.

A 2 per cent tax rate on increment is far preferable, with 3 per cent for the owner, than no increment at all. Just lately was published a statement that lots in 46th street, between Broadway and Sixth avenue, had increased $50,000 in the past ten years. This is in the theatre and "lobster palace" district. Can it be denied that municipal extravagance in New York is but a forced distribution of the unearned increment that would otherwise go to the owners of our big estates? Can it be gainsaid that our city leads all the others as "a market for brains" and for general attractiveness because the salaries paid here are a little higher than elsewhere? Chicago and Cleveland are not confronted with the same conditions, and any comparison between them and New York as to municipal expenses is invidious, for no other city in the Union has so many great landed estates as we have in New York, and a policy of forced distribution of excessive increment is nowhere so necessary as here. The theatres and restaurants and department stores would fare very badly if our municipal employees were reduced to the "living wage," so much discussed.

Our real estate values do not depend entirely upon the size of the population, nor upon the class of the population, but, more than anything else, upon the amount of wealth the population produces. There is not much class to the population of Pittsburgh, but miles of residential property on her Allegheny waterfront was torn down to make room for her furnaces; and her real estate values are partly maintained by the brain and brawn of her workers therein. Her increment will exceed her tax rate while her furnaces glow. We could create like increment here by removing the taxes and workingmen's compensation burdens from our industries. It requires nerve and statesmanship, but New York will soon pull herself together and furnish these. Certainly, she will not take a second place in our day.

JAMES P. KOHLER.
44 Court Street, Brooklyn.

Amortization of Mortgages.

Editor of the RECORD AND GUIDE:

Of all the evils that New York realty has become heir to, the most serious and insidious is that known as the amortization of mortgages. What investor will place his money in property with the knowledge that after a few years he will be forced to put his hand in his pocket in order to reduce his mortgage?

It is all very well for the loaning institutions to state that investors shall lay aside (as a "sinking fund") a certain amount of the profits each year to reduce said indebtedness, but to the already over-burdened and harassed owner, this is found to be impossible, especially if the property is an investment on which he lives. Thus, the small investor, who is supposed to be the "backbone" of the market, disappears, and the resultant stagnation of the present real estate business continues.

An investor in realty should be as free from assessment as the investor in bonds, and not look forward with fear and trembling to a legal confiscation or foreclosure at the expiration of his mortgage.

S. T. LEYWOLF.

Tax Commission's Recommendations.

Editor of the RECORD AND GUIDE:

The State Legislature now being in session, it is of the utmost importance, that measures for the relief of real estate, be not only devised, but actually introduced, and vigorously pushed to a conclusion.

This can best be accomplished by selecting strong representatives in both branches of the Legislature, who, with the aid of the allied interests, can bring about decisive results.

The commission heretofore appointed by the Mayor, to consider and devise measures to increase the revenue of the city, to meet the ever-increasing budget, has completed its labor, and filed its report. It has submitted tentative plans, which are not inspiring.

Its chief recommendations are supposed to be:

1. A tax on incomes exceeding $2,000.
2. A habitation tax.
3. An occupancy tax.
4. A tax on unearned increment.

These additions will possibly increase the anual revenue $12,000,000, an amount that can readily be saved by an economical administration.

The members of the commission, all able representative men, cannot fail to understand that we are confronted with a serious condition, that cannot be met by a paltry addition of taxes.

The recommendations of the commission are futile, and from all gathered information will receive little, if any support, from the Mayor and the Board of Estimate.

Taking up its recommendations seriatim, our analysis shows:

1. A tax on incomes of $2,000 and over, in face of the United States tax, would not be advisable, and would fall heavily on those least able to pay.

2. A habitation tax, imposed on all tenants paying $600 or more rent, would simply mean an increase of rent, which in, these times of busines depression would be burdensome.

3. An occupancy tax, to be paid by the occupant of a store, loft or business place, could not be regulated equitably or imposed with any degree of fairness.

4. A tax on unearned increment, is but the entering wedge for a "single tax," and at best, will be an incentive to the commission of perjury.

None of these suggestions are effective, and the adoption of any one of them would be a detriment rather than a benefit.

It has been well suggested that much may be accomplished by an economical administration. The interests of the city should be safeguarded in the first instance at Albany, so as to prevent continuous assaults on the City Treasury.

Mandatory legislation, ordering extensive improvements and excessive expenditures must be minimized, if not entirely abolished. There can be no hope of material economy until city government is left free.

New York City, the Greater New York, is worthy in population, wealth and world prominence to be created into a separate State. Its interests are definitely separated from the rest of the State. It is not only the metropolis of the State but of the entire Union. We have no benefit from the State, but are of incalculable assistance by being mulct in the major portion of the State taxes.

In the City of New York, there is annually collected approximately $20,000,000 for liquor certificates, in some years as high as $40,000,000 for inheritance tax, and several million dollars for mortgage tax, of which gigantic sums, the city retains but 50 per cent. If we could secure the whole sum for ourselves, the tax problem would be easy of solution.

So long as the rural members of the Legislature outnumber our representatives there is but little hope for a separation or home-rule government. Constant agitation, however, may eventually bring about a result. Inaction will lead to nothing.

We cannot emphasize too strongly that the situation calls for immediate action, and that some relief may be found—

1. In an economical administration.
2. By taxing other industries besides real estate.
3. By the enactment of a more liberal law applicable to second mortgages.

Statistics will readily show that all of the city departments are over-manned. Greater efficiency would result by conducting the departments on a business basis, and not as political machines to furnish meal-tickets for leaders and their hench-men.

The various departments, having coordinate jurisdiction over real estate employ a large number of inspectors, whose chief recommendation is the endorsement of the district leader. Their work is cumulative, and under the present system six men do work ineffectually what might better be done by one.

Much revenue could be derived by taxing telephone and telegraph companies, floating equipments, corporations, garages, franchises, moving pictures, dance halls, cabaret shows, theatre tickets, advertising signs, automobiles, vehicles, fruit-stands, non-residents, and all forms of luxuries.

A second mortgage as a rule, affords precarious security. The lender must at all times be prepared to meet the demands of prior claimants, and his equity in the property is always from 10 to 15 per cent. less than that of the first mortgagee. An extra charge, over and above the regular interest charge would be reasonable, but in view of the many late judicial decisions on usury, lenders are loath to enter this field of enterprise. A law, similar to that now prevailing among banks, and Wall Street operations, allowing a free rate of interest, would open an investment field that would be of far-reaching benefit.

It is incumbent on the allied interests, to actively urge legislation, that will be effective in meeting the increased municipal expenditures, and to guard against real estate being further oppressed. This can and must be done energetically

JOHN FINCK.
198 Broadway.

—Borough President Marks has given preliminary notice of the inevitable widening of the Lexington avenue roadway and sidewalks. The subway digging has so undermined stoops and fences that it would be a measure of economy for owners to make the final alterations now, and perhaps even to anticipate the time when all the ground floor space along the avenue will be needed for stores. This should be the beginnng of the transformation of Lexington avenue and consequently of a real estate boom.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

WILL WATCH INDUSTRIAL BOARD.

Advisory Council Appoints a Committee to Advise Property Owners.

Inasmuch as the provisions of the Labor Law are being re-codified by the State Factory Investigating Commission, the Advisory Council of Real Estate Interests has decided to analyze and thoroughly study the proceedings of the Industrial Board in the future, especially its interpretation of the different requirements of the re-codified law as it will be finally passed by the Legislature. In order to obviate difficulties which have arisen under the application of the present Labor Law, the Advisory Council feels that it is absolutely necessary for real estate interests to be thoroughly advised by the best legal and technical authorities of the city upon the various rules and regulations adopted by the Industrial Board. The formation of an Industrial Code is considered of such significance to all real estate interests that no section should be incorporated into this code until it is thoroughly examined and tested by the best experience in the past. Consequently, the council has formed an Industrial Code Committe which consists of Julius Franke, architect, chairman; Louis J. Horowitz, builder; Frank Pattison, engineer, and Evarts Tracy, architect.

This committee will meet regularly to learn of any individual or specific hardships that may confront our property owners under the application of the Labor Law, and also to consider the various conclusions arrived at by the Industrial Board, particularly in its efforts to form rules and regulations.

The various city and State departments having evinced a desire to mitigate any unwarranted injustice to property owners, the opportunity will be availed of to present to the various departments conclusions re-enforced by the best technical and legal authority in the city. Any special or individual cases that may seem to be oppressive will receive the careful and immediate attention of this committee, and every effort will be made to modify the requirements so as to relieve property of the expense and hardship therein entailed.

EIGHTY YEARS' RESTRICTION REMOVED.

A Covenant Which Prevented the Improvement of St. Mark's Place.

A judgment has been entered in the County Clerk's office dismissing the complaint of Herman Bruns v. David Wasser. The suit was brought to compel Mr. Wasser, who had erected a Turkish bath at No. 5 Mark's place, to remove the entire eight-feet front of his building.

Mr. Bruns based his action upon restrictions which Thomas Davis had put upon the property in 1832. At that time Mr. Davis owned both sides of St. Mark's place, between Second and Third avenues, and adjacent to that part of Second avenue which was formerly known as "Lovers' Lane," a well-known promenade for many years. Mr. Davis restricted both sides of St. Mark's place to private dwellings, to be situated eight feet from the building line, the eight feet to be devoted to grass plots and gardens, and for many years the elite of New York lived in this part of St. Mark's place or adjoining. In its day it was one of the fashionable sections of New York City. Gradually the neighborhood began to change, and Mr. Wasser considered it a good place to erect a Turkish and Russian bath.

A Change of Character.

The neighboring owners began to protest against Mr. Wasser's extending his property to the building line, and Mr. Bruns, who owned the adjoining property, filed a lis pendens against the erection of the building. The case was tried before Justice Bijur, who sustained the contention of Katz & Sommerich, the attorneys for Mr. Wasser, that the character of the neighborhood had changed; that the property no longer was devoted to private dwellings; that the garden plots had disappeared; that tenements and stores were erected, and that even before the time the restrictions were put on by Mr. Davis, there was a mortgage upon the property in question, which was foreclosed and that the purchaser at the foreclosure sale acquired the title which the mortgagor had at the time of the making of the mortgage, and before the restrictions, and that, under such circumstances, the placing of restrictions upon the property thereafter could not affect a purchaser who bought under the foreclosure.

Many of the owners of property upon the trial testified that in erecting new buildings upon the street, they kept their building back eight feet from the building line because the Court of Appeals had previously decided that the neighborhood was restricted.

Real Estate Board's Dinner To-night.

The Real Estate Board in its reservations for diners at the annual banquet, to be held at the Waldorf-Astoria this (Saturday) evening, has outdone all previous records. Reservations have been made for 1,004 places. The speakers will include Mayor John Purroy Mitchel, Dr. John Huston Finley, State Commissioner of Education; Hon. Dudley Field Malone, Collector of the Port; Commissioner Robert E. Dowling, Haley Fiske, second vice-president Metropolitan Life Ins. Co.; James V. Barry, assistant secretary Metropolitan Life Ins. Co., and Laurence M. D. McGuire, president Real Estate Board of New York.

Among the invited guests are the following: Hon. Wm. A. Prendergast, Hon. Geo. McAneny, Hon. Marcus M. Marks, Hon. Douglas Mathewson, Hon. Lewis H. Pounds, Hon. Maurice E. Connolly, Hon. Chas. J. McCormack, Hon. Lawson Purdy, Hon. Cyrus C. Miller, Gen. Lewis W. Stotesbury, Judge Frank Hasbrouck, Abram I. Elkus, Chas. D. Olendorf, Thomas Shallcross, Elbridge Gerry Snow, Hon. M. Mayer, Franklin Pettit, Geo. C. Boldt, Wm. C. Breed, Stewart Browne, Frederick H. Ecker, Wilbur C. Fisk and M. Morgenthau, Jr.

A Real Estate Company's Financial Report.

Conservative management and wise financing are shown in the figures of the twenty-seventh annual statement of the American Real Estate Company as of the end of its fiscal year now published. An increase of only slightly over $30,000 in its bond obligations and over $850,000 in paid-up preferred and common stock adds a larger margin of security to the holder of its bond obligations.

In view of depressed conditions in the real estate market, and in harmony with the company's well-known policy of conservative management, in the appraisal upon which the figures in the statement are based, it has taken up the values of its properties upon a basis which reduces

the surplus about $500,000. The increase in new capital created during the year, however, leaves a margin of capital and surplus of over $3,500,000, or more than $300,000 greater than last year. The statement shows that all taxes, assessments, and interest due on mortgages payable are paid to date with a cash balance of over $327,000.

The total assets of the company are shown by the Statement to be $29,432,660.83. Against these assets rest underlying mortgages of $11,710,960 leaving a balance of assets of $17,721,700.83.

The company reports that notwithstanding general business conditions the past year was a successful one in its rental departments. Many of its buildings are filled to 100 per cent. of capacity. It has but few vacancies anywhere; even in the midtown loft district its buildings have fared well and several of them are fully occupied. Such well-known business properties as the Harriman National Bank Building at 527 Fifth avenue, and residential buildings as the Hendrik Hudson Apartment Houses at Riverside Drive and Cathedral Parkway are practically fully rented. In the Borough of the Bronx where the company has large holdings rental conditions are particularly strong. During the year the company added substantially to its holdings of vacant land for the most part at station corners along the lines of the subway extensions now under construction in the Borough of the Bronx, where a large increment in value is certain.

The business of this company appears to be in good shape today for return of activity in the New York real estate field which authority generally now anticipates. As in the past the statement of the company bears the certificates of recognized auditors and appraisers certifying to the valuation of its properties and the correctness of its accounts.

Court House Site Extension.

Abram I. Elkus, Henry Schneder and James B. Butler have been appointed by Justice Guy as commissioners in condemnation to acquire the property required in connection with land already purchased by the city for the new court house, and civic centre site. The needed land includes all of the block between Duane, Pearl, Park streets and City Hall place; half of the block from Duane to Pearl street, between City Hall place and Park Row, including St. Andrew's Roman Catholic Church, and nearly all of the block between Pearl, Park, Baxter streets and Park Row. In the latter block is the Five Points Mission.

THREE-FAMILY HOUSES.

(Continued from Page 204.)

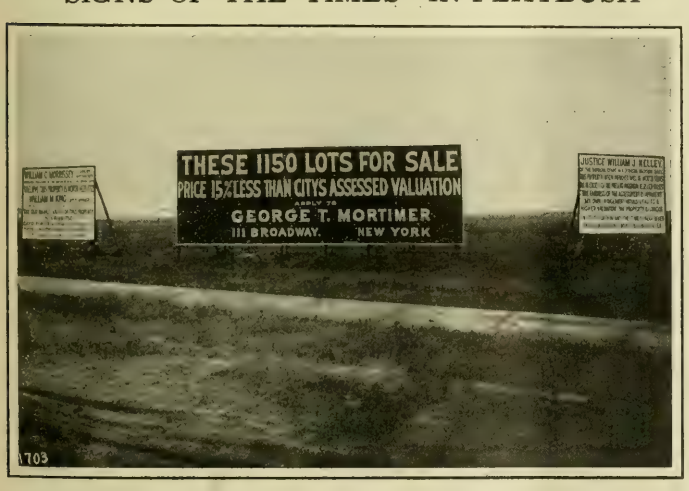
have been since the Tenement House Law went into effect, a successful class of buildings. The plan with the outer court extension makes a very cold building, and I think particularly to be emphasized is the fact that dining-room or kitchen (most always the dining-room, and sometimes both dining-room and kitchen) faces a narrow court. The parties living in a three-family house practically always do their own work, and the lady of the house spends most of her time in the kitchen or dining-room. It needs no argument to see the monotony of looking out upon an open court all day and with little sunlight.

"From 1907 to 1911 a few more of these houses were built, but they were found so impractical, under the present possible layout, together with the restrictions, requirements and inspections of the Tenement House Law (which we think entirely unnecessary, where only three families occupy a building) that the builders have practically given up building them, and in 1913 only thirty-four were built, and in 1914 only thirteen out of a total of 590 tenements, or only 2 per cent. If this matter could be followed up I think you would find every one of these buildings built by the builder or owner of one or two lots so located and situated that nothing else could be built on the site. It is my best judgment that no speculative builder has erected any of these in the last three or four years, and those that were built in previous years are failures owing to the restrictions imposed by the Tenement House Law."

City Buys Easement.

The Public Service Commission and the New York Central Railroad are reported to have made an agreement regarding the acquisition by the city of a subway easement through tse site of the Hospital for Ruptured and Crippled children, formerly occupying the block on the west of Lexington avenue, from 42d street to 43d street. There will be a station on the Lexington avenue route at that point and the cost of construction and the easement rights will cost about $902,500.

"SIGNS OF THE TIMES" IN FLATBUSH



THESE three signs appear on a piece of property in Brooklyn, on Kings Highway near Flatbush avenue. Application for reduction of the assessment having been unsuccessfully made, certiorari proceedings were brought, experts heard on both sides, and a nominal reduction of nineteen thousand and some odd dollars was the relief the owner received; this in view of the fact that, although every effort was made to secure a purchaser for this property, no offer has been received during a period of two years aggregating even one-half of the valuation put on this property either by the tax commissioners or by the various city experts.

The large sign in the center shows that the owner is ready to sell at a price materially under the assessed valuation. The sign to the left indicates the experts' opinions of the property, while the sign on the right contains extracts from the decision of the learned Judge.

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OVER-INSPECTION PROBLEM.

Hearings Begun at City Hall by the Mayor's Committee.

In pursuance of a desire, very generally expressed, that some effort should be made to harmonize the divergent views of the borough presidents, on the one hand, and the executive heads of city departments, on the other hand, in respect to the system to be adopted in consolidating the State and municipal departments charged with the duty of building inspection, Mayor Mitchel has appointed a committee to reconcile, if possible, the various interests.

The committee consists of Allan Robinson, of the Allied Real Estate Interests, as chairman; Alfred T. White, of Brooklyn, former Public Service Commissioner; William H. Childs; Rudolph P. Miller, former Supt. of Buildings, Borough of Manhattan; Lawrence Veiller, from the Tenement House Committee; Robert E. Simon, from the Conference Committee of Real Estate bodies in all the boroughs, and Peter J. Brady, representing labor interests. Mr. Miller has written to the Mayor asking to be relieved of the duty. Mr. Abram I. Elkus has consented to act as counsel.

A hearing was accorded to property owners and bureau representatives at City Hall yesterday afternoon. All the commissioners were present. ...

Andrew J. Kerwin, a large property owner, was one of the first to be heard. He testified that his experience with the present system of over-inspection was one that convinced him that something was wrong somewhere. He showed by extensive figures that he had been obliged to reduce his rents while his overhead charges had increased steadily.

Henry De Forest Baldwin testified that he had been compelled to make alterations only to have them ordered ripped out again by some other department. He characterized the present laws as offering a wonderful opportunity for blackmail, a statement which was hotly contradicted by Frank J. Pryor, Deputy State Labor Commissioner, who declared that the department was doing its best to carry out the law's requirements without working a hardship upon owners.

Many other speakers held the attention of the commission until late in the afternoon when it was announced that another hearing would be held next Thursday afternoon at 3 o'clock at City Hall. At that time the heads of city departments will answer the criticisms of citizens.

PRIVATE REALTY SALES.

Interest in the real estate market this week was stimulated by the closing of several important deals. The improvement noted last week continued and while there was no remarkable increase in the amount of business transacted, yet enough was done to warrant a more optimistic view of the situation. That there are buyers to be found for well-located properties is evidenced by many of the sales to newcomers in the real estate field. Those brokers who are hunting for business are receiving the benefits of their efforts. Business, it is conceded, rarely comes unsolicited to an office. It has to be sought and those pessimists who condemn the market from their office-chairs and deplore the apathy of the buying public toward real estate, should profit by the example of the broker who has sold six houses since the first of the year, because he went looking for business and was not beaten before he started.

This week an important addition to the uptown Fifth avenue retail colony was made in the acquisition of a choice corner opposite St. Thomas's Church by a large fur firm, now established further south.

On the upper West Side, a new development in apartment house operations, which exemplifies the remarkable strides which that class of construction has made in recent years, attracted considerable attention. A seven-story house will be razed and in its place a thirteen-story multi-family structure erected. The transaction illustrates the rise in values on the West Side which has made a desirable corner too costly for a seven-story apartment house, which fifteen years ago was considered the finest possible type. In the immediate neighborhood the width and other advantages of West 86th street, have influenced builders to undertake another apartment house improvement in the street and a further step has been taken in the transformation of this thoroughfare from the private dwelling to the tall apartment house stage.

Of especial interest at this time is the report that one of the holdings of the late John G. Wendel on Broadway will be modernized. Mr. Wendel, during lifetime, frequently attached such restrictions to his properties that many deals were blocked, and properties have been permitted to remain practically unimproved.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 24 last week and 22 a year ago.

The number of sales south of 59th street was 9, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 18, as compared with 17 last week and 15 a year ago.

The total number of convevances in Manhattan was 171, as against 136 last week, 25 having stated considerations totaling $1,725,525. Mortgages recorded this week number 100, involving $2,684,425, as against 66 last week, $1,922,632.

From the Bronx, 8 sales at private contract were recorded, as against 9 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $377,221, compared with $814,400 last week, making a total for the year of $4,596,812. The figures for the corresponding week last year were $640,294 and the total from Jan. 1, 1914, to Feb. 7, 1914, was $5,943,515.

Will Raze Seven-Story House.

Jerome C. and Mortimer G. Mayer have bought, through Slawson & Hobbs, from the Alliance Realty Company, William H. Chesebrough, president, the seven-story apartment house, at the northeast corner of West End avenue and 80th street, on plot 77x100. The present structure will be demolished and a new thirteen-story structure erected. This is the first apartment house of such size on the West Side, to be torn down for another multi-family house operation. The present building was erected about fifteen years ago, under the supervision of S. Stanhope Phillips and the Alliance Realty Company acquired it in an exchange with Mrs. Phillips, last year, in which the dwelling, at 32 West 58th street, figured as part payment.

New Operation for 86th Street.

Julius H. Seymour sold to the Realty Company of America, Franklin Pettit, president, the three four-story dwellings, 304, 306 and 308 West 86th street, on plot 62x102.2. The houses were later resold to the 86th Street and West End Avenue Company, controlled by Mulliken & Moeller, builders and architects, who are at present building two twelve-story apartment houses, on the land adjoining on the west. The newly-acquired site will also be improved with a twelve-story multi-family structure.

English Duke Buys.

The Duke de Mora, of Essex, England, bought from Edward A. Schmidt, of Philadelphia, Jewelers Court, a twelve-story office building at 51-53 Maiden lane, on plot 36.6x139x irregular. It has been held at $750,000. In part payment, the buyer gave property in Philadelphia at Villa Nova, consisting of three large mansions and about 150 acres of land. The deal involves about $1,100,000.

$500,000 Triborough Trade.

Conditional contracts have been signed for the sale of 512 West 135th street, a six-story apartment house on plot 45.10 x99.11; of 475-491 West 159th street, two six-story apartment houses, occupying the block front on the north side of 159th street, between St. Nicholas and Amsterdam avenues, and of 1214-1218 Boston Road at the northeast corner of 169th street, four five-story apartment houses, on plot 158x131, by the Hudson Realty Company to the Skillman Realty Company, a syndicate of Utica, N. Y., investors. The buyer gave in part payment 98 lots in Long Island City on Skillman, Woodside and Middleberg avenues and in Fitting, Stone and Dixon streets. The deal involves about $500,000.

Heights Apartment House in Trade.

"Washington Arms," a six-story elevator apartment house at the southeast corner of Fort Washington avenue and 179th street, on plot 92.6x135, has been sold by the Henry Morgenthau Company to the Halton Realty Company, Barton Chapin, president, which gave in part payment, 163 West 34th street, a five-story business building on lot 25x98.9. The transaction involved about $425,000. The brokers were Arnold, Byrne & Baumann.

$250,000 Flushing Sale.

J. Harry Myers has resold the 116-acre Miller farm, on Flushing Canal in the Third Ward of Queens, to the Forest Hill Estates. Mr. Myers acquired the property last year from members of the Miller family which had owned it for sixty years. It is adjacent to the Cord Meyer, Sage Foundation and Kew Gardens tracts.

$300,000 Deal on Union Square.

Isaac B. Wakeman sold for the Kent estate, to F. B. Moser, the two five-story store and loft buildings at 26-28 Union Square East on plot 50.6x125. The buyer gave Brooklyn property in part payment. The transaction involved about $300,000.

Madison Avenue Church Sold.

The Central Presbyterian Church of 218 West 57th street will buy the property of the Madison Avenue Reformed Church at the northeast corner of Madison avenue and 57th street, on plot 74.5x150x irregular, which has been on the market for some time. The pew-holders will be invited to retain their pews.

Manhattan—South of 59th St.

BOWERY.—Citizens' Savings Bank bought through Jacob Finkelstein from the William Kramer's Sons Realty Co. 54-54½ Bowery, on lot 25x100, adjoining the bank. The buyer has no immediate plans for improvement.

CHRYSTIE ST.—G. Tuoti & Co. sold for the Lawyers Mortgage Co. the 5-sty tenement, 132 Chrystie st, on lot 25x100. The property was resold later in the week.

22D ST.—Agnes Segal sold 419-421 East 22d st, two 4-sty tenements on plot 62.6x98.9, to Nathan Gerberg, who gave in part payment the frame dwelling 369 South 3d st, Brooklyn, on plot 58x120.

35TH ST.—Bernard J. Foss sold for Rose M. Smith 436 West 35th st, a 5-sty flat, on lot 25x100.

39TH ST.—A. N. Gitterman Corporation resold 328 East 39th st, a 5-sty tenement, with store, on lot 25x100, for the Yen Realty Corporation to Lilla D. Bonney. It was acquired by the seller last month from Julia D. Tonnelle through the same broker.

Manhattan—North of 59th St.

ARDEN ST.—Hensle Construction Co. sold 23 Arden st, a 5-sty apartment house on plot 27x110, to Sadie W. Smith, who gave in part payment the 3-sty dwelling, 16 West 128th st, reported sold last week.

68TH ST.—Frederick Winant sold 38 East 68th st, a 5-sty dwelling, on lot 16x100.5, which he bought last July from Stephen C. Clark.

71ST ST.—Douglas L. Elliman & Co. have sold for the estate of William Orth 154 East 71st st, a 3-sty dwelling, on lot 20x100.5. The property has been in the same ownership since it was built, 42 years ago.

108TH ST.—D. H. Jackson Co. has sold the 4-sty flat 109 East 108th st, on lot 25x100.

180TH ST.—McDowell & McMahon have sold for George Schwegler to the Riverview Construction Co., Henry M. Bloch, president, the vacant plot 75x100 in the south side of 180th st, 175 ft. east of St. Nicholas av. The buyers will erect a 5-sty 30-family house. The seller has owned the property since 1894. McDowell & McMahon have been appointed agents for the new building.

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AMSTERDAM AV.—John J. Meenan sold for the Tighe estate to Kelly Brothers the 3-sty building at the northwest corner of Amsterdam av and 69th st, on lot 20x65.

CONVENT AV.—Carrie M. Butler is reported to have sold the 4-sty dwelling at 341 Convent av, at the northeast corner of 144th st, on lot 20x100. It has been untenanted for several years.

VERMILYEA AV.—Thomas L. Calhoun sold to a newly organized realty corporation, of which Frederick F. French is president, the plot 50x100 on the west side of Vermilyea av, 300 ft. north of Dyckman st. A 5-sty apartment house will be erected.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number. This offer will expire on Feb. 13, 1915. Record and Guide Company, 119 W. 40th Street.

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Founded 1888

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Harriman National Bank Building, 44th St. and Fifth Ave.
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WEST END AV.—Mrs. Mary T. Donovan purchased from Charlotte Wettlaufer, through Pease & Elliman, the 3-sty dwelling, 917 West End av, on lot 20x100, adjoining her residence at 302 West 105th st.

WEST END AV.—Josephine Taylor has sold the 3-sty dwelling, 312 West End av, on lot 18.5x63x irreg. to Hallett M. Carpenter, the present tenant.

2D AV.—Bernard Goodman sold to B. Elliot Burston the 6-sty tenement, on plot 37.6x100, at the southwest corner of 2d av and 122d st. It was held at $70,000. In part payment was given the 3-sty dwelling 550 West 165th st, on lot 16x100.3.

Bronx.

BRONXWOOD AV.—Dr. W. E. McCollom sold four lots at the southwest corner of Bronxwood av and 228th st to Wilhemina Sonenberg as a site for a road house.

FULTON AV.—Simon Bernheimer estate has sold 1719 Fulton av, a 3-sty dwelling, on lot 19x88.2.

MELROSE AV.—Cedar Construction Co. sold the new 6-sty apartment house at the southeast corner of Melrose av and 162d st, on plot 100x69.6.

TINTON AV.—Caroline F. Vieser sold to the Cromwell Development Co., John J. Tully, president, the 2-sty dwelling 1035 Tinton av, on lot 18.9x100. In part payment eight lots on Livermore av, Westerleigh, S. I., were given.

WASHINGTON AV.—Amita Realty has contracted with Bernard Greenthal to exchange 980-982 Washington av, a 5-sty tenement on plot 50x101, for 1185 Washington av, a 2-sty dwelling, on plot 40x100.

WEBSTER AV.—Sheffield Farms, Slawson Decker Co., which recently erected a large plant at the southwest corner of Webster av and 166th st, has purchased from the Rockledge Construction Co., Vincent J. Slattery, president, the 5½ lots adjoining on the avenue. The site will probably be improved with an addition to their present building.

Brooklyn.

HARMAN ST.—James M. Hawley sold for the estate of Sophia Hagenmeyer to John and Katherine Kuntz property at 482 Marman st.

MADISON ST.—Ring-Gibson Co. sold four 4-sty, 8-fam houses, at 2517-2523 Madison st, to Henry Ruthman.

REMSEN ST.—Hamilton Club bought through Isaac H. Cary from the Gloucester estate the 3-sty dwelling 144 Remsen st, on lot 25x100, adjoining its clubhouse. The reported price was $30,000.

WOODBINE ST.—G. X. Mathews Co. sold to Henry A. W. Leifhert the 6-fam house, 1829 Woodbine st.

50TH ST.—I. Salzberg sold for Frank P. Ingalls to M. Walsk, the plot 60x100, in the northeast side of 50th st, 160 ft. from the corner of 13th av.

Queens.

LONG ISLAND CITY.—Frederick Ayer, of Boston, has sold a tract of 19 lots near the Queensboro Bridge Plaza to John Volz. The lots are part of the Hunter Van Alst and De Bevoise farm and were given as part payment for the three flat houses on plot 100.8x98.6 at the northwest corner of Lexington av and 86th st, sale of which through Duff & Conger and Daniel Birdsall & Co. was recently announced.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park Boulevard to W. Rollins and 40x100 on President av to A. Driscoll.

Richmond.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold for William J. McSorley a plot 50x105 in Rose st to H. Gager, who will build a residence.

Nearby Cities.

JERSEY CITY, N. J.—Edward L. Young sold to the Lehigh Valley Railroad Co. a plot, 62x216, along the National Docks Railroad, near Pacific av.

Rural and Suburban.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. have sold to Clara V. Disbrow the new apartment house on plot 62x136 at 494 Park av. It was held at $35,000.

CANTON, N. J.—The Brown-Weiss Realties sold the Temple Court Theatre and office building held at $160,000. In part payment they took a business building in Orange, N. J., and about 188 lots in Nutley, N. J.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Willow av to M. C. Howard; 60x100 on 3d av to H. B. Claflin; and 20x100 on Myrtle av to Minnie Zeller.

HOBOKEN, N. J.—John I. Weller sold to the Zerman Realty Co. 424, 428 and 432 Paterson st, West Hoboken, N. J., four 4-sty flats, 100x100. The realty company gave in part payment 10 2-family brick houses, 225x290, on the east side of Gregory av, Weehawken.

LEASES.

Revillon Freres on Fifth Avenue.

Revillon Freres leased, through Clark T. Chambers and Frank D. Veiller, the new six-story building, erected by Michael Dreicer, at the southwest corner of Fifth avenue and 53d street, for twenty-one years, at an aggregate rental of about $1,000,000. The building is one of the most attractive on the avenue, built in the Francois Premier style of architecture, from plans by Henry Otis Chapman. It is on part of the site of the one-time Gallatin mansion, acquired by Mr. Dreicer from Mrs. Amy G. Gallatin about two years ago. Revillon Freres will take possession next July. Their present establishment in West 34th street was recently leased to the Bedell Company.

Will Pay $12,000 a Year.

Francis S. Smithers has leased, through Pease & Elliman, the twelfth floor in the apartment house being erected, at the southeast corner of Park avenue and 61st street, by the Edgar A. Levy Park Avenue Company. The rental for the twenty rooms and five baths will be about $12,000 a year.

Mr. Friedsam on Park Avenue.

Geo. R. Read & Company have leased to Michael Friedsam, president of B. Altman & Company, the eighth floor in the apartment house being erected by the Fullerton Weaver Realty Company, at the northwest corner of Park avenue and 54th street. One-time Governor Levi P. Morton leased an apartment in this building last week.

Clothiers Near Civic Centre.

Morris Goldstein leased from the estate of Dean Hoffman the five-story building at the northwest corner of Park Row and Baxter street, on lot 24.2x78.10, for twenty-one years. The lessee will alter the present building or erect a new eight-story structure to be occupied by his clothing establishment. The site is near the new Civic Centre.

Mrs. Astor Leases.

U. S. Trust Co., representing Mrs. John Jacob Astor, has leased the six-story building, 22-26 West 34th street, for five years, at a reported net rental of about $18,000 per annum. The lessee

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is said to be S. Blumenkron, who will extensively alter and sub-lease the stores and lofts.

Wendel Corner Leased.

Burnol Fuel Corporation has leased from the estate of John G. Wendel the four-story garage at the northwest corner of Broadway and 50th street, on plot 100x100, which has been unoccupied for ten years. The broker was Frank E. Malone, the estate being represented by Burlock E. Rabell, as attorney. The lessees will make extensive alterations and occupy. It was originally intended for a garage, but owing to the many restrictions placed upon it by Mr. Wendel, has not been able heretofore to find a tenant.

Beef Company in 125th Street.

Morris B. Baer announces that he has leased his property at 66-70 East 125th street and 63 East 124th street to the Star Beef & Provision Company.

Manhattan.

ALBERT B. ASHFORTH, INC., leased an apartment at 140 West 55th st to Mrs. M. Brewer; also at 124-6 West 55th st to Abraham Morrill, and at 148 West 57th st to Mrs. Ross Heywood.

ALBERT B. ASHFORTH, INC., leased the store and basement at 32 West 32d st to Kastner Brothers; also offices in the Acker, Merrall & Condit Bldg. at the southwest corner of 5th av and 35th st to the French Model Co., Emil Juhasz, the Prophytol Products Sales Co., and to Benjamin S. Catts, of 29 Broadway.

AMES & CO. leased through Porter & Co. for the Sampeck Realty Co. the store in 132 West 34th st to Golden & Sugarman, of 121 West 125th st; for Goldman, Sachs & Co. the store 128 West 34th st to M. Newman; for R. S. Minturn the top loft in 11 East 22d st to the Seymour Cravat Co., of 13 East 22d st; the top loft in 130 West 28th st for Hakalist Realty Co. to Laguna & Wing, of 5 East 14th st; for J. A. Weser to S. Kornberg & Son, of 21 East 14th st, space in 125 West 26th st; for Walsh & Ives a loft in 366 West 50th st to Hershfield & Baum; for New York Flower Supply Co. to Joseph Greenbaum top loft in 103 West 28th st, and for G. Sattler to Louis Cohen & Co. space in 18 West 31st st.

WM. S. ANDERSON CO. leased for Albert J. Rifkind to the Progressive Club of the 18th Assembly District the dwelling at 360 East 69th st.

WM. S. ANDERSON CO. leased for Otto H. Kahn to William L. Strauss the private garage at 165-167 East 70th st.

BARNETT & CO. leased the store in 16 East 125th st to the Schwarz Dress Co., and the store in 62 East 125th st to L. Oppenheim.

BASTINE & CO., as agents of 34 East 12th st, leased the 2d loft to Joseph Simon, manufacturers cloaks and suits.

BASTINE & CO., as agents of 91-3 5th av, leased the 6th loft to J. Huchberger & Co., dealers in men's clothing specialties, of 684 Broadway; this building is now entirely rented; also at 112 East 19th st space to the Studio of Pictorial Art, and through M. & L. Hess, Inc., the rear half of the 11th floor to the Publishers' Information Bureau.

BASTINE & CO. leased the 3-sty stable 414 West 45th st to the Glenwood Sand & Gravel Co., of 268 West 34th st.

JULIA BEVERLEY HIGGENS leased for Mrs. Peter A. Jay, her house, furnished, at 19 East 75th st, to William G. Borland.

CHARLES BUERMANN & CO. leased for Mrs. Ellen Hoy the 5-sty tenement 6 Columbia st to Solomon Bisgaier for 10 years.

CAMMANN, VOORHEES & FLOYD have leased the store and basement 80 Front st to the Costa Rican Trading Co; also for Douglas Robinson, Chas. S. Brown Co. the store 89 Wall st to Rutger Bleecker, of 86 Front st.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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TWENTY-SEVENTH ANNUAL STATEMENT
OF THE

American Real Estate Company

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

Condensed Balance Sheet at close of business
December 31st, 1914

ASSETS

Real Estate—Land and Buildings		$26,907,763.90
Less: Total Mortgages Thereon		11,710,960.00
Net Valuation of Real Estate Owned		$15,196,803.90
Mortgages Owned	$1,659,352.40	
Securities of Other Companies	220,000.00	
Leasehold Property in New York City	20,000.00	1,899,352.40
Cash in Banks and Offices		327,947.75
Accounts and Bills Receivable and Interest Receivable, due and accrued		201,278.26
All other Assets, Accruals, etc.		96,318.52
Total		$17,721,700.83

LIABILITIES

6% Coupon Bonds and Certificates—Fully Paid		$8,362,394.24
6% Accumulative Bonds and Certificates—Instalments paid in and Interest accrued thereon		5,329,730.73
Accounts payable and Reserves for final payments on Building Contracts		51,981.55
Interest on Mortgages—Accrued but not due		155,452.10
Interest on fully paid Bonds, etc., Accrued but not due		196,764.77
All other Liabilities—Accruals, etc.		64,522.03
		$14,160,845.42
Capital Stock—7% Preferred Stock	$1,803,100.00	
Common Stock	147,200.00	
Surplus	1,610,555.41	3,560,855.41
Total		$17,721,700.83

Detailed Statement certified to by Appraisers and Public Accountants will be mailed upon request.

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AUSTIN L. BABCOCK, Vice-Pres. & Sec.
FRANCIS H. SISSON,
WILLIAM B. HINCKLEY, Vice-President
RICHARD T. LINGLEY, Treasurer
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CROSS & BROWN CO. leased to Cutting Larson Co., of 225 West 58th st, store at 1800 Broadway; offices at 336 Broadway to Gustave Hays, Abraham Kadison and Richard Fink, and in conjunction with Edgar A. Manning space on 12th floor at 14-16 East 33d st.

CROSS & BROWN CO., in conjunction with Frederick Fox & Co., leased 12th floor at 149 West 36th st to S. Bershansky Co., and in conjunction with S. Osgood Pell & Co., as agents, the store at 1892 Broadway to Shaw-Pearson Motor Corp., also an apartment at 66 West 37th st to Alexander Haim, Jr.

CROSS & BROWN CO. leased space on the eighth floor at 14-16 East 33d st to Reed & Billington, and in conjunction with Daniel Birdsall & Co. the 10th floor in 12-14 West 37th st to "Ovida." These buildings are now entirely rented.

CROSS & BROWN CO. leased to the Haynes Automobile Co. of 1715 Broadway space on 3d floor at 136-46 W. 52d st, and in conjunction with Louis Schrag the 12th floor at 129 W. 22d st to Michel Mouari; also leased for Edward W. Browning an apartment at 142 E. 24th st to Mrs. Arthur Cooley.

CARSTEIN & LINNEKIN, INC., leased the 4th loft at 21 West 39th st to Bernard L. Meters; space at 43 West 27th st to the LaRose Dress Co., of 119 Spring st; at 315 4th av to Nathaniel E. Goldberg, of 684 Broadway; at 874 Broadway to Rudolph and Joseph W. Newman; offices at 347 5th av to S. A. Fitzgerald and F. J. McPeake; at 320 5th av to W. A. Swann, of 71 West 23d st, and additional space at 456 4th av to the Presbrey Syndicate.

DOUGLAS L. ELLIMAN & CO. as leased apartments at 755 Park av to W. Whitewright Watson; in 122 East 82d st, furnished, for Mrs. Mary C. Van Amburgh to Lawrence Gourlay; in 36 Gramercy Park, furnished, for William W. Peake to Egbert Moxham, and in conjunction with Albert B. Ashforth, Inc., in 18 East 48th st to Mrs. Edith Karcher.

FREDERICK FOX & CO. leased a loft at 28-30 West 4th st to the New York Hat Leather Co., of 14 West 4th st; at 5-7 West 4th st to Abramson & Stein; at 137-139 Grand st to Katz Brothers; at 425 5th av to Alfred J. McKenna & Co., of 20 Broad st; at 148-150 West 52d st to the Standard Cigar Stands Co.; and space in 320 5th av to Leon Rosen; in 110 West 14th st to Sussman & Wolf, and in 450 4th av to S. A. Cawthra & Co.

GOODWIN & GOODWIN rented for the Realty & Improvement Co. to H. Clott and R. Fasman the double store 262 Lenox av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased apartments at 5 West 58th st to J. A. Goodin and Miss Annie O'Brien, and the entire front portion of the parlor floor store to the Social Secretaries, Inc.

HEIL & STERN leased for Brogan Building Co. in 259-61 5th av parlor store to Napoleon A. Cusson, of 24 West 27th st; for 31 East 31st St. Realty Co. in 31-7 East 31st st 4th loft to Joseph Durst; for 142 West 26th St. Realty Co. in 142-4 West 26th st, 4th loft to Flashberg & Glekel; for Marmac Construction Co. in 30-2 West 24th st 7th loft; for Colony Construction Co. in 63-7 West 38th st 7th loft to Harry Scher & Co., of 40 West 27Eagle st; for Improvement Co. in 134-40 West 26th st 5th loft to Morris Wolgel & Co., of 133 West 21st st.

M. & L. HESS, INC., leased the sixth loft in 40-42 West 15th st to the Pilgrim Waist Co., of 42 West 15th st; the store and basement in 14-16 West 17th st to Ernest Bocker; and the store and basement in 110 West 17th st to the Greater New York Metal Box Co., of 60 Grand st.

HOUGHTON CO. leased for the Waunegan Realty Co. to Esteben Ortega the 4-sty dwelling 117 West 88th st; the same broker rented recently to Mr. Ortega the adjoining dwellings 113 and 115.

HOUGHTON CO. rented for Nathaniel Bloom the 4½-sty dwelling 251 West End av to Frederick Van Troy.

HOUGHTON CO. leased for the Hennessy Realty Co., Joseph Polstein, president, the 4-sty dwelling, 43 West 82d st, to Edna Arnold.

FELIX ISMAN, INC., leased to Joseph Thum the 2d floor in the southwest corner of Broadway and 31st st. The lessee occupies the three upper floors for the Thum billiard parlor and bowling alleys.

A. KANE & CO. rented for Porter & Co. the 3-sty dwelling 266 West 121st st to Margaret Styles.

OLIVER LAKIN leased for Jesse W. Ehrich 2555 Broadway, at the southwest corner of 96th st, to Joseph H. Cronin for a restaurant and cafe; also for Watterson, Bernstein Co. the dwelling 151 West 46th st to Morris Goldstein and for the Sanford Hotel Co., H. S. Duncan, president, the basement store in the Continental Hotel, 41st st and Broadway, to Nicolo Cuccia and John Cannarata.

FIRM OF LEONARD J. CARPENTER leased for the estate of Lewis C. Jones the 5-sty building 101-103 Wall st to Leon Israel & Brothers.

LEROY, COVENTRY & CO. rented for Emily I. M. Frame the dwelling 236 West 71st st to John S. and S. A. Rose.

SAMUEL H. MARTIN leased for Annie B. Cushman the 3-sty dwelling 103 West 71st st for 3 years to Berenzotis & Borodenos.

SAMUEL H. MARTIN leased offices in the Simpson Building, Broadway and 67th st., to the Charity Organization Society of New York and to the National Association of Audubon Societies.

CHARLES F. NOYES CO. has leased for William Zinsser Realty Co. to Otto Schulz the building 101 William st for 10 years and 2 months at an aggregate rental of about $25,000; for the same owner, also 19 Spruce st to the A. C. Lawrence Leather Co., of 621 Broadway; and for Alfred M. Rau a floor in 419-421 Lafayette st to Hugh J. Chrystie for 5 years at an aggregate rental of about $17,000.

CHARLES F. NOYES CO. leased the ground floor in 67-69 Front st for the Preferred City R. E. Co. to R. P. Franqui & Co. of 171 Front st; for the Standard Scientific Co. the store, basement and 1st floor in 147-153 Waverly pl to Pisani Brothers of 233 West 4th st, and for the Bertfield Realty Co. a loft in 31-33 West 19th st to the Accurate Cloak Co.

CHARLES F. NOYES CO. leased for Harry C. Hallenbeck the four upper floors of 130-132 Maiden lane to Manuel Rodriquez; this lease completes the renting of the building, which was altered some time ago; also leased space in 61 Beekman st for John J. Burton to A. Klein; offices in 15-19 East 26th st for the Jacob Ruppert Realty Corp'n to the Garland Mfg. Co., of 476 Broadway, and space in 49 West 24th st to the Serial Publication Corporation.

PEASE & ELLIMAN leased for Horace K. Saks his 5-sty residence 60 East 73d st to Louis J. Grumback.

PEASE & ELLIMAN leased for the Lawyers Co-Operative Publishing Co., of Rochester, N. Y., for their New York office, the 4th floor of 55 Liberty st; the lessee will maintain a law library for the use of other tenants in the building; the same firm also leased for Mrs. Mary V. B. Sharpless to Mrs. Mary E. Blake the residence 150 East 38th st, and for Marmaduke Tilden his furnished apartment in 73 East 74th st to Cornelius W. Wickersham; for I. Randolph Jacobs to Charles M. Wood the 4-sty house 214 West 70th st; a floor as agents for 11 West 37th st to Madame Rose; and apartments in 56 West 11th st to Nelson L. Robinson; and in 146 East 49th st to Hamilton Rogers.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, space in 25 West 45th st to the Gas Consumers Association of the United States, of 218 West 47th st; also renewed the lease of the store in 307 5th av to John Wells; and for the Jekyll-Walker Corporation rented a duplex apartment in 829 Park av to Miss Kate L. Harmon.

PEASE & ELLIMAN leased to the Newark Shoe Stores Co. the ground floor in 124 East 14th st; to the United Cravat Stores Co. the store in 148 East 14th st; for the Greenwich Savings Bank to John W. Brett the 4-sty dwelling 15 West 37th st; and for Mrs. Paulding Fosdick to Mrs. A. R. Gilmore an apartment in 116 East 63d st.

PEPE & BRO. leased for the Farmers Loan & Trust Co. the store and basement in 3 West 3d st to the Hatters Supply Co.

PEPE & BRO. leased for the Portland Development Co. 16 St. Luke's pl to Vito Mammano for 3 years and 3 months, at an aggregate rental of about $3,000.

PORTER & CO. leased for Ella Barnett to Charles Ekstrand the 3-sty dwelling 348 West 121st st.

GEO. R. READ & CO. leased for the estate of C. Jourgensen the store in 96 Maiden lane to Calenti & Cobas, of 7 Cedar st; also for the National Railway Publication Co. space in 36-38 Park pl to the William R. Gregory Company, of the Produce Exchange; space on the 10th floor of the new Equitable Building to McWhorter & Boyce; offices in 13 William st to Adams & Porter, of 91 William st, and William H. Young & Co., of 91 William st, and to Charles M. Waters; in 60 Wall st space to Childs, Parr & Joseph, Charles M. Travis, Corbett & Kelly, Johnson & Wahlman and the Empire Railroad Appliance Co.; in the Bank of Commerce Building space to Hallowell & Henry, of 52 Beaver st; in 113 Pearl st, space to the Hudson Fertilizer Co.; in 120 Liberty st offices to the Tidewater Mill & Lumber Co., Adamac Machine Supply Co., Joseph Besner and Howard P. Crook; in 68 Broad st offices to Werner S. Hammesfahr; and in 39 Cortlandt st space to Stephen D. Barnett, of 30 Church st.

SHAW & CO. leased for George A. Gardner the 4-sty dwelling 57 West 130th st to Charles Fiedler.

VAN NORDEN & WILSON leased for DeSelding Bros., as agents, the store and basement, 1661 Broadway, in the Albany Hotel, to the New York Prescription Pharmacy, now at 457 6th av.

EDWARD C. H. VOGLER leased to the Profit Sharing Groceries Corporation the store at the southwest corner of Amsterdam av and 96th st.

WILLIAM J. ROOME & CO. leased the store and basement at 209 West 34th st to the Austrich Arc Lamp Co., of 209 West 38th st; also the store at 61 West 37th st to the Herald Pool Parlor.

CHARLES B. WALKER leased for the Pyle Estates to the Beacon Miniature Electric Co., of 110 Duane st, space aggregating about 30,000 sq. ft. in 129-135 Charlton st and 132-138 King st. The buildings are to be connected by steel bridges, thereby providing for 15,000 sq. ft. to a floor.

SIDNEY L. WARSAWER has leased the store at 312 West 42d st to J. Kastner; also a store at 1 East 42d st for Walter J. Salomon to J. Rabinowitz.

SIDNEY L. WARSAWER leased the 2-sty building, 524 West 40th st, for the Thomas F. White Co. to the Globe Transfer Co. of 516 West 40th st.

SIDNEY L. WARSAWER leased for the Hallanan Dry Goods Co. the store at 671 8th av to Samuel N. Romer.

WM. H. WHITING & CO. and Edw. J. Hogan leased to the Standard Paint Co. for its executive offices a large suite in the Woolworth Building, comprising the greater part of the left wing on the fifth floor. The Standard Paint Co. has been located in the Woodbridge Building at 100 William st for the last fourteen years.

WILLIAM A. WHITE & SONS rented for the Seamans Bank for Savings the dwelling, 109 West 120th st to Mrs. Adele Backhaus.

Brooklyn.

AMES & CO. leased for the W. L. Douglas Shoe Co. a store in 861 Manhattan av.

McINERNEY-KLINCK REALTY CO. leased to the Hanover Shoe Co. the business building, 508 5th av, at an aggregate rental of about $40,000.

Queens.

LEWIS H. MAY CO. leased at Rockaway Park a cottage on North 10th av for Frank Koch to Dr. Wolfe.

Suburban.

FEIST & FEIST leased for the estate of Stephen H. Plum the store and basement in 842 Broad st, Newark, N. J., to Witty Brothers.

FISH & MARVIN leased to Mrs. F. H. Buysse of 236 West 70th st for Mrs. E. B. Brockelmann "Mt. Vernon House," at Scarborough, N. Y., consisting of a large residence and four acres of land; also to George W. Blen for Mrs. Edith M. Sprague, "Elypsee Hill," at Croton-on-Hudson, consisting of a country house and seven acres of land.

NICHOLS & HOBBIE rented for Samuel Ullman his place in Wilson Park, Tarrytown, N. Y., to J. S. Halle. It consists of a 25-room dwelling, garage, outbuilding and about twelve acres.

RULAND & WHITING CO. and L'Ecluse, Washburn & Co. leased the Craig Colgate property at Locust Valley, L. I., to George E. Ide.

S. A. WARNER BALTAZZI leased for G. H. Olney his place at East Williston, L. I., to William C. Fargo, and for Philip Stevenson his place at Westbury, L. I., to Harrison Tweed.

L'ECLUSE, WASHBURN & CO. leased at Great Neck, L. I., the Richard Kehoe property to Egbert Moxham; at Douglas Manor, L. I., with J. Hart Welch, the Hirch house on the waterfront to A. J. Moxham; and at Plandome, on Manhasset Bay, the Robert Nunns property to A. Morimura.

E. S. WILLARD & CO. leased for Thomas D. Hooper his place at Locust Valley, L. I., to James F. Meagher, and for George R. Dyer a house at Brookville, L. I., to Montague Flagg 2d.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Jan. 29 to Feb. 4	1914 Jan 30 to Feb. 5
Total No.	171	196
Assessed value	$9,934,500	$10,754,746
No. with consideration	25	8
Consideration	$1,175,525	$747,000
Assessed value	$1,555,500	$663,650
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	681	783
Assessed value	$39,839,010	$45,806,196
No. with consideration	81	72
Consideration	$3,487,725	$3,019,615
Assessed value	$4,202,050	$3,245,250

Mortgages.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
Total No.	102	103
Amount	$2,684,425	$4,033,040
To Banks & Ins. Cos.	18	21
Amount	$719,250	$2,215,500
No. at 6%	49	43
Amount	$447,175	$1,318,990
No. at 5½%	2	6
Amount	$30,500	$590,000
No. at 5%	30	24
Amount	$1,714,500	$859,750
No. at 4½%	1	.....
Amount	$20,250	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	$4,000	.....
Interest not given	19	30
Amount	$468,000	$1,264,300
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	391	475
Amount	$7,728,372	$17,582,332
To Banks & Ins. Cos.	56	113
Amount	$2,225,250	$12,180,000

Mortgage Extensions.

	Jan. 29 to Feb 4	Jan. 30 to Feb. 5
Total No.	40	52
Amount	$1,582,000	$2,603,425
To Banks & Ins. Cos.	12	15
Amount	$842,500	$1,873,000
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	178	249
Amount	$6,880,093	$9,337,985
To Banks & Ins. Cos.	51	57
Amount	$3,646,500	$5,126,450

Building Permits.

	1915 Jan. 30 to Feb. 5	1914 Jan. 31 to Feb. 6
New buildings	17	8
Cost	$2,567,000	$279,300
Alterations	$101,200	$82,889
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	38	41
Cost	$9,027,100	$3,780,400
Alterations	$388,441	$954,122

BRONX.

Conveyances.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
Total No.	109	135
No. with consideration	20	15
Consideration	$218,900	$91,682
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	561	516
No. with consideration	66	62
Consideration	$798,805	$682,657

Mortgages.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
Total No.	53	85
Amount	$399,504	$1,022,535
To Banks & Ins. Cos.	2	5
Amount	$17,750	$334,000
No. at 6%	21	49
Amount	$128,749	$363,655
No. at 5½%	7	3
Amount	$61,950	$277,180
No. at 5%	3	15
Amount	$21,400	$169,500
Unusual rates	.....	1
Amount	.....	$2,500
Interest not given	22	17
Amount	$187,405	$209,700
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	297	374
Amount	$2,004,518	$3,115,835
To Banks & Ins. Cos.	12	49
Amount	$140,250	$966,751

Mortgage Extensions

	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5
Total No.	22	15
Amount	$461,800	$170,400
To Banks & Ins. Co.	3	1
Amount	$163,000	$26,000
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	87	99
Amount	$1,513,025	$1,704,550
To Banks & Ins. Cos.	20	14
Amount	$363,950	$332,000

Building Permits

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb 5
New buildings	17	11
Cost	$450,500	$204,600
Alterations	$47,225	$25,230
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New buildings	69	59
Cost	$2,155,350	$1,568,750
Alterations	$65,760	$92,880

BROOKLYN.

Conveyances.

	1915 Jan. 28 to Feb. 3	1914 Jan. 29 to Feb. 4
Total No.	379	532
No. with consideration	30	40
Consideration	$284,155	$243,942
	Jan. 1 to Feb. 3	Jan. 1 to Feb. 4
Total No.	1,802	2,388
No. with consideration	211	249
Consideration	$1,082,149	$2,330,662

Mortgages.

	1915 Jan. 28 to Feb. 3	1914 Jan. 29 to Feb. 4
Total No.	306	408
Amount	$1,107,281	$1,429,492
To Banks & Ins. Cos.	56	83
Amount	$430,691	$466,200
No. at 6%	180	217
Amount	$455,106	$533,939
No. at 5½%	68	120
Amount	$440,250	$586,330
No. at 5%	40	45
Amount	$175,475	$226,900
Unusual rates	3	6
Amount	$3,400	$17,000
Interest not given	15	29
Amount	$33,050	$65,323
	Jan. 1 to Feb. 3	Jan. 1 to Feb. 4
Total No.	1,363	1,655
Amount	$4,468,740	$5,796,131
To Banks & Ins. Cos.	173	208
Amount	$998,891	$1,790,600

Building Permits.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
New buildings	48	69
Cost	$562,000	$620,650
Alterations	$56,725	$109,590
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New buildings	262	319
Cost	$2,161,710	$4,221,475
Alterations	$297,140	$264,840

QUEENS.

Building Permits.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
New buildings	71	58
Cost	$177,325	$267,400
Alterations	$15,595	$15,315
	Jan. 1 to Feb. 4	Jan. 1 to Feb 5
New buildings	256	243
Cost	$242,624	$1,176,117
Alterations	$55,983	$80,335

RICHMOND.

Building Permits.

	1915 Jan. 29 to Feb. 4	1914 Jan. 30 to Feb. 5
New buildings	12	11
Cost	$98,850	$38,310
Alterations	.....	$1,520
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New Buildings	36	48
Cost	$149,440	$93,010
Alterations	$4,700	$10,995

OBITUARY

WILLIAM M. BROWN, of Pennsylvania, Congressman-elect and one time Lieutenant Governor of that State, died on Sunday afternoon at the Hotel McAlpin of pneumonia. He was sixty-four years old and heavily interested in New York City real estate, also controlling valuable holdings in Pennsylvania and Ohio.

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VAULTS FOR VALUABLES

DAVID EINTRACHT, retired real estate dealer, died on Monday at his home, 2194 7th av, aged seventy. He was born in Cracow, Austria. He is survived by two sons and five daughters.

LOUIS W. GULAGER, a real estate operator and for forty years a resident of Far Rockaway, died on Sunday at his home there, aged seventy-eight. He was a sergeant in Company D, 17th Regiment, during the Civil War and was for 17 years employed with the United States Treasury Department in Manhattan.

W. G. PLATT, aged sixty-seven, a retired real estate operator of Long Island, died at his home, Rochelle Park, N. J.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

ANNIE P. CORCORAN.—108 West 61st st block 1132, lot 39, 4-sty flat, 40x100.5, $39,000.

JAMES R. COSTELLO.—419 West 21st st, Block 719, lot 29, 3-sty dw, 21.10x104.6, $14,000.

MARY S. CUNNINGHAM.—4 East 130th st, Block 1754, lot 67½; 3-sty dw, 16.8x99.11, one-third interest, $3,000.

FRANK J. McNICHOLS.—229 East 51st st, Block 1325, lot 16, 4-sty ten, 20x100.5, $10,000; 1332 1st av, Block 1466, lot 4, 4-sty ten, 25x75, $20,000.

REAL ESTATE NOTES.

MARSTON & CO. have moved from 477 5th av to 30 East 42d st.

PEASE & ELLIMAN have been apointed agents for 61 West 52d st.

SHAW & CO. have been appointed agents for 253 West 134th st, 1978 Madison av and 53 West 131st st, 25 West 113th st and 155 West 118th st.

POLIZZI & CO. were the brokers in the recently recorded sale of 509-511 East 13th st for the Mack Construction Co. to Francesco Di Lorenzo.

CLEMENT H. SMITH was the broker in the recently recorded sales of 1320 Brook av and the southeast corner of Grand Boulevard and Concourse and 192d st.

JOHN M. THOMPSON has obtained a mortgage of $21,500 for 3 years, from the Title Guarantee & Trust Co., for Miss Mary Jameson on 58 East 86th st.

ALBERT B. ASHFORTH has been appointed leasing agent of 42 West 15th st and 445 West 45th st; also managing agent of 254 West 31st st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the 9-sty apartment house in course of construction at 114-120 East 84th st by the Surrey Realty Co., Samuel A. Herzog, president.

KURZ & UREN were the brokers in the recently recorded sale of the 6-sty loft building at the northwest corner of Greene and West Houston sts for the Helena Realty Co. to Thomas H. Roff.

C. GRAYSON MARTIN is the buyer of the property of the late Benjamin Altman at the northwest corner of 5th av and 50th st, reported sold last week. The brokers were Geo. R. Read & Co.

EUGENE J. BUSHER has placed a mortgage loan of $29,000 for Harry Isaacs on 430-432 East 155th st; also for Eugene Berry $2,500 on 1544 St. Lawrence av, and for Eugene Stratton $2,400 on 1690 Nelson av.

BERT G. FAULHABER announces that he will continue in the real estate appraising and brokerage business at 206 Broadway. Mr. Faulhaber recently sold his agency business at Broadway and 156th st to the Knap & Wasson Co.

TRINITY CHURCH has purchased for $31,000 from Eveline Zingseu the 4-sty building at the southwest corner of Hudson and Desbrosses sts, on lot 25x75. This was the only parcel in the block front between Vestry and Desbrosses sts which the church did not own.

HARRIS & MAURICE MANDELBAUM resold through the Charles F. Noyes Co. their one-fifth interest in 127-131 West 33d st, old 3 and 4-sty buildings on plot 75x98.9, and in 105 Broad st, a 5-sty business building, on plot 36.2x46.1x irreg, to the estate of Aletta M. Hegeman, which owns the other four-fifths.

JAMES K. HACKETT, actor-manager, who recently bought the former W. E. Woodend residence at 58 West 71st st, acquired title on Tuesday from Florentine Sutro to the adjoining house at 56. He now controls a plot 40x100.5. It is said that Mr. Hackett will convert the two houses into one large residence.

DEEDS have been recorded for the transfer of the Bijou Theatre property at 1237-1239 Broadway through to 502-504 6th av, by Alfred M. Heinsheimer and others as trustees, to Walter F. Hopper, of Isaac A. Hopper, Inc. The buyer will erect a 16-sty store, loft and office building, a $1,000,000 loan having been given by the sellers.

BULKLEY & HORTON CO., of Brooklyn, has recently installed a "Repair Department" for handling all repair work, except decorating, on the properties which they manage. They employ mechanics direct, buy their own materials, and have their own shops. Realizing that strict economy on repairs is the most essential thing in obtaining the maximum income from real estate they have carefully planned this department and figure on saving about 25 per cent. for their clients. It is practically a new idea for Brooklyn and should be well received.

GARFIELD REAL ESTATE CO.'S Illustrated Bulletin No. 36, which is just out, contains a selected list of shops, offices, lofts and factories to rent at Rochester, N. Y., for which the company is the sole agent, and in nearly every case it takes the landlord's place as manager. Both tenants and owners appreciate the completeness and efficiency of Garfield service. Its equipment is so large and so many experts are employed for the various parts of its work, that the tenant is certain of quick and efficient attention in any emergency and the landlord knows that every need of the property is cared for promptly and effectively.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

William Ziegler, Jr., as plaintiff, became the owner of the six and seven-story buildings, at 4 and 6 West 37th street, on a bid of $215,000, which was $64,758 less than existing encumbrances. The premises adjoins the new eight-story building of Robert W. Goelet, at the southwest corner of Fifth avenue and 37th street, and this location attracted possible buyers, but the highest bid that an outsider was willing to make was an unsatisfactory one for the plaintiff.

Next week, probably on account of the holiday, will be a rather light one as far as offerings at auction are concerned. Six properties in Manhattan and seven in the Bronx will be knocked down to the highest bidder.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 5, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

122D st, 359 W (*), ns, 116 e Morningside av, 15x100.11, 3-sty & b stn dwg; due, $10,945.65; T&c, $418.72; Donald Robertson. 11,000

165TH st, 552 W, ss, 132.6 e Bway, 16x104.10x16x106.5, 4-sty & b stn dwg; adj sine die. ——

179TH st, 531-3 W (*), ns, 100 w Audubon av, 50x100, 5-sty bk tnt; due, $3,646.99; T&c, $——; Harry Blaumer. 57,500

7TH av, 1961-9, nec 118th (No 159), 100.11 x100, 3-5-sty bk tnts, strs on cor; withdrawn.

BRYAN L. KENNELLY.

12TH st, 224 E, ss, 261.6 w 2 av, 23.4x106.6, 4-sty stn tnt; also BRIGGS AV, ns, 150 e Bedford Pk blvd, 50x110, vacant; also BRIGGS AV, ns, 250 e Bedford Pk blvd, 100x110, vacant; also HULL AV, nec Mosholu Pkway, 105.10x110x152.11x119.8, vacant; due, $6,165.60; T&c, $——; Mrs Buena Vista M Busch. 7,000

37TH st, 4-6 W (*), ss, 141.6 w 5 av, 43x98.9, 2-6-sty bk loft & str bldgs; due, $273,-107.60; T&c, $6,650.74; Wm Ziegler Jr. 215,000

HENRY BRADY.

21ST st, 107 W (*), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; due, $5,617.02; T&c, $——; Jos Buehler Inc. 5,821

SAMUEL MARX.

32D st, 142 W, ss, 435 w 6 av, 20x44.7x 20.5x40.2, 3-sty bk tnt; adj Feb16. ——

JACOB H. MAYERS.

106TH st, 302 W (*), ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; due, $32,-709.77; T&c, $1,137; Edw J O'Gorman et al exrs. 30,000

Total	$326,321
Corresponding week 1914	509,544
Jan 1, 1915 to date	4,070,587
Corresponding period 1914	5,256,498

Bronx.

The following are the sales that have taken place during the week ending Feb. 5, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Prospect av, 1037 (*), ws, 158 n 165th, 50x175, 3-sty fr dwg; due, $11,887.63; T&c, $582.09; Henriette S Orth et al. 12,000

HENRY BRADY.

143D st, 468 E (*), ss, 625.6 e Willis av, 31.11x115.10x43.10x112.1, 2-sty & b fr rear dwg; due, $3,352.47; T&c, $499.07; sub to 1st mtg $1,000; Margt Peterson. 4,000

Briggs av, 2753, ws, 120 n 196th, 20x91.11 x—x91.7, 3-sty bk dwg; due, $2,093.14; T&c, $330; James A Regan. 7,200

BRYAN L. KENNELLY.

175TH st E, sec Grand Blvd & Concourse, see Grand Blvd & Concourse, 1770.

Briggs av, ns, 150 e Bedford Park blvd, see 12th st, 224 E, Manhattan Auction Sales.

Briggs av, ns, 250 e Bedford Park blvd, see 12th st, 224 E, Manhattan Auction Sales.

Eastburn av, swc 175th, see Grand Blvd & Concourse, 1770.

Grand Blvd & Concourse, 1770, sec 175th, runs sw59.1xs83.10xs10xe50 to Eastburn av xn126.3 to 175th xw9.5 to beg, 5-sty bk tnt; withdrawn. ——

Hull av, nec Mosholu Pkway, see 12th st, 224 E, Manhattan Auction Sales.

Mosholu Pkway, nec Hull av, see 12th st, 224 E, Manhattan Auction Sales.

JAMES J. DONOVAN.

Cornell av (*), ns, 135 e Old rd, 50x100; due, $431.80; T&c, $141.42; Maurice S Hyman. 600

Zulett av (*), ss, 425 w Mapes av, 50x100; due, $403.62; T&c, $88.50; Rose Hyman. 600

SAMUEL MARX.

Fort Independence st, 3394 (*), es, 488.5 nw Giles pl, 25.1x74.5x25x75.4, 3-sty fr dwg; due, $5,955.27; T&c, $312.54; Railroad Co-operative Bldg & Loan Assn. 3,000

CHAS. A. BERRIAN.

201ST st, 284, on map 282 E (*), ss, 110 e Briggs av, 25x100, 2-sty fr dwg; due, $5,625.50; T&c, $129.09; Kath Hett. 2,000

Washington av, 1836-44 on map 1836-42 (*), es, 162 s Mott, 62x120, 2-sty bk tnt & str & 2-sty fr tnt & str; due, $4,945.92; T &c, $359; sub to 1st mtg $21,000; Minnie Wollner. 21,500

Total	$50,900
Corresponding week 1914	130,750
Jan 1, 1915, to date	526,225
Corresponding period 1914	687,017

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 3, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

BOND ST (*), nws, 80 sw Baltic, 20x50; Frances I Reed. 2,000.00

DEAN ST, ss, 121.4 e Stone av, 19x107.2xirreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7xirreg; adj Mar 2. ——

DEAN ST (*), ns, 300 e Grand av, 16.8x110; N Y Mtg & Security Co. 1,750.00

SEDGEWICK ST, ss, 300 w Columbia, 25x100; Michael Ajello. 100.00

59TH ST, sws, 212.10 nw New Utrecht av, 20x100.2; A B Roberts. 4,100.00

WYTHE AV (*), ws, 40 s Clymer, 20x60; Interboro Brewing Co, Inc. 4,500.00

WILLIAM J. McPHILLIAMY & CO.

BAINBRIDGE ST, ns, 575.3 w Ralph av, 18x100; Louis Klepper def. 6,950.00

BALTIC ST, ss, 200 e Smith, 25x100; withdrawn ——

BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Jay Holding Company. 1,000.00

DENYSE'S LANE, sws, adj land of Geo Van Brunt, runs sw429.4xnw— to 81st xs 130xw260xn130xw—xne—xse 102.7 x n19.11xse60xn100 to 79th xse450.7xse 125 to beg, except parts released; N Y Mtg & Security Co. 46,800.00

HARRISON PL (*), ns, 250 w Porter av, 150x100; Jos A Burr et al. 3,000.00

E 8TH ST, ws, 110 n Av P, 20x120.6x irreg; also AV R, nec E 14th, 160x100; also E 15TH ST, ws, Lots 508-9; also EAST 23D ST, ws, 440 s Av O, 40x100; Jno H Updegrove. 11,950.00

E 9TH ST (*), ws, 120 s Montgomery, 20x100; The Thrift 5,000.00

E 26TH ST (*), ws, 132 n Newkirk av, 34x100; Stella Foreman. 6,500.00

AV M (*), ns, 60 e Ryder, 40x100; Clarence P Tompkins 2,500.00

NOSTRAND AV, ws, 100 n Av H, 20x90; withdrawn ——

NATHANIEL SHUTER.

BUTLER ST, ss, 175 e Hoyt, 25x100; withdrawn ——

DOUGLASS ST (*), ns, 250 e Smith, 25x100; Mary V Kane. 6,000.00

CENTRAL AV (*), sws, 25 nw Linden, 25x100; Jno Steinmetz 8,500.00

LIBERTY AV (*), swc Elderts la, 7.3 x400x17.5x400; Henry Neugass. 500.00

JAMES L. BRUMLEY.

LINCOLN PL (*), sws, 320.1 nw 6 av, 29.11x100; Carrie L Fulcher. 4,000.00

VAN BUREN ST (*), ss, 50 w Stuyvesant av, 20x100; Mary J Egan. 3,475.00

JERE. JOHNSON, JR., CO.

WAREHOUSE AV, es, 140 s Neptune av, 40x118.10; B J Green. 1,750.00

WAREHOUSE AV, es, 180 s Neptune av, 40x118.10; Adam Klein 1,840.00

WAREHOUSE AV, es, 220 s Neptune av, 40x118.10; Geo J Brown. 1,850.00

WAREHOUSE AV, es, 260 s Neptune av, 40x118.10; Thos Hogan 1,850.00

WAREHOUSE AV, es, 300 s Neptune av, 40x118.10; Emil F Hamberger. 1,900.00

WAREHOUSE AV, es, 340 s Neptune av, 40x118.10; Geo J Brown 2,100.00

Total	$129,915.00
Corresponding week 1914	539,242.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 6 & S.
No Legal Sales advertised these days.

FEB. 9.
ORCHARD ST, 24, es, 178 n Canal, 24.11x88x 25.1x88, 5-sty bk tnt & strs; Marks Kirshbaum —Israel D Shlachetski et al; Jos Gans (A), 140 Nassau; Wm C Arnold (R); due, $5,-368.83; T&c, $15; J H Mayers.

FEB. 10.
MONTGOMERY ST, 29, es, 120.1 s Henry, 19.11 x75x20x75, 3-sty bk school; Metropolitan Savgs Bank—Abr H Sarasohn et al; A S & W Hutchins (A), 84 William; Jos E Davidson (R); due, $11,725.86; T&c, $145.35; Samuel Marx.
72D ST, 123 W, ns, 215 w Col av, 20x102.2, 4-sty & b stn dwg; Chas A Miller—Mary Emma Weir; Giffin & Hannon (A), 115 Bway; Patk J Dobson (R); due, $49,454.67; T&c, $1,-735.00; mtg recorded July 30, 1909; Samuel Marx.
78TH ST, 156 E, ss, 95 e Lex av, 18.9x102.2, 3-sty & b stn dwg; Benj Welles et al—Jas R Keane et al; Chalmers Wood (A), 52 William; Wilbur Larremore (R); due, $18,-296.30; T&c, $298; D Phoenix Ingraham.
111TH ST, 86 E, ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; Franklin Savgs Bank in City N Y—Belle Bloch et al; Wilson M Powell, Jr (A), 7 Wall; Isidor Cohn (R); due, $7,071.41; T&c, $.68.80; Joseph P Day.

FEB. 11.
47TH ST, 252 W, ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & strs; Hannah Cohen—S & J Realty Co et al; Morrison & Schiff (A), 320 Bway; Moses Cowen (R); due, $4,558.10; T&c, $450; Joseph P Day.

FEB. 12 & 13.
No Legal Sales advertised for these days.

FEB. 15.
7TH ST, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; Clarence J Carroll—Patk J Costello et al; Wm F Clare (A), 135 Bway; Rudolps A Seligmann (R); due, $2,580.69; T&c, $854.74; sub to pr mtg $14,000; Bryan L Kennelly.
44TH ST, 110 W, ss, 150 w 6 av, 20x100.4, 4-sty stn tnt; Federal Estates Corpn—Jos Kornhauser et al; Wolf & Kohn (A), 203 Bway; Warren Leslie (R); due, $9,007.32; T&c, $45; sub to mtg $45,500; Bryan L Kennelly.
108TH ST, 14 W, ss, 95 e Manhattan av, 75x100.11, 3-sty stn church; Wm A Martin—1st United Presby Ch of N Y City et al; Lachman & Goldsmith (A), 35 Nassau; Alex Thain (R); due, $53,123.47; T&c, $1.00; mtg recorded May 1, 1908; Henry Brady.
130TH ST, 243 W, ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; General Synod of the Reformed Ch in America—Geo W Tower et al; Reed & Pallister (A), 233 Bway; Wilbur Larremore (R); due, $10,908.97; T&c, $477.92; D Phoenix Ingraham.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

FEB. 6.
No Legal Sales advertised for this day.

FEB. 8.
MACLAY AV, ss, 132.10 e Zerega av, 18x92; Lillian W White—Michl J Hogan et al; Smith Wiliamson (A), 364 Alexander av; Chas F Moore (R); due, $375.31; T&c, $553.30; James L Wells Co.
MACLAY AV, ss, 150.10 e Zerega av, 20x92.5; Lillian W White—Daniel J Daily et al; Smith Williamson (A), 364 Alexander av; Chas F Moore (R); due, $487.93; T&c, $608.24; James L Wells Co.

FEB. 9.
No Legal Sales advertised for this day.

FEB. 10.
MELVILLE AV, 1743, ws, 418.9 n Van Nest av, 18.9x100; Fishkill Savgs Inst—Angelo Rezzano et al; Robt W Doughty (A), Beacon, N Y; Thos J Hassett (R); due, $4,435.49; T&c, $418.85; Joseph P Day.
VAN NEST AV, 389, ns, 50 w Garfield, 25x100; Ella A Butler et al, exrs—Edw Brown et al; Clarence F Corner (A), 375 Pearl, Bklyn; David L Cohn (R); due, $6,373.30; T&c, $1,-172.76; J H Mayers.

FEB. 11.
OAK TERRACE, 604, ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; Mary E Elstner—Sigmund Honig et al; Herman C Kudlich (A), 233 Bway; Arthur N Goegerich (R); due, $5,731.15; T&c, $138.90; Joseph P Day.
BLACKROCK AV, ns, 305 e Castle Hill av, see Watson av, ns — e Castle Hill av.
MORRIS AV, 677-9, ws, 50 n 153d, 50x100, 6-sty bk tnt & strs; Anna Geisler—Jas Cunningham et al; Simmons, Harris & Rofrano (A), 198 Bway; Phoenix Ingraham (R); due, $34,867.62; T&c, $2,989.27; Henry Brady.
WATSON AV, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50 x216 to Blackrock av; Jennie G Buckley et al trstes—Colorado Realty Co et al; Eugene Bery (A), 258 Bway; Jos Kaufmann (R); due, $11,592.80; T&c, $1,800; J H Mayers.
WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

FEB. 12, 13 & 15.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 6.
No Legal Sales advertised for this day.

FEB. 8.
DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscowitz (A), 189 Montague; Michael M Helfgott (R); Nathaniel Shuter.
E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Roosalie Baurhyte et al; Jos M Lipschitz (A), 132 Nassau, Manhattan; I Ehrlich Wolfe (R); Nathaniel Shuter.
SCHENECTADY AV, ws, 140 n Winthrop, 40 x100; Antoinette F Kleine—Jos Stafford Co et al; Wm W Butcher (A), 215 Montague; Alvah W Burlingame, Jr (R); Wm P Rae.

FEB. 9.
ST JOHN'S PL, ss, 163.5 w Ralph av, 40x95.10; Geo Wolf—Wm H Krinko et al; Geo Ludwig (A), 1511 3 av, Manhattan; Edw Kelly (R); Wm J McPhilliamy & Co.

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Legal Sales, Brooklyn, Continued.

E 4TH ST, es, 335.3 n Greenwood, 25x100; Alfred G Reeves et al—Excelsior Bldg & Loan Assn et al; Wm P Dalton (A), 165 Bway, Manhattan; Benj Ammerman (R); Nathaniel Shuter.

E 16TH ST, ws, 543 n Ditmas av, 60x75; Grace E Rupp—Henry J Armstrong et al; Bruce R Duncan (A), 189 Montague; Benj Ammerman (R); Thomas Hovenden.

50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; Ray Gilbert—Thos E Oates et al; Geo W Pearsall (A), 49 Court; Wm Kinnear (R); Wm P Rae.

63D ST, ns, 260 e Narrows av, 20x100; Staten Island Savgs Bank—Jacob S Glaser et al; Albert C Fach (A), Staten Island; A Berton Reed (R); Wm J McPhillamy & Co.

AV L, nwc E 34th, 40x100; Westminster Heights Co—Emanuel Johnson et al; Jones, McKinny & Steinbrink (A); David F Price (R); Nathaniel Shuter.

67TH AV, ws, 28 s 7th, 36x107.10; Kings County Mtg Co—Ladislaus W Schwenk et al; Furst & Furst (A), 215 Montague; W Frank Harrington (R); Wm J McPhilliamy & Co.

18TH AV, ses, 40 sw 70th, 20x90.7; So Bklyn Savgs Instn—Jacob Kaiser Impt Co et al; Action 1; Coombs & Whitney (A), 44 Court; Sheldon A Du Cret (R); Wm P Rae.

18TH AV, ses, 60 sw 70th, 20x90.4, same—same; action 2; same (A); Henry P Burr (R); Wm P Rae.

18TH AV, ses, 100 sw 70th, 20x89.9; same—same; Action 3; same (A); Francis G Coates (R); Wm P Rae.

18TH AV, ses, 120 sw 70th, 20x89.6; same—same; Action 4; same (A); Myles Purvin (R); Nathaniel Shuter.

18TH AV, ses, 140 sw 70th, 20x89.2; same—same; Action 5; same (A); Jno F Coffin (R); Wm P Rae.

FEB. 10.

OLIVE PL, ws, 115.10 n Atlantic av, 17.3x95; Olaf Beder et al; Otto Baertz et al; Geo H Boyce (A), 110 Van Sicklen av; Wm J Mahon (R); Wm J McPhilliamy & Co.

WINTHROP ST, ns, 230.7 e Flatbush av, 55x106; also, WINTHROP ST, ns, 230.7 e Flatbush av, 20x106; Louis Janson—Kath R bush av, 20x106; Louis Janson—Kath R Cusick et al; Robt C Humphreys (A), 44 Court; Wm D Niper (R); Wm J McPhilliamy & Co.

CROSPEY AV, nes, 29 se Bay 23d, 20x97.8; Edw C Philip—Saml Brill et al; Jos H Breaznell (A), 26 Court; Wm M Benedict (R); Wm J McPhilliamy & Co.

ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

FEB. 11.

KEAP ST, es, 75 s Ainslie, 25x75; J Roberts Brundage—Edw S McVey et al; Joseph F Dempsey (A), 59 Wall, Manhattan; Alfred T Davison (R); Wm J McPhilliamy & Co.

VAN SICLEN ST, es, 460.6 s Av T, 18x100; So Bklyn Savgs Instn—Mary F Jeffards et al; Coombs & Whitney (A), 44 Court; Chas E Francis (R); Wm P Rae.

79TH ST, sws, 359 nw 14 av, 55.6x100; Audley Realty Co—Rosina Realty Co et al; Louis J Moss (A), 26 Court; Thos J Evers (A); Wm P Rae.

HAMILTON AV es, 98.10 n Carroll, 20x45; Alfred N Nelson et al—Manuel V Sanchez et al; Edw J Flanagan (A), 44 Court; Jas M Fawcett (R); Wm J McPhilliamy & Co.

FEB. 12 & 13.

No Legal Sales advertised for these days.

FEB. 15.

56TH ST, sws, intersec ses 2 av, 100x40.2; Jno J Cunningham et al—Frank Cooper et al; Jas C McEachen (A), 45 Bway, Manhattan; Alfred T Davison (R); Wm J McPhilliamy & Co.

RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen—Isidore Teplitz et al; Jos J Schwartz (A), 353 Stone av; Patk E Callahan (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 30.

GREENE ST, ws, 112.8 n 3d, 20.3x87.5; Commonwealth Ins Co of N Y—Annie Brown et al; Bowers & Sands (A).

WILLETT ST, es, 100 n Delancey, 16.8x100; Samuel D Sutton—David Weinstein et al; G W Glaze (A).

3D ST, 140-44 W; Greenwich Savgs Bank—Jno McAleer et al; B A Sands (A).

63D ST, 128 W; Harry Weill et al Fredericka Levy et al; H V Goodstein (A).

112TH ST, ss, 125 e 5 av, 25x100.11; Jennie M Sewall et al—Rebecca Danziger et al; F F deltham (A).

139TH ST, ss, 125 w Amsterdam av, 25x125; Chas P Buckley et al; Eugenie Rosendorf et al; W W Buckley (A).

139TH ST, 142 W; Greenwich Savgs Bank—Wm W Davidson et al; B A Sands (A).

142D ST, 203 W; Mathilde A Moller Rachel Jacobson et al; Miller & Bretzfelder (A).

FEB. 1.

35TH ST, 41 W; Chas Marx—Emma S Schoch et al; Otterbourg, Steindler & Houston (A).

116TH ST, ss, 175 e Lex av, 100x100.10; Josephine J Schnurmacher—Rubin Laskin et al; S Berzick (A).

119TH ST, 355 E; Ida M King—Anna Tiejen et al; W E Godfrey (A).

152D ST, ns, 200.10 w Bway, 49.2x199.10; 2 actions; Hugo H Plesen—Mary E Mitchell et al; amended; B Flaishnick (A).

RIVERSIDE DR, nes, 445.1 nw 158th, runs n 228.3 to 160th xw100xs264.7xse102.11 to beg; RIVERSIDE DR, nes, 478.4 nw 158th, runs n257.6xnw63.2xw39.10xs231.11xse110.11 to beg; 2 actions; Union Dime Savgs Bank—Henry Corn et al; Woodford, Bovee & Butcher (A).

WEST END AV, 878; Sigmund M Lehman et al —Lillian Sins et al; Worcester, Williams & Saxe (A).

FEB. 2.

CANAL ST, 67-71; Dorothy Gutman—Isaac Schreiber et al; Arnstein & Levy (A).

5TH ST, 624 E; Barnet Klar et al—Abr Landberg et al; Morrison & Schiff (A).

96TH ST, 334 E; Louis T Lohmeyer—Oscawana Park Co et al; M S Marden (A).

150TH ST, ns, 400 e Bway, 19x99.11; Kings County Savgs Instn—Hilma Nelson et al; W W Taylor (A).

VERMILYEA AV, ss, 100 e 207th, 50x150; Chas F Miner, trste—Cath F Shady et al; M J Sullivan (A).

1ST AV, ws, 24.9 n 26th, 74x24.8x irreg; also 26TH ST, ns, 225 w 1 av, 25x98.9; Bowery Savgs Bank—Bellevue Realty Corpn et al; Cadwalader, Wickersham & Taft (A).

7TH AV, es, 40 s 147th, 40x100; also 7TH AV, es, 40 n 146th, 40x100; 2 actions; Central Trust Co of N Y—Fleischmann Realty Co Inc et al; Joline, Larkin & Rathbone (A).

FEB. 3.

3D ST, 318 E; Harry Hastorf—Maud B Barclay et al; amended; House, Grossman & Vorhaus (A).

69TH ST, ss, 200 w 11 av, 25x100.5; Walther Luttgen—Rose Seiniger et al; C S Davidson (A).

119TH ST, ss, 253 w Lenox av, 18x100.11; Equitable Life Assurance Society of the U S—Brady-Blackbourne Co et al; Alexander & Green (A).

126TH ST, 14 E; Jno A Brown, Jr—Jacob Schattman et al; F H Comstock (A).

134TH ST, 190 W; Chas E Hall—Jas Ross et al; T C Ennever (A).

BROADWAY, nwc 147th, 199.10x125; Sarah Dahiman—147th & 148th Sts Corpn et al; amended; C Putzel (A).

5TH AV, 74-76; 13TH ST, 1 W; also 19TH ST, 39-47; City Real Estate Co—76 5th Av Inc et al; H Swain (A).

FEB. 4.

BAXTER ST, 16; Louis Campora exr—Thos F Fallon et al; A M Thiery (A).

30TH ST, 437-9 W; Mary B Scott—Angeline I Burlingame et al; Alexander & Green (A).

116TH ST, 214 E; Jno J Doyle—Santa Rumore et al; F P Burns (A).

148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savgs in City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).

FEB. 5.

132D ST, 227 W; Mary Woytisek—Jas H Cruikshank et al; amended; L S Lewkowitz (A).

BROADWAY, nwc 67th, 84.9x131.8; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; Lincoln Society of Friends—Florence Joel et al; amended; H J Moskowitz (A).

9TH AV, nwc 201st, 99.11x100; Jos H Freedlander et al—Romney Realty Co et al; Einstein, Townsend & Guiterman (A).

Bronx.

JAN. 29.

174TH ST, ns, 95.6 e Bathgate av, 20x101; Frieda Horowitz—Lena Callahan; N Friedman (A).

LEGETT AV, ws, 40 n Kelly, 40x101; Kath Elias—Helene Freudenmacher et al; L W Osterweis (A).

SOUTHERN BLVD, es, bet E 176th & E 177th, known as Lot 12 Block 2985, Sec 11 on Tax Map; Anna F Ostrowe—Estelle Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).

WALTON AV, ws, 156.6 n 158th, 51.6x101.7; Hermann N Appel—Thos D Malcolm et al; J S Weinberger (A).

LOTS 29 & 30, Block 3349, Map of prop in 24th ward, belonging to heirs of Maria L Travers; Smith Williamson—Abr Cahn et al; Williamson & Bell (A).

JAN. 30.

BURKE AV, ss, 260 e Barnes av, 40x100; Fredk C Hardy Michl J Mack et al; L G Friess (A).

PROSPECT AV, ses, 740.7 ne Tremont av, 22x150; Cath A McGuire—Jas D Rogers, et al; W G Mulligan (A).

WHITLOCK AV, es, 275 s Tiffany, 39x90; Susan McVickar Hemenway, trst—Lockwhit Co, et al; Everett, Clarke & Benedict (A).

WHITCOCK AV, es, 314 s Tiffany, 39x90; Susan McVickar Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A).

LOTS 108, 109, 110, 111 & 112, Map of South Washingtonville; Grace D Thorne et al—Christian H Werner et al; G E Gartland (A).

FEB. 1.

GILBERT PL, 1215; Henry Dreyer et al—Normandie Park Co et al; Elfers & Abberley (A).

GILBERT PL, 1221; Henry Dreyer et al Broad Realty Co et al; Elfers & Abberley (A).

137TH ST, ns, 256.7 e St Anns av, 25x100; Wm Dery et al Mary Treanor et al; H Pouker (A).

163D ST, 782 E; Jessie Nicholas Wort, admtrx—Mary Collins et al; Breithbart & Breithbart (A).

CASTLE HILL AV, es (portion of Lot No. 416, Map of Union port); Arnold Timmerhaus et al Mitchell McDermott Constn Co et al; A J Wolf (A).

FEB. 2.

TIMPSON PL, ws, 242.3 s 149th, 15.9x100; Anthony McOwen—Mina Wright et al; A D Lyons (A).

FEB. 3.

181ST ST, 646 E; Aaron Schlang—S B Realty Co, Inc, et al; G Eichhorn (A).

CROTONA PARK N, 743; Wm N Johnson et al, as trst Rosa Brown et al; Merrill & Rogers (A).

KEPPLER AV, 4205; City Real Estate Co—Elizabeth A Wilhelm et al; H Swain (A).

MONTICELLO AV, nec Jefferson av, 100x175; Jno C Eidt et al—Chas S Terrett et al; Coller & Coller (A).

NAGLE AV (**), ss, 600 e Ellwood, 100x180.5x irreg; Hudson Mtg Co—Gibraltar Realty Co et al; W F Clare (A).

LOTS 14, 15, 22 & 23, parcel 22, on map of Subdivision of prop of Wm B Ogden, Highbridge; Park Mtg Co—Guidone & Galardi Co et al; Seybel & French (A).

FEB. 4.

FOX ST, 643; Philip A Ebni—Maze Realty Co of N Y et al; G A Steinmuller (A).

171ST ST, nwc Brook av, 45.3x100; Michael Real Estate & Mtg Co—171st St & Brook Av Co et al; Leventritt, Cook & Nathan (A).

BAKER AV, ns, 225 e Garfield, 25x100; also BAKER AV, ns, 250 e Garfield, 25x100; Ella A Cregg et al as trstes—Feles Farago et al; E Acker (A).

BEAUMONT AV, es, 233.3 n 187th, 33.4x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A).

BEAUMONT AV, es, 266.16 n 187th, 33.3x100; Julius Simon—Clarence Realy & Constn Co et al; L L Levy (A).

Recorded in N. Y. County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 28.

83D ST, 37 E; City Real Estate Co—Sarah J Walker; Harold Swain (A); Jno H Rogan (R); due.....26,332.32

118TH ST, 14-6 W; Golconda Realty Co —Annie Hoffman; Saml N N Freedman (A); Arthur M Levy (R); due. 6,138.84

JAN. 29.

AV D, nec 8th, 47.6x87; Wm H Schmohl —Geo Holober et al; Wilson, Barker & Wager (A); Patk J Dobson (R); due.....20,342.09

JAN. 30.

No Judgments in Foreclosure Suits filed this day.

FEB. 1.

SUFFOLK ST, es, 149.8 s Grand, 25.4x 100; Public Bank of N Y City—Chas Malawista; Stroock & Stroock (A); Alb B Mayer (R); due.....10,575.00

2D AV, 2025; Moses Aufses—Abr Kassel; Solon B Lilienstern (A); Ezekiel Fixman (R); due.....13,433.28

FEB. 2.

SHERIFF ST, 84; Amelia B Gunther—Jacob Goodman; Wm L Snyder (A); Jos D Kelly (R); due.....22,762.18

53D ST, 141-3 W; Metropolitan Life Ins Co—J Emmet Flanagan et al; Woodford, Bovee & Butcher (A); Saml J Levyson (R); due.....31,385.00

FEB. 3.

No Judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 29.

QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh et al—Fredk Uhl et al; M B McHugh (A); G B Hayes (R); due.....2,620.00

LOT 69, blk B, map of prop belonging to Hudson P Rose, known as Mapes Estate; Georgianna McDonough—Mary A Carter; L E French (A); P Ingraham (R); due.....1,052.00

JAN. 30.

No Judgments in Foreclosure Suits filed this day.

FEB. 1.

141ST ST, ns, 757 e Willis av, 18.9x 100; Fredk R Coudert & Lorenzo Semple as joint trstes—Jennie A Powis et al; Coudert Bros (A); J R Truesdale (R); due.....3,166.25

FEB. 2.

No Judgments in Foreclosure Suits filed this day.

FEB. 3.

JEFFERSON AV, ws, 1,020 n Morris Park av, 25x100; North Side Mtg Corpn—Patk J McSorley et al; Clocke, Koch & Reidy (A); Peter J Everett (R); due.....3,726.32

PART of Lot 32, map of prop in partition belonging to heir of Rebekah Bassford, 24th Ward; Margt J Becker—Ernest Wenigmann et al; Geller, Rolston & Horan (A); G B Hayes (R); due.....4,150.55

FEB. 4.

MACY PL, ss, 75 w Hewitt pl, 25x94.7; Mary Annie Robitzek et al as extrx —Nora Stanton et al; H Robitzek (A); O E Davis (R); due.....6,237.50

148TH ST, ns, 375 w Morris av, 25x 106.6; S Wechsler (A); A J Griffin (R); due.....4,708.13

KINGSBRIDGE RD, nec Kirkside av, 107.3x112.3; Frank S Nute—First National Bank of Amsterdam et al; Brewster & Farries (A); G H Taylor Jr (R); due.....17,007.98

PLOT 26, map of Villa Sites at Riverdale, 24th Ward; Ruby H Popper et al Jas J Devaney et al; M W Monheimer (A); D B Murray (R); due. 2,170.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JAN. 30.

No Lis Pendens filed this day.

FEB. 1.

30TH ST, 43 E; Wm Lustgarten & Co, Inc—Jno Lindley et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).

62TH ST, 53 W; Emil Mayer—Jno G Van Horne et al; foreclosure of tax lien; C H Schwartzman (A).

103D ST E, ns, being Lot 12½, in blk 1697, sec 6; Dora Pines—Rebecca Smith et al; foreclosure of tax lien; T I Schwartzman (A).
124TH ST, 310 E; Celia Moliver—Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
133D ST, 43 W; Celia Moliver—Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
133D ST, ns, being Lot 15½, blk 1758, sec 6; Sol Fishbone— Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
133D ST, nwc Mad av; Sol Fishbone—Bellwood Realty Co et al; foreclosure of tax lien; S M Gottesman (A).
BROADWAY, ss, being Lot 9, blk 2234, sec 8; Dora Pines—Jno Corbitt et al; foreclosure of tax lien; J I Schwartzman (A).
BROADWAY, ss, being Lot 7, blk 2234, sec 8; Helen Seinfel—Jno Corbitt et al; foreclosure of tax lien; T I Schwartzman (A).
COLUMBUS AV, 716; Sol Fishbone—Emma L Pinkney et al; foreclosure of tax lien; S M Gottesman (A).
WEST END AV, 260; Wm Lustgarten & Co, Inc Mary McK Greenwood et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).

FEB. 2.
23D ST, ss, bet 9 & 10 avs, Lot 48; Land & Lien Co—Jacob Appell et al; foreclosure of tax lien; M Frank (A).
28TH ST, ns, 80 e 6 av, 63.2x74x irreg; Henry J Schwartz—Jas M Lehmaier et al; partition; Hirsch, Scheuerman & Limburg (A).
MADISON AV, 1585; Wm Lustgarten & Co, Inc —Sidney E Morse, exr, &c, et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).
2D AV, 1210; Wm Lustgarten & Co, Inc Peter Curran et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).

FEB. 3.
3D AV, 2078-80; Murtha & Schmohl Co—Cross Austin & Ireland Lumber Co et al; counterclaim; Wilson, Barker & Wager (A).

FEB. 4.
No Lis Pendens filed this day.

FEB. 5.
No Lis Pendens filed this day.

Bronx.

JAN. 29.
CRONONA AV, es, 300 n 183d, 50x100; Abr M Jackson—Emil F Lumpe et al; P E Jackson (A).

JAN. 30.
FRISBY AV, es, 63.4 s West Farms rd, 25x94.1; Carl H Klappert—Bronx Gas & Electric Co et al; action to foreclose mechanics' liens; Wesselman & Kraus (A).
WASHINGTON AV, 1748; Jno Roscini et al—Wm F O'Connor et al; action to compel specific performance of contract; Oot & Dunsmoor (A).

FEB. 1.
No Lis Pendens filed this day.

FEB. 2.
CLASSON POINT RD, es, bet O'Brien av & Havemeyer av, known as Lot 198, map of Husson Estate; Adelaide A Wabst—Porter Realty & Development Co et al; action to foreclose transfer of tax lien; G A Moses (A).

FEB. 3.
LOT, 37 blk 4825, sec 17, on land map; Leodegar Siebert—Jno E Ryan et al; action to foreclose transfer of tax lien; G A Moses (A).

FEB. 4.
PLOT 420, subdivision 1, on tax map, Wakefield; Saml C Litwin—Marcella M Oakes; action to foreclose transfer of tax lien; J N Helfat (A).

Brooklyn.

JAN. 28.
CHAUNCEY ST, ns, 350 w Ralph av, 79.9x50x 81.3x50; Jno D Williamson—Clifton Place Realty Co et al; G B Smith (A).
PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; H L Thompson (A).
PULASKI ST, ss, 530.2 e Throop av, 25.5x100; Wilhelmina Bultman—Eugene Muller et al; Reynolds & Geis (A).
STRONG PL, es, 200 s Harrison pl, 25x122; Ida A Peak—Eliz L Sievers & ano; H L Thompson (A).
UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas, Lazansky & N (A).
BAY 29TH ST, ses, 313.4 sw 86th, 46.8x96.8; Jno W Aitken—Jas F Johns et al; to set aside judgment; Burkan & Davidson (A).
90TH ST, sws, 496 se 2 av, 22x100; Edward Steinhardt—Martha Osterman et al; Cary & Carroll (A).
90TH ST, sws, 518 se 2 av, 22x100; same—same; same (A).
CLINTON AV, ws, 126.5 n Myrtle av, runs w 125xn43.8xe19xn2.6xe106xs46 to beg; Ernest M Turner—Peru Realty Co et al; A W Burlingame, Jr (A).
FOSTER AV, ns 175 e 3d, 100x225; Wm H Seibert—Jas R Gormly et al; Gannon, Seibert & R (A).
WAREHOUSE AV, ws, 95 n Mermaid av, 40x 118.10; Corporation of Reformed Dutch Church of Bklyn—Jno E Oberle et al; C L Livingston (A).
WILLIAMS AV, 327; Sonia Dressel—Saml Lemberg et al; J G Abramson (A).
WILLOUGHBY AV, nwc Tompkins av, runs n 77.6xw80xn22.6xw45xs100xe125 to beg; Saml I Acken, Jr Congregation Ohel Moshe Chevra Thilim et al; foreclosure of mechanic's lien; S Nordlinger (A).
PROP. ¼ Lot 73, on map of Linden Terrace, Beautiful Terrace Plots; Jas H Mullarky—Arno A Koch et al; Cary & Carroll (A).

JAN. 29.
BARRETT ST, ws, 100 n Sutter av, 50x100; Max Cohen—Regal Holding Co et al; foreclosure of mechanic's lien; I Solomon (A).
LOUIS PL, ws, 144 s Herkimer, 15.4x97.6; Bertha Steinberg—Celia Goldstein et al; K C & M V McDonald (A).
PACIFIC ST, ns, 277 w Hopkinson av, 25x100; Margt A Young—Monaton Realty Inv Co et al; H M Bellinger, Jr (A).
BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth A Bruce-Brown—Rachel Lippi et al; Wilson, Barker & W (A).
82D ST, nes, 180 nw 20 av, 40x100; Carrie E Deshon—Thos F Baldwin et al; H L Thompson (A).
CLASSON AV, ws, 243.11 n Dekalb av, 18.11x 85.6; Robt J Ryan—Marie I Janer; F B Mullin & Bro (A).
EASTERN PKWAY, ns, 59 e Schenectady av, 120.7x150.3; Parkvale Realty Co—Addie J Powers et al; R R Rasquin (A).
FOUNTAIN AV, es, 75 s Glenmore av, 25x100; Henry J Blumensohn—Sarah Drucker & ano; M Monfried (A).
NOSTRAND AV, es, 110 n Av D, 20x100; Brevoort Savgs Bank—Chas M Gray Marble & Slate Co et al; Wray & Pilsbury (A).
RIVERDALE AV, ss, 50 w Watkins, 50x100; Morris Goldfarb—Docket Impt Co et al; W Rappel (A).
SUTTER AV, ns, 40 e Warwick, 20x90; Regina Dankowitz—Isaac Brown et al; Rosansky & Goldberg (A).
3D AV, sec 64th, 99x140.10x83.6x140; Henry Kettelhodt—Herman Naeher & wife; T Witte (A).
14TH AV, ses, 240 sw Bath av, 60x96.2; Gertrude E Garretson—Carl G Ellstrom et al; J Brenner (A).

JAN. 30.
17TH ST, nes, 350 nw 8 av, 28x96.2; Sadie Campbell—Behrens Estate Corpn et al; H L Thompson (A).
74TH ST, ss, 550 w 15 av, 60x100; also 74TH ST, ss, 550 w 15 av, 20x100; Adaline Hatch—Chas W Mark et al; O Scheilke (A).
EASTERN PKWAY EXTN, ns, 32.1 e St John's pl, runs n124.8xe37.11xs113.9xw42.8 to beg; also ST JOHN'S PL, ns, 136 e Howard av, 36x140.7; Reliance Mtg Co—Conservative Holding Co & ano; G F Alexander (A).

FEB. 1.
GARFIELD PL, sws, 100 se 6 av, 30.7x100; East N Y Savgs & Loan Assn—Jas J Ryan et al; W L Durack (A).
PULASKI ST, ss, 297 w Throop av, 19.1x100; Frank Knoll, Jr—Abr Gussow, No 1, et al; M Reisenstein (A).
S 1ST ST, nes, 73.1 w Roebling, runs ne45.1xnw 45xsw47.3 xse45 to beg; Abr L Kass—Sol Kaplan et al; Phillips, Mahoney & W (a).
E 4TH ST, ws, 573 s Av D, 34x100; Carrie E Gillaspie—Wm Schmidt & ano; E W C Cunningham (A).
E 38TH ST, ws, 260 s Av J, 20x100; Olive P Williams—Alfred E Steers et al; Cary & Carroll (A).
BATH AV, ss, 27.5 w Bay 12th, runs e—xs180x w76.8xn80xw xn20xe— xn80 to beg; Geo Hill —Chancery Realty Co, Inc; L E French (A).

FEB. 2.
VAN BUREN ST, ss, 200 w Patchen av, 40x 100; Jerome Jung Mortimer L Hinchman et al; E P Korkus (A).
WARREN ST, ns, 200 e 3 av, 25x100; Erskine B Hoxie—Renilo Mtg Co et al; H L Thompson (A).
E 32D ST, es, 340 s Clarendon rd, 20x102.6; Nora Kearney—Ethel V Neff et al; J M O'Neill (A).
RIDGEWOOD AV, ss, 40.4 e Chestnut, 20x70.5 x29.2x73.6; Albt Ratz—Geo Keim & wife; Halbert & Quist (A).
SUTTER AV, ss, 80 e Atkins av, 20x90; Dime Savgs Bank—Harry Druss et al; Cullen & Dykman (A).
3D AV, es, 20 n 51st, 27.8x100; Susie E Diemer —Jno Dobbins et al; H Sokolow (A).
3D AV, es, 47.8 n 51st, 27.8x100; same—same; same (A).

FEB. 3.
MOORE ST, ns, 329.5 w White, 50x100; Nathan Federgreen—Phillip Epstein et al; S Bitterman (A).
TOMPKINS PL, ws, 210 n Degraw, 20x112; Bertha Petersen—Michele Zaccaro et al; C F Cornue (A).
WALLABOUT ST, ss, 491.6 w Marcy av, 50x 100; Laura Weil—Morris Band et al; H L Thompson (A).
CANARSIE AV, es, 40.5 n Grand pl, runs e 100.1xn60xw20xn40xw98xs100.11 to beg; Mary J Johnson—Arjet Barnett et al; G B Davenport (A).
CHRISTOPHER AV, es, 41.8 n Sutter av, 16.8x 100; also OSBORN ST, ws, 40 n Sutter av, 48x60; 1-3 pt Samuel Pearlman—Lizzie Perlman et al; A Casper (A).
HEGEMAN AV, ns, 140 w Junius, 20x90; Eliz Fish —Annie Paris et al; F Cobb (A).
PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery Co Trust Co—Annie Elias et al; H L Thompson (A).
VOORHEES AV, nwc E 16th, 100x120; Ritter Schwartz & Cohen, Inc—Madlin, Inc, et al; J J Schwartz (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 30.
46TH ST, 126-32 W; Modern Fixture Co, Inc—Alliance Films Corpn; Libman Cont Co (179) 100.00
68TH ST, 65 W; Robt C Vernes—Bessie M Dew; Mrs M E Alexander (183) .. 225.00
135TH ST, 14-28 E; Harry Greenblatt —Jas Everards Estate, Farmers' Loan & Trust Co & Mary M Everard, trsts; Jas Everard's Breweries, Harper Richardson & Palace Casino Co, Inc (182) 150.00
145TH ST, 543-51 W; Sam Cohen—Fredk G Martin; Rosen Bldg Co & Otto & Hans Rudolph (181)..... 300.00
PARK AV, 1023 & 24; National Sash & Door Co, Inc—Ramsay Hoguet; Joe B Acken (184) 45.00

FEB. 1.
124TH ST, 510 W; Henry J Von Der Lieth—Simon Moore Realty Holding Co; Alfred Dowd (3) 69.75
136TH ST, ns, 87.3 e 7 av, 33.8x99; Jacob Soffen—Thos J Simcox & Mary Simcox; renewal (2) 170.30
143D ST, 610-16 W; COLYER ROW; 3-8; Jacob Fehlinger—Mary Martin; Jacob A Mittnacht, Jr (5) 130.25
145TH ST, 543-51 W; Nathen Borsher —Fredk L Martin; Rosen Bldg Co & Otto & Hans Rudolph (4) 230.00
2D AV, 547; Alberene Stone Co—Jno Doe; Matthew Frey (1) 33.20

FEB. 2.
44TH ST, 15 W; National Metalizing Co —15 W 44th St Co (8)..... 178.00
49TH ST, 153-5 W; Davis Speyer Co—Jno Doe & Libman Contracting Co (7) 400.00
POST AV, sec, 207th, —x—; Cifferlanrow Co—Edw Cruikshank, H Lieb & Son & J H MacDonald (6)..... 250.00

FEB. 3.
22D ST, 36 E; J W Clark, Inc—Frank G Ormsby; M & L Hess, Inc (9)..... 1,907.50
46TH ST, 126-32 W; M J Callahan Co—Leavitt Realty Co (12)..... 150.00
78TH ST, 221 W; Kalt Lumber Co—Susan M Daly; Leopold Schimerling (11) 35.40
BROADWAY, 1710; Hyman Steinberg—Tyce Bldg Co; renewal (13)..... 75.00

FEB. 4.
20TH ST, 154 W; Chas E Reid—Patk S Treacy (16) 45.00
140TH ST, 151 W; Theo Eskilson, Inc —Jno Weber; Alfred Dowd & Philip Simon (15) 101.77

FEB. 5.
No Mechanics Liens filed this day.

Bronx.

JAN. 29.
MORRIS AV, 1543; Rothblatt-Siegel Co —Mollie Katzen (60) 425.00

JAN. 30.
INTERVALE AV, 989-91; Bronx County Iron Works, Inc—Anna L Droege; Chas B McKay (61) 40.00

FEB. 1.
207TH ST, sec Post av, —x—; Cifferlanrow Co—Edward Cruikshank; J H MacDonald & A List & Son (1)... 250.00

FEB. 2.
No Mechanics' Liens filed this day.

FEB. 3.
COSTER ST, es, 125 s Eastern blvd, 25x100; Frank D'Armore—Francesco Galucci (3) 591.10

FEB. 4.
COSTER ST, es, 125 s Eastern blvd, 25x100; Frank D'Amore—Francesco Galucci (5) 591.10
176TH ST, 712 E; Abr Rann—Mitchell & McDermott Constn Co (4)..... 403.97

Brooklyn.

JAN. 28.
AMES ST, es, 180.3 s Livonia av, 120 x100; L Lapidus Co—Hillel Boslofsky & Mathew Boslofsky 14,250.00
BARRETT ST, ws, 100 n Sutter av, 50 x100; M Cohen—Regal Holding Co & Bartlett-Dumont Co, Vincent Serita & Jos Hoffman 253.25
CHESTER ST, 200, H Batonik—Israel Diamond & Ida Diamond..... 100.00
LUQUER ST, 82; M Goldberg—Mrs Jane Balsem & H D Gelenter of the Bldg Cont Co 56.00
PARK PL, 1774; Realty Supply Corpn —Saml Edelbaum & Jacob Gelton.... 231.40
TOMPKINS PL, 42; R Esposito—Michl Zaccaro 65.00
E 38TH ST, es, 267.6 n Av H, 40x100; Benj G Hitchings, Inc—Martha & Wm Wingerath 898.55
WILLIAMS AV, es, 200 s Dumont av, 100x100; Brooklyn Fireproof Sash & Door Co—Wallan & Hoffman, Inc..... 105.00

JAN. 29.
HART ST, 310A; M Leralsky—Gussie Seidlowitz & Isaac Seidlowitz..... 500.00
PARK PL, 1774; J Yelon—Becky & Saml Edenbaum 2,102.00
WARREN ST, 540; Thos F Clarke—Mary A McLoughlin & Thos McLoughlin 27.60
WYONA ST, 110-14; M Welbowsky—Belmont-Powell Holding Co; Albert Ohlinger & Jos Ward 175.00
S 3D ST, ns, 128.6 w Bedford av, 49.9 x120; Audley Clarke Co—S 3d St Bldg Corpn & H Halprin 1,652.58
S 4TH ST, ss, 95.10 e Havemeyer, 38.4x 100; Bell Fireproofing Co—Ph Levy Constn Co 52.00
HOWARD AV, swc Lincoln pl, —x—; P Albert—Ell & Bee Constn Co & R & K Amusement Co..... 104.75

JAN. 30.
BELMONT AV, 794; M Marqulies—Julius Bernhard 18.00
OCEAN PKWAY, es, 100 n Beverly rd, 100x150; Abr Sacks, Inc—O P & B Co, Inc 900.00
PROP forming the block bounded by Cropsey & Harway & 25th avs, —x—; Chas H Finch & Co—Jas A Coakley, Mrs Jas A Coakley & Frank Klein 345.80

Mechanics' Liens, Brooklyn, Continued.

FEB. 1.
CAMBRIDGE PL, ws, 285.4 s Gates av, 52.6x100; Vermont Marble Co—Cambridge Bldg Co & Chas G Ericsson, Inc 210.00
PARK PL, 1774; J Rossa—Becky & Saml Edenbaum & Jacob Yelon..... 138.00
S 3D ST, ns, 128.6 w Bedford av, 49.9 x120; Bklyn Fireproof Sash & Door Co—S 3d St Bldg Corpn & H Halprin 190.00
S 3D ST, 111-3; Dellon-Watnik Co—S 3d St Bldg Corpn 456.00
ALABAMA AV, es, 100 s Dumont av, 100x100; Aron Sankin—Domicile Realty & Constn Co & Hannah Senft 75.00
NOSTRAND AV, 200-2; J L Kruger—Frank G & Cacilia Hoerlein..... 517.86
OCEAN AV, es, 174.11 s Newkirk av, 200x100; Cadisch Bros—Hartman Bldg Co & Globe Sash & Door Co... 2,700.00
OCEAN PKWAY, es, 100 n Beverly rd 100x150; F Szemko—Comet Constn Co, O P & B Co, Inc & Lancastershire Realty Co 3,368.00

FEB. 2.
MALTA ST, es, 280 n Hegeman av, 19.11x100; S Perres—Edel Glasser & Joe Rosenblatt 50.00
S 3D ST, ns, 128.6 w Bedford av, runs w49.9xn120xw25.3xn30xe100xs30 xw25 xs120 to beg; Cohen & Grant— S 3d St Bldg Corpn..... 1,045.00
E 23D ST, ws, 189 s Newkirk av, 60x 200; Carlson Constn Co—Dragone Constn Co & Dragone & Cohen..... 146.00

FEB. 3.
DIAMOND ST, 198; S Rosenberg—Alfonso Neri, Agostino M Di Giova & Peter Fioravanti 87.75
FT GREENE PL, 63-65; H Gardner—Hartman Constn Co & Estates Holding Corpn & Isaac Hauben as pres of Co. 36.50
PARK PL, 1774; Empire City Lumber Co—Becky & Saml Edenbaum & Jacob Gelon 196.60
SUMPTER ST, 7-9; C & G Viebrock—Neaveau Co; Sol Brill & Geo D Suydam 321.00
S 3D ST, 111-3; Chas H Parsons Co—S 3d St Bldg Corpn 530.00
SHORE RD, es, 100 s 97th, 100x100; E Strayer & Sons— Jacob P Muller & Francis W Stork 507.90

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 30.
34TH ST, 169 E; Jos P Ryan—Henry Schulz et al; Aug22'14..... 309.27
54TH ST, 118 E; Flohr & M Harris—118 East 54th St Realty Co et al; May12'14 ..... 235.91
122D ST, 230 W; Jacob Berson—Victor Denny et al; Nov17'14 ..... 134.00

FEB. 1.
3D ST, 73-77 W; Albert G Richter—Elena Realty Corpn et al; Aug4'14.. 495.96
34TH ST, 5 W; Estey Bros Co—Jas W McCreery & Co et al; Feb27'14..... 781.88
295TH ST, 3 E; Peter McKay, Inc—Amory S Carhart et al; Jan21'15. 125.00

FEB. 2.
DUANE ST, 52-8; Saml Epstein Inc—Hollywood Hotel et al; Jan22'15.... 253.17

FEB. 3.
PECK SLIP, 43; Comyns & Mayer—Daniel J Kane et al; Oct6'13..... 2,050.00
AMSTERDAM AV, 1[illegible]-11; Rubenstein Bros—Pocohontas Realty Corpn et al; Nov11'14 ..... 195.00
BROADWAY, 3456; 141ST ST, 572 W; Chas Charcowsky—Interborough Bldg Co et al; Jan9'15 ..... 329.50
LEXINGTON AV, 311; Sexauer & Lemke Allerton 38th St Co et al; Jan 30'15 ..... 809.95
MADISON AV, 563; W P Ellison, Inc —Robt Bonner et al; Oct1'14..... 5,378.95
SAME PROP; Thos Galligan, Inc—same; Nov6'14 ..... 185.00
SAME PROP; Weinstock & Cohn—same; Sept24'14 ..... 297.55
SAME PROP; Genl Electric Inspection Co—same; Oct2'14 ..... 181.00
MADISON AV sec 563; Philip A Feigen—same; Oct14'14..... 195.05
SAME PROP; Robt J Carey, Inc—same; Oct2'14 ..... 250.00
SAME PROP; Jennings & John—same; Oct15'14 ..... 566.36

FEB. 4.
ST MARK'S PL, 6; Jacob Shapiro—Wm Barth et al; June30'14..... 13,342.00
LEXINGTON AV, 311; Liosilo Co of N Y Allerton 38th St Co. Inc; Jan 28'15 ..... 1,745.28
MADISON AV, 563; Louis Marks—Robt Bonner et al; Oct13'14 ..... 185.70

FEB. 5.
BROADWAY, 901; Oriental Fireproof Sash & Door Co—Edw H Mount et al; Feb5'15 ..... 250.00
SAME PROP; Miller Daybill Co—same; Feb4'15 ..... 200.00

Bronx.

JAN. 29.
BRIGGS AV, 2705-07; Enell Chandelier Co, Inc—Mitchell & McDermott Realty Co, et al; Jan19'14..... 500.00
CONCORD AV, 470-72; North Sand Co —B & B Constn Co et al; Jan19'15... 102.00

JAN. 30.
No Satisfied Mechanics' Liens filed this day.

FEB. 1.
BARRY ST, ws, 394.6 s Leggett av, 100 x100; Meyer Grillihas—Factory Sites, Inc, et al; Sept4'14 ..... 1,750.00
BARRY ST, ws, 394.6 s Leggett av, 100x100; A E Klotz Fireproofing Co —Factory Sites, Inc, et al; Sept15'14. 1,665.00
ELY AV, es, 100 s Boston Post rd; —x—; Henry Bonhagen—Fred Byron et al; Nov7'14 ..... 28.00
SAME PROP; Jno A Miller—same; Dec19'14 ..... 35.00
SAME PROP; Mt Vernon Builders Supply Co—same; Dec30'14 ..... 396.80
SAME PROP; Michl Lagana—same; Nov5'14 ..... 41.00
SAME PROP; Henry Koehler—same; Jan21'15 ..... 50.00
SAME PROP; D Pizzutiello Co—same; Aug26'14 ..... 35.75
WALNUT AV (**), nwc 134th; Bohland & Alkier Constn Co—Moses M Phillips et al; Nov20'12 .....15,066.45

FEB. 2.
No Satisfied Mechanics Liens filed this day.

FEB. 3.
COSTER ST, es, 125 s Eastern blvd, 25x100; N Passman & Son, Inc—Frank Caluci et al; Feb2'15..... 90.00

FEB. 4.
BARRY ST, ws, 395 s Leggett av, 100 x100; Builders Brick & Supply Co Inc —Jacob Leitner et al; Sept17'14.... 665 00
FAILE ST, 961; Philip Greenblatt—Morris Weinstein et al; Oct2'14.... 142.95
**Recorded in N. Y. County.

Brooklyn.

JAN. 28.
TAYLOR ST, 178-82; Louis Goldstein & ano—Simon Henderson; Oct27'14.... 47.00
SAME PROP; Abr Safie—same & Isaac & Jennie Zimmerman; Oct22'14..... 159.00
S 4TH ST, 252-54; Isaac Goldberg—Ph Levy Cont Co, Inc; Jan12'15..... 375.00
9TH ST, 399-403; Morris Gartenberg Co—Thos Drysdale & Congregation Bnai Sholaum of So Bklyn; Jan8'15. 100.00
242D ST, ns, 220.8 w 9 av, 100x100.2; Rolstar Painting & Decorating Co—16th Av Realty & Bldg Co, Inc, & David Becker; Jan16'15..... 1,025.00
DEKALB AV, 248; Mayer Perlman & ano—Henrietta D Meyer & Waller & Evans, Inc; Jan24'14 ..... 85.00
RIVERDALE AV, swc New Jersey av, 100x100; Chestnut Ridge White Brick Co—New Lots Constn Co; Jan14'15.. 800.00

JAN. 29.
S 9TH ST, 142-44; Max Blumberg—Keap Constn Co & Louis Marx & Son, Inc; Dec3'14 ..... 347.00
HUDSON AV, 374; Harry Greenberg—Isaac Rosenbaum & Mr Sherufsky; Aug10'14 ..... 118.00
SAME PROP; Sackman Constn Co—Ike Rosenbaum; Dec27'13 ..... 7,000.00
SAME PROP; same—same; Aug20'14.. 705.00

JAN. 30.
No Satisfied Mechanics' Liens filed this day.

FEB. 1.
ST JOHN'S PL, 372-74; Bell Fireproofing Co—Dandridge Co, Inc & Andrew La Sala; Dec15'14..... 121.42
SAME PROP; David Binder—same; Dec 11'14 ..... 143.00
S OXFORD ST, 144-50; Chas A Geoghegan & ano—Benevolent Protective Order of Elks, Bklyn Lodge, No. 22, & Tower Constn Co; Jan30'15..... 112.50
S 9TH ST, ss, 96 w Driggs av, —x—; Atlas Steel Column Mfg Co—Keap Constn Co; Oct28'14 ..... 294.35
E 38TH ST, 907-9; J P Duffy Co—Wm & Martha Wingerath; Jan16'15..... 303.04
E 38TH ST, es, 267.6 n Av H, 40x100; August W Schmidt, Jr—same; Jan 19'15 ..... 415.00
SAME PROP; Benj G Hitchings, Inc—same; Jan28—..... 898.55
DUMONT AV, nec Alabama av, 100x 100; Wm F King—M Friedlander & Alabama Dumont Realty & Constn Co; Nov6'14 ..... 8.00

FEB. 2.
S 4TH ST, ns, 100 e Kent av, 78x140; Israel Fishman et al—American Sugar Refining Co of N Y & Midwood Cont Co; Jan23'15 ..... 1,500.00
SAME PROP; same—same; Jan23'15.. 1,000.00
E 8TH ST, 1139-45; Jacob Manselhorn—Hyman Deinerstein, Benj Stein & Max Swinton; Sept5'14..... 355.00

FEB. 3.
39TH ST, ns, 40 e 14 av, —x—; R L Williams—Wm Fishkind 25.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JAN. 28.
No Attachments filed this day.

JAN. 29.
COMEDIA VERTRIEB VON BUHNENWERKEN, G H; Otto Weil; $10,000; Burkan & Davidson.

JAN. 30.
FRANKLIN'S, INC; Harry U Williams; $7,400; A Tweedy.

FEB. 1 & 2.
No Attachments filed these days.

FEB. 3.
WRESCHNER, Leo, Nathan Sondheimer, Albt Sondheimer, Ludwig Beer & Estate of Louis Feist; Richards & Co; $3,460.80; B Sherman.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 29, 30, FEB. 1, 2, 3 & 4.

Churchills, a corpn, Broadway, swc 49th, lease cafe, chattels, &c..Geo Schuchman. Notes. 60,000.00
City Real Estate Impt Co. 8th av, 973-9..Colonial Mantel & Refrigerator Co. Refrigerators. 684.00
Siebrecht, Hy A. 5th av, 427..A B See Electric Elevator Co. Elevator..(R) 112.24
Wikstrom, Alfred. 50th st, 36 W.. Fairbanks Co. Machinery 120.00

Bronx.

JAN. 29, 30, FEB. 1, 2, 3 & 4.

Malbin, Mayer. Clinton av, ws, 264 n 181st, --x ..G Zingoles..... 3,720.00
Rabas, Berta. Tremont av, ns, 95 w Anthony av, —x—..Hudson Mantel & Mirror Co. Ice Boxes .....(R) 100.00

Brooklyn.

JAN. 28, 29, 30, FEB. 1, 2 & 3.

Dewey Realty Co. Miller av, nr Pitkin av..Louis Greenberg. Plumbing Supplies. 620.00
Hynes, Jos. J. 11th av, bet 49th & 50th ..Hudson Mantel & Mirror Co..(R) 3,700.00
Kirknew Realty Co. Ocean av, c Newkirk av..Michl Dumey, Inc. Plumbing Fix. 3,450.00
Lyn Bldg Co. Union st, bet Nostrand av & New York av..Hudson Mantel & Mirror Co. .....(R) 175.00
Maguki Realties, Inc. 51st st, nr Av N..Staines. Bunn & Taber Co Gas Fix. 65.00
Pease & Sons & Leon Pease. 62d st, bet 23 & 24 avs..Hudson Mantel & Mirror Co. .....(R) 306.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 1.
BROADWAY, 1237-39; also 6TH AV, 502-4; Mortimer L Schiff et al loans Walter F Hopper to erect a 16-sty loft bldg; 10 payments 1,000,000.00

Bronx.

FEB. 1.
182D ST, nwc Grand blvd & Concourse, 22x56.9; New York & Suburban Co Co-Operative Bldg & Loan Assn loans Wm W Havens to erect 2-sty stucco and frame dwelling; 2 payments..... 4,400.00

FEB. 2.
AV ST JOHN, ws, 100 s Beck, 50x100; City Mtg Co loans Ezra Constn Co, Inc, to erect 5-sty apartment house with stores; 9 payments 35,000.00
BEACH AV, ws, 50 n Randall av, 25x 100; Henry Reiss loans Louisa B Diener to erect 2½-sty frame bldg; 3 payments 3,000.00

FEB. 4.
LONGFELLOW AV, es, 150 s 172d 50x 100; Manhattan Mtg Co loans Traf Bldg Co Inc to erect 5-sty apartment; 14 payments 34,000.00
LONGFELLOW AV, es, 200 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co Inc to erect 5-sty apartment; 14 payments.....34,000.00

ORDERS

Brooklyn.

JAN. 28.
ATKINS AV, —s, 90 s Blake av, —x —; Atlake Bldg Co on East N Y Savgs Bank to pay Levin Kronenberg & Co 380.00
EASTERN PKWAY, ns, 169 w Hopkinson av, 100x100; Bond Constn Co on People's Trust Co to pay Realty Supply Corpn 884.99

JAN. 29.
ATKINS AV, es, 90 s Blake av, 160x 100; Atlake Bldg Co on East N Y Savgs Bank to pay Tema Kramer... 260.00

FEB. 3.
BAY 23D ST, ws, 177.10 s Bath av, 50 x83.4; Bay 23d St Constn Co on N Y Title Ins Co to pay Joe Sklar..... 250.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS (BUILDINGS).

APPEAL 1 of 1915, New Building 8604 of 1914, 15th avenue, east side, 20.2 south of 42d street, Brooklyn. Maxwell A. Cantor, appellant. Walls. Section 31.

APPROVED on the following CONDITIONS:
1st. That the second floor above the entrance hall and all of the space marked "A" on the first floor plan shall be of fireproof construction.
2d. That there shall be a steel girder supporting floor construction at each floor, approximately at points marked "B" on the first floor plan.
3d. That all columns and girders supporting walls and floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
4th. That there shall be a self-closing fireproof door at the point marked "C" on the cellar plan.

APPEAL 2 of 1915 New Building 64 of 1915, 624 Hopkinson avenue, Brooklyn. Edward M. Adelsohn, appellant.
Walls. Section 31.

APPROVED on condition that the columns and girders supporting floors and walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 3 of 1915, New Building 5637 of 1914, 84 Prospect Park West, Brooklyn. W. T. McCarthy, appellant.
Walls. Section 31.

APPROVED on condition that the basement and cellar be divided into sections by means of a self-closing fireproof door at each of the five points marked "A" on the cellar plan.

APPEAL 4 of 1915, New Building 23 of 1915, 1828 Flatbush avenue, Brooklyn. Frederick W. Eisenla, appellant.
Walls. Section 31.
APPROVED on condition that all columns and girders supporting walls and floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 5 of 1915, New Building 29 of 1915, 50th street, north side, 160 ft. east of 13th avenue, Brooklyn. Samuel Gardstein, appellant.
Frame dwelling, section 143; also new fire limits ordinance.
DISMISSED, because of the legal questions involved, on which an opinion from the Corporation Counsel has been requested but not yet rendered.

BUREAU OF FIRE PREVENTION

Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A . . Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B . . . Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C . . . Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D . . . Electrical Installation (fire alarms, fire detectors, etc.)
E . . . . Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F . . . . Exit and Exit Sign (Illumination).
G . . . Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
H. . No Smoking (signs.)
I. . . . Diagrams on Program and Miscellaneous (printing and draughting.)
J. . . . . Discontinue Use of Premises (possible demolition and reconstruction.)
K . . . Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer filters, etc.)
L . . . Certificates and Miscellaneous.
M . . . Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O . . . . Discontinue Use of Oil Lamps (gas and electric wire.)
DR. . . Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
SS . . Standpipes and Sprinklers.
W . . Interior Alarms (special installations.)

Week ending Jan. 30.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 98-100—Mary B Brandegee..W-DR
Cedar st, 10—Georgeanna C Boury.....DR-W
Centre st, 207—Estate Loring P Hawes..DR-W
Chambers st, 98—Oliver Wells.....C
Chambers st, 104—Howard Glass Co.....G-A
Church st, 290—Emma Gutman.....W-DR
Church st, 298—Deborah Nathan Estate..DR-W
Cliff st, 91-5—Estate Geo H Chatillon....DR-W
Clinton st, 88—Estate Martin Grossman.....B
Cortlandt st, 14-22—N Y Telephone Co.....SS
Dey st, 76—Est David W Bishop.....C
Division st, 264—Mamie E Adams.....C
Duane st, 144-6—Est Chas F Hoffman.....C
Henry st, 155-7—Emanuel Lehman Foundation
J-C-E-G
Mercer st, 171—United Paper Mill Supply Co.
C-A
New Bowery, 52, rear—Jacob Rubin.....A
Pearl st, 465—Est Jacob J Janeway.....DR-W
Perry st, 155-9—J R Watkines Medical Co....H
South st, 114-15—Est Henry D Brookman.....C
Thompson st, 31-5—Margaret L Secor.....C-SS
Thompson st, 113—A Rinaldi & Co.....C-A-H
Spring st, 131-7—Margaret W Folsom.....SS
Washington pl, 4-6—Diker & Zilevitz.....A
Washington st, 574—Patrick Coleman.....C
Water st, 459—Mary S Kernochan.....D
Water st, 644—James O'Neil.....C
West st, 359-60—Woodbury G Langdon.....G

Numbered Streets.

4th st, 338 W—Catherine M Kluber.....C
4th st, 393 E—Knickerbocker Couch & Chair Co .....A
12th st, 50 W—Edwin D Babbitt et al.....C
12th st, 613-15 E—Standard Dairy Co.....H
14th st, 37 W—Henry Ziegler Estate.....C
17th st, 43 E—Everett Investing Co.....DR-W
18th st, 44-8 W—Freydberg Bros.....A-G
18th st, 44-8 W—United Cigar Stores Co.....G-A
18th st, 44-8 W—Jos Flaherty C
18th st, 44-8 W—Hugo S Adams.....A
18th st, 44-8 W—Fuhs & Lovin.....G-C
21st st, 531-37 W—Chas Hofferberth.....W-DR
23d st, 30 E—30 E 23d St Co.....W-DR
23d st, 430 E—Aimone Mfg Co.....A-G-H
24th st, 205-21 E—J H Horton Ice Cream Co..W
25th st, 41-3 W—A R Keller Co.....C-SS
25th st, 164-6 W—Nodrog Realty Co.....SS
25th st, 516-18 W—Apex Color Works.....K
26th st, 457 W—De Lisser Co.....A-G
27th st, 114-16 W—Louis Levy.....SS
33d st, 33-43 E—Katz & Fishel.....DR
33d st, 33-43 E—33 E 33d st Realty Co...DR-W
33d st, 33-43 E—Ludwig Rothenberg & Hahn, DR
33d st, 33-43 E—Drazwell Co.....DR
33d st, 33-43 E—Henry, George & A Rosenbaum .....DR
33d st, 33-43 E—N Y Sample Furniture Co..DR
33d st, 33-43 E—Eugene Solomon & F Metzler, DR
33d st, 33-43 E—The Only Skirt Co.....DR
33d st, 33-43 E—Isaac M Phillips.....DR
33d st, 33-43 E—Samuel Post.....DR
33d st, 33-43 E—Harry Hummel .....DR
33d st, 33-43 E—Lewie A Menelson.....DR
33d st, 33-43 E—J Weiss Co.....DR
37th st, 226 E—F Vogel & Co.....C-H-G-A
38th st, 39 W—Robert B Steele.....L
41st st, 412 E—Boylston Garage.....G
45th st, 21 W—Anna Kelly .....A
49th st, 225-31 W—Sidney B Bowman Auto Co C
52d st, 604-6 W—C Colgate Moore.....C-G-O-L
53d st, 141 W—Metropolitan Life Ins Co.....C
58th-59th sts, 12th av—Interboro Rapid Transit .....G
62d st, 52 E—Iver Bjarstrum.....C-A-G
63d st, 18-20 W—Wagner Specialty Co.C-A-D-G
63d st, 146-50 W—Orteig & Loveday, Inc. H-A-L-C
65th st, 242-44 E—Newport Garage....L-C-H-D
66th st, 300 W—Consolidated Gas Co.....G
67th st, 19 W—M M Belding.....CK
73d st, 177-79 E—Automobile Realty Co. G-D-C-H
78th st, sec West End av—78th St & West End Av Co.....SS
88th st, 104 E—Louis Epstein .....A-H-C
88th st, 212-14 W—Hartford Suspension Co. C-L-D-O-G-A
92d st, 307 E—Paul Faulhaber.....G-A-O-H-C
95th st, 208-10 W (vacant lot)—Chelsea Realty Co .....G
104th st, 443 E—Manhattan Grocery Co...G-H-A
108th st, 416 E—Klosk Contracting Co. C-G-O-H-A
110th st, 145 W—Cathedral Pkway Garage, C-A-L-O-G
124th st, 154-60 W—Kammer Automobile Co. C-G
131st st & Amsterdam av—Knickerbocker Hospital C
138th st, 220 E Olin J Stephens.....C-G-A
142d st, 231 W—Bishop & Hiccolls.....L-G-O-A
181st st, 562-6 W—Bierman & Meyer.....C

Named Avenues.

Av A, 109—Ladislaus W Schwenk.....C
Av A, 1408—Chas Schirner.....A-C-L
Amsterdam av, 370—Samuel Sagolowitz..G-L-C
Bowery, 101—Bakst Bros.....L
Bowery, 125-7—Herman D Luhrs .....E-C
Bowery, 125-7—Sylvester Brush Estate.....B
Bowery, 187—Chas Weinstein Estate...W-DR
Bowery, 295 Consolidated Gas Co.....C
Broadway, 265-7—N Y Orphan Asylum Soc.B-C
Broadway, 611-21—Chas Brown & M Brown..DR
Broadway, 810—Surety Realty Co.....W-DR
Broadway, 1115-7—Louise Gerry.....W-DR
Broadway, 1123—Mary A Sackett et al...C-B-E
Broadway, 1790—C B Derby & Co, Inc.....G-D
Broadway, 2220-6—Oliver Olson .....G
Cathedral pkway, 229—Paterno Investing Co .....SS
Lexington av, 34—Robert W McCully, H-A-G-O-D-C
Lexington av, 176—Leon Kauffman.....C
Madison av, 168 -Wm F Manheimer.....A-G
Madison av, 168 -Jacob Fox.....G
Madison av, 168-168 Madison av Rlty Co....G
Madison av, 168—Jos Johnson.....C
Madison av, 168—Commonwealth Silver Co....G
Park av, 969—Randolf Wilker Corp.....SS
Park av, 970—Benjamin Stern.....SS
Park Row, 125-7—George Ehret.....D-DR
Park Row, 173 Eusebro Ghelardi.....C
Park Row, 173 -Edw T Gates.....B
West End av, 701-5—John K Anderson...H-A-B

Numbered Avenues.

4th av, 59—Hamilton Fish Corp.....DR-W
5th av, 425—Anes Bros .....G
5th av, 425—Chas Flaves .....G
5th av, 425—Colorette," Jos Moses.....G
5th av, 425—Kate Bryant.....G
10th av, 615 Feinsod & Edelberg.....K-G-A-H
10th av & 36th st Sterling Engraving Co. G-A-H
11th av, 210 Gem Cutlery Co Inc.....G-A
12th av, 772—Milton Piano Co.....E-G-C

BRONX ORDERS SERVED.

Named Streets.

Center st, ft (City Island)—Arthur E Miller..L
Numbered Streets
135th st, 203-05 E—Metropolitan Roofing Co. C-O-H-A-G
184th st, 589 E—Gustav E Schneider.....C-G

Named Avenues.

Brook av, 1106—Victor Iron Works.....A-G
Creston av, 2595—Henry F Kell.....C-G-O
Fulton av, 1276—Jacob Siegel.....C-G-O
Railroad av, ws bet 252d & Mechanic sts—Lorillard Refrigerator Factory.....SS
Tiebout av, 2392—Sylvester L Bresnan....A-H-G

Numbered Avenues.

3d av, 4187—H B Smith.....H-A-G

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 1000—Reo Motor Co of N Y, Inc.C-K
Boerum pl, 44-48 -J W Gastelzer & Son.....I
Clark st, 90 -McGuire & Floridas.....H-D-C
Cooper st, 988—Geo W Yengel C
Court st, 419—S Goldberg.....H-A-G-M-D-C
Covert st, 74—Henry Hearsheimer.....M
Crescent st, 388—Abramson & Blumenaur.H-A-J
Cumberland st, 105-11—Cumberland St Hospital .....H-A
Eagle & Provost sts -Ambrose Machine Co H-A
Ellery st, 105—H S Robinson.....A-G
Fulton st, 3002—M Lehmann.....H-A-G-C
Gold st, 170—Edward McCusker.....H-A-G
Grand st, 514—Samuel Levin.....H-G
Harmon st, 381-83—Bernard Koenen....H-G-A
Jay st, 303-11—Wm Haedrich.....C-A
Keap st, 33-35—Sanitas Disinfectants Co.....G
Liberty st, 731—Alex Saronsohn.....C
Lorimer st, 441—Max Green.....G-A
Monroe st, 493-95—J H Waite, Sr.....L-A-C
Nassau st, 199—Fred Stimus.....D-C
Quincy st, 576—A W Hendricks.....H-A-G
Remsen st, 84—D D Roberts.....H-A-D
Roebling st, 141-9—Dr Alfred Fosner.....G
Roebling st, 141-9—Wm Holland.....G
Roebling st, 141-9—Max Goodman.....G
Russell st, 146—John K Weigand.....A-C
Ryerson st, 211-17—Pratt Institute.....A
Siegel st, 109—Leib Lurie .....B
Siegel st, 144—Bushwick Feed Co.....I
Taylor st, 178—Louis Rinoly L
Taylor st, 178-80—Suffolk Lubricating Oil & Gasoline Co .....H-L
Tillary st, 205—Natale Troviano.....A-I-C
Vanderveer st, 115—G Wintle.....H-A-G
Van Dyke st, 129—F J Grogan.....H-A-G-C
Walton st, 49-51—Krubs & Schulman....C-G-A
Withers st, 56—Michaels Bros.....H-A-G

Numbered Streets.

2d st, 394 S—I Lorherbaun.....G-A
5th st, 2961 W (Coney Island)—Mrs Sarah Rourke .....M
9th st, 261 N—Joseph Dello.....H-A
14th st, 1782 E—Jos A Troell.....H-A-G
28th st, 635-37 E—A G Meyer Sons...C-A-G-L
28th st, 365 E—Geo Loblins.....H-A-G-M
33d st, 32—Eisenmann Magneto Co.....H-A-K
67th st, 450—T Schneider.....H-A-G
70th st, 936—F I W Bursch.....A-G
82d st, 55—C C Valentine.....A

Named Avenues.

Atlantic av, 4417—Adam J Bosand.....C
Av P, nec E 12th st—Evangelical Lutheran Ch .....A
Blake av, 915—Louis P Itzler.....A
Broadway, 1895—John Tietjen.....H-A-G
Buckingham rd, 77—Louis L Brown.....K
DeKalb av, 1197-1211—Howard & Morse.....C
Dumont av, 300—Louis Goldfarb.....A-D
Ft Hamilton av, 6508-10—Solomon Sigale..L-K
Grandview av, ns, & Grove st—Standard Knitting Mills .....W-DR
Hamilton av, 149—Jacob Weinstein.....C
Johnson av, 575 (rear)—Geo Schaefer...H-A-G
Lexington av, 20-22—Mrs Amelga Bennett et al C
Lexington av, 602 -Edmund Schroedter.....M
Lexington av, 797-801—Imperial Electron Chem Works .....I-L-C-H-A-G
Myrtle av, 590—Joseph Wilson.....H-A
Myrtle av, 937—Barry Rukasin.....H-A
New Jersey av, 762—Philip Carr.....H-A-G
Ocean av, 217—C A Rhead .....H-A
Ocean pkway & R R Crossing—Tobias Schwartz L-K
Park av, 367—Milner Bros.....G-C
Putnam av, 38—A J Williamson.....H-A-G
Ralph av, 122—David Aronowich.....D-C-H
Ralph av, 453—J Reiss.....C
Rockaway av, 400—L Helesman, M D....H-A-G
Rockaway av, 1366—R Fishman.....H-A-D
Rockaway av, ft (barge)—Standard Oil Co. H-L-G-A
Stuyvesant av, 14—Mathias Figueria. H-A-G-M-D-C
Thatford av 159 A Abramowitz.....C-A
Utica av, 194—A Goldenberg .....H-A-J
Washington av, 671—S Friedland.....H-A-M
Washington av, 736—Max Sharp .....G-A
Wyckoff av, 1030-4—Jos Schildknecht.....A

Numbered Avenues.

4th av, 180-82—Commonwealth Color & Chemical Co .....L-H-A-G-F
4th av, 606—Samaritan Hospital.....D
5th av, 198 Bernard Silverman.....A-G
5th av 198—B Richard Sherman.....C
5th av, 242—Samuel Ganson.....A
19th av, 3911—John Henry .....A-G
15th av, 7114—Joseph Fox.....M-D

QUEENS ORDERS SERVED.

Named Streets.

Amity st, ft (Flushing)—C W Copp L
Crescent st, 82 (L I C)—C R G Mfg Co....C-H
Fulton & Carroll sts (Hollis)—Empire State Dairy Co C
Gunther st, 60 (Corona)—R V Thompson.H-A-G
Queens pl & Meadow st (L I C) Loose-Wiles Biscuit Co .....H-A-G-L

Named Avenues.

Hardenbrook av, 28 (Jamaica)—S C Hicks. H-A-G
Hillside av, 247 (Jamaica)—J L De Bevoise. A-G-K
Lefferts av, ws 290 ft s Jamaica av (Richmond Hill)—Chas N Colin.....L-A
Metropolitan av, 2257-63 (Middle Village)—Hirsch Bros C
Mott av, 67 (Far Rockaway)—S B Althause. H-A-G
Paynter av, n s, 50 w Prospect st (L I C)—R Sasso L
Rockaway blvd, 5038 (Ozone Park)—S Engestrom .....G-C
Rockaway rd, 121 (Jamaica)—Fred Weinstein A-H-G-D
Union av, 60 (Jamaica)—I Tyler Watts.H-G-A-K
Washington av, 230 (Evergreen)—Mrs Marguerite Mullen .....M
Webster av, nwc 4th av (L I C) N Y Con Card Co .....G

Numbered Avenues.

4th av & 12th st (Whitestone)—Louis Dupuy..K

RICHMOND ORDERS SERVED.

Named Streets.

Butcher la (Castleton Cors)—Frank Jauser. O-A-H-G
Van Duzer st, 61 (Tompkinsville)—Geo F Dorr C

Named Avenues.

Bement av, 342—Albert H Hadlock.A-D-H-C-G
Broadway, 438 (W N B)—Frank Lapiedra. A-D-H
Castleton av, 1020 (W N B)—Castleton Motor Car Co.....C-G-L-O
Chestnut & Ranklin avs (Rosebank)—G Siegle Co .....A-G-O
Henderson av, 407—William Y Wemple..A-H-C
Maple av, 134-36—Padorano Bros.....A-H-C

BUILDING MANAGEMENT

MAKING YOUR TENANT A PARTNER

By R. S. HAWLEY

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE well nigh universal relationship of landlord and tenant is not ordinarily considered as one of close business partnership. At first thought the idea does not impress one as logical or congenial, yet reflection will reveal no more fertile ground for a business combination. It is patently evident that each is dependent on the other. The merchant's continued prosperity is contingent in large measure upon permanency of local and fair rental. The prosperity of the owner of property lasts only so long as he retains satisfied tenants who are making money and willing to pay rent commensurate with growing business.

Experience unfortunately discloses a sincerely held misconception in the minds of the renting public that rent money is all gain. The varied and heavy disbursements from this source of income are easily lost to sight.

Rental Space a Commodity.

Rental space is a commodity, unlike dry goods or jewelry which, if not sold today, may be disposed of tomorrow and which may be vended in constantly increasing volume from the same space. Rental space is a comparatively fixed quantity which, if not sold month by month, is total loss for that period, and when fully sold cannot be enlarged in volume.

Under the system by which the business of this country is operated, it is evitable that there shall be alternating periods of up and down in the commercial activity of any city. As leases expire they are renewed either at the low rates of slack times or at the bonanza figures of abnormally good times.

In the one case, the tenant obtains a rent ridiculously inadequate for the good times which are sure to follow the dull, and then the landlord becomes determined to make up the loss on the next renewal. In the other case, the tenant must pay a rental much in excess of what his business should support during normal business progress, with the result that at the next recession, rent assistance is asked of the landlord. This condition of affairs engenders a lack of harmony between the two not conducive to the best interests of either.

Appreciating the fact that the community of interest was not being realized on to the full, a solution was sought which would accomplish two things; first, assurance to the tenant of continued occupancy of location at a rental within his ability to pay; and second, giving to the landlord a progressive average rental as his location became more valuable.

A large number of retail businesses were examined as to volume, rental and expense of carrying on business. The investigation brought to light the fact that similar businesses could pay about the same percentage as rent (varying within reasonable limits) of their gross turnover.

Rents Based on Gross Business.

It was found that the average rent paid, based on gross business per annum, varied from just under 2 per cent. for vehicle stores to about 12 per cent. for motion picture houses. Between these extremes were found jewelers, dry goods merchants, shoe stores, haberdashers, clothiers, variety stores, grocers and other lines of business.

The statistics show that taking retail stores as a whole, the general average for rentals is approximately 7 per cent.; this conclusion being arrived at by ascertaining the average rentals of several dozen retail stores in different lines of business, located in various cities.

Ready-to-wear men's clothing dealers paid an average of 4.8 per cent. on their gross turn-over as rent. Haberdashers paid approximately 6.4 per cent. Meat markets average 3.9 per cent. High grade merchant tailors were found to be paying between 7 and 8 per cent. on their sales volume.

Results of Inquisition.

In this connection, the ratio of rent to total cost of doing business was studied with the following results: In retail dry goods shops, rent as an item of expense accounted for between 13 and 17 per cent. Furniture stores were paying about 14 per cent. of their total cost of doing business for rent. Of all the businesses under consideration, the average per cent. of rent to total cost of doing business was just over 15 per cent. The lowest rate was 10 per cent. and the highest 24 per cent.

It is said that a certain confectionery store figures 12½ per cent. of the sales for rent. A centrally located cafe gives 20 per cent. of sales to the landlord as a rental equivalent. A high-class restaurant that has occupied the same location for thirty years observes that the demands each day vary but slightly from 67 per cent. for liquor and 33 per cent. for food. Many first-class barber shops figure $10 per chair for rental.

A certain chain of retail cigar stores have given considerable attention to location problems. It is said that before they lease a store they ascertain the number of people who pass the door every hour, what proportion of the men use tobacco. They calculate upon the law of averages what percentages will be drawn to their store and the rental is figured to conform to this data.

Landlord a Contingent Participant.

Out of this study came the idea that the landlord should be a contingent rather than a preferred participant in the profits of the merchant. A schedule of rent based on a per cent. of gross volume of business was devised and put in operation. The results have been all that could be expected. Some tenants, of course, have not been able to produce more than a modest rental for the space they occupy. Others, however, have shown most encouraging growth, and some have paid much more than anticipated. It is evident that rents under this system will fluctuate, but the average should be better than under the old scheme. In dull times, rent profit will be moderate; in good times, it will be very generous, and to the tenant the rent tax is no longer a burden.

To put the idea into operation was the problem. At first prospective tenants were doubtful, feeling that the landlord was being given too intimate a knowledge of the details of their business. The objections were overcome and soon the scheme was a success.

New Chance Given.

One of the favorable instances may be of interest. A storeroom greatly needed a tenant. One day a man entered the office to inquire the rent. On being told, he replied, "Well, I had the courage to ask anyway." That was a queer answer and he was questioned further. He was a merchant on a side street, about to pass into the hands of the court. His stock was the best of its kind in the city and the man was a real merchant. His location was the only drawback. In the right store on the main thoroughfare he could not fail.

Negotiations with this merchant's creditors bearing an offer of rent on a percentage basis and rental credit for a year if need be, gave him a new chance. Among his stockholders he raised enough money to make the move and do some advertising. The rent credit had to be extended, but before the twelve months were over, rent was paid to date and was accruing month by month at a rate almost equal to that originally quoted. Since then this business has produced a rent much in excess of what could have been had on any fixed basis.

It stands to reason that fewer store buildings and upstairs spaces would remain vacant if the "average plan" of rentals was more thoroughly analyzed, and the tenant and landlord taken a little more into each other's confidence when the deal is under contemplation.

The Burglary Bugbear.

FREQUENT reports of burglaries or attempted entry in high class apartments have aroused the residents of certain sections of Harlem and the upper West Side. As a result, endless annoyance for renting agents and owners of tenant properties in the affected sections, has been created by tenants threatening to move unless they are better protected. Their specific requests for protection are for the most part impossible to comply with for a number of very significant reasons.

Tenants of apartments in these neighborhoods are making demands upon the owners for all manner of protective devices from burglar alarms to iron bars for all window openings. The very nature of these requests preclude the possibility of the owner to comply; and even, if he were willing, the cost of installation would be prohibitive as well as antagonistic to the provisions of the Tenement House Law.

To protect themselves from the importunities of nervous tenants, the owners of various properties in the affected areas have made an investigation of the conditions. In this investigation the police department and burglary insurance companies have co-operated and the results, so far as actual facts go, are somewhat unusual.

In the first place, real burglaries are no more frequent recently, than they were at other times. The newspapers with their three column heads "Burglars Infest Harlem" or "Upper West Side a Prey to House Breakers" have done much to spread terror in the hearts of householders however. These stories often make good reading but frequently have no real facts to substantiate them. Their effect on the community is quite noticeable.

A more serious condition than this does exist, however, in the same neighborhoods; and it is one which is more difficult to locate and eradicate. As a result of this condition the companies insuring against theft are often the losers. In these instances a burglary is deliberately framed up for the purpose of collecting the insurance and sometimes the policy holder has been able to get away with it. This game is an old one and quite simple in operation. An apartment is rented, furnished and occupied, and a blanket policy on contents taken out. The dishonest policy holder then removes articles of value from the premises and the stage is set to represent the result of a visit of a sneak thief or burglar and then the insurance company and the police department notified simultaneously. Oftentimes the "burglary" fools both police and insurance men.

VERTICAL TRANSPORTATION

Its Recent Development—The Gearless Traction Electric Elevator—Features of Security Explained

By R. J. HUNTINGTON
Pacific Coast Manager, Otis Elevator Co.

THE rapid increase in the height of the modern office building has demanded an elevator that has a practically unlimited car travel, and this demand has developed the gearless traction electric elevator. In this type of elevator, the working parts have been reduced to the simplest possible elements. The elevator engine consists of a motor, traction driving sheave and a brake pulley, the latter enclosed with a pair of powerful springs actuated electrically released brake shoes, all compactly grouped and mounted on a heavy iron bed plate.

Instead of the high speed motor used with the geared electric elevators, a slow speed shunt wound motor, designed especially for this service, is used. The armature shaft, which is of high tensile steel, of unusually large diameter, is also the driving shaft, and on it are mounted the brake pulley and the traction sheave. The introduction of the direct drive, and the consequent doing away of all the intermediate gearing between the motor and the driven member results in a machine of remarkably high efficiency, and the use of the slow speed motor, together with the carefully designed controller, gives starting, accelerating, retarding and stopping features unequaled by any other type of elevator.

The driving cables, from one end of which is supported the car, and at the other end the counterweight, pass partially around the traction driving sheave, continuing over or under an idler leading sheave, thence again around the driving sheave, forming a complete loop around these two sheaves, this arrangement resulting in the necessary tractive effort for lifting the car. One of the striking advantages resulting from this arrangement of cables, and the method of driving same, is the decrease in traction which follows the striking on the bottom of the hoistway of either the car or counterweight, and the consequent minimizing of the lifting power of the machine until normal conditions are resumed.

Inasmuch as in any properly constructed elevator the parts are so arranged that the member (car or counterweight), which is at the bottom of the hoistway, must strike and come to rest before the other member can possibly come in contact with the overhead work, it will be readily seen that the above-mentioned decrease in tractive effort is a very valuable and effective safety feature inherent in this type of elevator.

The controller is so designed in connection with the motor, that the initial retarding of the car in bringing the same to stop is independent of the brake, the latter being requisitioned to bring the car to final and positive stop, and to hold it at the landing. The motor is also so governed electrically as to prevent its attaining any excessive speed with the car on the down motion, no matter what the load may be. In designing the controlling equipment, one of the features demanding greatest consideration—in view of the very high speed at which the cars run—was the automatic retarding of their speed and the final stop of same automatically at the upper and lower terminals of travel.

This result is very satisfactorily attained with the installation in the elevator hatchway of two groups of switches, located respectively at the top and bottom of the hatchway, each switch in the series being opened one after another as the car passes, each operation resulting in the reduction of speed until the opening of the final switch brings the car to a stop, applying the brake. This operation is entirely independent of the operator in the car, and is effective even though the car operating device be left in the full speed position. Failure of any one of these switches merely results in the stopping of the car, which cannot be run until the switch is put in commission again.

Another feature of security of the greatest interest and importance is provided in the oil cushion buffers. These are placed in the hoistway, one under the car and one under the counterweight and are arranged to bring either the car or the counterweight to a positive stop through the telescoping of the buffer—this telescoping occurring at a carefully calculated rate of speed which is regulated by the escape of oil from one chamber of the buffer to another. The buffers have been proven capable by test of bringing a loaded car safely to rest from full speed, and in this respect are unique among elevator safety features of comparatively low cost.

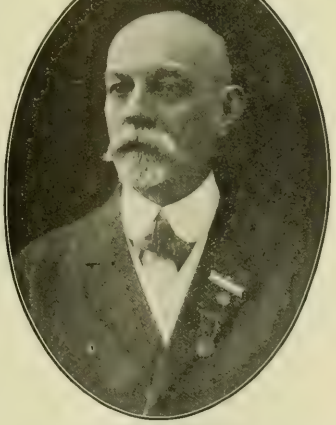
The usual safety devices installed in connection with the modern high-grade apparatus are used with this type of elevator, including speed governors, wedge clamp safety devices for gripping the rails in case of the car attaining excessive speed, and potential switches. To the advantageous features already enumerated should be added the simplicity of installation and economy of space, resulting from the use of this machine, especially if the machine itself be located over the hoistway, and the refinements which have been worked out have resulted in an apparatus which in the existing installations has given immediate demonstraton of its economy.

We have given a more detailed description of the gearless traction electric type, due to the fact that it is the most highly perfected elevator apparatus yet made, and forms the elevator equipment of the world's tallest business structures. A modification of this type is seen in the 2:1 roping gearless traction machine designed for car speeds up to 450 feet per minute, using a smaller, higher speed motor. The roping is arranged with sheaves on car and counterweight, so that these members travel at one-half the speed of the cables themselves. The gearless traction type of elevator for passenger service—either the 1:1 or the 2:1 roping, is unquestionably in a class by itself, and the rapidly increasing number of installations testifies to its extreme popularity among the leading architects, engineers and builders.

HOW SAFETY PAYS IN CONSTRUCTION

By T. HUGH BOORMAN, C. E.

AN almost endless theme would seem to be the question of how "Safety Pays in Construction." I cannot but think that the financial aspect has too frequently been overlooked by those having particularly the preparation of specifications for engineering and building construction. The carrying on of work being under the control of the constructors or contractors, who employ the men prosecuting the same, may lead some to drop from their minds the necessity of thought for the safety of the men engaged on the actual work and it may be thought that the Workmen's Compensation Act is cause enough for contractors to take every precaution against accidents.



T. HUGH BOORMAN.

The passage of the Workmen's Compensation Law has added materially to the cost of all lines of construction. I know of one firm who claimed that the cost to them of this compulsory insurance was eleven per cent., so that the pay roll of 1912 of $100,000 was now $110,000—whether this was excessive or not I cannot state, as other concerns quoted eight per cent. as their added cost. That the change from the old style of Employer's Liability Insurance to the present method is a good and fair one, I trust no one will deny.

Under the old system the employer paid for legal protection against claims, and lawyers got more of the money paid when judgment could be obtained in the court for cases of death or injury from accidents. On the score of economy I contend that greater care than ever is now necessary to guard against accidents, as if the number is reduced, the rate of insurance can be decreased. Then, in the first place, safety pays as a cause for the reduction in cost of insurance and any suggestions by engineers or architects to the contractor looking to this end, will be appreciated by the contractor.

Safety and sanitation, if not synonymous, go hand in hand, and the health of the man must be a matter of the deepest consideration. This is on the line of strict economy that the better the physical condition of the man, the more efficient work you get from him. Going further, the better the moral condition of the worker, the better the results of his work. Colonel Goethals, at Panama, was careful to provide healthful amusements for the army of laborers, and mental and physical amusements, added to the good condition and powers of endurance of the employees of the United States Government there.

To engineers, particularly the matter of camp equipment must be an attractive study; time is well spent that is devoted to consideration of how to improve the condition of the workingman. The consideration for employees must be appreciated by the employed and better work obtained thereby. I recall that in the line of some of my road work I always insisted on having oatmeal placed in the ice water buckets and the men worked the better for that small thought for prevention of colic. I have heard of contractors giving their men hot coffee on the work in severe weather. That pays.

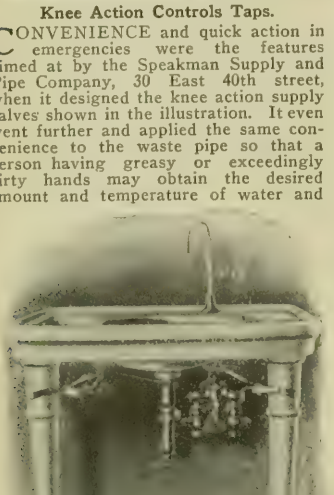
—Savings banks, after being out of the market for loans on mortgage for a long period, are again putting out money on such securities.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Knee Action Controls Taps.

CONVENIENCE and quick action in emergencies were the features aimed at by the Speakman Supply and Pipe Company, 30 East 40th street, when it designed the knee action supply valves shown in the illustration. It even went further and applied the same convenience to the waste pipe so that a person having greasy or exceedingly dirty hands may obtain the desired amount and temperature of water and



lave himself without actually touching with his hands any fixture. The value of this device in hospitals where hands of surgeons and nurses must be sterile is apparent.

The picture shows a regular clinic lavatory fitted with knee action mixing valves. These fixtures are secured to the wall by heavy brackets, making them substantial and easy to install under any ordinary lavatory. The operator has positive control of the inflow or outflow at all times. The lever does not have to be held in position, but stays in any position in which it is placed.

Composition Flooring.

FEW persons know what composition flooring really is or why this material is more desirable in certain classes of buildings than any other floor covering. This is due in part to the comparatively recent discovery of its process of manufacture, and also to the secrecy with which the business itself has been conducted in this country, says Herbert E. Gernert, in Safety Engineering.

Composition flooring is what might be termed a magnesium chloride cement. When commercial magnesite is mixed with a strong solution of magnesium chloride, it dries or sets in a few hours into a firm, hard mass, capable of receiving a high polish. Certain fillers and coloring matters are always added to give to the finished product attractiveness, resiliency, elasticity and other desirable qualities.

This material is laid in a plastic slate and bonds directly to wood, concrete or metal. It takes its initial set in from two to six hours and may then be troweled to a very smooth and even finish. After 24 or 36 hours it may be walked upon, but it is advisable to protect it against constant and heavy traffic for at least 48 hours.

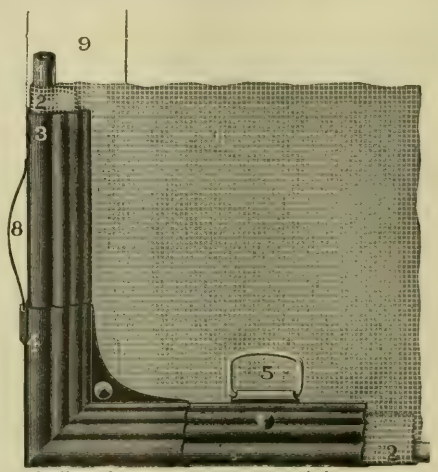
Perhaps the most striking feature about composition flooring is the fact that it is sanitary. When properly installed its surface is smooth and unabsorptive. Unlike cement or terrazzo, it will not give off dust when walked upon. A room, no matter how large, may be laid in one continuous stretch without cracks or joints of any description. Moreover, a sanitary cove base may be readily installed with this same material so that all joints between walls and floors are germ and dirtproof. Little wonder it is then that these floors are in great demand for such places as hospitals, schools, restaurants and public buildings of every description.

Composition is also fire resistive. It will successfully withstand the action of heat to a temperature of from 1,500 to 1,800 deg. F.; at a higher temperature it will not burn, but will crack or burst, due to the formation of steam from the water which remains after the setting process is complete.

Resiliency must always be taken into consideration in estimating the value of a flooring material. It is that quality or feature of a floor which makes it either hard and tiresome to the tread or soft and rebounding. Cork, rubber and linoleum rank highest among all flooring materials in this respect, but among the fire and germproof materials, composition ranks higher.

The resiliency of a composition floor depends largely upon the fillers used in its manufacture and the method of its installation. It should be added, however, that a highly resilient floor is not necessarily, nor even generally, one which possesses a soft or penetrable surface. Composition ranks high among the standard flooring materials in both crushing and tensile strength. Some composition floorings laid ½ inch thick showed that its ultimate crushing strength was approximately 10,000 pounds a square inch. Its tensile strength is about 600 pounds a square inch.

Composition is inherently a non-slippery floor covering. It can be mixed and laid in such a manner that even on steep inclines there will be no danger of persons slipping or injuring themselves. It weighs less than 4 pounds a square foot after setting is complete. For that reason it is often used in old buildings where the supports to the floor are not strong. It is not absolutely waterproof, but shows an absorption of about 2 per cent after 48 hours of immersion in water. Thereafter, it will



gradually take on more water and in time will soften to a point of disintegration. It is advisable, therefore, never to use composition where water is to remain on the floor for more than a few hours at a time, or where the foundation is damp or is likely to become damp.

Composition does not cost much more than good linoleum and is cheaper than either tile, terrazzo or marble. Because of its reasonableness in price, its durability, sanitation, fireproofness and other advantageous qualities, it is being used more and more by the leading architects and builders who know its value.

Permanent Fortification.

THE Armstrong Cork Installation Co., of Pittsburgh, Pa., is issuing a novel booklet under the above title, but with a sub cognomen, entitled "At War With Heat." The booklet describes the fight that refrigerating companies are constantly called upon to make in protecting stock in cold storage from heat, incidently calling attention to the fact that cork brick and cork board as made by this company is meeting with increasing use by discerning specifiers.

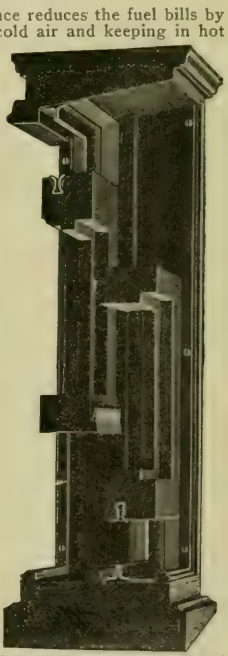
A Self-Wringing Mop.

VARIOUS self-wringing mops have been introduced from time to time, but most of them have been rather complicated in their mechanism. One that differs from others in this respect, at least, is being introduced by the Gustav Franklin Company, of 8 South Dearborn street, Chicago, Ill. It is known as the "Dutch Maid" and its distinctive feature lies in the fact that one end of the mop-head is attached to a crank which passes through the handle. To wring the mop this handle is turned, twisting the mop-head and forcing all the water out of the device. The hands do not come in contact with the water. Another advantage is that with this mop a forward and backward motion is obtained so that there is no flopping of the mop itself to spatter furniture or baseboards, an important factor in the cleansing of office buildings and apartments. The mop presents fifty square inches of cleaning surface, which is said to be unusually large.

Weather Strip Windows.

HERE is a device that will appeal to tenants of apartment houses and residences facing upon territories where strong winds make it almost impossible to heat rooms. it is known as the Higgin all-metal weather strip, which makes a window dust-tight and draft-tight and at the same time makes the sash slide easily and without noise and prevents rattling.

The appliance reduces the fuel bills by keeping out cold air and keeping in hot



air, and consists of two strips made of different metals—one, of zinc, forming a track on which the sash slides, is attached to the window frame, while the other, of phosphor bronze, is inserted in the sash. This latter has spring flanges which come in contact with the zinc strip and completely close up the space between the sash and frame. This method effectually seals the aperture. It also reduces the friction and makes an easy sliding window.

Another device manufactured by the same concern is an all-metal window screen which cannot shrink, swell or warp. It is adapted to any style of window and is shown in the accompanying illustration. The netting is carried around an inside round frame and therefore cannot bag or pull loose. There are no sharp edges to cut the netting.

CURRENT BUILDING OPERATIONS

$1,000,000 Multi-Family House Project For Southeast Corner of Park Avenue and 61st Street

WORK is rapidly progressing on the steel frame work for a high-class apartment being erected at the southeast corner of Park avenue and 61st street. The E. A. L. Park Avenue Company, Edgar A. Levy, president, is the owner and builder of the structure, and the plans and specification were prepared by Schwartz & Gross, architects, 347 Fifth avenue.

Foundations were built by the Godwin Construction Company, 251 Fourth avenue, and the following sub-contracts, for labor and materials, have been awarded by the owner, who is contracting separately for all work: Mason work, William M. Moore Construction Co., 516 West 139th street; structural steel, Hinkle Iron Company, 534 West 56th street; fireproof arches and concrete floors, A. G. Pierce Company, 103 Park avenue; cut stone, J. H. Young Cut Stone Company, 136th street and Locust avenue; elevators, Otis Elevator Company, 26th street and 11th avenue; granite, I. W. & C. Horn Company, 2514 Park avenue; ornamental iron, A. Perlman Iron Works, 1735 West Farms road; plumbing, Lasette & Murphy, 238 West 108th street. Other subcontracts to complete the structure will be awarded in the near future.

The structure will be thirteen stories in height, with basement and sub-basement, and is being erected on a plot 100x100 feet. Two families will be accommodated on each floor, with a total of 26 suites for the entire building. Each floor has one apartment of twelve rooms and four baths, and another of nine rooms, with three baths. The larger apartment occupies the corner and has a frontage on Park avenue for the main or community rooms, with master bed chambers arranged along the 61st street side. Kitchen and three servants' bedrooms front on a large interior court. The smaller apartment has two rooms on Park avenue, master bed chambers on a wide side court, and servants' department on the interior court.

There are two passenger elevators, one serving the twelve-room apartments and another for the exclusive use of the nine-room apartments. One service elevator, practically isolated from the balance of the building, opens on to the service hall and serves all apartments. The one stairway with which the building is to be equipped is practically for the exclusive use of servants, although it can be used as an emergency exit.

Much thought and study on the part of the architect is evidenced in the layout of the various rooms and their relation to one another. They are well grouped for the various purposes they serve and that has been accomplished without loss of space. Rooms are all well lighted and without exception have adequate facilities for cross ventilation. The rooms, which have outlook on generous sized courts and yards, are assured of good light and air.

Privacy for the family and its guests has been assured by completely isolating the rooms provided for servants from the community rooms and master bed chambers by solid partitions and an additional servants' corridor accessible only through the kitchen and the further isolation of the service elevator.

The kitchen in each apartment is most complete in its equipment. Each has gas range, sink, laundry trays and dressers and closets. The butler's pantry has additional dish closets, built in refrigerators and pantry sink.



E. A. L. Park Ave. Co., Owner and Builder. Schwartz & Gross, Architects.
NEW STRUCTURE AT PARK AVENUE AND 61ST STREET.

Plumbing throughout the structure will be of the highest grade and the fixtures to be installed will be of the best porcelain, designed to meet the fullest requirements of high-class tenants.

The rooms throughout the apartments are of generous size and well proportioned. In the twelve-room apartments there is a living-room, 26x19 feet, equipped with wood-burning open fireplace, reception room 12x19 feet and dining room 18x19 feet. These three rooms are intercommunicating and open directly from a foyer 19.8x9 feet. Passengers stepping out of the elevator enter a small square vestibule or entry, and thence into the foyer. Four master bedrooms are arranged along a private hall. The two main chambers have a common dressing room with bath. The other two bed rooms are each equipped with private bath rooms.

The servants' department consists of three bedrooms and bath and is isolated from the balance of the apartment. One doorway from the private hall gives entrance into the corridor serving the servants' department. The kitchen is 22.11x15.7 feet and is designed as a servants' dining hall as well as a kitchen. Between the kitchen and dining room is located a good-sized and well-equipped butler's pantry.

An item worth particular mention in connection with this structure is the fact that all the space has been made good use of, and the apartments abound in built-in closets of unusual size. The twelve-room apartments alone have at least a dozen built-in closets in addition to built-in wardrobes in servants' bed rooms, dressers, dish closets, refrigerators, etc.

The rooms in the smaller suites are of approximately the same size and proportions as those in the larger ones. The reception room has been omitted and there is one less master bed room and only two servants' rooms. The servants' rooms are entered directly from the private hall and not through a separate servants' corridor.

In the finish of the building only the finest of hardwoods will be employed. The decorations will be according to the individual tastes of the various tenants who will select fabrics and colors. According to the present plans the building will be completed and ready for occupancy about August 1, 1915. Apartments will rent from $3,700 to $6,000, according to the number of rooms selected.

STATE BUILDERS MEET.

Resolutions on the Subject of Workmen's Compensation.

At the annual convention of the New York Builders' Association at Utica, C. G. Norman, of this city, was elected president; E. M. Gregory, of Corning, first vice-president; E. A. Keeler, of Albany, second vice-president; James M. Carter, of Buffalo, secretary-treasurer, and Lewis Harding, of this city, chairman of the executive committee. The convention discussed fully the matter of compensation law and uniform contracts, and a resolution was adopted recommending that the Governor and State Compensation Commission consider certain important revisions of the existing act. The compensation committee, of which William Crawford is chairman, was retained for another year's service. The convention adopted a resolution favoring the equality of union and non-union workmen so as to relieve the unemployed situation as far as possible.

The resolutions on Workmen's Compensation read in part as follows:

"That we do not favor paying to alien dependents of deceased workmen large awards and benfits under compensation.

"That this convention believes that the best interests of all parties concerned is served by permitting the four forms of insurance as now allowed under the existing compensation law. This convention further believes that it is not to the best interest of the public that the limit when compensation begins shall not be reduced from 14 days to seven days.

"That this convention recommends that the existing compensation law be so amended as to absolutely secure compensation for injured employed in all building industries protecting them particularly against employers not carrying workmen's compensation insurance.

"This convention would further recommend to the Compensation Commission a consistent revision of the rates as applying to the contracting fraternity, and we further recommend that insofar as possible the merit rating of contractors' risks be allowed and that this merit rating apply to all contractors.

"This convention further recommends that the best interests of the employes, as well as the insuring public would be best served by separating the State fund from the commission and placing same under the jurisdiction of the commissioner of insurance in the State of New York. In other words, the same supervision being given said State fund as is given to all stock and mutual companies."

Exit Facilities.

The Building Committee of the Board of Aldermen has taken up the work of drafting an ordinance regulating exit facilities in buildings. When enacted the regulations will apply only to buildings thereafter erected, other than tenements and factories, and only in part to private dwellings. Tenements and factories are regulated by other laws.

As the ordinance is yet in the formative state, it is not ready for publication, but in a general way it can be said, that the regulations will cover doors and doorways, the construction, strength and material of stairs and their enclosures. In buildings exceeding thirty-six feet in height and occupied by more than fifty persons above the first story the stairways shall be enclosed with walls and partitions of fireproof material and construction. The stairways in buildings of less height will have partitions of approved slow-burning material and construction. It is understood that smokeproof towers will be required in certain buildings where the fire or panic hazard is prominent. Horizontal exits will be specified for certain other buildings. Of churches, theatres and other places of assembly it will be required that the aisles and seats shall be arranged to facilitate egress in case of fire or accident.

State Compensation Commission.

The New York office of the State Workmen's Compensation Commission continued business as usual, notwithstanding the exhaustion of the appropriation, but the expectation is that the department will eventually be reorganized and made a bureau in the State Insurance Department. Meanwhile a temporary appropriation will be made to continue its work. A legislative investing committee heard testimony early in the week.

The Housesmiths and Structural Iron Workers of New York and Vicinity, Inc., have sent resolutions to Gov. Whitman protesting against many provisions of the Compensation Law. The resolutions say the law has by no means proved to be the undiluted blessing its makers pronounced it. It has aroused among workmen a great deal of honest criticism and discontent.

Degnon Company to Erect Building.

Albert Thompson, architect, 1133 Broadway, is preparing preliminary sketches for an office building to be built on Van Alst avenue, Long Island City, by the Degnon Contracting Co., Michael J. Degnon, president, 30 East 42nd street, Manhattan. The structure will cost about $200,000.

Contract Awarded for Newark Market.

Essex Construction Co., 85 Academy street, Newark, N. J., has been awarded a general contract to erect the Center Market, at Broad and Canal streets, Newark. The plans and specifications were prepared by Hooper & Co., 118 Market street, Newark, and the structure will be erected under the jurisdiction of the Common Council of the City of Newark. The building will be constructed of brick, steel and reinforced concrete, two stories in height and will cover a plot 127x205 feet. It will cost in the neighborhood of $700,000.

Proposed West End Avenue Apartment.

Mayer & Mayer (Inc.), 30 West 29th street, who recently obtained the property at the northeast corner of West End avenue and 80th street, contemplate improving the site with a modern, high-class apartment house, probably thirteen stories in height. The owners have not retained an architect as yet, nor have they determined upon any except the most important details of construction.

BRONX BUILDING PROJECTS.

January's Filings Substantially Larger Than in Corresponding Periods.

WITH so many non-employed, particularly in the building trades, it will be encouraging to learn that the record of new building plans filed in the Bureau of Buildings, Borough of the Bronx, during the month of January, 1915, shows a substantial increase over the record of the corresponding month in the years 1913 and 1914, as the following figures will indicate:

Plans for January, 1913, 1914 and 1915.

New Buildings.—Bronx, No. in 1913, 54; estimated cost, $1,577,426; in 1914, 49; estimated cost, $1,316,850; in 1915, 63; estimated cost, $2,072,250.

The plans last month included one public school at a cost of $275,000 on Spofford avenue, from Coster to Faile streets, in the Hunts Point section; one club house at a cost of $240,000, on Washington avenue, from 160th to 161st streets, for the Young Men's Christian Association; one hospital building, at a cost of $200,000 for the Montefiore Home and 30 apartment houses to cost in the aggregate $1,259,000.

The building industry is an important factor in this community and a revival of business spells prosperity for the Bronx. While conditions generally may justify to some extent the pessimistic view that everyone seems to take of the situation, the time is about ripe for a slice of optimism. A little encouragement and a concentration of endeavor will accomplish more real good than lamentations.

ROBERT J. MOOREHEAD,
Supt. of Buildings.

Mulliken & Moeller Plan New Apartment

The Eighty-sixth Street and West End Avenue Company, controlled by Mulliken & Moeller, architects and builders, 103 Park avenue, has acquired the property at 304-308 West 86th street, 62x102.2 feet, and contemplate the improvement of the site by erecting a modern, high class apartment house. The structure will be twelve stories in height and will be similar to the one the same company now has under construction on the adjoining property at 320 West 86th st.

NEW EDUCATIONAL EDIFICE IN THE BRONX



Midtown Construction Co., General Contractor. C. B. J. Snyder, Architect.

FOUNDATIONS have been completed for the Evander Childs High School, now being erected by the Board of Education in the south side of 184th street, from Crescent street to Fields place, Bronx. The building is of brick and limestone, five stories in height, and in dimensions approximately 200x132 feet. C. B. J. Snyder, architect for the Board of Education, places the cost of the structure at $500,000. The Midtown Construction Co., 148 West 36th street, Manhattan is erecting the building under a general contract. Subcontracts for work and materials have been awarded as follows: Structural steel, Hinkle Iron Co., 534 West 56th street; cut stone, David Miller Co., 315 East 103d street; terra cotta, Atlantic Terra Cotta Co., 1170 Broadway; plumbing, P. F. Kenny Co., 33 Old Broadway; ornamental iron, Standard Iron Works, 540 West 58th street; roofing (slate), Hecla Slate Co., 205 Lewis street; sheet metal work, Eagle Cornice & Skylight Works, 211 East 117th street; interior marble, Cerussi Marble Works, 271 East 135th street; tiling, G. Pardee Tile Co., 45 Grove street; fireproof doors, United Metal Covered Sash & Door Co., 2052 Bronx street. Additional subcontracts to complete the structure will be let soon.

Cauldwell-Wingate Co. Awarded Contract.

A general contract for the erection of the Y. M. C. A. building to be located at the southwest corner of Washington avenue and 161st street, has been awarded to the Cauldwell-Wingate Company, 381 Fourth avenue. Louis E. Jallade, 37 Liberty street, is the architect. The building will cost more than $225,000.

Post & McCord Low Bidders.

Post & McCord, Inc., submitted the lowest bid on Thursday, to the New York Municipal Railways in the general contract for elevated extension to the Brooklyn subway. About 13,000 tons of structural shapes and plates will be required. The second lowest bid received was from Snare & Triest, and bids were close among fourteen competitors. The steel order will probably be placed with the American Bridge Company when the general contract is formally awarded.

New Madison Avenue Loft.

Jardine, Hill & Murdock, 3 West 29th street, are the architects for a twenty-one story store and loft building project to be erected at 309-313 Madison avenue, adjoining the southwest corner of 42nd street. The structure, as designed, will have an extension at 28 East 42d street which will be four stories in height. The building will have frontages of 52.6 feet on Madison avenue, 23.6 feet in East 42nd street and will have a maximum depth of 118.6 feet. The site is owned by August Heckscher and the improvement is estimated to cost more than $350,000.

—Real estate men used to be interested in knowing the number of vacant parcels left in any given section. The tax records disclose that there are 7,202 vacant parcels in the Borough of Manhattan, valued at $160,000,000. In the entire city there are 454,095 parcels of vacant land, valued at $618,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

JERSEY CITY, N. J.—P. Berghoff, Bayonne, contemplates the erection of a 4-sty apartment on Tonnelle av, near Sip av. No architect selected.

NEW ROCHELLE, N. Y.—The New Rochelle Council, No. 339, Knights of Columbus, Richard L. Fallon, 180 Main st, contemplates the erection of a 2 and 1-sty lodge building at the corner of Centre av and Relyea pl. No architect selected.

NEW ROCHELLE, N. Y.—The People's Savings Bank, Henry M. Lester, president, southwest corner of Huguenot and Mechanic sts, contemplates the erection of a bank building here to cost about $25,000. No architect selected.

NORWICH, N. Y.—Robert C. Allen, 54 West Main st, contemplates the erection of a 2½-sty frame residence in South Broad st, for Robert C. Allen, 54 West Main st. Cost, between $6,000 and $8,000.

LOCKPORT, N. Y.—Mathew A. Collins, 38 Niagara st, contemplates the erection of a 2-sty residence on Levan av, near East av. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Louis Allmendinger, 926 Broadway, Brooklyn, architect, is taking bids for nine 3-sty tenements, 27x68 ft., on Baychester av, south of Boston rd, for Henry J. Crawford, 5-7 East 42d st. Cost, about $72,000.

DWELLINGS.

ELMHURST, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences on Toledo av and Lewis st, for William J. Schwartz, 2706 Jamaica av, Richmond Hill, owner and builder. Total cost, about $15,000. Owner will take bids on all subs at once.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for two 2½-sty frame residences, 16x37 ft., on Willard av, 100 ft. north of Jamaica av, for Keiser & Schaeffer, this place. Cost, about $5,000. Owners will take bids at once.

COLLEGE POINT, L. I.—Harry T. Morris, this place, has completed plans for a 2½-sty frame and stucco over metal lath residence, 23x33 ft., at 10th st and Monument av, for George F. Maier, 23 South 14th st. Cost, about $5,500. Owner will take bids at once.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for six 2-sty brick residences on Ferth av, near Grand st, for William C. Cating, Fiske av, owner and builder. Total cost, about $25,000. Owner desires bids at once on all subs.

HALLS AND CLUBS.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, desires sub bids on the gymnasium and nursery building for St. Anthony's R. C. Church, 151 Thompson st. Francis A. Norris, 552 Rugby rd, Brooklyn, architect.

SCHOOLS AND COLLEGES.

BRONX.—Bids will close February 8 at 3 p. m. for P. S. 48, on the south side of Spofford av, from Coster to Faile sts, for the City of New York Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost, about $275,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for alterations to the 12-sty store and loft building, 19 West 34th st, for the Lomis Estate, Henry P. Lomis, care of Revillon Freres, 19 West 34th st. The Bedell Co., 14-16 West 14th st, lessee. Seymour & Schonewald, Grand Central Terminal, architects. Cost, about $30,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—C. B. Meyers, 1 Union sq, has about completed plans for a 6-sty apartment, 44x93 ft., at 144-146 West 19th st, for Charles I. Weinstein Realty Co., 17 West 120th st. Cost, about $50,000.

ST. NICHOLAS AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 50x87 ft., on the east side of St. Nicholas av, 413 ft. south of 145th st, for James O'Brien, 647 6th av, owner and plumber. Architects will take bids about February 12. Cost, about $100,000.

180TH ST.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for a 5-sty apartment in the south side of 180th st, 175 ft. east of St. Nicholas av, for the Riverview Construction Co., H. Bloch, president, 21 Waverly Place.

EDGECOMBE AV.—Samuel Katz, 1 Madison av, has completed plans for the 5-sty apartment on the west side of Edgecombe av, 149 ft. south of West 150th st, for the Podgur Realty Co., 1029 East 163d st. Cost, about $75,000.

ST. NICHOLAS AV.—Abraham Berres, 1484 St. Marks av, Brooklyn, has completed plans for the 6-sty apartment on the east side of St. Nicholas av, 183 ft. south of 145th st, for the Placid Realty Co., 3785 Broadway. Cost, about $120,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 45x88 ft., in the south side of 181st st, 40 ft east of Belmont av, for the Robert Eff Corporation, 86 Franklin st, owner and builder. Cost, about $30,000.

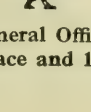
Edison Service for Mammoth Market

By May first, after alterations costing $300,000, Stern Brothers' old building at 32-46 West 23d Street will reopen as the Cosmopolitan Gardens—a mammoth public market. Nearly five months before the opening, those responsible for the undertaking contracted for Edison Service to meet the multitude of light and power requirements

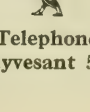
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(Contemplated Construction—Continued.)

MARMION AV.—Foundations are under way for the 5-sty apartment at the southwest corner of Marmion av and 148th st, for the Ettel Construction Co., Peter Comes, president, 1822 Monegan av. Maximilian Zipkes, 405 Lexington av, architect; Peter Comes, 1822 Monegan av, brick mason. J. DiPace, 721 Melrose av, stone mason. George Jung, 3924 Park av, plumbing. Cost, about $50,000.

LONGFELLOW AV.—John P. Boyland, Fordham rd and Webster av, is preparing plans for two 5-sty apartments, 50x100 ft., on the east side of Longfellow av, 150 ft. south of 172d st, for the Trat Building Co., J. W. Dettinger, president, at site. Cost, about $80,000. The owner is ready for bids on all contracts.

GRAND BOULEVARD CONCOURSE.—The Kreymborg Architectural Co., 1029 East 163d st, has been commissioned to prepare plans for three 3-sty apartments, 130x177x125x110 ft., at Grand Boulevard Concourse, 184th st and Crescent av, for the P. J. Dwyer Building Co., 1819 Southern Boulevard.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—Chas. S. Clark, 443 East Tremont av, is preparing plans and will take bids about Feb. 8 for a 1-sty addition to the storage warehouse 1818-1824 Webster av, through to Park av, for the Waites Motor Vans & Storage Co., Wm. W. Waite, president, Tremont and Park avs. Cost, about $50,000.

MUNICIPAL WORK.

BRONX.—Bids were submitted to the City of New York, Douglas Mathewson, president, Municipal Building, Crotona Park, 177th st and 3d av, for sewers and appurtenances on Pennyfield av, Chaffee av, Throggs Neck Boulevard, between Throggs Neck Boulevard and Chaffee av, to the East River and from Throgs Neck Boulevard and Dewey av to L. I. Sound.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education February 1 for installing electric ash hoists in P. S. 45, 50, 52 and 53. All bids laid over.

BRONX.—The Board of Education opened bids February 1 for excavation, building retaining walls and steps, laying pavements, etc., at P. S. 36. M. D. Lundin, low bidder, at $2,997.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STERLING PL.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x90 ft., at the northeast corner of Sterling pl and Ralph av, for the Howard Investing Co., Jacob Seiderman, 1934 Prospect pl, owner and builder. Cost, about $60,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment on Division av, near Bedford av, for the Keap Construction Co., 150 Hart st, owner and builder. Cost, about $60,000.

RODNEY ST.—Chas. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment at 322-328 Rodney st, for a corporation now forming. Plans will probably be completed about February 9.

HOOPER ST.—Chas. Straub, 147 4th av, will complete plans about February 9 for a 6-sty apartment, 50x87 ft., at 293-295 Hooper st for the Solomon Kraus Realty & Construction Co., 217 Havemeyer st, to cost approximately $40,000. Owner will handle the general contract.

WARWICK ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 4-sty tenement, at the southwest corner of Warwick st and Belmont av, for the General Contracting & Building Co., 422 Jerome st, Benj. Taishoff, president and builder. Cost, about $12,000. The owner will take bids on all sub contracts.

DWELLINGS.

HEGEMAN AV.—Chas. A. Mele, 37 Liberty av, is preparing plans for seven 2-sty residences on the south side of Hegeman av, 20 ft. east of Sackman st, for Trieb & Brodsky, 345 Lott av, owner and builder. Cost, about $3,500 each.

5TH AV.—W. T. McCarthy, 16 Court st, is preparing plans for seven 3-sty residences and stores on the south side of 5th av, 36 ft. east of Ovington av, for S. Goldberg, care of architect. Total cost, about $35,000.

FACTORIES AND WAREHOUSES.

VANDAM ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 2-sty brick mill in the east side of Vandam st, 170 ft. north of Nassau av, for J. W. Moore, 307 Kingsland av, owner and builder. Cost, about $10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids February 1 for installing electric equipment in new P. S. 50. Jandous Electric Equipment Co., Inc., low bidder at $10,253.48.

THEATRES.

WILLIAMS AV.—Louis A. Abramson, 220 5th av, Manhattan, has about completed plans for a 1-sty moving picture theatre at Williams and Livonia avs for A. Frankel, care of architect. Cost, about $40,0000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for two 5-sty tenements on the west side of 12th av, 200 ft. south of Jamaica av, for Phillip Silver, 708 New Jersey av, Brooklyn. Cost, about $60,000.

LONG ISLAND CITY.—Frank J. Schefcik, Park av and 176th st, is preparing plans for two 5-sty apartments, 60x100 ft. on the west side of 6th av, 86 ft. north of Webster av, for the Pomona Construction Co., Frank Woytisek, care of architect. Cost, about $100,000.

DWELLINGS.

ELMHURST, L. I.—E. Rose & Son have completed plans for a 2½-sty frame residence on Brettonierre av, near Adams st, for Fred Reiner, Broadway, owner and builder. Cost, about $5,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids February 1 for installing electric equipment in new P. S. 91. Jandous Electric Equipment Co., Inc., low bidder, at $9,268.27.

Richmond.

DWELLINGS.

WEST BRIGHTON, S. I.—Horenburger & Bardes, 122 Bowery, Manhattan, are preparing plans for a 2-sty frame residence at Richmond Turnpike, near Fairview av, for Miss D. Heyl, care of architects. Cost, about $4,000.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education February 1 for fire protection work at P. S. 14, Ross & Sisti, Inc., low bidders at $980 and for P. S. 32, Robert J. Mackey, at $2,085.

Nassau.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—S. J. Stammers, 500 5th av, Manhattan, has been commissioned to prepare plans for a municipal office building for the village of Sea Cliff, Chas. A. Deininger, this place, president. Cost, about $20,000.

Suffolk.

MUNICIPAL WORK.

HUNTINGTON, L. I.—Bids will be advertised for about March for the sewer and sewage disposal plant for the town of Huntington, S. E. Dammis, town clerk. George W. Fuller, 170 Broadway, Manhattan, consulting engineer. Cost, about $90,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—The American Real Estate Co., Construction Department, Nimian Jameson, superintendent, Park Hill, has completed plans for a 4-sty apartment at 9 Franklin av, to cost about $30,000.

YONKERS, N. Y.—Jas. A. Watson, Reeves Building, has completed plans for a 4-sty apartment, 43x58 ft. at 102-103 Allison av, for P. H. McGrath, 99 Morris st. Cost, about $25,000.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 4-sty apartment, 50x42 ft., at 22-24 Stone av, for Van Ness Bros., 45 Warburton av. Cost, about $20,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—H. G. Morse, 101 Park av, Manhattan, is preparing plans for a 2½-sty frame and rubble residence at Wykagyl Park, for C. A. Briggs, Wykagyl.

HARTSDALE, N. Y.—J. M. Fallon, 186 Boston rd, Mamaroneck, general contractor, is preparing plans for a 3-sty tapestry brick residence on Claremont av for George V. McNally, 7 East 42d st, Manhattan.

HARTSDALE, N. Y.—H. B. Upjohn, 456 4th av, Manhattan, is preparing plans for two 2½-sty frame and stucco residences for the Model House Co., Gerard Fountain, Park av and 41st st, Manhattan. Cost, about $10,000 each.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—L. S. Fischl's Sons, 22 University pl, have received the painting contract for the 18-sty apartment house, 102x132 ft., at the southeast corner of Park av and 84th st for the Charter Construction Co., 119 West 40th st. Robert T. Lyons, 119 West 40th st, architect. Gunvald Aus, 101 Park av, steel engineer. Solomon Bros., 695 Jackson av, carpenters. Cost, about $400,000.

MONTCLAIR, N. J.—David Stein, 175 Graham av, Paterson, has received the general contract to erect four 2-sty brick apartments at Bloomfield av and Willow st for the A. L. Prescott Co., 90 West Broadway, Manhattan, Amos L. Prescott, president. A. Ginsburg, 225 Main av, Passaic, architect. Cost, about $10,000.

MANHATTAN (sub).—The Venemer Construction Co., at site, has received the brick mason work; John Jordis Iron Works, 354 Robbins av, structural steel and ornamental iron; and David Miller, 315 East 103d st, cut stone, for the 7-sty apartment in the south side of 193d st, between Decatur st and Webster av, for the Wedgewood Co., Wm. F. Kell, 401 East 163d st, president. A. J. Thomas, 2526 Webster av, architect. Auletta Construction Co., 17 1st st, Yonkers, N. Y., stone mason. Cost, about $300,000.

BANKS.

BROOKLYN (subs).—J. J. Beatty, 1469 Dean st, Brooklyn, has received the plastering contract; James Elgar, Inc., 103 Park av, trim; Alexander & Reid Co., 355 West 36th st, interior tile; Estey Bros. Co., 270 Union av, ornamental iron, for the 3-sty bank building at the northeast corner of Montague st, through to Clinton and Pierrepont sts, for the Brooklyn Trust Co., 177 Montague st. York & Sawyer, 50 East 41st st, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. James Elgar, Inc., 103 Park av, Manhattan, carpenter. Cost, about $500,000.

DWELLINGS.

YONKERS, N. Y.—Watson & Bremner, 52 Oak st, have received the general contract to erect a 2½-sty frame and stucco residence at 25 Bailey av for Joseph D. Archard, 540 Van Courtlandt Park av. J. Wilford Kirst, 12 North Broadway, architect. Cost, about $5,000.

SOUTH ORANGE, N. J.—MacPhee Bros., 134 Lehigh av, Newark, have received the general contract to erect a 2½-sty frame residence on Synott pl for Crowley-O'Brien Co., 31 Clinton st, Newark. Carl A. H. Jaeger, 40 Clinton st, Newark, architect. Cost, about $4,500.

NORTH BERGEN, N. J.—John Dunzelmann, 611 Central av, West Hoboken, N. J., has received the general contract to erect a 2-sty frame residence on the south side of Union pl for Joseph Schussler, care of general contractor. William E. Berries, 388 Broadway, Union Hill, N. J., architect. Cost, about $3,500.

MANHATTAN.—(Sub.).—The Lord Electric Co., 105 West 40th st, has received the electric contract; Norcross Bros. Co., 103 Park av, contract for all interior finish except special rooms, for the 4-sty residence at the southwest

corner of 70th st and 5th av for C. Ledyard Blair, 24 Broad st. Thomas Hastings, 225 5th av, architect. C. Brainard, 225 5th av, consulting engineer. Norcross Bros., 103 Park av, general contractors.

YONKERS, N. Y.—Hoyt & Miles, 20 Engine pl, have received the general contract to erect a 2½-sty residence, 27x36 ft., at 218 Park av for James C. Fulton, care of architect, Lester Kintzinger, Room 4735, Grand Central Terminal, Manhattan. Cost, about $8,000.

DOUGLASTON, L. I.—John O. Brown, Little Neck, L. I., has received the general contract to erect a 2½-sty frame residence, 30x40 ft., at the northeast corner of Centre drive and Hollywood av, for Mrs. G. H. Reilly, 175 Madison av, Manhattan. Holdermann & O'Brien, Grand Central Building, Manhattan, architects. Cost, about $8,000.

GLEN COVE, L. I.—Wesley De Graff, Berry Hill rd, Oyster Bay, has received the general contract to erect a 2½-sty frame residence, 35x 31 ft., for F. W. Seaman, this place. Cost, about $6,000.

STAPLETON, S. I.—Henry Spruck & Son, 304 Broad st, have received the general contract to erect a 2½-sty residence on Howard av for John H. Gans, 10 Broadway, Manhattan. Henry G. Otto, 6 Prospect Place, Tompkinsville, architect. Cost, about $50,000.

GARDEN CITY, L. I.—S. D. Fretrich, 645 Madison av, Manhattan, has received the general contract to erect a 2½-sty frame residence in Hilton st for R. J. Elliott, Woolworth Building, Manhattan. B. Hustace Simonson, 315 5th av, Manhattan, architect. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

CANTON, MD.—(Sub.).—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 2-sty reinforced concrete medical building, 200x50 ft., for the Standard Oil Co. of New Jersey, Baltimore Division. Work will be undertaken at once.

JERSEY CITY, N. J.—(Sub.).—The Great Atlantic & Pacific Tea Co., Bay st, has awarded the contract to the Turner Construction Co., 11 Broadway, Manhattan, for the construction of an extension to their present warehouse. The extension will be 9-stys, 79x103 ft., and construction will be entirely of reinforced concrete. Work will be undertaken at once. Timmis & Chapman, 315 5th av, architects.

LEONIA, N. J. (sub).—The Universal Film Manufacturing Co. has placed contracts for a factory building to be erected here, requiring 350 tons of steel with the Belmont Bridge Works.

HOSPITALS AND ASYLUMS.

MOUNT VERNON, N. Y.—Peter Doern, 103 Park av, has received the general contract to erect a 2-sty gymnasium building on Cleveland av for the Wartburg Orphan Asylum, Rev. Gottlieb C. Berkemeier, superintendent, on premises.

MANHATTAN (sub).—New England Granite Works, 489 5th av, has received the granite contract for the 4 and 10-sty dispensary and hospital building, 86x200x126 ft., for the Orthopaedic Dispensary, 126 East 59th st, Eugene Delano, president. York & Sawyer, 50 East 41st st, architects. Henry C. Moyer, Jr., 101 Park av, consulting engineer. Friednann, Robertson & Keeler, 90 West st, refrigerating engineers. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about $500,000.

MUNICIPAL WORK.

VAN BUREN, MAINE.—(Sub.).—The contract has been awarded to MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for concrete pile foundation of the bridge over St. John River, between Van Buren, Maine, and Leonard, N. B., for the Van Buren Bridge Co., owner. Cyr Bros. Co., general contractors, Waterville, Maine. W. J. Wilgus, consulting engineer, Manhattan.

SCHOOLS AND COLLEGES.

JERESY CITY, N. J.—(Sub.).—The contract for the foundation of P. S. 5, Jersey City, has been awarded to the Raymond Concrete Pile Co., 140 Cedar st. John T. Rowland, Jr., architect. W. H. & F. W. Cane, general contractors.

PITTSBURGH, PA.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for 1,579 Raymond concrete piles for the foundation of the Schenley High School. Edward Stotz, architect. James L. Stuart, general contractor.

MANHASSET, L. I.—Thomas McHugh, 676 Leonard st, Brooklyn, has received the general contract to erect a 2-sty brick school here for the Board of Education of Manhasset, Frederick Briggs, Plandome, L. I., architect. Cost, about $70,000.

STORES, OFFICES AND LOFTS.

MILWAUKEE, WIS.—(Sub.)—E. D. Watt, Licensee of the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, and Chicago, has been awarded the contract for standard Raymond concrete piles for the Appraisers Stores. Supervising architect, U. S. Treasury Department. Northern Construction Co., general contractor.

MANHATTAN.—Reid Palmer Construction Co., 30 East 42d st, has received the general contract to erect a 2-sty brick furniture store at 623-625 West 181st st, near Wadsworth av, for Chas. C. Marshall, 34 Pine st. Buchman & Fox, 30 East 42d st, architects. Naegeli Furniture Co., 2098 3d av, lessee.

MANHATTAN.—R. H. Casey, 246 West 16th st, has received the general contract to erect a 6-sty store, office and loft building at 77 Madison av, southwest corner of 28th st, for the Estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. John B. Snooks Sons, 261 Broadway, architects. Cost, about $40,000.

MANHATTAN.—(Sub.).—Hay Foundry & Iron Works, 15 Madison Square North, has received the structural steel contract; B. A. & C. N. Williams, Walnut av and 133d st, interior and exterior marble, for the 4-sty store and office building at 44-50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway. H. Craig Severance & William Van Allen, 4 West 37th st, architects. Cauldwell Wingate Co., 381 4th av, general contractor. Cost, about $225,000.

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Contracts Awarded—Queens—Continued.

MANHATTAN (sub).—The contract for the Hopper Bldg., to be constructed at Bway and 30th st, calling for 1,800 tons of steel, is understood to have gone to Harris, Silver & Baker.

MISCELLANEOUS.

LYNN, MASS.—The Lynn Gas & Electric Co. will erect a 5,000,000 cu. ft. gas holder. Bartlett, Hayward Co., Baltimore, Md., has received the contract for the tank and the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, will install the foundation which will be composed of about 1,400 pedestal concrete piles and a 12-in. concrete slab.

PUT-IN-BAY, OHIO. — (Sub.) — MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, will install the concrete piles necessary in connection with the Perry Memorial. Stewart Engineering Corporation, Manhattan, general contractor. J. H. Freedlander and A. D. Seymour, associate architects. Boller, Hodge & Bayard, consulting engineers.

PARKERSBURG, W. VA.—The American Bridge Co., Broadway, Manhattan, has been awarded the contract for the Parkersburg-Ohio highway bridge to be constructed here, calling for 2,200 tons of steel shapes.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST and Haven av, n e c, 6-sty brick tenements, 115x79; cost, $175,000; owner, Great Northern Constn. Co., Inc., Harry Falk, president, 3785 Broadway; architects, Blum & Blum, 505 5th av. Plan No. 32.

GRAND ST, 209-11, s s, 47 e Mott st, 6-sty brick, non-fireproof store and tenement, 47x67; cost, $35,000; owners, Reinelli & Guardina, 87 Elizabeth st; architect, Arthur C. Carlson, 157 Remsen st, Brooklyn. Plan No. 31.

WEST END AV, 569-77, 12-sty brick apartment, 120x100; cost, $500,000; owner, Paterno Constn. Co., Chas V. Paterno, president and treasurer, 272 West 84th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 33.

HOSPITALS AND ASYLUMS.

AMSTERDAM AV, 45-47, 10-sty, brick (administration), 54x150; cost, $100,000; owner, N. Y. Nursery and Children's Hospital, 161 West 61st st, Jacob W. Miller, president, 45 Exchange pl; architect, Chas. Volz, 2 West 45th st. Plan No. 23.

HOTELS.

55TH ST, 13-17 West, 8-sty brick, fireproof apartment hotel, 75x84; cost, $200,000; owner, Geo. Backer Constn. Co., Geo. Backer, president, 56 West 45th st; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 28.

SCHOOLS AND COLLEGES.

98TH ST, 4-6-8-10 East, 4-sty brick fireproof school and dwelling, 50x60; cost, $75,000; owner, St. Bernard's School Bldg. Co., Inc., Jesse E. Waid, Pres., 59 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 35.

STABLES AND GARAGES.

121ST ST, 340 West, Manhattan av, 505, s w cor, 1-sty brick, non-fireproof garage, 15x18; cost, $150; owner, Anna Kutsickian, 340 West 121st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 37.

BROADWAY, 2464, 1-sty brick fireproof supply station for automobiles, 12x20; cost, $350; owner, Chelsea Realty Co., C. H. Burdett, Pres., 135 Broadway; architect, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 38.

STORES, OFFICES AND LOFTS.

25TH ST, 32-34 West, 16-sty brick lofts and stores, 50x80; cost, $200,000; owner, Irvel Realty Co., 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 26.

51ST ST, 34-36 East, 13-sty brick office, 50x100; cost, $200,000; owner, Robt. W. Goelet, 9 West 17th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 25.

4TH AV, 414-18, 16-sty brick lofts and stores, 60x70; cost, $225,000; owner, Elias Kempner, 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 24.

MADISON AV, 309-11-13, and 42d st, 28 East, 20 and 4-sty brick fireproof stores and offices, 52x85; cost, $350,000; owner, Watson Estate, care A. M. Maclay, 31 Nassau st, and August Heckscher, 575 5th av; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 30.

50TH ST, 18-20 East, 11-sty brick fireproof show rooms, 56x90; cost, $200,000; owner, Grand Rapids Furniture Co., Owen H. Mannes, Pres., 34 West 32d st; architects, Rouse & Goldstone & Jos. L. Steiman, 38 West 32d st. Plan No. 36.

27TH ST, 116-120 East, 12-sty brick fireproof store and lofts, 96x87; cost, $225,000; owner, D. & M. Company, Benjamin Mordecai, Pres., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 37.

MISCELLANEOUS.

133D ST, 15 E, 1-sty brick blacksmith shop, 16x41; cost, $500; owner, James Everard's Breweries, 10 East 133d st; architect, J. P. Voelker, 979 3d av. Plan No. 34.

6TH AV, 604-6, 93 n 35th st, 2-sty brick, non-fireproof offices and restaurant (automat), 29x86; cost, $25,000; owners of building, Horn & Hart Co., Jos. V. Horn, Pres., 600 West 50th st; architects, Stuckert & Sloan, 1420 Chestnut st, Philadelphia, Pa. Plan No. 29.

BLACKWELL'S ISLAND, e s, opposite 68th st, 2-sty brick, fireproof building, day room and industrial building for women), 167x30; cost, $56,000; owner, Dept. of Public Charities, Henry C. Wright, 1st deputy com., Municipal Bldg.; architects, Walker & Gillette, 128 East 37th st. Plan No. 22.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FOX ST, n w cor Av St John, 5-sty brick tenement, 50x90, slag roof; cost, $50,000; owners, Howala Constn. Co., Chas S. Levy, 1029, Tremont av, president; architects, Moore & Landsiedel, 3d av & 148th st. Plan No. 43.

FINDLAY AV, w s, 177.8 n 169th st, two 5-sty brick tenements, 31.6x88, slag roof; cost, $60,000; owner, Raphael Manezzi, 1303 Findlay av; architect, Wm. Koppe, 830 Westchester av. Plan No. 42.

FINDLAY AV, w s, 703.2 n 169th st, two 5-sty brick tenements, 45.9x106.8, 48.3x127.4, slag roof; cost, $90,000; owner, Raphael Manezzi, 1303 Findlay av; architect, Wm. Koppe, 830 Westchester av. Plan No. 41.

162D ST, n s, 306.9 e Melrose av, 5-sty brick tenement, plastic slate roof, 35x88; cost, $35,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 46.

AV ST. JOHN, w s, 100 s Beck st, 5-sty brick tenement, plastic slate roof, 50x88; cost, $42,000; owner, Ezra Const. Co., Isador Rosenfeld, 870 Kelly st, Pres.; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 47.

HOE AV, w s, 330 s 165th st, 5-sty brick tenement, 65.9x101, slag roof; cost, $75,000; owners, Hoe Av. Realty Co., David Rosing, 61 West 113th st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 44.

DWELLINGS.

BAY ST, s s, 463.12 w William av, two 2-sty-&-attic dwellings, 26x40; two 1-sty hollow tile garages, 13.4x19.4; cost, $10,000; owners, Chas. & Jacob Weihe, 1100 Brook av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 38.

UNDERHILL AV, e s, 331.70 n Ludlow av, 1-sty brick dwelling, slag roof, 20x62; cost, $2,500; owner, Anna Dafeo, 1036 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 50.

FACTORIES AND WAREHOUSES.

CABOT ST, at East River, 3 corrugated steel storages, 1-sty, 33.4x82.6; 2-sty, 25.0x159.6; 3-sty, 70.0x100.0; cost, $12,000; owners, Rock Plaster Mfg. Co., D. L. Haigh, on premises, president; architect, A. C. Fox, 1123 Broadway. Plan No. 48.

STABLES AND GARAGES.

SOUTHERN BOULEVARD, e s, 325 n Barretto st, 2-sty brick garage, slag roof, 50x100; cost, $50,000; owner, Columbia Const. Co., John Cantwell, 3210 3d av, Treas.; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 45.

LAFAYETTE ST, s s, 110 w Prospect av, 1-sty brick garage, slag roof, 20x52; cost, $2,000; owner, Louisa Golden, 689 East 170th st; architect, Harry Van Benschoten, 1296 Union av. Plan No. 49.

STORES AND DWELLINGS.

HAVILAND AV, s e cor Castle Hill av, two 2-sty brick stores and dwelling, 32.4x22.10, 22x22.10, tin roof; cost, $7,000; owner and architect, Thos. L. Newman, 2236 Ellis av. Plan No. 39.

MISCELLANEOUS.

160TH ST, n s, 86.7 e Union av, 2-sty brick market, 78x77.2, slag roof; cost, $15,000; owner, Wolf Burland, 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 40.

Brooklyn.

CHURCHES.

ST. JOHN'S PL, s s, 225 e Albany av, 1-sty brick church, 40x90, slag roof; cost, $20,000; owner, Swedish M. E. Church, 164 Schenectady av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 652.

DWELLINGS.

EXETER ST, e s, 220 s Oriental blvd, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $4,200; owner, Mae C. Dodge, Norman pl, Tenafly, N. J.; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 631.

MAPLE ST, n s, 134.7 e Brooklyn av, 1-sty brick dwelling, 20x40, gravel roof, 1 family; cost, $1,500; owner, Antonio Lanetto, 506 Lefferts av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 646.

MAPLE ST, s s, 265.6 e Brooklyn av, 1-sty brick dwelling, 20x35, gravel roof, 1 family; cost, $1,300; owner, Maria Notarfrancesco, 506 Lefferts av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 645.

WEST 33D ST, n w cor Coney Island av, two 1-sty frame dwellings, 23.6x31.6, gravel roof, 2 families each; total cost, $2,400; owner, Jacob Miller, 239 Hart st; architect, Hy. J. Nurick, 830 Putnam av. Plan No. 643.

WEST 20TH ST, w s, 220 n Mermaid av, 1-sty frame dwelling, 30x24, gravel roof, 1 family; cost, $800; owner, Maruana D'Esposito, 2326 Mermaid av; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 557.

WEST 23D ST, w s, 174.11 n Surf av, two 2-sty brick dwellings, 40x48, gravel roof, 2 families each; total cost, $6,000; owner, Antonio Paluizo, 2954 West 23d st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 557.

WEST 38TH ST, n w cor C. I. R. R., two 2-sty frame dwellings, 19.6x51, gravel roof, 2 families each; total cost, $2,400; owner, Jacob Miller, 227 Hart st; architect, Henry J. Nurick, 830 Putnam av. Plan No. 554.

DOVER ST, w s, 140 s Oriental blvd, 2-sty frame dwelling, 25.4x36.6, shingle roof, 1 family; cost, $6,200; owner, Saml. W. Reece, 10 Pinehurst av, Manhattan; architect, E. B. Chestersmith, 181 Woodruff av. Plan No. 567.

EAST 17TH ST, w s, 180 s Av N, three 2-sty frame dwellings, 22.2x31.8, shingle roof, 1 family each; total cost, $12,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 572.

MAGENTA ST, s s, 91.4 w R. R. av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Henry F. Grimm, 170 Magenta st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 599.

EXETER ST, e s, 260 s Oriental boulevard, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, $5,500; owner, Mrs. Olive Wolfe, 402 Ocean av; architect, A. F. Cassidy Co., 272 Beaumont st. Plan No. 604.

WEST 36TH ST, e s, 130 n Surf av, 1-sty frame dwelling, 16x39, shingle roof, 1 family; cost, $450; owner, Mrs. Fanny Burnett, 2945 West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 614.

EAST NEW YORK AV, s s, 170 e New York av, 2-sty brick dwelling, 20x40, slag roof, 2 families; cost, $2,700; owner, Vingenzo Notarfrangsco, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 609.

MERMAID AV, s s, 100 e West 30th st, 1-sty frame dwelling, 18x27, shingle roof, 1 family; cost, $450; owner, Carmala S. Martino, West 29th st and Mermaid av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 620.

10TH AV, w s, bet 84th and 85th sts, 2-sty brick dwelling, 48x46.6, shingle roof, 1 family; cost, $12,000; owner, Peter Rinelli, 87 Elizabeth st, Manhattan; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 618.

SNYDER AV, n w cor East 40th st, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $3,500; owner, Rose Moore, 271 East 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 669.

FACTORIES AND WAREHOUSES.

QUINCY ST, s s, 53 e Bedford av, 1-sty brick machine shop, 30x90, gravel roof; cost, $4,000; owner, John S. Klinzer, 445 1st st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 616.

FROST ST, n s, 100 e Leonard st, 2-sty brick factory, 73.4x80, slag roof; cost, $14,000; owner, Abraham Wienstein, 100 Richardson st; architect, Abraham Wienstein, 100 Richardson st. Plan No. 47.

VANDERBILT AV, w s, 195 n Lafayette av, 5-sty brick rectory, 44.3x100.1, tile roof; cost, $60,000; owner, Rt. Rev. Chas. E. McDonnell, 367 Clermont av; architect, Gustave Steinback, 15 East 40th st. Plan No. 683.

STANHOPE ST, e s, 275 n Evergreen av, 1-sty brick storage, 25x36.3, gravel roof; cost, $1,000; owner, Louisa Mertz, 60 Stanhope st; architect, Louis Allmendinger, 926 Broadway. Plan No. 542.

STABLES AND GARAGES.

DOVER ST, e s, 180 s Oriental blvd, 1-sty frame garage, 12x20, shingle roof; cost, $700; owner, Walter W. Debervise, Hotel Bossert; architect, E. B. Chestersmith, 181 Woodruff av. Plan No. 566.

CARROLL ST, n s, 80 w Brooklyn av, 1-sty brick garage, 10.8x19, slag roof; cost, $300; owner, Marie Murcott, 1304 Union st; architects, P. Tillon & Son, 381 Fulton st. Plan No. 580.

PITKIN AV, s w cor Pennsylvania av, 1-sty brick store and garage, 50x100, slate roof; cost, $4,000; owner, Dora Levy, 2078 Pitkin av; architect, Louis Sheinart, 194 Bowery, Manhattan. Plan No. 615.

BRISTOL ST, e s, 143.6 s Sutter av, 2-sty brick stable, 53x17, slag roof; cost, $2,000; owner, Isaac Brody, 237 Chester st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 655.

14TH ST, n s, 172.10 e 5th av, 1-sty brick garage, 30x17, gravel roof; cost, $500; owner, Stephen L Abel, 326 20th st; architects, Thoda & Harris, 406 9th st. Plan No. 632.

32D ST, n w cor, 16th av, 1-sty frame garage, 16x16, shingle roof; cost, $500; owner, Louis Roth, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 635.

ATLANTIC AV, n e cor Troy av, 1-sty brick garage, 20x32, slate roof; cost, $150; owner, Arnold T Ghegan, 119 Kingston av; architect, Wm. Buchanan, 488 Sumner av. Plan No. 651.

DOUGLASS ST, e s, 100.2 s Sutter av, 1-sty brick garage, 16x18, slag roof; cost, $400; owner, Morris Frank, 1971 Douglass st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 678.

STORES AND DWELLINGS.

IRVING AV, e s, 80 s Woodbine st, two 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $10,000; owner, Foster Impt. Co., 593 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 608.

RUTLAND RD, n w cor Brooklyn av, 2-sty brick store and dwelling, 20x70, tin roof, 2 families; cost, $3,000; owner, Albert Pope, 463 Rutland rd; architect, Ernest Dennis, 241 Schenck av. Plan No. 613.

APARTMENTS, FLATS AND TENEMENTS.

EAST 18TH ST, e s, 38.2 s Church av, two 4-sty brick tenements, 52.4x95, slag roof, 16 families each; total cost, $80,000; owner, C. A. Holding Co., 241 East 26th st; architect, W. T. McCarthy 16 Court st. Plan No. 670.

CHURCH AV, s e cor East 18th st, 4-sty brick store and tenement, 38.2x102.9, slag roof, 15 families; cost, $50,000; owner, C. A. Holding Co., 241 East 26th st; architect, Wm. T. McCarthy, 16 Court st. Plan No. 671.

JAMAICA AV, s e cor Van Siclen av, 4-sty brick tenement, 38x93.3, gravel roof, 20 families; cost, $80,000; owner, Mrs. Sherly L. Yoyd, 105 West 40th st, Manhattan; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 555.

LAFAYETTE AV, n s, 150 e Throop av, 4-sty brick tenement, 40x88.8, slag roof, 16 families; cost, $40,000; owner, Abraham Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 649.

STORES, OFFICES AND LOFTS.

WILLOUGHBY AV, n w cor Steuben st, 2-sty brick post office, 84.8x78, slag roof; cost, $30,000; owner, Morris Bldg. Co., 207 Ryerson st; architects, Shampan & Shampan, 772 Broadway. Plan No. 626.

UNDERHILL AV, s w cor St. John's pl, 2-sty brick stores, 52x44.8, slag roof; cost, $10,000; owner, Kessan Realty Co, 196 P. P. West; architect, W. T. McCarthy, 16 Court st. Plan No. 636.

THEATRES.

HOWARD AV, s w cor Monroe st, 2-sty brick cafe, store and theatre, 80x100, gravel roof; cost, $30,000; owner, Michael Minden, 932 Broadway; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 679.

MISCELLANEOUS.

BRISTOL ST, e s, 143.6 s Sutter av, 1-sty frame shed, 16x40, tin roof; cost, $500; owner, Isaac Brody, 237 Chester st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 654.

SURF AV, s s, 182.6 w West 32d st, 1-sty brick bathing house, 20x71, iron roof; cost, $750; owner, Louis Katina, 31 McKibben st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 590.

NECK RD, n e cor Village rd, 1-sty brick plant shelter, 18.8x76.8, glass roof; cost, $200; owner, Wm. Benne, 105 Neck rd; architect, John H. Dowdell, 2941 Gravesend av. Plan No. 603.

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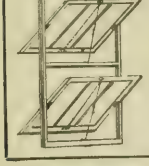
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(Plans Filed—New Buildings—Continued.)

Queens.

DWELLINGS.

BAYSIDE.—Hillcrest av, s w cor Highwood rd, 2½-sty frame dwellings, 25x30, shingle roof, 1 family, steam heat; cost, $6,000; owner, Bayside Homes Co., 16 East 33d st, Manhattan; architect, John Coe, Lamartine av, Bayside. Plan No. 184.

FLUSHING.—Elm st, n s, 280 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $5,000; owners, Miller & Rubin, Nebraska av, Dunton; architect, Louis Dannacher, Fulton st, Jamaica. Plan No. 166.

MASPETH.—Charles st, n s, 25 e Broad st, ten 2-sty brick dwellings, 20x40, tin roof, 2 families; cost, $30,000; owner, Locust Building Co., 12 Park pl, Jamaica; architect, J. F. DeBall, 624 Fulton st, Jamaica. Plan No. 166.

MORRIS PARK.—Ward st, n s, 101 w Beaufort st, two 2-sty frame dwellings, 17x36, tar and gravel roof, 1 family; cost, $4,000; owner, Edward Ehm, 1226 Church st, Richmond Hill; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 165.

RIDGEWOOD.—Charlotte pl, w s, 300 s Mill Wood av, two 2-sty frame dwellings, 20x36, tin roof, 2 families each; cost, $4,000; owners, Kellner & Anfroge, 1005 Union st, Brooklyn; architect, Wm. C. Winters, 100 Van Sicien av, Brooklyn. Plan No. 144.

RIDGEWOOD.—Charlotte pl, w s, 100 n Mill Wood av, ten 2-sty brick dwellings, 20x36, tin roof, 2 families; cost, $30,000; owners, Kellner & Anfroge, 1005 Union st, Brooklyn; architect, Wm. C. Winters, 100 Van Sicien av, Brooklyn. Plan No. 145.

ROCKAWAY BEACH.—Suffolk av, e s, 260 n Newport av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $6,000; owner, K. F. Beilen, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 194.

ROCKAWAY BEACH.—Beach 108th st, e s, 50 s Boulevard, five 1-sty frame dwellings, 16x32, shingle roof, 1 family; cost, $6,000; owner and architect, Wm. A. Colton, Rockaway Park. Plan Nos. 193 to 142.

ELMHURST.—Brittinohere av, n s, 75 e Adams st, 2-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $6,000; owner, Fred Reimer, Broadway, Elmhurst; architects, Ed. Rose & Son, Grand st, Elmhurst. Plan No. 190.

FLUSHING.—Labrunam av, s s, 150 w Union st, 2-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $1,900; owner, Geo. W. Adams, 249 Jamaica av, Flushing; architect, Geo. W. Wicks, 500 Locust st, Flushing. Plan No. 185.

RICHMOND HILL.—Greenwood av, e s, 397 s Chechester av, two 2-sty frame dwellings, 19x32, tin roof, 2 families, cost, $6,400; owner, W. M. Suttmeier, 4108 Jerome av, Richmond Hill; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 186.

ROCKAWAY BEACH.—Beach 100th st, e s, 50 s Boulevard, 2-sty frame dwelling, 20x60, shingle roof, 1 family; cost, $3,000; owners, Lehane & Philpot, care architects, Colton Bros., Washington av, Rockaway Park. Plan No. 194.

UNION COURSE.—Yaphank st, s s, 172 w Shaw av, 2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, $2,600; owner, Wm. Klein, Yaphank st, Union Course; architect, owner. Plan No. 192.

WOODHAVEN.—Thrall av, n e cor Fulton av, 2-sty frame dwelling, 17x53, dwelling; shingle roof, 1 family; cost, $3,000; owners, Fred and George Eierman, 374 Manor av, Woodhaven; architect, C. Inlanger, 2634 Atlantic av, Brooklyn. Plan No. 198.

WOODHAVEN.—Thrall av, e s, 18 n Fulton av, two 2-sty frame dwellings, 17x28, shingle roof, 1 family, steam heat; cost, $6,000; owners, Fred and Geo. Eierman, 374 Manor av, Woodhaven; architect, C. Inlanger, 2634 Atlantic av, Brooklyn. Plan No. 197.

WOODHAVEN.—Boyd av, n e cor Atlantic av, three 2-sty frame dwellings, 25x25, shingle roof, 1 family; cost, $6,000; owner, M. Zummo, Russell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 188-89-90.

BELLE HARBOR.—Suffolk av, e s, 380 n Bayside drive, 2-sty frame dwelling, 16x35 shingle roof, 1 family; cost, $5,000; owner, Geo. Balzer, Bayside pl, Rockaway Beach; architects, Boerum & Farrell, Rockaway Beach. Plan No. 206.

ELMHURST.—Bay 1st st, n e cor Flushing and Astoria rd, two 2½-sty frame dwelling, 19 x32, shingle roof, 1 family, steam heat; cost $4,400; and Flushing and Astoria rd, n s, 136 w Columbus boulevard, 2½-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, $2,200; owner, Norman Day, Flushing and Astoria rd, Elmhurst; architect, A. DeBlasi, Jackson av, Corona. Plan Nos. 201-2-3.

ROCKAWAY BEACH.—90th st, e s, 322 s Boulevard, 2-sty frame dwelling, 16x43, shingle roof, 1 family; cost, $3,000; owner, Jos. Sheppard, 304 West 49th st, Manhattan; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 204.

ROCKAWAY PARK.—Bayside drive, s s, 366 w Beach 123d st, 2½-sty frame dwelling, 27x 38, shingle roof, 1 family; cost, $5,000; owner, Mrs. Elt. Blake, Rockaway Beach; architect, J. F. Lynch, Rockaway Beach. Plan No. 205.

WOODHAVEN.—Chichester av, n w cor Vandeveer av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Frank E. Gibson, Woodhaven av, Jamaica. Plan No. 199.

STABLES AND GARAGES.

FLUSHING.—Central av, n w cor Elm st, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, Florence L. Farrell, 215 Central av, Flushing. Plan No. 191.

WOODHAVEN.—Lott av, 58, 1-sty frame garage, 11x16, shingle roof; cost, $125; owner, John Mark, on premises. Plan No. 195.

BAYSIDE.—New st, s w cor 3d st, 1-sty frame garage, 16x22, shingle roof; cost, $150; owner, Jos. Riechel, on premises. Plan No. 179.

SOUTH WOODHAVEN.—Cedar la, w s, 1,000 s Old South Road, 1½-sty frame stable, 21x27, gravel roof; cost, $500; owner, Henry Strobel, Cedar la, South Woodhaven; architect, E. Smith, Old South rd, Aqueduct. Plan No. 178.

STORES AND DWELLINGS.

FLUSHING.—Main st, w s, 75 s Broadway, 2-sty brick store and dwelling, 25x80, slag roof, 1 family; cost, $8,000; owner, David Zion, Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 193.

WOODHAVEN.—Atlantic st, n w cor Boyd av, three 1-sty brick store and dwellings, 16x 66, tin roof, 1 family; cost, $6,900; owner M. Zummon, Russell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 187.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s s, 782 w Steinway av, two 3-sty brick tenements, 18x60, tin roof, 3 families; cost, $10,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 176.

STORES, OFFICES & LOFTS.

L. I. CITY.—Broadway, n s, 75 w 5d av, 1-sty brick store, 25x90, slag roof; cost, $5,000; owner, Louis Miller, 359 Broadway, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 200.

MISCELLANEOUS.

ARVERNE.—Summerfield av, w s, 212 n Boulevard, 1-sty frame shed, 10x25, gravel roof; cost, $250; owner, M. Frankblace, on premises. Plan No. 175.

COLLEGE POINT.—19th st, n e cor 6th av, 1-sty frame shed, 18x35, gravel roof; cost, $150; owner, Geo. Jench, on premises. Plan No. 162.

FLUSHING.—14th st, 14, brick cesspool; cost, $75; owner, Mrs. Taylor, on premises. Plan No. 180.

FLUSHING.—27th st, 13, cesspoll; cost, $75; owners, Kohn & Cameron, Albany, N. Y. Plan No. 181.

FLUSHING.—27th st, 23, cesspool; cost, $75; owner, G. A. Cooper, on premises. Plan No. 182.

FLUSHING.—27th st, 55, cesspool; cost, $75; owner, M. Altman, on premises. Plan No. 183.

SOUTH WOODHAVEN.—Cedar la, w s, 100 s Old South rd, 2-sty frame market house, 21x 83, tar and gravel roof; cost, $600; owner, Henry Strobel, Cedar la, South Woodhaven; architect, E. Smith, Old South rd, Aqueduct, Plan No. 177.

WOODHAVEN.—Liberty av, n s, 200 e Spruce st, brick retaining wall; cost, $100; owner, C. Schwarz, on premises. Plan No. 167.

Richmond.

DWELLINGS.

CENTRE ST, n s, 100 w Willard av, Richmond, 1-sty dwelling, 30x34; cost, $2,000; owner, Mrs. C. Hoverkamp, New Dorp; architect and builder, Geo. Hoverkamp, New Dorp. Plan No. 34.

ELIZABETH ST, w s, 148 s Prospect st, West New Brighton, 2-sty frame dwelling, 22x26; cost, $2,800; owner, L. G. H. Ettinger, Port Richmond; architect, Frank B. Sterns, Port Richmond; builder, O. H. Lee. Plan No. 39.

MARGARET ST, s w cor Gilbert, Richmond, 1½-sty dwelling, 22x24; cost, $1,000; owner, James Elliott; architect and builder, John Scholl, New Dorp. Plan No. 46.

CLINTON AV, 100 w Lafayette av, Port Richmond, 2½-sty frame dwelling; cost, $1,800; owner, architect and builder, J. O. Johnson, Port Richmond. Plan No. 35.

COLFAX AV, n e cor Egbert av, Southfield, 2½-sty frame dwelling, 23x30; cost, $1,700; owner, Emma Semler, Grant City; architect, G. Peint, Grant City. Plan No. 45.

JEWETT AV, w s, 129 s Bond st, Port Richmond, 2-sty frame dwelling and store, 20x 53; cost, $3,700; owner, H. Pecker, Port Richmond; architect, Jas. Whitford, St. George; builder, S. Molinoff, Port Richmond. Plan No. 42.

RICHMOND TURNPIKE, n s, 75 e Fairview av, St. George, 2½-sty frame dwelling, 21x42; cost, $2,500; owner, Miss D. Heyl, 122 Bowery; architect, Fred. H. Horenburger, 122 Bowery. Plan No. 36.

YORK AV, w s, 551.1 s 3d st, New Brighton, two 2-sty frame dwellings, 17x37; total cost, $7,000; owner, architect and builder, B. B. Babbit, New Brighton. Plan No. 47.

SCHOOLS AND COLLEGES.

LINDERWOOD AV, and school st, Great Kills, 2-sty brick school, 117x59; cost, $70,000; owner, City of New York; architect, C. B. J. Snyder. Plan No. 41.

STABLES AND GARAGES.

TYSEN AV, n s, 65 e Gorden st, Southfield, 1-sty frame stable, 15x30; cost, $250; owner, architect and builder, John McCaffrey, Southfield. Plan No. 30.

STORES AND DWELLINGS.

BREHAUT av, s w cor Amboy rd, Tottenville, 2-sty frame store and dwelling, 32x46; cost, $5,800; owner, Josephine Kruzpen, Port Richmond; architect and builder, C. O. Petersen, Tottenville. Plan No. 44.

MISCELLANEOUS.

GUYON AV, foot Southfield, 1-sty frame hangar (aeroplane shed), 43x63; cost, $300; owner, architect and builder, Thos. S. Baldwin, 45 West 38th st, Manhattan. Plan No. 40.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 10-12, store fronts, structural steel, shoring, area gratings and sidewalk trapdoors, mason work to 6-sty brick stores and tenement; cost, $1,200; owners, H. & A. Cohen, 168 Park Row; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 189.

BROAD ST, 91, remove brick wall, new store front, brick up windows, remove frame extension, new iron door to 2-sty brick store and office; cost, $200; owners, F. W. & C. J.

Kroehle, 104 East 57th st; architect, V. S. Todaro, 5 West 31st st. Plan No. 164.

CANAL ST, 269, installation of low pressure heating plant, concrete floor, ceiling (metal lath and plaster), fireproof block enclosure, galvanized iron covering, sash doors, vestibule, sash partition, toilet rooms, plumbing to 5-sty brick lofts; cost, $950; owners, Britt, Loeffler & Weil, 255 Canal st; architect, Otto Loeffler, 85 Water st, Stapleton, N. Y. Plan No. 171.

CHURCH ST, 314, wood stairway to 4-sty brick store and lofts; cost, $75; owner, Solomon Hecht, 46 Walker st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 183.

GREENE ST, 83-85, outside iron stairway, doorway (fire exit), fireproof windows to 6-sty brick factory; cost, $1,500; owner, Seasongood Estate, Clifford Seasongood, exr., Union Trust Bldg., Cincinnati, O.; architect, Louis Giller, 395 Broadway. Plan No. 150.

GREENWICH ST, 771-5, erect wooden tank to 7-sty brick lofts; cost, $150; owner, Estate of Peter M. Wilson, 589 Hudson st, James E. L. Montanye, exec.; architect, Julius Rosenwach, 181 Cherry st. Plan No. 165.

HENRY ST, 269, to replace present wood floor and beams with steel beams and stone concrete floor, 4-sty brick fire house; cost, $2,400; owner, City of N. Y., Fire Dept., Robt. Adamson, Com., Municipal Bldg; architect, Wm. S. Connell, Municipal Bldg. Plan No. 174.

HESTER ST, 156-160, enclose stairways with partitions, build bulkhead, extend stairways, fireproof doors to 7-sty brick mfg.; cost, $1,800; owner, Pincus Nathan, 160 Hester; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 194.

NASSAU ST, 75-77, mezzanine balcony extension, wood columns, concrete footings to 3-sty brick stores and offices; cost, $150; owner, Cornelius Kingsland, 71 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 200.

SPRING ST, 149, iron stairs, terra cotta block partitions to 8-sty brick (fireproof) loft; cost, $1,000; owner, Pondista Realty Co., 16 Broadway. Elliott M. Eldridge, president; architect, Adolph E. Nast, 546 5th av. Plan No. 195.

SPRUCE ST, 29, new fire escape, cut down windows, new fireproof windows, new wood stairs, new bulkhead, new partitions to 5-sty brick loft; cost, $1,000; owner, John Schlagel, 38 Ferry st; architect, Jos. Martine, 1140 38th st, Brooklyn. Plan No. 192.

TRINITY PL, 70-76, store fronts, toilet rooms, lowering of floor, general repairs, removal of steps, entrance and vestibule doors to 6-sty brick stores and offices; cost, $20,000; owner, Alliance Realty Co., Wm. H. Chesebrough, Pres., 115 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 203.

WARREN ST, 38, 3-sty brick extension, 15x 25, galvanized iron skylights to 5-sty brick store and lofts; cost, $1,500; owner, Harrison G. McFaddin, 38 Warren st; architect, R. Telchman, 22 William st. Plan No. 155.

WAVERLY PL, 100, scuttle openings, fireproof doors to 6-sty brick tenement; cost, $250; owner, Jas. Renwick, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 154.

WAVERLY PL, 21-23, tank, supplying sprinkler system, steel supports to 6-sty brick stores and lofts; cost, $900; owners, Henry & Isaac Meinhard, care Menheimer Bros., 162 West 34th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 180.

10TH ST, 29 East, gravity tank, steel supports to 8-sty brick factory lofts; cost, $550; owner, William Colgate, 5 East 82d st; architects, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 170.

11TH ST, 64-66, tank, steel supports to 6-sty brick store and lofts; cost, $400; owner, Henry C. Hallenbeck, 497 Pearl st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 160.

15TH ST, 48 West, fire escapes, fireproof windows to 6-sty brick store and lofts; cost, $500; owner, Louis Ottman, 48 West 15th st; architect, Jacob Fisher, 25 Av A. Plan No. 188.

32D ST, 11-13 East, glass and iron marquise to 12-sty brick hotel; cost, $650; owner, Albert Horter, cor 67th st and Lexington av; architects, Herter Looms, Inc., 841 Madison av. Plan No. 177.

33D ST, 38-40 West, toilet compartment to 7-sty brick stores and offices; cost, $200; owner, John S. Forgotson, 38-40 West 33d st; architect, Peter M. Coco, 120 West 32d st. Plan No. 158.

41ST ST, 414 West, removal of two stories, new front, structural steel, 2-sty brick rear extension, plumbing, heating, general repairs to reduce number of apartments from 4 to 2; 4-sty brick apartments and store (to be used as apartments, office and storage); cost, $3,000; owners, Youdonald Realty Corpn., Archibald A. McDonald, president, 550 West 41st st; architect, Walter E. Young, 245 Stuyvesant av, Brooklyn. Plan No. 175.

47TH ST, 304 West, to replace present wood floor and beams with steel beams and stone concrete floor, partitions, plumbing to 4-sty brick firehouse; cost, $2,800; owner, City of N. Y., Fire Dept., Robert Adamson, Com., Municipal Bldg.; architect, Wm. S. Connell Municipal Bldg. Plan No. 173.

48TH ST, 508 West, change of column, shoring to 5-sty brick store and apartments; cost, $100; owner, Henry Astor Estate, 23 West 26th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 181.

49TH ST, 236 West, erect display window, cut door, opening to 4-sty brick store and private residence; cost, $200; owner, John B. English, 24 West 34th st; architect, Harry Davidson, 101 West 42d st. Plan No. 191.

68TH ST, 30 East, lowering of 1st tier of beams, removal of front wall, other masonry and partitions, structural steel, mason work, fireproof, vent shaft, partitions (forming bath rooms), stairs, windows, extension to building line to 4-sty brick dwelling (to install stores and offices); cost, $8,000; owner, Jas. A. Hawes, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 169.

95TH ST, 100-102 West, 1-sty brick store building to 4-sty brick tenement; cost, $1,000; owner, Cornelius S. Pinkney, 233 Broadway; architect, Benjamin W. Levitan, 110 West 40th st. Plan No. 190.

96TH ST, 69 West, cast iron columns, steel girders, brick piers, granite blocks, store fronts to 5-sty brick stores and tenement; cost, $600; owner, Robt. Spero, 151 West 97th st; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 199.

102D ST, 403-405 East (two buildings), No. 403: partition, doorway, skylight to 2-sty store; No. 405, 1-sty brick addition, plastic slate roof, plumbing, bathroom fixtures, tile to 1-sty brick store; cost, $1,800; owner, Harlem Market Co., Gustav T. Lawrence, Pres., 109 East 14th st; architect, Jas. J. Geiser, 561 11th av, L. I. City. Plan No. 159.

104TH ST, 351 East, steel girder to 4-sty brick store and tenement; cost, $100; owner, Salvatore Imperato, 2019 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 151.

106TH ST, 429 East, removal of partitions, rear wall, piers and windows, 1-sty brick extension to 2-sty brick dwelling, extension used as shop; cost, $1,500; owners, Imperati & Camera, 2019 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 182.

119TH ST, 223 East, to replace present wood floor and beams with steel beams and stone concrete floor, 3-sty brick fire house; cost, $1,700; owner, City of N. Y., Fire Dept., Robt. Adamson, Com.; Municipal Bldg.; architect, Wm. S. Connell, Municipal Bldg. Plan No. 178.

123D ST, 519 West, plastering, plumbing to 5-sty brick dwelling; cost, $250; owner, Geo. J. Miltenberger, 244 West 122d st; architect, Nathan Langer, 81 East 125th st. Plan No. 156.

125TH ST, 66-68-70 East, remove partitions, form stair hall, erect stairs, new show window and doors, erect stud and plaster partitions, new water closet compartment to 3-sty brick store and lofts; cost, $5,000; owner, Morris B. Baer, 60 Liberty st; architect, L. A. Sheinart, 194 Bowery. Plan No. 162.

126TH ST, 251, West, partitions (forming bath rooms), tile floors, windows, terra cotta block partitions, fireproof flooring (Bell's plaster boards), fire escape to 4-sty brick tenement; cost, $2,800; owner, Frank Wanier, 120 West 126th st; architect, Jobst Hoffman, 188 St Nicholas av. Plan No. 172.

134TH ST, 10-12 East, brick piers, beams and girders, construct new iron stairs, cut opening, remove sill and brickwork, terra cotta blocks, bricking openings, fireproof doors to 4½-sty brick (fireproof) bottling establishment; cost, $2,500; owner, Jas. Everard's Breweries Co., 10 East 133d st; architect, J. P. Voelker, 979 3d av. Plan No. 198.

135TH ST, 14-28 East, interior balcony, fireproof exit doors and jambs, iron exit stairs to 1-sty brick dance hall; cost, $3,500; owner, Jas. Everard's Breweries, Mary M. Everard, Pres., 12 East 133d st; architect, Nathan Langer, 81 East 125th st. Plan No. 157.

BROADWAY, 3320-3338, construct steel frame to 1 and 2-sty brick (fireproof) theatre and stores; cost, $100; owner, Wayside Realty Co., 2789 Broadway, A. C. Hall, president; architect, Alexander Brociner, 489 5th av. Plan No. 196.

BROADWAY, 395-99, terra cotta partition, doors, windows to 15-sty brick lofts; cost, $300; owner, Equitable Life Assurance Society, 165 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 158.

BROADWAY, 570-76, stairs, fireproof trapdoors to 10-sty brick stores and lofts; cost, $200; owner, 3d St. Realty Co., 37 Liberty st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 152.

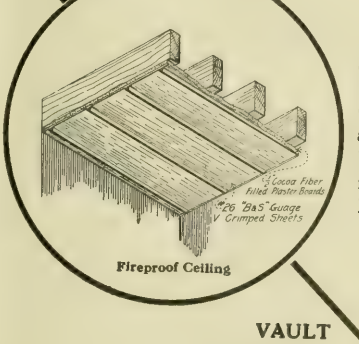
BROADWAY, 1241-1251, install stairway to 5-sty brick stores and billiard rooms; cost, $250; owner, Felix Isman, 1241-1251 Broadway; architect, M. Jos. Harrison, 230 Grand st. Plan No. 161.

BROADWAY, 503-05, stair extension and enclosure, flooring, freight elevator and terra cotta block enclosure, fireproof doors, skylight, re-

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Proposals for Acute Hospital for one hundred patients, Acute Hospital for one hundred and fifty patients and Acute Hospital for two hundred patients, Construction, Heating, Plumbing and Drainage and Electric Work for each building at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 p. m., Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Six Thousand Dollars ($6,000) for the Construction Work for Acute Hospital for one hundred patients, in the sum of Six Thousand Dollars ($6,000) for the Construction Work for Acute Hospital for one hundred and fifty patients and in the sum of Nine Thousand Two Hundred Dollars ($9,200) for Construction Work for Acute Hospital for two hundred patients; and in the sum of 5% of the amount of bid for Heating Work for each building, in the sum of Five Hundred and Fifty Dollars ($550) for the Plumbing Work for Acute Hospital for one hundred patients, in the sum of Six Hundred and Fifty Dollars ($650) for the Acute Hospital for one hundred and fifty patients, in the sum of Seven Hundred and Fifty Dollars ($750) for the Acute Hospital for two hundred patients; in the sum of One Hundred and Fifty Dollars ($150) for Electric Work for the Acute Hospital for one hundred patients, in the sum of One Hundred and Fifty Dollars ($150) for Electric Work for Acute Hospital for one hundred and fifty patients, in the sum of Two Hundred Dollars ($200) for Electric Work for Acute Hospital for two hundred patients. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specifications Nos. 1945, 2127, 1941, 1946, 2118, 1942, 1948, 1947, 2119, 1943, 2120 and 1944. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, New York; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice, and upon the deposit of a certified check in the sum of Ten Dollars ($10.00), made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 20, 1915.

E. S. ELWOOD,
Secretary, State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for the new sanitary work in the North Building of the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 P. M., on Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract, within thirty (30) days after official notice of award of contract, and in accordance with the terms of Specification No. 1956. The right is reserved to reject any or all bids. Drawing and specifications may be consulted at the Rochester State Hospital, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of $10, made payable to the State of New York, which check will be returned if plans and specifications are sent back in good condition to the State Architect. Lewis F. Pilcher, Capitol, Albany, N. Y.

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Plans Filed Alterations (Continued).

moval of present freight elevator to 6-sty brick lofts; cost, $5,000; owners, Trustees of Columbia University, Inc., Nicholas Murray Butler, 63 Wall st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 176.

BROADWAY, 32, terra cotta partitions, new sub-basement floor to 16-sty brick office building; cost, $1,500; owner, Mutual Life Ins. Co., 34 Nassau st; architect, Chas. J. Graff, 229 West 36th st. Plan No. 187.

BROADWAY, 1695, store fronts to 6-sty brick store and dwellings; cost, $300; owner, Georgia W. Warren, 68 Broad st; architect, Samuel Cohen, 503 5th av. Plan No. 184.

BROADWAY, 2249, cabinet partitions (enclosing toilet rooms), removal of partitions and plumbing fixtures to 5-sty brick stores and tenement; cost, $5,000; owner, Geo. Ehret, 235 East 92d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 185.

COLUMBUS AV, 141-147, build janitor's office to 4-sty brick restaurant; cost, $300; owner, Thomas Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 166.

MADISON AV, 145, remove window, build new stone or concrete sill, new entrance door, remove wall, new pipe railing to 5-sty brick residence and furnished rooms; cost, $200; owner, Whitney Warren, 68 Broad st; architect, Samuel Boyce, 3161 Broadway. Plan No. 193.

PARK AV, 1747, partitions, plumbing and fixtures, stairs, bulkhead, fire-escapes, chimney flues to 4-sty brick store and tenement; cost, $1,500; owner, Jos. Peyser, 2388 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 153.

1ST AV, 79-81, marquise to 2-sty brick moving picture theatre; cost, $700; owner, City of New York; lessee, Maas Amusement Co., Jacob Lehrer, Pres., 79 1st av; architect, Louis A. Sheinart 194 Bowery. Plan No. 201.

3D AV, 2276-78-80, 60x64, new store fronts, remove party wall, iron and brick work to 3-sty brick store and tenement; cost, $6,000; owner, Estate of R. I. Brown, 20 Nassau st, E. D. Brown, trustee; architect, M. M. Porter, 78 Reade st. Plan No. 167.

3D AV, 2276-78-80, store fronts, structural steel, mason work, removal of party wall to 3-sty brick store and lofts; cost, $6,000; owner, Brown Estate, Ethel D. Brown, trustee, 20 Nassau st; architect, Mathew M. Porter, 78 Reade st. Plan No. 167.

4TH AV, 287, erect 1-sty fireproof structure, terra cotta blocks, floor, plastering to 9-sty brick fireproof store and offices; cost, $300; owner, The United Charities, R. Fulton Cutting, Pres., 287 4th av; architect, E. W. Crumley, 15 West 38th st. Plan No. 165.

6TH AV, 280, build fireproof partitions to 19-sty brick (fireproof), store, lofts and offices; cost, $1,000; owner, Masonic Hall Co., Geo. J. Jackson, president, 71 West 23d st; architect, Ellwood Williams, 15 West 38th st. Plan No. 197.

8TH AV, 937, partitions, metal-covered store front, dumbwaiter shaft (brick and fireproof arch enclosure) to 4-sty brick tenement; cost, $1,000; owner, August Fehr, 937 8th av; architect, William Irving, 205 East 79th st. Plan No. 202.

10TH AV, 698, tank, steel supports to 5-sty brick tenement; cost, $125; owner, David A. Clarkson, Merrick, L. I.; architect, Julius Rosenmach, 615-25 Grand st. Plan No. 179.

Bronx.

151ST ST, 319, new partitions to 3-sty frame tenement; cost, $500; owner, Elizabeth M. Wolski, 325 East 149th st; architect, Ignasy Wolski, 325 East 149th st. Plan No. 32.

FULTON AV, w s 36.11 s 174th st, 2-sty brick extension, 13x13, and new toilet to 2-sty brick dwelling; cost, $1,500; owner, Isaac Greenberg, 466 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 26.

LONGWOOD AV, 1110, new basement of brick built under 2-stv frame dwelling; cost, $650; owner, Jos. Meyer, 577 Union av; architect, Albert E. Davis, 258 East 138th st. Plan No. 27.

MORRIS AV, s w cor 166th st, 2-sty brick extension, 32x5, and 1-sty built upon 1-sty brick synagogue; cost, $7,000; owner, Cong. Judah Halevi, on premises; architect, Jos. Harrison, 230 Grand st. Plan No. 30.

TINTON AV, 1006, new partitions to 4-sty brick stores and tenement; cost, $75; owner, Chas. F. Brettell, 75 East 127th st; architect, Frank Hausle, 81 East 125th st. Plan No. 29.

WALTON AV, n w cor 138th st, new gravity tank to 7-sty brick factory; cost, $2,500; owners, Jacob Bros. Co., 539 East 39th st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 28.

WESTCHESTER AV, 827, 1-sty brick extension, 110x138.6, to 1-sty brick theatre; cost, $35,000; owner, Wolf Burland, 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 31.

Brooklyn.

ADELPHI ST, 458, extension to 2-sty dwelling; cost, $1,000; owner, Pasquale Esposito, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 589.

ARION PL, n w cor, Beaver st, interior alterations to 3-sty school; cost, $700; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 588.

BERRY ST, 81, interior alterations to 4-sty store and tenement; cost, $400; owner, Stephen Fuidanie, 77 North 7th st; architect, Max Cohn, 510 Linwood st. Plan No. 640.

DUPONT ST, s s, 3.0 w Manhattan av, interior alterations to 3-sty school; cost, $1,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 589.

FLOYD ST, 125, interior alterations to 2-sty dwelling; cost, $300; owner, Markus Doner, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 676.

FULTON ST, 281, fire escape to 4-sty store and lodging house; cost, $400; owner, Henry B. Davenport, 383 Jay st; architect, E. J. May, 850 DeKalb av. Plan No. 644.

GEORGE ST, 144, plumbing to 3-sty tenement; cost, $250; owner, Paolo Arena, 144 George st; architects, Cannella & Gallo, 60 Graham av. Plan No. 622.

HALSEY ST, 964, interior alterations to 4-sty store and dwelling; cost, $3,500; owner, Executive Realty Co., 189 Montague st; architect, Wm. Ludemann, 475 North st. Plan No. 607.

HALSEY ST, 928, exterior alterations to 1-sty theatre; cost, $300; owner, Halsey Investing Co., 122 Lexington av; architect, Wm. H. Haywood, 122 Lexington av. Plan No. 650.

HANCOCK ST, n s, 100 w Bedford av, interior alterations to 4-sty school; owner, City of New York; architect, Hy M. Devoe, 131 Livingston st. Plan No. 541.

HERKIMER ST, 1163, extension to 2-sty dwelling; cost, $2,000; owner, Chas. P. Cannella, 60 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 606.

HEYWARD ST, s s, 71.4 w Broadway, interior alterations to 3-sty school; cost, $2,400; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 587.

MACDER ST, 18, extension to 3-sty store and tenement; cost, $1,800; owner, Louis Lerer, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 668.

MELROSE ST, 308, interior alterations to 3-sty store and tenement; cost, $300; owner, Frank Siotta, 264 Graham av; architects, Cannello & Gallo, 60 Graham av. Plan No. 576.

POWELL ST, 401, interior alterations to 3-sty store and tenement; cost, $400; owner, Yetta Hecht, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 639.

REMSEN ST, 151, extension to 5-sty office building; cost, $2,200; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 574.

SACKETT ST, 401, interior alterations to 3-sty dwelling; cost, $600; owner, Wm. E. Emslie, 393 DeGraw st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 674.

SCHERMERHORN ST, 105, interior alterations to 5-sty temporary home; cost, $2,500; owner, Brooklyn Society for the Prevention of Cruelty to Children, on premises; architect, Frank Freeman, 132 Nassau st. Plan No. 664

SMITH ST, 205, extension to 3-sty store and dwelling; cost, $350; owner, Jos. Silver, 515 12th st; architect, Jos. Silver, 515 12th st. Plan No. 585.

STOCKTON ST, 244½, exterior alterations to 3-sty dwelling; cost, $100; owner, Willie Diemer, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 598.

VERMONT ST, 546, extension to 3-sty dwelling; cost, $350; owner, Abr. Sackachtel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 551.

EAST 3D ST, 719, raise 2-sty dwelling; cost, $300; owner, Isidore Rador, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 552.

EAST 16TH ST, 1065, extension to 2-sty dwelling; cost, $600; owner, John Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 563.

WEST 25TH ST, 2940, plumbing to 1-sty toilet; cost, $200; owner, Mrs. Henry Weber, 2940 West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 673.

40TH ST, 748, plumbing to three 2-sty tenements; cost, $250; owner, Jennie Munson, 189 Montague st; architect, Jacob Engel, 141 5th av. Plan No. 591.

47TH ST, n s, 150 e 3d av, interior alterations to 3-sty school; cost, $2,275; owner, City of New York; architect, Hy M. Devoe, 131 Livingston st. Plan No. 540.

68TH ST, 1454, extension to 2-sty dwelling; cost, $350; owner, Rocco Mintaramo, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 556.

ATLANTIC AV, 217, interior alterations to 3-sty store and dwelling; cost, $2,500; owner, Geo. Robias, Cranford, N. J.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 627.

ATLANTIC AV, s e cor Ashford st, interior alterations to 1-sty stable; cost, $1,200; owner and architect, Brooklyn Union Gas Co., 176 Remsen st. Plan No. 658.

BATH AV, 1638, extension to 3-sty dwelling; cost, $3,000; owner, Ambroggio Cantabe, 1630 Bath av; architect, Chas. Gallo, 50 Graham av. Plan No. 548.

BROADWAY, 782, interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Manufacturers Citizens Trust Co., 774 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 621.

CLARKSON AV, 404, exterior alterations to 2-sty store and dwelling; cost, $200; owner, Cath. Downey, 2 East 38th st; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 647.

EMMONS AV, 3154, raise roof of 2-sty hotel; cost, $8,000; owner, Amilcare Vannini, 64 West 10th st, Manhattan; architect, Louis V. Spinapont, 68 Bedford st, Manhattan. Plan No. 617.

FLATBUSH AV, 1673, interior alterations to 2-sty store and hall; cost, $5,000; owners, Walz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 648.

HARRISON AV, 121, exterior alterations to 2-sty dwelling; cost, $300; owner, Morris Kittner, on premises; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 565.

KENT AV, 963, tank on 4-sty brick factory; cost, $2,100; owner, Wm. Henne & Co., on premises; architect, Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 619.

MANHATTAN AV, 181, interior alterations to 3-sty store and dwelling; cost, $500; owner, Jacob Bassuk, 421 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 624.

MYRTLE AV, 365, extension to 3-sty dwelling; cost, $2,000; owner, Louis Rapport, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 596.

NASSAU AV, 129, interior alterations to 3-sty dwelling; cost, $500; owner, Rocco D. Andrea, 115 Nassau av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 675.

NORTH PORTLAND AV, 10, exterior alterations to 3-sty store and tenement; cost, $200; owner, Sarah Baranello, 69 Herkeh st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 638.

PARK AV, 172, plumbing to 3-sty dwelling; cost, $400; owner, Arthur C. Smith, 477 Willoughby av; architect, Willard Parker, 34 McDonough st. Plan No. 562.

PITKIN AV, 1622, interior alterations to 3-sty dwelling; cost, $2,500; owner, Max Duork, 1718 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 595.

ST. MARKS AV, 1688, interior alterations to 2-sty garage and dwelling; cost, $400; owner, Rev. Henry A. Zimmer, 138 Montrose av; architect, John M. Ricca, 1556 St. Marks av. Plan No. 637.

ST. MARKS AV, 1646, interior alterations to 2-sty dwelling; cost, $600; owner, Ida Schecht on premises; architect, M. J. Harrison, 230 Grand st. Plan No. 662.

SURF AV, 3626, interior alterations to twelve 2-sty dwellings; cost, $400; owner, Giovanni Aquino, 398 Broome st, Manhattan; architect, Wm. A. Parfitt, 26 Court st. Plans Nos. 549 and 550.

VANDERBILT AV, 64, extension to 3-sty dwelling; cost, $300; owner, Hy Wilber, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 545.

Queens.

BAYSIDE.—Lamartine av, n w cor 5th st, extension to porch; cost, $100; owner, John Huneke, premises. Plan No. 176.

COLLEGE POINT.—1st av, n s, 125 e 3d av, plumbing in dwelling; cost, $125; owner, Aug. Schneider, 348 East 18th st, Manhattan. Plan No. 179.

COLLEGE POINT.—L. I. R. R., s w cor 27th st, interior alterations to dwelling; cost, $300; owner, A. J. Spaeth, premises. Plan No. 182.

COLLEGE POINT.—4th av, n s, 125 w 16th st, 1-sty frame extension, 18x16, rear dwelling, interior alterations, new plumbing, slate roof; cost, $800; owner, Thos. Dragone, premises; architect, T. E. Andrews, 1212 3d av, College Point. Plan No. 185.

COLLEGE POINT.—8th av, n w cor 16th st, plumbing in dwelling; cost, $100; owner, Pat'k Doherty, premises. Plan No. 186.

CORONA.—Jackson av, n e cor Hayes av, plumbing in school; cost, $1,200; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 187.

CORONA.—42d st, 175, 1-sty frame extension, 7x20, rear dwelling, tin roof; cost, $100; owner, Stephen Trehenric, on premises. Plan No. 166.

DOUGLASTON.—Kenmore rd, s e cor Shore rd, erect sleeping porch to dwelling; cost, $450; owner, W. Schutte, premises. Plan No. 177.

EAST WILLIAMSBURG.—Zeidler av, 110, interior alterations to store and loft; cost, $450; owner, Emil Rothschild, 2113 8th av, Manhattan. Plan No. 178.

GERMANIA HEIGHTS.—Grove st, 291, raise roof of dwelling; cost, $75; owner, C. Hoffman, premises. Plan No. 174.

GUION PL, w s, 100 s Belmont av, repair dwelling after fire damage; cost, $200; owner, Jos. Franzese, premises. Plan No. 168.

JAMAICA.—Merrick rd, w s, 300 s Oxford av, 1-sty frame extension, 6x10, rear dwelling, tin roof; cost, $200; owner, Frank Franz, 1038 Bushwick av, Brooklyn. Plan No. 175.

JAMAICA.—Union Hall st, w s, 300 s Pacific st, repair dwelling after fire damage; cost, $350; owner, Jamaica Surety Co., Jamaica. Plan No. 191.

L. I. CITY.—8th st, s s, 175 e Vernon av, plumbing in dwelling; cost, $100; owner, Miss D. Griffen, 111 8th st, L. I. City. Plan No. 189.

MIDDLE VILLAGE.—A st, n w cor Croos st, foundation to dwelling; cost, $175; owner, H. Drelling, on premises. Plan No. 167.

OZONE PARK.—Belmont av, n s, 100 w Freedom av, plumbing in dwelling; cost, $65; owner, M. Delacour, premises. Plan No. 183.

OZONE PARK.—Lawn av, w s, 200 n Jerome av, plumbing in dwelling; cost, $200; owner, J. Vorka, Lawn av, Ozone Park. Plan No. 181.

ROCKAWAY BEACH.—Bayside pl, 49, plumbing to dwelling; cost, $250; owner, A. Gambrown, 477 Boulevard, Rockaway Beach. Plan No. 164.

ROCKAWAY BEACH.—Pier av, n w cor Boulevard, repair piazza to dwelling; cost, $100; owner, H. Smith, premises. Plan No. 172.

WOODHAVEN.—Old South rd, s s, 500 e Cedar lane, interior alterations to two cow barns, metal ceilings, stalls, etc.; cost, $10,000; owner, Frank Goldstine, Old South rd, Woodhaven; architect, J. W. Weiss, 52 Lafayette st, Middle Village. Plan Nos. 169-170

NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st has nearly completed plans for a 4-sty apartment, 56x66 ft., at 211-213 Sumner av for Abraham Haupton and others, 335 South Clinton st, East Orange, N. J., speculative builders. Cost, about $30,000.

WEST NEW YORK, N. J.—John Messmer, 610 Summit av, West Hoboken, has completed plans for a 3-sty tenement, 25x62 ft., at 17th st, near Palisade av, for Morris Goldberg, Harrison pl, near 12th st, owner and builder. Cost, about $10,000.

JERSEY CITY, N. J.—George W. Von Arx, 75 Montgomery st, owner, is preparing plans for a 4-sty apartment at the southwest corner of Hudson Boulevard and Harrison st. Cost about $30,000.

JERSEY CITY, N. J.—Excavating has been completed for the 3-sty flat, 40x78 ft., at 109-111 Woodward st, for the Woodward Realty Co., Morris Boyardsky, 22 Dwight st, president and builder. Nathan Weltoff, 222 Washington st, Newark, architect. George Lowry, 40 Grant av, mason.

BANKS.

SOUTH RIVER, N. J.—Frank Hasselman, 30 East 42d st, Manhattan, has been commissioned to prepare plans for a 1-sty bank building for the First National Bank of South River. Cost, about $40,000.

MONTCLAIR, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have been commissioned to prepare plans for a 1-sty bank building at 493-501 Bloomfield av for the Essex National Bank, Mr. Grant, president. Cost, about $45,000.

DWELLINGS.

EAST RUTHERFORD, N. J.—Joseph Lugosch, 408 Kossuth st, Union Hill, has completed plans for a 2-sty brick residence on Freeland av for Lang & Plumber, owners and builders.

RUTHERFORD, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for two 2-sty brick residences at the corner of Hoboken st and 7th st for Joseph Hommer. Palisade av and Maple st, Weehawken, N. J. Total cost, about $8,000.

ROSELLE, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2½-sty frame and stucco residence for Paul P. Stryker, Elizabethport, and 1st st, Dunellen, N. J. Cost, about $4,000. Owner will build by day's work, and is taking estimates on materials and labor

NEWARK, N. J.—H. B. Upjohn, 456 4th av, Manhattan, is preparing plans for a 2-sty brick and stucco parish house in Congress st, adjoining the church, for the Christ Episcopal Church, Rev. Frank H. Hallock, 81 Congress st, pastor and member of building committee. Cost, about $12,000.

SCHOOLS AND COLLEGES.

MORRISTOWN, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have been commissioned to prepare plans for a brick public school at the corner of Early st and Atnon av for the Board of Education of Morristown. Cost, about $150,000.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—John F. Kelly, P. O. Building, has nearly completed plans and will take bids on separate contracts for a 3-sty store, office and apartment building, 50x108 ft., for Frank W. Uehlein, 292 Main av.

THEATRES.

JERSEY CITY, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., has about completed plans for a 2-sty moving picture theatre at the southeast corner of Bergen av and Bergen st for the U. S. Government, Frank G. Hall, 517 Washington st, Hoboken, will take bids on general and separate contracts about February 11. Cost, about $90,000.

PERSONAL AND TRADE NOTES.

W. R. SQUIRE, consulting engineer, has moved from 105 West 40th st to 2-16 West 33d st.

THE EMPIRE CITY-GERARD CO. has moved its office to Greenpoint av and Provost st, Brooklyn.

HARRY McNALLY BUILDING CO., general contracting, has moved its offices from 5 East 42d st to 1974 Broadway.

STEWARD WAGNER, architect, formerly with Tracy & Swartwout, is now connected with Harold L. Young, 1204 Broadway.

W. W. RASMUSSEN AND H. C. WYLAND, architects, with offices at 1133 Broadway, will in future be associated in all new work.

CAMPBELL & DEMPSEY, general contractors, Kingston, N. Y., have opened offices at 17 West 42d st, Manhattan, for the transaction of all local work.

VINCENT J. AHLEMEYER, plumbing contractor, has opened a shop at 389 Grove st, Jersey City, and desires catalogues and price lists from manufacturers.

JAMES P. HUGHES, architect, for a number of years with William Burnett, 11 East 24th st, has opened offices for the practice of his profession at 353 5th av.

MARK CONKLIN, architect, formerly at 92 Genesee st, Auburn, N. Y., has discontinued his practice in Auburn and has moved to Detroit, Mich., where he will open offices.

MASON & WILSON, architects, Jamestown, N. Y., have dissolved partnership by mutual consent. Joseph Mason will continue the practice in the Barrett Building, Jamestown.

LOUIS J. LEVY, heating and plumbing contractor, has opened an office and shop at 156 East 84th st, Manhattan, and desires samples, catalogues and price lists from manufacturers and jobbers.

C. R. DODGE and G. H. Edbrooke, formerly of Dodge & Dodge, have opened offices at 33 West 42d st, where they will specialize in concrete handling equipment under the name of C. R. Dodge & Co.

BERRY BROTHERS, varnish manufacturers, will open a new branch in Savannah, Ga. The Baltimore office has not been abandoned as has been reported. With the addition of the new branch at Savannah, Berry Brothers will be in a position to better serve their southern trade.

G. EDWARD TILT has resigned his position with John Monks & Sons, general contractors, 82 Beaver st, to engage in the general practice of engineering and contracting, specializing in harbor construction, marine terminals and warehouses, under the firm name of G. E. Tilt & Co., 90 West st, New York.

CERESIT WATERPROOFING CO., of Chicago, has taken space with the Architects' Samples Co., Inc., 101 Park av, where the products of the company are exhibited in a manner which demonstrates their value and gives the architect and his client the desired information as to what materials to use for specific purposes.

DAVID A. WRIGHT, who for several years past has been connected with the Yale & Towne Mfg. Co., New York, as district manager in the West, has opened an office for himself as manufacturers' agent at 140 South Dearborn st, Chicago. Mr. Wright is specializing on labor-saving and pneumatic machinery, cranes, hoists and trolley systems.

CLARENCE D. POLLOCK, formerly in charge of the Bureau of Highways of the Borough of Manhattan, New York City, has been appointed consulting engineer of the Granite Paving Block Manufacturers' Association of the United States, Inc. Mr. Pollock has had over 20 years' experience in charge of paving construction in New York, Brooklyn and Texas.

JOSEPH BROOME, architect and chemical engineer, 123 Liberty st, is in a serious condition in his home in Roselle Park, N. J., following an apoplectic stroke in his office Friday, Jan. 29. Mr. Broome is a member of the Society of Arts of Great Britain and the Society of Chemical Industry, and has been a teacher of science and art in the British government service. He has been employed as architect for important buildings in this city and elsewhere.

OBITUARY

FREDERICK C. H. MOHR, a well known architect of Buffalo, N. Y., died suddenly after a stroke of apoplexy at his home, 265 East Utica st, Monday, January 25. Mr. Mohr is survived by his widow and three daughters.

HALSEY F. WING, a retired builder, died of a complication of diseases at his home, 338A Lafayette av, Brooklyn, Monday, February 1. He was eighty-four years old and was active in Republican politics for many years. He is survived by his widow and two daughters.

RICHARD T. BONARD, a retired general contractor, died of pneumonia at his home in Atlantic Highlands, N. J., Monday, January 25. He was eighty-three years of age. He was one of the pioneer residents of Asbury Park and erected a number of the city's earlier structures. He is survived by his widow, two sons and a daughter.

JOSEPH K. GARDNER, a manufacturer of sash, doors and blinds, died of general debility at his home, 118 Lafayette avenue, Brooklyn, Wednesday, Feb. 3. He was seventy-one years old.

DAVID WILSON, a retired contractor and builder, died following an operation at his home, 277 Fourteenth st, Brooklyn, Tuesday, Feb. 3. He was sixty years old and leaves his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

INTERSTATE MANTLE & TILE DEALERS' ASSOCIATION will hold its twelfth annual convention in Baltimore, Md., February 9 to 11, inclusive.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City, February 17-19 inclusive. Secretary, F. L. Hutchinson, 33 West 39th st.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Syracuse February 16th to 19th, inclusive. Headquarters at the Yates Hotel. Secretary, John B. Foley, Kirk Building, Syracuse, N. Y.

BROOKLYN BUILDERS' ASSOCIATION will hold a banquet and dance at the Hopkinson Mansion, 428 Hopkinson av, Brooklyn, Wednesday evening, February 10. A number of prominent city and borough officials have accepted invitations. Joseph I. Aaron and Samuel Oxfeld have charge of the arrangements.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

FINE ARTS FEDERATION OF NEW YORK will hold a meeting at the Fine Arts Building, 215 West 57th st, Tuesday evening, February 9, for the discussion of "The Influence of City Planning on Real Estate and the Work of the Art Commission of the City of New York." Hon. George McAneny, President of the Board of Aldermen, and other speakers will participate.

AMERICAN GROUP OF THE SOCIETE DES ARCHITECTS DIPLOMES PAR LE GOUVERNEMENT at its recent annual meeting elected the following officers for 1915: Joseph H. Freedlander, president; Francis A. Nelson, vice-president; John Oakman, secretary; Duncan Candler, treasurer. Lloyd Warren, Chester H. Aldrich and Charles Butler were elected trustees.

NEW YORK CHAPTER, NATIONAL FIRE PROTECTION ASSOCIATION will hold a meeting at the City Club, 55 West 44th st, Monday, February 8, at 8.30 p. m. A lecture on "The Edison Fire," illustrated with lantern slides, will be delivered by E. J. Moore, which will be followed by a discussion on the general subject of "Fire Protection." This lecture will be opened by Cass Gilbert, former president of the American Institute of Architects and chairman of the Special Committee on Edison Fire, Concrete Institute.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The exhibition this year will contain many things of interest to lovers of art as well as to those interested in the building trades. Among the prominent works will be designs for mural paintings for the Panama Pacific Exposition by Edward Simmons and Frank Vincent Dumond. Drawings for several new buildings will also be displayed notably the Morgan bank, at Broad and Wall sts; the Church of St. Vincent, at 65th st and Lexington av, and the Seaside Hospital, at New Dorp, Staten Island. Arnold W. Brunner will display his drawings for the proposed bridge for the New York Connecting Railroad, and Arthur Crisp his sketches for the decorations at the Belasco Theatre.

BUILDING MATERIALS AND SUPPLIES

PRACTICALLY EVERY COMMODITY STIFFENED PRICES DURING JANUARY—MORE ADVANCES EXPECTED—SHADING NIL

Cement Cuts Bring Little New Business—
Brick Strengthening—Hydrated Lime Firm

MORE changes in the list prices of building materials have occurred within the last month than at any time in a year and a half. Practically every change has been upward. The accompanying table shows the trend of the market. Changes are indicated in black face type.

On January 2 open cargo common Hudson brick was quoted at $5. This brick is not being quoted today. Covered brick is bringing $5.75 and $6.25. Raritan brick is quoted at $6 flat. Second-hand brick has shifted from $2.50 and $2.75 to $2.75 low. Newark yard prices are up a quarter a thousand.

Portland cement has been cut by certain interests without regard to the trend of local building conditions. A few sales have been made at a mill base below seventy-five cents, but the real market is clinging to an eighty-cent mill base. Practically every dealer has stacked and there is little cement moving at the insurgent rate. It is the plan of the standard companies to filibuster, not so much with the idea of inducing new business to come out at this level as to give the obstreperous ones a surfeit of unprofitable business. There is no change in sight, but none of the important companies are contracting far ahead at prices below $1.42 along side of dock, N. Y.

German cements are now procurable, but importers are not making quotations except on application. Crushed stone is off about five cents a yard from last month's quotation of $1 for inch and a half trap rock and three-quarter inch sizes. There is practically no inch and and a half blue stone available, hence it is not being quoted. Three quarter inch blue is quoted at $1.15 and —, but it is not plentiful.

Double thick window glass discounts have changed from 90-10 and 90-20 to 90-15 and 90-20 per cent. off jobber's lists. Plate glass discounts have changed from 90-30 to 90-25 per cent.

No change is reported in gravel, but screened Cow Bay sand, while nominally quoted at 50 cents, the same as last month, is weak at that figure. Hollow tile is without change in local quotations from last month. Lime is steady and hydrated finishing is still being quoted at $10.50 a ton. This commodity is fairly stiff at that figure. Linseed oil at 60 and 61 cents is likely to move up, following a sharp advance in the price of flaxseed at Duluth this week. An advance of ten cents is shown during the last month. Lubricants are showing signs of advancing on high grades.

Practically every department of lumber shows a slight change over last month's list as published in the Record and Guide. Lath shows an advance of from ten to twenty cents. Inch and a half round is still not a quotable commodity. This stiffening is usual at this time of the year.

Plaster quotations at —— and $10 last month has changed to $10 and ——, indicating that shading has been checked. In the slate market an upward movement in the price of Genuine Bangor may be reported at the first of the week. Otherwise there is no change. The table shows the range from $4.75 to —. Steel at Waverly is steady at 1.85c for shapes and plates and 1.80c for bars.

Plan filings for the week follow. In the corresponding week last year 196 new building plans were filed in the city, the estimated value of which was $2,774,410.

	Week ending Jan. 29		Feb. 5	
Manhattan....	21	$6,460,100	17	$2,567,000
Bronx.....	29	999,200	17	450,500
Brooklyn.....	57	511,660	48	562,000
Queens.....	61	275,419	71	177,325
Richmond.....	5	14,100	12	98,850
Totals.....	173	$8,260,479	165	$3,855,675

NEW JERSEY STRIKE LAW.
Relating to Advertising for Help To Take Places of Departing Men.

AMONG the bills introduced in the New Jersey legislature in the present session of the legislature is that state is Assembly No. 43, entitled: "An act to secure for mechanics and others payment for their labor and materials bestowed upon or for any building and regulating the creation, enforcement and discharge of their liens, therefor." (Referred to Committee on Judiciary.)

Assembly, No. 66, "An Act to regulate advertisements and solicitations for employees during strikes, lockouts or other labor troubles or disputes, and providing penalties for the violation of its provisions."

This bill makes it unlawful for any employer to advertise for labor to fill the places of strikers without stating in the advertisement that a strike or lockout exists, together with the date of its commencement, the name of the employer and the location of the factory, mine or plant.

Assembly, No. 63, "An Act to make lawful certain agreements between employees and laborers and to limit the issuing of injunctions in certain cases."

Assembly, No. 64, makes compulsory one day's rest in seven for all classes of labor, except certain employees, such as janitors, watchmen, etc.

COMMON BRICK.
Current Prices $5.75 to $6.25 Without Fluctuation or Shading.

BRICK is steady. Prices have prevailed at $5.75 to $6.25 for the week, despite interference with building operations by the snowfall and the requisitioning of trucks by snow contractors which interfered with riding.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 4, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Jan. 28—6.

	Arrived.	Sold.	Covered.
Friday, Jan. 29.....	0	0	0
Saturday, Jan. 30.....	0	0	1
Monday, Feb. 1.....	5	0	2
Tuesday, Feb. 2.....	0	0	0
Wednesday, Feb. 3.....	0	0	0
Thursday, Feb. 4.....	0	0	0
Total.....	5	0	3

Reported en route, Friday, Feb. 5—0.

Conditions of market, weak. Prices: Hudsons, open cargoes, no quotations. Covered, $5.75 and $6.25. Raritans, $6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Feb. 5—8. Covered, 3; covered sold, 1; total covered left over Feb. 5—39.

Unloading.					
Jan. 22...12	307,500	Jan. 29...	4	77,500
Jan. 23... 6	*4,500	Jan. 30...	3	37,000
Jan. 25... 6	*72,000	Feb. 1...	1	snow
Jan. 26...12	333,000	Feb. 2...	0	snow
Jan. 27... 8	243,000	Feb. 3...	6	56,000
Jan. 28...11	351,000	Feb. 4...	6	82,000
Total...55	1,311,000	Total...	20	252,500

*Rain.

1914.

Left over, Friday A. M., Jan. 30—114.

	Arrived.	Sold.	Covered.
Friday, Jan. 30.....	0	1	0
Saturday, Jan. 31.....	0	1	0
Monday, Feb. 2.....	0	0	0
Tuesday, Feb. 3.....	0	4	0
Wednesday, Feb. 4.....	1	3	0
Thursday, Feb. 5.....	0	3	0
Total.....	1	12	0

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Feb. 6—103.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 4, 1915..	92
Total No. bargeloads sold Jan. 1 to Feb. 4, 1915.....	43
Total No. bargeloads left over Jan. 1, 1914	117
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 5, 1914.....	146
Total No. bargeloads sold Jan. 1 to Feb. 5, 1914.....	43
Total No. bargeloads left over Feb. 6, 1914	103

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Feb. 5, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Jan. 2, 1915.

BRICK—
Hudson common ..... No Quotation
Covered Hudson ..... $5.75@$6.25
Raritan common ..... ——@ 6.00
2d hand common ..... 2.75@ ——
Newark (yard) ..... 6.75@ 7.00
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland ..... $1.42 nominal
Mill base ..... $.75@ $.80
10c. bag; returns on bags.
Con. Rosendale Nat. to dealers .90@ ——
Dealers price to job ..... 1.10@ ——
7½c. bag; returns on bags.
Alsen's German ..... On Application
Dyckerhoff German ..... On Application

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. ..... $.95
Trap rock, ¾ in. 1.05
Bluestone, 1½ in. ..... No Quotations
Bluestone, ¾ in. ..... $1.15@ ——

GLASS, Windows—from jobbers' list—
Single thick ..... 90-10 & 90-15
Double thick ..... 90-15 & 90-20
Plate 90-25

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. $0.85
¾ in. ..... .95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing... —@$1.55
Eastern, common 1.25
Hydrated finishing ..... $10.50 per ton

LINSEED OIL—
American Seed City Raw..... $0.60@$0.61
American Seed City Boiled..... .59@ .60

LUBRICANTS (Mineral):
Black, refined, summer..... 13 @14
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14½
Wax, crude ..... per lb. 3½@ 3¾
Cylinder, light filtered..... 21½@23
Cylinder, dark, steam, refined.. 15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. ..... $21.00@$25.00
14 to 16 in. ..... 27.00@ 31.50
Heart face siding 4-4 & 5-4 ..... ——@ 28.00
Flooring, 13-16x2½ & 3 ins. ..... 14.00@ 27.00
Hemlock, Pa., f. o. b. N. Y. base price, per M..... ——@ 24.00
Hemlock, W. Va. base price per M. ..... ——@ 24.00
Hemlock, Eastern mixed cargoes ..... 19.50@ 21.50
(To mixed cargo price add freight $1.50.)
Spruce Canadian ..... $24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft. $25.50
8x8 and under, 16 ft. and under... 24.00
9 in., 16 ft. and under 29.00
2x8, 10 and 14 ft. 23.00
2x8, 12 and 14 ft. 25.00
2x10, 3x10, 10 to 16 ft. 29.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $26.00

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@ ——
1½-in. slab ..... $3.50@$3.60

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... $10.00@ ——

BLOCKS—
2 in. (solid) per sq. ft..... ——@$0.06
3 in. (hollow) ..... ——@ .06½
4 in. (hollow) ..... ——@ .07¼
Boards ⅝ in. thick, per sq. yd.——@ .16

SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... ——@$0.50

SLATE (Per Square, N. Y.):
Penn. Bangor ribbon..... $4.10@$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine No. 2..... 4.50@ 6.75
No. 1 red..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor (stiffening) ... 4.75@ ——
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (Waverly):
Beams and channels up to 14 in.... 1.85c
Beams and channels over 14 in..... 1.85c
Angles 3x2 up to 6x8..... 1.85c
Zees and tees 1.85c
Steel bars, half extras..... 1.80c

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 13, 1915

REAL ESTATE BOARD'S ANNUAL BANQUET

Past Conditions Reviewed and Future Dwelt Upon by the Mayor and Other Speakers—Largest Gathering in Organization's History

REAL estate was "king" at the nineteenth annual banquet of the Real Estate Board of New York, held at the Waldorf-Astoria on the evening of February 6. Fully 950 people, prominently identified with real estate, were present, but the casual observer could not detect a trace of pessimism in their attitudes. To be sure, most of them had felt the recent period of depression, but on all sides expressions of optimism were heard.

Mayor Mitchel was the principal speaker, and he was followed by Comptroller Prendergast, Dudley Field Malone, Collector of the Port of New York; Robert E. Dowling, chairman of the Workmen's Compensation Commission; Haley Fiske, second vice-president of the Metropolitan Life Insurance Company; James V. Barry, Dr. John Huston Finley and Laurence M. D. McGuire, president of the board.

Budget of 1916.

Utmost importance was given the utterances of the Mayor, because many felt that their welfare hung on the attitude of the present administration. "The great problem that confronts the Board of Estimate in preparing the budget for 1916," said Mayor Mitchel, "is the proposed State tax, which the city could only meet by levying additional taxes on the already overburdened real estate. The budget for 1916 will have to be increased, and in order that this will not be excessive, we will have to practice the utmost economy and efficiency, as we pledged ourselves to do before we came into office.

"Some of the enormous expenditures that have kept the budget as large as it is are as follows: The Board of Education requires $41,000,000, but if we can get the Legislature to give us control of the education in this city we will have done away with one of the principal expenses.

"If the city were left to itself we would not need a higher budget. The direct State tax is variously estimated from $15,000,000 to $22,000,000, of which New York will have to pay about 70 per cent. In this lies the real problem of the next year's budget, and for this reason the taxpayers and people of the city should take more interest in the State budget.

$59,000,000 Written In.

"I want to tell you that we have written into our budget $59,000,000, which represents the present municipal debt, and which we have inherited from past administrations. I believe in absolute home rule. If the Board of Estimate had the same control over the county offices as it has over municipal offices, it would be able to make a marked reduction in the city's expenses.

"We must either increase the tax rate or develop some new sources of revenue, or reduce in amount or character the service the city government is now rendering. The first alternative I am loath to do, for I fear that real estate is carrying all the burden possible.

"In regard to the proposed taxing of incomes over $2,000, nothing definite has been accomplished, but something must be done, without increasing the present tax on real estate."



MAYOR MITCHEL.
Principal Speaker at the Real Estate Banquet.

Comptroller Prendergast followed the Mayor, and said that the people of the city need not become unduly disturbed about the State tax, that no reliable figures were obtainable, and that its only justification lay in the fact that the State found out that it cannot finish the barge canal under the appropriation already made.

"I can see no good and proper reason why the City of New York should be asked so abruptly to make up $15,000,000 or so, deficit in the State debt. If all the former appropriations for the canal were made on fifty-year bonds, why should those at Albany now turn to a direct State tax? United action must be taken to prevent this act being sanctioned by the Legislature."

Interesting Figures Given.

Mr. Fiske gave some interesting figures about the amount of money that the Metropolitan Life Insurance Company had out on mortgage in the city, and also stated that his company had not called a single loan for the purpose of increasing the mortgage rate. On the other hand, he stated that in several instances the interest rate had been reduced. "New York City will find itself again," said Mr. Fiske, "and when that time comes we will enter into the greatest era of prosperity that we have ever known. It is a law of economics that real estate is the last to feel the benefits from the turn of the tide. It is very like a valley lying to the west of a mountain which does not get the early morning sun, but receives its warmth and benefits long after its neighbors on the other side of the mountain are in darkness.

"The Metropolitan Life Insurance Company has about $208,000,000 of its funds invested in real estate mortgages all over the country, but of that sum between $170,000,000 and $175,000,000 is placed upon realty in New York City. This shows our confidence in the local market."

Mr. McGuire said, in part:

"It is estimated that the City of New York boasts 150,000 property owners, whose holdings are assessed at more than $8,000,000,000, yet it is a lamentable fact that until the present time these interests never have been organized satisfactorily. Labor and civic organizations and various societies have gained recognition from the city and State authorities, but legislation has been enacted at times without due regard and consideration for this vast army, representing the best type of citizenship in the nation.

"Only during the last year have the various real estate organizations, realizing not only their duty to themselves but, further, their importance to the community and the tremendous value of the interests entrusted to their care, given to public matters the consideration and attention which should have been given at all times. In this short period, for the first time in the history of the city, so far as I can discover, every important public meeting of the Board of Estimate and its committees, the Board of Aldermen and its committees, has had present a representative to watch and care for the real estate interests as a whole.

"In the past the meetings of the various official bodies were, as a rule, attended only by clamoring representatives of various self-interested district organizations, ever ready to commit the city to extravagant expenditures, or else by unorganized property owners, opposing specific measures affecting them personally.

"But there has come a change. Today the real estate interests are aroused and thoroughly organized, and I believe we can discriminate as between our enemies and our friends; we are determined to fight the one and to aid the other.

"We realize fully that the $8,000,000,000 invested in one form of wealth, while sufficiently tempting to invite attack, is also sufficiently valuable to be vigorously defended.

Politics Not Factor.

"In our relations during the last year with the city officials, as a whole, our recommendations and suggestions have been given the attention and consideration to which they were entitled. With all my strength, and with many members of the administration present, I wish to deny, in the most positive terms, that there has ever been a single act of the Real Estate Board inspired by political motive.

"Real property in the City of New York is still the best asset, conservatively purchased and conservatively managed, that a man can have, and is entitled to the same consideration that is given other forms of wealth by the community.

"The consensus of the board is that the situation as to real estate and to business generally has greatly changed; that the government of the city, State and the nation is about to shake off the influ-

ences that in the last few years have dominated; that the pendulum which swung too far toward regulation, inspection and governmental interference is swinging back again toward more sane procedure. These are the influences that largely have been responsible for the present financial condition of the country and the great number of unemployed.

"All that the property owners and the many trades allied with real estate want is efficient and economical government relieved from unnecessary regulations and officious interference.

"The owner of real estate, together with his agent and tenants, is in partnership with all the great loaning institutions, the building trades and associations, so that whatever may be done to injure real estate must to a degree injure all.

"The depositor in the savings bank whose money is loaned on real estate, the owner of a policy in an insurance company with assets consisting largely of real estate and mortgages, the depositor in a trust company, each trustee and heir of every estate is actually the partner of the builder or owner who borrows from these institutions to improve his property.

"I do not feel, however, that it should not be the policy of the city to extend its activities in lines which have not as yet proven necessary, so as to make real estate unproductive or to impair the value of so great a form of wealth."

WHAT CITY PLANNING CAN DO FOR REALTY

By Co-ordinating Public Improvements It Would Make Every Part of the City as Profitable as Possible to Property Owners

By GEORGE B. FORD *

AN office building is not paying very well. The owner goes to the real estate expert to find out what the matter is. The expert goes minutely through all the items of maintenance, upkeep and fixed charges. He looks for waste and possibilities of improvement in janitor, elevator or cleaning service. He goes into the cost of heating, lighting and power. Does he stop there? No. He examines also the physical plant of the building. Perhaps he finds that the boiler plant is antiquated, and that it would be a distinct saving to scrap the present plant and put in a modern one.

Perhaps a change in the type of lighting would considerably improve the rentability of the offices. Possibly a rearrangement of the office units would make them more attractive. Nor does he stop even here. He figures to see whether the present improvement is all that the location and land value warrants. He may find that it would be a distinctly better proposition to scrap the whole existing structure and build larger and in a more modern fashion.

In planning such a building the expert uses all of his accumulated data and experience. He lays out his plan so as to secure the greatest ease of access from the street to all parts of the building. He lays out his courts and yards so as to secure the maximum value in well lighted rentable space. He may even find it a net economy to secure a light easement over neighboring property. Furthermore, he looks to the future and very likely makes his columns and foundations strong enough to carry additional stories at such times as the demand may warrant and he provides for the possibility of adding to his power plant and elevator service without having to rip out the present plant.

What City Planning Is.

Let us substitute the city for this office building. The maintenance, upkeep and handling of fixed charges corresponds to the "administration" of the city's business. The rest is "city planning." The city with the suggestion and help of citizen bodies has recently been studying scientifically the whole problem of administration, with the result of effecting much economy and increase in efficiency. The Committee on the City Plan of the Board of Estimate and Apportionment, with its advisory commission, is undertaking to do the same thing for the physical plant.

It would apply the same science and put the same business-like and broad-viewed order into the control of the improving of property, whether public or private, that the real estate expert puts into the design of his plant. This is city planning. It is not a squandering of the taxpayers' money or mere prettinesses. Heaven forbid! It is a regulating of the improvements which the city must make for a healthy normal growth, so that every dollar which the city spends will go where it will count the most as a sheer business proposition.

City planning serves to stabilize real estate values. Perhaps its first duty is to undertake to prevent, as far as possible, the demoralizing shifting of real estate values from which New York is suffering so acutely just now. Every energy is being bent to a study of this most important problem, to see what plans and control will best tend to put definiteness and evenness into the development and growth of the city. Careful studies are being made and essential data is being collected to show the trend of the growth of the city and to determine for what kind of development each portion of the city is best suited, so that the improvements undertaken, or the restrictions suggested in this district, may be such as will tend to help this development and to improve the real estate values of the neighborhood.

Prevents Duplication of Improvements.

Again, city planning prevents duplication of improvement work. It sees to it that the subdivision plan which the city accepts for a tract in Queens will not have to be done over again with a great waste of the taxpayers' money twenty-five years hence. It would see to it that the main thoroughfares do not have to be widened at great cost when the growth of the city demands more ample facilities for traffic or transit lines.

City planning years ago would have avoided the $7,000,000 for the extension of Seventh avenue. City planning would have avoided the spending of $5,000,000 for three little breathing spots in the lower East Side. City planning would have avoided the great land condemnation costs for a waterfront improvement in Manhattan or Brooklyn. It would see to it that every improvement was designed with a view not only to present needs, but, as far as it is possible to foresee, to the best interests of the city and the property owner when the population is double or treble what it is now.

City planning co-ordinates the improvements of the city. For example, in considering a waterfront terminal development it would see to it not only that the actual terminal plan itself was a good business proposition for all concerned, and that it was laid out as a thoroughly economical and efficient plant, but it would also take into account the problem of so designing the whole surrounding territory as to best fit it for its normal use in connection with the terminal. It would look into the layout of approaching streets to see if they are so located and of such widths, grades and surfaces as to best facilitate trucking to and from the terminal. It would see that there are proper transit approaches for those who work in or use the terminal. It would see that the terminal railroad facilities were co-ordinated with the trunk and belt line systems of the city.

Using Streets to the Best Advantage.

It would see that the lot and block, and street units of the immediately surrounding area were best suited to such factory and warehouse use as should go with the terminal. It would also consider the neighboring waterfront to plan for its future use as an extension of the immediate system. In short, it would make every part of the area as profitable as possible to the property owners. It would bring together into one harmonious scheme all the various improvements in each district and would bring together district developments into one comprehensive practicable plan for the city as a whole.

City planning would determine the relative urgency of various improvements and see that the taxpayers' money was spent in each case where it would do the most good. If a group of people in a part of Queens should try to induce the city to bring an extension of the dual subway system out into their district, the data of the City Plan Committee would show not only what territory, how many families, what business and industries, how many employees, etc., would be served by this extension, but it would also show by its figures how much more urgent was, for example, a certain extension in the Bronx, only in the latter case the citizens had not gotten together to urge their needs. Good business demands that the more urgent matter be undertaken first.

Would Fit Well.

City planning would determine a comprehensive practical plan for the development of the whole city, each part of which would fit in with every other part as in the ideal manufacturing plant. Each part would be best suited to its use. Each part could be extended as the business grew without disarranging any of the original plant and it would be elastic enough to permit of such changes in the plan as new conditions might demand.

To carry out a program as outlined above the city needs the co-operation of those who know real estate and real estate values. It is so largely a matter of getting the greatest use and value out of property that it is obvious that the city should have the advantage of the best real estate experience.

The real estate men owes it to his clients and to the city to help in every way he can.

Conference on City Planning.

The Fine Arts Federation of the City of New York held a special meeting on Tuesday evening in the Fine Arts building, to which representatives of real estate interests had been invited to discuss city planning. About two hundred persons were present, and more than half the number were real estate men.

Frederick Dielman, for many years president of the Fine Arts Federation, called the meeting to order and introduced Secretary Bard of the Municipal Art Society as the permanent chairman. Messrs. A. W. Brunner and Pine, represented the Municipal Art Commission. President McAneny and George B. Ford spoke for the City Plan Committee of the Board of Estimate, and R. E. Simon, Charles F. Noyes and Harold N. Phillips spoke for real estate interests.

Public Hearing on City Plan.

The Committee on the City Plan of the Board of Estimate and Apportionment will hold a public hearing on Friday, February 19, at 3 o'clock, in Room 16, City Hall, in relation to a tentative map, as amended, for the extension of Riverside Drive, from its present terminus at West 155th street to the Harlem River Ship Canal, Borough of Manhattan.

*Consultant to the Committee on City Plan of the Board of Estimate. Paper read at a conference between the Fine Arts Federation and representatives of real estate organizations, Feb. 9.

EDGEWATER AN INDUSTRIAL CENTER

Community, "Just Opposite Manhattan," In Thriving Condition—Need for Small Apartments for Artisans Employed in Factories

EDGEWATER, stretching for a considerable distance along the New Jersey shore, directly opposite the upper west side of Manhattan, is a flourishing manufacturing center. Most striking in a survey of its various fields of activity is the fact that no particular class of industry is conspicuous. There is no tendency in Edgewater, as may be noted in other manufacturing districts, for kindred and associated lines of business to be grouped together in one locality.



RESIDENTIAL STREET, EDGEWATER, N. J.

Beginning at the Interstate Park on the north, Edgewater extends south to the Hudson County line. Along the shore are located a number of large industrial concerns that have undoubtedly chosen their respective locations on account of the many advantages offered for easy shipment by water. To these facilities may also be added low taxes, good roads, and a railroad, a branch of the Erie system, which places it in close touch with New York City and all parts of the country, if shipment by rail is desired.



PANORAMIC VIEW FROM THE PALISADES.

North of the Fort Lee ferry the United States Government is deepening the channel to thirty feet, at an estimated cost of from two to three million dollars. The completion of this project will enable large steamers to dock at various points along the shore and open the northerly end of Edgewater for further industrial expansion.

Practically all of Edgewater's large factories are located south of the ferry. The Warner Sugar Refining Company is probably the largest of the many industries clustered there, and its huge stacks are visible from the New York shore and may be seen even far down the river.

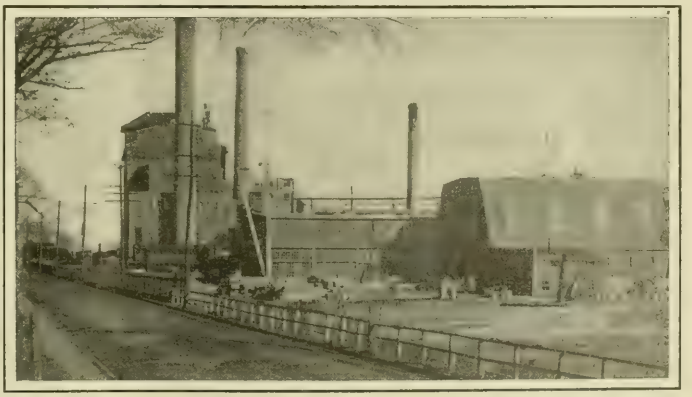
Nearby are located the Undercliff Terminal & Warehouse Company, handling freight transportation to and from all parts of the country; Batterson & Eisele, marble dealers; the Valvoline Oil Company, Corn Products Refining Company, the General Chemical Company, the Barrett Manufacturing Company, tar products; Spencer Kellogg & Son, linseed products; Herman Knoetzsch, cleaner and dyer; Bulls Ferry Chemical Company; the Edgewater Hygeia Ice Company, John J. McGarry, general contractor; D. A. Higgins & Company, yarn dyers and bleachers; Sinclair & Valentine Company, lithographers and makers of printers ink; E. G. Kaufer, hay and grain; the Midland Linseed Products Company, refiners of linseed oil; E. H. Henners' Sons, planing and moulding mills; Otto Meyer, building materials and construction, and the New York, Susquehanna & Western Railroad's coal docks.

To this miscellaneous group of industries will be added next year the new plant of the United States Aluminum Company of Pittsburgh, a firm which will employ, according to report, between 1,500 and 2,000 men. It has purchased the tract of land just north of the Valvoline Company's property, on the River road. It will build next March, two and three-story factory buildings, including a rolling mill, piers and a reinforced concrete power house. Property adjoining has also been reported sold to a manufacturing company which will erect a plant for its own occupancy. The identity of this company or the exact nature of the contemplated improvement has not yet been made known.

Just north of the ferry, William Godstrey is building a two-story garage building, which will also contain three stores, and a short distance south Enoch J. Carlson will erect a two-story hotel and cafe building. His present property, opposite the Ferry House, has been acquired for public purposes by the Public Service Corporation of New Jersey.

This is certainly a varied field of endeavor and activity for a town which has a population of about 3,500 and which is so completely overshadowed by the Palisades that when one stands on the hill it is out of sight. The only signs of life are the dense clouds of smoke which pour constantly upward from the many busy manufacturing plants or the occasional faint whistle of a boat.

The workers in the many industries do not live in Edgewater, and in the opinion of a local "old timer" only about ten per cent. of its resident population work in the factories. The great majority of the residents are employed or engaged in business in New York City, within easy access by way of the Fort Lee Ferry connecting with Manhattan at West 130th street. The laborers in the factories reach Edgewater on the trolley cars of the Public Service Corporation from Union Hill, Cliffside and Shadyside, and other New Jersey towns within easy riding distance.



SUGAR REFINERY AND MARBLE WORKS, EDGEWATER, N. J.

MATERIAL MEN URGE "BUILD NOW" CAMPAIGN

Early Construction Means Quick Consumption of Reserve Material—Mill Resumption Depends Upon Market Demand

The Record and Guide prints a number of interviews from important men directly connected with the building material field, and the consensus of opinion is that now is the time to build. Various reasons are given for this conclusion, but all agree that the principal influencing factors are the low cost of materials and the abundance of labor. Once the movement really gains headway, only a short time will elapse before prices are normal, or even high. During the last few weeks there has been a decided betterment of feeling in the trades, and practically no concessions are being made. Money can be obtained more readily now than since the commencement of the war, and loaning institutions are more willing to finance operations, where the demand seems to warrant the improvement.

SELFISHNESS is not the basic reason why building construction and material interests urge prospective builders to proceed to "Build Now." If they were looking only at their pocketbooks they would advise delay because an increased demand automatically would do away with current competition and narrower margins of profit. These interests urge early construction for various reasons.

First and foremost, early construction means early demand for material, and that spells speedy depletion of reserve stocks. Quick movement of stored material means prompt resumption of factory and mill activity, resulting in employment for those now out of work.

For every ten men out of employment in this city, count three idle in the country. Unemployment here means disruption of manufacturing and selling organizations. With systems set awry it costs more to produce and set building materials than it does to produce or assemble it with complete organizations. That is why the longer building operations are deferred the higher costs of materials will soar.

What Highest Steel Authority Says.

Judge Elbert H. Gary, Chairman of the Board of Directors, U. S. Steel Corporation: "This 'Build Now' movement is a good thing. Structural steel is at its lowest price. The next quotation will be a little higher and the market is going to move up as equipment orders are received. I call your attention to the fact that we are now operating 55 per cent. of our capacity, whereas we were using only 45 per cent. of it a month ago. It seems to me to be the best time for the purchase of steel. The year is going to be a good one despite the handicap all business is operating under, but now is the time to buy."

C. E. Cheney, Secretary of the National Erectors' Association: "Work can be done for less money if building construction is permitted to proceed. Generally speaking, there is a surplus of skilled labor. The best men are now available. The early builder gets the pick of the market. Better workmanship results and better buildings can be erected. That, to my mind, is the best reason in the world for going ahead with building construction now."

Cost Below Normal.

Louis J. Horwitz, President Thompson-Starrett Company: "The cost of construction today is about fifteen per cent. below normal. As the demand increases this construction cost will advance. Now is the time for persons who contemplate the erection of buildings for their own use and government or municipal institutional buildings to go ahead. It is not, however, in my opinion, a good time to go in for ordinary speculative building. New York ought to have an opportunity to let the renting demand catch up with the supply of rentable space. There is good reason for going ahead with the proper kind of construction now. Money can be saved by starting early."

Ernest R. Ackerman, President The Lawrence Portland Cement Co.: "It is reasonable to expect that the demand for cement will be as great in 1915 as it was in 1914, if, indeed, it is not greater. Such being the case, it is apparent that there is a decided advantage accruing to the builder who can proceed with his plans now."

C. J. Curtin, of the Farnham Cheshire Lime Company, said: "Lime, both common and finishing, is ranging at prices that encourage construction at this time. Those who can use this material in quantity will be able to save considerable in their construction cost. I believe it is time to go ahead with building work of all kinds."

Brick Prices Rising.

Harold Hammond, N. Y., Representative W. K. Hammond Brick Works: "The present low price of common brick and the gradual ascending tendency of the market certainly ought to be an inducement for proceeding with building construction. I think every builder should bear in mind the fact that there is not an over abundance of common brick in the Hudson river sheds. This means that high prices may be expected after the building season starts."

A. W. Tuthill, manager Red Brick Department, Savre & Fisher Co.: "I believe that the demand for brick this year will be in excess of that of 1914. At present the price of this material is low. Consultation with Record and Guide quotations will convince anyone, I think, that the trend of prices is upward rather than lower. This is particularly true of common red brick. Therefore, the man who can build now certainly will buy to greater advantage than he who delays coming into the market."

Prices Now Low.

"Any efficiency engineer will tell you," said an officer of the George A. Fuller Construction Company this week, "that when a working organization is disrupted the cost of production of the factory or mill product is increased at least 33 1-3 per cent. The price of all building materials is low now. This is because factories and mills have been operating below normal. Stocks have been accumulating even at that rate. As soon as this has been worked off it must be replaced, and if disrupted organizations are used it will cost more and additional cost must be borne by the consumer. Now is the time to build."

John B. Rose, President of the Greater New York Brick Company: "No better reason could be given for the immediate resumption of building construction than the fact that building materials are low. There is talk of over construction, but this is due to the great preponderance of antiquated business buildings in this city. New construction has been absorbed, but the blame for the lethargy shown by owners of out of date buildings has been hurled upon the shoulders of the progressive members of the community who are providing new and modern living and business quarters. All honor to the men who are behind this 'Build Now' movement. There cannot be a surplus of modern buildings. The trouble with this city is there are too many buildings that are not modern. Study the to-let signs and you will find that nine-tenths of them are on out of date buildings."

Opinion in Cement Industry.

William P. Corbett, General Sales manager, Alsens Portland Cement Company: "My answer is that now is the time to build because material prices are low. Furthermore, money is easier. Municipalities and government authorities ought to let every bit of construction work out at the earliest possible moment, first to help the unemployed situation and, second, to save money for the taxpayers through making purchases of materials while they are inexpensive."

Francis Hager, President of the Janusch Manufacturing Company: "In our line, that of wrought iron and decorative metal work, there is every inducement being offered to investors to build now. Our trade depends a great deal upon new building and alteration work. There has not been much of either during the last nine months, but things are picking up. At present the iron, steel and brass markets are low. Copper is about the only commodity that is high. For that reason ornamental metal work can be bought cheap. It is the right time for builders to take advantage of present conditions. Some are doing so already. But there is room for more activity in this direction."

Labor Is Plentiful.

Wright D. Goss, President of the Empire Brick & Supply Company: "If any one contemplates the improvement of their property now is the time to proceed. Construction work in large quantity has been withdrawn from the market within the last half year and in the meantime prices of materials have dropped from fifteen to twenty-five per cent. lower than they were when the market was first disrupted. Labor is more plentiful and money is easier than it was half a year ago."

John P. Kane, the John P. Kane Company: "We have been compiling a little data, with reference to the 'Build Now' movement, and the compilation convinces us that the great preponderance of new building work will be above 125th street this year. This seems to indicate that there is a demand for buildings to rent and, since money is easier, and cement and brick are perhaps lower than they will be again in a long while, this is the very class of construction that ought to move ahead now when conditions are so favorable toward the effecting of decided economies."

Will Save Money.

William Crawford, master builder: "I believe that anyone who contemplates building should get busy at once. It is possible to build from ten to fifteen per cent. less in cost today than at any time in the history of the building industry during the last ten years. This condition will obtain only so long as scarcity of work stimulates competition among builders, to the extent that they bid even below cost to obtain a job or two in order to keep their organizations employed. A job or two in the offices of the different builders, however, will soon change present conditions and the result, 'a steady rising market,' increasing as the work increases."

A BILL TO REDUCE BUILDING INSPECTION

Favors the Borough System and Anticipates the Mayor's Bill—Other Bills in the Legislature Centralize City Markets and Amend Title Registration

THE New York City market bill, which centralizes all the city markets in one department, has received the approval of the Board of Estimate and Apportionment, and may be expected to receive the Governor's signature. It represents the culmination of the efforts of the committee of which Borough President Cyrus C. Miller was chairman to bring order out of chaos in handling the food products daily brought to the city.

No function not exercised today is required by the bill, nor does it call for the appointment of new officials, save only one Commissioner of Markets. Rather is it considered to be in line with various direct economies sought through simplifying the city systems of administration.

Statistics show that the average family in New York spends about 9 per cent. of its income on light and transportation, and the city has very important commissions to look after the 9 per cent., namely, the Department of Water Supply, Gas and Electricity, and the Public Service Commission. It spends about 20 per cent. of its income on housing, and we have the Building Department, the Tenement House Department and various other departments to care for the 20 per cent. It spends about 40 per cent. on food, but our care for the 40 per cent. amounts to nothing. This is almost unbelievable, but facts are facts. Until this market question is taken up in a scientific way the City of New York cannot claim to be an up-to-date city.

Unification of Inspection Departments.

Senator Lockwood, of Brooklyn, introduced on Monday the first of the bills designed to effect a unification of building inspection departments in the City of New York. His bill favors the borough system of administration as distinct from a single-headed centralized system for the whole city. The bill is supposedly backed by the Borough Presidents and anticipates action by the Mayor's committee which is seeking to co-ordinate views now in conflict.

The Lockwood bill takes from seven departments of the municipal administration and from the State Labor Department certain inspection powers now exercised over buildings, and concentrates those powers in the Building Bureaus of the several boroughs. The departments affected are the Tenement House Department, the Department of Water Supply, Gas and Electricity, the Health Department, the Police Department, the Department of Licenses, the Borough President's office, the Bureau of Fire Prevention and the State Labor Department.

The present Workmen's Compensation Law, while not opposed in principle, is decidedly unpopular both with employers and employees, though for different reasons. A largely attended public hearing was held at Albany on Thursday afternoon on various phases of the bill, particularly the Brown amendment, which gives employers the privilege of settling claims directly with their employees.

The Dunnigan-Evans bill, which certain labor interests are backing, raises the compensation for injuries from 66 2-3 to 75 per cent. of the average weekly wages, and increases the maximum limitations from twenty to thirty dollars per week for the loss of a hand, arm, foot, leg or eye.

Title Registration.

Senator Boylan has introduced a bill (Int. 339) amending the real property law in relation to registering title to real property. It sets apart permanently one of the Justices of the Supreme Court, in special term, to have supervision in two or more counties of his judicial district, to have general control of all the official examiners of titles, to advise, admonish, discipline and suspend, for improper official conduct or omission. A corporation, as well as an individual, may be licensed and admitted to practice as an official examiner of titles. But no official examiner may act as attorney or counselor in the matter, or be otherwise interested in it. The law is amended in numerous other respects as well, including a new section providing for registration under judicial sales.

Bills Favored by Real Estate Interests.

The Advisory Council of Real Estate Interests through its Law and Legislative Committee (Walter Lindner, chairman) endorses among others the following bills now introduced in the State Legislature:

The bill to amend the Tenement House Law with regard to heights of buildings by providing that the width of the street which measures permissible height be deemed to include any open space or park abutting on street in front of the lot. This bill corrects inequalities which exist. An example is this: On Park avenue, 140 feet wide, apartments may be erected 210 feet high, whereas on Fifth avenue, opposite Central Park, or Central Park West, the height limit is only 150 feet.

Bill to amend the tax law with relation to refunds on mortgage tax: This bill provides that whenever, through inadvertence or otherwise, mortgage tax has been paid on a mortgage on which no advance was ever made, the tax shall be deemed to have been erroneously collected and shall be refunded on verified application within ninety days after discharge of the mortgage. This bill should be favored because if no advance ever was made on a mortgage on which tax was paid, the object of taxation never existed and the refund is therefore proper.

Bills Opposed.

The Advisory Council opposes the following bills:

Bill to add a section to the real property law construing instruments affecting land abutting on streets and highways so that they shall release or convey the interests of the grantor in a street or highway unless the instruments shall expressly state that this interest shall not pass thereunder. This is an attempt to express the law as it has been construed by the courts, but without the necessary limitations upon the general rule.

Bill to change the time for the collection of taxes from May 1 and November 1, as they now are, to July 1 and January 1, thus deferring the time when the city gets its money by two months. This bill only imposes on the city interest charges for borrowing money for the additional two months, with no compensating advantage.

Bill to amend the real property law so as to provide that there shall be no personal liability on bonds accompanying mortgages, except for the cost of the action and expense of the sale.

The following have been introduced:

Assembly Bills.

590. (Blakely.) Inserting in the General City Law a new article (12), providing that all members of the police force of a city shall hold office during good behavior, and no member shall be removed or fined, except upon written charges, and after a hearing, but he may be suspended before trial in certain cases. The right of court review is granted in case of dismissal. The present article 12 of the General City Law is repealed.

616. (Brennan.) Conferring additional powers on the American Institute of Architects as follows: to carry on its business beyond the limits of the State; to establish branches or chapters in any other State, territory, dependency or the District of Columbia, and for that purpose to purchase, hold, mortgage and sell real and personal property without the State; to provide in its constitution and by-laws for annual and special elections, and for the time and place of holding such meetings; and to provide in its constitution and by-laws that during the interval between meetings of its board of trustees, the powers of such board shall be exercised by an executive committee chosen from the membership of the board.

636. (Kincaid.) Abolishing the State Department of Foods and Markets. All papers, property and office equipment of such department must be delivered on demand to the director of the State library.

Senate Bills.

424. (Lockwood.) Repealing title 2 of Chapter 9 of the Greater New York Charter, as amended, except sections 415 and 416. These two sections are made a new title 3 of Chapter 9, and a new title 2 is inserted. The amendment creates a Bureau of Buildings in each borough, the head of which shall be known as the Superintendent of Buildings and shall be appointed by the Borough President. Every superintendent of buildings must be a competent architect or builder of at least ten years' experience. His annual salary is fixed at $6,000 in Manhattan, $5,000 in Brooklyn, $5,000 in The Bronx, $3,000 in Queens and $3,000 in Richmond. Each superintendent may appoint a chief inspector of buildings. He may also appoint, subject to civil service rules, such other officers and employees as are necessary. The bill also creates a Board of Standards, to consist of the superintendents of buildings of the several boroughs. Among the powers of the Board of Standards is the right to exercise the powers of the Industrial Board of the Labor Department, under the Labor Law; to make, amend or repeal rules and regulations respecting factories and mercantile establishments within New York City. The jurisdiction of the Board of Standards is made exclusive in this respect. A board of examiners is also established. Such board is to consist of the chief of the fire department and certain other members named in the bill. The board of examiners is given power to permit variations from law or ordinance, or rules or regulations of the board of standards. It may also hear appeals from decisions or orders of superintendents of buildings. To Cities Committee.

466. (Cromwell.) Extending two years from December 31, 1915, the time of the New York Connecting Railroad Company to finish its road and put it in operation.

492. (Argetsinger.) Amending the Membership Corporations Law (Section 13), by authorizing a membership corporation to convey real property, without consideration, to a religious corporation. (Same as Assembly bill introduced today.) To Judiciary Committee.

REAL ESTATE RECORD AND GUIDE BUILDERS

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The City of New York pays 70 per cent. of the State's expenses, but doesn't have 70 per cent. control over its own expenditures. "What's yours is mine," quotes the State.

An investigation of New York City's finances by the State Legislature will at least disclose how seriously the city has been injured in the past by mandatory legislation from Albany.

The Brooklyn Board of Real Estate Brokers, through a committee, is sending out a four-leaf circular entitled "Something to Think About, Concerning Three-Family Houses." Brooklyn is very much in earnest in the campaign for modifications of the Tenement House Law.

The importance of the automobile as an aid in the development of suburban realty is proven by the fact that no less than 347 garages were built in the borough of Queens last year, or about one to every seven dwellings erected within the same period. At the time there were erected 79 stables, 12 churches and 2,309 frame dwellings.

Some of the local public questions of the day are very old. A correspondent reminds us that the first bill in the Legislature to limit the height of building construction in New York City was introduced sixteen years ago this month, and that the files of the Record and Guide prove that the subject has been discussed for a quarter of a century.

Mentioning the subject of the New York State canals gives every good citizen a sour taste in the mouth. The latest canal scandal has generated from the discovery that the total amount of the damage claims already filed against the State on the score of property injured and destroyed, aggregate a sum almost as large as the cost of construction represented by contracts now let. These aggregate $85,000,000 roughly, while damage claims already filed aggregate $76,000,000.

The Difficulty of Finding New Sources of Revenue.

Mayor Mitchel's speech at the dinner of the Real Estate Board will be remembered by its hearers chiefly for two reasons. In the first place, he stated unequivocally that real estate could not stand any further menace of taxation and that when more income is imperative it will have to be derived from other sources. This is what the Record and Guide has long been saying and what real estate owners and operators have long known; but real estate men should realize that not even the sympathetic understanding by the Mayor of their difficulties may be sufficient to prevent a further increase of their burdens.

Two important influences are operating in favor of an increase in real estate taxation. One is the existing difficulty of finding alternative sources of taxation, which are capable of yielding sufficient revenue, and the other is that real estate is an easy victim because it cannot escape, and because the community is accustomed to piling burdens on it. Real estate owners should not underestimate the force of these adverse influences. The difficulty of finding alternative sources of taxation is indicated by the hesitation which the Mayor's Commission is showing in publishing its report. It looks as if the report when it comes will be deprived of authority by a lack of unanimity in reaching definite conclusions; and if nothing should come of the commission's report, and if more revenue has to be raised, where can it be obtained except from real estate? The real estate interests of the city should appreciate the seriousness of the situation, and should seek some agreement as to the recommendations which they will make for the purpose of obtaining revenue from other sources.

The other part of the Mayor's speech which stands out is his emphasis of the huge probable increase in state taxation. This increase has been estimated at anywhere from $15,000,000 to $22,000,000, and if it amounts to the larger sum, New York's share will be over $14,000,000. During the next few months the real estate organizations should devote all their efforts to an attempt to prevent or stand off the imposition of such an intolerable increase in taxable burdens. The effort may be unavailing because action at Albany is not influenced much by the interests or the opinions of the people in New York, who pay the largest proportion of the taxes; but it certainly should be vigorously made. Governor Whitman is a New Yorker, and should be familiar enough with conditions in this city to realize the loss and distress which would result to New York real estate owners if any such increase in taxation should be imposed upon them. In any event, the Mayor's recommendation that the real estate men of New York should pay more attention to the financial problems of the State is sound. The increase in State expenditure of late years has been enormous. The State has embarked on a policy of economic development and social reform which is proving to be enormously costly, and these vast sums of money are being spent without any adequate financial organization or any sufficient sense of responsibility to the taxpayer. The most effective immediate action to take would be to work persistently during the Constitutional Convention for the incorporation in the new State Constitution of a modern system of Budget-making.

Reorganizing the State Tax Department.

Governor Whitman's determination to reorganize the Tax Department is an evidence of his honest wish to do away with the worst defects in the State administrative departments. The Tax Department of New York has always been the victim of political mismanagement, and tax experts have always agreed that nothing could be done to improve it, unless it were taken out of the Comptroller's office and made responsible to the Governor. There is no reason for its subordination to the Comptroller, because its functions have nothing to do with the auditing system of the State. It is much to be hoped that the Republican machine will not support the Comptroller in his opposition to the transfer. The latter has no ground for opposition except a personal one, and the Republicans cannot afford to block a desirable and necessary reform measure. The Governor is receiving in his fight the efficient support of Senator Mills, who represents an east side district in this city. Mr. Mills' resolution calling upon the Comptroller for information a to the record of the department in the collection of Corporation taxes is prompted by a widespread impression that the Comptroller's office has been lax in levying corporation taxes and slow in collecting them, and it is likely to bring facts to the light which may result in the increase of revenue derived from existing laws. In any event the reorganization of the Tax Department may be accepted as one essential condition of a better financial system for the State, and in insisting on it Governor Whitman is fighting the battle of New York taxpayers. He should receive the support of the real estate associations of this city.

Revival of Shipbuilding.

Many circumstances have come to the light during the past week, which confirm the recent prediction of the Record and Guide of a considerable increase this spring of business activity. The President of the Steel Corporation, Mr. James A. Farrell, who talks but rarely and then always from a well-furnished mind, has stated emphatically his conviction that the tide has turned and he gave a good many facts to support his assertion. Since his speech was delivered there has been a marked increase of railroad buying which has been one great cause of depression. The most interesting and hopeful recent development, however, is the sudden outburst of shipbuilding. On the first of January the shipyards of the first of January the shipyards of the country were occupied with nothing but government and a little repair work. Now they are filled with orders. Two of them have enough business on their books to keep them running to the top of their capacity for two years. The vessels are being ordered so as to take advantage of the high freight rates now prevailing, but the expectation is that rates will remain high after the war and that American vessels will be able to compete advantageously with those of other countries. If these expectations are justified, the operation of these vessels will be of extraordinary benefit to American commerce and finance, and particularly to the port of New York. Their building is a plain indication of a return of confidence and is the first indication of the period of somewhat excited business activity, which is apparently in store for this country. The advent of a period of speculative business development will, of course, be of more immediate benefit to New York than to any other American city, because speculative enterprises, particularly in relation to foreign trade, have to be financed in this city.

The "Consolidation" Mix-up.

Editor of the RECORD AND GUIDE:

Since August, 1913, for more than a year and a half, those having to do with buildings, as owners, lessees, builders, real estate agents and architects, have been hoping that somehow the absurd, inefficient condition of conflicting authority in the administration of building laws would be cleared up, and that all building laws and regulations would be consolidated into one department.

Just imagine what would happen if such an unnecessary, expensive and inefficient condition of affairs were to exist in a large corporation. Either the corporation would have to wind up its affairs and go out of existence or else it would have to adopt new and modern methods because of competition.

Unfortunately the city has no competitor, and may be as stupid and inefficient as it pleases, provided the people foot the bills, either by paying extra in the way of dollars and cents or by

giving unnecessary time to all their dealings with the various and varying jurisdictions, which amounts to the same thing in many cases as paying actual cash.

Now, every one agrees there should be a larger measure of sanity introduced into the administration of our building laws, and that the most important and immediate need is that of "Consolidation," which has been so much discussed, with so little result. Although everybody is agreed that there should be consolidation, there appears to be a diversity of opinion as to how this consolidation shall be brought about.

There seem to be three groups actively interested in this subject; the first group is our statesmen, who cannot agree among themselves, one set of whom is advocating that there shall be but one head with deputies in the different boroughs, the other set maintaining that there shall be separate heads in each of the five boroughs, with a central board made up of the various heads to insure the uniform administration of the law and regulations in the different boroughs. The statesmen are accused of playing politics in this matter, each set trying to increase the patronage now under its control, at the expense of the other.

The second group is interesting in building matters only, and is also divided as to whether there shall be one head, with deputies in the different boroughs, or a separate head in each, with a board as above described.

The first set maintains that there will be more economy and more uniformity in the administration of the law. The second set maintains that the function of government is not only to see that laws are enforced, but also to assist the people in their endeavors to build, by shortening as much as possible the "red tape" incident to dealings with the building departments, and also assisting the people in building economically. This set maintains that the desired result can only be obtained by having a head in each borough, who will be in intimate touch with the needs of the people and the building interests in that borough. They claim that they wish to build solidly and substantially in every particular, but feel that the administration should help them rather than hinder them, which it would be doing by dealing with them at "arm's length," as it were, by having one head, sitting in the Borough of Manhattan, miles away from the scene of their activities.

The third group are those who are taxpayers and those interested in building matters, whose only desire is that there be a consolidation. They do not care much whether there be one head over all, or one head in each borough, so long as there is a consolidation.

The Factory Investigating Commission published some time ago a tentative scheme of consolidating the various departments. This has been approved of in substance by most everybody, the only differences being along the lines above indicated, but the final bill has not yet been forthcoming from this commission. There are many real estate associations which have committees with this matter in charge. Some of them have drawn up proposed bills, but no definite steps have yet been taken.

Then again, within the last few days, the Mayor has appointed a committee, known as the "Mayor's Building Inspection Committee," and hearings are being held "to afford an opportunity to taxpayers and others to present specific cases which may have come to their attention of over-inspection or needless inspection of buildings." This matter has been thrashed out and gone over and over again during the last year or more, and people are wondering why there is any need of further investigation on this subject, as everybody agrees that it is not so much the over-inspection as it is the conflicting authority which the various departments have and maintain in accordance with the Charter, the labor law, the ordinances and the rules and regulations emanating from all of the departments and bureaus, which is the cause of so much trouble.

All the various departments and bureaus having jurisdiction over building matters seem to have the authority to make rules and regulations which have the force of laws and ordinances, and all the different departments are continuously engaged in making such rules, some of which are published and others are not, altogether making a most confused and deplorable state of affairs.

This all produces unnecessary "over-regulation" with its consequent dissatisfaction. There is no city in the world which has had its building affairs so monstrously over-regulated as New York City. More orders have been issued for changes in buildings that have been erected in New York than there have been, I venture to say, in all the other buildings of the world put together, and this in the face of the fact that New York has, without exception, the best and safest buildings of any city in the world.

It is about time that the question of patronage and theories are eliminated and some consolidation is effected, to afford the necessary and much-desired relief.

JULIUS FRANKE,
Chairman "Consolidation" Committee,
N. Y. Chapter, A. I. A.

What to Do With the Old Private House.

Editor of the RECORD AND GUIDE:

The old style, high stoop, three and four-story private house has little if any future as such, be it either modest or pretentious, speaking in a general way. The question is, how may we turn these old houses into income producers, for many have been vacant for months and even years.

What may be the best thing to do, of course, varies with the neighborhood. Many have already been altered into apartment suites of two rooms and bath, sometimes with stores in the basement and first floor, and have been successful income producers.

It is surprising the demand there is for these small suites in various parts of the city. If a studio skylight or studio window is added, and the suites be advertised as "studio apartments," their marketability is increased, especially in the artists' settlement north of Washington Square.

The average house lends itself to an alteration of two suites on a floor of two rooms and bath. The ones on the top floor have studio skylights. The writer of this article has altered houses of this type into four apartments to a floor, with two of the suites having sitting-rooms, a bed-alcove and bath, and two of the suites consisting of a single small room and bath. The small room with a private bath is much needed in the average boarding house, but is seldom found, even at a high rent.

With these small suites the great problem to be solved is, where to go for your meals. The hotel apartments provide these small suites and a public dining room, which is a satisfactory arrangement; but even here the table does not satisfy every one and is generally expensive. The smaller houses, such as the altered old residences, cannot all have private dining-rooms. A "tea room" in the basement, or meals served by the janitor or housekeeper, is one way to solve the problem.

Be it in an apartment hotel, with meals served in the rooms, or even in boarding houses, there is a great demand for provision for light cooking in the rooms. Cooking is done to a large extent over a gas jet, next to a window curtain, or in a clothes closet, regardless of any laws and regardless of the great danger from fire. Many people living in small suites want to get their own light breakfasts.

The Tenement House Law provides that a house where three or more families live independently of each other, and do their own cooking upon the premises, is a tenement house. One person is counted a family, and the law prohibits cooking in more than two rooms in any house not in accordance with the Tenement House Law. It is not practical to alter the old houses so as to comply with the said laws.

A great deal of cooking is done in this type of house, and the fact is known to the authorities. It is impractical to have an inspector in every room all of the time, and so the practice continues and grows. If a particular case is brought to the attention of an official, the cooking, of course, has to stop, and the owner is liable to a heavy fine. Consequently, an owner is not willing, knowingly, to take the chances, and so no provision for cooking can be made in the alteration.

In one case I have heard of, an inspector was examining a house of the type under consideration. In a bachelor's apartment he found a dining-room, elaborately furnished with all appointments. The inspector asked the colored valet where he did his cooking and the valet, with an offended air, replied: "We don't do any cooking; we have our meals sent in by Delmonico."

With the demand for the small suites, and recognizing the fact that people do cook in the rooms, would it not be far better for the authorities to modify the law so as to allow light cooking under reasonable conditions, and provide safe and sane means for it?

It would be an easy matter to provide a "kitchenette cupboard" or dresser with metal-lined compartment for the gas range, a suitable sink, a garbage pail, closet, etc., all properly vented. This would be a safe place to cook, convenient, and could be screened so as not to be objectionable in a small suite, such as we are considering, and would fill a great demand.

Now that we have a new State administration, a city administration which has declared itself in favor of consolidation of certain departments, and a new building law under consideration, is it not an opportune time for the real estate interests, the architectural profession and the building trades to join forces, work for and demand a change in the laws that will allow under better and safer conditions that which already exists?

HENRY H. HOLLY,
38-40 West 32d street, New York City.

The Tax Reform Bill.

The Advisory Council of Real Estate Interests has endorsed the plan for reorganizing the administrative side of the tax system of the State, as proposed by Governor Whitman, and provided for in the Hinman bill, and believes it advisable for all real estate organizations and taxpayers' organizations to co-operate with the Real Estate Association of the State of New York in its efforts to accomplish this reform. The proposed plan lays the foundation for a comprehensive system of taxation by placing the function of assessment of taxes in one department, similar to the tax department of the city, and leaving the collection of taxes to the State Comptroller, and the enforcement against delinquents to the Attorney General—quite parallel to the system obtaining in the City of New York.

At present, taxes are assessed not alone by the State Comptroller and the State Board of Tax Commissioners, but even by other departments. The proposal of the Governor at this time merely takes the first step in the comprehensive plan by consolidating the corporation tax bureau and the Comptroller's office with the proposed new State Tax Commission which takes over all the work of the present State Board of Tax Commissioners. Under the law at present, the State board assesses the special franchises of corporations, which assessment is based essentially on the net earnings of such corporations; the Comptroller now assesses these same corporations for their corporation franchise, and that assessment is essentially based on their gross earnings.

With this work consolidated, it could be done more intelligently and more economically than at present. In the report of the United States Commissioner of Corporations it is clearly pointed out that the old system of tax administration has been abandoned in many States.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

AN AGENT'S RESPONSIBILITY.

The Real Estate Board Wins an Important Test Case.

THE Real Estate Board of New York, which includes in its membership practically every prominent real estate agent in New York City, has just won an important decision affecting agents in their relation to the Labor Law. Many agents have been summoned to Court, and this fact caused the Real Estate Board to have it determined whether a law which makes it a misdemeanor for an agent to fail to comply with the Labor Department's order when he has no authority from the owner to do so, would be enforced by the courts.

The opportunity sought by the board to test the law presented itself recently, when Arthur R. Bastine, of the real estate firm of Bastine & Company, and a member of the Real Estate Board, was served with a summons to appear in the Magistrates' Court, First Division, 4th District, to answer a charge of failure to comply with a provision of the Labor Law. The order had been issued on a building in which Mr. Bastine's sole agency consisted in the right to collect rents and lease lofts. The case was tried before Magistrate Breen on Monday last. The Real Estate Board was represented by George W. Olvany and John F. O'Neil.

The counsel for the State Labor Department called as a witness, a labor department inspector, who testified that Mr. Bastine had told him that he was agent for the collection of rents and the leasing of lofts only, and that he had no authority to make repairs without the consent of the owner.

The Labor Department also called two tenants, both of whom testified that they paid rent to Mr. Bastine as agent, and one of them testified that his employer had asked Mr. Bastine to make certain repairs and had received a letter stating that the owner would not permit him to make repairs. The Labor Department also called the engineer of the building and the elevator operator for the purpose of showing that Mr. Bastine was in charge of the building.

Mr. Bastine was called to the stand and he testified that he was agent only for the collection of rents and the leasing of lofts and that he had no authority to make repairs without the consent of the owner. The Court stated that he did not think that the agent should have the right to spend the owner's money without his permission. The Counsel for the Labor Department stated that if the agent wished to be relieved from liability under the Labor Law he should resign his agency.

With this point of view the court did not agree and after hearing all the facts refused to hold Mr. Bastine, and dismissed the complaint.

Unprofitable for Builders.

Charles E. Rickerson, of 276 Flatbush avenue, a member of the Three-Family House Committee of the Manufacturers and Business Men's Association, this week definitely pointed out where, in the opinion of his association, the Tenement House Law stands in the way of real estate development:

"The law is so framed as to make it unprofitable for a builder to build a three-family dwelling from the fact of the size of courts which the Tenement House Law prescribes, when an interior air shaft would serve the purpose of the house of this kind just as well as a large open court 4 x 5 would. The fire-proofing of the staircase and general restriction that not more than 70 per cent. of the lot can be built on, works a great injury to the building of three-family dwellings, as these dwellings are mostly put up in suburban locations and are of such a character that they are easily sold and the rentals obtained from them are unusually small.

"To encourage the building of three-family houses, it should be possible to use at least 85 per cent. of the lot on the first floor, so that if a three-family house were constructed on a carline thoroughfare, the storekeeper could live in the rear of the store, thereby making it possible for him to operate the store by living in the rear.

"The two-story and store properties which were constructed previous to the Tenement House Law taking effect, the store tenants are prevented from living in the rear through the fact of it bringing the house under the Tenement House Law, requiring the building to be fireproof and airshafts to comply with the conditions of the law. A law making it possible for this style of house to be built, would encourage builders to fill up many of the vacant lots in the suburbs, thereby increasing the revenue of the City and build up our outlying territory which is now lying idle.

"In many sections of the city a three-story and basement house has had to be converted into a two-family house, rather than to have three families in it, owing to the requirements of the Tenement House Law. With a modification as I have suggested, it would be possible to make improvements in the ordinary dwelling house, so that the owner could use his property for another purpose when the house could not be rented for a private residence.

"I hope through the aid of your valuable paper that it will be possible to have a three-family house bill presented or an amendment so as to encourage people to invest on property and live in New York City, rather than to migrate to the State of New Jersey to find a home where they can live modestly and rent out the balance of the house."

Widening of Lexington Avenue.

The work of removing the encroachments on Lexington avenue, between 41st and 61st streets will be undertaken in the near future by Borough President Marks. The need for this work has been long apparent and it is especially urgent now on account of the Lexington avenue subway construction, which has necessitated the displacement of sidewalk and street pavements on Lexington avenue.

Before these pavements are replaced, it is highly important that property-holders remove all encumbrances or encroachments so that the necessity of disturbing these new pavements may be avoided, as far as posible. Another reason is that, owing to the subway construction, the bulk of the Lexington avenue traffic temporarily has been diverted to the neighboring north and south avenues. Thus, the work can be done now with the least amount of consequent annoyance to pedestrian traffic.

A letter has just been sent by President Marks to owners and lessees of property on Lexington avenue not only in the section where the work is first to be undertaken, but also in the other sections along Lexington avenue, in order that the owners or lessees of property in these sections may have the advantage of the opportunity of removing the encroachments at this time, if they so desire.

Washington Heights District.

The Local Board has approved of the following resolution:

Construction of receiving basins adjacent to the northeast corner of West 132d street and Lenox avenue and the northwest corner of West 132d street and Fifth avenue, at an estimated cost of about $810. The assessed valuation of the property within assessment area is $1,534,500. The report of the engineer in charge of sewers states that these basins are required in order to improve drainage conditions.

Laying out an extension of West 187th street from Fort Washington avenue to Overlook terrace.

Kips Bay District.

The Local Board has approved of the following resolution:

Alteration and improvement to sewer in 53d street from a point about 50 feet east of Third avenue to Third avenue and in Third Avenue between 53d and 54th streets, at an estimated cost of about $27,700. The assessed valuation of property is $401,600,000. The proposed improvement is due to the fact that the condition of the existing sewer is very bad throughout. The crown has a very heavy crack and dirt is entering; bricks are missing at frequent intervals. At one location for about 30 feet in length the inner ring has fallen entirely.

Yorkville District.

Alteration and improvement to sewer in East 70th street, from the bulkhead line to a point about 75 feet westerly therefrom. Estimated cost, $1,900. Valuation of property within assessment area, $818,000. This work is necessary in order to improve sanitary conditions at the outlet where the existing box sewer is broken down.

A Realty Dinner.

The local members of the Real Estate Association of the State of New York held a monthly meeting and had a dinner at the City Club, Brooklyn, on Thursday evening. Comptroller Prendergast was the guest of honor and principal speaker.

PRIVATE REALTY SALES.

Despite the fact that the present week is a short one, a number of deals were closed. Several will involve or concern new building operations, with the attendant benefits to all concerned in such undertakings. Everywhere the spirit of confidence is growing and the feeling of uncertainty and hesitancy is being replaced by a conviction that the tide has turned for the better.

The placing of a large loan this week at a 4½ per cent. interest rate is an indication of the present attitude of lenders and exemplifies the tendency toward the improvement of the market. The Record and Guide has learned on good authority that the lender was a savings bank, and the significance of this fact has not been lost. The release of $450,000 at a moderate rate, or what was formerly considered a normal rate, by an institution such as a savings bank, in the face of all the talk that these lenders are holding off on loans, should go a long way toward dispelling the illusion.

Savings banks, for many months, have been compelled, on account of their well-known conservative policy of management, to be ready for any emergency which may arise and as a consequence, cash has been accumulated. As time went on, and the war scare lessened and the timid bank depositors realized that the institutions were strong, money began to be redeposited.

As a result, these emergency funds have probably grown to large proportions and are now ready to be released. The placing of this loan, while it is an individual transaction, may be regarded as indicating a possibly newer and more liberal tendency on the part of lending institutions.

The fact remains that a well-located piece of real estate, and well maintained, is the most stable and reliable of investments for its owner; for the holder of a mortgage, it is practically a guaranteed investment. This latest development, coupled with signs of improvement in other branches of the market may be regarded as most encouraging.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 27 last week and 45 a year ago.

The number of sales south of 59th street was 7, as compared with 9 last week and 7 a year ago.

The sales north of 59th street aggregated 10, as compared with 18 last week and 38 a year ago.

The total number of conveyances in Manhattan was 110, as against 171 last week, 13 having stated considerations totaling $217,300. Mortgages recorded this week number 79, involving $1,512,721, as against 100 last week, $2,684,425.

From the Bronx 11 sales at private contract were recorded, as against 8 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $142,473 compared with $377,221 last week, making a total for the year of $4,729,912. The figures for the corresponding week last year were $295,079 and the total from Jan. 1, 1914, to Feb. 14, 1914, was $6,238,594.

Acquires Apartment House Site.

The Realty Company of America, Franklin Pettit, president, bought through Slawson & Hobbs, from Frank Bradley, 321 to 327 West End avenue and 303 West 75th street; also from Mrs. Clara Legg Bucknall, 305 West 75th street and from Mrs. Daisy P. Hodgman 307 West 75th street, making a plot 85 feet on West End avenue by 142 feet in 75th street. The plot was later resold to the Charmion Construction Co., Henry Mayer, president, which will erect a twelve-story apartment house for which plans are now being drawn. The land and building will represent a reported investment of about $1,500,000.

R. W. Goelet Purchase.

Robert W. Goelet has taken title from the New York State Realty & Terminal Co. to the northwest and southwest corners of Park avenue and 53d street. In acquiring the four dwellings at the southwest corner, Mr. Goelet squared out a plot which gives him the entire frontage, with previous ownerships, of the westerly block-front of Park avenue, between 52d and 53d streets, comprising 200.10x100. The northwest corner purchase comprises four private dwellings, on a plot fronting 66.8x100.5. Adjoining this corner are two houses, 386 to 388 Park avenue, owned by Mr. Goelet, which gives him a frontage of 140.5 on this thoroughfare.

Rumored West Side Deal.

According to current rumors on Thursday, the big plot at the southeast corner of West End avenue and 89th street, fronting 100.8 feet on the avenue and 82 feet on the street, is being assembled, for improvement with a high class apartment house. The properties include six private dwellings now held in various ownerships.

Long Island City Sale.

Wallace J. Hardgrove, of the Queensboro Corporation, reports the sale of fifty lots in Long Island City, on Thomson avenue, at Packard and Locust streets, to an investor. The property is near the Bliss street station of the Corona subway extension of the Dual System.

New Church for 68th Street.

F. Augustus Schermerhorn sold to the First Magyar Reformed Church, through the firm of Leonard J. Carpenter, the three vacant lots, 75 x 100, in the north side of 68th street, 175 feet west of First avenue. A new church and parish house will be erected.

Manhattan—South of 59th St.

DELANCEY ST.—Weil & Mayer sold to J. Adelson, 102 Delancey st, a 5-sty tenement on lot 19.2x75.

MADISON ST.—Leo M. Mosauer sold for Louis Solinsky the 6-sty tenement at the northeast corner of Madison and Rutgers sts, on plot 48.2x60. The buyer is Julius Feinberg.

11TH ST.—Edward Ehlers has sold 732-736 East 11th st, a 3-sty factory, on plot 72.4x90.1, near the Greenpoint Ferry. The property was acquired last November at foreclosure for $23,000 by the Rockaway Rolling Mill Co., of Rockaway, N. J., of which Mr. Ehlers is president.

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13TH ST.—Polizzi & Co. resold for Francesco Di Lorenzo the 6-sty tenement, 509-511 East 13th st, on plot 37.5x103.3.

38TH ST.—Richard H. Scobie sold for the Sinclair estate the 4-sty dwelling 130 East 38th st. This is the first sale of the property in over fifty years.

49TH ST.—Mrs. Minnie Roche has sold 319 East 49th st, a 3-sty building, on lot 17x100, to A. Herst, an adjoining owner.

10TH AV.—Kramer Construction Co., Max J. Kramer, president, has sold the 5-sty loft building at the northwest corner of 10th av and 51st st, on plot 25.5x100.

Manhattan—North of 59th St.

ACADEMY ST.—Hudson Investing Co. has purchased the vacant plot, 50x150, in the west side of Academy st, 275 ft. north of Broadway, adjoining a parcel which was purchased last month. A 5-sty apartment will be erected on the combined plots.

80TH ST.—The estate of Thomas F. Kaughran sold through William F. O'Brien the 4-sty tenement, 310 East 80th st, on lot 25x102.2.

128TH ST.—Progress Holding Co. sold to Margaret F. Donnelly the 5-sty flat 71 West 128th st, on lot 18.9x99.11. The brokers were Goodale, Perry & Dwight and Edgar T. Kingsley.

AUDUBON AV.—Esther Baum, of Columbia, S. C., sold to Mrs. Dorothy Laverty the 3-sty dwelling 394 Audubon av, on lot 18x50.

WEST END AV.—Stephen A. Harrison has sold 584 West End av, a 3-sty dwelling, on lot 20x100.

WEST END AV.—Samuel T. Carter, Jr., sold 586 West End av, a 3-sty dwelling, on lot 20x100. The buyer is also said to be the purchaser of No. 584, adjoining, reported sold, above.

Bronx.

HOME ST.—Thomas H. Tully Construction Co. sold 835 Home st, a 4-sty flat, on plot 55.5x107, to Benjamin Sicklick, who gave in exchange lots at Colvena Park, Richmond, N. Y.

157TH ST.—Kurz & Uren sold for John Muth, the 3-sty flat, 377 East 157th st, on lot 25x100.

164TH ST.—Richard Dickson sold for Emily Zorar the 1-sty frame house, 661 East 164th st, on lot 16.8x100.

176TH ST.—Benenson Realty Co. sold to the B. & R. Construction Co., the plot 50x100, in the south side of 176th st, 62 ft west of Marmion av.

AV ST. JOHN.—Friedman Construction Co., Henry Friedman, president, is reported to have sold the three apartment houses, 942, 950 and 960 Av St. John, on plot 250x80x irreg.

BROOK AV.—Benenson Realty Co. sold to the 152d Street Construction Co. 1285 Brook av, a 5-sty apartment house, on plot 42x100.

CROTONA PARK, NORTH.—Benenson Realty Co. sold to the B. & R. Construction Co., the plot 50x90, in the north side of Crotona Park North, 317 ft. west of Prospect av.

DAVIDSON AV.—Judge Francis B. Delehanty purchased from the Davidson Av. Realty Co., Henry Cleland, president, the two 5-sty apartment houses on the west side of Davidson av, 37.6 ft. north of North st, each on plot 39x100. In part payment, he gave old 3-sty Lemoult homestead on the south side of Tremont av, 125 ft. east of Anthony av, on plot 66.8x138.

GRAND BOULEVARD AND CONCOURSE.—Richard H. Scobie sold for John P. Boyland the block on the east side of Grand Boulevard and Concourse, from Field pl to 184th st and to Ryer av, with a frontage of 196 ft on Grand Boulevard and Concourse. The broker states that two apartment houses will be built by the buyers, Miller & Galatta.

HOE AV.—Galveston Building Co., Philip Hershowski, president, sold the 5-sty apartment house 1288 Hoe av, on plot 50x100.

WALTON AV.—George W. McAdam bought from Martin and Mary Gilmartin, through E. Osborne Smith, the plot, 75x100, on the east side of Walton av, 50 ft. south of 179th st. The new owner has no plans for immediate improvement. The sellers acquired the property in 1897 at the auction sale of the holdings of the United Real Estate & Trust Co. of Nebraska.

Brooklyn.

HALSEY ST. ETC.—Friday & Lehman sold for William Schweizer the 2-sty dwelling 684 Halsey st, and for Jacob Rechnitz the 2-sty dwellings 1607-1609 Union st.

1ST ST. ETC.—Jerome Property Corporation sold 445 1st st, a 4-sty apartment house for Mrs. Emma Garnier to James S. Corrigan, who gave in part payment the 3-sty dwelling 680 10th st; also resold for James S. Corrigan to John T. Kearney 445 1st st; and for Anna Bickley 250 13th st, a 2-sty dwelling.

79TH ST.—Shilkerman Realty & Improvement Co. sold the 2-family dwelling, 442 79th st, to Edward Earl, and the 2-family dwelling, 434 76th st, to John Ennis.

VALENTINE AV.—Magron Realty Co. sold to the H. M. Construction Co., Samuel Minskoff, president, the northwest corner of Valentine av and 188th st, a plot 106.7x100, to be improved with two 5-sty apartment houses.

WASHINGTON AV.—Bulkley & Horton Co. sold the 3-sty residence 198 Washington av to L. G. Maginis.

8TH AV.—Henry Pierson & Co. sold for Harvey Feldmeier to Dr. Robert J. Bell the 3-sty dwelling 38 8th av.

Queens.

ARVERNE.—Friday & Lehman sold for Harriet L. Burggraf a plot, 35x100, on Remington av, near Amstel boulevard.

JAMAICA.—Van Wyck Realty Co. sold to William Walser twenty dwellings at Dunton Lodge, on Van Wyck, Dakota, Minnesota, Nebraska, Atfield and Metropolitan avs; also a dwelling in Napier pl.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold the plot 75x100, on the west side of 12th av, 200 ft south of Jamaica av. The buyers are said to be Brooklyn builders who will improve with two 5-sty apartment houses.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to J. C. Becker and 40x100 in Oxford pl to S. Sheldon.

WOODMERE.—B. B. & S. Realty Co. sold eighteen lots on Neptune av, including the corner of Crawford rd, to B. H. Booth.

Richmond.

STATEN ISLAND SOUND.—Floyd S. Corbin sold for Mrs. Margaret D. Fitzpatrick to the Carpenter-O'Brien Co., lumber, of Jacksonville, Fla., a tract of 18½ acres opposite Elizabethport, N. J., which will be used as a local distributing point.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger and Arthur J. Decker sold for Wallace Bush the 2-family house 703 Mt. Prospect av to Leslie Johnson, who gave in part payment two lots, 50x86, in Chestnut st, Kearny, N. J.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold a plot 80x100 on Spruce av to C. H. Taylor.

GREENS FARMS, CONN.—Mrs. Margaret J. Totten has sold her 38-acre farm on Glenwood rd, adjoining the estate of the late Stewart L. Woodford. The property has been held at $28,000.

MANHASSET PARK, L. I.—L'Ecluse, Washburn & Co. have sold to Charles B. Reade the old Bloodgood Cutter homestead with ½ acre of ground. The house, which was recently remodeled, is over 125 years old and one of the landmarks of the north shore of Long Island.

ORANGE, N. J.—Louis Schlesinger, Inc., sold for S. M. Benjamin and others represented by William E. Taylor the 5-sty elevator apartment house, "Fairbanks," at 477-483 Main st, on plot 106x150, to Harold S. Maddock, who gave in part payment the country estate, "Ingleside," near Pennington, N. J., comprising about ninety-five acres and an old residence.

RIDGEWOOD, CONN.—George Doubleday bought from the estate of Francis McN. Bacon the estate fronting in Peaceable st, comprising about 100 acres, a large mansion, garage and outbuildings. It was held at $100,000.

YONKERS, N. Y.—On Nepperhan Heights L. O. Smith has purchased a plot on Fairview av, and Edward Gower bought a plot in Abermarle pl.

LEASES.

New Tenant for Lewisohn Building.

The New York Talking Machine Company, distributors of Victor talking machines and records, leased, through Albert B. Ashforth, Inc., the fourth and fifth floors in the Philip Lewisohn Building, 113-119 West 40th st., through to 114-118 West 41st st., for ten years. The company is now at 81 Chambers st., and it is thought that its removal uptown will shift the entire trade to the general neighborhood of Times Square.

Big Lease Pending.

Negotiations are well advanced and may be closed this morning for the lease of the property of Mrs. Lilla B. Hyde at the southwest corner of Madison avenue and 40th street, size 54.1x120, to the International Correspondence Schools, of Scranton, Pa. It is reported that if the deal is consummated, a twelve-story building will be erected for their occupancy.

Bankers to Move.

Spencer, Trask & Company, bankers, now at 43 Exchange place, have leased in the Broad Exchange Building, 25 Broad street, the space formerly occupied by the Standard Trust Co., comprising about 7,300 square feet, the entire second floor. The brokers were Frederick Southback and Alwyn Ball, Jr.

Manhattan.

A. V. AMY & CO. rented for the Forbin Realty Holding Co. the north store in 149 Lenox av to Jacob Cohen and the south store to Benjamin Bergman.

VASA K. BRACHER leased for A. L. Mordecai & Son the 4-sty dwelling 143 West 70th st to Mary A. Watson.

BRETT & GOODE CO. leased the top floor in 299-305 Lafayette st to Lehmaier & Brother, printer, for many years at 78 Beekman st.

LEROY COVENTRY & CO. leased for Mary C. Maguire the dwelling 49 West 96th st to J. Turner.

CROSS & BROWN CO. leased for the Standard Oxygen Co. the building 216 East 42d st to Elizabeth Kay; offices in 396 Broadway to Will-

iam A. Tobias, of 415 Broadway, and to Barnet Lazarus, and to William H. Regan an apartment in 158 Madison av.

DUFF & CONGER leased for the Lowell Realty Co. a large apartment in 1211 Madison av to Charles P. Douglas.

DUROSS CO. leased for Henry Dazian the old 4-sty school building, 59-67 West 10th st, for 5 years to L. Abel.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 410 Park av to Joseph Walker, Jr., in 276 Madison av to F. J. Curtin, and from the plans, in 399 Park av to Alan L. Corey; also a parlor floor in 542 Madison av to Hassan Khan Monif and three floors in 27 East 45th st to Mrs. Mary J. Piper.

DOUGLAS L. ELLIMAN & CO. and A. J. Robertson leased the store and basement at 21 West 46th st to the Eye Comfort Lighting Shop, of 6 East 39th st.

M. & L. HESS, INC., leased the fourth loft at 12-14 West 32d st to the Redwood Dress Co.; the fourth loft at 159-61 West 24th st to the Novelty Braid & Trimming Co.; at 112-14 East 19th st, leased offices to the Imperial Ribbon Co. and the Publishers' Information Bureau; at 476 Broadway, the first loft to A. J. Hogue & Co., of 411 Broadway, the eleventh loft at 48-50 West 21st st to Vinegrad, Merrowitz & Kaiser, of 31 West 21st st, and the ninth loft at 32-36 West 18th st to B. Fishel & Co., of 127 Mercer st.

HOUGHTON CO. leased for J. H. Freedman the 4-sty dwelling 62 West 95th st to Emily Goodwin.

HOUGHTON CO. sub-leased for George F. Martin the 3-sty dwelling 307 West 87th st to S. Struebeck Von Reyn.

HOUGHTON CO. leased in conjunction with Ogden & Clarkson, representing William Colgate, the 4-sty dwelling 69 West 95th st to Anna Reuss.

HUBERTH & HUBERTH leased a store at 1789 Broadway to De Lion Tire & Rubber Co., of Trenton, N. J.

GOODWIN & GOODWIN rented for Lowenfeld & Prager the 3-sty dwelling 145 West 120th st to Isaac Greenspan.

HENRY LINDENMEYR & SONS leased the ground floor and basement of the 6-sty building 26-30 Bleecker st, opposite their 11-sty building, to meet increasing demands for space.

MARSTON & CO. leased the dwelling at 110 East 30th st for the estate of George O. Gordon to Anthony Padilla; also the dwelling 457 East 139th st for the estate of William O'Gorman to Mrs. James O'Meara; and apartments in 645-647 Madison av for the Blaskower Estate to Goldie Appelt, Louis J. Cornell, Henry E. Decker, Mrs. Frank M. Estes, Dr. Carlton L. Griffin, Jeannnette MacClanahan and Ruth Winters; and in 9 West 46th st for Henry L. Maxwell to Anna G. Larkin and Frederic H. Cruger; also a store at 1107 Broadway for the Farmers' Loan and Trust Co. to the J. B. Williams Co.; a store at 645-647 Madison av for the Blaskower Estate to the Oriental Plant Co.; the 3d loft at 9 East 48th st for Douglas Robinson, Charles S. Brown Co. to Fabricant, Inc.; space in 61 West 46th st for the estate of Edward Brown to Ethel L. Flagg; in 477 5th av to Richard Newton, Jr.; in conjunction with Julius Friend, Edward M. Lewi Co., the 2d loft in 39-41 West 29th st to H. Goldwater & Co., Inc., and in conjunction with Corn & Co. the 3d loft to Gwertzman & Freyer, of 28 West 15th st, which completes the renting in this building.

SAMUEL H. MARTIN leased for Thomas Simpson the store and basement at 1974 Broadway to the Hess-Bright Manufacturing Co.

CHARLES F. NOYES CO. has sub-leased for the American Fidelity Co. to Edward E. Hall & Co., of 123 William st, a large portion of the 9th floor of the 80 Maiden Lane Building at an aggregate rental of about $50,000; space in the Market & Fulton National Bank Building to Weeks, Numan Co.; and in 37-39 Liberty st offices to the Morris Plan Co.

A. Q. ORZA leased for Charles B. Prettyman the store and basement in 409 West Broadway to the Italian Union Importing Co. and the top loft to the Societa Tipografica Italiana.

PEASE & ELLIMAN leased for the Clark Estates the 5-sty dwelling 34 West 74th st to Mrs. A. I. Namm; an apartment in 116 West 59th st for Dr. Barney Sachs to Walter M. Berringer; in 850 Park av to Miss Edith King, and in 272 West 90th st to Gustav H. Schiff.

PEASE & ELLIMAN leased for Dr. Granville M. White the 5-sty dwelling 272 West 77th st to Anatole Levy; also 61 West 52d st for Henry Dater to John W. Brett.

PEASE & ELLIMAN leased to Meyer Wormser the westerly store in 152-154 Fulton st and to the United Cravat Co., the westerly store in 66 Delancey st.

PEASE & ELLIMAN leased the 4-sty dwelling 111 East 60th st for George F. Neidlinger to C. Laurence Smith.

PEPE & BRO. leased for Margaret Chapelle 127 Macdougal st, a 3-sty dwelling, to Anna Palumbo.

PORTER & CO. leased to Herbert F. Miller the 3-sty dwelling, 266 West 121st st.

GEO. R. READ & CO. rented the entire ground floor facing Hanover sq, and offices on the 6th floor in 113 Pearl st to Hagedorn & Co., of 6 Hanover st; also the ground floor and basement at 27-31 Bleecker st to Kaplan, Koidan, Ackerman, Trachtenberg, Lehman & Tesler; and offices in 60 Wall st to Alfred L. Hernstein, of 45 Cedar st.

RICHARD H. SCOBIE leased for Moore & Wyckoff, as agents, a store in the building at the northeast corner of Madison av and 62d st to "Levey," the cleanser.

LOUIS SCHRAG leased for the Equitable Life Assurance Society 431 6th av to Fraternale, Lehman & Rudick; also for Mandelbaum & Lewine and Jackson & Stern a store in 469 6th av to Bennett Dreyer.

SHAW & CO. leased for the W. H. Scott estate the store, 428 West 125th st, to I. & S. Cotler.

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SHAW & CO. leased for Catherine M. Dreyer the store 53 West 125th st.

SHAW & CO. leased for Henry J. Storrs the 3-sty dwelling 211 West 129th st to Nicolasa Mendez.

SPEAR & CO. have rented for F. & G. Pflomm the store and basement at 12 Washington pl to L. Goldberg; for Tanenbaum, Strauss & Co., a loft in 190-192 Greene st, to the Bee Hat Works of 155 Wooster st; the store and basement in 101 Greene st to the New Land Paper Co.; for Wm. C. Walker's Sons the 3d loft in 95 Bleecker st to Joseph Kaplan, and for Wm. H. Whiting & Co. a loft in 55 West 8th st to the Triumph Waist Co.

VAN NORDEN & WILSON leased the basement floor and part of the sub-basement, about 11,000 sq. ft., in 350 Broadway for Frank N. Hoffstot to the Merchants' Dining Rooms, of 108 Duane st. The restaurant has been for forty-six years in Duane st. It was started in 1868 by S. B. Close, at that time with the Claflin Co., and was for thirty-six years located at 102-104 Duane st, where the fire engine house now stands. For the last ten years it has been in its present location.

WILLIAM A. WHITE & SONS rented 337-339 Water st to the Richardson & Boynton Co.

Bronx.

JOHN J. TULLY CONSTRUCTION CO. leased to Henry Leventhal for 10 years the Seabury Theatre in East 170th st, at Charlotte st.

Brooklyn.

HENRY PIERSON & CO. leased the 3-sty building 329 Flatbush av to Bert J. Connors for twelve years, for a chop house.

RITCHIE & CORNELL have leased the 4-sty building 831 Manhattan av, on lot 25x100, where another tailoring store will be located.

Queens.

LEWIS H. MAY CO. leased at Arverne for S. Mosbacher, cottage on Meredith av to Mayer Stern and for William Scheer, cottage on Wave Crest av to Mrs. Deitzel.

Suburban.

DOUGLAS L. ELLIMAN & CO. and Fish & Marvin leased for Harold Minott his country place, "Walden," at Mt. Kisco, N. Y., to Carll Tucker.

MARSTON & CO. leased the dwelling 55 Clinton pl, Mt. Vernon, for the Wheelen estate to Edward R. Lacy.

STEWART C. SCHENCK leased the W. Bourke Cockran place at Sands Point, L. I., consisting of about 13 acres adjoining the property he occupies, to Mrs. F. Adele Carnochan.

WESTCHESTER LAND EXCHANGE rented for Mrs. A. Hathaway her home on Buckingham av, Nepperhan Heights, Yonkers, to Robert Goldsmith.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
Total No.	110	114
Assessed value	$4,997,000	$9,920,500
No. with consideration	13	6
Consideration	$217,300	$616,775
Assessed value	$282,500	$627 000
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.	791	897
Assessed value	$44,836 010	$55,726,606
No. with consideration	74	78
Consideration	$3,705 025	$3,636,390
Assessed value	$4,484,550	$3,872,250

Mortgages.

	1915 Feb 5 to 10	1914 Feb. 6 to 11
Total No.	79	71
Amount	$1,512,721	$1,333,601
To Banks & Ins. Cos.	19	11
Amount	$623.945	$400,500
No. at 6%	38	28
Amount	$746,451	$214,301
No. at 5½%	5	2
Amount	$93.000	$22,000
No. at 5%	11	20
Amount	$426.500	$602.600
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	1	.....
Amount	$13,700	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	21
Amount	$233.070	$494.700
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.	470	546
Amount	$9.241.093	$18.915.933
To Banks & Ins. Cos.	75	124
Amount	$2,849.195	$12,580,500

Mortgage Extensions.

	Feb 5 to 10	Feb. 6 to 11
Total No.	32	46
Amount	$1,253.000	$1,119,500
To Banks & Ins. Cos.	11	4
Amount	$576,500	$109,500

	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.	210	295
Amount	$8,133,093	$10,457,485
To Banks & Ins. Cos.	62	61
Amount	$4,223,000	$5,235,950

Building Permits.

	1915 Feb. 6 to 11	1914 Feb. 7 to 13
New buildings	6	9
Cost	$1,127,000	$824,675
Alterations	$575,600	$150,585
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
New buildings	44	50
Cost	$10.154,100	$4,605 075
Alterations	$964.041	$1,104,707

BRONX.

Conveyances.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
Total No.	87	97
No. with consideration	5	16
Consideration	$4,206	$118,325
	Jan. 1 to Feb. 10	Jan. 1 to Feb 11
Total No.	648	643
No. with consideration	71	78
Consideration	$803,011	$800,982

Mortgages.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
Total No.	42	48
Amount	$277.487	$230,732
To Banks & Ins. Cos.	3	9
Amount	$130,500	$110,000
No. at 6%	21	19
Amount	$69.991	$57,455
No. at 5½%	3	6
Amount	$131,750	$29,300
No. at 5%	2	2
Amount	$10,500	$48.850
Unusual rates	2	5
Amount	$2,041	$18,727
Interest not given	14	15
Amount	$63,205	$76.400
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.	339	422
Amount	$2,282,005	$3,346,567
To Banks & Ins. Cos.	15	58
Amount	$270,750	$1,076.751

Mortgage Extensions

	Feb. 5 to 10	Feb. 6 to 11
Total No.	14	17
Amount	$269,500	$209,700
To Banks & Ins. Co.	4	3
Amount	$92,000	$106.000
	Jan. 1 to Feb 10	Jan. 1 to Feb. 11
Total No.	101	116
Amount	$1,782,525	$1,914.250
To Banks & Ins. Cos.	24	17
Amount	$455 950	$438,000

Building Permits

	1915 Feb. 5 to 10	1914 Feb 6 to 11
New buildings	41	22
Cost	$1,459.300	$361 350
Alterations	$20,050	$10.075
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New buildings	110	81
Cost	$3,614.650	$1,930.100
Alterations	$85,810	$102,955

BROOKLYN.

Conveyances.

	1915 Feb. 4 to 9	1914 Feb. 5 to 10
Total No.	306	363
No. with consideration	26	51
Consideration	$155,250	$536.662
	Jan. 1 to Feb. 9	Jan. 1 to Feb. 10
Total No.	2,108	2,751
No. with consideration	237	300
Consideration	$1,237,399	$2,867,324

Mortgages.

	1915 Feb. 4 to 9	1914 Feb. 5 to 10
Total No.	213	270
Amount	$669.333	$1,120,552
To Banks & Ins. Cos.	29	34
Amount	$208 300	$234.650
No. at 6%	133	141
Amount	$314.170	$366.396
No. at 5½%	39	80
Amount	$215.800	$512.375
No. at 5%	22	28
Amount	$82.550	$193,702
Unusual rates	2	1
Amount	$1,250	$10,500
Interest not given	17	20
Amount	$55.563	$37.579
	Jan. 1 to Feb. 9	Jan. 1 to Feb. 10
Total No.	1,576	1,925
Amount	$5,138.073	$6,916.683
To Banks & Ins. Cos.	202	342
Amount	$1,207,191	$2,025,250

Building Permits.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
New buildings	65	139
Cost	$338 750	$842.325
Alterations	$77,045	$24,275
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New buildings	327	458
Cost	$2,500.460	$5 063 800
Alterations	$374,185	$289,115

QUEENS.

Building Permits.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
New buildings	31	62
Cost	$66.650	$148,155
Alterations	$640	$6,745

	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New buildings	287	305
Cost	$309,274	$1,324,272
Alterations	$56,623	$87,080

RICHMOND.

Building Permits.

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
New buildings	10	19
Cost	$65,650	$13,630
Alterations	$2,310	$2,200

	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New Buildings	46	67
Cost	$215,090	$106,640
Alterations	$7,010	$13,195

REAL ESTATE NOTES.

MARSTON & CO. have been appointed agents for 29 Mercer st.

MARK CROSKIN has opened an office at 55 Liberty st, where he will specialize in leases and mortgage loans.

LEWIS H. MAY CO. has opened a branch office at the railroad station, Edgemere, L. I., under the management of John Agnew, for the transaction of a general real estate business.

WHITLEY P. WESTERVELT has placed a mortgage loan of $125,000 on the 6-sty elevator apartment house 618-622 West 142d st for the V. S. Building Co.

HUBERTH & HUBERTH have been appointed agents for 210 East 60th st, 166 East 83d st, 72 East 119th st, 117 West 120th st, 50 West 133d st and 227 West 134th st.

WILLIAM S. GREGORY, who recently bought the former Jacob D. Butler residence at 341 Convent av, through L. J. Phillips & Co., has conveyed it to the Lutheran Hospital of Manhattan.

REVILLON FRERES, who last week leased the southwest corner of 5th av and 53d st from Michael Dreicer, will pay a graduated rental ranging from $32,500 to $42,500 a year, for twenty-one years and two months.

PEASE & ELLIMAN have been appointed agents by the lessee, Barnet House, for 1 East 53d st, and also for the new 12-sty loft building to be erected at 44 East 25th st by the J. M. Slattery Building & Construction Co.

NEW YORK TITLE INSURANCE CO. has made the following loans: $70,000 on 690-692 8th av; $30,000 on 3173-3175 Villa av; $12,000 on 157 East 118th st; $10,000 on 126 East 44th st; $30,000 on 540-546 West 41st st, and $10,000 on 218 Centre st.

CHARLES F. NOYES Co. has negotiated a $450,000 loan at 4½ per cent. on the Temple Beth-el, at the southeast corner of 5th av and 76th st, on plot 100x150. The announcement is important, because it is the first large loan at the 4½ per cent. rate in many months, where, the broker states, no property was given in trade.

STANLEY W. DEXTER, as referee, has signed an order upon application of Weschler & Kohn, attorneys for James N. Rosenberg, trustee in bankruptcy of the New York Real Estate Company, requiring the creditors to show cause on Feb. 27 why there should not be a sale of all the real estate holdings of the company. If the auction is held, it will be one of the largest public sales of improved properties ever conducted in New York City.

ANNOUNCEMENT is made that the G. F. Hall Company, established since 1863 at 206 Centre st, and N. A. Berwin & Co., real estate, 18-20 East 41st st, have associated themselves under the name of Hall-Berwin Corporation, permanent address of which will be announced later. The organization and personnel of each company will remain the same as in the past. Consolidated service will provide for all branches of real estate, building management and operation.

OBITUARY

FREDERICK BALZ, a real estate dealer, died at his home, 595 Herkimer st, Brooklyn, aged fifty-nine. He is survived by four sons and two daughters.

WILLIAM FRANKE, president of the company which owns the Hotel Cecil property at St. Nicholas av and 118th st, and other New York City real estate, died in the hotel on Monday. He was seventy-two years old. He is survived by a widow and two children, who are in Dresden, Germany.

FRANK HAGAN, aged sixty-three, a real estate and insurance broker, died at his home, 372 West 57th st. He was a member of the Holy Name Society and the K. of C. of St. Paul's Church.

WILLIAM A. HAMILTON, sixty-five years old, a real estate dealer and active in civic affairs at Sayville, L. I., died at his home there on Tuesday evening.

ROBERT C. RATHBONE, founder of the firm of R. C. Rathbone & Co., and one of the best known insurance men in the city, died, aged ninety, at his home in the Wolcott Hotel. He retired from active work about ten years ago. In 1851 he became a general agent of the Mutual Life Insurance Co., and two years later he began a general fire and life insurance business which he conducted under various names until the establishment of the present firm. He was president for many years of the New York Fire Insurance Brokers' Board and also was New York manager for the Sun Fire Office of London. He served as sergeant major of the Seventh Regiment during the Civil War. He was a member of the Veterans' Association of the Seventh Regiment, of La Fayette Post, G. A. R., and the Exempt Firemen's Association. Mr.

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Rathbone was a thirty-second degree Mason, one of the earliest members of Kane Lodge, and a member of Jerusalem Chapter, Coeur de Lion Commandery, the Scottish Rite, Adelphic Council and Mecca Temple. He is survived by his widow, one son and several grandchildren and great-grandchildren.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

MARY DANIEL.—441 West 43d st, Block 1053, lot 144½, 3-sty dw., 18.9x100.5, $13,000.

HENRY GOLDMAN.—522 West 151st st, Block 2082, lot 49, 4-sty ten., 40x99.11, $51,000; and 263 East 10th st, Block 438, lot 46, 5-sty ten., 25x94.6, $35,000.

MINNA C. HAGEMEYER.—1557 2d av, Block 1526, lot 27, 4-sty ten., 18.10x80, $13,000.

MINNIE H. ROCHE.—312 East 49th st, Block 1341, lot 45, stable, 25x100.5, $9,750; 319 East 49th st, Block 1342, lot 9, 3-sty dw., 17.6x100.5, $7,000.

JOHN RODENBERG.—523-527 West 42d st, Block 1071, lots 17, 18, 19, coal yard, shed and office, 75x100, $45,500; 428 West 44th st, Block 1053, lot 47, 3-sty dw., 20x100.5, $13,000; 444 West 44th st, Block 1053, lot 53, 3-sty dw., 18.9 x100.5, $12,500.

MAGDALENA B. ZIMMER.—111 West 120th st, Block 1905, lot 24, 3-sty dw., 20x100.11, $18,000; 309 East 76th st, Block 1451, lot 8, 5-sty ten., 28x102.2, $21,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

The Auction Market

There was spirited competition on one auction offering this week, fifty bids being registered before Julius Feinberg, became the owner of the five-story tenement, 24 Orchard street, for $34,700.

For the coming week, there will be an unusually large number of offerings, including practically every class of property. Not all of them, however, are to be sold as the result of foreclosure actions.

On Wednesday, Joseph P. Day will auction thirteen properties of the Yung Estate, in a partition sale. A similar proceeding will result in the offering on Tuesday, of a large tract of land in the Hunts Point section of the Bronx. It is known as Greenbank and runs from Hunts Point Road to the Bronx river.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 11, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

34TH st, 216 W (*), ss, 599.5 e 8 av, 16.5 x98.9, 4-sty stn tnt; due, $34,883.92; T&c, $1,616.70; City Real Estate Co. 30,000

47TH st, 252 W, ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & strs; due, $4,558.10; T&c, $150; sub to a pr mtg $31,375; Philip J Curry 37,534

111TH st, 86 E (*), ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; due, $7,071.41; T&c, $68.80; Franklin Savgs Bank in City N Y. 5,000

SAMUEL MARX.

Montgomery st, 29 (*), es, 120.1 s Henry, 19.11x75x20x75, 3-sty bk school; due, $11,725.86; T&c, $145.35; Metropolitan Savgs Bank. 9,000

72D st, 123 W (*), ns, 215 w Col av, 20x102.2, 4-sty & b stn dwg; due, $49,454.67; T&c, $1,735; Chas A Miller. 25,000

D. PHOENIX INGRAHAM.

78TH st, 156 E (*), ss, 95 e Lex av, 18.9x102.2, 3-sty & b stn dwg; due, $18,236.30; T&c, $298; Benj Welles et al. 18,600

JACOB H. MAYERS.

Orchard st, 24, es, 178 n Canal, 24.11x 88x25.1x88, 5-sty bk tnt & strs; due, $5,368.83; T&c, $15; Julius Feinberg. 34,700

Total	$122,300
Corresponding week 1914	242,600
Jan. 1, 1915, to date	4,192,887
Corresponding period 1914	5,499,098

Bronx.

The following are the sales that have taken place during the week ending Feb. 11, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Melville av, 1743 (*), ws, 418.9 n Van Nest av, 18.9x100; due, $1,435.49; T&c, $418.85; Fishkill Savgs Instn. 2,000

Oak Ter, 604 (*), ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; due, $6,731.15; T&c, $138.90; Mary E Eistner. 3,000

JAMES L. WELLS CO.

Maclay av (*), ss, 132.10 e Zerega av, 18x92; due, $375.31; T&c, $553.30; Lillian W White. 800

Maclay av (*), ss, 150.10 e Zerega av, 20x92.6; due, $487.93; T&c, $608.24; Lillian W White. 500

JACOB H. MAYERS.

Blackrock av, ns, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

Van Nest av, 380 (*), ns, 50 w Garfield, 25x100; due, $9,3x3.30; T&c, $1,172.76; Ella A Butler et al, exrs. 6,873

Watson av (*), ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50x216 to Blackrock av; due, $11,592.80; T&c, $1,800; Jennie G Buckley et al trstes. 7,000

Watson av, ss, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

HENRY BRADY.

Morris av, 677-9, ws, 50 n 153d, 50x100, 6-sty bk tnt & strs; adj sine die. —

Total	$20,173
Corresponding week 1914	52,479
Jan. 1, 1915 to date	537,025
Corresponding period 1914	753,430

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 9, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

WEBSTER ST (*), es, 109.2 e Albany av, 40x100; Mary L Boyson 1,050.00
CHURCH AV, ns, 375 e Rogers av, 112x124.10xirreg; withdrawn ..... —
SCHENECTADY AV, ws, 140 n Winthrop, 40x100; withdrawn ..... —
18TH AV (*), ses, 40 sw 70th, 20x90.7; So Brooklyn Savgs Instn 5,000.00
18TH AV (*), ses, 60 sw 70th, 20x90.4; So Brooklyn Savgs Instn 5,000.00
18TH AV (*), ses, 100 sw 70th, 20x89.9; So Bklyn Savgs Instn 5,000.00
18TH AV (*), ses, 140 sw 70th, 20x89.2; So Bklyn Savgs Instn 5,000.00

WILLIAM J. McPHILLIAMY & CO.

MONITOR ST, ws, 26.3 n Engert av, 28.6x100; Leontine Klein 11,500.00
MONITOR ST, ws, 54.9 n Engert av, 28.6x100; Leontine Klein 11,500.00
OAKLAND ST, nwc Clay, 25x100; adj Mar 4. ..... —
ST JOHN'S PL (*), ss, 163.5 w Ralph av, 40x95.10; Geo Wolf 9,120.00
73D ST (*), ns, 200 e Narrows av, 20x 100; Staten Island Savgs Bank 5,135.00
OCEAN PKWAY (*), ws, 280 s Cortelyou rd, 110x175; Francis R Silver .. 14,650.00
6TH AV (*), ws, 28 s 7th, 36x107.10; Kings County Mtg Co 22,500.00

NATHANIEL SHUTER.

E 4TH ST (*), es, 335.3 n Greenwood, 25x100; Urban Securities Co. 1,000.00
E 28TH ST (*), ws, 240 s Av L, 40x 100; Louis Lindenmeyer, Jr. 800.00
AV L (*), nwc E 34th, 40x100; Westminster Heights Co. 500.00
RIDGEWOOD AV, swc Cleveland, 100x 88; withdrawn ..... —
18TH AV (*), ses, 120 sw 70th, 20x 89.6; So Bklyn Savgs Instn 5,000.00

CHAUNCEY REAL ESTATE CO.

E 16TH ST (*), ws, 54.5 n Ditmas av, 60x75; Grace E Rupp 7,000.00

Total	$109,755.00
Corresponding week 1914	97,035.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 13.

No Legal Sales advertised for this day.

FEB. 15.

40TH ST, 450 W, ss, 175 e 10 av, 25x98.9 4-sty bk stable; Clarence J Carroll—Patk J Costello et al; Wm F Clare (A), 135 Bway; Rudolph A Seligmann (R); due, $2,580.69; T&c, $854.74; sub to pr mtg $14,000; Bryan L Kennelly.

44TH ST, 110 W, ss, 150 w 6 av, 20x100.4, 4-sty stn tnt; Federal Estates Corpn—Jos Kornhauser et al; Wolf & Kohn (A), 203 Bway; Warren Leslie (R); due, $9,007.32; T&c, $45; sub to mtg $45,500; Bryan L Kennelly.

108TH ST, 14 W, ss, 95 e Manhattan av, 75x 100.11, 3-sty stn church; Wm A Martin—1st United Presby Ch of N Y City et al; Lachman & Goldsmith (A), 35 Nassau; Alex Thain (R); due, $53,123.47; T&c, $1,600; mtg recorded May 1, 1888; Henry Brady.

130TH ST, 243 W, ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; General Synod of the Reformed Ch in America—Geo W Tower et al; Reed & Pallister (A), 233 Bway; Wilbur Larremore (R); due, $10,998.97; T&c, $477.92; D Phoenix Ingraham.

FEB. 16.

LEWIS ST, 155-7, see 3d st, 369 E.

3D ST, 369 E, nwc Lewis (No 155-7), 81.4x62.1 x76x51.11, 4-sty bk loft bldg; Metropolitan Savgs Bank—Abr Kassel et al; A S & W Hutchins (A), 84 William; Henry Smith (R); due, $29,455.62; T&c, $759.75; Joseph P Day.

28TH ST, 141-3 W; ns, 224.2 e 7 av, 46.3x98.9x 46.5x98.9; 12-sty bk loft & str bldg; Altavista Holding Co—25th Constn Co; Cox, Simmons, Harris & Rotrano (A), 198 Bway; Jno H Rogan (R); due, $30,427.90; T&c, $49.50; sub to 1st mtg $170,000; Joseph P Day.

32D ST, 142 W, ss, 455 w 6 av, 20x14.7x20.5x 402, 3-sty bk tnt; Marjorie D Cleland—Mabel R Cleland et al; Jno W Bussell (A), 30 Vesey; Wm Klein (R); partition; Samuel Marx.

50TH ST, 154-6 W, ss, 150 e 7 av, 40x100.4, 2-3-sty stn tnts; Theo Riehl—Theresa Abelson et al; Harris, Corwin, Gunnison & Meyers (A), 150 Nassau; Eugene Frayer (R); due, $16,981.88; T&c, $495; sub to 1st mtg $40,000; Joseph P Day.

112TH ST, 106 E, ss, 52.8 e Park av, 16.4x 100.11, 3-sty bk tnt; Anna Schneiders, indvid admrx Annie Frankfort et al; Adolph & Henry Bloch (A), 99 Nassau; Michael J Daley (R); due, $7,021.43; T&c, $830; mtg recorded June 5, 1895; Joseph P Day.

131ST ST, 252 W; ss, 267.6 e 8 av, 17.6x99.11; 3-sty & b sty dwg; Jno S Bussing—Harold B Abrams et al; Stitt & Phillips (A), 113 Fulton; Wm D Sporborg (R); due, $9,270.80; T&c, $261; mtg recorded Jan 7, 1911; Bryan L Kennelly.

FEB. 17.

CLINTON ST, 177; ws, 175 s Grand, 25x100, 5-sty bk tnt & strs; Sol H Kohn—Barnet Lerner et al; Baylis & Sanborn (A), 37 Liberty; Standish Chard (R); due, $28,186.68; T&c, $669; Joseph P Day.

GREENE ST, 80 & 82, es, 51 s Spring, 50x100, 5-sty bk loft bldg; Bank for Savgs in City N Y—Henry L Herbert et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Francis W Pollock (R); due, $62,212.86; T&c, $1,246.00; D Phoenix Ingraham.

12TH ST, 455 E, see Ams av, 2140.

12TH ST, 82-4 W, ss, 65.6 e 6 av, runs s 84.8x xse3.7xs16.4xe39.9xn103.3xw43.4 to beg, 6-sty bk tnt; Wilson M Powell et al, trstes—Harry Rosenwasser et al; Wilson M Powell, Jr (A), 7 Wall; Wilbur Larremore (R); due, $74,-216.31; T&c, $3,470.55; Joseph P Day.

17TH ST, 203 E, see Ams av, 2140.

23D ST, 151-3 E, ns, 162 w 3 av, 52x98.9, 5-sty bk lodging house; Christian D Meyer—E 23d St Realty Co et al; Gustave Frey (A), 3429 3 av; Francis W Pollock (R); due, $29,-915.91; T&c, $2,453.50; sub to 2 mtgs aggregating $75,000; mtg recorded Sept 8 1911; Joseph P Day.

66TH ST, 143 W, see Bway 1961-9.

68TH ST, W, nec West End av, see Ams av, 2140.

99TH ST, 167 E, ns, 150 w 3 av, 25x100.11, 5-sty bk tnt; Citizen's Savgs Bank—Milton C Henley et al; Pirsson & Beall (A), 5 Nassau; Jno P O'Brien (R); due, $13,610.18; T&c, $579.33; Bryan L Kennelly.

99TH ST, 2 W, see Central Pk W, 390.

115TH ST, 19 E, ns, 260 e 5 av, 25x100.11, 5-sty bk tnt; Saml A Goldschmidt et al, as trstes—Jos Liebling et al; Edw Goldschmidt (A), 26 Liberty; Edw S Greenbaum (R); due, $19,071.69; T&c, $945.56; L J Phillips & Co.

127TH ST, 145-7 W, ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; B W R Realties, Inc—Inter City Land & Securities Co et al; Henry S Mansfield (A), 27 Cedar; Phoenix Ingraham (R); due, $6,076.82; T&c, $750; sub pr mtgs aggregating $71,000; mtg recorded Nov 1, 1913; Joseph P Day.

132D ST, 83 W, see Ams av, 2140.

142D ST, 74 W, see Ams av, 2140.

166TH ST, 501 W, see Ams av, 2140.

AMSTERDAM AV, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & strs; LENOX AV, 344-6, es, 49.11 n 127th, 50x84, 2-5-sty stn tnts & strs; LENOX AV, 624 to 630, sec 142d (No 74), 99.11x75, 4-sty bk tnts & strs; LENOX AV, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & strs; 3D AV, 2101, es, 26 s 115th, 25x 100, 5-sty stn tnt & strs; 17TH ST, 203 E, ns, 80.5 e 3 av, runs n26xw.05xn66xe25xs92xw24.7 to beg, 5-sty stn tnt & strs; 4TH ST, 95 E, ns, 125 e 2 av, 25x96.2, 5-sty bk tnt & strs; 12TH ST, 435 E, ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt; WEST END AV, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & strs; Chas Yung—Anna M Blake et al; Edw J McCabe (A), 44 Wall; Phoenix Ingraham (R); partition; Joseph P Day.

BROADWAY, 1961-9, nwc 66th (No 143), 112.10 x89.1x100.5x140.8, 8-sty bk hotel, Marie Antoinette; Union Estates Co—Wm L Flanagan, Jr, et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Ashton Parker (R); due, $26,647.-49; T&c, $1,289.20; mtg recorded May 2, 1913; Herbert A Sherman.

CENTRAL PARK W, 390, swc 99th (No 2), 25.2x100, 5-sty bk tnt & strs; Benj C Faulkner et al, as trstes—Fredk Van Wyck et al; Thompson, Koss & Warren (A), 256 Bway; Jno DeW Warner (R); due, $36,901.06; T&c, —; mtg recorded Oct 3, 1908; Herbert A Sherman.

LENOX AV, 344-6, see Ams av, 2140.

LENOX AV, 444, see Ams av, 2140.

LENOX AV, 624-30, see Ams av, 2140.

WEST END AV, 180, see Ams av, 2140.

3D AV, 2101, see Ams av, 2140.

FEB. 18.

51ST ST, 11 E, ns, 252.6 e 5 av, 27.6x100.5, 5 & 6-sty stn dwg; Metropolitan Life Ins Co—Jno Peirce et al; Woodford, Bovee & Butcher (A), 1 Mad av; Eugene L Parodi (R); due, $227,-338.00; T&c, $15,108.85; Samuel Marx.

FEB. 19.

BROOME ST, 476-8, ns, 50 e Wooster, runs n 100xw50 to Wooster (No 62), xn24.11xe100xs 124.11xw50 to beg, 6-sty bk loft & str bldg; Bank for Savgs in City N Y—Chas Martin et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Francis W Pollock (R); due, $76,-997.33; T&c, $1,686.46; Joseph P Day.

WOOSTER ST, 62, see Broome st, 476-8.

46TH ST, 606 W, ss, 125 w 11 av, 25x100.5, 5-sty bk tnt & strs; Duncan Smith et al, trstes—Sarah M Stiassny et al; Levi S Tenney (A), 26 Liberty; Louis Exstein (R); due, $12,-745.03; T&c, $187.50; Henry Brady.

112TH ST, 33 W, ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt; V Everitt Macy et al, trstes—Sadie Schwartz et al; Davison & Underhill (A), 50 Court, Bklyn; Francis A O'Neill (R), due, $21,092.71; T&c, $660.50; mtg recorded Apr 25, 1903; M Morgentnau, Jr, Co.

124TH ST, 360 W, ss, 88 e Morningside av, 21.10x100.11, 5-sty bk tnt; Alfred M Heinshaimer et al, trstes—Anthony Kappes et al; Cary & Carroll (A), 59 Wall; Melvin H Dalberg (R); due, $24,902.12; T&c, $668.50; mtg recorded July 14, 1909; Samuel Marx.

AMSTERDAM AV, 1484, es, 70 n 160th, 25x100, 5-sty bk tnt & strs; City Real Estate Co—Herrmann Realty Co et al; action 2; Harold Swain (A), 116 Bway; Chas P Rogers (R), due, $7,241.09; T&c, $271.20; sub to pr mtg $22,000; Joseph P Day.

AMSTERDAM AV, 1489, es, 100 n 133d, 25x100, 5-sty bk tnt & strs; City Real Estate Co—Herrmann Realty Co et al; action 1; Harold Swain (A), 116 Bway; Chas P Rogers (R); due, $7,353.98; T&c, $645.50; sub to pr mtg $20,000; Joseph P Day.

1ST AV, 2414, es, 50.6 s 124th, 25x100, 5-sty bk tnt & strs; Julia A Sullivan—Chas S Bloch et al; Pressinger & Newcombe (A), 60 Wall; Jas O Farrell (R); due, $9,024.20; T&c, $343.50; mtg recorded Dec 2, 1905; Joseph P Day.

INTERIOR PARCEL of land beg at a point 65 ft n of Horatio and 33.4 e of 4th, runs n1½ in xe16.8xs2½ in xw16.8 to beg; Gertrude Malbin—Jane F Gahn et al; Jos Sapinsky (A), 35 Nassau; Lawrence S Greenbaum (R); partition; Joseph P Day.

FEB. 20 & 22.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate salesroom, 2261-10 3d Avenue, unless otherwise stated:

FEB. 13 & 15.

No Legal Sales advertised for these days.

FEB. 16.

ADAMS PL, 2239, swc 183d (Nos 598-602), 120x 48, 5-sty bk tnt & strs; Jas M Anderson, trste—Checchina Carucci et al; Hamilton Odell (A), 60 Wall; Phoenix Ingraham (R); due, $48,605.79; T&c, $1,303.64; Bryan L Kennelly.

183D ST S1, 598-602 E, see Adams pl, 2239.

233D ST, 627 E, ns, 55 e Carpenter av, 25x 114; Fanny B Gardner—Wm H Grill et al; Allen & Sabine (A), 55 Liberty; Edw D Bolton (R); due, $4,077.40; T&c, $315; Herbert A Sherman.

CASTLE HILL AV, swc Gleason av, see Gleason av, swc Castle Hill av.

ELLIS AV, swc Pugsley av, see Pugsley av, swc Ellis av.

GLEASON AV, swc Castle Hill av, 105x108.1; Eblinger Brewing Co—Martha Buttner et al; Eugene Cohn (A), 74 Bway; Isidor Wels (R); due, $2,408.54; T&c, $75; sub to 1st mtg $6,000; Joseph P Day.

HUNTS POINT RD, es, adj land of Peter S Hoe, runs e— to ss Lafayette av, xse159.7xe — to ws Bryant av x — across Bryant av, 60x ne9.3xne15.1xne5.11 to ws Longfellow av, thence across said av 60xne98.10xn61.3 to ws Whittier, thence across said st, 60xe——xs&e—xn— to ns Lafayette av, xn&nw—xw —xnw307.11 to ws Drake, xn98.11xe81.7xe49.1 xs—xsw54.6xsw75.9 to Sacrahong x—5.8xsw 55.11x—22.6xsw39.6xnw44.7xnw114.5 x n w 59.2 to Bacon, x—84.10x—87.11xsw140.10 to Payne, x—41.1xsw19.4x—30.7xsw28.3 x w & s w x n w 88.10 to Drake, xs—xsw15.2 to Whittier, x— 293.1xsw36.1xse213.1xnw—x—xw— to old Hunts Point rd, xn—to beg; Chas D Dickey——Mary W D Varnum et al; Tompkins McIlvaine (A), 52 William; Michael J Egan (R); partition; Joseph P Day.

PUGSLEY AV, swc Ellis av, 108x216; David L Gluck et al—Ellen Cerrigan et al; Eph A Karelsen (A), 87 Nassau; Edgar Hirschberg (R); due, $6,365.95; T&c, $2,437; James J Donovan.

TINTON AV, 727, ws, 140.6 s 156th, runs n41.1x w—xs25xsw35.9xe13.5, 4-sty bk tnt & strs; Herman C Kudlich et al exrs & trstes—Morris Hoistein et al; Chas Putzel (A), 233 Bway; Jos J Silver (R); due, $9,512.14; T&c, $65.35; Henry Brady.

FEB. 17.

3D AV, 4058-60, es, 323.2 n 174th, 33x100, 2-5-sty bk tnts & strs; Jacob A Wolf—Nathan Greenberg et al; Action 1; Wm L Levy (A), 170 Bway; John J Hynes (R); due, $7,896.30; T&c, $753.30; sub to pr mtg $21,000; Chas A Berrian.

3D AV, 4062, es, 356.2 n 174th, 33.6x100, 5-sty bk tnt & strs; same—same; Action 2; same (A); same (R); due, $7,896.30; due, $753.30; sub to pr mtg $21,000; Chas A Berrian.

FEB. 18.

164TH ST, 851 E, see Prospect av, 980.

PROSPECT AV, 980, nec 164th (No 851), 74.7x 75, 6-sty bk tnt; Anna Scheer et al—R G Realty Corpn et al; Straus & Dworsky (A), 5 Beekman; Jacquin Frank (R); due, $12,-284.24; T&c, $850; sub to 1st mtg $75,000; J H Mayers.

FEB. 19.

ASH ST, es, 200 n Watson av, 100x100; ASH ST, es, 100 s Watson av, 100x200, to Hazel st; HAZEL ST, ws, 400 s Watson av, 200x100, to Cortland av; VINE ST, nec Troy av, —x—x —; VINE ST, sec Troy av, 100x100; SYCAMORE ST, es, 200 s Albany av, 200x100; Annie V Taylor—Martha E Mortensen et al; Action 1; De La Mare & Morrison (A), 140 Nassau; Harold C Knoeppel (R); due, $5,147.-43; T&c, $1,550; sub to pr mtgs aggregating $1,545; George Price.

ASH ST, es, 100 s Watson av, see Ash st, es, 200 n Watson av.

HAZEL ST, ws, 200 s Watson av, 200x100; Same—same; Action 2; same (A); Ely Neumann (R); due, $1,397.32; T&c, $850; George Price.

HAZEL AV, ws, 400 & 100 s Watson av, see Ash, es, 200 n Watson av.

SYCAMORE ST, es, 200 s Albany av, see Ash, es, 200 n Watson av.

VINE ST, nec and sec Troy av, see Ash, es, 200 n Watson av.

179TH ST, E, nwc Clinton av, see Clinton av, nwc 179th.

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(Bronx Legal Sales Continued.)

141ST ST, 490 E, ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Eliza Dunham et al exrs—Lena Pahls et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, $30,993.72; T&c, $354.77; Bryan L Kennelly.
CLINTON AV, nwc 179th, 25x100x24.8x100, vacant; Arthur Sammis—Lawrence Kronenberger Constn Co et al; Warren E Sammis (A), 1 Liberty; Robt H Bergman (R); due, $5,801.42; T&c, $120.36; Jas J Donovan.

FEB. 20 & 22.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 13.
No Legal Sales advertised for this day.

FEB. 15.
DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscowitz (A), 189 Montague; Michael M Helfgott (R); Nathaniel Shuter.
56TH ST, sws, intersec set 2 av, 100x40.2; Jno J Cunningham et al—Frank Coen Jas C McEachen (A), 45 Bway, Manhattan; Alfred T Davison (R); Wm J McPhilliamy & Co.
RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen Isidore Teplitz et al; Jos J Schwartz (A), 353 Stone av; Patk E Callahan (R); Nathaniel Shuter.

FEB. 16.
JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; Chas C Clark (A), 233 Bway, Manhattan; Horatio C King (R); Nathaniel Shuter.
VERANDAH PL, 12, —s, 131.11 e Henry st, 22.4 x85; Annie P Hayman—Khatoum Shwiry et al; Harry L Thompson (A), 175 Remsen; Jno J O'Neill (R); Wm J McPhilliamy & Co.
22D ST, ss, 166.8 w 6 av, 16.8x100; Caroline Hillman—Jos or Joseph Kowalski et al; Harman & Howell (A), 189 Montague; Jno H Donlan (R); Wm J McPhilliamy & Co.
E 28TH ST, es, 674 n Av F, 27x100; Fredk D Herbert—Chas L Wise et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm Howard, Jr (R); Nathaniel Shuter.
50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; Ray Gilbert—Thos E Oates et al; Geo W Pearsall (A), 49 Court; Wm Kinnear (R); Wm P Rae.
54TH ST, nes, intersec ses New Utrecht av, 33.7 x28.6xirreg; Chas A Hitchcock et al—Rostof Co et al; F Wright Moxley (A), 46 Cedar, Manhattan; Jas T Williamson (R); Wm J McPhilliamy & Co.
VERNON AV, ns, 325 e Throop av, 18x100; Darwin R James, Jr—Nannie H Smith et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); James L Brumley.
VANDERBILT AV, es, 102.9 n DeKalb av, 18x75; Robt L Pierrepont—Caroline W Weiss et al; Wilmore Anway (A), 141 Bway; Wm R A Koehl (R); Wm J McPhilliamy & Co.

FEB. 17.
HARRISON ST, ss, 89.9 w Court, 14x95; Sheriff's Sale of all right, title, &c, which Annie W Stephens had Dec 21, 1909, or since; Lewis M Swasey, sheriff; Wm P Rae.
58TH ST, 1155, ns, 220 e 11 av, 40x100.2; Hugh W Hamlin—Robt D Riley et al; H Ingersoll Coggeshall (A), 35 Nassau, Manhattan; Henry P Velte (R); Wm J McPhilliamy & Co.
BROOKLYN & JAMAICA PLANK RD, sec Miller av, 26.9x53; Eliza M Holland—Wm T McDonald et al; Clifford S Bostwick (A), 45 Cedar; J S Jones (R); J S Jones at County Court House at 12 o'clock noon.
SHEPHERD AV, ws, 150 n Liberty av, 25x100; Atlantic Savgs & Loan Assn—Antonio Berrotta et al; Chas K Terry (A), 44 Court; Jno O Farrell (R); Wm J McPhilliamy & Co.
3D AV, es, 18.9 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Jno M Rider (A), 44 Cedar, Manhattan; C Elliott Minor (R); Thos Hovendon.
3D AV, es, 37.6 s President, 18.9xx70; same—same; Action 2; same (A); same (R); Thomas Hovendon.
3D AV, es, 56.3 s President, 18.9x70 same—same; Action 3; same (A); same (R); Thomas Hovendon.

FEB. 18.
55TH ST, ns, 266.8 e 5 av, 17.8x100.2; Elmer A Darling—Julie Penny et al; Samuel C Herriman (A), 30 Broad st, Manhattan; Ernst P Seelman (R); Wm P Rae.
79TH ST, sws, intersec ses 11 av, 460x100; Geneva C Stopenhagen et al—Abr I Goldberg et al; Geo F Alexander (A), 315 Washington; Daniel T O'Brien (R); Wm J McPhilliamy & Co.
LAFAYETTE AV, ses, 170 ne Bway, 20x100; Margt Peterman, extrx—Hannah S Hellwarth et al; Robt M Johnston (A), 375 Fulton; E W C Cunningham (R); Wm J McPhilliamy & Co.
METROPOLITAN AV, sws, 292.7 se Bedford av, 29.6xx60xirreg; Administrators' sale of est of Moses Karmel; Jos Rosenzweig (A), 99 Nassau, Manhattan; Abr Karmel, admr; Wm P Rae.
9TH AV, nec 17th, 21x93.3; Jennie Smith—Julia McCadden et al; Martin T Manton (A), 31 Nassau, Manhattan; Geo C Buechner (R); Wm J McPhilliamy & Co.

FEB. 19.
N 8TH ST, ss, 252 e Havemeyer, 25.8x100; Wm L Felter—Maria Franzese extrx et al; Edgar H Hazelwood (A), 802 Manhattan av; Wm H Orr (R), Wm J McPhilliamy & Co.
RYERSON ST, es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel et al—Sol Gugenheim et al; Jonas, Lazansky & Neuburger (A), 115 Bway; Morris Reizenstein (R); Nathaniel Shuter.
72D ST, ns, 420 e Narrows av, 20x100; Nathan Friedman—Max Aufrecht et al; Saml Bitterman (R), 309 Bway, Manhattan; Albert A Weinstein (R); Nathaniel Shuter.

FEB. 20 & 22.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 6.
8TH ST, 432 W; Wm Sieling—Hannah Lynch; O J Kalt (A).

FEB. 8.
BROOME ST, nec Willet, —x —; N Y Savgs Bank—Sol Kutner et al; J A Dutton (A).
BROOME ST, swc Sheriff, 25x75; Geo F Martens—Julius Tishman et al; T J Farrell (A).
94TH ST, 35 W; Bowery Savgs Bank—Margt T Van Eps et al; Cadwalader, Wickersham & Taft (A).
103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A).
142D ST, ss, 100 w Lenox av, 100x99.11; Sound Realty Co—Jos Bloch et al; L S Marx (A).

FEB. 9.
HAMILTON TER, es, 479.6 n 141st, 25x96.6; German Savgs Bank in the City of N Y—Sarah Backer et al; A Roelker, Jr (A).
20TH ST, 28 E; Conrad Stein—28 E 20th St Corpn et al; amended; Deyo & Bauerdorf (A).
85TH ST, 218 E; Peter Kober et al—Sara Stravitz; G A Steinmuller (A).
106TH ST, ss, 200 e 2 av, 37.6x100.11; Frank G Wild Rubin Schlegman et al; W Stearns (A).
121ST ST, 440 E; Albt H Atterbury—Cecelia Abrams et al; A H Atterbury (A).

FEB. 10.
12TH ST, 648-52 E; 3 actions; Baldwin Staubach—Simon Machiz et al; M W Woods (A).
123D ST, 414 E; Eleanor Le Roy—Rocco D'Amico et al; amended; Bowers & Sands (A).
BROADWAY, nec 161st, 99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; Stetson, Jennings & Russell (A).
7TH AV, ws, 50.11 n 121st, 50x95; Levi P Morton—Ephraim L Ennis et al; Winthrop & Stimson (A).

FEB. 11.
GOERCK ST, ws, 99.11 s Stanton, 25x100; Henry Breunich—Geo Kocher et al; H Breunich (A).
116TH ST, ss, 269 w Madison av, 25x100.11; Archibald H M Sinclair—Eva Fine et al; amended; F F de Rham (A).
117TH ST, ns, 250 w Lenox av, 18x100.11; Margt O Sage—Alfd B Warwick et al; amended; De Forest Bros (A).
12NTH ST, ss, 208.4 e 8 av, 20.10x99.11; Jane E Barney—Helen D White Haight et al; L S Goebel (A).

Bronx.

FEB. 5.
TIFFANY ST, 1035; Abr Dorb—York Constn Corpn et al; H Gottlieb (A).
8TH ST, ss, 230 n Av C, 25x100; Louis Diebold as exr—Emma A Wolfrath et al; C C Roberts (A).
PROSPECT AV, ws, 80 n 166th, 100x120; Louis Albert et al—Angel Constn Co Inc et al; H Gottlieb (A).

FEB. 6.
HONEYWELL AV, es, 32.5 s 179th, 22x111.6; Emma S Mason—Blume Bloch et al; F A Southworth (A).
STRONG AV, ns, 78.9 e Tinton av, 21x82.9; The Duo Co—Ellen L Keegan et al; H W Kiraify (A).
LAND lying bet lot of J Sand, Secor and Jas Jarvis prop, located on ws of road leading from Westchester Village to Pelham Bridge; Jennie G Buckley et al, trsts—Regina Keller et al; E Berry (A).

FEB. 8.
BAKER AV, ns, 225 e Garfield, 25x100; Ella A Gregg et al,as trsts—Felix Farugo et al; E A Acker (A).
BAKER AV, ns, 250 e Garfield, 25x100; Ella A Gregg et al, as trsts—Felix Farugo et al; E A Acker (A).
HEATH AV, es, 645.2 s Kingsbridge rd, 50x 118.6; Park Mtg Co—Wm A Mark et al; Seybel & French (A).
LOT, 44, Block 54, Map of Morris Park; Jno J Tierney—Thos Hunt; Sullivan & Cromwell (A).
LOT 32, Block 4, Map of Morris Park; Jno J Tierney—Jno Battistoni; Sullivan & Cromwell (A).
LOT 25, Block 4, Lot Nos 26, 36, 37, 38, Block 21, Lot Nos 17, 18, 19; Block 70B, Map of Morris Park; Jno J Tierney—Isaac Silver; Sullivan & Cromwell (A).
LOT 27, 28 & 29, Block 62, Map of Morris Park; Jno J Tierney—Chas S Leavy et al; Sullivan & Cromwell (A).
LOT 44 & 45, Block 41, Map of Morris Park; Jno J Tierney—Daniel Lieberfeld; Sullivan & Cromwell (A).

FEB. 9.
160TH ST, nwc Courtlandt av, 51.6x100; Marie Wilhelm, extrx—Jno Weiser et al; H H Sherman (A).
203D ST, ns, 126 w Mosholu Pkway S, 25x95; Herman L Krieger—Alice Loretta Sanders et al; F H Schwegler (A).
KINSELLA AV, ss, 101 w Bronxdale av, 50x 100; Edw M Dettner—Dennis O'Brien et al; E A Acker (A).
LOT 240, 241, 242 & 243, Map of 336 lots, prop of Sisters of Charity, situated on Eastern blvd, opposite Country Club, 24th Ward; Jas F Kilsheimer, Jr—Diederick Scheffer et al; Button & Kilsheimer (A).

FEB. 10.
CEDAR ST, w s, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 175 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 150 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 200 s Chester av, 25x100; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A).
BURKE AV, ss, 260 e Barnes av, 40x100; Fredk C Hardy—Michl J Mack et al; L G Friess (A).

SHAKESPEARE AV, es, 175.4 s 169th, 25x100.1; Jos Kugler—Bell Realty & Constn Co Inc et al; J Tuck (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 4.
169TH ST, 130 W; Mary J Kingsland—Jas Corridan; C P & W W Buckley (A); Frank Cochrane (R); due.....23,684.38
MT MORRIS PARK W, 35-8; German Savgs Bank—N Y Real Estate Security Co; M Auerbach (A); Robt F Wagner (R); due 145,794.45

FEB. 5.
MADISON ST, 145; Susan D Griffith—Abr Lewis; Duer, Strong & Whitehead (A); Geo E Weller (R); due..27,315.27
ST NICHOLAS AV, es, 50.6 s 128th, 25.3x83.11; Isidore Wengraf—Jno E Pye et al; I Neustaedter (A); Chas Kaufman (R); due 4,962.50

FEB. 6.
No Judgments in Foreclosure Suits filed this day.

FEB. 8.
107TH ST, 67 W; Henry Sidenberg et al—Ethel R Prager et al; Lachman & Goldsmith (A); Fredk C Hunter (R); due 36,178.38

FEB. 9.
16TH ST, 24 W; Kate B Belloni—Mary Casey; Reeves & Todd (A); Jno J Dwyer (R); due 26,419.16
82D ST, 533 E; Chas F Klippert et al—Hannah Solomon; Amend & Amend (A); Denis A Spellissey (R); due...20,766.94
BROOK AV, 553; Jonas Well—Saml Brener et al; M Sundhaimer (A); Arthur M Levy (R); due..... 1,443.95

Bronx.

FEB. 5.
LOT 1166, s half, map of Village of Wakefield; B Adams Burnett—North Bronx Realty Co.; Clocke, Koch & Reidy (A); J P Hennessy (R); due. 2,117.33

FEB. 6.
No Judgments in Foreclosure Suits filed this day.

FEB. 8.
LOTS 158, 159, 160 & 161, amended map of Adee Park; Patk O'Donnell—Adee Holding Co Inc et al; H S Mack (A); H C Knoeppel (R); due 2,540.28

FEB. 9.
LOT 30, parcel 4, map of subdivision of estate of Wm B Ogden at Highbridge; Corporate Mtg Co—Aug Nelson et al; H D Patton (A); J T Martin (R); due 1,421.12

FEB. 10.
MAPES AV, sec 182d 70.3x86.9; Geo Daiker—Jno D Weber et al; Beardsley, Hemmens & Taylor (A); O E Davis (R); due 3,251.27
LOT 445, map of Van Nest Park; Chas H McBride as gdn—Chas Ringelstein et al; F Neilson (A); R N Souffront (R); due 5,302.50

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 6.
No Lis Pendens field this day.

FEB. 8.
12STH ST, 73-77 W; Geo Bickelhaupt—David S Crakow et al; specific performance; L Wendel, Jr (A).

FEB. 9.
No Lis Pendens filed this day.

FEB. 10.
No Lis Pendens filed this day.

FEB. 11.
RIDGE ST, 30; Wm Jasie, trste—Augusta Greenspan et al; action to set aside void, &c; A Palmer (A).
STANTON ST, nwc Norfolk, 47.5x68.8; Wm Jasie, trste—Augusta Greenspan et al; action to set aside deed, &c; A E Palmer (A).
74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent & Literary Ass'n of City of N Y et al; action to foreclose mechanics lien; M Gollubier (A).
87TH ST, ss, 190 e Lexington av, 155x100.8; also 86TH ST, ns, 100 w 3 av, 28x100.8; Jno A Brown—Glendive Amusement Corpn et al; action to foreclose mechanics lien; Eidlitz & Hulse (A).
BROADWAY, 182-4; also JOHN ST, 2-10; Kawneer Mfg Co—Convent Constn Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

Bronx.

FEB. 5.
SHEIL ST, ss, bet 4 & 5 avs, known as Lot 789, map of Laconia Park; Urban Securities Co—City Equity Co et al; action to foreclose transfer of tax lien; Reeves & Todd (A).

FEB. 6.
HOE AV, 1151; Sophie Pfinder—Eliz Ruhl Hirchhofer et al; action to set aside deed; Reynolds, Richards & McCutcheon (A).

FEB. 8.
CLINTON AV, es, being Lot 15, blk 2934; Elway Co—Jno Reilly et al; action to foreclose transfer tax lien; H Swain (A).

FEB. 9.
No Lis Pendens filed this day.

FEB. 10.
No Lis Pendens filed this day.

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Brooklyn.

FEB. 4.

BERGEN ST, ss, 439.2 e 3 av, 20.10x100; Herbert S Smith—Margt O'Brien et al; C F Corner (A).

BERGEN ST, 1579; Ella R Bemis—Fredk J Gruner & wife; Sdey & Levine (A).

ERASMUS ST, ns, 300 e Lloyd, 50x152; Sarah R Smith—Jane E Larney et al; partition; H D Lott (A).

QUINCY ST, ss, 175 e Bedford av, 50x100; Dime Savgs Bank of Williamsburgh—Arthur G Schaffner et al; O F Struse (A).

STERLING PL, ss, 100 e Underhill av, 19.2x123.6; Peekskill Savgs Bank—Emma A Comstock et al; H L Thompson (A).

TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Harlow C Voorhees—Theo Voorhees et al; W D Leonard (A).

VAN BUREN ST, nec Throop av, 50x100; Margt A Grogan—Jas Pritchard et al; W Murray (A).

E 17TH ST, ws, 222 n Foster av, 36x100; S Bklyn Savgs Instn—Grace A Vaughan et al; Coombs & Whitney (A).

72D ST, sws, 117.1 se 6 av, 20x80; Iron Rome —Per Egan & ano; C T Terry (A).

76TH ST, sec 13 av, 60x100; Title Guar & Trust Co—Dyker Heights Amusement Co Inc; H L Thompson (A).

87TH ST, sws, 175 se Narrows av, 100x100; Jas S Corrigan—Claire de la F Ford et al; H L Thompson (A).

90TH ST, sws, 436 se 2 av, 22x100; Brooklyn Hebrew Orphan Asylum—Martha Osterman et al; Cary & Carroll (A).

AV P, ns, 60 w E 13th, 20x77; Emily Brown—Blanche Burkhardt; V Stilwell (A).

HARRISON AV, nwc Middleton, 20x100; Annie Berger—Max Berger et al; N D Shapiro (A).

HAMILTON AV, ss, 141.6 e Columbia, 40x59.5x 37.6x75.2, Fredk Newman—Morris Bloch et al; H Garrison (A).

LAFAYETTE AV, ns, 22 w Steuben, 42.6x95; N Y Investors Corpn—Grace L Brown et al; T F Redmond (A).

LAFAYETTE AV, ns, 64.6 w Steuben, 42.6x95; also LAFAYETTE AV, ns, 107 w Steuben, 43x 95; Bond & Mtg Guar Co—Sarah C Brown et al; T F Redmond (A).

LAFAYETTE AV, nwc Steuben, 22x95; Bond & Mtg Guar Co—Grace L Brown et al; T F Redmond (A).

FEB. 5.

POWELL ST, ws, 148 n Liberty av, 16x100; Saml Cooper—David Rothfeld et al; partition; Lustgarten, Weymann & Pope (A).

TROUTMAN ST, nws, 275 sw Hamburg av, 25 x100; Felice Rotolo—Bartolo Olivieri et al; specific performance; J G Giambalvo (A).

GRAHAM AV, 234; Abr Goldinger—Annie Baumann; to create a lien; R Stone (A).

BROADWAY, sws, 123.3 n Thornton, 30x83x30x 76.5; Hillel Dworkin—Christian Schuck et al; foreclosure of mechs lien; S A Telsey (A).

CARLTON AV, es, 164.10 s DeKalb av, 21x100; Augusta E Wandt—Emma N Sweeny & ano; H L Thompson (A).

PUTNAM AV, ss, 295 e Tompkins av, 20x100; Jno M Rider—Nellie Wisdom & ano; J Goodman (A).

PROP begins at int ocean front bulkhead & e line of lot 37 of common lands of Town of Gravesend, runs s—xe148.10xn—xw148.10 to beg; Marvin Mtg Co—Frank Saverese et al; H E Heistad (A).

FEB. 6.

HERKIMER ST, 221; August M Reilly—Lillian E Mahlstadt; specific performance; A W Duckworth (A).

PACIFIC ST, ns, 20 e Rockaway av, 48x80; Filomena Napoles—Antonio Napoles et al; partition; E Deutschman (A).

E 2D ST, ws, 488.11 n Church la, 40x100; Godfrey H Braehman—Bertha A Brobst et al; H J Davenport (A).

E 23D ST, ws, 134.8 n Av D, runs n85.3xw85.9x se83.6xe43.1 to beg; Abr Slopkoff—Moskowitz Bldg Co et al; Cook & Benjamin (A).

54TH ST, ns, 170 w 3 av, 17x100.2; Emma Cavanagh—Alma M Gardeline et al; G W Pearsall (A).

77TH ST, ns, 180 e 13 av, 20x100; Home Savgs Bank of Albany—Edna S Spence et al; Fuller & Prest (A).

85TH ST, ss, 100 w 13 av, 80x100; Annie M Reid—Bainbridge Farm Co et al; H L Thompson (A).

SHORE RD, es, 100 s 97th, 100x100; E Strayer & Sons—Jacob P Mueller; foreclosure of mechanic's lien; R K Jacobs (A).

THATFORD AV, ws, 100 s Belmont av, 25x100.1; Sidney A Clarkson—Suskind Alpert & wife; Hovell, McChesney & C (A).

TROY AV, es, 102.6 s St Mark's av, 50x80; Saml Schor—Nass & Berg, inc, et al; foreclosure of mechanic's lien; I Solomon (A).

FEB. 8.

FULTON ST, ns, 240.6 w Rockaway av, 19.6x 49.1x20x44.9; Robt J Miller—Jno T Andrews et al; Smith, Doughty & W (A).

JACKSON ST, ns, 250 e Humboldt, runs n100 xe24xs25xe20.6xs26.6xe.06xs48.6xw45 to beg; Eliza J O'Reilly—Danl J Carroll et al; J P Judge (A).

PRESIDENT ST, ss, 70 e 3 av, 30x150; Christine Johnson—Saverio Gallo et al; E L Holywell (A).

UNION ST, ss, 480 e Kingston av, 20x100; Albert E Turner & ano—Celia Hetkin & ano (to set aside deed); A Lehman (A).

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x 100; Hannah M Lovett—Clara M Roble et al; Smith, Doughty & W (A).

WINTHROP ST, ns, 2905.7 e Flatbush av, 106x 140; also WINTHROP ST, ns, 309.10 e Nostrand av, 60x100; Allan Cowperthwait—Robt Carter et al; M Miller (A).

E 7TH ST, es, 320 s Av M, 60x120.6; Laure E Gamble—Josephine R Byrne et al; H L Thompson (A).

GATES AV, ss, 237.6 w Throop av, 18.9x100; Alice H Goldsmith—Albt A Volk et al; H L Thompson (A).

ST MARKS AV, ns, 320 e Howard av, 20x100; Williamsburgh Savgs Bank—Philip Munter et al; S M & D E Meeker (A).

ST MARKS AV, ns, 340 e Howard av, 20x100; same—same; same (A).

SUTTER AV, nwc Miller av, 80x100; German Stone Co—Saml Lesselbaum et al; foreclosure of mechanics lien; I Solomon (A).

7TH AV, swc 74th, 86.6x100x125.1x—; Tunis S Bogart—Abels Gold Realty Co & ano; C H Lott (A).

LOTS 74A & 75A on map 1st addition to Homecrest prop of Harbor & Suburban Bldg & Savgs Assn; also 38TH ST, es, 217.6 n Av I, 40x100; also GREENE AV, ns, 177.6 e Stuyvesant av, 17.6x100; also 49TH ST, ses, 200 se 2 av, 25x100.2; Albt E Turner & ano—Celia Hetkin & ano (to set aside deed); A Lehman (A).

FEB. 9.

BALTIC ST, nes, 529.2 nw Vanderbilt av, 20.10x 131; Dime Savgs Bank—Honora Guiry; Cullen & Dykman (A).

RICHMOND ST, ws, 1,775 n 3d, runs w68.2xne 68.6xs8.10 to beg; Edith M Pearce—Jocelyn Paterson et al; Watson & Kristeller (A).

SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s—xe113xn—xnw—xs1.2xnw— to beg; Merk Birnbaum—Sol Pariser et al; S E Klein (A).

STAGG ST, ns, 325 e Union av, 25x100; Mollie Zorn—Morris Ernstoff & wife; to set aside assignment of contract; H Hetkin (A).

STARR ST, ns, 150 w Irving av, 25x100; Josephine Schultz—Anna Fink et al; G H Boyce (A).

STATE ST, ss, 66.8 e Bond, 16.8x90; Dime Savgs Bank—Mary A Killmer & ano; Cullen & Dykman (A).

TEHAMA ST, ns, 335 e Chester av, 40x100; Dime Savgs Bank—Alfonso Verniero & ano; Cullen & Dykman (A).

WARWICK ST, ws, 375 s Sutter av, 25x100; Abr Klorman—Harry Schneider et al; R Cohen (A).

7TH ST, nwc 3 av, runs n60xw100xn40xw100xn 100xw40xs200xe240 to beg; Simpson Sheppard —Leo Carrizzo et al; Manning & Buechner (A).

21ST ST, sec 3 av, 25x75; Francis H Page—Margaretha Lodes et al; J M Rider (A).

72D ST, ns, 394.6 w 6 av, 20x117.4x20x117.5; College Board of Presbyterian Church in U S A—Wm A Delgan et al; H L Thompson (A).

74TH ST, ss, 280 w 3 av, 60x100; Diedrich Schefer—Annie E Cooper et al; M Hertz (A).

BEDFORD AV, ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank—Hermine Kuhlmann et al; Cullen & Dykman (A).

CLERMONT AV, ws, 105 n Myrtle av, 25x77.7x 25x77.8; Dime Savgs Bank—Adeline B Richards et al; Cullen & Dykman (A).

JEFFERSON AV, ss, 230 e Bedford av, 16x100; Josie Callahan—Louis Escher & ano; to set aside a deed; S Rabinowitz (A).

OCEANIC AV, ss, 180 e Sea Gate av, 60x100; also MANHATTAN AV, nws, 575.5 sw Highlands av, 50.4x100x60x—; Lucy E McCord—Kath Linderman & ano; R McCord (A).

WILLOUGHBY AV, 726; Sol Horowitz—Fredk H Wunder; specific performance; L & M Blumberg (A).

LOT 759 & 760, Map of Lincoln Park; Adele B Amrath—Bela Tokaji & wife; M B Campbell (A).

LOT 2333, assessment map of a certain map of the village of Williamsburgh; Maurice Moore —Cath Moore & ano; partition; J H Lack (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 6.

RIVINGTON ST, 81-83; Jacob Shapiro —Litrovnick & Co, Inc (17)..... 315.46

145TH ST, ns, 100 w Lenox av, 175x 99.11; Mulgers Iron Wks—Wm Slattery Constn Co (18) 610.00

AV D, 78; Eller Metal Ceiling Co—Jno Doe & 7th St Garage, Inc (19)..... 140.00

FEB. 8.

11TH ST, 54 E; Morris Sheres & Co—A T Wm Pilgrim, Theo P Pilgrim, Paul H Pilgrim, Anna Pilgrim & Clarissa Pilgrim; Benj F Fettretch (20). 205.00

51ST ST, 33 W; Saml Gabbe—Andon Corpn; Norfolk Lumber Co (23).... 104.00

57TH ST, 436 W; Jos Rosenzweg—Fredk Oberman; Jno J Burns & Jacks Garage (24)..... 50.00

59TH ST, 38 W; Pitt Balance Door Co —Thirty-Eight West Fifty-Ninth St Co (26) 250.00

93D ST, 123 W; Janes & Kirtland—Dorothea H Simmons; A Simmons (27) 79.90

114TH ST, 21-3 E; Herman First—Lillie Lustig (25)..... 128.72

AV D, 78; Eller Metal Ceiling Co—Wendel Estate; Sam Frankforter, Jacob Klinger & Morris Pollack (22) 140.00

CENTRAL PARK W, 418; Poholsky & Lebow—N Y Real Estate Security Co; McVickar Gaillard (21)..... 990.00

FEB. 9.

MONTGOMERY ST, 2-4; Saml Fagen—Julius H Gross (30) 85.00

14TH ST, 120-22 E; Rubin & Robert—Caroline E B Condit & Olin W Hall; Levy & Greenberg (28) 110.00

59TH ST, swc 7 av, 100x25.5; Kantor & Co—Sol Bloom; Hedden Constn Co (35) 8,432.49

59TH ST, 200 W; Hedden Constn Co—Sol Bloom (29) 31,144.62

82D ST, 120-26 W; Jno Zicherman—Clara T Bower, Theo Van D Bordell, Florence A Waldo & Chas Floyd; Nora Stubbs (31) 238.53

PARK AV, sec 85th, 25.6x82.6; National Freproofing Co—Alletta N Morris; Stanley Golliek Co; renewal (32) 154.70

FEB. 10.

GRAND ST, 314; Lashinsky & Lane—Estate of Thos L Caldwalder; Long Acre Athletic Club (40) 275.00

WEST ST, 61; Lashinsky & Lane—Oliver J Wells; S G Hayeck & Co (41) 60.00

38TH ST, 66-68 W; Candee, Smith & Howland Co—T J Oakley & Philip Rhinelander; Florence S Leighton & Eugene J Flood; Paul De Blois Leighton; renewal (36)..... 608.44

43D ST, 241-47 W; Samuel Carucci et al—Edw H Reynolds; 48th St Co (39) 650.00

59TH ST, 200 W; Falihee & McCaul, Inc —Sol Bloom (34) 6,536.50

59TH ST, 200 W; Lockwood Co—Sol Bloom; Hedden Constn Co (32)... 2,525.00

SAME PROP; Otis Elevator Co—Sol Bloom (38) 3,980.00

141ST ST, 617-21 W; Stephan Mesko—B & V Constn Co; 1 Rosenhous (35). 140.00

146TH ST, 407 W; Henry F Dahelstein & Sons, Inc—Mrs Gretchen Schwoerer (42) 95.80

AV A, nwc 22d, 172.9x117.6; National Bridge Works—Central Cross Town R R Co; Auto Truck Storage & Ex Co, Inc (43) 4,223.94

FEB. 11.

FORSYTH ST, 78; Ike Rubin—Levy & Herzog, Greenberg & Perelman (45). 58.32

59TH ST, 200 W; Geo Brown & Co—Sol Bloom (46) 648.75

38TH ST, 66-8 W; David Stern—T J Oakley, Philip Rhinelander, Paul De-Blois, Leighton & Butler Davenport; renewal (44) 1,225.00

AV A, nwc 22d, 172.9x117.6x irreg; Fred Lauer—Central Crosstown R R Co, Auto Truck Storage & Exchange Co (47) 1,400.00

AV A, es, 25 s 23d, 24.8x75; Fred Lauer—Ogden Brown & Howard F White, trstes, Auto Truck Storage & Exchange Co (48) 126.45

WEST END AV, 654; Arthur Janes Co —Thos P McKenna (49)..... 85.00

Bronx.

FEB. 5.

GARDEN ST, 775; Herman Schrank—Vertress R Edwards & Edw W Hart (7) 151.30

RANDALL AV, ss, 30 e Wright av, 25x 100; Hubbell Hardwood Door Co—Geo A Loughran, Nellie Loughran & Walter R Barte (6)..... 775.08

FEB. 6.

180TH ST, 734-38 E; Simon Klein—R Frank Brooks & J Leslie Momand (8) 40.50

FEB. 8.

WALKER AV, 2400; Richard Furlong, Inc—G F Herold; Dal G Hawkins (9) 112.52

FEB. 9.

COSTER ST, es, 125 s Eastern blvd, 25 x100; Anthony Polzella—Francesco Gallucci; Frank D'Amore (11)..... 310.95

176TH ST, ns, 95 w Washington av, 50x 98.6; Bklyn Structural Steel Corpn —Trinity Congregational Church; Lechtman Chaikovsky Iron Works (10) 1,675.34

FEB. 10.

146TH ST, 546 E; Abr P Kramer—Caroline F Sheehy (12). 115.00

Brooklyn.

FEB. 4.

BOGART ST, 54; H Rubenstein & ano —Kath P Lersenheimer 20.00

E 22D ST, es, 99.11 s Newkirk av, 60x 200; F Szemko—Dragone Constn Co.. 1,700.00

E 22D ST, es, 99.10 s Newkirk av, 60x 100; Empire City Gerard Co—Dragone Constn Co, Rubin Fishman, Jacob Praeger & Jos Lieber..... 261.00

E 23D ST, ws, 188.2 s Newkirk av, 60x 100; Empire City Gerard Co—Dragone Constn Co, Rubin Fishman, Jacob Praeger & Jos Lieber 261.00

ATKINS AV, es, 90 s Blake av, 160x 100; L Stein—Atlake Bldg Co..... 60.08

WASHINGTON AV, 250-8; J Hayes—Francis A Norris Realty & Constn Co & Francis A Norris 32.50

FEB. 5.

S 3D ST, 111-3; B Goetz—S 3d St Bldg Co. 100.00

E 14TH ST, es, 130 n Kings hway, 40x 100; W Flam—Lillian M Endress, Jessina Hand & L A Brennan..... 65.00

E 24TH ST, es, 250 s Av K, 37.6x100; Jno A Thompson—Kate C Roberts.. 79.00

E 38TH ST, ws, 285 n Av H, 40x100; Andw Stenger—Wm Wingereth..... 122.13

CHURCH AV, 2504; also JOHNSON PL, es, 73.9 s Church av, 21x50; B Goetz—Robt A Holcke & Barnett Stern 98.04

EASTERN PKWAY, ss, 189 w Nostrand av, 200x132; Harry L Cutting— Wilson Holding Co. 550.00

MILLER AV, nwc Sutter av, 75x100; German Stone Co—Saml Lesselbaum, New Age Constn Co & Max Strammer as pres 98.00

RIVERDALE AV, nec Osborn, 30x100; Italian American Marble Co— Siegmund Koeppel, Inc..... 275.00

TOMPKINS AV, nwc Willoughby av, 82x131.8; Isidore Book—Congregation Ohel Moishe Chevra Tilim..... 1,250.00

FEB. 6.

STATE ST, 285; Gustave Auslander—Ellen Reeves & Bernard E Strauss... 50.00

FEB. 8.

BERRIMAN ST, es, 190 n Pitkin av, 110x100; Sam Chodosh—Anna J Salter & Henry J Sacoder..... 1,375.00

JEWELL ST, 34; J Axelrod—Morris Reich 57.00

SANDS ST, 133; Wm D Moore—Ralph's, Inc 2,827.00

WILLOW PL, 36; S Bassewitz—Jane Dellon & Jno Dooley..... 125.00

E 19TH ST, ws, 83.7 n Dorchester rd, 66x100; Parsnelsky Bros—Dorchester Building Co & Vincent Bonagur 383.90
75TH ST, 150; Gustef Nelson—May A O'Handley 22.00
82D ST, 1959; R Schenker—Thos Baldwin 65.00
GRAND AV, 730; Grand Plumbing Co—Salvatore & Assunta Pisacane.. 32.50
PROSPECT PARK SOUTHWEST, 2-3; Chas A Jeanson Jr—Leonard, Michel & Wm H Markgraf 346.61
VOORHIES AV, ns, 174 w Sheepshead Bay rd, 120x100; Saml Feinstein—Madlin Inc 364.00
VOORHIES AV, ns, 174.9 w Sheepshead Bay rd, 120x100; Poftenhauer-Nesbit Co—Chas Lindenbaum & L C Inc 481.00
PROP bounded n by Foster av xe Rogers av xs Paerdegat 1a & xw E 26th (certain exceptions thereof); F Seigel & ano—Himer Stolp & Co..... 173.00

FEB. 9.
BALTIC ST, 424; L Hiltzik—Nellie Freeh & Mary E McCormack 29.50
BARRETT ST, ws, 100 n Sutter av, 100x100; Bell Fireproofing Co—Regal Holding Co & Meyer Hoffman..... 125.74
WARWICK ST, 674; Rubin & Roberts—Isaac Brachman 235.00
HOPKINSON AV, es, 200 s Lott av, 20x100; Block & Greenberg—Mollie Lapidus 282.00
MANHATTAN AV, 120; S Dorf—Edw I Levien & Frank Korefetz 20.00
N PORTLAND AV, 132; Wm Kennedy Constn Co—Anna & Agnes Trainer.. 110.00
OCEAN PKWAY, es, 260 n Av M, 40x250; T Sheiman—Clifton Bldg Corpn. 466.30
PARKSIDE AV, ss, 347.1 e St Pauls pl, 43.9x100.8; Paszelsky Bros—Clayton Co Builders, Inc, & Walter F Clayton. 267.00
PROSPECT PK S W, ss, 30.6 e Park Circle, 30.6x85; Chas A Jeanson, Jr—Wm H Markgraf & Leonard Michel 346.61
STONE AV, 208; Jas Polito—Cono & Gaetana Namarato 223.50

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 6.
MADISON AV, 563; Louis Marks—Robt Bonner et al; Oct20'14 ..... 185.70

FEB. 8.
MARKET ST, 59-63; Louis Nathanson—Highstone Co, Inc; Jan11'15..... 34.00
MADISON AV, 563, Pennsylvania Cement Co—Robt E Bonner et al; Nov 12'14 ..... 95.95

FEB. 9.
45TH ST, 7 to 11 W; Gurney Heater Mfg Co—41st St Realty Co et al; Dec20'13 ..... 2,713.80
2D AV, swc 61th; Jno Viviani—Jane Sanders et al; Dec15'14 ..... 867.60

FEB. 10.
No Satisfied Mechanics' Liens filed this day.

FEB. 11.
2D AV, 547; Alberene Stone Co—Jno Doe et al; Feb1'15 ..... 83.20

Bronx.

FEB. 5.
No Satisfied Mechanics Liens filed this day.

FEB. 6.
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Gustaf A Johnston—Louis Pugliese et al; Nov14'14..... 59.00
WASHINGTON AV, 1312-14; Anthony Falciglia et al—Saml Grodzinsky et al; Dec14'14 ..... 16.80

FEB. 8.
No Satisfied Mechanics' Liens filed this day.

FEB. 9.
No Satisfied Mechanics' Liens filed this day.

FEB. 10.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

FEB. 4.
No Satisfied Mechanics' Liens filed this day.

FEB. 5.
UNION ST, ss, 200 e Buffalo av, 130x100; Vincenzo Polito—Guiseppe & Rosa Villoni; May20'13 ..... 661.50
EASTERN PKWAY, ns, 169 w Hopkinson av, —x—; Realty Supply Co—Bond Constn Co; Jan28'15..... 884.99
PARKSIDE AV, 127; E T Burrowes Co—International Distributors Corpn; Aug29'14 ..... 275.00

FEB. 6.
LINWOOD ST, ws, 75 s Sutter av, 20x90; Morgullus & Gordon—Ameillo & Teresina, N Ambrosis; Jan25'15..... 12.00
W 27TH ST, ws, 100 s Mermaid av, —x—; Isaac Rosenberg—Elizabeth Fehs & Albert Mayhew; Dec8'14 ..... 85.00

FEB. 8.
MANSFIELD PL, es, 250 s Av K, 37.6x100; Bklyn Builders Supply Co—Kate C Roberts; Oct27'14 ..... 124.56
W 3D ST, es, 100 w Sea Breeze av, 40x100; Frank J Byrne—Geo West, Jas Edwards, Rachel Rosenberg & C Rosenberg & Co; Mar16'14 ..... 127.00
E 24TH ST, es, 250 s Av K, 37.6x100; Benj G Hitchings, Inc—Kate C Roberts & Jacob H Roberts; Dec18'14.. 311.18
HOPKINSON AV, es, 200 s Lott av, 100x100; Philip Cooperman—Atlantic Marble Wks & Guiseppe Di Stefano, Vincenzo Luciano & Ike Cooper; Feb 4'15 ..... 87.00
SUTTER AV, ss, from Herzl, 200x100.2; David Eisenberg & ano—Westshire Constn Co & Jacob Goell; Nov18'14.. 4,800.00

FEB. 9.
[2]HINSDALE ST, es, 200 s Dumont av, 150x100; Louis Kartt & ano—Willmont Realty Co; Jan27'15 ..... 1,832.00
PARKSIDE TER, es, 104.7 n Parkside av, 140x85; Simon Dorf—Louise & T J Sinnott; Jan17'11 ..... 30.00
BATH AV, wc 17 av, 25x100; Bernard Sternbach—Wm F Wollin; Oct23'14.. 75.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 4.
WRESCHNER, Leo, Nathan Sondheimer, Albt Sondheimer, Ludwig Beer & Estate of Louis Feist; Richards & Co; $3,460.80; R Sherman.

FEB. 5.
W DENNIS & SONS, Ltd; Edgar Hope Pearse; $6,588.78; H Reeves.

FEB. 6.
PRESSURE LIGHTING CO; Francis H Ruhe; $2,000; F R Greene.
ULRICI, Harry H; Olive B Ulrici; $800; E J Dryer.

FEB. 8.
WASHINGTON REFINING CO; Elbert & Co; $5,000; R B Honeyman.
RADIUM CO OF AMERICA; Louis H Ingraham; $1,019.60; Barber, Watson & Gibboney.

FEB. 9.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 5, 6, 8, 9 & 10.

Buehrle, Philip H. 139th st, 279-81 E ..Fairbanks Co. Machinery. 195.00
Lockwhit Co. Whitlock av, 832-6.. Consolidated Chandelier Co. Fixtures .....(R) 210.00
Pilaski, A. E. Lexington av, 1604.. Fairbanks Co. Machine 88.50
Saranac Constn Co. Ft Washington av & 160th..Colonial Mantel & Ref Co. Mantels, &c. .....(R) 276.30

Bronx.

FEB. 5, 6, 8, 9 & 10.

Schwartz, Louis. 411 E 149th st.. Strauss & Co. Electric Sign..... 210.00

Brooklyn.

FEB. 4, 5, 6, 8 & 9.

Dorchester Bldg Co, Inc. E 19th st, nr Dorchester rd..General Iron Works, Inc. Iron Work, &c. 1,800.00
E B Jordan & Co. 129 Degraw st.. U S Constn Co. Auto Sprinklers....15,000.00
L C, Inc. Sheepshead Bay rd, nr Voorhies av..Leibovitz & Stark East N Y Cornice Wks. Skylights..... 500.00
Marcus Bldg Co. Woodruff av, c St Pauls pl. Colonial Mantel & Refrigerator Co. Refrigerators..... 470.00
Powell Impt Co. Riverdale av, c Powell ..Progress Gas Fix Co. Gas Fix.... 385.00
Renslaw Realty Co. Bedford av, nr Farragut rd..McCloskey Bros. Boilers, &c. 3,366.00
Tilden Constn Co. E 29th st, nr Beverly rd..David Wortzman. Plumbing Supplies. 900.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av..Leibovitz & Stark East N Y Cornice Wks. Skylights..... 520.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 8.
THOMPSON ST, 101 & 103; Bronx Investment Co loans Thompson Holding Co, Inc, to erect a 6-sty tenement; nine payments 24,000.00

FEB. 10.
160TH ST, ns, 121.7 w Ft Washington av, 15x99.11; Montrose Realty Co loans Hudson View Constn Co, Inc, to erect a —story building; 12 payments 105,000.00

Bronx.

FEB. 9.
178TH ST, ns, 75 w Northern av, 50x105; same loans same to erect a 5-sty apartment house; 12 payments..37,500.00
NORTHERN AV, nwc 178th, 100x75; City Mtg Co loans Dayton Impt Co, Inc, to erect a 5-sty apartment house; 12 payments 59,000.00
NORTHERN AV, swc 179th, 80x125; same loans same to erect a 5-sty apartment house; 12 payments.....73,500.00

ORDERS

Brooklyn.

FEB. 6.
59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on J Lehrenkrauss & Son to pay E J McLaughlin Co.... 290.40

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A. Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B. Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C. Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D. Electrical Installation (fire alarms, fire detectors, etc.)
E. Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F. Exit and Exit Sign (illumination.)
G. Fireproof Receptacle and Rubbish (cans, chutes, incinerators and paper compressors.)
H. No Smoking (signs.)
I. Diagrams on Program and Miscellaneous (printing and draughting.)
J. Discontinue Use of Premises (possible demolition and reconstruction.)
K. Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterrannean systems, intakes and outlets, sewer filters, etc.)
L. Certificates and Miscellaneous.
M. Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O. Discontinue Use of Oil Lamps (gas and electric wire.)
DR. Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
SS. Standpipes and Sprinklers.
W. Interior Alarms (special installations.)

Week ending Feb. 6.

MANHATTAN ORDERS SERVED.

Named Streets.

Attorney st, 108—Aaron Cohn Est.....DR-W
Bethune st, 1-9—Est Peter M Wilson....W-DR
Bleecker st, 127-33—Jaffray Realty Co...DR-W
Cannon st, 11-13—Alice J Keteltas et al..DR-W
Cannon st, 84—Solomon Kluger...J-C-E-F-A-G
Cannon st, 84—J Stanley Foster...J-C-L-W-D
Catherine st, 17-25—Lazarus Levy.....DR-W
Fulton st, 58-60—Leonard Lewisohn Est..DR-W
Gold st, 33-43—Excelsior Steam Power Co.DR-W
Gold st, 36—Golden Hill Corp.....W-DR
Grand st, 281—Jacob H Schiff et al.....W-DR
Gt Jones st, 23—Est Chas Coe.....DR-W
Greene st, 31—Amelia W Boardman.....C-B
Greene st, 92—Michael Schultz.....W-DR
Greenwich st, 340-51—Thos Wright Est..DR-W
Henry st, 85—Machzikei Jeshbath Fiz Chaim..J
Hester st, 117—Isaac Marx et al.....DR-W
Hudson st, 587—Peter M Wilson Est....DR-W
John st, 85-7—James Gibson Est.....W-DR
Lafayette st, 107-9—Fred W Mattiessen..DR-W
Lafayette st, 444—O B Potter.....W-DR
Laight st, 70-4—James T Pyle Est.....DR-W
Prince st, 125—Helios Corp.....W-DR
Spring st, 106-12—Pittsburgh Life & Trust Co. .....DR-W
Union Sq W, 29—Reliance Motion Pictures Corp. .....K
West Houston st, 100-02 W—Est Gerolamo Cellar .....B-C

Numbered Streets.

2d st, 2 E—Est Robt E Roosevelt.....DR-W
11th st, 55 E Myles Tierney.....W-DR
16th st, 15-17 E—George Holding Co....W-DR
18th st, 509-11 E—Chas Hvass.....G
20th st, 28-30 W—Henry B Litchfield Est...SS
22d st, 24 E—S & H Realties, Inc. ....DR-W
22d st, 309-11 E—E W Bliss Bldgs, Inc..DR-W
22d st, 313-9 E—Jacob & Julius Fleischauer Est. .....W-DR
24th st, 56 W—Mary A Gordon et al.....DR-W
24th st, 149-55 W—Brolix Corp.....DR-W
25th st, 130-32 W—L N N W Co.....DR-W
25th st, 134-6 W—Orofle Corp.....W-DR
25th st, 164-66 W—Nodrog Realty Co...W-DR
25th st, 410-16 E—Carl H Schuktz Est, Inc. DR-W
26th st, 15-19 E—Jacob Ruppert Realty Corp. W-DR
26th st, 110-12 W—Nason Realty Co, Inc..W-DR
26th st, 114-20 W—Criterion Construction Co. DR-W
32d st, 116-20 W—Cuyler Realty Co.....W-DR
37th st, 36-8 W—Ball Realty Co.....DR-W
43d st, 232-8 E—Albert Gerstendorfer....DR-W
43d st, 627-41 W—Conrad Hubert.....W-DR
46th st, 4 E—Est Chas A Coe.....DR-W
181st st, 562-66 W—Dumpe Realty Co.....C

Named Avenues.

Broadway, 412—The 412 Broadway Co...DR-W
Broadway, 539-41—C & J Merrilan et al.....C
Broadway, 832-4—Broadway Corp.....DR-W
Broadway, 836-8—Jno E Roosevelt et al..DR-W

Numbered Avenues.

12th av, 780—Thos G Patterson.....DR-W

BROOKLYN ORDERS SERVED.

Named Streets.

Gold st, 40—Arbuckle Bros.....D-C
Humboldt st, 352—Peter Ottati.....A-G-C
Love Lane, 39—Thos H Southwick.....D-M

BUILDING MANAGEMENT

IMPORTANCE OF NIGHT INSPECTIONS

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

ONE of the most important phases of the up-to-date management of office buildings is a well defined and workable system of night inspection. Its need has long since been impressed upon and realized by building managers, and the systematic inspection of a premises under his care, has become part of a manager's schedule. The details involved in the care and management of the huge struetures which house thousands of workers daily are so many and varied that building management has become a science, and each department is handled scientifically in order that the greatest efficiency may be obtained. This tendency is reflected in the maintenance of the building after the usual closing hours. To the many responsibilities of the building manager has been added the further task of safeguarding the interests of the tenants after they have left their offices.

Practically all of the large office structures in New York City have inspections made by watchmen at regular intervals during the night. The hours for such investigations are usually from six o'clock in the evening until eight o'clock in the morning, when the day watchman takes up the work. His duties, however, do not include as much detail work as those of the night man. The day watchman is really a special policeman, whereas the night man combines the duties of this position with that of investigator, inspector and crime detector. He has a regular clearly mapped-out route to cover and his labors include a great many details which are further outlined below.

Night Inspection.

The system of night inspection, now in use in one of the largest office buildings in the city, and one which combines efficiency with simplicity, is operated in the following manner:

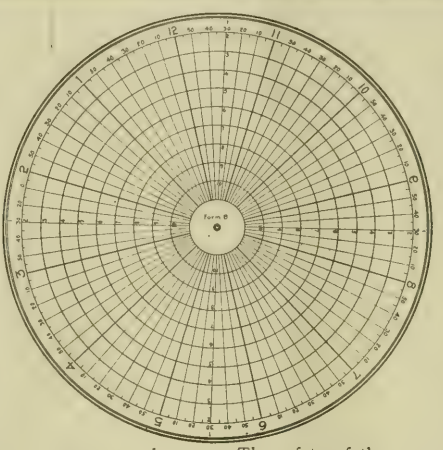
The building is divided into various districts, each one being patrolled by a watchman at regularly stated hours. On each floor there are one or more stations, where push buttons are installed connecting with the time clock in the office of the superintendent or building manager. After each patrol the watchman communicates with the office by pressure of the button which registers that "all is well."

On this page is reproduced a "paper clock" used to record a watchman's inspections. It is attached to the time clock and moves with the hour hand. On it are mapped out the hours and minutes of the night and the various stations, each one numbered. At the push of the button by the watchman the time of his inspection is recorded in the office on the "paper clock" in the column designating the particular station from which the message was sent.

Double Purpose Served.

This arrangement serves a double purpose. It enables the building manager to see at a glance whether his man is making the regular rounds, or neglecting his work. He can also determine at what time the watchman was at any station in the building and in case any question ever should arise in this connection he can always produce the paper clock which has faithfully registered every inspection of the night watchman and is almost irrefutable.

The advantages of a good system of night inspections are manifold not only to the tenant but also to the building



manager and owner. The safety of the property of the tenant is practically guaranteed and he can leave his office with a satisfactory knowledge that his office possessions will be guarded not in a haphazard, slip-shod kind of a way, but along well defined lines. The watchman does not make a superficial canvass of the offices. While he is not required to make a minute and exhaustive examination of every foot of floor space in each office, yet his inspection comprises more than a cursory glance over the premises. His great function is, of course, the detection or frustration of any attempt at burglary. This probably is his chief duty and undoubtedly the most important purpose of the night inspection.

He has, however, other duties. He looks for open windows, and safes, unlocked doors, lost valuables. He investigates the whys and wherefores of burning lights, catches smouldering fires in waste baskets caused by carelessly thrown cigars and cigarettes or from other sources. He seeks to discover leaks or running faucets and other plumbing disarrangements. In most buildings he does not allow anyone to enter the building after certain hours without proper credentials, nor will he permit suspicious characters to leave the building until they have satisfactorily established their identity.

Making Report.

Each morning he reports back to the building manager all suspicious or unusual occurrences on his "beat." If the plumbing is out of order the building manager is enabled to effect an early repair. If a tenant has carelessly left lights burning, or left his office with the water faucets turned on, he will probably receive a brief cautionary notice to that effect and be politely requested to exercise a little more care. In this way the tenant is enabled to cooperate with the owner in order to keep down the cost of maintenance of building. There is a further bond established between the two which reacts favorably to both. The discovery of defective plumbing may be reported and remedied without interference with the office routine of the tenant and the general efficiency of the management of the building greatly increased.

Beneficial effects of a good system of night inspection are also felt by the owner of the building because the reduction in the computation of the rate of interest on his insurance is based on the precautionary measures taken by him with reference to fire protection. A better preventive for fire could hardly be obtained than the personal inspection of an alert watchman at definitely stated periods during the night.

It is evident that a simple, workable and not too expensive system of night inspection has become a necessity in the "curriculum" of every building manager. The comparatively few robberies and fires in the huge downtown office buildings bear witness to the successful operation of the system. There are other preventatives, of course, to fire and robbery in a building, but they are all automatic contrivances and cannot be compared with the advantages of a personal inspection.

Fire and robbery will probably never be entirely eliminated in a building, but adequate safeguards and precautionary measures should be taken to reduce the possibilities to a minimum. A good system of night inspection is a long step in this direction.

"Eternal vigilance is the price of safety" is an aphorism which every progressive building manager is bearing in mind when he is not neglecting or overlooking that branch of management which has to do with the night care of buildings.

Bronx Society Meets.

At a meeting of the Council of the Bronx Society of Arts and Sciences, held recently, a report was submitted from the Museum Committee to the effect that a conference and inspection of the Lorillard Mansion, at which plans had been formulated for the exhibition of paintings and sculpture to be loaned by the Metropolitan Museum of Art, had been held on Thursday afternoon, at which there were present Edward Robinson, Director of the Metropolitan Museum of Art, Bryson Burroughs, Curator of the Museum, Dr. W. A. Murrill, Acting Director of the N. Y. Botanical Garden, under whose jurisdiction the Lorillard Mansion now is, and Albert E. Davis, chairman of the Council of the Bronx Society of Arts and Sciences. At this conference it was suggested that the Museum of Natural History be asked to make a loan exhibit in the large room to the right of the hall.

A letter was read from Robert W. De Forest, president of the Metropolitan Museum of Art, acknowledging the resolutions of the Bronx Society and saying, "It is true that I have taken the initiative in this matter, but the thanks for whatever may be done should go not to me personally but to all of our trustees."

Dr. Henry M. Brown, chairman of the Committee on Industries and Applied Sciences, reported that William W. Brush, Deputy Chief Engineer of the Department of Water Supply, will speak for the society in Christ Congregational Church on Thursday evening, March 18, on the "Old and New Water Supply of New York City," illustrated with many views.

It was resolved to hold a celebration on October 14, 1915, to celebrate the tenth anniversary of the organization of the Bronx Society of Arts and Sciences. The chairman was authorized to arrange for a Municipal Art Exhibit from the Bronx, in co-operation with Charles W. Stoughton, president of the Municipal Art Society. The applications of twenty-five new members were approved.

MAKING REPAIRS "AFTER HOURS"

Building Managers Obtain Good Results By Not Inconveniencing Their Tenants

IF there is one thing that the building manager wishes to avoid, particularly in the large office structures where there are a large number of tenants, it is the undue, unwarranted or uncalled-for interference with their routine of business. If any annoyance or inconvenience to the tenant, by reason of faulty or negligent service, or for other causes of any nature or description, can be traced back to the jurisdiction of the building manager, his chances for successful operation of the building are materially diminished, and he loses not only the respect of the tenant, but also the confidence of his employer.

In these days of constant additions to the already large number of tall structures, the task of the renting agent is rendered more difficult with each new skyscraper, and every building manager is faced with keener competition and a greater possibility of removals. Therefore, he is forced to exert every effort to retain the present occupants of his buildings.

Cleaning at Night.

As a general proposition, it is conceded that the mechanical and sanitary departments of a building must be operated with the least possible discomfort to the tenant. For this reason, building managers have realized that most of the cleaning, with its resultant clouds of dust, pails of dirty water, piles of dirtier rags, etc., may be better done at night, when the tenants are less liable to be annoyed.

For the same reason, the innumerable repairing jobs constantly becoming necessary in the large building are also being attended to in the evening after the tenants have departed, unless the break is of such importance that immediate action is imperative.

In the night the carpenters and plumbers may hammer and otherwise make a noise without a possibility of disturbing the man in the "next office."

There is nothing more annoying to a busy man than the entrance of a more or less untidy mechanic, with an imposing array of tools, who begins to tinker around and create havoc generally.

Catering to the Tenant.

In most cases of repairing, unless as has been said, the need is of immediate urgency, the mechanical ailments of a building can be remedied at night. The principal objection to such hours is the double wage scale, which may at the end of the month reach a higher total than the careful manager wishes to check up against his budget of expenses. Since the prime object of every real estate owner is to obtain reputable and desirable tenants, and since his income and, therefore, his return on the investment depends entirely on his rent roll, it stands to reason that he must make things pleasant for every rent-payer in his building. If the comfort of these people is to be a criterion of a satisfied tenant and a successful investment, he could not very well sacrifice it on account of double pay to a small number of mechanics.

The slogan in every business is "the greatest efficiency for the smallest outlay." It is generally conceded, however, that outlay "in a pinch" must be sacrificed in favor of efficiency, and it is usually considered good judgment, particularly in a large building, to add to the expense of maintenance rather than run the risk of losing good tenants.

Practically every detail of the mechanical operation of a building can be taken care of after closing hours. The cleaning, inspection and repairing of the boilers and engines and all the incidentals thereto; also of the plumbing, electrical fixtures; of the steam heat, ventilation and power plants, and the painting and partitioning of the offices and all matters directly affecting the offices can be relegated to the night time.

Repairing Elevators.

The matter of repairing elevators is another important consideration. The advantages of "after hours" work are many. The passenger traffic in the average down-town skyscraper is enormous, and the placing of even one car out of commission for a day may interfere seriously with the service. The cleaning of the cars at night is invariably an inspection at the same time, and a great many minor defects or breaks may be remedied immediately upon their discovery. There is as a consequence no delay and no necessity for hoisting the "Not Running" sign. The post of this sign is another development which the manager carefully seeks to avoid.

The timid traveler usually experiences a qualm when the car darts up or drops down through space and he realizes that he is absolutely "in its power." The repetition of the "Not Running" sign plastered on the elevator doors, even if not pertaining always to the same car, may raise a doubt as to the general safety of the whole outfit. If this idea is given time to develop it becomes almost a conviction and the results are obvious.

Then, again, the repairing of an elevator during the day in a busy building with its unceasing throngs passing back and forth is considered objectionable.

Must Obviate Dissatisfaction.

A squad of laborers with a formidable array of hammers, wires, bolts or grease pots, working industriously on an elevator, which carried you to the twenty-sixth floor yesterday, creates a rather uncomfortable feeling. The general atmosphere of a repairing job is distasteful, particularly on a carrier like an elevator, where so much depends on the seemingly slender cables and wires. The oiling of the apparatus is another matter which can be taken care of in the evening. A disgruntled passenger, be he tenant or visitor, is not likely to be soothed by being bespattered with grease.

The safety of the worker himself is also to be considered, and his feeling of security is reflected in his capacity to do better work. When there is no traffic, no bustle and excitement, he is himself more at ease and calmer and less liable either to "slip up or botch the job." There are no curious onlookers and he does not feel that he is on parade or under surveillance. He does not have to dodge, involuntarily, when a car shoots past him, not quite two feet away.

All things considered, while the expense may be for the time being somewhat larger in the final analysis, it will be counteracted by the greater efficiency in having repairs, whenever and wherever possible, made at night. It means greater comfort to the tenant, smoother sailing for the building manager in that it cements greater cordiality and pleasanter relations. In the long run, its benefits also accrue to the owner.

ADVERTISING REAL ESTATE.

To Be Considered by a National Committee of Seventeen.

At the meeting of the Executive Committee of the National Association of Real Estate Exchanges held in Akron recently, it was decided to organize a national committee on real estate advertising. This committee is to report on the ethics and efficiency of real estate advertising and to prepare an exhibit for the next convention, which will be held in Los Angeles in June.

President Thomas Shallcross, Jr., of Philadelphia has appointed the following committee, to which notices are now being sent by Executive Secretary Tom S. Ingersoll of Minneapolis:

L. D. Woodworth, chairman, Garfield Real Estate Co., 1 Exchange street, Rochester, N. Y.; H. P. Haas, Freehold Real Estate Co., 311 Fourth avenue, Pittsburgh; James Webb, J. W. S. Webb & Sons, 549 The Arcade, Cleveland; Paul Steinbrecher, Paul Steinbrecher & Co., 7 South Dearborn street, Chicago; William Pearson, Wm. Pearson & Co., Canada Permanent Building, Winnipeg; J. C. Nichols, 911 Commerce Building, Kansas City; Charles C. George, George & Co., City National Bank Building, Omaha; L. F. Eppich, 612 Eighteenth street, Denver; R. W. Hill, Hoge Building, Seattle; R. B. Armstrong, Guy B. Rush Co., 901 Story Building, Los Angeles; Forrest Adair, George & Forrest Adair, 208 Atlanta National Bank Building, Atlanta; Emmet Morris, vice-president, Mercantile Trust Co., Little Rock; H. B. Van Sickle, Toledo; E. G. Walton, E. G. Walton Co., 114 South Fourth street, Minneapolis; W. H. Stillwell, secretary, Chatham Real Estate & Improvement Co., 11 Bryant street East, Savannah; John Sinberg, 1218 Chestnut street, Philadelphia; John F. Watson, Roland Park Co., Baltimore; Secretary T. S. Ingersoll, Andrus Building, Minneapolis.

The committee is urging through the real estate and general periodicals that it be placed in immediate receipt of booklet, periodical or newspaper advertising pertaining in any way to real estate, all material being sent in duplicate as far as possible. Advertising managers are requested to send their most notable productions, and even "horrible examples" will be welcomed, especially when accompanied with a statement of the "reasons why."

The committee will be especially grateful for suggestions of any kind from experienced advertisers. All letters and material should be sent to the chairman at once.

The Supremacy of Broadway.

Older Broadway remains the natural channel of Manhattan Island life and commerce. Backbone of the city, treasury of its major traditions, pioneer of its growth, it still stretches straight and strong, as the most powerful symbol of New York City. Along its primitive paths and its pavements have passed the marching men and the greatest episodes of its career and that of the city. In a sense, New York City is Broadway. Indian, Dutchman, Britisher and American have left their indelible sign upon its atmosphere and its structure. It greets the newcomer, who is to bring greater power to his adopted country and to find the highest free civilization on the globe.

Through forests of towers on each side it inspires with the feeling of man's advance in the arts of human development for beneficent ideals. It has no trace of sordidness in the splendor of its plan. Up its lower reaches have gone, for 300 years, presidents, princes, patriots, heroes, leaders of men, armies and the troops of plain people that make the character of a nation.

Festivals and funerals have followed each other through its length. Washington, Lafayette, Hamilton, Clay, Webster, Kossuth, Lincoln, Grant, have heard the roar of a grateful nation well and swell between its walls of stone and its living walls of citizens. And here and there still appear religious reminders of the higher life, cases of sanctity, green jewelled lawns, strewn with white memorials of great and worthy souls in New York history, and lifting human thought from passing financial aims and ambitions to everlasting faiths.—Wall Street Journal.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

An Electric Water Heater.

WINDOW washers and scrub women and others requiring hot water in buildings will save the manager considerable time if he will place at their disposal electric hot water heaters, which may be attached to any lighting plug in the office or room. This device is on the market and has been tried with success.



This device was patented by an engineer, who made an exhaustive study of the problem of heating water quickly and thoroughly in quantities from 30 to 30,000 gallons. Installations can be made so that the device may be used as an auxiliary heater in hot water supply tanks situated far from origin of heat, especially after it has been pumped through the piping of a building and it is made small enough so that a scrub woman or cleaner can use the device for heating the water in his portable bucket. The cost of installation is considerably lessened by the special flat rates per month now being made by electric companies and based upon continuous operations. The heater itself occupies a space covering 3 by 30 inches and can be installed anywhere. It requires no attention nor even switches, according to the manufacturers, who say that it gives no trouble of any kind.

Measuring Wood Lots.

SO many suburban developments are going ahead on which standing trees are located that some of our readers may be interested in knowing how to compute the market value of standing timber. The New York State College of Forestry at Syracuse sends the following information:

"Most woodlot owners sell their standing timber for a ridiculously small price, because they do not know how much they have. By using the following method a fairly close estimate may be made:

Count all the trees in a circle 118 feet across; 1-4 acre. Select a sample tree as nearly average as you can. Determine how much of the tree you can saw (or use for any purpose) into 16-foot logs (8-foot logs count as halves). Add the top and bottom diameters inside the bark, and divide by two. (Only solid wood considered, bark excluded.) This will give you the average diameter of the used length.

Square the average diameter thus obtained, subtract 60, multiply by .8, and you will have the contents of an average 16-foot log. Multiply by the number of logs in the tree and then by four times the number of trees on your plot (since 1-4 acre plot was used), and you will have the contents of that area in board feet.

Basswood, 85 feet total height, can saw 40 feet of it (2 1-2 logs). Top diameter inside the bark, 10 inches; diameter of lower cut, inside the bark, 20 inches (average diameter, 15 inches).

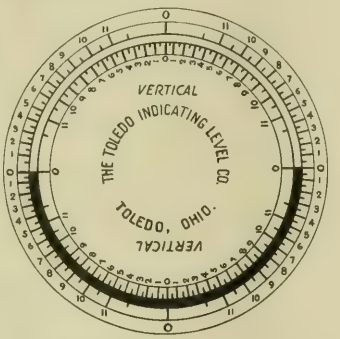
15 squared=225; (225-60) x .8=132 B. F. contents of average log. 132 x 2 1-2 logs=330 B. F. contents of tree. 10 trees on plot 33 x 40=13,200 B. F. per acre.

By selecting 8-10 sample plots in different parts of your woodlot the average stand per acre may be found. Before selling the woodlot for a lump sum, get the correct acreage (measure, if necessary), take 8-10 sample plots and find how much you are being offered per thousand feet board measure.

The Level That "Talks."

HOLD on there, you are a quarter of an inch off to the foot!'" "How would you like to have a level that talked to you like this, checking up your work as you go along so that all the time you could be sure of proceeding with absolute accuracy?" asks the American Carpenter and Builder.

This is almost what the Toledo Indicating Level does. With this level, instead of guessing at it and then testing with the spirit glass, you simply raise or lower an eighth or a quarter inch or whatever the level says and the work is done. It is only necessary to refer to this indicating level once to be sure of accuracy.



It consists of a shallow pan filled exactly half way up with red unfreezable fluid. Over this pan of fluid is placed a heavy piece of frosted plate glass. On the face of this glass all lines and figures are in blue enamel and so very easy to read. The red fluid shows through only in the free circle inside the indicating marks. The reading is always the top line of the liquid.

Every figure on this dial has a practical meaning that is fully explained in the circular of instructions. Builders find this indicating level indispensable in laying walls, getting proper grade for cement floors, getting pitch of roof, and also for all leveling and plumbing work. In construction it is practically unbreakable, so simple it cannot get out of order; never has to be adjusted.

Proper Ventilation.

IT is generally assumed that the proper quantity of free air to be introduced into a room in order to obtain the accepted standard of purity is as follows: For offices and workshops where the work is light, 2,000 cubic feet of air per hour per person. In public halls, theatres and the like, 1,500 cubic feet of air per hour per person. In factories where the work is heavy 3,000 cubic feet of air per hour per person. The above figures are quoted from recognized authorities.

While the above figures are accepted as sufficient for proper ventilation, in summer months, when it is desired to cool as well as ventilate, more air must be exhausted. Where the source of heat is only from the persons at work, a change of air every 4 to 5 minutes is necessary. In factories, laundries, engine rooms, etc., in which there are sources of heat other than the employees, a change of air every 2 to 3 minutes should be figured, and in extreme cases as often as one change per minute.

The inside temperature can seldom be kept lower than 5 to 10 degrees Fahrenheit above the outside temperature (in the shade). However, the air kept in rapid circulation through being exhausted, will feel cooler to the body than the thermometer would indicate, due to the evaporation which is set up by moving air coming in contact with the body. For example: Air in motion at 90 degrees F. of 75 per cent. humidity will feel considerably cooler than still air at 80 degrees and the same percentage of humidity.

Ready Heating Rules.

FREQUENTLY in heating a church or school building it is the practice to use but one register placed imediately above the furnace, and the size of the pipe and register is usually determined by the heating contractor in accordance with the experience he has had with such work. In order to prevent the errors which might naturally be made by the inexperienced man, the Utica Heater Co., Utica, N. Y., has presented the following advice, according to the Building Age.

"When only one register is used immediately above the furnace, the following sizes of warm-air pipes and registers are recommended, the register faces in all cases to be without valves, so that it will be impossible to shut off the outflow of air heated by the furnace and permit the furnace to be excessively heated with disastrous results.

"An 18-in. fire-pot furnace will fill one 16-in. pipe which should be connected with a 24-in. round register or an 18x24-in. register.

"A 22-in. fire-pot furnace will fill one 20-in. pipe which should be connected with a 28-in. round register or a 24x27-in. register.

"A 24-in. fire-pot furnace will fill one 23-in. pipe which should be connected with a 33-in. round register or a 24x36-in, register.

"A 26-in. fire-pot furnace will fill one 26-in. pipe which should be connected with a 36-in. round register or 26x36-in. register.

"A 28-in. fire-pot furnace will fill one 30-in. pipe which should be connected with a 30x36-in. register.

"A 30-in. fire-pot furnace will fill a 34-in. pipe which should be connected with a 38x42-in. register.

A Batch Timing Device.

THIS attachment, called the Batchometer, consists of a small recording meter and an automatic signal bell, housed with necessary dry batteries in a metal case with glass doors 14 in. square by 4-in. thick. This case is shown in the accompanying view.

When the side loader is raised the short arm shown is also raised, operating the meter and at the same time raising the rod piston in the cylinder, which is filled with glycerin. After a definite time, which can be adjusted as required by a little contact point fastened by a set screw to the vertical rod, and has a range of from 3 sec. to 3



min., the bell is rung as a signal to the operator to dump the batch. The same signal can be used to control the operation of the side loader so that loading and dumping can be made practically simultaneously. Such an equipment eliminates guesswork from the time of batch mixing and should assure the uniform mixing of all the batches. At the end of the day there is also readily available a complete record of the total number of batches mixed.

CURRENT BUILDING OPERATIONS

New Richmond County Court House, at St. George, S. I., To Be a Monumental Structure, Costing About $500,000

THE Borough of Richmond as a community is growing rapidly, and improvements of various types, both private and municipal, have recently been started or are scheduled to advance this spring. The construction of the new Richmond County Court House, which has been under consideration for the last five years, now to go ahead, is an example that business activities of this borough of the city have outgrown their present facilities and have now made necessary the immediate erection of a modern court house for the city government. The site is located at DeKalb, Stuyvesant, Jay and Hamilton streets, St. George, S. I.

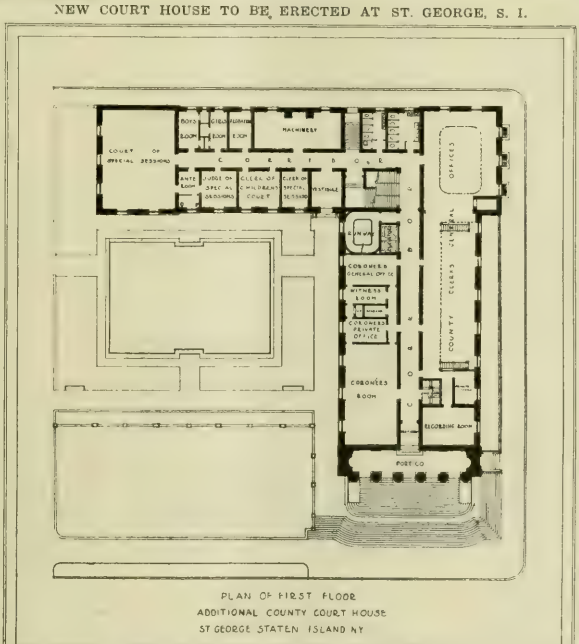


Carrère & Hastings, Architects.

NEW COURT HOUSE TO BE ERECTED AT ST. GEORGE, S. I.

Messrs. Carrere & Hastings, architects for the new court house, have completed plans calling for an expenditure of about $500,000, not including the cost of the site. Architecturally the building will be monumental in design, following closely in exterior detail to the Borough Hall, adjoining, the scheme being to form a group idea.

The general contract was awarded on January 6th to the John H. Parker Company, of 315 Fourth avenue, Manhattan, but no subcontracts with the exception of the structural steel which was awarded on Thursday, February 4, to the W. B. Shafer Company, Inc., of 105 West 40th street, Manhattan, have yet been placed. It is expected, however, that the balance of the awards will be announced at an early date.



PLAN OF FIRST FLOOR
ADDITIONAL COUNTY COURT HOUSE
ST GEORGE STATEN ISLAND NY

Carrére & Hastings, Architects.

The building will be L-shape, with dimensions of 127.8x192 feet, three stories in height. The main entrance in Jay street is entered through a portico on the ground and first floor, which is supported by six large limestone columns of Corinthian design, 40 feet high and about 4 feet in diameter. On this floor will be located the entrance vestibule, recording room, coroner's court, coroner's private office, coroner's general office, witness room, county clerk's general office, Court of Special Sessions, quarters for the judge of Special Sessions, boys' and girls' rooms, probation room, clerk of Children's Court, clerk of Special Sessions, toilets for men and women, a large steel vault and machinery room.

On the second floor, which is the main court floor, will be found the Supreme Court rooms for the Supreme Court judge and clerks, stenographers' room, main lobby, County Court room, quarters for the County Court judge and clerks, sheriff's general office, sheriff's private office, deputies' consulting room, Surrogate Court, surrogate's private office, record room, recording clerk's room, recording room for the chief clerk, secretary and stenographers' office and telephone booths.

The third story will be divided into quarters for the Grand Jury, and in the front wing a large law library, 62x64.9 feet, lawyers' room, judge's room, commissioner's private office, commissioner of juror's room, trial jurors' room, witness room, district attorney's office, and toilet accommodations for men and women.

Besides its monumental staircase there will be minor staircases built in marble throughout, and further vertical communication is afforded by two spacious elevators. There has also been provided a spiral or in-runway to serve all floors in easy access to all trial rooms. All floors throughout will be of marble with marble wainscotting, and the main lobby will be treated in an elaborate monumental manner. The plumbing and heating systems will be of the very best make, but the type has not yet been specified by the architects.

The exterior will be entirely composed of cut limestone with an ornamentation of pilasters and turned limestone balustrade. The roof will be of copper and all outside doors will be kalamein with cast mouldings and ornamental iron grills over the doors.

ARCHITECTURAL LEAGUE.

Opening of the Exhibition—Annual Dinner—Prizes Awarded.

The annual exhibition of the Architectural League opened last Saturday afternoon with a reception at the Building of the American Fine Art Society, following the annual dinner on the evening before. Cass Gilbert, president of the league, Arnold W. Brunner, Karl Bitter, Royal Cortizzoz, Charles Dana Gibson, R. Clipton Sturgis, president of the American Institute of Architects, and Henry Hornbostel were the after-dinner speakers.

The prize for architecture was not awarded this year. The medal of honor for sculpture was awarded to Robert Aitken for his "Fountain of the Earth" at the Panama-Pacific Exposition in San Francisco, a replica of a section of which is conspicuously shown in the galleries in West 57th street.

The collaborative competition, in which an architect, painter and sculptor unite in an ornamental composition, was awarded this year to Jerauld Dahler, Warren Dahler and Anthony T. Terizzi for a scheme of decoration for a terminal to a garden.

The Avery prize for sculpture was awarded to Hans Schuler for his small figure of a nymph which he made for a garden terminal designed by William Gordon Beecher.

The exhibition is exceptionally rich in paintings and sculpture. There are a number of decorations for the Panama-Pacific Buildings. Among the architectural examples represented by drawings, sketches, or photographs are:

Minneapolis Museum of Fine Arts and the McKinley Birthplace Memorial, by McKim, Mead & White; Morgan Memorial, Hartford, Conn., by La Farge and Morris; Arlington Memorial, Washington, D. C., by Carrere & Hastings; Municipal Building, Pittsburgh, E. B. Lee and Palmer, Hornbostel & Jones, associate architects; J. P. Morgan & Co. Building, by Trowbridge & Livingston; Lord & Taylor's store, by Starrett & Van Vleck; bridge connecting railway, Queens Boulevard, by A. W. Brunner, and Church of St. Vincent Ferrer, by B. G. Goodhue.

Quadrangle Club at Princeton, H. O. Milliken; alterations to residence of Theodore Boettger at Hackensack; houses at Englewood and New Canaan, by Murphy & Dana; house and grounds of Marshal Fry at Southampton, Aymar Embury II.; studio for Mrs. Harry Payne Whitney at Roslyn, by Delano & Aldrich; house at Westbury, by Peabody, Wilson & Brown; house of A. A. Fowler at Peapack, N. J., by Hewitt & Bottomley; pavilion for William Fahnestock, by Charles A. Platt; house for Paul Moore at Convent, N. J., by H. T. Lindeberg; residence for Eugene Van Rensselaer at Berkley Springs, Va., by Oswald C. Herring and Douglas Fitch; Trowbridge & Ackerman, Taylor & Levi, Alfred Hopkins, Hunt & Hunt, W. W. Bosworth, Wilson Eyre, W. F. Dominick, Bernhart Muller are other architects represented on the walls of the exhibition.

Small Houses Preferable to Huge Ones.

Albert E. Kleinert, builder, of 316 Flatbush avenue, said in answer to an inquiry concerning the three-family house problem, that if the Tenement House Law had not made a building occupied by three families a tenement house, the Borough of Brooklyn would never have been troubled by the congestion problem. Prior to 1902, the greater number of buildings erected as dwellings were three-family houses. After the passage of the act it was practically impossible to erect a three-family house or tenement on a 20-foot lot from an economic standpoint. This condition forced the erection of five and six-story tenements, containing from twenty-four to thirty families, on plots of 50-foot frontage.

"From every viewpoint which is better, a building containing three families, using a common entrance, or a building containing thirty families, using a common entrance? I believe that if the law should be amended to eliminate this class of dwellings from the Tenement House Act, and the Building Code amended so as to cover this class of buildings, it would provide all essentials necessary for the lighting and ventilating of the interior rooms, and bring the cost of construction to a paying basis. This would also make it possible to alter the present or existing three-story-and-basement private houses into three-family dwellings, which is at the present time next to impossible.

"Can one imagine a better dwelling than one of these former private houses (and probably now occupied by the same number of persons as a private house as it would be if converted into a three-family house) remodeled at a low cost into a comfortable three-family house?

"I am greatly in favor of improving housing conditions by use of the three-family house, and abolishing as much as possible the construction of those unsightly New York incubators (which, by the way, are a product of the Tenement House Act, especially as far as this borough is concerned), because, apart from the Borough of Manhattan, the rest of Greater New York has the land to accomplish it."

LOFTS ON THEATRE SITE.

Another Change for Middle Broadway—An Arcade Planned.

Workmen will soon start to demolish the old Bijou Theatre, on Broadway, near 30th street. On its site will be erected a modern store, loft and office building by Isaac A. Hopper, Inc., general contractor, as owner and builder.



1237 AND 1239 BROADWAY.
S. Walter Katz & I. G. Feiner, Archt's. Owner and Builder, Isaac A. Hopper, Inc.

110 West 40th street. The plans and specifications were prepared by S. Walter Katz and I. G. Feiner, associated architects, 505 Fifth avenue.

The proposed new building will occupy numbers 1237 and 1239 Broadway and run through the block to 502 and 504 Sixth avenue. The Broadway frontage is 39.11 feet and that on Sixth avenue is 41.1 feet. Plans of the structure call for facades of buff brick with limestone and terra cotta trimmings, designed in the style of a modified Gothic. The first floor will have an arcade, running through the building from Broadway to Sixth avenue, which will be lined with small shops. The structure will be remarkable for the fact that it is one of a very few buildings erected on so narrow a plot to such a height. The approximate dimensions of the plot are 40 x 240 feet.

Construction of the building will be strictly fireproof throughout and it will be equipped with automatic fire alarm system, a sprinkler system of 100 per cent. efficiency and other apparatus for the protection of life and property from the fire hazard. Five high-speed electric elevators will provide access to all floors. About $600,000 is given as the cost of the building and including the price of the land the operation will call for an investment of about $1,500,000.

The firm of Isaac A. Hopper (Inc.) has been long known among architects and general contractors in Manhattan and vicinity. An attractive booklet, which was recently published by the firm and circulated among architects and prospective owners throughout the city, describes in detail the organization of the company from its foundation by Isaac A. Hopper in 1883 to the present day. In it has been included a number of photographs of important operations erected by this firm during the years of its activity and a number of facts and statistics in connection with their business, which are interesting and instructive.

At the present time the affairs of the company are managed by officers who have been in the building business for many years. Walter F. Hopper, president of the firm, entered the building business in 1900 and has been actively engaged in it since that time. He personally closes all general contracts for construction, supervises all work and is in constant touch with the business of the firm. George B. Hopper, vice-president, has charge of all office work, purchases all materials, closes all sub-contracts, etc. Morris P. Altman, whose name has been associated with that of Isaac A. Hopper for the last eighteen years, has full charge of all finances and assists Walter F. Hopper in the supervision of construction.

BUILDING CODE REVISION.

New Ordinance on Strength and Quality of Materials in Preparation.

The Building Committee of the Board of Aldermen, acting through ex-Supt. Rudolph P. Miller, has in preparation a preliminary draft of an ordinance with respect to the materials used on the construction of buildings in the City of New York. When completed and enacted it will form part of the Building Code. The ordinance will provide for testing materials and will describe the qualities and proportions that materials and mixtures should possess. Mr. Miller is prepared to receive at this time pertinent criticisms and suggestions.

Memorandum from Lime Manufacturers.

Appreciating the desire of the authorities of the City of New York to enact a building code which will be fair to all the industrial interests affected, and which will at the same time tend to develop building along the lines of safety and permanency, the Lime Manufacturers' Association of New York, through its code committee, has put before the Building Committee of the Board of Aldermen and its expert adviser, ex-Supt. Miller, a memorandum which sets forth the ideas of the manufacturers with respect to the use of lime mortar in building construction. One of the signatures

to the document is that of Prof. McGregor, of Columbia. An annexed petition contains the signatures of sixty or more builders.

It is claimed that the restrictions upon the use of lime contained in the code prepared by the preceding Building Committee and inherited by the present committee are arbitrary and not based on the results of physical tests. Thus in section 92 it is provided that walls in buildings over 75 feet in height shall be laid in Portland cement mortar to which no lime has been added. This is claimed to be arbitrary, unless it can be proved that a lime-cement mortar would not give the required strength.

The petitioners submit that in the light of experiment and practical experience lime mortar should be used under certain conditions, and under other conditions a mixture of lime and cement. They claim that in all cases a percentage of lime is beneficial, and that the percentage allowed in any case should be dependent upon the various conditions of its use. The memorandum then proceeds to the construction at length of the various sections in the code concerning the use of lime.

New Riverside Drive Apartments.

Plans are being prepared by Valentine & Kissam, architects, for an apartment house to be erected on the property of the L. W. Whitney Estate on Riverside Drive, near the 157th street station of the subway. The plot to be improved contains about 7,000 square feet and is situated on the new service road overlooking the old Riverside Drive about 250 feet north and west from the corner of Audubon place and 158th street.

Plans for McAlpin Addition.

Warren & Wetmore, architects, 16 East 47th street, are preparing plans and specifications for a twenty-five story addition to the Hotel McAlpin, which will be erected at 46-48 West Thirty-fourth street immediately adjoining the present structure. The addition will be on a plot 50x98.9 feet and will cost more than $500,000. With furnishings and equipment the improvement will represent an outlay of about $1,000,000. The addition will in design conform to that of the present hotel. Four additional elevators will be installed and much space in this section will be devoted to the exclusive use of women. Two hundred additional bedrooms will also be included.

New Building for Hampton Shops.

Plans are being prepared by W. L. Rouse, L. A. Goldstone and Jos. L. Steinam, architects, 40 West 32d street, for a modern store and loft building which will be erected for the Hampton shops of the Grand Rapids Furniture Co., 34 West 32d street, in East 50th street, opposite St. Patrick's Cathedral. The facades will be of Gothic design and will harmonize well with the surroundings. The structure will be eleven stories in height, on a plot 56x100 feet. The entrance to the new building will be through a loggia, setting well back from the building line. The first floor will be 25 feet in height, with galleries. Approximately $200,000 is given as the estimated cost of the building.

Proposed Hotel for Artists.

George Mort Pollard, architect, 127 Madison avenue, is working on plans for a nine-story hotel exclusively for artists. The building will be located in the north side of 67th street, one hundred feet west of Central Park West. The plot is 150x100.5 feet. The facade will be of brick and terra cotta designed in Gothic style. In plan this building will be unique in that the bedrooms will be on mezzanine floors, with studios connecting above on main floors. The first floor will contain two large exhibition rooms and on the second floor will be located the main dining room. The other seven floors will be devoted to studios. The owner of the structure is the Hotel des Artistes, Inc., Penrhyn Stanlaws, president. The cost of the project is estimated at more than $800,000.

NO ARCHITECTS SELECTED.

HUDSON FALLS, N. Y.—The Hudson Falls Public Library, Rev. C. D. Kellogg, president, 25 Walnut st, contemplates the erection of a 1-sty public library to cost about $5,000. No architect selected.

TROY, N. Y.—The City of Troy, Board of Contract & Supply, J. J. McLaughlin, secretary, contemplates the erection of a police station to cost about $35,000. Architect will probably be selected by local competition.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jacob Axelrod, 322 West 100th st, owner, is taking bids on subs for two 12-sty apartments on the east side of Broadway, from 88th to 89th sts, from plans by George F. Pelham, 30 East 42d st. C. J. Jeppesen, Inc., 62 West 45th st, steel engineer. Cost, about $200,000.

WHITE PLAINS, N. Y.—Plans are being figured for the 6-sty apartment, 70x90 ft., and 1-sty garage, 20x60 ft., at the northwest corner of South Broadway and N. Y. Post rd, for the Daytona Association, care of Edwin B. Day, Produce Exchange Building, Whitehall and Roosevelt sts, Manhattan. Beverly S. King, 103 Park av, Manhattan, architect. Louis E. Eden, 1 Madison av, Manhattan, steam, electrical and sanitary engineer. Cost, about $80,000.

CEDARHURST, L. I.—Jacob Paul, Central av, owner, is taking bids on general contract for a 4-sty brick tenement, 45x91 ft, at the corner of Spruce st and Willow av, from plans by L. Danancher & Co., Fulton st, Jamaica, L. I.

CHURCHES.

BROOKLYN.—Bids close Feb. 16 for rebuilding the church on the west side of Clinton av, between Fulton st and Atlantic av, for St Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av. Dodge & Morrison, 135 Front st, Manhattan, architects.

DWELLINGS.

NEWARK, N. Y.—Bids close March 4 at 12 m. for the 2-sty brick and stone cottage, 100x150 ft., at the New York Custodial Asylum, for the Board of Managers of N. Y. Custodial Asylum, H. H. Stebbins, D. D., president. Lewis F. Pilcher, Capitol, Albany, State architect. Cost, about $60,000.

HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Bids will close February 16 at 1 p. m. for a 2-sty hospital building, 60x100 ft., at the State Hospital for Crippled & Deformed Children. Lewis F. Pilcher, Capitol, Albany, State architect. Cost, about $35,000.

Garagemen Must Discriminate

Last month the Automobile Club of America opened an exceptionally well appointed 4-story garage on 72d street, near Avenue A. And even before the building was completed the management signed a contract for Edison Service

They reasoned thus: To be a success the building must have a **reliable** light and power supply. Moreover, this supply must be secured at the lowest possible cost. Therefore, the private plant idea was promptly discarded, and arrangements made with representatives of the Central Station company

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SCHOOLS AND COLLEGES.

QUEENS, L. I.—Bids will close February 15 at 3 p. m. for the 4-sty P. S. 35 at Forest and Putnam avs for the Board of Education. C. B. J. Snyder, 59th st and Park av, Manhattan, architect. Cost, about $754,000.

WOODHAVEN, L. I.—Bids will close Feb. 23 at 3 P. M. for the 4-sty P. S. 97 at the southwest corner of Yarmouth and Shipley sts, for the Board of Education, corner of Park av and 59th st, Thomas W. Churchill, president. C. B. J. Snyder, corner of Park av and 59th st, Manhattan. Cost, about $160,000.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV.—Samuel Sass, 32 Union sq, has completed plans for three 5-sty apartments on the west side of Northern av, between 178th and 179th sts, for the Dayton Realty Co., 132 Nassau st. Owner is ready for bids.

49TH ST, George & Edward Blum, 505 5th av, are preparing plans for a 9-sty apartment, 50x100 ft., at 145-149 East 49th st for Goldberg & Kramer, 57-61 West 38th st, owners and builders. Cost, about $200,000. Bids will be taken by owners on all subs and materials about March 5.

SEAMAN AV.—The Tremont Architectural Co., 401 East Tremont av, has been commissioned to prepare plans for three 5-sty apartment houses, 50x100 ft. each, on the west side of Seaman av, 162 ft. north of 207th st, for W. W. Adams, 391 East 149th st.

DWELLINGS.

PARK AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 4-sty residence, 20x80 ft., at 713 Park av for Chas. M. Clark, care of The Bradstreet Co., 346 Broadway. Bids will probably be received by architects about March 17.

FACTORIES AND WAREHOUSES.

EAST BROADWAY.—Chas. M. Straub, 147 4th av, is preparing plans for alterations to the factory, 50x75 ft, at the southwest corner of East Broadway and Katherine st, for Siras & Maltzman, 64 Allen st, lessees, who will receive estimates on subs. Cost, about $6,000.

SCHOOLS AND COLLEGES.

MANHATTAN.— The Board of Education opened bids February 8 for playground benches for various schools. The Nelson Co., Inc., low bidder at $1,380.

STORES, OFFICES AND LOFTS.

5TH AV.—Alfred Freeman, 29 West 34th st, has about completed plans and will soon take bids on the general contract for the 8-sty marble and brick store and office building at 588 5th av for Frank Bros., 224 5th av.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

226TH ST.—J. M. Felson, 1133 Broadway, has completed plans and will take bids about Feb. 24 for two 5-sty apartments, 100x90 ft., in 236th st, 80 ft. east of White Plains av, for A. M. Lubo, care of architect. Total cost, about $80,000.

EAGLE AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 3-sty frame tenement at 687 Eagle av, for Mrs. McDevitt, 709 Eagle av. Cost, about $3,000.

156TH ST,—E. J. Byrne, 148th st and 3d av, is preparing plans for a 5-sty apartment in the south side of 156th st, 100 ft. west of Elton av, to cost about $50,000.

182D ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 4 and 5-sty apartments at the northwest corner of 182d st and Ryer av, for Alexander Wilson, 319 Madison av. Cost, about $40,000.

178TH ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 72x83 ft, in the north side of 178th st, 100 ft west of Prospect av, for Jacob Bloom Realty Corporation, Jacob Bloom, president, 1832 Clinton av. Cost, about $55,000.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 50x94 ft, on the west side of Prospect av, 120 ft north of Tremont av, for Morris Silverman, 1830 Clinton av, owner and builder. Cost, about $45,000.

FACTORIES AND WAREHOUSES.

BOSTON RD.—Edward J. Byrne, 148th st and 3d av, has completed plans for alterations to the theatre at 1351-53 Boston rd, for store and warehouse purposes, for Thos. B. Malcolm, 3651 3d av. Cost, about $7,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids February 8 for forming an office for the Bureau of Attendance and janitor's room on the ground floor of P. S. 33. Louis Koenig, low bidder at $693.

BRONX.—Bids were opened by the Board of Education February 8 for the general construction of new P. S. 48. Laurence J. Rice low bidder at $247,581. For plumbing and drainage of same school. Wells & Newton Co., of New York, at $16,549.

BRONX.—Bids were opened February 8 by the Board of Education for furnishing and delivering glass to various schools. J. H. Werbelovsky estate low bidder at $689.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OSBORNE ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 25x80 ft., in the east side of Osborne st, 100 ft. south of Livonia av, for Israel Max, 402 Osborne st, owner and builder. Cost, about $10,000.

LINDEN AV.—George W. Springsteen, 171 Broadway, Manhattan, is preparing plans for two 4-sty flats, 46x93 ft. each, on Linden av, about 36 ft. west of Rogers av, for Church & Gough, 1344-1346 Jefferson av. Cost, about $28,000 each.

NEW JERSEY AV.—Rosenberg & Robinow, 65 Sherman av, Newark, are preparing plans for a 4-sty tenement, 50x80 ft., at the northeast corner of New Jersey and Belmont avs, for P. Feiner, 335 West 44th st, Manhattan. Cost, about $35,000.

WYTHE AV.—Chas. M. Straub, 147 4th av, Manhattan, has completed plans for a 6-sty apartment, 67x75 ft, at the northeast corner of Wythe av and South 2d st, for the Allen Realty, Pincus Malzman, 64 Allen st, Manhattan, president. Cost, about $50,000.

CHURCHES.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, Manhattan, have completed plans for a 1-sty church, 56x110 ft, on Bushwick av, between Cooper and Moffat sts, for St. Thomas P. E. Church, corner Bushwick av and Cooper st, Rev. Duncan M. Genns, rector, 67 Moffatt st. Cost, about $35,000.

DWELLINGS.

MORGAN AV.—Bauer & Meth, 861 Manhattan av, are preparing plans for a 1-sty smoke house, 27x30 ft., and 3-sty store and residence at the southwest corner of Morgan and Meeker avs for Ernest Matens, care of architects. Cost, about $20,000.

10TH ST.—A. White Pierce, 59 Court st, has completed plans for two 2-sty brick residences in the east side of East 10th st, 167 ft. north of Av M, for Thos. Faulk, on premises. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

CONEY ISLAND AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for alterations and additions to the 4-sty warehouse, 100x60 ft., on the west side of Coney Island av, about 300 ft. south of Park Circle, for Chas. D. Strang, 195 South Portland av. Cost, about $20,000. Bids will soon be received on general contract by the owner.

STORES, OFFICES AND LOFTS.

UNDERHILL AV.—W. T. McCarthy, 16 Court st, has completed plans for 2-sty brick stores at 214 Underhill av for the Kessau Realty Co., 196 Prospect Park West. Cost, about $10,000.

Queens.

DWELLINGS.

EDGEMERE, L. I.—William E. Sandifer, 558 Boulevard, Rockaway Beach, L. I., has completed plans for a 2½-sty frame residence, 24x30 ft., on the west side of Frank av, 522 ft. south of Boulevard, for W. Mehrtens, Frank av. Cost, about $5,000.

ROCKAWAY PARK, L. I.—Farrell & Boerum, Rockaway Beach, have received the general contract to erect a 2½-sty frame residence, 30x38 ft., on North Suffolk av for F. A. Dacia, this place. Cost, about $6,000.

WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for three 2-sty frame residences, with stores, at the northeast corner of Thrall av and Fulton st for Fred and George Eierman, 639 Jamaica av, Brooklyn. Cost, about $12,000.

RICHMOND HILL, L. I.—George L. Crane, 2706 Jamaica av, has completed plans for two 2½-sty frame residences on Benedict av, 245 ft. north of Jamaica av, for Reiser & Schaeffer, Woodhaven, L. I. Total cost, about $10,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2½-sty frame residence, 18x40 ft. on the north side of Van Nostrand pl, 100 ft. east of New York av, for William Walters, 6 Van Nostrand pl, owner and builder. Cost, about $4,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Fred H. Horenburger, 122 Bowery, Manhattan, has completed plans for a 2½-sty frame residence, 21x42 ft., on the north side of Richmond turnpike, 75 ft. east of Fairview av, for Miss Dorothy Heyl, 122 Bowery. Cost, about $2,500.

NEW BRIGHTON, S. I.—Plans have been completed privately for two 2-sty frame residences on west side of York av, 551 ft. south of 3d st, for B. B. Babbitt, 85 Bay View av, New Brighton, owner and builder. Total cost, about $7,000.

TOTTENVILLE, S. I.—C. O. Petersen, 224 Wood av, has completed plans for a 2-sty frame residence and store, 32x46 ft., at the southwest corner of Amboy rd and Brehaut av, for Joseph Krmzyen, Port Richmond, S. I. Cost, about $6,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—F. A. Carr, 14 South Broadway, has completed plans for a 3-sty frame apartment, 24x53 ft, at 59 Douglas av, for Caroline C. Fairlie, 123 Lake av. Cost, about $6,500.

YONKERS, N. Y.—Anthony De Pace, 854 East 217th st, Yonkers, has completed plans for a 3-sty store and apartment house, 25x58 ft, in the south side of 2d st, east of Saw Mill River rd, for Felice Malatosta, 160 Willow st. Cost, about $6,500.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty brick and stone residence on South Broadway for David L. Luke, 353 West 87th st, Manhattan. Cost, about $150,000. Work will be started this spring.

MOUNT VERNON, N. Y.—The Manor Building Co., care of architect, S. A. Guttenberg, Proctor Building, contemplates the erection of two 2½-sty frame and stucco residences on Claremont av, to cost about $7,000 each.

MOUNT VERNON, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 23x44 ft, at 318 Hutchinson Boulevard, for John F. Fairchild, 8 South 2d av. Cost, about $5,000.

MUNICIPAL WORK.

BRIARCLIFF MANOR, N. Y.—Clyde E. Potts, 30 Church st, Manhattan, has completed plans for a sewage disposal system for the village of Briarcliffe Manor, Paul M. Haynes, president. Cost, about $60,000.

STABLES AND GARAGES.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 1-sty brick stable, 16x95 ft, on Nepperhan av, for Harry Spiegel, 320 Nepperhan av. Cost, about $4,500.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—William Crawford, 5 East 42d st, has received the general contract to erect nine 3-sty tenements, 27x68 ft, on Baychester av, south of Boston rd, for Henry J. Crawford, 5 East 42d st. Louis Alimendinger, 926 Broadway, Brooklyn, architect. Cost, about $72,000.

CHICAGO, ILL.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract to install the concrete piles for the apartment house on Delaware pl and Seneca st, Chicago, Ill. William Ernest Walker, architect. McLennan Construction Co., general contractor.

DWELLINGS.

YONKERS, N. Y.—McNally & Buckholz, 520 Kimball av, have received the general contract to erect a 2½-sty frame residence, 21x30 ft., at 196 Edgewood av for Ernest Benson, U. S. Navy, 82 Crescent pl.

WEST NEW BRIGHTON, S. I.—O. H. Lee, 231 Nicholas av, Port Richmond, S. I., has received the general contract to erect a 2-sty frame residence, 22x26 ft., in the west side of Elizabeth st, 142 ft. south of Prospect st, for L. G. H. Ettlinger, 415 Richmond av, Port Richmond. Frank B. Sterner, 93 Lexington av, Port Richmond, architect. Cost, about $3,000.

FLUSHING, L. I.—Isaac Wichselbaum, 137 46th st, Flushing, has received the general contract to erect two stores and residence at 5 Main st, for David Zion, 90 Main st. A. E. Richardson, 100 Amity st, architect. Cost, about $8,000.

HILLSIDE, L. I.—Roberts Nash & Co., 97 Amity st, Flushing, L. I., have received the general contract to erect a 2½-sty hollow tile and stucco residence for R. O. Campion, care of architect, Frank A. Sinnott, 1328 Broadway, Manhattan. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

PITTSBURGH, PA.—(Sub.)—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the standard concrete piles and reinforced concrete footings for the extension of the large warehouse for H. J. Heinz Co.

LONG ISLAND CITY.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract to install the concrete piles in the building for the Brett Lithograph Co. William Higginson, architect. The American Concrete Steel Co., general contractor.

HOSPITALS AND ASYLUMS.

BROOKLYN.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract to install concrete piles for the foundation of the nurses' home of the Methodist Episcopal Hospital.

CLEVELAND, O.—(Sub.)—The contract for the concrete piles for the foundation of the power plant for the City Hospital has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan. J. H. Wells, general contractor.

SCHOOLS AND COLLEGES.

RIDGEFIELD PARK, N. J.—John J. Egan, 523 Jersey av, Jersey City, has received the general contract to erect a 2-sty church and parochial school for St. Francis R. C. Church, Rev. John M. McDonald, 114 Mt. Vernon st, rector. F. J. Schwarz, 113 Ellison st, Paterson, architect. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Thomas Reynolds & Son, 867 South 19th st, Newark, have received the general contract, and Zacher & Kurbie, Madison av, Irvington, N. J., the carpentry, for alterations and additions to the building at 503 Orange st, northeast corner of Roseville av, for store, office and apartment purposes. John B. Foster, 596 Orange st, owner. F. S. & S. E. Sutton, Union Building, architects. Cost, about $15,000.

JERSEY CITY, N. J.—(Sub.)—Peter Redfern & Son, 571 Jackson av, have received the mason contract for five 1-sty brick stores, 50x100 ft., at Monticello and Belmont avs, for W. Brown, care of architect, William Newmann, 202 Ogden av.

BROOKLYN.—Franklin Story, 748 Flushing av, has received the general contract to alter the store and office building at 776 Broadway, for the Manufacturers & Citizens' Trust Co., 774 Broadway. Shampan & Shampan, 772 Broadway, architects.

MISCELLANEOUS.

POINT O' WOODS, L. I.—H. H. Smith Building Co., East Main st, Bayshore, L. I., has received the general contract to rebuild the life saving station, boat house and accessories for the U. S. Government, Capt. S. I. Kimball, Treasury Department, 15th st and Penna av, N. W., Washington, D. C. Cost, about $8,000. Plans prepared privately.

PHILADELPHIA, PA.—John M. Gessler's Sons, Philadelphia, Pa., have received the contract to erect the Webb Mausoleum in Laurel Hill Cemetery, here, from plans by Gillespie & Carrel, 1123 Broadway, Manhattan.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST, 144-146 West, s s, 197 e 7th av, 6-sty brick stores and tenements, 49x87; cost, $45,000; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 40.

ACADEMY ST, w s, 225 n Broadway, two 5-sty brick tenements, 50x125 and 50x124; cost, $120,000; owner, Hudson Investing Co., 27 Cedar st, Fred F. French, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 43.

161ST ST, s s, 125 w Ft. Washington av, 6-sty brick apartment, 150x86; cost, $150,000; owner, Hudson View Construction Co, 189 Broadway, Henry Friedman, president; architects, Young & Wagner, 1204 Broadway. Plan No. 39.

HOTELS.

67TH ST, 3-9 West, n s, 100 w Central Park West, 9-sty brick fireproof hotel, 150x90; cost, $500,000; owner, Hotel Des Artistes, Inc., 33 West 67th st, Penrhyn Stanlaws, Pres.; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 42.

STABLES AND GARAGES.

BROADWAY, s s, 300 w 207th st, 1-sty brick non-fireproof garage and store, 50x143; cost, $12,000; owner, Jos. Marx, 3069 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 41.

Bronx.

DWELLINGS.

EDSON AV, e s, 356.42 s Bussing av, 2-sty frame dwelling, shingle roof, 18x26; cost, $2,500; owner, G. Adams, 103 West 104th st; architects, Dinnebell Bros., 200 5th av. Plan No. 53.

FACTORIES AND WAREHOUSES.

LINCOLN AV, e s, 50 s 135th st, 1-sty brick shop, 25x30; cost, $500; owner, H. Schulmbohm, on premises; architect, H. F. Schumbohm, 537 West 144th st. Plan No. 57.

STABLES AND GARAGES.

OGDEN AV, w s, 50 s Union pl, 1-sty brick garage, 18.1x24.1; cost, $300; owner, Max Goldwasser, 1102 Ogden av; architect, Jacob Lurtig, 1477 Madison av. Plan No. 67.

STORES AND DWELLINGS.

WHITE PLAINS AV, s e cor 220th st, 3-sty brick store and dwelling, tin roof, 24.10x60; cost, $11,000; owners, Halprin Bros., 3842 White Plains av; architect, Geo. F. Crosier, 223d st and White Plains av. Plan No. 65.

STORES AND TENEMENTS.

BAILEY AV, n e cor 229th st, two 5-sty brick tenements, slag roof, 69.6x69.1, 46.8x73.8; cost, $80,000; owner, Freeman St. Co., John Mulligan, 1474 Shakespeare av, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 58.

TIEBOUT AV, w s, 102.2¾ s Fordham rd, two 5-sty brick tenements, slag roof, 50.0½x93; cost, $100,000; owners, Eberhardt & Poogur, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 60.

VALENTINE AV, e s, 88.10½ s Fordham rd, two 5-sty brick tenements, slag roof, 50.0½x107; cost, $100,000; owners, Eberhardt & Podgur, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 59.

176TH ST, s s, 62 w Marmion av, 5-sty brick tenement, plastic slate roof, 50x86.10; cost $50,000; owners, The Benenson Realty Co., Benj. Benenson, 401 East 152d st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 56.

CRESCENT AV, n e cor Hughes av, 5-sty brick stores and tenement, plastic sate roof, 67 x65.6; cost, $55,000; owners, Farago Construction Co., Emilio Farago, 2407 Beaumont av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 54.

GRANT AV, s w cor McClellan st, four 5-sty brick tenements, slag roof, 40x66, 36.6x80; cost, $115,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 55.

COLLEGE AV, n w cor 168th st, four 5-sty brick tenements, plastic slate roof, 36x85, 38x76.6, 38x40; cost, $145,000; owner, Albert J. Schwarzler, 369 East 167th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 51.

MORRIS AV, n e cor 168th st, two 5-sty brick stores and tenements, plastic slate roof, 39.7x79, 40x90; cost, $85,000; owner, Albert J. Schwarzler, 369 East 167th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 52.

STORES AND TENEMENTS.

ALBANY CRESCENT, e s, 100.07 n Bailey av, 5-sty brick tenement, plastic slate roof, 112x96; cost, $75,000; owner, Michael J. Martin, 1123 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 66.

184TH ST, s s, 64.14 e Tiebout av, two 5-sty brick tenements, slag roof, 39x80.03, 40.59x80.88; cost, $60,000; owner, Kovacs Const. Co., Julian Kovacs, 293 Alexander av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 64.

184TH ST, 143.73 e Tiebout av, 5-sty brick tenement, slag roof, 127.97x80.89; cost, $40,000; owner, Kovacs Const. Co., Julian Kovacs, 293 Alexander av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 63.

COLLEGE AV, e s, 109.80 s 170th st, two 5-sty brick tenements, slag roof, 50x88; cost, $80,000; owner, C. J. Carey Bldg. Co., C. J. Carey, 1879 Southern boulevard, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 68.

MORRIS AV, e s, 95 s 169th st, ten 5-sty brick tenements, plastic slate roof, 39.7x100, 39.7x79, 39.7x71; cost, $350,000; owner, Albert J. Schwarzler, 369 East 169th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 61.

STEBBINS AV, w s, 569.08 s Westchester av, three 5-sty brick tenements, slag roof, 40x88; cost, $120,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 62.

Brooklyn.

DWELLINGS.

EAST 10TH ST, e s, 167 n Av M, two 2-sty brick dwellings, 20x46, gravel roof, 1 family each; total cost, $7,000; owner, Thos. Faulkner, on premises; architect, A. White Pierce, 59 Court st. Plan No. 703.

EAST 22D ST, e s, 180 s Av M, 2-sty frame dwelling, 24x36.6, shingle roof, 1 family; cost, $5,000; owners, Parkin & Steiner, 5 Canarsie lane; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 685.

47TH ST, n s, 140 w 16th av, 2-sty frame dwelling, 24x44, shingle roof, 2 families; cost, $6,000; owner, Morris Woisk, 4515 15th av; architect, Sami. Gerdstein, 1168 45th st. Plan No. 687.

EAST 10TH ST, w s, 400 n Av J, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $5,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 724.

EAST 12TH ST, w s, 80 s Av J, 2-sty frame dwelling, 18x51, shingle roof, 2 families; cost, $4,500; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 735.

EAST 28TH ST, s e cor Voorhees av, five 1-sty frame dwellings, 16x35, shingle roof, 1 family each; total cost, $5,000; owner, Pierrepont Davenport, 13 Willoughby st; architect, John C. Simms, 2425 Valentine st. Plan No. 768.

BARREN ISLAND, east end, 1-sty frame dwelling, 21x30, gravel roof, 1 family; cost, $500; owner, Anthony Krupin, Barren Island; architect, S. Millman, 1780 Pitkin av. Plan No. 740.

EAST 2D ST, e s, 200 s Albermarle rd, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $28,000; owner, August Wuest, 324 East 7th st; architect, B. F. Huuson, 319 9th st. Plan No. 787.

WEST 29TH ST, w s, 170 n Railroad av, 2-sty brick dwelling, 31.6x53.3, tin roof, 2 families; cost, $9,000; owner, Seigel Contracting Co., 66 West 119th st, Manhattan; arcnitect, Benj. W. Levitan, 20 West 31st st, Manhattan. Plan No. 775.

EAST 52D ST, w s, 140 s Tilden av, two 2-sty brick dwellings, 20x32, slag roof, 1 family each; total cost, $4,000; owner, Israel Postrelka, 500 Christopher av; architect, Harry Dori, 614 Kosciusko st. Plan No. 780.

STANLEY AV, n s, 75 w Pennsylvania av, 1-sty frame dwelling, 25x36, slag roof, 1 family; cost, $800; owner, Anna Levine, 1593 Prospect pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 799.

3D AV, n w cor 92d st, 3-sty brick store and dwelling, 20x34, slag roof, 2 families; cost, $7,000; owner, Waldo Strayer, 359 76th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 778.

FACTORIES AND WAREHOUSES.

MONTAUK AV, w s, 100 s Atlantic av, 1-sty brick shop, 20x16, gravel roof; cost, $250; owner, L. I. R. R.; Michael Marcesa, lessee, 272 Elton st; architect, Dominick Salvati, 525 Grand st. Plan No. 721.

RAILROAD AV, n w cor West 17th st, 1-sty frame shop, 14x20, gravel roof; cost, $300; owner, Burt G. Lewis, 2906 West 17th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 750.

HOTELS.

WEST 29TH ST, w s, 140 n Railroad av, 2-sty frame hotel, 24x85.6, tin roof; cost, $9,000; owner, Seigel Contracting Co., 66 West 119th st, Manhattan; architect, Benj. W. Levitan, 20 West 31st st, Manhattan. Plan No. 776.

STABLES AND GARAGES.

CARROLL ST, s w cor Brooklyn av, 1-sty brick garage, 12x20, gravel roof; cost, $300; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 754.

EAST 40TH ST, n w cor Snyder av, 2-sty frame stable, 40x50, gravel roof; cost, $1,500; owner, Rose Moore, 211 East 40th st; architect, S. Millman, 1780 Pitkin av. Plan No. 745.

EAST 18TH ST, e s, 140 s Av K, 1-sty frame garage, 18x18, shingle roof; cost, $300; owner, Sami. Wolf, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 684.

STORES AND DWELLINGS.

FLATBUSH AV, n e cor Robinson st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, $9,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 711.

FLATBUSH AV, e s, 20.4 s Robinson st, five 3-sty brick stores and dwellings, 20x54.2, slag roof, 2 families each; total cost, $40,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 710.

MERMAID AV, n w cor 30th st, 3-sty frame store and dwelling, 17x37, gravel roof, 2 families; cost, $3,000; owner, Stephen S. Gorey, 1399 Pacific st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 727.

MORGAN AV, s w cor Meeker av, 3-sty brick store and dwelling, 35.6x82.2, gravel roof, 2 families; cost, $12,000; owner, Ernest Martens, 861 Manhattan av; architect, Christian Bauer, 861 Manhattan av. Plan No. 727.

5TH AV, s s, 36 w Orrington av, three 3-sty brick stores and dwellings, 19.11x56.8, slag roof, 1 family each; total cost, $18,000; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 715.

5TH AV, e s, 64.4 n 84th st, two 3-sty brick stores and dwellings, 21.5x59.4, gravel roof, 2 families each; total cost, $10,000; owner, Francis Lee, 432 67th st; architect, F. W. Stork, 7416 3d av. Plan No. 733.

5TH AV, s s, 75.8 w Ovington av, 3-sty brick store & dwelling, 19.11x56.8, slag roof, 2 families; cost, $7,500; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 714.

5TH AV, s s, 115.7 w Ovington av, three 3-sty brick stores and dwellings, 19.11x56.8, slag roof, 2 families each; total cost, $18,000; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 713.

CHURCH AV, n e cor West st, 3-sty brick store and dwelling, 20x98, slag roof, 2 families; cost, $8,000; owner, Veneer Bldg. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 760.

CHURCH AV, n s, 20 e West st, nine 3-sty brick stores and dwellings, 19x55, slag roof, 2 families each; total cost, $58,500; owner, Veneer Bldg. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 759.

3D AV, w s, 20 n 92d st, four 3-sty brick stores and dwellings, 20x54, slag roof, 2 families each; total cost, $20,000; owner, Waldo Strayer, 339 76th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 779.

STORES AND TENEMENTS.

42D ST, n s, 120 w 15th av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, $16,000; owner, Jos. G. Parker, 1243 38th st; architect, S. Millman, 1780 Pitkin av. Plan No. 773.

MISECLLANEOUS.

THATFORD AV, w s, 100 n Pitkin av, 2-sty brick post office, 50x100, gravel roof; cost, $15,000; owner, Jos. A. Solovei, 66 Thatford av; architect, Max Hirsch, 391 Fulton st. Plan No. 763.

CONSELYEA ST, 28, 2-sty brick shed, 25x17, slag roof; cost, $250; owner, Antonitte Simonetti, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 793.

Queens.

DWELLINGS.

JAMAICA.—Compton ter, s s, 320 w Homer Lee av, 2½-sty brick dwg, 45x34, tile roof, 1-family, steam heat, cost $8,000; owner, E. W. F. Mannen, 11 Compton ter, Jamaica; architect, B. F. Mellen, 44 King st, Jamaica. Plan No. 230.

MORRIS PARK.—Mill st, s s, 75 e Wicks st, 2½-sty frame dwelling, 18x36, shingle roof, 1-family, steam heat; cost, $2,500; owner and architect, Alex. J. Nelson, 1439 Dakota st, Dunton. Plan No. 231.

MORRIS PARK.—Repper av, e s, 303 n Metropolitan av, ten 2-sty frame dwellings, 20x40, tin roof, 10 families; cost, $18,000; owner, John A. Hoerning, 45 Morton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan Nos. 233-234-235-236-237.

ROCKAWAY BEACH.—L. I. R. R., n s, 200 w North Judson av, 1-sty frame dwelling, 10x30, shingle roof, 1-family; cost, $100; owner and architect, Tilyou Realty Co., Steeplechase Park, Coney Island. Plan No. 232.

WOODHAVEN.—Benedict av, e s, 245 n Jamaica av, two 2½-sty frame dwellings, 24x48, shingle roof, 2 families; cost, $11,000; owners, Kaiser & Schaeffer, 3926 Brandon av, Woodhaven; architect, Geo. E. Crane, Welling st, Richmond Hill. Plan Nos. 238-239.

WOODHAVEN.—Willard av, w s, 100 n Jamaica av, two 2½-sty frame dwellings, 18x37, shingle roof, 1-family, steam heat; cost, $5,000; owners, Kaiser & Schaeffer, 3926 Brandon av, Woodhaven; architect, Geo. E. Crane, Welling st, Richmond Hill. Plan Nos. 240-241.

ELMHURST.—Chestnut st, n s, 100 w Hillcrest av, 2-sty brick dwelling, 22x44, tin and slag roof, 2 families; cost, $4,000; owner, Valcor Svodoboda, 498 East 70th st, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 251.

ROCKAWAY BEACH.—Beach 108th st, e s, 592 s Boulevard, five 2-sty frame dwellings, 14x 90, shingle roof, 1 family; cost, $4,500; owner, Edw. G. Lilen, 64 Herbert st, Brooklyn; architect, E. Stelly, Jr., Arverne. Plan Nos. 246 to 250.

JAMAICA.—Humboldt boulevard, s s, 126 e Jay st, 2-sty frame dwelling, 19x36, tin roof, 2 families; cost, $2,400; owner, Marx Strenk, 25 Humboldt boulevard, Jamaica; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 245.

SOUTH OZONE PARK.—Hamburg st, e s, 300 s Shore av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $1,800; owner, Frank LaConta, Rockaway rd, South Ozone Park; architect, A. West, South Ozone Park. Plan No. 244.

OZONE PARK.—Lawn av, e s, 150 n Belmont av, 2-sty frame dwelling, 18x38, gravel roof, 2 families; cost, $2,000; owner, V. Vincinquerro, Rockaway rd, South Ozone Park; architect, A. Cehlo, Woodhaven. Plan No. 242.

FACTORIES AND WAREHOUSES.

WOODHAVEN.—Lot av, w s, 147 s Boulevard, 1-sty tile storage building, 22x100, tin roof; cost, $800; owner, Martin M. Woods, 203 Lincoln av, Belden; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 228.

STABLES AND GARAGES.

MORRIS PARK.—Rockaway rd, n e cor Lefferts av, 1-sty frame garage, 10x12, shingle roof; cost, $100; owner, G. Stoutentisch, premises. Plan No. 229.

RICHMOND HILL.—Ridgewood av, s w cor Briggs av, 1-sty frame garage, 10x16, shingle roof; cost, $150; owner, Dr. Norman C. Goodwin, Ridgewood and Briggs avs, Richmond Hill. Plan No. 227.

STORES AND DWELLINGS.

JAMAICA.—Unionhall st, e s, 311 s Fulton st, 3-sty brick store and dwelling, 22x43, tin roof, 2 families; cost, $5,000; owner, James S. Lawson, 192 Broadway Manhattan; architect, Albert W. Lewis, 929 Portland av, Brooklyn. Plan No. 226.

MISCELLANEOUS.

L. I. CITY.—Barn st, n w cor L. I. R. R., erect steel water tower; cost, $1,300; owner, West Disinfecting Co., East 42d st, Manhattan. Plan No. 243.

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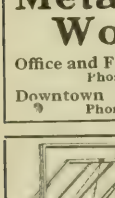
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(Plans Filed—New Buildings—Continued.)

Richmond.

DWELLINGS.

MAPLE ST, n s, 340 e Cedar st, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, $400; owner, Chas. Braun, 655 East 163d st, Manhattan; builder, Harry A. Wilkes, New Dorp. Plan No. 50.

UNION ST, e s, 330 s Chestnut st, Mariners Harbor, 2½-sty frame dwelling, 19x23; cost, $2,400; owner, John Jardine, 14 Steinway av, Astoria, L. I.; architect, C. L. Varrone; builder, Jos. Farrell, 31 Jackson av, Corona, L. I. Plan No. 56.

BUCHANAN AV, e s, 380 s Willow Brook rd, South New York, 2-sty brick dwelling, 25x25; cost, $2,500; owners, Aliotta Gaetarro & Christopher Palmieri, 91 Elizabeth st, Manhattan; architect, Lucian Pisciotta, 391 East 149th st, Manhattan; builders, Gaetano & Palmieri, 91 Elizabeth st, Manhattan. Plan No. 53.

HOWARD AV, w s, 712 s Eddy st, Stapleton, 2½-sty brick dwelling, 120.2x48.9; cost, $45,000; owner, John H. Gans, Stapleton; architect, Henry G. Otto, 6 Jackson st, Tompkinsville; builders, Henry Spruck & Son, Tompkinsville. Plan No. 55.

RICHMOND RD, n s, 350 e Cedar av, New Dorp, 2-sty brick dwelling, 19.6x52; cost, $5,000; owner, Benj. W. Hitchcock, 25 Ann st, Manhattan; architect and builder, Chas. D. Doroshook, Castleton Corners. Plan No. 58.

RICHMOND TURNPIKE, n s, 50 e Fairview av, New Brighton, 2½-sty frame dwelling, 28x33; cost, $3,000; owner, Dorothea Heyl, 122 Bowery, Manhattan; architect, F. H. Horenburger, 122 Bowery, Manhattan. Plan No. 51.

STABLES AND GARAGES.

5TH ST, s s, 131 w Guyon av, Oakwood, 1-sty frame garage, 20x15; cost, $500; owner, Chas. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jas. Whitford, St. George; builder, E. K. Whitford, Port Richmond. Plan No. 49.

FISK AV, n w cor Waters av, Westerleigh, 1-sty tile garage, 19x14; cost, $750; owner, G. N. W. Taliman, Westerleigh; architect, Jas. Whitford, St. George; builders, N. W. Osborn & Son, Mariners Harbor. Plan No. 52.

STORES AND DWELLINGS.

RICHMOND AV, w s, 84 s Harrison av, Port Richmond, 2-sty brick store and dwelling, 26x60; cost, $6,000; owner, Richard Schnible, Port Richmond; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 54.

MISCELLANEOUS.

SIMONSON AV, e s, rear of 92, Port Richmond, 1-sty frame greenhouse, 11x25; cost, $100; owner, Thos. H. Madely, Port Richmond; owner builds. Plan No. 48.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 20-22, New st, 18-28, Exchange pl, 65-67, two panels of wind bracing between floors to be replaced with portal construction, 20-sty brick office building; cost, $3,000; owner, Commercial Cable Co., 20 Broad st; architects, Milliken Bros., Inc., 17 Battery pl. Plan No. 245

BROOME ST, 126; 24-26 Pitt st, remove stairs and partitions, lower beams, install elevator, install new stairs, new columns and girders, toilet rooms, plumbing, cut down windows to 6 and 7-sty brick stores and lofts; cost, $15,000; owner, Broome Const. Co., Louis Rossin, Pres., 5-7 Attorney st; architect, Samuel Sass, 32 Union sq. Plan No. 210.

CEDAR ST, 58-64, iron stairs, terra cotta partitions to 6-sty brick office building; cost, $3,000; owner, Mutual Life Insurance Co., 32 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 213.

CHRISTOPHER ST, 53, structural steel, concrete work to 2-sty brick bakery and dwelling; cost, $250; owner, Myra R. Harper, 231 Pearl st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 221.

CLINTON ST, 100, resetting of roof beams, bulkhead, fireproof door and window, change from windows to doors to 3-sty brick store and dwelling; cost, $500; owner, Nathan Goldstein, 100 Clinton st; architect, Wm. Huenerberg, 1114 Forest av. Plan No. 207.

DELANCEY ST, 88, removal of bathroom, new water closet to 5-sty brick stores and tenement; cost, $250; owner, Percival C. Smith, 46 Cedar st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 227.

GOUVERNEUR ST, 47, water closet compartment to 4-sty brick tenement; cost, $150; owner, Jennie Ginsberg, 47 Gouverneur st; architect, Samuel Cohen, 503 5th av. Plan No. 214.

GRAND ST, 54-58, steel floor beams to 2-sty brick stores and loft; cost, $225; owner, Mary Drucker, 3605 Broadway; architect, Frank Klein, 57 Grand st. Plan No. 224.

GRAND & ALLEN STS, n e cor, 308 Grand st, partitions, metal lath and plaster, struc. steel, copper kalamein store fronts to 2-sty brick stores; cost, $600; owner, Frank Mandel, 310 Grand st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 225.

IRVING PL, 57-59, remove brick wall, remove floors, remove roof, replace with steel columns, fireproof floors, provide new fireproof stairs to 4-sty brick garage; cost, $15,000; owner, Estate of P. Ann Sackett, A. D. Weekes, atty, and exec., 45 William st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 243.

LAWRENCE ST, 90, 1-sty brick extension to 2-sty brick shop and dwelling; cost, $1,500; owner, Eder A. Vogdes, San Diego, Cal; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 204.

PEARL ST, 393, tank, steel supports to 5-sty brick factory; cost, $100; owner, M. Bayard Brown, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 209.

RIVINGTON ST, 126, remove partitions, erect new stairway, erect new partitions to 3-sty brick dwelling; cost, $1,000; owner, Rosa Mintz, 126 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 234.

STANTON ST, 143, install new toilet compartment, remove present toilet structure to 3-sty brick stores and apartments; cost, $200; owner, Dr. Louis Fischer, 155 West 85th st; architects, Gross & Kleinberger, 75 Bible House, Astor pl. Plan No. 212.

14TH ST, 60-62 East, terra cotta block partitions, cement floor, metal ceiling repairs to 3-sty brick cafe and restaurant; cost, $1,800; owner, Palmer Estate, Walter P. Meyers, exr., 832 Broadway; architect, Wm. J. Bauer, 393 Lenox av. Plan No. 222.

14TH ST, 103 West, fire escapes, fireproof window to 5-sty brick store and lofts; cost, $200; owner, Roberts Estate, John F. Patterson, trustee, 2 Wall st; architects; John B. Snook Sons, 261 Broadway. Plan No. 219.

18TH ST, 123 East, stairs, stair enclosures (metal, lath and plaster), fireproof doors, bulkhead, water closet compartments, fireproof windows, skylights, structural steel, mason work, fire escapes to 3-sty brick store and salesrooms; cost, $4,000; owner, Anna M. Pender, 123 East 18th st; architect, Otto Reissmann, 147 4th av. Plan No. 215.

19TH ST, 29-33 East, iron stairway, terra cotta block enclosure, bulkhead, (terra cotta block), struc. steel to 8-sty brick store and loft building; cost, $5,000; owner, Kendall Estate, care Merrill & Rogers, 100 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 231.

20TH ST, 510 East, two stalls, rerrangements of front to 2-sty brick slaughter house (for use as stable); cost, $250; owner, John Brookman, 88 Wall st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 244.

28TH ST, 42 East, install dumbwaiter, fireproof blocks, fireproof doors to 6-sty brick fireproof stores and hotel; cost, $100; owner, Borough Realty Co., 99 Nassau st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 242.

34TH ST, 46-48 West, 23-sty brick, limestone and terra cotta fireproof addition, 50x197, to Hotel McAlpin; cost, $500,000; owner Greeley Square Hotel Co., Chas. A. B. Pratt, president, 34th st and Broadway; architects, Warren & Wetmore, 16 East 47th st. Plan No. 216.

44TH ST, 508 West, store front to 4-sty brick tenement; cost, $250; owner, Wm. McClane, 508 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 232.

48TH ST, 106-108-110 West, removal of encroachments, stairs, brick rear extension (kitchen), stairs, partitions to three 4-sty brick dwellings (to be used as club house); cost, $13,000; owner, Friars Club, George M. Cohan, abbot, 107 West 45th st; architects, Jacobs & Maher, 431 West 14th st. Plan No. 217.

54TH ST, 415-17-19-21-23 East, brick hoist enclosure, fireproof doors to 2-sty brick laundry; cost, $750; owner, Louis Schnurmacher, 1st av and 62d st; architect, John F. Kuhn, 328 East 51st st. Plan No. 229.

54TH ST, 12 East, erect new wood stair to 4-sty brick dressmaker; cost, $100; owner, Mrs. Charlotte E. Van Smith, 12 East 54th st; architect, A. L. Beineix, 452 West 160th st. Plan No. 236.

64TH ST, 402 East, new stairs, construct bulkhead, wall ventilator, wood stairs, fireproof door to 5-sty brick cigar factory; cost, $100; owner, Francis J. Breslin, 402 East 64th st; architect, John H. Friend, 148 Alexander av. Plan No. 235.

87TH ST, 177½ East, partitions to 5-sty brick stores and lofts; cost, $175; owners, Greenwald Bros., 177½ East 87th st; architect, Sidney F. Oppenheim, 133 East 80th st. Plan No. 228.

95TH ST, 38 West, bathroom, change of doors, resetting of skylight to 3-sty brick residence; cost, $900; owner, Henry Von Bremen, cor 231st st and Palisade av; architect, Fredk. W. Acock, 35 Wyona st, Brooklyn. Plan No. 205.

103D ST, 18 West, remove brick work, install new store fronts and beams, cut wall, new sinks, cut window opening, remove partitions to 5-sty brick stores and tenement; cost, $2,000; owner, Agnes Reaske, 455 West 40th st; architect, Geo. H. VanAuken, 1269 Broadway. Plan No. 240.

104TH ST, 106 East, remove partition, enlarge wall to 2-sty brick dwelling and store; cost, $200; owner, Julius Bachrach, 149 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 238.

104TH ST, 85 West, galvanized iron ventilating duct, partitions to 5-sty brick stores and tenement; cost, $250; owner, Janet Burchell, 875 Park av; architect, M. Jos. Harrison, 239 Grand st. Plan No. 233.

114TH ST, 202 West, to increase seating capacity, removal of partitions, gallery extension, structural steel to 1-sty brick church; cost, $300; owner, German Apostolic Church, 202 West 114th st; architects, Jas. E. Brooks Co., 45 Broadway. Plan No. 220.

181ST ST, 653-65 West, 1-sty brick extension to 6-sty brick apartment; cost, $3,000; owner, Bendheim Constr. Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 230.

BOWERY, 104, removal of brick wall, substituting pine posts and girders to 4-sty brick store and lofts; cost, $1,000; owner, Joseph R. Husson, 360 West 57th st; architect, George M. McCabe, 96 5th av. Plan No. 226.

BOWERY, 312-14, steps, iron doors to 3-sty brick store and lofts; cost, $100; owner, Abraham Kinz, 314 Bowery; architect, Benj. Levitan, 20 West 31st st. Plan No. 223.

BROADWAY, 870, iron stairs, windows (iron lintels), removal of window piers to 4-sty brick stores and lofts; cost, $1,200; owner, Daniel Stone and Edgar, 84 William st; architect, Arthur T. Sutcliffe, 109 Broad st. Plan No. 218.

BROADWAY, 350-352, new toilet room, terra cotta blocks, build partitions, fireproof door provided to 9-sty brick fireproof office; cost, $1,500; owner, Frank N. Hoffstat, 180 Central Park South; architect, F. C. Browne, 220 5th av. Plan No. 239.

BROADWAY, 1672-74, provide kitchen, stud and plaster, partitions to 9-sty brick stores and tenement; cost, $1,000; owner, Geo. H. Earle, 235 South 31st st, Philadelphia, Pa.; architect, Geo. Dress, 1436 Lexington av. Plan No. 241.

5TH AV, 570, fire-escapes, fireproof passageway, terra cotta block, iron stair, fireproof doors, terra cotta block stair enclosure, fireproof windows to 6-sty brick store and lofts; cost, $1,500; owner, Stevens Estate, U. S. Trust Co., trustee, 45 Wall st architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 208.

5TH AV, 1083, removal of rear portion of building, to reface front wall with limestone, rear addition, new tier of beams, stairs to brick dwelling; cost, $30,000; owner, Archer M. Huntington, 1083 5th av; architect, Ogden Codman, 340 Madison av. Plan No. 206.

6TH AV, 675-677, two entrances, lintel, remove gable wall, cast iron columns, provide flower stand, new stairs, erect partitions, new toilet room, cinder concrete arches, build bulkhead to 4-sty brick stores, dwelling and lofts; cost, $2,000; owner, Estate of Frank McDonald, James McDonald, exec., 101 West 32d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 211.

7TH AV, 2140, new store front, partitions of spruce studs and plaster, remove cellar stairs, new water closet and sink to 5-sty brick stores and tenement; cost, $1,200; owner, Frank Windholz, 111 West 49th st; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 237.

Bronx.

138TH ST, n e cor St. Anns av, new partitions to 1-sty frame stores; cost, $400; owner, Mrs. R. Bernstein, 314 West 94th st; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 39.

160TH ST, 430, new plumbing to 3-sty frame tenement; cost, $200; owner, Peter Daly, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 40.

BATHGATE AV, 1595, new columns, new girders, new partitions to 5-sty brick stores and tenement; cost, $5,000; owners, Mercy & Nichthauser, 32 West 38th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 34.

BOSTON RD, w s, 251.7 s Jefferson pl, 1-sty brick extension 20x14 to two 2-sty frame store and dwellings; cost, $7,000; owner, Thos. D. Malcolm, 3651 3d av; architect, Edw. J. Byrne, 148th st & Willis av. Plan No. 35.

CAULDWELL AV, s e cor 161st st, new store fronts, new partitions to 4-sty brick stores and tenement; cost, $5,000; owner, Merie Furck, 654 East 161st st; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 36.

DECATUR AV, 2965, new stoop to 2½-sty frame dwelling; cost, $150; owner, Nathaniel Britton, on premises; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 36.

JESSUP AV, 1407, move 2-sty frame dwelling; cost, $500; owners, Susan M. and Florence M. Auld, on premises; architect, Walter S. Auld, on premises. Plan No. 37.

3D AV, n w cor 148th st, new store front, new girders, &c., to 3-sty frame stores and offices; cost, $1,800; owner, Julius Kuhn, 149 Broadway; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 33.

Brooklyn.

BARRETT ST, 7-9, interior alterations to 4-sty store and tenement; cost, $300; owner, Jos. Sopinsky, 35 Nassau st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 700.

BERGEN ST, 183, elevator to 2-sty garage; cost, $1,800; owner, Jas. J. Fox, 284 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 690.

BRIDGE ST, 72, extension to 5-sty factory; cost, $25,000; owner, Boonin-Pease Co., on premises; architect, Chas. A. Zeh, 215 Montague st. Plan No. 698.

CONSELYEA ST, 28, exterior alterations to 2-sty store and dwelling; cost, $350; owner, Antonitte Simonelli, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 792.

DEVOE ST, 191, interior alterations to 3-sty store and tenement; cost, $250; owner, Eliza Gallo, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 681.

DIAMOND ST, 182, repair fire damage to 2-sty factory; cost, $600; owner, Chas. Knecht, 158 Meserole av; architect, Ph. Tillion, 381 Fulton st. Plan No. 696.

ECKFORD ST, 166, interior alterations to 3-sty tenement; cost, $700; owner, John Bowie, 211 East 8th st; architect, John G. Dreyer, 75 Oakland st. Plan No. 762.

FULTON ST, 438, interior alterations to 3-sty store; cost, $300; owner, Miss Mary Gordon, 41 Park Row, Manhattan; architect, Irving Kudoff, 210 West 35th st. Plan No. 718.

FULTON ST, 1868, interior alterations to 2-sty store and dwelling; cost, $500; owner, Adolph Lubeck, 854 Herkimer st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 725.

LORIMER ST, 72-74, interior alterations to two 2-sty dwelling; cost, $600; owner, Rose Wolf, 186 Remsen st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 688.

MADISON ST, 755, interior alterations to 3-sty tenement; cost, $600; owner, Isidor B. Diamond, 180 Decatur st; architect, Max Hirsch, 391 Fulton st. Plan No. 786.

MELROSE ST, 101, interior alterations to 3-sty tenement; cost, $300; owner, Sarah Maisler, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 743.

MELROSE ST, 330, erect tank on 4-sty factory; cost, $645; owner, Sam'l Graber 251-5 Varet st; architect, Lawford G. House, 143 West 40th st. Plan No. 788.

PACIFIC ST, 137, plumbing to 4-sty tenement; cost, $150; owner, H. K. Raumain, 20 Washington st; architect, H. K. Raumain, 91 Washington st. Plan No. 741.

SACKETT ST, 152, interior alterations to 3-sty store and tenement; cost, $900; owner, Michael Lopieste, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 682.

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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for the new sanitary work in the North Building of the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 P. M., on Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1956. The right is reserved to reject any or all bids. Drawing and specifications may be consulted at the Rochester State Hospital, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of $10, made payable to the State of New York, which check will be returned if plans and specifications are sent back in good condition to the State Architect. Lewis F. Pilcher, Capitol, Albany, N. Y.

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Plans Filed Alterations (Continued).

SMITH ST, 114, interior alterations to 3-sty store and dwelling; cost, $1,500; owner, W. T. Liddle, on premises; architects, Gallilch & Lubrauth, 156 Remsen st. Plan No. 690.

STATE ST, 409, interior alterations to 2-sty flat house; cost, $1,500; owner, City of New York; architect, Wm. S. Connell, Municipal Building, Manhattan. Plan No. 784.

VERMONT ST, 546, extension to 3-sty store and dwelling; cost, $800; owner, Jos. Tepper, 536 Vermont st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 702.

WALTON ST, 77, interior alterations to 3-sty tenement; cost, $300; owner, Rose Black, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 782.

WARREN ST, 525, plumbing to 3-sty store and tenement; cost, $200; owner, Vincent Oro, on premises; architect, W. J. Conway, 400 Union st. Plan No. 758.

NORTH 9TH ST, 220, plumbing to 2-sty tenement; cost, $250; owner, Steven J. Burrows, 336 Atlantic av; architect, Dominick Salvati, 525 Grand st. Plan No. 757.

12TH ST, 449, interior alteratiosn to 4-sty garage; cost, $8,000; owner, Howard Cooper, 452 12th st; architect, Arthur Wieser, 271 West 125th st, Manhattan. Plan No. 777.

EAST 15TH ST, 1067, extension to 2-sty dwelling; cost, $600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 747.

EAST 15TH ST, 1067, extension to 2-sty dwelling; cost, $600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 748.

EAST 15TH ST, 1071, extension to 2-sty dwelling; cost, $600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 746.

BEDFORD AV, n e cor President st, extension to 3-sty armory; cost, $13,000; owner Armory Board, City of New York; architects, Pilcher & Tachau, 109 Lexington av, Manhattan. Plan No. 705.

GLENMORE AV, 147, interior alterations to 2-sty store and dwelling; cost, $600; owner, Barnett Sidlofsky, 147 Glenmore av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 734.

GREENE AV, 1370, interior alterations to 2-sty dwelling; cost, $200; owner, Nathan Stern, 926 Flood st; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 765.

KNICKERBOCKER AV, 338, exterior alterations to 3-sty store and tenement; cost, $700; owner, Hyman Levy, 390 Knickerbocker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 677.

LAFAYETTE AV, n s, 250 e Throop av, exterior alterations to 2-sty brick school; cost, $1,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 723.

NEW LOTS AV, 49, interior alterations to 2-sty dwelling; cost, $250; owner, Jos. Kushner, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 791.

NORMAN AV, 181, interior alterations to 3-sty tenement; cost, $700; owner, Louis Vogel, 185 Norman av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 737.

NOSTRAND AV, 1932, repair fire damage to 2-sty store and dwelling; cost, $500; owner, Louis Levine, 915 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 716.

PARK AV, 161, interior alterations to 1-sty store and tenement; cost, $200; owner, Michael Smith, 77 Park av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 761.

PITKIN AV, 1519, plumbing to 4-sty store and tenement; cost, $100; owner, Jos. Sovinsky, 25 Nassau st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 703.

SNEDIKER AV, 398, interior alterations to 2-sty store and dwelling; cost, $800; owner, Sarah Goldberg, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 771.

SUMNER AV, 18, interior alterations to 3-sty dwelling and theatre; cost, $1,000; owner, Max Steckler, 768 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 767.

SUMNER AV, 114, extension to 3-sty dwelling; cost, $1,500; owner, Samuel Goldfinger, 102 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 720.

WYTHE AV, 498, interior alterations to 3-sty dwelling; cost, $750; owner, Sarah Feldman, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 744.

3D AV, 5117, extension to 1-sty store; cost, $800; owner, Abraham Bloch, 5119 2d av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 779.

79TH AV, n e cor 17th st and Prospect av, interior alterations to 2-sty school; cost, $7,500; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 729.

14TH AV, 4301, interior alterations to 3-sty store and dwelling; cost, $500; owner, L. Pisci, 1291 62d st; architect, M. A. Cantor, 373 Fulton st. Plan No. 766.

14TH AV, 4402, interior alterations to 3-sty store and dwelling; cost, $500; owner, Jos. Pisci, 1291 62d st; architect, M. A. Cantor, 373 Fulton st. Plan No. 770.

20TH AV, 6216, extension to 2-sty store and dwelling; cost, $500; owner, Mathias Pisci, 1291 62d st; architect, Raphael [illegible], 1299 62d st. Plan No. 722.

22TH AV, 8773, move 2-sty dwelling; cost, $500; owner, Stephen Dickson, on premises; architect, Adolph W. Gutholl, 8758 24th av. Plan No. 709.

Queens.

CORONA, 46th st, e s, 260, plumbing in dwelling; cost, $150; owner, J. Heingarten, premises. Plan No. 217.

ELMHURST.—Prospect st, s s, 175 w 18th st, plumbing, dwelling, $75; owner, A. Cerney, premises. Plan No. 199.

L. I. CITY.—Vandeventer av, n s, 303 e 15th av, excavate under dwelling; cost, $100; owner, Louisa Kling, premises. Plan No. 216.

RICHMOND HILL.—Hillside av, s e cor Vine st, plumbing, two dwellings, $100; H. Mogk, premises. Plan No. 197.

RICHMOND HILL.—Hillside av, 40 and 80 e Vine st, plumbing, two dwellings, $100; owner, H. Mogk, premises. Plan No. 198.

Richmond.

4TH ST, s s, 150 w Chestnut av, New Dorp, alteration to frame dwelling; cost, $100; owner, Frank Frilo, New Dorp Manor. Plan No. ——.

ST. MARKS PL, w s, 64 n Westervelt av, St. George, store retaining wall; cost, $50; owner and builder, Hulse & Wright, 2306 8th av, Manhattan. Plan No. ——.

CAST AV, n s, 200 e Broadway, West New Brighton, alteration to brick store and dwelling; cost, $60; owner, Mr. Morrison, West Brighton; builder, J. C. Elliott, West Brighton. Plan No. ——.

FISK AV, n w cor Waters av, Westerleigh, alteration to frame dwelling; cost, $2,000; owner, W. W. Tallman, Westerleigh; architect, Jas. Whitford, St. George; builders, N. W. Osborn & Son, Mariners Harbor. Plan No. ——.

SOUTH AV, e s, 200 s Railroad av, Mariners Harbor, alteration to frame dwelling; cost, $100; owner, architect and builder, V. Cipiano, Mariners Harbor. Plan No. ——.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 6. The location is given, but not the owner's address.

BAYONNE.—Richard Hayes, n e cor 39th st and Broadway, 2-sty brick, $6,000.

BELLEVILLE.—James Ferrara, 6-8 Washington st, 3-sty brick, $10,000.

IRVINGTON.—Mary Keifer, 98 22d st, 3-sty frame, $5,000; Justus Helmbrecht, 14 22d st, 3-sty frame, $6,000.

KEARNY.—Isaac Dolgan, 96 Kearny av, 4-sty brick, $18,000.

EAST ORANGE.—Morris Weniger & H. Lasser, s e cor. Halstead and Elmwood av, 3-sty brick, $10,000.

GARFIELD.—Joseph Gaydes, n e cor Palisade av and Grand st, 3-sty brick, $10,000.

NEWARK.—Joseph Jacobowitz, 27 Alexander st, 3-sty frame, $5,000; Jacob, William & Joseph Goredniek, 199-201 Beymour av, two 3-sty frame, $11,000; Harry Engelhard, 484 Market st, 3-sty brick alteration, $200; Matthias Keck, 371 South 19th st, 3-sty frame, $6,000; Francesco Salasano, n e cor Adams and Chestnut sts, 5-sty brick, $30,000; Elwood D. Schenck, 415 South 12th st, 3-sty brick, $6,000.

NEWARK.—Jacob Danburg, 101-103 Morton st, two 3-sty frame alteration, $1,000; Leonardo Delclelo, 293 Fairmount av, 4-sty frame alteration, $500.

JERSEY CITY.—Charles V. Hilliard, 170 Clinton av, 3-sty frame, $9,000; John H. Beckmann, 209 New York av, 3-sty brick, $11,000; Max Zbar, n side Gray st, near Vroom st, 3-sty brick, $8,000.

JERSEY CITY.—Albert Ammon, 2 Webster av, 3-sty brick alteration, $1,000; Harry J. Max, 112, 116 and 118 Tonnele av, three 3-sty brick, $45,000.

ATLANTIC CITY.—Hampton Bros.'s Co., Ventner and Columbia avs, 3-sty brick, $18,000.

WEST HOBOKEN.—Joseph Saldarini, 604 John st, 3-sty frame alteration, $200; Francesco Mangone, 42 Spring st, 3-sty frame alteration, $700.

WEST HOBOKEN.—Massimo Antonietti, 608 Demott st, 3-sty brick alteration, $7,000.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, are preparing sketches for two 4-sty apartments, 26x69 ft., at Courtlandt and West sts, for Sonzogno Bros., Monastery and West sts, owners and builders. Total cost, about $40,000.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, has completed plans for a 3-sty frame flat, 25x51 ft, at the corner of Neptune av and Boulevard for Donato Carpinilli, on premises. Cost, about $4,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty attached flats at 13-15 Vroom st, corner of Gray st, for Israel Blum, speculative builder, 99 Andrew st, Bayonne, N. J. Total cost, about $30,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, is preparing plans for two 3-sty apartments, 37x80 ft., at 19th st and Hudson av, for Frederick Walser, care of architect. Total cost about $40,000.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, is preparing plans for a 5-sty apartment at 86 Harrison st, for the Essex Real Estate Construction Co., Peter Broderson, president, 564 Main st.

CHURCHES.

NEWARK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects, will take bids on general contract about March 1 for rebuilding the church at the northeast corner of Clinton av and Wright st for the First Congregational Jube Memorial Church, Rev. T. Aird Moffatt, pastor. Cost, about $30,000.

DWELLINGS.

FANWOOD, N. J.—E. W. Patterson, 1 Montgomery st, Jersey City, architect and owner, has about completed plans for a 2½-sty hollow tile and stucco residence on Paterson rd. Cost, about $4,000.

NEWARK, N. J.—Neil J. Convery, Union Building, is preparing plans for a 2½-sty frame and stucco residence, 36x52 ft., on Clinton pl, for Christian Merz, of Merz Bros. Co., 9 Crawford st. Cost, about $10,000.

PERTH AMBOY, N. J.—Goldberger & Greisen, Angel Building, Perth Amboy, are preparing plans for a 2½-sty frame residence, 20x42 ft., in Lowrie st, for John Klusenporf, 361 Maple st. Cost, about $4,000.

ENGLEWOOD, N. J.—Hays & Hoadley, Broadway and 68th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence at Lincoln st and Johnson av, for S. A. Salambier, Franklin st. Cost, about $16,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Aug. M. Kleeman, 741 Broad st, has completed plans for a 2-sty brick factory, 23x93 ft., at 777-79 South 18th st, for Hugo Lindner, 775 South 18th st. Cost, about $8,000. The architect will take bids about February 15.

JERSEY CITY, N. J.—Steel work is under way for the 1-sty steel and corrugated iron warehouse on the west side of Westside av, near the Central R. R., for Joseph T. Ryerson & Co., 30 Church st, Manhattan. Purdy & Henderson, 45 East 17th st, Manhattan, structural engineeers. David Henry Building Co., 207 Market st, Newark, contractor for foundations and grading. W. W. Farrier Co., 44 Montgomery st, plumbing and heating. Cost, about $20,000.

HALLS AND CLUBS.

KEARNY, N. J.—Henry Baechlin, 665 Broad st, Newark, architect, will soon take bids for a 2-sty lodge building, 65x150 ft, on the west side of Kearny av, south of Bergen av, for the Copesetone Lodge No. 147, F. & A. M., Mr. Hafstrom, 170 Pomery av, chairman of building committee. Cost, about $50,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—The Board of Trustees of Essex County Parental Home, Lathrop Anderson, 474 Broad st, chairman of building committee, contemplates the erection of a 3-sty parental home on Sussex av, between Duryea and Hecker sts, to cost, about $40,000. The name of architect will be announced at a special meeting to be held soon.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—J. N. Pierson & Son, 110 Smith st, Perth Amboy, are preparing plans for a 2-sty brick and terra cotta public school for the Board of Education of Linden, Thomas H. Keyes, clerk.

EAST RUTHERFORD, N. J.—Ernest Silbey, Palisade Park, N. J., has been commissioned to prepare plans for a 2-sty school for the Borough of East Rutherford Board of Education, Frank Van Roden, president. Cost, about $25,000.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 17 Market st, has completed plans or a 1-sty brick stable and shed at 158 Charlton st, for Cohen Bros., on premises. Cost, about $4,500.

THEATRES.

JERSEY CITY, N. J.—Cicarrelli & Marangello, 2d National Bank Building, Hoboken, are preparing plans for a 3-sty theatre, 25x100x103 ft., at 433 Central av, near Bleecker st, for Herring & Blumenthal, 30 Union sq, Manhattan.

NEWARK, N. J.—H. Baechlin, 665 Broad st, is preparing plans for a 1-sty brick and stucco moving picture theatre, 90x100 feet, in North 7th st, near Orange st, for Edward W. McDonough, 207 Market st. Meyer & Singer Amusement Co., 304 Market st, lessee.

Other Cities.

MUNICIPAL WORK.

MIDDLETOWN, N. Y.—Plans have been approved by the State Board of Health for a sewage disposal plant, consisting of three-fourth of a mile of trunk sewer piping, filtration and sedimentation basin, at Goshen and Middletown rd, for the City of Middletown. George A. Johnson, 150 Nassau st, Manhattan, engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, are preparing plans for a 2-sty high school on Fishkill av, for the Board of Education of Beacon, Union Free School District No. 8. Homer H. Stuart, president. Cost, about $18,000. The owner will advertise for bids about March 7.

PERSONAL AND TRADE NOTES.

THE LEHIGH PORTLAND CEMENT CO. has moved its New York offices from 261 Broadway to 30 East 42d st.

THE LIBMAN CONTRACTING COMPANY will continue business under the firm name of "The Libman Contracting Company, Inc."

STANDARD PAINT CO. will move its offices from 100 William st to the fifth floor of the Woolworth Building, Broadway and Park pl, about February 20.

C. HOWARD CRANE AND PERCIVAL R. PEREIRA, architects, have associated for the practice of their profession and have opened offices at 500 Fifth av.

SIDNEY DIAMANT, consulting engineer, 15 East 40th st, has been appointed a member of Citizens' Union City Plan Committee.

MODERN IRON WORKS, INC., 49-51 West 140th st, S. Wasser, president, M. Goldenberg, secretary and treasurer, is the reorganization of the Bleeker Iron Works which formerly conducted the business at same address.

GEORGE W. TILLSON, consulting engineer of the Borough of Brooklyn, New York City, has recently given a course of six lectures on street paving at Harvard University in connection with Professor George C. Whipple's course in municipal administration.

McDERMOTT & HANNIGAN, general contractors, of 103 Park avenue, announce that they have enlarged their offices and have provided a sub-contractor's estimating room, with every convenience for the comfort of their customers. A cordial invitation is extended to the building trade to visit their offices.

IMPERIAL TRIM COMPANY, INC., 103 East 125th st, manufacturers of a general line of interior woodwork, is the reorganization of the Niagara Woodworking Co. William B. Foster is the president of the new company and T. J. McCormack, who formerly was the manager for the Niagara Co., is general manager.

EDWARD M. HAGAR has resigned the presidency of the Universal Portland Cement Co., a subsidiary of the United States Steel Corporation, to become the head of a new company which he is forming to acquire a chain of Portland cement plants covering a large part of the United States. The headquarters of the new company will be in Chicago.

CONNORS BROS., general contractors., of 64 West 88th st, have introduced a novel, though entirely practical, scheme to the members of their profession. They have turned the third floor of the 88th st house into a combination office and apartment, and are now using it in that connection. Aside from its practicability, it also possesses an economical feature that should appeal to young architects just entering the field for themselves. As an indication that the venture is catching and likely to spread, the Record and Guide has knowledge of architects who plan similar arrangements by combining with another architect, or draughtsman, thus maintaining an office at night, equipped with lounging quarters, in order to facilitate hurried work and avoid tedious commuting at a late hour.

OBITUARY

JOHN M. HACKER, a mechanical engineer, died at his home, 267 Lembeck av, Jersey City, in his eighty-first year. He is survived by his widow, two daughters and three sons.

HENRY HOLDER, a building contractor, died after a brief illness at his home, 242 Franklin av, Brooklyn, Thursday, February 4. He was born in Brooklyn sixty-four years ago. He is survived by his widow and a son.

GEORGE T. OTIS, a prominent architect, of Rochester, N. Y., died recently at his home, 155 Gorsline st. He was born in 1852 and practiced his profession for a number of years in Rochester and vicinity. He is survived by his widow.

NORMAN BRUCE REAM, capitalist, and one of the organizers of the United States Steel Corporation, died in the Presbyterian Hospital Tuesday, February 9th, after a recent operation. He was born in Somerset County, Pa., in 1844 and was a veteran of the Civil War. He was a director in many corporations and an active member of a number of metropolitan clubs.

WILLIAM H. BENNETT, a retired general contractor, died after a long illness at his home in Long Branch, N. J., Monday, February 1. He was eighty-one years of age and had lived all of his life in Long Branch. Mr. Bennett was formerly prominent in New Jersey politics and held various public offices. He is survived by two sons and three daughters.

JOHN HOPKINS SHEPARD, a prominent landscape architect in central New York, died at his home, 142 Greenwood pl, Syracuse, Monday, February 1. Death was due to heart disease. Mr. Shepard was born in Connecticut sixty-six years ago. He drew the plans for Morningside Cemetery and also planned Oakwood Cemetery at Chicago, Ill., and Riverside Cemetery at Rochester. He leaves two sons and one daughter.

J. NEWTON APGAR, general contractor, well known in Dunellen, N. J., and vicinity, died in the Muhlenberg Hospital, Plainfield, N. J., Saturday, February 6, following an operation for appendicitis two weeks ago. Mr. Apgar was forty-four years of age and had been a life-long resident of Dunellen, N. J. During the last five years he erected the Lincoln School in Dunellen, school in Bound Brook and remodeled the Queen City Hotel in Plainfield.

LUKE A. BURKE, senior member of the firm of Luke A. Burke & Sons Company, general contractors, 25 West 42d st, died at his home, 112 West 119th st, Monday, February 1. He was fifty-six years of age and for many years had been active as a builder in this city. Many public and semi-public buildings were erected under his direct supervision. Mr. Burke was for many years a familiar figure on the Speedway and was well known as the owner of record holding trotting horses.

EDGAR S. STRUNK, business manager of "The Lighting Journal," died at his home in Harrington Park, N. J., Tuesday, February 9. He came from Reading, Penn., in 1900, and was previously associated with the Hartford Carpet Corporation, the Holophane Glass Company, superintendent at Copper Flat, Ely, Nev., for the New York & Nevada Copper Company and "The Illuminating Engineer." He was a member of the Sons of Jove, a fraternal organization of the electrical industry, and of the Illuminating Engineering Society. He is survived by his widow and a son.

EUGENE C. GARDNER, a widely known architect and the author of a number of books on architectural subjects, died at his home in Springfield, Mass., Sunday, February 7. He was born at Ashfield, Mass., March 28, 1886, and had been a resident of Springfield for a number of years, and was the architect of many prominent buildings in that city and vicinity. In 1901 he was a member of the Massachusetts House of Representatives. From 1885 to 1887 he edited The Builder, at Holyoke, Mass. Among Mr. Gardner's publications are "Homes and How to Make Them," "Illustrated Homes," "Home Interiors," "House That Jack Built," "Town and Country School Houses" and "Common Sense in Church Building."

GEORGE ALLEN, senior member of the firm of George Allen & Son, general contractors, 1245 Park av, died at his home Saturday, February 6. He was born in Ireland fifty-eight years ago and came to this country thirty years ago. Mr. Allen established his firm five years later, and during the last few years had assisted in the construction of many of the important buildings of this city, among them being the power houses of the New York Edison Company, the Interborough Rapid Transit and the Metropolitan Street Railways, and the power plant of the Woolworth Building. He was a member of the Twenty-sixth Assembly District Democratic Club and Livingston Lodge, No. 657. F. and A. M. Mr. Allen is survived by his widow, four sons and six daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City, February 17-19, inclusive. Secretary, F. L. Hutchinson, 33 West 39th st.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

"MADE IN THE U. S. A." INDUSTRIAL EXPOSITION will be held in Grand Central Palace March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Syracuse February 16th to 19th, inclusive. Headquarters at the Yates Hotel. Secretary, John B. Foley, Kirk Building, Syracuse, N. Y.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

NATIONAL BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in cooperation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6 under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sahler st, Omaha.

AMERICAN CONCRETE INSTITUTE held its eleventh annual convention in Chicago February 9 to 12. The convention considered the subjects of concrete roads and bridges, reinforced concrete tests and design, concrete in architecture, and concrete plant, management and costs. Among others the convention heard addresses by C. A. P. Turner, T. A. Smith, of the Turner Construction Company; William P. Anderson, of the Ferro-Concrete Construction Company, and Alfred D. Flinn, of the New York Board of Water Supply. The convention was held in connection with the eighth annual Chicago cement show, which will be held February 10 to 17.

ASSOCIATED BUILDERS OF KINGS COUNTY held their annual diner at the Hopkinson Mansion, 428 Hopkinson av, Saturday evening, February 6, with about 500 present, including women members' families. William B. Roth, manager of the Brownsville branch of the State Bank, was toastmaster, and introduced the following speakers: Frank Bailey, Patrick J. Carlin, Superintendent of Buildings; Thomas H. Hickey, Deputy Tenement House Commissioner; Simon H. Kugel, president of the Brownsville Board of Trade; Audley Clarke, Alderman Isidore M. Rosenblum, ex-Alderman Alexander S. Drescher and Assemblyman Nathan B. Finkelstein. The officers of the organization are: Joseph I. Aaron, president; Abraham Brumer, vice-president; Abraham Kaplan, treasurer; Jacob Oxfeld, secretary. The reception committee included Morris Weinburg, chairman; Abraham Kaplan, Abraham Brumer and Louis Halterin.

BUILDING MATERIALS AND SUPPLIES

EDWARD M. HAGAR, EX-PRESIDENT OF UNIVERSAL PORTLAND CEMENT CO., BELIEVED TO BE BEHIND BIG 15 COMPANY MERGER

"Build Now" Movement Bearing Fruit
—Suburban Dealers Well Stocked

PRACTICALLY every building material distributor in the Metropolitan district is ready for spring specifications. A careful tour of the leading yards in New York and east New Jersey this week indicates that preparations are being made for an active building season. Some dealers, anticipating that the "Build Now" movement, which has been under way for several weeks, will catch them short of certain materials like yellow pine, common brick, sand and crushed stone, have placed supplemental reserve orders, so as to give their customers the advantage, as long as possible, of the present low price of materials.

Manufacturers' agents, however, are beginning to make restrictions in the matter of long term deliveries. Portland cement agents are not quoting $1.37 except for immediate or thirty-day options. Yellow pine interests are even more rigid and will not make quotations at present list longer than ten days. An advance in price is expected at any time, so quotations on this commodity are made subject to change without notice. A tighter discount on window glass is also expected, owing to increasing foreign orders.

The increased capacity reported by the United States Steel Corporation, and the re-employment of more men at some of the independent steel companies have given rise to the rumor that quotations on structural steel will not long remain at the present low level of 1.85c. for shapes and sheets and 1.80c. for bars at Waverly. At least a 5 per cent. advance in the pound is considered possible.

Suburban architects are authority for the statement that the "Build Now" movement is bearing fruit. Jersey City, Newark, Paterson, Elizabeth and Plainfield are all centers of improved activity in residential building. New York, especially, above 125th street is showing signs of much greater activity in speculative construction, especially in the eastern portion. Brooklyn is reported to be developing a larger quantity of two-family and small tenement houses, with here and there a notable apartment house operation along the line of the new subway developments. Queens building material interests are reporting an improved activity in fireproof house construction.

The situation with regard to crushed stone and gravel in this market is attracting attention. Some sizes are not being quoted. Quarries are being operated as full as weather conditions have permitted, but even so the demand is considerably above the supply. Sand, however, is weak, because it is a by-product of the gravel output, and as gravel is in greater demand than sand, owing to heavy subway requirements, the price is weaker than it normally would be.

Slate is also another commodity that is moving up. Genuine Bangor stiffened this week, subject to delivery conditions. Linseed oil is holding well despite the fluctuating condition of the flaxseed market at Duluth.

Common brick, for this time of the year, is doing well. The price levels now ruling seem to be well sustained, considering weather conditions, and riding is proceeding quite in conformity with that of last February. The next price movement promises to be upward. Most dealers are riding from stacks, which may account for the light buying and unloading reported by the big distributors. This is particularly true of the section north of the Harlem River and in such cities as Newark and Jersey City.

Another sign of an improving market was noted in the action of the National Tube Company in opening the week with a reduced discount on wrought iron pipe. The reduction was only one point, which is equivalent to an advance of $2 per ton for April delivery and a reduction of two points, or an advance of $4 a ton for May and June delivery. Announcement was made that Levering & Garrigues will furnish the 500 tons of structural steel for the Joseph T. Ryerson warehouse and the George A. Fuller Company has taken the contract for the Victor Talking Machine factory extension. This will require about 1,200 tons of structural shapes. The big printing building to be erected at Eighth avenue and 33d street will require about 2,000 tons of structural shapes. Another interest has placed orders for about 2,000 tons of concrete reinforcing bars with mills. Pending steel orders that have developed since the first of the month aggregate about 9,000 tons.

All this indicates that building projects actually are going ahead and that the trend of prices is unmistakably upward on deliveries covering periods longer than sixty days.

Plan filings in New York for the current week follow. In the five boroughs in the same week last year there were 152 new building plans filed, with an estimated value of $2,190,135.

	Week ending Feb. 5		Feb. 11	
Manhattan...	17	$2,567,000	6	$1,127,000
Bronx.....	17	450,500	41	1,459,300
Brooklyn....	48	562,000	65	338,750
Queens.....	71	177,325	31	66,650
Richmond...	12	98,850	10	65,650
Totals.....	165	$3,855,675	153	$3,057,350

PORTLAND CEMENT.

Some Rumors Concerning the Big Fifteen Company Combination.

HISTORY is believed to be about ready to repeat itself in the Portland cement situation, not only in New York, but throughout the country. And Edward M. Hagar, late President of the Universal Portland Cement Company, is the little giant who is playing the role of chief scythe swinger and hour glass holder for Old Father Time.

When a man who is accredited with pulling out a stipend, equal to that which Uncle Sam pays to the second man in the realm, voluntarily resigns, it is at least human nature to surmise that he has something bigger in mind. That is why all the Lehigh district, in particular, and the Atlantic seaboard in general is wondering what the big chief in the cement industry is going to draw on an unsuspecting cement public.

Harking back to the time when Atlas was taking the west by the twenty-mule team price plowing process, Mr. Hagar sat back in the president's chair in the offices of the Universal Company and calmly smiled. He knew that Atlas was getting the business, getting practically all of it, but at a price that did not leave much margin. Other companies that were not hep wrestled with the company that later was destined to make the Panama Canal famous and Atlas, true to tradition, was supporting the cement business of the world on its shoulders. But, it always has been a question regarding how much money they made out of this tremendous volume of business. The Atlas people apparently were satisfied to get an entry into the west and said nothing.

Mr. Hagar just naturally sat there, yawning and basking in the sunshine of complacency until he thought the Atlas had loaded up with about as much cheap business as it ought to have and then he stopped yawning. When the Atlas tried to buy cement to supply its trade there was considerable difficulty in getting enough to meet demands, but it delivered the goods as per contract. When prices moved up, it was the Universal that got into the game and took the big profits.

At least this is the tradition that has endured in the eastern trade ever since that occurred. Here in New York the conditions are similar to those in the west years ago. Somebody is cutting the very heart out of the cement market here. They are selling the product in New York at a loss. Others are biding their time.

It is quite natural to suppose that successful generalship in one big master business stroke will beget other master strokes in strategy. So when certain companies here in the east were asked recently what they valued their stock at and signs of corralling some fifteen plants, reaching from the Atlantic seaboard to the sunny slopes of the Golden West, were apparent to those on the insiue of the big doings in the trade, it seemed to be a plain open and shut guess that Mr. Hagar was getting his Big Berthas ready to bombard something and that something seems to be the cement business of the U. S. A. Cement guns will, however, not be used, but rather up-to-date business methods.

Down at Allentown the story goes that B. F. Affleck, who succeeded to the presidency of the Universal, dropped into the office of E. M. Young, the helmsman of the Lehigh company, and proceeded to shave himself. Now, it is an ordinary event for a man to shave himself, but when the president of one company uses the brain department of another company as a barber shop, the Sherlocks of Pennsylvania immediately rushed to the conclusion that there must be a streak of honey connecting the two.

Somebody asked Bert Swett, the sales manager for the Lehigh, if his company was going to adopt Mr. Hagar or be adopted by him and he proceeded to comment upon the weather. So it is all along the Lehigh line. Nobody has anything to say; in fact, they are so very politely evasive that it is the impression that all concerned are taking a special course in diplomacy.

It would not surprise the East to find that some important eastern company would ultimately be found to be numbered among those identified with the pending Hagar combination. At least that is what is being talked about in the Nazareth district and in the New York market.

Colonel Trexler's name has been prominently mentioned in the underground stories about the big thing that is to come. And where the Colonel's name or presence is the trade from past experience at once jumps to the conclusion that some monumental deal is on. Coupled with the name of Edward M. Hagar the trade expects colossal things. It is no wonder that a capitalization of several hundred million dollars, right or wrong, is the Wall street rumor of the size of the new combination.

The important cement trade in New York is looking forward with considerable gratification to the formation of this company because it believes that it will carry with it the ultimate solution to indiscriminate cutting of prices here in the east, and the periodical disruption of the market.

COMMON BRICK.

Ice Shuts Off Supply from City—Base Price Now $6.

BASE price quotations in New York's wholesale brick market run about $6. Ice has shut off the supply to this market from the Hudson district. Prices will trend higher. A total supply of only 15,000,000 brick is not excessive in a rising demand.

Official transactions for Hudson River brick covering the week ending Wednesday, Feb. 10, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Feb. 5—8.	Arrived.	Sold	Covered.
Friday, Feb. 5.....	0	0	0
Saturday, Feb. 6.....	0	0	0
Monday, Feb. 8.....	0	0	0
Tuesday, Feb. 9.....	0	0	0
Wednesday, Feb. 10....	0	2	0
Total	0	2	0

Reported en route, Friday, Feb. 10—0.

Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, $5.75 and $6.25. Raritans, $6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Thursday A. M., Feb. 11—6. Covered, 0; covered sold, 4; total covered left over Feb. 11—37.

Unloading.					
Jan. 29....	4	77,500	Feb. 5....	8	162,000
Jan. 30....	3	37,000	Feb. 6....	5	93,500
Feb. 1....	1	snow	Feb. 8....	12	228,000
Feb. 2....	0	snow	Feb. 9....	14	346,000
Feb. 3....	6	56,000	Feb. 10....	12	155,000
Feb. 4....	6	82,000			
Total....	20	252,500	Total....	51	984,500

1914.

Left over, Friday A. M., Feb. 6—103.

	Arrived.	Sold	Covered.
Friday, Feb. 6.....	0	2	0
Saturday, Feb. 7.....	0	0	0
Monday, Feb. 9.....	8	4	0
Tuesday, Feb. 10.....	0	4	0
Wednesday, Feb. 11....	0	0	0
Thursday, Feb. 12.....	0	0	0
Total	8	10	0

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Feb. 13—101.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 10, 1915..	92
Total No. bargeloads sold Jan. 1 to Feb. 10, 1915.	49
Total No. bargeloads left over Feb. 11, 1915.	43
Total No. bargeloads left over Jan. 1, 1914.	117
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 12, 1914.....	154
Total No. bargeloads sold Jan. 1 to Feb. 12, 1914.	53
Total No. bargeloads left over Feb. 12, 1914.	101

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 20, 1915

TWO REPORTS ON BUILDING INSPECTION

The Majority of the Mayor's Committee Advise that the Estimate Board Should Regroup the Departments—Minority Report Favors Borough Plan

APPOINTED to devise a plan for the amalgamation of building inspection departments in this city that would provide a basis for co-ordinating and harmonizing divergent views, the Mayor's committee composed of Messrs. Allan Robinson, Robert E. Simon, Lawrence Veiller, Peter J. Brady, Alfred T. White and William H. Childs, has made a report, which is signed by five of the six members. There is also a minority report, which is signed by a single member, Robert E. Simon, who is chairman of the Conference Committee of the Allied Associations; and there is also an exception taken to the majority report by Mr. Brady.

As everybody understands, the need of unifying or consolidating the departments had been conceded. The real mission of the committee was to find an agreeable way of doing it. There has been a division of opinion whether there should be just one centralized department or one department for each borough; whether the Tenement House Department should be included in the grouping or left alone; whether the State Labor Department's duties in this city should be taken over or left alone, and whether the Fire Prevention Bureau should be taken over or left alone.

The majority report does not undertake to say whether the "borough plan" or the "city plan" should be followed, but it does confirm the need of combining bureaus and departments. It recommends that the Board of Estimate be empowered by an enabling act and charged with the duty of "regrouping" and "readjusting" all existing functions of the city and borough departments with respect to building inspection. In other words, the responsibility is put up to the Board of Estimate.

The majority report favors regrouping the following departments: Police, Fire, Tenement House, Health, Water Supply, Gas and Electricity, Public Works, Department of Licenses, the five Bureaus of Buildings and the State Department of Labor. Mr. Brady's exception is simply to the effect that he is not in favor of including the Labor Department, as the State Federation of Labor is on record against it.

Text of the Majority Report.

The majority report says:

We do not mean to suggest that there is overlapping of jurisdiction or conflict of authority with regard to all these departments, but any plan for the simplification of building inspection would be incomplete which did not consider the jurisdiction of all the departments or bureaus above set forth.

The committee has been deeply impressed with the fact that the questions involved are primarily administrative, not legislative, and we have been chiefly influenced in our recommendations by that consideration.

The committee has also been deeply impressed with the difficulties attending the drafting of any piece of legislation prepared hurriedly to adjust the present



ALLAN ROBINSON.
Chairman Mayor's Committee.

difficulties, in view of the serious danger that might arise from decreasing the efficiency of city government, increasing the expense of such government, and working possible and unnecessary hardships to property interests.

We are also impressed with the fact that the changes to be made in the jurisdiction of the various branches of the city and State governments should not be made all at one time, for in doing so there is serious danger of confusion and of loss of efficiency. In order to bring about a simplification of the present methods of government relative to inspection of buildings in this city, we recommend the following:

A simple enabling Act either in the form of an amendment to the Charter or a new statute, empowering the Board of Estimate and Apportionment to combine before January 1, 1916, the various bureaus of various boroughs or city departments that have to do with inspection of buildings, regroup them in departments different from ones they are now in, to abolish some, if necessary, to give to the newly combined or newly established bureaus the same powers and responsibilities that now attach to existing bureaus. In a word, to regroup and readjust all existing functions of the city or borough departments with regard to building inspection. The bill should be a very simple one.

Another bill should give the Board of Estimate and Apportionment power to place in control of city departments the functions now exercised by the State Department of Labor in so far as they relate to the construction or alteration of buildings.

The bills should safeguard existing rights and causes of action, and should make it clear beyond any peradventure of doubt that the powers conferred upon the Board of Estimate and Apportionment supersede all powers hitherto conferred upon various city departments and the State Department of Labor in these respects, whether contained in the Charter or in any statute.

Your committee conferred with the New York State Factory Investigating Commission and discussed with them the proposed plan which is outlined here, and requested them, if they saw fit, to recommend the same in their report.

This plan is in line with the principle of home rule and government of the City of New York. The Board of Estimate and Apportionment of the city represents the entire city and all its citizens and taxpayers, and is in close touch not only with the people of the city and their sentiments and desires, but with the administration and working of the various city departments and is in a better position than the Legislature, which must act through a committee and act during a legislative session, to properly devise ways, means and methods to do away with any unnecessary inspection or hardship in the enforcement of the laws referred to.

Respectfully,

MAYOR'S BUILDING INSPECTION COMMITTEE,

Lawrence Veiller, Peter J. Brady, Alfred T. White, William H. Childs, Allan Robinson.

The Minority Report.

The minority report to Mayor Mitchel signed by Robert E. Simon, contained the following:

"As a member of the committee which you appointed to consider and, if possible, reconcile the plans suggested for simplifying inspection of construction and alteration of buildings in this city, it is with great diffidence and sincere regret that I feel constrained to submit for your consideration this minority report.

"It is only my thorough knowledge of the intolerable conditions as they now exist; the fact that it is the unanimous opinion of all familiar with the subject that prompt relief should be granted; the evil consequences of unnecessary delay and the fact that the majority report does not give the information for which you asked, that gives me the courage to dissent from the action of my colleagues on the committee.

"When you asked us to investigate the remedies suggested I was willing to devote the time necessary to get at the facts and weigh the advantages and disadvantages of the plans proposed; to endorse either if the facts warranted, or to make every effort to devise a third plan which would reconcile the two points of view.

"There were two plans: one to create a single department under control of the Mayor, known as the 'Central Plan,' the other to consolidate such part of the functions of existing Bureaus and Departments having to do with construction, into the present Building Departments as now constituted under the jurisdiction of the Borough Presidents, known as the 'Borough Plan.'

"Your committee held two public hearings, one of which against my pro-

test, to have presented cases of over inspection and conflict of laws. The necessities for a change were well known, and such a hearing could only develop a further onslaught on real estate without, in my opinion, aiding the committee in reaching a conclusion. This unfortunately proved to be the fact, as reflected in the newspapers comments the following morning.

"The second hearing for the discussion of the two plans was pertinent. The committee heard arguments in favor of both the Central and Borough Plans, but neither side in my opinion furnished at this hearing sufficient data on which to base a report.

"I handed our chairman a list of questions, seeking to obtain certain vital facts and figures from the various bureau and department heads, and requested that information as to actual conditions and probable effect of either plan if carried out be obtained. The questions were not, so far as I know, sent out; at any rate, no time was given for receiving or investigating replies.

"No consideration was given by the committee to the careful study of this subject made by the State Factory Investigating Commission.

"Only two executive sessions were held after the hearings; each for about one hour.

"I submit, therefore, the following:

"1. Not sufficient study has been given the subject by your committee to submit a report of any value.

"2. Nothing was said at either of the public hearings which justifies the majority report.

"3. It does not give you the information asked for, namely, a plan upon which you might proceed, but leaves the matter just where it was and dodges the issue.

"4. It throws the burden of solution back into the Board of Estimate and raises an issue in that body whose members have already expressed divergent opinions and leaves the likelihood of a solution very remote indeed.

"5. As the persons to whom this question was referred submit no solution, the community which is vitally interested has no assurances of relief, should the Board of Estimate be unable to agree upon a plan.

"6. I agree with the committee that the transfer of jurisdiction should be accomplished gradually; there were, however, absolutely no facts suggested which justify the statement in the majority report that 'the committee has also been deeply impressed with the difficulties attending the drafting of any piece of legislation prepared hurriedly to adjust the present difficulties in view of the serious danger that might arise, etc.' On the contrary, one of your personal advisors, Mr. Hammitt, stated at one of the hearings that a bill was being prepared, which would be ready shortly, providing for the single plan and which would be a complete bill."

THE QUEENS BOROUGH SUBWAY PROBLEM

Explained by the Advisory Council, Which Advises Building a Tunnel to Queens Rather Than Rebuild the Bridge

THE Advisory Council of Real Estate Interests believes that it would be wise for all real associations and property owners to urge upon the Board of Estimate the immediate extension of the elevated service over the Queensboro Bridge, and that simultaneously tunnels should be constructed under the East River for the accommodation of the subway service, instead of providing for such service by a reconstruction of the Queensboro Bridge.

The council thinks this improvement would be of advantage to real estate interests in Queens and prove beneficial to taxpayers in general. To connect the tracks of the Second Avenue Elevated to the bridge, as it now stands, and to construct subways under the river for the new route coming through 59th street, would give almost immediate relief to the congested traffic now going to Queens. The Department of Bridges has recommended that the bridge be remodelled to carry subway tracks for the new route through 59th street. The remodelling, as recommended, consists in dividing the present roadway in halves and using one-half for the carrying of subway tracks. This plan also contemplates putting an additional roadway on an upper deck. This roadway in turn should be divided and one-half used for elevated trains.

The council feels, as the Record and Guide is informed, that it would be a decided disadvantage to interfere with the present roadway on this bridge, which is now well-filled and, owing to the rapid development of the district at the east end of the bridge for manufacturing purposes, this roadway would soon be taxed to its utmost capacity. If it should be cut down to half width, as has been proposed, it will be possible to pass only two vehicles abreast so that each line would have to keep the pace of the slowest vehicle in the entire length, and if one vehicle should break down, it would immediately cause a serious blockade. It has been acknowledged by the city authorities that the proposed alteration to the bridge is only a temporary measure and is advocated simply because it could be done at slightly less expense than it will cost to build subways under the river, but that as soon as the traffic of the Bridge requires it, within a few years, the Bridge would have to be put back in its present condition.

It is estimated that it would cost $3,000,000 to remodel the bridge, according to present plans, while the cost of constructing the tunnels will amount to about $4,500,000. The Degnon Contracting Company has made a proposal to build these tunnels at this latter amount, and has reduced its contract for construction work on the Manhattan side of the bridge for subways by $500,000. Consequently, the difference will not be very great. It has been estimated that it would cost over $5,000,000 to carry out the present plan of the Bridge Department and then remodel the bridge in a few years, to accommodate traffic, when it is found necessary to construct subways.

It would require two and one-half years to make the alterations, whereas the Degnon Contracting Company has proposed to construct tunnels within the same time. The question presented to taxpayers is whether the city should at this time authorize an expenditure of between five and six million dollars for a temporary expedient, or whether at substantially the same cost it should immediately proceed with the work of placing tracks on the bridge for the elevated service and the construction of tunnels for the subway service, and thereby provide for permanent maximum traffic facilities between Manhattan and Queens and, in the case of the tunnels, securing a service capacity in traffic length and headway equal to that on the main trunk lines of the subway.

The Queensboro Bridge has cost to date about $12,500,000, exclusive of land and damages. It was designed as a double-deck bridge capable of carrying four elevated tracks and footwalks on the upper deck, four trolley tracks and vehicular roadway on the lower deck. The bridge has had a lamentable history which has resulted in a condition where the bridge now has a live load capacity of only one-half of that originally provided for in the contract. It is estimated by bridge engineers that the city had lost in the utility of this bridge, as measured by the actual carrying capacity, something between five to ten million dollars, in the total investment on land, foundation, and structure. Rather than commit the city to any further expenditure without compensating advantages, or results commensurate with the expense, the Advisory Council feels, as we are informed, that at this time the real estate interests of the city and of Queens would be greatly benefited by tunnel and bridge improvements which would be permanent and designed to accommodate traffic for many years, as well as to connect Manhattan with the two hundred foot boulevard from the Bridge to Jamaica.

The council further feels that every effort should be made to impress on the Public Service Commission the importance of operating the Steinway tunnels as soon as possible in the interests of the people of the Borough of Queens, and incidentally the real estate owners, for ready access from one part of the city to another tends to prevent the exodus of our population to Jersey and other places outside of our city. However, it reinforces the position taken by the Queensboro Chamber of Commerce to make a tunnel of real benefit it is necessary at as early a date as possible to make an easy connection with the existing Manhattan subways which it is understood is both feasible and has promised by the been practically Public Service Commission.



THE ROADWAY OF QUEENSBORO BRIDGE.

BUILDING REVIVAL IN SEVERAL BOROUGHS

Filings With Departments Indicate That Owners Are Taking Advantage of Cheap Building Material Prices to Improve Holdings

A MONTH ago the Record and Guide began supporting the nation-wide "Build Now" movement. In previous issues interviews with building material men of national prominence and well-known architects, were published, and they, with one accord, have advocated building at the present time.

With such sponsors to the movement it is not surprising that there has been an improvement in the building situation. Regardless of what scoffers and chronic pessimists may say regarding recent developments in the real estate and building markets, the fact remains that everywhere there is becoming apparent a freer spirit of optimism. This attitude is being reflected in the consid-



WILLIAM J. McDERMOTT.

erable increase in the plans filed and in the estimated cost of construction in new buildings in Manhattan, the Bronx and Richmond, for last week, as compared with the same week in 1914. A large increase may also be noted along the same lines in the period, from January 1 and February 10, of this year, as compared with the corresponding period of last year. While in Brooklyn and Queens recent filings do not indicate any increase, little anxiety is being felt in those boroughs on account of rapidly progressing subway construction. It is felt that those sections, benefited by the new transportation systems, will shortly experience an unusually large number of building operations.

All things considered, the real estate statistics in the Record and Guide last week showing increases in building plans, may be regarded as significant. The figures bear out the statement that there is an improvement. This viewpoint was substantiated by the Superintendents of Buildings in Manhattan, the Bronx and Richmond, respectively Messrs. Alfred Ludwig, Robert J. Moorehead and William J. McDermott, whose records show that there will be a larger amount of investment in building operations in their respective boroughs.

Manhattan Looking Up.

"During the month of January, 1915," said Alfred Ludwig, Superintendent of Buildings, Manhattan, "plans were filed for twenty-seven buildings at an estimated cost of $7,830,000, as compared with plans for thirty-four buildings, at an estimated cost of $3,511,100 for the



ALFRED LUDWIG.

month of January, 1914. During last month most of the filings concerned business properties. There were plans filed for ten store and loft buildings to cost $5,375,000 as compared with four similar improvements costing $800,000 for the same month last year. Last month plans were filed for two office buildings to cost about $1,300,000 as against one office building to cost $500,000 planned in January, 1914. From the manner in which the plans have been coming in, the fact has been pointed out that they are being filed in anticipation of the proposed ordinance to regulate the height of buildings. From a careful review of the plans I may say that this may be true only in a minority of cases. In the main these proposed structures could be erected even if a regulatory ordinance were already enacted and in force.

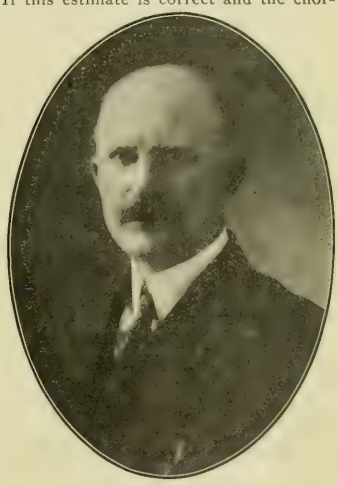
1914 Compared with 1915.

"The record of plans filed for January, 1914, so far as tenement houses are concerned, was better than that of January, 1915. Last year, during January, plans were filed for fifteen structures to cost $2,025,000, as compared with four to cost $480,000 contemplated during January, 1915. This cannot be taken as indicating any tendency, because our records for the first two weeks of this month show that the heaviest filings involve contemplated tenement house improvement. During this period, which includes from February 1 to February 13, plans were filed for nine new tenement houses to cost $1,335,000, as against two loft buildings to cost $425,000, and two office structures to cost $375,000. The total estimated cost of construction that will result from the twenty-one plans filed during the first two weeks in February will approximate $3,343,000, which is almost as much as the estimated cost of all the buildings contemplated for the whole month of January, 1914.

"Decreases in building have been noticed all over the country, and it is encouraging to note that New York City is showing such a marked sign of improvement. Conditions generally appear to be better and since the vast majority of buildings are financed by borrowed capital, the increase in projected buildings as indicated by the larger number of plans filed may be taken as a reflection of easier money conditions."

"In the Bronx," said Robert J. Moorehead, Superintendent of Buildings, "the increase in projected buildings, as indicated by your statistical table is exceeding even our most optimistic expectations. The sections of the borough, which are feeling the building trend, lie principally along the lines of the new subway routes in the eastern, western and northern sections. The operation of these lines will open for development vast new residential territories and the heavy filings of plans show that builders are evidently realizing what an opportunity is at hand. Since the first of the year plans have been filed for sixty-five apartment houses of the better type at an average cost of about $35,000.

"The recent police census of the Bronx reports a population of 723,000. If this estimate is correct and the enor-



ROBERT J. MOOREHEAD.

mous growth of the Bronx continues, at the same rate it has been maintaining in the last few years, the building of additional housing facilities for the incoming population must continue."

Steady Increase in Richmond.

"I can best explain the Richmond situation," said William J. McDermott, Superintendent of Buildings, "by pointing out that we have been experiencing a steady increase in both buying and building in the borough each year. We have begun to feel that we are immune from what has been called the stringency in the money market which has been given as a principal reason for the decline of new building operations. We are looking forward to even a greater increase than that indicated in your statistical table and recent developments warrant that expression of confidence. I might say that some of the new building operations may be traced to the 'Build Now' movement, because we find that there is a large increase in the number of brick structures contemplated, as compared to contemplated frame construction. It is evident that there are builders who are taking advantage of the current low prices, not only of brick but of other building materials, and are building now.

"There are numerous reasons which may be given in order to explain the advance in Richmond building operations. We built for 1,100 families last year. It was the first time in the history of the department that more than 1,000 plans were filed. This year we hope to receive 1,500 plans and to provide for from 1,800 to 2,000 families."

THE LOCKWOOD BILL GETS REALTY SUPPORT

A Compromise Between the Borough Plan and the City Plan—Five Borough Departments Linked Together By Two Central Boards

THE State Legislature is manifesting unwonted concern for the welfare of New York City taxpayers. Bills of a mandatory nature which would have the effect of adding to the city tax burden if enacted are being carefully scrutinized. Resolutions have been introduced to investigate the city's Department of Finance and kindred departments, the Charity Organization Society, the Palisade Park Commission and certain public service corporations.

The resolution for an inquiry into the Finance Department and the alleged squandering of city funds was introduced by Senator Robert A. Lawson of Brooklyn, with a view to ascertaining what changes are advisable in the interest of taxpayers. In a heated address Senator Wagner charged that millions have been needlessly spent for shore parks, school sites and for the new court house site. A bill that will appreciably reduce the city tax burden is the Mills-Smith measure, which prevents the taxing of real estate owned by New York City in the Catskill watershed at a higher rate than the assesment on adjoining property. The courts have recently decided that the assessments complained of are illegal, but the pending legislation will end all litigation and settle the question finally.

A hearing on the Mills-Flamman bill establishing in this city a Department of Markets in charge of a commission appointed by the Mayor has been set for Wednesday, February 24. All the public markets would come under the control of this department, by the terms of the bill, which has received the approval of the Board of Estimate. It also has the o. k. of the Advisory Counsel of Real Estate Interests. An additional Deputy Police Commissioner (which will make one for each borough) is provided for in a bill introduced by Senator Mills. This will add a sum to the city budget, but the Mitchel administration bill, to abolish the office of Coroner and transfer the duties to a chief medical examiner, will effect a considerable saving. On the score of expense, considerable opposition is gathering before the Cullen bill permitting the city and the railroads to go into partnership for building and operating a marginal railroad and freight terminal system along the Brooklyn water front.

The Smith bill, taking away from the New York City Board of Estimate the right to fix the height of buildings within certain zones and to assign trades to certain districts, will be opposed by the city administration. The Assembly Cities Committee, where the bill now rests, will hear arguments for and against the measure next Wednesday.

The Over-regulation Evil.

The State Labor Department, with its allies, which include the State Federation of Labor and the social uplift committees, is marshaling forces in opposition to the Lockwood bill, which has for its object the consolidation of inspection departments in this city in the hope that the over-regulation of business and domestic affairs, including construction, manufacturing and commerce, may be mitigated. The bill was prepared and introduced at the request of a large number of real estate, building, property and other civic organizations. Although the Lockwood bill in no wise changes the Labor Law, except to put its enforcement into the hands of the city authorities, the State Labor Federation has set itself squarely against any division of authority.

A conference on the subject of the Lockwood bill (Senate Int. No. 424) was held at the rooms of the Real Estate Board on Tuesday afternoon, at which Robert E. Simon presided. Mr. Simon was a member of the Mayor's committee which this week submitted a report on the subject of the consolidation of building inspection departments. The conference was of the opinion that it was advisable and expedient to support and press the Lockwood bill to its final passage, notwithstanding the opposition of the State Labor Department, rather than wait for action by the Board of Estimate, which might not be forthcoming, as the board, in fact, had already by a formal vote, expressed disinclination to undertake this task. The bill was taken up section by section and explained and amended, and a committee was appointed to arrange with the Cities Committee for a hearing on March 3 at Albany.

Copies of the Lockwood bill were received here during the week. Its cardinal principle is to join together all the building inspection systems in any and every borough in one department. That is, one department of building inspection in each borough, to take over the duties of supervision of

(1) "The construction, alteration, plumbing, drainage, removal of building and other structures completed or in course of construction, including the regulation of foundations, etc. (except bridges, docks, tunnels and subways).

(2) "The natural lighting, ventilating, construction, alteration and structural changes in tenement houses, to the extent that jurisdiction is now exercised by the Tenement House Department.

(3) "The installation and approval of gas and electrical equipment, apparatus and appliances in any building or structure, including electrical signs, to the extent that such jurisdiction and control is now exercised by the Department of Water Supply, Gas and Electricity.

(4) "Structural changes in bakeries, confectioneries and food product factories, now supervised by the Health Department.

(5) "The construction of sidewalks, sidewalk elevators, and the granting of vault permits, now in charge of the Borough President's office.

(6) "Structural changes in theatres and other places of amusement, to the extent that the duty of ordering such changes is now exercised by the Board of Licenses.

(7) "The construction, alteration and structural changes in factories, factory buildings and mercantile establishments, the adequacy of exits therefrom, to the extent that jurisdiction thereover is now conferred on the State Labor Department.

(8) "Structural changes in buildings and the means and adequacy of exits, to the extent that control is now exercised by the Fire Prevention Bureau of the Fire Department."

The Board of Standards.

The Board of Standards is created to have power to make rules and regulations subject to the approval of the Board of Examiners. The board will be composed of the five Superintendents of Buildings. They will exercise the authority of the Industrial Board under the Labor Law so far as this city is concerned.

The Board of Examiners is also established, with power to hear appeals and permit variations from law or ordinance rule or regulation.

The Lockwood bill also provides that the height of buildings and structures to be erected may be regulated by ordinance passed by the Board of Aldermen and approved by the Board of Estimate. The Building Bureau in each borough as now established is continued. Laws or ordinances not specifically repealed by this title are continued in force. Thus, it will be perceived that the bill does not affect anything but the construction, alteration and structural changes in buildings; the maintenance or housekeeping laws and ordinances are to be enforced by the departments now in charge.

The following bills affecting real estate have been introduced:

Assembly Bills.

A. Int. No. 682. (Evans.) Amending the Laws of 1906 (Chapter 125), by providing for 80-cent gas in that part of the borough of the Bronx formerly contained in the town of Westchester outside of the villages of Wakefield and Williamsbridge.

A. 736. (Kincaid.) Inserting in the General City Law a new article (5-a, including sections 85, 86 and 87), providing that all streets in cities of the first and second class shall be divided into safety and danger zones. The pedestrian is presumed to be at fault if the accident occurs within a danger zone.

A. 750. (Stoddard.) Amending the Tax Law (Section 197), by making the lien of an unpaid corporation tax subject to all prior encumbrances on the corporate property. It is also provided that every unpaid transfer tax shall be a lien upon the property transferred until paid, subject to all prior encumbrances.

A. 753. (Jezewski.) Amending the Lien Law (Section 3), by making it the duty of the contractor before receiving any payments under his contract for the erection of a building on real property, to furnish the owner of the property with a written statement, under oath, of the names of all parties furnishing materials and labor, and of the amounts due or to become due to each. Merchants and dealers in materials are not required to make the above statement. All persons furnishing materials, apparatus, machinery or fixtures, or performing services for the contractor, are designated as sub-contractors, and are entitled to a lien on the property. There are other provisions.

Eye Glasses for School Children.

A. 764. (Scharlin.) Inserting in the Greater New York Charter a new section (1083-a), requiring the Board of Education to furnish, without charge, eye glasses or spectacles to any pupil of a public school who shall require them.

A. 698. (Thorn.) Authorizing the city of New York to change the terms of any city contract for public work, entered into prior to January 1, 1914, where the cost to the contractor of carrying out the contract was increased by premiums for workmen's compensation.

Senate Bills.

S. Int. No. 526. (Dunnigan.) Amending the Greater New York Charter (Section 226), by permitting the president of the Board of Aldermen, in the absence of the Mayor, to preside at meetings of the Board of Estimate and Apportionment. The provision requiring the preparation of an annual budget for the city and for the counties of the city is made applicable to Bronx county. To Cities Committee.

S. 572. (Wagner.) Amending the Labor Law generally, and amending the Education Law, the General Corporations Law, and the Partnership Law, by transferring thereto certain sections of the Labor Law; amending the Penal Law in relation to penalties for violations of the Labor Law; and enacting a new chapter of the Consolidated Laws to be known as the "Employers' Liability Law."

CITY CHURCHES VALUED AT $188,921,725

When Taken Together With Other Exempt Realty, Total Reaches $1,873,895,243—Table Shows Holdings Worth More Than $500,000

HOLDINGS of churches and other religious institutions of New York City, exempt from taxation, are valued, tentatively, by the Department of Taxes and Assessments at $188,921,725. Although these classes of real estate ownership are not subject to taxation, the City has placed a value on their holdings for record purposes. In the last report of the Tax Department, exempt properties were held at $1,873,895,243. These include properties of the United States Government, $66,331,900; State of New York, $3,298,025; City of New York, $1,423,034,740, and of other owners, corporations, associations, etc., exempted by subdivisions 5, 7, 9, 10, 11, section four of the Tax Law, and in a few cases by special laws. In this group are included religious and educational institutions, asylums, hospitals, and the various public welfare and charitable organizations, the property of which is tentatively valued at $381,230,578. This includes the $188,921,725 mentioned above.

Since the total assessed valuation of taxable real estate in New York City is placed at $8,049,859,912, and since there is $1,873,895,243 worth of exempt properties, it will be seen that all the real estate of Greater New York of every description is valued at $9,923,755,155. These figures also show that about 18.8 per cent, or nearly one-fifth, of local realty is exempt from taxation.

As the accompanying table on this page indicates, there are forty churches of various denominations in Manhattan which are each tentatively valued at $500,000 or more. The total estimated value of the forty churches is $73,731,000, by itself constituting about 3.9 per cent. of all exempted property and more than 49 per cent. of all exempted property not under government ownership. Of the forty churches, eight are valued above $2,000,000; four between $1,500,000 and $2,000,000; four between $1,500,000 and $1,000,000; six between $1,000,000 and $750,000 and seventeen between $750,000 and $500,000.

Trinity Church and cemetery heads the list. The plot, 391.5 feet by 227.8 feet by irregular, is tentatively valued at $17,500,000; the church building at $200,000, for a total valuation, improved and unimproved, of $17,700,000. St. Patrick's Cathedral, occupying the entire block bounded by Fifth avenue, East 50th street, Madison avenue and East 51st street, ranks second, with an improved valuation of $8,050,000. No estimate of the value of the unimproved property is available from the records of the Tax Department.

St. Paul's Church and cemetery, at Broadway and Vesey street, on a plot 166.9 by 367.4 by irregular, is valued at $5,775,000, and with the structure thereon at $5,825,000. The Cathedral of St. John the Divine, now in course of construction on Morningside Heights, is valued at $5,050,000 in its present state. The land, which measures 715.6 feet by 782.1 by irregular, is, in the opinion of the Tax Department, worth $3,800,000.

The table will show that Fifth avenue churches are among the most valuable. There are eight, between 43rd street and 76th street, which are ranked above $1,000,000. One at 45th street is valued at $885,000; another at 11th street, $750,000, and a third at 29th street, $590,000. The property of St. Bartholomew's P. E. Church, at the southeast corner of Madison avenue and 44th street, is understood to be in the market for sale, if it has not already been sold, because the trustees bought last April the block front on the east side of Park avenue between East 50th to East 51st streets, from the F. & M. Schaefer Brewing Company. A new church will replace the present old structures, and the estimated cost, including the site, will be about $2,000,000. The plot is assessed at $500,000 and has a frontage of 200 feet on Park avenue.

The property of the Madison avenue Reformed Church at the northeast corner of Madison avenue and 57th street, on a plot 75 feet on Madison avenue, by 150 on 57th street, has also been placed on the market. The trustees voted, several weeks ago, to dispose of it on account of the diminished church activities, owing to deaths or removals of a great many of the congregation.

SOME NOTABLE CHURCH PROPERTIES.

Name.	Location.	Unimproved	Improved.
Trinity Ch. and Cemetery	Broadway and Wall	$17,500,000	$17,700,000
St. Patrick's Cathedral	Fifth av and 50th	.....	8,050,000
St. Paul's Ch. and Cemetery	Broadway and Fulton	5,775,000	5,825,000
St. John the Divine, Cathedral	Amsterdam av and 113th	3,800,000	5,050,000
St. Thomas's Epis Ch	Fifth av and 53d	1,900,000	3,000,000
St. James' Epis. Ch	Madison av and 71st	2,100,000	2,700,000
Collegiate Dutch Ref. Ch	Fifth av and 48th	1,925,000	2,275,000
Cong. Temple Emanu-el	Fifth av and 43d	1,900,000	2,250,000
Fifth Avenue Presby. Ch	Fifth av and 55th	1,700,000	2,000,000
Brick Presby. Ch	Fifth av and 37th	1,700,000	1,775,000
Collegiate Ref. Ch	Fifth av and 29th	1,565,000	1,615,000
St. Francis Xavier Ch. and Coll	16th st, near Sixth av	1,065,000	1,515,000
St. Ignatius Loyala R. C. Ch	Park av and 83d	648,000	1,300,000
Temple Beth-el	Fifth av and 76th	900,000	1,300,000
Grace Ch	Broadway and 10th	1,100,000	1,175,000
St. Bartholomew's P. E. Ch	Madison av and 44th	785,000	1,030,000
Broadway Tabernacle	Broadway and 56th	525,000	1,000,000
Church of Heavenly Rest	Fifth av and 45th	760,000	885,000
St. Vincent Ferrer R. C. Ch	Lexington av and 66th	450,000	850,000
Trinity Chapel	West 25th st	825,000	825,000
Unitarian Ch. of Messiah	Park av and 34th	675,000	805,000
Englise St. Jean Bapt. R. C. Ch	Lexington av and 76th	175,000	800,000
Old First Presby. Ch	Fifth av and 11th	600,000	750,000
St. Paul the Apostle Ch	Columbus av and 59th	350,000	725,000
St. Stephen's R. C. Ch	28th st, near Lexington av	340,000	700,000
Madison Avenue Baptist Ch	Madison av and 31st	455,000	700,000
Madison Square Presby. Ch	Madison av and 24th	520,000	675,000
Madison Avenue Reformed Ch	Madison av and 57th	500,000	650,000
St. Mary the Virgin, Epis, Ch	46th st, near Broadway	430,000	631,000
Church of the Incarnation	Madison av and 35th	570,000	630,000
First Church Christ Scientist	Central Park West and 96th	210,000	625,000
Church of the Transfiguration	Fifth av and 29th	462,000	590,000
St. Michael's R. C. Ch	West 34th, near Ninth av	218,000	589,000
Church of the Holy Communion	Sixth av and 20th	.....	581,000
Christ Epis. Ch	Broadway and 71st	500,000	550,000
St. Peter's Ch	Barclay st	500,000	525,000
Church of Blessed Sacrament	Broadway and 71st	500,000	525,000
Church of the Holy Name	Amsterdam av and 96th	360,000	520,000
Rutgers Presby. Ch	Broadway and 73d	460,000	500,000
St. Agnes' P. E. Ch	91st st, near Amsterdam av	310,000	500,000

The Collegiate Reformed Dutch Church, at Fifth avenue and 48th street, the first ecclesiastical organization in New York City, is valued by the department at $1,615,000. It received a royal charter from King William III in 1696, and held its first services in a mill in what is now South William street.

South William Street.

"A melancholy street of monotonous warehouses," is how J. H. Innes described the present South William street in an article appearing some years ago in "Federation." Yet on this melancholy street was located the first house of worship in New York City. The street was in early Colonial days part of a lane leading from the fort and the cluster of houses in its vicinity to the eastern part of the common pasture where the cattle of the colonists were first kept.

It was on the north side of this lane, writes Mr. Innes, and upon the site now occupied by the structure at 32 to 34 South William street, with an "L" to Broad street, that the Bark Mill was erected in 1626. The building was designed for the grinding of bark for tanning purposes and the upper floor was so commodious that it was utilized as a place of worship by a large congregation. Pending the arrival of a pastor from Holland, the first religious services were regularly held, as there is every reason to believe, by two inferior ministerial officers.

In the spring of 1628 the first minister for the New Netherlands arrived in the person of the Rev. Jonas Jansen Michaelis. In 1633 with the advent of Director Van Twiller and Dominie Bogardus, a new church was built upon the East River shore and the Bark Mill ceased to be used for purposes of religious worship and confined itself to grinding bark. As time went on, the swamps in the immediate neighborhood were drained and there was an era of building activity which resulted in the improvement of a number of plots which had been granted to officials of the Dutch West Indies Company. Changes were wrought in the vicinity of the Bark Mill by the formal survey and mapping of the town and by the incidental work in this connection, in the year 1656.

On the site of the present building 20 and 22 South William street the first Jewish synagogue was established in 1700. According to the Real Estate Directory this property is now owned by the heirs of Alexander Brown.

The Bark Mill property remained under the control of the deacons of the Dutch church until January, 1663, when it was sold to a wealthy merchant. After that the property changed hands frequently until shortly before the Revolution, when it belonged to William Butler, whose family controlled it until 1831. In that year it passed into the hands of Harman Hendricks, and the property has remained in the ownership of this family up to the present time.

City's Realty $1,447,547,869.

Comptroller Prendergast, in his recent report to the Commissioner of the Sinking Fund, as published in the City Record, placed the assessed valuation of the city's real estate at $1,447,547,869, of which $1,429,491,360 represents realty within the city limits. Therefore the City of New York is the wealthiest land owner within the Greater City. The report show that land for park purposes aggregates $600,000,000.

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If vocational training can really keep our boys from falling into "blind-alley" occupations, isn't it worth the price?

If statute law, city charters and ordinances and departmental regulations were rightly divided and untangled from each other, the great evil of over-legislation and its corollary, over-regulation, would not exist. The coming Constitutional Convention will have the power to root out this evil, if it will.

Mayor Mitchel and President McAneny are opposed to amending the City Charter by means of isolated bills. They hold that all such matters should be deferred and acted on in a general charter revision. Is the city likely to have any better luck in trying to revise the Charter in one act than it had during the long and fruitless struggle to revise the Building Code?

The Lockwood bill, to simplify building inspection, makes no exception for any department, be it either a State or municipal function which is exercised—all must come into the new organization, over which a central board of standards and a central board of examiners will preside. The Lockwood bill takes it out of the power of young lady inspectors from the State Factory Bureau to attempt to direct architectural and construction matters beyond their comprehension.

Drafting bills for introduction in the Legislature has become a considerable industry in this city. Several concerns make a specialty of it. Anyone on the payment of a fee can have a bill prepared in legal form, and without much difficulty he can find some Senator or Assemblyman willing to introduce it. In consequence, the dockets of the two houses are loaded with all manner of bills, mostly local, personal or trivial, upon which the legislators of a great State should not be asked to waste their time.

The Consequences of Reckless Capital Expenditures.

It looks at the present writing as if the proposed investigation of the finances of New York City by a committee of the Legislature would be abandoned. The Governor seems to be opposed to it and the Legislature cannot make up its mind whether it would be advantageous or not to the Republican party in the State to ventilate the financial condition of the city. From the point of view of the New York taxpayers such a public inquiry would be very useful. In all probability it would not bring to light any facts not already known, but its value as a means of publicity would be enormous. New York suffers tremendously from sheer ignorance on the part of the public in relation to the most essential facts concerning its finances and policy. Until recently this ignorance and the indifference associated with it was shown by the great majority of taxpayers. They allowed the financial mismanagement of the city to continue for many years without protest. In a sense they were themselves accomplices to the mismanagement because they were constantly pressing costly local improvements on the government and were often willing to subordinate the welfare of the whole city to the interest of their own locality. Of late years the unbearable increase in the burden of taxation has aroused them to the dangers of a continuation of reckless capital expenditure, and they have been showing an increasingly broad and intelligent interest in the financial policy of the city. But their interest has not been communicated to the vast majority of non-taxpaying voters. The latter wholly fail to realize the serious financial problems which have been created by past extravagance. They do not understand the need, which this extravagance has created, of tapping additional sources of taxation. A thoroughgoing inquiry into the financial condition of the city would have the advantage of bringing a good many disagreeable faults home to the voters of New York.

Such an investigation, despite its publicity value, would however possess two undesirable aspects. It would, in the first place, look like an attempt on the part of the Legislature to fasten responsibility for extravagance upon the local government, and it might result in undesirable legislation seeking to tie the hands of the responsible municipal officials. Now it is undoubtedly the case that the local government has not used very well the discretionary powers granted to it under the Charter; but the fact that it has made mistakes cannot be considered any sufficient reason for an increase of State control. On the contrary the only chance of ever obtaining an economical and efficient administration of New York City is by means of a relaxation of the restrictions now imposed by the State on the freedom of local action. At present whenever a local administration is criticised because of extravagance it always denies responsibility by insisting that the larger part of the city's expenditure is dictated by the Legislature. Thus, Albany blames New York, and New York blames Albany. Such will be the case as long as the existing system of divided responsibilities is continued. The duty of economical financial administration cannot be redeemed unless it is concentrated in one group of officials. Manifestly, it cannot be concentrated in Albany. If it is to be concentrated at all, the city administration must be made the only and the adequate instrument of economical finance. In any event it would be too absurd for a State Legislature of the most notoriously wasteful and extravagant State in the Union to talk about imposing economy on New York City. A committee of the Legislature might well know enough from their own experience to make an effective exposure of extravagance, but as any kind of positive economists they would be merely absurd.

Another objectionable aspect of a public investigation would be the implied criticism of Mayor Mitchel and the present Board of Estimate. Just because the Mayor and his subordinates would have to take the stand and testify about the financial condition of the city, it would look as if the administration were responsible for the ugly aspects of the testimony. Every well-informed person would know that they have tried loyally and intelligently to keep expenses down, and that, as a matter of fact, in spite of the adoption of more sound, but more costly, methods of meeting the city's obligations, they have, at least, checked the increase in the city budget. Many taxpayers are critical, because the Mayor and the Board of Estimate have refused to economize on the social work already being undertaken by the city government. But they should remember that the administration was elected on a platform which emphasized the desirability of just such expenditures. The administration is pledged to continue the protection and help which the city is now extending to its poorer population, and no humane person would like to have such help and protection diminished at a time when the poor are so much in need of assistance.

Dubious Charter Amendments.

Two very objectionable amendments to the Charter have recently been proposed at Albany. One of them changes the Mayor's power of appointment by making his selections subject to confirmation by the Board of Estimate. Such an amendment would impair the executive responsibility of the Mayor and would make it necessary for him to consult the Board of Estimate in reference to his administrative subordinates. It would be a step backward and would result in increasing, rather than diminishing, the danger of merely political selections. It may be admitted that the existing relationship between the Board of Estimate and the Mayor is unsatisfactory, but its improvement should be left to the committee which is now at work preparing a plan of Charter revision. In any event, the proposed change would not be an improvement. The power of confirmation exercised so frequently by the upper houses of American legislatures has always enabled the confirming power to insist upon subordinating administrative officials to the exigencies of party politics. The change now suggested would have precisely this effect, and no other.

The other dubious Charter amendment takes away from the Board of Estimate its existing power of regulating the height of buildings in New York City. Apparently this bill must have been introduced by some disgruntled property owners, who object to the very moderate plan of regulation now under consideration. If such is actually the case, it will exhibit at its worst the disposition which certain New York taxpayers have always shown to appeal to the State Legislature whenever they are dissatisfied with the city administration. New Yorkers have always loudly protested because the State Constitution and Legislature do not grant to the city a full measure of home rule, but when they have any axe to grind themselves they never hesitate to appeal to the State Legislature for help. In this particular case there is no excuse for any interference by the Legislature. The representatives of the voters of New York are the only proper officials to pass upon such a purely local question as the height of buildings; and among those representatives the Board of Estimate, rather than the Board of Aldermen, is obviously much better prepared to devise building regulations in the interest of the whole city. The Board of Aldermen has failed in many respects, but in none has it failed more flagrantly than in its attempts to regulate the building industry.

—President Kinnan of the Union Dime Savings Bank, says the principal factor which has discouraged real estate investment has been the high assessment of real estate for the purpose of taxation.

Making the Issue Clear.

Editor of the RECORD AND GUIDE:

It is to be feared that the various methods taken to investigate the proper way to consolidate the various departments having jurisdiction over the construction and alteration of buildings have tended rather to befog the issue than clear it.

The real estate and allied interests have had but one platform to stand on, that the City of New York had building departments able to take care of this matter, and that six or seven other city departments and a State Department of Labor interfering and conflicting simply added to the cost of the work and practically confiscated real estate.

The State Factory Investigating Commission presented a tentative plan to cover this matter, but proposed changing the present borough management of the Building Department to a central head under the Mayor. While this might be an ideal way, yet it seemed too arbitrary a change from our present method of city government and aroused great opposition from the start.

The Mayor also appointed a committee to suggest a plan of consolidation, the majority report of which seems to suggest giving power to the Board of Estimate and Apportionment to mix or unmix the various conflicting departments by next January, but giving no definite plan.

The Conference Committee of the Real Estate and Allied Organizations called to consider this consolidation idea and representing scores of organizations in all the Boroughs kept on, however, steadily working, and has finally had presented to the Legislature a bill to transfer to the Building Departments of each borough all the various existing provisions, rules and laws of every department or bureau of the city, and also the State Labor Departments relating strictly and only to the construction and alteration of buildings.

This bill is known and should be kept clearly in mind as Senate Introductory No. 424, and Assembly Introductory No. 612, and should be carefully followed and supported. Every one interested should write to or if possible see his Assemblyman and Senator and urge his support. Nothing should be allowed to interfere with the passage and signing of these bills.

ALFRED R. KIRKUS.

What Real Estate Needs.

Editor of the RECORD AND GUIDE:

In your edition of February 6, I outlined a program for real estate interests, including suggestions for legislation at Albany. I now advise the adoption or revival of the town meeting in Greater New York. I have asked the Borough President to grant the use of the Aldermanic Chamber in the City Hall for a freeholders' meeting, where the men who support the city government and suffer severely from the burden of over-taxation and over-regulation of buildings may meet and "petition the government for the redress of their grievances."

Such meetings have heretofore been held in the Real Estate Salesrooms on Vesey street, but the proper place for freeholders to assemble is in the building which they practically own and keep in order. All classes of citizens will be welcome, but each speaker must give his name and address and the location of the property he owns, and paternalists, socialists, rent-reducers, building-preventers, single-taxpayers, and Nihilists must take back seats.

The taxpayers should meet at least monthly—better weekly—during the session of the Legislature.

How many indirect and direct taxpayers know that Chapter 1, of the Laws of 1915, increases the salaries of the Judges of the Court of Claims, and that the bill was jammed through by two emergency messages from our new and worthy Governor?

How long will both classes of taxpayers stand the increase of salaries and the waste of public funds in these days of depression, with 600,000 idle persons walking the streets of New York and lengthening the bread lines daily on the Bowery, City Hall Park and elsewhere?

I often ask myself the question, Will the large estates ever learn which side of their bread is buttered and how many white "niggers" have we among the direct taxpayers of Manhattan? The people of the Bronx and Queens are not so bad, but it is very hard to find a property owner in Manhattan who will stand up for his rights or even attend a meeting of freeholders to state their grievances.

Now is the time to reorganize or revive the taxpayers' Congress, to prepare for the municipal campaign of 1918, for this administration is very disappointing and if a cast-iron freeholder becomes President of this Congress, the politicians can't use him and they must get up very early and work very late to control it, even in a majority of the wards.

I suggest that a congress be organized by wards and not Assembly districts, because a purely political division suggests politics and is almost a hint to the workers and "heelers" to get on the band wagon.

ALFRED R. CONKLING.
157 East 70th street.

The Street Widening Orders.

Editor of the RECORD AND GUIDE:

It is not alone the annual tax levy, excessive as everyone believes that to be, that makes the taxpayer's burden unbearable and discourages building, for there is added to this the many orders of the different departments, which entail expense and usually curtail rental availability.

If Mayor Mitchel would take a firm stand against these arbitrary and unjust orders, he could afford immediate relief to the stagnation in building and give work to the thousands who depend on the building industry for a living, for it is work and not charity that the working people of this city demand. Take, for instance, the orders to owners along certain arbitrarily selected streets to remove at their own expense stoops and areas placed there, not on their own initiative, but pursuant to corporation ordinances sanctioned by the courts and by centuries of usage, and under the signed permits of the city's duly constituted officers.

"Every time one of these orders is issued the property owner is subjected to an expense running from hundreds into thousands of dollars. It has been said that the expense forced on property owners under President McAneny aggregated five millions of dollars. Countless troubles, in addition to the heavy cost, follow these orders. Law suits ensue between landlord and tenant. Newsdealers, bootblacks and fruit stands are put out of business. The light and ventilation of buildings is diminished, and awkward and unsafe entrances are among the results, and all at the whim of the Borough Presidents.

"In the three centuries of New York's existence, none of its officials ever before thus took the law into their own hands, and the same laws and ordinances have been in force, practically since the Montgomerie charter, including the present City Charter, Section 50, of which specifically authorizes projecting stoops. At every hearing that I have attended the sentiment has been overwhelmingly against these orders, which have immediately thereafter been adopted, showing a disregard of public opinion that would have raised a howl under Tammany Hall.

The latest of these orders is to be issued by Borough President Marks, as he says, and will affect Lexington avenue from 41st to 61st street. I walked the mile of this avenue Tuesday afternoon and found not the remotest evidence of sidewalk congestion. For most of the distance the houses are three and four-story high-stoop residences, the hardest kind to remodel, because the first story is too high and the basement too low for a satisfactory entrance level with the street.

Every time one of these confiscatory orders is issued, it discourages building to just that extent; for people will not invest their money in buildings when, if they comply strictly with existing laws, they can be compelled to remodel them without there having been any change in the law, and solely to suit the hobby of a temporary official.

The theory of the City Charter is that street improvements should originate with the local boards having jurisdiction. As the Aldermen composing these are closer to the people than the Board of Estimate, they are less likely to defy public opinion.

I believe that the citizens and taxpayers of New York City should combine and ask relief from the Legislature through an enactment to the effect that when buildings have been erected in conformity with existing ordinances a condition precedent to their revocation should be a petition signed by taxpayers or their authorized agents representing 51% of the frontage of the street affected, and upon the initiative and by resolution of the local board having jurisdiction.

ALBERT E. DAVIS,
(Pres. Bronx Chamber of Commerce.)

Long-Term Mortgages Advocated.

Editor of the RECORD AND GUIDE:

Twenty years ago the calling in of a first mortgage was a rarity. A first mortgage was considered a life investment, and there was no question as to its integrity or reliability. About a year ago first mortgages began to be called in on a great many properties, and a new danger, namely, the uncertainty of renewals, began to threaten property owners. There is no doubt that should this condition persist, a great many equities would be wiped out, and no class of owner, rich or poor, would be spared.

A remedy is in the creation of a State Bank, for the purpose of making long-term amortization loans, to be gradually reduced by yearly payments on the principal, until the entire debt is discharged. In conjunction with Harold N. Phillips, counsel of the Greater New York Taxpayers' Association, I looked up the Banking Law of 1908 and found that it placed certain limitations on real estate loans by banking institutions. Since this law went into effect the downward tendency in the value and marketability of real estate seems to have begun, and the results have become more manifest.

No business can thrive in the face of restriction, and real estate is no exception to the general rule. The field in general business lines is unlimited, so far as income is concerned, but in real estate it is more or less limited. A house that returns $10,000 a year to its owner cannot very well bring more, but the income has considerable stability. Why there should be a doubt as to the safety of a first mortgage on a well maintained house, with an assured earning capacity, or why such an investment should be considered hazardous, is more than I can understand.

The new trouble to be met and one which is rapidly reaching an acute stage is this question of the calling in of mortgages and the difficulty in obtaining renewals. The problem can, in my opinion, best be solved by a State institution that will issue long-term mortgages. The benefits to both principals are undoubted. The owner is relieved of the anxiety and heavy expense attendant upon each renewal of his mortgage. The lending institution has its money conservatively invested in a reliable product which practically guarantees an assured return on its money for many years.

BERNARD GOODMAN,
President Greater N. Y. Taxpayers Association.

—Notwithstanding the protestations of those who profit by the extension of the civil service, hard-headed business men still believe that the City of New York tries to do too much in the way of educating, doctoring, nursing and coddling transients, undesirable immigrants and other human debris that either drifts in here or is induced to journey hither by transatlantic transportation lines. When the house is full it is time to shut the door, even if New York City has been made a sort of international lodging house.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

HEIGHT OF BUILDINGS.

An Important Conference Upon New Objections to Pending Ordinance.

Real estate owners in the downtown district of New York are giving particular attention at this time to the details of the proposed plan to limit the height of buildings. This measure is now before the Board of Aldermen and is known as Ordinance No. 1072.

The Real Estate Board of New York is on record before the Board of Estimate as having favored in its broader aspects the plan for limiting building heights. It took this position last year and again recently before the Board of Estimate and Apportionment, its representations being made through Joel S. DeSelding, chairman of the Real Estate Board's Special Committee on Limiting the Heights of Buildings. Its objections are now directed to certain details of the plan which apparently were not considered by the Board of Estimate's Advisory Committee.

In response to objections from its own members, as well as others, the Real Estate Board this week took up this phase of the matter with representatives of the Board of Estimate's Advisory Committee at a luncheon held at the Whitehall Building, on Monday last. At this conference there were present, representing the Board of Estimate's committee, George B. Ford, consulting engineer to the committee; Robert H. Whitten, secretary; Messrs. Joel S. DeSelding, Charles F. Noyes, Richard O. Chittick, representing the Real Estate Board; Cyrus C. Miller and Birch Helms, representing the Advisory Council of Real Estate Interests; Stewart Browne, representing the United Real Estate Owners' Association; Robert Anderson Pope, engineer; A. J. S. Holton, of Clinton & Russell, architects.

The point which the committee desired to impress upon Mr. Ford and his associates was that the application of the ordinance in its present form to the downtown section would so disturb values below Chambers street as to work very serious injustice to owners of property in that district. The committee proceeded on the assumption that in drawing the ordinance these details had not been given sufficient consideration, and they explained to Mr. Ford that to let these provisions stand in the ordinance would mean to invite the opposition of every property owner downtown.

The section of the ordinance to which the criticisms of the committee were directed is that which provides that buildings on certain narrow streets as for instance Wall street should be limited to a height of 100 feet or, in other words, to a height of eight stories, exclusive of the setback. The committee pointed out that the inevitable result of this would be a depreciation in values which it could hardly be believed the Board of Estimate had in mind when it inserted this provision. It was also pointed out that this shrinkage in value would necessarily be reflected in a corresponding reduction in taxable values. It is believed that these representations will be given serious consideration by the Board of Estimate's committee. In the meantime, a number of objections have been referred by the Real Estate Board's committee to President McAneny of the Board of Aldermen.

Bronx Filings.

Register Polak, of Bronx County, reports that for the month of January, 3,733 papers were filed and recorded, an increase of 659 instruments over the corresponding month in 1914. The fees collected in the General Administration Department totaled $3,920.25, which exceeds by more than $500 the amount shown the previous January. The Mortgage Tax Department receipts amounted to $8,433.02, making the total receipts $12,353.27. The value of the mortgage tax indebtedness was $1,709,771.05, while the consideration of conveyances up to February 4, footed up $798,805 and mortgage extensions $1,513,025.

For the convenience of the public, Register Polak has created a complaint department, where all disputed matters relating to the recording and filing of instruments are adjusted. The new department facilitates the handling of all technical papers, and has proven of inestimable value in the saving of time and expense to those having business with the Register's Office.

OPPOSED TO TAX BILL.

New York State Realty Interests Ask For Amendments.

M. Morgenthau, Jr., president of the Real Estate Association of the State of New York, in an address delivered before the Association of Deputy Tax Commissioners of New York city at the Astor Hotel on Monday night, explained the attitude of the real estate men throughout the State on the tax legislation which is pending at Albany:

"The Advisory Real Estate Council representing the leading New York city real estate organizations, and the Real Estate Association of the State of New York, representing organizations of real estate men throughout New York State, have combined to oppose the passage of the tax bill as now proposed.

"An examination of the bill revealed the fact that it is so drawn as to be inapplicable or of doubtful application as far as New York city is concerned. In the matter of reassessment, no provision is made for the practical working of the law such as is provided in the case of equalization. Why this omission? Reassessment is limited to the time between the application of the assessment rule and November 1 following. Under these circumstances, how can a reassessment within the city of New York take place? When we come to equalization, it has been very carefully provided that the commission shall only have power to review the equalization by a Board of Supervisors, of which New York City has none. The real estate men of the State of New York are thoroughly aroused to the need of a tax reform. They have no interest in political parties, but are concerned with a fair and just tax law and its proper administration. They will support any party which proposes such legislation."

The Syracuse Meeting.

President Morgenthau attended a meeting of the executive committee of the State Association at Syracuse on Tuesday night, and delivered an address at the annual dinner of the Syracuse Real Estate Dealers' Association. President Woodworth of the Rochester Association also spoke on the occasion.

Giles H. Stilwell, corporation counsel, delivered a speech of welcome on behalf of the city and other addresses were by Earl Clark, of Utica, W. J. Russell, of Ogdensburg, Charles F. Warner, of Buffalo, Ten Eyck T. Mosher, of Albany, H. L. Reed, of Amsterdam, S. T. Betts, of Syracuse, and Lachlan Macleay, secretary of the Syracuse Chamber of Commerce.

At the meeting of the Executive Committee of the State association Tuesday

afternoon it was voted to oppose the proposed tax bill, and a telegram was sent to Albany, asking the Governor for a special hearing at which the real estate association might present arguments against the measure.

$2,000,000 SUIT SETTLED.

Cambridge Building at Fifth Avenue and 33d Street in Litigation for Twenty-four Years.

Following a long and protracted fight in the courts, which extended over a period of upwards of twenty years, a decision has been handed down affecting the old Cambridge Hotel property, at the southwest corner of Fifth avenue and 33d street, the fee of which is owned by the Astor family. It is estimated that the total amount involved was upwards of $2,000,000.

Lorenz Reich, many years ago, leased the property from the Astors, for five years, at $25,000 a year, one of the stipulations being that he could erect a hotel building, not to cost less than $500,000. If he did build the structure, then he was to have the privilege of a fifteen-year extension. It was also understood that during the succeeding twenty years he could turn back the lease for $100,000, to be paid by the Astors, or obtain another renewal, figured upon a five per cent. basis.

Mr. Reich lacked about $130,000 of the $500,000 necessary to carry on the improvement, and he obtained this amount from William F. Cochran, carpet manufacturer, of Yonkers. It was understood that Mr. Reich was to pay back $275,000, for the $130,000 borrowed, and, as security, he had to turn over to Mr. Cochran the lease on the property. Mr. Cochran sub-leased the property back to Mr. Reich, and as one of the considerations obtained a five-year lease of an apartment in the Cambridge, the charge for which would have been $5,000 a year.

Differences arose, and Mr. Reich sued to have the sub-lease, which was really a mortgage canceled, on an allegation of usury. He refused to make further payments, until dispossess proceedings were started.

Many complications ensued and suits and counter-suits were instituted, appeals won and lost, until in 1896, while the finish was still far distant, Mr. Cochran took advantage of a clause in the lease and sold out for $100,000 to the Astors, the hotel having been turned, in the meanwhile, into an office building. Mr. Reich figured that Mr. Cochran made a yearly profit of about $115,000 out of the hotel, and adding the $100,000 received from the Astors, together with compound interest, totaled about $500,000. Suit was brought to recover this amount.

Judge Miller, of the Court of Appeals, who handed down the verdict this week in favor of Mr. Reich, stated that the lease and sub-lease of the property must be considered as a mortgage, that they must be satisfied and that the executor of the Cochran estate, Mr. Cochran having died in 1901, must account to the plaintiff for all the profits enjoyed by the late Mr. Cochran. This the lawyers compute as being about $2,000,000.

Title Company for New Jersey.

The State Service & Title Company has been recently organized for the purpose of examining titles to lands throughout the State of New Jersey, and particularly in Mercer and Ocean Counties; also for furnishing abstracts of corporation records, legislative proceedings and judicial proceedings in both the State and Federal Courts. The company will also prepare abstracts of title, searches, etc., in connection with its examination of the records. Insurance of titles will be effected if desired.

If government by political parties, or even by a fusion of the best elements in all parties, is to continue hopelessly extravagant, not to say ruinous, to local interests, then let us try some other kind of government, at least one whose principal object will not be simply to make or perpetuate jobs for partisans.

PRIVATE REALTY SALES.

When compared with last week, which was a short one, the business shows considerable improvement. The greater number of small deals, particularly in the Bronx, involving no large expenditures, are the best indications of an apparent change in sentiment towards real estate for investment purposes. The return of the small investor, slowly but surely, to well located improved real property, is all that is lacking in the opinion of many to the restoration of a good market.

Nothing has injured it more than the persistent gossip in real estate circles and elsewhere that real estate is losing its hold on investors, and that they are turning to other fields of income. It does not take long for an idea once inculcated, especially in a conservative mind, to grow until it becomes a conviction, and the talk of real estate men and others who see only the dark side, has not helped to better conditions.

From many parts of the country came reports of increased commercial and industrial activity, and while conditions in this city may on the surface appear unchanged, it is evident that matters are shaping themselves toward satisfactory adjustment. In the real estate and building trades, which are usually the last to feel the benefits of a business revival, this new trend is already manifesting itself in a larger number of projected building operations. The return of the small buyer to the field, as indicated by the broadening tendencies of this week's trading, may be taken as a sign of renewed interest in real estate as an investment, for people of small capital who are not seeking fabulous returns, but rather prefer an assured income from a reliable source.

The total number of sales reported and not recorded in Manhattan this week was 30, as against 17 last week and 23 a year ago.

The number of sales south of 59th street was 9, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 21, as compared with 10 last week and 16 a year ago.

The total number of conveyances in Manhattan was 133, as against 110 last week, 24 having stated considerations totaling $1,123,800. Mortgages recorded this week number 61, involving $2,050,654, as against 79 last week, totalling $1,512,721.

From the Bronx 33 sales at private contract were recorded, as against 11 last week and 16 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,461,995 compared with $142,473 last week, making a total for the year of $6,192,007. The figures for the corresponding week last year were $547,169 and the total from Jan. 1, 1914, to Feb. 21, 1914, was $6,785,763.

East Side-West Side Exchange.

William B. May & Company have sold for the Rexton Realty Company, the five-story apartment house at the southeast corner of Park avenue and 82d street, on plot 25.2x100 ft., to Edward M. James. The property immediately adjoins the new twelve-story apartment house recently erected by Bing & Bing at 953 to 955 Park avenue. The seller took in part payment the plot 126.1x91.7 on the west side of Broadway, 302.3 feet north of 122d street. The broker reports that this plot will be immediately improved.

Improvement for Heights.

Joseph Reiss has purchased the block front on the east side of Haven avenue between 178th and 179th streets, with a frontage of 185 feet and a depth of 147, which will be improved with five five-story apartment houses. The plot was recently sold by W. B. Sommerville to Meyer Solomon, who has since died, and Mr. Reiss has acquired it from the estate. The brokers in the deal were John R. and Oscar L. Foley and Harry Aronson.

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Photographer Buys on Fifth Avenue.

Colonel Theodore Marceau, photographer, now at 258 Fifth avenue, purchased through John N. Golding, from the H. S. Redmond estate, the Columbia College leasehold property on lot 25x100, at the southwest corner of Fifth avenue and 50th street. It is a six-story building, the ground floor of which is under lease to Howard & Company, jewelers. Colonel Marceau's newly acquired interest also includes this lease. He plans to raze the present structure and replace it with an eight-story studio building to be occupied for his business. The leasehold has about fourteen more years to run.

Tenant Buys Depew Building.

Frederick W. Smythe, of Wadley & Smythe, florists, has purchased from W. S. Bogert, of the Pottier & Stymus Company, the seven-story leasehold property, 489-491 Fifth avenue, known as the Depew building, where they have been tenants for many years. It is owned by the Augustine Pottier estate. The lease has about eight years to run. The brokers in the sale were Horace S. Ely & Co.

Sale in Fulton Street.

John Munro sold through the Charles F. Noyes Company 20 Fulton street, southwest corner of Front street, a five-story store and loft building, fronting 56 feet in each street. The asking price was $100,000. Stoddard & Mark represented the purchaser. The Charles F. Noyes Company has been appointed agent for the building, which is being completely reconstructed by Bernard F. Golden, contractor.

Builders Buy in Bronx.

The East 180th Street Building Company has purchased from various owners the plot 100x200 at the northwest corner of Findlay avenue and 168th street, and the plot 200x200 ft. at the northeast corner of College Avenue and 168th street, for apartment house improvement. The brokers were Smith & Phelps.

Washington-New York Trade.

W. Bourke Cockran bought from the Hillard Construction Company, Irving Judis, president, the six-story apartment house at the northwest corner of Fort Washington avenue and 161st street. He gave in part payment his mansion at the corner of O and 16th streets, Washington, D. C. The deal involves about $400,000.

Apartment House Deal.

Harold C. Mathews, under the name of the Royton Realty Company, has purchased from the estate of Joseph P. Bloomingdale the six-story elevator apartment house at 5 to 7 West 91st street, on plot 57x100.8.

Plaza Hotel Owners Buy.

The Plaza Operating Company, Bernard Beinecke, president, owners of the Plaza Hotel, have purchased from the 59th Street Realty Company, Albert I. Sire, president, the six-story studio building, 22 West 59th street, on lot 25x100.5, adjoining the hotel.

Mrs. Dahlgren May Buy.

Negotiations are reported pending for the sale of the vacant plot, 37.6x100, in the north side of East 96th street, 262 feet east of Fifth avenue, by Edward Shearson to Mrs. Lucy Drexel Dahlgren. It is reported that if the deal is closed, a costly residence will be erected.

Manhattan—South of 59th St.

LEWIS ST.—Benenson Realty Co. sold 115 Lewis st, a 3-sty tenement, on lot 25x100, to the View Realty Co., Irving Bachrach, president, which gave in exchange 1891 1st av, a 5-sty tenement, on plot 25.6x100.

THOMPSON ST.—Pepe & Bro. sold for R. E. G. Smith of Montreal, Canada, the 4-sty loft building, 180 Thompson st, on lot 25x100, to Rinaldi & Co., who will occupy with their business.

27TH ST.—Catherine Campbell is reported to have sold 511 West 27th st, a 3-sty building on lot 25x98.9. The property has been in the possession of the seller's family since 1845.

47TH ST.—St. Bartholomew's Church has received permission from the Supreme Court to sell the 4-sty dwelling 136 East 47th st, on lot 20x100.5, for $20,000. The proceeds will be applied to the endowment fund of the parish house of the church.

LEXINGTON AV.—John W. Smyth bought through Pease & Elliman from the Directors' Realty Co., I. Randolph Jacobs, president, the 5-sty store and apartment building, on lot 20x75, at the northwest corner of Lexington av and 35th st.

Manhattan—North of 59th St.

ARDEN ST.—Thomas J. Goodwin has sold 15 Arden st, a 5-sty apartment house, on plot 27x100. The buyer is reported to have given in exchange the plot 75x100 in the south side of Dyckman st, 356 ft. west of Broadway.

85TH ST.—Joseph Emrich bought from the Annabelle McC.Kaughran estate, the two 4-sty dwellings, 60x102.2, at 234-236 East 85th st.

94TH ST.—George F. Mattlage estate is reported to have sold 59 West 94th st, a 3-sty dwelling, on lot 20x100.8.

98TH ST.—Negotiations are pending for the sale by Mrs. Julia E. Cameron of the 5-sty flat 64 West 98th st, on lot 25x100.11. Mrs Cameron acquired it at foreclosure in April, 1912, for $28,000.

105TH ST.—Achilles R. Scharsmith & Co. have sold for the Airmor Co., the 5-sty apartment, on plot 33x134, at 143 West 105th st, to S. J. Duffy, who gave in part payment four lots in Long Island City, at the approach to the Queensboro Bridge.

121ST ST.—Ervin Construction Co. sold 256 West 121st st, a 3-sty dwelling, on lot 18x100.11, to the Airmor Co., which gave in exchange 2214 85th st, Brooklyn.

150TH ST.—Peerless Holding Co., has sold the plot 100x99.11, in the south side of West 150th st, 100 ft. west of Amsterdam av, to Julius Weinstein, who is said to be contemplating apartment house improvement.

167TH ST.—Blau & Weiss Realty Co. bought from James R. Hayes the 3-sty frame property, 510-212 West 167th st, on plot 50x85.

182D ST.—The Nehring Co. sold for Mrs. K. Pope 620 West 182d st, a 5-sty apartment house on a plot 50x70. The property was held at $54,000. This is the third resale of the property within one year by the same brokers.

192D ST.—Samuel Hirsh has sold the plot, 75x100, in the south side of West 192d st, 100 ft. east of St. Nicholas av.

AUDUBON AV.—Susan Devin is reported to have sold the 5-sty apartment house at the southwest corner of Audubon av and 184th st, on plot 100x35. Mrs. Devin acquired the house at foreclosure last September for $52,000.

WADSWORTH AV.—The Wadsworth-Washington Corporation, E. L. Barnard, president, has sold the two 5-sty apartment houses each on plot 50x115 on the west side of Wadsworth av, 60.2 ft. north of 185th st. The structures are the two southerly ones of a row of three recently completed by the selling company on a site acquired about a year ago from the Ver Planck estate.

3D AV.—Pease & Elliman sold for W. I. Magill, 1225 3d av, a 4-sty tenement, on lot 16.8x100.

Bronx.

COSTER ST.—Robert E. Simon sold 632 Coster st, a dwelling, on lot 20x100, to Fact Realty Co. This house was taken over last week by Mr. Simon from the Hunts Point Estates.

IRVINE ST.—Anna Smith sold to Russo & Tuzzolino, the 3-sty dwelling, 881 Irvine st, on lot 25x38.

LORING PL.—McLernon Brothers sold for Henry Mock the plot 37.6x100 in the west side of Loring pl, 167.5 ft. south of Fordham road to John Beckman, who will improve the site with a 5-sty apartment house.

136TH ST.—Sterling Sterling sold for the Lawyers' Mortgage Co. the 3-sty dwelling, 436 East 136th st, on lot 18.9x100, to Charles L. Foss.

140TH ST.—Smith & Phelps sold for Sarah Moorehead, the 3-sty dwelling, 415 East 140th st, on lot 17.9x100.

160TH ST.—W. E. & W. I. Brown, Inc., sold for Mary T. Rennard the 1-family dwelling, 692 East 160th st, on lot 23x53.

166TH ST.—Richard H. Scobie sold for Florence Schmidt the 5-sty, 10-family apartment house, 572 East 166th st, on plot, 37.5x138.6.

BATHGATE AV.—Silshire Construction Co., Lazarus Shiran, president, sold 1789-1791 Bathgate av, a new 6-sty flat, on plot 54x114.

BRIGGS AV.—H. A. Kelber sold a plot of 4½ lots on the west side of Briggs av, 297 ft. north of 196th st.

BRIGGS AV.—Harry H. Cohen sold for the Mitchell & McDermott Realty Co. 2707 Briggs av, a new 5-sty apartment house, on plot 50.1x107, to Charles Bollman, who gave in part payment two 2-sty dwellings at 740 to 744 East 182d st, on plot 75x70.

BROOK AV.—Jacob A. Michel bought from Catherine H. Jennsen the 5-sty flat at the northwest corner of Brook av and 171st st on plot 100x45.4.

CLINTON.—Herman Ellers sold the 2-sty dwelling, at the northeast corner of Clinton av and 176th st, on plot 40x103.

EAST FORDHAM RD.—Nathaniel Weston sold to Alfred Olenick, the new 5-sty apartment house, at 617-619 East Fordham rd, on plot 88.8x100.

FORDHAM RD.—Gaines & Roberts, builders, bought from Francis F. Keil the vacant plot 188x111.6 at the southwest corner of Fordham rd and Grand Boulevard and Concourse. The plans of the buyers have not yet been made known.

FRANKLIN AV.—Blau & Weiss Co. bought from a client of Marks & Marks, attorneys, the 5-sty apartment house, on plot 37.6x100, at 1390 Franklin av. The house was later re-sold to Paul A. McGolrick.

FULTON AV.—John W. Cornish Construction Co. sold to Patrick J. Dunn the 5-sty apartment house on plot 50x206, on the east side of Fulton av, 256 ft. north of 169th st.

HOE AV.—Bing & Bing bought 946 Hoe av, a 5-sty apartment house on plot 50x100, from the Aldus Construction Co., which took in part payment the vacant plot 40x100, at the southeast corner of Bradhurst av and 153d st.

HOE AV.—The Galveston Building Co., Philip Herschowski, president, purchased the plot, 100x100 on the east side of Hoe av, 150 ft. north of Jennings st. The site will be improved with two 5-sty apartment houses.

INDEPENDENCE AV.—Mrs. Nash Rockwood of Saratoga Springs, N. Y., bought from Mrs. George B. Hayes, through David Stewart, her residence and grounds at the northeast corner of Independence av and West 252d st.

JEROME AV.—Mrs. Grace Williams sold to M. Wollak 2423 Jerome av, a 3-sty dwelling, on lot 19.10x100.

LONGFELLOW AV.—Hunt's Point Realty Co. sold the lot 25x100 at the northwest corner of Longfellow and Seneca avs to David Kraus, who gave in exchange the southwest corner of Fulton av and 174th st, 18.9x90.

MOTT AV.—Benjamin Englander has sold for the Mott Av Realty Co., to the Rae Realty Co., the 5-sty apartment house, with stores, 428-430 Mott av, on plot 50x131. In part payment the seller took the vacant plot, 87½x100, in the west side of Kelly st, 125 ft. north of 163d st, which will be improved with a 5-sty apartmeut house. This is the second house the Mott Av Realty Co. has sold in the same vicinity in the last three months. This exchange involved about $90,000.

SHERIDAN AV.—Louis Schrag sold a plot 50x75, on the west side of Sheridan av, about 235 ft. south of Belmont st to Carl F. Markgraf.

TRINITY AV.—W. E. & W. I. Brown, Inc., sold for Mary T. Rennard the lot 25x53, on the east side of Trinity av, 53.7 ft. south of 160th st.

WEST FARMS AV.—Henry Morgenthau Co. sold the vacant plot 138x84, at the junction of West Farms rd and Bryant av, to David Kraus, who gave in exchange the 4-sty flat, at the southwest corner of Fulton av and 173d st, on plot 28x95.

WHITE PLAINS RD.—Nora Cuddihy has sold the plot 57x80, on the west side of White Plains rd, 57 ft. south of 223d st.

Brooklyn.

HARMAN ST.—James M. Hawley sold for the estate of Theresa Saueracker, 310 Harman st.

UNION ST, ETC.—Realty Associates sold 1180 Union st to Joseph V. Lane; also six lots in the south side of Madison st, Ridgewood to Charles Grosch, who will build four 6-family houses, and a plot 27x100 on the south side of Flatbush av, 115 ft. south of Winthrop st, to Louis Gold, builder, who will improve with a 4-sty apartment house, with store.

CLINTON AV.—George D. Pratt has sold his 3-sty residence, 245 Clinton av to the Whitestone-Flushing Co., which gave in exchange a 49-acre farm known as the "Gartleman Farm," on Whitestone rd, adjoining Broadway, Flushing.

FOSTER AV.—Arthur H. Strong sold to Mrs. Gladys L. Smith of Montclair, N. J., the bungalow and garage on plot 54x100, at the northeast corner of Foster av and East 19th st.

HEGEMAN AV.—Meruk & May have sold the block front on the north side of Hegeman av, from Watkins st to Osborn st, and also 360 ft. in the east side of Osborn st, between Lott and Hegeman avs, a total of 28 lots. The buyer is reported to be a builder.

PROSPECT PARK WEST.—A. W. Miller & Co. sold for Clinton Van Buskirk, the dwelling 106 Prospect Park West. He took in part payment a farm at Windsor, Mass.

ROEBLING AV.—Aaron Siegel sold the new 6-sty apartment house at the southeast corner of Roebling av and South 3d st, on plot 40x80, to Samuel Gross, who gave in part payment the 2-sty dwelling 154 South 3d st, on plot 50x100.

WEST 23D AV.—B. J. Sforza sold for Augusta Carlson the plot, 60x96, on the west side of 23d av, 80 ft. south of 86th st.

Queens.

FAR ROCKAWAY.—John Stich & Co. sold for the Oak Crest Realty Co., David Lichtenstein, president, the dwelling at the corner of Atlantic and Franklin avs, comprising ten lots, to Judge Peter Schmuck.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to M. Adams and 60x100 on Park av to K. Schmitt.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Evan H. Eastwood the residence 603-605 Clinton av to Dr. Morris Rosenblum.

PASSAIC, N. J.—Pink & Pachman, builders, have purchased from Frank Hughes a plot 100x140 at the corner of High st and Paulsin av. Two high-class apartments will be erected on the site, according to report.

PASSAIC, N. J.—Fidelity & Security Co. sold to the Argo Realty Co. the 4 and 5-sty buildings at the corner of Main av and Washington pl, on plot 79x122, one of the most valuable in Passaic.

Rural and Suburban.

BAYSHORE, L. I.—Walter E. Bedell has purchased the Robert L. Pierrepont estate, consisting of ten acres and a large Colonial dwelling.

BRIGHTWATERS, L. I.—D. H. Jackson Co. bought from William H. Ashe the country residence at the corner of Windsor av and Windsor

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pl, held at $25,000. In payment the buyer gave property in Yonkers, N. Y.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100, on Willow av to L. Walker and 40x100 on Myrtle av to J. McCormick.

GREENACRES, N. Y.—Robert E. Farley Organization sold a 1-acre plot on Huntington rd to Charles H. Cullen, who will build a residence.

MANHASSET PARK, L. I.—L'Ecluse, Washburn & Co. have sold to I. F. Cunningham of Yonkers a plot 60x100 in the north side of Orchard st. Mr. Cunningham has already broken ground for a residence.

MONTCLAIR, N. J.—Ernest C. Hinck has purchased a plot adjoining his holdings on the west side of Clinton av, south of Gates av. He now controls a frontage of 410 ft on Clinton av and 150 ft in Melrose pl.

SCARSDALE, N. Y.—Fish & Marvin sold for Henry D. Brewster, his 4-acre estate to Edward E. Moore.

SCARSDALE, N. Y.—Fish & Marvin sold a portion of the holdings of the Quaker Realty Co., in Morris la, to J. B. Linerd, who will build a residence.

YONKERS, N. Y.—At Nepperhan Heights the Westchester Land Exchange sold plots on Fairview av to A. N. Snow; also two plots to C. C. Smith; the corner of Midwood av and Miles sq rd to L. O. Cook, and a plot on Mile sq rd to Harold Goodrich.

LEASES.

New 23d Street Project.

The five-story building at 56 and 58 West 23d street, formerly the home of Bonwit, Teller & Co., has been leased by a newly-formed corporation known as "The House of Free Sugar." This new company is capitalized at $125,000 and represents a syndicate of western men. The building is to be fitted out as a retail grocery and the plan is to distribute sugar free of cost to purchasers of other articles. Daniel Birdsall & Co. negotiated the lease, which involves an annual rental of about $30,000 per year. The property is owned by the Jackson and Gould estates. The place will be opened about March 1.

First Tenant In Standard Arcade.

Burton Thompson & Company and Thomas L. Reynolds, Inc., leased for the Standard Oil Company, to Felix Isman, 7,000 square feet on the New street level floor with an entrance on Broadway in the Standard Arcade, to be built at 50 Broadway, through to 45 New street. The space will be occupied by another Automat restaurant, of the chain operated throughout the city by the Horn & Hardart Company. The lease is for ten years at an aggregate rental of about $100,000.

Hartford Lunch Bakery.

The Hartford Lunch, operating sixteen restaurants in Manhattan, has leased the large bakeries at 360-366 West 50th street, formerly occupied by the Pursell Manufacturing Company, caterers. After extensive alterations and the installation of new equipment, the property will be used as a bakery and kitchen to supply the various lunch rooms. The executive and other offices of the company will be housed in the upper part of the buildings. Ames & Company negotiated the lease.

Gedney Farms Hotel Leased.

E. Nelson Erhart leased for the Gedney Farms Hotel Company the hotel at Gedney Farms, White Plains, N. Y., to E. H. Crandell. Robert E. Farley represented the lessor and J. J. Fleming the lessee, who will take possession about March 1, and open the hotel in April. It is considered one of the best equipped hotels in suburban New York and represents an investment of about $500,000.

$500,000 Brooklyn Lease.

Louis K. Liggett Company of Boston, retail druggist with about seventy retail stores throughout the country, leased through Herbert Hecht, the store, basement and subway store, in 446-448 Fulton street, corner of Hoyt street, at an aggregate rental of about $500,000. Possession will be taken about July 1.

Mail Order Concern Moves.

The Charles Williams Company, a subsidiary of the Arbuckle Company, has leased from the Robert Gair Company Building No. 7 of the Gair group at Plymouth, Main and Water streets, Brooklyn. It is a twelve-story structure on plot 200x125, and will be used for the mail order business of the tenant.

Book-Sellers on Fifth Avenue.

Wm. D. Bloodgood & Co. leased for Schotz & Company, the store, basement and mezzanine floor in 471 Fifth avenue, to Himebaugh & Browne, book-sellers, at an aggregate rental of about $200,000. The lessees have been located at 471 Fifth avenue temporarily.

Decorator in East 47th Street.

A. Lowenbein's Sons, intetrior decorator of 586 Fifth avenue, has leased from Mary L. Eddy the five-story dwelling at 13 East 47th street, on lot 25x100, for twenty-one years. After making extensive alterations the firm will take possession. The lease was negotiated by John N. Golding.

Manhattan.

LEON S. ALTMAYER leased the store in 893 3d av, to the F. O. Boyd Co.

ALBERT B. ASHFORTH, INC., leased for Edward Margolies to Duncan Fraser, Inc., now at 5th av and 41st st, the parlor floor store in 603 5th av; also the 4th floor in 438-448 West 37th st to Jonas & Naumberg.

AARON BACHRACH leased the store in 128 West 36th st to the Salvation Army for a meeting hall.

WM. D. BLOODGOOD & CO. leased for William C. Walker's Sons, the 2d loft in 371 Canal st to the Rubin Cloak & Suit Co.; also the 2d loft in 131 West 28th st to Liebowitz Bros., formerly at 56 East 11th st.

BRETT & GOODE CO. and Daniel Birdsall & Co. leased the 3d floor in 103 5th av to Isaiah Schofler.

CAMMANN, VOORHEES & FLOYD and George R. Read & Co. leased the building, 70 West st, to the Standard Express Co.; also store, 31 Beaver st, to Western Union Telegraph Co.

CAMMANN, VOORHEES & FLOYD leased 66-70 Vestry st to the Winkler Iron Co., of 254 Hudson st; and also the store and basement in 310 Canal st to Shedlinsky, Lidz & Co.

CROSS & BROWN CO. leased for the Rutland Leasing Co. to R. M. Owen & Co., of 735 7th av, the corner store and the store adjoining in the building at the southwest corner of Broadway and 57th st; also half of the 11th floor in 40 East 22d st to Dodd & Langefels, and offices in 396 Broadway to Gold & Co., Harris Bros., Rudolph Heydenreich of 415 Broadway, and Clifford M. De Mott of. 73 Franklin st.

FIRM OF LEONARD J. CARPENTER renewed for Harvey N. Weed the lease of Kane & Behrens, drug dealers, on the 4-sty building, 1 Cedar st.

CORN & CO. leased for Klein & Jackson 7,600 sq ft in 74-76 5th av to Henry Fisher & Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 540 Park av to Mrs. William H. Hurlbut; in 969 Park av for Mrs. Daniel Bacon to Charles R. Scarborough; in 20 East 48th st to Miss O. Weiss, and for the Douglas Robinson, Charles S. Brown Co., agents, the 5-sty dwelling, 107 East 35th st.

DOUGLAS L. ELLIMAN & CO. leased a 16-room apartment, with 4 baths in the building in course of construction, at 400 Park av to Mrs. A. P. Schauffler and in 969 Park av an apartment to D. H. Coddington.

J. ARTHUR FISCHER rented to Bernard Quest, the 3-sty dwelling, 242 East 34th st.

EDWARD S. FOLEY & CO. leased the dwelling, 231 West 13th st for the Consolidated Card Co. to Mrs. Mary McGiff; also 239 West 13th st for the estate of Mary Riordan to Mrs. George Allison and for Joseph L. Buttenwieser 159 West 13th st.

M. FORMAN & CO. leased for the Rexton Realty Co., at 136-140 West 21st st, the front half of the 8th floor; for Arthur F. Du Cret, one-half of the 8th floor at 146-150 West 25th st to Adolph Deutch & Co., of 120 University pl; for the Lowell Construction Co., the front half of the 1st loft in 114-116 West 27th st to Harry Talbott & Co.; for the Seaman Holding Co., the 1st loft at 28 West 15th st to S. Salway & Co., of 7 East 20th st; in conjunction with Cross & Brown, the front half of the 3d floor in 40-42 East 22d st to Harry Bernstein, of 236 5th av, and in conjunction with Frederick Fox & Co., the rear of the 5th floor in 38-44 West 26th st for E. Hinkle to Jaffe & Kass, of 160 West 26th st.

FREDERICK FOX & CO. leased space in 60 West 45th st to Blanche Arral Products Co.; in 58 West 40th st to Ye Olde Fashioned Tea Room; in 13 East 36th st to Charles Hanson Towne; in 7 West 31st st to Max Levy; in 113-117 West 21st st to Philip Wolfers of 61 East 11th st; in 108 West 28th st to Roman J. Irwin; in 110 West 28th st to Manhattan Embroidery Co.; in 38 West 26th st to M. Singer & Co.; in 28-30 West 25th st to the Wizard Dress Co.; in 34 West 15th st to the Vittoria Dress Co.; in 291-293 7th av to S. Gensberg; in 56 East 13th st to Abraham Deutsch and the Shoe Top Suit Co. of 41 East 8th st; in 40 East 12th st to Joseph A. Cohen of 22 West 4th st; in 42 East 12th st to Harris & Zucker; in 54 East 11th st to Monroe Cloak & Suit Co. of 110 West 25th st, London & Gentell and K. Siegel & Son of 42 Walker st; in 61 East 11th st to Pacific Clothing Co. of 693 Broadway; Levitan Bros. & Zarkower; Leading Fashion Co. and Dube & Reingold of 46 East 14th st.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for William S. Patten the 6-sty building, 142-144 Mulberry st, containing about 35,000 sq ft, to Leopold Sonn & Bro.

GOODWIN & GOODWIN rented for Michael Feeney to Isidor Zeldin the 3-sty dwelling at 122 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Alwell Realty Co. the 4-sty dwelling at 160 East 37th st to Charles H. Stanley.

M. & L. HESS, INC., leased the 1st loft in 149 West 27th st to Brody & Weiner of 38 West 32d st; the store and basement in 2151 Broadway to Miller Bros. & Co.; the 2d loft in 172 5th av to the Manhattan Hair Works of 233 5th av and the 1st loft in 19 East 21st st to Petri & Blum.

M. & L. HESS, INC., leased the 1st loft at 13-15 East 22d st to Frankl & Marcin Co., the 2d loft at 19 East 21st st to Simon Hosiery & Underwear Co.; the 5th loft at 903-7 Broadway to the American Oriental Rug Co.; space at 98-100 5th av to Textile Specialty Co., and at 148-56 West 23d st to Benj. Olensky, of 19 East 21st st.

HOUGHTON CO. has leased for Anna B. Mackay, of Chappaqua, N. Y., the 4-sty dwelling, 20 West 69th st, to Lorenza Giro.

HOUGHTON CO. leased for Joseph T. Ryan the 3-sty dwelling, 342 West 84th st, to Paul E. Lowe.

HOUGHTON CO. leased for the Shirley Realty Co., the 3½-sty dwelling, 61 West 68th st, to Benjamin Hosford.

SAMUEL H. MARTIN has leased for Nathan Ottinger the store and basement at 33 Columbus av to Henry Biegel.

SAMUEL H. MARTIN has leased for Jeremiah J. Campion the salesroom at the northeast corner at Broadway and 61st st to the Singer Motor Co., of 1790 Broadway; also for John Mackey the store and basement in 200 West 69th st to Frank Cravagna.

SAMUEL H. MARTIN leased for Susie Scott Hall the 3-sty dwelling, 128 West 65th st, to Mary McCall.

McDOWELL & McMAHON leased the following stores: To Andrew Davey, for 5 years, southwest corner Audubon av and 183d st; to Samuel Fisher, for 5 years, northwest corner of St. Nicholas av and 180th st; to Glenn Wine & Liquor Co., for 5 years, 1405 St. Nicholas av; to A. Lathan, for 3 years, 1452 St. Nicholas av; to H. Hyman, for 3 years, 1454 St. Nicholas av; to D. Dudkin, for 5 years, 1619 St. Nicholas av, and to A. Guzzy, for 5 years, 1407 St. Nicholas av.

MULVIHILL & CO. leased for Edward D. Farrell the upper loft in 158 West 125th st to the American Business Institute of 114 West 116th st.

PEASE & ELLIMAN have leased for the Billings Estate to Mrs. William Pierson Hamilton the 3-sty garage at 29 East 40th st.

PEASE & ELLIMAN rented for Mrs. Julia W. Little to Miss Celia Knickerter, the 4-sty dwelling 116 West 76th st, on lot 20.10x100.

PEASE & ELLIMAN rented, furnished, for Henry F. Shoemaker to R. C. Hanford the 5-sty residence, 24 East 54th st, on lot 20x100; also for Miss Leila McCrae her apartment in 200 West 58th st to Mrs. Florence F. Sanger.

PEASE & ELLIMAN leased for Harry N. French, receiver, the 6th loft in 15-17 West 44th st to George A. Bodee, of 489 5th av, for a dental school; also rented for Victor P. Kennard his apartment in 121 East 52d st to Frederick Bull; and apartments in 46 East 41st st to Roy H. Jamison and Robert Roger; and in 56 West 11th st to Maury H. B. Paul.

PEPE & BRO. leased the house 60 So. Washington sq for Elena Realty Corporation to Miss Elizabeth Dunlap.

PORTER & CO. leased for Louis Metzger to Dr. Edwin L. Rose, the 3-sty dwelling, 134 West 123d st.

PORTER & CO. leased for the estate of Julia Adams to May Russell the 3-sty dwelling, 1923 Madison av.

RICE AND HILL have leased for the 52d St Co. the 2d loft at 148-150 West 52d st to the Surface Combustion Co. and in 136-146 West 52d st, portions of the 8th floor to Joseph Berkowitz and to Robert Freeman & Co.

RICE & HILL leased offices in 507 5th av to John J. Corcoran and Arthur Lee Cook, of 665 5th av; also offices at 1204 Broadway to H. E. G. Clarke, Seymour Abrams, Emanuel Tietz and James Milaw, G. W. Miller, Daniel Levin and the Hair Net Importing Co.

RULAND & WHITING CO. leased the corner store, 1450 Broadway, to Joseph Lewis, men's shirts.

ACHILLES R. SCHARSMITH & CO. leased the dwelling 513 West 152d st for Eugene C. Huber.

SCHINDLER & LIEBLER leased for John Siefke the buildings 1353-1355 3d av, and for Adeline Connelly 1357 3d av to Jesse Simon, for a public market, at an aggregate rental of about $25,000; also for Jacob Wertheim the store in 1396 3d av to Philip Holtz, men's furnisher.

SHAW & CO. leased for the Farmers' Loan & Trust Co. the 3-sty dwelling, 129 West 130th st, to James Warren.

SHAW & CO. have leased for the International Amusement and Realty Co. the store 1 West 125th st to John Spiro and Alexander Kline.

SLAWSON & HOBBS rented for Peter J. Dooling the store, 501 Columbus av, to Andrew Davey, and for Charles Pelgram the store 2453 Broadway to the Wright Laundry.

SPEAR & CO. have rented for Louise C. O'Reilly lofts in 43-47 West 16th st to Frank & Wasser, Philip Custen and Jacob Schlessel and Schwartz Bros.; for Lee Holstein the 2d loft in 132-134 West 25th st to S. Littman, and for John H. Day the 1st loft in 9 East 4th st to the State Hat Co. of 153 Greene st.

SOL. STERN has rented to "Histed," photographer, of 550 5th av, a studio at 537 5th av; also space in 31-33 East 27th st to Friend Advertising Agency; G. Hart & H. S. Bluhm, F. A. deMeuron and space at 114-116 East 28th st to Tcharic, Simleh & Co, Klir A. Beck and Walter Lewis Smith.

SOL STERN rented to Mme. Schuster, milliner, the store 32 East 125th st; also for Erlanger & Reis to the Burkart Electrical Co., of 114 East 28th st, the westerly store and basement of 114-116 East 28th st; and space to Joseph A. Rueff, of 1 Union sq, Samuel Storch, of 114 East 28th st and Joseph J. Hohler, of 114 East 28th st.

WM. H. WHITING & CO. have leased for Eugene Morgenthau the store, basement, 1st and 2d lofts at 401 Lafayette st, to Bahrenburg & Co., who have been located in Beekman st for nearly 20 years.

WILLIAM A. WHITE & SONS leased the store and basement in 612 9th av to William J. Cussens; to the Ycre French Bakery Co., of 937 8th av, the building at 53 Christopher st, which, after alterations are completed, will be used as their main plant; for the Pyle Estate, 15,000 sq. ft. of space in 132 to 138 King st, to the Federal Macaroni Co.; to David Barron the 2d floor in the building at the northeast corner of 7th av and 24th st; lofts in 179 Greene st to Blumberg & Aronson, Sarah Harris and Africk & Lichtman, of 126 Bleecker st; in conjunction with M. & L. Hess, the 4th loft in 541 Broadway to Karesh & Karesh of 543 Broadway; a loft in 110 Bleecker st to Louis Furman; loft in 104 Greenwich st for D. J. Faour & Brothers to the Craig Press, of 169 Pearl st; in 186 and 188 Wooster st. loft to Leo Safian, and in conjunction with Spear & Co., loft in 131 and 133 Bleecker st to L. Feitelowitz & Sons, of 35 Great Jones st; the 3d loft in 382 Lafayette st to Irving Mittelmark & Co.; loft in 147 Spring st to Abraham Trosky, in 208 and 210 Wooster st in conjunction with Daniel Birdsall & Co., the 5th loft to S. Moskowitz & Son; space in 102 Beekman st to Knoepfel & Burglund, of 29 Cliff st; in 23 and 25 Jay st, for George M. Rittenhouse & Co., the 4th loft to the New York Butter Packing Co., of 20 Harrison st; the 4th loft in 34 to 38 West 4th st to Harris & Tipograph, of 231 Mercer st; in 97 Wooster st, the 6th loft to Weinstein & Rogoff, and in conjunction with E. Feldman the store in 14 west 45th st to William McCrory for the Young Women's Christian Association.

Brooklyn.

BURRILL BROTHERS leased the 4-sty dwelling 827 Carroll st for the Mechanics Bank and also the 3-sty house 518 2d st for C. E. Donnellan.

CHARLES E. RICKERSON leased the 3½-sty dwelling 200 8th av to Charles B. Butler, and an apartment in 412 8th av to N. E. Booth.

Queens.

LEWIS H. MAY CO. has leased at Cedarhurst, L. I., for S. Southard cottage on Summit av to Leo Fried, and for Edward Hicks cottage on Summit av to Jacob Neadle.

THE LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Sarah Gibson, cottage in Gibson pl to Morris Langsdorf; for Bernard Fee, cottage at Wave Crest to Chas. M. Dimm, and for Moritz Hilder, cottage in Oak st to Arnold Michaelis.

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Suburban.

FEIST & FEIST, INC., leased for Tonks Brothers to the Harden-Carter Co., handkerchiefs, the vacant portion in the factory at 16-20 Boydon pl.

S. OSGOOD PELL & CO. have rented the large shore front property of Dr. Herman B. Baruch at Kings Point, Great Point, L. I.

E. S. WILLARD & CO. leased for Philip W. Livermore, his house and property of about 68 acres at Brookville, L. I., to Howard C. Brokaw.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
Total No.	133	110
Assessed value	$6,594,500	$6,809,517
No. with consideration	24	26
Consideration	$1,123,800	$1,050,724
Assessed value	$1,557,500	$1,117,017

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	924	1,037
Assessed value	$51,430,510	$62,536,213
No. with consideration	118	104
Consideration	$4,828,825	$4,687,114
Assessed value	$6,042,050	$4,989,267

Mortgages.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
Total No.	61	78
Amount	$2,050,654	$2,600,018
To Banks & Ins. Cos.	12	25
Amount	$1,455,500	$1,643,700
No. at 6%	24	32
Amount	$230,801	$358,818
No. at 5½%	3	3
Amount	$111,000	$635,500
No. at 5%	15	27
Amount	$683,500	$1,203,200
No. at 4½%	2	1
Amount	$50,000	$30,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	$650,000	.....
Interest not given	14	15
Amount	$325,353	$372,500

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	531	624
Amount	$11,291,747	$21,515,951
To Banks & Ins. Cos.	87	149
Amount	$4,304,695	$14,224,200

Mortgage Extensions.

	Feb. 11 to 18	Feb. 13 to 19
Total No.	31	33
Amount	$1,446,550	$1,559,050
To Banks & Ins. Cos.	12	12
Amount	$906,500	$552,000

	Jan. 1 to Feb. 18	Jan. 1 to Feb 19
Total No.	241	328
Amount	$9,579,643	$12,016,535
To Banks & Ins. Cos.	74	73
Amount	$5,129,500	$5,787,950

Building Permits.

	1915 Feb 13 to 19	1914 Feb. 14 to 20
New buildings	10	8
Cost	$1,073,000	$345,725
Alterations	$125,780	$633,029

	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
New buildings	54	58
Cost	$11,227,100	$4,950,800
Alterations	$1,089,821	$1,737,736

BRONX.

Conveyances.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
Total No.	112	115
No. with consideration	6	11
Consideration	$37,500	$96,327

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	760	758
No. with consideration	77	89
Consideration	$860,511	$897,309

Mortgages.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
Total No.	66	80
Amount	$502,962	$681,291
To Banks & Ins. Cos.	3	12
Amount	$14,500	$252,750
No at 6%	34	28
Amount	$338,002	$163,683
No. at 5½%	5	9
Amount	$27,500	$156,600
No. at 5%	7	12
Amount	$19,100	$129,400
Unusual rates	.....	1
Amount	.....	$2,258
Interest not given	20	30
Amount	$88,360	$229,350

	Jan. 1 to Feb 18	Jan. 1 to Feb. 19
Total No.	405	502
Amount	$2,784,967	$4,027,858
To Banks & Ins. Cos.	18	70
Amount	$284,750	$1,329,501

Mortgage Extensions

	Feb. 11 to 18	Feb. 13 to 19
Total No.	17	20
Amount	$230,750	$317,800
To Banks & Ins. Co.	2	2
Amount	$12,500	$38,000

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
Total No.	118	136
Amount	$2,013,275	$2,232,050
To Banks & Ins. Cos.	15	19
Amount	$168,450	$176,000

Building Permits

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
New buildings	14	20
Cost	$117,700	$306,830
Alterations	$22,375	$24,475

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
New buildings	124	101
Cost	$1,062,350	$2,236,930
Alterations	$108,185	$127,430

BROOKLYN.

Conveyances.

	1915 Feb. 10 to 17	1914 Feb. 11 to 18
Total No.	404	457
No. with consideration	35	48
Consideration	$115,225	$227,937

	Jan. 1 to Feb. 17	Jan. 1 to Feb. 18
Total No.	2,512	3,208
No. with consideration	272	348
Consideration	$1,252,624	$3,095,261

Mortgages.

	1915 Feb. 10 to 17	1914 Feb. 11 to 18
Total No.	321	288
Amount	$1,127,946	$1,231,338
To Banks & Ins. Cos.	51	65
Amount	$276,450	$496,750
No. at 6%	183	139
Amount	$513,916	$333,103
No. at 5½%	83	83
Amount	$378,900	$601,825
No. at 5%	35	50
Amount	$158,140	$246,550
Unusual rates	2	1
Amount	$1,400	$1,300
Interest not given	18	15
Amount	$75,590	$48,560

	Jan. 1 to Feb. 17	Jan. 1 to Feb. 18
Total No.	1,897	2,213
Amount	$6,266,019	$8,148,021
To Banks & Ins. Cos.	253	407
Amount	$1,483,641	$2,522,000

Building Permits.

	1915 Feb 11 to 18	1914 Feb. 13 to 19
New buildings	104	61
Cost	$806,900	$795,750
Alterations	$107,515	$52,350

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
New buildings	431	519
Cost	$3,307,360	$3,859,350
Alterations	$481,700	$341,465

QUEENS.

Building Permits.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
New buildings	126	65
Cost	$929,992	$117,690
Alterations	$17,637	$45,535

	Jan. 1 to Feb. 18	Jan. 1 to Feb. 19
New buildings	413	370
Cost	$1,239,166	$1,441,962
Alterations	$74,260	$132,615

RICHMOND.

Building Permits.

	1915 Feb. 11 to 18	1914 Feb. 13 to 19
New buildings	4	11
Cost	$11,850	$15,275
Alterations	$2,010	$175

	Jan. 1 to Feb 18	Jan. 1 to Feb. 19
New Buildings	50	78
Cost	$226,940	$121,915
Alterations	$9,020	$13,670

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

RACHEL EDELMUTH.—122 Charlton st, block 596, lot 70, 3-sty dwelling, 19x51.10, $6,700; 124 Charlton st, block 596, lot 69, 3-sty dwelling, 19x51.10, $6,700; 329 West 4th st, block 615, lot 39, 3-sty building, 22x55, $8,500; and 1621 2d av, block 1530, lot 22, 4-sty building, 25x81.8, $20,000.

MARY GEIGER.—37-37½ Jackson st, block 261, lot 34, 5-sty tenement, 31.4x99.11xirreg, $21,500.

MARY HALLAHAN.—342 East 118th st, block 1689, lot 33, 3-sty dwelling, 25x100.11, undivided one-half interest, $5,000.

COLUMBUS SCHWARZ.—10 West 133d st, block 1740, lot 43, 5-sty tenement, 25x99.11, $17,000, and 403 East 87th st, block 1567, lot 4½, 4-sty tenement, 26x100.8½, $14,000.

OBITUARY

CLARENCE L. FABRE, insurance broker and member of the firm of Clarence L. Fabre & Co., 95 William st, Manhattan, died on Tuesday, aged forty-six, at his home, 32 Pierrepont st, Brooklyn.

LAMBERT SUYDAM QUACKENBUSH, for forty years a leading real estate lawyer, died on Wednesday, at his home, 3 East 94th st, aged seventy-two.

REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed agents for the 12-sty apartment house, 960 Park av.

DUFF & BROWN CO. have obtained for Martin Wallace a mortgage of $24,000 at 5% for 5 years on 1710 Amsterdam av.

NEHRING CO. has been appointed agent for the two recently completed apartment houses 101 Audubon av and 515 West 170th st.

LEON S. ALTMAYER has negotiated a 1st mortgage of $11,000 at 5 per cent. on the 4-sty building 19 1st av; also $4,500 at 5 per cent. on the dwelling, 184 East 93d st.

PEASE & ELLIMAN have been appointed by H. Koopman & Son agents for their 5-sty building at 16 East 46th st, opposite the Ritz-Carlton Hotel.

ACHILLES R. SCHARSMITH & CO. negotiated a loan of $40,000 for 5 years on 523 West 146th st, occupied by the Hamilton Grange Postoffice Station.

GOODALE, PERRY & DWIGHT have been appointed agents for the 12-sty loft building, 118-124 West 22d st and for the 5-sty apartment house 376 West 127th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the 9-sty apartment house being erected at 122 East 76th st by Julius Tishman & Sons.

STERN BROTHERS, of West 42d st, are said to be negotiating for a lease of the 6-sty warehouse at 429-435 West 31st st, owned by Ferguson Brothers, of Hoboken, and now occupied by the Crocker Chair Co.

EGERTON L. WINTHROP and others, as trustees of the Knickerbocker Club, have obtained from the Union Trust Co. a loan of $650,000 for 5 years at 4¾ per cent. on the new club house at the south corner of 5th av and 62d st.

SMITH & PHELPS placed for the Hermax Realty Co. a loan of $32,000 on 429 East 156th st; for Edward Lenders, $6,000 on the vacant plot 100x125, on the west side of Park av, 101 ft north of 179th st; also several $1,500 loans on various Bronx properties.

J. ARTHUR FISCHER has been appointed agent for 1849 Broadway and 105-109 West 38th st. The same broker has sold the business and lease of the "Old Maria" restaurant at 107-109 West 38th st to "Hugo," who, until recently, was manager of Colaizzi's for the last eight years.

LEWIS H. MAY CO. and John H. Peel Co. were the brokers in the recently recorded sale of the 5-sty apartment house 21 West 58th st for the T. & S. Realty Co. to Mary L. Fraser, who gave in part payment the 5-sty loft building, 8 Gold st.

DEEDS have passed between the Madison Av. Reformed Church and the Central Presbyterian Church by which the structure at 57th st and Madison av becomes the property of the latter congregation. The amount paid is said to approximate $410,000.

A. D. ROCKWELL, JR., has opened an office at 182 East 122d st, for the transaction of a general real estate and insurance business. He is treasurer of the Reformed Church of Harlem, extensive real estate owner in Harlem and is manager of the church holdings.

WITTY BROTHERS, clothiers, have acquired title from Francis J. Kennedy, as executor, to the 5 and 6-sty flats at the southeast corner of Eldridge and Hester sts, on plot 62.8x66. The sale was made through the M. Morgenthau, Jr., Co. The buyers own and occupy adjoining property.

NEWARK FACTORY SITES, INC., has been organized with a capital of $1,000,000 to carry on a general real estate and building business. It is said that the company will take over the Hackensack Meadows which was purchased last autumn by Harry N. Durning, at a special master's sale for $1,000,000. The incorporators are Benjamin Tracy, Niel A. Weathers and Frederick W. Walz.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Evidence of the new interest in auction room offerings was furnished this week by the large crowd appearing at the scheduled partition sale by Joseph P. Day of the Yung Estate properties. Prospective bidders, however, were disappointed by the announcement that the sale had been adjourned to March 3, by order of the Court. Another East Side tenement found its way into the ownership of an outside bidder. Wolf Karnis paid $30,100 for the five-story building, at 177 Clinton street. The price was about $1,100 over the judgment that brought about the sale.

In another partition suit a large tract of land in the Bronx in the Hunt's Point section was bid in by Charles D. Dickey, a party in interest for $200,000. Other plaintiffs who obtained choice properties were the Altavista Holding Company which acquired the twelve-story loft building at 141 to 143 West 28th street on a bid of $171,000, only $1,000 over the existing first mortgage, and the Metropolitan Life Insurance Company, which became the owner of the fine residence of John Pierce, builder, at 11 East 51st street facing the Cathedral, on a single bid of $200,000. The liens with accrued interest, etc., aggregated over $242,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 19, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Broome st, 476-8 (*), ns, 50 e Wooster, runs n100xw50 to Wooster (No 62), xn 24.11xe100xs124.11xw50 to beg, 6-sty bk loft & str bldg; due, $76,997.33; T&c, $1,-686.16; Bank for Savgs in City NY. 90,000

Clinton st, 177, ws, 175 s Grand, 25x100, 5-sty bk tnt & strs; due, $28,186.68; T&c, $669; Wolf Karnis. 30,100

Lewis st, 155-7, see 3d, 369 E.

Wooster st, 62, see Broome st, 476-8.

3D st, 369 E (*), nwc Lewis (No 155-7), 81.4x62.1x76x51.11, 4-sty bk loft bldg; due, $29,455.62; T&c, $759.75; Metropolitan Savgs Bank. 29,500

12TH st, 435 E, see Ams av, 2140.

12TH st, 82-4 W, ss, 65.6 e 6 av, runs s 84.8xse3.7xs16.4xe39.9xn103.3xw43.4 to beg, 6-sty bk tnt; due, $74,216.31; T&c, $3,-470.55; Bertha Cohen. 76,000

17TH st, 203 E, see Ams av, 2140.

23D st, 151-3 E (*), ns, 162 w 3 av, 52x98.9, 5-sty bk lodging house; due, $29,-915.91; T&c, $2,453.50; sub to 2 mtgs aggregating $75,000; Christian D Meyer. 85,000

28TH st, 141-3 W (*), ns, 224.2 e 7 av, 46.3x98.9x46.5x98.9, 12-sty bk loft & str bldg; due, $20,427.90; T&c, $49.50; sub to 1st mtg $170,000; Altavista Holding Co. 171,000

50TH st, 154-6 W (*), ss, 150 e 7 av, 40x100.4, 2-3-sty stn tnts; due, $16,981.88; T&c, $495; sub to 1st mtg $40,000; Theo Riehl. 55,000

65TH st W, nec West End av, see Ams av, 2140.

112TH st, 106 E (*), ss, 52.8 e Park av, 16.4x100.11, 3-sty bk tnt; due, $7,021.43; T&c, $830; Anna Schneiders, individ & admtrx. 5,000

127TH st, 145-7 W (*), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; due, $6,076.82; T&c, $750; sub pr mtgs aggregating $71,000; B W R Realties, Inc. 71,100

132D st, 83 W, see Ams av, 2140.

142D st, 74 W, see Ams av, 2140.

166TH st, 501 W, see Ams av, 2140.

Amsterdam av, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & strs; also LENOX AV, 344-6, es, 49.11 n 127th, 50x84, 2-5-sty stn tnts & strs; also LENOX AV, 24-630, es 142d (No 74), 99.11x75, 4-sty bk tnts & strs; also LENOX AV, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & strs; also 3D AV, 2101, es, 26 s 115th, 25x100, 5-sty stn tnt & strs; also 17TH ST, 203 E, ns, 80.5 e 3 av, runs n26xw.05xn66xe25xs92xw24.7 to beg, 5-sty stn tnt & strs; also 47TH ST, 35 E, ns, 125 e 2 av, 25x96.2, 5-sty bk tnt & strs; also 12TH ST, 435 E, ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt; also WEST END AV, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & strs; adj Mar3.

Amsterdam av, 1487 (*), es, 75 n 133d, 25x100, 5-sty bk tnt & strs; due, $7,247.09; T&c, $271.20; sub to pr mtg $22,000; City Real Estate Co. 23,000

Amsterdam av, 1489 (*), es, 100 n 133d, 25x100, 5-sty bk tnt & strs; due, $7,333.98; T&c, $645.50; sub to pr mtg $23,000; City Real Estate Co. 24,000

Lenox av, 344-6, see Ams av, 2140.

Lenox av, 444, see Ams av, 2140.

Lenox av, 624-30, see Ams av, 2140.

West End av, 180, see Ams av, 2140.

1ST av, 2414 (*), es, 50.6 s 124th, 25x100, 5-sty bk tnt & strs; due, $9,024.20; T&c, $543.50; Julia A Sullivan. 13,000

3D av, 2101, see Ams av, 2140.

Interior Parcel (*) of land beg at a point 65 ft ns of Horatio and 33.4 e of 4th, runs n1½ in xe16.8xs2½ in xw16.8 to beg; partition; Gertrude Malbin. 100

BRYAN L. KENNELLY.

40TH st, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; due, $2,580.69; T&c, $854.74; sub to pr mtg $14,000; Chas F Bauerdorf, a party in int. 17,800

44TH st, 110 W (*), ss, 150 w 6 av, 20x100.4, 4-sty stn tnt; due, $9,007.32; T&c, $45; sub to mtg $45,500; Federal Estates Corpn. 46,500

99TH st, 167 E (*), ns, 150 w 3 av, 25x100.11, 5-sty bk tnt; due, $13,610.18; T&c, $579.33; Citizens Savgs Bank. 12,000

131ST st, 252 W (*), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg due, $9,-270.80; T&c, $261; Jno S Bussing. 8,000

HERBERT A. SHERMAN.

66TH st, 143 W, see Bway, 1961-9.

99TH st, 2 W, see Central Park W, 390.

Broadway, 1961-9, nwc 66th (No 143), 112.10x89.1x100.5x140.8, 8-sty bk hotel, Marie Antoinette; withdrawn.

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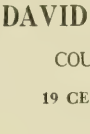
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Mechanics' Liens
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Auction Sales—Manhattan (Continued)

Central Park W, 300 (*), swc 99th (No 2), 50.5x100, 5-sty bk tnt & strs; due, $80,501.06, T&c, $——; Ben C Faulkner et al as trstes. 35,000

D. PHOENIX INGRAHAM.

Greene st, 80-2, es, 51 s Spring, 50x100, 5-sty bk loft bldg; withdrawn. ——

149TH st, 243 W (*), ns, 306 e 8 av, 18.6 x99.11, 3-sty & b stn dwg; due, $998.97; T&c, $477.92; General Synod of the Reformed Church in America. 7,500

SAMUEL MARX.

32D st, 142 W, ss, 435 w 6 av, 20x44.7x 20.4x40.2, 3-sty bk tnt; adj sine die. ——

51ST st, 11 E (*), ns, 252.6 e 5 av, 27.6x 100.5, 5 & 6-sty stn dwg; due, $227,335; T&c, $15,108.85, Metropolitan Life Ins Co. 200,000

124TH st, 356 W, ss, 88 e Morningside av, 27.10x100.11, 5-sty bk tnt; due, $24,-602.12, T&c, $938.30; Lawyers Mtg Co, party in int. 23,000

L. J. PHILLIPS & CO.

115TH st, 19 E (*), ns, 260 e 5 av, 25x 100.11, 5-sty bk tnt; due, $19,071.69; T&c, $945.56; Saml A Goldschmidt et al as trstes. 19,000

HENRY BRADY.

46TH st, 606 W (*), ss, 125 w 11 av, 25x 100.5, 5-sty bk tnt & strs; due, $12,445.03, T&c, $187.00; Duncan Smith et al trstes. 12,500

M. MORGENTHAU JR. CO.

112TH st, 33 W (*), ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt; due, $21,092.71; T &c, $600.80; V Everitt Macy et al trstes. 19,000

Total	$1,042,000
Corresponding week 1914	302,336
Jan 1, 1915 to date	5,234,987
Corresponding period 1914	6,001,434

Bronx.

The following are the sales that have taken place during the week ending Feb. 19, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Castle Hill av, swc Gleason av, see Gleason av, swc Castle Hill av.

Gleason av (*), swc Castle Hill av, 105x 108.8, due, $2,408.54; T&c, $75; sub to 1st mtg $6,000; Ebling Brewing Co. 6,500

Hunts Point rd (*), es, adj land of Peter S Hoe, runs e— to ss Lafayette av, xse159.7xe— to ws Bryant av x— across Bryant av, 60xne19.3xne175.1xne5.11 to ws Longfellow av, thence across said av 60 xne8.10xne101.3 to ws Whittier, thence across said av 60xs—xse & e—xn— to ns Lafayette av, xn & nw—xw—xnw307.11 to ws Drake xn98.11xe81.7xe49.1xs—xsw 54.6xsw75.9 to Sacrahong x—5.8xsw55.11x —22.6xsw39.6xnw44.7 xnw 114.5 xnw 59.2 to Bacon x—84.10x—87.11xsw140.10 to Payne x—41.1xsw19.4x—30.7xsw25.3xw & sw xnw 88.10 to Drake xs—xsw115.2 to Whittier x—293.1xsw36.1xse213.1 xnw— x—xw— to old Hunts Point rd xn— to beg; partition; Chas D Dickey. 200,000

BRYAN L. KENNELLY.

Adams pl, 2239 (*), swc 183d (Nos 598-602), 120x48, 5-sty bk tnt & strs; due, $43,605.79; T&c, $1,303.64; Jas M Anderson, trstee. 40,000

141ST st, 490 E (*), ss, 859 e Willis av, 37.6x100; 5-sty bk tnt; due, $30,093.72; T &c, $354.77; Eliza Dunham et al exrs. 25,000

183D st, 598-602 E, see Adams pl, 2239.

HERBERT A. SHERMAN.

233D st, 627 E (*), ns, 55 e Carpenter av, 25x114; due, $4,077.40; T&c, $315; Fanny B Gardner. 3,695

CHAS. A. BERRIAN.

3D av, 4058-60 (*), es, 323.2 n 174th, 33x 100 2-5-sty bk tnts & strs; due, $7,896.30; T&c, $753.30; sub to pr mtg $21,000; Jacob A Wolf. 21,500

3D av, 4062 (*), es, 356.2 n 174th, 33.6x 100, 5-sty bk tnt & strs; due, $7,896.30; T&c, $753.30; sub to pr mtg $21,000; Jacob A Wolf. 21,500

HENRY BRADY.

Tinton av, 727 (*), ws, 140.6 s 156th, runs n41.1xw—xs25xsw35.9xe13.5, 4-sty bk tnt & strs; due, $9,512.14; T&c, $65.35; Herman C Kudlich et al, exrs & trstes. 9,500

JACOB H. MAYERS.

164TH st, 851 E, see Prospect av, 980.

Prospect av, 980 (*), nec 164th (No 851), 74.7x75, 6-sty bk tnt; due, $12,284.24; T&c, $850; sub to 1st mtg $75,000; Anna Scheer et al. 76,000

JAMES J. DONOVAN.

Clinton av, nwc 179th, 25x100x24.8x100, vacant; due, $3,891.62; T&c, $120.36; Fredk Weiu. 4,250

Ellis av, swc Pugsley av, see Pugsley av, swc Ellis av.

Pugsley av (*), swc Ellis av, 108x216; due, $6,365.95; T&c, $2,437; David L Gluck et al. 7,000

GEORGE PRICE.

Ash st, es, 100 s Watson av, see Ash, es, 200 n Watson av.

Ash st (*), es, 200 n Watson av, 100x 100; also ASH ST, es, 100 s Watson av, 100x200, to Hazel; also HAZEL ST, ws, 400 s Watson av, 200x100, to Cortland av; also VINE ST, nec Troy av, —x—x—; also VINE ST, sec Troy av, 100x100; also SYCAMORE ST, es, 200 s Albany av, 200x100; due, $5147.43; T&c, $1,950; sub to pr mtgs aggregating $1,545; Annie V Taylor. 3,650 over prior liens

Hazel st (*), ws, 200 s Watson av, 200x 100; due, $1,397.32; T&c, $850; Annie V Taylor. 1,400

Hazel st, ws, 400 & 100 s Watson av, see Ash, es, 200 n Watson av.

Sycamore st, es, 200 s Albany av, see Ash, es, 200 n Watson av.

Vine st, nec and sec Troy av, see Ash, es, 200 n Watson av.

179TH st E, nwc Clinton av, see Clinton av, nwc 179th.

Total	$419,995
Corresponding week 1914	44,833
Jan 1, 1915 to date	957,020
Corresponding period 1914	784,329

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 17, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

HARRISON ST, ss, 809 w Court, 14x 95; Wm W Stephens et al. 5.00

VAN SICLEN St (*), es, 460.6 s Av T, 18x100; So Bklyn Savgs Instn. 2,500.00

50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; withdrawn. ——

79TH St (*), sws, 330 nw 14 av, 55.6x 100; Audley Realty Co. 11,000.00

WILLIAM J. McPHILLIAMY & CO.

KEAP ST, es, 75 s Ainslie, 25x75; Edw Semplmer 1,850.00

OLIVE PL (*), ws, 115.10 n Atlantic av, 17.3x95; Olaf Beder et al. 1,600.00

VERANDAH PL, 12, 151.11 e Henry, 14.8x85; A B Roberts. 2,000.00

WINTHROP ST, ns, 250.7 e Flatbush av, 55x106; also WINTHROP ST, ns, 230.7 e Flatbush av, 20x106; Geo H Ohnewald 10,905.00

22D ST (*), ss, 166.8 w 6 av, 16.8x100; Caroline Hillmann 2,000.00

54TH St (*), nes, intersec ses New Utrecht av, 33.7x28.6x irreg; Chas A Hitchcock et al. 15,000.00

56TH ST (*), sws, intersec ses 2 av, 100x40.2; Jno J Cunningham et al. 13,000.00

58TH ST, 1155 (*), ns, 220 e 11 av, 40x100.2; Hugh W Hamlin. 1,000.00

CROPSEY AV (*), nes, 29 se Bay 23d, 20x97.8; Edw C Philip. 7,500.00

HAMILTON AV (*), es, 98.10 n Carroll, 20x45; Alfred N Nelson et al. 500.00

SHEPHERD AV, ws, 150 n Liberty av, 25x100; Chas A Webber. 1,000.00

VANDERBILT AV, es, 102.9 n DeKalb av, 18x75; Thos A Gallagher. 4,825.00

NATHANIEL SHUTER.

JEROME ST (*), ws, 200 n Dumont av, 20x100; Gabriel Debany 2,000.00

E 28TH ST, es, 674 n Av F, 27x100; David L Wise 3,900.00

RIDGEWOOD AV, swc Cleveland, 85x 100; withdrawn. ——

CHAUNCEY REAL ESTATE CO.

3D AV, es, 18.9 s President, 18.9x70; Ernest Soerster 5,500.00

3D AV, es, 37.8 s President, 18.9x70; Ernest Soerster. 6,000.00

3D AV, es, 56.3 s President, 18.9x70; Ernest Soerster 5,950.00

JAMES L. BRUMLEY.

VERNON AV (*), ns, 325 e Throop av, 18x100; Darwin R James, Jr. 4,100.00

Total	$102,135.00
Corresponding week 1914	223,690.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 20 & 22.
No Legal Sales advertised for these days.

FEB. 23.
36TH ST, 163 E, ns, 80 w 3 av, 20x82.3, 4-sty & b stn dwg; Amy A C Montague—Lulu A Carter et al; Gilbert H Montague (A), 40 Wall; Hal Bell (R); due, $4,900.74; T&c, $233.50; sub to pr mtg $18,000; Joseph P Day.

108TH ST, 14 W, ss, 95 e Manhattan av, 75x 100.11; 3-sty stn church; Wm A Martin—1st United Presby Ch of N Y City et al; Lachman & Goldsmith (A), 35 Nassau; Alex Thain (R); due, $53,123.47; T&c, $1.00; mtg recorded May 1, 1908; Henry Brady.

125TH ST, 532 W, ss, 332.6 e Bway, 26.6x100.11, 5-sty bk tnt & strs; Jno H Lambert—Edwin F Walton et al; Friend Hoar (A), 24 Broad; Jno E Duffy (R); due, $5,587.55; T&c, $650; sub to pr mtg $22,000; mtg recorded Apr 5 1909; Joseph P Day.

FEB. 24.
CANNON ST, 128, es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Isabella Schwab et al—Harmon Shapiro et al; Hirsch, Scheuerman & Limburg (A), 160 Bway; Denis A Spellissy (R); due, $23,147.72; T&c, $1,247.31; Bryan L Kennelly.

MERCER ST, 235 ws, 125 e 3d, 25x100, 6-sty bk loft & str bldg; N Y Savgs Bank—Clarence M Busch et al; Bowers & Sands (A), 46 Cedar; Wm F Clare (R); due, $41,511.44; T&c, $372.00; Bryan L Kennelly.

117TH ST, 147 W, ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; Philipp Specht—Henry Rosenberg et al; Salter & Steinkamp (A), 140 Nassau; Robt L Morrell (R); due, $6,267.65; T&c, $611.15; Joseph P Day.

119TH ST, 123 W, ns, 285 w Lenox av, 20x 100.11, 3-sty & b stn dwg; Chas H Lowerre, Jr et al, exrs—Etta G Dupont et al; Thompson, Koss & Warren (A), 256 Bway; Jacob A Wolf (R); due, $16,888.18; T&c, $219.15; mtg recorded Apr 20, 1899; Joseph P Day.

153D ST, 445 W, ns, 300 e Ams av, 132.3x—x 188.4x90.11, 6-sty bk tnt; also 153D ST, W, ns, 432.3 e Ams av, 62.6x41 to St Nich av x65.5 x—; 153D ST W, nwc St Nich av, 25.1x41x 32.9, gore, vacant; Genevieve V Sheridan—M R L Building Co et al; Jos S Rosalsky (A), 346 Bway; Frederic C Leubuscher (R); due, $36,410.28; T&c $937.45; L J Phillips & Co.

153D ST, W, nwc St Nich av, see 153d st, 445 W.

153D ST, W, ns, 432.3 e Ams av, see 153d st, 445 W.

ST NICHOLAS AV, nwc 153d, see 153d st, 445 West.

FEB. 25.
SHERIFF ST, 86, es, 175.4 n Rivington, 25x 100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Amelia B Gunther—Jacob Goodman et al; Wm L Snyder (A), 5 Beekman; Jos D Kelly (R); due, $23,050.44; T&c, $521.90; mtg recorded June 23, 1905; Henry Brady.

26TH ST, 436 W, ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Jas Forbes—Jos Edelson et al; Goldman, Heidenheimer & Unger (A), 25 Broad; Robt M Miller (R); due, $21,529.93; T&c, $470.92; Joseph P Day.

42D ST, 229 E, ns, 205 w 2 av, 20x100.5, 4-sty bk tnt & strs; Sarah A Kerr—Henry Weiss et al; Woodford, Bovee & Butcher (A), 1 Madav; Wm Arrowsmith (R); due, $19,113.47; T&c, $338.90; mtg recorded Apr 12, 1911; Henry Brady.

71ST ST, 328 W, ss, 275.6 w West End av, 17.6x 100.5, 3-sty & b stn dwg; Eliz J Haynes—Patk J Costello; Jonas B Weil (A), 160 Bway; Harold A Callan (R); due, $18,865.15; T&c, $784; mtg recorded Dec 13, 1910; Joseph P Day.

118TH ST, 14 & 16 W, ss, 241 w 5 av, 44x100.11; 5-sty bk tnt; Goiconda Realty Co—Annie Hoffman et al; Saml N Freedman (A), 55 Liberty; Arthur M Levy (R); due, $6,496.91; T&c, $110.40; mtg recorded Apr 30 1908; J H Mayers.

2D AV, 2026, es, 25.11 n 104th, 25x75, 4-sty stn tnt & strs; Moses Aufses—Villa Site Realty Co et al; Solom B Lilienstern (A), 115 Bway; Ezekiel Fixman (R); due, $13,756.13; T&c, $139.65; mtg recorded June 1, 1909; L J Phillips & Co.

FEB. 26.
58TH ST, 5 W, ns, 125 w 5 av, plaza, 20x100.5, 7-sty bk office & str bldg; Wm F Wonnelly—Wm W McLaughlin et al; Franklin Bien (A), 5 Beekman; Arthur M Levy (R); partition; Samuel Goldsticker.

204TH ST, W, ss, 100 e Ams av, 150x99.11, 3-5-sty bk tnts; Peter J Shields—Orosant Constn Co et al; Taft & Sherman (A), 15 William; Alfred H Townley (R); due, $66,731.84; T&c, $468.40; Herbert A Sherman.

CLAREMONT AV, 184, es, 180 n 125th, 40x100, 5-sty bk tnt; Jos Matzger—Nova Realty Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Jno H Judge (R); due, $12,357.71; T&c, $553. Joseph P Day.

CLAREMONT AV, 186, es, 180 n 125th, 40x 100, 5-sty bk tnt; Jennie G Walter & ano, exrs—Nova Realty Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Jno H Judge (R); due, $13,922.31; T&c, $553; Joseph P Day.

MADISON AV, 1320, ws, 84.8 n 93d, 16x87.9, 3-sty & b stn dwg; Rosie Bernheimer et al—Samson Mayer et al; Cary & Carroll (A), 59 Wall; John F Joyce (R); due, $20,119.70; T&c, $706.33; Joseph P Day.

FEB. 27.
No Legal Sales advertised for this day.

MAR. 1.
CANNON ST, 66, es, 100 s Rivington, 25x100, 5-sty bk tnt; Lambert Suydam—Gussie Meyers et al; Wm B Adams (A), 25 Broad; Jos R Truesdale (R); due, $27,295.08; T&c, $587; Joseph P Day.

119TH ST, 355 W, ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; Frances M Cavanaugh—Josephine A Cavanaugh et al; Thos M Rowlette (A), 35 Nassau; Wm T Quinn (R); due, $17,219.47; T&c, $480.12; Henry Brady.

EDGECOMBE AV, swc 140th 99.11x70, vacant; Lincoln Trust Co et al—City N Y et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, $24,279.01; T&c, $694.20; Joseph P Day.

ST NICHOLAS AV, sec 140th, 101.3x68.2x99.11 x85, vacant; Lincoln Trust Co et al, trstes—Charter Constn Co et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, $31,230.26; T&c, $729.80; Joseph P Day.

8TH AV, 781, ws, 100 n 47th, 19.3x100, 3-sty bk hall & str; Veronica Mock et al—Ellen Leohard et al; Jos J Harris (A), 99 Nassau; J Campbell Thompson (R); due, $4,313.61; T&c, $1,466.16; sub to mtg $25,000; Henry Brady.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

FEB. 20, 22 & 23.
No Legal Sales advertised for these days.

FEB. 24.
187TH ST, 527 E, ns, 25 w Bathgate av, 25x 100, 2-sty fr dwg; Rudolph Wallach Co—Eliz T Maloney et al; Aug Weymann (A), 68 William; Jno A McEveety (R); due, $2,521.-49; T&c, $670; George Price.

MORRIS AV, 1068, es, 350 n 165th, 20x95, 3-sty bk tnt; Emma D Rodman—Adelphine Hymes; Edw H Miller (A), 32 Liberty; Edw P Moran (R); due, $8,079.67; T&c, $488; Henry Brady.

STEBBINS AV, 1006-8, es, 188.9 s 165th, 50x 80, 5-sty bk tnt; Mary Hebron—Michl Ginto et al; Reed & Pallister (A), 233 Bway; Abr Oberstein (R); due, $8,139.92; T&c, $——; sub to 2 mtgs aggregating $28,500; Joseph P Day.

FEB. 25.
No Legal Sales advertised for this day.

FEB. 26.
145TH St, 231 E, ns, 375 w Morris av, 25x106.6, 3-sty fr shop; Isabella Hart—Eric Borkstrom et al; Sigmund Wechsler (A), 233 Bway, Anthony J Griffin (R); due, $5,075.36; T&c, $154.59; Henry Brady.
WASHINGTON AV, nec Westchester av, see Westchester av, nec Washington av.
WESTCHESTER Av, nec Washington av, 50x 96.1; Daniel J White—Anna J Buckley et al; Wm C Daly (A), 128 Bway; Chas H Murray (R); due, $5,460.66; T&c, $044.43; Henry Brady.
WHITE PLAINS RD, es, 76.5 s Magenta, 25x 82.1x25x85.6; Adelaide A Wabst—Meyer Lipset et al; Shaw & Landon (A), 29 Bway; Maurice S Cohen (R); due, $1,759.07; T&c, $362.42; Henry Brady.

FEB. 27.
No Legal Sales advertised for this day.

MAR. 1.
MACY PL, St2, ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; Mary A Robitzek et al exrs—Nora Stanton et al; Harry Robitzek (A), 2808 3 av; Oliver E Davis (R); due, $6,554.48; T&c, $81.37; Henry Brady.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 20 & 22.
No Legal Sales advertised for these days.

FEB. 23.
DECATUR ST, ns, 138 sw Hamburg av, 18x 100; Magdalena Bischoff—Mary Werner et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm P Rae.
DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscowitz (A), 189 Montague; Michael M Heligott (R); Nathaniel Shuter.
OLIVE PL, es, 75 n Atlantic av, 18.6x97; Jas Roberts et al; Constantine Cassiuy et al; Harry L Thompson (A), 115 Remsen; Wm J Pape (R); Wm P Rae.
PALMETTO ST, nws, intersec sws Hamburg av, 80x20; HART ST, ses, 100 ne Bway, 20x 73.8xirreg; Jno C Eames—H B Claflin Co; Rushmore, Bisbee & Stern (A), 40 Wall; Jos B Martindale & Frederic A Juilliard (R); receiver s sale at County Court House at 12 o'clock noon, all right, title, &c; J B Martindale & F A Juilliard.
52D ST, nes, 140 se 3 av, 20x100.2; Ellen A Borgstrom—Cath Seeger; Jas C Danzilo (A), 26 Court; Wm C Rouger (R); Nathaniel Shuter.
74TH ST, ns, 188.8 w 18 av, 16.11x100; So Bklyn Savgs Instn—Saml Brill et al; Coombs & Whitney (A), 44 Court; Wm Howard, Jr (R); Wm P Rae.
AV K, nwc Ocean av, 151.6x70; Frank Wellbacher et al—Geo F Haight et al; Davison & Underhill (A), 50 Court; Dominic B Griffin (R); Wm J McPhilliamy & Co.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.
5TH AV, sec, 45th, 21.11x95.9; Jno M Heidelberger—Jno E Sullivan Co et al; Weisman & Hertz (A); 391 Fulton st; John A Valentine (R); Nathaniel Shuter.
5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.
5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av, Sidney F Strongin (R); Nathaniel Shuter.
5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5th av; Sidney F Strongin (R); Nathaniel Shuter.
MEADOW LAND bet Indian Creek on the es and Wyckoff Creek on the ws, adj meadow land of Jno C Bergen in old town of Flatlands, containing 3,649 acres; Jos J Swan et al—Minnie M Swan et al; Henry Hetkin (A), 44 Court; Eugene Sherk (R); partition; Nathaniel Shuter.

FEB. 24.
DOUGLASS ST, ss, 100.8 e Court, 15x96x14x irreg; sheriff's sale of all right, title, &c, which Fred R Moore had on April 8, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.
HOYT ST, es, 30.1 n 3d, 20x86; Mary E Lawrence et al—Gardner B Beecher et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm J McPhilliamy & Co.
WEIRFIELD ST, ses, 120 ne Central av, 20x 100; Chas Thiele—Sybil R Driscol et al; Watson & Kristeller (A), 100 William, Manhattan; Geo B Ackerly (R); Wm J McPhilliamy & Co.
BROOKLYN & JAMAICA PLANK RD, sec Miller av, 26.9x53; Eliza M Holland—Wm T Mcdonald et al; Clifford S Bostwick (A), 45 Cedar; J S Jones (R); J S Jones at County Court House at 12 o'clock noon.
CHESTNUT AV, ss, 500 w Liberty, 20x100; Margt Kennedy—Henry Herdling et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Bernard I Finkelstein (R); Wm J McPhilliamy Co.
CLASSON AV, es, 60 s Monroe, 20x100; Louis W Slocum—Jos P Kearney et al; Jno M O'Neill (A), 1652 Myrtle av; Robt B Bach (R); Wm J McPhilliamy & Co.
FLUSHING AV, nec Kent av, 25x100; Lena Muhs—Isaac Selzer et al; Wm F Hagarty (A), 26 Court; Geo R. Holahan (R); Wm J McPhilliamy & Co.
FT HAMILTON AV, swc Gravesend av, 48.2x 126.2; Belinda L B Carr—Grant R Pitbladdo et al; A Lloyd Lott (A), 189 Montague; Francis A McClosky (R); Wm J McPhilliamy & Co.

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Legal Sales, Brooklyn, Continued.

BULKHEAD LINE of Atlantic Ocean, wc West 32d, 41.1x135 to Sea pl x41.x ; Lillian B Weehsler Cath F Salomon et al; Ralph V Weehsler (A), 23d Bway; Chas H McCarty (R), Nathaniel Shuter.

FEB. 25.

MORTON ST, ss, 92 w Bedford av, 23x75; Jennette S Lewis Chas Heymann et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

3D ST, ns, 225 n Bond, 15x80; Cath A Lambert—Hugh Lee et al; Harry Wandmacher (A), 32 Liberty; Thos J Sefton (R); Wm J McPhilliamy & Co.

HEGEMAN AV, ss, 80 e Milford, 80x90; Patrick H Dougherty—Daniel Dougherty et al; Virtus L Haines (A), 375 Fulton; Harold T Edwards (R); Wm J McPhilliamy & Co.

FEB. 26.

OSBORN ST, ws, 375 s Hegeman av, 115x50.11; Jacob Wiener Sol Wolf et al; Geo Wiener (A), 1757 Pitkin av; Geo Tonkonogy (R); Nathaniel Shuter.

E 32D ST, es, 107.6 s Av G, 50x102.6; N Y Investors' Corp—Emily E Riordan et al; Harry L Thompson (A), 175 Remsen; Bernard J Becker (R); Nathaniel Shuter.

CENTRAL AV, nes, intersec ses Gates av, 50x100; Cath Ibert—Jos Stehlin et al; Frank Obernier (A), 44 Court; Henry B Ketcham (R); Wm J McPhilliamy & Co.

SKILLMAN AV, sec Union av, 100x50; Antonetta Acquavella—Caterina Gallo et al; Caldwell & Holmes (A), 44 Court; Jas J Thornley (R); Wm J McPhilliamy & Co.

SUTTER AV, ns, 20 e Ashford, 20x90; Fredk W Hearn—Ike Posner et al; Kiendl & Sons (A), Atlantic and Pennsylvania avs; Abr Feinstein (R); Wm J McPhilliamy & Co.

FEB. 27.

No Legal Sales advertised for this day.

MAR. 1.

79TH ST, nes, 470 nw 18 av, 20x100; Bklyn Trust Co—Gustaf A Johnson Bldg Co et al; Cullen & Dykman (A), 177 Montague; Michl F McGoldrick (R); James L Brumley.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 13.

87TH ST, ss, 370 w Columbus av, 20x100; Gesina M Schriefer—Francis E Laimbeer et al; E Van Dernoot (A).

104TH ST, 54 W; Excelsior Savgs Bank of City N Y—Minnie I Marks et al; J C Gulick (A).

188TH ST, ss, 100 w Amsterdam av, 175x95; Geo H Montrose—Max Hirsch et al; A Knox (A).

FEB. 15.

GREAT JONES ST, 30; N Y Savgs Bank—Leopold Kaufmann et al; J A Dutton (A).

HENRY ST, 233-5; Minnie Rothenberg—Wm Konovitz et al; J A Seidman (A).

136TH ST, 128 W; Arthur Boyd—Albertha G Turner; J N Griggs (A).

AMSTERDAM AV, 206-8; Mary A Cydlipp—Kodak Theatre Inc et al; M F Johnson (A).

2D AV, 1166; Carrie Esberg—Rosie Joseph et al; Kantrowitz & Esberg (A).

2D AV, 1168; Lulu Weinstein—Rosie Joseph et al; Kantrowitz & Esberg (A).

3D AV, ws, 50 n 27th, 25x160; Helena D K Hulst—Jos A H Pelletier et al; Leach & Williams (A).

FEB. 16.

14TH ST, ns, 79.3 nw 2 av, 26.2x103.3; N Y Savgs Bank—Jno A Anger et al; J A Dutton (A).

41ST ST, 443 W; Franklin Savgs Bank of City of N Y—Theo Witz et al; W M Powell, Jr (A).

75TH ST, 19 E; Adeleno Salisbury et al—Chas A Stein et al; Rounds, Hatch, Dillingham & Debevoise (A).

112D ST, ns, 150 w 7 av, 17x100; Equitable Life Assurance Society of the U S—Julia I Donley et al; Alexander & Green (A).

119TH ST, ns, 169.3 e 2 av, 18.9x100.11; Chas H Young et al Fredk E Nathan et al; A Ritchie (A).

131ST ST, ss, 285 e 8 av, 20x99.11; City Real Estate Co—Herman Ratner et al; H Swain (A).

1ST AV, 1108; Julius Levy—Jno D Brau et al; M Cooper (A).

FEB. 17.

GRAND ST, sec Attorney, 50x100; Doretha S Warsawer—Israel Lippman et al; Eisman, Levy, Corn & Lewine (A).

STANTON ST, sws, 493.6 nw 2 av, 16.6x103.3; Geo R Satterlee—Richd B Miller et al; Cary & Carroll (A).

16TH ST, 5-7 E; Emigrant Industrial Savgs Bank—Corrie M Butler et al; amended; R & E J O'Gorman (A).

22D ST, ns, 354.7 e 1 av, 46.10x98; Geo Dorsch—Margt Daub et al; J C Hoenninger (A).

108TH ST, 246 W; Geo Rathgeber Louise Hellriegel et al; J J Pheelan (A).

130TH ST, ns, 120 w Lexington av, 40x99.11; Beatrice Realty & Constn Co—Emma A Howson; L Sacks (A).

FEB. 18.

57TH ST, 227 E; Martha M Lindenmeyr—Margt L Devins et al; H Swain (A).

68TH ST, 50 E; Maurice S Bondy—Seth B Robinson et al; W Bondy (A).

119TH ST, ns, 526.8 w 5 av, 16.8x100.11; Rosalie Kaufman et al—Harry Rodman et al; W Bondy (A).

MADISON AV, nec, 131st, 25x98; Emigrant Industrial Savgs Bank—Abr Solomon, exr, et al; amended; R & E J O'Gorman (A).

WEST END AV, 700; Fredericka Weisl—Herald Realty Co et al; M L Halff (A).

FEB. 19.

CHERCH ST, nwc Walker, 75x50; also LISPENARD ST, nwc Church, 50x60; Anna F Cooper—Justine G Schell et al; Wells & Snedeker (A).

31ST ST, 12-6 E; Max M Warburg—Jos Fleischman et al; Stroock & Stroock (A).

75TH ST, 19 E; Adelene Salisbury et al—Chas A Stein et al; Rounds, Hatch, Dillingham & Debevoise (A).

117TH ST, 57 W; Myra S Lamson - Beckie Meister et al, Gordon & Rogers (A).

Bronx.

FEB. 11.

DAWSON ST, es, 537.4 n Longwood av, 40.6x100; Josephine H Blau—1266 Dawson St; M Blau (A).

168TH ST, 454 E; David W Cohen—Frank Netusak et al; C Tolleris (A).

168TH ST, 456 E; Saml Stecher et al Frank Netusak et al; C Tolleris (A).

VANDERBILT AV, es, 25.8 n Gouverneur pl, 24.6x95.1; Kate B Murray—Jas T Gaffney et al; S W Levine.

WHITE PLAINS RD, swc Bronx Park pl, 91.6x100; Max S Well—Jos Hahn et al; Arnstein & L (A).

FEB. 13.

GRACE AV, es, 125 s Lyon av, 50x130; Benj min Sch et al—Wm W Braithwaite; A J Wolf (A).

LOT 58, Map of Village of Morrisania, 23d Ward; Phebe Peters—Michl Nolan et al; R K Brown (A).

FEB. 15.

174TH ST, sec Eden av, 81.7x231.7; also LOT 351, amended map of section B, Vyse Estate; Jos Saltzman—Reliable Constn Co Inc et al; S L Zuckerman (A).

RYER AV, es, 181.6 n 180th, 18.5x103.6; Farmers' Loan & Trust Co, as trste—Mary Bauer et al; Geller, Rolston & Horan (A).

UNION AV, ws, 329.6 n 165th, 18.3x105.4; Henry Hesch et al—Karl Haffner et al; R E Bergman (A).

LOT 442, map of Van Nest, 24th Ward; Dollar Savgs Bank of City of N Y—Josephine De Luca et al; Lexow, Mackellar & Wells (A).

PROP situated on Lafayette av, ws, adj land of Geo W Sembler, 30x120.6; Lucy Webber Jordan—Grace Robertson Hyndman et al; W V W Hall (A).

FEB. 16.

KINGSBRIDGE TER, 3013-15; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A).

KINGSBRIDGE TER, 3017-19; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A).

WASHINGTON AV, 1443; N Y Life Ins & Trust Co—Geo Francis Murphy et al; Emmet & Parish (A).

FEB. 17.

SEABURY PL, es, 185 s 172d, 45x100; Morris Rosenfeld—Angel Constn Co, Inc, et al; H Gottlieb (A).

PARK VIEW AV, ws, 176.6 n St Vincent av, 100.9x200; Douglas Mathewson et al, as exrs—Esther A Wheaton et al; R C Birkhahn (A).

WEBSTER AV, sec 176th, 57.6x106.8; Emily Schaeffler—Boscobel Bldg Co et al; J C Gulick (A).

LOT 207, 209 & 211, Map 1, Supreme Court, Valentine Brady, being map for partition sale of part of Hyatt farm; Caroline Gareiss—Wm Crowley et al; G Frey (A).

FEB. 18.

FOX ST, ws, 585.6 n 163d, 70.6x110; Consolidated Industrial Co—Rebecca Goldberg et al; Brown & Glass (A).

197TH ST, ns, 95 e Creston av, 55.3x140; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A).

197TH ST, ns, 95 e Creston av, 55.3x140; Jos H Dutey et al—Amalia Pirk et al; Hirleman & Vaughan (A).

FOREST AV, es, known as part of Lot 61, map of Village of Eltona; Margt S Brandreth et al as exrs—Isaac Breakstone et al; G Whittlesey (A).

SHERIDAN AV, sec 165th, 46.1x201.8; Ida Lyons—Fram Bldg Co Inc et al; A Frankenthaler (A).

18A AV, ss, 229.6 e 4th, 50x194; Home Title Insurance Co of New York—Elmont Development Corpn et al; H J Davenport (A).

PART of Lot 419, map of Unionport; Peter Corell—Henry C Henderson et al; M B McHugh (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 10.

54TH ST, ns, 200 w 2 av, 25x100.5; Viola M Flannery—Chas A Doelger et al; Benj Trapnell (A); Arthur S Friend (R); due 20,493.00

173D ST, 555 W; Penrose Realty Co—Fletcher Court Co et al; Gates Hamburger (A); Jos C Levi (R) due.... 5,150.00

FEB. 11.

46TH ST, 344-6 E; J Fredk Kernochan et al—Alex Herzog; Henry F Miller (A); Enos S Booth (R); due.....26,524.30

120TH ST, ss, 84 w 1 av, 16x50.5; Henry J S Hall et al—Lillie Furst et al; Bowers & Sands (A); Saml C Herriman (R); due 5,365.96

136TH ST, ss, 200 w Lenox av, 16.6x99.11; Lincoln Trust Co—Chas Wiegand; Bowers & Sands (A); Horace E Deming (R); due 10,591.67

FEB. 13.

No Judgments in Foreclosure Suits filed this day.

FEB. 15.

BROOME ST, 318; Albert E Valentine—Rose Sonneberg et al; Cary & Carroll (A); Wm Allen (R); due.....17,504.99

BELMONT AV, es, 127.9 n 181st, 58.10x164.1; Stephen H Jackson—Crotona Park Realty Co et al; S H Jackson (A); Ferdinand I Haber (R); due.. 7,920.60

FEB. 16.

152D ST, ss, 325.5 w Bway, 24.7x199.10; Hugo H Piesen—Mary E Mitchell; Bernard Fliashnick (A); Francis W Pollock (R); due..... 5,524.41

152D ST, ns, 300.10 w Bway, 24.7x199.10; Hugo H Piesen—Mary E Mitchell; Bernard Fliashnick (A); Francis W Pollock (R); due 5,452.39

FEB. 17.

CANAL ST, 63; Abr J Dworsky Marks Kirshbaum; Straus & Dworsky (A); Chas D Donohue (R); due....10,610.25

131ST ST, ns, 274 w Lenox av, 17x99.11; Corn Exchange Bank—Bernhard Moral; Bowers & Sands (A); Saml C Herriman (R); due 9,543.65

1ST AV, ws, 52 s St Marks pl, 24.6x50; German Exchange in the City of N Y—Phillip Wagner et al; Dean, Tracy & McBarron (A); Julian M Wright (R); due 17,053.25

Bronx.

FEB. 13 & 15.

No Judgments in Foreclosure Suits filed these days.

FEB. 16.

LOT 445, map of Van Nest Park, 24th Ward; Chas H McBride as exr—Chas Ringelstein et al; F Neilson (A); R N Souffrant (R); due..... 5,302.50

FEB. 17.

HUGHES AV, 2321-3; Sarah Grossman—European Constn Co et al; Gettner, Simon & Asher (A); H Bijur (R); due 3,194.96

FEB. 18.

WOODYCREST AV, ws, 100.7 n Kemp pl, 25.2x90.7; Edw F Cole—Frank J Johnson et al; W F Wund (A); P Ingraham (R); due 6,614.17

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 13.

No Lis Pendens filed this day.

FEB. 15.

131ST ST, 74 W; also 115TH ST, 3 W; Jas Neil—Jessie Neil et al; partition; F H Richmond (A).

LOT 17½, block 1162, sec 4; Chas E Hoss—Cornelius Otto et al; amended action to re-establish validity of tax lien; Eisman, Levy, Corn & Lewine (A).

FEB. 16.

BROOME ST, ns, 175 w Sheriff, 25x87.6; Nathan Rosenbaum—Sol Kuttner; action to foreclose mechanic's lien; M Wolff (A).

LOT 7, block 2234, sec 8; Helen Seinfel—Mary Cavanagh et al; foreclosure of tax lien; T I Schwartzman (A).

LOT 9, block 2234, sec 8; Dora Pines—Mary Cavanagh et al; foreclosure of tax lien; T I Schwartzman (A).

FEB. 17.

BOWERY, 166; Chas W Schattman—Bertha Levy et al; partition; Gans, Davis & O'Neill (A).

FEB. 18.

RIVERSIDE DR, sec 113th, 104.4x91.1; Newbold Morris—Frederic A de Peyster et al; partition; T McIlvaine (A).

LOT 8, Block 1122, Sec 4; Emil Mayer—Jno G Van Horne et al; foreclosure of tax lien; C H Schwartzman (A).

FEB. 19.

140TH ST, ns, 240 w 7 av, 25x99.11; Jacob L Grubel trste—Jno W Ritchie et al; action to compel conveyance, &c; A Aronstein (A).

149TH ST, ss, bet Morris & Courtlandt avs, lot 30; Tax Lien Co of N Y—Ellen Bulger et al; amended foreclosure of a tax lien; W Lustgarden (A).

Bronx.

FEB. 11.

BOSTON RD, ws, 212.2 n 167th, 8x40.6; Merrick Theatre Co, Inc—Weissager Amusement & Constn Co et al; action to foreclose lien; L Laski (A).

LOT 25, Block 3118, Sec 11, Tax Map; Gertrude Boecher—Estelle Evesson et al; action to foreclose transfer of tax lien; H Swain (A).

FEB. 13.

178TH ST, ns, 100 w Boston rd, 87.6x80.6; Chas A Merritt—Hull Bldg Co, Inc, et al; action to foreclose Mechanic's lien; Menken Bros (A).

FEB. 15.

No Lis Pendens filed this day.

FEB. 16.

149TH ST, ss, 309.3 w St Anns av, 40x100; Jas Neil—Jessie Neil et al; partition suit; F H Richmond (A).

156TH ST, ss, 90 e Eagle av, 37.6x100; Chas L Safford—Max Cohen et al; action to compel determination of claim; W C Percy (A).

FEB. 17.

OLMSTEAD AV, sec Quimby av (known as Plot No. 66, 24th Ward, Unionport; Tillie Ritter—Jas Egbert Lent et al; action to foreclose transfer of tax lien; Gans, Davis & O'Neill (A).

FEB. 18.

FAIRMOUNT PL, ss, 110.7 e Prospect av, 20x94.3; Saml Isaacs—Emilie A Winter; action to forclose transfer of tax lien; Epstein & Rosenberg (A).

Brooklyn.

FEB. 10.

BERGEN ST, ss, 440 w 5 av, 20x100; Wladyslawa Ziolkiewicz—Josephine Gallman et al; partition; J W Redmond (A).

CARROLL ST, nes, 191.4 se S av, 18.7x100; Chas E Rickerson- Mary L Van Roden et al; R K Jacobs (A).
DEAN ST, ns, 220 e Nostrand av, 20x100; So Bklyn Savgs Instn-Agnes I Maillie et al; Coombs & Whitney (A).
MOORE ST, ss, 162.6 w Graham av, 37.6x100; Title G & T Co—Ray Reisenburger et al; T F Redmond (A).
ST JAMES PL, es, 40 s Clifton pl, 20x100; Eagle Savgs & Loan Co—Martha H Hooper et al; J C McLeer (A).
BAY 14TH ST, ses, 120 sw Bath av, 20x108.4; Title G & T Co—Hannah Koch et al; T F Redmond (A).
E 15TH ST, ws, 200 n Foster av, 20x100; Abr Schulman Ella M Merrell et al; N Friedman (A).
CARLTON AV, ws, 285.6 n DeKalb av, 25x100. Madelaine W Barnard Brian G Hughes et al; partition; A Knox (A).
LIVONIA AV, ss, 60 w Bristol, 20x75.3; Home Life Ins Co Jos Wieselman et al; T F Redmond (A).
ROCKAWAY AV, ws, 225.3 s Livonia av, 25x100; Chas E Teale—Morris Wharton et al; T F Redmond (A).
TOMPKINS AV, ws, 34.8 n Floyd 40.4x100; Isidor Silberberg—Union Holding Co et al; S Berg (A).
LOTS 1162 to 1165 & 1291 to 1295, map of land of heirs of Nicholas Schenk, Jr (decd); Jos Fallert Bwg Co—Jno Whittaker et al; A B Cole (A).

FEB. 11.

HENRY ST, swc Centre, 104x110.6; Carrie A Coe—Jno O Bell et al; A P Bachman (A).
MINNA ST, ss, 200 e Chester av, 100x100; Amelia W Hassenkamp—Mary L Behrens et al; S E Faron (A).
SPENCER ST, ws, 407.9 n Myrtle av, 25x200; Maude A Jephson—Wm P Blanchard et al; partition; G F Livett (A).
WALLABOUT ST, ns, 100 e Harrison av, 50x100; National Savgs Bank of Albany—Powell Realty Corpn et al; T F Redmond (A).
WATKINS ST, ws, 110 s Lott av, 20x100; Title G & T Co—Bertha Baltowsky et al; T F Redmond (A).
WATKINS ST, ws, 410 s Lott av, 20x100; N Y Investors' Corpn—Isaac Michnick et al; T F Redmond (A).
WINTHROP ST, ns, 169.10 e Nostrand av, 106x200; Edith D Carter—Wm H Talmage; to set aside deed; Reed & Pallister (A).
41ST ST, ns, 380 e 13 av, 20x100; E J McLaughlin Co—Harry Koslowsky et al; I F Freene (A).
48TH ST, ns, 120 w 6 av, 20x100.2; Katharina Stecher—A Sidney Galitzka et al; J J Bakerman (A).
FORBELL AV, ws, 109 n Magenta, 17.9x120; Emma Thalen—Magenta Devel Corpn & ano; A Rockmore (A).
LIBERTY AV, ss, 60 w Crystal, 20x80; Bond & Mtg Guar Co—Fitzgerald & Clark Corpn et al; T F Redmond (A).
SNEDIKER AV, es, 100 s Pitkin av, 50x100; Anna Kartorzinsky—Eddy Glickman et al; to set aside deed; House, Grossman & V (A).
SNEDIKER AV, es, 190 s Pitkin av, 60x100; Sarah Glickman—Eddy Glickman et al; to set aside deed; House, Grossman & V (A).
UTICA AV, es, 97.6 s Av N, 50x100; Frank H Philman—Lincoln Park Bldg Co & ano; foreclosure mechanic's lien; T H Nekton (A).
12TH AV, sws, 40 ne 41st, 20x100; Mathilde E Lang—Margaret Sheehan et al; H M Bellinger, Jr (A).

FEB. 13.

DEAN ST, ns, 200 w Underhill av, 25x117.5; Wm P Burke—Mary A Butler; J W Redmond (A).
6TH ST, nes, 208.4 se 8 av, 21.6x90; Franklin Trust Co—Mary M McNamara et al; McKeen, Brewster & M (A).
55TH ST, ss, 100 w 3 av, 25x100; also 3D AV, wc 55th, 20x100; Henry Heik—Clara I Wulff et al; J Goodman (A).
63D ST, nec 5 av, 40x100; David Adler—Jacob Schaefer, Jr, et al; H O Patterson (A).
E 91ST ST, es, 140 s Lenox rd, 20x100; Fanny W Teale—Ida Kass et al; H J Davenport (A).
DeKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Regensburg—Jos J Praetz et al; W A Bacher (A).
SCHENECTADY AV, ws, 157.6 n Av O, 49.3x52x40x79.11; Bertha Steinberg—Milton Anthony et al; K C & M V McDonald (A).
STRATFORD RD, es, 290 s Albemarle rd, 50x100; Wells College of Aurora—Caroline Breitenbecker et al; Cary & Carroll (A).
5TH AV, es, 44.9 n 74th, 20x104.5x20x109.7; Shlikerman Realty & Impt Co—Saml Heymann et al; M W Wood (A).

FEB. 15.

BALTIC ST, nwc Hoyt, 25x100; Julia W Costello—Brown Realty Co et al; J E Durossa (A).
STERLING PL, ns, 44.10 w E New York av, 22 x127.9x20x121; Jacob L Cohn—Benj Abeloff et al; L Lande (A).
STERLING PL, ss, 200 e Rogers av, 50x100; Michl Tuch—Kath Perrine; specific performance; S Widder (A).
WARREN ST, ss, 70.3 e Columbia, 27.7x24.10; City Real Estate Co—Eugene L Parodi et al; H L Thompson (A).
E 36TH ST, ws, 140 n Av K, 20x100; Alletta L Steenhuisen—Eliza F Stearns & ano; Hubbard & Rushmore (A).
E 36TH ST, ws, 160 n Av K, 20x100; Harmanus B Hubbard—Eliza F Stearns & ano; Hubbard & Rushmore (A).
E 104TH ST, nes, 120 nw Flatlands av, 40x100; Grace A Andrews—Littleton C Edwards; to set aside a deed; T C Whitlock (A).
EASTERN PKWAY, 1420; Saml L Peckerman—Benj Cohen; specific performance; D B Getz (A).
KINGSTON AV, es, 38.9 s St Johns pl, 19.4x80; David Klein—Konrad Bantle et al; M Arens (A).
LINCOLN RD, sec Bedford av, 23.8x105; Delia N Graves—Frank A Lane et al; G V Brower (A).
WILLIAMS AV, ws, 160 n Glenmore av, 20x100; Fredk E Clark—Lena Slater et al; S A Minasian (A).
17TH AV, nwc 55th, 80x100.2; Minnie Eisenberg—Agidia D'Amico; J Haberman (A).

FEB. 16.

DEAN ST, ns, 305 e Troy av, runs n106.9xse 104.6xsw27.4xw15.3 to beg; Sarah Keener—Wm C Betts et al; to create a title; J T Walsh (A).
DEAN ST, ns, 320.3 e Troy av, runs e29.8xnw 11.5xsw27.4 to beg; same—Lewis P Thursby et al; same (A).
GRAND ST, ns, 256.3 e Keap, 18.9x95; Bushwick Co-Op Bldg & Loan Assn—Mary Brouwer & ano; J P Judge (A).
SCHWEICKERT'S WALK, cl, 133.7 s Surf av, runs s— to Bowery xe113xn—xnw61.7xs1.3xn w51 to beg; Herman Katz—Flora Fields et al; Kantrowitz & Esberg (A).
SCHWEICKERT'S WALK, cl, 133.7 s Surf av, runs s— to Bowery xe113.xn—xnw61.7xs1.3xn w51 to beg; same—same; same (A).
WINTHROP ST, ns, 609.10 e Nostrand av, 20x106; Anna M Bennett—Frances M Linington et al; E J Bennett (A).
S 8TH ST, ss, 218 w Wythe av, runs s132xw10 xn1.9xw11.6xsw2.1xn130xe23.6 to beg; Charlotte C Leffler—Chas E Ring et al; Torborg & Lazrus (A).
40TH ST, ss, 100 e 3 av, 25x100.2; Caroline L Brown—Marie Slavin; T Witte (A).
41ST ST, nes, 140 nw 14 av, 20x100.2; Reba Mansky—J J Lack Constn Co et al; Ginzburg & Picker (A).
41ST ST, nes, 260 nw 14 av, 20x100.2; Marcus Bulkowstein—J J Lack Constn Co et al; Ginzburg & Picker (A).
79TH ST, ns, 155.6 w 14 av, 18.6x100; Arthur C Wadley—Sim Realty Co et al; Douglas Armitage & Mc (A).
79TH ST, ns, 137 w 14 av, 18.6x100; same—same; same (A).
ALBANY AV, es, 260 s Snyder av, 40x100; Alice Dorland—Daniel T Webster et al; G Boochever (A).
FOSTER AV, ns, 60 w 3d, 20x100; also FOSTER AV, ns, 80 w 3d, 20x100; Louis H Beyer—Jas R Gormly et al; Jonas, Lazansky & N (A).
PUTNAM AV, ns, 326.8 w Reid av, 26.8x100; also SUMNER AV, ws, 20 s Madison, 20x90; Anna Pekowsky—Louis Osborg et al; M Monfried (A).
NEW LOTS RD, ss, 80.4 e Van Sinderen av, runs s93.4xe20.7xn5.8xe60.4xn94.6xw80.5 to beg; Isaak Goldberg—Vernewl Realty & Constn Corpn et al; S A Telsey (A).
NEW LOTS RD, ss, 160.8 e Van Sinderen av, runs s94.6xe27.8xn99.8xw51.3 to beg; same—same; same (A).

FEB. 17.

HANCOCK ST, ns, 83 w Sumner av, 19x100; Dietrich W Kaatze—Henry S Taylor et al; R J Mullin (A).
HARRISON ST, ns, 85.6 w Hicks, 21.4x94.10; Cornelius Callaghan—Assunta Auletta et al; H L Thompson (A).
HENRY ST, ws, 370 n Neptune av, 41x139.6; Title G & T Co—Adeline Hoffman et al; H L Thompson (A).
POWELL ST, nwc New Lots av, runs ne73.4x w69.2xs24.4 to beg; Reliance Mtg Co—Wolf Saltzman et al; G F Alexander (A).
W 28TH ST, ws, 180 s Neptune av, 80x118.10; Edw L Somerville—Mary J Ahern; Somerville & Somerville (A).
39TH ST, ss, 300 e 8 av, 25x100; 7TH AV, wc 20th, 25x100; DEGRAW ST, ns, 140 w Buffalo av, 20x100; Melvin Brown—Saml J Flash et al; Hovell, McChesney & C (A).
BENSON AV, ec 23 av, 96.8x100; Jacob Beyer—Edw D Powers et al; H L Thompson (A).
GRAVESEND AV, ws, 119.8 s Lawrence av, runs w80xn9.11xw188.5xse62.2xe230.5xn57.3 to beg; Fredk J Morgan—Oswald Gueth et al; H Reeves (A).
KINGSTON AV, es, 80.4 s Sterling pl, 19.8x75; Wm L Felter—Marway Co et al; E H Hazelwood (A).
WEST AV, 102; Geo J Meyer—Jos Sabel & ano; specific performance; T H Nekton (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 13.

21ST ST, 218-20 W; Bernard Goldberg—Brookfire Realty Co; Adolph Meyer & Jas Campbell (50) 125.00
45TH ST, 7 E; Baker Smith & Co—Harold & Lefferts Strebeigh; Saml Medlin & Medlin Realty Co (51) 483.00
59TH ST, 200 W; Garard Co—Sol Bloom (53) 374.80
MADISON AV, 110; Baker Smith Co—Geo Oakley; Medlin Realty Co & Saml Medlin; renewal (52) 400.00

FEB. 15.

23D ST, 160 E; Jacob Froehlich Cabinet Works—Arnett G Smith & Wm B Langhorst (54) 4,624.50
3D AV, 2172; Yorkville Plumbers, Steamfitters & Tinsmithers Supply Co Inc—Sanders & Emma Gutman, Jno Sullivan Contracting Co Inc & Oscar Schwitzer (55) 519.48

FEB. 16.

190TH ST, 602 W; Unger Parquet Flooring Co, Inc—190th St Realty Co; renewal (56) 635.00
6TH AV, 782-86; Title Guar & Trust Co 784 6th Av Inc; Brown Bros, Inc (57) 37.80

FEB. 17.

FORSYTH ST, 98; Leslie & Tracy, Inc—Leibe Friedman & Max L Rohman (58) 185.98
88TH ST, 2 W; Barnett Finkelstein—Louis Stern & Adjustment Realty Co (59) 200.00

FEB. 18.

4TH ST, 355 E; Aaron Billow—Dora Silberblatt; M Cohen (67) 117.50
116TH ST, 228 W; Diatkin & Wald—Adelo Beirig; Bert G Faulhaber & Co (60) 26.30
140TH ST, 58 W; Benj Rubin—David Ehrlich (65) 30.85
140TH ST, 151-159 W; J Patten Co—Jno Wobber (66) 53.84
157TH ST, 540 W; Diatkin & Wald—Edith M Carpenter; Bert G Faulhaber & Co (62) 82.05
164TH ST, 548 W; Diatkin & Wald—Gertrude Horowitz; Bert G Faulhaber & Co (63) 105.25
164TH ST, 558 W; Diatkin & Wald—same (64) 97.90
180TH ST, 820 W; Diatkin & Wald—Max Goebel, trste; Bert G Faulhaber & Co (61) 52.10
231ST ST, ss, bet Van Corlear & Kingsbridge avs, —x—; Economy Concrete Co—Church of the Mediator; renewal (68) 3,228.64
SAME PROP; A Angeloro & Bro—same; renewal (69) 2,600.00
SAME PROP; Donald McKaskill—same; renewal (70) 397.00

FEB. 19.

23D ST, 16 W; American Elevator Co—Henry De F Weekes, trste, Emily T Cavanagh & W G Pigueron (71).... 475.00

Bronx.

FEB. 11.

ELSMERE PL, 820; Henry Schroeder, Jr—Esther E Hanlon; Carry O Hare (13) 46.00
232D ST, 1042 E; Raphael Borrelli—Francis O'Donnell; Hugo Larsen (14) 665.00

FEB. 13.

LAFONTAINE AV, swc 179th, 100x100; Phillip Yockel—W Aronstein & Bros; Wm Oppenheim (15) 2,210.52

FEB. 15.

21ST ST, 911 E; O'Connor & Hanrahran—E H Arenander (16) 280.00

FEB. 16.

3D AV, es, 200 s 172d, 25x125; Angelo Restivo et al—Moses Hodes; Poseidon Realty Co, Inc, & Nicholas Hodes (17) 2,255.00

FEB. 17.

CLAREMONT PKWAY, 417; Henry Kramer—Jennie Walker; Morris Heinbinder (18) 186.00
CLAREMONT PKWAY, 417; Kallman Ferster—Jennie Walker; Morris Heinbinder (19) 194.25
HOE AV, 945; Disinfecting & Exterminating Corpn—Elikay Realty Co; Saml Layefesky (20) 23.31

FEB. 18.

185TH ST, 771-5 E; Max Brenner—Nicol Bldg Corpn, Ferdinando Cioffi & Nicol Bldg Corpn (22) 350.00
MARION AV, 2975; Domenico De Filippo—M De Pasquale & Angelo Restivo (24) 129.00
WASHINGTON AV, nwc 183d, 50.7x93.6; M Rambow & Co—Church of Our Savior & Miller & Reed Co (23). 530.10

Brooklyn.

FEB. 10.

COLUMBIA ST, 418; L Epstein—Umberto & Jas Polito 45.00
DEAN ST, ss, 140 w Kingston av, 60x100; National Fire Proof Sash & Door Co—H L Devel 68.00
KOSCIUSKO ST, 601; Fogel—Tinton Impt Co; Hary Levin & Lewis Schafler 100.00
McDONOUGH ST, 141; W R Young, Jr, Inc—Chauncey G Cozine 135.00
YORK ST, 99; Alex Dillon—Jno J Brown, Eliz Magenheimer & Mary Mullaney & Margt Brown 18.50
E 19TH ST, 360; S Roman—Dorchester Bldg Co & Vincent Bonagur 1,100.00
58TH ST, swc 20 av, 100x100; J G Mallamo—Up-to-Date Bldg Co, Inc..... 40.00
LIBERTY AV, sec Van Siclen av, 150x100; A Kaplinsky—Diaz Bldg Co & Messrs Arkin & Himmelstein 300.00

FEB. 11.

HAWTHORNE ST, 235, M R Dowdeswell Co—Henry A Singer & Carl Ernst 9.60
E 38TH ST, 907-9; A W Schmidt, Jr—Wm & Martha Wingerath 215.00
39TH ST, nwc 13 av, 50x59.2; Rose Bldg Co—David Weiner & Mendel Michlin 113.63
58TH ST, ws, 100 n 20 av, 100x100; A W Schmidt, Jr—Up-to-Date Bldg Co. 715.00
NEWKIRK AV, nwc E 21st, 40x120; Michael Hellibrand—Peru Realty Co. 90.00
PARKSIDE AV, ss, 347.1 e St Paul's pl, 43x100; F Szemko—Clayton Co Builders, Inc, & Walter F Clayton ... 466.40
20TH AV, ws, 20.2 s 58th, 80x80; J Kirsch—Up-to-Date Bldg Co..... 270.00
SAME PROP; H Cohen—same & Jacob Kirsch 300.00
PROP on border of Jamaica Bay, 250 w from int of land of Christopher & Wm C Davis, 75x200; Burger & Gohlke, Inc—Canarsie Yacht Club & T H Fraser Co 196.00

FEB. 13.

E 7TH ST, ws, 260 n Av M, 40x100; L Pearson—Clifton Bldg Co & G F Bickford, as pres 331.00
W 9TH ST, 2054; Florrie Jarossi—Frank Russo 150.00
E 19TH ST, 360; J Steinfeld—Dorchester Bldg Co 749.00
39TH ST, nc 13 av, 50x59.2; Rose Bldg Co—David Wilner & Michl Michlin .. 113.63
OCEAN AV, 1011-1023; Harde & Short—Kirkney Realty Co 350.00
OCEAN PKWAY, es, 260 n Av N, 40 250; E F Lofgren—Clifton Bldg Corpn 102.44
OCEAN PKWAY, es, 260 n Av M, 40 x150; L Pearson—Clifton Bldg Corpn & G F Bickford, pres 208.00

Mechanics' Liens, Brooklyn, Continued.

PARKSIDE AV, ss, 347 e St Paul's pl, 45x100; E J O'Brien & Co—Clayton Co Builders, Inc, & Walter F Clayton 474.00
57TH AV, 5001; Mark & Mohl—Eliz & Richard A McCormack 130.00

FEB. 15.
DEAN ST, 50; Richmond Radiator Co Fredk L Johans, Jos F & Chas A Walsh Jr & Jno Thatcher & Son.... 208.02
HERKIMER ST, 1306; A Sholemson—Sarah Lauder 64.00
KEAP ST, 314; Richmond Radiator Co —Osias Rosenthal, Jos F & Chas A Walsh Jr 86.24
McDONOUGH ST, 517; N Nilsen—Saml G Lockwood 36.50
58TH ST, 1135; J P Duffy Co—Salvatore & Antonio Boniello 254.90
BELMONT AV, nwc Junius, 100x100; National Fireproof Sash & Door Co—Abr Koeppel & Beh-Junius Inc..... 252.00
GREENPOINT AV, 147-9; also MANHATTAN AV, 910; Abr Markwitz—Julius C Doughty, Anna A & Florence L Logan, Robt & Edna F Brown, Greenpoint Amusement Co, Harry Saks & Harry Goodman 3,200.00
VAN SICLEN AV, 378; I Peskoff—Jno & Jennie Ackerman & Morris Weiss.. 22.00
PROP 250 w from land of Christopher & Wm C Davis, 200x75; A Nichols—T H Fraser Co & Camarsie Yacht Club 87.13
SAME PROP; S Thoensen—same..... 160.48
SAME PROP; J Koerner—same..... 85.61
SAME PROP; W Nichol—same..... 87.13
SAME PROP; M Fullerton—same..... 78.00
SAME PROP; W J Nichol—same..... 310.00
SAME PROP; W J Nichol—same..... 365.00
SAME PROP; A McLean—same..... 153.00

FEB. 16.
HENRY ST, 685, & HAMILTON AV, 254; S Sandler—David Steinberg & Jos Kutner 53.75
MADISON ST, 758A; F A Rehn—Virginia De Nyse & Mrs Irene Buchanon 14.10
SEIGEL ST, 34; W Flam—Victor Rawitz & Jos Waroba 50.00
BAY 23D ST, 186-88; Max Kornrach—Bay 23d St Constn Co & Harry Cherson 330.00
GRAHAM AV, 116 to 120; Aaron Furer —Sarah Disler, Louis Salkin & Progress Moving Picture Co..... 369.00
KNICKERBOCKER AV, es, 200 n Putnam av, 20x83; E M Adelsohn—Foster Impt Co, Jos Weinstein & Abram Barash 50.00
KNICKERBOCKER AV, es, 280 n Putnam av, 20x83; same—Foster Impt Co, Abr Barash & Jos Weinstein..... 50.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; A Sofgren—Clifton Bldg Co.... 102.44
47TH AV, 516; Northwestern Cornice & Roofing Co—Ida & Fannie Zerman.... 55.00
20TH AV, ws, 20.2 s 58th, 80x80; J Kusch—Up-to-Date Bldg Co..... 420.00

FEB. 17.
HERKIMER ST, 628; H M Noble—Margt Archer 72.50
9TH ST, 327; H M Hitchings—B K Keith's N Y Theatre Co 719.00
42D ST, 1672-4; Richmond Radiator Co—Bernhard Hall & Jos F & Chas A Walsh Jr 127.70
BROADWAY, 1414-28; H M Hitchings —B K Keith's N Y Theatre Co..... 550.00
CONEY ISLAND AV, ws, 100 n Church av, —x—; Richmond Radiator Co—Jos F & Chas A Walsh, Jr, & Harry Jones & Jno Thatcher 80.64
WILLIAMS AV, es, 200 s Dumont av, 200x100; Realty Supply Corpn—Wallan & Hoffman, Inc 2,449.22

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 13.
30TH ST, 8-14 W; Manhattan Sand Co, Inc—Isaac A Hopper, Inc, et al; Jan 7 15 387.60
AUDUBON AV, sec 171st; Christian Jacobs Fire Proofing & Concrete Co, Inc—Gustav Boehme et al; Apr29'14. 156.90

FEB. 15.
128TH ST, 28-30 W; Nathan Paris—Leonard Realty Co et al; Jan28'13.. 450.00
[1]129TH ST, 114 E; Klosk Contracting Co—Bernard Brindzo et al; Jan19'15 97.50
[2]1ST AV, swc 2d; J H Taylor Constn Co Inc—Phillips Weeks Estate et al; Dec8'14 11,934.23

FEB. 16.
[3]BEAVER ST, 23-25; also NEW ST, 58-60; J P Zurla Tile Co, Inc—New & Beaver Arcade Co et al; July16'14... 1,075.00
[2]POST AV, sec 207th; Jno J Wallace—Edw A Cruikshank et al; Jan22'15... 276.00
[2]SAME PROP; American Hardware Corpn—same; Jan21'15 331.85
[2]SAME PROP; Marks Bros—same; Jan 11'15 262.35
[2]SAME PROP; Church E Gates & Co—same; Feb11'15 962.02

FEB. 17.
[2]POST AV, sec 207th; Ciffer-Lanrow Co—Edw Cruikshank et al; Feb2'15.. 250.00

FEB. 18.
DELANCEY ST, 81-83; J Edward Ogden Co—Manhattan Holding Co et al; Apr4'14 54.30
DELANCEY ST, 77-79; Passaic Structural Steel Co—Manhattan Holding Co et al; Apr15'14 2,897.21
[2]25TH ST, 53-59 E; Steven Ufheil et al—Israel Unterberg et al; July24'13 650.00
7TH AV, 2420; Saml Perlmutter—Marian S I Martin et al; Nov25'13..... 220.00
SAME PROP; same—same; Nov26'13.. 220.00

FEB. 19.
134TH ST, 72 W; Herman Lory—Lanter & Blickner et al; Jan11'15 ..... 12.50

Bronx.

FEB. 11.
166TH ST, 712 E; Abr Rann—Mitchell & McDermott Constn Co et al; Feb 4'15 403.97
PROSPECT AV, 1919-25; Henry G Volkmar—Geo Barthold et al; June23'14. 85.60

FEB. 13.
MORRIS AV, 1543; Church E Gates & Co—S G Katzen et al; Jan14'15..... 110.88

FEB. 15.
COSTER ST, es, 125 s Eastern blvd, 2x100; Frank D'Amore—Francesco Galluccl et al; Feb5'15 ..... 591.10
COSTER ST, es, 125 s Eastern blvd, 25x100; Anthony Polzella—Francesco Galucci et al; Feb5'15 ..... 310.95
KINGSBRIDGE TER, es, 150S.4 n Kingsbridge rd, 75x100; Glokner & Blue—Arlington Constn Co et al; Jan11'15 ..... 227.50

FEB. 16.
DAWSON ST, 820; Aaron Rosenberg—Mary Kirsch et al; Dec7'14 ..... 87.50

FEB. 18.
CONCORD AV, 470-2; N Passman & Son Inc—B & B Constn Co et al; Jan27'15 1,153.00

Brooklyn.

FEB. 10.
E 22D ST, es, 99.10 s Newkirk av, 60x 100; Empire City Gerard Co—Dragone Constn Co, Jacob Praeger, Jos Lieber & Rubin Fishman; Feb4'15..... 261.00
E 22D ST, es, 99.11 s Newkirk av, 60x 200; Szemko & Gaydica—Dragone Constn Co; Feb4'15 ..... 3,075.00
E 23D ST, ws, 189 s Newkirk av, 60x 200; Carlson Operating Co—Dragone Constn Co & Dragone & Cohen; Feb 2'15 146.00
E 23D ST, ws, 189 s Newkirk av, 60x 200; C T Willard Co—Dragone Constn Co; Jan15'15 ..... 605.00
E 23D ST, ws, 188.2 s Newkirk av, 60x 100; Empire City-Gerard Co—Dragone Constn Co, Jacob Praeger, Jos Lieber & Rubin Fishman; Feb4'15 ..... 261.00
40TH ST, ss, 100 w 14 av, 140x100.2; also 14TH AV, ws, 60 s 40th, 40x100; Meyer & Magid—Curtin Bldg Co, Liebowitz & Stark & East N Y Cornice Works; Sept2'11 ..... 465.00
40TH ST, ss, 100 w 14 av 140x100.2; Ruegamer & Auer Co—Curtin Bldg Co; Nov4'11 ..... 1,360.00
40TH ST, ss, 100 w 14 av, 140.2x100; Chas Euchenhofer—same; Nov15'11. 42.50
LEE AV, sw Taylor, 12x75; Paul Glasser—Isaac & Jennie Zimmerman & S Henderson; Nov17'14 ..... 99.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; Fred L Bartlett—Clifton Bldg Corpn & Geo F Bickford; Dec23'14... 25.00
SAME PROP; Coney Island Constn & Supply Co—same; Nov16'14..... 430.81
SAME PROP; Smyth Donegan Co—same; Nov24'14 ..... 103.50
SAME PROP; American Metal Ceiling Co—Clifton Bldg Corpn; Dec21'14 .. 57.28
SAME PROP; Milo Burke—same; Dec 28'14 ..... 57.00

FEB. 11.
[1]CAMBRIDGE PL, ws, 285 s Gates av, 104.8x100; Edw E Pierson & Co—Chas G Ericsson, Inc, & Cambridge Bldg Co; Jan12'15 ..... 451.25
[1]SAME PROP; Vermont Marble Co—same; Feb1'15 ..... 210.00
PROSPECT PL, ns, 85 W Washington av, 40x100; Moses Annenberg—Pasquale Orato & Angelina Orato; Jan 8'15 ..... 45.00
E 14TH ST, 1401-5; Wolf Flam—L A Brennan & Jemina Hand & Lillian M Enduss; Feb5'15..... 65.00
RAILROAD AV, ws, 200 s Liberty av, 25x100; Michael Smigiel—Martiana Rebatski & Louisiana Constn Co, Inc, & J Gurskias; Jan5'15 ..... 100.00

FEB. 13.
65TH ST, ns, 160 e 14 av, —x—; Emanuel Trubner—Peter Bressi; Jan 23'15 ..... 1,576.00

FEB. 15.
BERGEN ST, 2157; Hartan & Hodge—Hyman Meltzer; Jan11'15 ..... 78.80
HINSDALE ST, es, 100 s Dumont av, 100x100; National Sash & Door Co, Ins—W F S Constn Co; Jan7'15.... 110.00
HINSDALE ST, es, 200 s Dumont av, 150x100; Etta Waters—Willmont Realty Corpn; Jan20'15 ..... 200.00
[3]RYERSON ST, 219; Bklyn Vault Light Co—Pratt Institute, Chas Pratt & Century Iron Wks, Inc; Jan11'15..... 114.00
S 4TH ST, ss, 95.10 e Havemeyer, 38.4 x100; Bell Fireproofing Co—Ph Levy Constn Co; Jan29'15 ..... 52.00
FRANKLIN AV, 935; Louis Shupler—Alfred C Given & Carl MacCaprang; Dec23'13 ..... 23.61
[3]WASHINGTON AV, 329; Edw Taylor & ano—Ethel J Quin, Edw A Quin, agent; July1'13 ..... 1,615.49
[3]SAME PROP; Rockefeller Co—Edw A Quin & Edw Donlon; July8'13..... 95.00

FEB. 16.
PRESIDENT ST, nwc Albany av, 114.7x 100; Colonial Mantel & Refrigerator Co—Aldent Corpn; Nov20'14..... 438.75
VERMONT ST, es, 65 n Glenmore av, —x—; Cohn Iron Wks Co, Inc—Fanny Mayerowitz & Jacob Klein; Nov23'14 ..... 100.00

FEB. 17.
BERRIMAN ST, es, 190 n Pitkin av, 110x100; Sam Chodash—Anna J Salter & Henry J Sacoder; Feb8'15..... 1,375.00
PARKSIDE CT, es, 144.7 n Parkside av, 20x100; Martin Luther—Jno Austin; Nov5'100 ..... 100.25
S 9TH ST, ss, 121 e Bedford av, —x—; Sam Steiner—Michl Josephson & Chas Farrenkopf; July15'14 ..... 392.50
WILLIAMS AV, es, 200 S Dumont av, 100x100; Bklyn Fireproof Sash & Door Co—Wallan & Hoffman, Inc; Jan28'15 ..... 105.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 10.
BENDIT, Saml; Harry Eisenberg et al; $715; Hamburger, Geldey & Fatt.
HOFFMAN, Herman; Jas E Manheim; $11,649.64; Brussel & Beebe.

FEB. 11.
AMERICAN VAPOR STARTER CO; Horace A Stoneham; $3,000; L J Bondy.
BANCO COMMERCIAL DE COSTA RICA; Chas D Dickey et al; $22,771.96; Whitridge, Butler & Rice.

FEB. 13 & 15.
No Attachments filed these days.

FEB. 16.
AMERICANA CO; Frank C Pringle; $24,000; K K Mackenzie.
CAMPBELL EXPORT CO; Cleanthes Vassardakis; $17,757.25; F L Hall.

FEB. 17.
ATLANTA & ST ANDREWS BAY RAILWAY; White Co, Inc; $501.75; C E Thorn.
AUTOMOBILE CO OF PHILADELPHIA; Albert Frank & Co; $2,365.55; Williams, Folsom & Strouse.
A H HARRIS & CO, Inc; Kruskal & Kruskal; $1,054.25; I Skutch.
E C COOK & Bro & GEO W COOK; Jno H Redmond; $52,714.30; Winter & Winter.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 11, 13, 15, 16, 17 & 18.

Casazzo. Andrew V. 1 Duane st..F Lohmann & Sons. Saloon Fix..... 135.00
Frazee, H H. Riverside dr, 435..A H Andrews Co. Chairs, &c.....(R) 3,789.53
Gilmore, Mildred. 29th st, 138 W.. Albert Susemihl. Bath Tubs &c..(R) 45.47
Goldberg, M. University pl, 50.. Electric & Repair Co. Fixtures..... 288.70
Gramercy Chocolate Co. 49th st, 201 E.. National Equipment Co. Machinery. (R) 6,100.00
Zimmermann's Trophy Cafe, Inc. 23d st, 69 W..Henry Kroger & Co. Lease, Chattels, &c 8,000.00

Bronx.

FEB. 11, 13, 15, 16, 17 & 18.

Cleland, Henry, Inc. Davidson av, nwc North, —x—..Empire Gas Fixture Co. Gas Fixtures 362.00
Same. University av, swc 176th, —x—..Same. Gas Fixtures..... 710.00
Jackson, H C, Realty Co. Vyse av, es, 143 n Boston rd, —x—..Gibson Refrigerator Co. Refrigerators..... 216.25
Jacobs Bros Co. 251-9 Walton av & 113-15 E 138th..Globe Automatic Sprinkler Co. Sprinklers..... 2,563.00
Mitchell & McDermott, Briggs av, nwc 196th, —x—..Anton Larsen & Son. Dumbwaiters. 120.00
Same. Same prop..Same. Refrigerators. 170.00
Same. 176th st, ss, — w Clinton av.. Same. Dumbwaiters. 120.00

Brooklyn.

FEB. 10, 11, 13, 15, 16, 17.

Atlake Bldg Co. 353-367 Atkins av.. New Century Gas & Elec Fix Co. Gas Fix. 320.00
Atlake Bldg Co. Atkins av, nr Dumont av..Ph Feldman & Son. Furnaces. 760.00
Atlake Bldg Co. Atkins av, nr Dumont av..Ph Feldman & Son. Ranges 256.00
Foster Impt Co. E 2d st, nr Av J.. Columbia Gas Fix Co. Gas Fix..... 280.00
H & L Developing Co. Dean st, bet Kingston & Brooklyn avs..Popkin Gas Fix Co. Gas Fix..... 600.00
Madruson, Fred. 1129 Flatbush av.. N Y French Range Co. Ranges..... 155.00
Rosenstein, I J. Fort Hamilton av, from 59th to 60th..Isaac A Sheppard & Co. Ranges, &c..... 576.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

FEB. 18.
HAVEN AV, ws, 136.3 n 171st, 29.4x 127.6; VanDyck Estate loans Filrose Constn Co to erect 5-sty apartment; 13 payments 95,000.00

FEB. 19.
HAWTHORNE ST, nes, 125 nw Bway, 75x100; Max Marx loans Kovacs Constn Co to erect 5-sty apartment house; 6 payments. 42,500.00
55TH ST, ns, 200 w 5 av, 75x100.5; Metropolitan Life Ins Co loans B A & L Realty Co Inc to erect a 9-sty apartment; 13 payments 310,000.00

Bronx.

FEB. 11.

FOX ST, nec Av St John, 67x110; Rockland Realty Co loans Av St John & Fox St Corpn to erect 5-sty tenement with stores; 14 payments.....65,000.00

AV ST JOHN, es, 67 n Fox, 58x110; Rockland Realty Co loans Av St John & Fox St Corpn to erect 5-sty tenement; 14 payments.....42,000.00

CORNER formed by the nes Charlotte st with the nws of Seabury pl, 100x110.6; Rockland Realty Co loans Seabury Constn Co, Inc, to erect 5½-sty tenement with stores; 14 payments...47,000.00

FEB. 17.

ALBANY RD, es, 119.9 s W 231st, 66.2 x83.3; Comity Mtg Co loans Volze, Larkin & Kenny Constn Co, Inc, to erect two 5-sty brick buildings; 9 payments.....50,000.00

ORDERS

Brooklyn.

FEB. 11.

CAMBRIDGE ST, swc Gates av, 100x100; Chas E Ericsson, Inc, on Cambridge Bldg Co to pay B Goetz & Bro. 475.00

FEB. 15.

PARK PL, 1774; Sam Edenbaum on Canadian Bldg Material Corpn to pay Canadian Bldg Material Corpn..... 75.00

E 40TH ST, es, 80 s Overbaugh pl, 40x100; Getahome Bldg Co on Home Title Ins Co to pay Geo J Kay..... 574.00

FEB. 16.

AV D, sc New York av, 100x75; John Montelone on Albert Berry to pay Richmond & Resnikoff 250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A . . Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)

B . . Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)

C . . Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)

D . . Electrical Installation (fire alarms, fire detectors, etc.)

E . . Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)

F . . . Exit and Exit Sign (illumination.)

G . . Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)

H . . No Smoking (signs)

I. . . Diagrams on Program and Miscellaneous (printing and advertising.)

J. . . Discontinue Use of Premises (possible demolition and reconstruction.)

K . . Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer filters, etc.)

L . . Certificates and Miscellaneous.

M . . Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)

O . . Discontinue Use of Oil Lamps (gas and electric wire)

DR . . Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc)

ST . . Standpipe Installation.

Spkr . . Sprinkler Installation.

Sta. P. P. . Stamese Perforated Pipes

W . . . Interior Alarms (special installations.)

Week ending Feb. 13.

MANHATTAN ORDERS SERVED.

Named Streets.

Beekman st, 56—Beekman Card & Paper Co...G
Canal st, 125-31 Henry Cohen.....A
Canal st, 362—Rudolph H Witthaus.....DR-W
Canal st, 535—Harry W Forbusch.....DR
Canal st, 535—Arthur Pentecost.....DR
Canal st, 535—Independent Doll Co.....DR
Canal st, 535—Hazard Mfg Co.....DR
Canal st, 535—Laminated Shim Co.....DR
Canal st, 535—Mitchell Bros.....DR
Chatham sq, 11-12—Est Louis E Larocque....C
Chatham sq, 23—John O'Brien.....A-B
Clinton st, 141—Est Jacob Rubenstein.....G
Cooper sq, 14—Est Sam Frost.....W-DR
Crosby st, 91—Jos Gatti.....DR-W
Dutch st, 12—Franz Zahn.....DR-W
East Broadway, 62—Millfield Realty Co..DR-W
East Houston st, 56—Catherine W Beckwith..C
Goerck st, 157-9—Otto Gerdan.....E
Grand st, 197-201—Jno H Screven Est...W-DR
Grand st, 211-17—Mary Fuchs.....DR-W
Grand st, 291-3—Wm H Burre Est.....DR-W
Greene st, 53—Geschwind Bros.....DR-G
Greene st, 136—Est Louis Schoonlher....DR-W
Greenwich st, 366—August Kleffman.....DR
Greenwich st, 366—Jno L Hasbrook.....DR
Hudson st, 513—Elizabeth Chesebrough.....C
Jacob st, 14-22—Mary B Harmon Est...W-DR
John st, 43—Taners C Colgate.....SIA
Lafayette st, 180—Adolph Gilbert.....DR
Lafayette st, 180—Anthony Barbieri...DR
Lafayette st, 180—Louis Effer .....DR
Lafayette st, 180—Henry T Hoffman.....DR
Lafayette st, 180—Abraham Coon.....DR
Lafayette st, 180—Samuel Berger.....DR
Lafayette st, 180—Ruben Fishbein & Co....DR
Leonard st, 48—Louis Boettiger.....DR
Leonard st, 48—Bernot Zatulore.....DR
Leonard st, 48—Jno L Salter.....DR
Leonard st, 48—James L Wilson.....DR
Lewis st, 69—Max Menchin.....DR
Lewis st, 69—Louis Seneish.....G-DR-C
Lewis st, 69—Chewra Kadische, Ez Hachajera .....DR
Lewis st, 69 Philip Schlick.....DR
Lewis st, 69—Samuel H Weiser.....C-G-DR
Lewis st, 69—Whitman & Mandelbaum..DR-G
Lewis st, 69 Jacob Levine.....DR-C
Lewis st, 69—David Golepsky.....DR
Lewis st, 69—Rachel Burzinsky.....W-DR
Lewis st, 179-81—Isaac S Strauss.....DR-W
Market st, 9—Thos Sheils.....W-DR
Mercer st, 71—Leo Wertheim.....C-G
Mercer st, 191—Emanuel Grieco.....DR-A
Mercer st, 193-5—Chara Rose.....SIA
Mercer st, 237—119th St Holding Co....W-DR
Nassau st, 110-16—Levi P Morton.....W-DR
Pearl st, 438—Gustavus Dalberg.....DR
Pearl st, 438—E L Diaz.....DR
Pearl st, 438—Wm Granbart.....DR
Pearl st, 438—David Riverhard.....DR
Pearl st, 438—Billings Chapin Co.....DR
Pearl st, 441-7—Daniel C Mahoney et al...DR
Reade st, 136—Ella B Emmet.....E
Rivington st, 126—Rosa Mintz.....E
Stanton st, 334-40—Morris Shakhad.....C-G
Vandewater st, 17-27—Sterling Press....G-DR
Washington pl, 4-6—Levinsohn Bros.....C
West Houston st, 136—N Low Est, Inc.....E
Wooster st, 73-5—Elias A Cohen.....DR-W
Wooster st, 128—Mrs Emma Silicocks...W-DR

Numbered Streets.

3d st, 5 E—Babette Moller.....W-DR
3d st, 9 W—Farmers' Loan & Trust Co..DR-W
3d st, 55-7 W—Livingston Holding Co....W-DR
4th st, 302-6 E—Chas. Katzenstein.....DR-W
8th st, 10 E—Electric Symbol Sign Co.....G
8th st, 49 E—Nathan Horikoff.....A-G-C
8th st, 49 E—Marabout Nov. Co.....C
8th st, 49 E—Simon Satowitz .....C-G
9th st, 811-17 E—Wm. Rowland.....W-DR
10th st, 36 E—Mendelson Bros. C
11th st, 718-20 E—M. B. W. Realty Co....DR-W
12th st, 42 E—Sieradzka Co.....DR
12th st, 42 E—Samuel Grenholf.....DR
12th st, 42 E—Schlossberg & Bessher .....DR
12th st, 42 E—The Superior Dress Co.....DR
12th st, 42 E—Harris-Zucker & Co.....DR
12th st, 42 E—Zagor & Feinberg.....DR
12th st, 42 E—Century Clothing Co.....DR
14th st, 3 E—Met. Safe Deposit Co....DR-W
14th st, 22-26 E—James McCreery Realty Corporation .....W-DR
15th st, 2-4 E—Est. Henry Springler.....W
15th st, 2-4 E—Merrimac Mtg. Co.....DR
15th st, 2-4 E—Voss & Stern.....DR
15th st, 2-4 E—Ritter Bros.....DR
15th st, 2-4 E—Adolph Rosenberg.....DR
15th st, 2-4 E—Stein, Heineman & Herff....DR
17th st, 11 W—Annapole, Farago & Co.....C
17th st, 15 W—Elite Dress Co.....G
17th st, 24 W—Solomon Weitz.....D
17th st, 138-40 W—Chas. Hirschorn et al..W-DR
18th st, 448 W—Consolidated Gas Co.....C
19th st, 40-2 E—Emily I. Mommer.....DR-W
20th st, 25 E—Louis H. Lazarus.....DR
20th st, 25 E—Nathan Laneid .....G-DR
20th st, 25 E—Edw. C. Klahre.....DR
20th st, 25 E—Philip Shapiro & Isreal Dorow .....DR-G
20th st, 25 E—Carlo D'Angro & Alex. D'Angro .....G-DR
20th st, 25 E—Regal Costume Co.....G-DR
20th st, 25 E—Tip Top Lunch.....DR
22d st, 545 W—Eliza N. Hall.....W-DR
23d st, 122 W—Jno. H. Ridley & Co.....E
23d st, 131-3 E—Max Kayne.....W-DR
23d st, 432-4 E—Carl H. Schultz Est.....DR-W
24th st, 148-50 W—Security Mortgage Co.DR-W
25th st, 108-110 W—108 W. 25th St. Constn. Co. .....W-DR
25th st, 119-25 W—Godfrey, Knoche.....DR-W
25th st, 533-41 W—Couley Foil Co.....W-DR
26th st, 343-7 E—Est. Thos. L. Hamilton.DR-W
29th st, 7-9 W—Sheffe & Bldg. Co.....DR-W
30th st, 7-9 W—Therese Neimas.....W-DR
30th st, 445-51 W—Castle Realty Co.....DR-W
32d st, 9 W—Wm. V. Astor.....C
32d st, 31-33 E—Meany Realty Corp....DR-W
32d st, 151-9 W—Cowtan & Sons.....DR-A-G
35th st, 29-33 W—County Holding Co....DR-W
36th st, 261-5 W—261 W. 36th St. Co....W-DR
37th st, 12-14 W—Anglimark Realty Co....DR-W
37th st, 130 W—130 W. 37th St. Co.....DR-W-C
38th st, 48-56 W—Michael Coleman .....W-DR
41st st, 242-44 W—The McHugh Mfg. Co.....A
45th st, 145-7 W—Wm. Crawford .....G-C
47th st, 22 W—Gustav Blumenthal et al..W-DR
47th st, 22 W—Theresa F. Hannan.....DR-W
48th st, 12 E—Jno. L. Tonnele.....W-DR
52d st, 447 E—Moses Mendelsohn.....DR-W
55th st, 9 E—Arthur J. Albert.....DR-W
55th st, 75 E—Wm. L. Turner.....W-DR
56th st, 118-22 W—Louis Blondi.....C-E
56th st, 118-22 W—The Lotos Garage Co..A-G-E
56th st, 118-22 W—Edelman & Thomason.....A
57th st, 210 E—Rose Murray C
59th st, 553-63 W—Jane E. Faltoute et al....W
62d st, 19 W—Amer. Auto Painting & Trimming Co. .....E
67th st, 52 E—Katheryne G. Fosdick C
75th st, 314-6 E—Grausman & Sachs C
76th st, 416 E—Antoinette Rabe.....A-C
125th st, 313-5 W—Picker Bros. Realty & Imp. Co. .....W-DR
142d st, 513 W—Hamilton Grange Kindergarten .....G-C-E

Named Avenues.

Av. C, 44—Jos. Abalsm C
Av. D, 118—Hortense Realty Co.....C
Bowery, 105—Lyons Co.....A-C
Bowery, 112—Mary A. Hall.....B
Bowery, 185—Est. Jno. C. Babcock.....B
Bowery, 212—John J. Campbell .....C-E
Bowery, 219-21—Alexander Wagner.....C
Bowery, 219-21—Lupu Solomon.....C-G
Bowery, 263—Hyman Berkovitz.....D
Bowery, 331-3—Addison, Thos., Est.....DR-W
Bowery, 356—Farmers Loan & Trust Co.....E
Broadway, 446-8—Campbell, Metzger & Jacobson .....DR
Broadway, 565—Pittsburg Life & Trust Co. .....W-DR
Broadway, 687-9—Albert E. Tower.....DR-W
Broadway, 692-4—Broadway & 4th St. Bldg. Co. .....DR-W
Broadway, 922—Hubert Courte.....C
Broadway, 1871-75—Chas. E. Johnson.....W-DR
Lexington av, 1451—Talmud Torah of Sisterhood of Cong. Path of Life.....E-A-C
Madison av, 563—Robert E. Tower.....DR-W
Park Row, 160-2—Frank A. Campbell.....C-G
Park Row, 184—Frank A. Campbell.....G-D
West Broadway, 396—Mary C. Baberg.....B
West Broadway, 563—James D. Ireland.....C

Numbered Avenues.

1st av, 636-44—Pederson Lubricator Co.....DR
1st av, 636-44—Simplex Lithograph Co.....DR
1st av, 636-44—Peter Theis Sons.....DR
1st av, 636-44—B. & J. Eschmann.....DR
3d av, 131—Annie Marks.....B-C
3d av, 482—Chas. A Carlson.....G-A
3d av, 1459—Morris Nordheimer.....W-DR
4th av, 65-9—Wilk & Goldstein.....C
4th av, 85—Robert R. Stuyvesant Est....DR-W
4th av, 101—Mathilde E. R. Stuyvesant..C-DR
4th av, 440—440 4th Av. Co. .....DR-W
5th av, 141-7—406 W. 31st St. Co.....W-DR
5th av, 349-53—Est. Jacob Korn.....DR-W
5th av, 562—Harry Pierce.....A-E
7th av, 106-10—The O. R. M. Realty Co...W-DR
10th av, 458-60—Locust Farms Co.....W-DR

BROOKLYN ORDERS SERVED.

Named Streets.

Clifton pl, 154—Chas B. Ensley.....M
Concord st, 16-18—Bklyn Union Gas Co.....C
Concord st, 16-18—John P. Taaffe.....DR-W
Cook st, 103, rear—Honest Raincoat Co....C-G
Decatur st, 1213—Henry J. Werger.....M
Eldert st, 90-92—Bklyn Union Gas Co.....C
Fulton st, 327-9—Herman Ritter.....G
Fulton st, 327-9—Bernard L. Mininger....A-C-G
Fulton st, 385-5—Bklyn Union Gas Co.....C
Fulton st, 414-16—Frank G. Shattuck Co....L-C
Fulton st, 449—Henry F. Bruder.....C
Grand st, 160—John S. Gaynor.....A
Grand st, 229-35—Woolworth & Co.....A
Halsey st, 551—John H Foshew.....M
Jewell st, 80-A—Mrs. Emma Frey.....M
Morrell st, 29-31—D. Fisher & L. Fogel....DR
Morrell st, 29-31—David Langstein....DR-C-G
Morrell st, 29-31—Jos. Bernstein et al....DR-W
Morrell st, 29-31—Samuel Gonsky.....DR-A
Nevins st, 37-43—Bklyn Union Gas Co.....C
Pacific st, 1332—Michael A. Donovan.....M-C
Rockwell pl, 93-5—Bklyn Union Gas Co.....C
Sackman st, 284 (rear)—Sam Meyerson.....A
Sackman st, 284 (rear)—Sam Kellner.....A
Sackman st, 284 (rear)—John Shinko.....A
Sackman st, 503-7—Aaron Watnick.....DR
Sackman st, 503-7—Morris Dashefsky.....DR
Sackman st, 503-7—Joseph Shakofsky.....DR
Sackman st, 503-7—Kopel Shakofsky.....DR
Sackman st, 503-7—Modern Box Co.....DR
Sackman st, 503-7—Harry Silverstein.....W-DR
Sackman st, 503-7—Rinehin & Schinder.....DR
South Oxford st, 138—Emma J. Carr.....A
State st, 329—Mrs. Clara Poole.....M
Van Brunt st, 200-8—P. Daussa & Co.....C
Walton st, 49-51—Henry B. Steuerwald.....C
Washington st, 79-97—Bklyn Union Gas Co...C
Washington st, 79-97—Thompson-Bonney Co.DR
Washington st, 79-97—Kotchum & McDougal.DR
Washington st, 79-97—Wm. H. Hibbard.....DR
Washington st, 79-97—Godfrey Morris & Co..DR
Washington st, 79-97—Spring Stopper Co...DR
Washington st, 79-97—Robert Miller & Parkening .....DR
Washington st, 79-97—J. B. Bowden & Co...DR
Washington st, 79-97—Ward & Gow.....DR
Washington st, 79-97—Louis Erbe, R. J. Crombie and W. A. Mothe.....DR
Washington st, 79-97—Roy Watch Case Co...DR
Washington st, 79-97—Walter McDougal..DR-W
Weirfield st, 191—Adolph Fedden.....M

Numbered Streets.

1st st, 310-12 So—Bklyn Union Gas Co.....C
8th st, 2937-9 W—Bklyn Borough Gas Co.....C
39th st, 1268—Abraham Dworkwitz.....E
42d st, 339—George Miner.....M

Named Avenues.

Atlantic av, 2610—Brighter Raincoat Co....G-A
Borden av, 45-47—Ralph Peters.....SS
Broadway, 319—John S. Gaynor.....A
Classon av, 345-53—Bklyn Union Gas Co.....C
Classon av, 345-53—Geo. M. Eddy Est.....G-C
Classon av, 347-9—Torrens-Petri Baking Co..C
Classon av, 347-9—Dan'l H. Baldwin Co..A-C-G
DeKalb av, 101—E. Edelman.....G-A-C
DeKalb av, 928—Gabriel, Jr. & Co.....C-A
East N. Y. av, 1660—Samuel Hottenberg.....C-G
East N. Y. av, 1660—Bklyn Union Gas Co....C
Flushing av, 1025-7—Joseph Bag C
Harway av, 2427—Mary Coakley .....M
Metropolitan av, 1814—Fred'k Marquardt, Sr..C
Myrtle av, 107-11—Clark Wilcox, Inc.....DR-W
Myrtle av, 107-11—F. Tyson White.....DR
Myrtle av, 173-5—H. Swartz.....E
Park av, 410—Eugene Barbuto.....A
Sumner av, 2—Bklyn Union Gas Co.....C
Sumner av, 2—Isidor Garnet.....A-F
Surf av, es Cooks la (C. I.)—Bklyn Borough Gas Co. C
Vernon av, 55—Est. F. M. McGuire.....M
Washington av, 775—Prospect Heights Hospital .....B-C
Woodward av, 552—Albert C. Posat.....C-L

Numbered Avenues.

2d av, 669-71—Bklyn Union Gas Co.....C

QUEENS ORDERS SERVED.

Named Streets.

Barclay st, sec Murray (Flushing)—First Presbyterian Church .....A
Buckley st, 310 (L. I. C.)—Sunny Side Reform Church .....A
Lincoln st, swc Orchard st (Richmond Hill) —Trinity M. E. Church.....A
Washington st, 159 (Flushing)—John Kelly...M

Named Avenues.

Flushing av, 101 (Astoria)—Wm. Schwartz....G
Webster av, 377-81—Consolidated Card Co.A-DR

RICHMOND ORDERS SERVED.

Named Avenues.

Boardwalk (So. Beach)—Louis Harris.....G

BUILDING MANAGEMENT

NEW TREND IN COMMERCIAL REALTY

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

BUSINESS men seem to agree that one result of the war will be more intensive commercialism. In the broader, modern sense, this means that two dollars will be produced where only one came forth before. Just how this is going to be accomplished is becoming apparent and real estate promises to be a major benefactor in the process.

American business interests for some time hereafter will be developing new markets in many lines. Some of these avenues of trade will lead to South America. Others will lead to the seats of strife abroad. Business will reach into buying centers that other nations have monopolized for years, but the newest, biggest and best artery of trade will be that which leads to the little house around the corner; the concern that all along has been making things just as good as those made in foreign lands, and possibly better. In the past it was ignored because the Sherman law forbade anyone putting the word Imported upon a domestic article, and it was the imported article that gave the biggest profit because that was the product wanted. The public, up to the outbreak of the war, considered that the word "imported" meant "guaranteed." Frequently it was the symbol of the opposite.



POOR LIGHTING DETRACTS FROM ARTISTIC MERCHANDISE DISPLAYS.

Americans Independent.

The Americans are beginning to learn how to depend upon themselves, and the symptoms are most virulent in the U. S. A., particularly in New York. The money-back principle in business is growing fast. It is the checkmate of domestic manufacturers against the revival of indiscriminate importation. But who is going to tell the big buyer, the jobber, the commission merchant, the wholesaler, the retailer, as well as the ultimate consumer that America can make as good lace, silk and jim-cracks as England, France or Germany?

Advertising helps, but seeing is believing. So the tendency of the times is to take the small ware merchandise, put it on display in some central point where buyers come and go and congregate and then tell them through advertising that if they are not satisfied with the goods they can get their money back. At least they do not have to take chances. They can see what they are going to buy before they touch pen to order blank.

Ample Room Essential.

Here is where the building manager and real estate man come in. Goods to have proper display must have room. But the questions are to find proper space and adequate light, suitably located in the vicinity of the particular trade center and finally to have a place presentable enough to please the most fastidious American buyer.

Are suitable lofts available? F. K. Anderson's experience is the answer. He is the Eddystone of the five, ten and twenty-five cent store trade. Realizing the trend of the times he decided to establish a showroom that would be a model five and ten cent store, complete with store front, ribbon counter and all the accoutrements that accompany a well-regulated Woolworth store. He started out to find a suitable loft in the vicinity of his principal trade, Fourth avenue in the twenties.

Brokers "On the Job."

Once the real estate brokers found out he was a possible client Mr. Anderson said he was tempted to believe that of the 5,000,000 population in New York 99 and 44/100 per cent. were real estate agents, having lofts to rent, and the balance were builders who would build anything, from a packing case to the tower of Babel, for him. Two available lofts were sifted out of the batch. One was large and dark. The other was smaller, but well located. He took the latter and put in his display at 119 East 24th street. Hence it is apparent that well shaped, fair sized, well lighted lofts are the ones in demand for show-room purposes, especially in small wares. Columns are not objected to. In fact, they help the display, if handled judiciously. Which brings us down to the building manager's opportunity.

Demand for Stock Display.

There is a growing demand for stock display buildings. Such buildings are not lofts, nor warerooms. There is a difference in the requirements of the display floor. The ceilings must be higher; as high as a store ceiling. The space must be susceptible of being arranged as a retail store, not merely as a place for a row of offices or stack upon stack of shelving, and also there must be a good approach, without the too-frequent freight elevator effect. The structure must be strong enough to show machinery on one floor, laces and embroideries on the other, groceries, staple and fancy on another, automobiles on a third, fourth or fifteenth. There must be installed some furnishings, because it must be remembered that those who will frequent buildings of this character are impressed with good decoration and expect full measure of comfort and convenience. Besides it helps the tenant's display.

Such a building will call for a special type of glass wall construction, in front and rear, if it is not possible on three or all sides. The latter plan is more preferable, hence an irregular, light-protected site would have an advantage. A triangular plot with entrance on the apex in a well-located square or street intersection would be ideal if it offered the required floor space.

The department store buyers talk about putting up such a building and the associated advertising men have such a plan under discussion. There is reason to believe that the grocery, machinery, clothing, printing, paper, leather and other lines will adopt the new method of buying and selling in wholesale quantities and it will be interesting to note just how the building managers and architects work out this type of building in the light of present-day progress in modern advertising methods and economies enforced by the necessity to supply better goods than could be imported at or about the same price.

In the meantime merchandising experts like Mr. Anderson, and members of the Sphinx Club, among whom are some of the greatest efficiency selling men in the country, are doing the best they can, in displaying wares to visiting buyers, in buildings entirely unsuited to the purpose. It seems to them to be a matter of wonderment why building investors have not looked into this matter long ago. The demand for suitable display rooms is growing, but the supply is low.

Unsuspected Clauses.

It is quite an ordinary thing for controversies to arise over the provisions of a lease after the paper is signed and the signer has taken possession of the premises. In the majority of instances it is due to the fact that the tenant signed the lease without thoroughly understanding the provisions thereof—without, in fact, even reading the paper through. A lessee is supposed to have understood the significance and meaning of that to which he has put his signature. It is often exceedingly difficult to make people who are thus careless, and who sign without understanding, believe that they have not been tricked, but the error is their own, and the penalty, if penalty there be, is theirs.

Of course, where the right kind of an agent is employed a square deal is assured, but even when men of this class handling the business controversies and misunderstandings sometimes arise long after a deal is supposed to have been consummated and closed. In a great many cases, provisions of a lease that are afterwards complained of as burdensome or unsatisfactory to a tenant, if objected to before signing, might have been modified or changed so as to meet the ideas of the lessee. Controversies, however, can and do arise even where the utmost care is exercised, if there is not a thorough understanding by all parties.—National Real Estate Journal.

BUILDING MANAGEMENT AS AN ENGINEERING PROFESSION

A New Field of Employment For Mechanical Engineers —Nature of the Training and Experience Required

By R. W. MURRAY*

MANAGEMENT of buildings is becoming more and more to be recognized, not only by real estate agents, but by owners of improved property, as a branch of the engineering profession. At present it is in its infancy, but although some firms have recognized it and employ engineers, and others realize it but have not as yet put it into practice, the day is not far distant when every reputable firm, to meet competition, if for no other reason, will be forced to recognize it. Unfortunately, owners have not as yet fully realized this; but it is only a question of time when they will do so and demand that their agents employ a graduate engineer to look after their interests.

Economies Shown.

Mechanical engineering has been defined as the art of saving money, considered usually in relation to industrial plants. The same definition applies to all classes of buildings, especially office and loft buildings from ten to twenty stories high. The results that have been obtained by practically applying engineering principles to building operation have shown certain economies that have opened the eyes of both agents and owners. There are buildings today in New York City, and many of them, that have lately had such treatment and are now showing a profit where formerly they were operated at a loss. What an engineer accomplishes in the operating economies of a building is the same as the present day "efficiency engineers" are accomplishing in industrial plants. They save money.

There are entirely too many buildings today that are operated in a most unscientific and careless manner. The principal fault is the fact that those in charge of such operations do not have the necessary mechanical knowledge to apply to the building. Owners either do not give the time and attention necessary to this matter, or they consider the operation of buildings entirely out of their line and understanding, and oftentimes give the entire matter to some friend in the business, regardless of the friend's qualifications. Real estate today is entirely too much of a friendship business; but, fortunately for the sake of the buildings, it is becoming less so every year. This particularly applies to management.

Must Apply Scientific Principles.

The fact that the real estate market is at present in a depressed condition has brought the subject of management to the fore. Formerly owners were simply anxious to have their buildings filled with desirable tenants and paid but little attention to the operating expenses of the building. Today they are beginning to realize that by applying scientific principles to the operation of their buildings the saving that can be accomplished will more than equal many new leases. The question of contracts, repairs, labor charges, fuel, supplies, etc., is now gone into more thoroughly than ever before, and it is found that possibly a readjustment of the labor, the using of some other grade and quality of coal, or a more efficient purchasing department would save considerable expense. In some cases it is only a little here and a little there, but the sum total is considerable.

Naturally, if a building has its own power plant, the need of expert advice and the opportunity to show economies is greater than if it did not, and owners of such buildings usually realize this and get such advice and supervision. Those that do not will realize their mistake some day. No one, particularly engineers, will dispute this, and it is needless to go into the matter further. But it does not follow that because a building has not its own power plant the opportunities of showing economies in its operation are any less. In most cases, as a matter of fact, the opportunities are far greater. It is this class of building that is usually operated very carelessly.

To do justice to the profession, considerable experience is required. Before one enters the field, he should have a certain amount of building construction experience, covering particularly the installation of power plants, mechanical equipment, etc. If one went into construction work intending later to go into the building management field, and always bearing this fact in mind, he would find that in some of the most finely constructed buildings the general layout of not only the power plant but the arrangement of floor space, location of elevators, system of heating, wiring, etc., will mean a difficult situation from an operating standpoint.

Not Given a Fair Chance.

When such a condition exists, it is not only unfortunate from an owner's standpoint, but it does not give those in charge of the operation of the building a fair chance to show just what could have been accomplished if the conditions were different. In many cases the operating engineer of the building not only has to give his attention to the plant and possible economies there, but he has the operation of the entire building to look after, including all repairs, tenants' charges and the purchasing of all supplies. In exceptional cases he has to investigate tenants' complaints, follow up leads, make leases and make himself generally handy. So, taken all in all, it is a very many sided profession.

Many owners are now beginning to realize that it is money well spent to engage an engineer when the plans and specifications are first drawn, and to have him consult with the architect throughout the construction of the building. He is the man who has to operate the building, and from his experience he knows best just what should be done to meet the special conditions. "Good enough is best" may well be applied in the construction of buildings, and the one who knows just what is good enough is usually the engineer. Why should not a building operation be compared to the construction of an industrial plant? Certainly the capital involved is sufficient. Before the construction of an individual plant is begun the operating department must approve the plans and the choice of equipment. They have to operate the plant after construction and they know from experience just what is required to make the operation a success.

That owners realize the fact that the operation of the mechanical equipment is beyond them is shown by the employment, in many instances, of maintenance companies, which only look after the mechanical operation of the building, including labor. In many cases these owners also employ an agent who makes leases only, and they themselves look after all repairs and the collection of rents. This is at the best an unhealthy condition. It is a case of too many cooks. When more engineers enter the employ of real estate firms, this condition will be rectified, and owners will find that in many cases the cost to them will be no more than if the building was in the hands of some one agent who would take charge of the entire building —leases, repairs and operation. And he would have no tenants' complaints and repairs to bother him.

The foregoing deals in a most general way with the need and opportunity of technical men in the real estate management field. It is a profession—and a worthy one—where the possibilities are unusual, particularly since the profession is not overcrowded. But although it is a specialized profession, a broad knowledge of engineering principles is necessary. This knowledge, combined with the ability to hustle and plenty of common sense, are the requirements.

The principal opening is with real estate firms. The well organized real estate office, with specialists on procuring tenants, supplemented by an operating engineer in charge of the management, comprises an ideal combination from the viewpoint of the owner.

*Mr. Murray is a consulting engineer, connected with the office of N. Brigham Hall & William D. Bloodgood, Inc.

WORKMEN'S COMPENSATION.

Employers Ask Amendments to the Law—Nine Recommendations.

The Insurance Committee of the Manufacturers and Business Men's Association has submitted a report embodying amendments which, in the opinion of the committee, should be made in the Workmens' Compensation Law of the State. The following recommendations were adopted:

The percentage of wages to be paid injured employees should be reduced from 66 2-3 per cent. to 50 per cent. of the weekly wage, or if the 66 2-3 per cent. is to prevail, the weekly maximum benefit of $15 should be reduced to $10 a week.

Payment to injured employees in case of permanent disability, and to beneficiaries in case of death, should be limited to a given period of weeks or years.

Provide that all payments for compensation be made by the employee or his beneficiaries in case of death, subject, however, to the approval of the Workmen's Compensation Commission.

Provide for the separation of the management of the State Insurance Fund from the commission which administers the law and place the fund under the jurisdiction of the Superintendent of Insurance.

Provision should be made permitting the small employer of labor to come under the act, secure insurance by payment of premium, and be in the same position to get compensation as an injured workman or employee.

Provide that employees be released from all liability when they secure insurance in a stock or mutual company approved by the Superintendent of Insurance, as in the case of employers insuring in the State fund.

Provide that the law clearly state whether operations of the employer, both within and without the State, come under the act.

Provide that the law clearly state, in the case of partial permanent disability, such as the loss of an arm (where payment runs for 312 weeks at $20 per week), if the injured die from some other cause before the expiration of the period, whether the payment is to continue for the benefit of his estate.

Provide for the cessation of payment to a widow in the event of re-marriage.

About the Income Tax.

The Real Estate Board of New York has issued in pamphlet form "Practical Questions and Answers Covering the Income Tax Law" (revised edition). You will be likely to find here the answers to questions that have puzzled you. The pamphlet was prepared by Breed, Abbott & Morgan, counsel to the Broadway Trust Company.

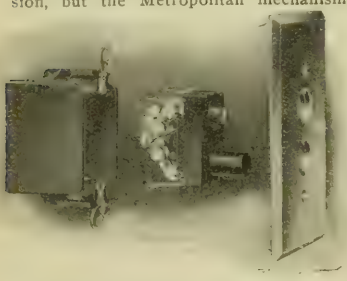
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Detachable Mechanism Switches and Receptacles.

A CLEVER and highly useful device made by the Metropolitan Electric Manufacturing Company of Long Island City is shown below. The mechanism or moving parts are not inserted in the contact box until the plastering is thoroughly dry and until the painting or papering has been completed. This prevents the switch from being soaked with moisture usually containing acid from the plaster, which occurs in all new buildings and also avoids the daubing of the buttons by the painter or paperhanger. The contact box is universal. The switch mechanism may be removed and be replaced by a receptacle plug in a moment's time, requiring no connecting of wires as is the case with the old type.

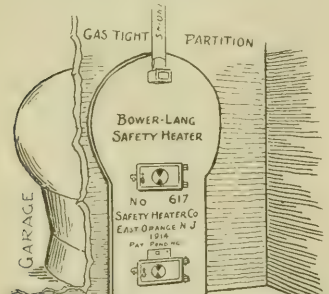
Different appliances can be inserted so as to get a switch and plug, two plugs, etc. The mechanism in all types of switches always suffers from corrosion, but the Metropolitan mechanism



not being installed until everything is thoroughly dry naturally escapes this deterioration and the full service is obtained. The company guarantees the switches and agrees to replace any, without charge, that do not come up to the guarantee. A very complete catalogue will be sent free on application.

Coal Fires in Garages.

BURNING coal fires in a stove in garages seems to be a most dangerous procedure, but the Safety Heater Company, of 124 Atlantic avenue, Brooklyn, is manufacturing such a stove that is proof against explosive gases getting to the fire. It consists of a heater ar-



ranged in connection with a gas-tight wall or partition, and burns coal. The heater is so arranged that it stands in the room to be heated, thus heating such room by direct radiation from the heater itself, exactly as would a stove standing in the room, but—all outlets or openings through which gas might enter the heater are located on the other side of the gas-tight partition, thus absolutely excluding the gas from the interior of the heater and absolutely precluding all danger of explosion or consequent fire.

The accompanying sketches describe how this system of heating is operated. The first cut shows a general view of the heater with the gas-tight partition in connection therewith. This partition may be built of terra cotta or plaster blocks plastered over, or of brick or metal, as preferred. The heater is built

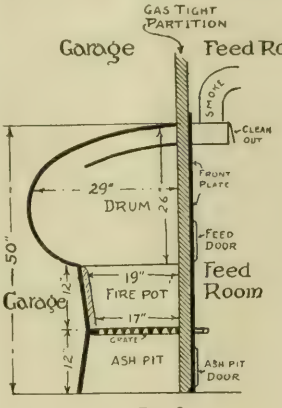


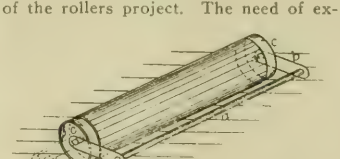
FIG. 2

to suit any form of partition. There are many ways of setting the heater. The second view is a section showing how the outside wall of the garage or a gas-tight partition excludes any gas in the garage from access to the flames of the heater.

The manufacturers say that it can be installed complete for one-third the cost of a steam or hot-water plant and will consume much less fuel than either steam or hot water to obtain the same amount of heat because the radiation is direct from the heater. Heat can be easily kept up over night, and that, too, with very little fuel or attention. If neglected, no harm results, as there is nothing to freeze, burst or get out of order. It is easily installed by any mechanic and is made with extra strong and heavy castings and joints, specially constructed to be made gas tight. The grate is adapted to burn pea coal as well as larger sizes and is built to be used with any form of construction of building.

Safety Roller.

IN moving machinery fastened to skids workmen are required to step between and over the rollers, and often their feet are caught, because the ends of the rollers project. The need of exercising special care when standing near or in front of a moving roller is recognized by workmen, but a foot is often pinned down, with painful and sometimes serious results, says the American Gas Light Journal.



A simple means for preventing workmen having their feet caught by a roller is shown in the accompanying drawing. the guard rail, a, made of ⅝-inch stock, is fastened to arms, b, of steel ⅛-inch thick and about 6 inches long. In the upper end of the arms are short ⅝-inch plugs, c, that fit loosely in holes in the roller.

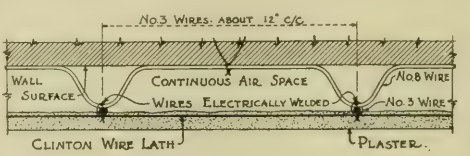
Wire Wall Furring.

A NEW device which offers a method of furring wall surfaces, which is said to have superior virtues, is being introduced in this market by Albert Oliver, 101 Park avenue, for the Clinton Wire Cloth Company, of Clinton, Mass. A horizontal and vertical view of this system are given in the accompanying illustration.

This furring consists of Clinton Electrically Welded Wire, the transverse wires of which are crimped so as to give the heavier longitudinal wires the required offset from the wall surface. These offset wires run vertically with the wall and serve as the furring ribs to which the lath is attached. The great advantage of this furring lies in the fact that it can be given practically any amount of offset with unobstructed air space, which is especially worthy of consideration, in case it is desired to run pipes or wiring in the space between the plaster and the wall.

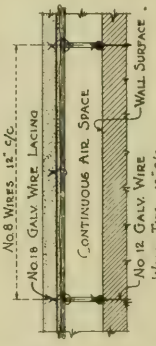
When walls are furred vertically or horizontally with channels or angles, the air space behind the plaster is usually broken up or divided by these furring members in such a way that pipes or wires cannot be conveniently run except in definite vertical or horizontal lanes. In this furring, however, a free air space is obtained with no vertical or horizontal obstructions, thus permitting the free extension of pipes or wires in any direction throughout the air space.

Clin-Truss Wall Furring is not only efficient and economical as a furring material, but, owing to its light weight as compared with other types of wall



· HORIZONTAL · SECTION ·

~NOTE~
FURRING CONSISTS OF CLINTON ELECTRICALLY WELDED WIRE WITH THE No 8 WIRES CRIMPED AS SHOWN TO GIVE THE No 3 WIRES THE DESIRED OFFSET FROM WALL



· VERTICAL · SECTION ·

furring, will effect also a marked saving in the columns, footing and other structural elements of a building.

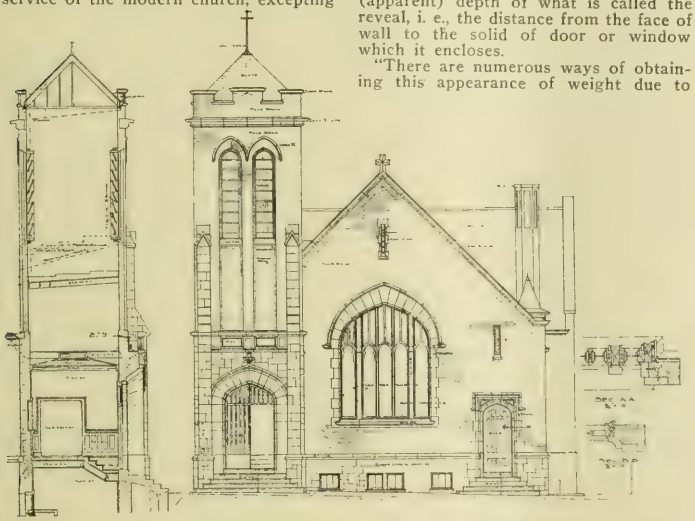
The manufacturers say it has these exceptional virtues: Its direct contact with the exterior wall is reduced to a minimum; it insures damp-proof walls; it prevents uneven temperature of interiors, due to direct conduct from without; its weight after plastering is less than one-half the weight of 2-inch burned clay wall furring and plastering; it provides an ideal pipe and conduit space which permits the unobstructed extension of wires, ducts and pipes in any desired direction; it eliminates entirely the expense of cutting pipe chases; it is the cheapest in initial cost and more easily erected than other types of wall furring; it is ideal for exterior wall furring to support stucco work; it provides a perfect key for the mortar and insures against cracking and separation of the plastering from the background.

This furring has been used in an extension wall at Park avenue and 79th street and in the observatory building in Wesleyan University where it was used in the exterior walls.

CURRENT BUILDING OPERATIONS

Unique Methods Employed in a Church Edifice—Stability and Massiveness Obtained at a Minimum of Cost

IN church buildings there seems to be the tendency in the present day to erect numerous small structures in place of a few large, handsome ones, as in past years. This tendency has created a large demand for small church edifices; churches seating from 250 to 700 persons, for which the congregations are unable to expend, as a rule, more than $25,000 to $50,000. Furthermore, the service of the modern church, excepting perhaps the Roman Catholic and Episcopalian, has of late years developed in such a way that what was formerly known as a church, a gloomy, cold and forbidding room with a "dim religious light," does not meet the requirements of the present age. The result is that the architect must design a church, with an auditorium and a completely equipped Sunday school room thrown in, for about $6 per square foot. This sounds unreasonable, but on analysis is it? Are architects willing, or able, to give the careful consideration and hard study necessary to accomplish this end for so small a fee as that received as compensation for designing and planning a $30,000 church? It would not be profitable were he to do but one church, but those who have specialized in this work are able to give the thought necessary to develop certain principles, which if followed would no doubt help to solve this problem.



[illegible] SIXTH AVENUE (BROOKLYN) M. E.

Floyd Y. Parsons, Architect

Floyd Y. Parsons, architect, 1133 Broadway, Manhattan, who has given much careful study to the design and plan of this type of church building, in his most recent plan has incorporated a number of ideas in construction, the details of which we illustrate herewith.

Mr. Parsons, in speaking of the possibility of designing a church within a limited appropriation, said:—"The first thing to be regarded is the matter of external appearance. The available appropriation, all too meagre, excludes the use of spires, pinnacles, elaborate carving, parapets, ornamental bands, etc., which are features dear to the heart of the architect, but very costly to build. The success of the external appearance must depend solely upon its mass for its virtue, its mass and its apparent solidity. The first of these sought-for results can best be reached by designing in perspective. If the building masses well the architect's problem is half solved.

"Above all things keep the mass simple and avoid that restless jumble, so common, that causes many churches to appear almost wooden. The second of these can only be reached by increasing the appearance of weight and this, in turn, can best be obtained by great (apparent) depth of what is called the reveal, i. e., the distance from the face of wall to the solid of door or window which it encloses.

"There are numerous ways of obtaining this appearance of weight due to depth of reveal. Remember, the architect is designing with a thin wall, twelve inches or thereabouts, in thickness. Note particularly the great apparent depth of reveal to the principal entrance door. This is obtained in a twelve-inch wall by building between the buttresses, involving only a nominal increase in cost. In execution, the result, compared with the usual flat entrance, is remarkably good, adding much to the apparent bulk of the building.

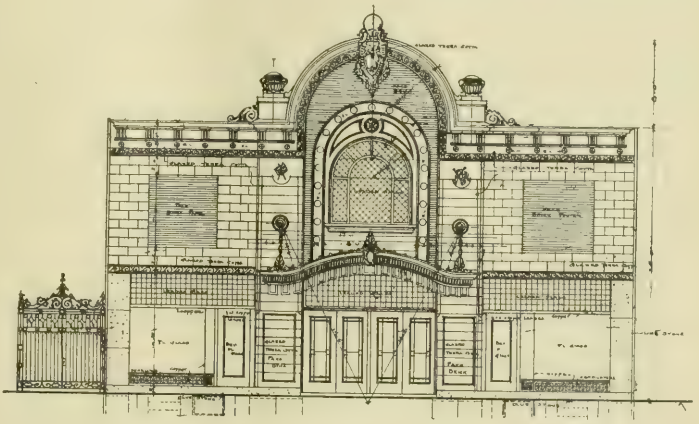
"The window reveals are treated in a similar manner, that is, making the reveal the entire thickness of the wall. This, of course, causes the window frame or tracery to project six or eight inches into the room, where it is apparently supported, as upon a pedestal, by a projection of the wainscot. This projection of wainscot would at first appear to decrease the available area of the room, but the projection, in turn, is recessed to receive the large radiators which are best placed here, and the final result is the same. This trick, if you choose to call it so, not only gives the desired depth of reveal without increase in cost or loss in interior space, but also improves the interior appearance by giving heavy, good looking frames to the windows and almost annulling the obtrusiveness of the radiators.

"Similar methods in planning allow a great apparent depth to the tower windows. Note the section of these, also accomplished without increase in cost of construction. There are a number of other methods for obtaining legitimate external effects without added cost, all as simple as these.

"That these abstract desiderata may be concretely obtained at low cost is shown by the facts surrounding the building of the Sixth Avenue M. E. Church. This church, which will be erected on the northeast corner of Sixth avenue and Eighth street, Brooklyn, occupying a plot some 50 by 100 feet in size and seating approximately 450 persons, with completely equipped Sunday school, class rooms and boys' rooms, study, toilets, etc., will cost, including all furnishings, organ, commissions, fees, etc., $30,000, which is at the rate of $6.50 a square foot, or a trifle more than $66 a seating."

Another Brooklyn "Movie."

Another moving picture theatre is projected for Brooklyn, having a seating capacity of about 600 people. The site to be improved is on the west side of Flatbush avenue, 36 feet south of Parkside avenue. The structure will be erected for the G. K. & Z. Amusement Company and Max Hirsch, of 391 Fulton street, Brooklyn, is the architect. The facade will be Moorish in design, the facade being of tapestry brick and terra cotta. Italian marble will be used in the lobby and the auditorium will be of decorative plastering. All improvements, for the safety and convenience of the patrons, will be installed.



Max Hirsch, Architect.

MOVIE IN FULTON STREET, BROOKLYN.

Dinner to Building Firm.

To commemorate the sixtieth anniversary of their entry into the building business, the members of the firm of Marc Eidlitz & Son were tendered a complimentary dinner by the architects with and for whom they have erected buildings. The dinner, which was given at the University Club, Monday evening, February 15, was a spontaneous affair arranged by the architects as a mark of appreciation of the firm's integrity and well known interest in the cause of honest building. Subscriptions to the dinner were restricted to those architects, or firms, whose plans have been so faithfully interpreted by this firm of builders during the years past.

Donn Barber was the toastmaster of the evening. J. C. Cady, dean of the architects present, and one of the first patrons of the firm of Marc Eidlitz & Son, made an address, which included many reminiscences of the early history of the firm and memories of the late Marc Eidlitz. Owen Brainard, representing the firm of Carrere & Hastings, spoke at length upon the interest displayed by Otto M. Eidlitz in the cause of labor in all its branches and particularly his good work in connection with the building trades.

The guests of honor were Otto M. Eidlitz, Robert Eidlitz, A. C. Heaphy and P. Vermilye. Other invited guests included Louis F. Butler, Nicholas Biddle, E. G. Chadwick, Mr. Conklin, Frank Damrosch, H. P. Davison, Mr. Foster, Robert B. Hirsch, William H. Porter and Albert H. Swayne.

Architects who attended included Chester H. Aldrich, J. Lawrence Aspinwall, Grosvenor Atterbury, Louis Ayres, Donn Barber, Frederick S. Benedict, W. W. Bosworth, Owen Brainard, J. C. Cady, William A. Delano, I. E. Ditmars, Albert F. D'Oench, Burt L. Fenner, Julius Franke, L. Murray Franklin, Jr., J. H. Freedlander, Charles P. H. Gilbert, Leon N. Gillette, H. J. Hardenbergh, C. A. Jackson, Francis H. Kimball, Robert D. Kohn, Julian C. Levi, Andrew C. McKenzie, Charles A. Platt, William S. Post, Philip Sawyer, J. L. Schroeder, Egerton Swartwout, Evarts Tracy, F. A. Faye Tucker, J. Hollis Wells, John C. Westervelt, Albert Wilson and Edward P. York.

Addition to Lambs Club.

George Albree Freeman, architect, 311 Madison avenue, has prepared plans for a six-story addition to be Lambs Club, to be erected at 132-134 West 44th street on a plot 38.9x100.5 feet, adjoining the present building. The addition will be erected by Brown Bros., Inc., under a general contract and will cost more than $250,000. The new structure will provide for a new kitchen and servants' quarters in the basement, and ground floor will contain an enlarged office, ballroom, reception room and lounge. The second and third floors will contain a miniature theatre and upper floors used as living quarters. The financing of this project was made possible through the efforts of M. Morgenthau, Jr., Company. The Dime Savings Bank of Brooklyn will advance a loan of $300,000 to complete this project. This is one of the first large building and permanent loans made by any of the savings banks of the city since the war started.

Plans for Woolworth Residences.

Plans have been prepared by C. P. H. Gilbert, architect, 1123 Broadway, for two residences to be erected in the south side of East 80th street for Frank W. Woolworth. The houses will have a combined frontage of 60 feet. The plans for the house at 4 East 80th street provide for a building 35 feet wide, six and one-half stories in height. The facade will be of blue limestone, designed in the style of the French Gothic. The house at 6 East 80th street will have a frontage of 25 feet and will be six stories in height. Its facade will be of white marble of severe classic design. Both houses will be strictly fireproof and will have nothing but the most modern equipment.

Rouse & Goldstone Plan Brokaw Project.

Plans are being prepared by Rouse & Goldstone, architects, 40 West 33d street, for the eleven-story store and loft building recently announced and which is to be erected on the site of the old Hotel Saranac, on the west side of Broadway between 41st and 42d streets, and running through to Seventh avenue. The building, which will cost more than $500,000, will be built under a general contract awarded to A. L. Mordecai & Son, 30 East 42d street. The structure will have frontage of 92.1 feet on Broadway, 109 feet on Seventh avenue and is about 100 feet deep. The facades will be designed in the style of the Italian Renaissance, with limestone for the first three stories and brick and terra cotta above. Seven electric elevators will be installed and the structure will include only the most modern fire protective and preventative devices. Entrances will be provided to the subway from the building.

Plans Ready for Long Island Factory.

Walter Haefeli, architect, of No. 245 West 55th street, filed plans yesterday for the twelve-story factory loft building to be erected at Long Island City, fronting in the south side of 10th street, 140 feet east of Van Alst avenue, 175x192 feet in size, which comprises 25,000 square feet. The Everett Realty & Construction Company, with offices in the Candler Building, represents the manufacturing concern which will erect the building. The cost is placed at $500,000. See also issue of January 23, 1915.

New Bronx Market.

Samuel E. Jacobs, builder, 30 East 42d street, has started the construction of a modern market building at the southeast corner of 149th street and Courtland avenue, one of the busiest sections in the Bronx. The structure will be of brick and limestone, semi-fireproof and will cover a plot 87x100 feet. The plans were prepared by Max Heidelberg and E. Levy, architects, 12 West 31st street. The building will have provisions for one hundred stalls or separate shops and the market will be conducted exclusively for the sale of foodstuffs.

New Building for Y. W. C. A.

A new structure to cost about $300,000 is being planned by Louis E. Jallade, architect, 37 Liberty street, for the Young Women's Christian Association, 600 Lexington avenue. The new building will be located at the corner of Lenox avenue and 124th street, and will be seven stories in height on a plot 60x140 feet. The facades will be of brick and limestone and the structure will be strictly fireproof and thoroughly modern in every particular. It will be some time before the plans will be ready for estimates.

Proposed West 42d Street Loft.

Maynicke & Franke, architects, 25 East 26th street, are preparing plans for a high class loft building to be erected in West 42d street between Eighth and Ninth avenues. The structure will be owned by C. H. Darmstadt, and will be twenty-two stories in height on a plot 120x120 feet. The cost is estimated at about $1,500,000. Further particulars of this operation are not available at present and will be announced in a later issue.

E. Brooks & Co. Awarded Contract.

A general contract to erect a thirteen-story apartment house was recently awarded to E. Brooks & Co., 3 West 39th street. This building will be located at 409-13 Park avenue and 108 East 55th street, from plans and specifications prepared by Cross & Cross, architects, 10 East 47th street. The structure will have facades of brick with limestone trimmings and will cover a plot 60x100 feet. The Park Avenue and 55th Street Corporation (the Swan-Brown Co.), 340 Madison avenue, is the owner. The improvement will represent an expenditure of more than $400,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The First Magyar Reformed Church, care of Morris Cukor, 63 Park Row, contemplates the erection of a church and parish house in the north side of 68th st, between 1st and 2d avs. No architect selected.

BUFFALO, N. Y.—The Fedders Mfg. Co., L. F. Fedders, 57 Tonawanda st, contemplates the erection of an addition to their plant. No architect selected.

ELIZABETH, N. J.—The Fulton Rubber Type Co., 128 Fulton st, Mr. Schmidt in charge, contemplates the erection of a 2-sty concrete addition to their factory, to cost about $40,000. No architect selected.

MOUNT VERNON, N. Y.—The Board of Education, Chas. Howard, president, contemplates the erection of a school at the southeast corner of 6th av and 2d st. On February 23d the taxapayers will vote on bond issue of $15,000 to purchase property. No architect selected.

GARFIELD, N. J.—The Board of Education of Garfield, Chas. H. Wright, president, contemplates the erection of a 2-sty high school to cost about $90,000. No architect selected.

INWOOD, L. I.—The Board of Education, Franklin B. Low, 49 Wall st, Manhattan, is receiving competitive sketches to close March 3d for a school to cost about $90,000.

PERTH AMBOY, N. J.—The Pratt-Brown Co., 159 Smith st, contemplates the erection of ten residences on Brighton av, to cost about $2,500 each. No architect has been selected.

AMSTERDAM, N. Y.—The City of Amsterdam, Thos. J. Hazlett, 1 Market st, contemplates the erection of a $20,000 jail. Project has been ordered by the State Prison Commission, but definite action may not be undertaken for another year.

SCARSDALE, N. Y.—H. T. Ingersoll, Oakwood pl, contemplates the erection of a 2½-sty frame and stucco residence on the west side of Autenrieth rd. No architect selected.

HUNTINGTON, L. I.—Warren B. Sammis, Great Neck, L. I., contemplates rebuilding the stores and offices at Elm st and New York av, to cost about $25,000. No architect selected.

SALISBURY CENTRE, N. Y.—Fred Lantry, this place, school trustee, W. H. Corey, chairman of building committee, contemplates the erection of a 4-room school to cost, about $6,000. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires bids on subs for the church for the South United Presbyterian Church, in the south side of 75th st, between 6th and 7th avs, from plans by Horace Greeley Knapp, 123 Liberty st, Manhattan. Bids close February 23.

DWELLINGS.

GRANTWOOD, N. J.—Thos. F. Dunn, Palisade, architect, is ready for bids on general contract for two 2-sty brick residences on Cumbermede rd, for John H. Kruse, 60 Newark st, Hoboken, N. J. Cost, about $12,000.

DEMAREST, N. J.—Eugene Thwing, 145 West 45th st, Manhattan, owner, is taking bids for alterations and additions to a 2½-sty frame residence, to cost about $20,000. Milton See & Son, 15 East 40th st, Manhattan, architects.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—The Board of Managers of New York State Custodian Asylum, Rev. Henry H. Stebbins, 741 Granite Building, Rochester, president, is taking bids, to close March 4, at 12 M., for a 2-sty hospital, to cost about $60,000. Lewis F. Pilcher, Capitol, Albany, State Architect.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—Bids close February 23d at 3 P. M. for P. S. 97 at the southwest corner of Yarmouth and Shipley sts for the Board of Education, corner of Park av and 59th st, Thos. W. Churchill, president. C. B. J. Snyder, architect. Cost, about $160,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for the 8-sty store and office building at 588 5th av, for Frank Bros., 244 5th av. Alfred Freeman, 29 West 34th st, architect.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires bids on subs for alterations to the loft and factory at 497-501 East Houston st, for the City of New York. Frank Hines, architect. Bids close March 1.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENT HOUSES.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for the 12-sty apartment house at 2408-14 Broadway for the West Side Construction Co., 322 West 100th st. Cost about $200,000.

76TH ST.—Julius Tishman & Sons, Inc., 18 East 41st st, have had plans completed by Schwartz & Gross, 347 5th av, for the 9-sty apartment at 122-32 East 76th st, to cost about $250,000.

ACADEMY ST.—George F. Pelham, 30 East 42d st, has completed plans for two 5-sty apartments in the north side of Academy st, 225 ft north of Broadway, for the Hudson Investing Co., 27 Cedar st. Cost, about $120,000.

NORFOLK ST.—Frank Straub, 25 West 42d st, has completed plans for the 6-sty tenement, 24.8x90 ft, at the corner of Norfolk and Delancey sts, for Henry M. Greenberg, 127 Delancey st.

2D AV.—Max Muller, 115 Nassau st, has completed plans for alterations to the tenement, 415 2d av, for William Goldstone, 2 West 89th st.

HAVEN AV.—Chas. S. Hensle Realty Co., 207th st and 10th av, will erect four 5-sty apartments, 75x100 ft, on the west side of Haven av, 250 ft. south of 181st st, to cost about $75,000 each. Moore & Landsiedel, 148th st and 3d av, architects. Owner will be ready for bids about February 22.

ST. NICHOLAS AV.—James O'Brien, 647 6th av, contemplates the erection of a 6-sty apartment on east side of St. Nicholas av, 414 ft. south of 145th st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $110,000.

VERMILYEA AV.—John Hauser, 360 West 125th st, is preparing plans for a 5-sty apartment, 100x100 ft., at the southeast corner of Vermilyea av and 207th st, for G. L. Lawrence, 2228 Broadway, owner and builder. Cost, about $100,000.

AV B.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 4-sty tenement, 95 Av B, for Jacob Blum, 135 West 125th st. Cost, about $10,000.

DIVISION ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 5-sty tenement, 97 Division st, for Sophie Maas, 2609 Broadway. Cost, about $3,500.

69TH ST.—E. C. Schmidt, 1 Madison av, has completed plans for alterations to the 12-sty apartment, 140 West 69th st, for the 140 West 69th St. Corp., 140 West 69th st. Cost, about $15,000.

84TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment at 114-20 East 84th st, for the Surrey Realty Co., Inc., 299 Madison av. Cost, about $210,000.

VERMILYE AV.—George F. Pelham, 30 East 42d st, has completed plans for the 5-sty apartment, 50x133 ft, on the east side of Vermilye av, 250 ft south of Academy st, for the 25 Vermilye Av., Inc., 27 Cedar st. Cost, about $60,000.

NORTHERN AV.—Samuel Sass, 32 Union Square, has completed plans for the 5-sty apartment at the southwest corner of Northern av and 179th st, for the Dayton Improvement Co., Inc., 132 Nassau st. Cost, about $100,000.

NORTHERN AV.—The Dayton Imp. Co., Inc., 132 Nassau st, has had plans prepared by Samuel Sass, 32 Union sq, for two 5-sty apartments at northwest corner of Northern av and 178th st, to cost, $50,000 and $75,000.

49TH ST.—George & Edward Blum, 505 5th av, have completed plans for a 9-sty apartment at 145-9 East 49th st, for the Antler Realty Co., 57 West 38th st. Cost, about $200,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Chas. H. Caldwell, 101 Park av, is preparing plans for a 2-sty addition to the 6-sty store and office building, 64-66 5th av, for The Macmillan Co., Geo. P. Brett, president, 6466 5th av. Cost, about $25,000. Bids will be received about March 1.

Bronx.

APARTMENT HOUSES.

184TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for four 5-sty apartments at the northwest corner of 184th st and Grand Concourse, for the P. J. Dwyer Building Co., 1879 Southern Boulevard. Cost, about $200,000. Owner will take bids about March 15.

CROTONA AV.—John P. Boyland, Fordham rd and Webster av, has nearly completed plans for a 5-sty apartment at the northeast corner of Crotona av and 170th st, for Jos. Sonsin Co., 1344 Bristow st, owner and builder. Cost, about $60,000.

CRESTON AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, 40x90 ft., on the west side of Creston av, 40 ft. south of 198th st, for

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Henry F. A. Wolfe, 549 East 139th st. Cost, about $80,000.

Brooklyn.

APARTMENT HOUSES.

14TH AV.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 4-sty tenement, 30x69 ft, on the east side of 14th av, 80 ft north of 64th st, for P. Seccia, builder, 1375 64th st. Cost, about $20,000. Bids will be taken by owner at once.

UNION ST.—F. L. Hine, 189 Montague st, has completed plans for a 4-sty tenement, 52x88 ft, at the northeast corner of Union st and Rogers av, for Philip Bierschenk, 668 Eastern Parkway. Cost, about $35,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty tenement, 28x103 ft, on Flatbush av, near Church av, for the Brooklyn Union Building Corp., Louis Gold, president, 44 Court st. Cost, about $20,000.

AMERSFORT ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 25x80 ft, in the west side of Amersfort st, 150 ft north of Farragut rd, for William R. Golding, builder, 401 East 26th st. Cost, about $20,000.

LIBERTY AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for four 3-sty tenements, 25x65 ft, at the southeast corner of Liberty av and Watkins st, for the Mendel Realty Co., 445 Sackman st, owner and builder. Cost, about $24,000.

COOK ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 50x100 ft, at 105-7 Cook st, for the Reiss Realty Co., Stuyvesant av and Van Buren st, owner and builder. Cost, about $28,000.

14TH AV.—M. W. Del Gaudio, 1910 Webster av, Bronx, will soon complete plans for a 4-sty apartment on the east side of 14th av, 60 ft north of 64th st, for Pasquale Seccia, 1375 64th st, Brooklyn. Cost, about $25,000.

63D ST.—Plans will soon be completed by M. W. Del Gaudio, 1910 Webster av, Bronx, for a 4-sty apartment in the south side of 63d st, 100 ft west of 14th av, for D. Cosenza, 1365 63d st, Brooklyn. Cost, about $30,000.

DWELLINGS.

3D AV.—Thos. Bennett, 5123 3d av, has completed plans for a 3-sty store and residence on the west side of 3d av, 20 ft north of 92d st, for Waldo Strayer, 339 76th st. Cost, about $20,000.

JAMAICA AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty residences on the south side of Jamaica av, 97 ft west of Norwood av, for Edward Thomas Smith, 5 Shipley st, Forest Park, L. I. Cost, about $12,000.

29TH ST.—Benjamin W. Levitan, 20 West 31st st, Manhattan, has completed plans for a 2-sty brick residence, 31x53 ft, in the west side of West 29th st, 170 ft north of Railroad av, for the Siegel Contracting Co., 66 West 119th st, Manhattan, Abraham Siegel, president. Cost, about $9,000.

13TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty frame residence, 40x65 ft, in the east side of East 13th st, 380 ft south of Av J, for George Baur, builder, 2746 Bedford av. Cost, about $6,500.

52D ST.—Harry Dorf, 614 Kosciusko st, has completed plans for two 2-sty brick residences, 20x32 ft., in the west side of East 52d st, 140 ft. south of Tilden av, for Israel Postrelka, 560 Christopher av. Cost, about $4,000.

BATH AV.—Kallich & Lubroth, 186 Remsen st, are preparing plans for five 2-sty residences and stores, 20x40 ft, at the southeast corner of Bath av and Bay 16th st, for the F. & M. Construction Co., 8611 16th av, owner and builder. Cost, about $25,000.

49TH ST.—R. T. Schaeffer, 1526 Flatbush av, has completed plans for a 2½-sty frame residence, 17x50 ft, in the south side of 49th st, 175 ft east of 18th av, for the S. B. Construction Co., 1991 Troy av. Cost, about $4,500.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education February 15 for installing temperature regulation in P. S. 36. Standard Regulator Co., low bidder at $2,068.

Queens.

DWELLINGS.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty brick residence, 22x44 ft, in Chestnut st, near Hillcrest av, for V. Swaboda, 428 East 70th st, Manhattan. Cost, about $5,000.

RIDGEWOOD, L. I.—W. B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for five 3-sty residences at the southwest corner of Myrtle and Putnam avs, for Louis Gold, 44 Court st, Brooklyn. Cost, about $25,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Kenneth M. Murchison, 101 Park av, Manhattan, is preparing plans for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av, Manhattan. Cost, about $80,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—A. H. Taylor, 138 West 65th st, Manhattan, is preparing plans and will take bids about March 2 for a 2-sty frame and stone residence, 80x60 ft, and garage on Hillside av, for A. P. W. Kinnan, president, Union Dime Savings Bank, 6th av and 40th st, Manhattan. Cost, about $35,000.

MANORVILLE, L. I.—William Sydney Jones, Riverhead, L. I., has completed plans for a 2½-sty frame residence, 35x50 ft, for Fred W. Meyer, this place. Cost, about $6,000.

MARCONIVILLE, L. I.—M. W. Del Gaudio, 401 East Tremont av, Bronx, has about completed plans for a 2½-sty hollow tile and stucco residence for Jos. Barcellone, 801 3d av, Brooklyn. Cost, about $10,000. Architect will be ready for bids on general contract about March 1.

Westchester.

APARTMENT HOUSES.

YONKERS, N. Y.—William Katz, 12 North Broadway, has completed plans for a 4-sty apartment, 46x40 ft, at 175 Riverdale av, for Phillip Pollak, care of architect. Cost, about $12,000.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 3-sty frame apartment, 46x50 ft., at 22 Pelton Pl, for Albert Lockwood, 45 Warburton av. Cost, about $14,000.

YONKERS, N. Y.—Jos. A. Watson, Reevs Building, has completed plans for a 5-sty apartment, 44x66 ft, at the northwest corner of Elm and Linden sts, for John H. Coyne, 34 Warburton av. Cost about $30,000.

DWELLINGS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 2½-sty frame residence on Odell av, for H. W. Valentine, 45 Warburton av. Cost, about $5,500. Architect will take bids on separate contracts.

NEW ROCHELLE, N. Y.—M. W. Del Gaudio, 1910 Webster av, Bronx, is completing plans for a 1-sty and basement hollow tile and stucco dwelling on the north side of Linwood av, east of 7th av, for P. Lobanco, 339 East 117th st, Manhattan. Cost, about $2,500.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, has been commissioned to prepare plans for a 2-sty brick fire house in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president.

MAMARONECK, N. Y.—D. H. Ponty, Westchester av, has completed plans for a 2½-sty hollow tile and tapestry brick veneer residence at Heathcote Hill, for Chas. H. Place, 130 Prospect av. Cost, about $7,500.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, has completed plans for a frame and stucco residence on Merriam av, for Jacob Haag, builder, 109 Park av, Mt. Vernon. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Franklin D. Pagan, 57 Lawton st, is preparing

plans for a 1-sty public market and store building, 95x95 ft, in the north side of Huguenot st, east of North st, for a syndicate, William B. Lockwood, president, Beechmont Drive. Cost, about $20,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENT HOUSES.

NEWARK, N. J.—Gaetano Fortunato & Nicola Pannullo, 238 Oliver st, have received the general contract to erect a 3-sty tenement, 25x57 ft, at 244 East Kinney st, for Salvatore Sarzanno, 316 East Kinney st. Herman Metzger, 240 Market st, architect. Cost, about $8,000.

YONKERS, N. Y.—The Garnjost Construction Co., 84 High st, has received the general contract to erect a 4-sty apartment, 34x99 ft., at the southeast corner of Vark and Jackson sts, for Catherine and Hannah Nilan, 103 Jefferson st. Jas. A. Watson, Reevs Building, architect. Cost, about $25,000.

NEWARK, N. J.—Mathias Hiltgen, 77 19th av, Newark, has received the general contract to erect a 3-sty frame flat, 22x54 ft., at 371 South 19th st, for Mathias Keck, 369 South 19th st. Frederick Lemmer, 9 Park av, Irvington, N. J., architect. Cost, about $6,000.

MANHATTAN (sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the contract for foundation work necessary for the 9-sty apartment at 122-130 East 76th st, for the Jaytison Construction Co., owner and builder. Schwartz & Gross, 347 5th av, architects.

CHURCHES.

BROOKLYN.—Gustave Ericsson, 253 Broadway, Brooklyn, has received the general contract to erect a 1-sty frame and stucco church on the north side of Belmont av, 27 ft east of Elton av, for the Protestant Episcopal Diocese of Long Island, St. Barnabas Church, care of architects, Tandy & Foster, 1931 Broadway, Manhattan.

DWELLINGS.

MANHATTAN.—(Sub.)—Baker Smith & Co., Inc., 83 West Houston st, has received the heating contract; J. Livingston & Co., 70 East 45th st, electric wiring, and Lieberman & Sanford Co., 623 West 57th st, steel and ornamental iron for alterations, to the 5-sty residence at 881 5th av, for Adolph Lewisohn, 9 West 57th st. C. P. H. Gilbert, 1123 Broadway, architect. C. T. Wills, Inc., 286 5th av, general contractor. Watt & Sinclair, 348 West 27th st, carpenters. Cost, about $100,000.

MANHATTAN BEACH, N. Y.—T. Cummings Fraser, 93 Hanson pl, has received the general contract to erect a 2-sty frame residence, 28x36 ft, for Mr. Reece, 10 Pinehurst av, Manhattan. E. B. Chestresmith, 181 Woodruff av, Brooklyn, architect. Cost, about $6,000.

ELIZABETH, N. J.—William C. Stephens, 952 Lafayette st, has received the general contract to erect a 2½-sty frame residence, 24x53 ft, on Morris av, Frank K. Andree, 557 Morris av. Oakley & Son, 280 North Broad st, architects. Cost, about $6,000.

NEWARK, N. J.—Duncan MacKinnon, 831 DeGraw av, has received the general contract to erect a 2½-sty frame and stucco residence at 325-327 Ridge st, for Harrison R. Van Duyne, 790 Broad st. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about $9,500.

SYOSSET, L. I.—Jessie Rhodes, South st, Oyster Bay, has received the general contract to erect a 2½-sty frame residence and garage, 50x25 ft, for W. J. Wald, care of architect, Ernest Flagg, 108 Broad st, Manhattan.

PALISADE, N. J.—Nils Paulson, this place, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, on Washington av, near Columbia av, for C. E. Speyer, 3435 Clinton av, West Hoboken. Cost, about $7,000.

HASTINGS, N. Y.—E. S. Sargent, Farragut rd, Hastings-on-Hudson, has received the general contract to erect a 2½-sty frame residence at Riverview Manor, for Henry Israel, 22 Linden av, Ossining, N. Y. Lester Kintzing, Grand Central Terminal Building, Manhattan, architect. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—(Sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has secured contract for the foundation (including piles and reinforced concrete capping), of the pan house and extension to boiler house at plant of Paterson Parchment Paper Co. W. W. Christie, engineer, Paterson, N.J.

PUBLIC BUILDINGS.

BROOKLYN.—Peter Guthy, 926 Broadway, has received the general contract to erect the 2-sty Post Office substation "X," 55x84 ft, at the northwest corner of Willoughby av and Steuben st, for the Morris Building Co., 207 Ryerson st. Shampan & Shampan, 772 Broadway, architects. Cost, about $40,000.

SCHOOLS AND COLLEGES.

BRONX.—Lawrence J. Rice, 42d st and Lexington av, has received the general contract; Wells & Newton, Av B and 17th st, plumbing and drainage, for the 5-sty public school on the south side of Spofford av, from Coster to Faile st, for the Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost, about $275,000.

LONG ISLAND CITY.—Frank J. Felgenhauer Co., Inc., 4 Court sq, Brooklyn, has received the general contract to erect P. S. No. 93 at Forest and Putnam avs for the Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost about $434,000. Thos. E. O'Brien, Inc., 6311 5th av, Brooklyn, plumbing work.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have received the general contract to alter the store and office building at 5 Beekman st, for the Eugene

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Contracts Awarded—Queens—Continued.

Kelly Estate, 5 Beekman st. Cost, about $20,000. Ernest Greene, 5 Beekman st, architect.

MISCELLANEOUS.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have received the general contract to erect nine railroad stations at 8th av, Fort Hamilton, 18th av, 20th av, 22d av, Kings Highway "V" and 86th st, for the N. Y. Municipal Railway.

THIELLS, N. Y.—Simon Russek, Inc., 261 Broadway, Manhattan, has received the general contract to erect a 1-sty brick and reinforced concrete central heating plant, 40x60 ft, at Letchworth Village, for the Board of Managers of Letchworth Village, Frank A. Vanderlip, president, 55 Wall st, Manhattan. Lewis F. Pilcher, Capitol, Albany, state architect. Jos. F. Egan, 1431 Amsterdam av, Manhattan, plumbing work; Isidor Fajans, 122 East 25th st, Manhattan, electric wiring; and Blake & Williams, 26 Grove st, Manhattan, all equipment, boilers, engines, piping, etc. Total cost, about $75,000.

CHESTER, PA.—(Sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded contract covering concrete pile foundation of the coke bin and coal unloading pocket at the plant of the Philadelphia Suburban Gas & Electric Co., Chester, Pa. R. O. Cornish, Engineer.

PITTSBURGH, PA.— (Sub.) —Contract for the pile foundation of the Sylvan av viaduct has been let to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Dravo Contracting Co., general contractors, Pittsburgh, Pa.

NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—R. Bottelli, 207 Market st, Newark, has about completed plans for a 2-sty tenement of hollow tile and stucco construction, 26x54 ft, at the corner of Meadow and Augusta sts, for Antonio Scudiero, 183 Meadow st. Cost, about $6,000.

NEWARK, N. J.—Moses J. Nadel, Union Building, has completed plans for a 1-sty brick apartment, 50x71 ft., at the northeast corner of Orange and 4th sts, for Jos. B. Klein and F. Wachstein, 650 Springfield av. Cost, about $6,500.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 4-sty flat, 26x90 ft, at Hudson av and 20th st, for Abraham Boorstein, 131 West 30th st, Bayonne. Cost, about $20,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty tenement, 32x58 ft, on Rutgers av, between Cator and New sts, for Hyman Susser, 90 West 26th st, Bayonne. Cost, about $8,000.

WEST ORANGE, N. J.—Dorfmann & Norelli, National Bank Building, Orange, have completed plans for a 3-sty apartment, 50x82 ft, at the northwest corner of Watson av and John st, for Maria E. D'Amato, 5 Watson av. Cost, about $20,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for a 2½-sty frame residence, 41x44 ft, at Gates av, for David H. Browne, 43 Madison av.

NEWARK, N. J.—E. V. Warren, Essex Building, Newark, has nearly completed plans for a 2½-sty frame residence, 28x54 ft, on Clifton av, for Clifford E. Shipman, Essex Building. Cost, about $7,000.

CALDWELL, N. J.—A. H. Thomson, 222 Market st, Newark, has nearly completed plans for a 2½-sty frame and stucco residence, 40x38 ft, on Elm st, near Bloomfield av, for Mrs. Josephine Bader, this place. Cost, about $5,000.

ENGLEWOOD, N. J.—Hays & Hoadley, 2010 Broadway, Manhattan, are preparing plans for a 2-sty brick residence, 35x45 ft, for Paul Salambier, Franklin st, Englewood, N. J. Cost, about $13,000. Bids will be taken on general contract by architects about March 1.

UPPER MONTCLAIR, N. J.—C. C. Grant, 37 East 28th st, Manhattan, has completed plans for a 2½-sty frame and granite residence, 94x30 ft. at Alexander av and Park st, for C. Fulle, care of architect. Cost, about $30,000.

WESTWOOD, N. J.—Stever & Vander Clute, 55 Broadway, Manhattan, are preparing plans for a 2½-sty frame residence on 7th av, to cost, about $3,000.

PALISADE, N. J.—T. F. Dunn, Palisade Junction, Palisade, is preparing plans for a 2½-sty terra cotta and stucco residence at Edgewood and Columbia avs, for Julius Rosensteil, West Hoboken, N. J. Cost, about $7,000.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for a 2-sty parochial school at 22d st and Jackson av, for St. Mary's R. C. German Church, Rev. Father Lill, pastor, on premises. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—H. D. Scudder, Essex Building, is preparing plans for a 3-sty store and loft building at 19 Central av, for Wallace M. Scudder, 215 Market st. Martha Washington Candy Co., 23 Church st, Manhattan, lessee of entire building. Cost, about $15,000.

Other Cities.

DWELLINGS.

WARWICK, N. Y.—Mason R. Strong, 7 Wall st, Manhattan, has been commissioned to prepare plans for a frame residence for John Barry, this place, to cost about $5,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

84TH ST, 114-20 East, s s, 143 w Lexington av, 9-sty brick, fireproof apartment house, 87x87; cost, $210,000; owner, Surrey Realty Co., S. A. Herzog, president, 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 51.

VERMILYEA AV, s s, 250 w Academy st, 5-sty brick, non-fireproof tenement, 50x130; cost, $60,000; owner, 25 Vermilyea av. Co., Inc., Fred. F. French, president, 27 Cedar st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 44.

BROADWAY, 2408-10-12-14, and 80th st, 214-16-18 West, s e cor, 12-sty brick, fireproof tenement, 80x90; cost, $200,000; owner, West Side Constn. Co., Jacob Axelrod, president, 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 48.

76TH ST, 122-30 East, s s, 116 w Lexington av, 9-sty brick, fireproof apartment house, 87x87; cost, $250,000; owners, J. Tishman & Sons, Inc., 18 East 41st st; architects, Schwartz & Gross, 347 5th av. Plan No. 47.

EDGECOMB AV, 341-347, 5-sty brick apartments, 79x88; cost, $55,000; owner, Podgur Realty Co., 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 53.

DWELLINGS.

80TH ST, 4-6 East, 6½-sty brick fireproof dwelling, 35x78; cost, $70,000; owner, Frank W. Woolworth, 990 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 46.

80TH ST, 8 East, 6-sty brick fireproof dwelling, 25x68; cost, $50,000; owner, Frank W. Woolworth, 990 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 45.

FACTORIES AND WAREHOUSES.

BANK ST, 151, n s, 180 e West st, 1-sty brick non-fireproof warehouse, 30x117; cost, $8,000; owner, George F. Morgan, 439 West st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 54.

STORES, OFFICES AND LOFTS.

36TH ST, 29-33 West, 12-sty brick, fireproof store and lofts, 63x88; cost, $100,000; owner, Fredk Ayer, Beverly, Mass.; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 50.

5TH AV, 588, 72 s 48th st, 8-sty brick, fireproof mercantile store and lofts, 27x100; cost, $50,000; owners, Samuel, Wm. C. and Gustave Frank, 315 Central Park West; architect, Alfred Freeman, 29 West 34th st Plan No. 49.

Bronx.

STABLES AND GARAGES.

TREMONT AV, w s, 561.11 n Harrison av, 1-sty brick garage, plastic slate roof, 20x25; cost, $200; owner, Winifred McCarthy, 79 West Tremont av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 70.

STORES AND TENEMENTS.

188TH ST, n s, from Valentine to Tiebout av, five 5-sty brick tenements, slag roof, 42.6x92.9½, 50x90; cost, $250,000; owner, Tieval Bldg Co., Frank Begrish, Jr., 800 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 73.

TREMONT AV, s s, 100 w Marmion av, 1-sty brick stores, slag roof, 50x80; cost, $10,000; owner, Hopkins G. Barrett Co., Clement H. Smith, 460 Tremont av, Sec.; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 72.

VALENTINE AV, e s, 176.5 n 184th st, two 5-sty brick tenements, slag roof, 49.10½x94.6; cost, $100,000; owner, Hargton Bldg Co., Adela Harrington, 147S Vyse av. Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 71.

NELSON AV, w s, 225 n Brandt pl, two 5-sty brick tenements, slag roof, 37.6x88; cost, $80,000; owner, John Davis, Montclair, N. J.; architect, Edw. J. Byrne, 148 st and Willis av. Plan No. 74.

MISCELLANEOUS.

MAIN ST, n e cor Side rd, Rikers Island, three 1-sty frame dormitories and lavatory, 34x110, 15x50, 34x110; cost, $7,500; owner, City of New York; architect, Harry C. Houck, 257 Briggs av, Richmond Hill, L. I. Plan No. 69.

Brooklyn.

DWELLINGS.

77TH ST, n s, 115 e 5th av, eleven 2-sty brick dwellings, 19.6x37, gravel roof, 1 family each; total cost, $44,000; owner, 77th St. Bldg Corp., 1539 68th st; architect, Geo. M. Miller, 44 Court st. Plan No. 809.

WEST 27TH ST, w s, 221.11 n Surf av, 2-sty brick dwelling, 25x48, slag roof, 2 families; cost, $5,000; owner, Mrs. Elsie Wolf, Surf av and West 17th st; architect, Wm. Richter, 4411 18th av. Plan No. 876.

52D ST, n s, 140 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Sunrise Realty Co, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 905.

92D ST, n e cor Battery av, 2-sty frame dwelling, 25x40, gravel roof, 2 families; cost, $2,800; owner, Nicholas Thompson, 615 92d st; architect, Olaf B. Almgren, 230 95th st. Plan No. 889.

92D ST, n s, 25 e Battery av, five 2-sty frame dwellings, 20x40, gravel roof, 2 families each; total cost, $12,500; owner, Nicholas Thompson, 615 92d st; architect, Olaf B. Almgren, 230 95th st. Plan No. 888.

BEDFORD AV, w s, 52 s Foster av, three 2-story frame dwellings, 22x38.6, shingle roof, 1 family each; total cost, $15,000; owner, Arthur H. Strong, 585 East 18th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 877.

WEST 1ST ST, e s, 105 n West av, 2-sty frame dwelling, 26x36, shingle roof, 2 families; cost, $5,800; owner, Mrs. Sarah A. Richardson, 604 West 140th st, Manhattan; architect, Jos. J. Eberle, 489 5th av. Plan No. 830.

WILLIAMS AV, w s, 163 n Vienna av, three 2-sty brick dwellings, 20x44, gravel room, 2 families each; total cost, $7,800; owner, Gooston Bldg. Co., 116 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 826.

EAST 12TH ST, w s, 280 n Av K, two 2-sty frame dwellings, 22x48, shingle roof, 2 families each; total cost, $9,000; owner, Howard B. Bullard, 1124 Av J; architect, H. G. Lamson, ——. Plan No. 940.

EAST 13TH ST, w s, 252.9 s Ditmas av, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Dreisler, 153 Remsen st. Plan No. 963.

75TH ST, s s, 160 w 11th av, four 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $16,000; owner, Julius Omdal, 299 Prospect pl; architect, Julius Omdal, 299 Prospect pl. Plan No. 946.

4TH AV, nws, 25 ne 52d st, two 1-sty brick dwellings, 25x55, gravel roof, 2 families each; total cost, $6,500; owner, Davis Levine, 359 West Broadway, Manhattan; architects, W. H. Vocking & J. H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 941.

HINSDALE ST, e s, 170 n Hegeman av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $4,000; owner, Isadore Rosenstein, 335 Hegeman av; architect, S. Millman, 1780 Pitkin av. Plan No. 930.

EAST 13TH ST, e s, 380 s Av J, 2-sty frame dwelling, 24x50, shingle roof, 2 families; cost, $5,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 936.

MERMAID AV, ns, 42 w West 32d st, 1-sty frame dwelling, 18x27.6, shingle roof, 1 family; cost, $500; owner, Barnet Machta, 1707 Pitkin av; architect, Max Hirsch, 391 Fulton st. Plan No. 937.

MONTAUK AV, ws, 90 n Belmont av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $20,000; owners, Pirozzi & Son, 2024 Pacific st; architect, S. Millman, 1780 Pitkin av. Plan No. 917.

SHEEPSHEAD BAY RD, n w cor West 6th st, 3-sty frame dwellings, 17x30, shingle roof, 1 family each; total cost, $1,500; owner, Peter Wolz, 2816 West 1st st; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 925.

COYLE ST, w s, 150 n Voorhees av, 1-sty frame dwelling, 21x28, shingle roof, 1 family; cost, $1,500; owner, Duncan R. Taylor, 304 Smith st; architect, Thos. MacMechan, 395 Fulton st. Plan No. 874.

WEST 3D ST, w s, 100.2 s Roberg pl, 1-sty frame dwelling, 27x20, gravel roof, 1 family; cost, $1,300; owner, Samuel Quasso, 2972 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 873.

EAST 16TH ST, w s, 140 n Av K, 2-sty frame dwelling, 24.2x31, shingle roof, 1 family; cost, $4,500; owners, Bennett Glover Co., 810 Av P; architect, Chas G. Wessell, 1118 Av J. Plan No. 861.

WEST 24TH ST, e s, 100 n Mermaid av, 2-sty brick dwelling, 27x36.6, tin roof, 2 families; cost, $4,500; owner, Gennaro Fasano, 383 East 160th st, Manhattan; architect, Gustav Schwarz, 302 East 158th st, Manhattan. Plan No. 842.

49TH ST, s s, 175 e 18th av, 2-sty frame dwelling, 17x50, shingle roof, 2 families; cost, $4,500; owner, S. B. Constn. Co., 1991 Troy av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 847.

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(New Buildings, Continued. Brooklyn.)

55TH ST, s s, 256 w Ft. Hamilton av, twelve 2-sty brick dwellings, 18x44, gravel roof, 1 family each; total cost, $39,000; owners, Hamilton Builders, Inc., 258 Thatford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 870.

HOMECREST AV, e s, 380 s Av U, two 2-sty frame dwellings, 17x34, shingle roof, 2 families each; total cost, $2,600; owner, Michael Foley, 2160 East 13th st; architect, Michael Foley, 2160 East 13th st. Plan No. 843.

JAMAICA AV, s s, 97.5 w Norwood av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $10,500; owner, Edward T. Smith, 6 Shipley st, Woodhaven; architect, Chas Infanger, 2634 Atlantic av. Plan No. 851.

FACTORIES AND WAREHOUSES.

HART ST, n s, 100 w Knickerbocker av, 3-sty brick factory, 25x94.8, —— roof; cost, $10,000; owner, Frank Marino, 60 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 886.

53D ST, s s, 175 East 1st av, 2-sty brick shop, 205x200.4, tile roof; cost, $60,000; owner, E. W. Bliss, 1 Adams st; architect, Walter Pfarlander, 75 Pineapple st. Plan No. 915.

STABLES AND GARAGES.

EAST 21ST ST, e s, 200 s Av F, 1-sty frame garage, 18x20, shingle roof; cost, $400; owner, Dwight E. Austin, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 806.

GARFIELD PL, n s, 235.9 w 5th av, 2-sty brick stable, 20x15.6, gravel roof; cost, $850; owner, Pietri Sarni, 51 Garfield pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 882.

49TH ST, n s, 260 w 15th av, 1-sty frame garage, 15x17, shingle roof; cost, $5,000; owner, Ester Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 895.

9TH AV, s e cor 52d st, 1-sty brick garage, 20x20, tin roof; cost, $350; owner, John Renicke, on premises; architect, Renzi Vander Veen, 951 52d st. Plan No. 911.

WATKINS ST, e s, 170 s Riverdale av, 1-sty brick stable, 20x26, gravel roof; cost, $400; owner, David Weiss, 463 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 825.

STORES AND DWELLINGS.

Av J, n s, 20 w East 15th st, two 3-sty brick stores and dwellings, 20x52, gravel roof, 2 families each; total cost, $12,000; owner, S. G. Const. Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 811.

BATH AV, s e cor Bay 16th st, 2-sty brick store and dwelling, 20x58, gravel roof, 1 family; cost, $7,000; owners, E. & M. Constn. Co., 186 Remsen st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 880.

BATH AV, e s, 20 s Bay 16th st, four 2-sty brick stores and dwellings, 19.2x40, gravel roof, 1 family each; total cost, $15,000; owners, E. & M. Constn. Co., 186 Remsen st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 881.

86TH ST, s s, 442.6 w Gravesend av, 1-sty brick store and dwelling, 16x46.6, gravel roof, 1 family; cost, $1,100; owner, Camile Gualtiere, 2908 86th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 875.

CONEY ISLAND AV, n w cor Newkirk av, 3-sty brick store and dwelling, 20.6x62.3, gravel roof, 2 families; cost, $10,000; owner, Profit Holding Co., 115 Montague st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 840.

CONEY ISLAND AV, w s, 20.6 n Newkirk av, four 3-sty brick stores and dwellings, 20.2x55, gravel roof, 2 families each; total cost, $32,000; owner, Profit Holding Co., 115 Montague st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 839.

STORES AND TENEMENTS.

36TH ST, n w cor Clara st, 3-sty brick store and tenement, 21x53, slag roof, 5 families; cost, $9,500; owner, Jacob Seiderman, 1934 Prospect pl; architect, S. Millman, 1780 Pitkin av. Plan No. 819.

36TH ST, n s, 21 w Clara st, three 3-sty brick tenements, 24x67, slag roof, 6 families each; total cost, $19,500; owner, Jacob Seiderman, 1934 Prospect pl; architect, S. Millman, 1780 Pitkin av. Plan No. 818.

CROPSEY AV, s e cor 21st av, 4-sty brick tenement, 76.7x112.6, slag roof, 16 families; cost, $60,000; owner, Bensonhurst Impt. Co., 2220 Bath av; architects, Gronenberg & Leuchtag, 303 5th av, Manhattan. Plan No. 821.

CROPSEY AV, s s, 76.7 e 21st av, 4-sty brick tenement, 51.10x96.2, slag roof, 16 families; cost, $40,000; owner, Bensonhurst Impt. Co., 2220 Bath av; architects, Gronenberg & Leuchtag, 303 5th av, Manhattan. Plan No. 822.

57TH ST, n s, 240 e 15th av, 3-sty brick tenement, 40x81, gravel roof, 12 families; cost, $12,000; owner, Annie E. Murphy, 825 54th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 869.

KEAP ST, w s, 19.9 s 4th st, 6-sty brick tenement, 78.9x55.11, slag roof, 41 families; cost, $50,000; owner, Ross Land Co., 189 South 9th st; architects Shampan & Shampan, 772 Broadway. Plan No. 831.

DIVISION AV, s s, 152.10 e Bedford av, 6-sty brick tenement, 48x117.5, slag roof, 24 families; cost, $55,000; owner, Ross Land Co., 189 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 832.

DIVISION AV, s s, 200.10 e Bedford av, 6-sty brick tenement, 48x103.7, slag roof, 24 families; cost, $55,000; owner, Ross Land Co., 189 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 833.

SOUTH 2D ST, n s, 103.3 e Berry st, 6-sty brick tenement, 48.3x87, slag roof, 30 families; cost, $50,000; owner, Gorer Realty Co., 113 South 2d st; architects, Shampan & Shampan, 772 Broadway. Plan No. 950.

HINSDALE ST, e s, 50 n Livonia av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $50,000; owner, V. Steinfeld, 1560 St. John's pl; architect, Louis A. Abramson, 220 5th av, Manhattan. Plan No. 934.

HOWARD AV, w s, 133.6 s Blake av, 3-sty brick tenement, 23.4x76, slag roof, 6 families; cost, $15,000; owner, Louis Horowitz, 750 Howard av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 853.

MISCELLANEOUS.

FRANKLIN AV, w s, 91.3 s Montgomery st, brick chimney; cost, $4,000; owner, Interboro Brewery Co., 946 Franklin av; architect, W. Kellogg Co., 50 Church st, Manhattan. Plan No.

Queens.

DWELLINGS.

COLLEGE POINT.—16th st, e s, 175 n North boulevard, 2-sty frame dwelling, 14x25, shingle roof, 1 family; cost, $1,200; owner, W. F. Clute, 7 Skillman av, L. I. City; architect, W. S. Worral, Bridge Plaza, L. I. City. Plan No. 208.

DUNTON.—Morris av, e s, 125 s Beaufort st, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,800; owner and architect, Harry Dean, South Vine st, Glen Morris. Plan No. 265.

ELMHURST.—Britton av, s s, 200 e Broadway, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $3,200; owners, Johnston & Gundrey, 75 Kingsland av, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 266.

ELMHURST.—Belmont av, w s, 240 n Kensington terrace, 2½-sty frame dwelling, 20x54, shingle roof, 1 family, steam heat; cost, $4,500; owners, Moran & Cunningham, Elmhurst; architect, Wm. Cunningham, 233 8th st, Elmhurst. Plan No. 255.

ELMHURST.—3d st, n s, 100 w Pettit pl, two 2½-sty frame dwellings, 20x54, shingle roof, 1 family, steam heat; cost, $9,000; owners, Moran & Cunningham, Elmhurst; architect, Wm. Cunningham, 233 8th st, Elmhurst. Plan Nos. 256-257.

FLUSHING.—28th st, e s, 320 s State st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, $4,500; owner, Broadway Flushing Homes Co., 256 Broadway, Manhattan; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 222.

GLENDALE.—Dry Harbor rd, e s, 130 n Myrtle av, two 2½-sty frame dwellings, 20x50, tin roof, 2 families; cost, $9,000; owners, Geo. & Peter Obach, 56 Catalpa av, Ridgewood; architect, Henry Brucher, 920 Prospect av, Ridgewood. Plan No. 225.

JAMAICA.—Dakota av, w s, 145 n Liberty av, two 2-sty frame dwellings, 14x34, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, Martin M. Wohl, 41 No. Washington st, Jamaica. Plan Nos. 253-54.

JAMAICA.—Homer Lee av, w s, 145 s Dalmy rd, 2½-sty frame dwelling, 39x26, shingle roof, 1 family, water heat; cost, $8,500; owners, R. A. & Ida Campion, 203 Underhill av, Brooklyn; architect, F. A. Sinnot, 47 West 34th st, Manhattan. Plan No. 264.

JAMAICA.—Nostrand pl, n s, 200 w Vine st, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, $2,500; owner, W. Walters, 6 Nostrand pl, Jamaica; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan No. 223.

RIDGEWOOD.—George st, s s, 90 w Seneca av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $7,000; owners, Henn & Belweg, 249 Woodbine st, Ridgewood; architect, Chas. W. Pfaff, 673 Enfield st, Ridgewood. Plan No. 261.

ROCKAWAY BEACH.—Judson av, w s, 120 s Boulevard, ten 1-sty frame bungalows, 19x16, shingle roof, 1 family; cost, $7,000; owner, Mrs. B. M. Jones, 270 Boulevard, Rockaway Beach; architects, Colton Bros., 138 Washington av, Rockaway Park. Plan Nos. 211 to 220.

CORONA.—46th st, e s, 115 s Jackson av, 2-sty brick dwelling, 19x50, tin roof, 2 families; cost, $3,000; owner, Chas. Nelson, 46th st, Corona; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 334.

ELMHURST.—Jansen av, s s, 135 w Washington st, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, John Pricotta, 280 Jansen av, Elmhurst; architect, Lucian Pricotta, same address. Plan No. 325.

JAMAICA.—Wells av, e s, 625 s Swale rd, 2½-sty frame dwelling, 16x34, shingle roof; 1 family; cost, $2,000; owner, Max Gross, Lincoln av, Jamaica; architect, Martin M. Wohl, Jamaica. Plan No. 327.

JAMAICA.—Sylvester av, s s, 125 e Wyckoff av, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $4,000; owner, Max Gross, Lincoln av, Jamaica; architect, Martin M. Wohl, Jamaica. Plan No. 329-330.

JAMAICA.—Henry st, e s, 50 s Sylvester av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $2,000; owner, Max Gross, Lincoln av, Jamaica; architect, Martin M. Wohl, Jamaica. Plan No. 331.

JAMAICA.—West st, w s, 625 s Swale rd, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, $2,000; owner, Max Gross, Lincoln av, Jamaica; architect, Martin M. Wohl, Jamaica. Plan No. 327.

JAMAICA.—Lincoln av, n s, 25 w Henry st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $2,500; owner, Max Gross, Lincoln av, Jamaica; architect, Martin M. Wohl, Jamaica. Plan No. 326.

QUEENS.—Carey st, s s, 250 w Creed av, 2½-sty frame dwelling, 23x27, shingle roof, 1 family; cost, $2,500; owner, Pauline R. Cottier, Carey st, Queens; architect, A. Treat, Queens. Plan No. 324.

RIDGEWOOD.—Myrtle av, n s, 28 w Fresh Pond rd, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $12,000; owner, Ridgewood Holding Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 332.

ROCKAWAY BEACH.—Jamaica Bay, s s, 1,000 w Eldert av, 1-sty frame dwelling, 16x20, tin roof, 2 family; cost, $175; owner, Thomas Jeffrey, No. 2 Thomas st, Rockaway Beach. Plan No. 322.

CORONA.—Brady st, w s, 50 n Dowell st, 2-sty brick dwelling, 20x32, tin roof, 2 families; cost, $3,800; owner, Iona H. Read, 9 Brady st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 295.

JAMAICA.—Lincoln av, n s, 50 e Wyckoff av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $1,800; owner, Adam Fialkoski, 10 Sylvester av, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 297.

JAMAICA.—Washington st, s w cor Cumberland st, 2½-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, $2,000; owner, Leonard Barthel, 375 Fulton st, Jamaica; architect, Ole Harrison, Jamaica. Plan No. 301.

MORRIS PARK.—Walnut st, e s, 415 s Metropolis av, four 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, $8,800; owner, Theo. M. LeBean Realty & Constn. Co., 1627 Minnesota st, Dunton; architect, R. Kurz, Fulton st, Jamaica. Plan Nos. 298-299.

OZONE PARK.—Rockaway rd, s w cor Davis av, 2-sty frame dwelling, 20x50, tar and gravel roof, 2 families; cost, $3,500; owner, Mrs. Annie Loan, 12 Hinsdale st, Brooklyn; architect, L. Samenfeld, 741 McDonough st, Brooklyn. Plan No. 296.

COLLEGE POINT.—10th st, n e cor Monument av, 2½-sty frame dwelling, 23x33, shingle roof, 1 family; cost, $4,000; owner, Geo. F. Maier, 23 South 14th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 314.

ELMHURST.—Gay st, w s, 100 n Grove st, 2½-sty frame dwelling, 20x40, shingle roof, 2 families; cost, $3,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 309.

FOREST HILLS.—Union turnpike, n w cor Markwood rd, 2½-sty tile dwelling, 60x31, tile roof, 1 family, steam heat; cost, $10,000; owners, Hillmann & Richards, 136 East 34th st, Manhattan; architect, Sage Foundation Homes Co., Forest Hills. Plan No. 310.

RICHMOND HILL.—Belmont av, n s, 63 w Jefferson av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mary A. Steelen, Briggs av, Richmond Hill; architect H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 305-306.

RIDGEWOOD.—Myrtle av, s s, 48 w Putnam av, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, $5,000; and Myrtle av, s s, 68 w Putnam av, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, $15,000; and Myrtle av, s w cor Putnam av, 3-sty brick store and dwelling, 48x67, slag roof, 2 families; cost, $5,000; owner, Louis Gold, 44 Court st, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan Nos. 315-16-17.

WOODHAVEN.—Vandeveer av, w s, 44 n Chichester av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, Frank E. Gibson, 1635 Woodhaven av, Woodhaven. Plan Nos. 303-304.

ARVERNE.—Vernam av, e s, 200 n Amstel blvd, two 2½-sty frame dwellings, 20x60, tin roof, 2 families; cost, $8,000; owner, Bertha Shitts, Kemington av, Arverne; architect, E. F. Cojean, Dover av, Belle Harbor. Plan Nos. 290-291.

BEECHURST.—15th av, e s, 50 s 33d st, 2½-st tile dwelling, 30x28, tile roof, 1 family, steam heat; cost, $5,000; owner, Norman Sterne, care builder, 27th st, Beechurst; architect, Emery Roth, New York City. Plan No. 277.

ELMHURST.—Lewis av, n s, 150 w Toledo av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,300; owner, Richard Wunderlich, Lewis av, Elmhurst; architect, H. Spinken, Fulton st, Jamaica. Plan No. 271.

ELMHURST.—Toledo av, e s, 25 n Lewis av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $6,600; and Lewis av, n s, 100 e Toledo av, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $6,600; owner, Wm. J. Schwarz, 2906 Jamaica av, Richmond Hill; architect, Geo. E. Crane, same address. Plan Nos. 279-280-81-82-83-84.

MASPETH.—Hull av, n s, 150 e Washington pl, 2-sty frame dwelling, 25x25, tin roof, 2 families; cost, $2,500; owner, Peter Piorkowsky, Jay av, Maspeth; architect, Jacob Kisenger, 112 Perry av, Maspeth. Plan No. 270.

QUEENS.—Steward st, s s, 180 w Catherine av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, $3,500; owner, Chas. H. Williams, Clinton av, Ozone Park; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 286.

UNION COURSE.—Eads av, e s, 110 n Syosset st, four 2-sty brick dwellings, 18x32, tin roof, 1 family; cost, $10,000; owner, Henry Branwill, Eads & Syosset st, Union Course; architect, Geo. W. Forbell, 561 Grant av, Brooklyn. Plan No. 268.

WOODHAVEN.—Allyn Court, s s, 107 e Woodhaven av, four 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $8,000; owner, H. M. Newcomb, 115 Herald av, Richmond Hill; architect, Henry E. Haugaard, Richmond Hill. Plan Nos. 272-3-4-5.

FACTORIES AND WAREHOUSES.

RICHMOND HILL.—Greenwood av, w s, 330 n Broadway, 1-sty brick shop, 25x20, tin roof; cost, $650; owner, Jos. Marung, premises. Plan No. 263.

ROCKAWAY BEACH.—Hammells av, e s, 407 n Boulevard, 1-sty frame storehouse, 12x20, galv. iron roof; cost, $150; owner, W. Obendorfer, Hammells av, Rockaway Beach. Plan No. 210.

CORONA.—Junction av, n e cor Alstyne st, 1-sty frame shop, 30x24, paper roof, $350; owner, Kate Destalbost, 29 Junction av, Corona. Plan No. 318.

RIDGEWOOD.—Forest av, n e cor Gates av, 2-sty brick storage, 32x69, slag roof; cost, $10,000; owner, Platz Bros., premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 289.

STABLES AND GARAGES.

FLUSHING.—Ash st, S, 1-sty frame garage, 12x18, shingle roof; cost, $100; owner, Geo. W. Benton, premises. Plan No. 259.

LONG ISLAND CITY.—Borden av, junction Young and Van Dine st, 3-sty brick stable, 104x17, slag roof; cost, $15,000; owner, L. T. Stevenson, Borden av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 252.

MORRIS PARK.—Chichester av, n w cor Lefferts av, 1-sty tile garage, 17x11, tile roof; cost, $250; owner, J. Krisse, premises. Plan No. 258.

RIDGEWOOD.—Kossuth pl, w s, 47 s Edsall av, 1-sty garage, 30x20, tar and gravel roof; cost, $1,000; owner, Balthaser Klee, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 209.

BAYSIDE.—Bismarck av, n e cor Montauk av, 1-sty frame garage, 14x20, shingle roof; cost, $200; owner, O. L. Cole, premises. Plan No. 308.

JAMAICA.—Highland av, s s, 100 w Union av, 1-sty frame garage, 18x18, shingle roof; cost, $500; owner, C. A. Ryder, 34 Herriman av, Jamaica; architect, Chas. Wingerath, 26 Hilldale av, Jamaica. Plan No. 307.

ELMHURST.—9th st, 217, 1-sty frame garage, 12x16, tin roof; cost, $60; owner, F. J. Lewis, premises. Plan No. 293.

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NOTICE TO CONTRACTORS: Sealed proposals for Animal Building, for the Port of New York, at the Quarantine Station, Rosebank, Staten Island, N. Y., Construction, Heating, Plumbing and Drainage and Gas Piping and Electric work, will be received by Dr. Joseph J. O'Connell, Health Officer of the Port of New York, Quarantine Station, Staten Island, N. Y., until 11:30 A. M., March 1st, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by certified check in the sum of $300.00 for Construction Work, $30.00 for Heating Work, $70.00 for Plumbing, Drainage and Gas Piping and $50.00 for Electric Work. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification Nos. 2133, 2148, 2149 and 2150. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Health Officer, Port of New York, Rosebank, Staten Island, N. Y., at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of $10.00, made payable to the State of New York for each set of plans and specifications which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., March 22, 1915, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone and brick faced building of 10,300 square feet ground area, fireproof construction, composition roof, for the United States post office at Everett, Wash. Drawings and specifications may be obtained from the custodian at Everett, Wash., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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.Plans Filed Alterations (continued).

FLUSHING.—Broadway, n s, 200 w Murray lane, 1-sty frame garage, 12x20, shingle roof; cost, $200; owner, Mrs. M. Blecher, premises. Plan No. 276.

JAMAICA.—New York av, 124, 1-sty frame garage, 16x16, shingle roof; cost, $107; owner, J. J. Smith, premises. Plan No. 278.

STORES AND DWELLINGS.

RIDGEWOOD.—Woodward av, s w cor Woodbine st, 3-sty brick store and dwelling, 18x55, tin roof, 2 families; cost, $5,000. Woodward av, w s, 18 s Woodbine st, two 3-sty brick store and dwellings, 16x55, tin roof, 2 families; cost, $6,000; owner, Chas. Tritschler, 755 Fairview av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 319-320.

STORES, OFFICES AND LOFTS.

L. I. CITY.—10th st, s s, 140 e Van Alst av, 12-sty brick loft building, 175x192, slag roof; cost, $500,000; owner, Everett Realty Co., 220 West 42d st, Manhattan; architect, Walter Haefell, 245 West 55th st, Manhattan. Plan No 333.

RICHMOND HILL.—Jamaica av, s s, 51 e Oxford av, three 2-sty brick store and dwellings, 15x50, slag roof, 2 families, $10,500; owner, Lewis Gotthelf Constn. Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 285.

STORES AND TENEMENTS.

L. I. CITY.—1st av, w s, 350 s Broadway, 4-sty brick tenement, 50x87, slag roof, 20 families; cost, $40,000; owner, Academy Investors Corp., 371 1st av, L. I. City; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 207.

L. I. CITY.—9th av, w s, 275 s Woolsey av, 4-sty brick tenement, 24x45, tin roof, 3 families and store; cost, $10,000; owner, Henry Schmidt, 699 9th av, L. I. City; architect, Chas. Lehning, 403 Woolsey av, L. I. City. Plan No. 260.

L. I. CITY.—12th av, w s, 200 s Jamaica av, two 5-sty brick tenements, 37x88, slag roof, 24 families; cost, $60,000; owner, Phillip Silver, 708 New Jersey av, Brooklyn; architect, E. Hahn, Bridge plaza, L. I. City. Plan No. 294.

RIDGEWOOD.—Madison st, s s, 531 w Shaler st, four 3-sty brick tenements, 28x68, slag roof, 3 families; cost, $40,000; owner, Chas. Grosch, 2570 Hughes st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 288.

THEATRES.

ROCKAWAY PARK.—5th av, e s, 220 n Triton av, 1-sty brick moving picture theatre, 30x110, tar and gravel roof, two buildings; cost, $5,000; owner, W. C. Ormand, 5th av, Rockaway Park; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 267.

MISCELLANEOUS.

ELMHURST.—Dry Harbor rd, w s, 200 s Johnson av, 1-sty frame summer kitchen, 23x21, tin roof; cost, $600; owner, Fred Jurgent, premises; architect, J. W. Weiss, Lafayette st, Middle Village. Plan No. 269.

EVERGREEN.—Fairmount st, e s, 250 s Cooper av, 1-sty frame greenhouse, 61x17, glass roof; cost, $1,000; owner, Anna Hoffmann, premises. Plan No. 287.

RICHMOND HILL CIRCLE.—Oliver st, w s, 336 s Stover st, 1-sty frame boat house, 22x24, shingle roof; cost, $150; owner, Mrs. K. Meyer, 1473 Bushwick av, Brooklyn. Plan No. 292.

L. I. CITY.—Jackson av, s s, opp. Payntar av, frame billboard, 125x12; cost, $125; owners, Diseoway & Fisher, 1075 3d av, Manhattan. Plan No. 224.

RIDGEWOOD.—Sedgwick st, e s, 125 s Hughes st, 1-sty frame shed, 9x12, tin roof; cost, $65; owner, P. Greiner, premises. Plan No. 221.

DUNTON.—Troy st, n s, 100 w Van Wyck av, billboard, 24x96; cost, $200; owner, L. B. Faber, Dunton. Plan No. 313.

ELMHURST.—Whitney av, n s, 59 e Macrush st, 2-sty frame store and photo gallery, 25x40, tin roof; cost, $2,000; owners, C. R. & DeR. Coombes, Elmhurst; architect, I. P. Card, Corona. Plan No. 311.

JAMAICA.—Merrick rd, n s, 150 e Pleasant av, wooden sign, 24x50; cost, $100; owner, L. Collyer, premises. Plan No. 312.

MASPETH.—Jefferson av, e s, 1,500 n Grand st, 1-sty frame wagon shed, 12x13, gravel roof; cost, $75; owner, E. Schrueth, premises. Plan No. 302.

Richmond.

DWELLINGS.

CATHERINE ST, e s, 445 n Richmond av, Port Richmond, 2-sty frame dwelling, 19x41; cost, $3,500; owner, S. Lindquist, Port Richmond; architect and builder, Louis Larsen, Port Richmond. Plan No. 61.

HILLCREST ST, n s, 84 w Nelson av, Great Kills, 1-sty frame bungalow, 80x50; cost, $450; owner, A. Noyse, Great Kills; architect and builder, Theo. Sansons, New Dorp. Plan No. 59.

KISSEL AV, w s, 175 s Prospect av, West Brighton, 2-sty frame dwelling, 20x28; cost, $2,400; owner, M. J. Smith, New Brighton; architect and builder, John C. Haabestad, Port Richmond. Plan No. 62.

MISCELLANEOUS.

MAIN ST, w s, 162 n Amboy rd, Tottenville, 2-sty brick store and residence, 25x50; cost, $5,500; owner, M. Andrianny, Tottenville; architect, Chas. W. Hewitt, 604 Academy st, L. I. C. Plan No. 60.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 5-9, remove piers, put in new steel columns, new steel girders, remove staircase, erect new stairs, close up openings, gypsum blocks, build new partitions, copper panels, grilles to 9 and 10-sty brick fireproof store and offices; cost, $20,000; owner, Temple Court Co., 5 Beekman st, Thos. H. Kelly, Pres.; architect, Ernest Greene, 5 Beekman st. Plan No. 276.

DEY ST, 69, ash-hopper (plate metal, concrete lined), ash chute to 4-sty brick machine shop; cost, $2,000; owner, the New York Steam Co., 140 Cedar st; architect, A. O. Greist, 140 Cedar st. Plan No. 296.

FULTON ST, 20, fire stairs, sheet metal work, fireproof brick stair tower, hoist shaft, strengthening of floors, pipe and vent shaft to 5-sty brick stores and lofts; cost, $8,000; owner, John Munro, 81 Fulton st; architect, Thos. J. Bird, 30 East 42d st. Plan No. 267.

GRAND ST, 345-47, stairway to roof, fireproof bulkhead to 5-sty brick lofts; cost, $200; owner, Security Bank, 1 East 14th st; architect, Louis Allen Abramson, 220 5th av. Plan No. 261.

GREENWICH ST, 470, fireproof enclosures (metal lath and plaster), fireproof doors, stair extension, skylight, fireproof bulkhead to 7-sty brick store and lofts; cost, $1,200; owner, Cleveland F. Benton, Perth Amboy, N. J.; architect, M. J. Callahan, 73 Varick st. Plan No. 304.

LAFAYETTE ST, 107, toilet compartment, concrete floor to 8-sty brick lofts; cost, $150; owner, Fyle Estate, Chas. W. McAlpin, trustee, 68 William st; architect, John Cox, Jr., 30 East 42d st. Plan No. 265.

MORRIS ST, 20, water closet compartment to 3-sty brick stores and tenement; cost, $175; owner, Goelet Estate, 9 West 17th st; architect, H. G. Lamson, 13 Park Row. Plan No. 255.

MOTT ST, 43, toilet compartments (t. c. block), fireproof passage and ceiling, windows to 6-sty brick stores and tenements; cost, $300; owner, Pasinsky Estate, 109 West 118th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 250.

MOTT ST, 69-71, removal of partition to 6-sty brick store and tenement; cost, $50; owner, Rebecca Ficken, 124 Beach st, Flushing, L. I.; architect, Chas. M. Straub, 147 4th av. Plan No. 247.

MOTT ST, 60-62-64, remove fire-escapes, construct new iron stairs to 3-sty brick public school 108; cost, $1,500; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 283.

SPRING ST, 33, elevation of roof, mason work, wood beams, steel girders, stairs to 2-sty brick and frame store and dwelling; cost, $3,000; owner, Mary Buenecere, 347 East 118th st; architect, Chas. M. Straub, 147 4th av. Plan No. 299.

WALKER ST, 81, elevator shafts and skylights made fireproof to 6-sty brick mfg.; cost, $1,200; owner, Estate of Sarah L. McC. Marsh, care J. Edgar Leaycraft & Co., 30 East 42d st, Marsh & Marsh, exec.; architect, Adolph Fuhs, 302 East 87th st. Plan No. 284.

WASHINGTON ST, 96, doorway, mason work, concrete arches, structural steel, removal of fire escapes, stair partitions to 6-sty brick store and tenement; cost, $800; owner, Regina B. Saportas, Saratoga Springs, N. Y.; architect, Otto Reissmann, 147 4th av. Plan No. 292.

WORTH ST, 79-81, skylights to 5-sty brick stores and offices; cost, $250; owner, Grant Co., Wm. H. Whiting & Co., 41 Park Row; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 259.

13TH ST, 352-62 West, erect steel trusses and beams, tank to 7-sty brick piano factory; cost, $1,850; owner, Vincent Astor, 23 West 26th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 277.

14TH ST, 124 East, removal of steel lintels and cast iron columns, steel girder to 5-sty brick store and lofts; cost, $700; owner, Ellen Auchmuty, 101 University pl; architect, Freistedt Underpinning Co., 233 Broadway. Plan No. 293.

15TH ST, 30-32 West, fireproof partitions, Bells' fireproof fibre plaster blocks to 12-sty brick fireproof offices and lofts; cost, $1,500; owner, Polo Const. Co., 329 4th av; architects, Neville & Bagge, 105 West 40th st. Plan No. 286.

18TH ST, 154-58 West, pressure tank, gravity tank (supplying sprinkler system), tank enclosure, steel supports to 8-sty brick store and lofts; cost, $2,200; owner, Chas. Hellmuth, Inc., 154-58 West 18th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 248.

20TH ST, 29 East, new w. c., urinals, new stairway, remove partition to 3-sty brick meeting rooms and restaurant; cost, $200; owner, Dr. Edward A. Bogue, 63 West 48th st; architect, Samuel Katz, 1 Madison av. Plan No. 288.

23D ST, 104-6-8 East, struc. steel stairway, metal-covered window bulkhead to 2-sty brick stores and loft; cost, $250; owner, The United Charities, 287 4th av; architect, Phillip H. Ohm, 15 West 38th st. Plan No. 302.

25TH ST, 119-125 West, erect steel structure, fireproof enclosure, walls, terra cotta blocks, concrete slabs, steel beams and girders to 11-sty brick fireproof loft; cost, $1,200; owner, Knoche & Weller, 516 East 72d st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 275.

26TH ST, 441 West, build wood sheds to 5-sty brick tenement; cost, $200; owner, Frank Licato, 19 Catherine st; architect, Harry Zlot, 63 Grand st. Plan No. 280.

27TH ST, 22-24 West, fireproof partitions, Bell's fireproof fibre plaster blocks to 12-sty brick fireproof offices and lofts; cost, $1,000; owner, Edmont Realty Co., 56 Worth st; architects, Neville & Bagge, 105 West 40th st. Plan No. 285.

31ST ST, 48-58 East, and 4th av, 450-60, mason work, roofing (concrete slab, t. and g. finish), stair tower, stairs (steel, slate treads), concrete floors, structural steel, fire doors, fireproof windows to two 12-sty brick offices and show rooms; cost, $3,000; owner, Deforest Estate Corporation, 7 Wall st; architect, Russell C. Cory, 39 Cortlandt st. Plan No. 272.

41ST ST, 439-41 West, gravity tank, pressure tank (supplying sprinkler system), tank enclosure, steel supports to 6-sty brick store and lofts; cost, $2,000; owners, S. Harlow Bros. Co., Thos. Scharlow, president, 439-41 West 41st st; architect, The Rusling Co, 39 Cortlandt st Plan No. 251.

45TH ST, 552 West, toilets, partitions, windows, plumbing to 4-sty brick tenement; cost, $800; owner, John H. Knuud, 505 West 43d st; plans by owner. Plan No. 260.

52D ST, 304 West, stairs, partitions, mason work to 4-sty brick stores and dwelling; cost, $1,000; owner, Walton Estate, Louis F. Walton, trustee, 583 8th av; architect, Harrison G. Wiseman, 644 8th av. Plan No. 264.

52D St, 12 East, metal-covered roof shed to 6-sty brick dwelling; cost, $100; owner, Frank B. Keech, 12 East 52d st; architect, Mary R. Jay, 24 East 65d st. Plan No. 240.

52D ST, 443-49 East, gravity tank, pressure tank (supplying sprinkler system), tank enclosure, steel supports to 5-sty brick factory; cost, $3,100; owners, Mendelsohn Bros., 45 Leonhard st; architect, Rusling Co., 39 Cortlandt st. Plan No. 269.

54TH ST, 23 West, bay window (fireproof, concrete floor), terra cotta walls (copper-covered), skylight, prism glass ceiling, structural steel to 5-sty brick residence; cost, $2,000; owner, Wm. Hall Walker, 23 West 54th st; architects, Carrere & Hastings, 225 5th av. Plan No. 253.

60TH ST, 36-40 West, cement concrete floors throughout 5-sty brick garage; cost, $5,000; owner, Nicholas Henry, 36-40 West 60th st; architect, Adolph E. Nast, 346 5th av. Plan No. 268.

68TH ST, 410-416 East, erect new stairway, partitions, bulkheads, fireproof doors to 6-sty brick cigar manufactory; cost, $1,000; owner, Freuk. S. Meyers, 648 Broadway; architect, Freuk. Jacobsen, 152 East 23d st. Plan No. 274.

106TH ST, 158 East, w. c. compartment to 5-sty brick stores and tenement; cost, $200; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 280.

113TH ST, 514 West, brick extension, skylights to 1-sty brick stores; cost, $600; owner, Michael A. McBride, White Plains, N. Y.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 266.

126TH ST, 164-170 East, erect wooden tank, stand-pipes to 6-sty brick theatre; cost, $200; owner, estate of Timothy D. Sullivan, N. Z. Lowe, Receiver, 55 Mercer st; architect, Julius Rosenwach, 615 Grand st. Plan No. 281.

131ST ST, 21 West, windows, bath rooms, to 5-sty brick tenement; cost, $2,000; owners, H. & F. Realty Co., Ignatz Herman, president, 2215 5th av; architect, Samuel Cohen, 505 5th av. Plan No. 251.

139TH St, 640 West, erect wood tank to 6-sty brick apartment; cost, $150; owners, Philip & Juliet Livingston, 3 East 90th st; architect, Julius Rosenwach, 615 Grand st. Plan No. 278.

181ST ST, 600-14 West, metal store front, change of stairs to 2-sty brick stores and offices; cost, $600; owner, Geo. W. Lawrence, 600 West 181st st; architect, Geo. Hof, Jr., 341 East 158th st. Plan No. 271.

BOWERY, 30, exit, increase of seating capacity to 1-sty brick moving picture theatre; cost, $300; owner, 3d Av R. R. Co., 130th st and 3d av; architect, 372 Union st, Brooklyn. Plan No. 246.

BROADWAY, 767-69, steel balcony to 5-sty brick clothing store; cost, $1,000; owner, Marks Arnheim, Inc., 767 Broadway; architect, Chas. H. Richter, 68 Broad st. Plan No. 291.

BROADWAY, 2753-55, removal of brick work, general repairs to 7-sty brick stores and tenement; cost, $500; owner, Samuel McMillan, 210 West 42d street; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 295.

LEXINGTON AV, 2023, partition, store front to 5-sty brick stores and tenement; cost, $250; owner, Moritz Neuman, 304 Pearl st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 266.

PARK AVE, 1248-52, structural steel, removal of masonry to 6-sty brick stores; cost, $250; owner, Kyell Realty Co., 35 Nassau street; architect, Harold L. Young, 1204 Broadway. Plan No. 298.

PARK ROW, 168-70, stair extension, metal store fronts, mason work, structural steel to 5-sty brick stores and lofts; cost, $7,000; owner, Hoffman Estate, Inc., Wm. Harris, Pres., 258 Broadway; architect, Louis A. Sheinart, 2390 2d av. Plan No. 297.

1ST AV, 954, toilet, skylight to 4-sty brick store and tenement; cost, $300; owner, Crescent Star Realty Co., 211 East 55th st; architect, Geo. Dreas, 1436 Lexington av. Plan No. 306.

2D AV, 2274, store front, structural steel, stairways, partitions, removal of existing posts and store front to 3-sty brick store and lofts; cost, $5,000; owner, Brown Estate, Ethel Brown, trustee, 20 Nassau st; architect, Jacob Fisher. 25 Av A. Plan No. 273.

2D AV, 158, terra cotta partition, balcony (steel beams, brick arches), to 5-sty brick store and tenement; cost, $100; owner, Partola Mfg. Co., 201 East 10th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 256.

2D AV, 115, stairway to 3-sty brick stores and offices; cost, $250; owner, Margaret Miller, 9 Willow pl; architect, Jacob Fisher, 25 Av A. Plan No. 258.

2D AV, 2201, partition, toilet compartment, tile floor to 5-sty brick stores and tenement; cost, $205; owner, Egidio Comodo, 249 East 113th st; architect, Fredk. Jaeger, 441 East Tremont av. Plan No. 263.

2D AV, 26, erect wooden tanks to 6-sty brick tenement; cost, $150; owner, Simon C. Bernstein, 15 East 40th st; architect, Julius Rosenwach, 615 Grand st. Plan No. 278.

3D AV, 2052-54, store front, c. i. columns, cellar stairs, iron sidewalk, doors to 4-sty brick store and tenement; cost, $800; owner, Gates Estate, 100 West 125th st; architect, Harry Hurwitz, 270 Grand st. Plan No. 249.

5TH AV, 2244, removal of store front, stoop, plumbing fixtures, dumbwaiter and partitions, plumbing, partitions, dumbwaiter shaft (fireproof block), fireproof dumbwaiter doors, fire escape, store fronts, mason work to 5-sty brick stores and tenement; cost, $1,800; owner, Samuel Pitzele, 926 Eastern pkway, Brooklyn, N. Y.; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 252.

5TH AV, 64-66, 2-sty brick fireproof addition to 6-sty brick offices and stores; cost, $25,000; owner, The Macmillan Co., Geo. P. Brett, Pres., 64-66 5th av; architect, Chas. H. Caldwell, 101 Park av. Plan No. 262.

5TH AV, 516, gravity tank, pressure tank, fireproof tank enclosure, steel supports to 14-sty brick offices and lofts; cost, $1,550; owner, Rowan Realty Co., Geo. H. Downey, Pres., 60 Wall st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 300.

5TH AV, 615, tank, steel supports to 13-sty brick hotel; cost, $300; owner, Geo. Kemp R. E. Co., 615 5th av; architect, Rusling Co., 39 Cortlandt st. Plan No. 301.

7TH AV, 2072-2074, install wash basins, enlarge bathroom to 3-sty brick stores and apartments; cost, $600; owner, Mary J. Cunningham, 46 Hamilton pl, Thomas Cunningham, Atty.; architect, John Brandt, 271 West 125th st. Plan No. 287.

8TH AV, 571, remove store fronts and brick wall, proving new cast iron columns and steel beams, erect new piers to 3-sty brick store and furnished rooms; cost, $650; owner, Frances Heil, 315 Central Park West; architects, Horenburger & Barues, 112 Bowery. Plan No. 282.

8TH AV, 2406-68, stairs (slate treads), t. c. block stair enclosure, metal store fronts, metal cornice, structural steel, nreproonng (steel lath and plaster), mason work to 5-sty brick store and tenement; cost, $6,000; owner, Anna R. Morris, 12 West 30d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 275.

9TH AV, 337, roof elevation, bath room compartments to 3-sty brick stores and dwelling; cost, $600; owner, Richard Ray, N. Y. Life Ins. Co., 52 Wall st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 290.

10TH AV, 213, metal store front, g. i. cornice, cabinet partitions, structr. steel, plumbing to 5-sty brick store and dwelling; cost, $750; owner, Bertha Nathan, 1111 Madison av; architect, John H. Knubel, 505 West 40d st. Plan No. 305.

RANDALL'S ISLAND, South Hospital, present balconies of steel frame and wood roofs, to remove wooden parts and replace same with fireproof materials; cinder concrete floors, kalamein sash and terra cotta blocks, 5-sty brick hospital; cost, $3,000; owner, Dept. of Charities, John A. Kingsbury, commissioner, Municipal Bldg.; architects, Rimmerwright & Porter, Municipal Bldg. Plan No. 254.

Bronx.

151ST ST, s s, 125 e Morris av, repair damage done by fire to 1-sty brick church; cost, $500; owner, Church of Our Lady of Pity, Rev. Francisco Oppici, 276 East 151st st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 49.

160TH ST, s s, 96 w Park av, 2-sty frame extension, 20.8x20.4, to 1-sty frame stable; cost, $500; owners, H. J. & E. G. McArdle, 311 East 156th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 48.

177TH ST, s s, 300 e West Farms rd, 1-sty brick and concrete extension, 38x27.8 to 1-sty brick boiler house; cost, $6,000; owners, The Bronx Co., Wm. H. Birnan, on premises, president; architects, Janes & Corles, 124 West 40th st. Plan No. 42.

BATHGATE AV, e s, 506 n 178th st, 1-sty brick extension, 10x72, new stairs, &c. to 3-sty frame store and tenement; cost, $1,000; owner, Root. Clemans, on premises; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 40.

CHATTERTON AV, 2051, raise to grade 2-sty frame dwelling; cost, $725; owners, John R. & Pauline Davies, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 46.

LONGWOOD AV, s s, 70 e Garrison av, new basement to 2-sty frame dwelling; cost, $500; owner, Jos. Meyer, 552 Union av; architect, Anton Pirner, 2069 Westchester av. Plan No. 47.

ST. LAWRENCE AV, 1518, 2-sty frame extension, 22.6x11.6, new girders, new partitions to 2-sty frame dwelling; cost, $1,800; owner, Nita De Guiseppe, 1522 St. Lawrence av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 44.

SHORE DRIVE, e s, 500 n Split Rock rd, new toilets, new front, new partitions, &c, to 2-sty stone club house; cost, $15,000; owners, City of New York; architects, Delano & Aldrich, 4 East 39th st. Plan No. 41.

WEBSTER AV, n w cor 193d st, 1-sty brick extension, 10.9x43.6x36.6, to two 2-3-sty frame stores and dwellings; cost, $1,200; owner, J. Albus, on premises; architect, W. Kenny, 2600 Decatur av. Plan No. 50.

WESTCHESTER AV, 678, new partitions to 5-sty brick stores and tenement; cost, $150; owner, Brener Realty Co., 1009 Prospect av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 43.

Brooklyn.

ASHFORD ST, 537, interior alterations to 2-sty dwelling; cost, $250; owner, Solomon Pashkowitz, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 807.

CLAY ST, 93, plumbing to 5-sty tenement; cost, $500; owner, Ida C Williams, 148 Hancock st; architect, Otto Reissmann. Plan No. 814.

CLEVELAND ST, 580, interior alterations to 2-sty dwelling; cost, $200; owner, Elias Rappaport, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 834.

CLEVELAND ST, e s, 340 n Hegeman av, plumbing to 2-sty dwelling; cost, $150; owner, Lewis Woolley, 755 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 957.

COURT ST, 324, interior alterations to 3-sty store and dwelling; cost, $500; owner, Thos. Quinn, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 951.

FULTON ST, 474, exterior alterations to 4-sty brick store; cost, $500; owner, Star Shoe Co., 1033 Broadway; architect, L. Allmendinger, 926 Broadway. Plan No. 938.

GOLD ST, 66, exterior alterations to 2-sty garage; cost, $500; owners, Benj. Moore & Co., 231 Front st; architect, Thos. H. Cole, 713 Decatur st. Plan No. 794.

HENDRIX ST, 449, repair fire damage to 2-sty dwelling; cost, $500; owner, Harry Appelman, 445 Hendrix st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 939.

HICKS ST, 371, exterior alterations to 4-sty tenement cost, $200; owner, Michele Gianusso, on premises; architect, John Burke, 372 Union st. Plan No. 803.

JACKSON ST, 147, extension to 2-sty dwelling; cost, $200; owner, Anna Viscountl, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 800.

JONES WALK, w s, 57 s Surf av, interior alterations to 1-sty restaurant; cost, $500; owner, Lillian Griffin, West 30th st and Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 717.

KOSCIUSKO ST, n s, 275 e Throop av, interior alterations to 3-sty school; cost, $700; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 829.



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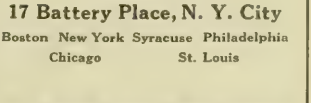
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Plans Filed Alterations (Continued).

OAKLAND ST, 315, interior alterations to 3-sty tenement; cost, $500; owner, Jennie Mandl, 880 Manhattan av; architect, Michael Rosenburg, 350 Fulton st. Plan No. 894.

POWELL ST, 198, extension to 3-sty dwelling; cost, $800; owner, Jacob Sossi, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 832.

POWELL ST, 437, interior alterations to 4-sty store and tenement; cost, $200; owner, Max Musicant, 431 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 950.

SANDS ST, 219, extension to 3-sty dwelling; cost, $1,500; owner, Antonio Cognanse, 193 Sands st; architect, Haus Arnold, 2134 East 17th st. Plan No. 913.

STANHOPE ST, 303, interior alterations to 2-sty dwelling; cost, $2,500; owner, Wm. Galsong, on premises; architect, Louis Alimendinger, 926 Broadway. Plan No. 814.

TROUTMAN ST, 70, extension to 2-sty shop; cost, $2,000; owner, Boston Trading Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 860.

VARET ST, 135, extension to 1-sty stable; cost, $360; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 867.

VARET ST, 181, interior alterations to 3-sty tenement; cost, $600; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 910.

WALWORTH ST, 159, extension to 3 factories; cost, $1,200; owner, Anton Chapel, Willoughby av and Walworth st; architect, E. J. Messinger, 394 Graham av. Plan No. 924.

SOUTH 1ST ST, 259, exterior and interior alterations to 2-sty store and dwelling; cost, $800; owner, Max Finkelstein, on premises; architect, A. C. Kunzle, 182 Harmon st. Plan No. 827.

9TH ST, 94, extension to 4-sty warehouse; cost, $48,000; owner, Thos. Roulston, 100 9th st; architect, William Higginson, 21 Park Row, Manhattan. Plan No. 797.

9TH ST, 498, extension to 3-sty dwelling; cost, $865; owner, Dr. Justus Wright, 363 11th st; architect, B. F. Hudson, 319 9th st. Plan No. 928.

14TH ST, 111, interior alterations to 2-sty dwelling; cost, $200; owner, Sarah Marcus, 566 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 836.

EAST 19TH ST, 1202, interior alterations to 2-sty dwelling; cost, $800; owner, Arthur W. Middleton, 1202 East 19th st; architect, Chas. C. Wagner, 26 Court st. Plan No. 856.

EAST 28TH ST, 460, extension to 2-sty dwelling; cost, $1,500; owner, Wm. MacAdam, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 805.

60TH ST, 1402, interior alterations to 3-sty theatre; cost, $1,500; owner, Chas. Gahran, 6005 14th av; architect, Angelo H. Martire, 6005 14th av. Plan No. 869.

84TH ST, 1851, extension to 2-sty dwelling; cost, $1,200; owner, Dr. Roderick Byington, on premises; architect, Chas. S. Haviland, 328 52d st. Plan No. 852.

ATLANTIC AV, 45, interior alterations to 4-sty store and tenement; cost, $350; owner, Lorenzo Zambold, on premises; architect, Geo. H. Suess, 2966 West 20th st. Plan No. 846.

ATLANTIC AV, 2632, interior alterations to 3-sty office; cost, $500; owner, Theo. Kiendl, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 850.

BEDFORD AV, 1411, extension to 3-sty dwelling; cost, $2,000; owner, Otto Weiler, 160 Rogers av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 845.

BELMONT AV, 38, interior alterations to 3-sty store and tenement; cost, $250; owner, Rachel Fox, on premises; architect, Louis Dannacher, 907 Fulton st, Queens. Plan No. 796.

FLATBUSH AV, 1144, extension to 3-sty store and dwelling; cost, $1,000; owner, Albert Rosen, 416 Park pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 849.

FLATBUSH AV, 120, interior alterations to 4-sty tenement; cost, $200; owner, Borough Lunch Co., on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 948.

GRAHAM AV, 442, interior alterations to 2-sty dwelling; cost, $250; owner, Mary Warner, 207 Meeker av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 903.

LEWIS AV, n w cor Decatur st, interior alterations to 3-sty school; cost, $3,500; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 929.

MANHATTAN AV, 250, extension to 2-sty dwelling; cost, $4,500; owner, Jos. Secolar, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 835.

MANHATTAN AV, 831, exterior alterations to 3-sty store and dwelling; cost, $250; owner, John P. Kerns, 777 Manhattan av; architect, Louis E. Kramer, 372 Miller av. Plan No. 940.

MONTROSE AV, 85, interior alterations to 3-sty dwelling; cost, $200; owner, Chas. Werbelovsky, 83 Meserole st; architect, Tobias Goldstone, 49 Graham av. Plan No. 868.

MORGAN AV, 55, plumbing to 3-sty engine house; cost, $1,200; owner, City of New York; architect, Wm. S. Connell, Municipal Building, Manhattan. Plan No. 848.

NASSAU AV, 124, interior alterations to 2-sty storage; cost, $250; owner, Jas. Carlos, 121 Nassau av; architect, Ph. Tillion, 381 Fulton st. Plan No. 823.

OCEAN AV, 1576, extension to 2-sty club; cost, $10,000; owner, Terrace Club, on premises; architect, Jas. A. McCarroll, 619 East 17th st. Plan No. 914.

PARK AV, 759, interior alterations to 3-sty dwelling; cost, $200; owner, Harry Inufeld, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 858.

PATCHEN AV, 75, extension to 3-sty dwelling; cost, $300; owner, Edwin Loucks, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 921.

PITKIN AV, 1744, interior alterations to 3-sty dwelling; cost, $500; owner, Nathan Averich, 1580 St. Mark's av; architects, Farber & Markowitz, 189 Montague st. Plan No. 918.

PUTNAM AV, 893, exterior and interior alterations to two 2-sty convents; cost, $12,000; owner, Church of Our Lady of Good Council, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 808.

RAILROAD AV, 2941, interior alterations to 3-sty dwelling; cost, $750; owner, Salvatore Derposito, on premises; architect, Geo. H. Suess, 2966 West 20th st. Plan No. 854.

SARATOGA AV, 519, interior alterations to 3-sty store and dwelling; cost, $500; owner, Bessie Sollar, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 872.

SCHENCK AV, 540, interior alterations to 3-sty dwelling; cost, $300; owner, Fink Realty Co., 1601 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 919.

SUMNER AV, 7, exterior alterations to 3-sty store and dwelling; cost, $150; owner, Francis Kalish, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 859.

THATFORD AV, 55, interior alterations to 3-sty tenement; cost, $300; owner, Harry Niemark, 375 Rockaway av; architect, Max Hirsch, 391 Fulton st. Plan No. 947.

3D AV, 781, interior alterations to 3-sty tenement; cost, $300; owner, Joe Chelnowski, 213 27th st; architect, Harry Rocker, 9004 5th av. Plan No. 952.

6TH AV, 597, interior alterations to 3-sty tenement; cost, $250; owner, Julius Barnett, 574 6th av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 820.

15TH AV, 6714, raise 2-sty dwelling; cost, $400; owner, Pasquale De Caparis, 7704 15th av; architect, Angelo Adamo, 1526 71st st. Plan No. 926.

Queens.

BAYSIDE.—11th st, w s, 140 n Lawrence blvd, plumbing to dwelling; cost, $200; owner, A. Cushman. Plan No. 220.

CORONA.—43d st, 35, 2-sty frame extension, 16x26, rear dwelling, tin roof, interior alterations; cost, $1,200; owner, George A. Steigleder, premises; architect, J. R. Nuss, 83 West Fillmore av, Corona. Plan No. 252.

CORONA.—Burnside av, s s, 40 w 42d st, 1-sty added to top dwelling; cost, $400; owner, J. Grojan, 85 Burnside av, Corona; architect, A. J. Grimm, 46 West Jackson av, Corona. Plan No. 258.

CORONA.—Park av, n s, 100 w 49th st, erect store front and remove piazza; cost, $120; owner, John Racke, premises. Plan No. 251.

ELMHURST.—Vietor pl, s s, 200 e Broadway, 1-sty frame extension, 10x12, rear dwelling, tin roof; cost, $300; owner, H. M. Commiskey, on premises. Plan No. 227.

FAR ROCKAWAY.—Broadway, s w cor Jarvis la, interior alterations to store, new plumbing; cost, $364; owner, M. Goldman, Broadway and 4th st, Manhattan. Plan No. 235.

FAR ROCKAWAY.—Central av, n s, 200 w John st, 1-sty frame extension, 22x25, both sides of dwelling, general interior alterations; cost, $8,000; owner, Mrs. E. A. Brinkerhoff, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 193.

FLUSHING.—Colden av, 116, 1-sty frame extension over present extension rear dwelling, interior alterations; cost, $400; owner, James Schappell, 823 East 166th st, Bronx. Plan No. 229.

FOREST HILLS.—Station sq, cor Greenway terrace, general interior alterations to dormitory, tile roof; cost, $2,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 254.

FOREST PARK.—Park la and Union tpk, 1-sty concrete extension, 21x47, side office, interior alterations, tile roof; cost, $53.28; owner, Dept. of Parks, Queens, Forest Parkway, Richmond Hill; architects, Erdman & Hann, 101 Park av, Manhattan. Plan No. 218.

FOREST PARK.—Park la and Union tpke, plumbing to office; cost, $428; owner, Dept. Parks, Forest Park, L. I. Plan No. 245.

GLENDALE.—Dry Harbor rd, n e cor Railroad av, plumbing to dwelling; cost, $76; owners, Bishop Securities Co., 345 5th av, Manhattan. Plan No. 192.

JAMAICA.—South Quail st, n s, 114 w Garfield av, 1½ sty frame extension, 18x22, rear dwelling, interior alterations; cost, $500; owner, Evelyn Sandoll, on premises; architect, B. Kurz, Fulton st, Jamaica. Plan No. 229.

L. I. CITY.—Jackson av, s s, 311 e Barn st, general interior alterations to store and office building; cost, $800; owner, John Condax, 408 Jackson av, L. I. City. Plan No. 244.

L. I. CITY.—Broadway, s s, 75 e Court st, 2-sty extension, 17x15, rear dwelling, tin roof, interior alterations; cost, $800; owner, Frances Guilatti, 175 Broadway, L. I. City; architect, W. Sprosser, 211 12th av, L. I. City. Plan No. 249.

L. I. CITY.—Thompson av, Orton and Manley sts, gas piping and factory; cost, $100; owners, National Carbon Co., on premises. Plan No. 224.

METROPOLITAN.—Grandview av, n s, 310 e Metropolitan av, new foundation to stable; cost, $100; owner, A. Maz, on premises. Plan No. 238.

MIDDLE VILLAGE.—Pulasky st, 59, interior alterations to dwelling; cost, $300; owner, J. Margolis, on premises. Plan No. 239.

OZONE PARK.—University pl, n w cor Hatch av, plumbing in dwelling; cost, $75; owner, Julius Jaeger, premises. Plan No. 257.

RICHMOND HILL.—Jefferson av, e s, 300 s Jamaica av, plumbing in dwelling; cost, $60; owner, J. Havens, premises. Plan No. 256.

RICHMOND HILL.—Chichester av, s s, 100 w Beach st, plumbing to dwelling; cost, $60; owner, B. D. Hopper, on premises. Plan No. 222.

RIDGEWOOD.—Woodward av, 478, plumbing in dwelling; cost, $150; owner, Rev. O. J. Beyer, premises. Plan No. 250.

WHITESTONE.—18th st, 44, plumbing to dwelling; cost, $125; owner, M. Worms, on premises. Plan No. 232.

WINFIELD.—Ramsey st, w s, 75 n Adde st, new foundation to dwelling; cost, $100; owner, C. Tymann, on premises. Plan No. 230.

WINFIELD.—Madison av, 16, plumbing to store and dwelling; cost, $250; owner, Christian Tyman, on premises. Plan No. 105.

WOODHAVEN.—6th av, 144, frame storm shed, store; cost, $75; owner, E. W. Merrill, premises. Plan No. 200.

WOODSIDE.—Trainsmeadow rd, n w cor, alterations to shed to provide for shop; cost, $150; owner, V. Klein, premises. Plan No. 253.

Richmond.

BOND ST, 21, Port Richmond, alteration to brick bakery; cost, $1,400; owner, J. W. Staples, Port Richmond; architect, O. H. Lee, Port Richmond. Plan No. 45.

TARGEE ST, w s, 300 s Broad st, Stapleton, alteration to frame dwelling; cost, $150; owner, Rudolph Rochow, Stapleton; architect, Louis Doerr, Stapleton. Plan No. 46.

VAN DUZER ST, w s, 50 s St. Paul's av, Stapleton, alterations to frame dwelling; cost, $100; owner, Mrs. West, Stapleton; architects, Hesse & Offerjost, Stapleton. Plan No. 40.

RICHMOND AV, w s, 160 s Grove av, Port Richmond, alteration to frame dwelling; cost, $100; owner, Charity E. Decker, Port Richmond; builder, Ed. Jones, Port Richmond. Plan No. 41.

RICHMOND TURNPIKE, n s, 25 e Monroe av, Tompkinsville, alteration to brick tenement; cost, $20; owner, John Astorino, Tompkinsville; owner builds. Plan No. 43.

RICHMOND TURNPIKE, n s, 50 w Tompkins av, Tompkinsville, alterations to brick store and dwelling; cost, $200; owner, H. Krancer, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 44.

WESTERVELT AV, e s, 67 n 1st av, Tompkinsville; alterations to brick tenement; cost, $40; owner, Flora B. Federman, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 42.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 13. The location is given, but not the owner's address.

NEWARK.—Abraham Hauptman & Co., 211-213 Summer av, 4-sty brick, $30,000.

JERSEY CITY.—Israel Levin, 13-15 Vroom st, two 3-sty brick, $30,000.

WEST NEW YORK.—Abraham Boorstein, n w cor Hudson av and 80th st, 4-sty brick, $20,000. James Rubino, 802 Hudson av, 4-sty brick, $14,000.

PATERSON.—Henry Frost, 108 Lafayette st, 3-sty frame, alteration, $200.

PERSONAL AND TRADE NOTES.

M. M. PORTER, architect, has opened offices at 78 Reade st.

RUTH DEAN, landscape architect, is practicing her profession at 4 West 40th st.

GEORGE W. CONABLE, architect, has moved his office from 456 4th av to 46 West 24th st.

C. E. CRONK, architect, is practicing his profession at 112 North Main st, Herkimer N. Y.

ZOLTAN DE NEMBETH, architect, has moved his office from 70 East 45th st to 100 Cathedral parkway.

A. E. STEPHENS COMPANY, general contractor, has moved its offices from 25 East 26th st to 101 Park av.

HOWARD CONTRACTING CO., INC., is conducting a general building business at 460 Flushing av, Brooklyn.

CHARLES M. MERWIN, architect, formerly located at 81 Flatbush av, has moved his offices to 87 Hanson pl, Brooklyn.

CHARLES H. PALMER, of the Watson-Palmer Supply Co., manufacturers' agent, has opened offices at 39-41 Cortlandt st.

THOMAS B. REID CONSTRUCTION CO., Point Pleasant, N. J., has moved its offices to the Hochberg Building, on Bay av.

RAPHAEL HUME, architect, has discontinued his offices at 331 Madison av and is now connected with the Newman School, Hackensack, N. J.

C. W. CLARK, architect, Parker Building, Cortlandt, N. Y., desires circulars, catalogues and samples from manufacturers interested in the building trades.

LEWIS & HILL, architects, 535 Brisbane Building, Buffalo, N. Y., desire samples and catalogues from manufacturers interested in the building trades.

WILSON & CRAIG, architects, 43 Barrett Block, Jamestown, N. Y., desire catalogues and other literature on building materials, factory and power equipment specialties.

E. A. HOWARD, architect, of 503 Bastable Building, Syracuse, N. Y., recently admitted his son to full partnership with him. The firm is now known as E. A. Howard & Son.

EDGAR H. ADAMS, formerly connected with T. H. Fraser, general contractor, of Brooklyn, has opened offices at 278 Madison av, Manhattan, where he will conduct a general contracting business.

WM. W. COLES, ARTHUR S. IVES AND ROLLAND A. DAVIDSON have formed a partnership for the general practice of engineering under the firm name of Cole, Ives & Davidson, with offices at 61 Broadway.

STANDARD LUMBER COMPANY, large producers of long leaf yellow pine lumber, Live Oak, Fla., has established its eastern selling headquarters in New York City at 32 Broadway, with L. J. Phillips in charge.

THE CEMENT GUN COMPANY, 30 Church st, has acquired the United States rights of the General Cement Gun Company, of Chicago. This company has opened a Chicago office at 914 South Michigan av, in charge of Charles A. Cooper.

FRENCH & FLICK, architects and engineers, have opened offices for the practice of their profession at 701 Snow Building, Syracuse, N. Y., and desire catalogues and samples from manufacturers and jobbers interested in the building trades.

THE ARCHITECTS OF NEW YORK have been provided with a fine opportunity to assist in the relief work among the wounded in the European war zone. The Salvation Army has sent an appeal to them, requesting the old tracing linen which, after it has been thoroughly washed and boiled, is made up into bandages.

EMPIRE CITY-GERARD COMPANY.—The office of this company has been removed from 40 and 42 East 22d st to the mill, at Greenpoint av, Jewell and Provost sts, Brooklyn. By concentrating their office force in close contact with their manufacturing plant the managers of this well known concern believe they will be better able to serve their customers.

DEXTER PORTLAND CEMENT CO., Nazareth, Pa., has announced that the sales arrangement existing between that company and Samuel H. French & Co., Philadelphia, Pa., were discontinued on February 5. The sales department is now located at Nazareth, Pa., and communications in regard to sales of Dexter Portland cement should be sent to the latter address.

GUY L. NOBLE, associate member A. S. C. E., has been admitted to partnership in the firm of Taber & Baxter, architects and engineers, 405-15 Gurney Building, Syracuse, N. Y. The firm will be known in future as Taber, Baxter & Noble, and is prepared to take up the design and supervision of power plants, factories and warehouses, either in steel or reinforced concrete construction, in connection with their past service in general building design.

THE CHESTNUT RIDGE BRICK COMPANY, located i ntheir new and more commodious quarters at 7-9-11 West 45th st, are quite optimistic as to the outlook for the face brick business for this year. According to the "New York Herald" they have sold, since February 1, 90,000 face brick for an apartment in The Bronx, 85,000 for an apartment in Brooklyn, 100,000 for twenty-two houses in East New York, besides the completion of an order of 500,000 sold last year for one hundred and eleven houses in Ridgewood.

ARTHUR H DIAMANT has been elected president and managing engineer of the Excavation and Foundation Co., 3 Dover st., New York City. Mr. Diamant has been engineer of construction for the Clark Co. of New York, for the past year on steel pile and reinforced concrete foundations. Prior to that for two years he was engineer of construction for the Canavan Brothers Co., in charge of earth and rock work, heavy foundations, and underpinning of tall buildings. Mr. Diamant began his engineering work in 1897 as transitman for the Metropolitan Street Railway Co. of New York.

OBITUARY

JAMES E. REILLY, a cut stone contractor, died at his home, 44 Chester av, Newark, N. J., Saturday, February 6.

WILLIAM F. GURLEY, a well-known manufacturer of surveying instruments, and president of the Union National Bank of Troy, N. Y., died suddenly in Atlantic City, N. J., Thursday, Feb. 18, aged fifty-five years.

BERNARD M'LAUGHLIN, of the firm of Craig Foundry Co., of Brooklyn, died of heart disease at his home, 1923 63d st, Brooklyn, Sunday, February 14. He was fifty-four years of age and is survived by three children.

WILLIAM H. CROWELL, a retired general contractor, died of a complication of diseases at his home, 343 North av, New Rochelle, N. Y., Sunday, February 14. He was sixty-two years of age and is survived by his widow and two sons.

GEORGE ALEXANDER LEWTHWAITE, head of the G. A. Lewthwaite Company, manufacturers of machinery and tools, 116 Walker st, died of pneumonia at his home in New Rochelle, Tuesday, February 16. He was thirty-eight years old and is survived by his widow, one son and two daughters.

SVEN JOHANSON, a retired general contractor, died of pneumonia, at his home, 438 Schenck av, Brooklyn, Friday, February 12. Mr. Johanson made a specialty of high-class interior trim and cabinet work. Much of the interior work in the Academy of Music was made and placed by him. He was sixty-two years of age and is survived by his widow and a son.

THOMAS LYNCH, a retired manufacturer of gas engines and a member of the Amalgamated Society of Engineers, died from chronic Bright's disease, at his residence, 327 92d st, Bay Ridge, Wednesday, February 17. Mr. Lynch was born in Staffordshire, England, seventy-two years ago and had been a resident of Brooklyn for forty years He is survived by a daughter.

GUSTAV LAUTENSCHLAGER, for more than thirty years one of the leading architects of Jersey City, prior to his retirement a few years ago, died at his home, 143 Hutton st, Saturday, February 13. He was born in Germany seventy-three years ago and settled in Jersey City after coming to this country, where he was for many years prominently identified with the growth and progress of the Hudson City section particularly. His widow and one married daughter survive.

JOESPH P. O'DONNELL, a prominent building contractor of Brooklyn, died at his home 2752 Kenmore place, Sheepshead Bay, Monday, February 15. He was born in Brooklyn fifty-eight years ago. He was active as a contractor up to about six years ago, when he discontinued his business. Mr. O'Donnell lived in the Bronx for about fifteen years and during that time built many houses in the Tremont section. He is survived by his widow and three daughters.

GEORGE S. G. LEWIS, a civil engineer, formerly in the employ of the Department of Bridges, New York City, died at his home, 207 Mount Prospect av, Newark, N. J., Monday, February 15. He had been ill for the last two years of a disease caused by the pressure to which he had been subjected while working in caissons under compressed air. Mr. Lewis was thirty-eight years old and was a graduate of Princeton University. While in the city's employ he was engaged in the construction of the Williamsburg and Queensboro bridges. He is survived by his widow.

HARVEY WARD LEONARD, of Bronxville, N. Y., an electrical engineer and inventor of prominence, died suddenly while attending the dance of the American Institute of Electrical Engineers in the grand ballroom of the Hotel Astor, Thursday evening, Feb. 18. Apoplexy is given as the cause of his sudden death. Mr. Leonard's life had been devoted to the study of electricity, and his work had formed a substantial part in the development of that force. When twenty-three years of age he became associated with Thomas A. Edison as a member of the latter's personal staff of four engineers selected to introduce the Edison central station system. One year earlier, in 1883, he was graduated from the Massachusetts Institute of Technology. In 1889 he became general manager of the light and power departments of the combined Edison interests in the United States and Canada, with headquarters in New York. Two years later he resigned to establish his own manufacturing business at Bronxville as the Ward Leonard Electric Company. Mr. Leonard retired from active management of this plant ten years ago and since then has devoted all his time to his duties as a consulting engineer. Among Mr. Leonard's most noted inventions were his device for moving revolving turrets on a battleship and an electrical safety appliance for elevators in mines. The Ward Leonard system for moving turrets was adopted by the United States Navy after the Spanish-American War. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

"MADE IN THE U. S. A.," INDUSTRIAL EXPOSITION will be held in Grand Central Palace, March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold its annual meeting and dinner in Newark, Tuesday, February 23. Secretary, Jas. M. Reilly, Newark, N. J.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6, under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sahler st, Omaha.

MECHANICS & TRADERS EXCHANGE held its annual meeting Thursday, February 4, at which the following officers for the year were elected: Francis N. Howland, president; Frank E. Conover, vice president; Edwin Outwater, treasurer; Charles E. Cheney, secretary. A. E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Francis M. Weeks and Ronald Taylor were elected trustees. Lewis Harding and William Crawford were elected representatives on Board of Examiners, Building Department.

NEW JERSEY ARCHITECTS.—At the February meeting of the New Jersey Chapter, A. I. A., Mr. Robert D. Kohn, of the New York Chapter, was present, and discussed the remarks made at the last institute convention referring to changes in the organization of the various institute chapters. The American Institute of Architects proposes very radical changes affecting the status of non-Institute members, and a plan was presented whereby all chapter members may eventually become Institute members. There is a strong feeling in Institute circles that something should be done very soon to bring chapter members into the Institute, and at the last convention certain amendments to the institute constitution will be considered, for the purpose of accomplishing this result.

AMERICAN GROUP OF THE SOCIÉTÉ DES ARCHITECTES DIPLOMÉS PAR LE GOUVERNMENT has planned a series of four conferences for the benefit of the families of the French architects at the front, to be held at the residence of Lloyd Warren, at 1041 5th av, on the 2d, 5th, 9th and 12th of March, at 11.30 A. M. The subject of the first conference will be upon "Le Drame Moderne," delivered by Eugene Brieux, the French academician and dramatist. Paul Chalfin will deliver the second lecture, the subject of which will be, "The Brenta Revisited." The third conference will be delivered by Ralph Adams Cram, of Boston, on "Mediæval Architecture of France in the Thirteenth Century." Pierre Gonin will address the society at the last lecture on a subject which will be announced later. The committee in charge of the four conferences is composed of: P. Burrall Hoffman, Jr., chairman; Archibald M. Brown, Duncan Candler, William Adams Delano, Joseph H. Freedlander, William M. Taylor, John W. Cross and Lloyd Warren.

RECENT INCORPORATIONS.

827 MELROSE AVENUE REALTY CO. has filed incorporation papers with a capitalization of $10,000, to do a realty and construction business, with offices in Manhattan. The diretcors are Jacob Holzman, 2 West 88th st; Daniel L. Korn, and Joseph Wetherbee, 1451 Broadway. Harry B. Raffel, 74 Broadway, attorney.

P. J. COSGROVE CUT STONE CO. has been chartered, with offices in Queens, to do a general quarrying and construction, deal in marble, granite, stone and building material business, with $10,000 capital stock. The directors are Patrick J. Cosgrove, 1123 Park av.; Thos. Coleman and John Coleman, both of 113 West 62d st. Kellogg & Rose, 115 Broadway, attorneys.

THE REALTY CORPORATION is the name of a $10,000 company, chartered with offices in Manhattan to do a realty and construction business. The directors are Clifton G. Marshall, 155 West 58th st.; Frederick T. Street, 56 Maiden Lane, and Martha E. Thompson, 265 West 36th st. U. S. Corporation, 34 Nassau st., attorney.

FRANKLIN PARK LAND AND CONSTRUCTION CO. has been chartered with $10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Oscar H. Cacciola, 261 Broadway, Mary B. Caccia, 473 West 158th st, and Ezio Baccanelli, 577 2d av. Alessandro Caccia, 261 Broadway, attorney.

UTICA AVENUE REALTY CO. is a $320,000 corporation chartered with offices in Manhattan to do a realty, general building and contracting business. The directors are H. A. Fluckiger, 80 Perry st, J. L. Watts, 152 East 43d st, F. M. Van Wagonen, 30 Evergreen pl, East Orange, N. J., and four others. The attorneys are Griggs, Baldwin & Griggs, 27 Pine st.

CULLEN-CHAMBRE CONSTRUCTION CO., builders, contracting, engineering and other technical advice, etc., has been chartered with $50,000 capital stock with offices in Manhattan. The directors are Jas. H. Cullen, Jr., Ferdinand F. Chambre and Etta Maury, all of 1 Broadway. P. F. Lahm, 1 Broadway, attorney.

CATHEDRAL CONSTRUCTION CO. has been chartered with $15,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Gerson B. Citron and Sarah Citron, both of 66 East 111th st, and Leo Schafran, 235 West 112th st. The attorney is L. Schafran, 51 Chambers st.

FIFTY-EIGHT PROPERTY, INC., is the name of a company chartered with $10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Wm. A. Ellis, Jr., 116 Nassau st; Elizabeth B. Schilling, 19 West 32d st, and Edward Browning, 221 West 83d st. J. Brackett, 3 West 35th st, attorney.

BUILDING MATERIALS AND SUPPLIES

COMMODITIES AWAIT LEAD OF STEEL IN GENERAL PRICE ADVANCE—SLATE POSTPONES INCREASE

Glass Unchanged—Jersey Fabricators Note Improvement in Inquiry

BUILDING materials are finding a steadier market throughout the metropolitan district. Prices, while strengthening, are still being shaded on sizeable contracts and time orders. Spot buying is closer to list than it has been since July 1, in all lines except lime, cement and metal ceiling. In those departments competition is forcing quotations to low levels, but mostly on cash or ten-day basis. Plate glass is without change, 90 and 30 per cent. being the prevailing discount.

Prices on this commodity, however, vary according to quality required. There are some low grades that are weak at list, but for the most part quotations are firm. Lumber is without change in prices as far as the general wholesale market is concerned, but the presence of a large quantity of spring orders is strengthening some lines, like spruce, pine and practically all the hardwoods. Supplementals are taking a higher rate, especially if they run into the late summer. Queens borough lumber companies are reporting an increasing demand.

Newark dealers are riding a normal quantity of lumber for this time of the year. Richmond is taking a liberal quantity of cement for highways and municipal construction.

New Jersey steel fabricators report an improvement in orders. Current business on hand is barely 25 per cent. of capacity. The American Sheet & Tin Plate Company has advanced prices of galvanized pipe ranging from 1 to 6 inches, $5 a ton making No. 28 3.25c. f. o. b. mill, Pittsburgh. Several of the independent pipe manufacturers have also advanced prices of galvanized pipe from $3 to $5 a ton to cover the additional cost of spelter used in galvanizing. Copper for flashing is duller and weaker. This is due largely to the break in exchange which has unsettled the plans of some of the copper producers who have been selling metal in Europe without specifying the basis of exchange. It reached this week an equivalent of 12¼ and 12⅜ f. o. b. New York.

Small pig iron sales developed in this district this week. A New Jersey founder was in the market for 400 tons. This was about the only conspicuous feature of the week, barely enough to indicate the state of the market. The New York Municipal railways will take bids on February 25 for third tracking of the Broadway elevated line in Brooklyn calling for about 7,000 tons of structural steel.

The linseed oil market is being watched closely by paint and varnish interests owing to the tightening of the market at Duluth. At present it is being quoted here at 55 and 56 cents a gallon in quantities. The general quotation in moderate lots here is 60 and 61 cents. Roofing and building slate interests decided not to advance prices at this time, preferring to maintain present levels and encourage new building operations.

The entire market seems to be awaiting the movement of steel. In the largest offices this week there was nothing expected in the way of an immediate advance although the February tonnage is showing a better movement than either December or January. It is generally believed that as soon as this commodity advances other lines will follow suit. No change is expected until the mill capacity reaches at least 65 per cent., which is ten points higher than the United States Steel Corporation is now operating. Common brick is without change and Portland cement was quoted at $1.32 for the best makes on general business. Spot business shades this level, however, but there is little of this kind of business moving, not anywhere near enough to make a market.

Builders may expect prices to continue low for some time. An official of the Building Material Exchange this week said he did not expect a change to occur in any important commodity for at least thirty days.

Plan filings for the five boroughs this week follow: In the corresponding week last year there were 165 plans filed with an estimated value of $1,584,270.

	Week ending Feb. 11		Feb. 19	
Manhattan...	6	$1,127,000	10	$1,073,000
Bronx.....	41	1,459,300	14	447,500
Brooklyn....	65	338,750	104	806,900
Queens.....	31	66,650	126	929,892
Richmond....	10	65,650	4	11,850
Totals.....	153	$3,057,350	258	3,269,342

PORTLAND CEMENT.

Final Paroxysm of Manufacturers Puts Product Here Below Cost.

WHAT is generally believed to be the final convulsion of one of the most bitter price wars the Portland cement manufacturers of the Lehigh Valley have ever indulged in developed this week when a sixty-five cent base went into effect. This means that cement is being sold here below cost, especially since the five per cent. additional freight rate is now operative.

Three years ago when the local association of manufacturers' agents was dissolved, cement was sold at the same level as it is being quoted to-day, but freight rates were not as high and the product could still be sold at a meagre profit. To-day, however, this building commodity costs 70 cents a barrel to put it on the cars at the mill.

Those on the inside realize that this is the retaliation of the larger companies against the cutting tactics of the smaller ones. Pending the incorporation and establishment of the 16 company combination the eastern factors in the deal are determined to force the cutting element to even lower levels, and since the new company will not be in shape to begin business before the first of May the building season doubtless will be well under way before an upward turn takes place.

There have been occasions when it has been expedient to force reluctant companies to enter combinations. Nothing of the sort is hinted at in the present price cutting policy of the cement trade supplying this market. One way to accomplish this purpose is to upset the market and compel the retirement of the competing interests or force them to sell at a loss. Price cutting companies usually are not the ones most desired in big undertakings, but they constitute a menace to stable, uniform and safe quotations and the quickest way to force them to their senses is to make the business they take at cut rates so voluminous and costly that they will have enough to take care of for some time, or until the market can be returned to a normal condition.

A consulting engineer of prominence is advising his clients to adhere closely to chemical analyses while the price situation is in the present acute stage and mill stocks are low.

LUMBER.

Over-Production Counteracted by Extra Heavy Spring Orders.

LUMBER, as a commodity, is undergoing rejuvenation both inward and outward. It is generally understood that there has been for the past year and a half an over-production of lumber at a gradually increased rate and the indications are, notwithstanding the ruinously low prices now obtaining, that this overproduction is still going on. A great deal has been said about the cost of producing lumber and it is quite generally realized that lumber is being sold for less than the cost of its production. Those who, for a time, had faith in curtailment now realize that no curtailment will be voluntarily made which will be thoroughgoing and comprehensive enough to bring about a speedy readjustment of supply and demand. An authority this week said:

"From 1905 to 1915 the general price level is a horizontal line while the cost of stumpage is ascending at a faster rate than during the previous decade and a half. Starting in 1890 with $1 per thousand stumpage we reach a cost of $2 in 1899; $4 in 1907; $5 in 1910; and as $5 seems to be about as high as yellow pine stumpage should go, it would look as if the operator had got to the end of his rope so far as hoping to add the carrying charges of his timber to his stumpage price—that is to say he has reached a point where he must earn from his operation sufficient profit from the manufacture of his lumber each year to pay the taxes, supervision and interest on his entire remaining supply of timber.

"Three months ago about eighty operators in Wisconsin and Upper Michigan resolved that lumber prices had reached their level from which further increase in the price would not bring about further increase in sales, and yet the cutting of prices has gone on because lumbermen did not get together enough in the matter of prices.

"Stocks on hand as compared with a year ago show 30 to 50 per cent. more lumber in the hands of manufacturers than last year. With the coming prosperity in our trade there should come an end to price cutting. I do not look for higher prices that bring about unhealthy expansion in overproduction like that in 1907 and 1913. Other building materials are on a horizontal or slowing descending price level. The horizontal price level is going to be the salvation of the lumber business. The diminishing supply of lumber is myth, but what we have to be concerned about is the diminishing demand for lumber."

COMMON BRICK.

Big Gain in Unloading—Hudsons at $6 Firmer—River Open.

WITH the Hudson river open as far north as Poughkeepsie and the demand improving in this market as shown by unloading figures as reported to the Record and Guide this week, there is a firmer tone to the $5 average price for good Hudson brick and the top at $6.25 shows signs of strengthening. More brick has been sold in this market since Jan. 1 than during the corresponding period last year; a significant fact, in view of the general impression, is that building materials have been in a sluggish market.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 18, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Thursday A. M., Feb. 11—6.	Arrived.	Sold.	Covered.
Thursday, Feb. 11.....	0	1	0
Friday, Feb. 12.....	0	1	0
Saturday, Feb. 13.....	0	0	0
Monday, Feb. 15.....	0	0	0
Tuesday, Feb. 16.....	0	0	0
Wednesday, Feb. 17.....	0	0	0
Thursday, Feb. 18.....	0	0	0
Total.....	0	2	0

Reported en route, Friday, Feb. 19—0.

Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, $5.75 and $6.25. Raritans, $6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Feb. 19—4. Covered, 0; covered sold, 8; total covered left over Feb. 19—30.

	Unloading.		
Feb. 5..8	162,000	Feb. 11..12	233,500
Feb. 6..5	93,500	Feb. 12..10	270,000
Feb. 8..12	228,000	Feb. 13..10	240,000
Feb. 9..14	336,000	Feb. 15..11	295,200
Feb. 10..12	155,000	Feb. 16..10	250,300
Holiday.....		Feb. 17..10	307,000
		Feb. 18..11	286,300
Total...51	984,500	Total...74	1,942,300

1914.

Left over, Friday A. M., Feb. 13—101.	Arrived.	Sold.	Covered.
Friday, Feb. 13.....	0	0	0
Saturday, Feb. 14.....	0	0	0
Monday, Feb. 16.....	0	0	0
Tuesday, Feb. 17.....	0	0	0
Wednesday, Feb. 18.....	0	0	0
Thursday, Feb. 19.....	0	0	0
Total.....	0	0	0

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Feb. 26—101.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 18, 1915..	92
Total No. bargeloads sold Jan. 1 to Feb. 18, 1915	62
Total No. bargeloads left over Feb. 19, 1915	30
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over Jan. 1 to Feb. 19, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 19, 1914	54
Total No. bargeloads left over Feb. 20, 1914	65

BRICK GRAFTERS GUILTY.

Sentences To Be Imposed Next Week on Harbor Culprits.

DETERMINED to break up the grafting habits of certain barge captains that have been taking an illegitimate profit out of common brick from the Sayre & Fisher, and other brick yards supplying this market, William Walsen, of the North Hudson Supply Company, this week vigorously prosecuted the case against John Annilo, teamster, and John LeMoine, captain of the barge Athens, Matawan, N. J., and secured convictions, one for receiving stolen goods and the other for grand larceny.

Full details of this case were published in the Record and Guide of July 18. Since then the North Hudson Supply Company, working in conjunction with the Sayre & Fisher Company, have had detectives at work developing one of the most intricate cases of brick thievery that has ever been unraveled in this market. The volume of evidence that has been accumulated in the investigation leading up to the conviction of the two Hudson county men is of such a character that other prosecutions are likely to follow.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 27, 1915

HARBOR IMPROVEMENTS TO HELP REALTY

The Pending River and Harbor Bill Carries Provisions that, by Widening the Channel, Will Enhance East Side Property Values

NOTHING has been more intimately associated with the healthy development of real estate in the city than the improvements of New York harbor. The industrial and commercial supremacy of the city has been founded upon the peculiar and advantageous location of New York as a trade medium between foreign ports and the entire country. The early development of the city was due primarily to shipping, but of recent years, through a lack of knowledge rather than other reasons, real estate interests have overlooked the importance of proper harbor development.

At the present time the Rivers and Harbors Bill is before Congress for consideration, and the Advisory Council of Real Estate Interests feels that the various associations throughout the city should impress on their Congressmen the importance of having the appropriation for New York harbor increased, and simultaneously requesting that an amendment to the bill to be made so as to secure an increase in the width of the forty-foot channel within the boundaries of the port of New York, with a view also to securing a depth of thirty feet above the boundaries of the port.

Justice Requires It.

Today, through the Customs House and the various federal taxes levied upon its citizens, the city of New York contributes a large annual sum to the national government. In return for the financial benefit accruing to the government, it is but reasonable to expect that instead of developing practically unknown ports throughout the country and rivers scarcely navigable, Congress should contribute to a deepening of both the East and North rivers. Much can be accomplished if the various real estate associations would only display more energy to get things for their community as has been done by many of the small cities and coast towns throughout the country.

Why East Side Real Estate Falters.

A careful examination of the maps of the War Department would show that real estate has depreciated in value along those sections of the river front where the bed has not been deepened for a number of years. In fact, extending along the greater part of the Manhattan side of the East River there are no facilities for accommodating large-draft vessels, simply because the water is less than thirty feet in depth. Extending from Grand street to 33rd street there is a long reef where the rocks are no lower from the water level than sixteen feet.

Along the shore of this extensive reef there is an area of land with many houses that still bear visible evidences of a once prosperous and busy business locality, whose usefulness, however, passed along with the decadence of the sailing craft, and now the houses are chiefly decrepit tenements and junk storages, the business formerly there having gone to congest already crowded areas. With an appropriation of a few million dollars it would be possible for many of the large trans-Atlantic steamers to have their wharves here. Today a vessel drawing more than twenty-five feet cannot navigate successfully in these waters, while it is necessary for many of the vessels to utilize the narrow channel in the center of the river, in order to reach their terminals in lower Queens.

The shifting of commercial houses from the East to the North River and over to New Jersey is due entirely to the insufficient appropriation by Congress to our harbor development. In fact, unless the channels already existing are deepened, further commercial progress will be seriously handicapped. There would be no additional expense to the city or the taxpayers, because this appropriation is rightfully due to the city by Congress, in return for the taxes that go from the city into the national treasury. The Harbor Committee of the Advisory Council, consisting of Messrs. Thomas M. Mulry, Cyrus C. Miller, Alfred E. Marling, Willard V. King and Frederick B. Pratt, would be glad to arrange for a conference with any association particularly interested in this subject.



WEST SIDE WATERFRONT IMPROVEMENTS IN PROGRESS.

Another matter which the Advisory Council considers of vital importance at this time, which all associations should carefully watch, is the question of the abandoned canal lands up-State. When the new barge canals are placed in operation a large part of the land now used by the Erie Canal will be abandoned. This canal passes through very valuable sites in Buffalo, Syracuse and Rochester, and many of the small up-State cities. These canal lands are of considerable value, and the Council feels there should either be a constitutional amendment or adequate legislation providing that, as they are abandoned, they should be completely appraised and a law enacted prohibiting their sale at less than such appraised values.

It has been estimated that these lands are worth anywhere from between ten to two hundred million dollars, and New York City's share would be large.

BROOKLYN NEEDS THREE-FAMILY HOUSES

But the Departmental Requirements Are Not Adapted to Narrow Lots—A Statement of Costs—The Board of Brokers Issues a Report

CONFERENCES are being held under the auspices of the Advisory Council of Real Estate Interests with a view to solving the three-family house question by harmonizing the aims of conflicting interests and obtaining remedial legislation. Representatives of the Brooklyn Board of Real Estate Brokers and the Brooklyn builders' association, Superintendents of Buildings and others have met with the committee of the Advisory Council consisting of Messrs. Bailey, Blum, Veiller, Pratt, Calder and Miller, and have discussed the advisability of taking the three-family house out of the Tenement Law altogether, and modifications of that proposition. The committee is now holding executive sessions and will soon make a report.

Difference in Cost.

A report to the committee of the Brooklyn Board of Real Estate Brokers, from Walter B. Wills, a Brooklyn architect, shows that the difference in cost of constructing a three-story three-family brick house under the Tenement Law and a house of the same design and plan under the Building Code would be made up of the following items:

Fire-escapes.	$110.00
Fire passage (material, labor, studs, plaster-boards).	60.00
Cellar steps (extra steps and risers).	10.00
Cellar steps (extra bulkhead in first floor)	30.00
Cellar stairs (inside 8" inclosure of brick)	30.00
Cellar doors (fireproof top and bottom).	25.00
Eight fireproof doors, jambs, and trim in public hall, 1st, 2d and 3d floors.	100.00
Deafening public halls and vestibule.	60.00
Bulkhead leading to roof of studs, sheathing, metal, also roof on same.	55.00
Fireproof door in same.	12.50
Skylight on roof (extra size).	3.00
Dumbwaiter shaft of 3" fireproof blocks.	50.00
Fireproof doors to same no additional cost.	
Entrance and stairhall partitions, both sides covered with ½" plaster boards, also ceilings.	50.00
Brick filling between beams in hall partitions.	10.00
Additional 4" on stairs, including rail, etc., 2' 8" to 3'	20.00
Tiling of bathrooms, also slate or marble base.	50.00
Total.	$675.50

Architect Wills further says:

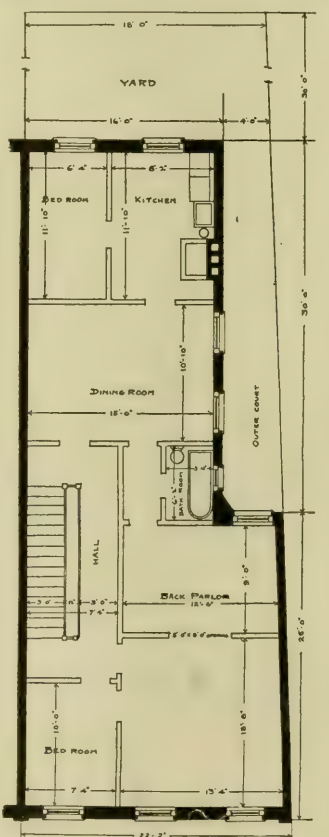
"Under the present tenement laws it is impossible to obtain a layout in a building 20x55 feet, the reason being that a bathroom must receive light and ventilation from a window opening directly on to a yard, court or street. This being required, the minimum dimensions of a building would be 20x60 feet, and below are given the items for the additional 5 feet with costs:

Additional cost of 4" brick added to the side foundation walls and side walls of superstructure, 110 run ft. x 42 ft. high, this being required under Building Code on account of the side walls exceeding 55' in depth.	$510
Additional cost of 12" brick wall 10' x 35' and 16" foundation 10' x 8'.	185
Extra 1-beam under the first floor and also one extra fireproof column.	7
Excavating, 5' x 20' x 8'.	45
Cellar cementing.	12
Timber, labor, nails, etc., complete 5' x 20'	60
Furring extra walls 5" x 10" three floors.	20
Extra studding for partitions dividing dining-room from kitchen, 5" x 10", three floors.	12
Extra base, floor moulding, picture moulds.	5
Metal roofing, 5' x 20'.	8
Lathing, plastering, labor.	75
Painting.	20
Total.	$959

"The additional 5 feet in depth requiring 12-inch walls with all the additional expenses, as per this sheet, is not required in the old layout, as good-sized rooms are obtained on the older layout with smaller courts. The principal item is, of course, the one representing the difference in cost between 8-inch walls and 12-inch walls."

The Brooklyn Board of Real Estate Brokers has approved of a report of its Tenement House Committee (A. J. Waldron, chairman,) which states that the members of the committee have worked one year with the tenement house officials and tenement house committee of the Bureau of Charities, trying to get rid of unnecessary requirements of the present tenement house law, as to three-family houses. They conceded practically nothing. The report further says:

"Old residences in the older sections of our city that do not pay to rent as single-family houses are suited for three families.



FLOOR PLAN OF A THREE-FAMILY HOUSE.
Approved by the T. H. Dept., but requires a 22.5 ft. lot. Brooklyn lots are only 20 ft. wide.

"But the requirements for large courts, bulkhead to roof, etc., together with the building code law, restricting 8-inch walls to 55 feet in depth, make t'ie cost prohibitive, layout of rooms small and impractical.

"The question to be answered now is, 'Shall we have a city of twenty to thirty-family tenements or shall we be allowed to use our old houses and build three-family buildings that are safe, sanitary and have good light and air, but are not prohibitive in cost and tied down by unnecessary tenement house regulations and requirements?'

"Owners of property all over the city are disgusted and discouraged at the many aggravating and often trivial annoyances and requirements of the Tenement House Department, which are undoubtedly unneccessary for a three-family house. Every real estate broker and private owners all over the city have heard prospective purchasers say, 'I will not buy a tenement house and submit to the annoyances of the Tenement House Department.'

"This is driving the individual ownership of real estate out of the market.

Plan New Three-Family Houses.

"We claim our plan for the new three-family house, that every apartment shall run through from street to yard, only one apartment on a floor, only three apartments in a building, only bedrooms and baths on courts, all living-rooms to be either front on the street or rear on the yard, to be superior in every way to the present twenty or thirty-family tenement.

"It is better that only three families pass in and out of a common hallway where, in most every case, you know the tenants in the house, or having twenty families pass in and out of a common hallway, where you do not know the families and it is impossible to restrict to the same class tenants in the careful way you would for only three families?

"In this so-called modern tenement, the law allows and the builders are building twenty to thirty-family apartment houses; some of these apartments having all of their rooms on an interior or exterior court, with no rooms either to the front on the street or rear on the yard. Does such an apartment compare with an apartment in the three-family house above described?

"We only want, in each of these three classes of properties, the right to use the old buildings, so as to get fair returns, and in the new buildings, to be able to build and rent without unnecessary requirements and regulations.

"We want and need to maintain the value of our old buildings in the older built-up sections of our city, and we want to build new three-family houses in the suburban sections of our city for our middle class people, and not drive the ownership of our real estate into the hands of large owners and real estate corporations.

"We firmly believe that in most parts of our city the three-family house is far preferable to the city at large, than the large tenements.

"The Tenement House officials and charity organizations of our city say we should only consider the value of our old houses as "so much old material on the property on top of the land value." Average value for second-hand material is $100, while the assessors assess us from $2,000 to $6,000 for these old houses, and the city makes us pay high taxes on the assessors value, not the Tenement House Department's value, and the Tenement House Department officials and charity organizations keep us from using our property so we can pay the taxes on the assessors' valuations. Is this fair?

"We should be allowed to use our old properties for three families or only have to pay taxes on the land value. We believe the law of our State supreme, but we do not believe the State has a right, however, to keep on the statute books a law which confiscates any property which we bought in good faith, in many cases, before the law was enacted.

"This is confiscation without compensation, and is a just cause for rebellion of the property owners of New York City against this law in relation to our old properties, unless we can change the law so we can use them for three families."

BUILDING APARTMENTS IN FLATBUSH

Removal of Restrictions Opens New Field for Multi-Family House Construction—Demand for Suites Exceeds Supply

FOR years property on Ocean avenue in Brooklyn, between Prospect Park and Foster avenue, was so restricted that it permitted only the erection of high-class private dwellings. These restrictions were entailed by individual owners and were for various terms of years. As a consequence the thoroughfare developed rapidly and soon became the heart of one of the most attractive parts of the Flatbush section, and, on account of its many handsome homes, was known as one of the borough's show streets.

During the last five years the majority of these old restrictions have expired, and speculative builders and investors were quick to realize the opportunities afforded to erect high-class apartment houses on available sites. A number of these have been built and they have been so uniformly successful that many others are projected for the coming spring.

Ocean avenue apartments have attracted a desirable class of tenants. The rents obtained for apartments is comparatively high, but, when all things are considered, the prices asked are not exorbitant, especially in view of the fact that the neighborhood is unexcelled, and has numerous natural advantages. The apartments are carefully planned and built by masters of the craft, and managed by experienced superintendents. In point of service rendered, they compare favorably with the best type of multi-family dwellings in Manhattan. Rentals in these buildings range from $10 to $15 a room, with $12 as the average price paid. On the transverse streets, rentals in apartments are somewhat lower and will average about $10 per room.

With the exception of Buckingham Court, at the corner of Beverly road and Ocean avenue, which is an elevator apartment, these buildings are almost without exception four-stories in height and are generally planned with front and rear apartments. The rear apartments are not objectionable in the least, however, as they, with few exceptions, have for an outlook the extensive gardens of private dwellings abutting.

Apartment house construction along this thoroughfare has had a beneficial effect on property values which has extended to adjacent streets. According to prominent real estate men, who have had a long experience in this section of Brooklyn, values have increased at least 200 per cent. during the last five years. Lots which five years ago were sold at $3,000 now are held at from $8,000 to $10,000 each. While the character of the thoroughfare has changed on account of the recent development, its prestige and popularity have not suffered. Ocean avenue is still and probably always will be the main artery of Flatbush for pedestrians and motorists.

Many features of these apartments make them different from those in Manhattan and other sections of Brooklyn, and it is largely due to this condition that their successes as investments can be attributed. Possibly the most distinctive feature of these structures is the large interior court, which is found in a number of the buildings. As a general rule these courts provide the main entrance to the building. Many of them have been designed in a formal fashion somewhat along the lines of an English garden with fountains, statuary, potted shrubs and evergreens. These courts are lighted at night and present an artistic and effective appearance. Another distinctive feature of these apartments, different from those in other localities, is that they are invariably set back from the building line from 14 to 20 feet. This of course detracts from the depth of the building, but provides ample space for ornamental planting.

Owners of the apartments have but little difficulty in obtaining tenants for these buildings, and in some instances there are waiting lists. For example, "Cathedral Arms," a forty-family apartment on Ocean avenue, near Church avenue, was completed by Wolfinger & Lasberg, owners and builders, about November 1, 1914, and by January 1, 1915, every apartment was rented and occupied. The owners have had plans prepared with the view of erecting two other buildings in the vicinity similar in plan to the first one.



OCEAN AVENUE, BROOKLYN, LOOKING TOWARD PROSPECT PARK, FROM BEVERLY ROAD.



OCEAN AVENUE, BROOKLYN, LOOKING TOWARD SHEEPSHEAD BAY, FROM DITMAS AVENUE.

IMPORTANT LEGISLATION COMING OUT

A Measure of Home Rule for New York—Adding to Powers of State Labor Department—To License Steam Fitters—Amendments to the Tax Law

A HEARING was held at Albany on Monday on Senate bill No. 136; Assembly bill No. 207, entitled "An act to amend the Tax law, establishing the State Tax Department, defining its powers and duties, and transferring thereto certain powers of the Comptroller." A brief was submitted by the Real Estate Association of the State of New York suggesting amendments.

To conciliate up-State interests, which were hostile, Republican lawmakers have decided to strike out of the tax bill, as favored by the Governor, the clause which gave power to a new commission arbitrarily to revise assessments on real estate in any county. A new paragraph provides that the commission may change or cancel assessments only by permission of a court. This, it is expected, will enable the majority to pass the bill.

Changes in the secured debt tax law which would mean millions of dollars additional revenue to the State on bonds are proposed in a bill introduced by Senator Boylan. The measure would exempt such holdings from taxation for one year on the payment of a tax of one and one-half of one per cent., and after that time tax them as personal property.

A bill making it criminal neglect not to disclose in writing in a contract of sale or deed of sale of real property any mortgage or lien of which the grantor shall have knowledge has been approved by the Advisory Council of Real Estate Interests.

The council has recommended that the bill to amend Section 948 of the Charter be opposed until properly amended. This bill provides that privately laid pavements may be classified according to their character as permanent and temporary pavements and may be accepted by the city according to their class.

With regard to the proposed repeal of Sections 242, A and B, of the Charter, under which the Commission to District the City is now sitting, the council feels that a question of policy is involved in these bills and that for the time being this should receive the serious consideration of all property owners. A hearing will be held on these bills next Wednesday.

The following new measures have been introduced:

Assembly Bills.

A. 831 (Stoddard).—Amending the Greater New York charter (section 56) by giving concurrent jurisdiction to the Board of Estimate and Apportionment and the Board of Aldermen to fix and regulate the salaries of all city officers and employees.

A. 836 (Ahern, by Request).—Amending the Tax Law (section 188) by providing for an annual tax equal to three per cent. of its gross earnings on trust companies insuring titles to real property or guaranteeing mortgages on real property. The tax is to be one per cent. on its capital, surplus and undivided profits, in case the gross earnings of the company shall exceed one per cent. of such capital, surplus and undivided profits.

A. 842 (Evans).—Amending the Workmen's Compensation Law generally. Every employer subject to the provisions of the Workmen's Compensation Law, at the election of the employe, must deduct from the weekly wages of such employe a pro rata share of the cost of securing compensation, based upon the weekly pay-roll. The rate of insurance paid by employers and deducted from the weekly wages of employees is placed under the supervision of the compensation commission, who may make such orders as justice requires. An employe may have the option of bearing the cost of securing compensation, instead of having compensation paid by his employer. The employe must file a written notice of his election to exercise such option. Where the employe does not exercise his option, the failure of the employer to secure payment of compensation shall have the effect of depriving the employer of the defense of contributory negligence, or that the employe assumed the risk of the employment, or that the injury was caused by the negligence of a fellow servant. It is made larceny for an employer deducting the pro rata cost of compensation from the weekly wages of an employe, not to use such money strictly for the purpose intended.

A. 851 (Gillen).—Empowering the Board of Assessors of New York City to hear and determine claims for damages for change of grade in the construction of the Manhattan Bridge or approaches on Canal street, Chrystie street and Forsyth street, in the Borough of Manhattan, and Flatbush avenue extension, Bridge street, Concord street, Chapel street, Duffield street, Johnston street, Gold street and Prince street.

A. 852 (Green).—Inserting in the Greater New York Charter a new section (1019-b) empowering the Board of Estimate to modify or reduce, or grant other relief, in case of an assessment for public improvement confirmed after January 1, 1908, where the assessment is excessive, or the combined assessments in any two consecutive years exceeds 60 per cent. of the assessed value.

A. 868 (Keeney).—Inserting in the Real Property Law a new section (276) providing that where an action has been brought to enforce the specific performance of a contract in relation to real estate, and the party against whom a judgment is rendered does not comply within the time appointed, the court, upon its own order shall make, execute and deliver the convevance, release or acquittance directed by such judgment.

A. 879 (Evans).—Inserting in the General City Law a new article (4-b) providing for examining boards of steamfitters and general power pipe-fitters in cities. It is unlawful to conduct the business of steam-fitting and general power pipe-fitting unless a certificate of competency has been secured. Provision is made for the registration of steam-fitters and general power pipefitters at the office of the Superintendent of Buildings in the city in which their business is conducted.

West Side Improvements.

A. 930 (Cotter). Providing that the New York Central and Hudson River Railroad Company shall, within four months after this act takes effect, prepare and submit to the public service commission of the first district plans, specifications and profiles which shall provide for a tunnel through which shall pass all of its lines of track extending along the westbound of Riverside Park from Spuyten Duyvil creek southward to 72d street, in the borough of Manhattan, New York city; or which shall provide a covering over such tracks; or which shall provide a system of installing necessary conduits, wires, apparatus and equipment for operating trains by electricity. The board of estimate and apportionment of New York City may approve such plans, as approved by the public service commission or may amend them and approve them as amended.

Senate Bills.

S. 630 (Boylan).—Amending the Tax Law (sections 69, 70, 71, 81 and 94) by requiring tax collector to mail tax bills to every taxpayer of record on the assessment roll. The manner in which the property is to be described on the tax bill is given in detail. As soon as such bills are ready for mailing, the collector must publish in a newspaper, to be designated by the town board, and must post in five conspicuous places in the tax district, a notice that he has received the tax rolls and is ready to receive payment of taxes. No penalty shall attach to taxes paid within thirty days from the date of first publication of such notice. Taxes unpaid after thirty days are subject to a penalty of five per cent. To Taxation and Retrenchment Committee.

S. 651 (Hewitt).—Amending the Highway Law (sub-division 6 of section 282 and section 284) by regulating the fees for the registration of motor vehicles as follows: Ten dollars for a motor vehicle, not electric, having a rating of 25-h.p. or less; $20 for a motor vehicle, not electric, having a rating of more than 25-h.p. and less than 4-h.p.; $30 for a motor vehicle, not electric, having a rating of 40 or more horsepower and less than 50-h.p.; $50 for a motor vehicle, not electric, having a rating of 50-h.p. or more. Fees are also specified for the registration of electric vehicles.

S. 698 (Spring). Amending the Tax Law (Subdiv. 7 of Section 4), by changing the total exemption of the real property of religious, charitable, educational, literary, scientific, library and cemetery corporations, to an exemption from taxation to the amount of $100,000. To Taxation Committee.

New Duties for Labor Commissioner.

S. 723 (Spring). Amending the Labor Law (Sections 83-a, 83-b, 83-c, and new sections 79-g and 91), by providing that the Commissioner of Labor shall enforce all the provisions of the Labor Law relating to the prevention of and protection against fire, and all rules and regulations of the Industrial Board. In the case of fire drills, the Fire Commissioner of New York city shall have jurisdiction in New York city. In all other parts of the state the Commissioner of Labor may supervise such fire drills. Automatic sprinkler systems installed in factories hereafter constructed are to be approved by the Fire Commissioner in New York City and elsewhere by the Commissioner of Labor. The Commissioner of Labor is given jurisdiction over the inspection of all boilers, except in cities where boilers are regularly inspected by competent inspectors acting under the authority of local laws or ordinances. To Labor and Ind. Com.

S. 725 (Spring). Inserting in the Labor Law a new article (15-a), regulating the keeping and storage of explosives. The quantity of explosives that may be lawfully stored in any factory building or magazine shall depend upon the distance that such factory building or magazine is situated from buildings, railways or highways, and the protection afforded by artificial barricades. A quantity and distance table is included in the bill. Provision is made for the storage of explosives in tight metal, wooden or fibre containers, which shall be plainly marked with the name of the explosive. Construction of magazines is regulated according to the amount of explosives to be stored. There are other provisions regarding the transportation of explosives and their sale within the state. To Labor and Industries Committee.

EXPEDITION TO THE STATE CAPITAL

Being Organized by Realty Conference Committee to Protest to the Legislature Against the Over Regulation of Buildings.

A LARGE delegation from all boroughs of the city will appear at Albany on Wednesday next to discuss the Lockwood-Ellenbogen bill for simplifying building inspection. A hearing on this bill will be given by the Joint Committee on Affairs of Cities, in the Senate Chamber at two o'clock. Trains carrying the delegates will leave Grand Central at 8:25 a. m. on Wednesday and arrive in Albany in time to allow for luncheon before the hearing takes place. Those who have not already made reservations through the Conference Committee at 115 Broadway, Room 215, are asked to do so at once.

Probably few measures have created such enthusiasm among real estate owners, architects, builders and others who come in contact with the numerous city departments as the Lockwood-Ellenbogen measure, which provides not only for making inspections simpler, but promises also a reasonable amount of economy. "The measure has been carefully amended so as to remove every reasonable objection that could be made to it, and it is now believed to be in such form as will warrant general endorsement," the committee says.

The measure, if enacted, will make it possible for architects and builders to file one set of plans for the construction and alteration of a building instead of being compelled to file, as is now necessary, seven sets of plans with different departments and then await their convenience for approval. It places jurisdiction over construction, alteration and structural changes in the Building Bureaus of the several boroughs, but does not interfere with the "housekeeping" powers of the Tenement House and the Labor Departments; that is to say, these departments still continue to have jurisdiction over maintenance and housekeeping in buildings under their control.

The changes contemplated are to be made gradually between May 1 and September 1, so as to avoid confusion.

The bill provides for a Board of Standards composed of the Building Superintendents of the several Boroughs who shall make rules and regulations covering building matters. These rules and regulations again are to be subject to the approval of the Board of Examiners composed of experts in various building trades.

In support of its argument for the passage of the measure the executive committee of the Conference Commitee of Real Estate and Allied Organizations, through whom the bill was introduced, points to the fact that the present chaotic conditions governing building inspection is not only expensive, cumbersome and annoying, but is seriously hurting values in New York City. As emphasizing this fact it cites the following in the way of multiplicity of inspections:

Factory buildings are inspected by the following departments: Fire, Health, Police, Tenement House, Building Bureau, Labor and Water Supply and Gas and Electricity.

Tenement houses, by Police, Fire, Tenement House, Building Bureau, Health, Water Supply and Gas and Electricity departments.

Tenement houses, with stores or factories, by Police, Tenement House, Fire, Health, Labor, Building Bureau, and Water Supply and Gas and Electricity departments.

Hotels and office buildings, by Police, Fire, Labor, Building Bureau, and Water Supply and Gas and Electricity departments.

Theatres and motion picture houses, by Police, Fire, Building Bureau, License Bureau, Water Supply and Gas and Electricity departments.

Churches and semi-public buildings are inspected by the Police and Fire departments, the Building Bureau, License Bureau and the Department of Water Supply and Gas and Electricity.

Private dwellings are inspected by the Building Bureau and the Department of Water Supply, Gas and Electricity.

Garages, by Police, Fire, Building and Water Supply, Gas and Electricity departments.

The Advisory Council of Real Estate Interests is also urging upon all property owners and real estate associations the necessity of attending the public hearing on the building bureau bill before the joint committee on affairs of cities at Albany, on Wednesday, March 3. The council says the agitation on the part of the real estate interests of the city to solve the perplexing problems of over-inspection has ultimately culminated in a sincere attempt on the part of real estate and allied organizations to propose legislation that, if enacted into law, should accomplish the desired reform and alleviate the repeated annoyance to which all property owners are now subjected.

"The time is now auspicious for everyone interested in this subject to unite with the delegation that will go to Albany on Wednesday. The present Legislature is sympathetic with the just conservation of property. Its members are less sensitive to the socialistic appeals of reformers than has been evident in past years. Consequently, it behooves all taxpayers' organizations, large or small, to become identified with this organized movement, which, on Wednesday, will endeavor to visualize by personal representation and statement the righteous cause for complaint against over-speculation that, in many instances, well nigh approaches confiscation of property values."

THE WORK OF THE "UNITED."

Defending Property Interests at Albany, City Hall and In the Departments.

The past week has been one of great activity for the United Real Estate Owners' Association. The legislative mill is working at full speed and any one who watches closely the process of expressing the vox populi as vox dei, cannot but be reminded of Governor Hill's saying: "Laws are like sausages; the less one knows how they are made, the more respect one has for them."

The halting of the Mills' bill, to create a fifth deputy police commissioner; and of the Lockwood bill, permitting contracts for disposal of city refuse to be made without public advertisement and competition, were largely due to the efforts of President Stewart Browne, of the "United," on the floor of the Senate.

On the same day, the Board of Aldermen voted down an ordinance which would have resulted in speculators on the outskirts of the city having their sidewalks renewed at municipal expense. A vigorous letter from Mr. Browne to the individual members of the board doubtless contributed much to this result.

Anxiety is still felt, however, among the representatives of property owners as to the results of the efforts which many delegations of local real estate associations, affiliated with the "United," are making to-day to help the passage of the bill, securing justice to the city against the exorbitant appraisals of the country tax districts through which the city's water conduits pass. The Mothers' Pension bill is being strongly opposed by the United.

The influence of the association has also made itself felt in the city departments, by securing the reduction of unjust appraisements for purposes of taxation, the suspension of unjust regulations, etc. Among the latter may be mentioned the arbitrary rule that no pool-table or bowling-alley should be operated in a room below the level of the street. This has been modified so as to apply only to disreputable places.

In the reduction of tax appraisals, the "United" has been very successful. The remarkable discovery was made while the Hoffman rule was applied to the depth of lots greater or less than one hundred feet, no rule, such as the Davies rule, was applied to lots of a greater or less width than twenty-five feet. The consequence is, of course, that it is impossible to claim any scientific accuracy for the appraisements, a situation which calls for, and will doubtless receive, careful attention from property owners' organizations so soon as the work of watching the Legislature shall be over.

President Browne says: "Property owners can feel sure that their rights are being defended in Albany, at the City Hall, and in the departments, as never before, and that the idea that the New York City property owner will stand for any imposition of taxes, is rapidly becoming a thing of the past."

The following associate members have recently been elected in the "United": Franklin Pettit, Schulte Realty Company, Col. Jacob Ruppert, Jr., Ottinger & Bro., Elias Kempner, Louis Reichardt.

Tax Conference.

Delegates from the Real Estate Board, the Allied Real Estate Interests, the Chamber of Commerce, Merchants' Association and the Bureau of Municipal Research are holding conferences to consider various plans for lightening the tax burden on real estate. They will present their findings to one or two big meetings and try to get the opinion of the general public in regard to the situation.

Secretary Robert S. Binkerd of the City Club is secretary of the conference.

While the total assessed valuation of real estate on the tax rolls last year was $8,049,359,100, all of the personal property that the tax department could find was $340,000,000, and of this over $140,000,000 belonged to corporations.

In all there is $1,873,895,000 of realty exempted on the tax assessments rolls. Of this, $381,230,000 is held by private or semi-public institutions. The aggregate of their holdings increases each year. In 1911 it was $356,392,000. It is said that $80,000,000 would cover all of the exemptions that such owners could claim with reason on the grounds of public service.

The list includes realty assessed at $188,921,000 held by churches, synagogues, monasteries, convents, mission and parish houses, seminaries and cemeteries on church plots; $33,195,000 by asylums and homes; $34,947,000 by hospitals, infirmaries and dispensaries; $36,053,000 by Christian, social, moral, mental, benevolent associations, societies, nurseries, settlement and lodging houses and the Salvation Army; $45,604,000 by colleges, schools and academies of a private character; $28,000,000 by cemeteries; $3,833,000 by libraries.

Burdened to the Limit.

Mayor Mitchel in a speech advocated abolition of recreation centres and cutting the appropriation for the Board of Education as retrenchment if a direct State tax is imposed. Real estate, he said, was already burdened to its limit.

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Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Building interests never get tired of trying to amend the lien law; but until they first come to some agreement upon the amendments best for all concerned there is not likely to be any change.

The former practice of immortalizing local politicians of passing fame by permitting their names to be bestowed on public streets and parks is a form of advertising at the public expense no longer countenanced in well-governed towns.

It is hoped that the constituted authorities of the city and State will respond to the well-meant efforts of the people who bear the burden of government to co-operate with the lawmakers in bringing that government more into harmony with the spirit and needs of the times.

An application for a railroad franchise on Broadway used to be the signal for a public uprising. The Kingsbridge Railway Company has just asked permission to build a trolley line on Broadway from 169th street south to Manhattan street. A hearing will be held next Friday at City Hall, at the unusual hour of 9:30. If Bronx property owners have any objection to an overhead trolley to make known, they will have to be around early.

Every head of department admits all departments and bureaus which send inspectors around to buildings should be under one head—that is, all except his particular department, which should be left free. The present Commissioner of Labor, Mr. Lynch, says, "By all means let us have under one head all the duties of inspection now performed by all the city departments, but place the entire control of factory buildings with the State Department of Labor." A resolution has this week been introduced in the Legislature to abolish the office of State Labor Commissioner and make his department a bureau of the State Department. Ripper legislation is having its innings.

The Transformation of Middle Broadway.

The purchase of the Albemarle and Hoffman Hotels for improvement with an office building carries one step farther the transformation of Broadway south of 34th street from an amusement into a business district. This progress has been going on for many years. One by one the theatres, hotels and restaurants situated in that vicinity have been changed from profitable into unprofitable properties. A prophecy of the coming change was made when Delmonicos moved up to Fifth avenue and 44th street almost twenty years ago, but Delmonico's moved somewhat ahead of the procession. After Delmonico's left, Martin's restaurant was situated for many prosperous years on the same site. It was not until about ten years ago that the transformation began to appear to be inevitable; and its inevitability was fairly established when a few years later the Fifth Avenue Hotel was abandoned and a sixteen-story office building erected on its site. Since then the Gilsey House has been altered to accommodate wholesale business, a number of loft-buildings have been constructed on different corners, and during the past winter plans have been made for re-employing the present sites of both the Bijou and Wallack Theatres. When these plans are carried out, all but two of the theatres and the hotels between 23rd and 34th streets on Broadway will have disappeared.

Building Activities in Prospect.

A very large proportion of the building activity of the current year will be concentrated on Broadway, Fifth avenue and Park avenue. On Broadway important improvements are likely to be undertaken on the southern half of the old Astor House plot; on the Hoffman House and Bijou sites, on the corner of 36th street; by Brokaw Bros., near 42nd street, and by a number of builders in the apartment house region farther north. Fifth and Park avenues cannot compete with this record, but still they are doing fairly well. If building on the side streets were as active as it is on the most important avenues, there would not be very much ground for complaint. On the whole, however, a fair amount of building activity is assured, provided the United States can keep out of foreign complications. At present the revival, the beginnings of which were plainly apparent some weeks ago, is checked by the uncertainty produced by the latest phase of the European war. A grave danger exists that the exports of this country to Europe may suffer seriously as the result of the British blockade and the German declaration of a war zone. Business may well hesitate until the present very serious complications are straightened out, but once a continuation of the export business is assured, there can be no doubt that a rapid revival of general business will soon follow. In the absence of such a revival, only a moderate amount of real estate and building activity can be expected, but, aided by business recovery, the prospects of a resumption of local business are excellent.

And Now a Direct State Tax.

The message of Governor Whitman reveals the full extent of the charge which the taxpayers of New York will have to pay as a consequence of the improvident methods of financing which have recently prevailed at Albany. There will be a deficit of at least $8,000,000 to be made up by the direct tax, which will mean an additional charge upon New York real estate of about $13,000,000. It is a terrific addition to the burdens of an already over-taxed class of property, and in paying it the residents of New York City will have the gratifying assurance that only a small part of it will be spent for their benefit. But there is nothing to be done about it. The present Republican administration has inherited debts from its predecessor which have to be paid.

Governor Whitman and his associates cannot fairly be held responsible for the increased burden that will as a consequence be fastened on the New York taxpayer. But even though the Republicans are not responsible, they will have to be on their good behavior, in order to avoid suffering from the effects of this unavoidable increase in direct taxation. They will have to indicate unequivocally their own intention to be really and intelligently economical. Up to date they have given no such indication. The object of most of their "reform" bills up to date has been that of legislating Democrats out of office and putting Republicans in their place. There was no proper inquiry into the reasons for the enormous increase of expenses of the last four years, or the extent to which these expenses can be permanently reduced. They have not made the slightest attempt to reform the methods, which have so much to do with the apparently irresistible increase in State expenses.

The helpless and fruitless efforts of American public opinion to deal with municipal, State and national extravagance is an extraordinary and a disconcerting fact. In this State every administration and every Legislature is accused by its opponents of extravagance. Every new administration and Legislature is elected on a platform which promises retrenchment and economy. No administration or Legislature seriously tries to keep its promises, yet the voters continue to substitute one party machine for the other, and then to complain because the tide of extravagance is rising. It will continue to rise until the American voter ceases to play the game of politics according to the rules prepared by professional politicians. In the meantime, something can be done by a revision of the State political system, which will enable the voter to see and understand more clearly who is responsible for extravagance in the expenditure of public funds. The friends of economical and efficient government have a rare opportunity to do effectual work in favor of economy during the constitutional convention, which meets next month.

Developing a Budget Procedure.

The time seems to have come when primitive methods no longer suffice in carrying on the business of this municipality. The business of the City of New York now amounts to $250,000,000 annually. In comparison, the city government spends each year more than the national government, exclusive of its military and post office departments. It employs 90,000 persons. Conceding that this great business is being carried on with intelligence and carefulness at the present time, let us ask if it also is being managed after a good plan? Has the city government such a financial program as would meet with even the moderate approval of the heads of any great private business?

There is very good testimony to the contrary in the first monthly bulletin of the Bureau of Municipal Research. Some of the largest and most eminent business men in America are represented in the bureau. As a citizen organization the trustees of the bureau have employed a staff to discover how the city does business—to find out what are the facts about organization, methods and results, and to make these facts known to the responsible officers. Its method is one of co-operation with the governmental heads, and is not merely a campaign of fault-finding.

The present thought of the Bureau of Municipal Research, as can be learned from its publication, is that the Board of Estimate, if it begins at once, can prepare and submit, (a) a definite "financial program" for 1916; (b) a well considered "work program," with estimates of expenditures for 1916, showing what public services are to be undertaken; (c) a well considered "public improvement program," showing proposed capital outlays; (d) a well considered "revenue program," with estimate of revenue returns for 1916; and also a "borrow-

ing program," with estimates of issues and redemptions; a "balance sheet," to show present and estimated financial conditions; an "operation account," and an "appropriation ordinance" better adapted for the exercise of legislative and administrative control than the present one.

With such data before them both administration officers and citizens would have, when considering the annual budget, a basis for safe and intelligent action. If for the first time in many years, the city now knows that its assets and liabilities are, if there is less waste in expenditures and disorder in administration, if the rights of property owners are respected as never before, it is owing to the more intelligent interest which citizens have shown in municipal affairs, and in no small degree this has followed from the help and co-operation which the city officers have received from the organization which now puts forth these suggestions for a program of budget procedure.

Good Titles and Bad Titles.

Editor of the RECORD AND GUIDE:

We have no plan in contemplation for turning a bad into a good title. What we propose is, that those who have a good title should be entitled to procure a declaration of it. I believe in point of fact there are few titles which are not good.—Sir Robert Torrens.

The principle embodied in the sentence quoted above, which was stated by Sir Robert Torrens, the originator of the Torrens System, in an essay by him in 1882, has become an axiom in Torrens Law discussions. Considerable misunderstanding, however, has grown up as to what is meant by this statement. The same thought has been restated by various writers, and in a recently contested action one of the judges of the Court of Appeals quoted with approval the statement made by one of the counsel that "the object and purpose of the law are to register good titles, not to cure bad ones." The underlying principle here stated is undoubtedly sound, but to understand exactly what is meant requires a knowledge of what is considered to be the difference between a good title and a bad title in the eyes of the law.

In England, titles are commonly referred to as being divided into three classes: (1) bad titles, (2) blistered or holding titles, (3) marketable or perfect titles. The Torrens system was not at any time considered as a means of giving to a man title to something which he did not really possess. It was devised as a method by which a man holding a certain definite title might apply to the proper public official to have that title determined and confirmed and a certificate thereof issued, which should conclusively and exactly state the rights of all parties in the property affected.

As a rule titles to real property are good. It rarely happens that a dispute arises over property involving a fundamental question of title. This is especially true in New York City, where careful conveyancing coupled with public records has been the rule for many generations. It has been said that all titles are theoretically defective. This is true only in the sense that a man's title is always subject to attack under the present system, and any irregularity, although occurring in transactions long past, may be brought out as an objection to a title. The alleged defect may be so insignificant that it would be impossible to eject an owner from his possession, but at the same time it might raise a doubtful question and in the absence of a judicial decision on the point, render a title unmarketable. Such a title is not necessarily a bad title and to do away with doubts regarding titles is one of the important advantages of the Torrens system, which makes a title conclusive and indefeasible and prevents any question being raised as to any matter which antedates the certificate of title.

For many years a form of action has been provided by the code of civil procedure, whereby title questions may be settled and clouds on titles removed. The present Torrens law contains a similar provision, and under the law the court may find in whom the title to the property is vested and may remove clouds from the title. (Sec. 390.) The Torrens law, therefore, is broad enough to enable the court to judicially determine all questions that arise relating to real property, but there is no law that can give a man something which he does not actually possess. The phrase "bad title" applies to a case where a man claims something to which he has no legal right. For example—a man might die leaving no will and no heirs and a stranger might seize possession of the property, set up a claim of title, and apply to the court to have his title registered. Such a title doubtless would be rejected by the court in its proper exercise of judicial discretion. Under the facts stated, the title to the property would revert by escheat to the State whence it originally came. It will tend to clear the thought if it is remembered that originally and actually all titles to real estate originated from the State and that private titles to property are simply rights granted to individuals with the consent of the community.

It will be seen that in the great majority of cases, a proceeding to register title does not involve a law suit between one individual against another in which opposing rights are contested, but the proceedings simply consist of an application to the court by an owner to have his title, which is stated in the application, examined and approved, and that a certificate thereof issue accordingly. For this reason the amendments now before the Legislature, which were introduced by Senator Bennett and are advocated by me, provide a simple and direct proceeding which any attorney can prosecute with little expense. If a contest should arise, however, the right of trial by jury is reserved so that the rights of all parties may be fully protected.

JNO. J. HOPPER,
(Register, New York County.)

"What Real Estate Needs."

Editor of the RECORD AND GUIDE:

I have sent you two letters under the above heading. I now add that real estate needs more co-operation and activity on the part of the owners of large estates.

The late John Jacob Astor, at my request, joined the then Taxpayers' Congress, which lasted about one year, and in doing so he said, "Stop the waste."

I suggested in your edition of February 20 a revival of the Taxpayers' Congress, and now add the mottoes, "Stop the waste," "Stop raising salaries" and "Stop appropriating money for luxuries that can wait a year or two." These three "Stops" make a good nucleus for united action.

I shall attend the hearing before the Joint Committee on Cities at Albany, March 3, concerning the bills to amend the Torrens Law and the bill to simplify building inspection. What a good impression it would make if I should ask, "Mr. Chairman, is there anyone here from the Astor, Goelet, Clark, Eno, etc., etc., estates?" and then have Vincent Astor or Robert Goelet rise and say, "I am here for my family estate!"

The real estate interests approve of the repeal of Chapter 669 of the Laws of 1911, which pensions the City Clerks, stenographers, etc., at a cost of nearly $200,000 a year. Every property owner should at once see or write his Senator or member of Assembly to favor this repeal bill when introduced. No time is to be lost, and the men behind this repeal measure will push it with energy.

ALFRED R. CONKLING.
157 East 70th Street.

Activities of the United Real Estate Owners' Association.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association has a committee in New York that investigates every bill that is introduced in the Legislature; every bill that affects real estate, directly or indirectly, receives an exhaustive examination by a committee of lawyers, real estate and business men; such bills are either approved or disapproved and are discussed by a special committee at legislative hearings specially arranged for.

We also ask all members of local real estate associations in Greater New York to write to their Assemblymen and Senators to oppose or favor, as the case may be, such bills as meet with our approval or disapproval.

We attend all Friday regular meetings of the Board of Estimate, at which matters affecting the expenditure of money in the city must be brought up; this takes up from one-half to three-quarters of the day; and we spend the preceding day in getting from the several departments the full original data that constitute the items that are on the Board of Estimate calendar for the succeeding day.

We attend all the regular weekly meetings of the Board of Aldermen. We also attend all public hearings on all matters affecting real estate and held before the Board of Estimate or before the Board of Aldermen.

With the consent of the Mayor we are making a thorough and searching investigation into the details of each department of the city, borough and county government, for the purpose of ascertaining where economies can be effected. We appear before all municipal departments on behalf of real estate owners who have individual or collective grievances to be remedied. We are instrumental in having introduced at Albany bills that will give relief to realty owners.

STEWART BROWNE,
President.

Bleeding New York City White.

(New York World.)

The efforts of the Mitchel Administration to find new sources of taxation to meet the increased budget and the direct State tax indicate plainly enough that the city is approaching the end of its rope. When a municipal income tax can be submitted seriously to the consideration of the Board of Estimate, and the Mayor frankly declares that real estate is now taxed to the limit, it is time for the people of New York to wake up.

The Legislature imposes what financial charges it pleases upon this community. It multiplies boards and commissions, and compels the New York City taxpayers to foot the bills. It increases salaries and reduces working efficiency, and leaves the city to find the money as best it can.

There will never be a permanent solution of New York City's financial difficulties until we have a system of home rule which gives the city's financial affairs into the hands of the Board of Estimate. So long as the metropolis is ruled from Albany the burden will grow heavier and heavier, until the inevitable collapse comes.

Pensions and Taxes.

"I'm for retrenchment. Think of paying $7,000,000 in police pensions! I've worked for thirty years for one company and I've given as good service to it as any policeman has to the city, yet I get no pension. The city pays more and higher salaries than ever before in the history of the world. Either it's got to be stopped or taxes have to go up, and if they go up business will go down."

"As for a salary tax I'm for it. I'm for any income tax. It's the fairest tax ever devised, as it makes every man pay his fair share for the privilege of living in this city."—Frank Bailey.

Alien Prohibition Upheld.

Albany, Feb. 25.—The Court of Appeals upholds the constitutionality of the law prohibiting employment of aliens on public works. The case will be appealed by the contractors to the Supreme Court of the United States.

Secretary Crane, of the Contractors' Association, states that Governor Whitman will be asked to send a special message to the Legislature urging the passage of a pending bill to repeal the alien clause of the labor law.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

TAX RATE FOR 1915.

Highest Rate Since 1902—All Boroughs Suffer.

LAST Thursday the official tax rates, by boroughs, was announced, and, it ratified by the Board of Aldermen on Monday and approved by the Mayor, will mean that property owners will be taxed at a higher rate than at any time during the last thirteen years, or since 1902. The average rate, based on the individual rates for the five boroughs, is $1.984 on each $100. The rates, by boroughs, for the last three years is as follows:

	1915	1914	1913
Manhattan	1.87	1.78	1.81
Bronx	1.94	1.77	1.81
Kings	1.92	1.84	1.85
Queens	1.95	1.80	1.85
Richmond	2.24	1.90	1.92

The following are the increases, as compared with last year: Manhattan, .09; Bronx, .17; Kings, .08; Queens, .15; and Richmond, .34.

Announcement was also made last Wednesday that Governor Whitman, in his message to both houses of the Legislature, gave, as his estimate, $18,813,303 as the amount which must be raised by the direct State tax to cover the necessary current expenditures. The estimate does not include anything beyond what is necessary to meet the deficiencies in the general fund, an amount for the barge canal construction and $8,000,000 for the Sinking Fund, which is a fixed charge.

Some of those in touch with the situation claim that, in all probability, $5,000,000 more would be required to create a surplus, without which the State cannot be regarded as being on a sound financial basis.

Governor Whitman gives an itemized summary of the State's finances, showing that the total estimated resources to meet budget requirements for the year ending September 30 next are $52,881,224.38. The administration of 1914, Governor Whitman says, made these appropriations:

For general purpose of government	$40,222,388.75
For sinking fund contributions	7,671,138.89

Other estimated expenses of the State Government, as given by Governor Whitman, are:

Special deficiency appropriation	$5,000,000
Canal construction	4,000,000
Workingmen's Compensation Commission	425,000
State aid for town highways	1,880,000
Indian reservation roads	40,000
State highway maintenance	2,000,000
Construction work at institutions	950,000
Grade crossing elimination	1,500,000

Then summarizing, the Governor says:

"The total adjusted appropriations chargeable against the present fiscal year, if the above appropriations are made, will amount to $63,694,527.74, instead of $47,899,527.74, a difference of $15,795,000. The total estimated resources to meet that budget for the fiscal year ending September 30, 1915, are $52,881,224.38, leaving a balance for which no money is available of $10,813,303.36.

"This balance of appropriations over resources, if approved by you, will have to be met by the levy of a direct tax in that amount, which will be substantially the eleven millions which it was claimed had been saved by the preceding administration. Moreover, a direct tax in such amount will not leave a dollar of surplus in the treasury on October 1, 1915, and will not provide the necessary funds to meet the State's sinking fund contributions, for which you will have to levy a still further direct tax amounting to about $8,000,000, making a direct tax in all, without providing a dollar of surplus or to meet any likely deficit of indirect revenue for the next fiscal year, of $18,813,303.36."

TAX BILL OPPOSED.

Objections of the State Realty Association to Administration Bill.

The Real Estate Association of the State of New York has taken definite action to oppose the passage of the Administration tax bill now before the Legislature. At a fully attended meeting at Syracuse last week this committee went on record in opposition to the bill.

This has been followed up by the submission of a carefully prepared brief which has been drawn by Jesse W. Ehrich, special counsel to the association. Points of this brief are as follows:

1. Objections made to the lack of provision as to the character and requirements of the new tax commissioners. The association insists that they should be made to devote their entire time to the work; that they should be appointed for a long enough term to insure their going into the work with the proper spirit, and should receive adequate compensation, sufficient to insure obtaining the right sort of men. The commission should be non-partisan rather than bipartisan. The association has recommended that one commissioner should be a lawyer and one a real estate man of at least ten years' standing. The third they believe should be a business executive.

In the second place they suggest that re-assessment should be made on application by any taxpayer, provided that the Tax Commission finds that the assessments have not been made in substantial conformity with the laws. They also suggest that in case of re-assessment the same should be made by a special board of three persons, the chairman to be chosen by the commission directly, and the other two members out of a list of six men submitted by the board of supervisors of the county.

In the third place, they have suggested that the equalization of assessments should be provided for New York City, as well as the rest of the State, and that some provision be made so that there may be equalization between the five counties constituting the City of New York.

The association feels that a mistake has been made in bringing up the matter of the transfer of the assessing of corporations from the State Comptroller's office to the new tax commission at this time. While the association believes that all powers of taxation should ultimately be centralized in this commission, provided that it has demonstrated its ability to handle the job, they feel that a political element has been needlessly injected into the situation. They believe that this matter can well wait until the Tax Commission has taken hold of the real estate assessing throughout the State and placed in on a businesslike and fairly just basis. This will require the entire time of the commissioners for many months.

The representatives of the association have been in conference with the leaders of the Senate and the Assembly, with the chairman of the Conference Committee which has this bill in charge, and with representatives of the Governor, and they have been assured that their recommendations will receive favorable consideration.

LOCAL IMPROVEMENTS.

Washington Heights District.

At the meeting of the Local Boards the following resolutions were approved:

Laying out a widening of Dyckman street on the southerly side, from a point about 300 feet west of D street to the Hudson River. The purpose of this proceeding is to include within the lines of Dyckman street the land necessary for the extension of the sewer. On December 8, 1914, the matter of extending the sewer at the foot of Dyckman sition of the necessary land.

Corlears Hook District.

Alteration and improvement to receiving basins at the northeast and northwest corners of South and Jefferson streets originated in complaint received from the Fidelity Warehouse Company, 140 Pearl street, and from the Merchants' Association. The cost is estimated at $720, and the assessed valuation at $678,500.

Alteration and improvement to receiving basin at the southwest corner of Beekman and Front streets, and construction of a new sluice basin. The cost is estimated at $420, and the assessed valuation of the property affected at $519,800.

Murray Hill Restriction Case.

A decision of the Court of Appeals handed down this week sustained the opinion of the Appellate Division of the Supreme Court in the Murray Hill restriction case, which held that the term "dwelling house" in the restriction includes an apartment house.

The Old South Church property at the southeast corner of Madison avenue and 38th street was sold some time ago to Bing & Bing and Harris & Maurice Mandelbaum, who announced their intention of building an apartment house. A movement was immediately started in the neighborhood by residents of the exclusive private residence colony to prevent this improvement, by invoking the restrictive covenant of 1847, which permitted only dwelling houses to be erected within a certain prescribed area in Murray Hill. The case was submitted to the courts on an agreed statement of the facts.

Height Limit in Albany.

Albany is about to limit the height of buildings in the neighborhood of the Capitol to eighty feet, so as not to dwarf or hide the beautiful edifice. Bills in the Legislature establish a Capitol District for the purpose.

PRIVATE REALTY SALES.

Although from the point of view of the number of sales reported, last week's total appears on the surface to make a better showing; yet this week's business may be considered better, more significant and more encouraging. While it is true that individual transactions rarely indicate a trend, yet several of the deals closed exemplify the assertions made in the Record and Guide last week and this week that the market is showing a distinct broadening tendency.

Business cannot be considered dull when it offers a $2,600,000 transaction which marks the passing of an old hotel landmark to be replaced with a commercial structure; a $1,200,000 apartment house investment purchase; several deals involving considerations around the half million dollar mark, and a goodly array of minor deals which show that the small dealer is taking advantage of his opportunity to acquire bargains.

There are always two ways of regarding a given situation. The pessimist will review the week's activity and say that one swallow does not make a summer and that two large deals do not mean the restoration of the market; the optimist will remember that a $1,900,000 building loan by an insurance company on a midtown building operation is not an everyday occurrence and that there is something in the increased number of small sales to newcomers in the real estate field in spite of all the talk of depression.

The initiative and daring of the New York speculative builder was never more strikingly illustrated than in the Hoffman House and Albemarle Hotel deals. The present Hoffman House was built only seven years ago at an estimated cost of $1,300,000. The other hotel was said to have cost Mr. Kinney $1,250,000 when he bought it ten years ago. These two structures which represent, with the land, between $4,000,000 and $5,000,000 in values are to be torn down and replaced with an entirely new class of building, namely a commercial structure. And yet there may be people who will say that even this week the real estate market was dull.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 30 last week and 17 a year ago.

The number of sales south of 59th street was 7, as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregated 14, as compared with 21 last week and 14 a year ago.

The total number of conveyances in Manhattan was 92, as against 133 last week, 12, having stated considerations totaling $716,600. Mortgages recorded this week number 52, involving $1,162,650, as against 61 last week, totaling $2,050,654.

From the Bronx 20 sales at private contract were recorded, as against 33 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $856,559, compared with $1,461,995 last week, making a total for the year of $7,046,566. The figures for the corresponding week last year were $568,349 and the total from January 1, 1914, to February 28, 1914, was $6,785,763.

Hoffman House to Go.

Trade has claimed the Hoffman House and its old neighbor, the Albemarle Hotel. The two famous hostelries are to be replaced with a sixteen-story commercial building from plans by H. Craig Severance and William H. Van Alen, to cost about $900,000. The heirs of the estate of Francis S. Kinney sold to Louis J. Horowitz, president of the Thompson-Starrett Construction Company, representing a new corporation, the two properties, comprising a plot 159 feet on Broadway and 192 feet in 24th street, at the northwest corner of the thoroughfares. The sale also included the four-story dwelling, at 5 West 24th street. The reported price was $1,700,000. The Metropolitan Life Insurance Company has agreed to finance the project with a building and permanent loan of $1,900,000. The brokers were Marston & Company and the Douglas Robinson, Charles S. Brown Company.

Cash Buyer in $1,200,000 Deal.

The Fullerton-Weaver Realty Company, S. Fullerton Weaver, president, sold to a client of the law firm of Gerard & Smith the twelve-story apartment house, 640 Park avenue, on plot 80x100, at the northwest corner of 66th street. The building was completed last August and is arranged for one tenant to a floor, the suites comprising eighteen rooms and six baths, at rentals ranging from $9,500 to $12,000 per annum. The building is fully tenanted on long term leases made through Douglas L. Elliman & Company as agents. Among the tenants are Mrs. Benjamin Thaw, Dock Commissioner R. A. C. Smith, A. C. Spreckels, Stephen C. Millett, Herbert L. and George O. Pratt and Mrs. Henry S. Redmond. The asking price for the property was $1,200,000. It is reported that the buyer paid all cash above a mortgage of $750,000. The sale ranks as one of the most important of the year.

Metropolitan Life Sells Corner.

The Metropolitan Life Insurance Company has sold the nine-story store, office and loft building at 434-438 Broadway, northeast corner of Howard street, on plot 60.10x97.8. The seller bought it at foreclosure for $430,000 in April, 1913. The name of the buyer could not be learned.

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Mr. Hammerstein Sells Opera House.

For a reported price of $820,000, Oscar Hammerstein has sold his Lexington Avenue Opera House property to the Gersten-Cramer Amusement Company, Frank Gersten, president. The property is known as 567 and 569 Lexington avenue. It forms an "L" around the corner of 51st street with a frontage of 50 feet on the avenue and 200 feet in the street. The land and buildings are said to represent an investment of about $1,000,000. Mr. Hammerstein acquired the property about two years ago from Harris & Maurice Mandelbaum and Bing & Bing. He originally intended it for the presentation of grand opera in English but he was subsequently prevented in carrying out this idea by a court order, interpreting the agreement which he had made with the Metropolitan Opera Company. The theatre has been used for moving picture and vaudeville purposes, and this policy will probably be continued, at least temporarily, by the new management.

New Federal League Ballgrounds.

Patrick T. Powers, who recently obtained the franchise of the Kansas City Federal League, has acquired at Harrison, N. J., a tract of land to be used as a baseball field for the Newark Federal League Club this season. The property contains about 110 lots in the west side of 3d street, extending from the north line of Burlington street to the center of the block between Somerset and Middlesex streets and west to 2d street, a total plottage of 620x550 feet.

Mrs. Beinecke Sells Estate.

Mrs. Bernard Beinecke has sold her sixty-five-acre estate at Oscawanna, just south of Peekskill, on the Hudson, to the 59th Street Realty Company, Albert I. Sire, president. It has been held at $100,000 and was given in part payment for the six-story building, 22 West 59th street, adjoining the Plaza Hotel, reported sold last week. The brokers were William A. White & Sons.

Apartment House Re-Sale.

Harold C. Mathews, who last week bought the six-story elevator apartment house at 5 to 7 West 91st street from the Bloomingdale Estate, has resold it through William B. May & Company to Percival Kuhne, banker, who gave in part payment the five-story dwelling at the northwest corner of Madison avenue and 63d street, on lot 20x70.

Taxpayer for Bronx Corner.

The Gaines-Roberts Company, builders, bought from Henry S. Keil, through H. L. Phelps, the plot at the southwest corner of Fordham road and the Grand Boulevard and Concourse, fronting 111 feet on the road and 190 feet on the concourse. The plot will be improved with a one-story business building.

Staten Island Waterfront Deal.

James S. Graham has purchased, through J. A. Mathews, the large tract of waterfront land at Woodland Beach, adjoining his Woodland Terrace property. The property is also adjacent to Midland Beach and was the last of the holdings of the Barnes family, having been in their possession for more than two hundred years.

Lower Broadway Sale.

Charles F. Noyes Company sold to a client of George C. Austin the five-story building, 450 Broadway, covering about 3,130 square feet. The building is under lease to Campbell, Metzger & Jacobson and was held at $125,000. The buyer is reported to be interested in other Broadway property.

Manhattan—South of 59th St.

BROOME ST.—Charles Buermann & Co. sold for the Bond & Mortgage Guarantee Co. the 4-sty building 141 Broome st, on lot 20x60.

WILLETT ST.—Rachel Seiden has contracted with Henry W. Siegel to exchange 58 Willett st, a 2 and 4-sty tenement and hall on lot 25x100 for a 164-acre farm and the New Washington Hotel at Ferndale, Sullivan Co., N. Y.

27TH ST.—Rose Hill Methodist Episcopal Church has received permission from the Supreme Court to sell its church property at 221 East 27th st for $50,000, and to apply the proceeds to paying off a mortgage on the Derbyshire apartment house, at 217-219 East 27th st, which it owns.

Manhattan—North of 59th St.

74TH ST.—Meyer H. Ullmann bought from the estate of Fanny Fischer, the 5-sty tenement 403 East 74th st, on plot 28x97.2.

97TH ST.—Mrs. Anna C. Burke sold 174 West 97th st, a 5-sty flat, on lot 25x100.

108TH ST.—Fred Oppenheimer sold for the Manny Fred estate the two 5-sty tenements, 165-167 East 108th st, on plot 33.8x100 to Morris Kohn.

113TH ST.—O'Reilly & Dahn sold for Amy Levy, the 3-sty dwelling, 41 West 113th st, on lot 18.5x100.11.

114TH ST.—Duff & Brown Co. sold for Louis Handros the 5-sty flat, 217 East 114th st, on lot 25x100.

118TH ST.—Lawyers Mortgage Co. sold 221 East 118th st, a 3-sty dwelling on lot 16.8x100.11.

119TH ST.—John T. Golden sold 514 East 119th st, a 4-sty flat, on lot 20x100.11.

123D ST.—Florence L. Minor sold to Ethel Donahue, 143 West 123d st, a 3-sty dwelling on lot 18.9x100.11.

204TH ST.—The Kovacs Construction Co., Julien Kovacs, president, purchased from Max Marx the plot, 75x100, in the north side of 204th st, [illegible] ft. west of broadway, for improvement with a 5-sty apartment.

AUDUBON AV.—Ennis & Sinnott bought from Wurzburger & Hecht the plot 100x100 on the west side of Audubon av, 25 ft. west of 179th st.

BROADWAY.—New York Operating Co. sold to the Cleo Construction Co. the plot, 25x116.4, at the northeast corner of Broadway and 184th st, for improvement with an apartment house.

Bronx.

FAILE ST.—Mitchell-McDermott Construction Co. sold 619 Faile st, a 2-family house, on lot 25x100.

FOX ST.—Richard H. Scobie sold for the P. J. Dwyer Building Co. the 5-sty apartment house, 973 Fox st, on plot 40x106.

165TH ST.—Conrad Zed sold to August Kellerman the 2-family house, 126 West 165th st, on lot 17x76.

ALEXANDER AV.—Henry Bierhoff re-sold for the College Point Savings Bank, 126-132 Alexander av, four 4-sty flats, each on lot 20x89.

CROTONA AV.—W. D. Murphy and Margaret Gleason sold to D. Schoen, the 1-sty building, 2256 Crotona av.

GARRISON AV.—Burnett-Weil Construction Co. sold to Charles McConnell, the 5-sty apartment house, 1008 Garrison av, on plot 43x101, taking in part payment 505-507 East 179th st, two dwellings, on plot 49.6x108.

LELAND AV.—George Browne bought from Henry J. Sadler the 3-sty dwelling, 1366 Leland av, on lot 18x76.

PROSPECT AV.—John A. Steinmetz sold for Walter Bertenburg, 2131 Prospect av, a 5-sty apartment house, on plot 37.6x100, to the Benenson Realty Co., which gave in exchange the 5-sty apartment house, 2120 Mapes av.

STEBBINS AV.—Richard Dickson sold for Smith Williamson, the 3-family dwelling with store, 1267 Stebbins av, on lot 20x46x irreg.

TINTON AV.—George Engel sold 1249 Tinton av, a 5-sty flat, on lot 21.2x80.8, at the southwest corner of 169th st.

UNION AV.—Herman Brocker sold 707 Union av, a 6-sty apartment house, on lot 25x100, at the northwest corner of 155th st.

UNIVERSITY AV.—John Beckman bought from Oscar Willgerodt the 2½-sty residence, 2295 University av, on plot 50x100.

WALES AV.—Antonio Trezzo bought from Emma Ackerman, the 4-sty flat, 520 Wales av, on lot 25x100.

WALTON AV.—E. Osborne Smith has sold for George W. McAdam the plot 75x100 on the east side of Walton av, 50 ft. south of 179th st, to the Jayque Corporation, of which James Q. McCarthy is president. This company also purchased the adjoining 50 foot corner from the H. M. Construction Company. Its holdings now front 125 ft. on the av and 100 ft. on the st and will be improved with three 5-sty apartment houses.

WEBSTER AV.—Susan Mallahan has sold the plot 50x100 on the west side of Webster av, 25 ft. south of 204th st.

WILKINS AV.—John J. Tully has sold the 5-sty apartment house, 1462 Wilkins av, on plot 37.6x100.

Brooklyn.

CARROLL ST.—John Pullman sold 802 Carroll st, a 4-sty dwelling on lot 25x100, for Charles K. Buckley.

DECATUR ST.—James M. Hawley sold for Ellen T. McGuire 1260 Decatur st to Conrad Miller.

68TH ST.—Frank A. Seaver & Co. sold four lots in the south side of 68th st, 80 ft. west of 3d av, for Mrs. Parker to a builder who will erect 6-family flats; also sold for M. E. Smith, the 3-family house, 372 Bay Ridge av.

70TH ST.—B. J. Sforza sold for the estate of S. D. Pyle, the 2-fam. cottage, 1331 70th st, on plot 36x100.

MADISON ST.—Bulkley & Horton Co. sold 62 Madison st, a 3-sty private house for the estate of John Cassidy.

ST. JOHNS PL.—Henry Pierson & Co. and the Jerome Property Corporation sold for Julia Winsor, the 3-sty dwelling, 191 St. Johns pl, on lot 20x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 2-sty building on the east side of Flatbush av, 80 ft. north of Clarkson st, on lot 20x100, for the Brooklyn Union Building Corporation.

NOSTRAND AV.—William P. Rae sold the residence at the northeast corner of Nostrand av and Halsey st for Dr. Arthur R. Jarrett to Benadotte Casodranda.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to S. Gerger and 60x100 in Sterling st to L. A. Lauter.

Rural and Suburban.

ASBURY PARK, N. J.—Henry & Walter Rosenberg purchased from William Stauffer a plot 90x150 on Cookman av, for improvement with a theatre.

GARWOOD, N. J., ETC.—New York Suburban Land Co. sold 80x100 on Hazel av to E. T. Hanson and 40x100 on Willow av to H. Greeley; also at Central Park, L. I., 60x100 on Woodbury av, to A. Walters.

GREENACRES, N. Y.—Earle C. Bacon sold to William M. Campbell a half acre plot in Brayton pl, on the Scarsdale Estates, for improvement with a residence.

MORRISTOWN, N. J.—Harry Payne Whitney has acquired from Mrs. Helen B. Alexander a 200-acre tract near Brookside.

MT. VERNON, N. Y.—Anderson Realty Co. sold for Peter H. Cram a plot 50x100 on Prospect av, opposite the New Haven Railroad Station; also for the Manor Building Co. the new dwelling on lot 304 on Claremont av, Chester Hill.

PELHAM MANOR, N. Y.—John P. Brook Co. bought from the New York, Westchester & Boston Railroad, a plot of 57 lots in Manor la.

YONKERS, N. Y.—Anderson Realty Co. sold for the Yonkers Park Association to Peter H. Cram 9 lots at Crestwood.

LEASES.

Firm Stays Downtown.

Charles F. Noyes Company leased for Gilbert F. Heubelein to the James G. Shaw Blank Book Company the building at 72 to 76 Walker street, at an aggregate rental of about $100,000. Extensive alterations, including installation of new stairway, sprinkler systems, elevators, etc., will be made from plans by Frederick Putnam Platt. The property was vacated only a few weeks ago by Calhoun, Robbins & Company. According to the brokers, the lessees were influenced in the selection of this locality by the many advantages which it will enjoy when all the subways have been completed.

New Country Club.

Fish & Marvin leased for the Quaker Ridge Estates, Bradford Rhodes, president, a tract of land comprising over 120 acres in the Quaker Ridge section of Scarsdale to the Metropolitan Golf Links, at an aggregate rental of about $100,000. The lessee retains an option to purchase in three years. The tract will be used for the purposes of a country club and the large residence on the property, known as the Pines, will be remodeled into a clubhouse.

Cigar Dealers Go Uptown.

Cross & Brown Company leased for ten years the store and basement in 36 to 38 West 37th street to G. W. Faber, Inc., wholesale importers of cigars and tobacco, for many years located at 1 Beaver street.

Manhattan.

LEON S. ALTMAYER leased the 2-sty dwelling at 206 East 56th st.

WM. S. ANDERSON CO. leased for Joseph F. Dempsey to Robert G. Stovold the dwelling 1045 Lexington av.

THE BRETT & GOODE CO. leased the front half of the 10th floor, containing about 6,000 sq ft. in 438-448 West 37th st, to Palmer & Oliver of 64 Fulton st. Stephen S. Johnson represented the owner.

THE BRETT & GOODE CO. leased for the No. 406 West 31st St. Co. to the Scientific Engraving Co. the top floor, having an area of 20,000 sq. ft., in 406 to 426 West 31st st for 10 years at a rental aggregating $100,000. The Scientific Engraving Co., which controls branches in several large cities, has been located for many years in the Lupton Building, at 27 City Hall pl, which is to be condemned for the new Court House site.

HARRY BIERHOFF leased for William Vincent Astor store in 2814 Broadway and for the various owners, stores in 331, 333, 335 and 345 Lenox av.

GUSTAV BRITT leased the 3-sty dwelling at 261 West 11th st for Mrs. C. M. Benson to John H. Tiedman.

FIRM OF LEONARD J. CARPENTER has renewed for Ellen S. Auchmuty a lease on the store and basement 672-674 Columbus av to Vincent B. Villone; also for Cordelia S. Steward and others the lease of the 2d floor in 110 Wall st to the Shortland Brothers Co.

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WANTED Manager of business department by well known successful real estate company specializing in Fifth Avenue section. Must be thoroughly experienced and show previous results. Address, stating full particulars, Box 510, Record and Guide

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CROSS & BROWN CO. leased the top floor in 784 and 786 6th av to Federal Screen Co.; offices in the Strand Theater Building, Broadway and 47th st, to Joseph E. Shea; offices in 126 5th av to S. R. Babson, of 51 West 24th st.; offices in the Vanderbilt Concourse Building to Cherry River Boom & Lumber Co. of 1 Madison av; for Ellen Jaffray, as agent, offices in the Aeolian Building, West 42nd st, to Dr. R. J. Moolten of 13 Astor pl.

DOUGLAS L. ELLIMAN & CO leased 36 East 49th st, a 4-sty house, for Herbert A. Sherman to a client, who will alter same into stores and apartments; for the Estate of Ogden Goelet, Moore & Wyckoff, agents, a large apartment in 410 Park av to Howard S. Borden; and in 165 East 53d st to Mrs. Smithie Graves.

J. ARTHUR FISCHER leased to Charles Fuller the 4-sty dwelling at 204 West 10th st; to Richard Pheelban the 4-sty house at 150 West 14th st; to the Realty Restaurant Co., the 4-sty building at 214 West 38th st, and to Mrs. Rind, doing business as Recamier Mfg. Co., the 2d loft in 610 6th av.

EDWARD S. FOLEY & CO leased for Mrs. Peter Klenk the 4-sty dwelling at 136 West 135th st to James Francis Dillon.

FOLSOM BROTHERS, INC., leased for Frederick W. Whitridge the 3-sty house at 25 East 11th st to Mrs. Frances R. Walton.

GOODALE, PERRY & DWIGHT rented the store and basement in 40 West 28th st to Harry A. Bunyard, who is in the seed and bulb business.

A. A. HAGEMAN leased the store and basement in 684 6th av to J. H. Maguire, optical business, which has been located in East 23d st for 16 years; the basement store in 639 6th av to Bank Electrical Co. of 647 6th av; 1st loft in 608 6th av to Frank O'Gara; 1st loft in 639 6th av to John Patrcky, and the 2d loft in 641 6th av to Frank Crawford.

M. & L. HESS, (Inc.), leased the 7th loft in 142 West 15th st to Shapiro, Silverman & Rossoff; the rear part of the 5th loft in 30-2 West 15th st to Krugman & Horwitz, and the rear easterly part of the 7th loft to David Marks.

M. & L. HESS (INC.) leased the front part of the 6th loft in 28-32 West 36th st to Tessie Carbone; the 2d loft in 127 West 30th st to the Friedman Button & Trimming Co.; the rear part of the 7th loft in 30-2 West 15th st to Aschenheim Bros. and the rear part of the 5th loft in 30-2 West 15th st to Adolph Rouden; the 1st loft at 21 West 39th st to Samuel Kahn and the 6th and 9th lofts in 3-5 West 19th st to Edward Jordan.

JOHN J. KAVANAGH leased the 5-sty dwelling at 49 East 82d st to John L. Dudley.

SOL LOWENFELD has leased for A. Cerf a store in 501 West 125th st for a restaurant and the store at 37 West 98th st to a tailor.

MULVIHILL & CO leased the private dwelling at 261 East 122d st to Mary Brunner.

CHARLES F. NOYES CO. leased, for the Aberdeen Realty Co., J. Archibald Murray, president, represented by Brett & Goode, to the Miriam Paper Co., the store and basement in 150-156 Lafayette st for 10 years at an aggregate rental of about $80,000; the store in 50 Frankfort st for John V. Black to Sturm & Bruno, of 57 Beekman st; the store in 137 Park Row for Crex Realty Co. to Harris Farlin, and for the trustees of Sailors' Snug Harbor to Belmore Lunch Co., the store and basement in 749 Broadway.

CHARLES F. NOYES CO. leased the westerly section of the 16th floor in 71 West 23d st to the Picture Playhouse Film Co., of 110 West 40th st; the 14th and 15th floors of the same building to the Mutual Film Corporation, of 71 West 23d st. The leases aggregate about $100,000.

CHARLES F. NOYES CO. leased a portion of the 14th floor at 46 West 24th st to the Department of Foods & Markets of the City of New York; offices in 81-83 Fulton st to Edward T. Herbert; space in the Frankel Building for the North Ward Realty Co. to Irving Wollins and D. Saks & Co.; the 2d floor of 131-133-135 Prince st to Bosco & Co. of 1358 Broadway, for 5 years.

PEASE & ELLIMAN renewed the lease of Arthur J. Cumnock on the 4-sty dwelling at 111 East 39th st, for Mrs. Frank A. Otis; as agents for 42-4 West 39th st, leased a store to the Robert C. Weiss Shoe Co.

PEASE & ELLIMAN rented for Mrs. Julia Sulzer her apartment in 344 West 72d st to Melanie Kurt; for John B. Pratt his apartment in 620 Riverside dr to Emile Chautard; and for Harris & Vaughan an apartment in 351 West 114th st to J. F. Beale, Jr.

PEASE & ELLIMAN rented the 4½-sty American basement dwelling 316 West 91st st for Mrs. Rosalie Behr Meany, of Convent, N. J., to William Fox, the well-known theatrical producer.

PEPE & RRO. leased for Wm. H. Hilts to the International Flower and Feather Co. the 2d loft in 80 West 3d st.

CHRIS. SCHIERIOH leased the private house at 335 West 46th st for Mrs. K. Reeves to Mrs. C. Feiwell.

LOUIS SCHRAG leased for Henry M. Baker the store and basement in 384-386 6th av for 15 years, to be occupied by the Cafeteria Buffet restaurant.

LOUIS SCHRAG leased for Rohe Brothers, the 3d loft in building at the northwest corner of 37th st and 8th av, to the Old Masters' Art Society, and with Cross & Brown, the top loft in 129 West 22nd st, to Michel Mouari.

LOUIS SCHRAG leased for the estate of Thomas M. Stewart the dwelling 249 West 25th st to Cucina Romagnola and for Linda S. Rau the dwelling 219 West 24th st to Lena Falkowitch.

SHAW & CO. leased for Susan R. LaGrange the 3-sty dwelling, 259 West 136th st, to Effie Ruege.

SOL STERN leased space in 31-33 East 27th st to Hammock & Co., Curtis Walters, Max L. Wolper and the Catholic Publication Society.

UNGER & WATSON, INC., leased the store in 953 2d av for Joseph Deutsch to Emanuel Fernandez for a restaurant.

WM. A. WHITE & SONS rented to Meyer London, temporarily, the building at 292 South st for Parke, Davis & Co.; in conjunction with M. H. Meyers, for the General Synod of the Reformed Church in America, dwelling at 243 West 150th st to Mrs. Dora Harms; temporarily the store and basement in 483 and 485 Greenwich st to F. C. Linde & Co.; the store and basement in 156 Reade st to the Shenandoah Produce Co.; and bachelor apartments in 152 Madison av to Captain Leo A. Dewey, U. S. A., and F. Hamilton Davis; also an apartment in 939 Madison av to Mrs. Pauline Waxman, and in 206 West 52d st to Mrs. Ellen Fealy.

Brooklyn.

BULKLEY & HORTON CO. leased the dwelling 1356 Bedford av to Mme. Camolossy; also leased 187 Baltic st and 39 So. Elliott pl.

MARK & MOHL, INC., iron works, leased a plot of ground at 3d av and 6th st, on which there will be erected a shop and office building for their exclusive use. The new building is to be ready for occupancy in May.

WM. A. WHITE & SONS have made a ground lease for Paul Bedford of the block front on 53d st, between 19th and 20th avs.

Queens.

THE LEWIS H. MAY CO. leased at Edgemere, L. I., for M. H. Nauser cottage on Beach av to Sigmund Sternberg; and for M. J. Mulqueen cottage on Wave Crest av, to Dr. Joseph Weiner.

Suburban.

ANDERSON REALTY CO. reports the following leases at Mt. Vernon: for William H. Mendel to John Cromelin 155 Summit av, Chester Hill; also for Sophie Schulze to James P. Bradt the dwelling 137 Urban st; for Koenen Brothers to Frank Dorian 154 North Fulton av; for E. L. Youmans to Frank Brodbeck 36 Claremont av; for Dwight E. Wheeler, exr. to Charles A. Bird, 9 Adams st; for Alfred B. Stone to James F. Ramsey, 483 Gramatan av; for Agnes Menkel to Lieut. Dawson Olmstead, U. S. Army, 323 Tecumseh av, Langdon Terrace; for E. M. Spiers to William G. Timothy, 15 Overlook st; for Mrs. Morris Wolff to William H. Patterson, on Pennsylvania av, Chester Hill Park; for Charles L. Nichols, Jr., to Edward M. Carney, at 442 Homestead av, Oakley Manor; for Langdon Terrace Co. to D. F. McGee, at 210 Langdon av, Langdon Terrace; for Margaret E. Kenny to Matilda G. Philip 35 South 8th av; for Chief of Police, Jeremiah C. Foley to Walter B. Patterson, 342 South 2d av; for Frederick B. Sewall to Edward H. Peck 128 Cottage av, Chester Hill; for Frank M. Wright to John A. Stewart, 122 Primrose av, Primrose Park, Chester Hill.

FISH & MARVIN leased for the summer, furnished, the country estate of Bradford Rhodes on Quaker Ridge at Scarsdale, N. Y., to C. J. Liebmann.

FISH & MARVIN leased the 13-acre John K. Berry estate at Rock Ridge, Greenwich, Conn., to I. M. Stetenheim.

EDWARD C. GRIFFIN & P. H. COLLINS leased at Larchmont cottages for Mrs. Henrietta P. Donnell on Park av to Mr. Albert V. Weber; for Walter T. Turner on St. Clair av to John C. Anderson; for Murray Development Co. on Magnolia av to Edmund Leamy; for the Sone estate one in Fleming Park, water front, to August E. Uihlein, and for Frank W. Harriman on Magnolia av to Sydney B. Booth.

LOUIS KAMM, INC., leased for the B. & R. Corporation of New Jersey to Wolpin & Wolpin the store and basement in 118-120 Market st, Newark, for a restaurant at an approximate rental of $130,000.

ALFRED E. SCHERMERHORN leased the following dwellings at Southampton: For L. F. H. Betts to R. A. Franks and Charles H. Sabin; for Mrs. George R. Schieffelin to Morris W. Kellogg; for Mrs. Charles H. Godfrey to Albert Gallatin; for Mrs. N. Thayer Robb to Caleb W. Hammill; for Edward J. Corrigan to Mrs. P. F. Collier; for T. Markoe Robertson to J. Insley Blair; for the Peabody Estate to Mrs. Louis L. Stanton and Edward H. Johnson; for Mrs. Newbold Edgar; for James D. Sawyer to Mrs. Henry A. Alexander; for Miss K. C. Budd to Dr. Walter L. Niles; for Arthur B. Claflin to Joseph S. Clark and for Mrs. Richard Newton Jr., to Mrs. William C. Gulliver.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

MATILDA HOLZMAN.—64 West 128th st, Block 1725, lot 66, 6-sty apt, 37.6x99.11, $50,000.

MARY JONES.—559 West 161st st, Block 2120 Lot 59, 3-sty dwg., 17.11x89.11, $14,000.

WILLIAM KLEIN.—161 East 122d st, Block 1771, Lot 24, 5-sty ten., 25x100.11, $24,250.

JOHN McCRODEN.—30 Washington st, Block 15, lot 29, 3-sty livery stable, 26x89.6, $28,500.

ROSANNA M. NAGLE.—37 Av B, Block 386, lot 1, 4-sty bldg with 3-sty bldg in rear, 24.1x97, $40,750; 39 Av B, Block 386, lot 2, 4-sty bldg with 1-sty bldg in rear, 24.1x97, $26,500; 167 East 64th st, Block 1390, lot 26½, 3-sty dw., 26¼ x100.5, $23,750; 559 West 44th st, Block 1073, lot 1½, 5-sty ten., 26x75, $15,000.

LYDIA J. WAITE.—44 East 53d st, Block 1268 lot 63, 4-sty dw, 18x100.5, $44,000.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
Total No.	92	129
Assessed value	$4,841,300	$7,485,400
No. with consideration	12	15
Consideration	$716,600	$292,750
Assessed value	$767,500	$372,000
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	1,016	1,166
Assessed value	$56,271,810	$70,021,613
No. with consideration	130	119
Consideration	$5,545,425	$4,979,864
Assessed value	$6,809,550	$5,361,267

Mortgages.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
Total No.	52	71
Amount	$1,162,650	$1,355 605
To Banks & Ins. Cos.	8	12
Amount	$454,600	$672,500
No. at 6%	21	38
Amount	$167,950	$304,474
No. at 5½%	1	.....
Amount	$310,000	.....
No. at 5%	16	18
Amount	$482,250	$529,510
No. at 4½%	1	1
Amount	$27,000	$30,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	14
Amount	$175,450	$491,621
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	583	695
Amount	$12,454,397	$22,871,556
To Banks & Ins. Cos.	155	161
Amount	$4,759,295	$14,896,700

Mortgage Extensions.

	Feb. 19 to 25	Feb. 20 to 26
Total No.	35	21
Amount	$1,011,300	$1,885,000
To Banks & Ins. Cos.	14	8
Amount	$461,500	$1,762,000
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	276	349
Amount	$10,590,943	$13 901 535
To Banks & Ins. Cos.	88	81
Amount	$5,591,000	$7,349,950

Building Permits.

	1915 Feb. 20 to 26	1914 Feb. 21 to 27
New buildings	10	8
Cost	$886 900	$88,915
Alterations	$71,875	$148,435
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings	64	66
Cost	$12 114,000	$5,039 715
Alterations	$1,161,696	$1,886,171

BRONX.

Conveyances.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
Total No.	87	122
No. with consideration	9	10
Consideration	$40,580	$96,950
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	847	880
No. with consideration	86	99
Consideration	$901,091	$994,268

Mortgages.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
Total No.	34	62
Amount	$146,673	$497,052
To Banks & Ins. Cos.	1	10
Amount	$5,000	$136,800
No at 6%	22	22
Amount	$93,073	$76,387
No. at 5½%	2	7
Amount	$7,000	$94,750
No. at 5%	2	11
Amount	$22,600	$145,465
Unusual rates	.....	....
Amount	.....	.....
Interest not given	8	22
Amount	$24,000	$180,450
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.	439	564
Amount	$2,931,640	$4,524,910
To Banks & Ins. Cos.	19	80
Amount	$289,750	$1,466,301

Mortgage Extensions

	Feb. 19 to 25	Feb. 20 to 26
Total No.	8	10
Amount	$118,900	$197,250
To Banks & Ins. Co.	1	4
Amount	$2,500	$165,000
	Jan. 1 to Feb 25	Jan. 1 to Feb. 26
Total No.	126	146
Amount	$2,132,175	$2,429,300
To Banks & Ins. Cos.	27	23
Amount	$470,950	$641,000

Building Permits

	1915 Feb. 19 to 25	1914 Feb 20 to 26
New buildings	12	5
Cost	$491,600	$136,100
Alterations	$4,750	$5,800
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
New buildings	136	106
Cost	$4,463,950	$2,373,030
Alterations	$112,935	$133,230

BROOKLYN.

Conveyances.

	1915 Feb. 18 to 24	1914 Feb. 19 to 25
Total No.	371	350
No. with consideration	45	39
Consideration	$228,473	$418,272
	Jan. 1 to Feb. 24	Jan. 1 to Feb. 25
Total No.	2,883	3,558
No. with consideration	317	387
Consideration	$1,481,097	$3,513,533

Mortgages.

	1915 Feb. 18 to 24	1914 Feb. 19 to 25
Total No.	262	248
Amount	$1,114,219	$1,056,486
To Banks & Ins. Cos.	39	56
Amount	$299,450	$520,950
No. at 6%	150	138
Amount	$429,810	$369,174
No. at 5½%	70	49
Amount	$538,050	$241,580
No. at 5%	25	39
Amount	$85,400	$330,620
Unusual rates	.....	6
Amount	.....	$12,800
Interest not given	17	16
Amount	$60,959	$102,312
	Jan. 1 to Feb. 24	Jan. 1 to Feb. 25
Total No.	2,159	2,461
Amount	$7,380,238	$9,204,507
To Banks & Ins. Cos	292	463
Amount	$1,783,091	$3,042,950

Building Permits.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
New buildings	74	80
Cost	$511,450	$432,000
Alterations	$74,002	$26,504
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
New buildings	505	599
Cost	$3,848,810	$6,291,550
Alterations	$555,702	$367,969

QUEENS.

Building Permits.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
New buildings	71	38
Cost	$282,810	$96,175
Alterations	$38,935	$21,140
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
New buildings	484	408
Cost	$1,521,976	$1,538,137
Alterations	$113,195	$153,755

RICHMOND.

Building Permits.

	1915 Feb. 19 to 25	1914 Feb 20 to 26
New buildings	15	10
Cost	$31,325	$18,825
Alterations	$1,670	$1,575
	Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
New Buildings	65	88
Cost	$258,265	$140,740
Alterations	$10,690	$15,245

OBITUARY

TIMOTHY BARRY, real estate dealer, died of pneumonia, on Wednesday, in the Brooklyn Hospital, aged fifty-one. He lived at 1469 58th st, Brooklyn.

GEORGE J. THEISS, real estate broker, in business with his brother, Jacob B. Theiss, at 17 West 42d st, under the firm name of Theiss & Co., died in the Post Graduate Hospital after a brief illness, aged fifty-three. He was a resident of White Plains, N. Y.

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REAL ESTATE NOTES.

LEWIS H. MAY CO. has been appointed agent for 211 West 58th st.

ANTON HERBST has opened an office at 46 West 33d st for the transaction of a general real estate business.

LEON S. ALTMAYER has been appointed rental agent for the apartment houses 1126 Park av and 62-64 East 90th st.

ROBERT E. FARLEY tendered a dinner at the New York Athletic Club to the real estate salesman on the various estates of the Robert E. Farley Organization.

SOL LOWENFELD has moved his real estate and insurance office from 19 East 116th st to 102 East 97th st. He has been appointed agent for 187 St. Nicholas av and 219-221 East 97th st.

CROSS & BROWN CO. has been appointed managing agent for the 9-sty building 11 West 20th st and for the 7-sty building at the northeast corner of Broadway and 39th st.

HOUGHTON CO. has been appointed agent for 107 West 76th st, 126 West 97th st; 62 West 95th; 525 West 113th st; 435 West 117th st; 83 West 118th st, and 251 West End av.

CHARLES F. NOYES CO. has been appointed agent for the 10-sty office building, 25 Pine st, owned by the Royal Insurance Co.; also for 20 Fulton st, sold last week by John Munro.

WEST END ASSOCIATION will hold its regular monthly meeting on Monday evening, March 1, at 8.30 p. m., in the Hotel Ansonia, Broadway and 73d st. Hon. Lawson Purdy will make an address.

HARRY BIERHOFF was the broker in the recent sale of the apartment house, 897 East 169th st, by the Machenley Realty Co. to the Naroxany Realty, which gave in part payment the plot 75x100 on the east side of Woodycrest av, 25 ft north of 165th st.

SMITH & PHELPS have placed a first mortgage loan of $7,500 on the plot of six lots at the junction of Tremont, Pugsley and Newbold avs and $5,000 on the plot, 75x100, on the east side of Jerome av, 150 ft. north of Bedford Park Boulevard.

ELLEN STEWART, as plaintiff, became the owner of the Anderson property at White Plains, N. Y., which was sold at public auction on Wednesday. It consists of about 14½ acres on the Post rd. Her bid was $75,000. Liens against the property aggregated about $91,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Interest next week will center on the offerings of another special sales day, on Tuesday, and the adjourned Supreme Court partition sale of the Yung estate on Wednesday. Holdings of the estates of Nicholas Schultz, Christiana Hills and John R. Costen will be offered at the former sale. Among the other properties which are scheduled to be put up at auction are the seven-story office building at the southeast corner of DePeyster and Front streets, being foreclosed by the Manhattan Life Insurance Company, and the four-story store and loft building at 206 Fifth avenue, through to 1126 Broadway, against which the Emigrant Industrial Savings Bank has a claim of $262,000.

Lending institutions figure prominently among the plaintiffs in the various foreclosure sales of the coming week, the list including the Lincoln Trust Company, the Manhattan Life Insurance Company, Public Bank, City Real Estate Company, the Emigrant Industrial Savings Bank, the Mutual Life Insurance Company, Corn Exchange Bank, the First National Bank of Amsterdam, N. Y., and the Seamen's Bank for Savings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 26, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

26TH st, 436 W (*), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; due, $21,529.93; T&c, $470.92; Jas Forbes. 21,250

36TH st, 103 E (*), ns, 80 w 3 av, 20x82.2, 4-sty & b stn dwg; due, $4,900.74; T&c, $233.50; sub to pr mtg $18,000; Amy A C Montague. 22,150

71ST st, 328 W (*), ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg; due, $18,865.15; T&c, $784; Eliz J Haynes. 17,000

117TH st, 147 W (*), ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; due, $6,267.65; T&c, $611.15; Philipp Specht. 28,000

119TH st, 123 W (*), ns, 285 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, $16,-888.18; T&c, $219.15; Chas H Lowerre Jr et al, exrs. 16,000

125TH st, 532 W (*), ss, 332.6 e Bway, 26.6x100.11, 5-sty bk tnt & strs; due, $5,-587.55; T&c, $630; sub to pr mtg $22,000; Jno H Lambert. 22,100

Claremont av, 184 (*), es, 140 n 125th, 40x100, 5-sty bk tnt; due, $12,357.71; T&c, $553, sub to pr mtg $39,000; Jos Matzger. 46,661

Claremont av, 186 (*), es, 180 n 125th, 40x100, 5-sty bk tnt; due, $13,932.31; T&c, $553; Joe Matzger. 46,661

Madison av, 1320 (*), ws, 84.8 n 93d, 16 x87.9, 3-sty & b stn dwg; due, $20,119.70; T &c, $706.33; Rosie Bernheimer et al. 19,000

HENRY BRADY.

Sheriff st, 86 (*), es, 175.4 n Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; due, $23,050.44; T&c, $521.90; Amelia B Gunther. 20,000

42D st, 229 E (*), ns, 205 w 2 av, 20x100.5, 4-sty bk tnt & strs; due, $19,113.47; T&c, $338.90; Sarah A Kerr. 19,600

108TH st, 14 W (*), ss, 95 e Manhattan av, 75x100.11, 3-sty stn church; due, $53,-123.47; T&c, $1; Wm A Martin. 42,000

BRYAN L. KENNELLY.

Cannon st, 128 (*), es, 125 s Houston, 25x100, 5-sty bk tnt & strs; due, $23,147.72; T&c, $1,247.31; Isabella Schwab et al. 23,600

Mercer st, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; due, $41,511.44; T&c, $372.10; adj Mar11.

L. J. PHILLIPS & CO.

153D st, 445 W, ns, 300 e Ams av, 132.3 x—x188.4x99.11, 6-sty bk tnt; also 153D ST W, ns, 432.3 e Ams av, 62.6x41 to St Nich av x69.5x—; also 153D ST W, nwc St Nich av, 25.1x41x32.9, gore, vacant; due, $36,410.28; T&c, $937.45; sub to pr mtg $200,000; Jno C Welwood, a party in interest. 241,000

153D st W, nwc St Nich av, see 153d, 445 W.

153D st W, ns, 432.3 e Ams av, see 153d, 445 W.

St Nicholas av, nwc 153d, see 153d, 445 W.

2D av, 2026 (*), es, 25.11 n 104th, 25x75, 4-sty stn tnt & strs; due, $13,756.13; T&c, $139.65; Moses Aufses. 13,000

JACOB H. MAYERS.

118TH st, 14-6 W (*), ss, 241 w 5 av, 44 x100.11, 5-sty bk tnt; due, $6,496.91; T&c, $110.40; Golconda Realty Co. 45,000

HERBERT A. SHERMAN.

204TH st W, ss, 100 e Ams av, 150x99.11, 3-5-sty bk tnts; due, $66,731.84; T&c, $438.40; Homer Foot, Jr, for a client. 61,000

SAMUEL GOLDSTICKER.

58TH st, 5 W (*), ns, 125 w 5 av, plaza, 20x100.5, 7-sty bk office bldg; partition; Wm F Wonnelly. 103,637

Total	$807,659
Corresponding week 1914	419,639
Jan 1, 1915 to date	6,042,646
Corresponding period 1914	6,421,073

Bronx.

The following are the sales that have taken place during the week ending Feb. 26, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Stebbins av, 1006-8 (*), es, 188.9 s 165th, 50x80, 5-sty bk tnt; due, $8,139.92; T&c, $—; sub to 2 mtgs aggregating $29,000; Mary Hebron. 29,300

HENRY BRADY.

Morris av, 1068 (*), es, 350 n 165th, 20x95, 3-sty bk tnt; due, $8,079.67; T&c, $488; Emma D Rodman. 7,000

Washington av, nec Westchester av, see Westchester av, nec Washington av.

Westchester av, nec Washington av, 50x96.1; due, $3,460.66; T&c, $944.43; Cora E Doherty. 7,575

White Plains rd (*), es, 76.5 s Magenta, 25x82.1x25x85.6; due, $1,759.07; T&c, $332.42; Adelaide A Wabst. 1,600

GEORGE PRICE.

187TH st, 527 E, ns, 25 w Bathgate av, 25x100, 2-sty fr dwg; due, $2,521.49; T&c, $670; Jas J Maloney. 3,425

Total	$48,900
Corresponding week 1914	148,329
Jan 1, 1915 to date	1,005,920
Corresponding period 1914	933,039

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 24, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

OLIVE PL, es, 75 n Atlantic av, 18.6x 97; A B Roberts 2,100.00

55TH ST ns, 206.8 e 5 av, 17.8x100.2 Ida Schumann 4,075.00

74TH ST (*), ns, 188.8 w 18 av, 16.11 x100; So Bklyn Savgs Instn 3,000.00

METROPOLITAN AV, sws, 292.7 se Bedford av, 20.6x60x irreg; Dora Karmel. 20,000.00

WILLIAM J. McPHILLIAMY & CO.

HOYT ST (*), es, 30.1 n 3d, 20x86; Mary E Lawrence et al 1,500.00

WEIRFIELD ST, ses, 120 ne Central av, 20x100; Henry F Olricht 6,750.00

N 8TH ST (*), ss, 252 e Havemeyer, 25.8x100; Wm L Felter 12,500.00

79TH ST (*), sws, irregular ses 11 av, 460x100; Geneva C Stopenhagen et al 10,000.00

AV K (*), nwc Ocean av, 151.6x70; Frank Wellbacher et al 4,500.00

CHESTNUT AV, ss, 500 w Liberty, 20x100; Jas M Berard 2,500.00

CLASSON AV (*), es, 60 s Monroe, 20 x100; Louis W Slocum 5,100.00

FLUSHING AV (*), nec Kent av, 25x 100; Lena Muhs 8,500.00

FT HAMILTON AV, swc Gravesend av, 48.2x126.2; adj sine die. .....

LAFAYETTE AV, ses, 170 ne Bway, 20x100; withdrawn. ——
ST MARKS AV, ns, 20 w Nostrand av, 20x100; withdrawn. ——
9TH AV, nec 17th, 21x93.3; Peter J Smith. 13,200.00

NATHANIEL SHUTER.

RYERSON ST (*), es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel et al 2,000.00
72D ST, ns, 420 e Narrows av, 20x100; M Wolfe. 5,705.00
5TH AV, sec 75th, 21.11x95.9; adj Mar 23. ——
5TH AV, es, 68.7 s 72d, 20.7x93.5; withdrawn. ——
5TH AV, es, 44.7 s 72d, 24x88.3; withdrawn. ——
BULKHEAD LINE of Atlantic Ocean, wc W 22d, 41.1x1235 to Sea pl x41.1x —; J Kopf & L Viti. 11,225.00
MEADOW LAND (*), bet Indian Creek on the es and Wyckoff Creek on the ws, adj meadow land of Jno C Bergen in old town of Flatlands, containing 3,649 acres; Jos J Swan et al 800.00

REFEREE'S SALE.

BROOKLYN & JAMAICA PLANK RD (*)sec Miller av, 26.9x53; Eliza M Holland 1,200.00

RECEIVER'S SALE.

PALMETTO ST, nws, intersec sws Hamburg av, 80x20; HART ST, ses, 100 ne Bway, 20x73.8xirreg; Mercantile Stores Corpn 25,000.00

Total $139,655.00
Corresponding week, 1914 274,750.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAR. 2.

St Marks pl, 13, ns, 204 e 3d av, 26x112.10, 5-sty & b stn tnt (exrs).

St Marks pl, 16, ss, 230 e 3d av, 26x120, 5-sty stn tnt & strs (exrs).

St Marks pl, 25, ns, 224 w 2d av, 26x112.10, 5-sty bk tnt & str (exrs).

19th st, 243 E, ns, 100 w 2d av, 16.6x92, 4-sty & b bk & stn dwg (vol).

112th st, 168-72 E, ss, 145 w 3d av, 65x100.11, 5-sty stn tnt & strs (exrs).

10th av, 315, ws, 24.8 n 28th, 24.8x100, 5-sty bk tnt & str (exrs).

Bronx.

JOSEPH P. DAY.

MAR. 2.

Anthony av, ws, 95 s Prospect pl, runs w185 to es Clay av, xs75xe95xs25xe90xn100 to beg, vacant (vol).

Mt Hope av, es, 25 s 174th, 50x95, vacant (vol).

Mt Hope av, es, 195 n 175th, 100x95, vacant (vol).

Tiliotson av, swc Tieman av, runs s200xw200 to Westervelt av, xn25xe100xn175xe100 to beg, vacant (exrs).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 27.

No Legal Sales advertised for this day.

MAR. 1.

CANNON ST, 66, es, 100 s Rivington, 25x100, 5-sty bk tnt; Lambert Suydam—Gussie Meyers et al; Wm B Adams (A), 25 Broad; Jos R Truesdale (R); due, $27,295.08; T&c, $587; Joseph P Day.

119TH ST, 355 W, ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; Frances M Cavanaugh—Josephine A Cavanaugh et al; Thos M Rowlette (A), 35 Nassau; Wm T Quinn (R); due, $17,219.47; T&c, $480.12; Henry Brady.

140TH ST W, swc Edgecombe av, see Edgecombe av, swc 140.

140TH ST W, sec St Nicholas av, see St Nicholas av, sec 140.

EDGECOMBE AV, swc 140th 99.11x70, vacant; Lincoln Trust Co et al—City N Y et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, $24,279.01; T&c, $694.20; Joseph P Day.

ST NICHOLAS AV, sec 140th, 101.3x68.2x99.11 x85, vacant; Lincoln Trust Co et al, trstes—Charter Constn Co et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, $31,230.26; T&c, $729.80; Joseph P Day.

8TH AV, 781, ws, 100 n 47th, 19.3x100, 3-sty bk hall & str; Veronica Mock et al—Ellen Leohard et al; Jos J Harris (A), 99 Nassau; J Campbell Thompson (R); due, $4,313.61; T&c, $1,466.16; sub to mtg $25,000; Henry Brady.

MAR. 2.

DE PEYSTER ST, 24 & 26, sec Front (Nos 133-7), 81.5x57 to Pine (No 90) x89.8x54.8, 7-sty bk office & str bldg; Manhattan Life Ins Co—Benj Wolf et al; Samford, Rapallo & Kennedy (A), 66 Bway; Jno H Rogan (R); due, $180,410.88; T&c, $3,600; M Morgenthau Jr Co.

FRONT ST, 133-7, see De Peyster, 24-6.

PINE ST, 90, see De Peyster st, 24-6.

SUFFOLK ST, 24, es, 150 s Grand, 25x100, 6-sty tnt & strs; Public Bank N Y C—Chas Malawista et al; Stroock & Stroock (A), 30 Broad; Albert B Unger (R); due, $11,016.95; T&c, $798.40; sub to two pr mtgs aggregating $28,000; mtg recorded Feb 2, 1909; Saml Marx.

12TH ST, 229-31 E, ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; Leopold M Rothman et al—State Holding Co et al; Arnstein & Levy (A), 128 Bway; Walter R Herrick (R); due, $16,825.18; T&c, $1,189. Joseph P Day.

83D ST, 57 E, ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg; City Real Estate Co—Sarah J Walker et al; Harold Swain (A), 146 Bway; Jno H Rogan (R); due, $26,662.14; T&c, $1,020.20; mtg recorded Mar 10 1909; L J Phillips & Co.

107TH ST, 169-71 E, ns, 185 w 3 av, 34x100.11, two 4-sty stn tnts; Anna M Taylor—Alice T O'Brien et al; Neu, Gilchrist & Spedick (A), 26 Court, Bklyn; Abr Nelson (R); due, $2,799.41; T&c, $878.20; Joseph P Day.

112TH ST, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; Esther Schiit et al—Ray S Abrams et al; Myron Sulzberger (A), 38 Park Row; Phoenix Ingraham (R); due, $10,643.11; T&c, $2,000; sub to 1st mtg $58,000; D Phoenix Ingraham

BROADWAY, 1126, see 5 av, 206.

5TH AV, 206, ws, 56.5 n 25th, 28.2x112.4 to Bway (No 1126), x50.2x101.1, 4-sty stn loft & str bldg; Emigrant Industrial Savgs Bank—206 Fifth Avenue Co et al; R & E J Gorman (A), 51 Chambers; Phoenix Ingraham (R); due, $262,005.85; T&c, $5,429; Joseph P Day.

MAR. 3.

3D ST, 49 W, ns, 350 e Thompson, runs n109.8xe 23xs2xe2.4xs104.6xw25.4 to beg, 6-sty bk loft & str bldg; Manhattan Life Ins Co—Geo H Pigueron et al; Samford, Rapallo & Kennedy (A), 66 Bway; Wm B Ellison (R); due, $53,291.09; T&c, $1,530; Bryan L Kennelly.

4TH ST, 95 E, see Ams av, 2140.

12TH ST, 435 E, see Ams av, 2140.

17TH ST, 203 E, see Ams av, 2140.

54TH ST, 223-31 E, ns, 200 w 2 av, 125x100.5, 3-sty bk brewery; Mutual Life Ins Co, N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin H Dalberg (R); due, $64,009.65; T&c, $157.00; Joseph P Day.

681H ST, 263 W, see Ams av, 2140.

132D ST, 83 W, see Ams av, 2140.

142D ST, 74 W, see Ams av, 2140.

1661H ST, 501 W, see Ams av, 2140.

AMSTERDAM AV, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & strs; LENOX AV, 344-6, es, 49.11 n 127th, 50x84, 2-5-sty stn tnts & strs; LENOX AV, 624 to 630, sec 142d (No 74), 90.11x75, 4-sty bk tnt & strs; LENOX AV, 444, nec 132d (No 2), 25x84, 5-sty bk tnt & strs; 3D AV, 2101, es, 26 s 115th, 25x100, 5-sty stn tnt & strs; 17TH ST, 203 E, ns, 80.5 e 3 av, runs n26xw.05xn66xe25xs92xw24.7 to beg, 5-sty stn tnt & strs; 4TH ST, 95 E, ns, 125 e 2 av, 25x96.2, 5-sty bk tnt & strs; 12TH ST, 435 E, ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt; WEST END AV, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & strs; Chas Yung —Anna M Blake et al; Euw J McCabe (A), 44 Wall; Phoenix Ingraham (R); partition; Joseph P Day.

LENOX AV, 344-6, see Ams av, 2140.

LENOX AV, 444, see Ams av, 2140.

LENOX AV, 624-30, see Ams av, 2140.

ST NICHOLAS AV, 348-50, es, 50.6 s 128th, 50.8x 101.1x49.11x86.11, 2-5-sty bk tnts & strs; Isidore Wengraf—Jno E Pye et al; Isidore Neustaedter (A), 63 Park Row; Chas Kaufmann (R); due, $5,193.65; T&c, $659.15; Joseph P Day.

WEST END AV, 180, see Ams av, 2140.

3D AV, 1407, es, 20 s 80th, 20x73, 5-sty stn tnt & strs; Jno H Cromwell et al exrs & trstes—Celesta M Bozeman et al; Harold Swain (A), 146 Bway; Wm T Quinn (R); due, $14,072.08; T&c, $382.70; Henry Brady.

3D AV, 2101, see Ams av, 2140.

MAR. 4.

141ST ST, 117-35 W, ns, 275 w Lenox av, 250x 99.11, 2-6-sty bk tnts; 142D ST, 148-58 W, ss, 100 e 7 av, runs s199.11 to 141st st (Nos 137-45), xe125xn99.11xe25xn99.11 to st xw150 to beg, 2-6-sty bk tnts; sheriffs' sale of all right, title, &c, which Kramer Contracting Co had on June 24, 1913, or since; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.

142D ST, 148-58 W, see 141st st, 117-35 W.

LEXINGTON AV, 2011, es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; Corn Exch Bank—Nathan Dreeben et al; Albt Falck (A), 115 Bway; Marcel Levy (R); due, $1,674.67; T&c, $162; sub to a 1st mtg of $6,000; J H Mayers.

MAR. 5.

7TH ST, 270 E, ss, 183.8 w Av D, 22.6x90.5, 4-sty bk tnt; Caroline Hurry et al—David Shapiro et al; Levi S Hulse (A), 66 Bway; Jas A Foley (R); due, $15,927.95; T&c, $342.80; Henry Brady.

109TH ST, 130 W, ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Mary J Kingsland—Anna Liel et al; Chas P & Wm W Buckley (A), 141 Bway; Frank Cochrane (R); due, $24,033.06; T&c, $549.60; Saml Marx.

MAR. 6.

No Legal Sales advertised for this day.

MAR. 8.

MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x 21.11x75, 2-sty fr bk ft tnt; Rudolph Wallach Co—Mrs Ida G Palliser et al; August Weymann (A), 68 William; Arthur M Levy (R); due, $1,178.75; T&c, $323; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

FEB. 27.

No Legal Sales advertised for this day.

MAR. 1.

MACY PL, 872, ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; Mary A Robitzek et al exrs—Nora Stanton et al; Harry Robitzek (A), 2808 3 av; Oliver E Davis (R); due, $6,554.48; T&c, $81.37; Henry Brady.

MAR. 2.

148TH ST, 231 E, ns, 375 w Morris av, 25x106.6, 3-sty fr shop; Isabella Hart—Eric Borkstrom et al; Sigmund Wechsler (A), 233 Bway; Anthony J Griffin (R); due, $5,075.36; T&c, $154.39; Henry Brady.

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A Day

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Legal Sales, Bronx (Continued).

181ST ST E, es, n 180th, 274.9x84.11x250.3x143.10, vacant; Margt J Booker—Ernest Wendgnanin et al; Geller, Rolston & Horan (A), 22 Exchange pl; Geo B Hayes (R); due, $4,592.89; T&c, $156.45; M Morsenthau Jr Co.
KINGSBRIDGE RD, nec Morris av, see Morris av, 2676.
MACLAY AV, 2410, es, 96.11 n Zerega av, 18.7x92; Rafael Diez de la Cortina—Michl J Hogan et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $1,960.22; T&c, $197.98; Jas L Wells.
MACLAY AV, 2412, es, 115.6 n Zerega av, 18.3x92; Smith Williamson—Danl J Daily et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $1,958.22; T&c, $177.43; Jas L Wells.
MORRIS AV, 2672-6, nec Kingsbridge rd (No 51), 107.1x54.2x112.4x57.11, 5-sty bk tnt; Frank S Nute—First National Bank of Amsterdam, N Y et al; Brewster & Parries (A), 165 Bway; Geo H Taylor (R); due, $17,394.12; T&c, $140; sub to a 1st mtg of $52,000; Henry Brady.
QUIMBY AV, 2067, ns, 130 w Olmstead av, 25x108; Benj Seh et al—Fredk Ubl et al; Michl B McHugh (A), 115 Bway; Geo B Hayes (R); due, $2,025.63; T&c, $350; Henry Brady.
TOWNSEND AV, ws, 440.11 s Belmont, 42.10x183.6x—x149, vacant; David Wallace—Jas A Woolf et al; Action 8; Benj G Bain (A), 176 Bway; Henry Fluegelman (R); due, $2,181.70; T&c, $317.50; Joseph P Day.
PARCEL beg at a point 164.3 nw Townsend av, runs nw50xsw25xse50xne25 to beg, vacant; Simeon M Barber—Jas A Woolf et al; Action 2; Benj G Bain (A), 176 Bway; Henry Fluegelman (R); due, $340.62; T&c, $57.25; Joseph P Day.

MAR. 3.

203D ST E, nwc Barnes av, 100x91.7; Patk O'Donnell—Adee Holding Co Inc et al; Hugo S Mack (A), 7 Beekman; Harold C Knoeppel (R); due, $2,726.04; T&c, $692.59; Bryan L Kennelly.
ANTHONY AV, 1640-2, es, 178.10 s 173d, 98.11x96.10x104.5x101.6, 2-5-sty bk tnts; Realty Operating Co—Associate Contractors & Builders, Inc, et al; Middleton S Borland (A), 46 Cedar; Wm E Smith (R); due, $5,799.96; T&c, $374; Joseph P Day.
BARNES AV, nwc 203d, see 203d E, nwc Barnes av.
ST LAWRENCE AV, 1531, ws, 304 s Walker av, 25x95; Georgianna McDonough—Mary A Carter; Lawrence E French (A), 41 Park Row; Phoenix Ingraham (R); due, $1,187.21; T&c, $128; D Phoenix Ingraham.
SUMMIT AV, ws, 336.7 s 165th, 25x87.6, vacant; Jas Corry—Hugh Reilly; B W B Brown (A), 52 Wall; Edw F Moran (R); due, $2,289.26; T&c, $46.02; Henry Brady.

MAR. 4.

BRUNER AV, ss, 300 e Burke av, see Wickham av, ns, 300 e Burke av.
BURKE AV, es, whole front bet Bruner & Wickham avs, see Burke av, ws, whole front bet Bruner & Wickham avs.
BURKE AV, ws, whole front bet Bruner & Wickham avs, 200x100; BURKE AV, es, whole front bet Bruner & Wickham avs, 200x300; Bessie K Fiegen—D Abt D Elder et al; Action 1; Geo W Olvany (A), 165 Bway; Harry Bijur (R); due, $7,190.65; T&c, $1,756.59. J H Mayers.
WICKHAM AV, ns, 300 e Burke av, 200x100; BRUNER AV, ss, 300 e Burke av, 100x100; same—same; Action 2; same (A); same (R); due $3,051.71; T&c, $486.18.

MAR. 5.

179TH ST E, swc Monterey av, see Monterey av 2031.
ARTHUR AV, 1911, es, 200 s 177th, 201.8x163.5 to Belmont av x200x189.1, 2-sty fr dwg & vacant; Seamen's Bank for Savings in the City of N Y—Mary A Fall et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sydney W Fish (R); due, $53,279.82; T&c, $20,950.73; Herbert A Sherman.
BELMONT AV, ws, 200.5 s 177th, see Arthur av, 1911.
MONTEREY AV, 2031, swc 179th, 50.9x99.3x48.8x100.1, 5-sty bk tnt; Gussie Morgenstern—Konrad Kromer et al; Stanislaus N Tuckman (A), 320 Bway; Arthur N Geigerich (R); due, $5,427.62; T&c, $737; sub to 1st mtg $35,000; Henry Brady.

MAR. 6 & 8.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

FEB. 27.

No Legal Sales advertised for this day.

MAR. 1.

79TH ST, nes, 470 nw 18 av, 20x100; Bklyn Trust Co—Gustaf A Johnson Bldg Co et al; Cullen & Dykman (A), 177 Montague; Michl F McGoldrick (R); James L Brumley.

MAR. 2.

DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.
DECATUR ST, ns, 138 sw Hamburg av, 18x100; Magdalena Bischoff—Mary Werner et al; Wm J McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm P Rae.
HENRY ST, ws, 62.7 n Degraw, 20x88.6; South Brooklyn Savings Institution—Anna Meade et al; Coombs & Whitney (A), 44 Court; Jno L Mitchell (R); Jas L Brumley.
LAKE ST, es, intersec nes 86th, 50x102; also LAKE ST, ws, intersec nes 86th, 72.6x45; Dora M Miller, gdn—Rose Nowak et al; Harry L Thompson (A), 175 Remsen; Augustus J Koehler (R); Wm J McPhilliamy & Co.
ROBINSON ST, ns, 92.6 w Nostrand av, 80x122.6; Home Title Ins Co of N Y—Sara O Brown et al; Henry J Davenport (A), 375 Pearl st; Isadore Kallet (R); Wm J McPhilliamy & Co.
RUTLEDGE ST, ses, 445 ne Marcy av, 20x100; Louise S Faul—Fanny Klauber et al; Wm E Buckley (A), 391 Fulton; Peter P Smith (R); Wm J McPhilliamy & Co.
SANDS ST, ns, 126.6 e Jay, 25x120; Frances E Barker—Florence L Cook et al; Henry J Davenport (A), 375 Pearl st; Horatio C King (R); Jas L Brumley.
WARWICK ST, es, 170 n Sutter av, 20x90; Dime Savgs Bank of Brooklyn—Louis Horowitz et al; Clarke & Frost (A), 215 Montague; Leone D Howell (R); Jas L Brumley.
S 1ST ST, nes, 25 s Hooper, 25x73.9x irreg; Francis Co et al—Henry Segelke et al; Levy, Gutman & Goldberg (A), 816 Bway; David Senft (R); Nathaniel Shuter.
E 21ST ST, ws, 500 n Snyder av, 96.8x100; St John's Roman Catholic Church in the City of Brooklyn—Edw McHugh et al; Owens, Gray & Tomlin (A), 189 Montague; Edw Q Carr (R); Wm J McPhilliamy & Co.
67TH ST, nec 13 av, 100x13; Jno F Gardes, exr—Margt Petersen et al; Geo Eckstein (A), 44 Court; David Hirshfield (R); Nathaniel Shuter.
78TH ST, ss, 90.7 w New Utrecht av, 361.4x100x358.5x100; 79TH ST, ss, 185.8 e 16 av, 113.1x93.8x113.8x88.2; Bank of Flatbush—Abram F Bucher et al; Hoyt, McChesney & Clarkson (A), 50 Court; Geo W Gibbons (R); Wm J McPhilliamy & Co.
ATLANTIC AV, nec Gelston av, 27x100; Caroline G McClellan—Thos F Murray et al; Henry J Davenport (A), 375 Pearl; Jno C Stemmermann (R); Wm J McPhilliamy & Co.
PROSPECT AV, ns, 250 se 10 av, 25x93.11x25x97.9; Investing Associates—Anna A McKeon et al. Action 1; Ralph W Kenyon (A), 44 Court; Jesse Fuller, Jr, (R); Wm J McPhilliamy & Co.
PROSPECT AV, ns, 225 se 10 av, 25x90.1x25x93.11; same—same; Action 2; Wm J McPhilliamy & Co.
PROSPECT AV, ns, 150 e 10 av, 25x82.6x25x78.8; same—same; Action 3; same (A); same (R); Wm J McPhilliamy & Co.
PROSPECT AV, ns, 125 e 10 av, 25x78.8x25x74.10; same—same; Action 4; same (A); same (R); Wm J McPhilliamy & Co.
TROY AV, es, 97.5 s Flatlands av, 24x100; Isaac W Sherrill—Max Spector Building Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm J McPhilliamy & Co.

MAR. 3.

73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimmick—Anna C Grady et al; McGuire, Delany Niper & Connolly (A), 189 Montague; Jno T Bladen (R); Wm J McPhilliamy & Co.
GATES AV, ns, 250 w Reid av, 20x100; Minnie Zechiel—Herman Moschkovitz et al; Louis C Wills (A), 84 Bway; Alois J Keogh (R); Wm J McPhilliamy & Co.
METROPOLITAN AV, ns, 26.11 e Vandervoort av, runs n271.10 to cl Dickson, xw55 to cl Vandervoort av, xn180xw130xn25xe130xn55 to cl Calhoun, xw434.1 to Morgan av, xs across Morgan av, 262.4 x cl Dickinson, xs58.6xe585.1 to beg, except parts released; Mutual Life Ins Co of N Y—Martin Kalbfleisch Chemical Co et al; Fredk L Allen (A), 55 Cedar, Manhattan; Arthur D Strahl (R); Wm P Rae Co.
THATFORD AV, es, 60.1 s Liberty av, 19.11x60; Josephine K Schuck et al—Harry D Spero et al; J Baldwin Hand (A), 52 Wall, Manhatton; Jos J Speth (R); Wm P Rae.
LOTS 131 & 132, block 7297; Edw Bailey—Ralph Stout; Reynolds & Geis (A), 359 Fulton; Herbert Peake (R); Wm F Rae.

MAR. 4.

BAY ST, ses, intersec nes Bath av, 60.10x90.10; Gustave Selner—Gertrude A V Maxwell et al; Jacob M Peyser (A), 26 Court; Arthur Weil (R); Nathaniel Shuter.
BEADEL ST, ns, 250 w Morgan av, 25x100; Sheriff's sale of all right, title, &c, which Palma Tuozza had; Lewis M Swasey, sheriff; Wm F Rae.
OAKLAND ST, nwc Clay, 25x100; Adele Meinhold—Brown Realty Co et al; Mervyn Wolff (A), 299 Bway; Wm Watson (R); Wm J McPhilliamy & Co.
SMITH ST, ws, 100 n Garnet, 33x80; Title Guarantee & Trust Co—Richd A Irving et al; Harry L Thompson (A), 175 Remsen; Jos Pidgeon (R); Wm J McPhilliamy & Co.
STOCKTON ST, sec Lewis av, 99x46; Bertha Lurie—Rialto Realty Co et al; L & M Blumberg (A), 922 Bway; Leon R Jacobs (R); Wm P Rae.
W 9TH ST, ss, bet Hicks & Henry, Lot 13; Dennis O'Connor—Mary Donohue et al; Jas H Gilvarry (A), 261 Court; Algernon I Nova (R); Nathaniel Shuter.
12TH ST, ss, 147.10 e 2 av, 31.10x100; 67TH ST, ns, 180 w 11 av, 20x100; Thos F Ennis—Cath Ennis et al; Danl L Donovan (A), 188 Montague; Wm R A Koehl (R); Henry Brady.
15TH ST, ns, 510.10 e 8 av, 19x100; Dinah J Harris—Edw J Murphy et al; Elliott, Jones & Fanning (A), 215 Montague; Wm F Pickett (R); Wm J McPhilliamy & Co.
W 15TH ST, ws, 880 n Neptune av, 87.1x104.3x irreg; Chas A Mitchell et al—Alfredo Santo et al; Jos G Giambalvo (A), 26 Court; Asa F Smith (R); Nathaniel Shuter.
BAY 24TH ST, ws, 57.6 s Bath av, 57.6x73.11; Thos B McNickle exr—Jas Wright et al; Andw F McNickle (A), 5 Beekman, Manhattan; Harry K Davenport (R); Wm J McPhilliamy & Co.
72D ST, ss, 240 e Narrows av, 20x100; Emma Reineking—Emily C Pletsch et al; Kiendl & Sons (A), Atlantic & Pennsylvania avs; Jos A Hahn (R); Wm J McPhilliamy & Co.
81ST ST, sws, 304 nw 17 av, 17x100; Anthony Jireck—Antonio Libertini et al; Edwin Kampton (A), 215 Montague; Wm R Murphy (R); Wm J McPhilliamy & Co.
RALPH AV, ws, 80 s Sumpter, 20x50; Frank Hasbrouck, Supt—Wm H Allen et al; Frederic G Dunham (A), 58 William, Manhattan; Meier Steinbrink (R); Wm P Rae.
14TH AV, ses, 40 sw 78th, 20x52.6x irreg; South Brooklyn Savgs Institution—Malvine Weitman et al; Coombs & Whitney (A), 44 Court; Wm Howard, Jr (R); Wm P Rae.

MAR. 5.

SIEGEL ST, ss, 265 e Bushwick av, 50x100; National Savgs Bank of the City of Albany—Sarah Barfeld et al; Harry L Thompson (A), 175 Remsen; Max N Koven (R); Nathaniel Shuter.

NEW LOTS RD, nwc Williams av, 79.7x79.2, except part released; Isaak Goldberg—Georgia Building Co et al; Saml A Telsey (A), 44 Court; Wm A Moore (R); Nathaniel Shuter.
SNEDIKER AV, nec Newport av, 240x100; HINSDALE AV, ws, 200 s Riverdale av, 200x25 x irreg to Snediker av; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 170.4 to New Lots Rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420 to Vienna av x200 to Vesta av x550 to Hegeman av x100x130x100; NEWPORT AV, swc Powell, 200x500x to Sackman st & Lott av; VESTA AV, es, 325 s Newport av, 75x100; NEW LOTS RD, sec Vesta av, —x84x irreg; VESTA AV, nec Hegeman av, 480x98.7x irreg; POWELL ST, es, 81.5 s New Lots rd, 100x200 to Junius 80x100x20x100; NEW LOTS RD, nec Hinsdale av, — to Williams av, x—; NEWPORT AV, swc Alabama av, — to Williams av x—; HINSDALE AV, ws, 90 n Hegeman av, 220x100; LOTT AV, SACKMAN ST, NEW LOTS AV & CHRISTOPHER AV, block, &c; LOTT AV, POWELL ST, NEW LOTS AV & SACKMAN ST, block, &c; LOTS 483 & 484, block 14; SNEDIKER AV, ws, 240 n Newport av, 240x200 to Vesta av x irreg; HINSDALE AV, ws, 200 s Riverdale av, 200x100x irreg; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 171.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420x200 to Vienna av x irreg; NEWPORT AV, swc Powell, 200x500 to Lott av & Sackman; NEWPORT AV, swc Sackman, 200x irreg to Lott av & Christopher av; Metropolitan Trust Co of the City of N Y Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall; Michl F McGoldrick (R); Joseph P Day.

MAR. 6.
No Legal Sales advertised for this day.

MAR. 8.
BUTLER ST, ns, 350 w Classon av, 50x131; Frances McCormick—Danl Quinn et al; Hirsh & Newman (A), 391 Fulton; Chas Harwood (R); Wm J McPhilliamy & Co.
CLYMER ST, ss, 179.11 w Wythe av, 19.2x80; Walter Fritz—Chas Fritz et al; Chas W Philipbar (A), 1254 Bway; Milton Hertz (R); partition; Nathaniel Shuter.
MORRELL ST, ws, 50 s Moore, 25x100; Bessie Lang—Max Puritz et al; Reuben Stone (A), 44 Court; Louis W Stotesbury (R); Nathaniel Shuter.
FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; August Krieg et al—Saml Chisdes et al; Louis Karasik (A), 44 Court; Bertram M Manne (R); Nathaniel Shuter.
OCEAN AV, ws, 100 n Av L, 100x151.6; Alvin F Johnson—Edw E Stewart et al; Clark Z Augustine (A), 261 Bway; Jas H McCabe (R); Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 20.
FORSYTH ST, 18; Mela Zadek et al—Simon Landres et al; Kantrowitz & Esberg (A).
AUDUBON AV, nwc 176th, 99.11x100; Manhattan Savgs Instn—N Y Real Estate Security Co et al; Rapallo & Kennedy (A).
5TH AV, es, 23.11 s 115th, 17.2x100; LENOX AV, nwc 138th, 25x75; also 139TH ST, 142 W; Philip Hess et al—Wm W Davidson; Bandler & Haas (A).

FEB. 23.
101ST ST, 416 E; Central Trust Co of N Y—Mamie Silver et al; amended; Joline, Larkin & Rathbone (A).
102D ST, 131 W; N Y Trust Co—David N Carvalho et al; Bowers & Sands (A).
115TH ST, 9 E; Mercy M Plum—Meyer Jarmulowsky et al; A A Silberberg (A).
124TH ST, 420 E; Equitable Trust Co of N Y—Equality Constn Co et al; Murray, Prentice & Howland (A).
124TH ST, 422 E; Equitable Trust Co of N Y—Alice McBain et al; Murray, Prentice & Howland (A).

FEB. 24.
SCAMMEL ST, 29, Isaac E Harris—Gussie Vlodofsky et al; Gallert & Heilbron (A).
12TH ST, 648-52 E; 3 actions; Baldwin Staubach—Simon Machiz et al; amended; M W Wood (A).
30TH ST, 11 W; Mutual Life Ins Co of N Y—Emma F McNall et al; F L Allen (A).
69TH ST, 14 W; Augustus Van Cortlandt—Chas E Locke et al; S S Menken (A).
70TH ST, 224 E; Bklyn Trust Co—Jno H Bodine et al; Cullen & Dykman (A).
122D ST, ns, 296 w 1 av, 37x100.11; N Y Savgs Bank—Geo C Kline et al; J A Dutton (A).
2D AV, swc 97th, 25.11x75; Anna Schmidt et al—Albina Goldstein; C S Potrasch (A).
7TH AV, nec 141st, 39.11x100; Isabelle C Crystal—City Real Estate Co; E S Cahn (A).
7TH AV, 2193; General Synod of the Reformed Church in America—Joseph Oussani et al; Reed & Pallister (A).

FEB. 25.
MOTT ST, 43; Abr Nelson—Rachel L Pasinsky et al; W V Zipser (A).
15TH ST, 153-59 W; N Y Life Ins Co—Alison Co et al; G W Hubbel (A).
58TH ST, 5 W; Hermann M Biggs—Wm F Donnelly et al; I A Place (A).
109TH ST, sec 2 av, 66x17; City Real Estate Co—Rose M Coyle et al; H Swain (A).
171ST ST, ns, 150 e St Nicholas av, 25x95; also 171ST ST, ns, 125 e St Nicholas av, 25x95; 2 actions; Edw F Cole—Jno F Barry et al; W F Wund (A).

FEB. 26.
GRAND ST, ss, 50 w Essex, 16.8x70.9; Jos H Schwartz—Frances Lautenburg et al; Krakower & Peters (A).
104TH ST, 109-11 E; Esther Seymour et al—Hyman Romm et al; W M Powell, Jr (A).
116TH ST, 411 E; Levi S Tenney—Vincent Garofalo et al; Finch & Coleman (A).
142D ST, ss, 100 w S av, 25x99.11; Mattie C Raynolds—Marie Loos; W H Sage (A).

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(Foreclosure Suits, Manhattan, Continued.)

AMSTERDAM AV, 1493; City Real Estate Co Mary Foley et al; H Swain (A).
2D AV, 1466; Carrie Esberg—Rosie Joseph et al; Kantrowitz & Esberg (A).
2D AV, 769; Isabelle R Homans—Gotham Mtg Co et al; Cary & Carroll (A).
2D AV, 1468, Lulu Weinstein—Rose Joseph et al; Kantrowitz & Esberg (A).
LOTS 175 to 181, map of prop of Abr R Van Nest at Inwood; Ida B McTurck—Anthony McOwen et al; McLoughlin & Martin (A).

Bronx.

FEB. 19.
FINDLAY AV, es, 285.4 n 165th, 20x100; Daniel J Fitzgerald—Jno Lawrie et al; Cary & Carroll (A).
LOT 13, Map of Estate of Geo W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese et al; C K McGuire (A).

FEB. 20.
FAIRMOUNT PL, nes, 68.5 se Clinton av, 21.5x100; Emma C Mastin et al, as exrs—Kathryn Josephine Lynch et al; Cary & Carroll (A).
LOT 1 & 2, Block 6, map of Sec 1, Bathgate Estate; Martha C McKnight—Vincenzo Manzione et al; G Squires (A).

FEB. 23.
FOX ST, ns, 231.10 e Av St John, 40.7x125; Fanny Greenbaum—Nathan Lesser et al; H M Greenbaum (A).
SCHOFIELD ST, ns, adjoining land of New York City, x - -; Truman A Jewell Jno F Barry et al; Hayes & Kerngood (A).
SILVER ST, ss, bet land of A Arnow and land of Wm Adee, 64x100; Chas F Halsted, as trste Thos B Watson et al; D Burke (A).
JESUP AV, es, 1,184.7 s Featherbed la, 75x110; Commercial Trust Co of N Y—Dennis J Killian; Campbell, Moore & Amerman (A).
LOT 191, Map of 211 lots, being portion of Downing Estate at Van Nest Station; Chas J Wacker et al—Anna Svell et al; Clocke, Koch & Reidy (A).

FEB. 24.
BARTHOLDI ST, ss, 75 w Holland av, 95x95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A).
BARTHOLDI ST, ss, 100 w Holland av, 95x95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A).
BEAUMONT AV, 2345; Louis Epstein—Ida Brantman et al; A O Ernst (A).
LYON AV, swc Zerega av, 25x100; Edw W Murphy—Norbert Robillard et al; S Bitterman (A).
SETON AV, es, 100 s Randall, 50x100; Annie Anderson—Augusta Nelson et al; F Carlson (A).
LOT 58, Map of Village of Morrisania; Phebe Peters—Michl Nolan et al; R K Brown (A).
LOT 159, amended map of portion of Gleason property, 24th Ward; Bernardina F E Hake et al—Emma A Mayhew et al; Frees & McEveety (A).

FEB. 25.
ROSELLE ST, ws, 81.7 s Poplar, 50x122.3; Max Herzig—Cecelia F Brennan et al; A L Davis (A).
138TH ST, 411-9 E; Eliz A Le Cato—Douglas H Cooke et al; J H Hildreth (A).
140TH ST, ns, 107.2 w Brook av, 37.6x100; Jas K Paulding et al as trstes—Isidore D Morrison et al; Baylis & Sanborn (A).
168TH ST, nwc Union av, 26.6x96.2; Helene Fuld et al—Frank Mazger et al; Kurtzman & Frankheimer (A).
THOMAS AV, es, 240.9 s Kingsbridge rd, 50.2x119.6; Church of Our Lady of Mercy—Mathew J Smith et al; Amend & Amend (A).
LOT 113, map of land in partition situated at Fordham, belonging to heir of Thos Bassford; Jno H Leary—2268 Washington Av Corpn et al; G B Winthrop (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 18.
30TH ST, 25 W; Mutual Life Ins Co of N Y—Wm J Clarke exr &c; Fredk L Allen (A); Mark Goldberg (R); due 55,237.65
85TH ST, 102 W; Lillie Siegbert—Robt Lawrence; Elkus, Gleason & Proskauer (A); Jno H Rogan (R); due 42,848.75
ST NICHOLAS AV, 448-50; Baron de Hirsch Fund—Ellen Cohalan; M S & I S Isaacs (A); Saml Strasbourger (R); due 62,116.67
2D AV, 780; Fredk Bertuch—Edw P S Mulvany et al; Harold Swain (A); Max S Levine (R); due 17,603.11
2D AV, 791; Delancey Nicoll et al—Edw P S Mulvany et al; Harold Swain (A); Robt C Birkhahn (R); due 17,608.44
2D AV, 787; City Real Estate Co—Edw P S Mulvany et al; Harold Swain (A); Chas L Hoffman (R); due 17,603.01

FEB. 19.
137TH ST, ss, 125 e 7 av, 25x99.11; Jno V Coffey Dora Oppenheimer et al; Jos P McGowan (A); Arthur N Giegerich (R); due 5,223.33
2D AV, 2134; Chas D Olendorf—Nicolo Scarmuzzo et al; Jno H Judge (A); Chas L Hoffman (R); due $11,574.54

FEB. 20.
No Judgments in Foreclosure Suits filed this day.

FEB. 23.
31ST ST, ss, 400 w 5 av, 25x98.9; West Park Presbyterian Church of N Y City—Geo W Rudkin; Cary & Carroll (A); Isidore Niner (R); due 68,240.07
131ST ST, ss, 75 w 7 av, 16.8x99.11; Sheldon Leavitt et al—Jos L O'Brien; Jno E Roosevelt (A); Saml Ecker (R); due 9,631.17

FEB. 24.
14TH ST, 344-6 W; Abr L Kass—Ig Roth Inc et al; Feltenstein & Rosenstein (A); Bainbridge Colby (R); due 8,942.00
86TH ST, 149 W; N Y Trust Co—De Witt C Flanagan et al; Merrill & Rogers (A); Bernard J Isecke (R); due 15,412.50
AMSTERDAM AV, swc 188th, 94.10x100; Edmund J Levine et al—Napoleon Constn Co; Saml C Steinhardt (A); Newman Levy (R); due 32,254.12
LENOX AV, sec 119th, 100.11x85; Bank for Savgs in City of N Y—Harriett B Newberry et al; Cadwalader, Wickersham & Taft (A); Chas H Murray (R); due 206,750.60
MANHATTAN AV, sec 106th, 70x17.3; Eugene J Smith—152 Convent Av Co; Cary & Carroll (A); Jno H Rogan (R); due 14,669.46

Bronx.

FEB. 19, 20, 23 & 24.
No Judgments in Foreclosure Suits filed these days.

FEB. 25.
181ST ST, nec Arthur av, 70x93; Hyman Fish—Angel Constn Co et al; J Haberman (A); W T Quinn (R); due.. 4,160.66
LOT 13, map of prop of Estate of Geo. W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese et al; C K McGuire (A); H A Forster (R); due 4,842.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 20.
37TH ST, 15 W; Greenwich Savgs Bank—Dondonald Estates Co; action to debarr, &c; B A Sands (A).

FEB. 23.
No Lis Pendens file dthis day.

FEB. 24.
BROADWAY, nec 95th, 121.3x127.7xirreg; & BROADWAY, sec 81st, 102.1x229.4; Julius Blauner, trste—V Reisler Iron Works, Inc, et al; two actions to set aside deeds; I Gainsburg (A).

FEB. 25.
105TH ST, 130 E; Bluthenthal & Bickart, Inc—Morris Reiss et al; action to set aside deed; Eppstein & Rosenberg (A).

FEB. 26.
81ST ST, ss, 70 e Lexington av, 22x100.4; Johanna Feinberg—Francis L Tooley et al; action to procure judgment to title, &c; Reeves & Todd (A).

Bronx.

FEB. 19.
SHERIDAN AV, ws, 200 s 167th, 200x240; also BLOCK bounded on n by 167th, on e by Grand blvd & Concourse, on s by Tudor pl, on w by Walton av; also BLOCK bounded on n by Tudor pl, on e by Grand blvd & Concourse, on s by McClellan, on w by Walton av; also BLOCK bounded on n by 167th, on e by Wadleton av, on s by McClellan, on w by Gerard av; Newbold Morris—Frederic Ashton de Peyster et al; partition suit; T McIlvaine (A).
LOT 25, Block 3205, Section 11, on Tax Map; Fredk W Rubien—Wm H Valentine as exr, et al; action to foreclose transfer of tax lien; H Swain (A).

FEB. 20.
No Lis Pendens filed this day.

FEB. 23.
No Lis Pendens filed this day.

FEB. 24.
LOT 25, Block 3202, Sec 11, on Tax Map; Urban Securities Co—Wm H Valentine et al; action to foreclose transfer of tax lien; Reeves & Todd (A).
LOT 40, Block 4286, Sec 17, on Tax Map; Adelaide A Wabst—Herbert Robillard et al; action to foreclose transfer of tax lien; G A Moses (A).

FEB. 25.
137TH ST, ns, 150 e Lincoln av, 50x50; also 137TH ST, ss, 100 e Lincoln av, 25x25; also 137TH ST, 314 E; also 136TH ST, ns, 100 e Lincoln av, 50x100; Jno Geelan—Henry D Bahr et al; action to set aside conveyances; L Steckler (A).
LOT 52, blk 2796, sec 11, on tax map; Jno Kennedy—Patk F Goff et al; action to foreclose tax lien; H Swain (A).
PLOT 3, blk 11, map of Fieldston, 24th Ward; Wright-Ogden Co, Inc—Geo D Strayer et al; action to foreclose mechanics lien; Phillips & Avery (A).

Brooklyn.

FEB. 18.
CROWN ST, nec Washington av, runs e97.4xn102.4xw98.6xs102.4 to beg; Helene Wurtmann—Marie Guenther; S Seiderman (A).
E 3D ST, ws, 573.4 s Av D, 33.4x100; Thos R De Lacey—Letitia De Lacey; to create a title; R J Mayer (A).
41ST ST, nes, 240 nw 14 av, 20x100.2; Mates Jablonsky—J J Lack Constn Co et al; Ginzburg & Picker (A).
41ST ST, nes, 160 nw 14 av, 20x100.2; Ethel Bulkowstein—same; same (A).
78TH ST, ns, 280 w 14 av, 20x100; Silas W Stein—Onslow-Moore Co et al; W S Doernberg (A).
78TH ST, ns, 300 w 14 av, 20x100; same—same; same (A).
BENSON AV, nc Bay pkway, 96.8x100; Saml Wallins—Pacific-Bedford Corpn et al; J O'Neill (A).
EASTERN PKWAY, ss, 103.3 w Utica av, runs se225.3xw60xnw225.3xe60 to beg; Cath A Harrison—Eliz Higgins et al; J A Kennedy (A).
HAMILTON AV, ss, 141.6 e Columbia, 39.5x40.8x75.2x37.6; Fred Newman—Morris Bloch et al; W H Garrison (A).
LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co—Economy Homes Co et al; H J Davenport (A).
LENOX RD, ss, 40 w E 91st, 20x100; same—Dora Nutman et al; same (A).
NASSAU AV, nwc Monitor, 25x100; Louis Waradv—Wm H Hodgkinson et al; foreclosure mechanic's lien; F S Chilton (A).
SUTTER AV, ns, 60 e Warwick, 20x90; Dime Savgs Bank—Louis Horowitz et al; Clarke & Frost (A).
WILLIAMS AV, ws, 60 n Dumont av, 20x80; Edmund B Post, Jr—Williams Realty Co et al; T F Redmond (A).
WILLIAMS AV, ws, 40 n Dumont av, 20x80; Geo W Post—same; same (A).
WILLIAMS AV, ws, 20 n Dumont av, 20x80; Title G & T Co—same; same (A).
LOTS 86 & 103, Map land heirs Geo Martense (decd); Diedrich Ficken—Richard B Shannon et al; F L Gross (A).

FEB. 19.
BARRETT ST, ws, 100 s Pitkin av, 50x99.11; LIVONIA AV, ns, 50 w Rockaway av, 50x100; Nathan E Levensohn—Abr Reiser et al; to set aside deed; A C Troy (A).
CORTLAND ST, es, 490.9 s Neptune av, runs n27.4xe100xs21.2xw100.1 to beg; also SCHWICKERTS WALK, cl, 133.7 s Surf av, runs s— to Bowery xe113xn—xnw61.7xs1.3xnw51 to beg; Herman Katz—Sol Pariser et al; Kantrowitz & Esberg (A).
JOSEPH LEMON ST, ss, 41.3 e Garden pl, 24x74.1 2x2x76.9; Bklyn Trust Co—Geo Abbott et al; Cullen & Dykman (A).
MALLABOUT ST, ss, 141.6 w Marcy av, 50x100; Title G & T Co—Managerial Corpn et al; T F Redmond (A).
38TH ST, ws, 100 se 12 av, 25x95.2; Pinie Askin—Pauline Steinick; M Brownstein (A).
41ST ST, nes, 220 nw 14 av, 20x100.2; Katie Lehrman—J J Lack Constn Co et al; Ginzburg & Picker (A).
42D ST, ns, 140 w 14 av, 20x100; Marcus Bulkowstein—J J Lack Constn Co et al; Ginzburg & Picker (A).
70TH ST, ss, 300 e 8 av, 20x100; Edw Devine—Albert Dowdeswell et al; W H Garrison (A).
ATLANTIC AV, ns, 80.3 w Ocean pl, runs n87.9 xw16.8xs4.2xw17.7xs83.7xe34.3 to beg; Chas V Lott—David B Getz et al; W C Roe (A).
JEFFERSON AV, ss, 294 e Bedford av, 16.4x100; Geo Shaw—Grace C Shaw et al; partition; H S Renaud (A).
VIENNA AV, ns, 40 w Malta, 25x95; Nathaniel A Cohen—Minnie Schneider et al; I Levine (A).

FEB. 20.
BRISTOL ST, es, 50 s Blake av, 50x100; Stone Av Realty Co—The Lirock Inc et al; A Rockmore (A).
HALSEY ST, ns, 152.6 Tompkins av, 17.6x100; Eagle Savgs & Loan Co—Almira P Jones; J C McLeer (A).
OSBORN ST, ws, 375 s Hegeman av, runs w 70.3xs94.10xse50.11xn115.1 to beg; Jacob Wiener—Sol Wolf et al; G Wiener (A).
QUINCY ST, ss, 88 e Ralph av, 22x110; Emma J Walsh—Thos J Burke et al; J F McIntyre (A).
RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift—Orlando R Stevens et al; F Jordan (A).
E 9TH ST, ws, 260 s Av C, 20x100; Gertrude Wall—Eliz Seal et al; E J Forndrey (A).
41ST ST, nes, 120 nw 14 av, 20x100.2; Ida Ginzberg—J J Lack Constn Co et al; Ginzberg & Picker (A).
42D ST, ns, 100 w 14 av, 20x100; Ida Ginzberg—J J Lack Constn Co et al; Ginzberg & Picker (A).
42D ST, ns, 120 w 14 av, 20x100; same—same; same (A).
72D ST, ns, 374.6 w 6 av, 20x117.3x20x117.4; Harriet A Hartman—Jno E Sullivan et al; H L Thompson (A).
AV N, ss, 40 e E 12th, 40x100; The Thrift—Edith G Richards et al; F Jordan (A).
FT. HAMILTON PKWAY, ses, 82.5 ne 49th, runs ne20.4xs5xse83.7xs26xnw87.3xnw5 to beg Ulster Co Savgs Instn—Zerlina Lind et al; H L Thompson (A).
IRVING AV, ec Grove, runs ne230xs200xsw34.6 xw278.8xnw1.7 to beg; Katie Kopp—Emily Keller et al; to set aside deed; E E Hoenig (A).
17TH AV, nec 71st, 60x100; Peter Piegari—Wm C Dauphin et al; T G Turkan (A).

FEB. 23.
AMES ST, ws, 242.11 s Pitkin av, 25x100; Title G & T Co—Fannie Moskowitz et al; T F Redmond (A).
GRAND ST, swc Bedford av, 23.4x75x27x75; also PROP on Grand st, ss, bounded on w land Timothy Hogget x e land Thos R Clark & x s land of Jno Morrell; Kings Co Savgs Instn—Eugene L Richards et al; W W Taylor (A).
HICKS ST, nec Sackett, 20x75; Wm R Hayes—Mary C Barg et al; J M Rider (A).
HULL ST, ss, 150 w Hopkinson av, 18.10x84x 18.9x81.11; Mary C Reynolds—Kath Murphy et al; W L Durack (A).
McDOUGAL ST, ss, 212.8 w Hopkinson av, 16x100; Bernard R F Devine—Mason I Doyle et al; Thornton & Earle (A).
PIERREPONT ST, 27; Albert Urbalin—Mary U Pinkney; Owens Gray & T (A).
PRESIDENT ST, sec 3 av, 100x150; Max Israel—Caterina Gallo et al; S E Klein (A).
SCHWEICHERTS WALK, cl, 133.7 s Surf av, runs s—xe113xn—xnw61.7xs1.3xnw51 to beg; also CORTLAND ST, es, 490.8 s Neptune av, 27.4x100x21.2x100.1; Merk Birnbaum—Sol Pariser et al; S E Klein (A).
SUYDAM ST, ns, 315.10 e Wyckoff av, 25x100; Christian Quattlander—Caroline Knipe et al; T F Redmond (A).
VERMONT ST, ws, 150 s Pitkin av, 25x100; David Starr—Benj Hoffman et al; L N Jaffe (A).
E 12TH ST, ws, 382.11 n Av R, 80x100; Chelsea Realty Co—Wm C Thompson et al; H M Bellinger Jr. (A).

BEDFORD AV, ws, 121.11 n Newkirk av, 25x 78; Mary E Bond—Eliz M Dornheim & ano; H D Lott (A).
BEDFORD AV, ws, 96.11 n Newkirk av, runs w72.1xnw11.1xn15.8xe78x825 to beg; same—Eliz M Dornheim et al; same (A).
BAY RIDGE AV, sec 13 av, 40x100; Wm F Armstrong—Margt Peterson et al; R T Griggs (A).
BELMONT AV, nwc Sackman, 25x100; Henry Neugass—Louis Sternlieb et al; J A Whitehorn (A).
PARK AV, ss, 38.2 e Navy, —x—; City Real Estate Co—Sarah L Washington et al; to create a title; Lewis & Lewis (A).
STONE AV, ws, 225 s Dumont av, 50x100; North River Savgs Bank—Yette L Heler et al; T F Redmond (A).
12TH AV, ses, 40 ne 41st, 20x100; Mathilde E Lang—Margt Sheehan et al; H M Bellinger, Jr (A).
19TH AV, wc 52d, 100x100; also 52D ST, sws, 100 nw 19 av, 100x100; also 52D ST, sws, 200 nw 19 av, 100x120; N Y Mtg & Security Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).

FEB. 24.
PROSPECT PL, ss, 440 e Howard av, runs s127.9 xe4.7xne15.7xn25.3xw 20 to beg; Chas V Di Blanda—Rose Tapis et al; J A Kohn (A).
RODNEY ST, nws, 120.6 ne Lee av, 20.6x100; Moses J Stroock—Saml Schiller et al; D Herman (A).
E 4TH ST, es, 266 n Beverly rd, runs e100xn52x w100.10xs53.1 to beg; Walter B Milkman—Jose Casesa et al; to create a title; L Levy (A).
E 16TH ST, ws, 328 n Foster av, —x—; Title G & T Co—Henry F Newbury et al; T F Richmond (A).
37TH ST, ns, 90 e 12 av, 30x85; Title G & T Co—Luke Leck et al; Worcester, Williams & S (A).
55TH ST, ss, 100 w 14 av, 25x100.2; Eagle Savgs & Loan Co—Chas E Miller et al; J C McLeer (A).
AV J, ns, 80 w E 37th, 20x97.6; Evert Suydam—Parkville Builders' Supply Co et al; Hubbard & Rushmore (A).
DEKALB AV, nwc Spencer, 58x100; Henry Bromm—Anton Berberich & wife; to foreclose mechanic's lien; Reynolds & Geis (A).
HAMILTON AV, ws, 52.8 s Nelson, 25x79.9x25x 79.8; Ernest W Tyler—Nathan Harris et al; H P David (A).
PITKIN AV, sec Sackman, 37.6x74.6; Sarah Mandelbaum—Sadie Meyersohn & ano; to create a lien; S A Telsey (A).
SUTTER AV, ss, 50 w Watkins, 50x100; Jos W Blaisdell—Louis Sternlieb et al; T F Redmond (A).
VERNON AV, ss, 175 e Tompkins av, 18.9x100; Wm Brown—Henry B Sladon et al; M Reizenstein (A).
LOTS 295-207, Block 6590, Map "McLaughlin R E Co's map of Glenwood-on-the-Pkway;" Sarah E Purdy—Worden A Smith et al; W Y Hallock (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 20.
33D ST, 20-28 W; Raisler Heating Co—Jas S Roosevelt, Douglas Robinson & Nicholas Biddle; Bawo & Dotter (73) 40.00
102D ST, 235 E; Wm Brauer—Harry Lehr; Jos Liebner & Jacob Mendelsohn (72) 174.00

FEB. 23.
67TH ST, 316 E; Jos Tino & Co, Inc—August Braun; E & J Russell Co (75) 112.10
LEXINGTON AV, 641; Flintoff & Malat, Inc—Saml Woolverton, trste; Christopher Maxwell (74) 1,266.08

FEB. 24.
DIVISION ST, 242, Knickerbocker Metal Ceiling Co—Alter Gottlieb; Jos Rosenberg & Son (78) 33.00
44TH ST, 216-30 W; Hyman Steinberg—Wm W Astor; renewal (81) 128.30
68TH ST, 65 W; Florence A McConnell—Bessie M Dew; Madeline E Alexander (77) 1,450.00
76TH ST, 423-25 E; Jos Tino & Co—August Braun; E & J Russell Co (76) 112.10
BROADWAY, 1448-50; Racich Asbestos Mfg Co—41st St Realty Co; renewal (80) 417.00
FT WASHINGTON AV, nec 179th, 100.10x170; Gabriel Herman et al—Hollywood Church; Chas W Hall; Morris L Wise (79) 400.00

FEB. 25.
GREENWICH ST, 712; Mark Strompf—M L & C Ernst; Model Constn Co, Inc; renewal (87) 280.62
8TH ST, ss, 125 e Av C, 39.7x100; World Fireproof Door & Sash Co—Estate of Jas Lichenstein; Ira Lichtenstein (86) 175.00
36TH ST, 506 W; Wm C Clark—Jno Doe; J A Brady, J J Leddy, Andrew Brennan (82) 285.69
130TH ST, 21 E; Eugene F Heagney—Margaerite Booker; Willis Booker (83) 60.00
AV D, 146; Nathan Cohen et al—D H McAlpin & Co; Louis Shulsky; Chas Katz, Inc (84) 3,800.00
BROADWAY, 661; Aug Mugler—Moses Sahlein; Fire Door Cont Co & Barney Kerzner (85) 90.00
CONVENT AV, 470; H Miller, Inc—May C Knowles; H B Dinkelspiel agent (89) 57.19
LENOX AV, 145; Carmoll Redemen—Herman F Bindsell; Arthur R Parsons (88) 54.00

FEB. 26.
ELIZABETH ST, 172; Zacher & Fierstein—Mariano Scimeca & White Iron Works (92) 87.00
KENMARE ST, 14-24; Zacher & Fierstein—Eliz Dessocker & White Iron Works (91) 50.00
37TH ST, 18 E; Jos Kaplan et al—Emery L Ferris & J J Campbell (90) 59.75
40TH ST, 108-12 W; United Metal Covered Door & Sash Co, Inc—Edw W Browning & C H Lang (95) 114.00
56TH ST, 69 E; Edw Maas—Florence S Bissell & Durando, Miller & Co (93) 30.00
101ST ST, 64 W; Morris Miller—First Presbyterian Church, Edw Shea, agent (94) 30.75
156TH ST, 546 W; Casmento Specification Roofing Co, Inc—Sherman Co & H Kellman (96) 80.00

Bronx.

FEB. 19.
No Mechanics' Liens filed this day.

FEB. 20.
MORRIS AV, 1543; Jacob Wolfson—Mollie B Katzen; Rothblatt-Siegel Co, Inc, & Mollie B Katzen (25) 180.00

FEB. 23.
WEIHER CT, 15; Anthony M De Rose et al—Michl Almano (26) 18.00
BOSTON RD, sec 165th, 98x138; Berger Mfg. Co—Marvin Operating Co; Young Men's Hebrew Assn; Fitzpatrick Cont Co (27) 20.00

FEB. 24.
180TH ST, 744-48 E; Jas P Brady et al—Giosue & Antonio Galiana (28) 575.00

FEB. 25.
VYSE AV, 1209; Sol Bossel—Robt H Ernst (29) 28.00

Brooklyn.

FEB. 18.
NEWELL ST, 243-55; also GREENPOINT AV, 226-34; Harry Silverstein—Sidney J Freiden, Israel Kostell, Sam Fleischman & Wm Fetner 75.76
S 8TH ST, 50-4; J Cartagna—Anna E Ring 82.60
ATKINS AV, es, 90 s Blake av, 160x 100; W Solomon—Atlake Bldg Co & Jacob Drasnin 90.00
NEW JERSEY AV, 238; S Litirn—Kessler Realty Co, Purdy Constn Co & Eltoma Realty Co 48.00

FEB. 19.
16TH ST, 58; Mayer & Harris— David A Ahrens & Mrs Wm A Ahrens 54.50
BAY 23D ST, ws, 106.10 s Bath av, 61x 162; C I Constn & Supply Co—Bay 23d St Constn Co 1,239.13
75TH ST, ns, 80 e New Utrecht av, 140x100; Albro J Newton Co—Acadia Bldg Co 17.50
VIRGINIA PL, both sides, bet Hopkinson & Rockaway av, —x—; F Brancaccio —L I Realty Agency, W T Bell & Rockaway Parkway Co 232.75
WASHINGTON AV, ss, 500 w 1st, —x —; General Gas Appliance Co—Francis A Norris Realty & Constn Co, Francis A Norris & Mrs F A Norris. 168.00

FEB. 20.
SMITH ST, 489; J Dempsey—Thos J & Mrs Ella O'Connor 137.00
66TH ST, ss, 100 w 12 av, 60x100; H Kressh—Doenzy Rezeserwiez 175.00

FEB. 23.
GEORGE ST, 131; S Porcaro—Guiseppe Marigiaracina 90.00
E 19TH ST, 360; J Damis—Dorchester Bldg Co & Vincent Banagur 50.55
E 38TH ST, 907-9; T Ferrante—Wm Wingerath 175.00
AV J, 1413; F Napier—Edw Neilson 28.00
PARK AV, 888; H Burchhauser & Son—Jno & Rudolph Laber & Minnie Koib 400.00
UTICA AV, es, 97.6 s Av N; Empire City Lumber Co—Lincoln Park Bldg Corpn; J L Brassington & United Realty Alliance 349.97
4TH AV, swc 41st, 60.2x140; C Mazzary—Wayfourth Constn Co, Inc 347.00

FEB. 24.
COLUMBIA ST, 165; H Schloss—Morris & Sarah Grossman 72.50
HART ST, 310A; M Rosenberg—Gussie Siedlowitz 53.00
SAME PROP; same—same & Myer Leralsky 60.00
CROPSEY AV, 2214-6; A W Ahearn—Louis J Potts 435.00
HOPKINS ST, 124; M Efrus—Fanny Brody 132.00
ROCKAWAY AV, es, 100.3 n Livonia av, 150x100; P Russo—Lirock Inc 40.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 20.
BOWERY, 136; Philip Wiener—Julia A Chase; Nov24'13 59.00
SOUTHERN BLVD, es, 186.5 n Freeman; Chas Schlesinger—Daniel Augustus Realty Co; Oct29'13 150.00
190TH ST, 602 W; Unger Parquet Flooring—190th St Realty Co et al; Feb25'14 635.00

FEB. 23.
[1]14TH ST, 120-22 E; Jacob Rubin et al—Caroline B Condit et al; Feb9'15 110.00
27TH ST, 148 E; Nathan C Solomon—Fannie Levy et al; Nov12' 14 155.00
45TH ST, 7-11 W; Harry Alexander—45th St Realty Co et al; Feb27'14 601.99
[1]110TH ST, 5 & 7 W; P Borgia et al—Louis W Morrison et al; Jan16'15 417.60
[1]110TH ST, 9-11 W; Louis Fishman—same; Dec3'14 155.00
[1]SAME PROP; Jacob Efron —same; Nov14'14 107.36
[1]110TH ST, 5 & 7 W; Eichenbaum Bros—same; Jan16'15 395.44

FEB. 24.
AUDUBON AV, 369; Chas Baker et al—W 184th St Constn Co et al; May 24'13 90.00
BOWERY, 136; Barnet L Abrahamson—Isaac Schwartz et al; Dec11'13. 50.00

FEB. 25.
7TH AV, 2420; H Greenberg's Sons—Philip Rapatzky et al; Dec1'13 345.00
SAME PROP; S Shanker Metal Ceiling Co— ; Dec3'13 155.00
SAME PROP; Wm Rosenbaum & Bro—Max Barth et al; Nov25'13 492.87
SAME PROP; Jacob Victer et al—Philip Repatzky et al; Nov26'13 800.00
SAME PROP; Jacob Efron—Max Barth et al; Nov24'13 483.62
SAME PROP; Manhattan Rolling Mill Philip Repatzky et al; Dec15'13 420.72

FEB. 26.
FEB. 26.
85TH ST, 138 W; Harry H Meeks—Adeline Widmeir et al; Dec28'14 48.00

Bronx.

FEB. 19.
No Satisfied Mechanics' Liens filed this day.

FEB. 20.
SOUTHERN BLVD (**), es, 186.5 n Freeman; Chas Schlessinger—Daniel Augustus Realty Co; Oct29'13 150.00

FEB. 23.
No Satisfied Mechanics' Liens filed this day.

FEB. 24.
MARION AV, 2975; Domenico de Filippo—S M De Pasquale et al; Feb 18'15 129.60
WASHINGTON AV, nwc 183d, 50.1x 93.6; M Rambow & Co—Church of Our Savior et al; Feb18'15 530.10

FEB. 25.
No Satisfied Mechanics Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

FEB. 18.
SANDS ST, 133; Wm D Moore—Ralph's (Inc); Feb8'15 2,827.00
[3]E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Sam Posen & ano—Dorchester Bldg Co & Jno Schaeffer; Dec7'14 105.00
[1]ATKINS AV, es, 90 s Blake av, 160x 100; Louis Stein & ano—Atlake Bldg Co, Inc; Feb4'15 88.08
ATKINS AV, es, 90 s Blake av, 160x 100; Tema Kramer—Atlake Bldg Co; Jan29'15 260.00
SAME PROP; Levin Kronenberg & Co —same; Jan28'15 380.00
[3]BATH AV, nec 17 av, 100x100; Nicola Pasquarello—Emilie Sarno; Dec29'14 260.00

FEB. 19.
BAY 38TH ST, ss, 120 e Benson av, 60x96.8; Jas S Cavanaugh—Rosalia & Antonio Pipitone; Aug15'08 470.00
WILLIAMS AV, ws, 200 s Dumont av, 200x100; Realty Supply Corpn—Wallan & Hoffman, Inc; Feb17'15 2,449.22
WILLIAMS AV, es, 100 n Livonia av, 100x100; Central Walk & Floor Co, Inc—same; Dec11'14 176.00
WILLIAMS AV, es, 100 n Livonia av, 200x100; Steinberg Steam Cut Stone Co—same; Nov2'14 720.00
SAME PROP; Hyman Kolovitz—same; Nov17'14 596.50
SAME PROP; Empire City Lumber Co —same; Nov12'14 720.87
WILLIAMS AV, es, 100 n Livonia av, 100x100; Powell & Gurian, Inc—same Nov13'14 1,875.00
20TH AV, ws, 20 ss 18th, 80x80; Audley-Clark Co—Up-to-Date Bldg Co; Nov9'14 545.00
SAME PROP; same—same; Nov11'14 545.11
20TH AV, nws, 20.2 sw 58th, 80x80; Jacob Kirsch—Up-to-Date Bldg Co; Feb11'15 270.00

FEB. 20.
BARRETT ST, ws, 100 n Sutter av, 50 x100; Max Cohen—Regal Holding Co, Bartlett Dorsey, Vincent Sirota & Jos Hoffman; Jan28'15 253.25
BARRETT ST, ws, 100 n Sutter av, 100x100; H Wolfman—Regal Holding Co; Oct22'14 76.12
SAME PROP; Bell Fireproofing Co—Regal Holding Co & Meyer Hoffman; Feb9'15 125.74
WASHINGTON ST, 187; East N Y Glass Works—Leon Mirel; Apr27'14. 75.00
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Sam Posen—Dorchester Bldg Co & Jno Schaeffer; Dec7'14 105.00
LOHMANS & SAND BAY RDS, —x—; Philip Cohen—Canarsie Yacht Club & M J Shevlin Plumbing Co; Jan26'15. 93.65
WILLIAMS AV, ws, 300 s Dumont av, 100x100; Chas H Parsons Marble Co—Rockford Holding Co; Jan14'15 552.70
SAME PROP; S & S Woodworking Co—same; Jan9'15 364.52

FEB. 23.
HINSDALE ST, ws, 90 s Hegeman av, 160x100; Square Lumber Co—Abr Segalowitz & Abr Kabakow; Feb9'15 829.99
[1]E 14TH ST, es, 300 n Av X, 100x100; Walter M Meserole & ano—Ceegold Co, Inc; Dec14'14 45.00
[3]E 14TH ST, es, 300 n Av X, 100x100; Colonial Lumber Corpn—Ceegold Co, Inc, & Henry Sommerfield, pres. Jacob Levy as sec. & Henry Sommerfield & Frank P Sabetti; Oct8'14 521.93
[3]E 14TH ST, es, 300 n Av X, —x—; Abr Reizer—Ceegold Co, Inc, & Henry Sommerfield & Frank P Sabetti; Dec 15'14 880.00

Satisfied Mechanics' Liens, B'klyn (Continued)

W 32D ST, —s, bet Mermaid & R R avs, x ; C I Constn Supply Co—S Malafsky & Goldberg & Smith, Inc ; Dec 22'14 ..... 419 28

40TH ST, swc 14 av, 240x100.2; Construction, Material & Coal Co—Curtin Bldg Co & E Matilda E Ziegler & ano as extrx, &c, Wm Ziegler, deed ; Oct 25'14 ..... 3,004.91

40TH ST, ss, 90 w 14 av, 100x100.2; Hyman Katz & ano—Curtin Bldg Co, Dec26'14 ..... 500.00

40TH ST, ss, 100 w 14 av, 142.2x100x40x 90 ; Leibovitz & Stark East NY Corn-lce Wks—same ; Nov6'14 ..... 350.00

TOMPKINS AV, nwc Willoughby av, —x—; Max Wolkowitz & ano Congregation Ohel Maishe Anshe Trab & Jos Fetner ; Feb21'14 ..... 44.50

FEB. 24.

E 14TH ST, es, 300 n Av X, 100x100; Schwartz & Cohn—Ceegold Co, Inc, & Frank P Sabetti ; Oct27'14 ..... 235.00

SAME PROP; Chas Kurtz—Ceegold Co, Inc, & Frank P Sabetti ; Oct15'14 ..... 200.00

SAME PROP ; Standard Cement Block Co—Ceegold Co, Inc, & Frank P Sabetti ; Oct9'14 ..... 534.00

SAME PROP ; C T Willard Co, Inc—same ; Nov11'14 ..... 238.75

E 14TH ST, es, 300 n Av W, 100x100; Jas De Marco same ; Oct9'14..... 141.60

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 18.

LINCOLN PURE BUTTER CO ; C M Britten & Co ; $691.06 ; M Krieger.

MEDICI, Arturo ; Henry E Meeker ; $4,772.36 ; Shearman & Sterling.

FEB. 19 & 20.

No attachments filed these days.

FEB. 23.

BETTS, Carleton H ; Robt M Martin et al ; $3,-000 ; White & Case.

MUTUAL TRUST CO ; Bankers Service Corp ; $1,350 ; J J O'Grady.

GORDON, Wm J ; Henry P Turnbull ; $10,-189.46 ; C G Wheeler.

BACHMANN, Harry ; International Bureau of Patents, Inc ; $2,000 ; W E Richards.

FEB. 24.

CATER, W, & Co ; Ltd ; Fredk Richardson ; $19.-800 ; Hedges, Ely & Frankel.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB 19, 20, 23, 24 & 25.

Butler, Jas, Inc. St Nicholas av, 1396 ..Automatic Refrigerating Co. Refrigerator. 1,600.00

Donohue, Matthew F. 42d st, 136 W.. A B See Electric Elevator Co. Elevator ..... (R) 412.50

Foppiani, J. Madison st, 15..F Lohmann & Sons. Sal Fix..... 800.00

Sayer Steam Laundry, Inc. 125th st, 228 E, also 123d st, 127 E..Max Oscher ..... (R) 1,879.75

Schepp, L Co. Hudson st, c Duane.. Tippett & Wood. Tanks, &c..... 2,975.00

Schoerpner, Rudolf & Chas R Trojan, Broadway, 318..F Lohmann & Sons. Sal Fix..... 2,000.00

Wahn, Chas, Mary J Durivan, extrx, &c, Patk Sullivan. 3d av, nec 14th, 25x100. Lease. Sal Fix, &c... (R) 20,000.00

Bronx.

FEB. 19, 20, 23, 24 & 25.

Paladino, Antonio. 146 Featherbed la ..Erminio Esposito. Barber Fix. (R) 233.60

Brooklyn.

FEB. 18, 19, 20, 23 & 24.

Atlake Bldg Co. Atkins av, nr Dumont av..Ph Feldman & Son. Furnaces.. 760.00

Atlake Bldg Co. Atkins av, nr Dumont av..Ph Feldman & Son. Ranges.... 256.00

Elgin Bldg Co. 23d av, nr 86th.. Elsie Kerby as extrx..... (R) 450.00

Parker & Lepofsky. Glenmore av, c Crystal..Elsie E Kerby as extrx. (R) 538.00

Rosenstin, Mr. 641 to 647 Hinsdale av ..International Gas & Elec Fix Co. Gas Fix. 96.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower

Bronx.

FEB. 19.

187TH ST, nwc Crotona av, 75x80; Jas G Wentz loans Cosenzo Bldg Co to erect 5-sty apartment with stores ; 8 payments 45,000.00

FEB. 23.

DALY AV, es, 113.9 s 181st, 43.2x 121.4; Rockland Realty Co loans Forbes Constn Co to erect 5-sty tenement ; 12 payments. 30,000.00

HUGHES AV, nec Crescent av, 79.9x 103.3; Jas O Wentz loans Farago Constn Co, Inc, to erect 5-sty brick apartment with stores ; 8 payments..28,000.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

A ... Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)

B ... Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)

C ... Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)

D ... Electrical Installation (fire alarms, fire detectors, etc.)

E ... Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)

F ... Exit and Exit Sign (illumination.)

G ... Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)

H ... No Smoking (signs.)

I ... Diagrams on Program and Miscellaneous (printing and drawing.)

J ... Discontinue Use of Premises (possible demolition and reconstruction.)

K ... Volatile, Inflammable Oil and Explosive (precautions against explosion of escape of gases, tanks, subterranean systems, intakes and outlets, sewer risers, etc.)

L ... Certificates and Miscellaneous.

M ... Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)

O ... Discontinue Use of Oil Lamps (gas and electric wire.)

DR ... Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)

ST ... Standpipe Installation.

Spkr ... Sprinkler Installation.

Sia. P. P. ... Siamese Perforated Pipes.

W ... Interior Alarms (special installations.)

Sia..Siamese connections.
Tk..Tank.

(Week ending Feb. 20.)

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 63—Frances Livingston.....Spkr
Beekman st, 85-9—Jed Fryer.....B
Bleecker st, 170—N Low Est, Inc.....DR-W
Broad st, 13-23—Darius O Mills.....Sia
Broome st, 453-55—Wm E Billings.....W-DR
Canal st, 206-8—Est Jno R Graham.....DR-W
Cliff st, 68—Chichester Est.....C
Delancey st, 26—Nathan Hutkoff.....C
Dey st, 64—Shrowder & Miscellaneous.....B
Elizabeth st, 5—Rebecca Lowenthal.....DR-W
Fulton st, 212-14—Bruen Ritchey Co..L-A.-H-D
Grand st, 494-8—Meyer London.....DR-W
Howard st, 21-3—Eugene Higgins.....Sia
Hudson st, 129—Protestant Episcopal Soc....B
Lawrence st, 13—Kertscher & Co.....C
Lawrence st, 32—Cushman Bread Co.G-A-H-C-L
Liberty st, 55—Liberty-Nassau Bldg Co....Sia
Manhattan st, 77—Benj Goldberg.....G
Mercer st, 115—Bellemore Holding Co..C-Spkr
Morton st, 71—The Winner Co.....A-H
North Moore st, 23—Martin McNamara...H-A
Pearl st, 188—Con Druggist Realty Co.....B
Pearl st, 216—L A Salomon & Bro.....O-D-H
Pearl st, 320-22—Robt B Lawrence.....C
Pitt st, 21-3—Louis Grossman.....G
Spring st, 72-8—Langsdorf Realty Co...DR-W
Spring st, 83—Brentmore Realty Co, Inc.DR-W
Spring st, 328—Utility Distributing Co.....G
Warren st, 77—Aldx M Powell.....DR-W
Washington st, 418-20—Est Jno Castree..B-C
Water st, 128—Arthur H O'Malley et al..DR-W
West st, 203—Alexander Pollock Co....G-C-H
West Houston st, 100-2—Jno Buckle, Inc.W-DR
William st, 92—Phelps Stokes Est.....Sia
William st, 181—Hannah J Christopher.....C
William st, 227—Chas B Wolfram et al..W-DR

Numbered Streets.

6th st, 227 E—V Mastronardi.....C
8th st, 4 W—Mr. Pierre Mali.....O
8th st, 401-17 E—Emeline Roach.....W-DR
9th st, 220 E—Willcox & Gibbs.....A-D-C
12th st, 344 E—Bd of Education.....G-C-A
12th st, 50 W—Edwin D Babbitt et al.....C
14th st, 218 W—Beatrice S B Ziegel.....C
17th st, 12 E—Chas Deitsch Est et al....DR-W
18th st, 112-6 W—Mariton Realty Co....DR-W
19th st, s w c Av B—Levy Dairy Co...C-G-L
19th st, 21 W—Federal Cloak & Suit Co....DR
19th st, 29 W—Basiam Dress & Skirt Co...DR
20th st, 19 W—W B C Blatchford et al.....C
22d st, 20-6 W—The Hill Rutton Wks Co..A-C-L
22d st, 309-11 E—Geo Rutledge Co.....G-A
24th st, 109-111 W—Boyerton Burial Casket Co. .....H-D
24th st, 205-21 E—The J M Horton Ice Cream Co. C
25th st, 521-31 W—Conley Foil Co.....DR-W
30th st, 145-9 W—Alfred L Brown.....DR-W
30th st, 151-55 E—Realty Holding Co....DR-W
31st st, 125 W—Jos Dornecik.....C
32d st, 128 E—Ernest A Turner.....C
32d st, 305 E—Oppenheim, Collins Co.....L-C
36th st, 407 W—Nathan Coleman et al.....C
38th st, 221 E—Tiffany Studios.....C-H-A-K
39th st, 30 W—Lavinia de Lancey.....DR-W
39th st, 225 W—Amer Press Assn....A-G-L-H
39th st, 636-48 W—Jno J Shea.....C
40th st, 621-7 W—Figge & Hutwelker Co.....C
40th st, 631-35 W—Figge & Hutwelker Co.....C
42d st & 1st av—U S Mail.....C-B-H-A-L
43d st, 311-19 W—Redfield Bros, Inc.....G
45th st, 7-11 W—45th St Realty Co....ST-SIA
45th st, 60 W—Philip Sengas.....G
46th st, 50 W—Rookery Investing Co....W-DR
46th st, 316-22 E—Sulzberger & Co.....D-L
48th st, 22 E—Rachel A McC Egan.....DR-W
48th st, 332 E—Julius Caldan.....A-H-G
48th st, 633-5 W—Hardman, Peck Piano Co. .....A-G-E-K
50th st, 212 W—T F Welding Wks.....A-L
52d st, 206 E—E W Humphreys.....H-G-O-C
53d st, 3 E—Est Wm S Fyle et al.....DR-W
54th st, bet Av A & 1st av—Consumers Brew Co. .....C-H-K
55th st, 26 E—Louis J Pooler.....DR-W
57th st, 631-49 W—The White Co...H-D-L-A-C
58th st, 534-38 W—Linden Mfg Co.....A-C-G
58th st, 534-38 W—Frank Disinfectant Co..O-L
58th st, 561-7 W—United States Rubber Co...G
60th st, 252 W—Terry Construction Co....H-D
61st st, 306-16 E—Jno Jordan.....DR-W
62d st, 6-8 W—Columbus Circle Realty Co.DR-W
63d st & East River—Amer Malting Co..DR-W
64th st, 238-44 E—Hollywood Garage Corp. .....C-L-A
65th st, 3 E—Mrs J J Astor.....A
65th st, 316-24 E—Sloane & Moller, Inc..W-DR
67th st, 202 W—Harry Ginsburg.....H-A-G
70th st, 332 W—K-T Lever Spring Co, Inc .....C-A-G-H
71st st, 30 W—Est Harriet N Andrews.....C
74th st, 101 E—Jno J Bailey.....C-G-J-D
75th st, 110 E—Wm Corcoran.....H-A-C
76th st, 203-5 E—E Greenberger & Co, Inc.A-H
77th st, 61-3 E—The Finch School.....Sia
82d st, 21 E—Princeton Construction.....Sia
82d st & N R—Smith, Hauser, Locker & Co. .....G-K-A-H
91st st, 430-32 E—Eugene R Poerschke..DR-W
99th st, 147-9 W—Barnes-Curtiss Co.....C-K
100th st, 32-4 W—Solomon Schiansi et al.W-DR
110th st, 145-51 W—Cathedral Auto Repair Shop. .....C-G-A
116th st, 162 E—Bd of Education.....E
124th st, 178-80 E—Ilsley & Held..H-A-G-C-K
130th st, 126 W—Albert G Hauver.....G-I
131st st, 641 W—Weber-McLoughlin Co..L-G-A
158th st & N R—Jos Jermon.....C-K-A-H-G-D

Named Avenues.

Amsterdam av, 450—Rudolph Federman. .....H-A-C-G
Av A, 361-7—Auto Truck Storage & Ex Co..L
Bowery, 17—Est Richard Mortimer.....B
Bowery, 99—Ackerman Estate.....W
Bowery, 193—Jos H Schwartz.....C
Bowery, 197—Alice Flynn.....E
Bowery, 183—Est Byron A Steif.....C
Bowery, 219—Wm H Rutherford Trust.....C
Bowery, 356—Farmers' Loan & Trust Co..B-C
Broadway, 271—Metropolitan Bank..ST-SIA-TK
Broadway, 392—Chas A Baudouine Est....Sia
Broadway, 466-8—Geo Bliss Est.....W-DR
Broadway, 498-500 J P Bass & L G Lawrence. .....W-DR
Broadway, 599—David Weill.....G
Broadway, 622 -Alfred D Peil.....Spkr
Broadway, 1666—Middle State Motor Co..C-A
Broadway, 1166—J B Crook & Co.....A-G
Broadway, 1600—Carl Laemmle.....C-G-A
Broadway, 1600—Universal Film Exchange of N Y .....C-A-E
Broadway, 1600—All Comedy, Inc.....L
Broadway, 3203—Gilhuly Bros.....L-A-H
Columbus av, 398—Eberlein & Co.....C-G-A
Columbus av, 552—Columbian Insecticide Co. .....A-C
Lenox av, 646—Becky Stein.....A
Lexington av, 1833—Crescent Disinfectant & Oil Co. .....G
Lexington av, s w c 79th st—Interborn Inspection Co. L
Madison av, 169—168 Madison Av Rlty Co...C
New Bowery, 44-8—Dominick Milano....C-E-B
Park av, 823—Wm J Taylor.....Sia
Park av, 875—875 Park Av Co, Inc.....Sia
Park av, 1845—New Ideal Wagon Works.G-A-C
Park Row, 108—Wm A Shaw.....DR-W
Park Row, 141—Sol Solomon.....A
St Nicholas av, 398—Fred Egler.....H-A-D
West End av, 205-9—Builder & Bresser..H-G-C

Numbered Avenues.

1st av, 262-4—Adolph Neurod.....A
1st av, 2288—I Falevitch.....O-L-G-H-A
2d av, 833—Jacob Lipman.....H-A-G
2d av, 1111—Abr Marks.....A-G-O-K
2d av, 1615-17—Mercantile Prtg Co.....G
2d av, 1880—Israel I Weisbaum.....A
3d av, 167-9—Robert S Clark.....I
3d av, 936—J W Geraty.....A-G-H-D
3d av, 1371—Max Gottlieb.....G-A-O-L
3d av, 2291 J Wendolin C E Nauss.....W
3d av, 3310—Nathan Lichtenstein....G-A-H
4th av, 65-9—Albert L Dow et al.....W-DR
4th av, 80-2—Margaret H Greene et al..W-DR
5th av, 53-5- The Fiberloid Co.....L
5th av, 137—Emma L Higgins.....DR-W
5th av, 556 Daniel A Loring.....W-DR
5th av, 564—Aprinee Tavsharifian et al..W-DR
6th av, 221—Savoy Film Exchange.....G
6th av, 360—Est Jno O'Neill.....C-B
6th av, 825—Walter J. Salomon.....DR-W
6th av, 43d-44th sts—Chas C Davies.....G
7th av, 328-32—Riviere Brass & Bronze Co..G-A
7th av, 735-7—Amer Taximeter Co.....C
8th av, 241—M A Tafts.....D-I-A
8th av, 370—Angelino Sartirano.....C-E
8th av, 817-21 Equitable Garage, Inc.....K
9th av, 236—Max Kemelhor.....C-A
11th av, 154—The Berger Mfg Co....C-A-H-G
11th av, 495-503—N Y Butchers' Dressed Meat Co. .....DR-W
11th av, 687-9—Albert Smith.....DR-W

BRONX ORDERS SERVED.

Numbered Streets.

138th st, 494 E—K Levin.....A-G-C
152d st, 810 E—Standard Oiled Clo Co. .....A-L-C-D-G-H
161th st, 439 E—Marie Troxler.....H-A-G

Named Avenues.

Boston rd, 1323—Boston Road Garage....C-I-A
Boston rd, 1719—Peter H Fruller....C-H-A-G
City Island av, 536 -Henry L Thwaite.....K
Courtlandt av, 789—Edw Mazzocco...A-H-G-C
Cypress av, 191-219—Fensterer & Rube Co. .....W-DR

Eastchester Creek & Boston rd—Standard Oil Co. ..... L-A
Field-tone rd & 253d st—Riverdale Sanitarium Co. ..... C-D
Ft Schuyler rd, 1313—John Diehl ..... O-A-G
Grand Concourse, 2017 Henry Brennich ..... H-A-G
Gun Hill rd & Steuben av—Montehore Home ..... H-A-G
Intervale av, 937—H Meltzer Co, Inc ..... L-H
Jerome av, 1931—Jno Schreiber ..... C-L
Olinville av, 3301—Patrick Butler ..... G
Washington av, 1665—Moses Krakowski ..... A-G-D
Willow av, 136-62—M Resichmann & Sons, Inc. ..... D-R-W

BROOKLYN ORDERS SERVED.

Named Streets.

Bartlett st, 49—Jos Rosenberg ..... H-A
Beard & Conover sts—Holzappel's Amer Composition Co ..... G-K
Bergen st, 1516—S Ginsberg ..... M
Boerum st, 118—Wolf Eterman I
Boreum pl & Bergen st—Dreyius & Madigan, ... H-A-L
Bond st, 194—Isidor Sachs ..... H-A-G
Bridge st, 19—Columbia Gas Fix Co ..... D-C
Bridge st, 91—McMullan Trucking Co ..... H-A
Bridge st, 352 Bklyn Mission & Tract Soc ..... B
Bush st, 251—Robert D Douglass ..... H-G-A
Chester st, 61—W Langbein ..... A-G
Clark st, 52 Tumbridge Realty Co ..... A-L
Clifton pl, 56—William Roes ..... H-A-D-C
Clinton st, 472—C Anderson ..... G-D
College pl, 2-10—C R Colyer & Sons ..... A-D
Columbia st, 1597—D Radelowitz ..... G-J
Columbia st, 537-53—H Kahustawn & Co L
Commerce st—Santo Benichasa ..... A
Court st, 332—Philip Lille ..... A-G-C
Court st, 357—Jacob Vogel ..... H-A-G
Court st, 375—B Gulbin ..... H-A
Dean st, 641-5—John Bene ..... J
Dean st, 1663—Bklyn Church of 7th Day Adventist ..... A
Degraw st, 666—Richard Godfrey ..... A-E
Duodworth st, 16 George Gratz, Jr ..... H-A-G
Douglass st, 267-71—Hine & Proud Co C
Emerson pl, 39-41—R Vagt ..... H-A
Emerson pl, 74—R M Rodgers ..... H-A-G-M
Etna st, 275—Peter J Dehler ..... G-A
Freeman st, 250—J C Rouse ..... H-A
Frost st, 55—James Ormone ..... A-F
Frost st, 90—Max Sigal ..... H-A
Fulton st, 9—Hugo J Panzer & Co ..... D
Fulton st, 353-5—Johnson Est ..... B-C
Fulton st, 526-8—S S Kresge Co ..... C-G-A
Fulton st, 1622 M P Greenman ..... M
Fulton st, 1851—Pichel & Schwab C
Gold st, 217—F Antoniello ..... H-A
Grand st, 225—R T Whalen Bros ..... C-A-G
Grand st, ss 60 w Gardiner av—Cross, Austin & Ireland ..... A-K-H
Grant sq, 33—I C Kirkman ..... C-F-L
Hart st, 86-88—Fred A Mason ..... G-D
Hart st, 229—Herman Reiners ..... H-A-G
Hart st, 421—Clarence E Cowles ..... H-A-G
Hart st, 444—Simon Bauer ..... H-A-G-M-D
High st, 242 (rear)—P Marino ..... H-A-G
Hope st, 53—Bronz Products Society ..... H-A
Hoyt st, 201—Robert Scheinick ..... H-A-G
Kenmore pl, 34—S Blume ..... A-G
Kent st, 123-7—Rev Edw W Bentley ..... E
Lawton st, 27-29—Matthew Korner ..... H-A-G-D
Lincoln pl, 90 e Ralph av—Mary Aronson ..... A
Lincoln pl, 751—Fredk Wesselhoff ..... H-A-G
Livingston st, 208—Pomercy Co ..... G
Logan st, 786—Wm Scholl ..... A-H
Lombardy st, 33-37—Anthony P Smith ..... H-A
Lorimer st, 170—Louis Kurlansky ..... A-G-D
Lorimer st, 532—Albert F Hunt ..... H-A
Lynch st, 36-38—N Y & Bklyn Casket Co ..... A-G-D
Macon st, 905-11—E B Mueller C
Marion st, 9—John Bloomer ..... A-G
Morton st, 20-30—Kay Mfg Co ..... D
Navy st, 227—A Nannu & Son ..... H-A-G
Pacific st, 216—Wm S Campbell L
Pacific st, 804-808—Ward Baking Co L
Pacific st, swc Henry st—L I College Hospital, ... H-A-G
Park pl, 426—S B Doyle, M D ..... H-A-G
Park pl, 762-64—F & P Transportation Co, ... C-L-A
Pearl st, 245—The Wendell & Evans Co ..... J
President st, 1281—H Roth ..... K
President st, nr Henry st—Maria Sabbatino, ... H-A-G-L-D-C
Prospect pl, 905—John N Wallace ..... H-A
Quincy st, 701—Norman R Bradt ..... C-A-H-G-D
Raymond st, 100—A Anderson C
Russell st, 223-35—Henry Leibowitz ..... G
Russell st, 263—Kindel Pkg Co ..... C-K-H-A-G
St John's pl, 652—A Tishman ..... H-A-G
Schermerhorn st, 75-79—H R Baker ..... H-A-D
Stagg st & Varick av—Natl Fireproofing Sash & Door Co ..... A-H
Stockholm st, 141-43—Jos Endres C
Sullivan st, 215-19—The Mutual Co ..... M
Summit st, 43-51—Chas M Childs & Co, ... K-G-D-H-J-A
Tillary st, 170—Adler Color & Chem Wks. ..... C-G-A-H
Townsend st & Scott av—Jos Rosenberg & Son ..... H-D
Troutman st, 35—Herman J Gaus ..... M
Union st, 906—Montauk Motor Co L
Van Brunt st, 421—Crescent Chem Mfg Co L
Vermont st, nr Atlantic av—G Marquardt & Co ..... H-A-G-D
Wallabout Market, 12—C P Economan ..... H-A
Wallabout st, 89-91—Artistics Novelty Co ..... D-A-G-H-L-C
Winthrop st, 159—J M St John ..... H-A
Wyckoff st, 93—Whalen Bros ..... K-C
Wyona st, 392-4—Bernard Schnall ..... A-F-E

Numbered Streets.

1st st, 165-69 N—Robert Abel ..... A
3d st, 507 E—Wm Williamson ..... A-G
3d st, 743-47—Donigan & Neilson, Inc ..... A-J
6th st, 107 S—De Luxe Garage Co L
7th st, 160-66—Krantz Mfg Co, Inc ..... H-A-G
7th st, 288—L H Hebelelin ..... C-D-A
9th st, 221 N—J A McCafferty & Sons ..... K-H-A
10th st, 110-16 N—Tuttle & Bailey Mfg Co ..... A-H
11th st, 478—Edward H Dilger ..... C-L-D
12th st, 372—Williams Auto Service Co ..... L-A-K-C
19th st, 312 E—Wm H Goldey C
23d st, 335 E—F E Moore ..... H-A-G
28th st, 566 E—M Burckhardt ..... H-A-G
28th st, es, s of Av F—Anna G Meyer ..... C-A-G-L
31st st, 137 Bay G Fischer ..... C-H-A
33d st, 1071 J Samuels ..... M-C
34th st, 34—Saul Levin ..... G-A
34th st, 68 S Karpen & Bros ..... H-A-J
39th st, 984 The Eagle Co ..... H-A-J
39th st, Bay & Harway av—Wm Texter ..... D
48th st, 1022—Betly Vorek ..... H-A-G
52d st, 845 E Joseph Morton ..... A-G
55th st, 1541 H E French ..... H-A-G
56th st, 1238—Jas E Baker, M D ..... H-A-G
58th st, 1422 D Donegan ..... H-A-G
60th st, 1650—Michael Farnolo ..... H-A-G
66th st & 4th av—Carpenter, Boxley & Herrick, ... G-H-K-C
67th st, 1244—H C Pederson ..... F-A
74th st, 224 (rear)—Thos H Cooper ..... H-A-G-D
81st st, 2142—Ernst A Reed ..... A-G-C
84th st, 1830 A Glausen, M D ..... H-A-G
85th st, 2467—Vincent Di Baia ..... H-A-G
92d st, 660—Gottfried Anderson C

Named Avenues.

Albany av, 54—Harry W Hover ..... H-A
Argyle rd, 99—F C Pinkham ..... A
Atlantic av, 326—Joe Swirsky ..... H-A
Atlantic av, 387—Thibault & Fleming ..... H-L
Atlantic av, 1558-68—Milton L Reeves C
Atlantic av, 1717—C Striauo C
Av F, 2811-13—Victor A Olsen ..... H-A-G
Bklyn av, 810—Borris Jacobson ..... D-L-H
Bedford av, 989—Bklyn Tire Co ..... H-A-G-C
Bedford av, 1060-62—Bedford Auto Painting & Rep Co ..... C-G-D
Beverly rd, 209—Estelle W Leavens ..... H-A-G
Blake av, 422 (rear)—Lizzie Kruss C
Broadway, 151-53—J & H Wider C
Broadway, 1672—Hyman Schachner ..... M-C
Bushwick av, 408—French Lub Oil Co ..... D-M-A
Bushwick av, 579—A Gorelikopf C
Bushwick av, 594-98—Werchen Garage C
Bushwick av, 643—Louis Berger ..... C-D-M-G
Bushwick av, 709—Max Levy, MD ..... H-A
Bushwick av, 1381—F W Williams ..... H-A
Bushwick av & Scholes st—Eastern Brewing Co ..... A
Carlton av, 1—Healy Shoe Co ..... C-H-A-G
Carlton av, 631—John Schmitt ..... A-G-K-C
Central av, 415—Isidor Richmond ..... A-G
Classon av, 134-36—J McQuade Co ..... H-A-M-K
Classon av, 345-53—Geo M Eddy Est C
Classon av, 358—Bristel Myers Co ..... D-H
Classon av, 510—Lux & Baumann ..... J
Clermont av, 490—Fred W Phillips ..... C-M-H
Clinton av, 122—Geo R Kuhn C
Clinton av, 191—Chas E Bedford ..... A
Clinton av, 410—A C Bedford ..... C-M
Clinton av, 440—P A Reque, M D ..... C-H-A
Cortelyou rd, 1416—The Traube-Berger Co C
DeKalb av & Emerson pl—John M Cardiza, M D ..... H-G
Division av, 202—Sterling & Forman ..... H-A-M
Dumont av, 30—Louis Goldfarb ..... D
Dumont av, 356—Julius Friedman ..... J
Dumont av, 412—David Baum ..... H-A-I
Eastern pkway, 1492—Max Schultz, M D ..... H-A-G
Eastern pkway & Bedford av—Hanson, Peacock Corpn C
East N Y av, 1800—Moses Bookman ..... A
Flatbush av, 144—Frank Cowan ..... M
Flatbush av, 946—Ed Theriault ..... H-A
Flushing av, 693—J Zemel ..... D-A
Flushing av, 1259—Thos Parker Co ..... H-A-G
Flushing av, 1323—M B Streeter ..... H-A-G
Forcé Tube av, 168—B Schubert ..... H-A-G
Ft Hamilton av, 4118—Chas Blum ..... H-A-G
Ft Hamilton av, 6502—H C Catozzi ..... C-A-D
Franklin av, 67—Samuel Michael Co ..... H-A-G-M
Gates av, 272—E T Jenkins ..... H-A
Grand av, 227—Griffin White Shoe Co ..... D-A-G
Greene av, 259—Emil F Rughaase ..... H-A-G-C
Greene av, 495—H A Wade ..... H-A-G-D
Greenpoint av, 450—Columbus Distilling Co ..... F
Hamburg av, 475—K Burstein ..... H-A
Hamilton av, 15—Brown Bros ..... J
Howard av, 585 Brownsville & F M Trucking Co ..... A-L-C
Hudson av, 360—Max Hockman ..... H-A
Hudson av, 473—Buick Motor Co ..... C-K-G-D
Jamaica & Lott avs—Forest Park Hygenic Ice Co C
Jefferson av, 137—W G H Randolph ..... C-D
Johnson av, 557—Herman Gabbe ..... H-A-G
Kent av, 828—Coyne & Delany Co ..... G-D
Kent av, 1117—Thos Madden ..... H-A-G
Kent av, 963—Schaeffer & Budenberg Mfg Co L
Kent av & Cross st—Bklyn Union Gas Co L
Knickerbocker av, 295—Harris Seskin ..... A-G-J
Lafayette av, 573—J A Shields, MD ..... H-A-D
Lafayette av, 830—Mutual Hospital ..... A-F
Lenox rd, 56—J J Hagerty ..... H-A-G-D
Lenox rd, 190—John M Jones ..... H-A-G-D
Lexington av, 2356—Wm Disbrow ..... C-L
Lexington av, 421—John J Bedson ..... H-A-D
Lexington av, 819—Henry Meyer L
Liberty av, 732—Giuseppi Ditta ..... A-D
Liberty av, 1195—Geo H Wachenfeld ..... H-A
Manhattan av and Newton st—J Hermes ..... H-A
Mermaid av, nwc 21st st—John W Pierce ..... H-A-G
Metropolitan av, 1105—Acme Oil Works ..... D-A
Morgan av, 661-67—Greater N Y Metal Bed Co, ... H-A-D-A
Myrtle av, 640—Isaac Brown ..... M
Myrtle av, 775—Max Albert ..... A
Myrtle av, 776—Abraham Kimelman ..... H-A-J
Myrtle av, 814—M Gold ..... H-A
Myrtle av, 1079—Wm H Meyer C
Myrtle av, 1446—David Lachman ..... D
Nassau av, 148—A E Gilmartin, M D ..... H-A
New Jersey av, 777—Jos & Annie Birnbach C
New York av, 1549—Franklin B Warner ..... H-A
Nostrand av, 237—Kalman Klein C
Nostrand av, 572—G W Callmander ..... A
Nostrand av, 1511—L Welikson ..... C-O-H-A
Ocean av, 57—J D O'Connell ..... H-A
Ocean pkway, 48—Circle Garage ..... G-M-L-D
Ocean pkway & Prospect—Hans P Madsen L
Ovington av, 331—B G Blackman, M D ..... G
Park av, 319—Fred W Huber ..... G-C
Park av, 410—Eugenio Barbuto C
Parkside av, 152—George Beyer ..... H-A-D-M
Parkside av, 172—Edw H Mowlan ..... L-C
Patchen av, 84—Eclipse Vulcanizing Wks ..... H-A
Putnam av, 1219-29—Frank Hartman ..... H-A
Reid av, 11—Mrs Geo H Smith ..... H-A-G
Reid av, 31—Harry Deutsch ..... H-A-G-J
Ridgewood av, 469—Geo Murman Mfg Co ..... H-A-G
Rockaway av, 629—A Antopolsky ..... J
Saratoga av, 316—Jos Nowick ..... D-H-A-G
Snyder av, 49-51—John Halpern C
Snyder av, 180—Peter Larsen ..... C-H-A
Stone av, 32—Hoberg Bros C
Stone av, 458—Jos G Riokin C
Surf av, swc 30th st—Mrs Ernstine Feig ..... F-B
Sutter av, 336—Morris Lieb ..... H-A
Sutter av, 1001—D Behn & Co ..... H-A-G
Thatford av, 1—Sam Goldstein ..... A-J
Thatford av, 68—J A Solover ..... H-A-J
Thatford av, 180—Alter & Schneider ..... H-A-C
Tompkins av, 457 (rear) Chas Scharp C
Union av, 45—Abraham Strauss ..... H-A
Vanderbilt av, 283—Harold I Pratt C
Vanderbilt av, 359—Eveisley Childs ..... C-D-J-K
Vanderbilt av, 375—Mrs Saml A Wood ..... H-A-G-D
Varick av, 233—Pure Oil Co ..... M
Washington av, 379-85—Jean C Venetos ..... F
Waverly av, 11 13-15 Waverly Storage Co, Inc ..... C-M-A-G
Waverly av, 241—Matthew Burley ..... J-L
Waverly av, 332—J T Underwood C
Willoughby av, 665—E S Fenerstein, M D, ... H-A-G-D
Wythe av, 684—Benjamin Raizin ..... H-A-G-C

Numbered Avenues.

3d av, 436-40—Kruger Bros & Co ..... C-D-G-H-A-K
3d av, 536—Sol A Ring ..... G
3d av, 694—Atlantic Oil Ref Co ..... A-G
3d av, 722—John Munroe & Son ..... K-C
3d av, 5610—Isidor Tabnik ..... H-A-J
3d av, 6415-21—H B Fred Kuhls ..... D
3d av & 6th st—Wm A Nicoloy ..... L-A
4th av, 922—G O Larsen ..... G-A-I
5th, 3289-31—Ricker Bros, Inc ..... A
5th av, 4507—Max Wilensky C
7th av, 4662 Mrs A Kronenberger ..... M
7th av, 4616 Antonio Nicolasi ..... M
7th av, 4622 Geo P Heidebeck ..... M
7th av, 4624—Caloggio Lamberta ..... M
7th av, 4918—Isidore Grigodil ..... H-G-C
9th av, 221—Joseph Lewis ..... H-A-G-D-C
9th av 5423—John Klein ..... H-A
12th av, 3820—Mr Hansberg ..... H-A-J
13th av, 5203—S Waldman ..... A
18th av, 7905—Morris Nason ..... M-A
18th av, bet 65th & 64th sts—Home Aged Men & Women ..... B

QUEENS ORDERS SERVED.

Named Streets.

Creek & Meadow sts (L I C)—Mark Cross Co, ... G-A
Elm st & Atlantic av (Richmond Hill)—Herbert N Heins C
Grand st & Hoffman blvd (Elmhurst)—Newtown Gas Co C
Hallett st, 12 (L I C)—Walter J Bond C
Liberty st, 22-24 (Jamaica)—The Ford Shop, ... H-A-G-D-C
Lincoln pl & Pacific st (Jamaica)—The Metholoid Co ..... J
Main st, ws (Douglaston)—John J Smith ..... K-M
Windorn st, 35 (Union Course)—Harry S Bradley ..... H-A-G-O

Numbered Streets.

7th st & 1st av (College Pt)—M L Strauss, ... H-A-G
13th st, 322-24 (College Pt)—Chas E Johnston ..... J
18th st & 7th av (Whitestone)—Jos L Daly L

Named Avenues.

Atlantic av, Norton's Bridge (Far Rockaway)—Aug P Blunt L
Borden av, 45-57—Y M C A ..... F
Bradish av, nwc Coster st—J F Fitzpatrick C
Brenton av & Douglass st (Jamaica)—De Milt Bros C
Broadway, 47-49 (Flushing)—Flushing Grain & Hay Co, Inc ..... A-F
Broadway, 107 (Flushing)—Flushing Garage Co ..... C-L
Broadway, 355 (Astoria)—L C Schlegel C
Flushing av, 1462-66 (Maspeth)—Wm Kroemer ..... H-A-G
Gherardi av, 825, 828, 829, 832, 814, 815, 820, 823 (Woodhaven)—Anna Emerick ..... G
Gherardi av, 826, 827, 830, 831, 833, 816, 819, 821, 823 (Woodhaven)—Mrs M Johanson C
Gherardi av, 834 (Woodhaven)—John Polbernus C
Gherardi av, 813, 817 (Woodhaven)—Frank J Bell C
Gherardi av, 818, 822, 824 (Woodhaven)—Frank S Jones C
Grand av, 276-78 (Astoria)—Astoria Sheet Metal Wks ..... H-A
Grandview av & Linden st (Ridgewood)—Herman Basch & Co, Inc ..... A
Hillside av & Kew Garden rd (Richmond Hill)—Robert Burton L
Jamaica av, 317 (L I C)—Herman C Asendorf ..... H-A-G
Metropolitan av (Richmond Hill)—Mrs A S Purchase ..... C-H-L
Metropolitan av (Richmond Hill)—Geo H Wirk ..... M
Mt Olivet av (Maspeth)—Solomon Blum ..... A-E
Ocean av, nr Broadway (Far Rockaway)—Thomas Wakefield ..... K
Ocean av, nr Broadway (Far Rockaway) J B Reimer ..... C-A
Palo Alto av & Flushing (Hollis)—F W Dunton ..... H-A-G-D
Pullis av (Bayside)—Jos Bergen ..... H-A-G
Review av (L I C)—The Aeolian Co L
St Nicholas av, 363 (Ridgewood)—O L Schwartz ..... G
Shelton av & Ray st (Jamaica) Mary Immaculate Hospital ..... K-C-M
Skillman av, 160-72 (L I C)—Akron Tire Co ..... A
Thompson av & Hull st (L I C)—Wm S Burke ..... K
Van Wyck av (College Pt)—Wm Needham ..... L-A
Webster av, 148-52 (L I C)—R Voras & Co ..... A
Whitney av, 50 (Elmhurst)—Sam'l Smyth ..... H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

Broad st, 293 (Stapleton)—Louis Wintermeyer ..... H-A-G-D
Main st, 127 (Tottenville)—Dr W Washington ..... O-K-A-G

Named Avenues.

Castleton av, 413—E J Lockwood ..... C-L
Clove av, 1825—Chas Schenk & Co ..... A-C-L
Davis av, 115 (W N B)—Wm G Willcox ..... H-G-C-D-O

BUILDING MANAGEMENT

WIRING THE HOUSE FOR ELECTRICITY

By THEODORE DWIGHT, of the Society of Electrical Development, Inc.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

ARCHITECTS and Building Managers, as a rule, do not and cannot be expected to keep up with the rapid development in the varied uses of electricity in the modern edifice, whether home, apartment, hotel or other type of building. Progress in efficient illumination has been so rapid and the use of electricity for power and heat is increasing to such an extent that the rules of yesterday do not apply to today. This rapid growth makes it important that in planning the electric wiring of a building, the architect should not only provide for the requirements of today, but for the needs of tomorrow.

The "National Electrical Code" of the National Board of Fire Underwriters prescribes the minimum gauge of wire, and the class of fittings that may be used. Some city ordinances go somewhat further, but none emphasize strongly enough the desirability of liberal provision for the future.

Science of Illumination.

The science of illumination has attracted able men to make it their profession, but a study of their writings shows that they generally have specialized in this branch so closely that they confine their specifications to strictly lighting requirements and ignore the electrical utensils and apparatus with their larger consumption of current and consequent need for adequate wiring. The scope of this article will be limited to the presentation of a few tables and to suggestions for the adequate wiring of the home. It should be borne in mind, that: Inadequate size of wire means loss to consumer of current; inadequate wiring means risk of fire; inadequate wiring means inefficient operation of lamps and apparatus; central stations bear the loss of current to meter, but consumers pay for loss beyond; a three-volt drop in a 110-volt circuit means over 15 per cent. loss in illuminating power of a 110-volt lamp, and a three-volt drop in a 110-volt circuit means at least 10 per cent. loss in efficiency of heating and cooking devices. Surely this is a big price to pay as perpetual interest on the saving of a few dollars in initial cost of wire.

The following table is from the "National Code," 1913, edition, with added column of watts at 110 volts.

Capacity of Rubber-Covered Wire.

B & S Gauge.	Circular Mils.	Amperes.	Watts (at 110 volts).
18	1,624	3	330
16	2,583	6	660
14	4,107	15	1,650
12	6,530	20	2,200
10	10,380	25	2,750

"The National Code" requires for branch or tap circuits not less than 14 gauge wire, but 12 or 10 gauge at an added cost of a couple of dollars per room will permit the future use of electrical utensils without costly rewiring. The electrical installation means much in the comfort and efficiency of the home today, and should no longer be classed as a luxury, but rather as a necessity.

Architects frequently allow for electric wiring an amount equal to only a little over 1 per cent. of the cost of the building. Is this important part of the equipment not entitled to more consideration? Three or even four per cent. would be a fair rate to charge to security, comfort and efficiency. As indicating the wide and growing demand for electrical appliances in the household, it is interesting to state that there are about one hundred different appliances in use, and



THEODORE DWIGHT.

an aggregate of over 6,000,000 devices have been sold to date.

Function of the Engineer.

Is it not fair to ask that the architect, for the sake of "safety first," eyesight and "economy and efficiency" in the operation of the household and for the beauty of the interior of the home, should write the specifications for the wiring of his building only after the most careful study of the subject, and not leave the matter to a generally uninformed client, or to the contractor making the lowest bid? Let him, however, consult with the illuminating engineer, the central station management and with reliable contractors, who must all of them keep up with the latest developments. Co-operation will pay. Before planning the electrical installation it is essential to consult the central station management to learn the character of service obtainable and local regulations for securing current.

While the rules of the "National Electrical Code" generally govern, there are sometimes additional local rules or ordinances which must be observed. To save misunderstanding, the standard wiring symbols as adopted by the American Institute of Architects and the National Electrical Contractors' Association should be used on the plans.

Important Factors.

The following are important factors in specifications: 1—Liberal size of wires, 2—Ample number of lighting outlets, 3—Good switch control, and 4—Appliance outlets (heating, cooking, power).

1—For lighting circuits with occasional use of small appliance, use not less than No. 12 B & S, preferably No. 10 gauge wire. To kitchen, laundry and also to dining-room separate circuits should be run, to be used for current for cooking and power purposes. This will permit of connection to a separate meter where special rates are made by central stations for such uses. Specify that if radiator is to be used (unless a small one), not less than No. 10 wire should be installed.

In the dining-room the following devices, two or more of which might be operated simultaneously, will require liberal wiring and special outlets and plugs. A toaster uses 400 to 500 watts, an egg boiler uses 400 to 500 watts, a percolator uses 400 to 500 watts and a chafing dish uses 400 to 500 watts, making a total of from 1,600 to 2,000 watts, 15 to 18 amperes. A 10-gauge wire has a permissible capacity of 25 amperes.

2—Too few outlets are a constant source of regret to owners and tenants and the addition of new outlets in completed buildings is expensive and troublesome. Different grouping of furniture may require change of fixtures. Change in decoration and color of wall paper may require rearrangement of fixtures and call for twice the number of lamps for the same effective illumination.

Importance of Color Scheme.

The color of walls and ceilings has very much to do with the quantity of electric light needed to properly illuminate any given room, but not only do the table surfaces and other objects in the room receive the rays of light directly from the electric lamp, but they also receive additional reflected light from the walls and ceilings. This reflected light varies greatly in quantity, depending on the wall coverings used.

In indirect lighting all of the light is reflected from ceiling and side walls and a knowledge of what color and finish such ceiling and walls will have is imperative. Semi-indirect lighting depends on having this same information, only in a lesser degree. Generally speaking, the lighter the surface, the less amount of light required.

The following list of wall colors are given in their descending reflecting values: White cartridge, about 80 per cent.; cream, about 74 per cent.; chrome yellow, about 62 per cent.; orange, about 50 per cent.; clean plain deal, about 45 per cent.; yellow painted wall, about 40 per cent.; light pink, about 36 per cent.; emerald green, about 18 per cent.; dark brown, about 13 per cent.; cobalt blue, about 12 per cent.; deep chocolate, about 4 per cent., and black cloth, about 1¼ per cent.

Switch Control.

3—Switch control. Both convenience and economy are served by installing a liberal number of switches. Lights will be promptly turned out when not needed, if a switch is handy. The following are recommended: Entrance door light-control from both outside and inside of doorway; veranda lights controlled by inside and outside switch; hall, one switch for single lamp, another for full lighting; living room, switch for single lamp, one or more switches for general ceiling illumination; dining room, one switch for partial illumination, one for full illumination, and one switch for control of butler's pantry light; butler's pantry, one switch; also one switch for single dining-room light; cellar stairs, one switch at top of stairs in combination with one below; upper floor halls, combination switch at each end; bed rooms, dependent on class of illumination, and master bed room, special switch controlling general illumination of first floor, as protection against burglars.

4—Outlets for electrical appliances; special plugs and receptacles for heating and cooking and other appliances using large amount of current should be placed in base board or wall of kitchen, laundry and cellar at convenient points, and wherever radiators are to be used. For table utensils in dining room and living room special types of floor plugs are advisable, but for limited use special types of lamp sockets may be sufficient.

There is at present a very lively discussion as to the relative merits and efficiency of "direct," so-called "semi-indirect," and "indirect" methods of illumination, so that as the doctors disagree,

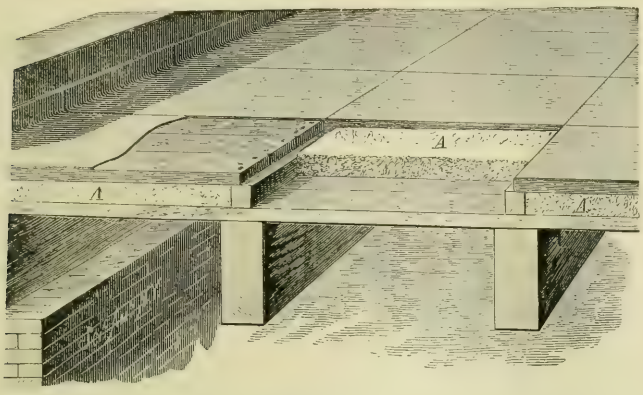
(Continued on page 361.)

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Mineral Wool.

MUCH speculation is rife concerning the character of mineral wool, and there is considerable doubt as to where and how this should be applied. It is essentially a vitreous substance, converted to a fibrous conditions. In appearance it consists of a mass of very fine fibres interlacing each other in every direction, thus forming an innumerable number of minute air cells. The resemblance of these fibres to those of wool or cotton has given to the material the name of mineral wool in this country,



and of Silicate Cotton elsewhere; but it is only in appearance and softness that any similarity exists between the mineral and organic fibres.

Mineral wool partakes of the nature of glass without its brittleness, the fibres being soft, pliant and inelastic. It is made by converting scoria and certain rocks, while in a melted condition, to a fibrous state.

By improved processes of manufacture lately invented and perfected, the quality of the wool produced is much improved in strength of texture, lightness and freedom from dross over that hitherto made.

One of the most important qualities of mineral wool is its power to resist the transmission of heat and cold. No other material, either natural or manufactured, which can be used practically in the arts approaches this as a non-conductor of heat. This can readily be accounted for in the fact that mineral wool holds in confinement a greater proportion of air than any other material.

Air is so subtle and rapid in movement when unconfined and slow to carry heat, except by its own motion, that it is at once the best distributor of heat and also the greatest barrier to its transmission, according as it has or has not freedom to circulate.

So long as air may circulate at all, it is conveying heat from one place to another.

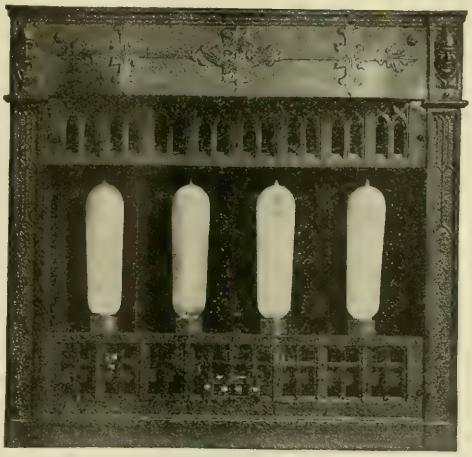
Mineral wool possesses especial value as a non-conductor of sound. Its elasticity and want of solidity prevents the transmission of sound through it, and the material is coming more and more into use as a "deadener" or "deafener" of the floors and walls of buildings. As sound is communicated by the actual contact of beams, and especially by the vibrations of the air between them, it can be well understood how a porous material like mineral wool will have a muffling influence on the solid parts of the building and so occupy the space that wave motion will not be possible. No other material in general use for heat-proofing and fireproofing possesses also the property of sound-proofing. The cut shows the application of mineral wool under a flat roof, thereby insuring comfortable rooms all year round.

Boric Acid in Paint.

A COMMON difficulty experienced in painting glass is to get a uniform surface, and to prevent the oil from separating out from the color, especially when using reds, says the Painters' Magazine. Not long ago this was brought to the attention of a chemist, who made some experiments and found that the use of five per cent. of boric acid in the thinners gave a beautiful, smooth and even color and one that appeared brighter than when linseed oil alone was used. While we cannot guarantee the results that will be obtained by the use of boric acid, it suggests a line of experimenting for painters and paint manufacturers that might be worth while to follow up. There may be other uses in paint mixing for which this material might be adapted. Remember that boric acid should be used, and not borax, for while the latter is a derivative of the former, the effect of the two is very often quite different. Boric acid, for example, will soften leather, while borax has a tendency to render it hard and brittle. Those who wish to experiment along these lines will be able to obtain boric acid at any drug store.

The Fuel Value of Wood.

TWO pounds of wood have a fuel value equivalent to that of one pound of coal. This is given as the result of certain calculations now being made in the Forest Service Laboratory, which show also about how many cords of certain kinds of wood are required to obtain an amount of heat equal to that in a ton of coal.



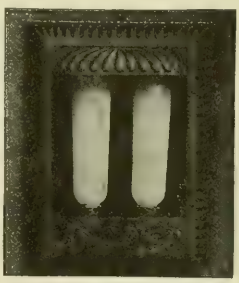
Certain kinds of wood, such as hickory, oak, beech, birch, hard maple, ash, elm, locust, longleaf pine and cherry, have fairly high heat values, and only one cord of seasoned wood of these species is required to equal one ton of good coal. It takes a cord and a half of shortleaf pine, hemlock, red gum, Douglas fir, svcamore and soft maple to equal a ton of coal, and two cords of cedar, redwood, poplar, catalpa, Norway pine, cypress, basswood, spruce and white pine.

Equal weights of dry, non-resinous woods, however, are said to have practically the same heat value regardless of species, and as a consequence it can be stated as a general proposition that the heavier the wood the more heat to the cord. Weight for weight, however, there is little difference between various species; the average heat for all that have been calculated is 4,600 calories, or heat units per kilogram. A kilogram of resin will develop 9,400 heat units, or about twice the average for wood. As a consequence, resinous woods have a greater heat value per pound than non-resinous woods, and this increased value varies, of course, with the resin content.

Electric Grate Heaters.

ARCHITECTS looking for a novelty to show their customers in the form of blind mantels may find ready purchasers in a device that is now being introduced. It is in the form of an electric fireplace, giving all the comfort of the old burning log without the danger of flying sparks, and the draught that sometimes makes fireplace rooms uncomfortable.

A complete line of luminous radiators for use in the mantel place is being mar-



keted, ranging in size from fifteen and a half inches square to thirty by thirty inches, several artistic designs being available in each size. The radiators use from two to four luminous heating units each, the individual heating units requiring about 250 Watts.

The radiators are adapted for intermittent service, particularly for use in removing the chill before or after the regular heating system is in use. Their safety from danger of fire or fumes makes them ideal for nurseries, bathrooms, reception halls and similar enclosures.

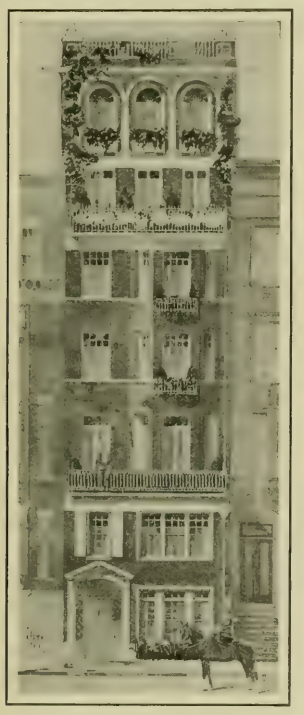
Each radiator consists of a handsomely finished ornamental front with polished copper reflector and two, three or four heating units which are readily removable. The fireplace radiators are furnished in polished brass, antique brass, oxidized copper, or practically any electroplating finish desired. Bath-room radiators are finished only in polished nickel. This plating is of double thickness, laid on brass, insuring long wear.

In manufacture these radiators have been equipped with the best of material. The lights are remarkably long lived, being made so they cannot be damaged by rough handling. Any number of units can be employed so as to give exactly the degree of warmth desired. The cost of operation is not as much as that for coal, including time and labor consumed in handling fuel and ashes, cleaning up debris and maintenance of andirons and other fixtures necessary to a coal or wood fire.

CURRENT BUILDING OPERATIONS

Interesting Operation in East Sixty-second Street, Involving Alteration of Old Dwelling into Small Apartments

AN interesting building operation, calling for the remodeling of an old fashioned brownstone front residence into a modern, high class, bachelor apartment building, has been planned by Samuel R. T. Very, architect, 2623 Grand Central Terminal. Mr. Very has made a special study of problems of this type and his past efforts have been uniformly successful. His present problem



Sam'l R. T. Very, Architect
22 EAST 62D STREET

called for the reconstruction of the four-story and basement residence, at 22 East 62nd street, by the addition of two extra stories and the construction of a new front of brick and limestone, with extensive interior alterations and improvements. The remodeled structure will be known as the "Knickerbocker Chambers" and has been designed to provide high class accommodations for bachelors exclusively. E. De Forest Simmons, 2 East 58th street, is the sole agent and representative of the owners.

By judicious planning all the available floor space has been utilized to yield an income, without destroying the possibility of comfort and luxury to the future tenants. As designed, the individual suites consist of one and two bedrooms, with bath; also three rooms, with two baths. Three duplex suites, consisting of a large living room, two bedrooms and baths, are to be included in the building. The living rooms in these suites are designed for dancing and as an additional attraction include an open, wood-burning fireplace. These suites have excellent built-in closets, valets' service rooms, and all equipment and appointments of the most modern character. The first floor has been designed as an office and apartment for a doctor and including a reception room, office, operating room, foyer, bedroom, bath and separate lavatory.

When desired, the management of "Knickerbocker Chambers" will provide hotel and valet service. The building is located in close proximity to the principal clubs and is central to all of the city's attractions.

There has been a consistently growing demand for small suites in this section of the city. Several plottages have been assembled in the various side streets adjacent to Madison and Park avenues and new structures erected on the site, or the old buildings remodelled. At the present time there is a decided shortage of three and four-room suites, with kitchen, or kitchenette, and the prices obtained are high enough to insure a good return to the owner on his investment.

In Madison avenue, north and south of Fifty-ninth street, there are numerous examples of where old four-story dwellings have been converted into store and apartment properties, and a vacancy is a rare thing. Good rentals are obtained for the stores, usually from those classes of tenants who cater to the wants of the immediate neighborhood.

One of the principal problems that the owners have to face is the elimination of the Tenement House Department, and, in order to avoid violations, many have adopted the plan of making two of the suites with kitchens, while the others are of the non-housekeeping variety.

Even in the newer houses it is rare to find more than one vacancy in a building, and in many instances the entire structures are leased to small families.

It is only a question of time before the private residence will be a thing of the past in this section, with the exception of that zone immediately adjacent to Fifth avenue.

WEST SIDE STORAGE HOUSE PROJECT



Wortmann & Braun, Architects.

THE Chelsea Storage Warehouse Company, Louis Schramm, president, is erecting a new nine-story warehouse and garage, in the south side of 107th street, 225 feet west of Columbus avenue, on a plot 100x100.11, which, when completed, will be one of the most modern structures of its type in the city. D. Wortmann and H. H. Braun are the architects. The floors are designed for heavy storage and will carry 150 lbs. load per square foot. Two freight and one passenger elevators will be installed. The floors are waterproofed and pitched to front and rear. The second story, of one side of the building, is to be used for piano storage and is so arranged that two pianos can be stored, one over the other. There will be a mezzanine floor over the office, for show room purposes, and two large silver vaults will be provided. Roofs will be concreted and arranged for open storage. The first two stories, of half the building, will be used for the storage of automobiles and heavy trucks. The facade will be of a light colored brick, dark brick for panels and blue stone for trimmings.

BUILDING CODE REVISION.

A New Chairman for the Building Committee—Ordinances in Preparation.

For several weeks the office of chairman of the Building Committee of the Board of Aldermen has been vacant, since Alderman Hamilton resigned to accept the office of Deputy State Treasurer. The vacancy was filled this week by the appointment of Alderman J. McNally, of 603 Beach Terrace in the 34th Aldermanic district, as a member of the committee and his subsequent election as chairman. The committee is charged with the duty of revising the Building Code, with Rudolph P. Miller, C. E., formerly Superintendent of Buildings, appointed by the Board of Aldermen, to assist the committee as editor.

A preliminary draft of an ordinance relative to iron and steel construction is now in course of preparation, and Mr. Miller will arrange personal interviews to discuss any of the provisions, if desired. Since the existing code was promulgated, in December, 1899, the city has had a wonderful era of steel construction. Most of the skyscrapers have been erected within that period.

This proposed ordinance makes little change in the present practice regarding iron and steel construction. Mr. Miller said this week:

"Reference to wrought iron columns is omitted, as these columns are no longer used.

"On cast iron columns more specific provision is made as to the flanges at top and bottom.

"In steel column construction provision is added to the present requirements that columns spliced must be riveted.

"The thickness of outstanding angles on steel columns is also limited.

"A little more detailed requirements are provided for column bases of cast iron or steel.

"The provisions of the present law as to cast iron lintels are continued. It might be questioned whether their limited use now justifies any provision in the Building Code.

"In regard to steel beams and girders there is some question as to the proper ratio of length of the compression flange to the width of such flange. The preliminary draft fixes the ratio at 20, whereas there have been suggestions to allow as much as 40.

"While wrought iron has gone generally out of use for structural work, there is some question as to whether there is still any chance of its being used for bolts. If it is, should not possibly some provision be made for working stresses on wrought iron?

"Section 110 of the present Building Code provides for the enclosing of wall columns in a specified amount of brick work or masonry. In actual practice this applies really to fireproof construction. The question is raised whether it should possibly not also apply to buildings generally in which steel frame construction is used."

An ordinance in relation to working stresses and loads is also in preparation.

Madison Square Improvement.

During the last few months interest has been centered largely in the new building projects of size, which have been started, the last and one of the most important of which being the improvement of the old Hoffman House site, in the west side of Broadway, between Twenty-fourth and Twenty-fifth streets, owned by the Francis S. Kinney estate.

The property, together with the old Albemarle Hotel adjoining, at the northwest corner of Broadway and Twenty-fourth street, will be improved with a sixteen-story office and store building, plans for which have been prepared by H. Craig Severance and William Van Alen, architects, 4 West Thirty-seventh street. The Thompson-Starrett Co., 51 Wall street, has been awarded the general contract. The hotel will close its doors on March 15, and one month later possession will be given to the wreckers and the active work started on the operation. The Albemarle hotel discontinued a couple of months ago, on account of the construction of the new subway.

It has been estimated that the new building will cost about $900,000 and will cover a ground area of about 22,000 square feet, the combined properties having a Broadway frontage of 159 feet and measuring 191 feet in Twenty-fourth street, the other dimensions being irregular. The new structure is designed to be ready for occupancy in the spring of 1916.

No attempt has been made to follow any particular style of architecture, but the facade will be plain and severe in appearance, in direct contrast to the Hoffman House, which was considered one of the most over-decorated buildings of its time, thousands of dollars having been spent for stone carving.

One of the features of the building is that the fronts of the first four floors will be almost entirely of glass, only enough steel sash being used to insure safety. This is the first time that glass has been brought to this height, there being instances where two and three stories have been treated in this way, but never four stories. The principal idea of the architects is to provide the maximum amount of light and air.

Plan for "All Americas" Building.

At the dinner of the Pan American States Association in the Hotel McAlpin Wednesday evening, February 24, it was announced that plans were well advanced for the erection of a fifty-five story structure at Broadway and 55th street. A committee was named and included the following, to appoint the permanent officers and to direct the erection of the building: George Foster Peabody, Alton B. Parker, Ogden Mills Reid, John D. Crimmins, Dr. E. R. L. Gould, John Hays Hammond, Amos Pinchot, Henry Ford, Joseph Emery, Charles Ferguson, R. P. V. Ritter, Pahnor J. Eder, Manuel Gonzales, C. R. Macauley, Carl Laemle, Henry White and John Barrett. Plans were prepared some time ago by Francis H. Kimball, architect, 71 Broadway, and full particulars of the building were announced in the Record & Guide October 4, 1913, but the project was postponed.

Plans Completed for Broadway Loft.

Maynicke & Franke, architects, 25 East 26th street, have completed plans and will be ready for bids about March 1 for the erection of a store and loft building at the northeast corner of Broadway and 26th street, for the Estate of Frederick Ayer, Boston, Mass. Pattison Bros., 1182 Broadway, are the steam and electric engineers. The structure will be of brick, limestone and terra cotta, on a plot 105x51 feet, and will be sixteen stories in height. The cost is estimated at about $800,000.

Contract Awarded for Woolworth Residences.

John I. Downey, Inc., 410 West 34th street, has received the general contract to erect the two residences at 4 and 8 East 80th street for Frank W. Woolworth, from plans by C. P. H. Gilbert, architect, 1123 Broadway. Full particulars of the operation were announced in a recent issue of the Record and Guide.

L. A. Sheinart Plans Annex to Home.

Louis A. Sheinart, architect, 194 Bowery, is preparing plans for a five-story annex to the Home of the Sons and Daughters of Israel to be erected at 230-232 East 10th street, and adding an additional story to the present building. The new building and the additional story to present building to be of fireproof construction. A new passenger elevator will be installed. The front to be of lime stone and front brick. Cost of construction is $40.000.

Narrowest Broadway Office Building.

J. C. Green, architect, 2 Columbus Circle, has prepared plans for the construction of a 12-story office building at 1562 Broadway, adjoining the Palace theatre. It will have a frontage of 20 feet in Broadway and a depth of 80 feet. It will be one of the smallest office buildings in the city. The facade is to be limestone and terra cotta, in French Renaissance style of architecture. The L. F. H. & M. Company is the owner. It will cost $65,000.

NEW POST OFFICE TO MEET DEMAND



Shampan & Shampan, Architects.

IN order to meet the growing demands in the Ridgewood section of Brooklyn, a new post office, known as Station J, was recently opened. The building was designed by Shampan & Shampan, of 772 Broadway, architects, and is one story high, on a plot 66x126.6x irregular, covering an area of about 6,600 square feet. It is located in the south side of Myrtle avenue, 96 feet west of Madison street. The facade is in Roman classic style of architecture, of red textile brick, laid up in Flemish bond, with white pebble dash joints and Indiana limestone trimmings. The lighting system is the semi-indirect type. The building is owned by Welz & Zerweck, brewers, and is leased by the United States Government. Louis Kalischer, contracting engineer, installed the lighting system.

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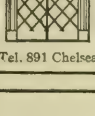
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NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Joseph Reiss, 1509 Bryant av, contemplates the erection of three 5-sty apartments on the east side of Haven av, betwen 178th and 179th sts. No architect selected.

INWOOD, L. I.—The Board of Education, Franklin B. Lord, 49 Wall st, Manhattan, is receiving competitive sketches to close March 3 for a school to cost about $90,000.

LONG ISLAND CITY.—The American Clip Co., Fredrick J. Klein, 366 Gerard av, Manhattan, contemplates the erection of a 4-sty factory, 100x150 ft, probably of concrete construction. Cost, about $100,000. Architect will probably be selected about April 1.

FORT EDWARD, N. Y.—The Village of Fort Edward, George W. Matthews, clerk, Main st, contemplates the erection of a 2-sty brick village hall to cost between $15,000 and $20,000. No architect selected.

COHOES, N. Y.—The Y. M. C. A. of Cohoes, M. V. Van Santvoord, president, 226 Remsen st, Cohoes, is raising funds for the erection of a Y. M. C. A. building here to cost about $30,000. No site and architect have been selected.

GARFIELD, N. J.—The Board of Education of Garfield, Chas. H. Wright, president, contemplates the erection of a 2-sty public school here to cost about $55,000. Site and architect have not been selected.

ROCHESTER, N. Y.—The Knights of Columbus, James Dunnigan, Canandaigua, N. Y., Deputy Grand Knight, contemplates the erection of a clubhouse here. Site will probably be selected about March 1, and architect will be selected by limited competition. Cost, about $150,000.

RUTHERFORD, N. J.—The Board of Education of Rutherford, W. W. Rich, president, 43 Donaldson av, contemplates the erection of a 2-sty public school on Orient Way, opposite Garfield Place, to cost about $50,000. No architect selected.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—Lockwood Greene & Co., 101 Park av, Manhattan, architects, are taking new bids for a 1-sty shelter building, 125x200 ft, for the Nassau Smelting & Refining Co., 603 West 29th st, Manhattan. Cost, about $100,000.

HALLS AND CLUBS.

MANHATTAN.—Anton Pirner, 2069 Westchester av, architect, is taking bids on general contract for the 2-sty clubhouse, 50x165 ft, in the south side of 165th st, near Park av, for the United Bohemian Societies of Bronx, John Pirner, president, 2066 Black Rock av. Cost, about $30,000.

MUNICIPAL WORK.

ROSELLE PARK, N. J.—The Borough of Roselle Park, Harwood Finch, mayor, is taking bids to close March 5 for a 2-sty hollow tile and stucco municipal building in Chestnut st, foot of Warren st, from plans by Floyd Parsons, 1133 Broadway, Manhattan. Cost, about $12,000.

BRONX.—The Police Department, 240 Centre st, owner, is taking bids to close March 6 at 10 a. m., for the 5-sty police station at the southwest corner of Brook av and 142nd st, from plans by Thain, Hewlett & Reddy, 1181 Broadway. Seelye & Rossi, 101 Park av, structural engineers. Cost, about $150,000.

PUBLIC BUILDINGS.

ROSELLE PARK, N. J.—The Borough of Roselle Park, Harwood Finch, mayor, is taking bids to close March 5 for the 2-sty hollow tile and stucco municipal building in Chestnut st, foot of Warren st, from plans by Floyd Parsons, 1133 Broadway, Manhattan, architect. Cost, about $12,000.

PLAINFIELD, N. J.—Oscar Wenderoth, Washington, D. C., architect, is taking bids to close April 2d at 3 p. m., for construction complete of a post office building here. Bids to include mechanical equipment, interior lighting fixtures and approaches. Cost, about $120,000.

MISCELLANEOUS.

ROSEBANK, S. I.—Bids will close March 1 at 11:30 A. M. at the office of Dr. J. O'Connell, Health Officer of the Port of New York, Quarantine Station, Rosebank, for the construction, heating, plumbing, drainage and gas-piping and electric work of an animal building at Quarantine Station for Port of New York. Lewis F. Pilcher, Capitol, Albany, architect.

NEWARK, N. J.—Bids will close March 4 at 12 M. for the 2-sty hospital, 125x150 ft., for the New York State Custodial Asylum, for the Board of Managers of New York State Custodial Asylum, Rev. Henry H. Stebbins, 741 Granite Building, Rochester, N. Y., president. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about $60,000.

I have a large acquaintance among Architects and Builders in New York City and vicinity, and am in a position to advantageously handle building materials and specialties on a commission basis. If you have no representative in this territory let me hear from you.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement, 20x48 ft, in the north side of Broome st, 75 ft west of Mulberry st, for Vincenzo De Luca, 186 Grand st. Cost, about $20,000. Owner is ready for bids on all subs.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty apartment, 98.9x81.2 ft, at 96-100 Haven av, for the Filrose Construction Co., 92-4 Haven av. Cost, about $90,000.

ST. NICHOLAS AV.—Moore & Landsiewel, 148th st and 3d av, have completed plans for the 6-sty apartment on the east side of St. Nicholas av, 408.9 ft south of 145th st, for Jas. O'Brien, 647 6th av. Cost, about $110,000.

DWELLINGS.

36TH ST.—Plans are being revised by Adolph Mertin, 34 West 28th st, for alterations to the private residence, 46 West 36th st, into store and residence purposes, for the Collingwood Realty Co., Seth H. Moseley, 45 West 35th st, president.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education, February 23 for furnishing and delivering glass to various schools. James Edgar Morris, low bidder, at $2,914.

STORES, OFFICES AND LOFTS.

42D ST.—Maynicke & Franke, 25 East 26th st, will complete plans about April 1, for the 22-sty loft building, 120x120 ft, in West 42d st, between 8th and 9th avs, for C. H. Darmstadt, care of architects. Cost, about $1,500,000.

92D ST.—Louis E. Dell, 1133 Broadway, is preparing plans for a 3-sty office building 50x100 ft, in the north side of 92d st, near 3d av, for George Ehret, 3 av and 92d st. Bids will probably be taken about May 1 by architect.

6TH AV.—Stuckert & Sloan, Crozier Building, Phila., Pa., have completed plans for a 2-sty automat restaurant and office building at 604-606 6th av, for Horn & Hardart Co., 600 West 50th st, to cost about $25,000. The architects will soon take bids.

2D AV.—Louis A. Sheinart, 194 Bowery, is preparing plans for alterations to the building at 138 2d av, for show rooms, to cost about $3,000.

THEATRES.

BROADWAY.—Eugene Schoen, 25 West 42d st, is preparing plans for a moving picture theatre and stores at Broadway, 160th st and Ft. Washington av, for P. H. Lynch, 520 West 142d st. Cost, about $100,000. Owner will take bids about March 18.

HALLS AND CLUBS.

44TH ST.—Sidney Diamant, 15 East 40th st, has been retained as consulting engineer for new club house for The Lambs Club, at 132-134 West 44th st, to cost, about $250,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

183D ST.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x105 ft, at the northeast corner of 183d st and Bathgate av, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 152d st. Bids will be received by the owner on subs about March 2. Cost, about $75,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

OVINGTON AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 20x81 ft, at the southeast corner of Ovington and 5th avs, for Sigmund Goldberg, 823 West End av, Manhattan. Cost, about $20,000.

54TH ST.—Wortmann & Braun, 114 East 28th St, Manhattan, are preparing plans for sixteen 3-sty apartments, 25x92 ft, in 54th st, near Fort Hamilton av, for Caspar Iba, builder, 526 56th st.

15TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for a 3-sty tenement, 20x60 ft, at the southwest corner of 15th av and 44th st, for the Sherman Building Co., 310 Windsor Place, owner and builder. Cost, about $8,000.

DORCHESTER RD.—Shampan & Shampan, 772 Broadway, has prepared plans for two apartments at the northeast corner of Dorchester rd and East 21st st, Flatbush, for the Brooklyn Union Building Corporation, to cost about $75,000.

COOK ST.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment at 105-107 Cook st, for The Reiss Realty & Construction Co.

DWELLINGS.

BEDFORD AV.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame residence, 22x38 ft, on the west side of Bedford av, 52 ft south of Foster av, for Arthur H. Strong, 585 East 18th st. Cost, about $15,000.

5TH AV.—F. W. Stork, 7416 3d av, Brooklyn, has completed plans for a 3-sty store with dwellings, 21x59 ft, on the east side of 5th av, 64 ft north of 84th st, for Francis Lee, 426 67th st. Cost, about $10,000.

MONTAUK AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for five 2-sty residences on the north side of Montauk av, 90 ft north of Belmont av, for Pirozzi & Son, Inc., 2024 Pacific st. Cost, about $20,000.

12TH ST.—H. G. Lamson, 2425 Ocean av, has completed plans for two 2½-sty frame residences, 22x48 ft, in the west side of East 12th st, 280 ft north of Av K, for Howard B. Bullard, 1124 Av J. Cost, about $9,000.

EAST NEW YORK AV.—Jas. A. Boyle, 367 Fulton st, has completed plans for two 2-sty residences, 17x38 ft., on the north side of East New York av, 211 ft. east of New York av, for G. Abrozzo, 470 Lincoln rd. Cost, about $5,000.

54TH ST.—F. W. Eisenla, 16 Court st, has completed plans for six 2-sty brick residences, 20x50 ft., in the south side of 54th st, 200 ft. west of 8th av, for Iba Bros., Inc., 579 50th st, owners and builders. Cost, about $30,000.

JAMAICA AV.—William C. Winters, 106 Van Siclen av, is preparing plans for three 2-sty residences, 20x55 ft, on the south side of Jamaica av, 100 ft west of Barbey st, for Frank Richards, 147 Sunnyside av, owner and builder. Cost, about $4,000 each.

THEATRES.

LIVONIA AV.—Louis A. Abramson, 220 5th av, Manhattan, has completed plans for a 1-sty brick and terra cotta moving picture theatre and stores at the southeast corner of Livonia and Williams avs, for the Blake Miller Co., 118 Cleveland st. Cost, about $25,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 5-sty tenement, 48x102 ft, at the southwest corner of Vanderventer and 7th avs, for the Erdrey Realty Co., Gustave Erda, 826 Manhattan av, Brooklyn. Cost, about $30,000.

DWELLINGS.

RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for three 3-sty brick residences, 20x55 ft, at Jamaica and Greenwood avs, for Meruk & May, 189 Montague st, Brooklyn. Cost, about $24,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids February 23 for the general construction of P. S. 97, Frymier & Hanna Co., low bidder, at $155,990. For plumbing and drainage of same school, Christopher Nally at $10,764.

QUEENS.—Bids were opened by the Board of Education February 23 for furnishing and delivering glass to various schools. Pittsburgh Plate Glass Co., low bidder at $1,496.30.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Louis Larsen, 112 Lexington av, has completed plans for a 2-sty frame residence, 19x41 ft., in the east side of Catherine st, 445 ft. north of Richmond av, for S. Lindquist. Cost, about $3,500.

WEST BRIGHTON, S. I.—John C. Haabestad, 151 Hatfield Place, Port Richmond, has completed plans for a 2-sty frame residence, 20x28 ft, on the west side of Kissel av, 175 ft south of Prospect av, for M. J. Smith, New Brighton. Cost, about $2,500.

Nassau.

APARTMENTS, FLATS & TENEMENTS.

LONG BEACH, L. I.—Alfred Busselle, 132 Madison av, Manhattan, has completed plans for a 3-sty apartment on the Board Walk here, for H. F. Snyder, care of Crown Music Publishing Co., 1437 Broadway, Manhattan. Bids are now being received on the general contract.

Suffolk.

DWELLINGS.

HUNTINGTON BAY, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for a 2½-sty frame residence at Beach av and Sound View Drive for C. A. McGuire, Johnson av and Newtown Creek, Brooklyn. Cost, about $7,500.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—Henry G. Morse, 101 Park av, Manhattan, is preparing plans for 2½-sty stone and timber residence, 40x80 ft, at Wykagyle Park, for C. A. Briggs, 154 Nassau st, care of N. Y. Tribune. Bids will probably be received about March 17. Cost, about $25,000.

YONKERS, N. Y.—W. Ormiston Tart, Rossmore av, Bronxville, N. Y., has completed plans for a 2½-sty frame residence, 36x33 ft, on Van Cortlandt Park av, for Charles Recht, 80 Maiden Lane, Manhattan. Cost, about $6,500. Jas. A. Cosgrove, Bryn Mawr Park, Yonkers, general contractor.

FACTORIES AND WAREHOUSES.

TUCKAHOE, N. Y.—W. L. Stoddard, 9 East 40th st, Manhattan, is preparing plans for a 4-sty reinforced concrete factory, 50x70 ft, for the Hodgman Rubber Co., South Railroad av. Bids will be received about March 1 by architect.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John G. Johnson, 303 East 78th st, has received the general

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Contracts Awarded—Queens—Continued.

contract for alterations to the 5-sty tenement, at 2466-2468 8th av, for Anna R. Morris, 12 West 53d st. George Dress, 1436 Lexington av, architect. Cost, about $6,000.

BRONX—(Sub.).—George Jung, 3924 Park av, has received the plumbing contract for the 7-sty apartment, south side of 193d st, between Decatur st and Webster av, for the Wedgewood Co., Henry F. Keil, 401 East 163d st, president. A. J. Thomas, 2526 Webster av, architect. Auletta Construction Co., 17 1st st, Yonkers, stone mason. Wenemer Construction Co., at site, brick mason. Foundations are completed. Cost, about $200,000.

CHURCHES.

BROOKLYN.—Frank Seery, 30 East 42d st, Manhattan, has received the general contract to erect a 3-sty gymnasium and nursery building at Manhattan av and Milton st, for St. Anthony of Padua R. C. Church, Manhattan av and Milton st. A. F. Norris, 552 Rugby rd, architect. Excavating is under way.

DWELLINGS.

NEWARK, N. J.—Winterbottom & Van Houten, 14 N. J. R. R. av, have received the general contract to erect a 2½-sty frame and stucco residence at 34 Conklin av, for Harry W. Birrell, 55 and 57 Lafayette st, to cost about $5,000.

BULLS HEAD, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to make alterations to the 2½-sty frame residence, near Syosset, for A. S. Alexander, care of Delano & Aldrich, architects, 4 East 39th st, Manhattan. Cost, about $35,000.

SMITHTOWN, L. I.—A. E. Hansen, Landing rd, Glen Cove, has received the general contract to make alterations to the frame residence for Mrs. E. L. Smith. James W. O'Connor, 3 West 29th st, Manhattan, architect. Cost, about $17,000.

CASTLETON CORNERS, S. I.—Isaac Schwartz, 486 Hegerman av, Brooklyn, has received the general contract to erect a 2½-sty frame residence, 21x42 ft., on the north side of Richmond Turnpike, 5 ft south of Fairview av, for Miss Dorothy Heyl, 122 Bowery, Manhattan. Fred H. Horenburger, 122 Bowery, architect.

ENGLEWOOD, N. J.—John S. Westervelt, 43 Brook av, has received the general contract to erect a 2½-sty brick veneer on hollow tile residence, 45x26 ft, for Jos. P. Wilsey, Sherwood pl, Aymar Embury 2d, 132 Madison av, Manhattan, architect. Cost, about $12,000.

BOGOTA, N. J.—The Bogota Construction Co., Fort Lee rd, has received the general contract to erect three 2½-sty hollow tile residences at Elm av and Main st, for Mary Kohn, 145 Monroe st, Newark, N. J. Cost, about $4,500 each.

FACTORIES AND WAREHOUSES.

MANHATTAN—(Sub.).—The Rapp Construction Co., 30 East 42d st, has received the contract for fireproof floor arch construction necessary for the 11-sty brewery and stock house at 206-210 East 92d st, for the Jacob Ruppert Brewing Co., 1639 3d av. Maynicke & Franke, 25 East 26th st, architects. Murphy Bros., Madison av and 42d st, general contractors. Cost, about $150,000.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, has received the general contract to make alterations to two 5 and 7-sty brick factories, 1016-1020 2d av, for the United Cigar Mfg. Co., 1016 2d av. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $8,000.

HALLS AND CLUBS.

MANHATTAN.—Brown Bros., Inc., 11 East 30th st, have received the general contract to erect an addition and make alterations to the 7-sty club house for the Lambs' Club at 132-134 West 44th st, from plans by George Albree Freeman, 311 Madison av. Sidney Diamant, 15 East 40th st, consulting engineer. Cost, about $250,000.

ARLINGTON, N. J.—A. W. Abel, Devon st, has received the general contract to erect a 1-sty masonic temple on Kearny av, opposite Lincoln School, for the Tribune Lodge F. & A. M., Robert Orrock, president. M. A. Lee, 35 Rutherford Place, architect. Thos. Barwick Engineering Co., 21 Park Row, Manhattan, consulting engineer.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Thos. T. Hopper Co., 1326 Broadway, has received the general contract to make alterations to the 10-sty hospital, corner of 61st st and Amsterdam av, for the New York Nursery & Childs' Hospital, 161 West 61st st, Jacob W. Miller, 45 Exchange Place, owner. Chas. Volz, 2 West 45th st, architect. Cost, about $100,000.

PUBLIC BUILDINGS.

STAMFORD, CONN.—Charles McCaul Co., 1715 Sansom st, Phila., Pa., has received the general contract to erect a post office building for the U. S. Government, Hon. W. McAdoo, Washington, D. C. Oscar Wenderoth, Washington, D. C., architect.

SCHOOLS AND COLLEGES.

NORTH PLAINFIELD, N. J.—L. Bellencio Bros., South 7th st, Elizabeth, N. J., have received the general contract to erect the 2-sty brick and hollow tile school on Harrison av, for the Board of Education of North Plainfield. J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., architects. George W. Stilwell, 287 King st, Perth Amboy, heating and ventilating engineer. Cost, about $30,000.

STABLES AND GARAGES.

BROOKLYN.—The Greenpoint Contracting Co., 319 Manhattan av, has received the general contract to erect a 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft north of 7th st, for George Carrizzo, 200 6th st, Brooklyn. Raphael Corporale, 1929 63d st, Brooklyn, architect. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch & Co., 13-21 Park Row, have received the general contract to make alterations to the 6-sty loft building, 104x50 ft, at 76 Trinity Place, for the Alliance Realty Co., William Chesebrough, president, 115 Broadway. Rouse & Goldstone, 40 West 32d st, architects. Cost, about $10,000.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

PLAINFIELD, N. J.—J. C. Westervelt, 36 West 34th st, Manhattan, is preparing plans for a 4-sty terra cotta block and stucco apartment in East 7th st, near Franklin Place, for C. C. Alexander, 359 West 26th st, Manhattan, who will take bids on subs about March 9.

UNION HILL, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for a 3-sty tenement, 21x47 ft, at 789 Hackensack Plank rd, for M. Schwarwachter, on premises.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for a 5-sty apartment at Monticello and Fairmount avs, for L. P. Hansen, 91 Montgomery st, owner and builder. Cost, about $30,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for two 3-sty flats at 147-151 Highland av, for David and Rose Lerner, 146 Pearsall av, owners and builders. Cost, about $24,000.

WEST HOBOKEN, N. J.—Joseph Turck, 770 Bergenline av, West New York, has completed plans for a 3-sty apartment, 24 x74 ft, on the south side of Hackensack Plank rd, for Veneelo Lasprogato, 511 West st, owner and builder. Cost, about $10,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has about completed plans for a 5-sty apartment, 50x82 ft, in Camp st, near Broad st, for the J. H. Mazel Co., 65 South Munn av, owner and builder. Cost, about $50,000.

CHURCHES.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing plans for alterations and additions to the church and parsonage, 40x76 ft, at Grand and Monroe avs, for the Evangelical Lutheran Church of the Atonement, Louis Van Gilluwe, chairman, Central av, Ocean Grove. Cost, about $10,000. Bids will be received by architect about March 1.

DWELLINGS.

HACKENSACK, N. J.—Plans have been prepared privately for ten 1½ and 2½-sty frame and stucco residences, 25x30 ft, at Fairmount Heights, for the Jersey Realty Co., W. W. Bowman, 220 West 42d st, Manhattan, president. Cost, about $35,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 483 Bloomfield av, is preparing plans for a 2½-sty frame residence on Mt. Hebron rd, for Arthur J. Clark, 460 Bloomfield av, owner and builder. Cost, about $5,500.

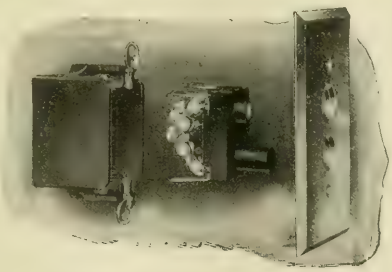
SUMMIT, N. J.—Axel S. Hedman, 371 Fulton st, Brooklyn, has completed plans for a 2½-sty hollow tile and stucco residence, 36x26 ft, on Ashwood av, for Axel W. Newman, 108 7th av, Brooklyn. Cost, about $6,000.

WOODCLIFFE, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for a 2½-sty hollow tile and stucco residence in 28th st, for Joseph Copallo, 28th st, Woodcliffe. Cost, about $5,000.

WOODCLIFF, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for five 2-sty brick residences and five stores, 100x26 ft., at Broadway and 28th st, for Jacob Welitoff, 13 Wegman Court, Jersey City, owner and builder. Cost, about $14,000.

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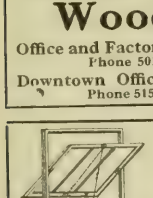
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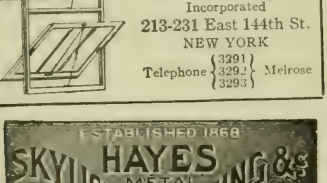
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(Contemplated Construction—Continued.)

HALLS AND CLUBS.

TENAFLY, N. J.—Aymar Embury 2d, 132 Madison av, Manhattan, is preparing plans for a 1½ and 2-sty golf clubhouse, for the Knickerbocker Club, care of architect. Cost, about $35,000. Bids will be taken on separate contracts about March 1.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—J. Moses, 1 Bank st, Stamford, Conn., is preparing plans for a 3-sty frame apartment, 28x70 ft, in Brook st, for I. Fishman, 9 Chapel st. Cost, about $7,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

13TH ST, 703-23 East, and 14th st, 702-24 East, 10-sty brick, fireproof storage and office bldg, 64x90; cost, $150,000; owner, Eagle Pencil Co., Emil Berolzheimer, 377 Broadway; architects, Buchman & Fox, 30 East 42d st. Plan No. 55.

37TH ST, 29 West, 1-sty frame storage building, 9x19; cost, $150; owner, Chas. H. Bull, 27 William st; architect, Chas. Volz, 2 West 45th st. Plan No. 60.

74TH ST, n s, 98 e Av A, 2-sty brick, non-fireproof storehouse, 77x38; cost, $30,000; owner, Manhattan Railway Co., 165 Broadway; architect, Geo. H. Pegram, care of owner. Plan No. 62.

STABLES AND GARAGES.

90TH ST, 431-35 E, n s, 107 w Av A, 2-sty brick, fireproof garage, 62x93; cost, $20,000; owner, John Arfman, 329 East 90th st; architect, Peter M. Coco, 16 Court st, Brooklyn. Plan No. 63.

STORES, OFFICES AND LOFTS.

BROADWAY, 1562, e s, 80 s 47th st, 12-sty brick and terra cotta, fireproof store and office building, 20x72; cost, $65,000; owner, Geo. B. Burnett, Hotel St. Dennis; architect, Jas. C. Green, 3 Columbus Circle; lessee, F. H. M. Co., Inc., Chas. H. Hyde, president, 47 West st. Plan No. 58.

BROADWAY, 1457-63, and 7th av, 587, 11-sty brick fireproof store and offices, 92x99; cost, $500,000; owner, Henry Phipps Estates, John S. Phipps, president, 787 5th av; architects, Rouse & Goldstone, 38 West 32d st; lessees, Brokaw Bros., 22 Astor pl. Plan No. 61.

STORES AND TENEMENTS.

ST NICHOLAS AV, 676-678 6-sty brick; cost, $120,000; 2 tenements, 62x87; owner, Placid Realty Co., 3785 Broadway, John Katzman, president; architect, Abraham Berres, 1484 St. Mark's av, Brooklyn. Plan No. 59.

MISCELLANEOUS.

CHERRY ST, 361, s s, 111 e Montgomery st, 1-sty brick, non-fireproof wagon shed, 21x61; cost, $1,500; owner, Chas. F. Schmale, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 57.

PITT ST, e s, 150 s Delancy st, 1-sty non-fireproof sales booths, 99x4 (angle irons covered with corrugated metal); cost, $250; owner Pauline Springer, 37 West 21st st; architect, Samuel Levingson, 101 West 42d st. Plan No. 56.

Bronx.

DWELLINGS.

WHITEHALL PL, n s, 54.6 w Barnes av, 1-sty brick dwelling, tin roof, 21.4x34; cost, $1,800; owner, Nicola Guarino, Mt. Vernon; architect, Francis A. Gallow, 1 Stearns av, Mt. Vernon. Plan No. 81.

HALLS AND CLUBS.

166TH ST, s s, 97.8 e Park av, 2-sty brick club house and dance hall, 50x165, slag roof; cost, $30,000; owners, United Bohemian Soc. of the Bronx, Inc., John Pirner, 2066 Blackrock st, president; architect, Anton Pirner, 2069 Westchester av. Plan No. 75.

STABLES AND GARAGES.

CRANFORD AV, n s, 20 e Barnes av, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, H. C. Heiser, on premises; architect, J. L. Garland, 756 St. Owen's pl. Plan No. 80.

SOUTHERN BLVD, e s, 325 n Barretto st, 2-sty brick garage, 50x100, slag roof; cost, $50,000; owners, Columbia Constn. Co., John Cantwell, 3210 3d av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 79.

STORES AND DWELLINGS.

TRINITY AV, e s, 53.7 s 160th st, 1-sty brick store and dwelling, tin roof, 25x47.8; cost, $3,000; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 83.

STORES AND TENEMENTS.

VYSE AV, n w cor 180th st, three 5-sty brick stores and tenements, tar and gravel roof, 75x80, 50x84.9, 50x93.7; cost, $195,000; owner, Mott Ave. Realty Co., Hyman Barnett, 447 Tinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 82.

HOME ST, s e cor Vyse av, two 5-sty brick stores and tenements, 50.4x88.3¼, 50.4x90.3½, slag roof; cost, $117,000; owners, Vyse Bldg. Co., Peter Sinnott, 967 East 165th st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 78.

STORES, OFFICES AND LOFTS.

ANDREWS AV, w s, 473 s 179th st, 1-sty brick stores, 78.1x45.9, slag roof; cost, $4,000; owner, David Kaufman, 81 Av B; architects, Katz & Feiner, 505 5th av. Plan No. 77.

MISCELLANEOUS.

PURDY ST, n w cor Starling av, 1-sty frame comfort house, 16x16, slag roof; cost $500; owner, Kate Sehring, 1501 Purdy st; architect, Anton Pirner, 2069 Westchester av. Plan No. 76.

Brooklyn.

DWELLINGS.

HINSDALE ST, e s, 370 n Hegeman av, three 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $7,600; owner, Abr. Berfand, 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1010.

WEST 31ST ST, w s, 220 n Mermaid av, 1-sty frame dwelling, 14x24, shingle roof, 1 family; cost, $300; owner, Chas. Uhlinger, 489 Graham av; architect, Wm. Richter, 4411 18th av. Plan No. 1024.

BEAUMONT ST, e s, 100 n Oriental blvd, 2-sty frame dwelling, 28x39, shingle roof, 1 family; cost, $6,000; owner, Daniel A. O'Hara, 257 West 92d st, Manhattan; architect, Wm. C. Lauritzen, 31-33 East 27th st, Manhattan. Plan No. 1037.

LINCOLN PL, n s, 120 e Rochester av, two 2-sty brick dwellings, 19x41, tin roof, 1 family each; total cost, $6,000; owner, Howard Inv. Co., 1031 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1064.

EAST 21ST ST, e s, 340 s Av J, 2-sty frame dwelling, 25x51.6, shingle roof, 1 family; cost, $5,000; owner, Mrs. Martin Steiner, 1021 Ocean av; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 1069.

WEST 32D ST, e s, 25 n R. R. av, 2-sty frame dwelling, 20x55, gravel roof, 2 families; cost, $3,000; owner, Domenico Guifere, on premises; architect, Jas. Moulda, 3938 Broadway, Woodhaven, Queens. Plan No. 1075.

EAST 51ST ST, e s, 140 n Snyder av, three 2-sty frame dwellings, 20x50, shingle roof, 1 family each; total cost, $7,500; owner, Christian Stechel, 605 65th st; architect, Christian Stechel, 605 65th st. Plan No. 1059.

73D ST, s s, 220 w 13th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $12,000; owner, Iver Iverson, 128 East 42d st; architect, Chas. G. Wessell, 1118 Av J. Plan No. 1062.

WEST 2D ST, w s, 310 n Av P, two 1-sty frame dwellings, 17x47, —— roof, 1 family each; total cost, $5,000; owner, Andrew Klam, 677 East 2d st; architect, Wm. Richter, 4411 18th av. Plan No. 984.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 14x24, gravel roof, 1 family; cost, $300; owner, Mrs. Bernadine Boyes, on premises; architect, Wm Richter, 4411 18th av. Plan No. 981.

43D ST, 1262, interior alterations to 2-sty dwelling; cost, $3,000; owner, Jos. Steinberg, 3513 Ft. Hamilton av; architect, M. A. Cantor, 373 Fulton st. Plan No. 974.

54TH ST, s s, 200 w 8th av, six 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, $30,000; owners, Iba Bros., Inc., 579 50th st; architect, F. W. Eisenla, 16 Court st. Plan No. 977.

EAST N. Y. AV, n s, 211.3 East New York av, two 2-sty brick dwellings, 17x38, slag roof, 2 families each; total cost, $5,000; owner Gaetano Alrozzdo, 470 Lincoln pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 979.

EAST 12TH ST, w s, 55 n Av O, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $4,200; owner, Godfrey B. Heckman, 185 Bay 20th st; architect, Wm. Heckman, 185 Bay 20th st. Plan No. 1084.

32D ST, s s, 120 w 8th av, two 2-sty brick dwellings, 20x20, slag roof, 2 families each; total cost, $8,000; owners, D. & A. Realty Co., 19 West 112th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1098.

EAST 40TH ST, e s, 160 n Snyder av, 1-sty frame dwelling, 20x30, slag roof, 1 family; cost, $2,000; owner, Pat Byrnes, 292 East 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1097.

AV K, n s, 60 w East 9th st, 3-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $5,000; owner, Wm H Barnes, 1203 Beverly rd; architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 1088.

ROGERS AV, n e cor Union st, 4-sty brick dwelling, 32.4x88, gravel roof, 16 families; cost, $35,000; owner, Philip Burschenk, 668 Eastern pkway; architect, F. L. Hine, 189 Montague st. Plan No. 1086.

WEST 33D ST, w s, 220 s Mermaid av, four 1-sty frame dwellings, 16x30, shingle roof, 1 family each; total cost, $3,200; owner, B. Shapiro, 2909 West 33d st; architect, Wm. Richter, 4411 18th av. Plan No. 1110.

RUTLAND RD, n s, 100 w Bedford av, nine 3-sty brick dwellings, 17x59, gravel roof, 1 family each; total cost, $45,000; owner, Brighton Bldg Co., 135 Westminster rd; architect, P. J. Collins, 135 Westminster rd. Plan No. 1116.

FACTORIES AND WAREHOUSES

GARDEN ST, w s, 275.7 s Flushing av, 1-sty brick storage, 60x100, slag roof; cost, $2,000; owners, Jos. Kurtz & Sons Co., 756 Greene av; architect, A. Ulrich, 371 Fulton st. Plan No. 1080.

WALTON ST, n s, 150 w Harrison av, 1-sty brick storage, 25x26 gravel roof; cost, $500; owner, Pinkas Greenfeld, 439 St. Mark's av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 1076.

CONY ISLAND AV, w s, 100 n Av Q, 1-sty brick shop, 20x46, gravel roof; cost, $1,000; owner, Chas Wagner, 1567 East 15th st; architect, Chas. Wagner, 1567 East 15th st. Plan No. 1106.

3D AV, e s, 50 s 6th st, 1-sty brick shop, 39.4x138, slag roof; cost, $5,000; owner, Richard Von Lehn, Jr., 464 East 24th st; architects, Richard Von Lehn Sons, 2701 Glenwood rd. Plan No. 1108.

STABLES AND GARAGES.

LOGAN ST, 133, 1-sty brick garage, 12x18, gravel roof; cost, $300; owner, John Proceller, on premises; architect, William C. Winters, 106 Van Siclen av. Plan No. 1029.

GEORGE ST, s s, 83.4 e Hamburg av, 1-sty brick stable, 16.8x25, tin roof; cost, $1,000; owner, Francisco, Messinio, 280 Bushwick av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1013.

ROCKWELL PL, w s, 122.3 s Fulton st, 1-sty brick garage, 25.4x79.10, gravel roof; cost, $4,000; owner, Percy G. Williams, Islip, L. I., architect, J. G. Glover, 222 Navy st. Plan No. 1020.

46TH ST, 1446, 1-sty brick garage, 20x20, gravel roof; cost, $400; owner, Ray Greene, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 967.

52D ST, n s, 140 e 15th av, 1-sty frame garage, 15x17, shingle roof; cost, $5,000; owner, Sunrise Realty Co., 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 978.

33D ST, e s, 278.9 n Av K, 1-sty brick garage, 17.4x22, shingle roof; cost, $200; owner, Jas. B. Roche, 899 37th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 1085.

48TH ST, s s, 225 e 14th av, 1-sty frame garage, 13.8x22.8, shingle roof; cost, $500; owner, Morris Wolfinger, 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1105.

PRESIDENT ST, 1461, 1-sty brick garage, 17x20, slag roof; cost, $400; owner, John Elles, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1125.

EAST 32D ST, w s, 304.6 s Glenwood rd, 1-sty frame garage, 16x20, shingle roof; cost, $250; owner, Hy. Bosselman, 1477 New York av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1117.

ARLINGTON AV, 163, 1-sty brick garage, 14x20, slag roof; cost, $350; owner, E. L. Rockefeller, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1127.

SUNNYSIDE AV, s s, 180 w Barbey st, 1-sty brick garage, 24x20, gravel roof; cost, $400; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 108 Van Siclen av. Plan No. 1121.

STORES AND DWELLINGS.

STERLING PL, s s, 53 e Washington av, 2-sty brick store and dwelling, 20x35, slag roof, 1 family; cost, $3,000; owner, Hy. Voege, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1046.

STERLING PL, s s, 73 e Washington av, 2-sty brick store and dwelling, 27x28.6, slag roof, 1 family; cost, $3,400; owner, Hy. Voege, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1047.

WASHINGTON AV, e s, 28.9 s Sterling pl, 2-sty brick store and dwelling, 16.4x41.8, slag roof, 1 family; cost, $4,000; owner, Hy. Voege, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1045.

STORES AND TENEMENTS.

65TH ST, n s, 140 e 8th av, two 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, $15,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1059.

ALABAMA AV, e s, 200 s Dumont av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $50,000; owner, Hy Freidland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1028.

WILLOUGHBY AV, n s, 175 w Sumner av, 4-sty brick tenement, 50x93.9, slag roof, 24 families; cost, $40,000; owner, G. & M. Improvement Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1025.

55TH ST, s s, 360 e 5th av, 4-sty brick tenement, 40x87.7, slag roof, 20 families; cost, $25,000; owner, Bay Ridge Home Bldg. Co., 605 Hendrix st; architect, S. Millman, 1780 Pitkin av. Plan No. 1017.

HINSDALE ST, w s, 250 s Livonia av, two 4-sty brick tenements 25x78, slag roof, 8 families each; total cost, $23,000; owner, Wm. Robb, 222 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1096.

15TH AV, s e cor 42d st, 4-sty brick tenement, 20.2x90, slag roof, 8 families; cost, $15,000; owner, Sherman Holding Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1091.

AV F, n w cor East 3d st, 4-sty brick tenement, 50x90, slag roof, 20 families; cost, $40,000; owner, Rapia Bldg Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1112.

AV F, n s, 50 w East 3d st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, $35,000; owner, Rapia Bldg. Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1113.

THEATRES.

WILLIAMS AV, s e cor Livonia av, 1-sty brick store and theatre, 100x80, slag roof; cost, $25,000; owner, Blake Miller Co., 118 Cleveland st; architect, Louis A. Abramson, 220 5th av. Plan No. 976.

MISCELLANEOUS.

ROCKAWAY AV, 2205, interior alterations to 1-sty restaurant; cost, $600; owner, Canarsie Operating Co., 181 Montague st; architect, Gus Falk, 1720 East 93d st. Plan No. 964.

SURF AV, s s, 100 e West 37th st, three 1-sty brick locker rooms, 16x24, tin roof; total cost, $1,350; owner, McMahon Hotel & Bath Co., on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1043.

Queens.

DWELLINGS.

BELLE HARBOR.—Cronston av, n e cor Beach 134th st, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3,600; owner, John C. Rutledge, Henly and Bayside av, Belle Harbor; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 350.

CORONA.—46th st, e s, 115 e Jackson av, 2-sty brick dwelling, tin roof, 2 families; cost, $3,000; owner, Chas. Nelson, 46th st, Corona; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 334.

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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., March 22, 1915, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone and brick faced building of 10,300 square feet ground area, fireproof construction, composition roof, for the United States post office at Everett, Wash. Drawings and specifications may be obtained from the custodian at Everett, Wash., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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Plans Filed, New Buildings (Continued).

FAR ROCKAWAY.—Frank av, w s, 522 s Boulevard, 2½-sty frame dwelling, 25x30, shingle roof, 1 family; cost, $3,000; owner, Whilmenia Mehrtens, So. Frank av, Edgemere; architect, W. E. Sandifer, Fairview av, Rockaway Beach. Plan No. 349.

GLENDALE. Meade st, w s, 97 n Myrtle av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $50,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 356.

MIDDLE VILLAGE.—Furman av, n e cor Cross st, two 2-sty frame dwellings, 20x50, tar and gravel roof, 2 families; cost, $4,000; owner, H. Drilling, 74 Furman av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 360.

MIDDLE VILLAGE.—Fulton av, e s, 375 n Market st, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, $2,250; owner, Jos. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 361.

RICHMOND HILL.—Willard av, e s, 77 n Jamaica av, 2-sty frame dwelling, 20x43, shingle roof, 1 family, steam heat; cost, $3,900; owner, Robert Bayer, Fierro av, Woodhaven; architect, G. N. Nelson, 4069 Ferris st, Woodhaven. Plan No. 336.

RICHMOND HILL.—Church av, e s, 278 s Liberty av, two 2½-sty frame dwellings, 16x30, shingle roof, 1 family, steam heat; cost, $5,600; owner and architect, Howard Juster, 72 2d st, Union Course. Plan Nos. 341-342.

BAYSIDE.—Highland st, e s, 205 n Washington av, 2½-sty concrete dwelling, 26x30, tile roof, 1 family, steam heat; cost, $4,000; owner, Mrs. Eliz. Djorup, 212 West 84th st, Manhattan; architect, Enard Djorup, 25 Broad st, Manhattan. Plan No. 383.

BROOKLYN HILLS.—Freedom av, e s, 20 n Brazil st, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $18,000; owner, Minnie E. Koepple, 15 Spruce st, Morris Park; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 376.

CORONA.—47th st, e s, 240 n Burnside av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $7,600; owner, Umberto Buldrine, 42 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan Nos. 378-79.

CORONA.—Haves av, n s, 60 e 48th st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,800; owner, Provendenzi Cali, 54 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 380.

ROCKAWAY BEACH.—Dakota av, e s, 168 s Washington av, 2-sty tile dwelling, 28x40, shingle roof, 1 family, steam heat; cost $6,000; owner, Dr. V. E. Quinn, 889 Cauldwell av, Bronx; architect, H. A. Hogan, 16 Beach 116th st, Rockaway Beach. Plan No. 377.

ROCKAWAY BEACH.—Beach 108th st, w s, 56 s Boulevard, five 1-sty frame bungalows, 16x29, shingle roof, 1 family; cost, $3,500; owner, John C. Schrade, 2132 Beverly rd, Brooklyn; architect, W. E. Dietz Co., 127 No. Remington av, Rockaway Beach. Plan Nos. 343-4-5-6-7.

WOODHAVEN.—Manor av, n w c Brandon st, two 2½-sty frame dwellings, 20x43, shingle roof, 1 family, steam heat; cost, $9,000; owner, Wm. Chappelle, 20 Vandeveer av, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 338-339.

WOODHAVEN.—Benedict av, w s, 1,220 n Jamaica av, 2½-sty frame dwelling, 25x50, shingle roof, 1 family, steam heat; cost, $5,800; owners, Christian & Catherine Meyer, 293 Broadway, Brooklyn; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 351.

WOODHAVEN.—2d st, n s, 100 w Shaw av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, Chas. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 352-353.

ELMHURST.—Chestnut st, s s, 140 w Hillcrest av, 2-sty brick dwelling, 22x46, slag roof, 2 families; cost, $4,000; owner, Anton Hirsch, 428 East 70th st, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 370.

ROCKAWAY BEACH.—Smellka pl, e s, 200 s Lefferts av, 1-sty frame dwelling, 22x16, shingle roof, 1 family; cost, $575; owner, E. Berger, on premises; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 374.

FACTORIES AND WAREHOUSES.

FLUSHING.—Collins pl, e s, 100 n Broadway, 2-sty brick storage, 50x85, slag roof; cost, $7,600; owner, V. Maruca, 48 W. Jackson av, Corona; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 335.

STABLES AND GARAGES.

FLUSHING.—Sandford av, s s, 103 e Bowne av, 1-sty frame garage, 12x8, tin roof; cost, $285; owner, J. H. Clark, 231 Sandford av, Flushing. Plan No. 365.

WOODHAVEN.—Svosset st, 4001, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, F. Foster, premises. Plan No. 384.

MIDDLE VILLAGE.—Stone st, w s, 180 n Juniper rd, 1-sty frame barn, 20x22, tin roof; cost, $400; owner, Duke Building Co., Morningside av, Jamaica; architect, owner. Plan No. 368.

RICHMOND HILL.—Lefferts av, e s, 155 n Jamaica av, 1-sty brick garage, 16x60, slag roof; cost, $900; owner, Mrs. F. Kernochan, Lefferts av, Richmond Hill; architect, H. T. Jeffrey, Richmond Hill. Plan No. 373.

STORES AND DWELLINGS

GLENDALE.—Myrtle av, n w cor Meade st, 3-sty brick store and dwelling, 20x60 tin roof, 2 families; cost, $8,000; owner, Maurice Goodman, 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 358.

GLENDALE.—Myrtle av, n s, 20 w Meade st, five 3-sty brick stores and dwellings, 20x58, tin roof, 2 families; cost, $35,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 359.

RIDGEWOOD.—Woodbine st, s s, 70 w Woodward av, two 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, $7,000; and Woodbine st, s s, 110 w Woodward av, 3-sty brick dwelling and store, 40x34, slag roof, 2 families; cost, $3,500; owner, Chas. Tritschler, 753 Fairview av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 363-364.

————2d st, e s, 100 n Lamartine av, 2-sty frame store and dwelling, 16x40, shingle roof, 1 family; cost, $2,500; owner Mike Lamarode, 2d st, Bayside; architect, J. Smulzweski, 51 Vernon av, Bayside. Plan No. 366.

MIDDLE VILLAGE.—Stone av, w s, 180 n Juniper rd, 2-sty frame store and dwelling, 18x36, tin roof, 1 family, steam heat; cost, $2,600; owner and architect, Duke Building Co., Morningside av, Jamaica. Plan No. 369.

RIDGEWOOD.—Fresh Pond rd, e s, 175 n Catalpa av, four 3-sty brick store and dwellings, 18x55, tin roof, 2 families; cost, $24,000; owner, Manor Construction Co., 1223 46th st, Brooklyn; architect, Adam E. Fischer, 373 Fulton st, Brooklyn. Plan No. 371.

STORES, OFFICES AND LOFTS.

WOODHAVEN.—Liberty av, n s, 20 w Emerald st, 1-sty frame store, 17x30, tin roof; cost, $300; owner, S. Eliz. Horeig, 1285 Liberty av, Woodhaven. Plan No. 340.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Jackson av, s s, 75 e Orchard st, 5-sty brick tenement, 25x106, slag roof, 12 families; cost, $25,000; owner, Jere J. Ryan, Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 337.

GLENDALE.—Myrtle av, n s, 40 e McKinley av, two 3-sty brick tenements, 28x79, slag roof, 3 families; cost, $20,000; owners, Bauer & Pfundtein, 5 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 381-82.

MISCELLANEOUS.

CORONA.—Jackson av, n e cor John st, frame fence, 40x100; cost, $100; owners, Cohen & Blom, 268 Corona av, Corona. Plan No. 354.

RIDGEWOOD.—Hughes st, 2316, 1-sty brick shed, 27x15, gravel roof; cost, $200; owner, Anthony Geyer, 878 Woodward av, Ridgewood. Plan No. 375.

FLUSHING.—Whitestone av, s s, 65 w 4th st, 1-sty frame shed, 18x100, paper roof; cost, $1,800; owner, Otto Muller, Jackson av, s e cor 3d st, Woodside. Plan No. 355.

MASPETH. Betts av, w s, 340 n Old Town highway, 1-sty frame shed, 9x16, gravel roof; cost, $100; owner, Gimbel Bros., premises. Plan No. 362.

RIDGEWOOD.—Kossuth pl, w s, 47 s Edsall av, 1-sty brick wagon shed, 30x20, slag roof; cost, $1,000; owner, B. Klee, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 357.

BAYSIDE.—Jackson av, s w cor Ashburton av, 1-sty frame shed, 12x16, tin roof; cost, $200; owner, D. Bennet, on premises. Plan No. 372.

JAMAICA.—Morningside av, n s, 40 e Keystone av, 1-sty frame shed, 12x18, tin roof; cost, $100; owner, Duke Building Co., on premises. Plan No. 367.

Richmond.

DWELLINGS.

ANN ST, n s, 55 e Richmond av, Port Richmond, 2-sty frame and stucco dwelling, 19.6x41; cost, $2,000; owner, Geo. Sasek, Port Richmond; architect and builder, J. O. Johnson, Port Richmond.

PINE ST, w s, 100 n Stanley av, New Brighton, two 2-sty frame dwellings, 21x45; cost, $4,000; owners, Desguin & Deckelbaum, New Brighton; architect, John Davies, Tompkinsville.

PROSPECT ST, n s, 150 w Bement av, West Brighton, 2-sty frame dwelling, 20.6x42; cost, $3,000; owner, Andrew Petersen, West Brighton; architect and builder, John H. Johnson, West Brighton.

ROSEWOOD PL, n s, 125 e Turnpike, Tompkinsville, two 2½-sty frame dwellings, 22x46; cost, $5,200; owner, Meyer Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville; builders, Block & Uslan, New Brighton.

RAY WAY, w s, 425 s Cleremont st, Tottenville, 1¼-sty frame bungalow, 20x32; cost, $1,400; owner, Thos. Brown, 17 Vernon st, Jersey City; architect and builder, C. O. Petersen, Tottenville.

BARD AV, s w cor Prospect st, West Brighton, 2½-sty frame dwelling, 30x28; cost, $3,400; owner, Wm. P. Hart, West Brighton; architect and builder, Frank B. Sterner, Port Richmond.

FOSTER RD, s w cor Sheldon av, Prince Bay, 1¼-sty frame dwelling, 20x26; cost, $1,300; owner, Mrs. L. Carr Huguenot; architect and builder, Geo. B. Carr, Tottenville.

HANOVER AV, s s, 700 w s Seguine av, Prince Bay, 1¼-sty frame dwelling, 12.6x24; cost, $1,000; owner, M. Shay, 420 Union st, Brooklyn; architect, W. J. Conway, 400 Union st, Brooklyn.

NEWARK AV, e s, 225 n Ennis st, Port Richmond, 2-sty frame dwelling, 18x44; cost, $2,000; owner, John Mojecki, Port Richmond; architect and builder, Jos. Buttermark, Port Richmond.

TOWNSEND AV, e s, 100 s Richmond av, Arrochar, 2-sty brick dwelling, 31x33; cost, $3,000; owner, Salvatore Pasquella, 316 East 102d st, New York; architect, M. A. Nastasi, 81 Old Town rd, Richmond.

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STORES AND DWELLINGS.

JERSEY ST, e s, 25 n Hill st, New Brighton, 3-sty brick store and residence, 22.6x45; cost, $4,000; owner, Antonio Maggio, care architect; architect and builder, Jos. Destefano, West Brighton.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 26-28, metal store front, g. i. cornice, struc. steel to 5-sty brick store and lofts; cost, $800; owner, Katherine A. Wood, 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 312.

BAYARD, 13-15, erect brick walls to 5-sty brick store and tenement; cost, $200; owner, Estate Meyer Baum, 170 Broadway; Yetta Friedman, 170 Broadway; Louis Friedman, exr.; architects, Gross & Kleinberger, Bible House, N. Y. Plan No. 330.

CHAMBERS ST, 81, stairways, bulkheads (plaster block, metal covered) to 5-sty brick stores and lofts; cost, $450; owner, Franklin Bldg. Co., Lewis C. Ledyard, president, 54 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 347.

CHARLTON ST, 129-135, cut down window, forming door to 10-sty brick (fireproof) storage; cost, $600; owner, Estate of J. F. and W. S. Pyle, 428 Greenwich st., S. W. Fairchild, exr.; architect, Frank McGarrett, 47 West 34th st. Plan No. 331.

DUTCH ST, 7, erect terra cotta block partition, cut opening, fireproof sliding doors to 5-sty brick store and lofts; cost, $250; owner, Estate of J. J. Murphy, Inc., Hotel Bell Claire, Broadway and 77th st, Clara Murphy, president; architect, Chas. M. Straub, 147 4th av. Plan No. 337.

FULTON ST, 22, lengthen balconies, new iron stairways, construct counterweighted stairway, windows to be made fireproof to 4-sty brick store and lofts; cost, $300; owner, Estate of John Brosnan, Francis Brosnan, exr., 32 Nassau st; architects, J. B. Snook Sons, 261 Broadway. Plan No. 336.

GRAND, 466-470, new fireproof stairway, tile walls, kalamein doors to 3-sty brick (fireproof) settlement house theatre; cost, $500; owner, The Terrain Realty Co., Hy Nelson, president, 95 Liberty st; architects, H. C. Ingalls and F. B. Hoffman, Jr., 15 East 40th st. Plan No. 333.

GRAND ST, 100-102, stairs, f. p. enclosure, f. p. doors and windows, mason work, fire-escape stairs, plumbing to 6-sty brick store and lofts; cost, $6,000; owner, Grand St. Realty Co., John E. Cowdin, Pres., 126-8 5th av; architects, George & Henry Boehm, 7 West 42d st. Plan No. 318.

HOUSTON ST, 253 East, new stairs, beam levels and story heights to 3-sty brick store and lofts; cost, $5,000; owner, Sprung Estate, Harry J. Sprung, exr., 126 West 118th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 320.

JOHN ST, 43, erect new partition, cut opening, provide fireproof doors to 4-sty brick store, lofts and storage; cost, $250; owner, J. B. Colgate, president, 36 Wall st; J. B. Colgate, exr.; architect, Chas. M. Straub, 147 4th av. Plan No. 338.

KING ST, 132-8, cut down window forming door to 10-sty brick (fireproof) storage; cost, $600; owner, Estate of J. F. & W. S. Pyle, 428 Greenwich st, S W Fairchild exr.; architect, Frank McGarrett, 47 West 34th st. Plan No. 332.

LAFAYETTE ST, 295-309, and Mulberry st, 273-281, steel girders, iron columns to 8-sty brick offices and lofts; cost, $500; owner, Ottmann Estate, 295 Lafayette st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 308.

MADISON ST, 176, erect new brick walls, new iron beams and window to 5-sty brick tenement and stores; cost, $200; owner, Dworetz Realty Co., 213 Rutledge st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 335.

MONTGOMERY ST, 9-11, removal of all partitions and stairways, fireproof stairways and hall, 1-sty and basement brick rear extension to two 3-sty brick dwellings (combined buildings to be used as school); cost, $10,000; owner, The Jeshibath Eiz Chaim, Jacob Hecht, president, 166 East 95th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 355.

READE ST, 15-17, stair extension f. p. bulkhead to 4-sty brick lofts; cost, $400; owner, American News Co., 11 Park pl; architect, Walter S. Timmis, 315 5th av. Plan No. 316.

SPRUCE ST, install new beams, remove and reset present stairs, install new toilet compartment to 2-sty brick offices; cost, $500; owner, Arthur Lawrence, 19 Spruce st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 345.

VESEY ST, 41-43, elevator, partitions, metal ceilings, tile floors to 5-sty brick grocery store and lofts (to be used as store, restaurant and lofts); cost, $10,000; owner Callanan Estate, Jas. J. Callanan, trustee, 68 West 11th st; architect, A. D. Pickering, 103 Park av. Plan No. 351.

WALL ST, 112, structural steel, shoring to 7-sty brick offices; cost $100; owner, Willis Lyman, care Horace C Eliv & Co; architect, Ludwig Lindenmeyer, 37 West 28th st. Plan No. 348.

3D ST, 124 East, w. c. compartments, steel to 5-sty brick store and tenement; cost, $1,500; owner, Edw. Horavth, 124 East 3d st; architect, Otto Reissmann, 147 4th av. Plan No. 313.

10TH ST, 140 West, alter partitions, change servants' rooms to apartments with baths to 12-sty brick (fireproof) apartment hotel; cost, $1,200; owner, Estate of H. B. Kirk, Ralph L. Spotts, exr., 105 Hudson st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 340.

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Plans Filed Alterations (continued).

11TH ST, 229 East, partitions to 6-sty brick stores and tenement; cost, $150; owner, Adolph Jablonor, 231 Rivington st; architect, Morris Peristein, 37 Fulton av, Middle Village, L. I. Plan No. 321.

12TH ST, 24-26 East, and University pl, 88, gravity tank, pressure tank, tank enclosure, steel supports to 11-sty brick store and lofts; cost, $2,200; owner, Germania Life Insurance Co., 50 Union sq; architect, The Rusling Co., 39 Cortlandt st. Plan No. 325.

22D ST, 34 East, store front, g. i. cornice to 4-sty brick store and dwelling; cost, $300; owner, Almy G. Gallatin, 34 East 22d st; architect, John H. Knubel, 305 West 43d st. Plan No. 326.

25TH ST, 147-149 West, gravity tank, pressure tank, steel supports, fireproof tank enclosure to 12-sty brick lofts; cost, $2,300; owner, Mary W. Carden, care Henry Kressler, 45 Washington sq; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 359.

32D ST, 5-7-15 West, fireproof wall and sprinklers to 12-sty brick stores and offices; cost, $400; owner, 32d and 33d St Corporation, Leslie R. Palmer, president, 68 William st; architect, Wm. Allen Balch, Inc., 110-12 West 40th st. Plan No. 355.

37TH ST, 167 East, store front, partitions to 4-sty brick store and tenement; cost, $500; owner, Lillian Hof, 4509 Ft. Hamilton av, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 354.

39TH ST, 104-106 West, gravity tank, steel supports to 6-sty brick hall building; cost, $500; owner, Wm. McDonald, 677 6th av; architect, Franklin Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 358.

40TH ST, 105-111 West, enlargement of pent house to 12-sty brick stores and offices; cost, $3,000; owner, City Real Estate Co., John H. Ward, president, 156 Broadway; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 310.

40TH ST, 108 W, gravity tank, steel supports to 6-sty brick offices; cost, $600; owner, Edw. W. Browning, 110 West 40th st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 360.

42D ST, 401 West, steel floor beams, floor arches, tile floor to 4-sty brick hotel; cost, $900; owner, Wm. J. Daniel, 583 9th av; architect, Thos. H. Styles, 1451 Broadway; general contractor, John Jordan, 1451 Broadway. Plan No. 309.

45TH ST, 414 West, doorway, stairway, stair enclosure (metal covered), change of runway, removal of freight elevator to 3-sty brick stable; cost, $150; owner, Glenwood Sand & Gravel Co., 414 West 45th st; architect, W. G. Clark, 232 West 40th st. Plan No. 309.

45TH ST, 133-135 West, remove partitions forming toilet room, brick up opening, install stairs, erect brick enclosure, erect angle and iron frame to 4-sty brick stores, club and furnished rooms; cost, $1,000; owner, The 135 West 45th St Realty Co., 2 Rector st, Arthur Rosenberg, president; architects, B. W. Berger & Son, 121 Bible House. Plan No. 341.

46TH ST, 61 West, fire-escapes, stair extension, bulkhead (wire lath, cement plaster, metal-covered) to 5-sty brick stores and dwelling; cost, $1,000; owner, Brown Estate, John J. Bird, trustee, 11 Broadway; architect, Robt. Teichman, 22 William st. Plan No. 328.

56TH ST, 240 East, w. c. compartments to 4-sty brick store and tenement; cost, $500; owner, Edgar J. Moloney, 59 West 87th st; architect, Otto A. Standt, 966 2d av. Plan No. 327.

60TH ST, 162 East, steel beams, concrete fire proofing, clay flue lining to 4-sty brick work rooms; cost, $500; owner, Bloomingdale Estate, Samuel J. Bloomingdale, trustee, n w cor 59th st and 3d av; architects, Buchman & Fox, 30 East 42d st. Plan No. 356.

61ST ST, 3-5-7 West, steel beams, concrete arch, cinder fill, flooring, fireproof doors, elevator car and machinery (in present shaft) to 7-sty brick studio and offices; cost, $5,000; owner, Columbus Circle Realty Co., Chas. G. Stoddard, 1808 Broadway; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 357.

72D ST, 17 East, bathroom compartment, rearrangement of partitions, bulkhead (wire lath and plaster) to 4-sty brick residence; cost, $1,000; owner, Jas. Stillman, 9 East 72d st; architect, Louis S. Weeks, 101 Park av. Plan No. 313.

107TH ST, 66 West, brick extension to 6-sty brick tenement; cost, $500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 311.

118TH ST, 221 East, 1-sty brick rear extension, iron sidewalk doors to 3-sty brick dwelling; cost, $500; owner, Peter De Respiris, 221 East 118th st; architect, Lorenz F. J. Welher, 271 West 125th st. Plan No. 362.

124TH ST, 128 West, partitions to 4-sty brick dwelling; cost, $400; owner, Col. Frank H. Hines, 104 West 124th st; architect, Henry J. Von der Lieth, 104 West 124th st. Plan No. 324.

BROADWAY, 2586-98, install new fireproof mezzanine, install stairway to 12-sty brick (fireproof) stores and apartments; cost, $1,200; owner, Samuel Borchardt, Plaza Hotel, 59th st and 5th av; architect, J. D. Harrison, 2248 Broadway. Plan No. 342.

BROADWAY, 729-31, removal of encroachment to 12-sty brick store and lofts; cost, $300; owner, Duncan Realty Co., 241 West st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 329.

BROADWAY, 338, floor beams, partition to 6-sty brick store and offices; cost, $200; owner, Walter P. Bliss, 71 Broadway; architect, Julius J. Diemer, 118 East 28th st. Plan No. 361.

COLUMBUS AV, 800-802, build light shaft, terra cotta blocks to 5-sty brick (fireproof), stores and tenement; cost, $1,000; owner, Jacob Selig, 240 Audubon av; architect, Adolph Mertin, 34 West 28th st. Plan No. 343.

LENOX AV, 338, stairs, general repairs to 4-sty brick stores and tenement; cost, $100; owner, Thos. O'Reilly, 30 East 42d st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 353.

PARK ROW, 110-112, construct new passage to 4-sty brick tenement; cost, $1,200; owner, Harris Mandelbaum, 135 Broadway; architect, S. Cohen, 503 5th av. Plan No. 344.

RIVERSIDE DR, 454-56, build passage, steel beams, sash doors to 12-sty brick (fireproof) dwelling; cost, $125; owners, B. Crystal & Son, Inc., 47 West st; architects, Blum & Blum, 505 5th av. Plan No. 339.

1ST AV, 1996-98, raise building from 1-sty to 2-sty, new beams, cut opening on No. 1996, remove partitions, remove windows, brick up openings, put in new skylight on No. 1998 to 2 and 1-sty brick and frame store and bed rooms; cost, $1,800; owner, Harlem Market Co., 169 East 14th st, G. T. Lawrence, president; architect, James J. Geiser, 561 11th av. Plan No. 346.

2D AV, 733, erect new partitions, remove partition and shift door to 4-sty brick tenement and stores; cost, $500; owner, Wolf Baumgarten, 733 2d av; architect, Jacob Fisher, 25 Av A. Plan No. 334.

2D AV, 603, w. c. compartment to 4-sty brick store and tenement; cost, $50; owner, Christopher Donleavy, 507 West 173d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 314.

2D AV, 415, rear extension, steel girders, iron columns, partitions, plumbing to 5-sty brick stores and tenement; cost, $2,500; owner, Wm. Goldstone, 2 West 89th st; architect, Max Muller, 115 Nassau st. Plan No. 350.

6TH AV, 796, store front, change of stairs and partition to 4-sty brick store and dwelling; cost, $500; owner, Current Estate, on premises; architect, Max Muller, 115 Nassau st. Plan No. 349.

6TH AV, 1014-18, plaster board partitions, stairs, doorways, toilet to 3-sty brick studios and apartments; cost, $1,000; owner, White Estate, 560 5th av; architect, Kenneth M. Murchison, 101 Park av. Plan No. 317.

6TH AV, 362, floor beams, pine flooring, copper store front, mason work to 4-sty brick stores and offices; cost, $1,000; owner, Lawrence Estate, Chas. S. Phillips, 113 Fulton st; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 322.

7TH AV, 785, 1-sty brick extension to 5-sty brick store and tenement; cost, $500; owner, Mary J. Cunningham, 46 Hamilton pl; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 323.

10TH AV, 370-72, windows, skylights, partitions, plumbing to 4-sty stores and tenement; cost, $1,000; owners, Malone & Leahy, 368 10th av; architect, W. G. Clark, 232 West 40th st. Plan No. 352.

Bronx.

138TH ST, s s, 450 e Willis av, new partitions to 7-sty brick stores and tenement; cost, $150; owner, Croton Realty Co., Leslie R. Palmer, 68 William st, Pres.; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 53.

ALBANY RD, 3111, 1-sty frame extension, 3x6, to 2½-sty frame dwelling; cost, $200; owner, Martin Passauant, 3158 Albany rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 57.

CASTLE HILL AV, w s, 70 s Watson av, 1-sty frame extension, 11x9, to 2-sty frame dwelling; cost, $150; owner, Rev. Urban Maselisen, 1071 Castle Hill av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 58.

CLAREMONT PARKWAY, n w cor Bathgate av, new show windows, new partitions to 5-sty brick stores and tenement; cost, $1,500; owners, Wattenberg, Cohn & Pittman, 406 East 149th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 56.

GLEBE AV, s s, 150 w Rowland st, 1-sty frame extension, 16x12, to 1½-sty frame dwelling; cost, $1,000; owner, J. F. Barriecott, Rowland st; architect, B. Ebeling, 135 Westchester sq. Plan No. 52.

McGRAW AV, 1893, new toilet, new partitions, &c., to 2-sty frame dwelling; cost, $500; owner, Julia Mezenberg, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 55.

SOUTHERN BOULEVARD, e s, 60 S n 135th st, new stairs to 5-sty brick factory; cost, $750; owners, Ludwig & Co., 136th st and Willow av; architect, Frank Hausle, 81 East 125th st. Plan No. 51.

WEBSTER AV, 2767, new partitions, new toilet to 3-sty frame dwelling; cost, $500; owner, John Hofmann, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 54.

Brooklyn.

AMITY ST, 48, plumbing to 4-sty tenement; cost, $327; owner, Mary McDonald, 237 Baltic st; architect, Michael J. Hart, 420 Degraw st Plan No. 1026.

CHAUNCEY ST, 166, interior alterations to 2-sty tenement; cost, $200; owner, Cath. Talm, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1095.

ENFIELD ST, 568, new stoop to 2-sty dwelling; cost, $250; owner, Lewis Kassebaum, on premises; architect, Ernest Dennis, 241 Schenk av. Plan No. 1099.

HALSEY ST, 634, interior alterations to 2-sty garage; cost, $250; owner, Albert A. Greene on premises; architect, Ernest F. James, 497 Franklin av. Plan No. 1055.

HALSEY ST, 634, plumbing to 2-sty dwelling; cost, $200; owner, Albert A. Greene, on premises; architect, Ernest F. James, 497 Franklin av. Plan No. 986.

HIMROD ST, 115, extension to 2-sty dwelling; cost, $1,000; owner, Chas. B. Oehme, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Ridgewood. Plan No. 1042.

HUNTINGTON ST, 194, extension to 1-sty storage; cost, $5,000; owner and architect, Dochler Die Casting Co., 193 West 9th st. Plan No. 1129.

LEONARD ST, 282, interior alterations to 3-sty tenement; cost, $150; owner, Stasia Schwerb, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 1018.

LUQUEER ST, 16, extension to 2-sty dwelling; cost, $500; owner, Jos. Macolusso, on premises; architect, John Burke, 372 Union st. Plan No. 1118.

OSBORN ST, 350, interior alterations to 2-sty dwelling; cost, $250; owner, Jacob Glickman; architect, S. Millman, 1780 Pitkin av. Plan No. 1016.

POWERS ST, 251, interior alterations to 2-sty dwelling; cost, $150; owners, Hirt & Brabank, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1030.

PRESIDENT ST, 34, interior alterations to 3-sty store and tenement; cost, $200; owner, Antonio Galtavarda, 38 President st; architect, John Burke, 372 Union st. Plan No. 1057.

SKILLMAN ST, 95, extension to 2-sty store and tenement; cost, $400; owner, Martino Castellano, on premises; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1052.

THORNTON ST, 20, interior alterations to 3-sty store and tenement; cost, $350; owner, Rialto Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No 1074.

VARET ST, 111, interior alterations to 3-sty store and dwelling; cost, $125; owner, George Fichtenbaum, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1131.

WALTON ST, 75, extension to 3-sty tenement; cost, $500; owner, Pinkas Greenfeld, 439 St Marks av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1077.

WINTHROP ST, 229, exterior alterations to 3-sty dwelling; cost, $350; owner, Maria W. Carlson, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 1078.

SOUTH 2D ST, 263, interior alterations to 4-sty store and tenement; cost, $800; owner, Max Rosenberg, 712 East 17th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1068.

8TH ST, 150, interior alterations to 4-sty store and tenement; cost, $200; owner, Mrs. Mary Kresch, 352 Hamburg av; architect, Lew Keon, 9 Debevoise st. Plan No. 1061.

WEST 5TH ST, 2839, extension to two 2-sty stores and dwellings; cost, $1,200; owner, Nicola Ruggiera, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 1038.

38TH ST, n s, 220 e 10th av, 1-sty brick garage, 15x27, slag roof; cost, $300; owner, Daniel Lee, 1031 38th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 988.

86TH ST n s, 60 w West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 993.

AV O, n s, 45 w West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 999.

AV R, s s, 58 w West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C Anthony, 85 Clinton st. Plan No. 991.

AV T, s s, 43 w West 7th st, plumbing to 1-sty, railroad station; cost $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 996.

AV U, n s, 10 w West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 997.

BEDFORD AV, w s, 72 s South 4th st, 6-sty brick tenement, 47.9x90.6, slag roof, 29 families; cost, $80,000; owner, H. & P. Const. Co., 277 Quincy st; architects, Shampan & Shampan, 772 Broadway. Plan No. 987.

BEDFORD AV, 437, interior alterations to 4-sty theatre; cost, $1,000; owner, Amphion Academy Co., 72 Broadway; architect, Wm. A. Gorman, 110 Roosevelt av, Corona, Queens. Plan No. 1132.

DRIGGS AV, 776, interior alterations to 2-sty theatre; cost, $1,100; owner, Theodore F. Jackson Estate, 177 Montague st; architects, Farber & Markwitz, 189 Montague st. Plan No. 982.

EMMONS AV, 2009, interior alterations to 2-sty dwelling; cost, $3,000; owner, Herman Schwarzwalder, 1521 Emmons av; architect, Edw. Long, 2769 East 23d st. Plan No. 1079.

FLATBUSH AV, 125, extension to 2-sty post office; cost, $3,000; owner, L. I. R. R., Penn R. R. Station, Manhattan; architect, J. R. Savage, Hilton and 8th st, Garden City. Plan No. 1066.

FT. HAMILTON AV, e s, 20 n 62d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 995.

HARRISON AV, 171, interior alterations to 4-sty tenement; cost, $750; owner, Saml. Zaretsky, 886 Flushing av; architect, Lew Keon, 9 Debevoise st. Plan No. 1100.

HAMILTON AV, 360, interior alterations to 3-sty dwelling; cost, $1,000; owner, Mildred Silsman, 373 Fulton st; architect, M. A. Cantor, 373 Fulton st. Plan No. 973.

HOWARD AV, 462, interior alterations to 2-sty dwelling; cost, $600; owner, Carlo Musso, 73 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1014.

HUDSON AV, 309, exterior alterations to 3-sty tenement; cost, $300; owner, Agnese Marzulli, 121 Navy st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1087.

HUDSON AV, 192, interior alterations to 3-sty dwelling; cost, $400; owner, John Delegro, 184 4th av; architect, D. Salvati, 525 Grand st. Plan No. 990.

KINGS HIGHWAY, s s, 10 w West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1001.

KNICKERBOCKER AV, 312, interior alterations to 4-sty store and tenement; cost, $200; owner, Abr. Bernstein, 748 Flushing av; architect, D. Salvati, 525 Grand st. Plan No. 989.

NEW UTRECHT AV, e s, 20 s 62d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 994.

NEW UTRECHT AV, 5714, extension to 3-sty store and dwelling; cost, $600; owner, Anna George, 4714 12th av; architect, Christian Stechel, 665 65th st. Plan No. 1049.

NOSTRAND AV, 1808, extension to 2-sty dwelling; cost, $750; owner, John J. Grace, 175 Underhill av; architect, Alfred L. Perpignan, 610 Sterling pl. Plan No. 1122.

OCEAN PARKWAY, 13, interior alterations to 1-sty theatre; cost, $200; owner, Hans P. Madsen, 6510 Ft. Hamilton av; architect, Wilson H. Harrington, 510 57th st. Plan No. 1031.

PITKIN AV, 1609, extension to 3-sty store and dwelling; cost, $2,000; owner, Rose Waton, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1072.

PITKIN AV, 1710, interior alterations to 3-sty store and tenement; cost, $500; owner, Rachel Kaplan, 141 Dumont av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1070.

ST. MARKS AV, 1715, interior alterations to 2-sty dwelling; cost, $1,600; owner, Jos. Livine, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1035.

SCHENCK AV, 257, plumbing to 2-sty dwelling; cost, $150; owner, John J. Carson, 259 Schenck av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1081.

SHEFFIELD AV, 111, extension to 2-sty dwelling; cost, $400; owner, Annie Rothschild, 55 East 109th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1101.

TOMPKINS AV, 162, extension to 3-sty store and dwelling; cost, $2,000; owner, Saml. Nulty, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 1011.

3D AV, 3901, extension to 2-sty store and dwelling; cost, $2,800; owner, North American Bwy. Co., Hamburg and Greene avs; architect, Chas. Braun, 459 41st st. Plan No. 1090.

3D AV, 889, extension to 3-sty store; cost, $500; owner, John McCormack, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 985.

4TH AV, 9002, extension to 1-sty store; cost, $1,000; owner, Dominick Fusaro, 373 91st st; architect, Hy Rocker, 9004 5th av. Plan No. 1051.

7TH AV, e s, 200 s 61st st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1002.

8TH AV, s w cor 62d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1003.

11TH AV, w s, 10 n 62d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1005.

15TH AV, e s, 10 s 63d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 998.

18TH AV, w s, 83 s 63d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1000.

20TH AV, e s, 82 s 63d st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1004.

22D AV, e s, 80 s West 7th st, plumbing to 1-sty railroad station; cost, $1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 992.

Queens.

CORONA.—41st st, 164, 1-sty frame extension, 7x11, rear dwelling; cost, $100; owner, W. Hoyt, premises. Plan No. 280.

EAST WILLIAMSBURG.—John st, 12, 1-sty frame extension, 8x3, rear tenement; cost, $200; owner, Max Toubin, 503 Pennsylvania av, Brooklyn. Plan No. 275.

ELMHURST.—Queens boulevard, s s, 300 e Grand st, general interior alterations to church; cost, $28,000; owner, 1st Pres. Church of Newtown, premises; architect, F. A. Collins, 24 Locust st, Flushing. Plan No. 276.

ELMHURST.—4th st, w s, 75 n Ludlow av, 1-sty frame extension, 9x9, side brick church; owner, St. Bartholomew's R. C. Church, premises; architect, F. J. Berlenbach, 360 Graham av, Brooklyn. Plan No. 288.

EVERGREEN.—Park pl, s s, 75 w Prospect st, new foundation to dwelling; cost, $150; owner, L. McBride, premises. Plan No. 264.

EVERGREEN.—Wyckoff av, e s, 485, interior alterations to store and dwelling; cost, $200; owner, Geo. Ermewein, 483 Wyckoff av, Evergreen; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 289.

FLUSHING.—Main st, w s, 25 s Broadway, new foundation to dwelling; cost, $250; owner, S. Carolince, premises. Plan No. 278.

FLUSHING.—Broadway, 90, repair dwelling after fire damage; cost, $200; owner, Mrs. Anthony Fisher, State st, Flushing. Plan No. 285.

GLENDALE PARK.—Walnut st, n s, 100 e Northern boulevard, alterations to cow stable; cost, $150; owner, L. Compo, premises. Plan No. 290.

GLENDALE.—Myrtle av, 1843, electric sign on store; cost, $75; owner, Myrtle Realty Holding Co., 1155 Myrtle av, Glendale. Plan No. 262.

JAMAICA.—Rockaway rd, e s, 80 s Catherine st, interior alterations to dwelling; cost, $200; owner, J. J. Greenbaum, premises. Plan No. 270.

JAMAICA.—Rockaway rd, 139, interior alterations to store and tenement; cost, $150; owner, Jennie Feder, premises. Plan No. 286.

JAMAICA—South st, s e cor Prospect st, erect porch to dwelling; cost, $215; owner, M. Sockin, premises. Plan No. 304.

JAMAICA.—Lincoln av, s s, 100 e Allen st, plumbing in dwelling; cost, $125; owner, J. Van Siclen, premises. Plan No. 305.

JAMAICA.—Homer Lee av, w s, 220 n Wexford terrace, interior alterations to dwelling; cost, $225; owner, M. J. Degnon, 30 East 42d st, Manhattan. Plan No. 263.

L. I. CITY.—Weil pl, w s, 395 n Flushing av, interior alterations to store and dwelling, tin roof; cost, $300; owner, Jas. Curran, 37 Weil pl, L. I. City. Plan No. 268.

L. I. CITY.—13th av, 434, interior alterations to store and dwelling; cost, $150; owner, Domineck Scognamielo, premises. Plan No. 279.

L. I. CITY.—Jackson av, 297, interior alterations to tenement, new plumbing; cost, $300; owner, Mary Beston Smith, 173 12th st, L. I. City. Plan No. 265.

L. I. CITY.—17th av, 295, 1-sty brick extension over present extension on rear of 2d sty, interior alterations; cost, $700; owner, P. Weber, premises; architect, J. Berger, 349 13th av, L. I. City. Plan No. 271.

L. I. CITY.—Jamaica av, n e cor Ely av, new foundation, new store front and interior alterations to dwelling; cost, $600; owner, Geo. Flick, 201 Jamaica av, L. I. City. Plan No. 293.

L. I. CITY.—Ridge st, n s, 125 w Court st, 1-sty frame extension rear of tenement; cost, $350; owner, V. Polenta, on premises. Plan No. 294.

L. I. CITY.—Chestnut st, w s, 215 s Flushing av, 1-sty to be built underneath dwelling, new foundation; cost, $800; owner, S. Polante, 16 Chestnut st, L. I. City; architect, T. Reidy, 76 Hoyt av, L. I. City. Plan No. 295.

MANHATTAN AV, 903, exterior alterations to 4-sty store and dwelling; cost, $150; owner, John M. Engles, 34 Greenpoint av; architect, Jas McKillopp, 154 India st. Plan No. 969.

RICHMOND HILL.—North Vine st, w s, 75 s Central av, plumbing to dwelling; cost, $80; owner, C. L. Salvesta, premises. Plan No. 291.

RICHMOND HILL.—Beech st, w s, 275 n Jerome av, plumbing to dwelling; cost, $100 (two houses); owner, W. Gordan, premises. Plan Nos. 282-283.

RIDGEWOOD.—Onderdonk av, 770, interior alterations to tenement and store; cost, $300; owner, S. Liebman Brewing Co., 36 Forest st, Brooklyn; architect, Chas. Pfaff, 673 Enfield st, Brooklyn. Plan No. 266.

RIDGEWOOD.—Woodward av, 564, 1-sty brick extension, 25x45, rear tenement, interior alterations; cost, $2,000; owner, Sol. Blum, 833 Park av, Brooklyn; architect, Tobias Goldstone, 49 Graham av, Brooklyn. Plan No. 307.

RIDGEWOOD.—Myrtle av, 2307, electric sign on store; cost, $100; owner, Max W Gross, premises. Plan No. 300.

ROCKAWAY BEACH.—Beach 90th st, w s, 199 s Boulevard, 1-sty frame extension, 13x20, rear dwelling, tin roof; cost, $450; owner, W. Holland, premises. Plan No. 306.

ROCKAWAY BEACH.—Boulevard, n s, 110 e Beach 80th st, new store front to dwelling; cost, $150; owner, J. Meyout, premises. Plan No. 287.

ROCKAWAY BEACH.—Boulevard, s w cor Van Wyck av, interior alterations to hotel; cost, $900; owner, David Valenti, 71 Park av, Manhattan. Plan No. 267.

WHITESTONE.—18th st, s s, 50 w 8th av, 1-sty frame extension, 24x40, rear dwelling, tin roof, interior alterations; cost, $800; owner Sol. Blum, 23d st, Whitestone; architect, J. F. Hansen, Whitestone. Plan No. 292.

Richmond.

N. E., 1000 ft. NEW CREEK, South Beach, alteration to frame bungalow; cost, $100; owner, J. Spurrier, South Beach.

RICHMOND AV, w s, 11.4 n Grove st, Port Richmond, alteration to brick theatre tank; cost, $200; owner Emma De Hart, Port Richmond; architect, H. R. Goelder.

RICHMOND TURNPIKE, s s, 100 n Obra av, Tompkinsville, alteration to stone retaining wall; cost, $240; owner, M. Rosenholtz, Tompkinsville; builders, Black & Uslan, New Brighton.

RICHMOND TURNPIKE, 1968, Brighton Heights, alteration to frame dwelling; cost, $200; owner, George J. Palmer, New Brighton.

SEAVIEW AV, s s, 200 e Linden st, Garrettson, alteration to frame dwelling; cost, $800; owner, Mrs. Kabus, Garrettson; architect, Harry J. Bush, Castleton Corners.

PERSONAL AND TRADE NOTES.

AUDLEY CLARKE, building materials, is spending a few weeks in the South.

ROBERT W. DE FOREST, former Tenement House Commissioner, is touring the West Indies.

WALTER S. SCHNEIDER, architect, has moved his offices to 12 West 31st st. Telephone 8690 Madison Square.

F. H. FAYE TUCKER, of the firm of Renwick, Aspinwall & Tucker, 320 Fifth av, has sailed for Bermuda, W. I., to be gone until April 1.

ALBERT STURR, architect, formerly connected with Esenwein & Johnson, Buffalo, N. Y., is practicing his profession at 63 East 179th st, N. Y. City.

SAMUEL SASS AND GEORGE W. SPRINGSTEEN, JR., have formed a partnership for the practice of architecture under the firm name of Sass & Springsteen, architects, 32 Union sq.

SENATOR HENRY M. SAGE, chairman of the Senate Finance Committee, has named Senators Lockwood, of Brooklyn, and Bennett, of Manhattan, to investigate the State Architect's office.

A. LOWENBEIN'S SONS, interior decorators and furniture dealers, now at 588 5th av, will move to more spacious quarters at 13 East 47th st, as soon as extensive alterations are completed.

G. LESLIE RYDER, architect, has opened offices at 42 Market st, Poughkeepsie, where he will resume the practice of his profession. Mr. Ryder was until recently the acting secretary and general manager of the Ryder Motor Co.

TREDWELL & KRAFT, architects, 3407 Michigan av, Indiana Harbor, Ind., whose offices and contents were entirely destroyed by fire recently, desire catalogues, samples and price lists from manufacturers interested in the building trades.

WIRING THE HOUSE.

(Continued from page 348.)

it is perhaps wise for the architect and builder to give the owner, at a trifling additional cost, the choice of using either system by providing auxiliary outlets.

The idea seems to prevail that electrical household appliances are expensive to operate. As a matter of fact many of them consume very little current, though of necessity a few are high in first cost.

Cost of Operation.

Note the following examples of what ten cents' worth of electric current (at 10c per Kw.Hr.) will do: It will operate 16 candle-power light (Mazda) 50 hours; an 8-inch fan for 50 to 75 hours; toaster, for 12 minutes each day, 10 days; coffee percolator, 15 minutes each day, for 10 days; water sterilizer, to produce 10 gallons; vacuum cleaner (portable), ½ hour daily, for 25 days; flat-iron (6 lbs.), 3 to 4 hours, with great saving of laundress' time; washing-machine with wringer, 8 hours for say 3 or 4 wash days; chafing dish, 2 to 4 hours, equivalent to 4 to 8 times; vibrator, 10 minutes daily for 240 days; heating pad, about 30 to 60 hours; sewing machine, 12½ hours' continuous running; curling iron, 16 hours, and luminous radiator, 2 to 4 hours.

As a matter of fact, many of these appliances would generally be used on special circuits with a rate of possibly 5 or 6 cents for current and run about twice as long for 10 cents.

With the current at 5 cents per unit (kilowatt hours) electric ranges for six persons will cost to operate: Breakfast—cereal, boiled ham, saute potatoes and muffins, 9 cents; dinner—soup, roast, 2 vegetables and pudding, 20 cents; or, for a simple meal—lamb chops, string beans, potatoes and pudding, 10 cents.

Explanations of Electrical Terms.

The ampere (a) designates the rate of flow of a certain unit of electricity.

Volts (v) designates electrical pressure or potential, as one would use the term pounds per square inch pressure in water service. Lighting circuits in buildings are commonly of 110 volts.

Watts (w) designates electrical energy as "horsepower" (H.P.) expresses energy in mechanics. Watt is the product of volts (pressure) times amperes (rate of flow). 1,000 watts equal 1 kilowatt (K.W.). 746 watts are equal to 33,000 foot pounds or 1 H.P. 1 kilowatt (K.W.) is equal to 1 1/3 H.P. Reduced to incandescent electric lighting usage 1 carbon lamp of 16 candlepower consumes about ½ ampere at 110 volts (3.1 watts per candlepower) or about 50 watts, or approximately 20 lamps to the kilowatt, or 15 lamps to the horsepower.

Tungsten (Mazda) lamps give an average of nearly 1 candlepower per watt, or three times as much illumination for the same expenditure of current as the carbon filament lamp.

Electrical energy is generally charged for at a given rate per kilowatt-hour—1 kilowatt for period of 1 hour. Example: 100 volts—10 ampere—1 hour equals 1 Kw. Hr.

Architects are often called upon to plan buildings in localities remote from their own, with consequent difficulty in obtaining information on local ordinances affecting electrical installations.

The Society for Electrical Development, 29 West 39th street, Manhattan, has, in its library, ordinances of the majority of cities in the United States, and its files may be freely consulted by architects.

BUILDING MATERIALS AND SUPPLIES

BIGGER VALUE FOR 1915 BUILDING PLANS THAN IN CORRESPONDING PERIOD LAST YEAR—CEMENT WAR NEAR END

Month Closes With Conspicuous Record
For Price Adjustments—Steadier Tone

FEBRUARY doubtless will go down into building material history as an epoch-making month. First, there was a general reaction in the price of Portland cement. Glass dropped ten points in discounts on certain kinds of business. Hydrated lime was variously quoted early in the month. Some grades of lumber weakened perceptibly from official lists and steel remained at low levels. Pig iron has hardly been a factor and flashing and tin have been too stiff to encourage much business.

Portland cement for a week has been quoted by certain companies at the basis of 55 and 60 cents, mill. But prospects are good for an early termination of the war that has lost sight of selling profits entirely and has done more damage to the trade commercially than years of creative work have accomplished, save to those concerns that have held aloof from the whirlpool that personal jealousies and highly competitive business policies have created. Negotiations are under way for a speedy adjustment of differences, which probably will mean a complete capitulation by the companies originally causing the trouble.

The demand for window and plate glass is bringing about a firmer discount list although some companies have persisted in quoting lower than 90-30 for the latter. Specifiers can still make advantageous glass purchases if they can move it direct to jobs and discount their bills. Lime is steadier. The supply is somewhat diminished which has brought prices to a firmer tone. Kilns are beginning to reopen for the spring. Brick is steadier at $5.75 to $6.00 wholesale, dock, New York. There is more moving out now at $6 than there were two weeks ago at $5.75.

Lumber, as a whole is a little firmer than it was at the first of the month. Lath, shingling, siding and shingle lath are featureless. There is some speculation in one or two lines, but plenty of full plaster lath can be bought here for $3.75. Hardwoods are beginning to show a tendency to get back to list. Structural steel is without change in quotation although there are some who believe that in the February unbilled tonnage shows a gain over the 4,248,371 reported on the last day of January, prices of structural steel in this market may be expected to move up. Just as soon as that occurs architects may expect a similar movement in other lines. If February with only twenty-two business days can show a better tonnage than January, a full month, one of the great props of the chronic pessimist will be knocked from under him. There are some big railroad orders pending that are expected to bring the February tonnage up to, if not in excess of, the January total.

The American Steel & Wire Company is having no trouble in getting the extra dollar recently levied for its products, probably because no differential on galvanized was made, as previous prices had been based upon eight-cent spelter. If this commodity advances in price another increase in the price of wire goods may be looked for. The week closed with spelter stiffening. This will effect fence wire especially and the demand for fencing material probably will increase immediately. Jobbers already are laying in extra supplies. Any advance by jobbers will be immediately reflected by hardware merchants to consumers.

Plan filings in the five boroughs follow. In the corresponding week last year 141 new building plans were filed. Their estimated value was $782,015. From January 1 to February 27, last year there were 1,267 new building plans filed with an estimated value of $15,383,172. In the same period this year there were 1,290 new building plans filed valued at $23,100,000.

Week ending	Feb. 19		Feb. 26	
Manhattan...	10	$1,073,000	10	$ 886,900
Bronx.....	14	447,700	12	401,600
Brooklyn....	104	806,900	74	541,450
Queens.....	126	929,892	71	282,810
Richmond...	4	11,850	15	31,325
Totals.....	258	3,269,342	182	2,144,085

PORTLAND CEMENT.

A Word to the Consuming Trade About Price Cutting.

PORTLAND cement is passing throug hthe most acute stage in its history. There is a death grapple on between certain recalcitrant manufacturers and the so-called big companies, designed to effect retaliation upon the one hand for certain alleged agreement violations made by the other side. The larger manufacturers, however, claim they have not violated any obligations and that the price cutting was started by the smaller companies to embarrass those who have heavy overhead and selling costs to carry at a time when they were at a disadvantage, especially following a depression and in some cases prolonged curtailment of output.

The specifying architect and owner should not be disturbed by the prices being promiscuously quoted. Practically every manufacturer stands ready to take business in the same grade of cement as his competitor but these prices are only for immediate delivery and are subject to change without notice. Here and there quotations have been made at prices far below the cost of manufacture, but these quotations do not make a market any more than do those brands of Portland cement which sell for $2 a barrel and over. If a dealer can be found who has not stacked his stores with cement and is ready to take two or three car loads, do his own trucking and pay cash for what he buys he can, undoubtedly, make a very advantageous deal at a price far below the nominal quotation of $1.42, but such a case is extremely rare.

The fact is that practically every dealer in cement in the metropolitan district has long since filled his store houses and, save for small quantities that he can move out from car to job, he cannot take advantage of the prices now ruling and make a profit, after paying storage and counting off depreciation.

There is always a come-back to the company that forces a cutting. Consumers are human and if a company once sells cement at a price far below normal, it is expected, after other companies have moved back to sane levels, to continue to dispose of the product at the same figure. If not the customer is likely to shift his patronage to the concern which has followed a safer and saner business policy. The quotations made at extreme low prices cover only immediate riding and discounted bills, and in large quantities.

GLASS.

Export Business Improving—Domestic Demand Better.

FEBRUARY glass business is reported to be improving, both on domestic and export trade. The quotations placed on a new level in January is said to have developed considerable speculative buying, especially since some of the larger companies have been guaranteeing orders against decline up to the first of April. Not all interests are willing to take business on this basis, but there is enough of it moving to bring out new specifications, principally from jobbers, however.

Distributors in Newark, Brooklyn and Manhattan say that if the volume of business that is developing is any sign of the tendency in building construction spring requirements will be strong. Most of the bookings call for qualities of glass which usually go into industrial and inexpensive speculative operations.

Plate glass approaches March with a distinct tendency toward a former base. There is less shading on current lists.

TILE.

Domestic Manufacturers Planning to Absorb European Trade.

ART tile manufacturers of the Perth Amboy Trenton and East Liverpool sections are making preparations for handling a volume of domestic business this year that promises to break all records. Practically all foreign tile has been shut out of this market by the war. The result is that American producers are reporting an increasing volume of business, not only for home, but for foreign consumption. Some South American business has developed in some of the Perth Amboy and Trenton plants, but as most of this business involves long term credits with a part of the world whose financial credits have not been entirely satisfactorily arranged, preference is being given to domestic business.

Some plants which have been working at from 40 to 65 per cent of capacity for a year or more are now running at 75 per cent of capacity. East Liverpool, Ohio, tile plants are reporting increased activities. In the mean time prices have been quoted low. In this line contracts have been taken at prices which indicate keen competition, but the trade has expectations that as the specifying architects come to a fuller realization of what American manufacturers can produce in comparison with the English and Flemish tiles they have been using, that quotations will not be crowded so close to the profit margin line as the demand for better grades of tile develops. Many plants are putting in new machinery and enlarging their equipment in anticipation of a period of big tile business.

COMMON BRICK.

Holiday Cuts Into Unloading Movement—Dealers Ride From Stacks.

DEALERS in building materials are riding brick from stack so as to make room for cement at the low levels now prevailing. With the Hudson River practically open to Poughkeepsie and a fair supply assured from barge to job many supply men are taking a chance on a spell of real winter level when the market temporarily may be caught short of brick. In consequence the movement of brick from barge to job and from barge to stack this week was light. The brick now moving was bought when the price was $5.50, and dealers are obliged to move it out early to save the overhead that begins to sap profits on bargain purchases when it is held too long.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 25, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Feb. 19—4.	Arrived.	Sold.	Covered.
Friday, Feb. 19.....	0	0	0
Saturday, Feb. 20.....	0	0	0
Monday. Feb. 22.....	0	0	0
Tuesday, Feb. 23.....	0	0	0
Wednesday, Feb. 24....	0	0	0
Thursday, Feb. 25.....	0	1	0
Total.....	0	1	0

Reported en route, Friday, Feb. 26—0.

Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, $5.75 and $6. Raritans, $6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and carriage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Feb. 26—3. Open sold, 1. Barges. Covered, 0; covered sold. 13; total covered left over Feb, 26—16.

Unloading.

Feb. 11..12	253,500	Feb. 19.. 9	183,500
Feb. 12..10	270,000	Feb. 20..10	187,500
Feb. 13..10	220,000	Feb. 22.. 4	100,500
Feb. 15..11	295,200	Feb. 23..14	419,500
Feb. 16..10	250,300	Feb. 24..11	146,000
Feb. 17..10	367,000	Feb. 25..10	125,500
Feb. 18..11	286,300		
Total...74	1,942,300	Total...58	1,162,500

1914.

Left over, Friday A. M., Feb. 20—65.	Arrived.	Sold.	Covered.
Friday, Feb. 20.....	0	0	0
Saturday, Feb. 21.....	0	0	0
Monday, Feb. 23.....	0	0	0
Tuesday, Feb. 24.....	0	0	0
Wednesday, Feb. 25....	0	0	0
Thursday, Feb. 26.....	0	1	0
Total.....	0	1	0

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Feb. 27—64.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 25, 1915	92
Total No. bargeloads sold Jan. 1 to Feb. 25, 1915	76
Total No. bargeoads left over Feb. 26, 1915	16
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 26, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 26, 1914	55
Total No. bargeloads left over Feb. 27, 1914	64

LUMBER.

New York and New Jersey Manufacturers Expect Good Spring.

SPRING orders in paints and varnishes give encouragement to manufacturers. Distributors in this city say they are finding a good outlet for alteration and some interior renovation work in varnishes and allied commodities. Ready mixed paints have not developed particular strength at this time, but those expecting to use paints in any quantity will do well to get into the market early. Waterproofing paints are weak on demand, partly because structural steel work is still below normal. Some interests in this department look for conditions similar to those now prevailing in the cement market.

The present state of the linseed market is not conducing to early advancement of prices in paints and varnishes, but pigments are hard to obtain owing to the war and this is said to be keeping this commodity in a fairly balanced price level. Paint prices are not expected to shift materially at present.

Varnish is approaching its best season. Manufacturers say it is hard to obtain gum for good varnishes and some threaten to shift prices upward toward the latter part of next month. Favorable datings are being given by both paint and varnish manufacturers to induce dealers to place orders early.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 6, 1915

WHERE THE NEXT LAND BOOM WILL START

The Fourth Avenue and Sea Beach Divisions of the Dual Subway System to be in Operation July First—A Big Building Movement to Follow

THE city is on the edge of another speculative movement in real estate, one which will have a definite point of origin and will receive fresh acceleration from time to time from other quarters during a period of years.

The movement will follow from the opening of a new subway traffic system, just as the previous movement resulted from the operation of the first subway lines. Within a few months, probably some time during the month of July, trains will be running from City Hall to Coney Island through the Fourth avenue tube and over the new Sea Beach division.

For a number of years the real estate market has been waiting for a fresh impulse. Here is one coming. The prediction is made on the basis of a market's past experience. Every forward leap it has taken in the last half century has resulted from the opening up of fresh territory to development by new lines of transit. The original subway lines gave us a new East Bronx, a new Morningside Heights and a new Washington Heights. The first results from the new Dual System will be a new Bay Ridge and a greatly improved Fourth avenue section in Brooklyn.

The Sea Beach division is ninety-nine per cent. completed. A splendid four-track high-speed electric railroad, depressed below the surface on a stone-balasted roadbed between retaining walls of concrete masonry. It intercepts both the Fourth avenue subway and the Fifth avenue elevated, and is being built by the Brooklyn Rapid Transit Company. Station platforms are at Eighth avenue, Fort Hamilton avenue, New Utrecht avenue, Eighteenth avenue, Twentieth avenue, Twenty-second avenue, Kings Highway, Avenue U and 86th street. Last week the Public Service Commission approved of the proposed award of the construction of nine station buildings to Post & McCord (Inc.) for $331,163.

The Fourth avenue division has been seven years under construction, and from Manhattan Bridge to 43d street, it is 100 per cent. completed. The extension from 43d street to 61st street, which has been under construction since October, 1912, is officially 84 per cent. completed.

At the office of the Public Service Commission this week it was said that the expectation is that trains from the Sea Beach division will be running through the Fourth avenue tunnel to Manhattan Bridge and City Hall on or about July 1. This is the first time that the officials have been willing to set a date for this event. As soon as Spring opens the first signs of the big speculation should be discerned—auction sales of lots and purchases of large blocks of lots by builders.

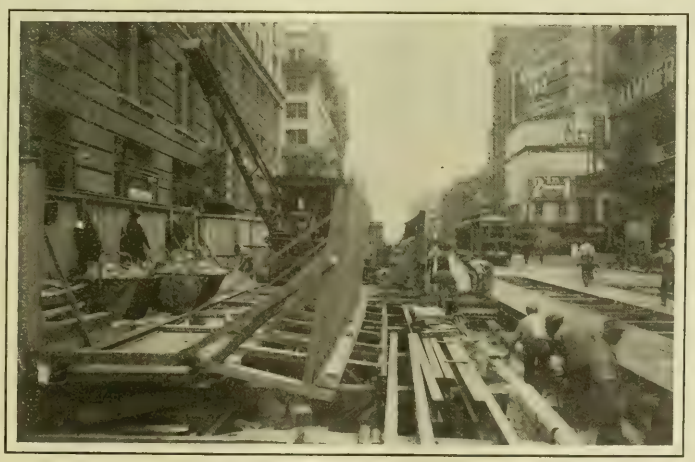
Owing to atrocious traffic accommodations in the section to be served by the Sea Beach division, there has been, in anticipation of the opening of the road, less immigration than there otherwise would have been, and not a few tenants have left the district. Tracts along the line are still being farmed, and for all practical purposes it is still in part an undeveloped territory from the point of view of the city builder.

"A year ago there was scarcely a high-class real estate broker in Manhattan who could be induced to even give consideration to any part of Brooklyn as a field for operations," says William E. Harmon. "Within the past month, not less than three or four have asked us for advice concerning the Sea Beach line, values, etc., and now, to my mind, all these things point to one clear conclusion, and that is either before, or immediately following the opening of the Sea Beach subway, all the cheap land along this subway will be picked, and picked up by men who understand how to create a big public interest in things in which they have secured a prior interest.

"The significance of this little center of activity to the whole Borough of Brooklyn is very clear, when we appreciate that, step by step, new lines of transportation will be completed. Each to be accompanied by a like upward movement, and renewed real estate activity. Like a snow ball, this will gain size, so that at the time of the completion of the subway programme, the whole Borough of Brooklyn (except probably that section lying north of Atlantic avenue and west of Clinton avenue), will enjoy a period of real estate prosperity such as we have never before witnessed."

Local brokers and operators say that the Sea Beach section would have been in a more advanced state but for the poor transit facilities. With high-speed express trains running from Kings Highway to City Hall in twenty-five minutes, there is bound to be a great accession of population as soon as homes are provided. Disappointment over the long delay in furnishing the Fourth avenue line has also had a discouraging effect on builders.

The new development will consist mainly of private dwellings at first, it is said, but with stores and tenements near the stations. Lots for improvement with dwellings are quoted at $1,200 on the average at present, which is a price that offers a very fair opportunity for homeseekers.



SUBWAY CONSTRUCTION—THE "BOARD WALK" IN TIMES SQUARE.

The participation of the Fourth avenue section in the expected building movement will be of a different nature. The section is for the most part improved, and during all the years since the construction of the underground road was legally authorized, the benefits to be derived have been to some degree anticipated. It will be a varied development, with larger units than the Sea Beach operators will deal with, and it will be a slower movement.

The most uncertain element in the case comes from the fact that there will be other rapid transit lines opened later on and that other new sections of the city will then share in the development. For that reason no one should expect to see repeated in the Bay Ridge, Sea Beach and Fourth avenue sections of Brooklyn the same amount of speculation and as rapid construction as followed the opening of the first Manhattan and Bronx subway divisions.

While it will be, at the start, a more moderate movement, it will be one which will be lasting, and as new rapid transit lines are opened next year in Queens and the year after in Manhattan and the Bronx and other parts of Brooklyn it will spread all over the city in time. The Sea Beach movement will therefore simply be the beginning of greater things.

The alien labor troubles were suddenly terminated this week by the injunction granted by the U. S. Supreme Court.

STATE HAS PLANS FOR MARKETS HERE

Four Already Arranged For—Railroads Will Build Three—Co-Operative Companies to Lease and Manage Under State Supervision

THE State of New York, doubtful of the readiness of the City of New York to undertake the permanent solution of the food distributing problem here, has organized the Department of Foods and Markets, which is now working out plans for a dozen or more terminal wholesale markets to be built with private capital under the supervision of the State.

The Department has opened an office at 71 West 23d street. John J. Dillon of Orange county, editor of the Rural New Yorker, is Commissioner, and Ezra A. Tuthill is Deputy Commissioner. Both have the fullest knowledge of conditions on the farm and in the city concerning food production and distribution. Mr. Tuthill was three years ago a member of the State Food Investigating Commission, serving without pay, and, although a retired Brooklyn lawyer of means, has been a practical and scientific grower of farm crops on Long Island for twenty-five years.

Primarily in the Farmers' Interests.

Speaking of the proposed terminals, Mr. Tuthill said:

"These receiving terminals for foodstuffs were organized primarily for the benefit of New York State farm crop producers, but it was soon recognized that, in order to make the terminals a success, that a much wider range of merchandise must be dealt in; that there must be assembled under one roof nearly everything the retailer needs to make up or replenish his stock. It has been the failure to follow this plan that has caused the failure of a large number of wholesale co-operative or corporation markets. Products will be brought to these terminals from all parts of the world."

The markets will be built at points where they will have both rail and water communication whenever possible. The sites selected in Manhattan so far are: (1) at Manhattanville; (2) at Twelfth avenue, 34th and 35th streets; (3) near 14th street and North River, or near the present Gansevoort Market; and three others on the East Side waterfront.

Of the four or more markets which the Bronx will need, one will have to be situated on a railroad line near the geographical center; one will be at Mott Haven on the Harlem and one at Dyckman street and North River.

The sites of the proposed terminals for Brooklyn and Queens will be at Long Island City, near Newtown Creek, at Bush Terminal, Wallabout Basin, over the Carlton avenue yard of the Long Island Railroad, and still another at East New York. Staten Island will also need one.

A Co-operative Company.

Regarding the financing and administration of the markets Deputy Commissioner Tuthill said:

"We are organizing a co-operative operating company, under the supervision of the State Department of Foods and Markets, to lease the terminal buildings and to finance the entire work of the operation of the merchandising. It is not proposed that the State shall go into the business. Under the provisions of the co-operative corporation law, passed in 1913, as an additional article to the business corporation law, which was one of the results of our work, these companies are permitted to become the lessees of the receiving terminals and warehouses, and they will be in active charge of the distribution.

"They will not only have charge of the immediate distribution of fresh, perishable goods direct to the retailer, but will run a cold storage and a dry storage plant, and they will manufacture such perishable fruits and vegetables as would otherwise be lost into canned goods and preserves, marmalades, pickles, dried and evaporated fruits.

"In the organization of this co-operative operating corporation we propose to enlist the producing men, capitalists and the retail dealers and consumers, including the large hotel proprietors, as investors. The proposed capitalization is $500,000. The preliminary organization has been effected.

Four Terminals Assured.

"We now have the positive assurance of the establishment of four large terminals each 100 feet in depth and 400 feet and upward in width and eight or nine stories in height. One of these will be built by the New York Central Railroad at its 34th street and Twelfth avenue property on the North River front, another by the Bush Terminal Company on its South Brooklyn property; one by the New York, New Haven and Hartford Railroad in the Bronx, and another by the Long Island Railroad at Dutch Kills Creek near Newtown Creek, Long Island City.

"The beginning of the construction of the New York Central terminal, at 34th street and Twelfth avenue, in Manhattan, is awaiting the consent of the Board of Estimate for the laying of the rails. The long and much vexing question of the future location of the railroad tracks on Eleventh avenue is involved, and it is not known whether the tracks will be laid on the surface, overhead or beneath the surface. Their location will affect the plans of the terminal, and we await a general settlement of the whole question.

"The market at Mott Haven will be built in connection with the New York, New Haven and Hartford Railroad. We will enlarge the present market building at that point and put up the extra stories for cold and dry storage and manufacturing. The work will be done by the railroad under our supervision. They will have facilities for lightering cars from the Pennsylvania Railroad and for the receipt of stuff from New England and the Pennsylvania Railroad by way of the New York Connecting Railroad. They will make charges for transportation moderate."

The department is also working out plans for several of the up-State cities, but it is realized that the first and most important undertaking to be carried out is in New York City.



THE WEST AND SOUTHERN ELEVATION OF THE PROPOSED NEW TERMINAL MARKET AT 34TH STREET AND NORTH RIVER.

The solid walls indicate the cold storage space. The windows light up the dry storage lofts. Beyond this is a one-story shed. Loaded cars enter from the west end by four tracks. The market will have a capacity of 80 cars and will load over 300 wagons or trucks at one time. Elevators will carry the goods to storage lofts. The top story will be fitted up for a manufacturing plant to take care of tender and surplus products.

A Market Hearing At Albany.

Two events at Albany this week had a bearing on the subject of markets. Mayor Mitchel's bill to authorize the city to construct a terminal railroad along the Brooklyn waterfront was passed by the Senate. The enactment of the bill, which is now assured, will mean greatly enlarged facilities for the contemplated public markets.

The second event was the hearing granted by the Joint Committee on Affairs of Cities on the Market Department bill, introduced by Senator Mills at the request of the Mayor's Committee on Food Supply. The bill sets up a Department of Markets in this city to be headed by a Commissioner. All rules and regulations adopted by the Commissioner must be approved by the Board of Estimate. Open retail markets are not contemplated by the bill.

Victor K. McElheny, Jr., led the opposition to the bill, on the ground of added cost to the city. He said he spoke for twenty-seven organizations of real estate men.

THE VARIED TENANCY OF 116TH STREET

All Classes of Construction Represented in Crosstown Artery—Increasing Population Has Encouraged Places of Amusement

IN the 1914 report of the Commissioner of Taxes and Assessments, buildings are classified into ten divisions: The one-family dwelling; the two-family dwelling; tenements without elevators; hotels and elevator apartment houses, warehouses, loft buildings and department stores; office buildings; factories; stables and garages; theatres and special structures. In connection with 116th street it is interesting to note that each class has its representation, which is the more unusual when it is considered that the thoroughfare is one of the shortest of the important crosstown streets, practically ending at Morningside Park, and extending only thirteen blocks.



LOOKING EAST IN 116TH STREET.



VIEW OF KILPATRICK SQUARE.

The one and two-family dwellings are to be found in great numbers, east of Third avenue; tenements without elevators are located in all parts of the thoroughfare. The elevator apartment houses are mainly in the vicinity of Morningside avenue, although there are several further east, notably Graham Court, an eight-story structure owned by William Waldorf Astor, and occupying the block front on the east side of Seventh avenue, from 116th to 117th street.

At the extreme easterly end of 116th street, near the ferry that connects with the Manhattan State Hospital, at Ward's Island, are the warehouses and loft buildings, which include among others the big plant of the Standard Gas Light Company. At No. 179 to 185 East 116th street, the Harlem Branch of the Metropolitan Tobacco Company is established in a three-story, up-to-date loft building, the top floor being occupied by a skirt manufacturer. Office buildings are represented by the Bernheimer Building at the northwest corner of Lenox avenue and 116th street and by the four-story building at the southeast corner of Eighth avenue and 116th street. The factories are to be found east of Pleasant avenue. Between Lenox and Fifth avenues the Columbia Typewriter Company occupies a three-story structure with a frontage of 100 feet.

Division eight of the classification of buildings is represented by the stables of the Department of Street Cleaning, which occupies a large plot in the west side of the street near Pleasant avenue. The Borden Condensed Milk Company has its stables near Third avenue.

The theatres include the Regent, at the southwest corner of Seventh avenue and 116th street, on a plot 100.11x144 feet, built two years ago, by Robert S. Marvin, at an estimated cost of $150,000. The 116th Street Theatre is on the next block to the east and was erected two years ago, by the Ormond Realty Company, at an estimated cost of $140,000.

Altogether there are twelve moving picture theatres in 116th street. Between Eighth and Third avenues in the north side there are located the Crown, at No. 115 West; another at No. 11 West; the Mt. Morris theatre, and the Bunny. In the south side are the Regina theatre, the Princess, the Empress, the Atlantis and the Mecca, and, near First avenue, another which caters to the Italian colony in the neighborhood. At 2133 Eighth avenue, just south of 116th street, Hyman Sonn is building another motion picture theatre, at a cost of about $45,000.

The special structures not included in the above which are worthy of mention are the Sydenham Hospital with its affiliated institutions between First and Second avenues; two churches, the East Harlem Presbyterian Church and the Grace Emmanuel P. E. Church, both between Second and Third avenues, and one Temple, Ohab Zedek, just west of Fifth avenue, well known among Harlem Jewish religious institutions. Station I of the Post Office is located at No. 232 West.

The street has a supply of educational institutions, including Public School No. 184, one of the largest in the city; there is also an annex to Public School No. 57; the St. Joseph's Roman Catholic Settlement and the Sisterhood of the Temple of Israel.

A good deal of the political activity of the 28th Assembly District is centered in 116th street in the club houses of the regular Democratic and National Progressive District Organizations and the headquarters of the Austro-Hungarian Progressive Club. The Harlem Economic League also maintains headquarters in this street. The City of New York has further representation at No. 219 East, where the third branch of the Detective Bureau of the Police Department is stationed, and at No. 420 East, where there is a tuberculosis clinic of the Board of Health. Among the prominent firms established in the street are the Riker and Hegeman Corporation, druggists, Friedman & Ebstein, furniture, and Simon Strauss, wholesale wines and liquors.

Six banks are located in 116th street and include the Colonial Bank, the Mutual Alliance Trust Company, Public Bank, Lionello Perera & Company, the Harlem Branch of the New York Produce Exchange Bank and Joseph S. Marcus & Sons.

Alfred V. Amy in discussing the situation said this week: "The large number of moving picture theatres established in 116th street, within recent years, reflects the increase of the population in the streets in the immediate vicinity, which seems interested in this form of amusement. The attraction of these crowds nightly, to the various theatres, has resulted in a traffic beneficial to the retail keepers in the neighborhood and incidentally strengthened both the property values and renting conditions. There is an excellent store demand, particularly in locations east and west of Lenox avenue, which may be called the hub of the street."

The principal activity is centered around Kilpatrick square, formed by the junction of St. Nicholas and Seventh avenues and 116th street. The name was derived from extensive holdings of the Kilpatrick family, many years ago, when the section was composed of farms. Splendid transit facilities have been provided for the section, for not only is the district fed by the subway, but also by the elevated system and several surface car lines, which issue transfers.

The thoroughfare does not end at Morningside Park, but continues westward on the Heights to the Hudson River, where are grouped a number of high-class elevator apartment houses, and the many beautiful structures associated with the various departments of Columbia University. The buildings in this section of 116th street furnish further interesting data in an examination of the street's developments.

In the west side of the street, east of Broadway, is the Columbia College Library, noted the world over for the beauty of its architecture.

REALTY'S DEMONSTRATION AT ALBANY

Important Hearings Draw Hundreds of Representatives of the City's Official and Business Life—Ripper Bills Coming Out Fast

THREE scheduled hearings drew a large company of men, and some ladies, representing New York City real estate, building and related interests to the State capital on Wednesday, several hundred persons in all. No less than one hundred and sixty-five composed the party under the guidance of the Conference Committee of Real Estate and Allied Organizations, to support the Lockwood bill.

Others were interested in the Markets Department bill, and still others in the bill repealing the powers of the Board of Estimate to limit the height of buildings. The hearing on the height limitation bill was deferred until next Wednesday, and the time of the Joint Cities Committee until nearly seven o'clock in the evening was devoted to the arguments for and against the other two measures.

Made a Good Impression.

The impression which the New York real estate men made and the influence they exerted were marked. "Whenever the real estate interests of the City of New York decide to stand as one for any single measure," it was remarked, "they will carry everything before them here." At the hearings under consideration real estate interests were divided on both bills. The Markets Department bill occupied the time until four o'clock, and then came the argument over the Lockwood bill to simplify and co-ordinate the inspection of buildings in this city. The Assembly Chamber was packed to the doors.

As all phases of the subject have been discussed in the Record and Guide, it is sufficient to say in respect to the arguments presented that there was no dissent from the proposition that property owners here are being imposed upon by over-regulation and also by its attendant expense, and the difference of opinion related to whether the various inspection departments and bureaus should be centralized in one city department, as provided for by the Citizens Union and other bills before the committee, or whether they should be reorganized after the plan proposed in the Lockwood bill, with one department in each borough and a central board of standards and a central board of examiners over all.

The Speakers.

The question being on the Lockwood bill, Secretary Binkerd, of the City Club; Commissioner Murphy, of the Tenement House Department; Commissioner Adamson, of the Fire Department; Alfred Marling, of the Allied Interests, and William M. Ivins, spoke in opposition; also, A. R. Watson, former Corporation Counsel; E. R. L. Gould; Francis Perkins, of the Committee of Safety; Joseph Hammitt, head of the Fire Prevention Bureau; Darwin R. James, Jr., of the Brooklyn Bureau of Charities; James Lynch, State Labor Commissioner; Dr. Haven Emerson, Deputy Health Commissioner; Mrs. Rosalie Loew Whitney, of the Women's Municipal League; William Williams, Commissioner of Water Supply, Gas and Electricity; E. J. McGoldrick, Assistant Corporation Counsel, and George H. Bell, Commissioner of Licenses, and a letter was read from ex-Mayor Low.

Speakers in favor of the bill were Robert E. Simon, chairman of the Conference Committee on Real Estate and Allied Organizations, forty-eight in number, which had signified their adherence to this bill and including associations of owners, architects, builders and real estate operators and managers from every borough; President Walter Stabler, of the Metropolitan Life; Julius Franke, of the American Institute of Architects; Borough Presidents Marks, Pounds and Connelly; President McGuire, of the Real Estate Board, and Stewart Browne, president of the United Real Estate Owners.



ROBERT E. SIMON.
Chairman Conference Committee of Real Estate and Allied Organizations.

What the outcome of the hearing will be is problematical. If it should become apparent that the committee is unable to decide between the two methods of consolidation, a compromise bill is likely to be proposed, rather than permit present conditions to continue.

The following new bills have been introduced:

Assembly Bills.

A. 991. (Goldberg.) Amending the Greater New York Charter (Section 837), by directing the commissioner of docks to set aside a recreation pier at the foot of East 70th street on the East River. (Same as Assembly Int. 491, Pr. 496, of 1914, by Goldberg.)

A. 1042. (Callahan.) Authorizing the Board of Assessors of the city of New York to estimate and allow damages sustained by owners of real property fronting upon streets or roads running transversely underneath the Grand Boulevard and Concourse, caused by the erection of approaches from such streets or roads to such Grand Boulevard and Concourse.

A. 1081. (Smith.) Authorizing the Board of Estimate of New York City to consolidate, readjust, reorganize and reconsttiute the various departments, boards and bureaus insofar as their jurisdiction relates to the inspection, construction, alteration, conversion, equipment, occupancy or use of buildings. (Same as Senate bill introduced last week.)

A. 1088 (Simpson.) Amending the Tenement House Law (Sections 18, 22a, 23 and 66a), by permitting the construction of stairs and stairhall partitions of hollow cement blocks not less than four inches thick, which shall have successfully withstood a three-hour standard fire test. The same material may be used in the construction of tower fire-escapes or stairways, and for the enclosure of entrance halls and elevator shafts.

A. 1092. (Kelly.) Amending the Workmen's Compensation Law (Subdiv. 6 of Section 15), by providing that an employee who is suffering from a previous disability may enter into an agreement with his employer, subject to the approval of the Workmen's Compensation Commission, waving any claim for compensation for a later injury in excess of the compensation allowed for such injury when considered by itself and not in conjunction with the previous disability.

West Side Track Improvements.

A. 1106. (Ellenbogen.) Making the operation of trains at grade on the tracks of the New York Central and Hudson River Railroad Company in the streets of the Borough of Manhattan, New York City, a public nuisance. No action may be maintained, however, to abate the nuisance or enjoin the operation of trains within nine months after this act takes effect. The railroad company is authorized to prepare plans and profiles, in accordance with which the use of streets for railroad tracks at grade may be discontinued. In case the railroad company shall not desire to make an agreement under the provisions of this act, and shall submit to the Public Service Commission of the first district suitable plans and profiles within three months after this act shall have taken effect, then the public service commission shall cause plans and profiles to be prepared for the removal of railroad tracks at grade. Such plans and profiles must be approved by the board of estimate and apportionment.

Building Inspection.

A. 1107. (Flamman.) Inserting in the Greater New York Charter a new Chapter (IX-b), creating a Board of Building Standards to consist of the Fire Commissioner, Health Commissioner, Tenement House Commissioner, Commissioner of Buildings, and Commissioner of Water Supply, Gas and Electricity, the members of the board to serve without compensation. The Board of building standards is empowered to make investigations of the enforcement and effect of all laws, ordinances or departmental regulations relating to the construction, alteration, equipment, conversion, occupancy or use of buildings. It may make, amend or repeal rules and regulations, which shall take precedence over the rules and regulations of the fire, health, tenement house, buildings, and water supply, gas and electricity departments. The Board of Estimate and Apportionment is authorized, in its discretion, to change the membership in the board of building standards.

Another Tax On Real Estate.

A. 1110. (Green.) Amending the Greater New York Charter (Section 900 and new section 892-b), by imposing a tax upon the unearned increment, in addition to the general tax upon real estate. Two additional columns are provided in the books for the annual record of the assessed valuation of real estate, in the first of which shall be entered the basic value of each separately assessed parcel of real estate except special franchises; and in the second column there shall be set down the amount by which the assessed value of such real estate for the current year, assessed as if wholly unimproved, exceeds such basic value. This excess shall be deemed the unearned increment. The bill provides for a tax of one per cent. per annum upon all future unearned increments of land values. (Same as Senate Int. 824, Pr. 896, of 1914, by Simpson.)

A. 1120. (Thorn.) Amending the Labor Law (Subdiv. 2 of Section 52 and new subdiv. 5 of Section 51), by authorizing the Industrial Board to suspend the enforcement of mandatory requirements of the Labor Law, when upon investigation after written application, such requirements are deemed unnecessary, until the next regular session of the Legislature. At least three affirmative votes are necessary to the adoption of any order of suspension of any such mandatory requirements. There are other provisions requiring publication of such notice of suspension.

A. 1121. (Thorn.) Amending the Workmen's Compensation Law (Section 23) by permitting appeals from awards of the commission to the appellate division of the supreme court in any department. At present, such appeals must be taken to the appellate division of the third department.

A. 1122. (Thorn.) Amending the Workmen's Compensation Law (Section 28), by reducing from one year to six months the time after injury within which claims for compensation must be filed. The bill also reduces from one year to three months after death within which claims for compensation must be filed.

A. 1123. (Thorn.) Amending the Labor Law (Subdiv. 2 of Section 79-b), by making applicable to six-story buildings, the provisions of this section requiring all interior stairways serving as means of exit in buildings more than five stories high, and the landings, platforms and passageways, shall be enclosed on all sides by partitions of fire resisting material extending continuously from the basement.

A. 1126. (Thorn.) Amending the Workmen's Compensation Law (Section 17), by providing that compensation shall not be paid to dependents of aliens not residents of the United States at the time of the accident.

A. 1127. (Thorn.) Inserting in the Workmen's Compensation Law a new section (20-a), providing that any employer may advance to any injured employee, or the principal dependent of a deceased employee, on account of an award to be made by the commission. Money so advanced is advanced at the employer's risk.

Teachers Want More.

A. 1134. (Fertig.) Amending the Greater New York Charter (Section 1092), by providing for a tax of one-tenth of one mill shall be levied on each dollar of assessed valuation of real and personal property, for the public school teachers retirement fund.

A. 1140. (Oliver.) Amending the Greater New York Charter (Section 411), by including one member of the American Society of Engineers, Architects and Constructors among those who compose the board of examiners for the hearing of appeals from decisions of the superintendents of the buildings of the several boroughs.

FOR NEW SOURCES OF STATE REVENUE

State R. E. Association Has a Bill in Preparation to Derive an Income for Both State and City and Relieve Real Estate

A committee of the Real Estate Association of the State of New York is preparing a bill to uncover new sources of public revenue. Edwin R. Finch is chairman of the committee. The bill frankly grapples with the problem of personal property taxation, a "source" which has been heretofore little developed in this State as a subject of direct taxation. The position is taken that there is an almost universal sentiment among fair-minded persons that this class of property owes a tax-paying duty to the community equally with real estate. No fine spun theory is permitted to becloud this plain obvious fact. The effort has been made to find a way to place a tax upon the persons who have a tax-paying ability, arising from their ownership of property, whether tangible or intangible.

"Here in New York State, as in other States," says President M. Morgenthau, Jr., "where the old general property tax at full local rate has been imposed upon securities and personalty, the result has caused universal evasion. Because the efforts which have been made in other states to strengthen the administration of this unjust law with a view to compelling disclosures has universally failed, the recourse to the classification of personal property and the subjection of it to taxation at a lower rate than is imposed upon real estate, has been neglected.

"This plan, which is now proposed, contains nothing revolutionary or even novel. It has been introduced in one form or another in nearly all of the Eastern States where there are large holdings of personal property. Maryland, for instance, passed such an Act in January, 1896. The Law went into effect the following year. The rate, including both State and local taxes, amounted to .57¾, against a rate in Baltimore, which had previously prevailed, of about 2.00. The assessment at the new rate increased on this class of securities alone from six million dollars to $58,703,795. So that while the rate was reduced one-quarter, the amount of taxes realized was increased three-fold. This amount has steadily increased until for the year 1915, the total assessment is $208,431,712. Compared with the assessment of $6,000,000 in 1896 the increase is over 33 per cent. As Allan C. Girdwood, secretary of the Maryland Tax Commission says: "The result demonstrates conclusively that this class of property can be taxed."

"Similar results have been obtained in other States, such as Minnesota, where with a rate of 3 mills introduced in 1911 the assessment has jumped from about $14,000,000 in 1910 to nearly $200,000,000 in 1914. It is interesting to note what the Minnesota Tax Commission says regarding this tax after it has been in operation only two years: 'We believe it is a decided improvement over the old method of taxing money and credits, because it is more equitable and will eventually produce more revenue than the old system did. Above all, it makes for good citizenship, because it reduces the premium on dishonesty, and permits men to be truthful in the tax statements without the fear of having their property confiscated in excessive tax rates.'

"In Pennsylvania a flat rate of 4 mills on each dollar of value of intangible property uniform for the whole State is imposed. Three-fourths of this tax has of recent years been returned to the several counties, the remainder going into the State treasury; but, beginning with 1914, all of the tax from this source is to go into the local treasuries. The amount of property assessed shows the same remarkable growth from year to year as in other states. From about $160,000,000 in 1885, we find over $600,000,000 in 1894, about $900,000,000 in 1904, and about one and one-half billion in 1914.

"The proposed bill will follow very closely the precedents established by Pennsylvania and Maryland. All intangible personal property which is income producing will be placed in one class and assessed by State authorities at a rate which will probably be established at between 2½ and 4 mills. The proceeds from this tax will probably be divided, 70 per cent. going to the locality and 30 per cent. to the State. Experts have figured that the holdings of this class of personal property, which should be assessable with an efficient administration of the law, at four thousand million dollars in this city alone. A 4 mill tax should therefore yield $16,000,000, which would be a very substantial new source of revenue. If the experience of other States is duplicated here in New York, this income wil increase by leaps."

MURRAY HILL RESTRICTIONS.

No New Doctrine Expounded in the Latest Court Decision.

No question as to the binding character of the Murray Hill restrictions was raised in the test case between the trustees of South Church and the Madison Avenue Building Company just decided by the Court of Appeals. The sole question determined was whether the restriction established by the covenant permits the erection upon the premises of modern apartment houses, and the decision is in the affirmative.

The restriction, known as the Murray Hill Restriction, is contained in an agreement made and recorded in 1847, wherein the parties covenanted that "neither they nor their heirs or assigns would erect or cause to be erected any building or erection other than brick or stone dwelling houses of at least two stories in height and with the ordinary yard appurtenances, and except churches and stables of brick or stone for private dwellings."

The effect of the decision is to open up the exclusive Murray Hill quarter to improvement with dwellings of a type unknown at the time the covenant was made. Judging from the history of other exclusive sections, it is now only a question of time when there will be a very general architectural transformation. As the decision in favor of apartment houses was anticipated years ago, no very considerable readjustment of values is expected to follow now. The restriction still holds against all kinds of buildings except those named. Jabish Holmes was counsel for the church trustees.

The opinion handed down by the Court of Appeals says: "It seems very clear that the simple term dwelling house used in this covenant is broad enough to include and permit an apartment house. We require little aid from dictionaries or decisions to enable us to see that within the ordinary meaning of language a dwelling house is a house or structure in which people dwell, and such concededly is the character and purpose of an apartment house."

Hearing on the Torrens Bill.

The Assembly Committee on Judiciary will hold a hearing on Tuesday next in the Assembly Chamber, Albany, on the Ahern bill (Assembly Int. 613), "amending the Real Property Law in relation to registering of titles to real property." The companion bill in the Senate is Boylan Int. 339.

This is the bill introduced at the request of the Real Estate Board of New York, after a thorough investigation of the Torrens system of title registration in this and other States and abroad by a committee of which Professor Alfred G. Reeves is chairman. The Boylan-Ahern bill is designed to so amend the existing Torrens act as to make it cheaply workable and to simplify the registration of titles.

The Real Estate Board will be represented by its committee, which includes the following: Professor Alfred G. Reeves, chairman; Henry R. Chittick, Walter Lindner, Cyril H. Burdett, George W. Olvany, Charles H. Ayres, Edward A. Alexander, David A. Clarkson, Irving Ruland, Harry Percy David, A. N. Gitterman and Laurence M. D. McGuire.

There will be heard at the same time the advocates of the Bennett-Bourke bill, which also provides amendments to the existing act but which the board's committee believes will not secure the desired object. This bill is Senate Int. 555 and Assembly Int. 784.

The Real Estate Board is urging its members and lawyers and property owners, who have not already done so, to write their Senator and Assemblyman in support of the Boylan-Ahern bill.

—Don't be too sure that your judgment is infallible. The number of absolute truths in the world having the force of axioms is small.

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Unlimited construction is malconstruction. Two many skyscrapers will spoil even the best sections.

The farmers up-State are getting impatient for better markets here to distribute their products and are saying that if the city doesn't do something about it they will see that the State does. Why not?

Cheer up! Congress has adjourned, the alien labor troubles has been settled, the Legislature is going to stop the over-regulation of buildings, the Governor is not going to permit as heavy a direct tax as at first intended—and spring will soon be here.

Lawson Purdy says no single cause has done more to reduce the value of buildings on Fifth avenue south of 33rd street than the erection of lofts of excessive height and now used as factories. What has happened to the lower Fifth avenue section is just as likely to happen to the financial district, if it doesn't watch out.

Are you sure that every site south of Fulton street is suitable for a skyscraper, and therefore worth a skyscraper price? Suppose every site should be covered with a tall building. Most of the owners would go broke for lack of paying tenants, even if they took in manufacturing firms, instead of the bankers and brokers they expect. Most of the low buildings down there are bigger interest earners than tall ones would be on the same site.

The old Western Union Building was an architectural marvel in its day, and in some respects the new one will be, too. The scheme of constructing the new skyscraper in three parts has permitted the telegraphic work of the great corporation to be carried on without interruption, which is a great accomplishment in itself, and of the highest importance to the business interests of the city and country.

The Evils of Over-regulation.

On Wednesday of the past week the real estate interests of New York made a most impressive demonstration at Albany in opposition to the expensive and burdensome method of building regulation which now prevails in this city. The existing system is expensive in two ways. It increases the cost to the city by multiplying the number of inspectors. It increases the cost to the property owners and occupiers by encouraging an unnecessary amount of inspectors and by resulting in the issuance of many conflicting orders. The evil gradually became more acute until it was literally intolerable. A more gross and inexcusable case of administrative mal-organization could not be conceived.

The representations made by the real estate interests at Albany are likely to have important results. The defects of the existing method of building inspection are too flagrant either to be overlooked or misunderstood. The system has been built up piecemeal under the influence of agitators in favor of the remedying of particular abuses, and it plainly needs to be reorganized in the interest of simplified operation and concentrated responsibility. Considerations of this kind were urged by the New York representatives on the legislative committeemen with great effect.

It was all the more necessary to put the general cost of the simplification of building inspection strongly before the Legislature, because opinion among real estate men is not agreed as to the particular kind of remedial legislation which ought to be passed. The majority are in favor of the Lockwood bill, which provides for the organization of the inspection service under borough control; but a strong minority prefers that the system of inspection should be centralized as well as consolidated, and that the Tenement House Department should remain an independent administrative organization. The opinions of the majority are sustained by the Merchants' Association and other important commercial organizations. The preferences of the minority have been supported by most of the daily papers. The Lockwood bill also has the disadvantage of not receiving the cordial approval of the city administration.

The friends of the Lockwood bill should be able to judge soon whether that measure has a sufficiently good chance of being passed by the Legislature and of being signed both by the Mayor and the Governor. If they can get it through, so much the better. But what if they fail to overcome the very formidable opposition which has been stirred up against the bill? And what if the great necessity of a simplified method of inspection fails to receive adequate recognition, merely because of a minor difference of opinion as to the details of remedial legislation? Under such circumstances all real estate men should unite in urging the pasage of any legislation which promises to ameliorate the evils of the existing system and which has a fair chance of being adopted. What the real estate and building interest needs above all is a simplified inspection system. How that system is organized is a minor matter, and the advocates of different methods of organization should, if necessary, be willing to compromise their differences in the interest of the all-important end of actually getting adopted some effective remedial legislation.

More Building Operations.

In three boroughs out of five building during the first two months of 1915 has been more active than it was during the first two months of 1914. These three boroughs are Manhattan, Bronx and Richmond, and of the three the increasing activity in the Bronx possesses greater significance and interest. The plans for new buildings filed in Manhattan during these two months were augmented considerably by at least two instances of a manifest intention of avoiding the inconvenience of a possible future restriction in the height of buildings. But the larger number of buildings that are being planned for the Bronx are the result of a real improvement in conditions. For several years the amount of new construction planned for sites in the Bronx has been very much below normal.

The Bronx suffered particularly from a deficiency in means of communication which enabled its residents to reach the Financial District quickly, pleasantly and cheaply. Only those parts of the borough which were served by the subway were even tolerably well off. This condition still continues, but its importance has diminished. Residents of the Bronx do not to the same extent as formerly find their means of subsistence in the lower end of Manhattan. The amount of business transacted in middle and upper Manhattan and in the Bronx itself has very much increased, and this fact is and will continue to be of great assistance to the borough during the years when it is deprived of adequate transit connections with the rest of the city. Fortunately, those years are now drawing to an end. It will be some time before the new subway system gets into operation; but the improved service on the elevated roads will be running very much sooner. A more adequate elevated express service on the East Side, while it will not promote building by opening up much, if any, new territory, will so improve existing means of communication as to bring a considerably increased population to the more settled parts of the Bronx.

The "Grand Central" Problem.

The present appearance of the area to the north of the Grand Central Station makes justified an extraordinary comment on New York real estate. For years the New York Central has been trying to lease for improvement this wonderfully situated property, but nearly all its attempts have failed. The erection of both a new Opera House and a Fine Arts building has been more or less discussed, but the projects fell through. New York is not building art museums and opera houses at present and is not likely to do so for many years to come. It looks as if the plan of the New York Central R. R. Co. of filling the space on Park avenue with semi-public buildings would have to be abandoned.

It is difficult to imagine what kind of a public or semi-public organization would want to erect on any of the Park avenue frontages a low and architecturally impressive building. In all probability the railroad company will have to alter its policy, and permit the erection of other kinds of structures on these block fronts. It cannot afford to keep this property idle, and no money is available for the carrying out of this original plan.

The only alternative seems to be the leasing of this space for ordinary business purposes and the abandonment of the proposed restriction to low and formal buildings. Unless the company succeeds soon in getting rid of some of its burden according to its adopted plan, it seems manifest that the plan itself will have to be changed. Real estate interests will cordially welcome the substitution of any new policy, which will result in the improvement of the large holdings of the railroad company in this peculiarly important neighborhood.

The Time to Act.

New York is not the only city in this State where the taxes on houses and lands have become too heavy to bear. In most of the old towns the rate of growth is slow, but the cost of government keeps increasing. Progressive elements demand asphalted and bricked streets, paid firemen and motor apparatus, more public parks, finer schools, and generally a more extended and higher salaried civil service. The simple and inexpensive ways of the fathers won't do for the sons.

The consequence has been that taxes have about doubled, while rents and incomes have contracted. Old people who had just enough to live on from the rents of a few apartments, are economically pinched and greatly worried

by the yearly increase in taxes and the long-continued business depression.

There has been little, if any, enlargement of the assessed valuation of many towns by reason of new buildings erected; in some years there has been no new construction whatever, but values have been steadily "jacked" up, until assessments are being levied not on a basis of thirty-three and one-third per cent. of market value, as they once were, but on a basis of supposed value which the property would not bring if put up at auction.

Public meetings to protest against the wrong being done to property owners have been held, and a great deal of consideration is being given to the advisability of changing the form of local government to one under which the resources of the city will be conserved and the cost of administration more equally distributed. It follows that this is the time, when public opinion all over the State is strong for retrenchment, for New York City taxpayers to strike for their rights and liberties, and be assured that they will have the sympathy and support of taxpayers in the rest of the State.

The Direct State Tax.

March 1st, 1915.

Editor of the RECORD AND GUIDE:

The State of New York proposes to include in this year's budget an item of about $11,000,000 necessary to complete the Barge Canal. The reason for including this amount in the Budget and not financing it, as was done for the rest of the cost of the canal, by the issuance of bonds, is that contracts in excess of the authorized amount of the bond issue have been let, and the contractors will be demanding payment for their work before the people can have an opportunity to vote upon the question whether they are willing to authorize the additional bond issue. Over 70 per cent. of this amount will have to be paid by the City of New York.

This is a most favorable time for disposing of short term paper. Why should not the State Controller be authorized to issue certificates payable within one year? Then at the next election a referendum could be submitted to the people. There is no doubt that it would be voted upon favorably authorizing the issuance of additional bonds for the amount necessary to complete the work, similar to the bonds previously authorized for the same purpose, and these notes could be paid from the proceeds of the sale of the bonds. Should the referendum fail the amount could be included in next year's budget and the notes redeemed at that time.

The burden of taxation upon real estate in the city is so heavy that this matter is of vital importance, and I would be obliged to you if you would bring this suggestion to the attention of your readers in order that this matter may be discussed.

30 East 42d street. R. E. SIMON.

Large Owners Coming to the Front.

Editor of the RECORD AND GUIDE:

In your issues of the 20th and 27th ult., appear letters by Hon Alfred R. Conkling, entitled, "What Real Estate Needs," and advocating, the one, the revival of the town meeting in the City Hall, and the other, the presence of representatives of large estates at the Legislative hearings at Albany.

May I suggest that Mr. Conkling has left—"Das veilchen unbemerkt, das dort am wege blüchT"? If he had, on the hearing of March 3rd, asked (as he expressed the wish to do) if there were representatives of large estates present, he could have received answers from among the delegates of the "United," that men owning individually hundreds of pieces of real estate, or single buildings, valued above the million-dollar mark, were present, and, what was of much greater importance from the legislator-politician point of view, that thousands of smaller property owners were represented, by these delegates of the "United" who would be heard from on Election Day.

As to Mr. Conkling's other suggestion, of a mass meeting of property owners at the City Hall and local organizations in the several wards, he can find the latter in working order in our several "locals," covering a large part of Manhattan Island, and the former in operation in our meetings of delegates at the Hotel Astor, on the second and fourth Tuesday evening of each month.

As for the legislation required by the city, if Mr. Conkling would attend one of the Saturday afternoon meetings of our Law and Legislation Committee, he would, I venture to think, find an aggregate of practical knowledge on the subject, which could not be duplicated in this city.

Our "locals," our "Law and Legislation Committee" meetings, our delegates' meetings, are well worth the attention and support of public spirited, energetic gentlemen like Mr. Conkling; they are the natural results of years of struggle against over-taxation and official extortion, and, in this work of the "United," I believe lies the one hope of our City for real permanent, better government.

J. BLEECKER MILLER,
Executive Secretary,
United Real Estate Owners' Association.

The Strength of Organized Real Estate.

Editor of the RECORD AND GUIDE:

The possibility of accomplishing effective remedies to relieve real estate of the burdens which today weigh upon it was no better evidenced than by the large and enthusiastic delegation of real estate owners and brokers which appeared in Albany before the Joint Committee on Affairs of Cities, to present its arguments for the consolidation of the various building inspection departments of the city.

The intrinsic strength of organized real estate movements lies entirely in the activity of the individual real estate owner to correct many of the abuses which have heretofore confronted him. By a united effort on the part of the 125,000 property owners of the city, both the Legislature and the city administration would come to realize that real estate is entitled to consideration equal to the tax burden it bears, rather than commensurate with the political proportion of the population it represents.

The time is now opportune for real estate owners, both large and small, to unite with their various neighborhood associations or large real estate organizations in order to make a sincere and honest effort to present to the public the true facts surrounding the depressed conditions of real estate for the last few years. If this were to be done in a proper and sensible manner, there is no doubt whatsoever that other owners of property outside of real estate, and the vast majority of our citizens will be willing to assume their share of the obligations to properly finance and administer our municipal government.

The encouraging feature of the meeting in Albany was the widespread and intelligent knowledge of their affairs shown by the large assemblage of real estate men, drawn from the various organizations throughout the city. It is evident that property owners are coming more and more to a realization of the necessity of paying close attention to governmental actions which affect their property. A few years ago it would have been impossible to gather a company from all walks of life possessing so good an understanding of the complicated difficulties confronting it. It is evident that property owners have been able to gather many able men to represent them.

CYRUS C. MILLER,
Chairman Executive Committee,
Advisory Council of Real Estate Interests.

"What Real Estate Needs."

Editor of the RECORD AND GUIDE:

For the fourth time I send you a letter under the above heading. The hearing at Albany before the Joint Committee on Affairs of Cities shows what real estate needs. A special train of seven cars took a good bunch of earnest real estate operators, agents and owners to the capital last Wednesday, to attend the hearings on the bill to establish municipal markets and the Lockwood-Ellenbogen Real Estate Interests bill, to unify or to simplify the system of inspection of real estate in this city. The hearings lasted about four hours, and I guess the Markets bill is dead, but the one-inspection system bill will be favorably reported, perhaps with a few amendments.

There was "ginger" at both hearings. It was the dawn of a brighter and better day for real estate after years of depression. As an owner and manager of buildings of less than seven stories, I say real estate needs more "ginger" at hearings before the Board of Estimate and at Albany. The city officials need some prodding, but let us proceed by evolution, not revolution, and not raise either the red flag or the white flag.

It is rumored that the Board of Estimate will investigate and revise the pension system, especially the term of retirement for the police. I am told about $6,000,000 are paid yearly for all the city pensioners and the Assembly has just passed a good law to prevent such pensioners from holding clerical positions under the city. Think of the "modesty" of a municipal employee drawing a pension on half pay for life, say from the age of 45 or 50 years, then holding a $2,000 or even a $1,000 job under your overburdened Father Knickerbocker! The poor old gentleman. This pension business must be revised and settled "right now."

ALFRED R. CONKLING.
157 East 70th Street.

Safe and Sanitary Construction.

In reference to the advisability of taking the three-family house out of the control of the Tenement House Department, the Superintendent of Buildings in Brooklyn, in a letter to the Tenement House Committee of the Brooklyn Board of Brokers, says:

"So far as safe and sanitary building construction is concerned, all requirements can be enforced by the Building Bureaus of the Department of Health, which is clothed with ample power to enforce the laws with regard to cleanliness. Far better for the health and morals of the community would three-family houses be than the sixteen to twenty-family houses now being erected for the crowded occupancy of human beings in an attempt to realize profitable investments—projects in which real estate speculators are seemingly more earnestly concerned with their possible incomes than with the welfare of their tenants.

"In Brooklyn there is a large number of three-story and basement houses which with but little or no alteration, can be used for the housing of three families, and which will give better and safer accommodation to small families than most buildings now arranged for that purpose, and which, under existing laws cannot be used in that way."

Will They Get It?

When George W. Pople, president of the Flushing Business Men's Association, and representatives of other civic associations of Queens Borough, appeared before the Public Service Commission to urge the extension of the Corona rapid transit line in Queens from Main street, Flushing to Bayside, the delegation was informed that the commission is willing to order the construction of the extension if the route can be legalized and the Board of Estimate and Apportionment will provide the money.

Thirty Thousand Food Retailers.

About thirty thousand firms are engaged in the business of wholesaling and retailing foodstuffs in the City of New York. A very large part of their expenses are represented by trucking, delivery and telephoning. Investigators have estimated that these items add twenty per cent. to the cost of the merchandise. In the city of Cleveland there is a general market co-operatively managed by retailers which serves forty thousand persons on Saturdays, but it contains no telephone and delivers no goods.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

CITY'S VALUATION.

Shifting Values in Manhattan—The Tax Rate Fixed.

The Board of Aldermen officially fixed the tax rates for 1915 and made public the revised assessment figures. As printed last week, the tax rates for this year are: Manhattan, 1.87; Brooklyn, 1.92; Bronx, 1.94; Queens, 1.95, and Richmond, 2.24.

In the revised assessment figures the assessment of franchises shows a marked falling off in each county.

The increases in real estate assessments are: Manhattan, $6,248,275; Bronx, $17,828,501; Brooklyn, $24,570,835; Queens, $18,199,767; Richmond, $2,262,504. The recapitulation for all counties shows the following totals compared with last year:

	1914.	1915.	Increase.
Real est.	$7,458,784,625	$7,527,894,077	$69,109,452
R.R. Corp	186,654,976	200,897,090	14,142,114
Fran's. ..	404,420,311	379,973,070	*24,447,241
Totals ...	$8,649,859,912	$8,108,764,237	$38,904,325

*Decrease.

The total assessments for all counties for 1915 of real estate and personal property are given as follows:

	Real Estate.	Personal.	Total.
Man. ...	$5,145,802,495	$292,349,590	$5,438,152,085
Bronx ..	677,126,664	6,804,800	683,931,464
Bklyn. ..	1,691,912,426	43,606,010	1,735,518,436
Queens .	509,519,423	7,635,650	517,155,078
Rich. ...	84,403,224	1,655,705	86,058,929
Total..	$8,108,764,237	$352,051,755	$8,460,815,992

Tax Commissioner Purdy says that more than any other borough Manhattan has suffered from changes in centres of trade and from failure to regulate the erection of buildings. No single cause has done more to reduce the values of buildings and land on Fifth avenue and south of 33rd street than the erection of lofts of excessive height used for factories. South of 40th street there was a great reduction in the assessed valuation of land. If it hadn't been for the increase from 40th street to 96th street, Manhattan this year would have shown a decrease.

BRONX CHAMBER MEETS.

Public Affairs Under Discussion—Support for the Lockwood Bill.

The Bronx Chamber of Commerce met at 550 Bergen avenue on Saturday evening, Albert E. Davis presiding. The Secretary, Joseph M. Taylor, reported a conference with the Vice-President of the New York, New Haven and Hartford railroad, who stated that the traffic agreement with the New York Central would prevent stopping main line New Haven trains in The Bronx.

John C. Walworth said he never could see the wisdom of having five separate county governments in one city. Charles L. Ullman was of the opinion that the duplication of offices created complexity and extravagance. Henry S. Gamp viewed the subject with an open mind but would like to be shown how county government could be successfully administered without separate establishments in each borough. George Simpson asked how there would be any economy effected if deputies of a central government were substituted for local officials. H. Gerald Chapin asked if the administration of justice would not be clogged if county courts were abolished.

Mr. Simpson moved that the Bronx senators and assemblymen be urged to support the Lockwood Senate Bill and the Ellenbogen Assembly Bill for simplicity in building inspection by vesting in the Bureau of Buildings as now constituted, all power and authority over the erection and alteration of buildings now exercised by many different city and state departments. The resolution was adopted.

Mr. Chapin moved and Mr. Leavin seconded a resolution, which was adopted, that Governor Whitman be requested in the event of a reorganization in the Public Service Commission, to appoint a Bronx member, as the interests of the Bronx in transit facilities demanded such representaton.

A letter was read from Mayor Mitchel to the effect that the New York City Railways Co. would not apply for a franchise for the Madison avenue bridge so as to run their cars into The Bronx and could not be compelled to, and that a franchise had been granted to the Union Railway Co. to operate over the Willis avenue bridge, but that the city was not in a position to spend money for the necessary changes in the bridge, so the matter was in abeyance.

Public Service Commissioner Woods wrote that within two months plans for the Westchester avenue elevated extension to Pelham Bay Park would be advertised and let.

A lengthy communiction was presented from Borough President Mathewson in defense of expenditures for repaving.

Orders $15,000,000 Sale.

Stanley W. Dexter, referee in bankruptcy of the New York Real Estate Security Company, has granted an order for the sale of the holdings of the company, upon application of Weschler & Kohn, counsel for James N. Rosenberg, trustee. The properties include 42 Broadway, a number of apartment houses in Manhattan and acreage in Westchester county. Allen Wardwell, of Stetson, Jennings & Russell, counsel for the bondholders' committee, consented to the sale.

Old Nassau Street.

At the opening of the nineteenth century Nassau street was a fashionable center, the home of the Brinckerhoffs, Jays, Radcliffes, Waddingtons and others claiming social supremacy. At the southeast corner of Nassau and Spruce streets was Martling's, famous after 1798 as the home of Tammany Hall. Abraham M. Martling was the host, and for twenty years members of Tammany were known as "Martling's men." The long room, parallel with Nassau street, had been previously the resort of the "Sons of Liberty" and the "Sons of 1776."—Wall Street Journal.

PRIVATE REALTY SALES.

Considerable variety marked the business of the week. There were purchases of property of practically every description by builders, operators and investors. There was a demand, not a remarkable one, but nevertheless a demand, for apartment houses, loft buildings, dwellings and building sites, and nearly every section of the city contributed in the form of one or more transactions. Buyers appeared from Ohio, Pennsylvania and Massachusetts. A number of the deals involved exchanges; there were important cash sales.

Of interest is the consummation of the recently announced deal, which means the passing of Wallack's Theatre; the next of the historic playhouses to fall before the advance of trade northward on Broadway. In the Bronx the sale of

three unimproved city blocks may foreshadow the opening of a large vacant area for improvement. There was considerable activity in the West Bronx.

No greater testimonial to the stability and fundamental soundness of well-located Manhattan real estate could possibly have been tendered than the recording of the $1,200,000 building loan by the Metropolitan Life Insurance Company to cover the cost of the new building to be erected on the vacant plot at the northeast corner of Fifth avenue and 37th street, a week after the same company had agreed to finance for $1,900,000 a new Madison Square mercantile building. The significance of the release of millions of dollars into new building operations from this source alone, should not be overlooked or regarded other than in a most encouraging light.

The total number of sales reported and not recorded in Manhattan this week was 26 as against 21 last week and 25 a year ago.

The number of sales south of 59th street was 13, as compared with 7 last week and 8 a year ago.

The sales north of 59th street aggregated 13, as compared with 14 last week and 17 a year ago.

The total number of conveyances in Manhattan was 182, as against 92 last week, 26 having stated considerations totaling $3,024,200. Mortgages recorded this week number 106, involving $4,264,538, as against 52 last week, totaling $1,162,650.

From the Bronx 23 sales at private contract were recorded as against 20 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,525,037, compared with $856,559 last week, making a total for the year of $8,573,603. The figures for the corresponding week last year were $525,175 and the total from January 1, 1914, to March 7, 1914, was $7,879,287.

End of Wallack's Theatre.

The Gresham Realty Company, Bing & Bing, has concluded negotiations for the sale, to the Fabian Construction Company, Moses Crystal, president, of the plot 70 x 98.9, at 29-33 West 31st street, the easterly portion of the site now occupied by Wallack's Theatre, and occupied with part of the stage and the dressing rooms. It is reported that a twelve-story store and loft building is contemplated. In exchange, the buyer gave the twelve-story loft building 122-126 West 26th street, on plot 67 x 98.9. Bing & Bing acquire the theatre property in an exchange for a West Side apartment house. The present deal, with the proposed building operation, involves about $1,000,000. The brokers were Heil & Stern.

Three Bronx Blocks Sold.

A syndicate consisting of the Alliance Realty Company, William H. Chesebrough and Daniel B. Freedman, has purchased from the trustees of Henry Maillard, of Paris, about ninety-five lots on Grand Boulevard and Concourse, McClellan street, Gerard and Walton avenues, and East 166th street, comprising practically three entire blocks between 165th and 167th streets. The property has been in the family of the seller since 1864. The tract is along the line of the proposed Jerome avenue subway and is in a district which has experienced considerable recent building activity.

"Chatsworth" in $2,000,000 Trade.

John S. Melcher sold the twelve-story "Chatsworth" apartment house, in West 72d street, facing the plaza at the southerly entrance to Riverside Park, to the 59th Street Realty Company, Albert I. Sire, president, and William F. Donnelly, treasurer, which gave in part payment the twelve-story mercantile building, 153-159 West 27th street, on plot 100 x 100, now rented at $50,000 per annum. The brokers were John H. Berry & Co., and De Selding Brothers; they have also negotiated a net lease of the 27th street building for ten years. The considerations involved, including the lease, aggregate about $2,000,000. Titles passed to the new owners on Monday.

Lower Fifth Avenue Sale.

A new corporation, the Merchants' Central Building Company, capitalized at $250,000, and with a directorate of Eugene E. Adams, James A. Corcoran and John A. Clarke, has acquired from the 400 West 31st Street Company, 141-147 Fifth avenue, two eleven and twelve-story mercantile buildings, on plot 94 x 90, at the southeast corner of 21st street. The sellers acquired the property about a year ago in an exchange with the McCready estate and have held it at $1,000,000.

New Owners for "El Dorado."

Marking the fourth conveyance in two years, title to the eight-story apartment house, "El Dorado," on Central Park West, from 90th to 91st streets, passed this week from the Secured Holding Company to the El Dorado Holding Company, said to represent Pennsylvania capital. The property was transferred subject to a mortgage of $910,000. Max Raymond holds the building under lease for five years at an annual rental of about $51,000.

Banker to Build Home.

Harris Fahnestock, of the banking firm of Fahnestock & Company, has bought from the United States Trust Company, trustees of the Costello estate, 13-15 East 66th street, two four-story dwellings, on plot 41 x 105. Plans are being prepared by Frank V. Hoppin for a new residence to be occupied by Mr. Fahnestock. The property is assessed at $167,000.

Loft Building for Westerners.

The Cleveland Holding Company, Maurice M. Robinson, president, said to represent a syndicate of Cleveland, Ohio, investors, bought from Frederick Brown the twelve-story loft building, 40-42 West 27th street, on plot 45.9 x 100. In part payment, the seller took a tract of 6,000 lots known as the Shanmont estate, adjoining Belle Terre, Long Island. The deal invoved about $500,000.

Builder Sells Loft Building.

The George Backer Construction Company has sold the new twelve-story mercantile building, 31-37 East 31st street, on plot 85.8 x 98.9. It is tenanted by manufacturers of women's wearing apparel. The transaction is reported to be a cash deal involving about $700,000.

Buying on Jerome Avenue.

William H. Chesebrough purchased from the estate of William F. Havemeyer its interest in the property of the Jerome Barnard Associates, consisting of twenty-seven unimproved lots facing St. James Park, with frontages on Jerome avenue of 268 feet north of 192d street and 386 feet south of that street.

Three-States Exchange.

Nathan Greene, of Massachusetts, has purchased from the Rossmore Holding Company, "Watts Court," a seven-story elevator apartment house, at 161-169 West 140th street, on plot 126 x 99.11. In part payment he gave the Breezy Point Hotel, in Woodsville, New Hampshire, and a summer home at Hancock Point, Maine.

Builders in Bronx Trade.

William Goldstone sold the block front on the west side of Leggett avenue, between Beck and Fox streets, 250 x 110, to Silverberg and Shiran, builders, who gave in exchange, the two five-story apartment houses at the southeast corner of Tinton avenue and 150th street, on plot 75 x 100, recently built by them.

Manhattan—South of 59th St.

BARROW ST.—John Wattenberg bought from the estate of Josephine A. Habirshaw the 3-sty dwelling 51 Barrow st.

COLUMBIA ST.—Moses Bard resold to the Congregation Agudas Chawerim Anshe Marmoros, 65 Columbia st, a 3-sty hall, on plot 25x100.

MERCER ST.—John R. Davidson sold for the 190th St. Holding Co. the 6-sty loft building, 237 Mercer st, on lot 25x100. The buyer gave in part payment a residence at Long Branch, N. J.

25TH ST.—D. H. Jackson Co. bought from the Katherine E. Fitzpatrick estate, the 4-sty dwelling, 242 West 25th st, on lot 15x80. The brokers were William A. White & Sons.

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29TH ST.—O'Reilly & Dahn sold for the Lawyers Mortgage Co. to Helen Norris 319-321 East 29th st, a 5-sty tenement on plot 35x98.9.

42D ST.—The estate of Margaret M. Lynch has sold the 5-sty tenement, 350 East 42d st, on plot 28x98.9.

52D ST.—Estate of Helene Gillman sold 535 West 52d st, a 5-sty tenement, on plot 26x100.5, through Harris & Vaughan, Inc.

56TH ST.—Seamen's Bank for Savings is reported to have sold 50 West 56th st, a 4-sty dwelling on lot 20x100, acquired last November at foreclosure for $59,000.

Manhattan—North of 59th St.

ARDEN ST.—Martin H. Cohen has resold the 5-sty apartment house 15 Arden st, on plot 27x100. Bronx property is said to have been given in exchange.

76TH ST.—Pease & Elliman sold for Mrs. William F. Seamans, the 4-sty dwelling, 11 West 76th st, on lot 25x100, held at $60,000.

103D ST.—Ennis & Sinnott bought through John R. Davidson, from the Service Realty Co., 153 West 103d st, a 5-sty apartment house on plot 31.3x101.

111TH ST.—J. Romaine Brown Co. sold for the Franklin Savings Bank, to Harris & Maurice Mandelbaum, the 3-sty dwelling 86 East 111th st, on lot 16x100.11.

118TH ST.—Jacob Loewenthal sold 71 East 118th st, a 5-sty flat, on lot 25x100.11.

140TH ST.—Earle C. Bacon sold through Thomas & Son the 3-sty dwelling, 457 West 140th st, on lot 18x100.

143D ST.—Gustav J Haase sold 151-153 West 143d st, a 5-sty tenement on plot 37.6x99.11. The buyer gave in exchange 2132 Prospect av, a 5-sty apartment house on plot 50x150.

158TH ST.—L. J. Phillips & Co. have sold for Mrs. Mabel G. Kriecker her property on plot 50x100, 622 and 624 West 158th st, improved with a frame and brick dwelling.

PARK AV.—George H. Chivvis & Co. sold for Catherine E. McMorrow 1608-1612 Park av, a 5-sty flat, on plot 27x100, at the southwest corner of 115th st, held at $50,000.

WEST END AV.—Henry G. Vogel sold to Franklin Pettit, the 3-sty dwelling, 329 West End av, on lot 20x75. Mr. Pettit resold it to the Charmion Construction Co., Henry Mayer, president. The brokers were Slawson & Hobbs and Leroy & Coventry. With this purchase the buyer, which, last month, acquired from Franklin Pettit seven adjoining dwellings, comprising the northwest corner of West End av and 75th st, now controls a plot fronting 105 on the avenue and 142 in the street, which will be improved with an apartment house.

4TH AV.—The estate of Valentine Euler has sold the old 4-sty building 83 4th av, on lot 24x72.2x irreg. It is the first sale since 1863.

Bronx.

FOX ST.—Gussie Friedman has contracted to buy from Checchina Carucci the two 5-sty apartment houses 651-655 Fox st.

FREEMAN ST.—Cahn & Pittman sold to a client of Hatch & Clute, the 1-sty taxpayer, 950 Freeman st, on lot 25x95.

FREEMAN ST.—Louis E. Kleban sold the new 5-sty apartment house, 53x100, in the north side of Freeman st 70 ft east of Stebbins av. The structure is one of two houses recently erected by the seller at the northeast corner of Stebbins av and Freeman st.

BAINBRIDGE AV.—Richard Dickson has sold for the Value Realty Co. to Lawrence Davies and Daniel Freedman the northwest corner of Bainbridge av and 194th st, on plot 34.57x104x irreg., a new 1-sty building recently completed by the seller.

BARRY ST.—Factory Sites Co. sold the plot 105x100 in Barry st, between Longwood and Leggett avs. The buyer is said to be a baker, who will build.

KELLY ST.—Kurz & Uren, Inc., and D. Thomas Costar sold for the J. W. R. Realty Co. 878 and 882 Kelly st, two 5-sty apartment houses, each on plot 38x100.

BEAUMONT AV.—Paul A. McGoldrick has purchased from David Stern the 4-sty flat, 2304 Beaumont av, on plot 37.6x100.

BELMONT AV.—Ruland & Whiting Co. sold for H. C. Mathews and others to a client of Philip J. Dunn the vacant plot 101.40x41.01x irreg. on the east side of Belmont av, 89.13 ft. north of 179th st.

BRYANT AV.—Joseph Reiss is reported to have sold the 5-sty tenement 2014 Bryant av, on plot 46x99.6.

CRESTON AV.—Richard H. Scobie sold for Edward Costello the plot 100x58 at the southwest corner of Creston av and Field pl to A. Hamilton & Son, builders.

CROTONA PARK SOUTH.—Elwood M. Townsend & Co. sold for Barney B. Bennett the 3-sty store and apartment building 1426 Crotona Park South.

GRAND BOULEVARD & CONCOURSE.—Richard H. Scobie sold for James T. Murray the plot 50x80 ft. on the west side of Grand Boulevard and Concourse, about 230 ft. north of 184th st. This property has been in the Murray family for more than fifty years.

GRAND BOULEVARD & CONCOURSE.—Richard H. Scobie has sold for Gottlieb Schultheis the southwest corner of Grand Boulevard & Concourse and 184th st. This property has been in the Schultheis family for the last twenty-five years.

MAPES AV.—William J. Diamond bought from Benjamin Polack the plot 66x145 on the east side of Mapes av, 125 ft. south of 180th st.

SOUTHERN BOULEVARD.—Pollack & O'Neill have sold the 5-sty apartment house at the northwest corner of Southern Boulevard and 183d st, on plot 35x177, facing Bronx Park.

WEST FORDHAM RD.—The Mt. Eden Realty Corporation, W. R. Osborn, president, bought from W. S. Patton 16 West Fordham rd, a 3-sty building, 25x100, irregular, adjoining the corner of Davidson av, purchased by this corporation about a year ago. By acquiring this lot, they now have a plot fronting 50 ft on Fordham rd, and 146 ft on Davidson av. B. H. Weisker was the broker.

WALTON AV.—D. Sylvan Crakow has sold 2155 Walton av, a 3-sty dwelling, on lot 19x80.

WALTON AV.—George W. McAdam bought through E. Osborne Smith from Sylvan Lehmaier the plot 43x95 at the southwest corner of Walton av and 183d st.

Brooklyn.

HARMAN ST.—James M. Hawley sold for the estate of Sophia Hagermeyer the dwelling 480 Harman st to Sophia Ankner.

STERLING PL.—Bulkley & Horton Co. sold for Mrs. C. A. Hoffmire to James A. Henry the 3-sty apartment house 635 Sterling pl. The same firm has been appointed agent for the property.

UNION ST, ETC.—Realty Associates sold the following dwellings: 1178 Union st to Edward E. Albee; 37 Sterling st to Joseph Tibball; 39 Sterling st to George E. Lacas, Jr., and 47 Sterling st to Albert Casan.

4TH ST.—Charles E. Rickerson sold for Otto E. Reimer the 3-sty dwelling 536 4th st.

EAST 15TH ST, ETC.—Elwood M. Townsend & Co. report the sale of nine 1-fam. houses in East 15th st and Neck rd for the Vanadrian Building Co.; also the triangular block bounded by East 15th st, West st and 37th st for Thaddeus G. Helm; and a 2-family house in the north side of Union st, west of Troy av, for the K. & L. Construction Co.

58TH ST.—B. J. Sforza sold for Gustav Lind the 2-family dwelling 1066 58th st, on lot 20x100.

BEDFORD AV.—Pepe & Bros. sold for H. Hageman 444 Bedford av, a 4-sty building, on lot 25x75, to Alice Loughran.

WOODRUFF AV.—C. B. Gwathmey and the M. M. Hayward Co. sold for the McNeil estate the old mansion and large plot with a frontage of 238 ft. on Woodruff av, 204 ft. in St. Paul's pl, and 209 ft. on Parkside av. In part payment the buyers gave the two 16-fam. apartment houses just being completed by them on the east side of Argyle rd, between Caton and Church avs, having a frontage of 106 ft.

6TH AV.—Tutino & Cerny sold for William L. Condy the 2-sty house 5414 6th av.

Richmond.

PORT RICHMOND.—J. Sterling Drake has sold for Elizabeth A. Lefevre to Thaddeus and Carrie Kosowski the old homestead in John st, on plot 50x100. The property has been in the family of the seller since 1869.

Queens.

JAMAICA JUNCTION.—Rockaway Construction Co. bought 100 lots on Farmers, Mills and Murray avs, part of the Murray Farm, at Jamaica Junction, near New York av. It is said the property will be improved with dwellings.

RIDGEWOOD.—The Borough Development Co. property on Wyckoff av, between Halsey and Hancock sts, extending through to the private right of way of the Long Island Railroad, has been sold to the Utica Av. Realty Co. for about $100,000. It comprises about forty-three lots.

ROSEDALE.—New York Suburban Land Co. sold a plot 80x100 on Park av to E. C. Cross.

Nearby Cities.

JERSEY CITY, N. J.—Central Storage & Realty Co. bought from the Marconi Wireless Telegraph Co. eighteen lots having a frontage of 354 ft. in Kenneth st, 232 ft. in Warwick st and 209 ft. in Florence st.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for John C. Smith the 3-sty dwelling 378 High st to William J. Knowles; also for Terence M. Mears to Nicholas Casole and Salvatore Lilliola the vacant plot, 50x100, 141 Park av. The broker reports the buyers will improve with a 4-sty apartment house.

Rural and Suburban.

BEDFORD, N. Y.—Seaman Lowerre & Co. have sold for F. S. Male his farm, consisting of 75 acres, to Miss Mary C. Knowles. The property was held at $45,000.

BELMAR, N. J.—S. L. Pakas has sold to the Land and Loan Co. of Red Bank, N. J., a tract of nineteen lots, located on North boulevard and Snyder av.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 and 40x100 on Hazel av to M. J. Moore and 50x100 on Spruce av to J. J. Holloran.

GREAT NECK, L. I.—Mrs. Oliver H. B. Belmont has purchased the O'Rourke property of about eighteen acres, adjoining the house of John F. O'Rourke. The property acquired by Mrs. Belmont contains the famous Briar Knoll, which is the highest point, except Harbor Hill, on the north shore of Long Island.

GREAT NECK, L. I.—L'Ecluse, Washburn & Co. leased for the season David Provost's estate, "Anoatok," to Charles Strauss, chairman of the Aqueduct Commission.

LARCHMONT, N. J.—Mrs. Jackson Gouraud has sold to Rudolph J. Schaefer her 12-acre estate, "La Hacienda," on Beach, Helena and Oak Bluff avs, held at $250,000. In part payment the buyer gave a 2-acre estate on Pryor la and Premium Mill Pond, held at $100,000.

MORRISTOWN, N. J.—George H. Quennard bought from the estate of Charles Y. Swan the 13-acre estate on Egbert Hill.

LEASES.

New Development in a Deal.

The southerly portion of the Frederick W. Vanderbilt property at the southeast corner of Fifth avenue and 40th street, fronting 30 feet on the avenue, and part of the site recently leased to Arnold, Constable & Company, has been subleased to a retail concern, at a reported rental of $40,000 per annum. The Arnold, Constable & Company building will be six stories high and cover 92.10 feet on Fifth avenue. On the plot just leased adjoining the Union League Club, will be erected a two-story building for the new tenant whose identity has not yet been made known. The brokers were Douglas L. Elliman & Company.

Yorkville Public Market.

In addition to three buildings, 1353, 1355 and 1357 Third avenue, previously reported as having been leased for public market purposes, Schindler & Liebler also report the leasing for the respective owners of the adjoining building, 1351 Third avenue, and part of 201 East 77th street, all of which, after extensive alterations, will be opened up as the Yorkville Public Market. Schindler & Liebler also report a brisk demand for stands in the market.

Enlarges Building Site.

August Heckscher leased from George D. Sherman the building 307 Madison avenue for twenty-one years with renewal privileges. The property adjoins Mr. Heckscher's holdings on Madison avenue and 42d street, giving him a total frontage of 75 feet on the avenue. He recently filed plans for a twenty-story building on this plot. The brokers were Clark T. Chambers, Heckscher & De Saulles and Frank D. Veiller.

Tobacco Firm on Fifth Avenue.

Philip Morris & Company, Ltd., tobacco manufacturers, for many years on West Broadway, at Broome street, have leased the seven-story building, 72 Fifth avenue, formerly occupied by D. Appleton & Company, publishers. The brokers were the Douglas Robinson, Charles S. Brown Company and W. J. Schoonmaker.

Stern Brothers' Warehouse.

J. Arthur Fischer has concluded the lease for Ferguson Brothers to Stern Brothers, of the six-story building and the adjoining two-story structure on plot 100 x 100 at 429-435 West 31st street, containing about 70,000 square feet, at $12,000 per annum. Stern Brothers will use the premises for a warehouse.

New Harlem Market.

The United Public Market is reported to have leased from I. Wit the three-story building at the northeast corner of Third avenue and 121st street, on plot 75x67, for ten years, at an aggregate rental of about $200,000.

New "Thompson" Restaurant.

The John R. Thompson Company, which operates a number of restaurants in New York City, has leased from Edward Berger, the property 747 Sixth avenue, for sixteen years, at an aggregate rental of about $160,000.

Manhattan.

LEON S. ALTMAYER leased for Sandford & Green the store in 238 East 86th st for a restaurant.

ROBERT F. BONSALL and Stephen S. Johnson leased for the A. T. Del A. Mare Printing and Publishing Co. the 9th and one-half of the 8th floors in the Underhill Building, 436-448 West 37th st. The lessee has been for twenty years at 2 Duane st.

GEORGE BOCKHAUS CO. leased for the James Everard Brewery to Charles Foges the property 23-25 East 134th st.

GUSTAV BRITT leased 263 West 11th st, a 3-sty dwelling, for Mrs. C. M. Benson to Souverain Monnett; also 251 West 11th st, a 3-sty dwelling, for George Jeremiah to Mrs. Martha Gross.

CARSTEIN & LINNEKIN, INC., leased space at 229 4th av to Henry Seagull; at 874 Broadway offices to D. Robert Sturratt, Charles McLaughlin and N. G. Cohen; space at 1161 Broadway to Joseph Lipman; part of the 6th loft at 30-32 West 16th st to Adolph Rouden; and in conjunction with M. & L. Hess the 1st loft at 21 West 39th st to Samuel Kahn.

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CARSTEIN & LINNEKIN, INC., leased part of the 5th floor at 874 Broadway to M. Suskind & Co.; the 2d loft at 21 West 39th st to Landauer & Perl, Inc., of 28 West 34th st; additional space at 450 4th av to the New Era Mfg. Co.; offices at 320 5th av to Sidney Webster, U. S. Mfg. Distributing Co., Carleton Von Valkenberg, Jacob O. Lief, Kazno Kawaguchi, of 147 West 23d st; King, Ogden, Covell & Day; and at 347 5th av to LaRose, Brassier Co., and in conjunction with Stephen H. Tyng & Co. to Joseph E. Baer, Inc. of 251 5th av.

CORN & CO. leased for the Interstate Haberdashery Co. the store and basement at 46 West 34th st; and for the 108 West 25th St. Const. Co. the 11th floor in 108-10 West 25th st to the K. & M. Cloak Co., of 237 Mercer st.

THE CROSS & BROWN CO. has leased the 8th floor at 136-46 W. 52nd st to William Berkowitz, Morris Schwartz & Nathan Schneers, the 6th floor at the southeast corner of Broadway and 57th st, to Colt-Stratton Co., of 1770 Broadway; space on 6th floor at 16-24 W. 61st st to Harry C. Beaver, and office at 396 Broadway to Aaron Potruch.

DOUGLAS L. ELLIMAN & CO. leased apartments in 929 Park av for the Park Union Holding Co. to Mrs. George F. Shrady; and furnished in 965 East 86th st for Mrs. Lawrence Dilworth to John M. Perry; also for Mrs. Samuel Willetts to Harley L. Stowell the 3-sty dwelling 13 West 11th st.

HORACE S. ELY & CO. leased for the Land Brokerage Co. the store at 507 Madison av to Frans Middlekoop, dealer in Holland delft tiles and Dutch antiquities, who has been located at 19 East 16th st for twenty-six years.

J. ARTHUR FISCHER leased for Mary A. Early the store at 534 7th av to Fox & Davis, clothiers; also the store at 723 10th av to Adolf Kahn.

J. ARTHUR FISCHER leased for the Federal Estates Co., Samuel H. Stone, president, the 4-sty building 116 West 44th st to Peter Da Prata for ten years at an aggregate rental of about $50,000, to be conducted as the "Old Maria" restaurant.

FOLSOM BROTHERS, INC., leased for William L. Clark, the store, basement and 2d floor in 31 West 26th st, to Joseph Mandl, for a restaurant.

M. FORMAN & CO. leased for Bing & Bing the 4th floor in 146 West 28th st to Bernard Herrman; for Henry Hellman space in 159 West 25th st to Morris & Friedner; for the Marmac Construction Co. in 30 West 24th st to the Victoria Undergarment Co., of 91 Mercer st; and subleased for Robinson's London Shop about 200 sq. ft. in the store at 27 West 42d st. The firm recently leased the entire store, comprising about 10,000 sq. ft.

M. M. HAYWARD & CO. leased for Alfred Dodman the dwelling 869 West End av for Alfred Dodman to Richard Williams, and for William Degener the dwelling 322 West 89th st to Mrs. Young.

HOUGHTON CO. leased for the Hennesey Realty Co., Joseph Polstein, president, the 4-sty dwelling 47 West 82d st to Margaret H. Darcy.

A. KANE & CO. rented for Jacob Leitner the 3-sty dwelling 266 West 150th st to Edith Wilcox and Anna Taylor.

SAMUEL H. MARTIN leased offices in the Simpson Building, Broadway, southeast corner of 67th st, to G. E. Rarig; and for Eliza J. Arkenburgh, the store and basement in 1985 Broadway to the King Tire Co.

MOORE, SCHUTTE & CO. leased for Dr. T. J. Low, Jr., the 3-sty dwelling 531 West 141st st.

CHARLES F. NOYES CO. has leased the 2d floor of 30-38 Ferry st for the Charles A. Schieren Co. to A. Tepel, Inc., dealers in leather; also a loft at 30 Burling Slip for the Phelps-Stokes Estate to A. Epstein, and a floor at 116 Maiden la for the Jane Investment Co. to James C. Beach.

CHARLES F. NOYES Co. leased offices in 81 and 83 Fulton st to Edward T. Herbert and Nathan & Semerad; floor in 215 Pearl st for Cecelia Hermann to X-L Printing Co., of 29 Fulton st for 5 years; and offices in 102 and 104 Fulton st to Charles Michael; the 2d and 3d lofts in 20 Fulton st to R. Gangemi & Co., cigar manufacturers, of 192 Water st; store, basement and sub-cellar in 29 Beekman st for Potter & Bro., Inc., to M. M. Elish & Co. for 5 years; the store in 114 Fulton st for the One Hundred Fourteen and Sixteen Fulton St. Corporation to Thomas F. Tierney; the basement store in 124 Front st for Max Marx to Charles Davidson, of 114 Wall st; for F. & G. Pflomm on a temporary basis the store and basement in 86 Nassau st to Frank Migdalsky; the 6th floor in 594 and 596 Broadway for E. S. Willard & Co. to Konig & Stolz, of 412 Broadway; and in conjunction with Alexander J. Roux for the Excelsior Estate Corporation the 1st loft in 133 to 139 Center st to Edward R. Ladew Co., of 82 Fulton st for 5 years.

O'CONNOR & ELLISON leased for the 42d St. & Madison Av. Co. the store in 306 Madison av to H. K. Brewer & Co. for a branch.

OGDEN & CLARKSON CORPORATION leased for the Ritz Realty Corporation the store, basement and 5th floor in 14 East 46th st; also the building 56 West 8th st to R. Geissler, Inc.; the buildings 125-127 5th av to William Sittenham, of 59 West 37th st; in 58 East 11th st the 4th loft to Rubin & Glantz and the 8th floor to Steinberg, Goldberg & Shulman; in 43 East 20th st a loft to the Alpha Neckwear Co., of 100 Grand st, and in conjunction with the Houghton Co. the dwelling 69 West 95th st to Mrs. Anna Reuss.

OGDEN & CLARKSON CORPORATION leased the building 66 Pearl st, also 342-346 Washington st, 209-213 Franklin st, 212-215 West st, and 50 Harrison st; also 315 Washington st to H. G. Miles & Co.; the store and basement at 104 Franklin st to John Hood Co., Ltd.; 2d loft at 104 Franklin st to B. Zolty and the store and basement at 106 Franklin st to George Wood Sons & Co.

A. Q. ORZA of the office of L. Porrino leased for the Gerbereaux Co. to Frank A. Perrotta the 6-sty apartment house 60-62 King st, on lot 21.8x160, for 5 years at an aggregate rental of about $36,000.

PEASE & ELLIMAN leased for Mrs. Middleton, her apartment in 40 East 62d st to F. R. Wheeler; also renewed the lease of Mrs. Arthur T. Sullivan of the dwelling 30 east 52nd st for Henry F. Southard and others; and rented an apartment in 850 Park av to Mrs. Fordham Morris, for the 850 Park Av. Co., George F. Johnson, president.

PEASE & ELLIMAN rented an apartment in 929 Park av to Edward Mayer; in 294 West 92d st for the Sperry Realty Co. to Arthur D. Holmes, and for the Riverdale Realty Co. an apartment in the Riverdale, Riverside drive and 79th st, to R. G. Neidlinger.

PEASE & ELLIMAN leased for Potter Brothers an apartment in the "Montana," Park av and 52d st, to Mrs. James Campbell, of St. Louis; also for Bing & Bing an apartment in 955 Park av to Edward B. Boise.

L. J. PHILLIPS & CO. leased for Solomon Schinasi to the New York School of Music & Arts the 5-sty dwelling, 40.8x90, at the north corner of Central Park West and 95th st.

RICE & HILL have leased the store 58 Church st to Isaac Leichtag, tailor and the store 60 church st to V. Moorhali, fruiterer.

SHAW & CO. leased for the Hamilton Holding Co. the 3-sty dwelling 48 West 128th st to Dora A. Downing.

SHAW & CO. leased the parlor store, 1935 Madison av to the Operative Plasterers' Union, Local No. 60.

UNGER & WATSON, INC., leased for Solomon Kahn to Thomas Wells the 3-sty dwelling 355 East 51st st.

EDWARD C. H. VOGLER has leased for Cushman's Sons, Inc., to Rinaldi Bros., the corner loft at the northwest corner of 111th st and Broadway; also subleased for H. Schloss & Son, 442 Amsterdam av, store and basement, to Daniel Reeves, Inc.

SIDNEY L. WARSAWER leased for Charles Koch the first loft in 645 8th av to Cassini & Tomburi.

MARINUS WILLETT and W. H. Jipson leased to P. L. Barry and W. H. Raynor at an annual rental of about $17,000 a year, the second floor and part of the ground floor in 1926 Broadway. The tenants will continue the garage business of Willett & Jipson, known as the Lincoln Square Garage.

Brooklyn.

BUSH TERMINAL CO. leased in its manufacturing buildings space to E. W. Bliss & Co., Rubin Brothers, Latham Litho & Printing Co., All Package Grocery Stores Co., Julius W. Westphal, Acme Die Casting Co., Garland Mfg. Co., of 476 Broadway, American Textilose Co., of 346 Broadway, Boulevard Machine Co., of 437 Southern Boulevard, and the Yant Woud Rubber Co. also leased additional space to American Tobacco Co., National Peroxide Co., James H. Callander and A. Lessberger & Co.

REALTY ASSOCIATES leased the 1st floor at 151 Remsen st to Andrew J. Corsa & Son for 5 years.

Queens.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased at Belle Harbor, L. I., for Miss M. Baum cottage on Orienta av to Joseph R. Oppenheimer, and for A. E. George cottage on S. Montauk av to Ernest Wagner.

LEWIS H. MAY CO. leased for A. Gussow the Ostend Hotel, at Ostend, Far Rockaway, L. I., fronting on the ocean, to the Ostend Hotel Co.

Suburban.

EASTERN MILL & MATERIAL CO., Robert E. Farley, president, leased to the Auto-Aero Supply Co. its property at the corner of Martine av and Bank st, White Plains.

CHARLES FIELD GRIFFEN & CO. leased for the Birchmere Estates their property, "Marlton Hall," at Orienta Point, Mamaroneck; also for H. Ollesheimer his place, "Isalina Court," at Tarrytown.

FISH & MARVIN rented to S. W. Peck the Towle Homestead at Brevoort Farm, Rye, N. Y., with ten acres of land; also the 8-acre estate of Herbert Lakin in the Heathcote tract at Scarsdale to Dr. Richard Lewisohn and for the James Jones Estate its property at Greenburgh to Bern Budd.

BRYAN L. KENNELLY leased for Mrs. Eugenia Le Cordia Toussaint her estate at Purchase, N. Y., to Carl H. Randebrock. It comprises twenty-five acres, with a dwelling and outbuildings.

WESTCHESTER LAND EXCHANGE leased for O. L. Wood his residence at 107 Fisher av, in the Ridgeview development of the Scarsdale Estates to Lester Milius; the Scarsdale Estates rented the former Johnston property on Central av, Scarsdale, to Dr. John J. Kimpel and a residence in Gilmore court to W. D. Welsh.

E. S. WILLARD & CO. rented for William C. Adams his estate at Glen Cove, L. I., to Charles E. F. McCann.

OBITUARY

HENRY R. BRAKMAN, an insurance agent, died in St. Catherine's Hospital, Brooklyn, following an operation for appendicitis. He was forty-five years old and lived at 703 Rogers av, Brooklyn.

CHAUNCEY MARSHALL, president of the Brighton Beach Development Co. and the Manhattan Beach Development Co., died at his home, 405 Park av, aged sixty. He was a graduate of Yale in 1877 and a prominent clubman.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
Total No.	182	144
Assessed value	$12,277,000	$7,548,000
No. with consideration	156	18
Consideration	$3,024,200	$540,050
Assessed value	$1 773,500	$522,750
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	1,198	1,310
Assessed value	$68,548,810	$77,569,613
No. with consideration	156	137
Consideration	$8,569,625	$5,519,914
Assessed value	$8,583,050	$5,884,017

Mortgages.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
Total No.	106	87
Amount	$4,264,538	$1,270,463
To Banks & Ins. Cos.	23	17
Amount	$2,179,787	$432,000
No. at 6%	35	36
Amount	$354,088	$326,140
No. at 5½%	6	3
Amount	$1,609,800	$18,000
No. at 5%	30	22
Amount	$1,595,250	$484,750
No. at 4½%	1	3
Amount	$20,000	$185,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	2	8
Amount	$21,500	$43,323
Interest not given	32	15
Amount	$663,900	$213,250
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	689	782
Amount	$16,718,935	$24,142,019
To Banks & Ins. Cos.	118	178
Amount	$6,939,082	$15,328,700

Mortgage Extensions.

	Feb. 26 to Mar. 4	Feb. 27 to Mar. 5
Total No.	44	31
Amount	$1,671,000	$1,897,650
To Banks & Ins. Cos.	15	13
Amount	$1,061,000	$870,500
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	320	380
Amount	$12,261,943	$15,799 185
To Banks & Ins. Cos.	103	94
Amount	$6,652,000	$8,220,450

Building Permits.

	1915 Feb. 27 to Mar. 5	1914 Feb. 28 to Mar. 6
New buildings	7	15
Cost	$657,600	$1,516,775
Alterations	$103 200	$215,300
	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
New buildings	71	81
Cost	$12,771,600	$6,556 490
Alterations	$1,264,896	$2,101,471

BRONX.

Conveyances.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
Total No.	156	119
No. with consideration	15	26
Consideration	$156,900	$260 743
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	1,003	999
No. with consideration	101	125
Consideration	$1,057,991	$1,255,011

Mortgages.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
Total No.	75	60
Amount	$810,051	$667,804
To Banks & Ins. Cos.	8	6
Amount	$134,000	$139,500
No at 6%	34	28
Amount	$378,140	$135,075
No at 5½%	8	10
Amount	$56,500	$276,700
No at 5%	6	9
Amount	$31,300	$138,200
Unusual rates	2	2
Amount	$8,123	$2,029
Interest not given	25	11
Amount	$335,988	$115,800
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	514	624
Amount	$3,741,691	$5,192,714
To Banks & Ins. Cos.	27	86
Amount	$423,750	$1,605,801

Mortgage Extensions

	Feb. 26 to Mar. 4	Feb. 27 to Mar. 5
Total No.	24	11
Amount	$463,480	$195,500
To Banks & Ins. Co.	4	1
Amount	$94,500	$18,000
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
Total No.	150	157
Amount	$2,595,655	$2,624,800
To Banks & Ins. Cos.	31	24
Amount	$565,450	$659,000

Building Permits

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
New buildings	21	9
Cost	$567,250	$325,200
Alterations	$23,750	$8,430
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
New buildings	137	115
Cost	$5,031,200	$2,698,230
Alterations	$136,685	$141,660

BROOKLYN.

Conveyances.

	1915 Feb. 25 to Mar. 3	1914 Feb. 26 to Mar. 4
Total No.	531	462
No. with consideration	48	43
Consideration	$319,396	$326,820
	Jan. 1 to Mar. 3	Jan. 1 to Mar. 4
Total No.	3,414	4,020
No. with consideration	365	430
Consideration	$1,800,493	$3,840,353

Mortgages.

	1915 Feb. 25 to Mar. 5	1914 Feb. 26 to Mar. 4
Total No.	363	301
Amount	$1,246,510	$1,126,758
To Banks & Ins. Cos.	55	64
Amount	$285,000	$382,200
No. at 6%	208	169
Amount	$578,053	$406,285
No. at 5½%	86	52
Amount	$386,550	$253,658
No. at 5%	34	64
Amount	$171,100	$385,750
Unusual rates	2	.....
Amount	$3,000	.....
Interest not given	53	16
Amount	$107,807	$81,065
	Jan. 1 to Mar. 5	Jan. 1 to Mar. 4
Total No.	2,522	2,762
Amount	$8,626,748	$10,331,265
To Banks & Ins. Cos.	347	527
Amount	$2,068,091	$3,425,150

Building Permits.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
New buildings	176	36
Cost	$1,095,775	$602,525
Alterations	$117,250	$54,375
	Jan. 1 to Mar 4	Jan. 1 to Mar. 5
New buildings	681	635
Cost	$4,944,585	$6,894,075
Alterations	$672,952	$422,344

QUEENS.

Building Permits.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
New buildings	96	63
Cost	$284,970	$250,925
Alterations	$23,475	$20 890
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
New buildings	580	471
Cost	$1,806,946	$1,789,062
Alterations	$136,670	$174,645

RICHMOND.

Building Permits.

	1915 Feb. 26 to Mar. 4	1914 Feb. 27 to Mar. 5
New buildings	12	3
Cost	$14,865	$14,700
Alterations	$3,395	$20,000
	Jan. 1 to Mar. 4	Jan. 1 to Mar. 5
New Buildings	77	91
Cost	$273,130	$155,440
Alterations	$14,085	$35,245

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REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

SAMUEL CAMPBELL.—443 West 162d st, Block 2110, Lot 50, 3-sty dwg, 19.6x112.6, $15,000.

SAMUEL HENRY COHEN.—16 West 31st st, Block 832, lot 55, 4-sty dw, 25x98.9, $95,000; 121 Attorney st, Block 349, lot 66, 5-sty ten, 25x100, $30,000.

MARION W. CUTTING.—538 10th av, Block 1050, Lot 1, 4-sty ten, 29.5x40xirreg, and 461-467 West 40th st, Block 1050, Lot 1½, 4-sty loft, 100x80.3, $50,000; 463 West 42d st, Block 1052, Lot 6½, 4-sty ten, 20x100, $18,000; 433-435 West 42d st, Block 1052, Lot 15, 4-sty front and rear loft, 50x100.0, $50,000; 95 Chambers st, through to 77 Reade st, 5-sty business bldg, 77.3 in Chambers st and 24.4 in Reade st, with depth of 150.3, $145,000.

FRANK FARRELL.—Decedent owned 21-year lease from May 1, 1906, on 525-527 West 28th st, Block 700, lots 18-19, a 4-sty ten and a 2-sty ten with 2-sty stable in rear, 50x98.9. At his death, there was an unexpired term of 11 years and 9½ months and this interest was valued at $3,355.

FRANCES F. HART.—332 East 57th st, Block 1349, Lot 39, 3-sty dwg, 25x64.8, $12,000.

HENRY H. HERRMAN.—3421 Broadway, Block 2087, Lot 93, 6-sty apt, 99.11x75, $205,000.

ROSALIE W. HORNER.—894 West End av, Block 1875, Lot 63, 3-sty dwg, 20x67, $23,500.

JAMES NEALIS.—121-123 8th av, Block 735, lot 45, 3-sty bldg, 36.4x100x irreg, $30,000; 231 East 5th st, 4-sty front and rear ten, 25x97, $20,000; 233 East 5th st, 5-sty ten, 25x97, $32,000.

REAL ESTATE NOTES.

A. FRANK SHAW has been appointed receiver for 2193 7th av.

DUFF & CONGER have been appointed agents for 120-122 East 85th st and 1911 2d av.

RICE & HILL have been appointed agents for 88 Broad st and 17 Stone st.

RICHARD H. SCOBIE has placed a first mortgage of $10,000 at 5 per cent. on 130 East 38th st.

COLONIAL PARK LAND CO. has moved its offices from 80 Maiden la, Manhattan, to 941 Intervale av, Bronx.

NEW YORK TITLE INSURANCE CO. made a loan of $100,000 to the Rocky Mountain Club on 114-16-18 West 44th st.

S. L. RICHTMYER is now connected with the office of Henry Brady, in charge of the appraisal department.

EDLIN REALTY CO., Edwin C. Gibbs and Jacob Karlin, has opened offices at 938 East 163d st for the transaction of a general real estate and insurance business.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for 640 Park av, title of which passed on Feb. 26 from the Fullerton Weaver Realty Co. to the Shafpa Realty Corporation.

JOHN A. STEINMETZ was the broker in the recently recorded sale of the plot 67x147 on the west side of Southern Boulevard, 100 ft. north of 181st st, for C. Gomprecht to Charles A. Schrag and Henry Boschen.

CHARLES F. NOYES CO. has arranged a five-year extension of the mortgage 72-76 Walker st, corner of Cortlandt alley, for $100,000 at 4 per cent. The same firm also obtained a replacement of the $90,000 mortgage on 597 Broadway at 5 per cent. interest.

RICHARD H. SCOBIE was the broker in the recently recorded sale of the plot 50x100 on the south side of Tremont av, 50 ft. west of Southern Boulevard for Annie Matthies and Jerome Eisner to the Wicklow Building Co. He also negotiated the sale of the 2-fam. house 736 Kelly st for Joseph Kelly to the P. J. Building Co.

WILLIAMSON & BRYAN were the brokers in the recently recorded sale for the P. J. Dwyer Building Co. to Angela G. V. Ulrich, of the two 5-sty 50-ft. front apartments, including 19-ft. front 1-sty taxpayer, on the west side of Southern Boulevard, commencing 57 ft. north of 176th st. The owner has been holding the property at $150,000. The brokers report that it was a cash deal.

MURRAY HILL INVESTING CO. took title on Monday, from Catherine T. Moulton and others, executors of Mary Lewis, to the plot 74.1x125 at the northwest corner of 5th av and 57th st for a stated consideration of $1,800,000, subject to a mortgage of $1,000,000. There were also recorded a $1,200,000 loan made by the Metropolitan Life Insurance Co. to cover the cost of the contemplated structure, and a $300,000 mortgage to the Lawyers Title Insurance & Trust Co.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Properties of the Yung estate, thirteen tenement houses, brought a total of $355,700 at auction on Wednesday in the partition sale conducted by Joseph P. Day. All but one parcel went to parties in interest. Stephen J. Duffy, an outsider, paid $50,050 for the northeast corner of West End avenue and 68th street. On the previous day, five holdings of the Nicholas Schultz estate brought $158,000. A large number of operators were present on both days and figured in the bidding. Leonard Weill bought the dwelling, 243 East 19th street, for $10,250.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 5, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Cannon st, 66 (*), es, 100 s Rivington, 25x100, 5-sty bk tnt; due, $27,295.08; T&c, $587; Lambert Suydam. 26,000

St Marks pl, 13, ns, 204 e 3d av, 26x112.10, 5-sty & b stn tnt (exrs); Mildred & Eleanor Schultz & Mary E Schall. 37,000

St Marks pl, 16, ss, 230 e 3d av, 26x120, 5-sty stn tnt & strs (exrs); Mildred & Eleanor Schultz & Mary E Schall. 34,000

St Marks pl, 25, ns, 224 w 2d av, 26x112.10, 5-sty bk tnt & str (exrs); Mildred & Eleanor Schultz & Mary E Schall. 29,000

12TH st, 229-31 E, ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; due, $16,825.18; T&c, $1,189; sub to a pr mtg $74,531; Leopold M Rothman et al. 88,531

19TH st, 243 E, ns, 100 w 2d av, 16.6x92, 4-sty & b bk & stn dwg (vol); Leonard Weill. 10,250

54TH st, 223-31 E, ns, 200 w 2 av, 125x100.5, 3-sty bk brewery; due, $64,909.65; T &c, $157.60; adj sine die.

107TH st, 169-71 E (*), ns, 185 w 3 av, 34x100.11, 2 4-sty stn tnts; due, $2,799.41; T&c, $873.20; Anna M Taylor. 15,500

112TH st, 168-72 E, ss, 145 w 3d av, 65x x100.11, 5-sty stn tnt & strs (exrs); Mildred & Eleanor Schultz & Mary E Schall. 55,000

140TH st W, swc Edgecombe av, see Edgecombe av, swc 140.

140TH st W, sec St Nicholas av, see St Nicholas av, sec 140.

Broadway, 1126, see 5 av, 206.

Edgecombe av (*), swc 140th, 99.11x70, vacant; due, $24,279.01; T&c, $694.20; Lincoln Trust Co et al. 25,200

St Nicholas av (*), sec 140th, 101.3x68.2 x99.11x85, vacant; due, $31,230.26; T&c, $729.80; Lincoln Trust Co et al trstes. 28,000

5TH av, 206 (*), ws, 56.5 n 25th, 28.2x112.4 to Bway (No 1126), x30.2x101.1, 4-sty stn loft & str bldg; due, $262,005.85; T&c, $5,429; Emigrant Industrial Savgs Bank. 250,000

10TH av, 315, ws, 24.8 n 28th, 24.8x100, 5-sty bk tnt & str (exrs); Edward J McNally. 24,000

4TH st, 95 E, ns, 125 e 2d av, 25x96.2, 5-sty bk tnt & strs (partition); Alfd W Beck, a party in interest. 20,100

12TH st, 435 E, ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt (partition); Saml Schumacher, a party in interest. 23,250

17TH st, 203 E, ns, 80.5 e 3 av, runs n 26xw.05xn66xe25xs92xw24.7 to beg, 5-sty stn tnt & strs (partition); Henry J Schumacher, a party in interest. 24,200

Amsterdam, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & strs (partition); Jas L Corrigan, a party in interest 35,100

Lenox av, 344-6, es, 49.11 n 127th, 50x84, 2-5-sty stn tnts & strs (partition); Saml Schumacher, a party in interest. 49,100

Lenox av, 624-30, sec 142d (No 74), 99.11x75, 4-sty bk tnt & strs (partition); Henry J Schumacher, a party in interest. 82,900

Lenox av, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & strs (partition); Jas S Corrigan, a party in interest. 40,400

West End av, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & strs (partition); Stephen J Duffy. 50,050

3D av, 2101, es, 26 s 115th, 25x100, 5-sty stn tnt & strs (partition); J B Goggin, a party in int. 30,750

HENRY BRADY.

7TH st, 270 E (*), ss, 183.8 w Av D, 22.6x90.5, 4-sty bk tnt; due, $15,927.95; T&c, $342.80; Caroline Hurry et al. 12,600

119TH st, 355 W (*), ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; due, $17,219.47; T&c, $480.12; Frances M Cavanaugh. 5,000

3D av, 1407, es, 20 s 80th, 20x73, 5-sty stn tnt & strs; due, $14,072.08; T&c, $392.70; Dr Nathan G Bozeman, party in interest. 14,800

5TH av, 781 (*), ws, 100 n 47th, 19.3x100, 3-sty bk hall & str; due, $4,313.61; T &c, $1,466.16; sub to mtg $25,000; Veronica Mock et al. 26,104

M. MORGENTHAU JR CO.

De Peyster st, 24-26 (*), see Front (Nos 133-7), 81.5x57 to Pine (No 90), x89.8x54.8, 7-sty bk office & str bldg; due, $180,410.88; T&c, $2,600; Manhattan Life Ins Co. 158,500

Front st, 133-7, see De Peyster, 24-6.

Pine st, 90, see De Peyster st, 24-6.

SAMUEL MARX.

Suffolk st, 24 (*), es, 150 s Grand, 25x100, 6-sty bk tnt & strs; due, $11,016.95; T&c, $708.40; sub to 2 pr mtgs aggregating $28,000; Public Bank N Y City. 30,062

109TH st, 130 W (*), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; due, $24,033.06; T &c, $549.60; Mary J Kingsland. 20,000

BRYAN L. KENNELLY.

3D st, 49 W (*), ns, 350 e Thompson, runs n109.5xe23xs82xe2.4xs104.6xw25.4 to beg, 6-sty bk loft & str bldg; due, $53,-291.09; T&c, $1,530; Manhattan Life Ins Co. 50,000

L. J. PHILLIPS & CO.

83D st, 37 E (*), ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg; due, $26,-662.14; T&c, $1,020.20; City Real Estate Co. 25,000

DANIEL GREENWALD.

141ST st, 117-35 W (*), ns, 275 w Lenox av, 250x99.11, 2-6-sty bk tnts; also 142D ST, 148-58 W, ss, 100 e 7 av, runs s199.11 to 141st (Nos 137-45), xe125xn99.11xe25xn 99.11 to st xw150 to beg, 2-6-sty bk tnts; sheriff's sale of all right, title, &c; B O Bernhardt. 30

142D st, 148-58 W, see 141st, 117-35 W.

Total	$1,320,427
Corresponding week 1914	382,025
Jan. 1, 1915, to date	7,363,073
Corresponding period 1914	6,803,098

Bronx.

The following are the sales that have taken place during the week ending March 5, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Anthony av, 1640-2 (*), es, 178.10 s 173d, 98.11x96.1x104.5x101.6, 2-5-sty bk tnts; due, $5,799.96; T&c, $374; Realty Operating Co. 70,200

Anthony av, ws, 95 s Prospect pl, runs w185 to es Clay av, xs75xe95xs25xe90xn100 to beg, vacant (vol); bid in at $14,000.

Mt Hope av, es, 25 n 174th, 50x95, vacant (vol); bid in at $9,000.

Mt Hope av, es, 195 s 175th, 100x95, vacant (vol); bid in at $4,800.

Tillotson av, swc Tieman av, runs s200x w200 to Westervelt av, xn25xe100xn175xe 100 to beg, vacant (exrs); Mildred & Eleanor Schultz & Mary E Schall. 3,500

Townsend av (*), ws, 440.11 s Belmont, 42.10x183.6x—x149, vacant; due, $2,181.70; T&c, $317.50; David Wallace. 100

Parcel (*), beg at a point 164.3 nw Townsend av, runs nw50xsw25xse50xne25 to beg, vacant; due, $340.62; T&c, $57.25; Simeon M Barber. 100

HENRY BRADY.

Macy pl, 872, ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwgs; due, $6,554.48; T&c, $81.37; Anna McCormick. 7,000

148TH st, 231 E (*), ns, 375 w Morris av, 25x106.6, 3-sty fr shop; due, $5,075.36; T&c, $154.39; Isabella Hart. 4,900

179TH st E, swc Monterey av, see Monterey av, 2031.

Kingsbridge rd, nec Morris av, see Morris av, 2676.

Monterey av, 2031, swc 179th, 50.9x99.3x 48.8x100.1, 5-sty bk tnt; due, $5,427.62; T&c, $737; sub to 1st mtg $35,000; Our Realty Co. 42,100

Morris av, 2672-6 (*), nec Kingsbridge rd (No 51), 107.1x54.9x112.4x57.11, 5-sty bk tnt; due, $17,334.12; T&c, $140; sub to a 1st mtg of $52,000; Frank S Nute. 62,000

Quimby av, 2067 (*), ns, 130 w Olmstead av, 25x108; due, $2,025.63; T&c, $350; Benj Seh et al. 1,000

Summit av (*), ws, 336.7 s 165th, 25x87.6, vacant; due, $2,289.26; T&c, $46.02; Jas Corry. 2,100

JACOB H. MAYERS.

Bruner av, ss, 300 e Burke av, see Wickham av, ns, 300 e Burke av.

Burke av (*), ws, whole front bet Bruner & Wickham avs, 200x100; also BURKE AV, es, whole front bet Bruner & Wickham avs, 200x200; due, $7,190.65; T&c, $1,756.59; Bessie K Fieger. 3,400 over prior liens

Burke av, es, whole front bet Bruner & Wickham avs, see Burke av, ws, whole front bet Bruner & Wickham avs.

Wickham av (*), ns, 300 e Burke av, 200 x100; also BRUNER AV, ss, 300 e Burke av, 100x100; due, $3,051.71; T&c, $486.18; Bessie K Fieger. 1,200 over prior liens

BRYAN L. KENNELLY.

203D st E (*), nwc Barnes av, 100x91.7; due, $2,726.04; T&c, $692.59; Patk O'Donnell. 2,250

Barnes av, nwc 203d, see 203d E, nwc Barnes av.

M. MORGENTHAU, JR. CO.

181ST st E, es, —n 180th, 254.9x84.11x 250.3x143.10, vacant; due, $4,392.49; T&c, $136.43; Theodore Boehrs. 4,760

D. PHOENIX INGRAHAM.

St Lawrence av, 1531 (*), ws, 304 s Walker av, 25x95; due, $1,187.21; T&c, $128; Georgianna McDonough. 3,625

HERBERT A. SHERMAN.

Arthur av, 1911, es, 200 s 177th, 201.8x 163.5 to Belmont av xn200x189.1, 2-sty fr dwg & vacant; due, $53,279.82; T&c, $20,-950.73; withdrawn.

Belmont av, ws, 200.5 s 177th, see Arthur av, 1911.

Total	$204,610
Corresponding week 1914	143,150
Jan. 1, 1915, to date	1,210,530
Corresponding period 1914	1,076,189

Brooklyn.

The following are the sales that have taken place during the week ending March 3, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

DEAN ST, ss, 121.4 e Stone av, 19x 107.2xirreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7xirreg; People of the State N Y 200.00

DOUGLASS ST, ss, 100.8 e Court, 15x 96x14xirreg; withdrawn —

METROPOLITAN AV, ns, 26.11 e Vandervoort av, runs n271.10 to cl Dickinson, xw55 to cl Vandervoort av, xn 180xw130xn25xe130xn55 to cl Calhoun, xw434.1 to Morgan av, xs across Morgan av, 262.4 x cl Dickinson, xs 58.6xe585.1 to beg; except parts released; Chas R Smith 27,594.00

THATFORD AV (*), es, 60.1 s Liberty av, 19.11x60; Josephine K Schuck et al 2,514.00

LOTS 131 & 132, block 7297; Jno C Langan 900.00

WILLIAM J. McPHILLIAMY & CO.

LAKE ST, es, intersec nes 86th, 50x 192; also LAKE ST, ws, intersec nes, 86th, 72.6x45; Jas J Lahey 1,250.00

MORTON ST, ss, 92 w Bedford av, 23x 75; A B Roberts 6,000.00

ROBINSON ST, ns, 92.6 w Nostrand av, 80x122.6; withdrawn —

RUTLEDGE ST (*), ses, 445 ne Marcy av, 20x100; Louise S Faul 6,900.00

3D ST (*), ns, 225 n Bond, 15x90; Cath A Lambert 2,300.00

E 31ST ST (*), ws, 500 n Snyder av, 96.8x100; St John's Roman Catholic Church in the City of Brooklyn 2,450.00

78TH ST, ss, 90.7 w New Utrecht av, 361.4x100x358.5x100; 79TH ST, ss, 185.8 e 16 av, 113.1x93.8x114.9x89.2; withdrawn —

ATLANTIC AV, nec Gelston av, 27x100; adj March 16 —

GATES AV, nec Central av, 50x100; Josephine E Neuman 14,050.00

GATES AV (*), ns, 250 w Reid av, 20x 100; Minnie Zechiel 5,900.00

PROSPECT AV (*), ns, 250 se 10 av, 25x93.11x25x97.9; Investing Associates 500.00

PROSPECT AV (*), ns, 225 se 10 av, 25x90.1x25x93.11; same 500.00

PROSPECT AV (*), ns, 150 e 10 av, 25x82.6x25x78.8; same 500.00

PROSPECT AV (*), ns, 125 e 10 av, 25x78.8x25x74.10; same 430.00

SKILLMAN AV (*), sec Union av, 100x 50; Antonetta Acquavella 20,627.00

SUTTER AV (*), ns, 20 e Ashford, 20 x90; Fredk W Hearn 3,300.00

TROY AV, es, 97 s Flatlands av, 24x 100; U S Title Guar Co 2,500.00

JAMES L. BRUMLEY.

HENRY ST, ws, 62.7 n Degraw, 20x88.6; Jos Martiniano 6,200.00

SANDS ST, ns, 126.6 e Jay, 25x120; Florence L Cook, def 4,800.00

WARWICK ST (*), es, 170 n Sutter av, 20x90; Dime Savgs Bank of Bklyn 3,000.00

79TH ST, nes, 470 nw 18 av, 20x100; Gustaf A Johnson 5,300.00

NATHANIEL SHUTER.

DWIGHT ST, es, 25 n Van Dyke, 25x 100; withdrawn —

OSBORN ST, ws, 375 s Hegeman av, 115x50.11; withdrawn —

S 1ST ST, nes, 25 s Hooper, 25x73.9x irreg; withdrawn —

E 32D ST, es, 107.6 s Av G, 50x102.6; Cornelius J Dwyer 6,800.00

52D ST (*), nes, 140 se 3 av, 20x100.2; Ellen A Borgstrom 2,850.00

67TH ST (*), nec 13 av, 100x13; Jno F Gardes, exr 3,000.00

Total	$130,465.00
Corresponding week, 1914	128,671.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAR. 6.
No Legal Sales advertised for this day.

MAR. 8.
MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x 21.11x75, 2-sty fr bk & tnt; Rudolph Wallach Co—Melvin G Palliser et al; August Weymann (A), 68 William; Arthur M Levy (R); due, $1,178.75; T&c, $323; Joseph P Day.

MAR. 9.
ELDRIDGE ST, 113, ws, 87.6 s Broome, 25x 119.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; Jeruchin H Simpson—Morris Lipschitz et al; Jos A Michel (A), 203 Bway; Louis I Cuvillier (R); due, $8,361.28; T&c, $70; sub to 1st mtg $32,500; Henry Brady.

16TH ST, 24 W, ss, 455 w 5 av, 25x103.3, 4-sty & b stn dwg; Kate B Belloni—Mary Casey; Reeves & Todd (A), 165 Bway; Jno J Dwyer (R); due, $20,734.68; T&c, $2,117.35; mtg recorded Jan 24, 1908; Henry Brady.

82D ST, 533 E; ns, 125.4 w East End av, 36x 102.2, 5-sty bk tnt; Chas F Klippert et al—Hannah Solomon et al; Amend & Amend (A), 119 Nassau; Denis A Spellissy (R); due, $21,-177.36; T&c, $1,193.65; mtg recorded Nov 10, 1909; Bryan L Kennelly.

112TH ST, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; Esther Schilt et al—Ray S Abrams et al; Myron Sulzberger (A), 38 Park Row; Phoenix Ingraham (R); due, $10,643.11; T&c, $2,000; sub to 1st mtg $58,500; D Phoenix Ingraham.

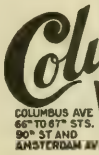
127TH ST, 5-7 W, ns, 100 w 5 av, 40x99.11, 3-sty & b bk dwg, 1-sty rear bldg; Sophie H Atkinson et al, extrs—National Nassau Bank of N Y et al; Lewis A Ackley (A), 15 William; Jno F Couch (R); due, $17,608.55; T&c, $403.60; Joseph P Day.

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(Legal Sales, Manhattan, Continued.)

BROADWAY, 1851-65, ws, whole front bet 51st (No 213-51) & 52d (No 224-61), 240x100x28 200.10x103.11, 5-sty bk hotel; Louis Leavitt et al—Waldemar Co et al; Lindsay, Kalish & Palmer (A), 27 William; Henry C Wilcox (R); due, $110,527.12; T&c, $19,00, sub to ground rent $41,000; Joseph P Day.

MAR. 10.

111TH ST, 249 W, ns, 164 e S av, 36x100.11, 6-sty bk tnt; Simon Pretzfeld et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau; Myron Sulzberger (R); due, $39,-423.29; T&c, $858; Joseph P Day.

111TH ST, 251, ns, 128 e S av, 36x100.11, 6-sty bk tnt; Saml H Wolfe et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau st; Edw H Kelly (R); due, $39,453.-01; T&c, $861; Joseph P Day.

111TH ST, 255, ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; Emma Pretzfeld et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau; Cletus Keating (R); due, $35,-443.11; Joseph P Day.

116TH ST, 64 E, ss, 190 e Mad av, 20x100.11, 5-sty bk tnt & strs; Ella L Murphy—Jas E Grape et al; Edw C McFarlan (A), 9 Jackson av, Long Island City; Edw R Finch (R); due, $21,761.47; T&c, $1,228.61; Joseph P Day.

162D ST, 615 W; nec Ft Washington av, 184.10x68.9x187.10x98.11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (R); due, $211,236.22; T&c, $403; Joseph P Day.

ST NICHOLAS AV, 348-50, es, 50.6 s 128th, 50.8x101.4x49.11x93.11, 2-5-sty bk tnts & strs; Isidore Wengrat—Jno E Pye et al; Isidore Neustaedter (A), 62 Park Row; Chas Kaufmann (R); due, $5,193.65; T&c, $659.15; Joseph P Day.

MAR. 11.

MERCER ST, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; N Y Savgs Bank—Clarence M Busch et al; Bowers & Sands (A), 46 Cedar; Wm F Clare (R); due, $41,511.44; T&c, $372.10; Bryan L Kennelly.

27TH ST, 151-9 W, ns, 106.2 e 7 av, 99.1x99.9x97.3x98.9, 12-sty bk loft & str bldg; Morris W Levine—28th St & 7th Av Realty Co et al; Morris & Saml Meyers (A), 220 Bway; Warren W Foster (R); due $53,043.43; T&c, $94.78; sub to mtg $300,000; M Morgenthau, Jr, Co.

118TH ST, 130 W, ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; Otto H Metzger et al, exrs—Harry Schreier et al; Harold Swain (A), 176 Bway; Carl Ehlermann, Jr (R); due, $16,-181.58; T&c, $3,425.91; Joseph P Day.

136TH ST, 118 W, ss, 209 w Lenox av, 16.6x99.11, 3-sty & b stn dwg; Lincoln Trust Co, comm—Jennie E Weigand et al; Bowers & Sands (A), 46 Cedar; Horace E Deming (R); due, $10,991.06; T&c, $537.03; mtg recorded Jan 29, 1894; Joseph P Day.

173D ST, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; Penrose Realty Co—Fletcher Court Co et al; Gates Hamburger (A), 220 Bway; Jos C Levi (R); due, $5,-988.01; T&c, $5,327.75; sub to mtg $150,000; mtg recorded Feb 3, 1912; L J Phillips & Co.

LEXINGTON AV, 2011, es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; Corn Exch Bank—Nathan Dreeben et al; Albt Falck (A), 115 Bway; Marcel Levy (R); due, $1,674.67; T&c, $162; sub to a 1st mtg of $6,000; J H Mayers.

MAR. 12.

BROOME ST, 318, ns, 62.4 e Chrystie, 22.7x100 x21.4x100, 4-sty bk loft & str bldg; Albert E Valentine—Rose Sonneberg et al; Cary & Carroll (A), 59 Wall; Wm Allen (R); due, $18,-022.76; T&c, $1,769.23; mtg recorded Apr 6, 1911; Samuel Marx.

GREENWICH ST, 611-5, sec Leroy (Nos 120-8), 100.4x108.4x100x100, 4-3 & 1-4-sty bk tnts & strs & 2-sty bk stable; D Comyn Moran et al exrs & trsts—Jno M Williams et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due, $54,000.53; T&c, $1,116.95; Henry Brady.

39TH ST, 551-3 W, ns, 100 e 11 av, 50x98.9, vacant; 71ST ST, 324 W, ss, 241.6 w West End av, 17x100.5, 3-sty & b stn dwg; Jno B Clark—David Shannon Co et al; Hamilton C Rickaby (A), 176 Bway; Myron Sulzberger (R); due, $15,876.66; T&c, $528; sub to pr mtg $10,000; Samuel Marx.

131ST ST, 125 W, ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; Corn Exch Bank—Bernhard Moral et al; Bowers & Sands (A), 46 Cedar; Saml C Herriman (R); due, $9,881.53; T&c, $179.10; mtg recorded Mar 2, 1906; Henry Brady.

MT MORRIS PARK W, 35 to 38, swc 124th (No 52), 100.11x100, 6-sty bk tnt; German Savgs Bank in City of N Y—N Y Real Estate Security Co et al; Meyer Auerbach (A), 42 Bway; Robt F Wagner (R); due, $146,177.23; T&c, $3,000; mtg recorded Nov 4, 1912; Henry Brady.

MAR. 13.

No Legal Sales advertised for this day.

MAR. 15.

MADISON ST, 145, ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & strs; Susan D Griffith—Abr Lewis et al; Duer, Strong & Whitehead (A), 43 Wall; Geo E Weller (R); due $27,694.36; T&c, $1,424.19; mtg recorded Mar 26, 1890; Henry Brady.

ADRIAN AV, ns, 106.11 e Terrace View av, 100x179.11 to Terrace View av x114.1x126.1, vacant; Kate B Murray—Everette A Levy et al; Saml W Levine (A), 271 Bway; T Louis A Britt (R); due, $26,675.83; T&c, $516.30; Samuel Marx.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

MAR. 6 & 8.

No Legal Sales advertised for these days.

MAR. 9.

214TH ST, 728 E, ss, 369 e White Plains rd, 25 x100; Robt C Hubbell et al; Michl B McHugh (A), 115 Bway; Francis S McAvoy (R); due, $1,201.80; T&c, $825; Chas A Berrian.

MAR. 10.

BRONX TER, es, 168.2 s 226th, 50x105; B Adams Burnett—North Bronx Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149th; Jos P Hennessy (R); due, $2,387.54; T&c, $946.-11; Henry Brady.

WEBSTER AV, 1472, es, 43.9 s 171st, 18.9x95.7 x—x94.8, 4-sty bk tnt; Wm H Schumacher—Ella Weiss et al; Jno Kadel (A), 2069 Westchester av; Harold Straus (R) due, $2,567.78; T&c, 473; Joseph P Day.

MAR. 11.

UNIONPORT RD, 1721, ws, 199.8 n Van Nest av, 25.1x107.2x25x109.4; Chas H McBride, gdn—Chas Ringelstein et al; Franz Neilson (A), 80 Wall; Randolph N Souffront (R); due, $5,-583.21; T&c, $456.10; Chas J Dunn.

MACLAY AV, 2410, es, 96.11 n Zerega av, 18.7x92; Rafael Diez de la Cortina Daniel J Daily et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $1,960.22; T&c, $497.98; Jas L Wells.

MACLAY AV, 2412, es, 115.6 n Zerega av, 18.3x92; Smith Williamson—Daniel J Daily et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $1,960.22; T&c $497.43; Jas L Wells.

MAR. 12.

168TH ST, 193 W, ns, 116.6 w Lind av, runs n 74.1xnw17.1xw20xs83.11xe25 to beg, 2-sty & b fr dwg; Corporate Mtg Co—August Nelson et al; Henry D Patton (A), 27 Cedar; Jno T Martin (R); due, $1,597.52; T&c, $250 sug to 1st mtg $5,000; Bryan L Kennelly.

BRONX & PELHAM PKWAY, sec, land of N Y C & H R R R Co, 902.2x279.7x779.9 gore, vacant; Jno T McChesney, Colorado Realty Co et al; Edwin L Scofield (A), 258 Bway; Bernard V Shane (R); due, $32,813.02; T&c, $2,139.74 Joseph P Day.

NETHERLAND AV, es, 484.4 s 261st, 103x105.2 x—x130.9 vacant; Ruby H Popper et al—Jas J Devaney et al; Maurice W Monheimer (A), 35 Nassau; Daniel B Murray (R); due, $2,880.69; T&c, $175.52; Henry Brady.

MAR. 13 & 15.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAR. 6.

No Legal Sales advertised for this day.

MAR. 8.

BUTLER ST, ns, 350 w Classon av, 50x131; Frances McCormick—Danl Quinn et al; Hirsh & Newman (A), 391 Fulton; Chas Harwood (R); Wm J McPhilliamy & Co.

CLYMER ST, ss, 179.11 w Wythe av, 19.2x80; Walter Fritz—Chas Fritz et al; Chas W Philipbar (A), 1254 Bway; Milton Hertz (R); partition; Nathaniel Shuter.

MORRELL ST, ws, 50 s Moore, 25x100; Bessie Lang—Max Puritz et al; Reuben Stone (A), 44 Court; Louis W Stotesbury (R); Nathaniel Shuter.

FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; August Krieg et al—Saml Chisdes et al; Louis Karasik (A), 44 Court; Bertram M Manne (R); Nathaniel Shuter.

OCEAN AV, ws, 100 n Av L, 100x151.6; Alvin F Johnson—Edw E Stewart et al; Clark Z Augustine (A), 261 Bway; Jas H McCabe (R); Wm J McPhilliamy & Co.

MAR. 9.

BEADEL ST, ns, 250 w Morgan av, 25x100; Sheriff's sale of all right, title, &c, which Palma Tuozza has in above; Lewis M Swasey, sheriff; Wm P Rae.

BOERUM ST, ss, 100 w Lorimer, 75x97xirreg; David Shapiro et al—Saml Sheindelman Co et al; Simon B Kucel (A), 170 Bway; Jacob A Ellman (R); Nathaniel Shuter.

CRYSTAL ST, ws, 100 s Liberty av, 20x100; Stansbury Hagar—Chas Poland et al; Dorman & Dana (A), 48 Wall; Chas E Hunter (R); Wm P Rae.

DECATUR ST, ns, 138 sw Hamburg av, 18x100; Magdalena Bischoff—Mary Werner et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm P Rae.

EAGLE ST, ss, 50 w Manhattan av, 25x100; Jas Reddy—Jno P Hanlon et al; Selev & Levine (A), 215 Montague; Danl D Whitney (R); Nathaniel Shuter.

CENTRAL AV, sws, 100 se Troutman, 25x100; Victor Liota—Giovanni Tumminello et al; Gasper J Liota (A), 356 Fulton; Harris G Eames (R). Wm P Rae.

MAR. 10.

SACKETT ST, ss, 185 w Smith, 20x100; Payne Estate—Jas M Gorman et al; Reeves & Todd (A), 165 Bway; Saml Y Gitlin (R); Nathaniel Shuter.

TAYLOR ST, nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson—Antonio Perrotta et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Albert C Aubery (R); Wm J McPhilliamy & Co.

TRIXTON ST, ns, 25 e Sackman, 19.6x84; Chas W Pfuller et al——Annie Tropauer et al; Edw J Reilley (A), S Broome; Sidney F Strongin (R); Nathaniel Shuter.

UNION ST, nes, 502.3 nw Van Brunt, 21.3x97.5; H B Scharmann & Sons—Ella Benjesohn et al; Frank Obernier (A), 44 Court; Geo R Holahan, Jr (R); Wm J McPhilliamy & Co.

VOORHEES, LA, ws, adj land of Obediah S Aumack, 70x152.7; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A), 160 Bway; Chas Harwood (R); Wm P Rae.

73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimmick—Anna C Grady et al; McGuire, Delany Nipe & Connolly (A), 189 Montague; Jno T Bladen (R); Wm J McPhilliamy & Co.

83D ST, ss 100 w 19 av, 50x100; Globe Constn Co—Aranka Balassa et al; Julius Schwartz (A), 215 Montague; Michl Rose (R); Nathaniel Shuter.

AV D, swc E 31st, 100x36; City of N Y—Examiner's Realty Co et al; Frank L Polk (A), Municipal Building; G Burchard Smith (R); Wm J McPhilliamy & Co.

CLARENDON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co, Inc, et al; J Stewart & Leroy W Ross (A), 44 Court; Maurice L Rippe (R); Nathaniel Shuter.

EAST NEW YORK AV, ns, 306.1 sw Buffalo av, 111.4x178.11; Amelia Singer—Alexander Clancy et al; Wm J Mahon (A), 44 Court; David F Price (E); Wm J McPhilliamy & Co.

MYRTLE AV, ns, 50 e Ryerson, 29x100.2; Rufus T Griggs—Jno C Hubbard et al; Albert C Aubery (A), 35 Nassau, Manhattan; Wm J Grange (R); Wm J McPhilliamy & Co.

13TH AV, nws, 40 sw 53d, 22x41.5; Chas F Hendrycy—Rostof Co et al; action 1; Wm S Miller (A), 837 Manhattan av; Alex McClinchle (R); Nathaniel Shuter.

MAR. 11.

DEGRAW ST, ss, 225 w Smith, 25x100; Anna Von Eiff—Harry B Davis et al; Edwin Kempton, Jr (A), 215 Montague; Michl Stein (R); Wm J McPhilliamy & Co.

PROSPECT ST, ws, 200 s Tilden av, 25x100; Carrie G Hogel—Co-Operative Development Co et al; Henry Hetkin (A), 44 Court; Harry H Altman (R); Nathaniel Shuter.

WEST ST, es, 233.10 n Av C, 18x100; Jas P Whiskeman—Watpit Realty Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Jay S Jones (R); Wm J McPhilliamy & Co.

WEST ST, es, 251.10 n Av C, 18x100; Emma B Carpenter—Bristol Bldg Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Jas S Jones (R); Wm J McPhilliamy & Co.

WEST ST, es, 269.10 n Av C, 18x100; Theodora Finks—Wallingford Realty Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Meier Steinbrink (R); Wm J McPhilliamy & Co.

3D AV, ses, 100.8 ne 100th, 50.4x105.9xirreg; Jennie L Church extrx—Frank B Byrns et al; Cullen & Dykman (A), 177 Montague; Geo C Buechner (R); Wm P Rae.

LOTS 1291 to 1295, map of land of heirs of Nicholas Schenck, Town of Flatlands Jno Vanderveer—Jno Whittaker et al; Henry D Lott (A), 164 Montague; Fortescue C Metcalfe (R); James L Brumley.

MAR. 12.

ADAMS ST, es, 125 s Tillary, 25x102.9; Annie Kuhnle—Extension Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Jose E Pidgeon (R); Wm J McPhilliamy & Co.

BERRIMAN ST, es, 250 n Dumont av, 20x100; Geo W Titcomb—Jos Miller et al; Frank E Johnson, Jr (A), 215 Montague; Chas H Fuller (R); Wm J McPhilliamy & Co.

CONOVER ST, nws, 225 ne Sullivan, 25x100; Walter J Minns—Grazio Gentile et al; Geo W Sickles (A), 44 Court; Saml E Faron (R); Wm J McPhilliamy & Co.

50TH ST, ses, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; Harry L Thompson (A), 175 Remsen; Adolph H Goetting (R); Nathaniel Shuter.

GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Anne MacEdward—Fanny Kahn et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Fredk M Mathews (R); Wm J McPhilliamy & Co.

HEGEMAN AV, ss, 80 e Milford, 80x90; Patrick H Dougherty—Daniel Dougherty et al; Virtus L Haines (A), 375 Fulton; Harold T Edwards (R); Wm J McPhilliamy & Co.

13TH AV, nws, 103.3 ne 54th, 35x41.4xirreg; Chas F Hendrycy—Rostof Co et al; Wm S Miller (A), 837 Manhattan av; Fred G Milligan (R); Wm P Rae.

MAR. 13.

No Legal Sales advertised for this day.

MAR. 15.

MADISON ST, ns, 20 w Reid av, 25x100; Edw F Gundrum et al—Gregory J Archbold et al; Harrison C Glore (A), 391 Fulton; Harry L Thompson (R); Nathaniel Shuter.

VERMONT ST, ws, 125 s Liberty av, 25x100; Della Conway—Wm E Smith et al; Hyman Lurio (A), 61 Thatford av; Robt E Doherty (R); Wm P Rae.

W 11TH ST, nec Av R, 718x100; Henry E Zipkie—Otto Singer Development Co et al; Towers & Stiles (A), 375 Fulton, Jamaica, N Y; Benj Ammerman (R); Nathaniel Shuter.

11TH ST, sws, 100 nw Prospect Park West, 19.11x100; Abr Levy—Caterina Gallo et al; Jones, McKinny & Steinbrink (A), 215 Montague; Alexander S Drescher (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 325.6 n Hegeman av, 20x100; Syndicate Development Co, Inc—Mary Scheu et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 27.

RIVINGTON ST, nec Allen, 22.4x75; Abr L Kass—Michel Karp et al; Phillips, Mahoney & Wagner (A).

64TH ST, 115 E; U S Savgs Bank of City of N Y—Albert J Kramer et al; Merrill & Rogers (A).

106TH ST, 332 E; Rachele Podesta—Jas. G Andriaccio et al; W Ryerson (A).

111TH ST, 517-23 W; Geo E Chisolm et al—Jas M Rosenberg, trst; Bowers & Sands (A).

119TH ST, ss, 337.6 w 1 av, 18.8x100.10; Lawvers Mtg Co—Abraham H Sarasohn et al; Cary & Carroll (A).

123D ST, 143 W; Sarah C Doty et al—Adelaide G Hoyt et al; B E Rabell (A).

VERMILYEA AV, ss, 100 e 207th, 50x150; Michl J Sullivan et al—Cath F Shady et al; M J Sullivan (A).

7TH AV, nwc 123d, 100.11x75; Anna L Daly—Jno H Springer et al; D Daly (A).

7TH AV, es, 43.8 s 130th, 18.9x75; Geo W E Atkins—Jos Oussani et al; E H Updike (A).

MAR. 1.
HENRY ST, 231; Geo G Kip—Barnett Levy et al; DeWitt Lachman & DeWitt (A).
127TH ST, 254 W; Annie V Fox et al—Isidor H Alexander et al; M L Decker (A).
137TH ST, ss, 258 w 7 av, 16.6x99.11; Germania Life Ins Co—Chas Meyer et al; Dulon & Roe (A).
140TH ST, 271 W; Carrie B Weill—Lenz Erts et al; G A Steinmuller (A).
142D ST, 234 W; City Real Estate Co—Thos J Brady et al; H Swain (A).
PLEASANT AV, 423; Miriam M Cromwell—Geo C Kline et al; H Swain (A).
LOTS 12 to 18, 23 to 25 & 33 to 36, map of Inwood, 12th Ward; Robt R Perkins—Owen Burns et al; H Swain (A).

MAR. 2.
45TH ST, 71-79 W; Broadway Savgs Instn of City of N Y—Jos H Bannigan et al; R Kelly (A).
72D ST, 40 W; Broadway Savgs Instn of City of N Y—Bryant Real Estate Co et al; R Kelly (A).
133D ST, 31-33 E; Chas W Watson—Melrah Realty Co, Inc, et al; H M Bellinger, Jr (A).
LEXINGTON AV, nwc 93d, 75.8x40; Gertrude R de Chezelles—Elias A Cohen, admx, et al; Parsons, Clossen & McIlvaine (A).

MAR. 3.
SHERIFF ST, es, 60 s Rivington, 40x75; Robt J Macher—Rosie Hochman et al; D G McConnell (A).
127TH ST, 370 W; Bertha R Ober—Henry Wiegand et al; Parker, Davis & Wagner (A).
1ST AV, 289; City Real Estate Co—Jno H H Menken et al; H Swain (A).
8TH AV, ws, 49.9 n 20th, 21x19x irreg; Meta A Southmayd—Mary E O'Farrell et al; amended; Cary & Carroll (A).

MAR. 4.
14TH ST, ss, 126 e 6 av, 25x103.3; Guaranty Trust Co of N Y—Frances A Cohen et al; Stetson, Jennings & Russell (A).
30TH ST, 11 W; Mutual Life Ins Co of N Y—Emma F McNall et al; amended; F L Allen (A).
123D ST, 239 W; Caroline H Field—Mary T Mulry et al; Curtis, Mallet-Prevost & Colt (A).
5TH AV, 73; also 15TH ST, 1 E; Margt O Sage—Wm McBrien et al; DeForest Bros (A).

MAR. 5.
MOORE ST, 32, Caroline M Child et al; M Riker, Jr (A).
MOORE ST, 30; Sarah E Townsend—Robt F Parkinson et al; M Riker, Jr (A).
80TH ST, 313 W; Mary Matilda Cruikshank et al—Marie Barnes; J H Hickey (A).
123D ST, ss, 96 w 7 av, 16x100.11; New Church Board of Publication—Adelaide G Hoyt et al; W B Safford (A).
LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Jno L Lyttle, recr, et al; J M Rider (A).
2D AV, swc 97th, 25x75; Anna E Schmidt et al—Albina Goldstein et al; C S Petrasch (A).
5TH AV, 2572; Huat Bincarowsky—Sylvester Pelechatz et al; Wolf & Kohn (A).

Bronx.

FEB. 26.
GARFIELD ST, es, 395 s Morris Park av, 25x100; Minnie Hummel—Theo Weberg, Jr, et al; L E French (A).
106TH ST, nwc Prospect av, 80x100; Jas T Byrne—Angel Constn Co, Inc; A Zimmerman (A).

FEB. 27.
170TH ST, 609 E; Morris Nagel—Carl Horn et al; H B Davis (A).

MAR. 1.
MAIN ST, ws, 61 n Prospect, 49x64.3; Jennie Y Hallock—Mary L Roeder et al; C P Hallock (A).
MAIN ST, es, 134.6 s Fordham av, 25x87.1; Jno B Livingston—Mary L Roeder et al; C P Hallock (A).
175TH ST, 779 E; Maryon J Fischer—Michl Mercurio; B E Kopelman (A).
LOTS 163, 164 & 165, amended map of prop of Cammann Estate, Fordham Heights; Sophie F Senior—Maze Realty Co; Arrowsmith & Dunn (A).
LOTS 186 & 187, map of prop of Joel Wolfe Estate, 24th Ward; Leodegar Siebert—Phelan Bros Constn Co; Shaw & Landon (A).

MAR. 2.
AV ST JOHN, nwc Southern blvd, 50x100; Jos Roth—McKeon Realty Co et al; B E Siegelstein (A).
LOTS 141 & 142, map of 175 lots belonging to heirs of Lewis Gouverneur Morris; Corporate Mtg Co—Edmondson Constn Co; et al; L J Tompkind (A).

MAR. 3.
233D ST, ss, 180.6 e White Plains rd, 64.6x99.3; Mary J Skillman—Gus T Smith et al; McLoughlin & Martin (A).
FOX AV, ws, 167.3 s Kingsbridge rd, 25x100; also FOX AV, ws, 192.3 s Kingsbridge rd, 25x100; Chas H Clark et al; as exrs Chas S Terrett et al; E S Clinch (A).
MONTICELLO AV, es, 157.3 s Kingsbridge rd, 25x100; also MONTICELLO AV, es, 182.3 s Kingsbridge rd, 25x100; also MONTICELLO AV, es, 207.3 s Kingsbridge rd, 25x100; Chas H Clark et al, as exr—Chas S Terrett et al; E S Clinch (A).

MAR. 4.
140TH ST, 501 E; Emil W Oppenheim—Beekman Constn Co et al; J Rosenzweig (A).
FOREST AV, ws, 277.1 n Home, 19.3x87.6; Freedrich Lindorfer et al—Friedrich Muller et al; E J Krug, Jr (A).
WILLETT AV, ws, 100 s 216th, 100x200; Jas B Kilsheimer—Cioffi Co et al; Dutton & Kilsheimer (A).
PLOT 57 & part of plot 76, map of Arden prop; Jane H Pierce as extrx—Etta G Dupout et al; E H Wells (A).

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JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 25.
No Judgments in Foreclosure Suits filed this day.

FEB. 26.
120TH ST, ns, 237 e 7 av, 20x100.11; N Y Life Ins Co—Julia Brownold; Geo W Hubbell (A); J H Dougherty (R); due 16,268.08

AMSTERDAM AV, 1491; City Real Estate Co—Herrmann Realty Co et al; Harold Swain (A); Chas P Rogers (R); due 5,144.17

FEB. 27 & MAR. 1.
No Judgments in Foreclosure Suits filed these days.

MAR. 2.
LEXINGTON AV, es, 68.2 s 75th, 17x 55; Maurice M Sternberger—Jos F Tinney; Cary & Carroll (A); Jno J Hynes (R); due 11,500.00

MAR. 3.
77TH ST, 12 W; Wilber A Bloodgood—Francis J Reilly et al; Thos H Baskerville (A); Michl J Mulqueen (R); due 20,919.43

Bronx.

FEB. 26.
TREMONT AV, ns, 100 w Prospect av, 25x100; Saml Bitterman—Libia Realto Co, Inc, et al; M Friedman (A); E F Moran (R); due 972.60

FEB. 27.
No Judgments in Foreclosure Suits filed this day.

MAR. 1.
LOT 442, southerly one-fourth, map of Unionport; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A); W E Smith (R); due. 1,348.10

MAR. 2.
160TH ST, ss, bet Trinity & Cauldwell avs, 47x153.6; Jefferson Holding Co—Seattle Realty Co; S Strasbourger (A); E J Healy (R); due.....10,302.61

MAR. 3.
PLEASANT AV, es, 366.8 s 2d, 33x100; Foster L Haviland, as trste—Jas J Doherty et al; Clocke, Koch & Reidy (A); W B Dobbs (R); due..... 2,550.70

MAR. 4.
WALES AV, es, 225 s 149th, 25x100; Wm J Ruscher—Emma Ackermann et al; J P Hennessy (A); W S Fraser (R); due 13,351.10

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

FEB. 27.
118TH ST, 14-16 E; 162D ST, 524 W; also MADISON ST, 178; Gustav Schumann—Marie Schumann et al; accounting, &c; M Gerson (A).

CONVENT AV, 470; Dave Lager—May C Knowles; notice of attachment; I Witkind (A).

NEW BOWERY, 26; Manhattan Ry Co—Jno J Hughes et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 59-63; same—Sarah T Gardiner et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 121-23; same—Crex Realty Co et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 131-37; same—Crex Realty Co; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 139-41; same—Wm Goldstone et al; action acquire title; J L Quackenbush (A).

PARK ROW, 165-73; Manhattan Ry Co—Frank Lewis et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 172-74; same—Wm D Foulke et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 177-79; same—Wm D Foulke et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 211-13; Manhattan Ry Co—Robt Kommel et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 217-21; same—Pantaleono Amorosi et al; action acquire title; J L Quackenbush (A).

2D AV, 765; same—Chas Lane et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 762-66; same—Fredk E Sondom et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 768; same—Honora A Reilly et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 769; same—Gotham Mtg Co et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 773; same—Babetto Schuenemann et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 774; Manhattan Ry Co—Philip H Schell et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 777; same—Hannah Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 782; same—Mina Norelinger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 786; same—Margt F King; action acquire title, &c; J L Quackenbush (A).

2D AV, 792; same—Sarah Hirsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 964; same—Louis C Bock et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 967; same—Augustus F Tredeman; action acquire title; J L Quackenbush (A).

2D AV, 968; same—Ida M Smith; action acquire title, &c; J L Quackenbush (A).

2D AV, 976; same—Wm E A Strohrmann et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 980; same—Andrew Kopke; action acquire title, &c; J L Quackenbush (A).

2D AV, 981; same—Jno H Timoney et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 984; same—Louise Stolzenberg et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 986; same—Morris Prowler et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 990; same—Fanny Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 989-91; same—Minnie Grau et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 993; same—Ada E Klinker et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 994; same—Bernhard Kolb; action acquire title, &c; J L Quackenbush (A).

2D AV, 996; Manhattan Ry Co—Chas Doering et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 998; same—Ferdinand Graf et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 995-1001; same—A Aldrin Salter et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1006; same—Bernard Kolb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1008; same—Fredk G Kolb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1010; same—Christian Gommel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1012; same—Caroline Z Horn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1014-20; same—Norwood Corpn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1030; same—Chas Krauth et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1034; same—Edw Freund et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1033; same—Ferdinand Kerfs et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1035; same—Jos J Haupt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1036; same—Fredk J Butenschon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1038-40; same—Gabriel H Lang et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1041; same—Louise Lisberger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1042; Manhattan Ry Co—Wilhelmina Harnischfager; action acquire title, &c; J L Quackenbush (A).

2D AV, 1044; same—Henne Metzger; action acquire title, &c; J L Quackenbush (A).

2D AV, 1045; same—Henry Elias Brewing Co et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1048; same—Fredk J Butenschon et al; action to acquire title; J L Quackenbush (A).

2D AV, 1050; same—Saml Buchenbolz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1052; same—Jivani H Soghiriars et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1055; same—Wilhelmina Hornischfeger et al; action acquire, title, &c; J L Quackenbush (A).

2D AV, 1062; same—Saml Miller et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1065; same—Jos J Haupt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1066; same—Gustav Unger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1068; same—Rosa Simm et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1070; same—Sarah Dowlin et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1075-77; same—Anna J Becker et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1080-2; same—Jas Baird et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1083; Manhattan Ry Co—Eliza A Burggraff et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1085; same—Jno Waldvogel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1086; same—Cath Brower et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1087; same—Salvaotro Ferraro et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1089; same—Oscar T Jones et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1091; same—Nicholas Voos et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1093; same—Fredk C Martins et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1095; same—Saml Luria et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1094-6; same—E Martin Pitezsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1097; same—Fredk J Butenschon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1098-1102; same—Saml Gelb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1110; same—Saml Luria et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1112; same—Chas Wendt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1113; same—Jos Lauber et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1114; same—Jno Wendt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1116; same—Jno Reilly et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2426; same—Anna Richter et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2428; same—Theo L Bailey et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2432; same—Geo Ehret; action acquire title; J L Quackenbush (A).

2D AV, 2455; same—Ernestine Rosenthal et al; action acquire title; J L Quackenbush (A).

2D AV, 2496; same—Jones Woods Realty Corpn et al; action acquire title; J L Quackenbush (A).

MAR. 1.
43D ST, ns, 275 e S av, 74.9x100; Samuele Carucci et al—Edw H Raynolds; action to foreclose mechanics lien; A J Romagna (A).

MAR. 2.
ALLEN ST, 90 & 92; Manhattan Ry Co—Sarah R Mann et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 93 & 95; same—Otto Hildenbrand et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 99; same—Anna M Fronmuller et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 116-18; same—Saml Kaufmann et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 132; same—Benj J Weil et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 137-39; same—David Schoenfeld et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 138-42; same—Max Dick et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 187; same—Max Borck et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 194 & 194½; same—Geo W Fennell et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 196; same—Chas E Marsh et al; action acquire title, &c; J L Quackenbush (A).

BROOME ST, 376; Lena Grodginsky—Sarah Wiliams et al; partition; Roeder & Roeder (A).

28TH ST, 49-55 W; also 6TH AV, 470; Henry J Schwartz—Jas M Lehmaier et al; amended partition; Hirsch, Scheuerman & Limburg (A).

113TH ST, 6-8 W; CORTLANDT AV, swc 151st, 59x100; PARK AV, 1665-71; Saml Grodginsky—Saml Williams et al; partition; Roeder & Roeder (A).

141ST ST, ns, 275 w Lenox av, 250x99.11; also 142D ST, ss, 100 e 7 av, 150x99.11; Louis Gluck—Kramer Cont Co et al; action to set aside deeds, &c; L Kronfeld (A).

1ST AV, 55; Manhattan Ry Co—Adam A Schopp et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 113; same—Jos Lauber et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 454-56; same—Chas M Weeks et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 508; same—Margt Aijen et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 546; same—Marion Smith; action acquire title, &c; J L Quackenbush (A).

2D AV, 833; same—Anna Bardes et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 836; same—Fanny E Olefson et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 838; same—Jno Treanor et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 840; same—Annie R Scott et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 847; same—Margt C Baldwin et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 856; same—Fannie Weil et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 869; same—Chas F Loeffler et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 897; same—Elizabeth A McMahon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 935; same—Celia Lent et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 934-40; same—Saml Levy et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 939-41; same—Herman Brill et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 943; same—Henry Michaels et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 954; same—Max Koppel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 956-58; same—Jno Schneider et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 968; same—Ida M Smith et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1283; same—Geo Ehret; action acquire title, &c; J L Quackenbush (A).

2D AV, 1825; same—Jacob Harris et al; action acquire title; J L Quackenbush (A).

2D AV, 1287; same—Clara S Rydstrom et al; action acquire title; J L Quackenbush (A).

2D AV, 1315; same—Henrietta Stern et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1319-21; same—Peter J Schneider et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1322; same—Estelle Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1326; same—Geo Ehret et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1331; same—Theresa M Getzen; action acquire title, &c; J L Quackenbush (A).

2D AV, 1338-40; same—Sol Silsberger et al; action acquire title; J L Quackenbush (A).

2D AV, 1341; same—Frank Malatzky et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1342; same—Lillie Cohn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1390; same—Green Holding Corpn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1397-99; same—Fredk Herrmann et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1407; same—Mamie G Kaufman et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1414½; same—Anna Schwarz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1416; same—Geo Rice et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1423-25; same—Louisa Woldt; action acquire title, &c; J L Quackenbush (A).

2D AV, 1442; same—Frida Schwarz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1456; same—Geo Ehret; action acquire title, &c; J L Quackenbush (A).

2D AV, 1464; same—Max Frankl et al; action acquire title, &c; J L Quackenbush (A).

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2D AV, 1470; same—Hamilton Holding Co et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1500; same—Isaac Greenwald et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1502; same—Rose Greenwald et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1504; same—Isaac Greenwald et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1506; same—Ferdinand Reudi et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1525-37; same—Saml H Fink et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1528-32; same—Lettie Stemfels et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1540; same—Michl Johannes et al; action acquire title; J L Quackenbush (A).
2D AV, 1542; same—David Greenspan et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1544; same—Josephine Dahn et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1550; same—Isidor H Kempner et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1558-60; same—Morris Steinheimer et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1561; same—Jno J O'Reilly et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1567; same—Stefanie Fulop et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1569; same—Gottlob C Koelle et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1570; same—Conrad Harris et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1579; same—Chas J Kroeble et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1586; same—Valentine Lapp et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1588; same—Chas Specht et al; action to acquire title, &c; J L Quackenbush (A).
2D AV, 1589; same—Henry Frank et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1595; same—Jno F Labor et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1596; same—Albert Kaufman et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1598; same—Louis Levy et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 1602-04; same—Christian Goetz et al; action acquire title, &c; J L Quackenbush (A).

MAR. 3.

29TH ST, W; also BROADWAY, 1195-1203; Vogel Cabinet Co—Henry Gilsey et al; action to foreclose mechanic's lien; Spitz & Bromberger (A).
33TH ST, 217-19 W; Kath L Lindemann—Johanna Von Meyer; action to compel Conveyance; Ferguson & Ferguson (A).
76TH ST, ns, 270 e Columbus av, 20x100; LEXINGTON AV, ws, 83.11 n 53d, 20.10x70; 9TH ST, 44 W, & 148TH ST, ss, 125 e Amsterdam av, 150x99.11; Kathryn B Coman—Ada C Courtenay et al; partition; H M T Beekman (A).
3D AV, 1892-94; H A Berger's Metal Ceiling & Fire Proofing Co, Inc—Moses Israel et al; action to foreclose mechanic's lien; D Handler (A).

MAR. 4.

28TH ST, ss, 150 e Madison av, 20.10x98.9; Louis S Burdett—Stephen J Carroll et al; partition; P Beale (A).
1ST AV, 296; Manhattan Ry Co—Jno Brummer et al; action acquire title, &c; J L Quackenbush (A).
1ST AV, 356; same—Anna Lutz et al; action acquire title, &c; J L Quackenbush (A).
MANHATTAN AV, 507; Jacob Levine—Harry Shwitzer et al; action to foreclose mechanic's lien; M Silverstein (A).
2D AV, 342; Manhattan Ry Co—Jones Woods Realty Corpn et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 450; same—David B Theise et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 449-51; same—same; action acquire title, &c; J L Quackenbush (A).
2D AV, 452; same—Barnett Greenstone et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 453; same—Mary Plunkett; action acquire title, &c; J L Quackenbush (A).
2D AV, 468; same—Barnett Berkowsky et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 464; same—David B Theise et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 473; same—Rose Steiner et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 485; same—Morris Glucksman et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 486; same—Geo W Gates et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 488; same—Geo Pfaehler et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 490; same—same; action acquire title, &c; J L Quackenbush (A).
2D AV, 494; same—Christian Goetz et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 496-98; same—Margt Ayers et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 501-09; same—Morris Steinheimer et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 506; same—Frank Flory et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 511; same—Kasper Muller et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 526; same—Wm Botzenmayer et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 530-32; same—Barnett Barkowsky et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 533; same—Euphrosina Reidlinger et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 536; same—Peter Hughes et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 543; same—Lena Hermes et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 557; same—Sadie Shanper et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 559; same—Moses Kahn et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 560-62; same—Asam J Klinger et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 561; same—Chas J Kroehle et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 563; same—Joe Wilson; action acquire title, &c; J L Quackenbush (A).
2D AV, 565; same—Hyman Rubenstein et al; action acquire title; J L Quackenbush (A).
2D AV, 569; same—Henry Lang et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 575; same—Julius Borren; action acquire title, &c; J L Quackenbush (A).
2D AV, 584; same—Jas Doris et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 586-88; same—Esther Rosenfield et al action acquire title, &c; J L Quackenbush (A).
2D AV, 571-73; same—Wm Lang; action acquire title, &c; J L Quackenbush (A).
2D AV, 594-98; same—Margt F King et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 606; same—Sadie Caro et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 607; same—Frank X Majewski et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 609-13; same—Schlesinger Realty Co et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 614-16; same—Fredk Vogel et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 620; same—Nora G King et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 615-17; same—same; action acquire title, &c; J L Quackenbush (A).
2D AV, 622-24; same—Edmond J Curry et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 629; same—Thos F Quinlan et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 632; same—Louis Drescher et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 635; same—Geo W Jarchow et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 638; same—Patk J Maloney et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 657-59; same—Geo W Jarchow et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 665-69, same—Herman Buchtenkirk et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 674; same—Wm H Tyler, action acquire title, &c; J L Quackenbush (A).
2D AV, 676; same—Thos F Quinlan et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 680; same—Geo W Jarchow et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 681; same—Geo W Jarchow et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 685; same—Hannah C Hartzel et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 687-89; same—Annie N Harris et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 691; same—Montague Aaron et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 693; same—Regina Katz et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 696; same—Thos J Delehanty et al; action acquire title, &c; J L Quackenbush (A)
2D AV, 697; same—Thos P J Delehanty et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 697; same—Geo W Jarchow et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 699-703; same—Katharina Holm et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 707-17; same—Henry Riffel et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 710-16; same—Chas Wendt et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 719-21; same—Fredk Gebien et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 740; same—Geo N Fischer et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 745; same—Patk Purcell et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 756; same—Jno Becker et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 760; same—Philip Weintraub et al; action acquire title, &c; J L Quackenbush (A).
2D AV, 968; same—Ida M Smith et al; action acquire title, &c; J L Quackenbush (A).

MAR. 5.

No Lis Pendens filed this day.

Bronx.

FEB. 26.

No Lis Pendens filed this day.

FEB. 27.

No Lis Pendens filed this day.

MAR. 1.

No Lis Pendens filed this day.

MAR. 2.

COURTLANDT AV, swc 151st, 59x100; Saml Grodginsky—Saml Williams et al; partition suit; Roeder & Roeder (A).
LOT 25, map of 250 lots known as Thompson-Rose Estate; Rianto Scafati et al—Antonio Alvino et al; action to set aside deed; B Littell (A).

MAR. 3.

No Lis Pendens filed this day.

MAR. 4.

FORDHAM RD, ns, 49.3 e Harlem River ter, 50 x60; Chas G Lobman—Jos Gruber et al; action to foreclose mechanics lien; Hirleman & Vaughan (A).
LOT 64, map of New Village of Jerome, 24th Ward; May McDonald—Wm Stewart et al; action to foreclose transfer of tax lien; E L Brisach (A).

Brooklyn.

FEB. 25.

PARK PL, ss, 174.7 e 6 av, 16.8x100; Seles B Stuchfield—Louisa W Chapman et al; W H Govd (A).
STERLING ST, sec Rogers av, 25x100; Marcus Kahn—Market Realty Co et al; B N Manne (A).
TROUTMAN ST, ses, 450 sw Central av, 25x 122.9x27.4x123.9; same—McKIBBIN ST, 236; Lizzie Schreiman -Max Schnure & ano; to create a lien; Fischer, Wolf & V (A).
VAN BRUNT ST, ws, 240 s Ewen, 20x90; Thos P Archer—Jno Connors et al; partition; J P Judge (A).
72D ST, nes, 350 se 3 av, 20x100; Trustees of the Fund for Aged & Infirm Clergymen of Prot Epis Church in Diocese of L I—Annie J Freeman et al; H L Thompson (A).
DITMAS AV, ns, 21.4 w E 3d, 20x100; Louis Barth—Frieda Hammer et al; P J Knobloch (A).
PENNSYLVANIA AV, nec Belmont av, 45x81; also CHRISTOPHER AV, es, 125 n Sutter av, 25x100; State Bank—Geo M Dunaif et al; A Levin (A).
MARCY AV, ws, 40 n Monroe, 20x85; Philip Schneider—Jacob Krimko et al; C Reinhardt (A).
PITKIN AV, sec Sackman, 37.6x74.9; Mirel Chester—Beckie Rothstein et al; S Rabinowitz (A).
7TH AV, ws, 83.4 s Lincoln pl, runs w110xs16.8 xe10xs16.8xe100xn— to beg; N Y Title Ins Co—St Heliers Holding Co et al; H M Bellinger (A).
LOTS 1258-9, blk 32, map of Sea Gate; Laura F Smith—Frances H Sill; Wilson & Van Wagoner (A).
PROP begins ss rd leading from Canarsie to Village of Flatlands at int land of Wm Kouwenhoven, with certain exceptions thereof; Home Life Ins Co—Patrdegat Heights Co et al; H L Thompson (A).

FEB. 26.

FRANKLIN ST, nec Bay av, 100x100; Fredk S Dates—Philip S Tilden et al; H E Heistad (A).
HOPE ST, ec Keap, 25x100; Julius Blauner—N Reisler Iron Works, Inc, et al; to set aside deed; I Gainsburg (A).
MESEROLE ST, nec Morrell, 158.6x200x208.5x 217.3; Mutual Life Ins Co—Eastern Bwg Co et al; F L Allen (A).
NELSON ST, ns, 201.9 e Columbia, 25x100; Mary Brennan—Michl Hickey & ano; to declare deed void; J S Ross (A).
PARK PL, ns, 120 e Hopkinson av, runs n85xe 9xse27.5xs82.2xw20 to beg; Jos Levin—Jos Schwartzman & ano; L Lipskin (A).
VAN BRUNT ST, ses, 80 sw Vandyke, runs se 90xne80xse25xsw100xnw115xne20 to beg; Eliz Grist—Jno S Quirke et al; B L Fletcher (A).
WARREN ST, sec 4 av, 100x190; Frank Vesely —Benj Borenstein et al; to replace a deed; L C Norris (A).
7TH ST, ss, 193.4 w 5 av, 21x100; Emily S Wood—Minnie Viemeister et al; Woode, Cooke & S (A).
BROADWAY, 176; Auguste K Stache—Benj F Knowles et al; E McFarlan (A).
HEGEMAN AV, ns, 60 w Georgia av, 20x75; Geo B Ensworth—Sackman Bldg & Impt Co & ano; D V D Reilly (A).
HEGEMAN AV, ns, 20 w Georgia av, 20x75; same—same; same (A).
HEGEMAN AV, ns, 40 w Georgia av, 20x75; same—same; same (A).
THATFORD AV, nec Sutter av, 25x100; also THATFORD AV, es, 225 n Belmont av, 25x 100; also DUMONT AV, ns, 23 e Thatford av, 25x100; also ROCKAWAY AV, es, 50 s Belmont av, 25x100; also THATFORD AV, es, 275 s Belmont av, 25x100; also OSBORN ST, ws, 100 n Sutter av, 25x100; also THATFORD AV, es, 125 n Belmont av, 25x100; also THATFORD AV, es, 125 n Sutter av, 25x100; Henry C Small—Jos Mattison et al; to settle dower right; Levy, Gutman & G (A).
VERNON AV, ns, 343 e Throop av, 17.10x100; Danl K Hall—Simon Epstein et al; Coombs & Wilson (A).
VERNON AV, ns, 360.10 e Throop av, 17.10x 100; same—same; same (A).
PROP begins 24 s of sec Gold & Willoughby, 22x85; Eliz O'Rourke—Jas E Mullaly et al; partition; R J Heisler (A).

FEB. 27.

DECATUR ST, nws, 100 ne Knickerbocker av, 50x100 Vincent Grimm—Ray Streep et al; foreclosure mechanic's lien; A Bernheim (A).
DITMARS ST, s/st, ne Myrtle av, runs ne 43.2xe101.8xse28.3xsw114.9xnw100 to beg; Otto Gruhn—Theo C Eppig et al; specific performance; J J Haggerty (A).
HICKS ST, nec Sackett, 20x75; Wm R Hayes—Mary C Barg et al; J M Rider (A).
JORALEMON ST, 124, 120, 118; HENRY ST, 228; FLATBUSH AV, 234-236; 3D PL, 86, 86A & 88; DEKALB AV, 1006, 1008 & 1008½; FLATBUSH AV, 226-28; Harry D Chauncey—Harry S Fitch et al; partition; D Welch (A).
E STH ST, es, 200 s Av T, 40x100; Anna M E Watkins—Fredk M Seiler; Wells & Snedeker (A).
61ST ST, ns, 300 w 12 av, 40x100; Emma S Quimby—Gustav Anderson et al; J H Lack (A).
4TH ST, ns, 222. w 18 av, 17x100; Elsie Formm —Nettie Lippmann et al; S F Alexander (A).
74TH ST, ns, 205.7 w 18 av, 17x100; same—same; same (A).
77TH ST, swc Narrows av, runs w250xs—xe250x n195 to beg; N Y Mtg & Security Coo—J Remsen Bennett et al; H M Bellinger, Jr (A).
CLASSON AV, es, 49.11 s Park av, 50.2x94.8x 50.2x94.4; Jos Huber—Chas M Beck et al; J F Clarke (A).
KNICKERBOCKER AV, nes, 280 w Putnam av, 19.10x83; Jane Gallagher—Audolph N Bauman et al; Reynolds & Geis (A).
SHEFFIELD AV, es, 130 s Sutter av, 20x95; Anna Solomon—Sarah Malofsky et al; D B Getz (A).
5TH AV, sec 50th, 25.2x100; Mark & Mohl, Inc—Eliz McCormack et al; foreclosure mechanics' liens; S Markewich (A).
LOTS 721 to 723, block 19, map Sea Gate, prop of Norton Point Land Co; D Stuart Dodge—W Irving Twombly & ano; H W Jessup (A).

MAR. 1.

LOGAN ST, es, 975 n 3d, 25x150; Carrie J Beach —Wm H Jordan et al; E R Vollmer (A).
38TH ST, 1054; Matilda Rafalovitz—Sadie M Risch et al; J E Wolfe (A).

HAMILTON AV, ss, 141.6 e Columbia, 40.8x59.5x 37.6x55.2; Arthur Smith—Bloch Realty Co et al; S T Carlin Jr (A).
KENT AV, es, 107.10 s S 8th, 44.4x107.6x45x 115.5; also KENT AV, es, 25.5 s S 8th, runs s 82.5x115.5xn85.5xw51.10x52.9xw70.6 to beg; Title Estates & Mtg Co Anna E Ring et al; G H Boyce (A).
LIVONIA AV, nwc Hendrix, 75x100; also LIVONIA, ns, 75 e Van Siclen av, 50x100; Feinstein & Schwartz Constn Co—Anthony L Williams & ano; specific performance; A Ablowitz (A).
SUTTER AV, ss, 75 e Barbey, 25x100; Saml Patrick—Saml Glassman et al; H Lurio (A).
LOT S, map of prop John Hayman (deed) on Gravesend Bay; also LOT 12, map of land under water in Gravesend Bay; Wm Matthews —Geo F Dobson et al; W W Butcher (A).

MAR. 2.
CLAY ST, ss, 150 w Oakland, 50x100; Margt Oughetree—Cath A Seguine & ano; G J Goldberg (A).
MARION ST, ns, 300 e Rockaway av, 18.4x100; Albert C Weller—Philip Schmitt et al; Mann Buxbaum & S (A).
PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; J J Spain (A).
UNION ST, ns, 224.8 w Smith, 53.4x100; Henry C Ibbotson—Marba Realty Corpn; foreclosure of mechanic's lien; Watson & Kristeller (A).
10TH ST, sws, 189.6 se 8 av, 18.9x100; Caroline D Cortleyou—Margaretha Fassott & ano; F B Colton (A).
EASTERN PKWAY EXTN, nws, 117 sw Lincoln pl, runs nw74.6x139.2xsw117 to beg; Cornfield, Inc—Arenkay Amusement Co et al; Kugel & Saxe (A).

MAR. 3.
COOPER ST, nws, 100 sw Knickerbocker av, 50x 200; Fred Roeder—Mayer Silver; foreclosure mechanic's lien; W I Karle (A).
ELTON ST, es, 375 n Liberty av, 25x90; Adeline Fry—Oscar A Perine et al; C J McDermott (A).
MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank—Jno F Gompert et al; Phillips & Avery (A).
MOORE ST, ns, 75 e Leonard, 75x100; Title G & T Co—Morris Magaril et al; T F Redmond (A).
SCHERMERHORN ST, ss, 325 e Bond, 50x81.11; Annie E McManamy—Z Matilda Bergen et al; W R Doherty (A).
VARET ST, ss, 172.10 w Bogart, 25x100; Nachman Goldstein—Morris Stander; specific performance; M M Katz (A).
E 2D ST, ws, 120 s Beverly rd, 20x100; Adolph Bechtold—Annie Bechtold; to create a trust; H E Heistad (A).
7TH ST, ns, 314.2 e 4 av, 16.8x100; Anna M Everit—Jas O'Rourke et al; G W Pearsall (A).
8TH ST, ss, 175 e 5 av, runs s180xe125xn95xe 6.3xn85xw131.3 to beg; American Sheet Metal Lath Co—Plumb & Bourquin, Inc, et al; foreclosure of mechanic's lien; Lewis & McNamara (A).
N 9TH ST, ns, 125 e Berry, 25x100; also N 9TH ST, 135, 141 & 143; Jno Meyer—Jno O'Grady et al; G L Stamm (A).
E 10TH ST, ws, 514 n Av P, 26x100; Bway Trust Co—Chas T Mauder et al; H D Lott (A).
E 19TH ST, ws, 340 s Av K, 40x100; E 19TH ST, ws, 380 s Av K, 40x100; Wm J Staudinger —Clara J Raynor et al; F W & A E Hinrichs (A).
50TH ST, ss, 340 e 16 av, 37.6x100.2; E Rosalie David—Thos J Hennessy et al; H J Davenport (A).
58TH ST, ns, 540 w 13 av, 20x100.2; Jacob S Hoffman—Mary Smith et al; H J Davenport (A).
58TH ST, nc 14 av, 60.2x100; Henry F Lemmerman—Ada F Coney et al; S M & D E Meeker (A).
66TH ST, sws, 342.6 nw 19 av, 17.6x100; Henry Metcalfe—Aplo Constn Co et al; Dean, Tracy & Mc (A).
66TH ST, sws, 274.5 nw 19 av, 17x100; Alice M Cordier—Aplo Constn Co et al; Dean, Tracy & Mc (A).
66TH ST, sws, 291.5 nw 19 av, 17x100; same—same; same (A).
66TH ST, sws, 240 nw 19 av, 17.5x100; Fredk W Koop—same; same (A).
66TH ST, sws, 308.5 nw 19 av, 17x100; Fannie Rose—same; same (A).
66TH ST, sws, 257.5 nw 19 av, 17x100; Nancy Steinhardt—same; same (A).
66TH ST, sws, 325.5 nw 19 av, 17.1x100; Ella D Koch—same; same (A).
AV J, nec Flatbush av, 19.6x62.6x23.7x75.9; Church Charity Foundation of L I—Jas Graham et al; T F Redmond (A).
AV Y, ss, 74 e 9th, 74x100; Henry A Ingraham—Wm E Platt & wife; A S Hart (A).
BROADWAY, sws, 25 se Ellery, runs se25xsw101.9 xn35xne76.5 to beg; Jacob N Herrle—Harry Miller et al; R E Moffett (A).
EASTERN PKWAY, ss, 189 w Nostrand av, 132.7 x200; John Connor—Wilson Holding Co & ano; foreclosure of mechanic's lien; I F Greene (A).
ROCKAWAY AV, es, 460.2 s Av D, runs ne161.10 xse160xw100xse20xne100xse20xsw 60 x s e 100 x s w 20 x n w 10 x s w 20xse100xsw20xnw160xs w80xnw40xne100xnw100xsw95.5xn68.9 to beg; E 99TH ST, nes, 320 se Av D, runs ne200xse380xs w40xnw 100 x s w20xse100xsw80xnw100xsw20xse 100xsw20xnw100xsw20xnw280 to beg; E 100TH ST, nes, 333.9 se Av D, runs e 48xse358.1sw 119.4xnw366.2 to beg; E 104TH ST, nes, 100 se Av E, runs ne40xnw100xne365.5xse152.6sw—xn w30.5xsw100xnw20 to beg; E 99TH ST, se Av E, runs ne200xse149.9xsw200xnw248.10 to beg; E 98TH ST, se Av E, runs ne200xse148.7xsw 200xnw147.9 to beg; Louisa H Petzoldt—Bklyn & Philadelphia Realty Co et al; McKennell & Appell (A).
SUMNER AV, ws, 100 s Decatur, runs w104.1xs 25.4xe91.8xne25 to beg; Williamsburgh Savgs Bank—Jennie E Hodgson et al; S M & D E Meeker (A).
THROOP AV, nec Lafayette av, runs n100xe58.4 xs20xw16.8xs80xw41.8 to beg; Bond & Mtg Guar Co—Ida Weinberg et al; T F Redmond (A).
LOTS 174 to 185, map of land of Asa W Parker in Bath Beach; Bank of Flatbush—Chas F Lutz; Hovell, McChesney & C (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 27.
CHAMBERS ST, nec W Bway, 100.1x 76.1; Jacob Aloy et al—J Weintraub; Harry W Pearlman (100) 108.00
71ST ST, 346 W; Monroe M Golding—Adw H Litchfield; Manhattan Realty Appraisers (99) 30.97
76TH ST, 532-36 E; S Wolis Iron Works Co—Farmers' Feed Co; Andrew Greis Co, Inc (97) 200.00
110TH ST, 5-7 W; Sol Hurwitz—Louis W Morrison; Aaron Rosenstein, Lolis Medwin & Rosewin Amusement Co, Inc (98) 203.00

MAR. 1.
37TH ST, 438-48 W; Anthony Laura—Elise T Underhill; Morris L Weiss & Whitney Co (4) 490.00
39TH ST, ns, 410 w 5 av, 25x98.9; Jno Laura & Co—Engineers Club; Richard Reeves & Son; Morris L Weiss (1) .. 145.00
57TH ST, 436 W; J Beaumond Spencer —Fredk Ordemann; Jno J Burns (5) 330.00
71ST ST, 346 W; Monroe M Golding—Edw H Litchfield; Manhattan Realty Appraisers (6) 30.97
71ST ST, 342-44 W; Monroe M Golding —Sadie Bonwit; Manhattan Realty Appraisers (7) 97.91
LEXINGTON AV, 311; Anthony Laura —Allerton 38th St Co; Morris L Weiss (2) 80.00
MADISON AV, 617; Anthony Laura—59th St & Madison av Realty Co; Morris L Weiss & Jno T Brady & Co (3) 69.50

MAR. 2.
GRAND ST, 466-70; Northern Waterproofing Co, Inc—Miss Bessie Lewisohn; Murphy Constn Co & Morris L Weiss (10) 190.00
40TH ST, 108-12 W; C H Lang, Inc—Edw W Browning; Lester D Mayne (11) 846.00
SAME PROP; same—Edw W Browning; Jno Lions (12) 384.00
SAME PROP; Salvatore Cutrone—Edw W Browning; Christian H Lang (13) 279.13
57TH ST, 429 E; Julius Shipman—Albert Hartog, exr (14) 25.00
105TH ST, 251 E; Tomback & McPhee, Inc—Julia Gildenberg; renewal (16). 173.85
BOWERY, 50; Shanker Metal Ceiling Co—Wm Kramer Sons Realty Co, Inc; Wm Kramer Sons (8) 348.00
BROADWAY, ws, bet 147th & 148th, —x—; Jos B Friedlander Co—Louis M Morrison & Alice M Morrison; renewal (15) 1,301.03
7TH AV, swc 59th, 25x100; Union Roofing Co—Sol Bloom; Hadden Constn Co; Morris L Weiss (9) 105.00

MAR. 3.
MORTON ST, 9-11; Louis Neuburger, Inc—Miriam L Trigg; David S Ferkin (18) 545.26
40TH ST, 108 W; Spray Electric Co—Edw W Browning; Lester D Mayne; C H Lang, Inc (19) 130.00
BROADWAY, swc 20th, 27.6x94.11x irreg; Reissmann—Edw H Mount; August Hillers (17) 110.00

MAR. 4.
40TH ST, 108-10, W; Thos McLaughlin—Edw Browning; Julius Lion (20) 101.00
SAME PROP; National Fire Proofing Co—Edw W Browning; Lester D Mayne; C H Lang, Inc (21) 169.34
BROADWAY, 18; D M Dillon Steam Boiler Works—Francis W, Walter & Arthur Honeywell; Thos J Burke (22) 1,877.70
MADISON AV, 338; Miller Reed Co—Florence A Alker; Wm P Buckner (24) 6,060.00
2D AV, 126; also ST MARK'S PL, 42½; Jno Sammartano et al—Augusta Y H, Robt R & Amalia Stuyvesant, & S Ralph Davis; Clark & Appleman (23) 450.00

MAR. 5.
161ST ST, 508-10 W; Thos Mulligan Constn Co—Washington Heights Congregation (25) 11,141.00

Bronx.

FEB. 26.
No Mechanics Liens filed this day.

FEB. 27.
TREMONT AV, 79 W; Frank Martirano —Jno Q McCarthy (30) 128.00

MAR. 1.
No Mechanics' Liens filed this day.

MAR. 2.
174TH ST & Watson la, 48x100; Transformer Station; Northern Waterproofing Co, Inc—N Y Edison Co; Harmanns Madden Co & Morris L Weiss (1) 319.63

MAR. 3.
No Mechanics' Liens filed this day.

MAR. 4.
ANTHONY AV, 1936 (1956) Sam Solotoroff—Jos & Mary Lewis & Jos Lewis (2) 206.50

Brooklyn.

FEB. 25.
KOSCIUSKO ST, ns, 150 e Reid av, 50x 100; Goetz & Bro—Tinton Impt Co... 172.86
LIVINGSTON ST, ss, 336.7 w Nevins, 70.9x—; Gabriel Herman—Frank A Keeney, Morris L Wise & Jno H Parker Co. 260.00
PARK PL, nec Rochester av, runs n 128.3xne99.11xse161.8xw126.9 to beg; A Kessler—Willen & Schnitman Bldg Co, Joe Harris, Jake Siltelman & Hyman Mendelowitz 180.00
HOPKINSON AV, 955; M Annenberg—Mollie & Sam Lapidus 160.00
NOSTRAND AV, 594; A I Pollick—Victoria Berger 305.00

FEB. 26.
E 5TH ST, 337; P Lille—Philip & Fanny Herbst 175.00
44TH ST, ns, 200 w 15 av, 120x100.2; Caranza Roofing Co—Diaz Bldg Co, S Himmelstein & A Arker 365.00
BROADWAY, 579; E Oban—Henry J Kempf & Frank Locascio 295.00
EASTERN PKWAY, nwc Lincoln pl, 55 x; H A Cousin—Eli Cont Co & Arenkay Amusement Co 185.00
LIBERTY AV, sec Van Siclen av, 150x 100; R Sangiamo—Diaz Bldg Co & S Himmelstein 450.00

FEB. 27.
S 4TH ST, 252-4; Kendel Gayer, Inc—Ph Levy Cont Co 505.00
ATLANTIC AV, 108-10; L Polakaff—Alex Dicker, Isaac Chaith & Issac Lustgerten 90.00

MAR. 1.
BARRETT ST, ws, 100 n Sutter av, 100 x100; S Marceca—Regal Holding Co. 225.00
HART ST, 310; M Leikin—Gussie Seidlowitz & Meyer Leralsky 128.00
BAY AV, ns, 100 w Elm av, —x—; G F Flinn—Mr & Mrs A Levy 28.55

MAR. 2.
STOCKHOLM ST, ns, 150 e St Nicholas av, —x—; Sun Fire Proof Sash & Door Co—German Hospital & Tower Constn Co 475.00
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Bklyn Fireproof Sash & Door Co—Dorchester Bldg Co 60.00
HOWARD AV, ws, 275 n Sutter av, 100 x100; Colonial Mantel & Refrigerator Co—Adler Holding Co 160.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; Bklyn Fireproof Sash & Door Co—Maxberg Realty Co 175.00

MAR. 3.
DITMAS AV, nec E 17th, runs n109.1xne 31.11xse27.2xs—xw100.2 to beg; Thatcher Furniture Co—Geo H Edwards & Henry Dedrich 156.15

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

FEB. 27.
FORSYTHE ST, 78; Rubin & Robert—Levy Herzog; Feb11'15 ..... 58.32
AUDUBON AV, 109; Jno Charles—Gustave Boehme et al; Jan19'14. ..... 69.00
AUDUBON AV, sec 171st; Emil Nikolal —same; May4'14 ..... 100.00
AUDUBON AV, es, 74.11 n 183d; Saml Miller—West 184th St Constn Co et al; May31'12 ..... 59.00

MAR. 1.
116TH ST, 110 W; E N Little's Sons, Inc—Wm H Hall et al; Sept26'14... 480.00
119TH ST, 419 W; Crystal & Gold Contracting Co, Inc—138 E 38th St Co, Inc, et al; Nov21'13 ..... 1,073.85
1153TH ST, ns, whole front bet St Nicholas & Audubon avs; Frank Falk Co —Moses Goodman Corpn et al; May 4'14 ..... 120.00
SAME PROP; Dicco Donata—same; May 2, 1914 ..... 54.00
7TH AV, 711 to 715; Nathan Strom—Wm W Astor et al; July13'08..... 225.00

MAR. 2.
180TH ST, 712-14 W; Louis Cantor et al—Cornelias W Butler Estate et al; Nov24'14 ..... 135.45

MAR. 3.
No Satisfied Mechanics' Liens filed this day.

MAR. 4.
MONTGOMERY ST, 35-37; Elias M Pilzer—Hebrew Kindergarten & Day Nursery et al; Aug25'14 ..... 400.00
57TH ST, 301 W; American Wood Carpet Flooring Co—Henry C Copeland et al; Nov9'14 ..... 454.00
1ST AV, nwc 28th; Jas F Gillespie Co—Ely F Reiser Co et al; Jan20'15..... 15.85

MAR. 5.
67TH ST, ss, 213.6 e 2 av; Jos Tino & Co—Aug Braun et al; Feb23'15..... 112.10

Bronx.

FEB. 26.
SOUTHERN BLVD, es, 186.4 n Freeman, 100x100; Chas Schlesinger—Dani Augustus Realty Co et al; Oct 17'14. ..... 150.00

FEB. 27.
No Satisfied Mechanics' Liens filed this day.

MAR. 1.
No Satisfied Mechanics' Liens filed this day.

MAR. 2.
No Satisfied Mechanics' Liens filed this day.

MAR. 3.
INTERVALE AV, 993-95; Morris Marks et al—Angel Constn Co, Inc, et al; Dec17'14 ..... 135.00

MAR. 4.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

FEB. 25.

KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; Bernhard Goetz & ano—Tinton Impt Co; Jan15'15 ..... 172.86
SAME PROP; Geo Rusmussen—same; Jan15'15 ..... 540.00
SAME PROP; Abr Fogel—same, Harry Levin & Lewis Schauer; Feb9'15.... 100.00
E 14TH ST, es, 300 s Av W, 100x100; C & I Constn Supply Co—Ceegold Co, Inc, Chas Goldnauer & Frank P Sabetti; Oct9'14 ..... 1,067.05
BLAKE AV, 1058; Philip Malowitz—Ham Einestein; Dec16'12 ..... 138.80
[3]FLATBUSH AV, nwc Newkirk av, 79.6x 120; Michl Hellebrand — Hanabel Constn Co, Inc; Nov11'14 ..... 100.00
PLOT begins 250 w from stake dividing lands of Christopher Davis & Wm C Davis, 75x200; on the border of Jamaica Bay; John Koerner—Canarsie Yacht Club & T H Fraser Co; Feb 15'15 ..... 85.61
SAME PROP; Martin A Fullerton—same; Feb15'15 ..... 78.00
SAME PROP; Alex McLean—same; Feb 15'15 ..... 153.00
SAME PROP; Sami Thoemsen—same; Feb15'15 ..... 160.48
SAME PROP; Alex Nichol—same; Feb 15'15 ..... 87.13
SAME PROP; Wm J Nichol—same; Feb 15'15 ..... 87.13
SAME PROP; Wm J & Alex Nichol—same; Feb15'15 ..... 310.00
SAME PROP; same—same; Feb15'15.. 365.00
SAME PROP; Burger & Gohlke, Inc—same; Feb11'15 ..... 196.00
SAME PROP; Rosario Nigri—same; Nov9'14 ..... 26.64
SAME PROP; Antonio Grazino—same Nov9'14 ..... 33.25
SAME PROP; B M Cullimore—same; Nov9'14 ..... 28.00
SAME PROP; same—same; Nov9'14... 22.75
SAME PROP; same—same; Nov9'14... 28.00
SAME PROP; same—same; Nov9'14... 25.75
SAME PROP; same—same; Nov9'14... 105.00
SAME PROP; same—same; Nov9'14... 50.00
SAME PROP; same—same; Nov9'14... 32.00
SAME PROP; same—same; Nov9'14... 50.00
SAME PROP; Henry C Quartius—same; Nov9'14 ..... 48.92
SAME PROP; D A Linsky Co—same; Nov9'14 ..... 558.00

FEB. 26.

[1]TOMPKINS AV, ss, 25 e Pulaski, 25x 100; Nathan Baskin—Isaac Price & "Jacob" Ponemone; Dec2'14 ..... 131.85

FEB. 27.

BELMONT AV, nwc Junius, 100x100; Bklyn Fireproof Sash & Door Co—Junius McBell & Abr Koeppel; Sept 14'14 ..... 1,490.00
SAME PROP; Curtis Bros Lumber Co—Bell-Junius, Inc; Nov20'14..... 2,979.30
SAME PROP; Carter Black & Ayers—same; Nov19'14 ..... 750.00
JOHNSON AV, 268; Isidor Shkolnick—Isaac Feingold & Nathan Salter; Aug 19'14 ..... 85.00
NEWKIRK AV, sec Ocean av, 125x157 Weisberg-Baer Co—Kirk-New Realty Co; Nov11'14 ..... 6,500.00
TROY AV, es, 102.6 s St Mark's av, 50 x100; Saml Schor & ano—Nass & Berg, Inc; Jan26'15 ..... 327.00
LOT 31, map of prop belonging to H Lohman at Canarsie; also PROP at Jamaica Bay, 250 w land C & W C Davis, 75x200; Realty Supply Corpn—Canarsie Yacht Club & T H Fraser Co; Nov6'14 ..... 543.15
SAME PROP; Sylvester Gass—same; Nov16'14 ..... 438.20
PROP at Jamaica Bay, ss, extending 300 n shore & about 1500 e Canarsie Dock bet prop Wm Hale & Wm Rigby, Jos H Benzing & Co, Inc—Canarsie Yacht Club & T H Fraser Co; Nov4'14 ..... 1,335.55

MAR. 1.

[1]GEORGE ST, ns, 300 w Knickerbocker av, 25x100; Sam Porcaro—Giuseppe Mangiaracina; Feb23'15 ..... 90.00
LIVINGSTON ST, ss, 336.7 w Nevins, runs s70.9xe36.7xs100.9xw221.3xn100.9x e154.7xn70.9xe30 to beg; Gabriel Herman & ano—Frank A Keeney, Jno H Parker Co & Morris L Wise; Feb25'15 260.00
58TH ST, 1135; J P Duffy Co—Salvatore & Antoino Boniello; Feb15'15... 254.90
ROCHESTER AV, nec Park pl, runs n 128.3xne99.11xse161.8xw126.5 to beg; Aaron Kissler—Willen Schnitman Bldg Co, Inc; Joe Harris, Jake Shtilman & Hyman Mendelowitz; Feb25'15 180.00
SUTTER AV, nwc Miller av, 75x100; German Stone Co—New Age Constn Corpn & Saml Lesselbaum; Feb5'15. 96.00

MAR. 2.

BERGEN ST, ss, 424.6 w Ralph av, 40x 127.9; Barnet Sundock—Worth Patterson Constn Co; Nov14'12 ..... 1,550.00
McDONOUGH ST, 141; Wm R Young, Jr, Inc—Chauncey G Cozine; Feb10'15 135.00
E 28TH ST, sec Newkirk av, —x—; Colonial Art Glass Co—St Stephens Evangelical Luth Church & Luther D Gable; Nov28'14 ..... 400.00
BATH AV, 171; H F Meistrell Heating Co, Inc—Antonio Di Candia & S E S Realty Corpn; May4'14..... 286.46
[2]BATH AV, sec Bay 17th, —x—; Terker Iron Wks, Inc—Antonio Di Candia & Saverio Ursetti; Jan10'14..... 350.00
BELMONT AV, nwc Junius, 100x100; Saml Kahn—Bell-Junius, Inc, & Abr Koeppel; Oct19'14 ..... 100.00
LOHMAN'S RD, es, extending to low water mark, Jamaica Bay, 200x75; Bergor Mfg Co—Canarsie Yacht Club & T H Fraser Co; Nov9'14 ..... 251.55

MAR. 3.

CAMBRIDGE PL, 110-18; Jno Lally & ano—Morris Jarcho & King's Iron Wks; Dec22'14 ..... 75.00
FULTON ST, ns, 25.6 e Linwood, 28.9x 99.10; Marcus Kahn—Katie & Albt Markert; Aug14'13 ..... 70.00
W 32D ST, 2940; Oreste Pachi—Michl D & Margt Gilmartin; Aug18'14..... 499.50
[3]W 32D ST, ws, 340 s Mermaid av, 80x 118.10; D A Ziccardy Trim Co—Michl D & Margt Gilmartin & Oreste Pachi; Sept1'13 ..... 348.80
BROADWAD, 694-96; Hillel Dworkin—Christian Schuck, Julius Held, Orient Ins Co of Hartford & Capital Ins Co of Hartford, N H 150.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

FEB. 25, 26 & 27.

No Attachments filed these days.

MAR. 1.

HEYWOOD, Albert E J; Plympton Gardiner & Co; $1,658.16; Van Vorst, Marshall & Smith.

MAR. 2.

MT CARMEL IRON WORKS; Wm C Merryman; $1,034.22; Pratt, Koehler & Boyle.

MAR. 3.

FLETCHER SAVINGS & TRUST CO; Hollar Co; $741.21; I W Goodhue.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 26, 27, MARCH 1, 2, 3 & 4.

Alonze Gaetano. 4th st, 97 E..E Esposito. Barber Fix. 62.50
Centrifugal Pump Co. 72d st, 42 W.. S B Wetton & Co. Pumps..... 145.00
Same. 72d st, 118 W..Same. Pumps.. 145.00
Same. 73d st, 126 W..Same. Pumps.. 145.00
Groha, Fritz, Broadway, 1672..Roeser & Sommer Co. Fixtures 60.00
Juno Realty Co. Lenox av, nec 110th ..Consolidated Chandelier Co. Fixtures. 4,100.00
Newmark & Davis, Inc, & Carnegie Constn Co. Riverside dr, es, bet 141st & 142d..Consolidated Chandelier Co. Fixtures 17,790.00
Same. Same prop..Same. Fixtures.. 1,170.00
Palagiano, Angelo R. 39th st, 260 W.. E Esposito. Barber Fix. 108.00

Bronx.

FEB. 26, 27, MARCH 1, 2, 3 & 4.

James Butler, Inc. 63 Main st, Westchester..Automatic Refrigerating Co of Hartford, Conn. Compressor.... 1,600.00

Brooklyn.

FEB. 25, 26, 27 & MARCH 1, 2, 3.

Bon Ton Constn Co. Rogers av, c Beverley rd..Elsie E Kerby as extrx.(R) 244.00
Dorchester Bldg Co, Inc. 360 E 19th st ..Union Stove Wks. Ranges..... 336.00
Get-a-Home Realty Co. 1303-5 E 40th st..Robt Findlay Mfg Co. Gas Fix.. 88.00
Parken & Lepofsky. 44th st, nr 13 av ..Elsie E Kerby as extrx.....(R) 693.00
Rentow Bldg Co. Lincoln pl, nr Albany av..Colonial Mantel & Refrigerator Co. 125.00
Schur, M. 425 Pennsylvania av..Wm Kerby Co. .....(R) 50.00
Van Wagner Constn Co. 159-61 Remsen st..Wm H Curtin Mfg Co. Heating Apparatus. 838.00
Vermont Mantel & Refrigerator Co. Vermont st, bet New Lots rd & Hegeman av..Colonial Mantel & Refrigerator Co. .....(R) 112.00
Windsor Bldg Co. 4th st, bet 6 & 7 avs ..Elsie E Kerby as extrx.....(R) 101.00
Windsor Bldg Co. 45th st, nr 15 av.. Elsie Kerby as extrx .....(R) 240.00
Yosco, Robt J. Bay 23d st, nr Bath av ..Bay 23d St Constn Co—Bayside Chandelier Co. Gas Fix..... 537.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAR. 2.

HAVEN AV, nec 178th, 97x80; Manhattan Mtg Co loans Nevah Constn Co, Inc, to erect a 5-sty apartment; 13 payments 65,000.00
HAVEN AV, es, 60 n 178th, 65x97; same loans same to erect 5-sty apartment; 13 payments 65,000.00
HAVEN AV, sec 179th, 60x97; same loans same to erect 5-sty apartment; 13 payments 65,000.00
5TH AV, nec 37th, 74.1x125; Metropolitan Life Ins Co loans Murray Hill Investing Co, Inc, to erect 11-sty offices; 9 payments 1,200,000.00

MAR. 3.

LEXINGTON AV, 1626-28; Ver Planck Estate loans Lexington AV & 102D St Co to erect a 6-sty apartment; 7 payments 11,000.00

MAR. 4.

FT. WASHINGTON AV, es, 126.5 s 170th, 51.5x80.10; Van Dyck Estate loans County Engineering Co, Inc, to erect a 6-sty apartment; 13 payments.70,000.00

Bronx.

FEB. 26.

176TH ST, ss, 62 w Marmion av, 50x 100; Rockland Realty Co loans V R Bldg Corpn to erect 5-sty tenement; 14 payments 35,000.00

FEB. 27.

CROTONA PARK, N, ns, 317 e Prospect av, 50x96.9; Rockland Realty Co loans V R Building Corpn to erect 5-sty apartment; 14 payments 35,000.00
167TH ST, swc Clay av, 108.9x110.4; City Mtg Co loans A J Schwartzer Co to erect three 5-sty apartments; 10 payments 70,000.00
176TH ST, nec Crotona pkway, 44.4x 163.6; City Mtg Co loans S B Building Corpn to erect 5-sty apartment with stores; 10 payments.....50,000.00

ORDERS

Brooklyn.

FEB. 26.

TROY AV, nec Prospect pl, —x—; A Williams on Home Title Ins Co to pay Kittanning Sales Co..... 253.00

MAR. 2.

NEWKIRK AV, sec Ocean av, 46x125; Kirknew Realty Corpn on Williamsburgh Savgs Bank to pay Ariando Marine 112.00

MAR. 3.

JUNIUS ST, nwc Belmont av, —x—; Bell-Junius, Inc, on Williamsburgh Savgs Bank to pay Curtis Bros Lumber Co 500.00

DEPARTMENTAL RULINGS.

IMPORTANT ANNOUNCEMENT.

Commencing with the issue of March 13, the Record and Guide will print the addresses of those against whom orders have been issued, by the Bureau of Fire Prevention, in each of the five boroughs of Greater New York. These orders frequently call for new equipment, as well as structural work, and the list should be of great value to those seeking leads for construction prospects.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

(Week ending Feb. 27.)

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 13—Benj Schwartz & Son.....A-C
Beekman st, 60—Hunter & Martin.....C
Canal st, 245—Fred Hollender.....DR
Cannon st, 8—Schlossberg & Spiegel.....DR
Cannon st, 8—Grossman Bros.....DR-A-C-G
Cannon st, 8—Lazarus Krieger.....DR-C-A-G

Cannon st, 8—Mitchel Smoleroff.....C
Cannon st, 8—Gd Columbia Ice Cream Co DR-A-C
Cannon st, 8—Solomon Levine.....G-A-C-DR
Cannon st, 8—Schlosberg & Spiegel.....A-C-G
Centre st, 122-30—Jno H Hanan Realty Co..DR
Chambers st, 75—Geo E Schmidt.....C
Chatham sq, 6—Est David McClenahan.....C
Chatham sq, 6—Robert Miller.....F-C
Cherry st, 169—Market St Realty Co.....DR
Chrystie st, 87-8—Nathan Harrison Realties..DR
Clinton st, 225—Morris Singer.....DR
Dey st, 76—David W Bishop.....B-C
Dey st, 78—O J & K R Wilson, Inc.....C-DR-E-C
East Houston st, 29-31—Wm Ottman et al...DR
Elizabeth st, 23—Est Martin Schrengeisen..C-G
Gansevoort st, 32—Angelino Sartirano.....C-G
Grand st, 275-5—Benson Construction Co....DR
Grand st, 385—Est J S Barclay.....C-E
Grand st, 401—Geo C Hallock et al.....DR
Great Jones st, 25—Nathan Strumpf.....DR
Great Jones st, 25—Hirsch Fiser.....DR
Great Jones st, 25—N Y Rubber Co.....DR
Great Jones st, 25—Mintz & Hollub.....DR
Great Jones st, 25—Harry Kirchner.....DR
Great Jones st, 25—Ernest Mayer.....DR
Great Jones st, 25—Saresky & Deischner..DR
Harrison st, 41—Mary B Callender.....E
Henry st, 295—Est Gould Thorp.....E
Hester st, 55—Theresa Feinberg.....C-DR
Hester st, 55—Hyman Meyerson.....G-C-I
Hester st, 55—Simon Gershonowitz.....C-G-I
Hester st, 55—Jacob Herstin.....C-G-I
Hester st, 55—Israel Smolowitz.....C-G-I
Hester st, 55—Max Goldberg.....C-G-I
Hester st, 55—Abr Horowitz.....C-G-I
Hester st, 55—Samuel Goldberg.....C-I
Hester st, 55—Louis Silverstein.....A
Hester st, 55—Hyman Castleman.....G-C-A-I
Hester st, 55—Solomon Berkowitz.....A
Hester st, 55—Congregation Kanessis.....A
Hester st, 55—Adam Happel.....DR
James st, 3—John A Foster.....B-E
Lafayette st, 401—Eugene Morgenthau.....DR
Maiden la, 1—D A Cushman Realty Corp..DR
Maiden la, 47-9—Interstate Land Holding Co.Sia
Mangin st, 27—Jacob Rader.....C
Mercer st, 121—N Y Eye & Ear Infirmary..DR
Mercer st, 187-9—Est Silas Osborn, Chesebrough..DR
New Bowery, 44-8—Geo Papastratus.....C
Pine st, 31-33—Henry S Redmond Est.....Sia
Prince st, 131-5—Jno A Stewart et al.....DR
Reade st, 83—Silver Slipper Co.....G
Rivington st, 305—Jos Golepsky.....DR
South st, 21—Amos F Eno.....B-C
Spruce st, 15—Fred W Schnelle.....G
Union sq W, 37—Duncan Realty Co.....DR
Walker st, 34-8—Horwitz & Sons.....G
Walker st, 118-26—Burton-Pierce Co.....G
Washington st, 161—Andrew Nolan.....G
Washington st, 161—Hoff Bros & Co.....A
Washington st, 161—Leonard & McCoy.....A
Washington st, 603-09—Sam S Stafford.....DR
Water st, 155—Robert Connor.....B
West Houston st, 11-13—Klein & Nussbaum A-C

Numbered Streets.

8th st, 417 E—Stephens W Roach et al.....DR
10th st, 84 E—Andore Freid.....DR
12th st, 39-41 E—F A Seitz Realty & Constn Co .....DR
13th st, 12 E—Harris Paper Co.....DR
13th st, 12 E—Hanger & Fisher.....DR
13th st, 12 E—Peerless Emb Works.....DR
13th st, 12 E—Lefer Bros.....DR
13th st, 12 E—Jno Moscini.....DR
13th st, 405-9 W—Henry Aibert.....G-A
13th st, 405-9 W—Geo Fish.....A
13th st, 405-9 W—Jas R Roosevelt et al....DR
15th st, 29 W—Belenko Bros.....G
15th st, 29 W—Arlington Dress Co.....G
15th st, 60-2 W—Chas C Wittenauer Est....DR
16th st, 43-7 W—Greenberg & Schulberg....G
16th st, 55 W—Guarantee Dress & Waist Co A-C
16th st, 55 W—Textile Prtg & Emb Co.....A-G
16th st, 629-33 E—Jno J Radley.....DR
17th st, 37 W—Nathan Marmelstein.....G-A
17th st, 37 W—Isadore W Narelstein.....G
17th st, 37 W—Harris Weinstein.....A
19th st, 21 W—Anna Trachtenberg.....DR-A-G
19th st, 21 W—Gustave Bodenheuner.....DR
19th st, 21 W—Noah Levy.....C-DR
19th st, 21 W—Max Davis.....DR-O
19th st, 21 W—Max Herman.....C-DR-A
19th st, 21 W—Rapid Delivery Express Co..DR
19th st, 29-33—Daniel R Kendall et al.....DR
20th st, 26 W—The F & F Exchange.....DR
20th st, 26 W—Jacobs Bros.....DR
20th st, 26 W—Drachman, Bali & Green.....DR
20th st, 26 W—Marguilies & Jess, Inc.....DR
20th st, 26 W—Capin, Cohen & Capin.....DR
20th st, 120 W—Chas Connor.....DR
22d st, 532-40 W—Chas Hofferberth.....DR
23d st, 49-51 W—Michael Coleman.....ST
23d st, 304-10 E—E W Bliss Buildings, Inc..DR
23d st, 521-3 W—Margaret V C Macnutt....DR
23d st, 548-50 W—Henry W Crain.....DR
26th st, 105 W—Friedman & Poppel.....I-C
26th st, 22-4 W—Samuel Richman.....C
28th st, 130 W—Julius Gottreich & Miaskin..G
28th st, 130 W—Workman & Silver.....G
28th st, 130 W—Lustgarten & Bro.....C
28th st, 130 W—Silberfard & Halprin.....C-G
28th st, 146-8 W—Charter Construction Co..DR
29th st, 116-8 W—David & Louis Herman....G
29th st, 157-61 W—Josephine M Schweinler..DR
29th st, 157-61 W—Louis Gleitsman.....DR-A
29th st, 157-61 W—Imperial Paper Box Co. DR-C-G
29th st, 157-61 W—Est Alfred Lawson.....DR
29th st, 157-61 W—T B Doyle Co.....DR-A-C-G
29th st, 157-61 W—Frisch Toilet & Mirror Co DR
29th st, 157-61 W—Jno E Kohrbeck..DR-C-G-A
29th st, 157-61 W—Consolidated Gas Co.....C
29th st, 163 W—N Monfort Mfg Co.....G
29th st, 163 W—Schwartz & Di Costa.....G
31st st, 5-9 E—F A O Schwarz.....G-L
31st st, 5-9 E—J & H Rosenberg, Inc.....G-DR
31st st, 5-9 E—J & W Goetz.....DR
31st st, 5-9 E—S & L Silver.....G-C
31st st, 5-9 E—Kupper Bros.....G
31st st, 5-9 E—J & M Cohen.....G-L
32d st, 404-8 E—Sawyer Biscuit Co.....DR
35th & Herald sq—N Y Herald Co.....DR
37th st, 9-11 E—Eliz M Anderson.....DR
40th st, 317-25 E—Cutting Est.....DR
40th st, 461-7 W—Hall-Brochert Co.....C
42d st, 109 W—Crowel Adams Est.....C
43d st, 509 W—Geo Reichard et al.....C
45th st, 141 E—Maze Realty Co of N Y.....C
46th st, 20 E—James Pederson.....DR
46th st, 22 E—Geo T Stevens.....DR
47th st, 7 E—Madeline I Dinsmore.....DR
49th st, 21 E—Mary Sexton.....DR
52d st, 15 E—Harley T Proctor.....DR
55th st, 518-26 W—Jacob New Realty Co....DR
56th st, 306-8 E—Aaron Altmayer Est.....DR
57th st, 10 E—Annie Douglass.....DR
57th st, 26 E—Henry H Rogers.....DR
61st st, 306-16 E—John Jordan.....DR
64th st, 250 W—The Phipps Houses, Inc....DR
71st st, 502 E—Anarogyros, S, Inc.....DR
72d st, 503 E—Goodrey Knoche et al.....DR
72d st, 503 E—Stancourt Laundry Co.....DR
72d st, 503 E—Mayer & Levinson Co.....DR
72d st, 503 E—Chamberlayne, Inc.....DR
72d st, 503 E—D S Hess & Co.....DR
78th st, 145-51 W—Hilborne L Roosevelt....DR
78th st & Lexington av (subway)—Patrick McGovern .....A-G
87th st, 115-5 E—Henry D Greenwald.....DR
91st st, 438-40 E—Wm F Cunningham et al.DR
101st st, 421-5 E—Lambert S Quackenbush..DR
107th st, 409 E—Jos Scarcella.....C
111th st, 252-4 E—Gerton Realty Corp.....DR
117th st, 203 E—Frank Sammartano.....A-C
129th st, 156 E—Est Henrietta Manning.....W

Named Avenues.

Amsterdam av, 892-98—Soc Relief Destitute Blind .....W
Av D, 155-63—Av D & 11th St Realty Corp.DR
Bowery, 25—Nathan Lyons.....F
Bowery, 96—Consolidated Gas Co.....C
Bowery, 105—Chas A Chesebrough Est....G-B
Bowery, 188—Wm T inees.....DR
Bowery, 212 —Anna R Morris.....B
Bowery, 243—Salvation Army.....F
Bowery, 276-8—Astor Est.....B-G
Bowery, 246-8—Lyons & Co.....C-F
Bowery, 250-2—Chas D Horsee.....A-D-E
Bowery, 250-2—Astor Estate.....B-C-G
Bowery, 295—Max Reichnack.....G-A
Bowery, 296—Areta Gennara.....G-C
Bowery, 296—Carrie Scnie.....G-C
Bowery, 300—Margaret R Barsatti.....C-F-E
Bowery, 354-58—John A Campbell.....A-E
Broadway, 342-16-9 B Potter, Inc.....DR
Broadway, 388—Jno E Parsons.....C
Broadway, 521—Eldridge T Gerry.....C
Broadway, 530—Postal Life Ins Co.....DR
Broadway, 558-87—Louis Ettinger.....DR
Broadway, 591—Chas W Enuel.....DR
Broadway, 603-5—603-5 Broadway Co.....DR
Broadway, 685-5—Robert Hoe Est Co, Inc...DR
Broadway, 695—Siegel & Roos & Co.....G
Broadway, 712—Herbert H Clark et al.....DR
Broadway, 1681—Ernarut A Mattnieseen.....C
Broadway, 2042-52—Winton Motor Car Co..DR
Lexington av, 373-5—Est Robt Goelet.....DR
Lexington av, 740—Henry Born.....E-L
Lexington av, 46th-47th sts—Merchants & Migrs. Exchange of N Y.....C-E-Tk-Spkr
Madison av, 1015—Brown Bros.....G-A
Park Row, 156—Thos J Payne.....E
Park Row, 180—Sarah A B Adams.....C-E
West Broadway, 450—Lillie Hull est, et al..DR
West Broadway, 535—Consolidated Gas Co....C

Numbered Avenues.

1st av, 398—Frank & Jos Campbell.....C-F
2d av, 2035—Jas A Renwick et al.....DR
3d av, 2291—W J & C E Nauss.....E-B
4th av, 395-401—Hewitt Realty Co.....DR
5th av, 67—Palm Fecnteler Co.....A-G-DR
5th av, 61—Chas Bloch.....C-A-DR
5th av, 67—Morris Bergrin and Max Gross 1-DR-G
5th av, 67—Henry Spingler.....DR
5th av, 140—Helen T Julliard.....St-Sia-F-P
5th av, 149—Columbia College Trustees.....DR
5th av, 715-705 5th Av Co.....DR
6th av, 346—Hall, Lary Cooke Realty Co...DR
7th av, 2513—Mrs. Tessie Kaiser.....G
11th av, 150—Acme Mortgage Co.....DR
11th av, 210-16—Finn Building Co.....DR
11th av, 250—Otis Building Co, Inc.....DR

BRONX ORDERS SERVED.

Named Streets.

Kelly st, nr Av St John—Bd of Education....I

Named Avenues.

Brook av & 159th st—Bd of Ed...C-B-E-G-A-D
Gerard av, 370—Forsman Printing Co....A-DR

BROOKLYN ORDERS SERVED.

Named Streets.

Boerum st, 131 (rear)—Jos Goldstein & Max Davis .....A-C
Boerum st, 131 (rear)—O Pas & J Geller.G-A-C
Boerum st, 131 (rear)—Bklyn Union Gas Co.C
Boerum st, 131 (rear)—Max Schwartz...G-A-C
Boerum st, 131 (rear)—A Jacobs & Abr Pearlman .....A-C-G
Boerum st, 131 (rear)—Samuel Schundelman ..... DR-C
Bogart st, 15 (front)—Joseph Pinsin.....A
Bridge st, 373-9—James Goss.....B
Concord st 16-18—John B Taaffe.....C
Devoe st, 34-42—Chas Voit.....DR
Floyd st, 133-43—John Sklar.....DR
Front st, 258-60—Cornelius Weiss.....G-DR
Fulton st, 66-68—Brooklyn Union Gas Co....G
Fulton st, 66-68—Eusibo Ghelardi.....F-E-C
Fulton st, 178—Michael Flynn.....C-F-E-G
Fulton st, 1120—Colin K Urquhardt.....C
Fulton st, 1170—Charles Winkle.....G
Hudson st, 471—Chas W Church.....B
Humboldt st, 426-8—Frank Meyerhoofer..C-DR
Humboldt st, 426-8—Raphael Zubis..A-C-DR-G
Humboldt st, 426-8—Chas Juzasks.....C-G-DR
Humboldt st, 426-8—Louis Freedman.....DR
Jay st, 19-25—The Chas William Stores....G
McKibben st, 17-19—Jessie Samelson.....DR
McKibben st, 17-19—Samuel Silverstein.....DR
McKibben st, 17-19—Dryfuss Lessberg Nast & Co. .....DR
McKibben st, 17-19—N Y Hat Co.....DR
McKibben st, 17-19—Belgium Mirror Works..DR
McKibben st, 17-19—Omera Specialty Works.DR
McKibben st, 17-19—John Konicke.....DR
McKibben st, 17-19—Schindle Estate.....DR
Noll st, 6-8—Star Bread Box Co.....C-G
Pacific st, nwc 4th av—Episcopal Chrch.C-M-A
Palmetto st, 130-2—D M Balsam Co.....DR
Sackman st, 503-7—Harry Silverstein.....C
Scholes st, 56-60—Lorimer & Schaes Co....DR
South Oxford st, 138—Emma J Carr.....W-D
Sterling pl, 357—Bklyn Union Gas Co.....C
Stockton st, 32-40—John Clarke Est, Inc..C-M
Vermont st, 124-32—George A Colby.....E-G-M
Wallabout st, 193-5—Bklyn Parlor Frame Co.A
Warren st, 51—Bklyn Union Gas Co.....C
Warren st, 51—Satoris Stratis.....A-F-D-E
Wyckoff st, 269-71—J D Williams, Inc.....DR

Numbered Streets.

1st st, 58-60 N (rear)—David Eisenhart.....A
1st st, 58-60 N (rear)—Sargoy Bros.....A
1st st, 58-60 N (rear)—David Eisenhart.....C
1st st, 141-49 E—Wright Cake Co.....C-G-DR
1st st, 141-49 E—Samuel Bitterman.....DR
1st st, 141-49 E—Montauk Leather Specialty Co .....G-DR-A-C
1st st, 145-9 N—Brooklyn Union Gas Co.....C
2d st, 396-400 S—Eugene H Shotwell.....DR
2d st, 396-400 S—International Folding Paper Box Co .....A-DR
3d st, 111-19 N—J H White Mfg Co.....DR
6th st, 109 S—Waldo DePalma & J Hoskwith.C
6th st, 285-7 N—Diamond Candy Co.....DR
6th st, 285-7 N—Saml Simon & A Barken...DR
6th st, 285-7 N—Peter Kaupas.....DR
6th st, 285-7 N—Abraham Baratz.....DR
6th st, 285-7 N—Mrs Celia Diamond.....DR
15th st, 418-20—N Y & Queens Gas Co.....C
32d st, 112—Est G Molinari.....C-A
41st st, 1279—Harry Pomerantz.....M

Named Avenues.

Atlantic av, 911-13—Henry J Smith.....DR
Atlantic av, 911-13—Chivers Book Binding Co .....DR
Atlantic av, 1396-40—Mrs Mary Skelly.....B-C
Atlantic av, 1717—Samuel) —John Striano....D-M
Broadway, 71—Universal Art Glass Co.....G-A
Broadway, 1517—R Epstein & Co.....DR
Christopher av, 208—Mary Jaffe.....M
DeKalb av, 207—Evelyn E Dunn.....M
East av, 344-52—Samuel Bloomfield.....F-D
East New York av, 1567—Guitana Ferraro...M
East New York av, 1660—Samuel Rottenberg.C
Flushing av, 302-4—Galewitz & Weiner.....G
Flushing av, 345—Samuel Rothchild.....G-C
Forbell av, 182—Henry Rockmors.....C
Forbell av, 184-86-90—Mrs Mary E Stark....G
Forbell av, 192—Mrs Carolina Sauerbrun.....C
Forbell av, 194—Henry W Ueltzer.....C
Forbell av, 196—Frederick Keenan.....C
Forbell av, 198—Chas Humbert.....C
Forbell av, 200—Ernest Richter.....C
Forbell av, 202—Samuel Malkin.....C
Forbell av, 204—John Klein.....C
Forbell av, 206—John Fitzgerald.....C
Forbell av, 210—Henry Curran.....C
Forbell av, 212—Carrie Vaillant.....C
Forbell av, 214—Mrs Mary Bethge.....C
Forbell av, 216—Henry Rockmore.....C
Glenmore av, 245—Shapiro & Aronson.....G-A
Glenmore av, 439—David Warshawsky.....C-M
Graham av, 28—Isaac Goldberg.....DR
Graham av, 28—Samuel Litzshitz.....DR
Graham av, 28—Jacob Kamar.....DR
Grand av, 227—Algier Shoe Mfg Co.....DR
Grand av, 227—Griffin, White Shoe Co.....DR
Grand av, 227—Sheldon-Foster Co.....DR
Grand av, 227—William Epstein.....DR
Grand av, 227—Julius Grossman, Inc.....DR
Greenpoint av, 289-93—Mrs Charlotte M Bierschenk .....DR
Greenpoint av, 289-93—J Friedland Co.....DR
Greenpoint av, 289-93—L Rabinowitz & L Sacks .....DR
Hamilton av, 32-34—Domenico Curcio.....C-E
Johnson av, 26-30 (rear)—Chas Hausner.....C
Kent av, 828-34—Coyne & Delaney Co.....DR
Lafayette av, 687—Bklyn Kindergarten & High School Assn.....C-A-F-B-D
Lincoln rd, 29—Henry Deegan.....J
Myrtle av, 835-43—Chas A Isonoff.....DR
Park av, 284-53—Rigney & Co.....DR
Park av, 294-300—William Chase.....DR
Park av, 294-300—Albert G Jennings.....DR
Pennsylvania av, 252-6—Elliot C Carter & Son .....DR
Pennsylvania av, 252-6—Shuttle Embroidery Works .....DR
Pennsylvania av, 252-6—Joseph Halperin...DR
Pennsylvania av, 252-6—Hoffman Bros.....DR
Pennsylvania av, 252-6—Hurwitz Bros.....DR
Pennsylvania av, 252-6—Joseph Krimsky...DR
St Marks av, 1719—Louis Goldstein.....A
St Marks av, 1719—Nathan Rosenberg.....A
Stone av, swc Newport av—Samuel Epstein..M
Washington av, 60—Joseph Leuci.....A
Washington av, 320—Graham Home for Old Ladies .....B-C
William av, 254-8—Elias Lerner.....DR-G

Numbered Avenues.

3d av, 87-91—Scholtz & Atkinson.....C
6th av, 24-36—Bklyn Union Gas Co.....C
6th av, 24-36—J P Spalding Bros Mfg Co...DR
7th av, 4604—John H Anderson.....M
7th av, 4618—Charles Hiller.....C

QUEENS ORDERS SERVED.

Named Streets.

Amity st, 159 (Flushing)—Philip Bach.....A
Main st, 197-203—East River Gas Co.....C

Numbered Streets.

3d st & Van Alst av (L I C)—Columbia Paper Box Co.....DR

Named Avenues.

East av & 14th st—Metropolitan Elec Co....DR
Forest av, 8 (Maspeth)—Bosch's Milk Dairy..A
Jamaica av, 4728 (Richmond Hill)—Arthur L Reed .....C-DR
Jamaica av, 4728—Wallace Platinum Paper Co .....C-DR
Lee av, ws 90 ft s Woodside av (Woodside)—Winfield Reformed Church.....A
Metropolitan & Van Wyck avs—Jamaica Gas Light Co C
Vernon av, 295-303 (L I C)—Atlantic Macaroni Co .....DR
Woodhaven av & Greenpoint av (Woodside)—Arthur G Lawson, pastor.....A
Woodhaven av & L I R R (Glendale)—Wm Wicke Ribbon Co.....DR

BUILDING MANAGEMENT

ILLUMINATION OF FACTORIES

By R. E. HARRINGTON, Illuminating Engineer*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.



NIGHT VIEW OF CLOTHING FACTORY, SHOWING APPLICATION OF LOCALIZED SYSTEM OF ILLUMINATION.

ALTHOUGH the problem of adequate lighting in factories is receiving more attention at the present time than formerly, yet one may note many instances of poorly lighted shops. This applies equally as well to natural as to artificial lighting.

From the standpoint of safety it is necessary that the factory receive adequate light. Proper light greatly decreases the liability of accident, in that the operators may more easily avoid obstructions in passageways, moving vehicles, fellow operators and the dangerous parts of machines. This point is of considerable importance, as an accident to an operator tends to destroy the morale of the men in that section of the building.

Proper lighting increases production, at the same time reducing its cost. Under correct lighting it is possible for the men to work on as good an efficiency basis during the hours of decreasing daylight as during the hours when the shop is illuminated by natural light. As a result of this condition the total output per man is greatly increased. In addition the number of seconds are materially reduced, resulting in a higher grade of product with its corresponding increase in sales value. Seconds must either be sold at reduced prices or else thrown away.

Another point to be considered is the physical condition of the employees. It is recognized that certain ailments may be directly traced to defective eyesight. It is also admitted that the improper use of light may have very serious effects on the eyes. Doubtless the question at once arises as to what is the proper use of light.

In the first place it must be so employed that the workmen may easily see the work at hand without straining their eyes, and, secondly, there should be no glare. By glare is meant light out of place. An example of this is the use of a clear, bare lamp directly in front of the operator. From the foregoing it may be seen that light may radically affect the physical condition of the workman, and as their physical condition materially affects their working efficiency it is evident that too much stress cannot be laid on the point of adequate lighting.

Having treated on some of the effects of correct illumination, we will turn our attention to the methods of obtaining the results desired.

The first point to be considered is the illuminant. In general, lamps above 20 watts in size are used for factory lighting. The smaller wattage lamps are often used for the lighting of benches, stockracks, local lighting of machines and the like. The medium sized lamps are used for the lighting of factories where the ceiling height is from 10 to 15 feet. The larger sizes are used for the lighting of higher ceiling buildings, where they may be hung from 20 to 40 feet. An example of the latter case is a typical crane bay where the units may be located above the crane or at the sides on columns below the crane. The various methods of lighting will be treated later.

In order that proper illumination results may be obtained, it is essential that the lamps be equipped with correct reflectors. There are many makes and types of reflectors that are available for factory lighting.

Of the various types of direct lighting reflectors available for factory lighting the steel type is doubtless to be preferred. These steel reflectors may be divided into four general groups:

(1) Large bowl type reflectors for general illumination over large areas.

(2) Small bowl type reflectors (symmetrical or angle), for localized lighting.

(3) Dome type reflectors for very wide distribution.

(4) Large angle reflectors for general illumination where light must come from the side.

These reflectors are made in two finishes: alluminum and porcelain enamel. For most instances the porcelain enamel reflectors will give the greatest satisfaction, as they are not readily soiled, do not deteriorate with age, are not easily scratched and are quickly cleaned.

As is doubtless known, the distribution of light from a clear, bare incandescent lamp is such that the maximum candlepower is at the horizontal. Although this distribution lends itself most excellently to redirection by means of suitable reflectors, it is not particularly efficient in itself, due to the fact that a majority of the light is required downward on the working plane. It is seen from this that a primary function of a reflector is to redirect the light in a useful direction.

Reflectors are also necessary to cover the lamp in such a manner that the bright filament of the lamp is not in the direct line of vision. As a result the use of lamps without reflectors, or lamps with shallow type of reflectors, so located that the lamps are in the direct line of vision, are to be avoided. The glare occasioned in these instances is not only injurious to the eyes of the workmen, but it has an effect on the work accomplished.

Of the three methods of lighting, direct, semi-indirect and totally indirect, as outlined in Mr. Powell's article, the direct system of lighting is the one most applicable to factory lighting. This is due to the fact that efficiency is the determining factor and, considered from the standpoint of light utilization, the direct system is more efficient than either the semi-indirect or totally indirect. There are four methods of direct lighting commonly employed for the lighting of factories: Localized lighting, general illumination, combined general and localized lighting, and localized general illumination.

Local lighting consists of the use of low candlepower lamps located close to the workman and under his control. Al-



NIGHT VIEW OF AN ERECTION BAY, SHOWING THE USE OF GENERAL ILLUMINATION.

*The accompanying article was prepared for the Record and Guide at the request of the Society for Electrical Development.

though this system is applicable in certain processes, such as in the boring out of castings and the making of fine parts, it should be avoided as much as possible. Its use is liable to result in undue eye strain. When used, a certain amount of general lighting should be provided for the rest of the room, in order that there may not be too great a contrast between the brightly lighted work and the dimly lighted room. This low value of general illumination is also necessary in order that the operators may easily see objects while moving about the room. Figure No. 1 is a night photograph of a manufacturing plant and shows the use of this system. As the units are under the control of the workmen, time is lost in adjusting the light. Renewals and maintenance are high.

General Illumination.

The general illuminating system, or a modification thereof is used quite extensively for all classes of factory lighting. General illumination is radically different from local lighting in that large units are used hung high and out of the reach of the workmen. As a result no time is lost in adjusting the lamps. Renewals and maintenance are at a minimum. The object in this method of lighting is to obtain, as nearly as possible, even illumination over the entire area. The units should be correctly spaced and hung at the proper height in order to obtain the results desired. Most reflector manufacturers have determined ratios between spacing and hanging height for reflectors that give certain distributions. These ratios, when adhered to, will result in approximately even illumination.

In certain processes where a high intensity of illumination is required at certain points, as in a machine shop, it is often inadvisable to provide general illumination. The reason for this is that the entire room would have to be lighted to a high intensity in order to provide sufficient light and to have it come from the proper direction.

General illumination is particularly adapted to large, high, open workrooms where the manufacturing processes are fairly close together and a good percentage of the floor area is in such use as to require illumination.

As large units are usually used for this system, it is essential that they be provided with suitable reflectors, in order to protect the eyes of the workmen and to produce satisfactory illumination. Where the ceilings are medium in height, say 9 to 12 feet, it is generally advisable to provide a bowl shaped reflector. For higher ceilings the dome type will be found to be very satisfactory.

Application of System.

Figure No. 2 is a night view of an erecting bay showing the application of this method of lighting, using 400 watt Mazda lamps spaced on about 16 ft. centers and hung 20 feet above the floor. Dome type reflectors are used, the units being located above the crane travel.

The combined general and localized lighting system consists of the use of a relatively low value of general illumination supplied by ceiling units, supplemented by local lights, where more light is required. One application of this method is where one part of a room is used for storage and the remainder used for machine work. Another application is in the sewing room of a clothing factory. In this case a high intensity is required at the needle point. This may be supplied by low wattage lamps in small reflector, one lamp being used for each machine, close to the work. Light for movement about the room is supplied by larger units located in the ceiling. Other uses for this method of lighting may readily be brought to mind.

As stated previously, localized general illumination is a modification of general illumination. In this method no attempt is made to provide even illumination, the object being to provide a high intensity where needed, that is at important points, and a lower intensity at intermediate points. It is seen from this that it has as a limit on one side localized lighting and on the other side general illumination.

BUILDING LOANS.

Various Methods of Financing Operations for Large Structures.

By T. E. Flanegin.

FEW large business structures are built without loans. For one man who can erect his building without a mortgage a hundred must obtain assistance in financing the erection of the structure.

In general, there are four sources to which the prospective builder may apply in securing his desired loan: (a) Insurance companies, (b) bond and mortgage houses, (c) local banks and trust companies, and (d) individuals.

There are about sixty life insurance companies in the United States that have gross incomes of a million dollars a year or more. Some of the largest have weekly incomes exceeding a million dollars. A large portion of this tremendous income goes to the policy-holders and for expenses, but the balance is added to the reserve and becomes available for investment. These investments are closely supervised by the various state insurance departments, and this supervision has resulted in more and more of these reserves being invested in real estate mortgages.

Division of Business.

A letter of inquiry addressed to all the large life insurance companies brought the information that of the sixty companies addressed, forty of them confined most of their real estate loans to farm mortgages, while the remaining twenty looked with favor upon high class building loans. Again, several of the companies loaning upon buildings confine their loans to store and office buildings in the centers of our large cities. Some will loan upon wholesale houses and apartment houses, a few will include hotels, but hardly any of them will favor theaters or hospitals.

The insurance companies are usually prohibited by law from loaning more than 50 per cent. of the appraised value of the property, and many companies reduce this limit to 35 or 40 per cent. of the appraised value of the property. Some companies will not advance any money on a building until it is completed, and nearly all of them demand large yearly payments that reduce the mortgage and increase the security.

Many insurance companies will make their loans at a low rate of interest, without any expense to the borrower except the cost of examining title, preparing papers, etc. Other insurance companies allow their local agents to collect a fee for arranging the loans and also make a charge for expenses in connection with the loan. The rate of interest, methods of payment and other details vary, naturally, among the various companies.

Companies Restricted.

The many restrictions thrown about insurance companies, together with the fact that insurance companies will not loan at all upon various classes of buildings, has resulted in the rapid growth of the bond and mortgage houses throughout the United States.

These houses are essentially wholesalers of real estate securities. They buy the bonds and mortgages at the lowest price possible and then in turn retail them to their customers at such a profit as they can secure. The bond houses are usually more liberal than the insurance companies in the percentage they will loan and the buildings they will accept as security, but they, in turn, charge more for their money.

The methods of these houses in handling loans are similar, and one house operates much the same as another. Having arranged to make a loan, the bond house will usually issue bonds for the amount of the loans secured by a mortgage on the ground and building. These bonds usually draw 6 per cent., although the rate varies and may be more or less than the 6 per cent. mentioned. The bond house then takes the entire issue of bonds at a discount on the face value.

Discount Varies Greatly.

The amount of this discount varies greatly, depending upon the money market, class of building, local conditions and other causes. On well located stores and office buildings the bonds will usually bring 95 cents on the dollar. Many building bonds have been sold at less than 90 cents on the dollar. If the bond houses can retail these bonds at par they make a gross profit equal to the amount of the discount. Some times they can do this, but many times they must also sell at a discount, in which case their gross profit is correspondingly reduced. Out of their gross profit they must, of course, pay the expenses of doing business, advertising the bonds and commissions to salesmen.

Bond houses usually demand yearly payments on the principal, the same as the insurance companies, but bond houses are, as rule, more liberal than insurance companies in advancing money during the construction of the building. In addition to the other expenses mentioned, both insurance companies and bond houses will often require the borrower to pay the expenses of the appraisement of the property and to also provide a surety bond securing them against liens and attachments. All these expenses are a tax on the use of the money and materially increase the rate the borrower must pay. In other words, a so-called 6 per cent. loan may cost the borrower 7 per cent. or even more in yearly rate when all the various charges are included.

In recent years many large and costly buildings have been financed in our business centers, on what is known as leasehold property. In these cases the owner of the building does not own the land the building stands upon at all, but merely leases it for a long period at an agreed rental. As most insurance companies are prohibited by law from loaning on any real estate security that does not include the fee to the ground, these leasehold buildings are financed almost entirely by bond houses.

Local Customs Govern.

Loans made by local banks and trust companies are governed by local customs and conditions, and very little can be said about them in this article. In general, however, it can be remembered that savings banks are subjected to supervision similar to the insurance companies, and hence their loans will be of like nature. Trust companies, however, often operate similar to what has been described for the bond houses.

Large loans on buildings by individuals are not common and when made are a matter of personal contract between the borrower and the lender. The rate may be high or low, yearly payments may be large or small, it all depends upon the agreement between the parties concerned. Owing to the limited number of such loans, they cannot be given extended discussion in an article of this kind. Loans on large business buildings involve many legal and business details, so many that most loaning companies specialize in one certain kind of loans and refuse to entertain others. They build up a body of customers that have a preference for a certain class of bonds. For instance, some companies prefer apartment house loans, others will not consider them; some will specialize in loans on factories and industrial plants. They are equipped to judge the merits of the security offered and have customers that desire such securities. Many houses look upon hotel loans as good loans; others view these with distrust.

Method of Procedure.

To the borrower seeking a large building loan the first consideration is to locate the individuals or companies that are equipped to handle the securities he has to offer. Once this is done, the amount of loan, the rate of interest and the time of payment become a matter of negotiation.

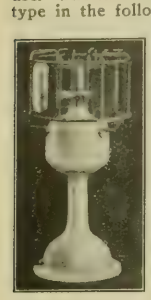
Credit or the use of money is a commodity like food or clothing and is worth what the lender can get for it. If the margin of security is large and the proposition safe the rates should be low, but if the proposition contains an element of speculation the cost of the loan increases accordingly. There are as many different classes of financial institutions making loans as there are merchants selling goods.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

A New Type of Table Fan.

ILLUSTRATED herewith is a new type of horizontal table fan with three speeds and an 8- or 12-inch sweep, suitable for table, desk and restaurant use. The fan differs from the oscillating type in the following particulars:



Instead of its breeze being projected in a certain prescribed arc it diffuses air in a complete circle about the room. Instead of the blades being set in propeller form they are in the form of paddles on a revolving axis and in operation suck the air down through the middle and project it from the blades outward. In this way the air in an entire room is kept in motion. Papers cannot be blown about, because the air motion is away from rather than directed toward table contents. The body is made entirely in white enamel with fan and guard nickel plated and polished. Current is supplied by ordinary lighting socket and cord.

An Easier Way to Clean Tile.

IMPROPER cleaning and the use of improper compounds in the care of tile floors is the answer nine times out of ten for the discoloration and damage to tile floors, and especially to tile bonds that hold the units in place. The same is equally true of marble, terra cotta and mosaic.

The difficulty has been to obtain a correct abrasive cleaner so proportioned in the composition of its ingredients that positive cleansing are obtained without destroying the surface, texture or coloring of the tile.

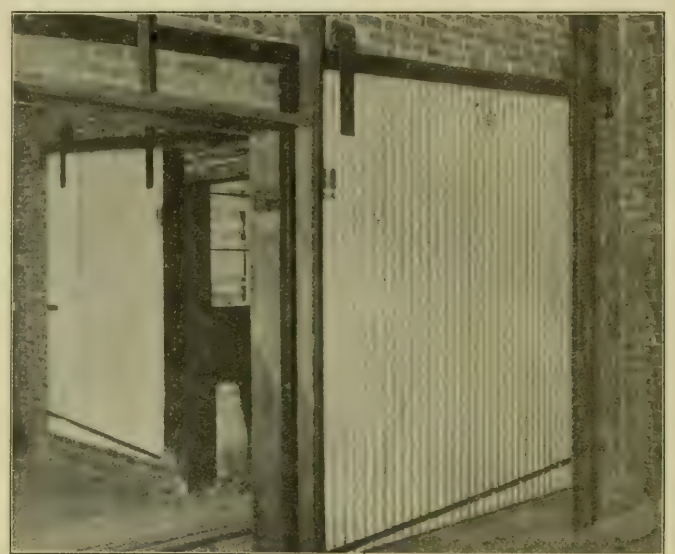
Acid has ruined many costly floors. This agency should never be applied except by skilled artisans proficient in the tile business. Beyond first cleaning, when it is necessary to remove the soluble salts of cement, glue and other ingredients employed in laying the floors, acid should not be used on tile floors and neither should compounds that contain a dangerous amount of this component. Scouring materials often discolor tile and permanently ruin floors. Grease, lye and sand clean quickly, but they do much injury. Soap powders are also responsible for much damage to floors. Any grease applied to a tile floor will ultimately ruin it.

In response to a demand from associated manufacturers of tile an investigation was started with the view of perfecting a compound that will clean tile without damaging it. The result was the perfection of a mild, special processed alkali content, free from caustic or corrosive properties, that cleans sanitarily and is not offensive to the nostrils when being applied. A fine, flaky mineral grit has been perfected that has the distinctive feature of being ground to a powder when pressure enough to otherwise damage the tile surface is applied so that while the dirt is removed, the tile itself is not damaged. The bond of cement or plastic is not damaged in any way. It is light in weight and is easily kept in suspension in water allowing it to cling to the mop instead of to the bottom or sides of the pail. This insures more rapid work, hence cheaper cleaning costs besides the elimination of discoloration and other depreciation of the floor.

Safety Fire Doors.

FIRE doors may hang in their position for years without being used. It is essential, however, that in the emergency the doors should be positively protective and in order to be so it should be free from rust. Rust spots develop immediately upon the application of intense heat and for that reason an iron fire-door that has rusted is as useless as though the door were made of wood.

Fire doors today are frequently installed in pockets and in that position the owner or tenant has little opportunity to know whether the door is in good condition or not. It has seemed wise to a prominent manufacturer to perfect a metal that will be positively rust-proof. Such a metal is now being marketed here. The door itself is of metal, and has been tested to 500 degrees above conflagration point. It is made of two walls of cross laid 22-gauge galvanized steel with air chambers and sheet asbestos between. It has patented telescopic channels and joints provide for expansion and contraction along straight lines. Its weight is only five pounds per square foot, which is considerably below



that of the ordinary fire door. All the structural parts are visible and the fire retardant qualities of the door are not materially affected by sudden cooling and impact due to the application of a fire stream while under intense heat. They can be installed as sliding, swinging or vertical doors. By reason of the rust-proof character of the material used the cost of maintenance is said to be entirely done away with.

Heat Value of Cord Wood.

THE available heat value of a cord of wood depends on many different factors. It has a relation not only to the amount of resin it contains, but to the amount of solid wood composing it even when they are of the standard dimensions and occupy 128 cubic feet of space. A certain proportion of this space is made up of air spaces between the sticks, and this air space may be considerable in a cord made of twisted, crooked and knotty sticks. Out of the 128 cubic feet, a fair average of solid wood is about 80 cubic feet.

It is pointed out, however, that heat value is not the only test of usefulness in fuel wood, and since 95 per cent of all wood used for fuel is consumed for domestic purposes, largely in farm houses, such factors as rapidity of burning and ease of lighting are important. Each section of the country has its favored woods and these are said to be, in general, the right ones to use. Hickory, of the non-resinous woods, has the highest fuel value per unit volume of wood, and has other advantages. It burns evenly and holds the heat. The oak comes next, followed by beech, birch and maple. Pine has a relatively low heat value per unit volume, but has other advantages. It ignites readily and gives out a quick, hot flame, but one that soon dies down. This makes it a favorite with rural housekeepers as a summer wood, because it is particularly adapted for hot days in the kitchen.

The fuel qualities of chestnut adapt it particularly to work in brass foundries, where it gives just the required amount of heat and it is, therefore, in favor. The principal disadvantage of the resinous pines is their black smoke.

Fan Hangs from Lighting Cord.

SPACE on a business man's desk usually is at a premium. Because of the presence of papers of value lying about loosely waiting action, it usually has been found necessary to place the executive's desk out of the way of the direct circulation of air. In summer he swelters, thus making it more uncomfortable for laboring indoors when the temperature is high without.

In order to effect more comfort and to save desk space there is being introduced in the market this year a power fan that has many unusual characteristics. Among them is a weight of only 2¾ pounds which permits the fan to be suspended from any lighting cord hanging from a ceiling socket, the same being suspended without injury to the cord or the socket. The fan has an eighth-inch wing spread, will operate under 110 volts, 60 cycles alternating or



110 volt direct current. The range of speed or frequency is five per cent. either above or below normal rating. It has a laminated field and armature of special sheet. The bronze bearings are generous with a self-oiling lubricating process. The body is polished aluminum with nickel-plated fan. It has only one speed and throws a downward air current covering a large area. It is out of the way, convenient, quiet running and especially suited for use over a desk. The price is low and the current consumption is meagre.

CURRENT BUILDING OPERATIONS

Volunteer Hospital, at Water and Beekman Streets, Opened on Lincoln's Birthday, to Care for Cases South of Chambers Street

A NEW and modern building for the Volunteer Hospital was formally opened by Governor Whitman on Lincoln's Birthday, February 12. This hospital is conducted under the jurisdiction of the Volunteers of America and serves the congested district east of Broadway and south of Brooklyn Bridge. The institution is supported by voluntary contributions and receives only a nominal aid from the city for ambulance service and the care of such patients.

The Volunteer Hospital's new building is located at the northwest corner of Water and Beekman streets, Manhattan, and cost about $100,000 to erect. Planned by Adolph Mertin, 34 West 28th street the structure was erected under the personal supervision of the architect. On account of the fact that every phase of illness or accident had to be provided for much thought and careful planning was necessary to accommodate all departments in a building of comparatively small dimensions.

Foundations, mason and stone work waterproofing, fireproofing and roofing was done by James F. Eagan, 162 West 20th street, under a general contract The structural steel was erected by Geo. A. Just, 239 Vernon avenue, Long Island City; the kalamein and carpenter work by Andrew Galbraith, 407 West 35th street, the heating installed by Michael Callahan Co., 354 West 50th st., and the plumbing by Arthur A. McLean, Jr., 17 Battery Place. The hospital supplies and equipment were furnished by the Hospital Supply Co., 53 Fifth avenue.

The structure, which, at present, is three stories and basement in height, has been pronounced by medical and surgical authorities as being the last word in hospital construction and equipment. Three additional stories will simply mean larger departments and greater sphere of influence.

The large and rapidly growing dispensary service of Volunteer Hospital had to be accommodated in the first story of the building. This arrangement necessitated the occupancy of the cellar for many important permanent and temporary uses, so an entirely finished and high cellar became necessary with resultant waterproofing problems, as tidewater was encountered only a few feet below grade. This building has been especially commended by authorities for the compactness of its plan and high efficiency afforded by the general arrangement of the miscellaneous departments.

Construction throughout is absolutely fireproof and designed to be sanitary to the smallest detail. There is not a square corner in the building, where dust can collect or bacteria lodge. The door and window trim has been omitted through the use of heavy wrought iron jambs, with returns, which act as trim, and finish flush with the plaster wall. This method of construction is new and on account of the many favorable comments upon it will, no doubt, be extensively used in future hospital construction, as well as in other structures where particular stress is to be placed on sanitation.



Adolph Martin, Architect.

NEW VOLUNTEER HOSPITAL IN WATER STREET.

The district assigned by the city to the Volunteer Hospital, for ambulance service, covers a dense manufacturing section and a large part of the financial and office building districts of the borough. All ambulance calls, within this section, are to be made to this hospital and the reception and rapid treatment of these patients is one of the requirements imposed by the city authorities. An operating room has been located on the first floor so that surgical cases brought in by ambulance, may receive prompt treatment without moving the patients to operating rooms in distant parts of the building.

This three story and basement building now includes in its equipment for service a laundry, steam heating, refrigeration and filter plants, and a mortuary room. There are four clinic rooms for dispensary service; waiting rooms for male and female patients; doctor's meeting room, general and private office of the superintendent, drug store, emergency operating room, adjoining ambulance room, large operating room, with doctors' shower, and dressing and sterilizing rooms. Female and children's wards, also the medical male ward, large surgical male ward and male ward for septic cases has been provided. The private rooms for special patients with telephones and bath, doctors' and nurses' sleeping quarters, with separate bathrooms, sleeping quarters for internes and ambulance chauffeurs, separate dining rooms for doctors, nurses and superintendent, and separate dining room for internes and common help, bathrooms and toilet facilities, including plumbing fixtures of every description, have been provided in abundance.

While this building is as nearly fireproof as human ingenuity is possible to make it, for the further protection of life and property, a fire alarm system, and standpipes with hose racks on each floor have been installed. A complete telephone system and an emergency gas lighting service has been included, in addition to gas for cooking and fixtures for sterilizing, etc.

The Volunteer Hospital has been located for several years at 93 Gold street, but the quarters were considered very inadequate for the handling of the many cases that daily come under its jurisdiction. The necessity for a hospital of increased capacity was so apparent that it was decided to move the existing institution, rather than create a new one and let the Volunteer operate on restricted lines.

There is practically no unimproved property in the section where the building is located and hundreds of accident cases are yearly cared for, people employed along the water front forming a considerable percentage of the patients treated. There are 102 hospitals now open in Manhattan and the Bronx, but the Volunteer Hospital is the only one provided for those cases, south of Chambers street.

The Fish Market occupies the block front in Beekman street, from Water to Front streets, and one block further away is the old Fulton Market, which takes in the block square bounded by Front, Beekman, South and Fulton streets.

—The biggest shaft of polished stone in America is the battle monument at West Point. It is 41½ feet high. The famous granite columns of the Cathedral of St. John the Divine are each composed of two parts.

—An architect cannot obtain a lien on plans made by him.

NEW CLASSIFICATION OF BUILDINGS

To be Provided for in a Building Ordinance—An Investigation of Elevator Safety Devices to be Made at Merchants' Request

EX-SUPT. MILLER, editor of the Building Code, has prepared a tentative draft of an ordinance in relation to the Classification of Buildings. The proposed article is practically new. It is proposed to group together such buildings to which the main requirements of the Building Law will generally apply. The main reasons for grouping buildings would be, first, with regard to their strength. Residence buildings on this account naturally fall together, as there is no reason why floors in one type of residence buildings need be any stronger than in another. So, any space occupied as a place of assembly should be as strong at one point as at another. So, too, the wall thicknesses would not vary for different types of buildings in the three classes indicated.

Requirements.

Another main group of requirements is the safeguards against fire. This group divides itself again into three, the requirements for the kind of construction, whether fireproof, non-fireproof or frame, the allowable areas to be covered by the buildings, and the equipment of buildings with fire appliances. It is probable that in the case of some buildings of this larger class there would be exceptions. Thus, for instance, in the class of residence buildings there seems to be a feeling generally that the hotel buildings should be fireproof when over 36 feet 6 inches in height, whereas apartment houses are permitted to go up to 70 or 75 feet before they are required to be fireproof. But, generally speaking, one residence building should be as safe as another so far as fireproof construction is concerned. This applies similarly to the matter of undivided areas and the use of fire appliances.

Again, as to exit facilities, the grouping would seem to be as satisfactory as any. Other considerations that would enter would be the limiting heights of buildings and the lighting and ventilation of the same. In considering the light and ventilation of buildings, any building, no matter what it is called, in which there are living and sleeping rooms it would seem should have the same amount of light and air.

Some suggestions have been made that there should be more than three general classes with reference to construction, some proposing four classes and some five. Those who advocate five wish to make a class of mill construction. It is questionable whether there is any need for it in the city of New York.

The tentative classification is, with respect to occupancy, Public Buildings, Residence Buildings and Business Buildings; with respect to construction, fireproof, non-fireproof and frame.

Elevator Safety Devices.

The approval which the Merchants' Association gave to the ordinance providing for the installation of safety devices on elevators, now pending before the Board of Aldermen, has been withdrawn tentatively upon the recommendation of the Committee on Building Code, of which William Crawford is chairman.

In the report of the committee it is said that there is opposition to the ordinance on the part of owners of real estate, the ground of such opposition being that to comply with the terms of the ordinance as to the provision requiring safety devices to be installed upon all passenger elevators would require an outlay of several million dollars, while it is contended that none of the several safety devices now available are of proved reliability.

The Merchants' Association has requested the Board of Aldermen to defer action for sixty days and cause to be made a thorough and complete investigation by a qualified engineer of the dependability of the various safety devices and, particularly, of the experiences of building owners in many cities with respect to them.

The Association also asks for the restoration of the section which permitted the acceptance by the Superintendent of Buildings of elevator inspections made by properly accredited insurance or casualty companies, be advocated.

Ex-Supt. Miller, editor of the Building Code, was present at the meeting of the association at which the foregoing action was taken. He expressed his desire that real estate interests should be fully satisfied as to the dependability of the safety devices on the market.

The elevators in the Municipal Building will be used for the purpose of trying out some of the devices in the interim.

NEW STREET SIGNS.

Have Been Placed Along Madison Avenue—How Do You Like Them?

After months of study and experimentation the borough administration has succeeded in placing along Madison avenue street signs which combine the names of the avenue and the street on a single surface. Both by day and by night the signs can be easily read from any direction, and especially from a passing car.

President Marks has ordered enough signs of the same style for three other avenues, but before having them placed he is awaiting the opinion of the public. That cannot but be favorable. The lettering is white on a blue background, with a glistening enameled surface, and is very distinguishable. Being attached to posts which carry no street lamps or anything to hinder a clear view of the names and letters or to cast a shadow, the signs are considered the best mounted and most distinguishable for daylight reading that New York City has ever had, and they are also easily readable at night from the light of adjacent street lamps.

President Marks is having a special study made for lighted street signs on Park avenue and will soon have a sample sign placed at the corner of 86th street. The old street sign system has always been the subject of a great deal of complaint and he wishes, by inviting public attention to the new signs at this time, to make sure that the new system will be completely successful.

To Centralize Municipal Engineering.

A central municipal engineering department is proposed by City Chamberlain Bruere. Although Mr. Bruere has none of the details of the plan ready to announce, he has given a rough idea of what is contemplated and what he has been advised by engineers would be entirely practical. The striking features of the scheme are as follows:

1. To definitely organize a central engineering department in which would be placed all the mechanical engineers and others who do work of a general type. From this staff the needs of the various departments would be supplied on requisition. The engineers who have a definite specialty and would be fitted for nothing but that, as the strictly bridge engineers in the Bridge Department would, however, be kept where they are.

2. To have common draughting rooms and also a central plant for the making of blue prints and photos for the engineering work.

3. To centralize the staffs which have charge of the mechanical equipment of the various city buildings scattered throughout the Greater City.

"I feel that the city can save a large sum of money every year," said Mr. Bruere, "by eliminating the duplications in engineering work. Just how much can be saved and how many positions done away with, I cannot yet state, as I am still working on this plan."

Women Favor Bungalows.

The influence of women in suburban realty operations is being felt more every day, and is receiving wider recognition in building circles. The bungalow as adopted in some sections of the country makes a direct appeal to the housewife. It saves steps because of compact arrangement of all rooms on one floor.

The building of bungalows has moved on rapidly since the women realized the advantages and created a demand for them. In nearby suburban communities whole sections have been improved with the bungalow type of dwelling. Prices are suited to the average income, and the bungalow plan has made rapid strides for summer residence purposes.

Among the operators who have developed the bungalow as a useful adjunct to real estate sales is T. B. Ackerson, of Brightwaters, Long Island. Mr. Ackerson said in a recent interview, "It is being brought home to us more forcibly each day that the bungalow has come to stay, due to its immediate favor with the women. It is cozy, compact yet spacious enough for comfort. We have constructed numbers of these all-on-one-floor houses at Brightwaters, principally in the Pines section. Many of them are used all year round."

New Post Office Sub-Station for Brooklyn.

P. Tillion & Son, architects, 381 Fulton street, Brooklyn, are preparing plans for the construction of a two-story post office building 50 by 100 feet, to be known as the "New Lots" station. It will be located on the south side of Glenmore avenue, 50 feet east of Crystal street. The facade is to be limestone in Colonial style of architecture. The furnishings and equipment will be modern throughtout. The building is to be leased to the United States Government and is to be built by Henry Kappes, 108 Van Siclen avenue, Brooklyn, who will take all figures on the sub-contracts and post office equipment. It will cost $25,000.

New Queens Development Project.

A building project involving the construction of about 100 residences will follow the sale of a tract fronting in Farmers Mills and Murray avenues at Jamaica Junction, near New York avenue, in Queens. The property was purchased recently by the Rockaway Construction Company from G. P. Butterly in conjunction with J. V. Graham. The purchaser proposes to improve the land with moderate cost dwellings. Ten of the houses have already been sold from the plans.

R. F. Stevens Co. to Erect Plant.

Albert Ullrich, architect and engineer, 367 Fulton street, Brooklyn, is preparing the plans for an office building and pasteurizing plant, to be erected for the R. F. Stevens Co., milk dealers, at the corner of Dean street and Third avenue, Brooklyn. The structure will be built of brick, steels and reinforced concrete and will be fireproof. It will cover a plot 80x120 feet and cost about $120,000. Bids for construction under a general contract will soon be asked.

Hoppin & Koen Plan Residence.

Hoppin & Koen, architects, 224 Fifth avenue, have been retained to prepare the plans and specifications for a fine residence to be erected at 13-15 East 66th street for Harris Fahnestock, of the firm of Fahnestock & Company, bankers and brokers. Plans for the structure have not been started and definite details of construction have not been decided upon. The residence will probably cost more than $100,000.

Alien Labor Troubles.

The labor troubles on the subway works will be solved by the repeal of the law which prohibited the employment of alien labor on public works and eliminating from existing contracts provisions which prevent the employment of aliens. Full steam ahead will then be the order. Albany advices says the repeal bill will be passed and will be signed by the Governor.

IMPORTANT ANNOUNCEMENT.

Commencing with the issue of March 13, the Record and Guide will print the addresses of those against whom orders have been issued, by the Bureau of Fire Prevention, in each of the five boroughs of Greater New York. These orders frequently call for new equipment, as well as structural work, and the list should be of great value to those seeking leads for construction prospects.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

SCHENECTADY, N. Y.—The Associated Lodges, F. & A. M., St. George's Lodge No. 6, Chas. W. Mead Lodge No. 862, New Hope Lodge No. 730 of Schenectady, are arranging for the erection of a Masonic temple. An architect will probably be selected this spring by local competition.

LOCKPORT, N. Y.—An architect will soon be selected for the 2-sty brick church, 50x140 ft, on East av, near Elm st, for the Second Christian Science Church, care of Miss Siedhoff, 123 Erie st. Cost, $10,000 to $12,000.

BUFFALO, N. Y.—W. J. Byers, Jr., 110 East Utica st, Buffalo, contemplates the erection of a 2-sty store and loft building at 110 East Utica st. An architect will be selected without competition.

MEXICO, N. Y.—The Catholic Church of Mexico, N. Y. (Oswego County), Rev. Fr. Wm. F. McCormick, in charge, is raising funds for the erection of a church here. No architect selected.

SYRACUSE, N. Y.—The Bellevue Av M. E. Church, Rev. W. R. Wees, 1605 South Geddes st, pastor, is receiving competitive sketches for a brick and stone church at 103-106 Duane st, corner of Bellevue av.

PLANS FIGURING.

CHURCHES.

BROOKLYN. — McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desire bids on subs at once for the 1-sty church, 56x110 ft, on Bushwick av, between Cooper and Moffatt sts, for St. Thomas's P. E. Church, corner of Bushwick av and Cooper st, Rev. Duncan McPherson Genns, pastor, 67 Moffatt st. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Cost, about $35,000.

DWELLINGS.

GREAT NECK, L. I.—McDermott & Hanigan, Inc., 103 Park av, desire bids on subs at once for the 2½-sty hollow tile and brick residence on Summit Drive, for Henry R. Swartley, Manhasset, L. I. Bates & How, 542 5th av, Manhattan, architects. Cost, about $15,000.

NEWARK, N. J.—Bids will close March 15 for a 2½-sty hollow tile, stucco and frame residence, 29x35 ft, at 640 Parker st, Forest Hill, for Samuel Shaw, Jr., Forest Hill, N. J. Cost, about $8,000.

LOCUST VALLEY, L. I.—Bids will close about March 15 for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av, Manhattan. Kenneth M. Murchison, 101 Park av, Manhattan, architect. Cost, about $80,000.

HOSPITALS & ASYLUMS.

NEW ROCHELLE, N. Y.—Bids will close March 15 for additions to the hospital at Guion st and Burling lane, for the New Rochelle Hospital Association, H. J. Parker, president. Edward F. Stevens, 9 Park st, Boston, Mass., and Butler & Rodman, 16 East 23d st, Manhattan, associated architects. Cost, about $90,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, architect, is taking bids for a 3-sty brick home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind Sisters of St. Joseph. Cost, about $100,000.

RICHMOND.—Bids are desired on subs by the John J. Hearn Construction Co., 69 West 46th st, for Home for Aged and Infirm on the N. Y. City Farm Colony, for the Department of Public Charities of the City of New York. C. B. Meyers, 1 Union sq, Manhattan, architect.

KINGS PARK, L. I.—Plans are being figured to close March 18 at 2:30 P. M. for the chronic patients building for the New York State Hospital Commission, Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about $80,000.

PUBLIC BUILDINGS.

BRONX.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 61st Precinct of the City of New York Police Department, at the southeast corner of 142d st and Brook av. Thain, Hewlett & Reddy, 1181 Broadway, Manhattan, architects.

PLAINFIELD, N. Y.—Additional figures are being received to close April 2 at 3 P. M. for the 1-sty post office building for the U. S. Government. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about $120,000.

STABLES & GARAGES.

PROSPECT AV.—Benjamin W. Levitan, 20 West 31st st, is preparing plans for a 2-sty brick garage, 50x200 ft, at 966-968 Prospect av, for the Prospect Garage Co., care of architect, who will take bids on general contract at once. Cost, about $50,000.

STORES, OFFICES & LOFTS.

MANHATTAN. — McDermott & Hanigan, Inc., 103 Park av, are figuring the contract and desire bids at once on subs for alterations to the building at 41-43 Vesey st, for store, restaurant and loft purposes, for the Callahan Estates, 68 West 11th st. A. D. Pickering, 103 Park av, architect. Cost, about $10,000.

MANHATTAN.—Stuckert & Sloan, Crozier Building, Phila., Pa., architects, are taking bids for a 2-sty automat restaurant and office building at 604-606 6th av, for the Horn & Hardart Co., 600 West 50th st. Cost, about $25,000.

MISCELLANEOUS.

MT. PLEASANT, N. Y.—The John J. Hearn Construction Co., 69 West 46th st, is taking bids on subs for six superstructures for the Board of Water Supply of the City of New York, in the town of Mt. Pleasant. J. Waldo Smith, architect and engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

SEAMAN AV.—The Tremont Architec-

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Contemplated Construction—Continued.

tural Co., 401 East Tremont av, is preparing plans for three 5-sty apartments, 55x95 ft, on the west side of Seaman av, 162 ft north of 207th st, for W. W. Adams, 391 East 149th st, owner and builder. Cost, about $180,000. Bids will be received about March 16.

161ST ST.—Young & Wagner, 1204 Broadway, have prepared plans for two 6-sty apartments in the north side of 161st st, 140 ft west of Ft. Washington av, for the Hudson View Construction Co., 189 Broadway. Cost, about $300,000.

ELSMERE PL.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 5-sty tenement, 25x110 ft, at Elsmere pl and Daly av, for the Defender Construction Co., Max J. Kramer, president, 20 Nassau st. Cost, about $50,000. Owner will handle general contract.

HAVEN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 5-sty apartments on the west side of Haven av, 212 ft south of 181st st, for Chas. Hensle Realty Co., 530 West 27th st. Cost, about $225,000.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for a 6-sty apartment at 4320 Broadway and 653-9 West 184th st, for the Cleo Construction Co., Inc., 51 Chambers st. Cost, about $40,000.

5TH AV.—McKim, Mead & White, 101 Park av, have completed plans for alterations to the 12-sty apartment 998 5th av, for the Curtiss Securities Co., 99 John st. Cost, about $10,000.

114TH ST.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for alterations to the 5-sty apartment at 5 West 114th st, for Ross Josephs, 113 West 114th st. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

2D Av.—The contract has not been awarded for the two 5 and 7-sty brick factories, 1016-1020 2d av, for the United Cigar Mfg. Co., 1016 2d av, as was reported in issue of February 27. Sommerfeld & Steckler, 31 Union sq, architects.

STORES, OFFICES & LOFTS.

BROOME ST.—Samuel Sass, 32 Union sq, has completed plans for alterations to the loft building, 126 Broome st, for the Broome Construction Co., Louis Rossin, president, 5-7 Attorney st, owner, who will take bids about March 10. Cost, about $15,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FORDHAM RD.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty apartment, 40x88 ft, at the northwest corner of Fordham rd and Cambrelling av, for the Terrace Construction Co., Herman E. Champoll, president, 116 West 190th st. Cost, about $40,000.

CRESCENT AV.—Foundations are under way for a 5-sty apartment at the northeast corner of Crescent and Hughes avs, for the Farago Construction Co., 2407 Beaumont av. M. W. Del Gaudio, 401 East Tremont av, architect. Frank Decando, 2443 Cambrelling av, brick mason. Mugler's Iron Works, Inc., 841 West 136th st, structural steel and ornamental iron. Cost, about $40,000.

STORES, OFFICES & LOFTS.

BRYANT Av.—M. Del Gaudio, 401 East Tremont av, is preparing plans for a 1-sty brick and limestone taxpayer, containing 8 stores, at the southwest corner of Bryant av and 179th st, for Jacob Marx, 35 Nassau st. Cost, about $8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

RALPH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment on the east side of Ralph av, 60 ft north of St. John's pl, for the Clinton Place Realty Co.

UNION AV.—Sass & Springsteen, 32 Union sq, are preparing plans for a 6-sty apartment, 50x87 ft, at 90-92 Union av, for Harris Pomerantz, 154 Hayward st. Cost, about $35,000.

STONE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 75x90 ft, at the southeast corner of Stone and Glenmore avs, for Morris Weinberg, 1076 Eastern Parkway, owner and builder. Cost, about $50,000.

LIVONIA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x90 ft, at the southwest corner of Livonia av and Junius st, for the Brite Building Corporation, 1683 Pitkin av. Cost, about $60,000. Owner will handle general contract.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x90 ft, at the northeast corner of Belmont av and Barbey st, for the Cutler Building Co., Inc., P. Kosonovsky, 312 Wyona st, owner and builder. Cost, about $25,000.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty tenement, 47x98 ft, on the west side of Bedford av, 72 ft south of South 4th st, for the R. & H. Construction Co., 277 Quincy st, owner and builder. Cost, about $45,000.

PENNSYLVANIA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x95 ft, on the east side of Pennsylvania av, 150 ft south of Pitkin av, for Samuel Koenig, 1687 St John's pl, owner and builder. Cost, about $25,000.

DORCHESTER RD.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments, 38x122 ft, at the northeast corner of Dorchester rd and East 21st st, for the Brooklyn Union Building Corporation, Louis Gold, 44 Court st, owner and builder. Cost, about $60,000.

39TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for a 4-sty tenement, 50x89 ft in the south side of 39th st, 125 ft west of 7th av, for the Sunrise Realty Co., 1325 46th st, Brooklyn, owner and builder. Cost, about $30,000.

CHURCHES.

BROOKLYN.—Percy W. Darbyshire, 475 5th av, Manhattan, is preparing plans for a 2-sty chapel and residence at Salem Field Cemetery, for the Temple Emanuel El-Synagogue, Rabbi Dr. Jas. Silverman, 45 East 75th st, Manhattan.

DWELLINGS.

15TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for eight 3-sty residences, 20x50 ft, on the west side of 15th av, 20 ft north of 43d st, for the Sherman Building Co., 310 Windsor pl, owner and builder. Total cost, about $50,000.

21ST ST.—E. Kaiser, 68 East 94th st, Manhattan, has completed plans for a 2-sty frame residence, 25x51 ft, in the east side of East 21st st, 340 ft south of Av J, for Mrs. Martha Steiner, 1021 Ocean av. Cost, about $5,000.

52D ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 2-sty residences in the south side of 52d st, 140 ft west of 8th av, for the G. & A. Realty Corporation, David Linder, 19 West 112th st, Manhattan, owner and builder. Cost, about $9,000.

76TH ST.—Plans have been prepared privately for six 2½-sty frame and stucco residences in the north side of 76th st, between 12th and 13th avs, for Andrew Olsen, 1330 62d st, owner and builder. Cost, about $5,000 each.

MONTROSE AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 2-sty brick residence, 23x30 ft, and stable on the south side of Montrose av, 57 ft west of Union av, for Rebecca Wittenstein, 53 Siegal st. S. Lowenthal, 24 Porter av, general contractor. Cost, about $5,000.

FACTORIES & WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, has completed plans for a 2-sty brick and concrete artificial ice plant, 180x100 ft, on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygenic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about $150,000.

PUBLIC BUILDINGS.

ST. JOHNS PL.—Chas. Werner, 316 Flatbush av, has been commissioned to prepare plans for a 2-sty post office building on the south side of St. Johns pl, about 250 ft west of Troy av, for Chas. E. Robertson, 454 Hamilton av. Plans will probably be completed about March 30. U. S. Government, lessee.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids March 1 for the Brooklyn Vocational School. For partitions, William D. Moore, low bidder, at $2,770; furniture, J. Friedman, at $3,866; sanitary, Ernest Krauss, $380; electric, Commercial Construction Co., at $2,062.

BROOKLYN.—Bids were opened by the Board of Education March 1 for installing electric equipment in addtion and alterations to P. S. 36. T. Frederick Jackson, Inc., low bidder, at $8,650.

THEATRES.

BRISTOL AV.—L. Danancher & Co., Fulton st, Jamaica, L. I., have completed plans for a 1-sty brick moving picture theater with stores at the northwest corner of Bristol and Pitkin avs, for Charles E. Dietz, 209 East 112th st, Manhattan. Cost, about $25,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

EDGEWOOD, L. I.—Cohn Bros., 361 Stone av, Brooklyn, are preparing plans for a 4-sty apartment, 75x100 ft, for Oscar Palmleaf, 842 Flatbush av, owner and builder. Cost, about $45,000.

DWELLINGS.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., are preparing plans for ten 2-sty brick residences, 20x55 ft, in the west side of Meade st, 97 ft north of Myrtle av, for Morris Guttman, Inc., 492 Warwick st, Brooklyn, owner and builder. Total cost, about $40,000.

BROOKLYN HILLS, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences, 20x40 ft, in the north side of Walnut st, 215 ft east of Freedom av, and on the south side of Magnolia av, 95 ft east of Freedom av, for the Emden Realty Corporation, Frank F. Gload, Jerome and Church sts, Richmond Hill, owner and builder.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for a 2-sty frame residence, 18x50 ft, for Weinberg & Nelson, 46-51 80th st, Corona, owners and builders. Cost, about $4,500.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for three 2-sty brick residences, 19x48 ft, on Shapola av, near Rapelye av, for I. Bonick, 6 Grand av, owner and builder. Total cost, about $8,000.

ARVERNE, L. I.—Philip Caplan, 477 Boulevard, Rockaway Beach, L. I., is preparing plans for a frame and stucco over metal lath store and residence, 18x60 ft, on the Boulevard, for Fisher & Sloane, Rockaway Beach, L. I. Total cost, about $6,000.

LONG ISLAND CITY.—F. Chmelik, 796 2d av., Long Island City, has completed plans for a 2-sty brick residence, 22x46 ft, in Chestnut st, near Hillcrest av, for Anton Hirsch, 428 East 70th st, Manhattan. Cost, about $5,000.

WOODMERE, L. I.—A. T. Ketcham, Cedarhurst, L. I., has completed plans for two 2½-sty frame and stucco over metal lath residences on Neptune av, for B. Booth, this place, owner and builder. Total cost, about $12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—P. Tillion & Son, 389 Fulton st, Brooklyn, are preparing plans for a 1-sty brick foundry, 62x100 ft, at the southeast corner of Starr av, and Young st, for the Franklin Brass Foundry, M. J. Reilly, 100 Young st. Cost, about $6,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—The Church of Our Lady of Sorrows, Rev. Father J. J. Corrigan, on premises, contemplates the erection of a 3-sty convent, 35x60 ft, in Polk st, from plans by W. J. Ryan, 162 Ryerson st, Brooklyn. Cost, about $14,000.

Richmond.

BANKS.

TOTTENVILLE, S. I.—John Milnes & Co., Richmond av, Port Richmond, have the general contract to erect a 1-sty brick bank, 30x56 ft, for the Tottenville National Bank, A. B. Patterson, president. Slee & Bryson, 154 Montague st, Brooklyn, architects.

Westchester.

DWELLINGS.

MAMARONECK, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence and will soon call for estimates. Mrs. M. W. Gilbert, care of architect, owner.

RYE, N. Y.—Ross & McNeil, 39 East 42d st, Manhattan, have nearly completed plans for a 2½-sty frame, brick veneer and stucco residence on the north side of Apawamis av, near Forst av, for E. B. Van Winkle, care of architects. Cost, about $10,000.

LARCHMONT GARDENS, N. Y.—Harry J. Robinson, 24 West 1st st, Mt. Vernon, has completed plans for a 2½-sty frame residence, 32x33 ft, and is taking bids on separate and general contracts.

RYE, N. Y.—S. Edson Gage, 28 East 49th st, Manhattan, has completed plans for a 2½-sty residence, 23x51 ft, for Mrs. Thos. Worrall, 68 East 77th st, Manhattan. Cost, about $15,000.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2-sty brick dance hall, theatre and restaurant in Rose st, south of Huguenot st, for the Holding Co., R. J. Walters, Huguenot Trust Co., 32 North av, and Walter G. C. Otto, 264 Main st, interested. Cost, about $65,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except [illegible]

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John G. Johnson, 303 East 78th st, has received the general contract to make alterations to the 5-sty tenement, 50x90 ft, at 2466-2468 8th av, for Anna R. Morris, 12 West 53d st. George Dress, 1436 Lexington av, architect.

MANHATTAN. — (Sub.). — David Paton, 1288 Amsterdam av, has received the mason contract for the 5-sty apartment, 50x150 ft, on the south side of Vermilyea av, 250 ft east of Academy st, for the Hudson Investing Co., Fred French, president, care of architect, George F. Pelham, 30 East 42d st. Cost, about $50,000.

NEWARK, N. J.—Pasquale Galasso, 80 Stone st, has received the general contract to erect a 5-sty tenement, 30x48 ft, at 23 Crane st, for Antonio Del Tufo, 74 Webster st. R. Bottelli, 207 Market st, architect. Cost, about $10,000.

PORT RICHMOND, S. I.—George B. Hoberkamp & Son, Richmond, S. I., have received the general contract to erect a 2-sty store and apartment, 26x60 ft, on the west side of Richmond av, 84 ft south of Harrison av, for R. Schnibbe, 202 Richmond av. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Cost, about $6,000.

DWELLINGS.

ENGLEWOOD, N. J.—Charles A. Bogert, opposite depot, has received the general contract to erect a 2½-sty tile, frame and brick veneer residence in Lincoln st, near Walnut st, for Reginald Holliday, care of architects, Carretto & Foster, 30 East 42d st, Manhattan. Cost, about $15,000.

TOMPKINSVILLE, S. I.—Block & Uslan, 200 1st av, New Brighton, S. I., have received the general contract to erect two 2½-sty frame residences on the north side of Rosewood pl, 125 ft east of Turnpike, for Meyer Rosenholz, 230 Richmond turnpike. John Davies, 177 Castleton av, New Brighton, S. I., architect. Cost, about $5,000.

LARCHMONT, N. Y.—George Mertz's Sons, East Portchester, N. Y., have received the general contract to erect a 2-sty brick



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Contracts Awarded—Continued.

veneer and stucco residence for Rudolph J. Schaefer, Park av and 51st st, Manhattan. Frank A. Moore, 542 5th av, Manhattan, architect. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

BRIDGETON, N. J.—H. H. Hawkins, Bridgeton, N. J., has received the general contract to erect a 3-sty warehouse of joist construction, 63x145 ft, adjoining the present plant of the Sanitary Can Co. N. N. Looney, in charge, care of owner. Cost, about $80,000.

WINFIELD, L. I.—Picardi Bros., Corona, L. I., have received the general contract to erect a 2-sty brick cigar factory and residence, 25x80 ft, on the south side of Woodside av, 100 ft west of Walnut st, for Kaufman Worms & Co., 348 East 23d st, Manhattan. Frank Chmelik, 796 2d av, L. I. City, architect. Cost, about $6,000.

ROCKAWAY BEACH, L. I.—Molle & Mejo, 490 Boulevard, have received the general contract to erect two 2½-sty hollow tile and stucco residences, 20x50 ft, on the west side of Brandretta av, 377 ft south of Boulevard, for H. Fleischer, at site. P. Caplan, 447 Boulevard, architect. Cost, about $12,000.

HALLS AND CLUBS.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 2-sty gymnasium and day nursery at 147 Thompson st, for St. Anthony R. C. Church, 151 Thompson st. Francis A. Norris, 552 Rugby rd, Brooklyn, architest. Cost, about $20,000.

MANHATTAN—(Sub.).—The Rapp Construction Co., Madison av and 42d st, has received the reinforced concrete contract for the Y. M. C. A. building at 6 East 3d st, for the Y. M. C. A. Jackson, Rosencrans & Waterbury, 1328 Broadway, architects. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. George A. Fuller Co., 111 Broadway, general contractor. Cost, about $400,000.

MUNICIPAL WORK.

HOBOKEN, N. J.—Andrew J. Phelan, 47 Park st, Jersey City, N. J., has received the general contract to erect a fire house, 50x49 ft, at the northeast corner of Jefferson and 2d sts, for the City of Hoboken, Martin Cooke, City Hall. Briscoe & Fagen, 95 River st, Hoboken, architects. Cost, about $25,000.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has received the general contract to erect P. S. 97 (4-stys), at the southwest corner of Yarmouth and Shipley sts, for the Board of Education. C. B. J. Snyder, Park av and 59th st, Manhattan, architect. Christopher Nally, 710 Columbus av, has the plumbing contract. Cost, about $160,000.

MISCELLANEOUS.

HUNTINGTON, L. I.—Bingham & Campbell, Huntington, L. I., have received the general contract to erect a 1-sty concrete boiler house, 30x30 ft, for W. J. Matheson, Lloyds Neck, L. I. Clinton MacKenzie, 82 Beaver st, Manhattan, architect. Cost, about $6,000.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

BAYONNE, N. J.—Carl J. Goldberg, 437 Broadway, has completed plans for a 3-sty store and flat building, 25x66 ft, at Andrews st and Boulevard, for Abraham Bloom, 34 West 17th st, owner and builder. Cost, about $11,000.

WEST NEW YORK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 4-sty apartment, 50x88 ft, at the northeast corner of Hudson av and 6th st, for S. M. Adelman, Bergenline av, owner and builder. Cost, about $30,000.

ELIZABETH, N. J.—Michael B. Silberstein, 17 Market st, Newark, has completed plans for a 2-sty tenement, 25x48 ft, at Spring st and North av, for Sylvester Salomone, this place. Cost, about $5,000.

CHURCHES.

HAWORTH, N. J. — Frederick J. Schwarz, Colt Building, 146 Ellison st, Paterson, N. J., is preparing plans for a 1-sty frame church, 37x56 ft, for the R. C. Church of the Sacred Heart, Rev. Father G. Di Vincentis, Oradell, N. J. Cost, about $8,000.

DWELLINGS.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, has completed plans for a 2-sty hollow tile and stucco store and residence, 24x54 ft, at Somerset st and Craig rd, for C. D. and Walter Manning, 106 Depot pl, owner and builder. Cost, about $5,000.

CLOSTER, N. J.—Plans are being prepared by W. M. Del Gaudio, 401 East Tremont av, Bronx, for a 3-sty frame and stucco dwelling with three stories, 48x100 ft, for Herry Moskowitz, 511 Elizabeth av, Elizabeth, N. J. Cost, about $12,000.

NEWARK, N. J.—Del Guercio & Gonnelli, 800 Broad st, are preparing plans for a 2½-sty frame residence, 22x56 ft, at 3d av, near Roseville av, for Francisco Rizzolo, 13 6th av, owner and builder. Cost, about $5,000.

SOUTH ORANGE, N. J.—Gustavus Staehlin, Metropolitan Building, Newark, is preparing plans for a 2½-sty hollow tile, stucco or frame residence, 43x30 ft, for Walter L. Niebling, 215 Littleton av, Newark. Cost, $10,000 to $12,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa., is preparing plans for a 4-sty factory, 90x100 ft, at Schuyler and Paterson sts, for Bayuk Bros., 3d and Spruce sts, Philadelphia, Pa.

SCHOOLS AND COLLEGES.

CLIFFSIDE PARK, N. J.—Ernest Sibley, Palisade Park, N. J., is preparing plans for a 2-sty P. S. No. 3 at Palisade and Riverview avs, for the Board of Education of Cliffside Park, Joseph Whalen, president. Appropriation has been passed and bids on general contract will be advertised about April 5. Cost, about $85,000.

MISCELLANEOUS.

HARRISON, N. J.—C. B. Comstock, 110 West 40th st, Manhattan, has been commissioned to prepare plans for a 2-sty baseball park and grand stand between 2d and 3d sts and Hudson and Manhattan Railway, for the Newark Federal League Baseball Club, Patrick T. Powers, president, Fuller Building, New York City.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for a 3-sty brick Turkish bath house at 32 Mercer st, for Max Weinberg, 26 Mercer st. Cost, about $20,000.

MADISON, N. J.—F. R. Nies, care of owners, Hoboken, N. J., is preparing plans for a 2-sty stone passenger station and shelter house for the D. L. & W. R. R. Co., Wm. H. Truesdale, president. Bids will be taken by owner about May 1. George J. Ray, care of owner, chief engineer. Cost, about $25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

25TH ST, 44-46 East, s s, 175 e Madison av, 12-sty brick fireproof store and factory, 50x78; cost, $200,000; owner, John M. Slattery Bldg. & Constn. Co., John M. Slattery, president; Kathleen Slattery; secretary; 157 East 81st st; architects, Schwartz & Gross, 347 5th av. Plan No. 68.

STABLES AND GARAGES.

AUDUBON PARK, foot of West 158th st, 1070 w Broadway, 2-sty brick fireproof stable, garage and offices, 25x100; cost, $5,600; owner, Chas. Adams, Bronxville, N. Y.; architect, W. H. Temple, 1 West 140th st; lessee, Lenox Sand & Gravel Co., 25 West 140th st. Plan No. 69.

ST. NICHOLAS AV, e s, 161' s 162d st, 1-sty brick non-fireproof garage, 32x120; cost, $12,000; owner, Wm. S. O'Brien, 517 West 161st st; architect, Edw. J. O'Brien, 310 West 42d st. Plan No. 65.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV & 178TH ST, n w cor & n s 178th st, 75 w Northern av, two 5-sty brick non-fireproof tenements, 50x92; cost, $125,000; owner, Dayton Improvement Co., Inc., Ely Maran, Pres., Jacob Maran, Secy., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 67.

NORTHERN AV & 179TH ST, s w cor, 5-sty brick non-fireproof stores and tenement, 80x115; cost, $100,000; owner, Dayton Improvement Co., Inc., Ely Maran, Pres., Jacob Maran, Secy., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 66.

VERMILYEA AV, n s, Isham to 211th st, 5-sty brick tenement, 139x67; cost, $90,000; owner, Aldus Constr. Co., Jacob S. Kahn, Pres., Harry A. Lanzner, Secy., 600 West 181st st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 64.

40TH ST, 149-51 East, n s, 100 w 3d av, 9-sty brick f. p. tenement, 50x83; cost, $125,000; owner, 149 East 40th St. Corporation, Myra V. T. Kerr, Pres., Lawrence R. Kerr, Secy., 149 East 40th st; architect, Robt. T. Lyons, Inc., 110 West 40th st. Plan No. 70.

Bronx.

DWELLINGS.

239TH ST, n s, 485 w Katonah av, 2½-sty frame dwelling, 22x32, slate roof; cost, $4,000; owner, James Lord, 330 East 239th st; architect, Wm. Greenless, 429 East 238th st. Plan No. 93.

BOYD AV, e s, 275 s Barnes av, 1-sty frame dwelling, 24x30, shingle roof; cost, $3,000; owner, John Zacco, 137 South 11th av, Mt. Vernon; architect, Anthony J DePace, 854 East 217th st. Plan No. 95.

FACTORIES AND WAREHOUSES.

WALTON AV, w s, 197.3 n 183d st, 1-sty frame shop, 30x80; cost, $200; owner, Robt. Butler, 671 West End av; architect, Wm. Von Hollen, 2431 Morris av. Plan No. 90.

STABLES AND GARAGES.

WALES AV, e s, 97.4 s 151st st, 1-sty brick stable, 23x21.6, slag roof; cost, $400; owner, Geo. Vairo, 608 Wales av; architect, Eugene Vairo, 608 Wales av. Plan No. 91.

PROSPECT AV, e s, 148.6 s 164th st, 2-sty brick garage, slag roof, 50x182.10; cost, $25.-000; owner, Prospect Garage Co., Geo. Graff, on premises, Secy.; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 87.

DORIS ST, w s, 75 s Lyon av, 1-sty concrete garage, shingle roof, 13.6x21.6; cost, $500; owner, Albert H. Roeth, on premises; architect, P. F. Brogan, 119 East 23d st. Plan No. 101.

LORING PL, e s, 136.93 n Hall of Fame terrace, 1-sty concrete garage, cor. iron roof, 14x 15; cost, $150; owner, Percy B. Wightman, 2200 Loring pl; architect, Robt. N. Cleverdon, 2207 Andrews av. Plan No. 99.

STORES AND DWELLINGS.

MORRIS AV, s w cor 184th st, 2-sty brick store and dwelling, tin roof, 21x101.4; cost, $9,000; owner, De Grove Const. Co., D. L. Delaney, 324 Fordham rd, Pres.; architect, Wm. C. Frohne, 2463 Davidson av. Plan No. 89.

STEBBINS AV, w s, 128.4 n Lyman pl, 2-sty brick stores and dwelling, tin roof, 65x44.11; cost, $10,000; owner, Lystel Realty & Holding Co., Robert M. Goldstein, 51 Chambers st. Pres.; architect, F. Steigbeiter, City Hall, Hoboken, N. J. Plan No. 86.

STORES AND TENEMENTS.

JEROME AV, e s, 25 n Burnside av, 1-sty brick stores, slag roof, 50.4x70; cost, $7,000; owner, Henry Meyer, on premises; architect, Chas S. Clark, 441 Tremont av. Plan No. 85.

LONGFELLOW AV, e s, 150 s 172d st, two 5-sty brick tenements, slag roof, 50x88; cost, $80.-000; owner, Traf Bldg Co., John P. Dietinger, 1879 Southern blvd, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 84.

CROTONA AV, n e cor 170th st, 5-sty brick tenement, slag roof, 52.2½x97.9; cost, $60,000; owner, Jos. Sonsin Co., Jos. Sonsin, 1344 Bristow st. Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 88.

BRIGGS AV, s e cor 199th st, two 5-sty brick tenements, 48x110.6, 48.1x91.10, plastic slate roof; cost, $110,000; owner, Daniel Hanlihan, 2867 Bainbridge av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 94.

MORRIS PARK AV, n w cor Wallace av, 1-sty brick stores, 45x70, slag roof; cost, $6,000; owner, Samuel Schwartz, 1707 Unionport rd; architect, Anton Pirner, 2069 Westchester av. Plan No. 92.

CROTONA PARK NORTH, n s, 317 e Prospect av, 5-sty brick tenement, slag roof, 50x84.11; cost, $42,000; owner, V. R. Bldg. Corp., S. Rosenberg, 900 Fox st, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 98.

CRESTON AV, w s, 141.4 n Fordham rd, two 5-sty brick tenements, plastic slate roof, 40x94.10, 40x92; cost, $110,000; owner, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 138th st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 97.

PROSPECT AV, w s, 120 n Tremont av, 5-sty brick tenement, tar and gravel roof, 50x95; cost, $50,000; owner, Morris Silverman, 1830 Clinton av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 96.

CROTONA PARK NORTH, n s, 217 e Prospect av, 5-sty brick tenement, slag roof, 50x 84.3; cost, $50,000; owner, Freown Co., Inc., Fred F. French, 27 Cedar st, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 100.

Brooklyn.

CHURCHES.

BELMONT AV, n s, 27.6 e Elton st, 1-sty brick church, 30.10x49.10, slag roof; cost, $3.-000; owner, Corp. Diocesan Mission L. I., 170 Remsen st; architects, Tandy & Foster, 1931 Broadway, Manhattan. Plan No. 1317.

DWELLINGS.

FENIMORE ST, s s, 378.11 e Nostrand av, 2-sty brick dwelling, 19x50, gravel roof, 2 families; cost, $4,000; owner, Mary Laing, 472 Fenimore st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1208.

EAST 16TH ST, e s, 192 s Av S, ten 2-sty frame dwellings, 16x36; gravel roof, 1 family each; total cost, $30,000; owner, Realty Sales, 1048 East 3d st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 1190.

WEST 16TH ST, e s, 134.7 e Brooklyn av, 1-sty frame dwelling, 22x60, felt roof, 1 family; cost, $1,200; owner, John Maresco, West 16th st, nr Neptune av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1202.

EAST 17TH ST, w s, 214.8 s Av S, four 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $12,000; owner, Realty Sales, 1048 East 3d st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 1189.

49TH ST, s s, 399 e 18th av, two 2-sty frame dwellings, 15.6x56, shingle roof, 2 families each; total cost, $6,000; owner, Ulster Const. Co., 200 East 7th st; architects, Slee & Bryson, 154 Montague st. Plan No. 1212.

GELSTON AV, s w cor 92d st, eight 2-sty frame dwellings, 18.3x43.6, gravel roof, 1 family each; total cost, $20,000; owner, Arthur Pinover, 16 Court st; architect, C. Scheibert, 86th st and 13th av. Plan No. 1199.

DRESDEN ST, e s, 100 n Ridgewood av, two 2-sty frame dwellings, 20x55, tin roof, 2 families each; total cost, $7,000; owner, Geo Bayha, 59 Dresden st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1229.

EAST 14TH ST, e s, 350 s Av V, two 2-sty frame dwellings, 20x55, tin roof, 2 families each; total cost, $9,000; owner, Wm. Fitzpatrick, 2542 East 14th st; architect, Wm. Fitzpatrick, 2542 East 14th st. Plan No. 1243.

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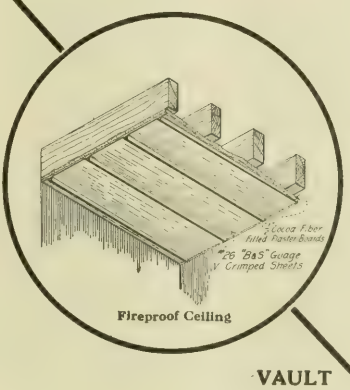
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EAST 19TH ST, w s, 140 s Av R, 3-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $5,000; owner, Wm. H. Barnes, 1203 Beverly rd; architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 1261.

46TH ST, s s, 320 e 16th av, 2-sty frame dwelling, 18.4x38.4, shingle roof, 1 family; cost, $3,500; owner, Ludwig Obermeyer, 717 East 2d st; architect, C. G. Wessell, 1118 Av J. Plan No. 1224.

58TH ST, n s, 100 w 18th av, eight 2-sty frame dwellings, 16x36, shingle roof, 2 families each; total cost, $24,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 1240.

61ST ST, n s, 420 e 6th av, five 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $25,000; owner, Thos. Williams, 675 75th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1262.

EAST 98TH ST, e s, 90 s Denton av, five 1-sty frame dwellings, 18x27, rubberoid roof, 1 family each; total cost, $1,375; owner, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, W. Richter, 4411 18th av. Plan No. 1233.

CATON AV, s e cor East 3d st, ten 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $35,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1244.

EAST 12TH ST, w s, 100 s Av I, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, $3,600; owner, Wm. H. Goldey, 982 Flatbush av; architect, B. F. Hudson, 319 9th st. Plan No. 1330.

EAST 21ST ST, w s, 180 n Av Q, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, $6,400; owner, Oakcrest Bldg. Co., 612 Saratoga av; architect, B. F. Hudson, 319 9th st. Plan No. 1328.

CATON AV, n e cor East 3d st, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $28,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1245.

DENTON AV, n s, 40 e 98th st, five 1-sty frame dwellings, 18x27, rubberoid roof, 1 family each; total cost, $1,375; owner, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, Wm. Richter, 4411 18th av. Plan No. 1234.

DUMONT AV, n s, 20 w Atkins av, four 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $12,000; owner, Max Lenowitz, 537 Prospect av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1254.

LYNNE AV, n s, 100 w West 37th st, 2-sty frame dwelling, —x—, shingle roof, 1 family; cost, $4,500; owner, Eliz. Goots, 2356 2d av, Manhattan; architect, Michael M. Foley, 2160 East 13th st. Plan No. 1250.

NEW YORK AV, n w cor Canarsie lane, 1-sty brick dwelling, 17.10x43, tin roof, 1 family; cost, $3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1228.

NEW YORK AV, w s, 18.3 s Canarsie lane, seven 2-sty brick dwellings, 18.4x40, tin roof, 1 family each; total cost, $21,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1227.

SHEEPSHEAD BAY RD, e s, 175.11 n Emmons av, 1-sty frame dwelling, 22x45, shingle roof, 1 family; cost, $1,800; owner, Albert McLaughlin, Ocean and Voorhies av; architect, M. M. Foley, 2160 Homecrest av. Plan No. 1242.

WARWICK ST, e s, 370 n Arlington av, 2-sty brick dwelling, 24x54, shingle roof, 2 families; cost, $6,500; owner, Andrew Wohlgemuth, 198 Hopkins st; architect, A. R. Koch, 26 Court st. Plan No. 1152.

EAST 13TH ST, w s, 332.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Driesler, 153 Remsen st. Plan No. 1160.

22D AV, s s, 60 w 81st st, 2-sty frame dwelling, 23x35, metal roof, 1 family; cost, $4,000; owner, Julia A. Nichols, 163 Bay 31st st; architects, DeRose & Savignano, 150 Nassau st, Manhattan. Plan No. 1147.

EAST 13TH ST, w s, 172.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,000; owner, D. & N. Const. Co., 1410 Av J; architect, Benj. Driesler, 153 Remsen st. Plan No. 1163.

OCEAN PARKWAY, e s, 300 n Av J, 2-sty frame dwelling, 24x50, shingle roof, 1 family; cost, $4,000; owner, Fredk. Oplinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1162.

WEST ST, e s, 240 s Av O, 2-sty frame dwelling, 16x36, shingle roof, 2 families; cost, $2,500; owner, Jas. B. Roche, 899 East 37th st; architect, Karl F. J. Siefert, 288 East 157th st, Bronx. Plan No. 1297.

RUTLAND RD, n s, 95 East New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $2,500; owner, Patrick W. Tiernan, 241 Rutland rd; architect, F. L. Hines, 169 Montague st. Plan No. 1292.

THATFORD AV, e s, 80 n Hegeman av, fourteen 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $49,000; owner, Jacob Brodsky, 345 Lott av; architect, C. A. Mele, 37 Liberty av. Plan No. 1310.

15TH AV, w s, 20 s 43d st, eight 3-sty brick stores and dwellings, 20x54, slag roof, 2 families each; total cost, $44,000; owner, Sherman Bldg. Co. 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1305.

FACTORIES AND WAREHOUSES.

VAN DAM ST, e s, 170 n Nassau av, 2-sty brick shop, 50x75, concrete roof; cost, $8,000; owner, John W. Moore, 307 Kingsland av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1133.

ST. MARKS AV, s s, 275 e Underhill av, 1-sty brick storage, 25x45, gravel roof; cost, $1,800; owner, Susie Terrone, 336 St. Marks av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1186.

BEARD ST, s s, 184 e Dwight st, 1-sty brick shop, 310x52.6, felt roof; cost, $40,000; owner, Robins Dry Dock Co., 15 Whitehall st, Manhattan; architect, Fredk. Harris, Philadelphia, Pa. Plan No. 1264.

WARWICK ST, n w cor Blake av, 1-sty frame storage, 20x15, tin roof; cost, $500; owner, Hyman Zaromp, 193 Snediker av; architect, Morris Whinston, 459 Stone av. Plan No. 1230.

ATLANTIC AV, s w cor Schenck av, 1-sty brick shop, 25.1x61.6, slag roof; cost, $1,500; owner, F. Wuhl, 2734 Atlantic av; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 1299.

KING ST, s s, 150 w Richards st, 1-sty brick storage, 20x100, slag roof; cost, $2,000; owner, Jos. Redmond, 109 King st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1329.

HOTELS.

WEST 29TH ST, w s, 170 n Railroad av, 2-sty brick hotel, 24x65.6, tin roof; cost, $8,000; owner, Seigel Cont. Co., 66 West 119th st, Manhattan; architect, Benj. W. Levitan, 29 West 31st st, Manhattan. Plan No. 1201.

STABLES AND GARAGES.

OCEAN PARKWAY, e s, 300 n Av J, 1-sty frame garage, 22x20, shingle roof; cost, $800; owner, Fredk. Oplinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1161.

ST. JOHNS PL, n s, 400 w Franklin av, 1-sty brick garage, 165x19, gravel roof; cost, $3,000; owner, John Bose, 459 Eastern parkway; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1187.

EAST 17TH ST, 1364, 1-sty brick garage, 12 x16, shingle roof; cost, $175; owner, Arthur Frost, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1279.

RIDGEWOOD AV, n e cor Railroad av, 1-sty brick garage, 21x19.10, gravel roof; cost, $750; owner, John Gerken, 416 Ridgewood av; architect, E. H. Tolje, 658 Jamaica av. Plan No. 1285.

NEW JERSEY AV, e s, 90 s Stanley av, 2-sty frame stable, 20x27, gravel roof; cost, $1,000; owner, Nathan Katz, on premises; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 1322.

OCEAN AV, w s, 91.5 n Newkirk av, 2-sty brick garage, 30x26, slate roof; cost, $2,500; owner, W. N. Debevoise, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1321.

STORES AND DWELLINGS.

NEW UTRECHT AV, w s, 40 s 48th st, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $18,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1246.

5TH AV, w s, 50 s 90th st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $22,500; owner, Silman Investors, Inc., 2385 Myrtle av; architect, F. W. Eisenla, 16 Court st. Plan No. 1263.

15TH AV, s w cor 44th st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, $8,000; owner, Sherman Bldg. Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1304.

15TH AV, n w cor 44th st, 3-sty brick store & dwelling, 20x100, slag roof, 2 families; cost, $8,000; owner, Sherman Bldg Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1303.

STORES AND TENEMENTS.

68TH ST, n s, 142.11 e 4th av, two 4-sty brick tenements, 50x40.2, slag roof, 20 families each; total cost, $80,000; owner, Boyd Realty Co., 432 Senator st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1164.

BEDFORD AV, n w cor Av D, 4-sty brick tenement, 50x90, slag roof, 16 families; cost, $4,000; owner, Conrad Const. Co., 44 Court st; architect, W. T. McCarthy, 16 Court st. Plan No. 1170.

BEDFORD AV, w s, 50 n Av D, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, $35,000; owner, Conrad Const. Co., 44 Court st; architect, W. T. McCarthy, 16 Court st. Plan No. 1169.

BLAKE AV, s s, 32 w Saratoga av, three 4-sty brick tenements, 24x68, tin roof, 6 families each; total cost, $18,000; owner, Nathan Halperin, 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1183.

OVINGTON AV, s e cor 5th av, 4-sty brick store and tenement, 20.7x81.2, slag roof, 7 families; cost, $20,000; owner, Sigmund Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1171.

SARATOGA AV, s w cor Blake av, 4-sty brick store and tenement, 32x86, tin roof, 7 families; cost, $20,000; owner, Nathan Halperin, 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1182.

STERLING PL, n s, 350 w Classon av, 4-sty brick tenement, 50x98, gravel roof, 20 families; cost, $26,000; owner, Harry Goldstein, 125 Bristol st; architect, Benj. Cohn, 361 Stone av. Plan No. 1213.

STERLING PL, n e cor Howard av, 4-sty brick tenement, 49.10x95, gravel roof, 21 families; cost, $26,000; owner, David Isaacowitz, 316 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1214.

STERLING PL, s e cor Howard av, 4-sty brick tenement, 37.9x90, gravel roof, 15 families; cost, $15,000; owner, David Isaacowitz, 316 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1215.

RODNEY ST, e s, 41.6 s South 4th st, 6-sty brick tenement, 100x57, tin roof, 42 families; cost, $55,000; owner, Glenfor Realty Co., 237 Havemeyer st; architect, Chas. M. Straub, 143 4th av, Manhattan. Plan No. 1249.

63D ST, s s, 220 w 14th av, 4-sty brick tenement, 40x78, slate roof, 16 families; cost, $30,000; owner, Dominico Cosenza, 1365 63d st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 1220.

HOOPER ST, w s, 50 n Broadway, 6-sty brick tenement, 50x87, tin roof, 31 families; cost, $40,000; owner, Solomon Kraus Realty Co., 217 Havemeyer st; architect, Chas M. Straub, 147 4th av. Plan No. 1275.

SOUTH 1ST ST, n s, 150 w Havemeyer st, 6-sty brick store and tenement, 49.1x64, slag roof, 22 families; cost, $40,000; owners, Cohn & Luberstein, 515 Kent av; architects, Shampan & Shampan, 772 Broadway. Plan No. 1312.

EASTERN PKWAY, n s, 269.2 e Utica av, three 4-sty brick tenements, 50x79.6, gravel roof, 16 families each; total cost, $60,000; owner, Jos. I. Aaron, 936 St. Mark's av; architect, Benj. Cohen, 361 Stone av. Plan No. 1295.

HEGEMAN AV, s w cor Hinsdale st, 1-sty frame store, 25x50, slag roof; cost, $1,500; owner, Jennie Fein, 390 Hegeman av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1302.

RIVERDALE AV, s w cor Hinsdale st, 4-sty brick store and tenement, 26x72, gravel roof, 4 families; cost, $9,000; owner, Meyer Chigner, 475 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1277.

RIVERDALE AV, s s, 26 w Hinsdale st, three 3-sty brick tenements, 50x87, gravel roof, 3 families each; total cost, $22,500; owner, Meyer Chigner, 475 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1276.

ST. MARK'S AV, n s, 180 e Hopkinson av, two 4-sty brick tenements, 44.6x94, gravel roof, 20 families each; total cost, $46,000; owner, Saml Sasslsky, 314 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1294.

THEATRES.

ROCKAWAY AV, e s, 225 n Livonia av, 1-sty brick theatre, 42.8x100, tin roof; cost, $25,000; owner, Herman Rapps, 85 Delancey st, Manhattan; architect, Lorenz F. J. Webber, 271 West 125th st, Manhattan. Plan No. 1144.

ROCKAWAY PKWAY, e s, 150 s Glenwood rd, 1-sty brick theatre, 25x119, slag roof; cost, $6,000; owner, Jas. B. Garrison, 1517 Rockaway pkway; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 1271.

BATH AV, n w cor 20th av, 1-sty brick theatre, 57x107, gravel roof; cost, $1,500; owner, Montauk Bath Realty Co., on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1331.

MISCELLANEOUS.

GRAVESEND AV, s e cor Bay parkway, 1-sty brick toilet, 20x30, gravel roof; cost, $3,000; owner, Washington Cemetery Corp., 228 Gravesend av; architect, Ben L. Gleickman, 927 Fox st, Bronx. Plan No. 1332.

Queens.

DWELLINGS.

FAR ROCKAWAY.—Rochester av, e s, 80 n Edgemere av, two 2½-sty frame dwellings, 20x43, shingle roof, 1 family, steam heat; cost, $7,000; owner, Geraldine Githeus, 115 Broadway, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan Nos. 429-30.

FLUSHING.—15th st, w s, 104 n Mitchell av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $2,200; owner, Edward Richardson, 45 Percy st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 424.

FLUSHING.—16th st, e s, 129 n Sandford av, 2½-sty frame dwelling, 27x26, shingle roof, 1 family, steam heat; cost, $4,200; owners, G. E. & J. F. Watson, Sandford av, Flushing; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 415.

JAMAICA.—Atlantic av, n s, 40 w Maure av, 2-sty frame dwelling, 20x28, tar and gravel roof, 2 families; cost, $1,200; owner, Angelo Sico, Atlantic st, Jamaica; architect, C. Varrin, 58 Washington st, Queens. Plan No. 412.

JAMAICA.—Highview av, w s, 800 s South st, 2½-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, $2,800; owner, B. O. Olsen, Helen av, Jamaica; architect, same. Plan No. 414.

JAMAICA.—Prospect st, s e cor Atlantic st, 2-sty frame dwelling, 20x40, tar and gravel roof, 2 families; cost, $2,000; owner, R. Esposito, 241 Prospect st, Jamaica; architect, C. Verrin, 58 Washington st, Jamaica. Plan No. 413.

MASPETH.—Firth av, e s, 264 s Grand st, six 2-sty brick dwellings, 21x50, tin roof, 2 families; cost, $21,000; owner, W. B. Cating, 1 Fisk av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 416 to 421.

MIDDLE VILLAGE.—Steuben st, s s, 108 w Washington av, five 2-sty frame dwellings, 19x45, tin roof, 2 families; cost, $10,000; owner, Unionhall Building Co., 93 Wayne st, Middle Village; architect, M. Peristein, Middle Village. Plan No. 427.

WHITESTONE.—16th st, n s, 175 w 5th st, 2-sty frame dwelling, 21x43, tin roof, 2 families; cost, $3,600; owner, Mrs. Carberie, 100 West 15th st, Whitestone; architect, C. L. Varrone, Corona av, Corona. Plan No. 410.

WOODHAVEN.—Quogue st, n s, 150 e Snediker av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, air heat; cost, $2,000; owner, A. Short, Helen st, S. O. Park; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 400.

ARVERNE.—Clarence av, e s, 60 s Almeda av, 2½-sty frame dwelling, 22x29, shingle roof, 1 family; cost, $4,500; owner, Shumukker & Abramson, 205 Snediker av, Brooklyn; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 469.

CORONA.—44th st, e s, 100 s Hayes av, 2-sty frame dwelling, 25x55, tin roofs, 2 families; cost, $4,800; owner, Michael Marerca, 93 48th st, Corona; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 462.

CORONA.—Benjamin st, w s, 180 n Park av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $3,000; owner, Weiberg & Johnson, 46 51st st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 458.

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Plans Filed, New Buildings (Continued).

CORONA.—High st, s s, 150 e 51st st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owners, W. & Hattie Sutton, 69 High st, Corona; architect, W. E. Helm, 13½ West Jackson av, Corona. Plan No. 454.

FAR ROCKAWAY.—John st, n s, 376 w William st, three 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, $7,800; owner, J. Decker, Far Rockaway; architect, P. F. Jargon, 658 Prospect place, Brooklyn. Plan No. 466.

ROCKAWAY BEACH.—Boulevard, s s, 75 e Undine av, two 2-sty frame dwellings, 16x14, tin roof, 1 family; cost, $1,800; owner and architect, E. W. Stellges, Kneer av, Rockaway Beach. Plan No. 465-64.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 1, 1915. Sealed proposals will be opened in this office at 3 p. m., April 19, 1915, for the construction complete (including mechanical equipment, except elevator, and approaches), of the United States Post Office and Court House and Custom House at Corpus Christi, Texas. Drawings and specifications may be obtained, after March 20, 1915, from the Custodian of site at Corpus Christi, Texas, or at this office in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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ROCKAWAY BEACH.—Thetis av, w s, 380 s Boulevard, two 2-sty frame dwellings, shingle roof, 1 family, 12x46; cost, $3,000; owner and architect, E. W. Stellges, Kneer av, Rockaway Beach. Plan Nos. 460 and 461.

BAYSIDE.—Bayside boulevard, w s, 250 s Montauk av, 2½-sty brick dwelling, 19x49, shingle roof, 2 families, water heat; cost, $4,500; owner, A. W. Anderson, 405 Lexington av, Manhattan; architect, C. G. Flygare, same address. Plan No. 397.

CORONA.—63d st, e s, 150 s Park av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, $2,800; owner, G. Lindstrom, 125 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 466.

CORONA.—Jackson av, s s, 109 w 55th st, 2½-sty frame dwelling, 22x37, tin roof, 2 families, steam heat; cost, $4,500; owner, Lawrence McGrath, 55 So. Jackson av, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 386.

CORONA.—Crown st, n s, 300 w Central av, 2-sty frame dwelling, 22x56, tin roof, 2 families, steam heat; cost, $4,600; owner, —— Koren, 115 Smith st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 387.

EAST ELMHURST.—Bay 5th st, e s, 360 n Manhattan boulevard, 2½-sty frame dwelling, 34x30, shingle roof, 2 families, steam heat; cost, $4,600; owner, Laura F. Klein, National av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 388.

ELMHURST.—Trotting Course lane, s e cor Calmus rd, 1-sty frame dwelling, 20x25, gravel roof, 1 family; cost, $900; owner, Eliz. Heddesheimer, Johnson av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 394.

HOLLIS.—Seminole av, w s, 129 n Woodhull av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $2,800; owner, J. Ellender, 1749 Eastern parkway, Brooklyn; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 398.

RICHMOND HILL.—Welling st, e s, 260 n Belmont av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, furnace heat; cost, $8,400; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fredk. Wormberger, 30 Snediker av, Union Course. Plan Nos. 390-1-2-3.

ROCKAWAY BEACH.—Lincoln av, w s, 504 n Boulevard, 1-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $800; owners, Glassegen Bros., 9 Drew av, Union Course; architect, F. Caplan, Boulevard, Rockaway Beach. Plan No. 402.

SPRINGFIELD.—Sheffield av, s s, 40 e Redfern st, 2½-sty frame dwelling, 18x29, shingle roof, 1 family, steam heat; cost, $2,500; owner, A. A. Foreman, 189 Montague st, Brooklyn; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 399.

ARVERNE.—Elizabeth av, n s, 180 w Wavecrest av, 1-sty frame dwelling, 34x18, shingle roof; cost, $300; owner, Mrs. Emil A. Bosios, West 30th st, Manhattan; architect, J. Von Horgraf, Rockaway Beach. Plan No. 438.

CORONA.—Shopoler av, s s, 21 e Lawn av, three 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, $3,000; owner, I. Bonnick, 6 Grand av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 433-34-35.

ELMHURST.—Hampton st, s s, 100 w Britton st, 2½-sty frame dwelling, 22x50, shingle roof, 2 families, steam heat; cost, $6,000; owner, Estate J. A. Hendry, 70 Baxter av, Elmhurst; architect, Chas. Hendry, same address. Plan No. 437.

JAMAICA.—Elwyn pl, n e cor Whitlock av, 2-sty frame dwelling, 24x24, tin roof, 1 family; cost, $2,200; owner, A. G. Bijgden, 14 Samuel st, Jamaica; architect, E. Schneider, 29 Albertus av, Corona. Plan No. 444.

JAMAICA.—Victoria st, w s, 175 n Degraw av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, $3,600; owner, David Wood, 58 Victoria st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 440.

OZONE PARK.—Clinton av, e s, 115 s Metropolis av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $3,600; owner and architect, Jos. McGinn, 1436 Woodhaven av, Ozone Park. Plan No. 442.

ROCKAWAY BEACH.—Summerfield av, e s, 500 s Amstel boulevard, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $3,500; owners, Molle & Mejo, 423 Boulevard, Rockaway Beach; architect, Edgar T. Howell, 31 Kane pl, Brooklyn. Plan No. 439.

WINFIELD.—Woodside av, n s, 65 w Fisk av, four 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, Henry Simson, 1951 Eastern parkway, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 443.

WOODHAVEN.—Woodhaven av, n e cor Atlantic av, 2-sty brick dwelling, 20x55, tin roof, 1 family and store; cost, $4,000; owner, Inovation Homes Co., 1127 Av G, Brooklyn; architect, B. J. Hudson, 319 9th st, Brooklyn. Plan No. 441.

BELLE HARBOR.—Monmouth av, w s, 180 n Newport av, 2½-sty frame dwelling, 28x34, shingle roof, 1 family, steam heat; cost, $5,500; owner and architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 451.

EDGEMERE.—Beach 46th st, e s, 800 n Boulevard, 1½-sty frame dwelling, 14x24, shingle roof, 1 family; cost, $1,000; owner, G. C. Valentine, 587 Riverside drive, Manhattan; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 449.

FLUSHING.—Dodne lane, n s, 200 w Jamaica av, 1-sty frame dwelling, 31x20, slag roof; cost, $900; owner, R. W. Littlejohn, 15 Jamaica av, Flushing. Plan No. 447.

NEPONSET.—Bayside drive, n s, 500 e Seminole av, 2-sty frame dwelling, 27x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, C. W. Prelle, 22 Desbrosses st, Manhattan; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 450.

FACTORIES AND WAREHOUSES.

WINFIELD.—Jefferson av, n e cor Maurice av, 1-sty frame factory, 100x40, tin roof; cost, $3,000; owner, T. B. Abel, 626 Driggs av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 422.

SCHOOLS AND COLLEGES.

EAST ELMHURST.—47th st, e s, 140 w Flushing av, 1-sty frame school, 91x22, slag roof; cost, $2,500; owner, Board of Education, Park av and 59th st, Manhattan; architect, owner. Plan No. 432.

STABLES AND GARAGES.

FLUSHING.—Collins place, e s, 200 n Bway, 1-sty frame stable, 16x61, slag roof; cost, $1,800; owner, W. Richter, Collins place, Flushing; architect, A. J. Grimm, 46 West Jackson av, Corona. Plan No. 455.

ROCKAWAY BEACH.—Bannock Boulevard, n w cor Washington av, 1½-sty frame garage, 20x20, shingle roof; cost, $1,400; owner, Mrs. Beatrice DeMillo, premises; architect, Arnold Johnson, 5th av, Rockaway Park. Plan No. 456.

WHITESTONE.—Tatum place, e s, 150 s 16th st, 1-sty frame stable, 16x20, tin roof; cost, $150; owner, John Cox, premises. Plan No. 457.

WHITESTONE.—7th av, n w cor 9th st, 1-sty frame garage 12x16, shingle roof; cost, $75; owner, J. Redding, premises. Plan No. 459.

UNION COURSE.—4th st, s s, 275 e Shaw av, 1-sty frame garage, 12x16, shingle roof; cost, $175; owner, H. Baumont, premises. Plan No. 469.

FLUSHING.—21st st, w s, 200 s Queens av, 1-sty frame barn, 12x16, gravel roof; cost, $100; owner, K. Nowid, premises. Plan No. 407.

ELMHURST.—Trotting Course lane, s e cor Calmus rd, 2-sty frame barn, 30x18, gravel roof; cost, $900; owner, Eliz. Heddesheimer, Johnson av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 395.

FLUSHING.—Barclay st, n s, 346 e Parsons av, 1-sty frame garage, 12x16, tin roof; cost, $100; owner, G. A. Frahm, premises. Plan No. 405.

FLUSHING.—Sandford av, 55, 1-sty frame garage, 12x18, shingle roof; cost, $130; owner, B. F. O'Connor, premises. Plan No. 403.

RICHMOND HILL.—Washington av, 8, 1-sty frame garage, 10x17, tin roof; cost, $100; owner, R. E. Ballwin, premises. Plan No. 385.

FLUSHING.—19th st, w s, 250 n Broadway, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, J. Soick, premises. Plan No. 446.

RIDGEWOOD.—Foxall st, n s, 160 w Forest av, 1-sty brick garage, 11x18, slag roof; cost, $250; owner, Frank Brisson, 73 Foxall st, Ridgewood; architect, same. Plan No. 423.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Wayne st, s s, 150 e Hinman st, 3-sty frame store and dwelling, 20x55, tin roof, 2 families; cost, $3,000; owners, Beman Bros, 282 South 4th st, Brooklyn; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 426.

CORONA.—Kingsland av, n s, 425 e Central av, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, $6,000; owners, Speciale Bros., 120 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 389.

BAYSIDE.—Bell av, w s, 260 s Palace Boulevard, two 1-sty frame store and dwellings, 18x60, tin roof; cost, $1,000; owner, H. L. Bell, Bayside; architect, G. Harnden, Bayside. Plan Nos. 470-71.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH.—Boulevard, s w cor Beach 90th st, 1-sty brick store, 48x50, slag roof; cost, $5,000; owner, Mrs. M. Holland, 98 So. Bayview av, Rockaway Beach; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 467.

EDGEMERE.—Grandview av, n w cor Boulevard, 1-sty frame office, 12x22, shingle roof; cost, $300; owner, A. E. Karlsen, premises. Plan No. 425.

UNION COURSE.—Lott av, w s, 191 n Syosset st, 1-sty frame office, 12x20, tin roof; cost, $400; owner, Geo. Lott, 548 Lott av, Union Course Plan No. 408.

L. I. CITY.—Steinway av, 372, 1-sty brick store, 14x75, slag roof; cost, $1,700; owner, M. Schosheim, 177 Huron st, Brooklyn; architect, J. M. McKillop, 154 India st, Brooklyn. Plan No. 431.

STORES AND TENEMENTS.

RIDGEWOOD.—Forest av, 107, 3-sty brick store and tenement, 25x63, slag roof, 3 families; cost, $5,000; owner, Julius Hoffmann, 111 Forest av, Ridgewood; architect, J. Henry Hamann, 109 Forest av, Ridgewood. Plan No. 411.

LONG ISLAND CITY.—5th av, n e cor Jamaica av, two 5-sty brick tenements, 90x50, slag roof, 29 families; cost, $80,000; owner, Mathew J. Smith, Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 404.

MISCELLANEOUS.

MASPETH.—Johnson av, n s, 225 e Juniper av, 1-sty frame shed, 12x18, gravel roof; cost, $90; owner, J. Bussmann, premises. Plan No. 396.

L. I. CITY.—15th av, e s, 105 n Vandeventer av, 1-sty frame shed, 12x14, tin roof; cost, $100; owner, Henry Kling, 263 Vandeventer av, L. I. City; architect, owner. Plan No. 436.

COLLEGE POINT.—13th st, e s, 50 n Louisa st, 1-sty brick and frame airdome, 50x100; cost, $1,200; owner, Robert Whittle, 1st av, College Point; architect, A. Gorden, 114 10th st, College Point. Plan No. 488.

FLUSHING.—Kessena Park, 1-sty frame shelter house, 56x14, slag roof; cost, $150; owner, Park Dept., Queens. Plan No. 445.

JAMAICA SOUTH.—Dakota av, w s, 75 n Virginia rd, 1-sty frame shed, 15x14, tin roof; cost, $200; owner, M. Volpe, premises. Plan No. 452.

RAMBLERSVILLE.—Gold st, e s, 285 n Sage st, 2-sty frame boat house, 16x30, tin roof; cost, $300; owner, Mrs. H. Huey, 2180 Fulton st, Jamaica. Plan No. 453.

WOODHAVEN.—Liberty av, w s, 400 n Ferry st, 2-sty frame shed, 18x36, tin roof; cost, $200; owner, Simon Susstick, premises. Plan No. 468.

Richmond.

DWELLINGS.

BAYWAY AV, s w cor Surf av, Tottenville, 1-sty frame bungalow, 16x36; cost, $1,200; owner, Robt. Peach, 90 Livingston st, Brooklyn; architect, S. A. Dennis, 235 Broadway. Plan No. 85.

CASTLETON AV, s s, 125 e Wallace av, Arrochar, 2½-sty frame dwelling, 31x29; cost, $5,000; owner, J. G. Baldwin, Arrochar; architect, N. McGlashan, 1123 Broadway, Manhattan. Plan No. 90.

CHESTNUT AV, s e cor Ormond pl, Rosebank, 2½-sty frame dwelling; cost, $2,500; owner, S. Rispoli, Rosebank; architect, John Davies, Tompkinsville. Plan No. 84.

HANOVER AV, s s, 614 w Sequim av, Prince Bay, 1-sty frame bungalow, 25x28; cost, $900; owner, Michael Shaw, care architects; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 86.

MIDLAND AV, s w cor 6th st, Midland Beach, 1-sty frame bungalow, 12.6x25; cost, $600; owner, P. Grieco, 199 Canal st, Manhattan; architect and builder, Jos. Carson, 447 West 28th st, Manhattan. Plan No. 92.

MORNINGSIDE RD, w s, 79 s Crocheron st, Elm Park, 1-sty frame dwelling, 20x42; cost, $2,000; owner, Louis Voight, Elm Park; architect and builder, J. Alkevicz, Mariners Harbor.

NORWALK AV, s s, 540 e Manor rd, Area Park, 1-sty frame bungalow, 20x12; cost, $120; owner and builder, R. J. Ennis, 404 East 65th st, Manhattan. Plan No. 88.

STABLES AND GARAGES.

BENNETT ST, n s, 105 w Broadway, Port Richmond, 1½-sty frame stable, 10x14; cost, $170. owner, Mrs. Brensky, Port Richmond; builder, Jos. Garelik, 84 Andrew st, Bayonne, N. J. Plan No. 91.

NELSON AV, e s, 180 n Amboy rd, Great Kills, 1-sty frame barn, 20x40; cost, $300; owner, M. H. Meyer, Great Kills. Plan No. 93.

STORES OFFICES AND LOFTS.

UNION AV, n e cor Continental pl, Mariners Harbor, 1-sty brick store, 23x45; cost, $2,000; owner, Henry J. Kain, Mariners Harbor; private plans. Plan No. 89.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 67, stairs, flooring, toilet room, change of entrance door and store front to 5-sty brick storage; cost, $1,200; owner, Emily Redmond, 405 Park av; architect, Jas. C. McCallum, 323 East 22d st. Plan No. 406.

BEEKMAN ST, 44, fire escapes, bulkhead (brick, metal covered), g. i. skylight to 6-sty brick lofts and showrooms; cost, $1,200; owner, Ridley Estate, Edw. R. Finch, trustee, 293 State st, Brooklyn; architects, Berger & Son, 121 Bible House. Plan No. 418.

CANAL ST, 257-59, fire doors, timber platforms to 6-sty brick store and lofts; cost, $350; owner, Banyer Clarkson, 26 West 50th st; architect, Freeman Bloodgood, Jr., 8 York st. Plan No. 374.

CHAMBERS ST, 83, dumbwaiter shaft (t. c. block and angle irons, fireproof doors) to 5-sty brick lofts; cost, $300; owner, Agnes M. Dickenson, care Wm. Walker's Sons, 299 Broadway; architect, John H. O'Rourke, 137 East 47th st Plan No. 370.

CHATHAM SQ, 16, and Catherine st, 4, store fronts, columns, girders, change of stairs to 4-sty brick store and storage; cost, $5,000; owner, James W. Haulenbeck, Walton, N. Y.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 367.

CHRYSTIE ST, 60-74, and Hester st, 114, iron stairs, fireproofing (doors and windows), reconstruction of steps, doors, sidewalk gratings, etc., removal of sidewalk encroachments to 4-sty brick P. S. 7; cost, $4,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 380.

CLINTON ST, 151, fire-escape to 6-sty brick offices, meeting rooms and roof garden; cost, $900; owner, Social Hall Association, Lillian D. Wald, Pres., 265 Henry st; architect, Chas. Faber, 14 Mesecrole st, Brooklyn. Plan No. 404.

DOWNING ST, 57, removal of extension, mason work to 5-sty brick store and tenement; cost, $75; owner, Domenico Rovegno, 188 West Houston st; architect, Robt. J. Rofrano, 28 Oliver st. Plan No. 421.

GREENWICH ST, 831, 1-sty brick rear extension to 1-sty brick office; cost, $150; owner, Geo. E. Hoe, 122 West 74th st; architect and lessee, Impervious Products Co., 100 William st. Plan No. 387.

GREENWICH ST, 252-54, removal of stairs, beams, flooring, pent-house, plumbing fixtures, partitions to 5-sty brick store and lofts; cost, $500; owner, John M. McCluskey, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 396.

HOUSTON ST, 11-13 West, fire-escapes to 5-sty brick store and loft; cost, $400; owner, Chas. A. Gould, 30 West 42d st; architect, Samuel Fassler, 439 East 10th st. Plan No. 389.

HOUSTON ST, 97-103 East, stair extension, bulkhead, mason work, skylight to 11-sty brick lofts; cost, $500; owner, Mt. Aetna Realty Co., care Southack & Ball, 11 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 400

HOUSTON ST, 406 East, g. i. vent duct, partitions to 6-sty brick stores and lofts; cost, $300; owner, Ignatz Bleicher, 295 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 397.

HOUSTON ST, 503 East, 1-sty brick extension, structural steel, partitions to 3-sty brick store and tenement; cost, $500; owner, Adolph Mahler, 154 Grand st, Brooklyn; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 416.

HUDSON ST, 616, partition, mason work to 4-sty brick store and dwelling; cost, $300; owner, Appleby Estate, 11 John st; architect, John Cox, Jr., 30 East 42d st. Plan No. 368.

MADISON ST, 15, mason work, door, toilet room enclosures, tile floor to 4-sty brick tenement; cost, $500; owner, Samuel Aronson, 73 Bayard st; architects, Berger & Son, 121 Bible House. Plan No. 384.

MORTON ST, 30, wood w. c. enclosures to two 3-sty brick stores and tenements; cost, $400; owner, Samuel H. Valentine, 145 Nassau st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 373.

READE ST, 56, brick elevator shaft, f. p. doors, skylight to 5-sty brick lofts; cost, $2,500; owner, East River Savings Institution, 293 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 402.

WALKER ST, 72-76, cor Cortlandt alley, stairway (angle frame, t. c. block), doorway, steel columns (increase of floor carrying capacity), lowering of vault lights, general repairs to 5-sty brick store and lofts; cost, $10,000; owner, Gilbert H. Hubbell, care Chas. F. Noyes Co., 92 William st; architect, Frederick P. Platt, 1123 Broadway. Plan No. 405.

WASHINGTON ST, 734-48, struc. steel, fire doors, cinder concrete, doorways, t. c. partition to f. p. warehouse; cost, $2,500; owner, Western Electric Co., 463 West st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 399.

6TH ST, 333 East, removal of partitions, dumbwaiters, etc., partitions (forming bathrooms), boiler room (t. c. walls, wire lath and plaster, metal window), to 5-sty brick tenement; cost, $1,200; owner, Wm. E. Sengeus, 57 East 86th st; architect, Otto Reissmann, 147 4th av. Plan No. 423.

14TH ST, 135 West, fire-escapes, stair enclosure, bulkhead, fire doors to 8-sty brick store and shop; cost, $2,000; owners, Styles & Cash, W. L. Adams, Pres., 135 West 14th st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 393.

14TH ST, 342-48 East, removal of sidewalk encroachment, reconstruction of exits, steps, coal chute, areas to 4-sty brick P. S. 19; cost, $4,500; owner, City of New York Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 379.

18TH ST, 116 East, brick piers, grillage, steel columns and girders, fireproof stairs (iron and slate), fireproof elevator shaft (p. t. blocks), partitions, plumbing and fixtures, steel beams, tile-lined boiler flue, machinery room, elevator pit to 5-sty brick dwelling (to be used as store and loft); cost, $10,000; owner, Emily S. Dow, care Clarence A. Fairchild, 90 Wall st; architect, S. Edson Gage, 28 East 49th st. Plan No. 371.

22D ST, 337 East, removal of store front and partitions, mason work, windows, doors, partitions to 5-sty brick tenement; cost, $200; owner, Chas. H. Muller, 675 East 137th st; architect; Wm. I. Hochhauser, 630 East 170th st. Plan No. 410.

41ST ST, 220-26 West, stairways, fireproof stair enclosures, fireproof doors, fireproof windows, floor (cinder-concrete and wire mesh) to 2-sty brick garage; cost, $500; owner, Ludin Realty Co., 261 West 34th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 415.

41ST ST, 422 West, windows, partitions, plumbing, sinks, tubs to 4-sty brick tenement; cost, $750; owner, Max Heller, 345 West 38th st; architect, John H. Knubel, 305 West 43d st. Plan No. 392.

47TH ST, 13 East, to convert 4-sty and basement brick dwelling into 5-sty store and lofts; removal of basement and 1-sty wall, present extension, raising of floor levels; new front, rear extension, structural steel, plumbing, heating, wiring, sidewalk vault lift and elevator, general repairs; cost, $10,000; owner, Mary L. Eddy Estate, Richard P. Lydon, exr., 35 Nassau st; architects, Geo. A. & Henry Boehn, 7 West 72d st. Plan No. 414.

47TH ST, 11 East, stairways, rearrangement of partitions to 6-sty brick stores and lofts; cost, $1,000; owner, Henry C. Trunbower, 11th and Washington sts, Philadelphia, Pa.; architect, Chas. E. Birge, 29 West 34th st. Plan No. 427.

49TH ST, 36 East, doorways, change of stairs and partitions to 5-sty brick dwelling; cost, $700; owner, Myron Holmes, Bronxville, N. Y.; architect, S. Edson Gage, 28 East 49th st. Plan No. 372.

49TH ST, 541-43-45 West, partitions, struc. steel, mason work, doors, windows to 6-sty brick tenement; cost, $500; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 409.

52D ST, 152 West, w. c. compartment to 5-sty brick store and tenement; cost, $150; owner, Mary J. Cunningham, 64 Hamilton pl, N. Y. C.; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 401.

59TH ST, 208 West, iron and glass marquise to 4-sty brick club; cost, $325; owner, Edward L. Gorman, 208 West 59th st; architect, Edward Hisnay, West 238th st, near Waldo av. Plan No. 375.

59TH ST, 501 East, 1 and 2-sty brick addition to 4-sty brick power house; cost, $3,000; owner, New York Steam Co., Arthur E. Duram, president, 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 422.

63D ST, 105 East, staircases, partitions to 3-sty brick garage and dwelling; cost, $400; owner, Emmie Blyman, 749 5th av; architect, Frank E. Pendleton, 140 Cedar st. Plan No. 391.

97TH ST, 315-25 East, mason work to 1 and 2-sty brick stable and workshop; cost, $150; owner, Henry Frank, Jr., 372-74 Hudson st; architect, Frank F. Royal, 1046 Union av. Plan No. 408.

107TH ST, 337 East, hand hoist shaft, t. c. block, f. p. doors, elevator pit (to present shaft) to 3-sty brick storage; cost, $500; owner, John Cullen, 333 East 107th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 395.

109TH ST, 413-15 East, steel floor beams to 4-sty brick storage building; cost, $100; owner, Moses Schwartz, 413-15 East 109th st; architect, Phillip Goldrich, 835 Beck st. Plan No. 364.

133D ST, 44-46 West, fire-escapes, w. c. compartments to two 4-sty brick tenements; cost, $1,500; owner, Regina Spiro, 205 West 118th st; architect, Harry Zlot, 63 Grand st. Plan No. 424.

145TH ST, 543-51 West, raising of beams, stairs, toilets, store front, removal of fireproof passage to 2-sty brick stores and offices; cost, $1,500; owner, Fred L. Martin, 549 West 145th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 366.

179TH ST, 622 West, struc. steel, f. p. arches, partitions, store fronts to 5-sty brick tenement (for installation of stores); cost, $2,500; owner, Fredk. Horling, 275 West 145th st; architect, C. Wein, 188 West 101st st. Plan No. 385.

AV A, 226, partition, c. i. boxes to 4-sty brick tenement; cost, $1,200; owners, Thos. F. & John F. Daly, 501 East 14th st; architects, Berger & Son, 121 Bible House. Plan No. 403.

BOWERY, 54, t. c. block partition, metal covering to 1-sty brick store; cost, $250; owner, Citizens Savings Bank, 54 Bowery; architect, Albert Rodler, 186 William st. Plan No. 378.

BOWERY, 176-78, and Kenmore st, 1-11, store fronts, c. i. columns, steel girders, timbers, flooring, removal of stairs, 1st sty sidewall, c. i. posts, iron beams to 3-sty brick stores and lofts; cost, $3,000; owners, I. Blyn & Sons, Inc., 2240 3d av, and Lorillard Estate, 14 Wall st; architect, Richard Rohl, 128 Bible House; lessees, Lewinson Bros., 176-78 Bowery; lessees superintend. Plan No. 386.

BOWERY, 204, store front, change of entrance to 2½-sty brick and frame store and loft; cost, $250; owner, Title Guarantee & Trust Co., 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 411.

BROADWAY, 502 West, stairway, bulkhead, f. p. windows, fire-escape ladders to 5-sty brick store and lofts; cost, $1,200; owner, Pinchot

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Plans Filed, Alterations (Continued).

Estate, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 398.

LEXINGTON AV, 2078-80, store front, tin roof, metal ceiling, mason work, doorways to two 3-sty brick dwellings; cost, $1,000; owner, Brussel Estate, 39-41 West 38th st; architect, Jas. A. Clark, 482 Canal st. Plan No. 365.

MADISON AV, 1538-40, store front, windows, w. c. lobbies, raising of mezzanine floor to 3-sty brick m. p. theatre and loft; cost, $1,300; owner, Rosalie Jaffe, 310 West 97th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 388.

PARK AV, 1845-47, removal of 1st story front and rear walls, steel girders, c. i. column, concrete floor, 1-sty brick rear extension, change of stairs to 3-sty brick store and dwelling; cost, $1,000; owners, Thos. C. Edmonds & Co., 1826-28 Park av; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 420.

PARK ROW, 133, metal-covered store front, c. i. columns, steel beams to 2-sty brick storage; cost, $500; owner, Crex Realty Co., 92 William st; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 383.

2D AV, 1982, stairs, f. p. block enclosure, plumbing to 6-sty brick stores and tenement; cost, $1,000; owner, Bertha Wilkes, 18 Jumel terrace; architect, Wm. Koppe, 830 Westchester av. Plan No. 376.

3D AV, 2223-29, mason work, staircases, toilet compartment to 3-sty brick store and lofts; cost, $2,000; owner, Ignatz Wit, 2260 3d av; architect, Arthur Weiser, 271 West 125th st. Plan No. 417.

3D AV, 1351-53-55, removal of masonry, columns, girders, mason work, doors, toilets, sinks, skylights to 2-sty brick stores and loft; cost, $1,200; owner, Mrs. Addeline Connelly, 259 East 81st st; architect, Henry A. Koelbe, 114 East 28th st. Plan No. 425.

5TH AV, 539-45, wood stairs to 12-sty brick stores and hotel; cost, $250; owner, Byrnes Estate, 55 Cedar st; architect, Thos. W. Lamb, 644 8th av. Plan No. 419.

5TH AV, 858-64, change of stairs to 5-sty brick residence; cost, $500; owner, Thos. F. Ryan, 858 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 377.

5TH AV, 122-24, removal of iron stair, elevator and enclosure, installation of concrete arch and flooring to 10-sty brick store and lofts; cost, $400; owner, Hoffman Estate, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 382.

5TH AV, 571-77, and 47th st, 2-6 East, struc. steel, pent-house (as studio) to 8-sty brick lofts; cost, $12,500; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 407.

6TH AV, 209, mason work, sheet-iron doors to 4-sty brick store and hotel; cost, $200; owners, Whitmore & Van Ness, 149 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 381.

6TH AV 310-16, mason work to 6-sty brick store and lofts; cost, $400; owner, Rhinelander Real Estate Co., 31 Nassau st; architect, Jack Silberman, 104 West 42d st. Plan No. 394.

6TH AV, 384, windows, floor and roof beams, partitions (forming toilet rooms), stairway, mason work to 6-sty brick store and dwelling; cost, $5,000; owner, Henry M. Baker, Norotan, Conn.; architect, Otto Reissmann, 147 4th av. Plan No. 390.

8TH AV, 899, bathrooms, removal of partition to 4-sty brick m. p. theatre and dwelling; cost, $300; owner, John J. Maloney, 791 7th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 369.

8TH AV, 2493-95, partitions (forming toilets and bath rooms), mason work, f. p. bulkhead, stairs, steam heating plant, fire-escapes to 5-sty brick stores and tenement; cost, $4,000; owner, Peter Estate, Henry Wendt, trustee, 99 Nassau st; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 426.

RANDALL'S ISLAND, opp. 120th st (Infants' Hospital) fireproof balconies (cinder-concrete floors, tin roof, metal covered) to 3-sty brick hospital; cost, $800; Dept. of Charties, Municipay Bldg.; architects, A. L. A. Himmelwright & H. F. J. Porter, Municipal Bldg. Plan No. 412.

RANDALL'S ISLAND, opp. 120th st (School for Feeble Minded) fireproof balconies (cinder-concrete floor, tin roof, t. c. block, metal-covered, reinforced concrete steps) to 3-sty brick school; cost, $700; owner, Dept. of Charities, Municipal Bldg.; architects, A. L. A. Himmelwright & H. F. J. Porter, Municipal Bldg. Plan No. 413.

Bronx.

GARFIELD ST, e s, 100 s Morris Park av, 1-sty frame extension, 20.3x17, to 2½-sty frame dwelling; cost, $1,100; owner, Herman Haustein, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 62.

144TH ST, 231, build 1-sty brick upon 3-sty brick factory; cost, $250; owner, M. F. Westergren, on premises; architect, L. Chapman, on premises. Plan No. 68.

160TH ST, s s, 96 w Park av, 2-sty brick extension, 20.8x20.4, to 1-sty frame stable and loft; cost, $1,200; owners, H. J. & G. McArdle, 311 East 156th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 65.

171ST ST, 544, new foundations to 2-sty brick bakery; cost, $350; owner, Wm. Weiser, on premises; architect, Otto L. Spannhake, 238 East 78th st. Plan No. 61.

202D ST, 242 East, new partitions to 2½-sty frame dwelling; cost, $400; owner, Sophie Johnson, on premises; architect, Thos. Riley, 2977 Webster av. Plan No. 69.

252D ST, n e cor Independence av, 3-sty frame extension, 22.4x28.6, to 2-sty and attic frame dwelling; cost, $5,000; owner, Mrs. Nash Rockwood, on premises; architect, H. T. Child, 29 Broadway. Plan No. 71.

HARPER AV, w s, 212 s Hollins av, 1-sty frame extension, 15.4x12, new partitions to 1-sty frame dwelling; cost, $1,000; owner, Guiseppe Pisano, Reeds Mill lane; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 60.

McGRAW AV, n s, 80 w White Plains av, 1-sty frame extension, 5x28, to 1-sty frame stable and shed; cost, $300; owner, Lanardo Martino, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 64.

MORRIS PARK AV, s s, 50 e Wallace av, move 2-sty frame store and dwelling; cost, $3,000; owner, Hannah Kelly, on premises; architect, Frank L. Kelly, on premises. Plan No. 63.

RYER AV, 2094, new heating apparatus to 3-sty frame dwelling; cost, $500; owner, H. Timpson, 100 Hudson st; architect, John E. Sharsmith, 523 West 146th st. Plan No. 70.

TREMONT AV, n w cor 3d av, new skylight to 3-sty brick stores and studio; cost, $150; owner, Lexington Leasing Co., World Bldg.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 59.

WASHINGTON AV, 1932-34, 2 stories of brick built upon 2-sty brick garage; cost, $10,000; owner, A. H. Seadale, on premises; architect, Paul C. Hunter, 191 9th av. Plan No. 67.

HARLEM RIVER, e s, 270 s 177th st, 1-sty built upon 1-sty frame workshop; cost, $500; owner and architect, The N. Y. Yacht Launch & Engine Co., on premises. Plan No. 66.

Brooklyn.

BOERUM ST, n s, 100 w Manhattan av, interior alterations to 2-sty school; cost, $1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1150.

BOND ST, 320, interior alterations to 3-sty store and tenement; cost, $500; owner, Caroline Alaimo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1270.

CHESTER ST, 49, interior alterations to 3-sty store and tenement; cost, $1,600; owner, Benj. Martin, 528 12th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1273.

FT. GREENE PL, 50, plumbing to 4-sty dwelling; cost, $200; owner, Adolphina Welsh, 50 Ft. Greene pl; architect, Archibald Buchanan, 76 Decatur st. Plan No. 1184.

FRANKLIN ST, 159, interior alterations to 2-sty dwelling; cost, $250; owner, Edwin F. Howell, 16 Dey st, Manhattan; architect, Gustave Erda, 826 Manhattan av. Plan No. 1316.

GRAFTON ST, 21, exterior alterations to 3-sty tenement; cost, $350; owner, Max Rossman, 145 West 45th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1252.

HANCOCK ST, n s, 100 w Bedford av, interior alterations to 4-sty school; cost, ——; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1180.

HAVEMEYER ST, w s, bet North 6th and North 7th sts, exterior alterations to 3-sty school; cost, $1,800; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1179.

KEAP ST, 166, interior alterations to 3-sty dwelling; cost, $200; owner, Max Weill, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1143.

MARION ST, 242, extension to 2-sty dwelling; cost, $500; owner, Mary Curth, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1225.

PRESIDENT ST, 1462, extension to 2-sty dwelling; cost, $200; owner, Wm. Dykeman, 1462 President st; architect, Geo. B. Cooper, 120 West 32d st, Manhattan. Plan No. 1272.

PROSPECT PL, 1832, exterior alterations to 3-sty tenement; cost, $400; owner, Ida Breau, 1398 Eastern parkway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1188.

STAGG ST, 217, interior alterations to 3-sty store and tenement; cost, $300; owner, Jacob Lefkowitz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1166.

TAFFE PL, 273, plumbing to 2-sty dwelling; cost, $50; owner, R. C. Burdette, 1047 Bedford av; architect, R. Holder, Jr., 242 Franklin av. Plan No. 1319.

TROUTMAN ST, 454, extension to 2-sty storage; cost, $3,000; owner, Herman Lapp, on premises; architect, Adam Fischer, 862 Bushwick av. Plan No. 1265.

WALTON ST, 109, interior alterations to 3-sty tenement; cost, $300; owner, Tillie Rader, 82 Sackman st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1334.

WITHERS ST, 61, extension to 2-sty dwelling; cost, $500; owner, Vincenzo D'Antonio, on premises; architect, S. Harry Madigan, 243 Withers st. Plan No. 1145.

NORTH 3D ST, 89, interior alterations to 5-sty printing house; cost, $250; owner, U. S. Printing & Lithographing Co, 73 North 3d st; architect, John J. Moran, 113 Broadway. Plan No. 1209.

WEST 3D ST, 2935, interior alterations to 1-sty dwelling; cost, $175; owner, Richard Savarese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1219.

WEST 3D ST, 2937, interior alterations to 1-sty dwelling; cost, $100; owner, Richard Savarese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1218.

WEST 3D ST, 2937, interior alterations to 1-sty store and dwelling; cost, $150; owner, Richard Saverese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1217.

NORTH 4TH ST, 144, interior alterations and plumbing to 3-sty tenement; cost, $500; owner, John Alasowski, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 1274.

NORTH 6TH ST, 218, interior alterations to 3-sty store and dwelling; cost, $150; owner, Felice Palma, on premises; architect, Dominick Sabati, 525 Grand st. Plan No. 1181.

EAST 15TH ST, 853, interior alterations to 2-sty frame dwelling; cost, $700; owner, Miss Mary Sullivan, 923 East 15th st; architect, Stephen Sullivan, 923 East 15th st. Plan No. 1173.

EAST 15TH ST, 1321, extension to 3-sty store and dwelling; cost, $900; owner, Mrs. Annie Thomas, Elm av and East 16th st; architect, Geo. M. Lawton, 30 East 43d st. Plan No. 1142.

16TH ST, n s, 137.9 w 4th av, interior alterations to 2-sty school; cost, $1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1149.

BAY 21ST ST, 8760, interior alterations to 2-sty theatre; cost, $1,000; owner, Cecella Goldstone, 16 Louis pl; architect, Wm. J. Kunz, 500 West 134th st, Manhattan. Plan No. 1232.

WEST 32D ST, 3110, plumbing to 1-sty dwelling; cost, $1,500; owner, Patk. H. Skelly, 650 1st av, Manhattan; architect, Thos. J. Pillion, 1593 Pacific st. Plan No. 1238.

36TH ST, 320, interior alterations to 3-sty store and dwelling; cost, $400; owner, Nicholas Pape, 320 36th st; architect, Joseph Hartung, 548 2d st. Plan No. 1266.

44TH ST, 1764, exterior alterations to 2-sty dwelling; cost, $150; owner and architect, Leopold Heffner, on premises. Plan No. 1241.

77TH ST, 477, move 2-sty dwelling; cost, $1,500; owner, John H. Dahrenburg, 639 52d st; architect, W. H. Harrington, 510 59th st. Plan No. 1154.

BEDFORD AV, 906, extension to 1-sty store; cost, $2,000; owner, Wm. Geisman, 897 Bedford av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 1148.

BUSHWICK AV, n w cor Madison st, exterior alterations to 2-sty school; cost, $400; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1178.

BUSHWICK AV, 300, interior alterations to 3-sty store and dwelling; cost, $200; owner, Blanche Zaken, 169 Moore st; architect, John A. Gorman, 1282 Sutter av. Plan No. 1298.

CLASSON AV, 11-13, extension to 3-sty loft; cost, $3,000; owner, Henry Buthenheim, on premises; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1191.

CONEY ISLAND AV, 365, extension to 4-sty storage; cost, $15,000; owner, Chas. D. Strang, 199 South Portland av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1168.

CONKLIN AV, 194, extension to 2-sty dwelling; cost, $1,800; owner, Julia Lehman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1325.

DE KALB AV, 1108, interior alterations to 2-sty store; cost, $175; owner, Jos. Huber, 244 Meserole st; architect, Pincus Gans, 1106 DeKalb av. Plan No. 1153.

FLATBUSH AV, 1246, extension to 3-sty dwelling; cost, $1,000; owner, Herman Rieke, on premises; architect, C. B. White, 375 Fulton st. Plan No. 1237.

GATES AV, 1423, interior alterations to 3-sty store and tenement; cost, $150; owner, Benj. Light, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1165.

GATES AV, 1437, interior alterations to 3-sty store and tenement; cost, $1,000; owner, Abr. Greenberg, 870 Park av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1156.

GRAVESEND AV, 1319, interior alterations to 1-sty toilet; cost, $1,500; owner, Washington Cemetery Corp., 228 Gravesend av; architect, Ben L. Gleichman, 927 Fox st, Bronx. Plan No. 1333.

GRAVESEND AV, 2132, extension to 2-sty dwelling; cost, $500; owner, Tony Mazzarell, 58 Sullivan st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1207.

HAMILTON AV, 358, interior alterations to 3-sty store and dwelling; cost, $500; owner, Max Keve, 150 Nassau st; architect, Saml. Cohen, 503 5th av. Plan No. 1176.

HARRISON AV, 205, exterior and interior alterations to 6-sty store and tenement; cost, $125; owner, Ettie Lichenstein, 145 Lewis av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1167.

MANHATTAN AV, 371, interior alterations to 3-sty store and tenement; cost, $250; owner, Guseppe Marino, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 1306.

NORMAN AV, 169, interior alterations to 3-sty tenement; cost, $300; owner, Ida Friedman, 174 Norman av; architect, Gustave Erda, 826 Manhattan av. Plan No. 1135.

PARK AV, 811, interior alterations to 2-sty dwelling; cost, $350; owner, Isadore Mondelow, 232 Lewis av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1308.

REID AV, 6, interior alterations to 3-sty store and dwelling; cost, $300; owner, Fredk. Walters, Prospect av and Madison st; architect, E. J. Messinger, 394 Graham av. Plan No. 1255.

ROCKAWAY AV, 126, interior alterations to 2-sty dance hall and cafe; cost, $2,000; owner, Frank Gropbard, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1185.

ST. MARK'S AV, 337, interior alterations to 4-sty store and tenement; cost, $2,000; owner, Giovani Montefusco, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1287.

SARATOGA AV, 438, extension to 1-sty store; cost, $400; owner, Israel H. Aprill, 1518 Eastern pkway; architect, Francis A. Norris, 552 Rugby rd. Plan No. 1283.

SUTTER AV, 860, extension to 2-sty dwelling; cost, $1,500; owner, New Age Const. Co., 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1324.

TOMPKINS AV, 222, extension to 4-sty rectory; cost, $10,000; owner, R. C. Church St. Ambrose, on premises; architect, Geo. H. Streeter, 31-33 East 27th st. Plan No. 1289.

VANDERVEER AV, 89, extension to 2-sty dwelling; cost, $150; owner, Louis Kirchner, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1226.

4TH AV, 211, extension to 4-sty store and tenement; cost, $3,000; owner, Frank Gugliano, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1291.

5TH AV, 454, interior alterations to 3-sty store; cost, $225; owner, Isador Hoenstein, on premises; architect, Isador Hoenstein, on premises. Plan No. 1139.

5TH AV, w s, 80 s 11th st, exterior alterations to 3-sty store and dwelling; cost, $700; owner, Allen Bowie, 658 10th st; architect, Friestedt Underpinning Co., 3811 Woolworth Bldg. Plan No. 1235.

MILL ISLAND, West End, extension to 3-sty factory; cost, $49,000; owner, National Lead Co., 111 Broadway, Manhattan; architect, A. L. Lamill, 135 Marshall st. Plan No. 1326.

Queens.

BAYSIDE.—Jackson av, n w cor 3d st, interior alterations to dwelling; cost, $200; owner, L. Haberle, 58 Victoria st, Jamaica. Plan No. 343.

BELLE HARBOR.—Chester av, w s, 150 s Boulevard, 1-sty frame extension, 22x14, rear dwelling, tin roof; cost, $75; owner, Mrs. Frank Trudden, premises. Plan No. 369.

COLLEGE POINT.—20th st, e s, 200 s 5th av, interior alterations to dwelling; cost, $100; owner, G. Hoffmann, premises. Plan No. 348.

CORONA.—42d st, 175, plumbing in dwelling; cost, $100; owner, S. Turehene, 84 W. Jackson av, Corona. Plan No. 338.

CORONA.—Jackson av, s s, 100 e 47th st, new store front dwelling; cost, $90; owner, J. Jordene, premises. Plan No. 367.

CORONA.—41st st, 164, plumbing to dwelling; cost, $175; owner, Wm. Hoyt, premises. Plan No. 356.

EDGEMERE.—Fulton av, n s, 100 w Dickerson av, 1-sty frame extension, 14x13, rear dwelling, tin roof; cost, $300; owner, Union Title Mortgage Co., 253 Broadway, Manhattan. Plan No. 328.

ELMHURST.—Kingsland av, n s, 50 e Broadway, 1-sty frame extension, 12x12, rear store, tin roof; cost, $200; owner, Dr. Combes, Elmhurst. Plan No. 329.

FAR ROCKAWAY.—Central av, 251, electric sign on hotel; cost, $100; owner, J. V. Higgins, premises. Plan No. 314.

FAR ROCKAWAY.—Reds lane, s s, 250 e Broadway, 1-sty frame extension, 11x25, side dwelling, tin roof, interior alterations; cost, $750; owner, O. Kraus, premises; architect, J. L. Steiman, 38 West 32d st, Manhattan. Plan No. 351.

FAR ROCKAWAY.—Central av, 309, general interior alterations to dwelling; cost, $1,650; owner, Jos. Fried, 15 William st, Manhattan; architect, L. E. Denslow, 44 West 18th st, Manhattan. Plan No. 337.

FLUSHING.—Lincoln st, s s, 187, plumbing in dwelling; cost, $100; owner, Mr. J. Loose, premises. Plan No. 340.

FLUSHING.—Grove st, 71, plumbing in dwelling; cost, $40; owner, G. Borcorse, premises. Plan No. 341.

FLUSHING.—Delaware st, n s, 100 w Percy st, 1-sty frame extension, 16x12, rear dwelling, tin roof; cost, $400; owner, Mrs. Merritt, Parsons av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 357.

GLENDALE.—Dry Harbor rd, e s, 200 s Edsall st, 2-sty frame extension, 17x12, rear dwelling, interior alterations; cost, $1,000; owner, Henry Schmidt, premises; architect, Wm. Von Flede, 219 Metropolitan av, Glendale. Plan No. 334.

JAMAICA.—Fulton st, 318, electric sign store; cost, $200; owner, E. Stadholz, premises. Plan No. 368.

JAMAICA.—Prospect st, e s, 103 s South st, elevator in laundry; cost, $150; owner, Park Laundry Co., premises. Plan No. 361.

L. I. CITY.—10th av, 372, 1-sty brick extension, 14x8, side store and dwelling, tin roof, interior alterations; cost, $1,700; owner, M. Schosheim, 177 Huron st, Brooklyn; architect, J. McKillop, 154 India st, Brooklyn. Plan No. 336.

L. I. CITY.—Pearsall st, 106, plumbing in dwelling; cost, $100; owner, Louise Lebanowski, 63 Pearsall st, L. I. City. Plan No. 333.

L. I. CITY.—Starr av, s e cor Young st, 1-sty brick extension, 100x60, side foundry, slag roof, interior alterations; cost, $6,000; owner, Martin J. Young, 100 Young st, L. I. City; architects, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 324.

L. I. CITY.—Sherman st, w s, 325 s Graham av, 2-sty frame extension, 20x12, rear dwelling, tar and slag roof, interior alterations; cost, $1,000; owner, Calvino Serzo, 167 Sherman st, L. I. City; architect, Edw. Fauerbach, 489 Boulevard, L. I. City. Plan No. 339.

L. I. CITY.—6th av, w s, 206 n Webster av, new foundation to dwelling, tin roof, interior alterations; cost, $1,500; owner, Frank Vopat, 63 6th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 350.

L. I. CITY.—Newtown rd, n s, 75 w 15th av, plumbing in dwelling; cost, $200; owner, B. Poggenburg, premises. Plan No. 342.

L. I. CITY.—Ridge st, s s, 55 e Hopkins av, 2-sty frame extension, 4x3, rear dwelling, tin roof; cost, $325; owner, Emilio Benatelo, premises; architect, Frank Patone, 1103 Van Alst av, L. I. City. Plan No. 349.

L. I. CITY.—Van Alst av, e s, 10 n Borden av, plumbing to factory; cost, $250; owner, American Druggist Syndicate, premises. Plan No. 362.

L. I. CITY.—Ridge st, n s, 100 e Court st, plumbing to dwelling; cost, $200; owner, M. DiPaola, 89 Ridge st, L. I. City. Plan No. 370.

L. I. CITY.—Radde st, e s, 128 n Freeman av, new foundation to dwelling; cost, $250; owner, L. Vancura, premises. Plan No. 358.

METROPOLITAN.—Baltic st, n s, 150 w Collins av, 2-sty frame dwelling, 13x14, rear dwelling, tin roof; cost, $800; owner, Mrs. Louise Doerr, premises; architect, Wm. Von Felde, 219 Metropolitan av, Middle Village. Plan No. 335.

NORTH BEACH.—Hall st, w s, 825 n Astoria turnpike, interior alterations to dwelling; cost, $150; owner, R. Schuppe, premises. Plan No. 320.

OZONE PARK.—Freedom av, n s, 180 w Grafton av, plumbing in dwelling; cost, $50; owner, M. Schraeder, premises. Plan No. 345.

OZONE PARK.—Freedom av, w s, 260 n Jerome av, plumbing to dwelling; cost, $75; owner, M. Blumenfield, premises. Plan No. 373.

RAMBLERSVILLE.—Boardwalk, n w cor Flynn av, 2-sty frame extension, 15x20, rear dwelling, tin roof; cost, $200; owner, A. Porfert, 237 Stanhope st, Brooklyn. Plan No. 344.

RICHMOND HILL.—Atlantic av, n s, 125 e Chestnut st, 2-sty frame extension, 17x40, rear factory, tin roof; cost, $800; owner, Rosati Catalino, Atlantic av, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 315.

RICHMOND HILL.—Herald av, w s, 200 n Jerome av, repair dwelling after fire damage; cost, $1,000; owner, Mrs. R. Cheeseman, premises. Plan No. 319.

RICHMOND HILL.—Brandon av, n s, 175 e Chestnut st, plumbing to dwelling; cost, $70; owner, W. Adler, premises. Plan No. 360.

RIDGEWOOD.—Seneca av, 696, new store front to dwelling; cost, $200; owner, Martin Oehlen, premises. Plan No. 311.

RIDGEWOOD.—Tesla pl, w s, 358 n Cooper av, plumbing in dwelling; cost, $60; owner, Wm. O'Hara, premises. Plan No. 346.

ROCKAWAY BEACH.—Beach 82d st, w s, 375 n Boulevard, plumbing in dwelling; cost, $150; owner, Mrs. E. Albert, premises. Plan No. 318.

ROCKAWAY BEACH.—Pleasant av, e s, 488 s Boulevard, 2-sty frame extension, 24x23, rear dwelling; cost, $400; owner, Abraham Lashrower, 524 Boulevard, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan No. 308.

ROCKAWAY BEACH.—Thetis av, w s, 300 s Boulevard, 1-sty frame dwelling, 16x5, rear two dwellings, tin roof; cost, $200; owner, E. W. Stellers, Kneer av, Rockaway Beach. Plan No. 364-65.

WHITESTONE.—10th av, e s, 418 s 14th st, 1-sty frame extension, 18x58, rear dwelling, tin roof, new plumbing; cost, $450; owner, Mrs. Anna Frimidt, 105 10th av, L. I. City; architect, R. E. Ricker, 14 West 17th st, Whitestone. Plan No. 321.

WINFIELD.—Remsen st, w s, 50 n Franklin st, plumbing in dwelling, new foundation and other repairs; cost, $425; owner, C. Tyman, premises. Plan No. 317.

WOODHAVEN.—Fulton st, n w cor Benedict av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $125; owner, J. W. Lucca, premises. Plan No. 331.

WOODHAVEN.—Oceanview av, w s, 223 s Jamaica av, new foundation to dwelling; cost, $200; owner, E. Scott, premises. Plan No. 372.

Richmond.

ANN ST, s s, 125 e Richmond av, Port Richmond, alteration to frame dwelling; cost, $600; owner, D. C. Crocheron, Port Richmond. Plan No. 64.

BEACH ST, s s, 150 e St. Pauls av, Stapleton, alteration to frame dwelling; cost, $800; owner, E. D. Wayman, Stapleton. Plan No. 61.

BENNETT ST, s w cor College pl, West Brighton, alteration to frame saloon; cost, $100; owner, Robt. Haberkern, West Brighton; architect, Fred. Deppe, West Brighton. Plan No. 60.

JACKSON ST, 115, near Cedar st, Arrochar, alteration to frame dwelling; cost, $60; owner, A. Corsale, 8 Prince st, Manhattan; builder, Vito Citroio, Arrochar. Plan No. 58.

PEARL ST, e s, 300 s Trossach rd, Stapleton, alteration to frame dwelling; cost, $375; owner, Josephine Schaefer, Stapleton; builders, Hesse & Offerjost, Stapleton. Plan No. 65.

ST. MARKS PL, e s, 600 Westervelt av, New Brighton, alteration to frame dwelling; cost, $500; owner, Julia Hunt, New Brighton; builder, T. Benson. Plan No. 55.

ST. MARY'S AV, n s, 100 railroad track, Rosebank, alteration to frame store and dwelling; cost, $125; owner, Eagle Bldg. Loan Co., 180 Remsen st, Brooklyn. Plan No. 67.

ST. PAUL'S AV, n s, 175 s Church st, Tompkinsville, alteration to two dwellings; cost, $500; owner, Josephine L. Schaefer, Tompkinsville. Plan No. 62.

SEASIDE BOULEVARD, n w, 1,000 w Sand lane, South Beach, alteration to frame store; cost, $75; owner and builder, Anna Watson. Plan No. 57.

WASHINGTON AV, s s, 150 e Van Pelt av, Mariners Harbor, alteration to brick storage; cost, $175; owner, Max Weissglass, Mariners Harbor; builder, C. J. Murphy, 395 Broadway. Plan No. 59.

PERSONAL AND TRADE NOTES.

JAMES W. COLE, architect, has moved his offices from 403 West 51st st to 515 West 50th st.

ABRAHAM BERRES, architect, is practicing his profession at 1484 St. Marks av, Brooklyn.

WALTER SCHUMM, architect, formerly with H. Craig Severance, is practicing at 225 Fifth av.

LOUIS G. MILLER, plumbing contractor, has moved his office and shop from Broadway and 74th st, to 378 East 4th st.

CHARLES M. HART, architect, has recently become associated with Mott B. Schmidt, at 15 East 40th st., for the joint practice of architecture.

ANDREWS BUILDING COMPANY, general contractor, formerly at 170 Broadway, is now located in the Times Building, Broadway and 42d st, room 1011.

FLOYD A. WALTER has been appointed to represent the firm of Harrison & Schaffer, engineers and chemists, of Easton, Pa., with headquarters at its recently opened office at 28 East 14th st.

I. O. SHUMWAY & CO., plumbing contractors, whose office was formerly at 1123 Broadway, and shop at 422 Fourth av, have moved both office and shop to new quarters at 93 Lexington av.

JOSEPH RAHM, plumbing and heating contractor, has recently established himself at 887 Southern boulevard, Bronx, and desires catalogues and price lists from manufacturers and jobbers.

HARRIE T. LINDEBERG, architect, 2 West 47th st, is preparing plans for a residence to be erected at Santa Barbara, Cal., for Henry S. Pritchard; one at Knoxville, Tenn., for Mrs. George W. Baxter, and one at Concord, N. C., for Martin L. Cannon.

J. GREENLEAF THORPE, architect, has discontinued his office and practice at East Hampton, L. I., and sailed Saturday for an extended trip to Europe. Mr. Thorpe will probably make his home in Florence, Italy, where his mother and sister have been residents for some years.

CLARENCE K. WOOLEY, president of the American Radiator Co., reports for the year ending Jan. 31 a balance for dividends was $2,079,075, which was equal to 25.39 per cent. earned on the $8,185,600 common stock, as compared with 25.19 per cent. earned on $7,441,500 the year before. While the greater part of the demand for boilers and radiators comes from the construction of new buildings, their introduction in old buildings has become a very important part of the total demand. The business from this source is gradually increasing.

MATHEW J. HARRINGTON, assistant secretary of the Public Service Commission, has charge of the preparation of the commission's exhibit at the Panama-Pacific Exposition. The exhibit is housed in the building erected by the City of New York, which will be officially opened on the 15th of this month. This edifice, of Travertine marble, is 150 feet wide, 100 feet deep, and has a height of 45 feet. Bertram G. Goodhue was the architect. The Public Service Commission's booth has dimensions of 14x24 feet.

OBITUARY

EARLE WHEELER, an electrical engineer, died at his home, 107 West 109th st, Saturday, February 20. He was forty-nine years old and had been a paralytic for three years. He is survived by his widow.

PATRICK McMORROW, a pioneer building contractor, died at his home, 5 West 120th st, Tuesday, Feb. 23. He was seventy years old. Mr. McMorrow was a leader in the building of apartment houses in Harlem. He is survived by his widow and ten children.

CHARLES W. MURDOCK, architect, for twenty years in the service of the U. S. Government, in the Treasury Department, died in Columbus, Ohio, Monday, February 15. He was fifty-six years old. Mr. Murdock superintended the erection of the postoffice at Columbus, and had important assignments. He is survived by his widow and three daughters.

WILLIAM E. BUTLER, a retired architect, died at his home, 119 Lynch st, Brooklyn, Sunday, February 21. He was born in Brooklyn, seventy-nine years ago and had always lived in the Eastern District. As an architect Mr. Butler was prominent and had designed many important buildings. He was a veteran of the 47th Infantry, N. G. N. Y. His two daughters survive him.

GEORGE VALENTINE, senior member of the firm of Valentine Bros., plumbing contractors, New Rochelle, N. Y., died of Bright's disease at his home, 122 Coligny avenue, Thursday, February 25. He was forty-three years old. Mr. Valentine was active in the political life of New Rochelle and had occupied various important city offices. He is survived by his widow, a son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

ART IN TRADES CLUB will hold its annual dinner at the Lawyers' Club, 115 Broadway, Thursday evening, March 11. Treasurer, Edward Maag, 133 West 23d st.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS, will hold its annual convention at Syracuse, N. Y., March 9-10. Headquarters, Hotel Onondaga.

"MADE IN THE U. S. A." INDUSTRIAL EXPOSITION will be held in Grand Central Palace March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 5 to 26.

THE ARCHITECTURAL LEAGUE OF AMERICA announces a Medal of Honor for Architecture will be given by the league each year at its annual exhibition. This was decided at the February meeting of the Executive Committee. The following committee will determine the method of award: Edwin H. Blashfield, Isadore Konti, Calvin Meissline, with the league's President, Cass Gilbert, Chairman. The league already gives Medals of Honor for painting and sculpture. The American Institute of Architects awards a medal once every few years. In England the Queen's Medal and in France the Grand Medal of Honor, given each year in the Salon, are much coveted by architects.

BUILDING MATERIALS AND SUPPLIES

FEBRUARY RECORD CEMENT SHIPMENT MONTH—DOLLAR MILL CEMENT PREDICTED—ALSO SHORTAGE—EDISON CO.'S STATEMENT

Price Changes for Current Month
Indicate Stability—Steel Up

DEVELOPMENTS in the building material market this week came thick and fast. The announcement was made that February shipments from the Lehigh Portland cement district were 40 per cent. in excess of those for February of last year and 20 per cent. in excess of those for February, 1913, which was an open month like that of this year. The Lehigh Portland Cement Company was said to have thrown into service twenty additional kilns on Wednesday and are getting ready to operate eighteen more,

Making 66 Per Cent. of Capacity.

The Edison Portland Cement Company announced that it would suspend manufacturing until the cement price situation in this city improved. The dealers had a meeting to induce manufacturers to make what they believed to be a more equitable arrangement with regard to compensation for handling their product here. A change upward in the price of Portland cement was denied by the Atlas Company. There was also a general denial of any lowering of prices below sixty-eight cent mill base now ruling, which is equivalent to $1.23 per barrel here. President Mallory of the Edison officially announced that the company was entirely solvent and issued a statement to the trade through the Record and Guide explaining its position.

It was stated that the price war had reached its lowest level and a rebound might be expected. A leader in the trade expressed the opinion that Portland cement would run to a dollar, mill, before August first and that an actual shortage of supply would be the cause of it.

In the brick department all the open cargoes were sold and only nine covered barges remained in the wholesale market. Prices were steady at $5.50 and $6 for good Hudsons. Announcement was made of the incorporation of the Jova Brick Works, makers of the famous "Three J" common brick, with Rufus Darrow's Son, Inc.

Tabulated plan filings in the five boroughs for the current week follow. In the corresponding week last year there were 126 new building plans filed with an estimated value of $2,710,125.

	Week ending Feb. 26		Mar. 4	
Manhattan...	10	$ 886,900	7	$ 657,600
Bronx.....	12	401,600	21	567,250
Brooklyn....	74	541,450	176	1,486,775
Queens.....	71	282,810	96	284,070
Richmond....	15	31,225	12	14,865
Total.....	182	$2,144,085	312	$2,621,460

COMMON BRICK.

Manufacturers Holding 20 Bargeloads at Haverstraw.

OPEN cargoes of brick were completely sold last week. There are only 9 bargeloads under cover in this market with prices still down and no sign of an upward movement. Manufacturers, however, are holding in readiness for immediate shipment twenty barges at Haverstraw pending orders, the idea being merely to save watchage and wharfage here.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 4, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Feb. 26—3.	Arrived.	Sold.
Friday, Feb. 26	0	1
Saturday, Feb. 27	0	0
Monday, Mar. 1	0	0
Tuesday, Mar. 2	0	1
Wednesday, Mar. 3	4	5
Thursday, Mar. 4	0	0
Total	4	7

Reported en route, Friday, Mar. 5—0.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Mar. 5—0. Open sold, 7. Barges covered, 0; covered sold, 5; total covered left over Mar. 5—9.

Unloading.

Feb. 19.. 9	183,500	Feb. 26..12	377,000
Feb. 20..10	187,500	Feb. 27.. 9	98,000
Feb. 22.. 4	100,500	Mar. 1..14	325,500
Feb. 23..11	419,500	Mar. 2..15	326,000
Feb. 24..11	146,000	Mar. 3..13	321,000
Feb. 25..10	125,500	Mar. 4..14	277,000
Total..58	1,162,500	Total..77	1,725,500

1914.

Left over, Friday A. M., Feb. 27—64.

	Arrived.	Sold.
Friday, Feb. 27	0	0
Saturday, Feb. 28	0	0
Monday, Mar. 2	0	0
Tuesday, Mar. 3	0	0
Wednesday, Mar. 4	0	0
Thursday, Mar. 5	0	1
Total	0	1

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Mar. 6—63.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 4, 1915..	96
Total No. bargeloads sold Jan. 1 to Mar. 4, 1915	87
Total No. bargeloads left over Mar. 5, 1915	9
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 5, 1914	119
Total No. bargeloads sold Jan. 1 to Mar. 5, 1914	56
Total No. bargeloads left over Mar. 6, 1914	63

EDISON MILLS MAY RESUME.

Cement Company Entirely Solvent, Says President Mallory.

AMONG the week's developments in the Portland cement price war in this market is the decision of the Edison Portland Cement Company not to resume manufacture of cement at its plant at New Village, N. J., until it is possible to manufacture this commodity at a profit. The week closes with cement quoted at $1.23 a barrel, which is equivalent to fifty-eight cents at Lehigh Valley mills. When asked for a statement regarding the action of the company, President W. S. Mallory said:

"The action of this company in deciding not to resume the manufacture of cement at this time is in line with our usual conservative policy. Our mill at New Village, N. J., has been closed since the fifth of December. During that time we have been making the customary repairs. It has come to a period when resumption usually takes place, and in view of the unsettled condition of the cement market as a whole, and the low price now prevailing, which is considerably below cost of manufacture, we have decided to defer resumption until we can make cement at a profit.

"I want to say that the Edison Portland Cement Company is entirely solvent in every particular. We intend to take care of our trade and all outstanding contracts and, while we have called out salesmen in, it has been merely for the purpose of acquainting them with the plan of the company in the present circumstances.

"There is a possibility that our mill will again be in operation within a short time."

There was evidence aplenty in the market this week to the effect that the bottom of the price cutting has been reached. At a price of $1.23, which was bottom in this market up to yesterday noon, the mill price was fifty-eight cents. Since it costs between sixty-five and seventy cents a barrel to make cement, practically every cement company doing business today in this market at present prices is taking orders at a flat loss.

The Edison company has a capacity of 2,000,000 barrels a year, all in one plant, and when it is operating full it can produce cement at a minimum cost. When, however, production is curtailed the cost of manufacture is considerably greater than when running full, and it is not in such advantageous position to meet competition of the sort that has featured the New York market for the last two weeks.

JOVA AND DARROW ASSOCIATED.

Old Brickmaking Firm and Local Distributors Join Forces.

ANNOUNCEMENT will be made next week by Rufus Darrow's Son, Inc., of 618, 620 and 622 West 49th st, that a coalition has been formed between that firm and H. J. and E. A. Jova, and the Jova Brick Works of Roseton, N. Y., same to be known hereafter as Rufus Darrow's Son, Inc.

The Jova Brick Works has built a reputation of several generations' standing for making the famous J. J. J. brick. Rufus Darrow's Son, Inc., is one of the oldest in New York, having been established in 1858 by Rufus Darrow.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to March 5, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, Feb. 6, 1915.

Hudson common ..... No Quotation
Covered Hudson ..... $5.50@$6.600
Raritan common ..... ——@ 6.00
Second hand common ..... ——@ 2.75
Newark (yard) ..... 6.75@ 7.00
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot ..... @$1.23
Over 30 days ..... ——@ 1.32
10c. bag; returns on bags.
Mill base ..... —— nom
Con. Rosendale Nat. to dealers.$0.90@ ——
Dealers price to job ..... 1.10@ ——
7½c. bag; returns on bags.
Alsen's German ..... No Quotation
Dyckerhoff German ..... No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. ..... $.95
Trap rock, ¾ in. 1.05
Bluestone, 1½ in. ..... $0.90@ ——
Bluestone, ¾ in. ..... .05@ ——

GLASS, Windows—from jobbers' list—Discounts.
Single thick ..... 90-10 & 90-15
Double thick ..... 90-15 & 90-20
Plate (May 1 list) 90-35

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. $0.85
¾ in. ..... .95
P. S. C. gravel 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale:
Farnham Cheshire, finishing.. $1.55@$1.60
Eastern common 1.25
Hydrated finishing 8.50

LINSEED OIL—
American Seed City Raw ..... $0.61@$0.62
American Seed City Boiled ..... .60@ .61

LUBRICANTS (Mineral):
Black, refined, summer ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Wax, crude ..... per lb. 3½@ 3¾
Cylinder, light filtered ..... 21½@23
Cylinder, dark, steam, refined.. 15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. ..... $21.00@$25.00
14 to 16 in. ..... 27.00@ 31.50
Heart face siding 4-4 & 5-4 ..... ——@ 28.00
Flooring, 13-16x2½ & 3 ins. ..... 14.00@ 27.00
Hemlock, Pa., f. o. b. N. Y. base price, per M. ..... ——@ 24.00
Hemlock, W. Va. base price per M. ..... ——@ 24.00
Hemlock, Eastern mixed cargoes ..... 19.50@ 21.50
(To mixed cargo price add freight $1.50.)
Spruce Canadian ..... $24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft. $25.50
8x8 and under, 16 ft. and under 24.00
9 in., 16 ft. and under 29.00
2x6, 10 and 14 ft. 23.00
2x8, 12 and 14 ft. 23.00
2x10, 3x10, 10 to 16 ft. 29.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $20.00
LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@ ——
1½-in. slab ..... $4.00@$4.25

PLASTER—(Dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... $8.50@ ——
BLOCKS—
2 in. (solid) per sq. ft. ..... ——@$0.06
3 in. (hollow) ..... @ .07½
4 in. (hollow) ..... ——@ .07¼
Boards ⅝ in. thick, per sq. yd. ——@ .16
SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale ..... $0.45@$0.50
SLATE (Per Square, N. Y.):
Penn. Bangor ribbon ..... $4.10@$4.75
Munson, Maine, No. 1 ..... 5.50@ 7.75
Munson, Maine No. 2 ..... 4.50@ 6.75
No. 1 red ..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Rangor (stiffening) ..... 4.75@ ——
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20

STRUCTURAL STEEL (Waverly):
Beams and channels up to 14 in ... 1.85c
Beams and channels over 14 in..... 1.85c
Angles 3x2 up to 6x8 ..... 1.85c
Zees and tees 1.85c
Steel bars, half extras 1.80c

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 13, 1915

CONCESSIONS FOR SAKE OF UNITED ACTION

Important Modifications in the Lockwood Bill Agreed to—Tenement, Fire and Labor Laws Not to be Subject to Variation, and Mayor to Appoint Chief Board

THE Conference Committee of Real Estate and Allied Organizations, which recently presented to the Legislature the Lockwood-Ellenbogen bill for simplifying building inspection in New York City, is prepared to defend the measure against criticisms which have during the past few days been aimed at it. The following statement, concerning the bill, is made by Richard O. Chittick, secretary of the conference:

"Considerable opposition has developed during the past few days to the Lockwood-Ellenbogen bill for simplifying building inspection in New York City. It is significant that this opposition has been most marked since the hearing at Albany on March 3. This is perhaps accounted for by the fact that on that occasion it was plain to all observers, and doubtless was not lost upon the Joint Committee on City Affairs, that the advocates of the bill had all the best of the argument. The opposition to the bill was led actively by the Secretary of the City Club, and reinforced by charity organization interests. With this in mind the recent evidences of a widespread propaganda against the bill is easy to understand.

An Open Discussion.

"Before taking up specific criticisms of the bill, it is only fair to those who have devoted months of time in the effort to remedy a condition of which the whole city may well be ashamed, to say that all presumed to be interested, including the City Club, were invited to discuss the bill in the making.

"It is also necessary to contradict a statement which has been given publicity, to the effect that the Lockwood-Ellenbogen bill has been 'deserted' by many of its original advocates. While the advertising value of this to the opponents of the bill is quite obvious, the facts do not warrant the statement. The number of organizations favoring the bill has actually been increased.

"It would, of course, be absurd and unfair to assume that all criticisms of the Lockwood-Ellenbogen measure are made in bad faith. Probably most critics of the bill are sincere, though some of them are badly informed; and while this may be a sign of the times it is not necessarily evidence of bad faith.

"Neither would it be the part of wisdom to assume that the bill is perfect, or that it offers a panacea for all the ills of over inspection and waste.

"The bill may have its faults; but if it had no other merits, those responsible for it can at least pride themselves on having forced upon public and official notice a condition which ought to have been remedied long ago, but for which no remedy would have been provided if the so-called real estate interests had not, nearly a year ago, started a movement to correct an intolerable situation.

Sifting the Criticisms.

"Sifting the criticisms of the Lockwood-Ellenbogen bill quite carefully, those which deserve serious attention seem to be:

1. That decentralization is threatened.
2. That the functions of the Tenement House Department, Fire Department and the Labor Department will be interfered with, the safeguards to life growing out of the present equipment and administration of these departments endangered and the laws rendered inoperative.
3. That the Superintendents of Buildings will be given dangerous authority and placed under pressure of local sentiment.
4. That the Board of Standards will have too great authority.
5. That the Board of Examiners will be a law unto itself; that it will be recruited from organizations that will act in self-interest; that this bill's existence is a legalized looting of the City Treasury.

Borough Responsibility.

"To take these up in their order:

"First, as to the cry of decentralization. This is a fetich that seems to have obsessed quite a number of very amiable and well-intentioned persons. Theoretically the Lockwood-Ellenbogen bill does mean a certain amount of decentralization, but in spite of affirmative academic opinion on this subject is there any particular virtue in retaining a centralized administrative function—that of building inspection and supervision—which has steadily been breaking down for seven or eight years until at the present time it has collapsed hopelessly? That it has broken down no well-informed person will deny.

"Is not the present system of borough jurisdiction, as it applies to building inspection the direct result of the failure of a central building inspection system such as the opponents of the Lockwood-Ellenbogen bill are now advocating?

"Second, the so-called raid upon the Tenement House Department, the Fire Department and the Labor Department.

"Most of the critics of the Lockwood-Ellenbogen bill seem to have assumed that all the virtue in this controversy is on their side. What are the facts about that loudly decried stripping of these departments?

Inflexible Laws.

"The Lockwood-Ellenbogen bill says in effect: The Tenement House Act is a fixed and inflexible law. The Labor Law is in the same case. The authority of the Fire Commissioner is exceedingly wide, both under the Charter and under specific enactments of the Board of Aldermen; also under the police power of the State. But in the matter of construction, alteration and structural changes, there is no reason whatever why, with such fixed laws applicable in each case, a tenement house or factory cannot be built as well under the direction of a Superintendent of Buildings as under a functionary called by some other name; and so in the case of fire prevention requirements. To each of these departments is left the jurisdiction over maintenance and housekeeping.

"Finally there is the Board of Examiners.

"Mr. Binkerd characterizes this as an irresponsible body, apparently because it is not appointed by the Mayor. It is recruited (in the bill) practically from the same sources as at present. The language of the bill does not depart widely from that of the Charter. (See section 409 of the Lockwood-Ellenbogen bill and section 411 of the Charter). But as proof that the bill is intended neither to contain jokers nor to be a 'ripper' measure, the Executive Committee is willing to amend this section so as to vest with the Mayor absolute power to appoint the Board of Examiners. The Conference will probably recommend this change to the Legislature.

"Decisions of the Board of Examiners are given much wider publicity than at present. They are final. But so they are now under the Charter. The framers of the present charter did not seem to share Mr. Binkerd's opinion that the persons who have spent millions to make New York City what it is, and will spend millions more, should have no voice at all in how this great building industry should be conducted. They seem to have had some faith in human nature.

"The provision for 'variations' by the Board of Examiners in the Lockwood-Ellenbogen bill, coincides with the present charter provisions.

Another Modification.

"It is fair both to the critics of the bill and to the Conference Committee to state here another important modification which it is proposed to make.

"The transferring of jurisdiction of the Tenement House Department over construction, structural changes, etc., to the Superintendent of Buildings, Section 406, and the provision for variations from law or ordinance, etc., Section 410, does give power to modify the Tenement House Act. While here again the language of the existing Charter is used, it was not the intention to 'tamper' with the Tenement House Law as has been charged. This is recognized as a fair point for criticism. The Executive Committee is perfectly willing to recommend an amendment that will prevent the application of the variation clause to the Tenement House Act.

"If the Lockwood-Ellenbogen bill does not provide any way for getting rid of the Board of Examiners, as Mr. Binkerd complains, this is plainly because it here again adopts the plan of the existing Charter (Section 411).

"In many respects those who have labored to discover in the Lockwood-Ellenbogen bill a vicious measure are visiting upon it alleged viciousness in the present Charter, under which building construction has been carried on in this city for many years. The bill is not a perfect measure. Where it reflects wide divergence of honest opinion, these differences must be fought out in the usual way. But it does represent hard work, honest effort, months of going over and many revisions. It deserves helpful and not destructive criticism.

"The alleged 'jokers' will be elimimated, if they can be pointed out."

GOOD AND BAD BILLS IN THE LEGISLATURE

A Bill that Abolishes the Industrial Board—A New Measure of Personal Taxation for the Relief of Realty—Governor Signs Bronx Bills

SOMETHING beneficial to the business community is expected from the several measures now in the Legislature intended to put a limit upon the powers of the State Department of Labor and the Industrial Board. The latest bill (by Senator Spring) abolishes both the Industrial Board and the Workmen's Compensation Commission, and puts the Labor Department under the control of an Industrial Commission, which is erected by the bill. The new commission is to appoint the Commissioner of Labor and his deputies. An earlier bill makes the Labor Department a bureau in the office of the Secretary of State.

A hearing was held at Albany on Wednesday on the bill which repeals that section of the New York City charter which gives the Board of Estimate power to limit the height of buildings. Assemblymen Albert E. Smith, Michael J. Horan, Stewart Browne and Joseph S. Schwab were among those who spoke in favor.

A bill is being prepared by a committee of the Real Estate Association of the State of New York which provides for the taxation of both tangible and untangible personal property. The rate is four mills, with no exception for debt, but with an exemption of $2,500 for household effects, etc. A private hearing on this matter of a personal property tax was held before the Mayor's Taxation Commission, Friday, March 12. Charles J. Bullock, of Harvard, and Allan C. Girdwood, of Maryland, came to New York for this hearing.

Affects Registration of Titles.

Governor Whitman has signed the bills introduced by Senator Hamilton and Assemblyman Fertig amending section 63 of the Personal Property law and section 232 of the Lien law. These amendments were prepared by Register Polak to relieve the double filing in Bronx and Manhattan, and also to save the taxpayer the additional cost entailed by the duplicate filing.

Section 232 of the Lien law provides, that where the mortgagor of a chattel mortgage resides in the Borough of the Bronx at the time of the execution of the mortgage or the mortgaged property is situated in such borough, the mortgage shall be filed in the office of the Register of the county of Bronx; and where the vendee of a contract for the conditional sale of goods and chattels not attached or to be attached to a building is a resident of the borough of the Bronx, in such case the contract shall be filed in the office of the Register of the county of Bronx. Register Polak has also drawn up a bill to amend the present statutes with reference to renewals of papers filed in the office of the Register of New York County and affecting interests now in the County of the Bronx.

The Assembly Committee on the Judiciary held a hearing on Tuesday on the bill amending the Torrens act. A committee from the Real Estate Board attended.

These Bills Are Challenged.

The Advisory Council is opposed to the passage of the following bills:

The bill to amend the Lien law. The main amendment seems to be intended to make the liens of mechanics and material men attach to property, without the necessity of filing a notice and to make other burdensome requirements upon contracts and sub-contractors. If this bill were passed, it would make it impossible for lenders to make building loans with safety, and it would therefore circumscribe and possibly stop building improvements.

The bill to require the filing of affidavits of actual consideration to be used as a basis of assessment. Bills of this type have been introduced from year to year. They are objectionable in that they require the disclosure of the personal business of individuals, which is against the spirit of our institutions, without real advantage to the public. Occasional prices paid for property are not a true index of permanent values on which a tax should be based. Expert studies made by the assessing authorities are the proper basis of assessment.

Hearings Announced.

To-morrow (Saturday) morning at 10.30 at City Hall there will be a supplementary hearing on the Lockwood bill, providing for the consolidation of building inspection departments, before a sub-committee of the Joint Committee of the State Legislature on the Affairs of Cities.

Next Tuesday at the State Capital there will be a hearing on the Labor bills now pending, especially the Wagner bill (Int. 572), which contains a recodification of the Labor Law, against which the Real Estate Board of New York has protested. A delegation from this city will attend. At the same place and on the same day there will be a hearing on the Torrens bill which Register Hopper has caused to be introduced.

Assembly Bills.

A. 1207 (Powers). Inserting in the General City Law a new article (IV-b), providing for the registration of master electricians. A State board of examiners of master electricians is created, to be appointed by the Governor. One member must be an inspector of a fire underwriters' association, two members must be master electricians of not less than seven years of actual experience, and two members must be journeymen electricians with a like experience. The State board may establish city boards of examiners in such cities as it deems necessary.

Bowery Tracks.

A. 1329. (Marasco).—Authorizing the Public Service Commission of the first district, within three months after this act takes effect, to prepare a plan providing for but two railroad tracks on the street known as the Bowery. Such plan may provide for a change of route by one or more of the corporations now operating railroad tracks on such street.

A. 1367 (Tudor).—Requiring the Pennsylvania Tunnel and Terminal Railroad Company to construct and maintain a passenger station at or near East 34th street and Second avenue in New York City. The exact location is to be determined by the Public Service Commission of the first district.

Senate Bills.

S. 933 (Sage). Repealing Chapter 214 of the Laws of 1914, which made an appropriation for the establishment of a brick-making plant at the New York State Reformatory at Elmira. To Finance Committee.

S. 934 (Sage). Repealing Chapter 625 of the Laws of 1913, which established a commission on sites, grounds and buildings. The effect of this bill is to abolish that commission. To Finance Committee.

S. 982 (Cromwell). Amending the Greater New York Charter (Section 56), by authorizing the Board of Aldermen, upon recommendation of the Board of Estimate and Apportionment, to fix the salaries of city and county employees.

S. 975 (Gilchrist). Inserting in the Greater New York Charter a new section (247-a), authorizing the Board of Estimate and Apportionment, in its discretion, to include in its annual budget such sums as may be necessary for the aid and support of the poor. It is given power to create and establish regulations for the conduct of a department to administer such funds, either under the commissioner of public charities or as a separate department under a commissioner to be appointed by the Mayor.

S. 921 (Patten). Requiring the interchange of transfers between the car lines operated over the Queensboro Bridge, and the Second avenue and Third avenue elevated railroad lines in the Borough of Manhattan. (Same as Assembly bill introduced this session.) To Public Service Committee.

New Compensation Law.

S. 1013 (Lawson).—Amending the Workmen's Compensation Law generally. Among the changes made are the following: Compensation may be paid to employees in all employments, whether hazardous or not; every employer who refuses or fails to provide the measures and means for the prevention of accident required by law must pay compensation; the provision that compensation shall be paid without regard to fault as a cause of the injury, is stricken out; medical and hospital service must be furnished during the 14 days, instead of 60 days, following the injury; a fund is created to be known as "The State Accident Compensation Fund," to secure the payment of compensation; the present provision regarding security for compensation in one of three ways, is stricken out; and employers in any group established by the commission shall be formed into an association for accident prevention. This act is to take the place of the present Workmen's Compensation Law, which is repealed. It must first be submitted to the voters at the next general election before it becomes effective. To Labor and Industries Committee.

S. 1030 (Carswell) (By request).—Amending the Greater New York Charter (Sections 630 and 631), by providing that each Commissioner of Parks, in his respective borough, shall have jurisdiction over all playgrounds and recreational property.

A New Industrial Commission.

S. 1024 (Spring).—Creating an Industrial Commission of three commissioners, to be appointed by the Governor with the consent of the Senate. The terms of office of the commissioners are fixed at six years, except in the case of the first appointees. The Industrial Commission shall have charge of the Department of Labor and shall constitute the State Workmen's Compensation Commission. The commission may appoint a Commissioner of Labor, a Deputy Industrial Commissioner in charge of Workmen's Compensation, and a Secretary. It may designate one of its members as such Commissioner of Labor, and one of its members as the administrative head of the Compensation Commission.

S. 1027 (Sage).—Amending the Labor Law (New article XIII.), authorizing the Common Council or other governing body of every city in the State to fix the hour (not earlier than six o'clock in the afternoon), at which all mercantile establishments must close. It is made unlawful to do business after the closing hour so fixed. Violation is made a misdemeanor.

THE ECONOMY OF "BUILDING NOW"

Movement Has, As Its Basis, Economy, and Is Founded On Sound Business Principles—Prices Cheaper Than Four Years Ago

By NOBLE FOSTER HOGGSON

A GREAT movement has swept over this country in the last three months. "Build now," it is called. It has, as its basis, economy, and a strong element of civic benefit which might be termed practical philanthropy.

The movement is succeeding because it is founded on sound business principles. One may build now at a much reduced cost compared with the expense incidental to carrying out the same operation a year ago. Contrasting the costs of construction at the present time with those of four years ago the saving is even greater.

Economy of building, however, does not lie altogether in the cheapness of construction. That is only one important element. Under certain conditions it would be expensive and ill advised to build, no matter how cheaply the work might be done.

A building operation is primarily an investment. To regard it in any other light is unsafe.

If capital is invested, the investor is entitled to earnings from it. Capital invested in a building should earn a satisfactory rate of interest, plus carrying charges, plus enough to offset loss through depreciation and plus the reward for enterprise.

Adequate Returns.

Capital may be put into a building intended for tenants, or into building which the owner's business or family will occupy. In either case, it must be regarded as an investment which calls for adequate return. Rent tells the earning power of capital invested in real estate, whether it be rent that is received, or rent that is paid.

The obligation of capital to earn income does not vary, even when one owns the building which his business or family occupies.

What is the building owned and occupied actually worth? It is worth relatively the capitalization of the annual rent which would have to be paid for equal accommodation elsewhere? If it has cost more than this, or if it would bring less than this, it is a poor investment.

That the same economic principles govern every building enterprise is the point to be borne in mind.

This country has passed through a period of wasteful extravagance. There has been a spirit of restlessness. In the prosperity that came so bountifully, costs were not counted and profits flowed unrestrainedly.

With little thought of the principles imposed by the law of supply and demand, buildings of all kinds were erected; the whole country seemed to be one vast factory of shrieking engines of construction. Everything was rushed. Haste was the watchword. Enthusiasm blinded the senses. In calmer moments the activities in progress would be regarded as reckless speculation.

No Overbuilt Conditions.

There was hardly a city in America that was not over-built, or was not in imminent danger of becoming in this condition. That condition has passed or is passing. The business depression of the last few years has had a peculiarly beneficial, chastening effect. The overbuilt cities have had a chance to "catch up" with themselves and the existing buildings as well as new structures will have an opportunity to return a fair profit on the investment.

"Now," therefore, is the time to build; not merely for sentimental reasons or for speculative purposes, but for sound economic ones. This applies with equal force to the erection of a residence as well as to the building of a bank or skyscraper.

Cost of Materials Low.

The cost of materials entering into the construction of all classes of buildings is at a low ebb. It is unlikely that the advantages afforded by present conditions in this respect will be met in some time to come. Indications of increased prices are already to be seen, and when business awakens, as it is destined to do very soon, the cost of construction will rise to a higher level. Just now the market is flooded with skilled labor and a choice of the best workmen may be had. This affords an element of saving that is no inconsiderable factor. For one thing it means a speedier operation and a consequent earlier completion of the building.

Herein, too, lies the factor of practical philanthropy mentioned in the first paragraph. Prosperity comes from within and not from without. It must have its beginning in individual communities. From this will develop a revival of business country-wide. One who undertakes a building operation now not only will help to improve local conditions, but will be a factor in bringing about the larger good that must follow in the form of renewed activities. Construction work in the United States suffered a severe decline in 1914.

Owners 'Take a Chance."

Building by the usual method is a more or less hazardous undertaking. Owners were beginning to be cautious and were coming to regard a building operation in the same light that they would any other matter of business. There is no reason why a building should cost more than the reasonable amount of money set aside for its erection. Yet in an investigation conducted by a leading insurance company a few years ago it was disclosed that 96 per cent. of the commercial buildings erected throughout the country exceeded the original estimate in final cost. The average excess in cost was thirty-three per cent.

It is obvious, therefore, that in order to regard and handle a contemplated building operation as an investment, one must know with certainty its limit of cost and its earning power based on the market prices.

If an owner proceeds to build without absolute assurance as to the limit of cost, the operation partakes more of the nature of a speculation than of safe investment.

Usually the owner does go ahead without adequate guarantee of the limit of cost—he does not protect himself against errors in plans, specifications and estimates. If the discovery of errors necessitates extra charges later, he must pay them; if they go undetected, his building may be defective and he may suffer from its diminished equity and earning power; if plans and specifications are slighted in execution—if mismangement occurs—if the building is not ready to earn income when expected, he must suffer loss.

Only when he has provided a financial safeguard against all contingencies, of which the above are but a few, is he making a sound investment.

Successful Operations.

A building operation may be considered successful when the owner is fully satisfied regarding all of the following seven essentials:

1—**Cost.** The building to be worth all that it cost, and, if a renting building, to produce a satisfactory yield on the total investment.

2—**Appearance.** The building to possess architectural character suitable to its location and purposes, and to deserve admiration as long as it stands.

3—**Arrangement.** The building to afford maximum facilities to its occupants.

4—**Decoration and Furnishing.** The interior of the building to possess artistic unity, appropriateness and to afford comfort and convenience.

5—**Stability.** The building to withstand properly the wear and tear of time and use.

6—**Speed.** The building operation to have occupied the shortest time consistent with the quality and extent of the work.

7—**Service.** The building operation to have been conducted in such a manner as to leave the owner free from every care and responsibility, excepting the approval of plans and materials, and the meeting of payments.

Adjusting Financial Relationship.

Any building may measure up to one, or perhaps several, of these essentials. Few buildings measure up to all of them.

Nothing concerning a contemplated building should be definitely decided until all things concerning it are ready to decide. To prevent excessive expenditure on one part, and inadequate expenditure upon another, work is not begun until all features have been brought to proper financial relationship.

Under a building method which guarantees a limit of cost, no work can proceed until the wishes of the owner and his appropriation reach a well-balanced meeting point.

If this meeting point is not reached, the owner should not be obliged to proceed. He should not be committed to spend a dollar on his building until he is fully satisfied as to plans, specifications and cost.

Township Regains Riparian Rights.

Recent decisions of the New York Supreme Court have deprived some of the wealthy owners of waterfront property on the north shore of Nassau County of their title to it on the ground that the fee rests in the township in which the property is situated. Counsel for the towns has asserted ownership on the strength of colonial patents. Although some of the cases decided against private owners have been appealed, the higher courts have in nearly every instance upheld the decisions of the courts below.

As a result of these decisions hundreds of thousands of feet of riparian rights have reverted to the township, most of it being in the town of North Hempstead. Some fine country estates at Roslyn, Great Neck and Port Washington have been impaired in value as a result.

Riparian rights on the north shore of Queens borough are not involved in this Long Island shore front litigation. From Little Neck Bay westerly to Beechhurst the shore front is a part of the city's boundary. All claims of riparian rights by townships in that section were invalidated when the westerly half of Queens County was merged into the greater city in 1898 and became the Borough of Queens.

Beechhurst forms the westerly part of the borough fronting on Long Island Sound. Possessing more than 1,500 feet of shore front, the fee to this part of Beechhurst rests in the owners of the upland adjoining and affords the residents of that north shore home colony perpetual water front rights and unobstructed outlook.

NEW ORDINANCE FOR BUILDING MATERIALS

Regulating Their Quality, Weight and Strength—To Form Part of the New Building Code—Expressed in Simple and Concise Terms

ANOTHER section of the new Building Code made its appearance in the Board of Aldermen this week, being introduced by Chairman McNally, of the Building Committee. It governs the quality, strength and weight of materials used in the construction and alteration of buildings, and is considered one of the most important parts of the local building law. The date for the hearing has not yet been fixed.

This ordinance will constitute Article 2 of Chapter 5 of the Code of Ordinances and it repeals Sections 13 to 21 inclusive of the present Building Code.

When read in connection with the present code it will be recognized as a thoroughly well considered document expressed in simple terms, and in accordance with current practice. The specifications for brick, sand, lime and, in fact, all the staple materials, are brief and easy to understand. The specification for brick, as an instance, simply says that it shall be "sound, hard-burnt brick," and that when old bricks are used in any wall, they shall first be thoroughly cleaned.

There is no reference to the use of wrought iron, but ex-Supt. Miller says that Supt. Moorehead and Supt. Ludwig have recommended that when in good condition the use of second-hand I-beams, girders, angles and tees, as a concession to small builders be permitted, and an amendment is likely to be made in this respect.

The new ordinance begins with section 20 of the new code and is substantially as follows:

Quality of Materials.

Section 20. All building materials shall be of a quality to meet the intent of this chapter, and shall conform to such specifications not inconsistent with any requirements of this chapter as may be promulgated by the Superintendents of Buildings under the provisions of this chapter.

Section 21. Weights of Materials. In pounds, per cubic foot shall be assured as follows: Brickwork, 120; Concrete, cinder used for floor arches or slabs, 108; Concrete, cinder used for filling over fireproof floors, 60; Concrete, stone, 144; Granite, bluestone and marble, 168; Limestone, 156; Sandstone, 44; Oak and long leaf yellow pine, 48; Spruce, fir, hemlock, white pine and short leaf yellow pine, 30.

Tests of Materials.

Section 22. Tests.—1. When required. New structural material, or structural material not otherwise provided for in this chapter, shall be subjected to such tests to determine its character and quality, as the Superintendent of Buildings shall direct. Appliances and devices required by any of the provisions of this chapter and new methods of construction shall be subjected to such tests to determine their efficiency, as the Superintendent of Buildings may direct. Such tests as may be required under this section shall be described in rules promulgated by the Superintendent of Buildings.

2. All tests shall be conducted under the supervision of the Superintendent of Buildings, or his authorized representative. Laboratory tests shall be conducted at a testing laboratory of recognized standing. A Superintendent of Buildings conducting a test under the provisions of this section shall notify the Superintendents of Buildings of the other boroughs at least three days in advance of such test.

3. Approval.—Any material, appliance, or method of construction meeting the requirements of this chapter or the specifications authorized thereunder shall be approved within a reasonable time after the completion of the tests.

All such approvals and the conditions under which they are issued shall be published in the City Record within a month after issuance, and a complete list of all such approvals issued during the year shall be included in the annual report of the Superintendent of Buildings.

Conditions for Approvals.

4. Materials, appliances, or methods of construction which have been tested and approved shall be used and installed in accordance with the terms of the approval. So far as practicable all materials and appliances for which approvals have been issued shall have a distinctive brand mark for identification impressed on or otherwise attached to them. It shall be unlawful to use any such brand mark on any other material or appliance than those for which the approval was issued.

5. Additional Tests.—The Superintendent of Buildings may require any test to be repeated if there is any reason to believe that the material or appliance is no longer up to the specifications on which the approval was based.

Section 23. The brick used in the construction of buildings shall be sound, hard-burnt brick. When old brick are used in any wall they shall be thoroughly cleaned before being used.

Section 24. The sand used for building construction shall be clean, sharp, coarse and silicious.

Section 25. Quick lime and hydrated lime shall conform to such specifications as may be promulgated by the Superintendent of Buildings, or, in the absence of such specifications with the tentative specifications of the American Society for Testing Materials.

Section 26. Portland and natural cements shall conform to such specifications as may be promulgated by the Superintendents of Buildings in accordance with the provisions of this chapter, or, in the absence of such specifications, with the standard specifications of the American Society for Testing Materials.

Section 27. Mortar.

1. Cement.—Cement mortar shall be made of cement and sand in the proportion of 1 part of cement and not more than 3 parts of sand by volume, or, in the case of bag mortars prepared under rules promulgated by the Superintendent of Buildings, in such proportions that the tensile strength per square inch at the age of 28 days shall be not less than 250 pounds when Portland cement is used, and 125 pounds when natural cement is used. Cement mortar shall be thoroughly mixed and shall be used immediately after the addition of water. Not more than 15 per cent. of the cement by volume may be replaced by an equal volume of dry, hydrated lime, but the lime and cement must be thoroughly mixed before the addition of water.

2. Cement-lime mortar shall be made of 1 part of slaked or dry hydrated lime, 1 part of cement and not more than 3 parts of sand to each by volume.

3. Lime.—Except as may be otherwise provided lime mortar shall be made of 1 part of slaked lime, lime putty or dry hydrated lime and not more than 4 parts of sand by volume.

Section 28. Concrete.

1. Mixture.—Except as may be otherwise provided in this chapter, concrete shall be made of at least 1 part of cement, and not more than 2½ parts of sand and 5 parts of coarse aggregate.

2. Aggregate.—The coarse aggregate shall be granite, trap rock, gravel or other hard durable material that may be approved by a rule of the Superintendent of Buildings. When gravel is used it shall be thoroughly washed.

Where mass concrete is used, the coarse aggregate shall be of such size as will pass through a 2-inch ring. All aggregates shall be free from dust or other deleterious material.

3. Consistency.—All concrete shall be a wet mixture and shall be placed in forms immediately after mixing, and well tamped. No concrete shall be used after initial set has begun.

4. Forms.—All forms and centering shall be built in a substantial manner, and with joints sufficiently tight to prevent leakage of the cement. They shall be properly supported and braced as to safely sustain all the load that may be placed upon them during construction.

5. Joints in Concrete.—Joints formed between portions of concrete placed at different times shall be made in a manner not to injure the completed structure. Before fresh concrete is joined to concrete which has set or partially set, the surface of the old concrete shall be roughened, cleaned and thoroughly wet.

Section 29. Hollow Building Blocks.

1. Concrete.—Blocks of moulded concrete for building construction shall be made of 1 part of Portland cement to not more than 5 parts of sand or other suitable aggregate and shall develop at the age of 28 days an ultimate crushing strength per square inch of gross area of not less than 750 pounds when tested with the cells placed vertically or 300 pounds when tested with the cells placed horizontally. The shells and webs shall not be less than 1½ inches thick.

Terra Cotta.—Hollow blocks of terra cotta shall be sound, hard and well burnt and shall develop an ultimate crushing strength per square inch of gross area of not less than 1,200 pounds when tested with the cells placed vertically or 300 pounds with the cells placed horizontally. Shells and webs not less than 1½ inches thick.

Section 30. Iron and Steel.

1. Cast Iron.—Cast iron for building construction shall be of good foundry mixtures, producing a clean, tough, gray iron. Sample bars, 5 feet long, 1 inch square, cast in sand molds, placed on supports 4 feet 6 inches apart, shall bear a central load of 450 pounds before breaking. Castings shall be free of serious blow holes, cinder spots and cold shuts.

2. Cast Steel.—Steel castings for building construction shall be made of open hearth steel, and shall be practically free from blow-holes. Except as may be otherwise prescribed by rules of the Superintendent of Buildings, they shall conform to the standard specifications of the American Society for Testing Materials for soft or medium steel castings.

3. Structural Steel.—All structural steel for buildings shall have an ultimate tensile strength of from 55,000 pounds to 65,000 pounds per square inch. Rivet steel shall have an ultimate strength of from 46,000 to 56,000 pounds per square inch. Except as may be otherwise prescribed by rules of the Superintendent of Buildings, structural steel shall conform to the standard specifications of the American Society for Testing Materials for structural steel for buildings.

OPTIMISM IN REAL ESTATE MARKET

The Great Fight for Economy and Against Over-Regulation Is Resulting in Improved Conditions for Investors and Builders

By HENRY BLOCH

IT is popular now-a-days to speak contemptuously about the ownership of real estate. Without fear of contradiction, and with a sincere conviction, owners yell from the housetops of the evils of over-regulation, confiscatory taxation and the unmarketability of their property; while he who has a snug sum laid away, holds grimly to his money and when a piece of property is offered to him far below its value, promptly says, "Not for me!"

There is, of course, no gainsaying the fact that there is considerable justification for just such a feeling. Until recently our city and State officials—very few of whom own real estate and some of whom have not even a faint idea of the burden such ownership entails—have shown a supreme indifference toward the realty interests of the city. The result has been that for years real estate has been annoyed, molested and harassed at every turn.

However, has not the pendulum of discontent swung too far? Have not owners made their own lot infinitely worse by belittling their own investment? Have they not made their holdings distinctly unattractive to others, and is not this among the chief causes for the unmarketability of real estate today?

The greatest asset the city possesses is the ten billions of dollars of real estate which it owns. To take away its good will, i. e., its marketability, is to deprive it of much of its value. Each time an owner decries the ownership of realty, he is injuring its market value. Of course, it would be neither proper nor wise, to try to cajole ourselves or others into the much-desired belief that real estate has taken an upward turn, if that is not the fact. I firmly believe it to be exactly the fact.

New Laws Will Bring Relief.

Realty conditions are not getting worse; they have been as bad as they will be; they will improve steadily from now on. Our city officials have been made to see the light; they now realize that to burden real estate to death is to kill the goose which lays the golden egg. New laws are being enacted to do away with the oppressive over-regulation and duplication of inspection by city departments. The fallacies of the Single Tax propaganda have been exposed. The tenant realizes that he, too, is a taxpayer and that his interests are identical with the landlord's; that his own earnings invested in a savings bank or a life insurance company are in turn invested in real estate.

All legislation affecting taxpayers is being watched zealously at Albany and City Hall. An honest effort is being made to obtain new sources of revenue. The great newspapers have taken up the fight for economy and against extravagance. The Governor and the Mayor have promised retrenchment effusively, and I believe sincerely. No glaring extravagance or waste will longer be tolerated. The public has been aroused!

And it is just at this point that the tide is sure to turn. For years leaders of real estate movements, often alone, and always unpopularly, have worked hard to bring about just this state of affairs. Things now will probably rapidly get better. The seven years of depression will vanish when a few rays of optimism and returning confidence are shown. The diagnosis has been safe, and the cure will quickly follow.

Renting conditions, at least in apartments, are today better than they have been at any time since 1907. The erection of new buildings during the past few years has fallen off considerably. The result is that the over-production of buildings, which was one of the primary causes for the real estate depression, has been lessened, until now the supply of apartments about equals the demand therefor. A steady reasonable yearly income makes an investment a desirable one.



HENRY BLOCH.

What forms of investment will be sought for the many millions of dollars which today lie practically uninvested? Stocks and bonds have proven themselves undesirable to the conservative investor; they are distinctly a gambling proposition; they rise and fall in value according to the manipulations of the few who control a majority of the votes. Few men will, nor should they, invest their money in an industrial enterprise unless they are active or have a control in its management. What other form of investment remains? These uninvested fortunes will gradually, but surely, find their way back to real estate which has always been and will continue to be regarded as the safest and the most conservative of all investments.

Let the everlasting "kicking" about real estate stop. Let the slogan, "Don't knock," be applied to real estate for a change. "Knocking" has done all the good it can, to do more is to harm. Owners may now, with reason, take a more cheerful attitude and have renewed confidence in their investment, which in many cases is the result of years of frugality, work and thrift. Let us face the situation squarely and understand it throughly. Let us strive with helpful suggestions to at least give real estate a chance to work out its own salvation.

WESTCHESTER AVE. SUBWAY.

Public Service Commission Being Urged to Let Contracts.

The Traffic and Waterways Bureau of the reorganized Bronx Board of Trade, of which Olin J. Stephens is chairman, is showing great activity in pushing the proper authorities to action in the needs of the borough, insofar as they come under the scope of activities of the bureau.

This branch of the Board of Trade has been urging for some time that work begin on the new Westchester avenue branch of the Broadway Lexington avenue subway and the connecting of the old and new lines at Southern Boulevard. The Bureau officials have requested the Public Service Commission to grant them a hearing on the matter immediately.

Not only does the holding up of this work greatly inconvenience the Bronx traveling public, but it delays the expected building activity in that section. The immediate start of work on this line would mean therefore that not only the employment of many hundreds of unemployed workmen, but would also give work to probably several thousand men now idle in the building trades.

The Bronx Board of Trade realizing the great benefit the people of the East Side will receive have resolved to ask the civic organizations of that section of the city to co-operate in the appeal to the Public Service Commission for action, by sending delegations to the hearing. At the recent joint meeting of the local Boards of Morrisania, Crotona and Chester, the plans for the bridge to span the Bronx river at Westchester avenue, were approved, thus putting the matter up to the Public Service Commission, as the United States Engineer Office in charge of the improvements to the Bronx River had already designed the type of bridge which they would be satisfied with. The letting of the necessary contracts for the construction of this branch of the Lexington avenue subway has been held up until the Federal Government decided on the width of the river at this point. Now that all obstacles to the letting of the contracts and the pushing of the work are practically removed, the Bronx Board of Trade is on the "firing line" to see that the work begins at an early date.

SEE HOW QUEENS IS GROWING.

Statistics of New Buildings and Factories as Shown by Mortgage Records.

The March issue of the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens gives some very interesting data showing the growth of the Borough in new buildings and new factories. According to the Bulletin there were $63,938,550 in mortgages recorded in Queens Borough for the year ending July 1, 1914. Of this amount, however, $45,000,000 was represented in trust mortgages, leaving a balance of nearly $19,000,000 loaned for buildings. The following is a statement of mortgages recorded and the amounts loaned by the different companies:

Company.	July 1, 1913 to July 1, 1914.
Title Guarantee and Trust Co.	$2,769,050.00
Home Title Ins. and Mortgage Co.	582,600.00
First Mortgage Guarantee Co.	582,500.00
U. S. Title Guaranty Co.	546,300.00
The Thrift	305,650.00
Nassau-Suffolk Bond and Mortgage Co.	260,650.00
Queens County Mortgage Co.	240,240.00
Realty Construction and Investment Companies	347,996.91
Bond, Mortgage and Surety Companies	100,407.00
Title Insurance Company of New York	85,100.00
Lawyers Title Insurance and Trust Co.	72,500.00
Long Island Bond and Mortgage Co.	105,850.00
Life Insurance Companies.	9,700.00
All Banks, Trust Companies and Building Loan Associations (Except Title Companies)	3,970,216.91
Miscellaneous Companies	443,494.47
Trust Mortgages	45,068,457.50
All Others	8,447,837.54
Total	$63,938,550.22

Occupation Statistics.

The American standard of living is one house for one family, but one-fourth of the people of this city now live in "multi-family dwellings." In Philadelphia, according to Baedeker, the average number of persons to a dwelling is only five, while here it is sixteen, taking all kinds of dwellings into account. The average number for multi-family houses in Greater New York is something over thirty to a house.

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Building Construction and Building Management
in the Metropolitan District

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Bronx and Brooklyn are doing well in the construction line. Hope they will do well also in marketing the product.

Congestion on the transit lines in the downtown skyscraper district has reached an intolerable stage. This is one of the unhappy features of metropolitan life, and unlimited skyscraper construction would make it worse.

Judging from the sudden outpouring of letters to the press against the inclusion of a certain department among those to be consolidated with the Building Department, there is a fine Spencerian hand at work, whose skill in secret diplomacy and matters of legislation is both famous and marvelous.

It was the State Labor Department at Albany which year after year heaped upon Realty the burdens which finally broke its patience. This department has been the special protege of the uplifters, and has provided many of them with good jobs. If it should through technicalities of the law slip out of the consolidation legislation, Realty will feel that its fight against over-regulation has been almost in vain.

The Board of Estimate, which had previously voted not to undertake the business of consolidating the inspection departments, has since reversed itself. The Board by a vote of 9 to 7 declared the need for relief and approved of the Wagner-Smith bill which empowers the Board of Estimate to unite the departments in an entirely new system. The Mayor, the Comptroller and the President of the Board of Aldermen, with nine votes, joined in defeating the Borough Presidents, with seven votes. The latter expressed preference for the Lockwood-Ellenbogen bill which provides for separate building departments in each borough, and insisted that it was the rightful duty of a Borough President to supervise building construction and inspection in his borough

No Department Should Be Left Out.

So far as can be judged from New York, the chances for the Lockwood bill have not improved during the week, and its enactment in its present form is wholly improbable. Even if it passes the Legislature it would certainly be vetoed by the Mayor and probably by the Governor. The arrangement of some substitute for it, or a revision of its provisions, has consequently become imperative. The real estate interests of New York prefer the Lockwood bill on the whole, but they want above all some legislation which will simplify building inspection. They should agree consequently on some alternative legislation which will accomplish the same result without incurring the same opposition. The alternative legislation should, if possible, be approved by the city administration, but whether approved by the administration or not, it should assure a really simplified system of inspections.

It should not consent to the omission from the new department of any of the existing agencies of inspection. The Record and Guide can understand the force of certain of the objections made to the Lockwood bill. To lodge such large powers in the hands of officials responsible only to local public opinion might result in an excessively easy and liberal administration of the laws. But if the Mayor appoints the head of the inspection department, why should tenement house inspection be kept separate from the general inspection service? If a Mayor can be trusted to appoint a Tenement House Commissioner who is sincere in his intention to enforce a special law, he can be trusted to appoint an equally sincere Inspector-General. The inclusion of the powers now exercised by the Tenement House Department and the State Labor Department in the powers bestowed upon the proposed new department is essential, and it is essential not merely because the authority cannot be efficiently exercised unless it is centralized, but also because responsibility cannot be fixed with any certainty unless it is centralized. The property-owner needs one department, so as to avoid conflicting and unnecessary orders. The latest information is that the authors of the Lockwood bill are willing to modify it in important particulars.

Cheaper Electricity Will Mean Its Larger Use.

At the time when the Governor of the State of New York is contemplating the discharge of the local Public Service Commission, and when all over the country public opinion is showing discontent with the inefficacy of the regulation of public utilities, it is encouraging that the immediate effects of regulation in this city should have something to recommend them. The investigations into the New York Telephone and Edison companies have disclosed the existence in both cases of a margin of profit over a fair return to the stockholders, which will permit a reduction of rates to consumers. Moreover, the reduction in both cases will be substantial. The proposed new tariff will save for them approximately $25,000,000 in the case of the telephone company and $2,000,000 in the case of the Edison company. Thus the saving will be sufficiently large to make a real difference to the people of the city. The use of electricity has become indispensable to many forms of business and to a comfortable contemporary home. Any diminution in the cost will be immediately reflected in a very considerable increase in consumption. Builders of a still cheaper class of flats will be able to install it, elevators will become possible in apartment houses which formerly would have been obliged to dispense with them; the use of electric advertising signs will still further increase. More than ever before New York will be a city made by electricity.

The reduction in telephone rates will, however, have even more important effects. It is generally admitted that New York has enjoyed probably a better telephone service than any other city in the world. The company's subscribers realized that the rates were high, but they have not objected, because they realized that they were getting a good deal for their money. But if the rates can be reduced without affecting the service, so much the better. The five-cent call for individual domestic subscribers will be a great boon; and the reduction in the interborough rates will make the whole city more of a business and economic unit. But most important of all, if it can be obtained, will be a rate which will permit the smaller apartment houses to furnish calls to their tenants for five cents each. That will do more than anything else to increase the use of the telephone and make it available for people of moderate incomes.

The increased use both of telephones and electricity will probably compensate the two companies for their loss of income within a few years. In that case demands for further reductions in rates will doubtless be heard. But it is very much to be hoped that such demands will not be so insistent as to deprive the company of any motive for efficiency. Some arrangement should be made which would permit both the telephone and the Edison companies to increase their dividends just in proportion as they reduce their rates. If their dividends are restricted to a fixed percentage, and if any increase in profits, no matter how much it may be due to unusually able management, is immediately appropriated for the benefit of the consumer, the company obviously has no inducement to furnish able management. It is bound in the long run to drift into routine and inefficient motives. But if every reduction in rates amounting to a certain sum will entitle it to distribute a corresponding sum in dividends in addition to its fixed percentage, then the management of the company will have every motive to introduce economical improvements and cut expenses. Such an expedient is already being tried in Boston, and it should be introduced here in New York.

The State Tax.

Governor Whitman is accused by the counsel of ex-Governor Glynn of having made a slight mistake of some $18,000,000 in his estimate of the imperative financial requirements of the State for the coming year. The Governor denies it, and the bookkeping of the State is so far from being satisfactory that no one can be absolutely certain which is right. But this much we know. The experts of the Finance Department of New York agree rather with Mr. Saxe than with Governor Whitman. They do not put the Governor's error as high as $18,000,000, but they do estimate it at about $12,000,000, and the estimate is rendered the more plausible, because before Mr. Saxe's statement, the Republicans had apparently become aware of the error and were talking about "economies" which would save to the taxpayers a nucleus, which the Governor in his message had declared must be spent on necessary public service.

In either event the outlook for the taxpayer of New York City is vastly improved. The State direct tax may not be entirely done away with, but it can hardly be as burdensome as it threatened to be a week ago. The most honest and intelligent efforts of the administration to keep the tax rate down will not be rendered abortive by an increase in State taxation. The New York property-owner, at a time when the real estate market is in a peculiarly sensitive condition, will not have his calculations disturbed and the value of his property diminished by a considerable increase in his tax bills; and if the Constitutional Convention does its work well, the financial system of the State may be very much improved as the result of its work this spring.

—Real Estate and building interests should carefully examine and weigh the proposed new Labor Law of the State of New York. It purports to be merely a "recodification," but it contains many new provisions, the general effect of which is to add greatly to the

powers of the Industrial Board, whose inclinations thus far in its brief career have been to impose new and sometimes drastic regulations upon the owners of New York City real estate already over-regulated by local laws. Property owners have set hopes on this revision and will be greatly disappointed if they find that, instead of getting the relief that was promised, they have been still further brought into subjection to the social uplifters and their upstate allies.

Would Stop the Calling of Mortgages.

Editor of the RECORD AND GUIDE:

What has ailed the Real Estate Market for the last seven years? What has destroyed the credit of real estate as an asset? More than anything else, the uncertainty of the mortgage situation.

Up to twenty-five or thirty years ago, most mortgages were held by savings banks, or institutions that made these loans for investments, and were practically never called, nor any reductions asked for at their due date. The owner of real estate felt that his investment was permanent and secure; the banker and the credit man smiled upon the real estate owner, for its ownership was a sign of thrift.

Now, Dun and Bradstreet, in making up their commercial ratings of business men, count the amount invested in real estate not as an asset, but as a definite liability, for they argue that when the mortgage comes due the property owner must take from his commercial business a large amount to pay off and to protect the equity.

How did this change come about? The multitudinous laws, excellent as some of them no doubt are, the many inspections, the criminal proceedings which were sometimes the outgrowth, played their part in making the real estate owner regret his investment, but the final straw was the introduction of the merry game of "call the mortgage."

Egged on by the mortage broker who wanted to earn a fee, the mortgage lawyer was nothing loath to call the loan so that he, too, could bleed the sucker, and get a fee; usually too polite and high-class to extort the money openly by charging a full fee for the extension, he would insist upon calling this loan and placing it elsewhere, thus ensuring himself the coveted full fee.

There is only one basic cure for the whole situation; that is the development of the amortization mortgage idea, and its wider use. In thirty-one years, 6 per cent. figured, at 4½ per cent interest, and starting at 1½ per cent. reduction, will pay off the mortgage in full. It could be done in three jumps of ten years each. Or, in thirty-six years, a mortgage would amortize itself at 6 per cent. at the rate of 5 per cent. interest, and starting with 1 per cent. payment. That could be done in three jumps of twelve years each.

If the market went up very much, the mortgages might be paid off at periodical intervals, or otherwise adjusted.

Let us see who could make these loans? The life insurance companies hold over two billion dollars of the people's money. The savings banks hold a like amount, so that if these agencies co-operated, and made such loans only to the extent of 20 per cent. of their assets, eight hundred million dollars would be available. The assessed value of New York real estate is over eight billion dollars, the mortgages aggregate about three billion five hundred million dollars, so that this sum would be more than sufficient to keep the market steady at all times.

Nor need this money go out at once. Of course, it would not be possible for it to happen that way. It could be fed out for loans on new bulidings which would be more carefully inspected, by the lender, when built, than is now the custom, except with one or two of the large life insurance companies which maintain their own staff; a healthier tone would exist, the feeling of confidence would be restored.

The mortgage broker would not need to die of starvation if all this comes about. The sense of security would cause a flow of new money to the real estate field. Many owners, now leaving the property unmortgaged out of fear, might be willing to take a long-term mortgage, and increase their rate of income, and the field of these men and their activities would be broadened.

The years from 1907 to 1915 have thinned the ranks of the brokers, and only the staunchest and stoutest hearted and best equipped have held out. This is the time while the power to organize the real estate situation lies in comparatively few hands, to make the necessary changes that will lay the foundation for a broader and saner structure than that reared haphazard in the last thirty years; it is time for a new set of ethics and with the co-operation of all the now well-organized real estate organizations, State, City and Ward, the aid of the newspapers, the real estate publications, the investors, and the owners, a new day will dawn for us all.

ELIAS A. COHEN.

182 Broadway.

An Architect's Answer.

Since giving out a statement containing his criticisms of the Lockwood bill, Secretary Binkerd, of the City Club, has received a letter from a practicing architect, who was a member of the commission which framed the existing building code, saying:

"As a former president of the North Side Board of Trade and of the Civic League of the Bronx and a former chairman of the Bronx District Committee of the Charity Organization Society, no less than as an architect and a citizen, I have supported the Tenement House Act since its enactment for the good that it contains, but the weak point of the Tenement House Act is that it is too rigid and exacting in non-essential details, leaving no discretion to meet the unusual problems arising in building operations.

"This (the Lockwood) bill proposes to remedy by provisions for varying and modifying the law where a strict compliance is unreasonable, oppressive and in some cases, as I know from my own experience, prohibitive. And it proposes to place this power in a board of appeal consisting of an architect, a mason, a carpenter, an iron-worker, a real estate expert, etc.

"Is there anything unreasonable or inimical to the public interests in this? Do you know that there is and has been for years, such a board attached to the Bureau of Buildings? Have you ever heard of any scandal connected with it?

"If you are going to build, you would employ an architect to plan and supervise your building, would you not? You believe, as a layman, that his technical training and knowledge of planning is superior to your own, do you not? Why then do you object to safeguarding the public interests to the same extent that as a prudent man you would safeguard your own? How, as a reasonable man, can you oppose placing the administration of laws relating to buildings in the hands of men trained in planning and erecting buildings?"

"You believe that judges should be men trained in the law, do you not? Would the City Club advocate architects and builders for judges? Do you think that because a judge is a lawyer, he will be prejudiced in favor of lawyers to the detriment of the public in his decisions on the law? Why, then, do you assume that the administration of the laws relating to buildings in the hands of an architect or builder would result in their being administered in the interests, as you put it, of architects, builders, etc.? Do you deem architecture a less honorable profession than the law?

"When you advocate a single Building Superintendent for the entire city, do you realize what that would mean to citizens of the remote sections of the Bronx, Queens, Brooklyn and Richmond? Do you think it resonable and just to require them to spend a half a day or more in traveling to the Municipal Building at City Hall? Is such inconvenience and loss of time necessary? Would it benefit the city at large? On the contrary, will it not clog the wheels of administration and swamp the one Building Superintendent with work now distributed over five boroughs?

"You know, of course, that such was the case years ago, and you know that in response to public demand a branch office with a separate Superintendent was located in each borough. Is not this working satisfactorily so far as the Bureau of Buildings is concerned? You realize, I know, the intolerable condition of affairs resulting from piece-meal legislation relating to buildings which has burdened building operations in this city with the conflicting orders of eight different departments, city and State, and you would like to see this remedied. What better remedy is there in sight than that proposed in the Lockwood bill, brought about by the deliberations in conference of delegates from 60 civic commercial, architectural, building and taxpayers' associations representing every section of the city and including a majority of those which are usually recognized in New York City as leaders of progressive thought and exponents of public opinion?

"Why not help us secure the enactment of the Lockwood-Ellenbogen bill and feel the joy of doing something worth while for the City of New York?"

ALBERT E. DAVIS.

(Pres't Bronx Chamber of Commerce.)

Present Condition of Realty.

Editor of the RECORD AND GUIDE:

For the first time in many years this is a tenants' market and a lenders' market, and not a landlords' or borrowers' market. The supply of space exceeds the demand; the supply of mortgage money for renewals, let alone for new loans, falls short of the demand. With their income cut from one-third to one-half the people cannot afford to pay the rents they have heretofore been paying; we find reduced rents, increased taxes, increased interest rates, and calling of loans; **these are facts,** apart from the reasons.

It is immaterial what the investor owner pays in the way of taxes, interest rates, etc., so long as his rentals offset these charges; the trouble is that the increased taxes and the increased interest rates the landlord has been and still is unable to shift to the tenant, and in consequence thereof he is in hard luck, and with the calling of his mortgage loans he is gradually being wiped out.

The owner for investment doesn't want to see any loans made for new development; he is not interested in further building construction; he would like to see no new buildings built in New York until the demand exceeds the supply; he is primarily interested in the renewal of his mortgage at the old interest rates, and without the calling of his loan, and is also interested in getting the old or increased rents.

The speculative owner is not always and primarily interested in the renewal of old loans at their original amounts and at lower rates of interest, or in the question of rentals; he is primarily interested in getting new and big loans at low rates of interest, and in getting others to purchase his properties at a profit to himself.

What the realty broker wants is an active market; it is secondary to him what the rents, interest rates, or mortgage loans are so long as he can buy or sell property so that he can make commissions; of course he would prefer large selling values.

The owner for investment should not care how much the truth of existing conditions are preached because his condition may be thereby improved; the owner for speculation and the realty broker prefer that the truth of existing conditions should not be preached as it may prevent the former from selling at a profit, and may prevent the latter from making commissions, upon which his livelihood depends.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

EVICTION RECORD.

Proofs That East Side Landlords Have Not Been Harsh With Delinquent Tenants.

DURING the severe period of unemployment and business depression throughout the city there have been occasional attempts on the part of well-meaning individuals to charge the real estate interests with lack of sympathy and appreciation of the situation in instituting dispossess proceedings to evict tenants. From the statements which have been circulated the ordinary citizen would infer that property owners have commenced these proceedings immediately upon the non-payment of rent. The conclusions which could be deduced were such as might seriously reflect upon the public sprit and civic integrity of anyone interested in property.

In fact, it was stated that there has been a disproportionate increase in the number of eviction cases in New York during this period of commercial stagnation. In many newspapers throughout the country these assertions have been repeated to the disparagement and detriment of the property owners of New York City. When these reports were being disseminated, the Advisory Council of Real Estate Interest, desiring to endeavor to alleviate the distress that prevailed, investigated this question very thoroughly and publicly stated that it would be willing to take up any individual case of hardship and make every effort to do all that it possibly could to relieve the suffering in such instances. After a thorough study of the situation, the council found that the number of evictions had not increased during this period of unemployment, as the following statistics will demonstrate:

1913	Cases Received	Cases Evicted	Per Cent.
January	3,119	120	3.8
February	2,650	113	4.3
March	3,550	128	3.6
April	3,256	141	4.3
May	2,959	111	3.8
June	2,961	152	5.1
July	2,865	125	4.4
August	3,082	136	4.4
September	3,548	151	4.3
October	3,251	104	3.2
November	2,776	114	4.1
Totals	34,017	1,395	4.1
1914.	Cases Received	Cases Evicted	Per Cent.
January	3,449	113	3.3
February	3,243	88	2.7
March	4,693	171	3.6
April	3,853	152	4.0
May	3,523	158	4.5
June	3,690	189	5.1
July	3,724	170	4.6
August	3,767	153	4.1
September	3,983	161	4.0
October	3,740	153	4.1
November	3,222	109	3.4
Totals	40,887	1,617	4.0

These statistics are up to November, 1914, but it has since been learned that there has been a tendency towards a gradual decrease in the number of actual evictions. When evictions from dwellings or tenements are considered, it is necessary to reduce the number stated above, because this includes evictions from commercial houses and office premises.

In investigating these cases where actual evictions of individual families had occurred, it was found that the various charitable associations had intervened, and every possible effort had been made to assist the unfortunate families. As a matter of fact, a number of these cases show that some of these families were inclined to not pay rent in any tenements they occupied. Some were hold-overs, and others permitted the City Marshal to evict them merely to save the expense of moving themselves. In the large proportion of cases the landlord was not at fault. In fact, most of the property owners on the East Side, where most of these evictions take place, were honest, energetic and thrifty.

Large Mass Meeting Called.

What is planned to be one of the largest and most impressive protests ever made in New York City by taxpayers and rentpayers, against the increase in taxation and the cost of administering the city government, is being arranged for the evening of Sunday, March 21, at the 44th Street Theatre, by the United Real Estate Owners' Association.

The meeting is called in the belief that every man and woman in New York City is vitally affected by the recently announced increase in the tax rate and the steadily mounting expenses of the city government. It is to be as much a protest by rent payers as by taxpayers. It is to be the start of a series of educational meetings in which popular speakers will show all classes how they are affected by increases in the rate of taxation and the city's expenditures, irrespective of whether they are taxpayers or otherwise.

Seats will be reserved without charge on application by person or by mail at 170 Broadway, the office of the United Real Estate Owners' Association.

—The Bronx has the lowest percentage of foreign-born population of any of the boroughs, and next to Boston the lowest of any city of like population in the land.

PRIVATE REALTY SALES.

It is generally conceded that one of the principal deterrents to a revival of real estate activity, at least in its important branches of selling and building, has been "tight money."

If it can be shown that money is no longer tight or at least that it is not so tight as it was on January 1, then the proposition that there is an improvement in the market will be satisfactorily proven. A great many people do not accept statistics. It is claimed that compilations of figures are not as reliable as they might be and while, on the surface, they do occasionally furnish the correct analysis of conditions, this is the exception rather than the rule.

The Record and Guide weekly real estate statistical table, particularly with regard to the comparative records for the first week of January, February and March of this year, shows a marked improvement. For the week ending January 9, there were 105 mortgages involving $2,003,761 recorded in Manhattan, in which only ten banks or insurance companies were interested. Sixty of these mortgages were on a 6 per cent. basis; six at 5½ per cent. and fourteen at 5 per cent. One month later, for the week ending Feb. 6, there were 102 mortgages involving $2,684,425 recorded in the same borough; in which eighteen banks or insurance companies were interested. Forty-nine mortgages brought 6 per cent. and thirty 5 per cent. During the first week in March there were 106 mortgages recorded involving $4,264,538, in which twenty-three banks or insurance companies figured as mortgagees. Only thirty-five mortgages brought 6 per cent. and thirty 5 per cent.

In comparing the figures for the first week in March with the first week in

January we find that during the interval of two months the number of banks and insurance companies who were lending on real estate was doubled; that there were twice as many loans made at 6 per cent. in January than there were in March, and twice as many at 5 per cent. made during the first week of March than during the corresponding period in January. Granted that these are statistics, do they not indicate, nevertheless, that more money is actually being released and at a lower rate? And does not a development such as this mean an improvement? If more money is being loaned and the rate of interest is becoming lower, then money is not as tight now as it was two months ago, no matter what definition of the term "money is tight" is advanced.

The total number of sales reported and not recorded in Manhattan this week was 26 as against 26 last week and 34 a year ago.

The number of sales south of 59th street was 10, as compared with 13 last week and 13 a year ago.

The sales north of 59th street aggregated 16, as compared with 13 last week and 21 a year ago.

The total number of conveyances in Manhattan was 131, as against 182 last week, 7 having stated considerations totaling $511,600. Mortgages recorded this week number 75, involving $831,574, as against 106 last week, totaling $4,264,538.

From the Bronx 20 sales at private contract were recorded as against 23 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $435,250, compared with $1,525,037 last week, making a total for the year of $9,008,853. The figures for the corresponding week last year were $475,050, and the total from Jan. 1, 1914, to Mar. 14, 1914, was $8,454,337.

$3,000,000 Acreage Deal.

A syndicate of New York capitalists has been formed for the purpose of acquiring and developing 1,500 acres at Lloyds Neck, near Huntington, L. I., comprising the Stevens and Lloyd estates and extending from Lloyd's Harbor to the Sound. The project represents an investment of about $3,000,000. The land is to be sub-divided into homestead plots and developed for residential purposes. It is planned to build a causeway and bridge over Lloyd's Harbor at a narrow strait, thereby affording a direct route to Huntington and to the Long Island Railroad station.

Leasehold in Trade.

The estates of James and William Lyall sold the Moore estate leasehold, at 534-546 West 23d street, a four-story loft building on plot 150x98.9, to the Standard Owners' Realty Company, which gave in exchange the six-story apartment house, 51-53 East 98th street, on plot 50x100; the five-story flat, 180 East 117th street, on lot 25x100, and 176 Chelsea avenue, Long Island City, a three-story flat, on plot 100x170. The deal involved about $400,000. The broker was the Duross Co.

Loyal L. Smith Estate Selling.

Harris & Maurice Mandelbaum bought from the Loyal L. Smith estate, through the J. Romaine Brown Company, the plot at the northeast corner of Riverside Drive and 161st street, 125x100. Messrs. Mandelbaum have been buying considerable realty from the Smith estate during the last few years and have been reselling to builders for apartment house improvement. As a result a great part of the lower Fort Washington section has been converted into a high-class residential district.

Bronx Builders Buying.

The Podgur Realty Company, Robert Podgur, president, bought from the American Real Estate Company the plot 126x100 on the west side of Bryant avenue, 184 feet north of Aldus street. The Mack Construction Company, Harris W. Falk, treasurer, bought from the same company the plot adjoining, with a frontage of 240 feet on Bryant avenue, beginning 100 feet south of 165th street. The sites will be improved with five-story apartment houses, according to report.

Finch School to Be Enlarged.

The Finch School for Girls has purchased from Guerdon C. Brinckerhoff, through John J. Kavanagh, the four-story dwelling, 54 East 78th street, on lot 18.9x102.2. The same buyer recently acquired through the same broker, the adjoining house at 52, and now controls a plot 37.9x102.2, which will be improved with an addition to the school now abutting at 61 East 77th street.

Sale in Court House Site.

Harry C. Hallenbeck has purchased from the Frank M. Lupton estate, the twelve-story Lupton Building, at 23 City Hall place, on plot 59.10x99.10. The property is in the area which will be taken by the city as part of the proposed court house site.

Manhattan—South of 59th St.

GOLD ST.—Charles F. Noyes Co. sold for Samuel Wacht, president of the T. & S. Realty Co., the 5-sty loft building 8 Gold st, on lot 21.4x74x irreg. The property was held at $50,000.

KING ST.—A. J. Orza sold for V. Baolto to Antonio Paganini and others 26 King st, a 6-sty flat on plot 26x75.

3D ST.—Airmor Realty Co. sold the 7-sty loft building, 37 West 3d st, on plot 45x152.11, to the Ridgewood Park Realty Co., which gave in exchange the factory and 12 acres of land formerly occupied by the H. P. Corbin Co., on Mill Basin, Jamaica Bay.

40TH ST.—Ames & Co. sold for M. V. T. Kerr the plot 50x100 at 149-151 East 40th st to the 149 East 40th St. Corporation. Plans have been prepared by architect, Robert T. Lyons, for the erection of a 9-sty apartment house. Rosenthal and Heermance represented the buyer as attorneys.

50TH ST.—Bryan L. Kennelly sold for Mrs. Louisa Boynton the Columbia College leasehold, 36 West 50th st, on lot 20x100, to Mrs. A. M. Christie.

53D ST.—Phelan Brothers purchased from the Irving Savings Institution the 5-sty building, 546 West 53d st, which it bought at foreclosure last November for $15,000.

Manhattan—North of 59th St.

62D ST.—William B. May & Co. sold the 4-sty dwelling, 12 East 62d st, on lot 25x100.5, for the estate of Hannah Wallach to a client of the Title Guarantee and Trust Co., who will erect a new residence from plans by Harry Allen Jacobs. On the block and immediately adjoining are the homes of Paul Rainey, Edmund L. Baylies, Warner Van Norden, William A. Read, and on the 5th av corner has just been erected the new Knickerbocker Club house.

64TH ST.—William B. May & Co. sold for Mrs. Mary B. Knoblauch the 4-sty residence, 24 East 64th st, on lot 21x100. Almost immediately adjoining is the new home of Irving T. Bush and on the corner the residence of Hon. Seth Low.

74TH ST.—Slawson & Hobbs sold for E. M. Stiger, the 5-sty dwelling, 319 West 74th st, on plot 26x72.9, opposite the residence of Charles M. Schwab. The house was held at $85,000 and was built for the former owner, Harvey Murdock, from plans by C. H. P. Gilbert. The buyer is Frank Bradley.

78TH ST.—John J. Kavanagh sold for Robert B. Roosevelt to Jabish Holmes the 4-sty dwelling, 114 East 78th st, on lot 18.4x102.2.

93D ST.—Douglas Robinson, Charles S. Brown Co. sold for Mary U. Quinn, the 3-sty dwelling, 180 East 93d st, on lot 16.8x100.8.

118TH ST.—John Lambert sold 223 East 118th st, a 3-sty dwelling on lot 16.8x100.11.

124TH ST.—Herman Arns Co. sold for the Lawyers' Mortgage Co. the 5-sty flat, 356 West 124th st, on plot 27.10x100.11.

127TH ST.—Annie McVey sold through Porter & Co. the 3-sty dwelling, 263 West 127th st, on lot 16x99.11.

171ST ST.—The Hoyt estate has sold to Harris Maran & Son a plot 154x95, in the north side of 171st st, 225 ft east of Fort Washington av.

MADISON AV.—Charles F. Noyes Co. sold for Lucius H. Beers, represented by Lord, Day & Lord, the 5-sty apartment house, 1772-1774 Madison av, on plot 40x100, held at $75,000.

VERMILYEA AV.—Max Marx bought from James B. Taylor, through Frederick Zittell & Sons, the plot, 50x150, on the west side of Vermilyea av, 225 ft. south of 204th st.

WEST END AV.—Leopold Hellinger sold 26 West End av, a 5-sty tenement on lot 25x100 to Louis Bloch, who gave in exchange 340-342 East 4th st, a 6-sty tenement on plot 36.10x96.

3D AV.—Samuel Bogen has sold 2360 3d av, a 4-sty building, on lot 25x100.

Bronx.

134TH ST.—Harriet H. Janusch has sold 496 and 498 East 134th st, a 5-sty factory, on plot 50x100.

134TH ST.—F. William Sohns sold for B. C. Gerken, the 5-sty tenement, 530-532 East 134th st, on plot 50x100.

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156TH ST.—Lena B. Flonel bought from Goldie Cowen and Carrie Lazar, the 3-sty dwelling, 937 East 156th st, on lot 25x100.

165TH ST.—Kurz & Uren, Inc., sold for the Mitchell McDermott Co., 258 East 165th st, a 4-sty new-law house, on plot 37.7x80, to Minnie Zimmerman, who gave in exchange the vacant plot, 100x100, on the north side of Newbold av, 88.9 ft. west of Zerega av.

174TH ST.—W. E. & W. I. Brown, Inc., sold for the John W. Cornish Construction Co. the plot at the northeast corner of 174th st & Vyse av, 50x80, to the Trask Building Co., which will improve with an apartment house.

223D ST.—William Maas Realty Co. sold through O'Hara Brothers the dwelling 624 East 223d st, on plot 26x95.

ARTHUR AV.—Kurz & Uren, Inc., have sold for the Benenson Realty Co. to Richard Dunn, six lots on the east side of Arthur av, 125 ft. south of 180th st, having a frontage on Arthur av of 150 ft. by a depth of 104 ft. on the north side and 119.6 ft. on the south side.

CASTLE HILL AV.—Louis M. Ebling has re-sold the plot 108x105, at the southwest corner of Castle Hill and Gleason avs.

CROTONA PARK NORTH.—A. J. Madden sold for the Benenson Realty Co., 667 Crotona Park North, a 5-sty apartment house, on plot 40x100, to Gottlieb F. Schnell, who gave in exchange 462 East 147th st, a 5-sty flat, and 529 Jackson av, a 1-fam. house.

FRANKLIN AV.—Charles Barthen sold the 3-sty dwelling, 25x145, at 1368 Franklin av. The property, held at $17,000, was given in part trade to Pollock & O'Neill for their 5-sty apartment house, 33x117, at the northwest corner of Southern blvd and 183d st, sale of which was reported last week.

HOE AV.—Harry H. Cohen has sold for the Coryell Building Co., Frank G. Coryell, president, 1500 Hoe av, a new 5-sty apartment house, on plot 50x100.

MOHEGAN AV.—Lauter-Blackner, Inc., sold for the McEvoy & Koester Construction Co. to James T. Barry 1817 Mohegan av, a 5-sty apartment house, on plot 50x100, through to Vineyard pl. The buyer gave in part payment the plot, 100x90, at the northeast corner of Webster av and 182d st, the deed to which was recorded Thursday.

RIVER AV.—Joseph Wasserman bought from Thomas D. Malcolm 1223 River av, a 2-sty house on lot 25x87.4.

TINTON AV.—The Morcland estate has sold the southeast corner of Tinton and Vernon avs, a plot 150x100.

WEBSTER AV.—Salvatore D. Pasquale bought through O'Hara Brothers ten lots fronting 152 ft. on the east side of Webster av, 50 ft. south of 200th st, with a depth of 208 ft., and fronting 100 ft. in East 200th st, beginning 95 ft. east of Webster av. Three apartment houses and a garage are on the property. The unimproved portion will be used for the erection of a moving picture theatre. The deal involves about $100,000.

Brooklyn.

PARK PL.—Bulkley & Horton Co. sold the 3-sty residence, 1104 Park pl, for Duer, Strong & Whitehead.

UNION ST, ETC.—Realty Associates sold dwellings at 1176 Union st to Edward E. Albee and at 43 Sterling st to Elijah G. Cocks; also ten lots in the south side of 51st st, 100 ft. east of 12th av, to the Borough Park Homes Co., which will build 1-fam. houses.

1ST ST.—John Pullman sold for James O'Neill to George Wilson, the 2-sty dwelling, 354 1st st, on lot 20x100.

50TH ST.—I. Salzberg sold for Mrs. E. B. French of Daytona, Fla., to Louis Hussakof an 11-room cottage at 1537 50th st, on plot 40x100.

50TH ST.—I. Salzberg sold for T. B. Martin to D. Elkind a plot, 40x100, in the north side of 50th st, 260 ft. east of 14th av.

4TH AV.—Tutino & Cerny sold for Edwin C. Christensen, the three 4-sty apartment houses, on plot 75x100, at 4715-4719 4th av.

15TH AV.—B. J. Sforza has sold for Louisa Kenebel the plot 35x100, northwest corner 15th av and 62d st to Calendo & Cordi, who will improve with a 4-sty apartment house; also for Florence A. Lawlor the lot 20x100, in the north side of 61st st, 180 ft. west of 15th av.

Queens.

ELMHURST.—Edward A. MacDougall of the Queensboro Corporation announces the sale of three 2-fam houses in 25th st near Roosevelt av, Jackson Heights. One was purchased by Walter A. Hayman of Elmhurst, L. I., and the other two by Daniel W. Wardwell of Rome, N. Y. The houses are a half block from the 25th st station of the new Corona Subway line, now being built.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Sterling st to Joseph Lawson and 80x100 in Oxford pl to Albert Carlin.

Richmond.

BLOOMFIELD.—J. Sterling Drake sold for Warren L. Sawyer, the "Peach Farm" of five acres with a residence on South av, to Benjamin Roth.

WESTERLEIGH.—J. Sterling Drake has sold for Walter S. E. Hall to Mary Costello the house on New York av, near Manor rd, on plot 40x90, built about a year ago.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x1000 on Willlow av to A. E. H. Howard and 40x100 on Hemlock av to Christian Becker.

GREENACRES, N. Y.—Westchester Land Exchange sold to Harold E. Porter, plot No. 15, comprising two acres in the Morris Tract, and facing on Birchhall Drive.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold on Manhasset Bay, the residence of Francis D. Jackson to H. V. Brumley. The property was held at $25,000.

RED BANK, N. J.—Charles P. Doelger bought from William H. Chesebrough about 62 acres of land fronting on Rumson and Ridge rds and Hance av, between Red Bank and Seabright. Mr. Doelger acquired the property for the purpose of enlarging his country estate, which adjoins. The brokers were Edward L. King & Co.

RED HOOK, N. Y.—Horace S. Ely & Co. sold for George W. Platt, an 11-acre estate to Louis G. Hamersley, who recently purchased through the same brokers adjoining properties.

ROCKLAND LAKE, N. Y.—Horace S. Ely & Co. sold for J. E. Adams, Jr., a tract of about three acres at Lake av and Boulevard to Burton Emmett, owner of adjoining property.

TUCKAHOE, N. Y., ETC.—Joseph Lambden & Son, Inc., sold the residence of the late James A. Hall to Francis A. Gallow and at Hollywood, two lots to Paoli Brigante; also at Pelhamwood, to Thomas W. Rochester, two lots on Clifford av; to Albert C. Davis and Miss Isadore A. Meister, each, two lots on Highbrook av; and to Arthur T. Bolton, five lots on Harmon av and Benedict pl; in the Woods of Larchmont to John L. Taylor, two lots on Rockingstone av; to Katherine Curry, two on Poplar rd; to Henrietta Dahn, one on Murray av; to Mrs. Cecelia A. Collahan, two on Beech rd; to George W. Symonds, three on Wildwood rd and to Herbert D. Atkins, two on Villa rd; at North White Plains, to Mrs. Louise Toglio, the old Mansion House and thirteen lots on Broadway, and at White Plains, two lots on Cloverdale av to Mrs. Mary J. Henry.

UPPER MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold for Walter J. Fenn and M. Lillian Fenn, the property at the southwest corner of Park st and Gordonhurst av. This property was formerly the home of the artist, Harry Fenn, and has 170 feet of frontage in Park st. It was held at $12,500.

YONKERS, N. Y.—Frank L. Reed has purchased an Elizabethan house on Rockland av, Park Hill, from the American Real Estate Co. Arthur D. Geissler has purchased the residence of Charles E. Hunt on Edgecliffe terrace. The American Real Estate Co. also sold in its Lawrence property at South Yonkers the new 5-sty Belvidere apartment house.

LEASES.

$800,000 In Leases.

Charles F. Noyes Company and M. & L. Hess, Inc., have leased the 11th, 12th and 14th floors of the Hallenbeck-Hungerford Building, in Lafayette, White and Franklin streets at an aggregate rental of approximately $500,000 to the Lupton Publishing Co., Moody B. Gates, president, publishers of the Woman's World and similar publications; also space in the building to Poor's Manual, and additional space to Isaac Goldman & Company. The three leases aggregate about $800,000 in rentals. The rental value of the building, including power contracts, is about $240,000, and the total leases made to date are reported to exceed $2,000,000 in the aggregate.

Tenant for Van Beuren Building.

H. E. Verran Company, dealers in wholesale art needlework now at 853 Broadway, leased through Pease & Elliman, from the Van Beuren estate, the new twelve-story building at the northwest corner of Union Square and 15th street, on plot 52x141. The building has been untenanted since its completion in 1912. Union Square has shown considerable activity recently and it is becoming a new center for toy manufacturers. The removal of this new class of business into the district may attract others in the same line.

Permanent West Side Market.

Marketmen affected by the closing of the public market at Fort Lee Ferry, have organized the Fort Lee Ferry Public Market Company, and leased from the Pinkney Estate, through the law firm of Elkus, Gleason & Proskauer, the block bounded by Broadway, Manhattan street and 129th street, at the foot of the Manhattan street subway station, on which will be established a permanent public market.

Lease from Plans.

The Murray Hill Investing Company has leased from the plans the eighth floor of the building to be erected at the northeast corner of Fifth avenue and 37th street to the R. Wallace & Sons Manufacturing Company, silversmiths, now in West 32d street. Geo. R. Read & Company and E. A. Manning represented the lessees and Frederick Southback and Alwyn Ball, Jr., acted as agents for the building.

Waterfront Lease.

William A. White & Sons rented for Mrs. Elizabeth R. Delafield and Mrs. Amelia A. Stuyvesant to Samuel Brody, bags, the six-story building at 286 South street, northwest corner of Clinton street, through to 567 Water street and the adjoining building to the north at 287 South street, through to 569 Water street. These buildings have been occupied for a number of years by the Silas W. Driggs Warehouse Company. A new pier for the use of the New York, New Haven & Hartford Railroad is now being constructed in front of the premises.

New Tenant for Berkeley.

The Twenty-Fifth Avenue Company, David Knott, president, has leased from the Rhinelander Estate, through E. P. Gaillard and Mrs. Lillian G. Johnson, the Hotel Berkeley, the six-story hostelry at the southwest corner of Fifth avenue and 9th street, for ten years at an aggregate rental of about $350,000. Mr. Knott is connected with five other hotels in the immediate neighborhood, the Earle, Holly, Van Rensselaer, Judson and Arlington. It is announced that the Berkeley will be renovated within a few months at an estimated cost of about $50,000.

Cincinnati Firm in Queens.

The Ficks Reed Company of Cincinnati, O., manufacturers of reed and rattan furniture, baby carriages, etc., leased from Frederick Russell, through G. P. Butterly, large space in the new building occupying the block in 6th street, from Vernon avenue and West street, Long Island City, opposite the Long Island Railroad station. The lessee retains the privilege of buying the property within the first year of the lease.

Enlarges Holdings.

Edward Margolies leased from William Waldorf Astor the four-story house at 200 Madison avenue, northwest corner of 35th street, on lot 24.9x95. The house will be altered for business purposes as was done with the four adjoining dwelling at 11 to 17 East 35th street, which Mr. Margolies also leased from the same owner. His leasehold properties at that point now comprise a frontage of 220 feet.

Branch Moves Further North.

The Madison Square branch of the New York Life Insurance Company, J. C. James, manager, now in the Metropolitan Building, has leased the entire 42d street frontage on the fifth story of the new Rogers Peet Company Building at Fifth avenue, 41st and 42d streets. The brokers were Horace S. Ely & Company.

Haymarket in Reported Lease.

Negotiations are reported pending for the lease by Klein & Jackson of the old Haymarket Dance Hall at the southeast corner of Sixth avenue and 30th street to B. K. Bimberg. It is reported that, if the deal is closed, the tenant will operate a moving picture theatre.

Manhattan.

AMES & CO. leased for Madam Genet, the store, 9 East 32d st to Lipshitz & Engle; also lofts in 364 West 50th st for F. J. Walsh to Henry Jellinek; in 366 West 50th st to A. W. Ray; and in 159-161 West 24th st for the Winch Estate to the Basket Importing Co., of 139 Duane.

ROBERT F. BONSALL leased for the Wendel estate to William J. Willman, of 16 Spruce st, the 5-sty building 51 Beekman st, through to Ann st.

BRETT & GOODE CO and the Charles F. Noyes Co. leased the front half of the 5th floor in 150-156 Lafayette st, about 3,500 sq. ft., to the Waste Trade Publishing Co., of 136 Liberty st.

CAMMANN, VOORHEES & FLOYD have leased the store and basement, 13 Gold st to Samuel G. McCotter & Co of 16 Platt st; also store 171 Pearl st to H. Hahn; and store 13 East Houston st to Samuel Kramer.

FIRM OF LEONARD J. CARPENTER rented for the estate of William C. Schermerhorn the 7th loft in 43-47 West 23d st to Montgomery, Ward & Co., which recently established an eastern plant in South Brooklyn.

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WANTED—A man to fill the position of Estimator in General Contracting Work and Building Construction in country, 50 miles from New York. Must have thorough knowledge of the work and furnish satisfactory references. Permanent position for the right man. Box 534, Record and Guide.

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FOR SALE—Well located and equipped Real Estate office, Manhattan; some management; $2,000; established. Box 524, Record and Guide.

YOUNG man, 27, graduate architect; six years' experience in general realty and building work; highest references; desires connection with realty or building company. Salary secondary consideration. Box 528, Record and Guide.

REAL Estate and Insurance Office, vicinity of 42d St. and Fifth Ave., require a general office assistant and outside man; knowledge of stenography and typewriting necessary. State qualifications and experience in detail; to the right man commission and salary. J. W., Box 532, Record and Guide.

YOUNG MAN, several years' experience in Mortgages, desires to connect with reliable broker or institution dealing in mortgages; capable of taking charge of department. Box 538, Record and Guide.

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CARSTEIN & LINNEKIN leased offices at 874 Broadway to E. K. Seyde and additional space in the same building to the Chic Veiling Co.; also offices at 320 5th av to Emil A. Perl & Co.; Bernhard Kraneche of 1170 Broadway; Grassl Bros., Inc., and Berthold Katz of 20 West 31st st; at 347 5th av to Satterthwaite, Nash & Beerman; D. Nusbaum & Co. of 160 5th av; Eugene A. Ohmer & Co. of 341 5th av, and Sahri Shoda, and at 1161 Broadway, to D. E. Marco & Marra and Joseph Lippman.

CLARK T. CHAMBERS leased for E. & M. L. Host, the store and basement in 14 East 48th st, for ten years, to James A. Jenkins, books and stationery, now at 311 Madison av; also for Rice & Hill, as agents, the 2d loft in 5 West 40th st to Schneider & Schmittlapp, men's tailors, of 572 5th av.

LEROY COVENTRY & CO. rented the dwelling 304 West 73d st for J. C. Rennard to M. R. Ritter.

CROSS & BROWN CO. leased space at 245 West 55th st to the Sharrer Patent Top Co. and Walter Trock, and in 40-42 East 22d st to Rose and Harry Richman.

CROSS & BROWN CO. has leased the store at 245 West 55th st to Gray & Davis, Inc., of 1720 Broadway; the 2d and 3d floors at 1757-1763 Broadway to the Jandorf Automobile Co., and offices at 8-9 Columbus Circle to the Wayne Oil Tank & Pump Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 399 Park av to Mrs. Barney Schley; in 103 East 86th st to George S. Trevor and in conjunction with H. T. Gurney in 830 Park av to Stephen Birch.

DOUGLAS L. ELLIMAN & CO. and John N. Golding leased the store and basement in 714 5th av to "Burby," ladies' apparel, for many years at 534 5th av. The premises were held at $20,000 a year.

DOUGLAS L. ELLIMAN & CO. leased apartments in 830 Park av to Charles G. Peters; in the new building being constructed at 525 Park av for Edgar A. Levy to Dr. Arthur F. Chase and in the new building in course of construction at 955 Park av, for Bing & Bing to Stanley J. Halle.

DUFF & BROWN CO. leased for Mary C. Van Cott to Edward Schamak the store floor in 1745 Amsterdam av.

HORACE S. ELY & CO. leased the store and basement in 1352 Broadway to the W. L. Douglas Shoe Co.

FOLSOM BROS., INC., leased for Howard Conkling the building 204 Lafayette st, to Thomas Harper, brass foundry, of 139 Lafayette st.

A. N. GITTERMAN CORPORATION and Pocher & Co. leased for Mary Margaret, the 4-sty dwelling, 65 West 52d st.

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A. N. GITTERMAN CORPORATION leased for Morris Weinstein and Nellie Marks, the store and basement at 200 Grand st to Denmark & Morris; also for Rhoda W. Rieser and Bertrand Paradise, the south store in 232 3d av to the Rose Tailoring Co., of 152 East 21st st; and in conjunction with Frederick Fox & Co., the parlor store in 135 East 12th st, to the Enterprise Premium & Publishing Co.

GOODWIN & GOODWIN rented for Lillian Stimelsky to Max Oppenheim the 3-sty dwelling, 74 West 119th st.

A. A. HAGEMAN leased the store and basement in 618 6th av to Peter Dooros, confectioner, of 87 Cortlandt st.

M. M. HAYWARD & CO. leased the 2d floor in 511-513 West 42d st to the Co-operative Department Stores Corporation.

M. & L. HESS (INC.) leased the store, basement and sub-basement 9 Bond st to Syrkin & Back, of 401 Lafayette st; the first loft, 304-8 6th av, to A. E. Condax & Co. of 305 Pearl st; and the fifth loft, 31 W. 31st st, to Laurie Waist & Dress Co.

M. & L. HESS (Inc.), leased the 1st loft at 392-400 Lafayette st to the Liberty Doll Co.; the west store at 131 West 30th st to Joseph Levine; store and basement at 127 West 30th st to Ruhe & Sonen, the 2d loft to the Friedman Button & Trimming Co., 3d loft to Walterman Bros. and the 4th loft to the Fashion Embroidery Works.

EDWARD J. HOGAN leased to C. Klauberg & Brothers, Inc., dealers in cutlery, cameras, etc., the store at 4 Park pl, in the Woolworth Building. The lessee has been at 173 William st for 35 years.

HOUGHTON CO. leased for Henry M. Toch, the 3-sty dwelling, 29 West 94th st to Dr. William F. Neumann.

HOUGHTON CO. leased for James A. Renwick to Rose West, the 4-sty dwelling, 118 West 69th st for 5 years.

A. KANE & CO. rented the 3-sty dwelling, 208 West 136th st, to Anna J. May.

SAMUEL H. MARTIN has leased for Harry Richman the store and basement at 1987 Broadway to the Combination Rubber Mfg. Co., of 1790 Broadway.

CHARLES F. NOYES CO. has leased the ground floor, basement and rear of 2d floor in 1162 Broadway for William R. Appleby to the Physical Culture Restaurant Co. for ten years at an aggregate rental of about $75,000.

PEASE & ELLIMAN rented for the Goelet estate, represented by Moore & Wycoff, the 10th floor in 410 Park av; and in 116 East 63d st an apartment for Samuel A. Herzog to Dr H. D. Furniss, thereby completing the renting of the building.

PEASE & ELLIMAN have rented for the trustees of the Madison Avenue M. E. Church, the 4-sty dwelling, 133 East 60th st, to Mrs. H. D. Furniss; and for the E. A. L. Park Av Co., an apartment in the new building to be erected at the southeast corner of Park av and 61st st, to Dr. E. W. Peterson.

PEASE & ELLIMAN rented for Charles B. Halsey & T. J. S. Flint the store in their new building at the northwest corner of 54th st and Madison av to the Berger Valeting Co., which will use it in addition to their present location at Madison av and 61st st.

PEASE & ELLIMAN leased at 123 2d av, the store and upper floors for William Katz to David Elfenbein and at 238 East 60th, the entire building for Ellen Hickey to Samuel Goldberg.

PEASE & ELLIMAN leased for the Brooklyn Bank to Charles Loventhal the easterly store at 150-152 Fulton st, also for G. Armeny to Max Goldstein in the Armeny Building at the southeast corner of Fulton and Nassau sts, a diamond polishing shop, and offices to Joseph Immerman and A. E. Puppulidy, and for the United Stores Realty Co. the store at 45 Church st.

PORTER & CO. leased for Marks L. Frank to Theodore Swanson, the 3-sty dwelling, 66 West 128th st.

PORTER & CO. leased for L. Reinken to Ernest Bial the 3-sty dwelling, 137 West 130th st.

PORTER & CO. leased for Ellen S. Decker to Richard E. Nicholas the 3-sty dwelling, 113 West 131st st.

RICE & HILL leased for Albert H. Atterbury the 6-sty elevator apartment house, 634 West 135th st. The rental aggregates about $75,000.

GEO. R. READ & CO. leased for P. Ballantine & Sons the 5-sty building at 134 to 138 Washington st to the Empire Carting Co., of 21 Park Row; for B. Crystal & Son, the 5th floor in 74 to 80 Washington st, containing 9,000 ft. to Naser, Katen & Nahass, of 85 Washington st; and the Manhattan Garment Co., of 132 West 22d st; for James L. Breese, the 5-sty building at 156 South st, to E. L. Johnston & Co., of 83 Water st; in conjunction with Camman, Voorhees & Floyd, the building at 70 West st to the Standard Express & Trucking Co., of 118 Maiden la; for Andrew C. Zabriskie, the store and basement in 133 Liberty st, to Charles W. Leveridge, Inc., of 183 Greenwich st; for S. R. Van Duzer, the 2d floor, containing 4,000 ft., in 55 Barclay st, through to 56 and 58 Park pl, to A. Edgar Goetz, of 51 Barclay st; for D. J. Faour & Bros., the 4th floor in 78 and 80 Greenwich st, to John H. Banks of 80 Maiden la; for the Slevin Estate the 2d floor in 29 Murray st, to the Follett Time Recording Co., of 675 Hudson st.

SOLOMON REICH ESTATE, Henry Reich, executor, leased to L. S. Bolognino 693 to 697 5th av, three 5-sty buildings for about twenty-one years, at a rental aggregating $170,000. Plans are being prepared for the erection of a moving picture playhouse to cost about $85,000.

HARRY B. RIECKE leased for the Hermitage Co. the two 5-sty buildings, 353-355 West 37th st, for ten years, at an aggregate rental of about $52,000, to Joseph Stein.

GEORGE ROSENFELD CO leased the 5th loft at 143 Madison av to Miss Alice Caroly, ladies' waists.

CHRIS SCHIERLOH leased the store and basement in 47 Vesey st to Richard Davis.

LOUIS SCHRAG leased for George K. Williams, the store in 39 East 31st st to Morris Smelser; and for the Brolux Corporation, the 1st loft in 149 West 24th st, to N. Lepow & Sons of 163 West 24th st.

SHAW & CO. leased for Richard K. Fox, the store, 2088 5th av, to Carl's School of Cutting & Designing.

L. TANENBAUM, STRAUSS & CO. rented for E. A. Halligan to the Eastern American Chair Co., successors to the Crocker Chair Co., the building at 435-437 West 19th st.

TUCKER, SPEYERS & CO. leased for T. J. O. and P. Rhinelander to Hyman Prisyon, the basement store at 66 West 38th st.

TUCKER, SPEYERS & CO. leased for John W. Brett to the Peetz Corset Co., of 36 East 33d st, parlor floor and 2d floor at 45 West 37th st.

TUCKER, SPEYERS & CO. leased for William H. Wheeler, the easterly store in 108 West 63d st, to Harry Fein.

E. A. TURNER leased for Charles Schweinler, the house at 127 East 28th st, to Lans Curiosity Co., of 439 4th av; also leased for the Eureka Realty Co., the top floor loft at 369 3d av, to Davis & Weiss; for W. C. Reeves & Co., corner store at 119 Lexington av, to Shukei Arikian for groceries and fruits; also rented the basement store at 67 Lexington av, for B. Reich, to M. Marsh, plumber; for the Goelet Realty Co., through Harris & Vaughan, loft at 8-10 East 47th st, to Mrs. Karl J. Freund, milliner; for Leon Kauffman, the basement store at 176 Lexington av, temporary, to R. Smith, auctioneer; for Dr. E. Baruch, the basement store at 181 Lexington av, to the New York Basket Weaving Co.; for Schneider-Anderson, the loft at 16 West 46th st, to Madam Erlau, corsetiere, of 6 West 28th st; 107 East 30th st to Mrs. K. Bonnell for the estate of Jonathan Petrie; to Miss Kilroy, 109 East 30th st, for the estate of Jonathan Petrie; 117 East 26th st, for the estate of Alice J. Brantingham, to Miss J. Powell & Miss O'Mally, from May 1, 1915; for Mrs. Mary Perrault, 134 East 26th st, to Mrs. Mary Lee, and for Joseph Solomon, floor at 126 East 27th st, to Rea Irvin for a studio.

UNGER & WATSON, INC., leased for Josephine Beekman, the shop and loft in 152 East 53d st to O. Karp & Son, of 95 James st.

WM. A. WHITE & SONS have rented for L. Tanenbaum, Strauss & Co. the entire building at 29 West st, to the J. W. Fiske Iron Works, of 78 Park pl.

WM. H. WHITING & CO. rented the store in 243 Pearl st to the Wheelock Lovejoy Co., of 23 Cliff st, space in the Edison Building in Elm st to the Pitometre Co., of 220 Broadway and lofts in 57 Beekman st to William J. Kolde of 163 William st; in 37 Fulton st to Theodore Mitchell and John M. Davis; in 487-489 Greenwich st to the Grand Lake Co., of 18 East 41st st, and in conjunction with the Charles F. Noyes Co., in 116 Duane st to Thomas B. Hindle.

WM. H. WHITING & CO. leased to the Wheeler Syndicate of 1328 Broadway, publishers of newspaper syndicate matter, the 9th floor in 873 4th av; and also, in conjunction with Ruland & Whiting Co., the store and basement in 7 Beekman st for the downtown office of the New York Times, now at 15 Beekman st.

ARTHUR E. WOOD leased for the estate of Isaac A. Hopper the loft in 219 West 125th st to Kahn Brothers, clothiers.

Brooklyn.

BURLING REALTY CO. has closed a ground lease on the plot on the west side of Flatbush av extension, between Tillary and Johnson sts, having a frontage of 69 ft.; also leased the store at 211 Bridge st to Michael J. Hurley.

Queens.

LEWIS H. MAY CO. leased at Rockaway Park, L. I., for Mrs. Brewerton, cottage on North 6th av to J. Saalberg; for Susan E. Brady, cottage on South 9th av, to Sigmund Susswein, and for Mrs. Maerz, cottage on South 8th av, to Harry Gans.

JOHN STICH & CO. rented for the Banister Realty Co. to Jesse J. Harris, the seaside resort at Far Rockaway, "Kuloff," for the season; also for Mary E. Webster, her cottage at 104 Gipson place to John Leffler; for the S. & L. Construction Co., 15 Hudson av, Edgemere, to Mrs. E. M. Bernstein, and for A. E. Van Wagner, 50 White st, Far Rockaway, to Benjamin Gold.

Suburban.

AMES & CO. leased to C. J. Leary the Hardway residence at Great Neck, L. I., also for the estate of Thomas J. Lewis a residence at Plandome, L. I., to Mrs. J. W. Wiggins.

FEIST & FEIST leased in Newark for George Virtue to Elliot Hardon, the 1-fam house, 95 Hedden terrace; also for Martin Goldsmith to the Lexington Sales Co., Arthur T. Smith, president, the 1-sty garage, 340 Central av; and for Bertha Lichtman the stable and storage property, 405-411 Market st, to the New Jersey

FISH & MARVIN leased for Dwight L. Elmendorf, his estate, "Sunnyfield," at Rye, N. Y., to Herbert S. Martin. It consists of about ten acres, on Barlow la. overlooking the Sound.

WESTCHESTER LAND EXCHANGE rented, at White Plains, for the summer, the Robert E. Farley residence on Greenridge av to Michael Cohen; also the F. O. Pierce home, on Park rd, Scarsdale, to G. Miller, and the residence of Mrs. G. Caskey, on Ridgeview av, to J. A. Strasser.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

EDWARD W. ASSENHEIMER.—221-223 Rivington st, Block 338-14-15, two 5-sty ten, each 50x100, each $30,000; 323 East 51st st, 1344-10, 3-sty dw, 18.9x100.5, $10,000; 324-326 Pleasant av and 500 East 118th st, 1716-49-50, two 5-sty ten with stores, 50.5x95, $41,500; 502 East 118th st, 1716-48, 3-sty dw, 27x100.10, $5,500; 1452 2d av, 1450-50, 5-sty ten, 25x100, $22,500.

MARIE BUTT.—1471 1st av, 1451-28, 4-sty bldg, 25x75, $23,000, and 36 Morningside av, East, 1944-63, 5-sty flat, 26.4x100, $31,000.

EMILY M. COBURN.—201½ West 131st st, 1937-28, 1-sty store, 25x49.11, $9,000; 203 West 131st st, 1937-27, 5-sty apt., 25x99.11, $32,000.

CLARA S. KNIGHT.—499 Manhattan av, 1947-50, 3-sty dwg., 15x80, $11,500.

FRANK KUNZMAN.—79 West 101st st, 1837-4½, 5-sty ten, 20x100.11, $15,000.

MARCUS LEDERER.—1365 5th av, 1619-72, 5-sty ten., 25x100, $32,000; 49 West 114th st, 1598-11, 5-sty ten., 25x100.11, $26,000; 14 East 111th st, 1616-66, 5-sty ten., 27x100.11, $25,000; 535 East 82d st, 1579-22, 5-sty ten., 27.4x102.2, $19,500; 484 Lenox av, 1732-3, 5-sty ten., 25x85, $30,000.

JONAS H. MONHEIMER.—116 Riverside dr, southwest corner 84th st, 1245-104, 7-sty apt, 102.2x126.8x irreg, $426,000.

SARAH ORR.—1565 Park av, 1640-4, 2-sty old bldg, 25x80, $9,000; 218 East 119th st, 1783-38, 4-sty flat, 25x100, $14,000; 220 East 119th st, 1783-37, 3-sty bldg, 25x100, $7,500.

CHRISTINA M. RAMB.—1426 Av A, 1487-50, 4-sty ten., 17.1x98, $8,500.

CAROLINE W. SOMMER.—188 West 102d st, 1856-61, 5-sty ten, 25.11x79.3, $50,000; 527 Hudson st, 631-42, 4-sty bldg, 27x100, $25,000; 364 9th av, 754-81, 4-sty bldg, 18.6x100, $17,500; 354-358 9th av, 754-2-3-4, three 4-sty bldgs, each 18.6x100, each $15,000.

GEORGE J. STIER.—265 Elizabeth st, 508-30, 3-sty old bldg, 25x92, $17,500; 298 Elizabeth st, 521-68, 5-sty wagon makers shop, 25x75, leased to one tenant at $1,800 a year, $19,500.

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OBITUARY

JOHN FARWELL, owner of Farwell's Island near Greenwich, Conn., and a large owner of Connecticut real estate, died at his home in that city, aged eighty.

JOHN H. GIFFIN, one time vice-president of the Manhattan Life Insurance Co., who retired two years ago after forty-eight years' association with the company, died aged sixty-seven, at his home in Orange, N. J.

THOMAS P. GOODRICH, for the last thirty years the New York agent of the Provident Life & Trust Co. of Philadelphia, died at his home, 174 Greene av., Brooklyn, aged seventy-one. He served throughout the Civil War with the 7th Regiment New Hampshire Volunteers.

HOSIAS LEVINE, retired real estate dealer, died on Thursday at the home of his son, Dr. L. J. Levine, at 306 South Broadway, Yonkers.

CORNELIUS C. HICKOK, for many years active in real estate affairs, particularly on the lower West Side, died of heart disease at his home, 557 Bard av., West New Brighton, aged eighty. He inaugurated the movement to extend Seventh av and also agitated the scheme for a similar improvement on Sixth av.

MARINUS P. MEILBY, secretary and manager of the Mercantile & Insurance Agency, of Manhattan, and one of its organizers, died at his home, 547 Quincy st, Brooklyn, aged seventy-five.

ARCHIBALD F. MILLER, a real estate dealer, died on Monday, at his home, 50 Prospect pl, Brooklyn, aged forty-three. He was married six weeks ago to Miss Edith E. Wright.

LEWIS HAMILTON SPEIR, special agent for F. Merges & Co., insurance brokers, of 73 William st, died of pneumonia, on Sunday, in the Roosevelt Hospital. He was forty-three years old and a resident of Speonk, L. I.

WILLIAM WARD GRANT, real estate operator, with offices in 154 Nassau st, died in the Hudson St. Hospital, as a result of injuries received recently when he fell on the stairs of the Brooklyn Bridge Subway station. He was sixty-two years old.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	131	115
Assessed value	$5,804,200	$8,343,000
No. with consideration	7	9
Consideration	$511,600	$798,125
Assessed value	$565,000	$803,500
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	1,329	1,425
Assessed value	$74,353,010	$85,912,613
No. with consideration	163	146
Consideration	$9,081,225	$6,258,039
Assessed value	$9,148,050	$6,687,517

Mortgages.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	75	82
Amount	$831,574	$2,233,534
To Banks & Ins. Cos.	11	17
Amount	$110,500	$683,500
No. at 6%	38	34
Amount	$260,674	$246,905
No. at 5½%	2	2
Amount	$35,000	$31,000
No. at 5%	12	24
Amount	$191,000	$1,218,000
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	23	22
Amount	$344,900	$737,629
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	764	864
Amount	$17,550,509	$26,375,553
To Banks & Ins. Cos.	129	195
Amount	$7,049,582	$16,012,200

Mortgage Extensions.

	Mar. 5 to 11	Mar 6 to 12
Total No.	36	44
Amount	$661,000	$2,202,500
To Banks & Ins. Cos.	8	15
Amount	$166,500	$1,664,000
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	356	424
Amount	$12,922,943	$18,001,685
To Banks & Ins. Cos.	111	109
Amount	$6,818,500	$9,884,450

Building Permits.

	1915 Mar. 6 to 12	1914 Mar. 7 to 13
New buildings	10	4
Cost	$263,475	$922,500
Alterations	$181,970	$304,213
	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
New buildings	81	85
Cost	$13,035,075	$7,478,990
Alterations	$1,446,866	$2,405,684

BRONX.

Conveyances.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	124	136
No. with consideration	9	21
Consideration	$35,750	$115,663
	Jan. 1 to Mar. 11	Jan 1 to Mar. 12
Total No.	1,127	1,135
No. with consideration	110	146
Consideration	$1,093,741	$1,370,674

Mortgages.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	63	65
Amount	$256,713	$691,394
To Banks & Ins. Cos	1	5
Amount	$55,500	$53,500
No. at 6%	25	29
Amount	$69,200	$217,691
No at 5½%	9	11
Amount	$51,650	$173,000
No at 5%	8	8
Amount	$27,500	$108,000
Unusual rates	2	2
Amount	$1,093	$1,173
Interest not given	19	15
Amount	$107,300	$191,530
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
Total No.	577	689
Amount	$3,998,434	$5,884,108
To Banks & Ins. Cos.	31	91
Amount	$479,250	$1,659 301

Mortgage Extensions

	Mar. 5 to 11	Mar. 6 to 12
Total No.	18	15
Amount	$395,000	$358.000
To Banks & Ins. Co.	1	1
Amount	$190,000	$45,000
	Jan. 1 to Mar 11	Jan. 1 to Mar. 12
Total No.	168	172
Amount	$2,990,655	$2,982,800
To Banks & Ins. Cos.	38	25
Amount	$755 450	$704.000

Building Permits

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	23	15
Cost	$401,675	$380.300
Alterations	$14,200	$10.600
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
New buildings	180	130
Cost	$5 432.875	$3,078 530
Alterations	$150.885	$152.260

BROOKLYN.

Conveyances.

	1915 Mar. 4 to 10	1914 Mar. 5 to 11
Total No.	443	412
No. with consideration	42	47
Consideration	$248.043	$365,134
	Jan. 1 to Mar. 10	Jan. 1 to Mar. 11
Total No.	3,857	4,432
No. with consideration	407	477
Consideration	$2,048,536	$4,205 487

Mortgages.

	1915 Mar. 4 to 10	1914 Mar. 5 to 11
Total No	316	246
Amount	$804,928	$1,471,349
To Banks & Ins. Cos.	50	63
Amount	$229,150	$888,200
No. at 6%	182	129
Amount	$400 189	$546,618
No. at 5½%	75	48
Amount	$303,950	$190,950
No. at 5%	21	48
Amount	$75,800	$232,600
Unusual rates	1	5
Amount	$300	$456,781
Interest not given	37	16
Amount	$114.389	$44,100
	Jan. 1 to Mar. 10	Jan. 1 to Mar. 11
Total No.	2,838	3,008
Amount	$9,521 676	$11,802,714
To Banks & Ins. Cos.	397	590
Amount	$2,297,241	$4,313,350

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	153	67
Cost	$853,500	$768,210
Alterations	$53,675	$35,005
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
New buildings	834	702
Cost	$5,798,085	$7,662,285
Alterations	$726,627	$457,349

QUEENS.

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	87	88
Cost	$227,485	$449,970
Alterations	$23,826	$7,090
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
New buildings	667	539
Cost	$2,034,431	$2,239,032
Alterations	$160,496	$181,735

RICHMOND.

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	11	9
Cost	$19,200	$22,440
Alterations	.....	$1,425
	Jan. 1 to Mar. 11	Jan. 1 to Mar. 12
New Buildings	88	100
Cost	$292,330	$177,880
Alterations	$14,085	$36,670

REAL ESTATE NOTES.

ARTHUR E. WOOD has been appointed agent for 478 West 159th st and 54 West 117th st.

DUFF & CONGER have been appointed agents for 127-131 East 86th st and 337 East 95th st.

SAMUEL H. MARTIN has been appointed agent for 426-432 West 125th st.

CROSS & BROWN CO. has been appointed agent for 13-15 West 20th st.

ACHILLES R. SCHARSMITH & CO. were the brokers in the sale reported last week of the 5-sty flat, 180 West End av.

MOORE & WYCKOFF announce that their country department is being reorganized under the management of Eddy Whitby.

McDOWELL & McMAHON have been appointed agents for 72-78 Pinehurst av and the southeast corner of Audubon av and 182d st.

NEW YORK TITLE INSURANCE CO. has placed a mortgage of $80,000 on 206 West 95th st, a 6-sty elevator apartment house.

ERIC W. HUNT, who has been associated with E. S. Willard & Co. for nearly eight years, is now with the Brett & Goode Co., in its sales department.

MOORE, SCHUTTE & CO. were the brokers in the sale recorded Thursday of the dwelling, 458 West 142d st, for Charles Shlivek to Louis J. Adrian.

THORN & CO. were the brokers in the recently recorded sale of the gore plot 37.4x33.11x irreg, on the south side of Fordham rd, 99.2 ft. east of Tiebout av, for George Shepperd to Mary Annan.

SMITH & PHELPS placed for the Joseph Sonsin Co. a building loan of $45,000 to cover the cost of erecting a 5-sty apartment house on plot 52x108 at the northeast corner of Crotona av and 170th st.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will meet on Monday evening, March 15, at 8 p. m., in the Hotel Majestic. Miss Sophie Irene Loeb, a member of the New York State Commission for the Relief of Widowed Mothers, will address the members.

HALL-BERWIN CORPORATION has moved to its new offices in the Commercial Engineers' Building, at 35-7 West 39th st. It will occupy the entire first floor. The corporation is a consolidation of the G. F. Hall Co. and N. A. Berwin & Co.

COURTLANDT F. BISHOP has added to his holdings in the old Greenwich Village section by the purchase of 1 Horatio st from Herman Hanauer. The property consists of a 4-sty building, on lot 16.8 by 65.3, and together with 3 and 5 Horatio st, owned by him, gives Mr. Bishop a plot 50x63.5.

PEASE & ELLIMAN were the brokers in the sale last week of the two dwellings 13-15 East 66th st, on plot 41x105, to Harris Fahnestock, the broker, for the United States Trust Co., trustee of the Costello estate. Mr. Fahnestock is having plans prepared, by Frank V. Hoppin, for a new residence on the site. The property is assessed at $167,000.

APPLICATION has been made by the administrator of the estate of John G. Wendel for the appointment of a transfer tax appraiser, another step in the settlement of the big estate. Holdings in New York County estimated to be worth between $80,000,000 and $100,000,000 are to be appraised.

JOHN FINCK reports that he has placed the following loans: $100,000 on 114-118 West 44th st; $70,000 on 692 8th av; $9,000 on 164 East 87th st; $16,000 on 447 Lexington av; $6,000 on 511 West 27th st; $16,000 on 133 Mott st; $24,000 on 211 West 80th st; $40,000 on the northwest corner of Amsterdam av and 76th st, and $40,000 on the southeast corner of Columbus av and 68th st.

LEWIS PHILLIPS of L. J. Phillips & Co. has written to M. Morgenthau, Jr., of the Real Estate Association of the State of New York deprecating controversy which exaggerates adverse conditions in the real estate market. In the course of his letter Mr. Phillips said as to real estate assessment: "Unfortunately the Tax Department is under oath to find 10 per cent and does find it, but not beyond (not certainly in the sum total). As to the proportion of vacancies in buildings, while the totals are not so large as some think, the number, whatever it is, is being lessened daily, because new construction is substantially at a standstill owing to the lack of building loans, and this allows the supply to be properly assimilated. Rentals will be influenced accordingly.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Auction Market.

Louis Leavitt acquired the leasehold on the Hotel Albany covering the block front on the west side of Broadway, between 51st and 52nd streets, on a bid of $100 over ground rent amounting to $41,000. The property was sold as a result of an action brought by Mr. Leavitt against the Waldmar Company to protect a judgment of $110,527. The auction sale of the realty holdings of the H. B. Claflin Company, scheduled for the County Courthouse yesterday, at noon, was adjourned for two weeks by Joseph P. Day.

Among properties which will be offered as the result of foreclosure suits next week are the twelve-story office building at 120 Liberty street on which the Metropolitan Life Insurance Company seeks to recover $442,192 and the eleven-story loft building at 85 Fifth avenue on which the Greenwich Savings Bank has a claim of $610,337.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 12, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Minetta st, 4, ws, 131.1 n Bleecker, 22.1 x75x21.11x75, 2-sty fr bk ft tnt; due, $1,-118.75; T&c, $323; Lavina Leitch, a party in interest. 3,200

515T st, 213-5 W, see Bway, 1651-65.

52D st, 224-6 W, see Bway, 1651-65.

111TH st, 249 W (*), ns, 164 e 8 av, 36x100.11, 6-sty bk tnt; due, $39,423.29; T&c, $558; Simon Pretzfeld et al. 37,000

111TH st, 251 W (*), ns, 128 e 8 av, 36x100.11, 6-sty bk tnt; due $39,433.01; T&c, $561; Saml H Wolfe et al. 37,000

111TH st, 255 W (*), ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; due, $35,443.11; Emma Pretzfeld et al. 37,000

116TH st, 64 E (*), ss, 190 e Mad av, 20x100.11, 5-sty bk tnt & strs; due, $21,-761.47; T&c, $1,228.61; Ella L Murphy. 17,000

118TH st, 130 W (*), ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, $16,181.58; T&c, $3,425.91; Otto I Metzger et al, exrs. 12,000

127TH st, 5-7 W (*), ns, 100 w 5 av, 40x99.11, 3-sty & b bk dwg, 1-sty rear bldg; due, $17,608.55; T&c, $403.60; Sophie H Atkinson et al, exrs. 5,000

136TH st, 118 W, ss, 209 w Lenox av, 16.6x99.11, 3-sty & b stn dwg; due, $10,-991.06; T&c, $537.03; W A Brown. 10,500

Broadway, 1651-65 (*), ws, whole front bet 51st (Nos 213-5) & 52d (Nos 224-6), 201x100.2x200.10x103.11, 5-sty bk hotel; due, $110,527.12; T&c, $19; sub to ground rent $41,000; leasehold; Louis Leavitt et al. 41,100

St Nicholas av, 348-50 (*), es, 50.6 s 128th, 50.8x101.4x49.11x93.11, 2-5-sty bk tnts & strs; due, $5,193.65; T&c, $659.15; sub to a pr mtg $32,000; Isidore Wengraf. 33,200

HENRY BRADY.

Eldridge st, 113 (*), ws, 87.6 s Broome, 25x119.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; due $8,361.28; T&c, $70; sub to 1st mtg $32,500; Jeruchim H Simpson. 32,000

Greenwich st, 611-5, sec Leroy (Nos 120-8), 100.4x103.4x100x100, 4-3 & 1-4-sty bk tnts & strs & 2-sty bk stable; withdrawn.

167TH st, 24 W (*), ss, 455 w 5 av, 25x103.3, 4-sty & b stn dwg; due, $26,734.68; T&c, $2,117.35; Kate B Belloni. 25,000

131ST st, 125 W (*), ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; due, $9,-881.53; T&c, $179.10; Corn Exchange Bank. 9,000

BRYAN L. KENNELLY.

Mercer st, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; due, $41,511.44; T &c, $372.10; Clarence M Busch et al. 36,300

82D st, 533 E (*), ns, 125.4 w East End av, 36x102.2, 5-sty bk tnt; due, $21,177.36; T&c, $1,193.65; Chas F Klippert et al. 10,000

M. MORGENTHAU JR. CO.

27TH st, 151-9 W, ns, 106.2 e 7 av, 99.1x99.9x97.3x98.9, 12-sty bk loft & str bldg; withdrawn.

L. J. PHILLIPS & CO.

173D st, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; adj sine die.

Audubon av, 160, see 173d, 555 W.

J. H. MAYERS.

Lexington av, 2011 (*), es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; due, $1,674.67; T&c, $162; sub to a 1st mtg of $6,000; Corn Exchange Bank. 6,150

SAMUEL MARX.

Broome st, 318, ns, 62.4 e Chrystie, 22.7x100x21.4x100, 4-sty bk loft & str bldg; due, $18,022.76; T&c, $1,769.23; Lawyers Mtg Co, a party in interest. 1,900

39TH st, 554-8 W, ns, 100 e 11 av, 50x98.9, vacant; due, $——; T&c, $——; Frank B Vermilyea. 17,000

71ST st, 324 W, ss, 241.6 w West End av, 17x100.5, 3-sty & b stn dwg; withdrawn.

Total	$370,350
Corresponding week 1914	445,950
Jan. 1, 1915, to date	7,733,423
Corresponding period 1914	7,249,048

Bronx.

The following are the sales that have taken place during the week ending March 12, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bronx & Pelham Pkway (*), sec land of N Y C & H R R R Co, 902.2x279.7x779.9, gore, vacant; due, $32,813.02; T&c, $2,-139.74; Jno T McChesney. 35,000

Webster av, 1472 (*), es, 43.9 s 171st, 18.9x95.7x—x94.8, 4-sty bk tnt; due, $2,-507.78; T&c, $473; Wm H Schumacher. 8,000

JAMES L. WELLS.

Maclay av, 2410 (*), es, 96.11 n Zerega av, 18.7x92; due, $1,960.22; T&c, $497.98; Rafael Diez de la Cortina. 1,500

Maclay av, 2412 (*), es, 115.6 n Zerega av, 18.3x92; due, $1,960.22; T&c, $497.43; Smith Williamson. 1,500

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Auction Sales—Bronx (Continued.)

HENRY BRADY.

Bronx Ter (*), cs, 168.2 s 226th, 50x105; due, $2,387.54; T&c, $946.11; E Adams Burnett. 2,500

Netherland av (*), es, 484.4 s 261st, 103 x105.2x—x130.9, vacant; due, $2,889.69; T&c, $175.52; Ruby H Popper et al. 800

CHAS. J. DUNN.

Unionport rd, 1721 (*), ws, 199.8 n Van Nest av, 25.1x107.2x25x109.4; due, $5,583.21; T&c, $156.10; Chas H McBride gdn. 5,000

BRYAN L. KENNELLY.

168TH st, 193 W (*), ns, 116.6 w Lind av, runs n74.1xnw17.1xw20xs83.11xe25 to beg, 2-sty & b fr dwg; due, $1,597.52 T&c, $250; sub to 1st mtg $5,000; Corporate Mtg Co. 6,000

CHAS. A. BERRIAN.

214TH st, 738 E (*), ss, 369 e White Plains rd, 25x100; due, $1,201.80; T&c, $825; Robt C Schlegel. 4,600

Total	$64,900
Corresponding week 1914	29,100
Jan. 1, 1915, to date	1,275,430
Corresponding period 1914	1,205,289

Brooklyn.

The following are the sales that have taken place during the week ending March 10, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

JOSEPH P. DAY.

SNEDIKER AV, nec Newport av, 240x 100; HINSDALE AV, ws, 200 s Riverdale av, 200x25x irreg to Snediker av; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 170.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420 to Vienna av x200 to Vesta av x550 to Hegeman av x100 x130x100; NEWPORT AV, swc Powell, 200x500 to Sackman st & Lott av; VESTA AV, es, 325 s Newport av, 75x100; NEW LOTS RD, sec Vesta av, —x84x irreg; VESTA AV, nec Hegeman av, 480x98.7x irreg; POWELL ST, es, 81.5 s New Lots rd, 100x200 to Junius 80x100x20x100; NEW LOTS RD, nec Hinsdale av, — to Williams av, x—; NEWPORT AV, swc Alabama av, — to Williams av x—; HINSDALE AV, ws, 90 n Hegeman av, 220x100; LOTT AV, SACKMAN ST, NEW LOTS AV & CHRISTOPHER AV, block, &c; LOTT AV, POWELL ST, NEW LOTS AV & SACKMAN ST, block, &c; LOTS 483 & 484, block 14; SNEDIKER AV, ws, 240 n Newport av, 240x200 to Vesta av x irreg; HINSDALE AV, ws, 200 s Riverdale av, 200x100x irreg; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 171.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420x200 to Vienna av x irreg; NEWPORT AV, swc Powell, 200x500 to Lott av & Sackman; NEWPORT AV, swc Sackman, 200x irreg to Lott av & Christopher av; W C Knapp 171,018.00

WILLIAM P. RAE CO.

BEADEL ST, ns, 250 w Morgan av 25x 100; withdrawn ..... —

CRYSTAL ST (*), ws, 100 s Liberty av, 20x100; Stansbury Hagar 4,500.00

DECATUR ST, ns, 138 sw Hamburg av, 18x100; Gustave Voelcker 4,025.00

RALPH AV (*), ws, 80 s Sumpter, 20 x50; Frank Hasbrouck, Supt. 6,100.00

STOCKTON ST (*), sec Lewis av, 99x 46; Bertha Lurie 37,100.00

CENTRAL AV (*), sws, 104 se Troutman, 25x100; Victor Liota 4,410.00

14TH AV (*), ses, 40 sw 78th, 20x52.6x irreg; South Bklyn Savgs Instn. 3,500.00

WILLIAM J. McPHILLIAMY & CO.

BUTLER ST (*), ns, 350 w Classon av, 50x131; Frances McCormick 5,575.00

OAKLAND ST, nwc Clay, 25x100; with drawn ..... —

SMITH ST, ws, 100 n Garnet, 33x80; A B Roberts 2,000.00

TAYLOR ST (*), nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson 2,500.00

UNION ST (*), nes, 502.3 nw Van Brunt, 21.3x97.5; H B Scharmann & Sons 5,750.00

15TH ST (*), ns, 510.10 e 8 av, 19x100; Dinah J Harris 7,000.00

BAY 24TH ST, ws, 57.6 s Bath av, 57.6 x73.11; George C Bynner 4,000.00

72D ST (*), ps, 240 e Narrows av, 20x 100; Emma Reineking 4,500.00

73D ST, ns, 95 e 15 av, 75x100; withdrawn ..... —

81ST ST (*), sws, 304 nw 17 av, 17x 100; Anthony Jireck 3,000.00

AV D, swc E 31st, 100x36; Sarah A Sweeder 1,105.00

EAST NEW YORK AV, ns, 306.1 sw Buffalo av, 111.4x173.11; withdrawn. —

MYRTLE AV (*), ns, 50 e Ryerson, 29x100.2; Rufus T Griggs 6,000.00

OCEAN AV, ws, 100 n Av L, 100x151.6; R C Baker 3,710.00

NATHANIEL SHUTER.

BAY 31ST ST, ses, intersec nes Bath av, 60.10x90.10; withdrawn ..... —

CLYMER ST (*), ss, 179.11 w Wythe av, 19.2x80; Walter Fritz 15,800.00

EAGLE ST, ss, 300 w Manhattan av, 25x100; J A Mongeer 3,405.00

MORRELL ST (*), ws, 50 s Moore, 25 x100; Bessie Lang 3,500.00

SACKETT ST (*), ss, 185 w Smith, 20x100; Payne Estate 3,200.00

SIEGEL ST, ss, 265 e Bushwick av, 50 x100; T Power 24,430.00

TRUXTON ST (*), ns, 75 e Sackman, 19.6x84; Chas W Pfuller et al. 4,050.00

W 9TH ST, ss, bet Hicks & Henry, Lot 13; N De Nicola 925.00

W 15TH ST, ws, 880 n Neptune av, 87.1 x104.3xirreg; C T Stephens; over mtgs 100.00

83D ST (*), ss, 100 w 19 av, 70x100; Globe Constn Co 500.00

CLARENDON RD (*), sec E 35th, 100x 100; Eltoma Realty Co 13,400.00

FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; M Hoekenberg 3,300.00

NEW LOTS RD, nwc Williams av, 79.7 x79.2, except part released; adj site die ..... —

13TH AV (*), nws, 40 sw 53d, 22x41.5; Chas F Hendrycy 5,200.00

HENRY BRADY.

12TH ST, ss, 147.10 e 2 av, 31.10x100; 67TH ST, ns, 180 w 11 av, 20x100; Silvesta Ennis 3,420.00

Total	$357,023.00
Corresponding week, 1914	97,085.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM J. McPHILLIAMY & CO.

MAR. 17.

BAY 20TH ST, 177, es, 82.5 s Bath av, 32.7x96.8 x39.3x96.10, 2-sty bk dwg & 1-sty str (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAR. 13.

No Legal Sales advertised for this day.

MAR. 15.

MADISON ST, 145, ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & strs; Susan D Griffith—Abr Lewis et al; Duer, Stroug & Whitehead (A), 43 Wall; Geo E Weller (R); due, $27,094.36; T&c, $1,424.19; mtg recorded Mar 26, 1880; Henry Brady.

ADRIAN AV, ns, 106.11 e Terrace View av, 100x 179.11 to Terrace View av x114.1x126.1, vacant; Kate B Murray—Everette A Levy et al; Saml W Levine (A), 271 Bway; T Louis A Britt (R); due, $26,675.63; T&c, $516.30; Samuel Marx.

MT MORRIS PARK W, 35 to 38, swc 124th. (No 52), 100.11x100, 6-sty bk tnt; German Savgs Bank in City of N Y—N Y Real Estate Security Co et al; Meyer Auerbach (A), 42 Bway; Robt F Wagner (R); due, $146,177.23; T&c, $3,000; mtg recorded Nov 4, 1912; Henry Brady.

MAR. 16.

STANTON ST, 84; n s, 109.7 e Allen, 22x52, 3-sty fr bk ft tnt & strs; Christine G Openhym et al, trstes—Max Grenstein et al; Harold Swain (A), 176 Bway; Jas F Curnen (R); due, $11,233.63; T&c, $419.33; mtg recorded Oct 11, 1910; Henry Brady.

112TH ST, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; Esther Schilt et al—Ray S Abrams et al; Myron Sulzberger (A), 38 Park Row; Phoenix Ingraham (R); due, $10,643.11; T&c, $2,000; sub to 1st mtg $58,500; D Phoenix Ingraham

MAR. 17.

ACADEMY ST, nwc Post av, 100x100, vacant; Wm H Rolston—Occidental Realty Co; Geller, Rolston & Horan (A), 22 Exch pl; Louis A Cuvillier (R); due, $16,548.92; T&c, $2,-536.78; Henry Brady.

46TH ST, 344-6 E, ss, 100 w 1 av, 40x100.5, 2-5-sty by tnts & strs; J Frederic Kernochan et al trste—Alex Herzog et al; Henry F Miller (A), 44 Pine; Enos S Booth (R); due, $26,-968.15; T&c, $782.12; mtg recorded Nov 18, 1909; Joseph P Day.

154TH ST, 248 W, ss, 287.6 e 8 av, 37.6x99.11, 6-sty bk tnt; Albany Savgs Bank—Fleischmann Realty Co et al; Action 1; Tracey, Cooper & Townsend (A), Albany, N Y; Maurice Goodman (R); due, $37,225.02; T&c, $1,-894.63; Bryan L Kennelly.

154TH ST, 250-2 W, ss, 250 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 2; same (A); same (R); due, $37,419.98; T&c, $1,894.-63. Bryan L Kennelly.

154TH ST, 254-6 W; ss, 212.6 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 3; same (A); same (R); due, $37,424.97; T&c, $1,894.-63; Bryan L Kennelly.

154TH ST, 258-60 W, ss, 175 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 4; same (A); same (R); due, $37,418.91; T&c, $1,894.-63; Bryan L Kennelly.

162D ST, 615 W; nec Ft Washington av, 184.10 x68.9x187.10x98.11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (R); due, $211,236.22; T&c, $403; Joseph P Day.

POST AV, nwc Academy, see Academy, nwc Pest av.

MAR. 18.

43D ST, 124 W, ss, 289.3 w 6 av, 21.5x100.5, 4-sty stn tnt & str; Frank Curtis, exr & trste—Sadie H Jacobs et al; J Henry Work (A), 52 Bway; Wm Klein (R); due, $70,009.59; T&c, $1,182.80; Herbert A Sherman.

152D ST, 623 W, ns, 300.10 w Bway, 24.7x199.10, to 153d, 2-sty fr dwg & 2-sty fr stable; Hugo H Piesen—Mary E Mitchell et al; Action 1; Bernard Fliashnick (A), 302 Bway; Francis W Pollock (R); due, $5,486.29; T&c, $348.88; sub to pr mtgs aggregating $19,500; mtg recorded Oct 11, 1912; D Phoenix Ingraham.

152D ST, ns, 325.5 w Bway, 24.7x199.10 to 153d, vacant; same—same; Action 2; same (A); same (R); due, $5,558.31; T&c, $388.04; sub to pr mtgs aggregating $19,500; mtg recorded Mar 27, 1911; D Phoenix Ingraham.

153D ST, W, ss, abt 325.5 w Bway, see 152d st, W, ns, 325 w Bway.

ST NICHOLAS AV, 448-50, es, 99.11 s 183d, —x 117x50x—, 6-sty bk tnt; Baron de Hirsch Fund—Ellen Cohalan et al; M S & I S Isaacs (A), 52 William; Saml Strasbourger (R); due, $62,509.12; T&c, $879; Saml Goldsticker.

2D AV, 787, ws, 25.4 n 42d, 25x80, 5-sty bk tnt & strs; City Real Estate Co—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Chas L Hoffman (R); due, $18,092.37; T&c, $2,134.06; mtg recorded Dec 1, 1910; Joseph P Day.

2D AV, 789, ws, 50.4 n 42d, 25x80, 5-sty bk tnt & strs; Fredk Bertuch, trste—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Max S Levine (R); due, $18,092.17; T&c, $1,778.70; mtg recorded Dec 1, 1910; Henry Brady.

2D AV, 791, ws, 75.4 n 42d, 25x80, 5-sty bk tnt & strs; De Lancey Nicoll et al, trstes—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Robt C Birkhahn (R); due, $18,107.94; T&c, $1,321.20; M Morgenthau, Jr, Co; mtg recorded Dec 1, 1910.

MAR. 19.

LIBERTY ST, 120-2, ss, 44.4 e Greenwich, runs s52.5xe6.5xs60.5 to Cedar st (Nos 123-5) xe 45.11xn59.11xw10.9xn52.11xw45.1 to beg, 12-sty bk office & str bldg; Metropolitan Life Ins Co—Hydrex Felt & Engineering Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jas A Foley (R); due, $442,192.60; T&c, $22,-233.30; Henry Brady.

10TH ST, 211 E, ns, 175 e 2 av, 25x94.9, 6-sty bk tnt; Jennie Neuhorn et al—Dora Frankenstein et al; Saml A Klein (A), 367 Fulton Bklyn; Philip E Reville (R); due, $10,651.31; T&c, $912.60; Bryan L Kennelly.

25TH ST, 314 E, ss, 200 e 2 av, 25x98.9, 6-sty bk tnt & strs; Jennie Neuhorn et al—Dora Frankenstein et al; Saml E Klein (A), 367 Fulton, Bklyn; Timothy J Murray (R); due, $5,596.82; T&c, $837; Bryan L Kennelly.

31ST ST, 28 W, ss, 400 w 5 av, 25x98.9, 4-sty stn tnt & str; West Park Presbyterian Church of N Y—Geo W Rudkin et al; Cary & Carroll (A), 59 Wall; Isidore Niner (R); due, $68,-563.87; T&c, $1,868.30; M Morgenthau, Jr, Co.

80TH ST, 149 W, ns, 350 e Amst av, 20.3x102.2, 4-sty & b bk dwg; N Y Trust Co—DeWitt C Flanagan, trste, et al; Merrill & Rogers (A), 100 Bway; Bernard J Isecke (R); due, $15,-747.79; T&c, $217.25; mtg recorded Aug 27, 1908; Bryan L Kennelly.

106TH ST, 44 W, see Manhattan av, sec 106th.

127TH ST, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City of N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, $6,522.56; T&c, $105.90; Henry Brady.

MANHATTAN AV, sec 106th (No 44), 17.3x70, 3-sty & b dwg; Eugenie J Smith et al—432 Convent Av Co et al; Cary & Carroll (A), 59 Wall; Jno H Rogan (R); due, $14,996.70; T&c, $348.40; Joseph P Day.

MAR. 20.

No Legal Sales advertised for this day.

MAR. 22.

16TH ST, 1 E, see 5th av, 85.

AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.

5TH AV, 85, nec 16th (No 1), runs n49xe116.10x n43xe25xs92 to st xw141.10 to beg, 11-sty bk loft & str bldg; Greenwich Savgs Bank—Walter D Lewisheim et al; B Aymar Sands (A), 46 Cedar; Earnest R Eckley (R); due, $610,-337.50; T&c, $587.50; M Morgenthau, Jr, Co.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

MAR. 13 & 15.

No Legal Sales advertised for these days.

MAR. 16.

No Legal Sales advertised for this day.

MAR. 17.

182D ST, 804-6 E, sec Mapes av, 86.1x70x78.9 70.5, 2-2-sty fr dwgs; Geo Dalker—Jno D Weber et al; Beardsley, Hemmens & Taylor (A), 50 Wall; Oliver E Davis (R); due, $3,-807.74; T&c, $674; Chas A Berrian.

BARNES AV, nec Morris Pk av, see Morris Pk av, nec Barnes av.

MAPES AV, sec 182d see, 182d, 804-6 E.

MORRIS PARK AV, nec Barnes av, 45x95; Sadie B Clocke—Geo H Stell et al; Clocke, Koch & Reidy (A), 391 E 149th; Henry K Davis (R); due, $1,709.90; T&c, $1,085.90; Geo Price.

WOODYCREST av, 1003, ws, 100.9 n Kemp pl, 25.2x90.8, 3-sty fr tnt; Edw F Cole—Frank J Johnson et al; Wm F Wund (A), 156 Bway; Phoenix Ingraham (R); due, $6,979.82; T&c, $273.64; D Phoenix Ingraham & Co.

MAR. 18.

136TH ST, E, ns, 100 e Brook av, 54x100, vacant; Emma Biehn—Talmud Torah Beth Yonkov of the Bronx et al; Henry M Bellinger, Jr (A), 135 Bway; Enos S Booth (R); due, $6,184.91; T&c, $340; Henry Brady.

141ST ST, 477 E, ns, 757 e Willis av, 18.9x100, 2-sty & b bk dwg; Frederic R Coudert et al—Jennie A Powis et al; Coudert Bros (A), 2 Rector; Jos R Truesdale (R); due, $3,389.12; T&c, $120.10; Joseph P Day.

MONTICELLO AV, ws, 92.9 s Kingsbridge rd, 50x100; MONTICELLO AV, ws, 300 n Sorang av, 75x100; SETON AV, es, 300 s Edenwald av, 50x100; Dora Pines—Horatio N Meredith et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Wm J McKeown (R); due, $839.50; T&c, $296.72; James J Donovan.

WALLACE AV, 1919, ws, 1020 n Morris Pk av, 25x95; North Side Mtg Corpn—Patk J McSorley et al; Clocke, Koch & Reidy (A), 391 E 149th; Peter J Everett (R); due, $3,935.37; T&c, $60; Henry Brady.

MAR. 19.

HUGHES AV, 2321-3, ws, 200 s 186th, 50x87.6, 4-sty bk tnt; Sarah Grossman—European Constn Co et al; Gettner, Simon & Asher (A), 299 Bway; Harry Bijur (R); due, $3,414.13; T&c, $566.17; sub to pr mtg of $23,500; J H Mayers.

PARK VIEW AV, ws, 176.7 n St Vincent av, runs n160.11xsw182.10xnw47.8 to Suydam av x s83.11 xe200 to beg, vacant; Douglas Mathew-

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Legal Sales—Bronx (Continued)

son et al, exrs—Esther A Wheaton et al; Robt C Birkhahn (A), 15 William; Harry F O'Neill (R); due, $8,616.79; T&c, $1.00; Jos P Day.

MAR. 20.
No Legal Sales advertised for this day.

MAR. 22.
147TH ST, 548 E, see St Anns av, 481.
CASTLE HILL AV, ws, 90.5 n Starling av, 28x 66.6x51x66.6, Bronx Security & Brokerage Co et al—Carlo Antonino et al; J Wilson Bryant (A), 350 E 149th; Henry J Breen (R); due, $1,173.28; T&c, $5.00, Geo Price.
ST ANNS AV, 181, swc 147th (No 548), 25x99.4, 5-sty bk tnt & strs; Empire City Savgs Bank—Wm H Jeffers et al; Chas W Dayton (A), 27 William; Edw D Dowling (R); due, $29,-754.92; T&c, $611.25; Bryan L Kennelly.
BELMONT AV, 2142-4, es, 127.9 n 181st, 58.10 x64.1x55x156.10, 2-2-sty bk dwgs; Stephen H Jackson—Crotona Park Realty Co et al; Stephen H Jackson (A), 106 Lex av; Ferd I Haber (R); due, $3,255.28; T&c, $1,034.36; sub to a prior mtg aggregating $9,350; Joseph P Day.
3D AV, es, 52 n 133d, 26x20.1x25x27.1, vacant; Sarah E Van Riper—Wm J Cornell et al; J Wilson Bryant (A), 391 E 149th; T Emory Clocke (R); due, $1,414.19; T&c, $238.96; Geo Price.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAR. 13.
No Legal Sales advertised for this day.

MAR. 15.
MADISON ST, ns, 20 w Reid av, 25x100; Edw F Gundrum et al—Gregory J Archbold et al; Harrison C Glore (A), 391 Fulton; Harry L Thompson (R); Nathaniel Shuter.
VERMONT ST, ws, 125 s Liberty av, 25x100; Delia Conway—Wm E Smith et al; Hyman Lurio (A), 61 Thatford av; Robt E Doherty (R); Wm P Rae.
W 11TH ST, nec Av R, 718x100; Henry E Zipkie—Otto Singer Development Co et al; Towers & Stiles (A), 375 Fulton, Jamaica, N Y; Benj Ammerman (R); Nathaniel Shuter.
14TH ST, sws, 100 nw Prospect Park West, 19.11x100; Abr Levy—Caterina Gallo et al; Jones, McKinny & Steinbrink (A), 215 Montague; Alexander S Drescher (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 325.6 n Hegeman av, 20x 100; Syndicate Development Co, Inc—Mary Schen et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

MAR. 16.
BOREUM ST, ss, 100 w Lorimer, 75x97xirreg; David Shapiro et al—Saml Sheindelman Co et al; Simon B Kugel (A), 170 Bway; Jacob A Friedman (R); Nathaniel Shuter.
DEGRAW ST, ss, 225 w Smith, 25x100; Anna Von Ent—Harry B Davis et al; Edwin Kempton, Jr (A), 215 Montague; Michl Stein (R); Michl Stein.
HURON ST, ns, 370 e Franklin, 25x100; Fredk C A Schaefer—Jacob Barvar et al; Weinberg Bros (A), 302 Bway, Manhattan; Henry Lissner (R); Nathaniel Shuter.
ATLANTIC AV, nec Gelston av, 27x100; Caroline G McClellan—Thos F Murray et al; Henry J Davenport (A), 375 Pearl; Jno C Stemmermann (R); Wm J McPhilliamy & Co.

MAR. 17.
POPLAR ST, ns, 77.4 e Hicks, 22.8x25; Wm Muzzio Maria Muzzio et al; H Gerald Chapin (A), 52 Wall, Manhattan; Horatio C King (R); James L Brumley.
60TH ST, nes, 70.1 w Ft Hamilton pkway, 25x 100.2; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exch pl, Manhattan; Jas P Judge (R); Wm J McPhilliamy & Co.
83TH ST, swc 2 av, 140x125; Wm N Cromwell et al—Sarah F P Wales et al; Henry J Davenport (A), 375 Pearl st; Wm M Benedict (R); Wm J McPhilliamy & Co.
AV F, ns, 80 w Gravesend av, 20x80; Theodore Ross, trste—Behrens Estates Corpn et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.
HOPKINSON AV, ws, 100 s Hegeman av, 20.3x 100; and HOPKINSON AV, ws, 120.3 s Hegeman av, 20.4x100; Amelia P Clement, extrx—Sarah Edelist et al; Clarence F Corner (A), 375 Pearl; Jno MacCrate (R); Wm J McPhilliamy & Co.
TILDEN AV, sec Bklyn av, 104.7x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.
VOORHEES LA, ws, adj land of Obediah S Aumack, 70x152.7; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A), 160 Bway; Chas Harwood (R); Wm P Rae.

MAR. 18.
MADISON ST, ns, 463 e Patchen av, 19x100; Theodore A Cullen—Jas F Cooper et al; A Abr Sarafan (A), 80 Maiden la, Manhattan; Marshall Snyder (R); Nathaniel Shuter.
QUINCY ST, ss, 44.8 e Ralph av, 21.4x78; Wm Linder—H F Read Lead Wks et al; Jonas, Lazansky & Beuburger (A), 115 Bway, Manhattan; Forrest S Chilton (R); Nathaniel Shuter.
52D ST, nes, intersec nws 14 av, 100x80.2; Jas Lefferts et al—Estelle L Bateman et al; De Witt V D Relly (A), 160 Bway, Manhattan; Alexander S Brescher (R); Wm P Rae Co.
AV N, nec E 18th, 50x100; OCEAN AV, ws, 60 n Av N, 140x128.9; AV N, ss, 50 e E 18th, 50x120; AV N, swc E 18th, 50x120; E 18TH ST, sec Av N, 100x125.9; Methodist Epis Hospital in City of Brooklyn—Manor Realty Co et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Mm J McPhilliamy & Co.
ATKINS AV, ws, 90 s Blake av, 160x100; Theodore Kiendl—Sarah Egel et al; Kiendl & Sons (A), 2634 Atlantic av; Isaac Sargent (R); Wm J McPhilliamy & Co.
ELTON AV, ws, 100 n Liberty av, 24.6x90; Fredk Tietig—Domenico Cassano et al; Walter C Low (A), 346 Bway, Manhattan; Jas W Monk (R); James L Brumley.
HAMILTON AV, nes, 82.6 nw Bush, 21.10x48.1x irreg; Elvira Behncke—Victor Pasternack et al; Cook & Benjamin (A), 189 Montague; Wm J Youngs (R); James L Brumley.

MAR. 19.
74TH ST, nes, 346.6 se 6 av, 20x100; So Bklyn Savgs Instn—Richmond Mfg Co et al; Coombs & Whitney (A), 44 Court; Alexander Sachs (R); Nathaniel Shuter.
AV H, sec E 13th, 40x100; Bklyn Trust Co et al—Robt M Byers et al; Cullen & Dykman (A), 177 Montague st; John H Morgan (R), Wm P Rae Co.
SUTTER AV, nec Thatford av, 100x25; Jennie Ratzkin—Fanny Hellerman et al; Max Rosenblum (A), 922 Bway; Michl Ditore (R); Wm P Rae Co.

MAR. 20.
No Legal Sales advertised for this day.

MAR. 22.
CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Gio Amato et al; Martin H Latner (A), 350 Fulton; Maurice F Miller (R); Nathaniel Shuter.
OVERHAUH PL, swc E 41st, Tax Lien Co of N Y—Harry J Stafford et al; Elizabeth S Pope (A), 68 William, Manhattan; Wm H White (R); Wm P Rae Co.
78TH ST, nes, intersec nws 21 av, 100x60; 78TH ST, nes, 240 nw 21 av, 80x200; 78TH ST, nes, 460 nw 21 av, 82x100; Evan J Williams—J H R Realty Corpn; Arthur O Rowe (A)., 2 Rector, Manhattan; Chas J Mahnken (R); Wm P Rae.
PARCEL OF LAND, beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x—x1,253x—; Frederich Herold—Magna Realty Co et al; Leander B Faber (A), 375 Fulton, Jamaica; Benj F Schwartz (R); Wm P Rae Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 6.
STANTON ST, ns, 79.8 w Goerck, 19.11x70; Mary Vaughn et al—Hannah Senft et al; T M Healy (A).
54TH ST, 63 W; Robt S Smith—Jno A Parker et al; B C Rickaby (A).

MAR. 8.
CHRYSTIE ST, 80; Margt Jaeger—Arnold Kadish et al; M Perlman (A).
77TH ST, ns, 100 w Columbus av, 18.6x104; Mutual Life Ins Co of N Y—Leah A Piza Weil et al; F L Allen (A).
103D ST, 159 E; City Real Estate Co—Saml Cohen et al; H Swain (A).
113TH ST, ns, 397 e Lenox av, 18x100.11; J Blackburn Miller—Minnie A Cohen et al; G Witschief (A).
127TH ST, 26 W; Sarah Dahlman—Jacob Wiener et al; Mc Putzel (A).
MADISON AV, swc 53d, 100x28; Wm J Scanlon—Sally W Nixon et al; I Zion (A).

MAR. 9.
ALBANY ST, sws, 65.11 se West, 18.8x58xirreg; Seamen's Bank for Savgs in City of N Y—West Side Impt Co et al; Cadwalader, Wickersham & Taft (A).
83D ST, 225 W; Farmers' Loan & Trust Co, agent—Jno Hallahan et al; Geller, Rolston & Horan (A).
97TH ST, 136 E; Morris H Lewis—Mae Lyons et al; Bogart & Bogart (A).
175TH ST, ss, 55 e Audubon av, 18x78.8; Harriet R Post—Walter H Martin et al; G M Brooks (A).

MAR. 10.
12TH ST, 415 E; Emil Reich—Gaspare Caloca et al; M M Goodman (A).
55TH ST, ss, 300 e 11 av, 25x100.5; Francis H Kinnicutt et al—Harry D Weilhart; Hunt, Hill & Betts (A).
7TH AV, 2228-30; Jennie Brown—Chas Jacob et al; Borowsky & Borowsky (A).

MAR. 11.
32D ST, 140 W; David Wosson—Pennlane Realty Co et al; Oudin, Kilbreth & Schackno (A).
118TH ST, ss, 212.11 e 3 av, 37.1x100.9; Peter V Stocky, trste, et al—Jacob Lowenthal et al; Guggenheimer, Untermyer & Marshall (A).
119TH ST, ss, 385 e 7 av, 20x100.11; Jennie J Mandeville—Mathilda M Mertens et al; Blandy, Mooney & Shipman (A).
120TH ST, ns, 225 w 1 av, 16.8x100.10; Free Home for Young Girls—Louis Lese et al; Olney & Comstock (A).
LENOX AV, 233; Geo E. Chisolm et al—Julius B Fox et al; Stewart & Shearer (A).

MAR. 12.
24TH ST, ns, 200.6 e 6 av, 62x98.9; Metropolitan Life Ins Co—Rosdorf Co et al; Woodford, Bovee & Butcher (A).
35TH ST, 248 W; Libbie B Hall, extrx—Flatiron Realty Co et al; J H Stoutenburgh (A).
118TH ST, 445 E; Mary E Edsall, extrx—Eliza Z Heilperin et al; Wilder, Ewen & Patterson (A).
126TH ST, 314 E; Grace T Wells—Fredk Rohrs et al; Mackellar & Wells (A).
BROADWAY, 454; Henry Bruere, Chamberlain—Agnes Parry; F L Polk (A).

Bronx.

MAR. 5.
HOME ST, nwc Prospect av, 60x85.9; Mary Kirsch—Ittner Realty Co; M Salomon (A).
173D ST, ns, 100 w Brook, 50x92.8; Ida Spindler—Simplex Impt Corpn et al; Wise & Ottenberg (A).
LAFONTAINE AV, es, 15.3 s E 179th, 25.7x 100; Wm G Dunn—Cath Keegan et al; McLoughlin & Martin (A).
LOT 30, map of Village of Morrisania; Dollar Savgs Bank of City of N Y—Florence Cahen; Lexow, Mckellar & Wells (A).

MAR. 6.
No Foreclosure Suits filed this day.

MAR. 8.
ROSELLE ST, ws, 81.7 s Poplar, 50x122.2; Max Herzig, Cecelia F Brennan et al; A L Davis (A).
EASTERN BLVD, nws, 284.2 n Willow la, 175x 200; Commonwealth Savgs Bank of N Y C—Colorado Realty Co et al; G H Hyde (A).
SEATON AV, ws, 425 s Randall av, 25x100; trsts of Exempt Firemen's Benevolent Fund Assn of 23d Ward—Owen Coyle et al; J Heiderman (A).
WOODLAWN RD, swc E 212th, 51.6x95.1; Jas B Kilsheimer, Jr—Diederick Scheffer et al; Dutton & Kilsheimer (A).

MAR. 9.
No Foreclosure Suits filed this day.

MAR. 10.
183D ST, ns, 40 w Grand av, 20x100; Title Guarantee & Trust Co, as trst—Jappole & Werner Holding Co et al; H Swain (A).

MAR. 11.
JENNINGS ST, 831; Junius J Pittman—Wm S Winterbottom et al; A O Ernst (A).
LOT 27, block 3237, map of Kingsbridge Real Estate Co, Auction Sale; Bronx Savgs Bank—Albert E Davis; D B Simpson (A).
LOTS 297 & 333, map of Village of Wakefield; Thos Burke—Geo W Winston et al; D F Nugent (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 4.
117TH ST, 323 E; Jno M Bowers—Victor Quarelli et al; Middleton S Borland (A); Albert B Unger (R); due 17,701.25

MAR. 5 & 6.
No Judgments in Foreclosure Suits filed these days.

MAR. 8.
10TH ST, 13-19 E; Columbia Trust Co—Mayfield Constn Co; Zabriskie, Murray, Sage & Kerr (A); Jno H Rogan (R); due 24,061.66
112TH ST, ss, 150 w 7 av, 17x100.11; City Real Estate Co—Mary Sterck; Harold Swain (A); Theo Sutro (R); due 10,575.00

MAR. 9 & 10.
No Judgments in Foreclosure Suits filed these days.

Bronx.

MAR. 5.
148TH ST, ns, 299.6 w St Anns av, 37.8 x84.7; Katharine Eothner—Louis Grimm et al; J Gray (A); L J Curren (R); due 8,031.25
228TH ST, ns, bet Bronxwood & Paulding avs, known as Lot 25, block 4864, sec 17, on tax map; Saml H Kupferman—Jason C Cameron et al; E Jacobs (A); J P Dunn (R); due. 883.12
CRESTON AV, ws, 118.8 n 170th, 19x 100; Eliz Gifford—Ernest Wenigman et al; E Hall (A); T F Turley (R); due 7,281.08

MAR. 6.
CROTONA PARK N, ns, 50.1 e Clinton av, 23x100; Martha L Tree—Anna Doran et al; Clocke, Koch & Reidy (A); E J Flynn (R); due..... 4,385.00
CROTONA PARK N, ns, 73.1 e Clinton av, 23x100; Martha L Tree—Anna Doran et al; Clocke, Koch & Reidy (A); E J Flynn (R); due..... 4,385.00
CROTONA PARK N, ns, 96.1 e Clinton av, 23x100; Sarah G Higgs—Anna Doran et al; Clocke, Koch & Reidy (A); J A McEvecty (R); due..... 4,383.78

MAR. 8.
261ST ST, ns, 47.1 e Fieldstone rd, 45.7 x181.1; City Real Estate Co—Blanche G Taylor et al; H Swain (A); M J McCarthy (R); due 4,751.25
LOT 64, map of New Village of Jerrome; May McDonald—Wm Stewar et al; E L Brisach (A); J P Hennessy (R); due 1,033.81

MAR. 9.
FOX ST, es, 420.7 s Westchester av, 107.9x226.9; Hendrik Hudson Co—Fanny Rudomin et al; Ferris & Strock (A); J J Hynes (R); due..51,363.63
CAMBRELLING AV, ws, 50 s 189th, 25x100; Cath Surorius—Wm Schoenmer et al; Gerlich & Schwegler (A); S Boneparth (R); due..... 5,311.67
KATONAH AV, ws, 25 n 237th, 25x85; Rebecca Gourlie et al as trste—Stanley J Marran et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due 5,541.96
KATONAH AV, ws, 50 n 237th, 25x85; Rebecca Gourlie et al as trstes—Stanley J Marran et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due 5,541.96
LEGGETT AV, ws, 40 n Kelly, 40x110; Katharina Elias—Helen Freudenmacher et al; L W Osterweis (A); E D Dowling (R); due..... 4,162.00
LOT 32, block 3401, sec 12, on tax map; Mattie Hegt—City of New York, Geo E Buckbee et al; J J Hegt (A); J P Hennessy (R); due 149.67
LOTS 195, 196, 197 & 198, map 1, Supreme Court, Valentine V Brady, Helen Katz et al exrs—Michl Higgins et al; A R Lesinsky (A); E B Cohen (R); due 3,731.40
LOT 245 (southerly one-half), map of Washingtonville; Francis U Johnstone as trste—Cath N Baehrle et al; Reeves & Todd (A); E J Healy (R); due 3,188.50

MAR. 10.
AUGUSTA PL, es, 188.2 n Eastern blvd, 25x100; also AUGUSTA PL, es, 163.2 n Eastern blvd, 25x100; Eugenie A Lohmann Louis Bousha et al; H Breunich (A); C Y Palitz (R); due. 3,276.00

LEGGETT AV, 918; Herman L Krieger —Helene Freudenmacher et al; F H Schwegler (A); E B Cohen (R); due 7,257.71

MAR. 11.
137TH ST, ss, 176.11 w Cypress av, 37.6x100; Mary E Townley—Henry Seigel et al; W B Chamberlin (A); J C Brady (R); due 28,611.46

PROSPECT AV, ws, 100 n E 180th, 35.2x96.8; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A); L J Curren (R); due 420.55

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 6.
SNIFFEN CT, 4; Clinton M Cruikshank et al—Jas E Tolfree et al; action to declare lien; J H Hickey (A).

35TH ST, 214-19 W; Katherine F Lindemann—Johanna Von Meyer; action to declare instrument void, &c; Ferguson & Ferguson (A).

MAR. 8.
96TH ST, 109 E; Robt W Schumann et al—Jno A Schumann et al; partition; M Wolff (A).

WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Starobin—Wm Hobson et al; action to foreclose liens; S S Marcus (A).

LOT 1, Block —, Sec 3; Title G & T Co—Anastasio C M Azoy et al; amended foreclosure of tax lien; H Swain.

MAR. 9.
HESTER ST, ns, 100 e Baxter, 50x100; also OLIVER ST, 60-62; also OAK ST, 45-47; Jos Shenk—Jno Oliva et al; action to set aside deed; Morrison & Schiff (A).

LEXINGTON AV, nec 119th, 63.2x60xirreg; also Park av, 1807-13; Helen D Lewis—Denis J McCarthy et al; partition; R P Bell (A).

MAR. 10.
WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Starobin—Wm Hobson et al; action to foreclose liens; S S Marcus (A).

MAR. 11.
BANK ST, sec Hudson, 87.10x73.3xirreg; 181ST ST, 73 W, & 181ST ST, sec Harrison av, 62.11 x91.4xirreg; Margt E Bradley—Frank W McGurk et al; amended partition; L O Van Doren (A).

LEXINGTON AV, ws, 122.1 s 23d, 23.4x75; City of N Y—Henry H Jackson; action to acquire title; F L Polk (A).

MAR. 12.
E BROADWAY, 128 to 134, 148, 117 & 104; also PIKE ST, 12; also GOUVENEUR ST, 21; also DIVISION ST, 19½; Rose Sobel—Sarah P Sobel et al; action to set aside deed; D L Podell (A).

48TH ST, ss, 175 e 11 av, 25x100.5; Mary Whelan by gdn—Mary Whelan et al; partition; H A Herold (A).

VERMILYEA AV, ss, 200 w Emerson av, 50x 150; Rickard J O'Donovan et al— Hannah O'Donovan et al; partition; E N L Young (A).

Bronx.

MAR. 5.
LOT 13, Block 2837, Sec 11, tax map; Anna R Crossin—Verona Schmutz et al; action to foreclose transfer of tax lien; H Swain (A).

LOT 32, Block 2821, Sec 11, tax map; Simeon M Barber—Carl F Markgraf et al; action to foreclosure transfer of tax lien; H Swain (A).

MAR. 6.
VYSE AV, ws, 91.3 n Home, 20x100; Julius Nahm—Saml Hyman et al; action to direct and adjudge; Chrystie, Williamson & Bayles (A).

LOTS 32, 33, 34 & 35, map of bldg lots in the 24th Ward, nr Williamsbridge Station on N Y & Harlem R R; Jos Friedman—Trygve Barth et al; action to set aside deeds; Holbert & Martin (A).

MAR. 8.
164TH ST, 484 E; Bernard Greenthal—Annita Realty Co; action to compel specific performance of contract; A Kaplan (A).

MAR. 9.
FOREST AV, swc 165th, 22x91; also LOT, 230, map of part of Trask Estate; Amelia Cook—Elizabeth Wick et al; partition suit; G Goodman (A).

LOT 30, Block 3373, Sec 12, on tax map; Saml Hollander—Wm Jas Nolan et al; action to foreclose transfer of tax lien; B G Oppenheim (A).

LOTS 81 & 82, map of partition sale of Lott G Hunt Estate, near Van Nest Sta; Jno Kunkel —Thos P Howley; action to recover money paid on contract; W H Daigneault (A).

MAR. 10.
152D ST, ns, 25 w Wales av, 25x117; Helen D Lewis—Denis J McCarthy et al; partition suit; R P Bell (A).

MAR. 11.
KINGSBRIDGE RD, sec McComb, 48.6x100; Simon Platt as receiver—Jno Gilbert et al; action to foreclose mechanics lien; B S Deutsch (A).

Brooklyn.

MAR. 4.
HANCOCK ST, ns, 230 e Bedford av, 20x100; Jesse S L'Amoreaux—Tossie M Thompson et al; Graham & L'Amoreaux (A).

MAPLE ST, ss, 225 e Rogers av, 80x100; Edw R Barton—Christian Petersen et al; Joline, Larkin & R (A).

ST FELIX ST, 123; Ella G Meigs—Alvin A Sealy; to set aside deed; J Lyon (A).

TERRACE PL, nwe 20th, runs w15xn97.3xe52xs 95 to beg; Lillian N Smith—Thos H Sherman et al; C F Corner (A).

BROADWAY, ns, 62 se Chauncey, 19x95; Kings Co Savgs Inst—Lillian T Froehlich et al; W W Taylor (A).

DEKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Regensburg—Jos J Praetz et al; W A Bacher (A).

RUTLAND RD, ss, 360 w Bedford av, 20x100; Paul F Lahm—Mary L Tice; P F Lahm (A).

2D AV, es, 80.2 n 55th, 50x100; Chas Berg—David Y Gorman et al; Kiendl & Sons (A).

17TH AV, ws, 19 n 76th, 18x100; Jennie M Graham—Boone Constn Co et al; Stitt & Phillips (A).

LOTS 654, 655, 657 to 659; map of 548 lots at McLaughlin Park; Anna Zopf—Winsor McCay & ano; Reynolds & Geis (A).

MAR. 5.
BRISTOL ST, ws, 240.3 s Livonia av, 20x100, Title G & T Co—Saml Rosendorf et al; T F Redmond (A).

BRISTOL ST, ws, 260.3 s Livonia av, 20x100; same—same; same (A).

BRISTOL ST, ws, 280.3 s Livonia av, 20x100; same—same; same (A).

DUFFIELD ST, es, 213 n Willoughby, 21x100.3; Mary W Albertson—Chas L Kempf et al; Clark & Frost (A).

STEUBEN ST, es, 306.8 s Willoughby av, 16.8x 100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A).

WYCKOFF ST, ns, 241.6 e Smith, 43.9x100; Metropolitan Associates of NY—Annie L Scattergood et al; I Roth (A).

S 3D ST, 109; Elias Nieberg Rose Birubach et al; foreclosure mechanic's lien; S Koffler (A).

4TH ST, nes, 97.10 se 8 av, 38.6x95; Lawyers Mtg Co—F T Nesbit & Co et al; Cary & Carroll (A).

50TH ST, sws, 120 se 2 av, 25x100.2; Sigmund Ashner—Alex F Mercier et al; S Bernstein (A).

50TH ST, sws, 170 se 2 av, 25x100; Sigmund Ashner—Grace L De Groot et al; S Bernstein (A).

54TH ST, nes, 180 se 17 av, 80x100.2; Title G & T Co—Jas F Morris et al; H L Thompson (A).

BEVERLY RD, ss, 20 w Bedford av, 20x75; Leila P Cowhill—Geo E Wilson et al; C F Corner (A).

DUMONT AV, sec Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co et al; foreclosure mechanics' liens; F P Rosenberg (A).

EVERGREEN AV, swc Covert, 25x82; Albert F Seeker—Bessie Lang et al; C Reinhardt (A).

SHEPHERD AV, nec Stanley av, 99x140; Egel Light Co—Abr Kottler et al; S Rabinowitz (A).

MAR. 6.
BERGEN ST, sws, 102.2 se Washington av, 21.2x 50.3x20x57.2; Eagle Savgs & Loan Co—Victoria Spoerri; J C McLeer (A).

2D ST, ns, 163.3 e 5 av, 17.6x100; also 16TH ST, ss, 83.10 e 3 av, 28.4x90; Walter S Ferguson—David A Ahrens et al; foreclosure mechanic's lien; S C Strongin (A).

W 16TH ST, ws, 300 n Av U, 40x100; Chas B Meson Julius H Krueger et al; Watson & Kristeller (A).

59TH ST, ns, 140 e 12 av, 20x100.2; Eagle Savgs & Loan Co—Jacob Carlsen & ano; J C McLeer (A).

60TH ST, ns, 440 e 12 av, 20x100; Domenica Leuzzi—Fannie Palermo et al; A I Stark (A).

61ST ST, ns, 440 w 14 av, 20x100; Bond & Mtg Guar Co—Edwin King et al; H L Thompson (A).

GRAVESEND AV, ws, 175 n 2 pl, 25x111.6; Eagle Savgs & Loan Co—Wm F Messiter et al; J C McLeer (A).

NEW YORK AV, es, 160 s Clarendon rd, 20x 100; Bklyn Trust Co—Anna Mohrman et al; Cullen & Dykman (A).

PUTNAM AV, ss, 50 w Ormond pl, 16.8x70; Margt Moser—Louvonia Dillard et al; W H Barradell (A).

LOT 401, map 939 lots in Village of Williamsburgh of Wm P Powers; Robt T Hendricks—Lillian I Campbell et al; partition; H M Peyser (A).

LOTS 661A, 662A, 663A, 664A & 665A, block 14, map of Sea Gate, prop Norton Point Land Co; Anna W Abbot—Hellene M Meyer et al; W H Good (A).

MAR. 8.
BALTIC ST, ss, 380 w Court, 20x99.3x20x99.10; Mary E Donohue—Jno Peppard & ano; to set aside deed; J C Judge (A).

GRAND ST, 83; Sadie Hunter—Morris Kobre et al; A L Davis (A).

OSBORN ST, ws, 40 n Sutter av, 48x60; Esther Maller—Lizzie Perlman et al; S A Telsey (A).

ST JOHN'S PL, ss, 23.5 w Ralph av, 24x100; Richard M Hoe—Rose Krimko et al; H L Thompson (A).

ST JOHN'S PL, ss, 143.5 w Ralph av, 20x100; Richard M Hoe & ano—Rose Krimko et al; H L Thompson (A).

S 1ST ST, 352; Rose Gaynor—Mary Q Gartland; to set aside deed; C O Grim (A).

E 12TH ST, es, 260 s Av V, 30x80; Max Lewis —Clover Holding Corpn et al; P A Katske (A).

E 12TH ST, es, 290 s Av V, 30x80; Max Lewis —Clover Holding Corpn et al; P A Katske (A).

E 12TH ST, es, 320 s Av V, 30x80; same—same; same (A).

75TH ST, ns, 290 e 15 av, 42x100x45.3x100; Chas B Page—Justin S Galland & ano; W A Mitchell (A).

AV I, ns, 90 w E 37th, 30x97.6; Bankers & Merchants Mtg Co Dora Grant et al; G Boochever (A).

CLERMONT AV, ws, 216.5 n Myrtle av, 21.3x 78x21.7x78.2; Thos H Heffron—Almira Kenpf et al; S E Klein (A).

GEORGIA AV, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkofsky et al; T F Redmond (A).

LEXINGTON AV, ss, 275 w Marcy av, 18.9x 100; Jas Graham Jno E Roosevelt et al; H L Thompson (A).

RIVERSIDE AV, sec W 24, runs s300xe20.6xn 2 0xw xn -xw100 to beg; A F Ploger Co Alex Johnson & ano; J E Roeser (A).

ST MARKS AV, ss, 213.9 w Albany av, 18.9x 127.9; Daniel W McWilliams—Annie I Mara et al; Cary & Carroll (A).

WILLIAMSBURGH, JAMAICA TURNPIKE RD, ss, 525 — Bushwick av, 25x100; Martha Lewis—Edmund Reck et al; P A Katske (A).

LOTS 195 to 216, map prop Fleet Estate, Bay Ridge; Clara F Baxter—Temple Bar Realty Co et al; H A Ingraham (A).

LOTS 261 to 265, map as above; same same; same (A).

LOTS 269 to 295, map as above; same—same; same (A).

LOTS 296 to 305, map as above; same—same; same (A).

LOTS 252 to 258, map as above; same same; same (A).

LOTS 359 to 400, map as above; same—same; same (A).

LOTS 306 to 332, map as above; same—same; same (A).

LOTS 366 to 370, 378 to 381, map as above; same —same; same (A).

LOTS 428 to 432, map as above; same—same; same (A).

LOTS 416 to 427, map as above; same—same; same (A).

MAR. 9.
ELLERY ST, ns, 175 e Throop av, 25x100; Fredk Elflein, Jr—Israel Kaufman et al; J L Weinberg (A).

HUMBOLDT ST, 426-8; Jos Lengiron—Louis Freedman et al; E J A Williams (A).

ST JOHN'S PL, ss, 187.10 w Washington av, 49.11x100; Jno D Van Glahn—Gibfort Co et al; Coombs & Wilson (A).

E 19TH ST, ws, 260 s Av V, 40x100; Geo S Otis —Jane Radcliffe & ano; H L Thompson (A).

CONEY ISLAND AV, ws, 300 s Av N, 40x100; CONEY ISLAND AV, ws, 140 n Av N, 40x 100; Emma Toldteberg S & H Holding Co et al; H L Thompson (A).

LIBERTY AV, ss, 40.1 w Chestnut, 19.11x70; Princess Anne Co—Yetta Dombek; specific performance; G Elliott (A).

SUTTER AV, nec Saratoga av, 19.10x50; Jos Powers—Abram Gevirtzman et al; J J Schwartz (A).

TOMPKINS AV, 62; Louise Elmhorst—Jacob Maziroff et al; Morgan & Olsen (A).

16TH AV, ws, 80 n 69th, 20x100; River Head Savgs Bank—Bklyn & L I Realty Co et al; E W Tooker (A).

16TH AV, ws, 120 n 69th, 20x100; same—same; same (A).

16TH AV, ws, 100 n 69th, 20x100; same—same; same (A).

16TH AV, ws, 160 n 69th, 20x100; same—same; same (A).

16TH AV, nwc 68th, 20x100; same—same; same (A).

16TH AV, ws, 20 n 69th, 20x100; same—same; same (A).

16TH AV, ws, 40 n 69th, 20x100; same—same; same (A).

16TH AV, ws, 140 n 69th, 20x100; same—same; same (A).

MAR. 10.
BERRIMAN ST, 270; Max Abrams—Adolph Balizer et al; D P Goldstein (A).

HANCOCK ST, ss, 270 e Marcy av, 20x100; Chas W Strohbeck—Chas L Kempf et al; H L Thompson (A).

HART PL, ses, 204.5 sw W 15th, runs se100x sw48.6xs46.4w27.4xnw100.7xne100 to beg; also 21ST ST, ns, 300 e 3 av, 25x100; Cath McCloud—Antonio De Falco et al; W L Durack (A).

PULASKI ST, nec Lewis av, 20x100; August C Scharmann—Kathleen Scharmann et al; G Echstein (A).

ROSS ST, nws, 216.6 ne Bedford av, 19.4x100; Gustave Girard—Jane W O'Meara et al; R J Kent (A).

VAN SICLEN ST, es, 82.5 n 86th, 58.7x74; Adelaide M Rushmore—Gesson Frank et al; Hirsh & Newman (A).

WATKINS ST, 352-56; Harry Batonick—Wm Domze et al; foreclosure of mechanic's lien; I Solomon (A).

WEST ST, es, 215.10 n Av C, 18x100; Jas P Whiskeman—Boyd H Wood Co et al; Cary & Carroll (A).

E 9TH ST, es, 300 s Av I, 40x100; Elmer E O'Donnell—Jessie A Stivers et al; Watson & Kristeller (A).

E 88TH ST, es, 267.6 n Av H, 36x40; Tony Ferrante—Wm. Wingerath et al; foreclosure of mechanic's lien; M Miller (A).

52D ST, ns, 330 w 3 av, 18x100; Anna O'Brien —Bklyn & Flatbush Realty Co et al; G W Pearsall (A).

LAFAYETTE AV, 358A; Central Trust Co—Richard S Hager et al; Joline, Larkin & R (A).

LAFAYETTE AV, 360; Central Trust Co—Richard S Hager et al; Joline, Larkin & R (A).

SNEDIKER AV, es, 167.6 n Blake av, 15x100; Eleanor A Greenberg—Saml Feigelson et al; H L Thompson (A).

13TH AV, ws, 55 n 37th, 51x80; Annie L Hoe—Michl Harrigan et al; H L Thompson (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAR. 6.
13TH ST, 443 W; Saml Tepperberg et al —Jas M Walker; Cornelius W Sullivan (22) 58.50

57TH ST, 43 W; Victor Brass Works— E T Holmes & J D Black; Chas Wenzel (28) 53.33

BROOK AV, es, 104.7 n 159th, 86x170; Geo J Schnatz—St Peter & St Paul's Roman Catholic Church; Thos J Reilly Co (29) 3,900.00

Mechanics' Liens, Manhattan, Continued.

6TH AV, 510-12; Jno Sommerville Elevator Co, Inc—Louis Appell; Edw J Appell, inc (26) 100.70

MAR. 8.
83D ST, 308 E; Morris Gluck—Bert S & Florence Cuddeback; Mrs Nahrwold (30) 16.50
1ST AV, 408; Max Balik—F W Kroehle; Resburgo Cont Co, Inc (31) 79.50
8TH AV, 353; Jno Borkel & Co—Elisabeth A Demarest; Gabriel I Lewis (32) 124.16

MAR. 9.
NASSAU ST, sec Spruce, 100.5x94.6; J D Johnson Co—American Tract Soc & N Y Life Ins Co; Sun Printing & Publishing Co; J Odell Whitenack; J F Gross & Co (34) 229.98
61ST ST, 242-44 W; Reid, King & Co, Inc—Annie Goldstein (30) 57.34
72D ST, 204 E; Abr Saffian—Caroline H Singer (37) 106.31
BOWERY, 50; S Shanker Metal Ceiling Co—Wm Kramers Sons Realty Co, Inc & Wm Kramer Sons (35) 348.00
BROADWAY, 1845-47; Burdett Rountree Mfg Co—Upright Co et al; renewal (38) 1,145.00
7TH AV, nwc 59th, 25x100; ; A Pardi Tile Co—Sol Bloom; Hedden Constn Co (33) 1,410.00

MAR. 10.
NASSAU ST, 150; Louis D Compson—American Tract Soc; Jos F Gross & Co (43) 938.00
NASSAU ST, 150; McMann & Taylor Co—American Tract Soc & N Y Life Ins Co; Sun Print & Pub Assn; J F Gross & Co (41) 146.30
11TH ST, 218-20 E; Kazemier & Uhl—Annie Hochstein; Max Hochstein; renewal (42) 125.89
44TH ST, 15-17 W; Bilt—15 W 44th St Co, Inc; Frank Slater (40).. 29.26
100TH ST, 209 E; Philip Rosenthal—David Lite; Saml Miller & Jno Shapiro; renewal (44) 275.00
AMSTERDAM AV, 689; Pittsburgh Glass Co—Walter S Cameron, gdn; C A Baas & Co (39) 209.89

MAR. 11.
25TH ST, 259 W; C Edw Reid—Andrew C Sharp; Knox McAfee, Jr (46) 134.00
44TH ST, 15-17 W; Maxwiel Co, Inc—15 W 44th St Co, Inc (48)..... 3,750.00
68TH ST, 65 W; C Edw Reid—Bessie M Dew; Mrs M E Alexander (47).... 69.00
AQUEDUCT AV, 1492 & 1494; Jos Starobin—Towanda Constn Co; renewal (45) 240.00
FT WASHINGTON AV, 270-80; Robt Arnstein, Inc—Tillman Constn Co (49) 488.26

MAR. 12.
218ST ST, 218-20 W; Jas McIntyre Sons—Brookmire Realty Co & Adolph Meyer (54) 22.86
46TH ST, 14 E; Thos Mulligan Constn Co—Fannie N Gross & Ritz Realty Corpn, C M R Realty Corpn & Robt M Catts (51) 7,810.00
88TH ST, 66 E; Jos Haughton et al—Petronella Kerfs; renewal (50) Co, 2,225.00
90TH ST, 62-4 E; Abe Laber—Sadie Bonwit, Isidore Berg (52)..... 487.00
140TH ST, 463 W; Larkin Lumber Co—Ida C Fausner (56)..... 427.00
NORTHERN AV, es, whole front bet 178th & 179th, 185x100; Jos Starobin—Birch Realty Co; renewal (55).... 350.00
PARK AV, 1126; Oslas Levitt—Sadie Bonwit & Isidore Berg (53)..... 140.00

Bronx.

MAR. 5.
219TH ST, ns, 138.4 e Bronxwood av, 33x114; Gustave A Johnston—Frank Lacative (3) 60.84
VYSE AV, 1490; Angelo Altieri & Co—Charlotte H Nouskajian (4)..... 50.00

MAR. 6.
No Mechanics' Liens filed this day.

MAR. 8.
SHAKESPEARE AV, es, 175 s 169th, 25 x100; Thos M Cantwell—Thos H Bell 75.00

MAR. 9.
GRAND BLVD & CONCOURSE, nwc 182d, 22x57.5; Jos Rice—Wm W Havens (5) 304.90

MAR. 10.
BECK ST, ss, 100 w Av St John, 125 x100; Wimpie Electric Co—Ostro Constn Co; renewal (6)..... 200.00

MAR. 11.
CROTONA AV, 1426; Louis Viman—Saml Polans & Louis Pinas (7)..... 250.00

Brooklyn.

MAR. 4.
STOCKHOLM ST, ss, 150 w St Nicholas av, 25x100; Louis Kalischer, Inc—German Hospital & Tower Constn Co.
STOCKHOLM ST, ss, 150 w St Nicholas av, 25x100; Louis Kalischer, Inc—German Hospital & Tower Constn Co. 674.30
S 4TH ST, 252; J Siegel—Philip Levy Cont Co & Philip Levy, as pres..... 35.00
E 38TH ST, 907-9; A Stenger—Martha & Wm Wingerath 72.13
SAME PROP; M Sanacre—Wm Wingerath 75.75
41ST ST, 358-360; C Almquist—F Anderson 250.00
4TH AV, swc 41st, 60x140; C Marcceca—Weyfourth Constn Co 290.00

MAR. 5.
BARRETT ST, ws, 300 n Sutter av, 159.6x99.11; L Brook—I & J Mc & Nathan Toppel 109.47
LOGAN ST, 139; W A Rea—Wm H Jordan 126.00
POWELL ST, sec Dumont av, 100x100; Chestnut Ridge White Brick Co—Stratmore Co & E M Houghtaling Co. 76.95
ST JOHN'S PL, 970; T F Clark—Sarah M Clark & Wm H Dean..... 11.80
31ST ST, 392; J Herskowitz—Annie L Carey 45.00
E 39TH ST, 221-3; J Silberlicht—Jos & Louis Grisler 13.00
OCEAN PKWAY, es, 260 n Av M, 40x250; L Pearson—Clinton Bldg Corpn.. 90.00
13TH AV, es, bet 37th and 38th, 80x150; Congress Varnish Wks—Sherman Holding Co & Wm Meltzer 24.25

MAR. 6.
JOHNSON PL, es, 73.9 s Church av, 21x50; I Ratner—Robt H Halcke & Barnet Stein 40.00
PACIFIC ST, 90-108; also HENRY ST, 326; L D Hosford—L I Hospital & Jno Thatchman Sons 4,864.28
WATKINS ST, 352-6; H Batonick—Wm Domroe & Chas Domroe & Abr Bernstein 440.00
E 13TH ST, 766; M Schupack—H A & May F Crofts 100.30
44TH ST, 1451-65; Caranza Roofing Co—Diaz Bldg Co; S Himmelstein & I Arker 365.00
AV H, 4702; J Dames—Jno J & Fannie A Smith 26.65

MAR. 8.
DECATUR ST, 1327-9; G A Wagner—Ray & Newton Streep..... 3,633.75
S 4TH ST, 252-4; S Schwartz—Ph Levy Cont Co 168.00
E 27TH ST, es, 120 n Av J, 40x100; Square Lumber Co—Agnew Constn Corpn; Jas Wright, pres, & Frank Agnew, sec 291.55
48TH ST, 1438; S Rendelstein—Frankfort Electric Cont Co & Morris Wolfinger 281.19

MAR. 9.
MANHATTAN AV, 910; GREENPOINT av, 147-149; E Burak—Harry Goodman & Greenpoint Amusement Co.... 1,095.00

MAR. 10.
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Gold & Taylor Cut Stone Co—Dorchester Bldg Co 700.00
BAY 35TH ST, ses, 300 sw Benson av, 40x96.8; Frank Klein—Sarah Zigler. 145.00
80TH ST, ns, 175.1 e 18 av, 50x100; J A Moore—Abram Levenson 66.86
BATH AV, nec 17 av, 75x96.8; E Dobrow—Emilio Sarno 100.00
BATH AV, ec 17 av, 75x96.8; E Medlin—Emilio Sarno 223.00
TOMPKINS AV, nwc Willoughby av, 72.6x125; Max Greenfeld—Congregation Abei Moshe Chevra Tilim & Saml J Acker, Jr 60.00

SATISFIED MECHANICS' LIENS.

Fir t name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contiactor or Sub-Contractor.

Manhattan.

MAR. 6.
BROADWAY, 42; Fredk W Burnham—N Y Real Estate Security Co et al; Dec1'13 ..... 3,490.00
BROAD ST, 1; also WALL ST, 23; Yale & Towne Mfg Co—Morgan Building Corpn, Inc, et al; Dec9'14 ..... 421.17
[2]LEXINGTON AV, 311; Anthony Laura—Allerton 38th St Co et al; Mar1'15. 80.00

MAR. 8.
32D ST, 22-26 W; Pittsburgh Plate Glass Co—Midwest Realty Co et al; May17'13 ..... 2,611.80
78TH ST, 221 W; same—Susan M Daly et al; Feb3'15 ..... 35.40
128TH ST, 28-30 W; Emerico Grimaldi—Leonhard Realty Co et al; June27'12 600.00
SAME PROP; Jos I Ruffino et al—same; Jan14'13 ..... 786.62
AUDUBON AV, es, 74 n 183d; Berger Mfg Co—W 184th St Constn Co et al; June 7'12 ..... 85.00
GRAND AV, 2145; David Durfee—Jno Eagleston et al; Dec10'90..... 210.00

MAR. 9.
29TH ST, 414 W; E Smolka Plumbing Supply Co—Isabella Hawkins et al; Oct9'14 ..... 200.69
56TH ST, 69 E; Edw Maas—Florence S Bissell et al; Feb26'15 ..... 30.00
59TH ST, 38 W; Pitt Balance Door Co—38 W 59th St Co et al; Feb8'15..... 250.00
91ST ST, 76 E; Jas F Gordon—Lillian Sims et al; Mar5'14 ..... 112.35
LEXINGTON AV, 641; Flintoff & Malat—Saml Woolverton et al; Feb23'15 .. 1,266.08
2D AV, 126; also ST MARK'S PL, 41½; Sammartano & Raccuia—Augusta V H Stuyvesant et al; Mar4'15..... 450.00

MAR. 10.
[3]3D AV, 2076-80; Larkin Lumber Co—Saml Jones et al; Sept26'14 ..... 359.57
[2]SAME PROP; Murtha Schmohl Co—same; Aug21'14 ..... 385.15

MAR. 11.
45TH ST, 7 E; Baker, Smith & Co—Lefferts Strebeigh et al; Feb16'14.... 483.00
MADISON AV, 110; Baker, Smith & Co—Geo Oakley et al; Feb16'14..... 400.00
6TH AV, 169; Oriental Fire Proof Sash & Door Co—Rhinelander Real Estate Co et al; July 8'14..... 340.00

MAR. 12.
WOOSTER ST, 70-72; Alex Moore & Sons—Jacob Corday et al; Dec22'14. 709.93
23D ST, 180 E; Jacob Froehlich Cabinet Works—Arnett G Smith et al; Feb15'15 ..... 4,624.50
55TH ST, 236 W; Theo Eskilsson, Inc—Sadie Bonwit et al; Jan26'15..... 489.05
90TH ST, 62 E; Theo Eskilsson, Inc—Sadie Bonwit et al; Jan 26'15..... 96.71
BRONXWOOD AV, sec 229th; Willson & Adams Co—Eugene Netzger et al; Nov11'10 ..... 2,576.88
SAME PROP; J Marcus Woodworking Co—Jno Metzger et al; Nov11'10.... 1,258.00
SAME PROP; Mt Vernon Builders Supply Co—Eugene Metzger et al; Dec 5'10 ..... 1,700.96
[3]3D AV, 2172; Yorkville Plumbers, Steamfitters & Tin Smithers Supply Co, Inc—Oscar Schwitzer et al; Feb 15'15 ..... 519.48

Bronx.

MAR. 5.
No Satisfied Mechanics' Liens filed this day.

MAR. 6.
No Satisfied Mechanics' Liens filed this day.

MAR. 8.
LAND bounded by Corsa la on s, Gunther av on e, Crawford av on n & Laconia av on w; Teresa Rizzetta—Laconia Land Corpn et al; Jan7'15..... 185.83

MAR. 9.
No Satisfied Mechanics' Liens filed this day.

MAR. 10.
No Satisfied Mechanics' Liens filed this day.

MAR. 11.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

MAR. 4.
HENDRIX ST, ws, 120 n Hegeman av, 40x100; Hartan & Hodge, Inc—Dave Bloom & Sam Nitzberg; Nov12'14.... 110.00
HENRIX ST, ws, 120 n Hegeman av, 40x85.9; Joe Sklar—Dave Bloom, Sam & Celia Nitzberg; Nov13'14 ..... 150.00
HENDRIX ST, ws, 120 n Hegeman av, 40x86.4; Rubin Nitzberg—Dave Bloom & Sam Nitzberg; Nov13'14 ..... 400.00
41ST ST, swc 4 av, 140x60.2; Carmelo Mazzory—Wayfourth Constn Co, Inc; Feb23'15 ..... 347.00
ATKINS AV, es, 90 s Blake av, 160x100; Louis Stein & ano—Atlake Bldg Co; Feb4'15 ..... 60.08
BATH AV, nec 17 av, 75x96.8; Julius Hochman—Amelio Sarno; Dec21'14.. 140.00

MAR. 5.
STATE ST, 285; Gustave Auslander—Ellen Reeves & Bernard E Strauss; Feb6'15 ..... 50.00
AV D, sc New York av, 100x75; Richmond & Resnikoff—Jno Monteleone & Albt Berry; Feb16'15..... 250.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Levin Kronenberg & Co—Wallan & Hoffman, Inc, & Jacob Hoffman, treas; Dec22'14 ..... 1,100.00
SAME PROP; Sam Gilewitz—Wallan & Hoffman, Inc; Nov20'14 ..... 225.00
SAME PROP; Powell-Gurian, Inc—same; Nov13'14 ..... 1,025.00
SAME PROP; Bushwick House Wrecking Co—same; Nov12'14 ..... 105.80
SAME PROP; Kramer & Rifkin—same; Nov10'14 ..... 74.96
20TH ST, nws, 20 sw 58th, 80x80; Andrew Larson—Up-to-Date Bldg Co & Geo Van Arden; Nov17'14 ..... 59.79
SAME PROP; Harry Cohen—Up-to-Date Bldg Co & Jacob Kirsch; Feb 11'15 ..... 300.00
SAME PROP; J Kirsch—Up-to-Date Bldg Co; Feb16'15 ..... 420.00

MAR. 6.
20TH AV, swc 58th, 100x100.2; R L Williams—Up-to-Date Bldg, Inc; Nov 20'14 ..... 50.00
SAME PROP; Jno J Mallamo—same; Feb10'15 ..... 40.00

MAR. 8.
W 5TH ST, nwc Av R, 340x100; Thos H Sherman et al—Chas Rippman & Rainsford K Chute; July12'12..... 2,730.25
HOWARD AV, ws, 275 n Sutter av, 100 x100; Colonial Mantel & Refrigerator Co—Adler Holding Co, Inc; Mar2'15. 160.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; L D Bally—Max Berg Realty Co & I A Rdler Co; Dec22'14..... 175.00
SAME PROP; Terminal Lumber & Trim Co—Maxberg Constn Co; Oct15'14.. 195.00
SAME PROP; Bklyn Fireproof Sash & Door Co—Maxberg Realty Co; Mar2'15 175.00
SUTTER AV, nwc Chester, 30x100; M Topal—Fannie Slotkin, Simon Abramson & Minnie Rose; May29'14 ..... 160.00

MAR. 9.
DOUGLASS ST, swc East N Y av, runs w132xs105xe25xn25xne100xn123 to beg; Cohn Cut Stone Co—Saml Katz & Katz Amusement Co; Oct31'14..... 550.00
PARK PL, ss, 266.8 e Howard av, 20.10 127.9; Jno Rossa—Becky & Saml Edenbaum & Jacob Yelion; Feb1'15.. 138.00
PARK PL, 1774; Empire City Lumber Co—Becky & Saml Edenbaum & Jacob Gelon; Feb3'15 ..... 196.60
PARK PL, 1774; Realty Supply Corpn—S Edelbaum & J Yelon; Jan28'15.. 231.40
SAME PROP; Canadian Bldg Material Corpn—same; Feb15'15 ..... 75.00
SAME PROP; Jacob Yelon—Saml & Becky Edenbaum; Jan29'15.2,102.00 & 500.00
41ST ST, swc 4 av, 60.2x140; Chas Marceca—Weyfourth Constn Co; Mar4'15 290.00
ALABAMA AV, es, 100 s Dumont av, 100x100; Aaron Lankin & ano—Domicile Realty & Constn Co, Inc, & Hannah Senft; Feb1'15 ..... 75.00
CORTELYOU RD, swc Ocean av, 176.5x120.7; Thos Bennett—Cortelyou Inv Co; Oct31'14 ..... 157.50
SAME PROP; Robt C Purvis—same; Nov7'14 ..... 500.00
GATES AV, sec Patchen av, 19x80; Warwick & Collins—Premier Realty Corpn; Nov28'14 ..... 700.79

MAR. 10.
KNICKERBOCKER AV, es, 280 n Putnam av, 20x83; Edw M Adelsohn—Foster Impt Corpn, Jos Weinstein & Abr Barash; Feb16'15 ..... 50.00
SAME PROP; same—same; Feb16'15.. 50.00

WILLIAMS AV, es, 100 n Livonia av, —x—; Alpert Woodworking Corpn—Wallan & Hoffman, Inc; Sept21'14... 226.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAR. 4.
No Attachments filed this day.

MAR. 5.
CONTINENTAL MOTOR MFG CO; Andrew Steen, recr; $16,090.30; Gordon & Rogers.
ELIAS, Francisco S; Jas Smithers, Jr; $15,-630; C S Davison.

MAR. 6.
FISHER, Ferdinand P; Wm Clarke Jr, et al; $359.90; S L Zuckerman.
SCHOYER, Herman, Siegfried Salomon et al; $3,273.70; R D Whitlag.

MAR. 8.
No Attachments filed this day.

MAR. 9.
JOHNSON, Alexander & Alice; A F Ploger Co; $726.19; J E Roeser.

MAR. 10.
REMINGTON MOTOR CO; Jno V Schenck; $5,-154.87; J D Lee.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 5, 6, 8, 9, 10 & 11.

Friedman Marble & Slate Works, Inc. 22d st, 319 E..F R Patch Mfg Co. Machine .....(R) 400.00
Heumann, Inc. 118th st, sec 1st Nicholas av..Geo C Engel Co. Ls cafe, &c. 7,000.00
Lithie Constn Co. West Bway, 474-8, & Thompson st, 146-50..Globe Automatic Sprinkler Co., Sprinklers..... 4,900.00
Riggo, Antonio. 12th st, 334 E..E Esposito. Barber Fix 155.00
Terranova Bros. 23d st, 413 E..F R Patch Mfg Co. Machine 329.00
Wyoming Cut Stone Co. Park av, 3956-8..F R Patch Mfg Co. Machine .....(R) 600.00

Bronx.

MARCH 5, 6, 8, 9, 10 & 11.

Bedford Park Constn Co. 189th st, n s, bet Cambrelling & Beaumont avs.. American Mantel Mfg Co. Mantels, &c. 312.00
Wyoming Cut Stone Co. 3956-8 Park av..F R Patch Mfg Co. Planing Machine. 600.00
Martino Natale. 802 Tremont av.. Erminio Esposito. Barber Fixtures.. 569.00

Brooklyn.

MARCH 4, 5, 6, 8, 9 & 10.

Goldberg, Henry C. 53d st, nr 7 av.. Henry C Ibbotson. Ranges..... 315.00
Montelcone, J. New York av & Av D.. Parshelsky Bros (Inc). Doors..... 1,325.00
Up-to-Date Bldg Co. 20th av, nr 58th ..Carl H Pearson. Sashes, &c..... 226.00

ORDERS

Brooklyn.

MAR. 4.
E 14TH ST, es, 300 n Av X, 100x100; Frank P Sabbetti on Home Mtg Inv Co to pay Super & Reizer 880.00

MAR. 5.
TROY AV, nec Prospect pl, —x—; Johansan Realty Co on Home Title Ins Co to pay Kittanning Sales Co... 253.00

MAR. 8.
VAN SICLEN AV, sec Liberty av, 100 x160; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Saml Hess. 1,500.00

MAR. 9.
E 14TH ST, es, 300 n Av X, 100x100; Ceegold Constn Co on Home Title Ins Co to pay Colonial Lumber Corpn.... 1,500.00

MAR. 10.
PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corpn..... 1,000.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. **P**. **P**..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 6.

Named Streets.

Beekman st, 78-80—Aug Zinsser Rlty Co, 35 Nassau .....Sia
Bleecker st, 132—Nathan Harrison Realties, 63 Park Row C
Broad st, 24—Sussex Rlty Co, premises.....St
Elizabeth st, 116—Ostermoor & Co, premises...C
Grand st, 100-2—Grand St Rlty Co, 128 5 av..C
Nassau st, 87—Addie W Kahn, 52 William..Sia
Pearl st, 181—Brevoort Const Co, 25 E 24.....C
Pine st, 40-44—Mary A Hoyt, 516 5 av.....St
Stanton st, 283—Lichter Bros, premises.....A
William st, 55—Wm Manice, premises.....St

Numbered Streets.

8 st, 16 E—Sailors' Snug Harbor, 61 Bway....C
25 st, 553-57 W—Standard Oil Co, 26 Bway...A
29 st, 327-33 E—Tel Mfg Co, premises.L-C-O-A-G
35 st, 51-5 W—Ortelli & Cipriani, premises....D
42 st, 51-5 E—Vanderbilt Av Bldg Corp, premises .....O
52 st, 136-46 W—Federal Motor Truck Co, premises .....O
52 st, 136-46 W—Studebaker Corp, premises...C
53 st, 238-40 W—Jacob Mattern Wagon Co, 215 W 53 .....H-A-G
62 st, 6-8 W—Detroit-Cadillac Motor Car Co, 1881 Bway .....C-G-D-L
77 st, 159-65 E—Ardsley Garage, premises, CG-H
79 st, 541 E—Richard Croker, 5 E 74.....St
90 st, 55 E—Henry D Whitfield.....H-A-L-C
92 st, 206-8 W—Edw Wylde, Garden City..St-Sia
96 st, 315 W—Jas Thedford, premises..L-D-C-O
122 st, 129 E—Clara Klingenstein, 102 E 79..C
125 st, 368 W—Shubert Theatrical Co, 1416 Bway I
129 st, 154-6 E—Henrietta Manning Est, Hartsdale, N Y .....C-D

Named Avenues.

Bowery, 25—W H Burr Est, 20 Broad.....C
Bowery, 243—Roosevelt Hospital, 428 W 59...C
Madison av, 981—Jacob Lippman, premises...St
Park av, 829—J. Walker Corp, premises.....St
Park av, 863-863 Park av Co, premises.....St
Park av, 925-925 Park av, Inc, premises....St
Park av, 981-3—Merida Rlty Co, 54 Lafayette, St
Park Row, 182—Louisa M Gerry, 258 Bway..C-B
W Bway, 510-16—Cath Stevens Est, 39 Broad .....C-B
W Bway, 535—Jno M Williams, Greenwich, Conn .....B-C
West End av, 95-7—Vetter Auto Top Co, premises .....C-O-A-G

Numbered Avenues.

3 av, 1459—Lefkowitz & Burger, premises...A-C
3 av, 1491—Jas Murphy, premises.....C

BRONX ORDERS SERVED.

Numbered Streets.

152 st, 308 E—Nicholas Spallone, 391 E 149..C

Named Avenues.

Boston rd, 1004—Marvin Operating Co, 3428 3 av .....B-C-G
Gletson av, 2118—Edw J Moberg, premises, H-A-G
Grand Concourse, 2408—T G & J L Holland, premises .....L-C
Wilkins av, 1424—Sam Davidson, premises, A-G-O-C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 248—Bartel Bubnell, premises....D-R
Ainslie st, 248—Kellner & Munroe, 308 Graham av .....DR
Bergen st, 181—Isidor Fortgang, premises....DR
Bergen st, 181—Nathan Perscnitz, premises..DR
Bergen st, 181—Harry Rosenthal, premises...DR
Bergen st, 197—Jos A Allee, 155 Fulton C
Berry st, 388-92—Bklyn Union Gas Co, 176 Remsen C
Chauncey st, 631-45—Bklyn Union Gas Co, 176 Remsen .....DR
Dean st, 606-61—Peter F Reilly, 618 Dean ...G
Fleet st, 27—Mrs Hazel Lenoir, premises.....M
Fulton st, 296—Chas H Semken, premises....M
Fulton st, 316-8—Balch, Price & Co, premises..SS
Hart st, 827—Saml Greenberg & Simon Uggelow, 827 Hart .....DR
Hart st, 827—Walter, Cohen & Walter, premises .....DR
Hopkins st, 14-16—Trop Chocolate Co, premises .....DR
India st, 226—Abr Cook, premises.....M
India Wharf, 19-22—Fredk Gunnison, 79 Argyle rd .....G
Jay st, 351-3—Thos Patterson Est, premises..SS
La Grange st, 5-9—Gottlieb Weber & Co, 5 La Grange C
La Grange st, 5-9—Bklyn Union Gas Co, 176 Remsen C
Madison st, 95—Lawrence C Fish, 215 Montague .....M-C
Oakland st, 29—Wm Miller, 103 Bay 34.....M
Quincy st, 29—N Y Wood Heel Co, premises..DR
Richardson st, 32—Tony Langone, 28 Richardson I
Sackett st, 28-30—Bklyn Union Gas Co, 176 Remsen C
Sackett st, 28-30—Albert Galler, premises.....G
Sackett st, 28-30—DeWitt Hansen, premises..C-G
Grant st, 160—John Donahue, 5605 5 av...F-B
Seigel st, 184—S Sawitsky & D Jacobs, premises .....DR
Seigel st, 184—Abr Schnekrub, premises.....DR
Seigel st, 784—Abr Cholodenki, 62 Stuyvesant av .....DR
Seigel st, 184—Saml Plot, premises.....DR
State st, 364—Wm Morgan, 186 Remsen.....C
Tiffany pl, 26-34—F O Pierce Co, 30 Tiffany pl .....SS
West st, 1036—Bklyn Realty Sellers, 1226 Gravesend av .....M
Windsor pl, 47—Ritie W Tandy, premises...M-F

Numbered Streets.

1 st, 141-9 N—Wright Cake Co, premises.....L
4 st, 174-6 N—Apperman & Belvoin, premises,DR
4 st, 174-6 N—Meyrowitz Bros, premises.....DR
4 st, 174-6 N—Hutcheon Bros, premises.....DR
4 st, 174-6 N—John Enright, premises.....DR
4 st, 174-6 N—Kings Co Flour Mills, premises .....DR
4 st, 174-6 N—Rotary File & Machine Co, premises .....DR
4 st, 174-6 N—U S Numbering Machine Co, premises .....DR
8 st, 137-9—Royal Metal Furniture Co, 125 8 C
10 st, 172-6 N—Western Chair Co, premises..L
11 st, 110-18 N—Hecla Winslow Co, premises..C
15 st, 234—Saml Cohen, premises.....J
23 st, 2952 W—Fannie Kaplan, premises.....C
91 st, bet Av K & Stillwell la—Frank Ford, premises .....M

Named Avenues.

Atlantic av, 151-5—Bklyn Union Gas Co, 180 Remsen C
Bway, 174—Berber & Malinsky, premises....DR
Bway, 174—Joseph Shimato, premises.....DR
Bway, 174—Isaac Glassier, premises.....DR
Bway, 640-4—Wm L Andrews, premises.....C
Bway, 1461—Bklyn Un Gas Co, 180 Remsen.DR
Busnwick av, 1307—Ellen Egan, premises....M
Flatbush av, 120—Geo P Hunton, 1703 av J, M-B-B
Flatbush av, 828-30—Ruhmshottel Bros, premises .....G
Flatbush av, 832—Adolph E Stoecker & Co, premises .....G
Flushing av, 345—Saml Rothchild, premises..M
Grand av, 98-100—Nicholas Langler & Sons, 91 Grand av C
Greene av, 848—Mrs Rose Block, premises....M
Hopkinson av, 434—Isaac Dubinsky, premises, DR-G
Hopkinson av, 434—Abr Cohen, premises...DR
Hopkinson av, 434—Bernard Chapnick, premises .....G-DR
Hopkinson av, 434—Max Rabinowitz, premises .....A-DR
Hopkinson av, 434—Bklyn Union Gas Co, 180 Remsen C
Howard av, 10-12—Wm C Edwards, premises, C-A
Howard av, 303—Mark Bierman, premises....M
Johnson av, 105-7—Jos Faradash, premises.A-DR
Johnson av, 105-7—Herman Wolf, premises..DR
Johnson av, 105-7—Vincent Marnello, premises, DR
Johnson av, 105-7—Moskowitz & Abramowitz, premises .....DR
Johnson av, 105-7—John Dangelo, premises...DR
Johnson av, 105-7—Max Epstein, premises...DR
Johnson av, 105-7—Morris Greenberg, premises .....DR
Johnson av, 105-7—Bennet Drier, premises...DR
Johnson av, 105-7—Jacob Pastor, premises...DR
Johnson av, 105-7—Henry Katz, premises....DR
Johnson av, 105-7—Abr Stolwitz, premises...DR
Johnson av, 105-7—Max Newman, premises..DR
Johnson av, 105-7—Nathan Bonis, premises..DR
Johnson av, 105-7—Jacob Dubrowitz, premises, DR
Kent av, 465-71—N Y Leather Belting Co, premises .....DR
Kent av, 465-71—Edw Todd & Co, 29 S 11...DR
Lex av, 13-23—Pincus & Tobias, 17 Lex av..DR
Lex av, 13-23—Sarah Liberman, premises....DR
Lex av, 13-25—Friedberg & Youdelman, premises .....DR
Marcy av, 84—J Grumberg, premises.....F-C
Myrtle av, 15—Bklyn Un Gas Co, 176 Remsen..C
Myrtle av, 15—John Constantino, premises..C-G
Myrtle av, 15—Fredk Engelhausen, premises, C-DR
Myrtle av, 15—Albert Davis, premises.....C
Myrtle av, 1239—Wm Miller, premises.....M
St Marks av, 585—Charlotte Swords, premises.M
St Marks av, 1610-12—Maurice Bros, premises, DR
St Marks av, 1610-12—Cohen & Woland, premises .....DR
St Marks av, 1610-12—Rabinowitz & Kaplan, premises .....DR
St Marks av, 1610-12—Morris Silverstein, premises .....DR
St Marks av, 1610-12—Lazarowitz Bros, premises .....DR
St Marks av, 1610-12—Rosenson & Zatzken, premises .....DR
St Marks av, 1610-12—J Hyman, premises...DR
St Marks av, 1610-12—Harry Schiesk, premises .....DR
St Marks av, 1610-12—Carmini Antignam, premises .....DR
St Marks av, 1610-12—Jacob Finkel, premises, DR
Sheepshead Bay rd, nwc E 15.st—Bklyn Boro, Gas Co, Surf av.....C
Stuyvesant av, 217—Saml Lubalin, premises.M-E

Numbered Avenues.

10 av, 6307—Mrs Sarah Williams, premises...M

QUEENS ORDERS SERVED.

Named Streets.

Orchard st, ws, 125 s Jackson av (L I C)—Rosenwasser Bros, premises.....DR
Queens pl & Meadow st (L I C)—Loose Wiles Biscuit Co, Thompson av.....DR

RICHMOND ORDERS SERVED.

Named Streets.

Canal st, 150 (Stapleton)—Chas Ricker, 111 Water st, Stapleton .....H-A-G-O

BUILDING MANAGEMENT

ELECTRIC POWER IN FACTORIES

By J. P. MALLETT, Society for Electrical Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE builder of to-day usually designs and constructs a factory for the manufacture of some particular product. This is the age of specialization and all factories entering into the efficient production of the manufactured article should be carefully considered.

An important factor is the kind of power to be used. This will play a large part in the successful operation of the factory. Power will be required whenever anything is being manufactured, whether it be now, or in years to come. Therefore it is necessary to locate a factory where the best power can be obtained when wanted and at a reasonable cost.

In order to determine the best kind of power, we must consider its use—what do we want power for? Practically every factory will require power for, at least, the following purposes: light, driving machine tools, cranes, elevators, industrial trucks, pumps, air compressors, heating and ventilating blowers, fans, telephones, annunciators, etc. I know of just one kind of power that can be used for all of the above purposes and used efficiently, that is electricity. Furthermore, it can be used with the greatest safety—safety as to accidents to the operating force, safety as to the fire risk to the buildings, which means low insurance rates. It is evident that we should choose electricity as the power to be used and to locate our factory where such power can be readily obtained.

Alternating or Direct Current.

It first will be necessary to determine whether alternating current or direct current is best adapted, as the requirements for installation will be quite different. If the factory is to be used for the manufacture of textile goods, or for any other purpose, where constant speed and quite constant service without frequent stopping and starting are required, alternating current is more frequently employed, and may be either single, two or three phase, depending largely upon the power available and the amount of power and sized motors to be used. It will be necessary to know the phase, as two conductors will be required for single-phase, four conductors for two-phase and three conductors for three-phase installations. The voltage must also be known as it may not only affect the insulation of the various parts throughout the entire installation, but will also be a factor in determining the current capacity of the various lines, as volts times amperes determines the number of watts, or the power used. It will also be necessary to determine the cycles as this feature will have to be known in purchasing the motors, but will not materially affect the line construction.

In factories where stopping and starting of the various machines will be frequent and where adjustable speed motors for individual tool drive will be desired, direct current is best adapted, and it will simply be necessary to know the voltage and total watts, as phase and cycle are a constant factor.

The distance of transmission of the power throughout the plant may also be a determining factor as to whether alternating or direct current be used, especially if large quantities of power should be required at a considerable distance from the distributing switchboard. There are comparatively few factories where the distance of transmission within the factory is sufficient to demand the use of alternating current, but the distance of transmission of the power from the power plant to the factory distributing switchboard may determine this question, in which case the comparative cost of installing the two systems should be carefully calculated and all other things being equal, the cheaper system installed.



MACHINES OPERATED BY BELT SYSTEM.



INDIVIDUAL DRIVE MACHINES.

Distribution Circuits.

In order to determine the exact size of cable to be used and location of the distribution circuits, it will be necessary to analyze the complete installation of all parts requiring electric power, as to its capacity and location. The product to be manufactured is known, therefore the material in general to be used is known. It must then be determined at what point in the factory the raw material will be received and from what point the product will be shipped.

These are the two extreme points in the line of production that should first be established, then fill in the different points of manufacture. This will determine the exact location of each motor to be used, the power required to drive it and the size of conductors and location of outlets, so that the necessary provisions may be made when designing the building for these various electrical circuits, then no expensive alterations will be required during installation. The National Electrical Code of Fire Underwriters should be thoroughly understood and all rules and regulations complied with, as well as any State laws or city ordinances which may govern such installations. The City Engineer or local central station should be able to assist you in securing this information if you do not have it at hand.

There are three well-known methods of electric drive:

First, the single motor drive, where a single motor is connected to the line shaft in a similar manner as an engine might be used for doing the same work. The advantages of this system are simplicity and the minimum cost of line construction and motor.

The second is known as the group-drive, where a motor is attached to a short line shaft in a given department from which tools of a similar class, for similar work, are driven. This has the advantage of certain independent control of the various groups as any one group may be started or shut down without in any way affecting any other groups and less power will be used on account of less friction of belts, bearings and pulleys.

Third is known as the individual motor drive, where each tool is driven by its own motor. The advantages of this method over either the first or second methods are that any tool can be operated at any time and at such speed as may be advantageous without respect to any other tool.

It is frequently found that it is desired to operate some particular tool or a few tools overtime, either for making repairs or for performing certain classes of work which may at that period be in excess of what is required under normal conditions of manufacture. It can also be seen that all unnecessary friction from line shafts and belting is eliminated.

Conserves Power.

When a certain kind of work is to be done a particular machine for doing it can be started and when the work has been completed the machine is stopped and the consumption of power starts and stops with the machine to be operated and does not continue for the mere driving of idle shafting, pulley and belts. Therefore, the amount of power used is usually less for this method than any other; in some cases very much less, but the main advantages are in the general flexibility of the whole system and the greater amount of finished material that can be produced on account of the greater conveniences, together with the fact that there is no slippage of belts to stop the work or limit the size of cut that can be taken, at any time. The question of cost, however, of installing the different methods cannot be determ-

ined without careful consideration of all points involved as the proportional cost will vary quite materially according to the class of work and consequently the type of machines to be installed.

It may be found that no one method is best adapted to all conditions involved, therefore it is advisable to consider a combination of the different methods of drive. There is, however, a growing tendency towards the individual motor drive, not only in connection with the larger machines, but even to the very smallest, as it affords greater flexibility in the locating and using of the machine. A machine may be required in a given department for a certain time and then as the amount of work might shift, becoming less in that department and greater in another, instead of bringing the material out of its regular course of manufacture to the machine, the machine with motor attached, is transferred to the department which will place it properly in line with the course of manufacture.

Overhead Belts Eliminated.

When the machines are individually motor driven, the pulleys, belt-shifting devices and overhead belts are eliminated. This elimination of driving mechanism is most important, as it allows less obstruction to illumination, whether it be from sunlight or artificial light; it is much more cleanly and does not obstruct the overhead space which might be required for handling material. It further allows quite different overhead construction of the building and in many cases a material saving can thus be obtained. There are factories where much expensive overhead construction has been required to allow the use of overhead line shafting and for nothing else. It is essential that this point be given due consideration when determining which method of electric drive shall be installed. It can be readily seen that the construction of the distribution power line will depend very largely upon the method of drive used.

If the first method as outlined above is adopted, but one large motor will be required. The necessary power line construction for this motor will be of the simplest kind. The power would be received at a single panel board on which would be the main connecting switch, starting device and overload and underload protecting devices, together with such meters as might be desired.

Location of Motors.

If the second method be adopted, it will be necessary to locate the position of the different motors for driving the various groups. It is important that these motors be located as near together as practicable, so that the power line construction from the distributing board to each motor be short and as simply constructed as practicable. The motors used for any group-drive method are best placed on the ceiling, wall or some overhead platform so as not to take up unnecessary floor space, and may be connected to line shaft by belt, silent chain or direct coupled as found most convenient. In such case the starting controllers for the different motors should be grouped together, if possible, on the distributing switchboard, or at some more convenient place where the different groups can be shut down or started quickly if desired. It is very essential that the starting device for any motor be placed in such a position that the person operating the starter can see the motor to be started so that he may know at once whether the motor is starting properly with respect to the operation of the starting device.

Distribution of Power Line.

If the third method be adopted, it will be necessary to locate the various machines used, so that the distribution power line may be installed in the most convenient place for supplying current to the various individual motors. It is often found convenient where two rows of machines may be placed in parallel lines down through the factory, that the distributing line may run between these rows placed in a proper conduit in the floor with outlets at such points as may be necessary for tapping off the lines to the individual motors. The controller for each motor should be placed at the most convenient place on or near the motor and tool to be operated.

Many factories have compressed air equipments for driving hammers, chisels and for supplying air at various points throughout the factory for blowing out the dust and dirt from the material during different operations of manufacture, also for blowing out the machine tools. Such compressors would doubtless be individually motor driven and should be so located that the supply circuit could be readily connected to the distributing switchboard. It is also desirable that motor driven pumps, elevators and other auxiliaries be so located and provision made for necessary power circuits.

After once determining the method of drive which will be used and the location of the various circuits, it will be necessary to determine the horsepower capacity required for each distributing circuit. If more than one motor will be supplied from any one circuit, the point of change in horsepower capacity should be determined so that in laying out the size of conductor the correct capacity should be allowed for all sections.

In determining the actual amperes required for each circuit, after the total horsepower to be supplied is known, it is necessary to know the voltage of the distributing circuit used. One horsepower equals 746 watts, and in delivering the actual brake horsepower the motor must necessarily consume within itself a certain number of additional watts which determine the efficiency of the motor. The approximate efficiency of a one horsepower motor to-day is 78%. Therefore, the watts required to be supplied to a motor which may be delivering one horsepower would necessarily be 746 divided by 78% or 956 plus. If the voltage of the supply line is 220, which is the voltage most commonly used today for power duty in factories, divide 956 watts by 220 volts which gives us 4 1-3 amperes. This would be the capacity for normal rating conditions only. The capacity circuit must be ample for momentary overloads of 100% and 50% overload for not less than two hours duration without injury or abnormal loss.

The above is for normal conditions. There are special kinds of manufacture where much more severe overloads may be applied for short periods depending upon the type of product being manufactured and the method applied for producing same. These points should be always carefully considered and provided for.

BUILDING MANAGER A HELP TO OWNER

THE investor in improved real estate has reached the point where he realizes that his business is capable of being conducted along lines just as scientific and exact as those of any other productive industry.

There is no doubt that facts and ideas brought to the attention of the owner by many qualified experts, who have devoted so much of their time to this educational campaign, have had a very beneficial effect. That this is so must be apparent to any one familiar with building management, as it was carried on up to within the last ten years. The improvement has been marked and far reaching, but a vast amount of work remains to be done.

Practically everything so far published on this subject has been written with one of two main objects in view, that is, either to point out the value (now becoming generally recognized) of the building manager as an adviser during planning and construction, or to lay down the general principles of and in some cases particular rules for scientific, and, therefore, truly economical management of existing buildings.

There is another service the building manager can render the prospective investor in improved property, the value of which it is hard to overestimate. This service is the physical examination of buildings to determine actual structural conditions of the building and its mechanical and electrical equipment, so that a report can be made to the buyer, setting forth the value of the building under consideration as an operating proposition.

The building manager is qualified to act for a prospective buyer in such a way that the proper ethical relation can be maintained between him and the client, and any transaction undertaken may be carried through with the reasonable assurance that all essential details of outgo as well as of income are in the possession of the buyer.

Such a man must be well equipped, having ability (by reason of technical training, combined with wide experience), not only of examining with authority, on projected buildings or those about to change hands, but also of operating buildings as going concerns.

Just as mortgage conditions, taxes and rents are carefully looked into by a prospective buyer, or his representative skilled in such matters, so should upkeep and operating costs be computed, analyzed and thoroughly understood before purchase.

It is a matter of common and regretable knowledge that many sales of improved property have been consummated by furnishing to the buyer a fictitious rent roll. A rent roll, or gross income statement, is, generally speaking, merely the addition of sums taken from leases and agreements, and can be fairly easily checked. Moreover, if the buyer so desires, he can make the certification of the rent roll part of his contract.

On the other hand, a building structure with its more or less elaborate equipment of elevators, plumbing and heating system, etc., is a complex organism; the structure and all its parts being subject to different degrees of depreciation. The same class of building equipment will have a different factor of depreciation in different structures, depending on local conditions of installation, the comparative excellence of the original design, and last, but perhaps most important, on the treatment the apparatus has received since its installation.

Generalizations regarding depreciation and upkeep costs are very misleading, as they are seldom or never even reasonably accurate. Therefore, not only should the depreciation, which has taken place, be determined, but also the future cost of upkeep and replacement should be estimated.

It would seem that a question of such obvious complexity as the present condition and future operating cost of a modern building would receive more than casual attention in every case.

Experience shows, however, that this extremely important side of the buying of buildings has been very generally either altogether neglected or given so little attention that the real state of affairs is not discovered until too late to be a factor in determining the purchase price of the property.

The average buyer cannot be expected to know much about matters such as this. They require expert knowledge for their proper understanding. Yet in the majority of cases property changes hands where the purchaser has only the haziest idea of the past operating cost, and no reliable data whatever on which to base his calculations as to the future. There could be no valid objection on the part of the seller to such an examination and report as is here described, unless the proposed transaction contained an element which it would be to the disadvantage of the seller to have revealed.

When investors can be induced to have an examination along the above lines, as a necessary precedent to any transaction involving improved real estate, the effect of such a policy will certainly be very beneficial to all the interests concerned, or to put it more broadly, to the real estate market.

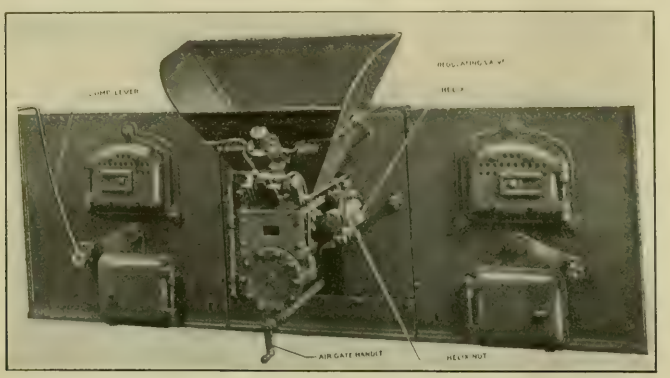
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

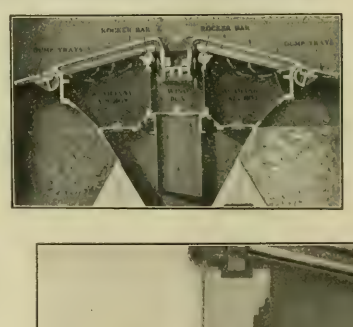
An Improved Automatic Stoker.

BUILDING managers say that one of their biggest overhead charges is in the firing room. Great waste occurs in the careless handling of fuel. There is one way to remedy this and that is by using automatic feed, but these devices, while good, have not been as generally adopted by managers as they should be, doubtless because they do not understand the principle involved in their operation. Certain improvements have recently been made to automatic stoker systems, and conspicuous among these is the type described herewith.

In this stoker the coal is fed by hand labor or coal conveying machinery into



a large hopper placed in front of the fire doors. The coal is then conveyed under the fire by means of the reciprocating sliding bottom of the feed trough or retort which runs the full length of the stoker. The coal is divided uniformly from front or rear by the auxiliary pushers, and as it rises in the trough is distributed to the sides of the furnace by means of moving bars which are shown in the second cut. The burning fuel is constantly carried by the action of the bars to the dumping trays along each side wall where the resulting ash or clinker is deposited. These trays are dumped by a single motion of the dump lever on the outside of the furnace.



The stoker automatically clears the active part of the fire of ash and clinker, thus keeping a uniform temperature in the boiler and eliminating waste from this source alone.

The sliding bottom is driven by a steam piston, the cylinder of which is bolted to the stoker frame under the hopper. The movement of this piston is transmitted to the sliding bottom through the crosshead, which is rigidly bolted to the sliding bottom, the piston driving the crosshead through a sleeve on the piston rod, fitting loosely in a yoke on the underside of the crosshead. The feeder block is fastened to the sliding bottom and forces the coal onto it, not only carrying the coal into the furnace, but forcing it to rise the full length of the retort.

As the coal rises in the retort it is flooded onto the fire bars which are arranged in pairs alternately moving and fixed. The moving bars work transversely to the retort, the motion being horizontal at the inner or retort end and slightly inclined at the outer end, the extent of motion being about one inch.

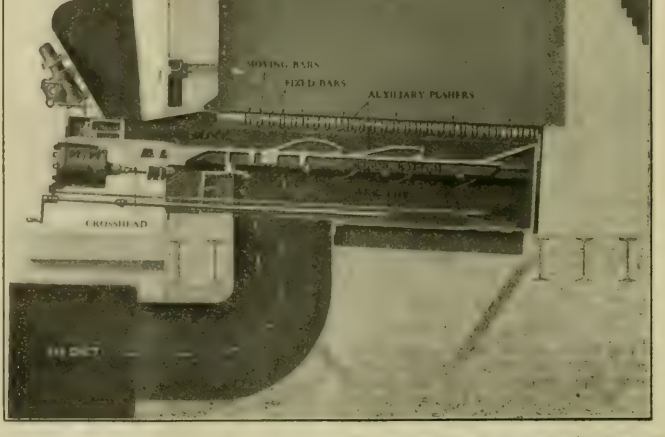
The movement of the bars is obtained through the agency of two helices and nuts located outside of the furnace. The helix nuts are bolted to the crosshead and reciprocate with it, causing the helices to rock to and fro, and with them rocking the bars.

On the upper side of the rocking bars is a rib which engages between two lugs cast on the underside of the moving fire bars; the movement of the rocking bars, therefore, causes the moving bars to move outward and inward with each stroke of the piston. The movement of the fire bars, in addition to carrying the burning fuel to the sides of the furnace, also convey the clinker and ash down and onto the dump trays. As the motion of the fire bars at the outward end is slightly up and down, any clinker present is kept from forming in large pieces.

The advantage of this type lies in the fact that there is no trouble experienced in dumping, as it is not necessary to remove large masses of clinker with slice bars.

Scientific Window Ventilation.

SCIENTISTS have proved that "cooked" air is of no use for ventilating purposes; that cold, fresh air must be used without first being heated. By a new process, ventilation is effected with cold air and without draughts, no matter how cold it is out of doors. The



manufacturers turn out several sizes, the smallest board having a height of about 10 inches. A combined duct and mixing chamber brings outdoor air or indoor air to the blower, or, proportionately, as much of either as is required to maintain a comfortable temperature in the room. When the slide is brought forward and the duct closed to the room, the blower draws only cold air; when it is pushed back, the cold air is cut off and air from the room is being circulated; when it partly opens the duct to the room, it closes the opening to outdoors by the same amount and streams of cold air and room air mix in the blower. By this means any temperature can be had at the nozzle between the indoors and out. The cool mixture, being blown to the ceiling, spreads out against it, gradually sinks through the room air and is breathed before it passes to the radiators.

The motor base contains a speed-controller, giving three speeds and having an open-circuit point. Current from the lighting circuit is used so that no wiring need be installed; the amount used by the smaller set is about that used by the ordinary incandescent bulb. The finish of the metal parts is similar to that of the black telephone instruments.

The placing of the window-board in the window-frame causes no damage to the woodwork; four small brass dowel-sockets are sunk in the frame, and dowels in the window-board fit into these and hold the board firmly but so that it can be easily removed by a simple lifting movement.

A metal rain shield protects the board from the weather; it has openings protected by hoods, and filters the air passing through it of dust by gravity and also, if necessary, by cloth screens. The window-board is so weather-stripped as to prevent leakage of cold air.

Under usual conditions the smaller set will maintain a good atmosphere in a room having five occupants—the larger about twenty.

New Type Mazda Lamps.

ANNOUNCEMENT is made that owing to the popularity of the distinctive features of the concentrated filament lamps of high wattages, there is being developed vacuum lamps of similar appearance in the 25, 40 and 60 watt sizes.

This concentrated filament construction gives greater vertical distribution of light than the regular lamps of corresponding wattages. The new lamps will, therefore, be employed where natural distribution of light downward is required. They can be used in existing sockets and fixtures.

These lamps will be made in the same sized bulbs as the corresponding regular lamps, will have the same spherical watts per candlepower efficiency and will have an average life of 600 hours.

CURRENT BUILDING OPERATIONS

Many New Church Edifices, for All Denominations, Being Erected or Projected for Brooklyn

STRUCTURES of a religious or a religious and educational character constitute a surprisingly large percentage of the building operations contemplated in the borough of Brooklyn for 1915. Brooklyn has for many years been known as the "City of Churches" and the work now under way and in prospect will do much to add to the borough's reputation as a church city.

St. Luke's Episcopal Church and Sunday School on Clinton avenue, near Fulton street, which was almost totally destroyed by fire last year, is being reconstructed from plans and specifications prepared by Dodge & Morrison, architects, 82 Wall street. The work in this instance calls for practically an entirely new structure, as only parts of the old building are in a usable condition.

A modern church edifice is soon to replace the old frame structure, now occupied by the parish of St. Thomas's Episcopal Church, on Bushwick avenue, between Cooper and Moffat streets, adjoining the modern parish house and Sunday school, which was erected a few years ago. Plans for this structure have been completed by Hopkins & McEntee, architects, 37 East 28th street, Manhattan. The facades have been designed in the Gothic style and will harmonize with the present parish house. The building will have a frontage, on Bushwick avenue, of 62 feet and from the entrance to the end of the chancel the depth will be 115 feet. The square tower, which will have an open belfry, will rise to a height of 65 feet. Three large doors on the Bushwick avenue side will provide adequate facilities for entrance to and egress from the building. The nave will be 30 feet in width and the height, from floor to roof, will be about 40 feet. The chancel will be 30 feet wide and 36 feet deep, with choir accommodations for forty people. The auditorium will seat about 500 people. This building will cost in the neighborhood of $40,000 to erect, exclusive of organ, lighting fixtures, furnishings, carpets, etc., which will bring the total cost up to nearly $70,000.

Floyd Y. Parsons, architect, 1133 Broadway, Manhattan, has been retained to prepare plans for a new building for the Sixth Avenue Methodist Episcopal Church. This structure will be erected at the northeast corner of Sixth avenue and Eighth street, Brooklyn, operations to be started early during the coming Spring. The plans will provide for a commodious church auditorium with Sunday School rooms, parlors and rooms for the meetings of the various societies. This structure will be of brick and limestone, one and one-half stories in height, with square tower, and will cover a plot approximately 42x90 feet. The building will cost about $35,000, exclusive of land.



Hopkins & McEntee, Architects.
PROJECTED ST. THOMAS'S EPISCOPAL CHURCH.



E. M. Adelsohn, Architect.
SYNAGOGUE FOR CONGREGATION PETACH TIKAVH.

Operations were recently started on the construction of a synagogue, at the northeast corner of Lincoln place and Rochester avenue, Brooklyn, for the Congregation Petach Tikavh. Edward M. Adelsohn, 1776 Pitkin avenue, Brooklyn, is the architect, and the work is proceeding under his direct supervision. The actual construction is under the direction of I. Levingson, chairman of the Building Committee. This structure, the ground size of which is approximately 85x85 feet, is being erected on a plot 120x100 feet.

The cost of this building is placed at approximately $100,000. A plot with a frontage of 25 feet in Lincoln place has been reserved as the site for the Rabbi's residence.



Floyd Y. Parsons, Architect.
SIXTH AVENUE (BROOKLYN) M. E. CHURCH.

BRONX BUILDING BOOM PROPHESIED

In Anticipation of the Opening of New Rapid Transit Lines—Plans Filed Far Ahead of Last Year's Record to Date.

BASING their prophesy of a building boom, the magnitude of which will be unparalleled in the history of the Bronx, on the great increase of population which took place subsequent to the opening for traffic of the Third Avenue Elevated Railroad across the Harlem, the officials of the Bronx Board of Trade are confident that the year 1915 will be the banner year for building operations in the borough. This in anticipation of the rush of population into the borough at the opening of the new rapid transit lines.

The Realty Bureau of the Board of Trade is co-operating with the various realty interests in the borough to aid in a healthy and permanent growth to the borough. The records of the Bureau of Buildings of the borough for the first two months of 1915 are significant in that they have practically doubled the record operations for the same period of 1914.

The total of plans filed for new operations and alterations for the first two months of 1914 was $2,696,563, while the record for the first two months of 1915 was a total of $4,766,602. Truly a vindication of the contention of The Bronx Board of Trade that "The Bronx is the brightest spot on the realty map of the Greater City to-day."

One of the most significant features of these figures is in the fact that the number of buildings was more in 1914 than 1915, although the amount to be expended in their construction was doubled, showing conclusively that from now on the type of apartments that will be erected in the Bronx, will be of the modern elevator building and not, as is acknowledged freely, the cheap flat of the past.

While these new operations are more costly than formerly, the experts of the Realty Bureau of the Bronx Board of Trade do not believe that the rentals will be increased greatly over those now prevailing, as the apartments will be erected for the greater part in newly developing sections where land values are not nearly as high as those in the older sections of the borough.

The erection of these superior apartments will do an almost incalculable amount of good in clarifying the industrial situation in the borough, as workers will be available for the Bronx factories who live nearby in modern, healthy, cheerful apartments, where the stifling congestion of the East Side and lower West Side of Manhattan is unknown.

Looking back to the year preceding the opening of the Bronx extension of the Third Avenue Elevated which witnessed an almost magical building development, in preparation for the inflow of population which came to the Borough immediately after the completion of the elevated line, this great awakening of activity presages such another "boom."

The difference being that, where at that time only one line was opened then, the early part of 1916 will witness the operation of four new subway and elevated lines. A population of 51,000 in 1880 has increased to over 700,000, making the Bronx (if it were a separate city) the fourth in size in the United States.

In real estate, land and buildings are assessed at about $650,000,000. In one year $50,000,000 has been spent in construction. In 1905, when the present subway had been opened for one full year, the total number of passengers carried by the elevated and subways was 37,124,990; for the year 1913 the total of the same roads was 81,990,792.

Between 1880 and 1890 the increase in the cost of building operations was $27,500,000; between 1890 and 1900, $93,000,000; and between 1900 and 1910, $240,000,000, a percentage increase of nearly 900 per cent. The assessed valuation of Bronx realty has grown from $23,000,000, in 1880, to $616,521,378 in 1913.

All these facts have deep significance and "he who runs ray read."

Important Fifth Avenue Project.

Duncan Candler, architect, 105 West 40th street, has filed plans for remodeling five houses, on the east side of Fifth avenue between 57th and 58th streets, into stores and bachelor apartments. The property is owned by the Mary Mason Jones estate and includes the old Plaza Bank building, at the corner of 58th street. As at present planned the buildings will be altered to contain street level and first floor stores, with bachelor apartments above. The cost of the improvement is placed at about $70,000. The project is opposite the Cornelius Vanderbilt and Collis P. Huntington residences. It would seem, however, as though this project might point to the ultimate improvement of this site with a much more imposing and important structure, rumors of several projects being in the air.

New Fulton Street Elevated.

The Public Service Commission has approved the recommendation of the New York Municipal Railway Corporation, that the contract for constructing seven stations on the Fulton street elevated railroad in Brooklyn be awarded to John Thatcher & Son, the lowest bidders, for $258,664. The company submitted this contract to competitive bidding at the direction of the commission. The contractor is to build the stations in connection with the third tracking of the Fulton street line between Nostrand avenue and Sackman street.

Reconstructing a Subway Station.

Samuel Beskin began work on February 19, under his contract, for the reconstruction of the DeKalb avenue station on the Fourth avenue subway in Brooklyn. The work consists principally of putting in additional cross-overs so that express trains may be able to make stops at this station, which was originally designed as a local station.

Plans for Y. W. C. A.

Donn Barber, architect, 101 Park avenue, is preparing plans for the new structure which will be the home of the Central Branch, Young Women's Christian Association. This building will be erected at the southwest corner of Lexington avenue and East 53d street, on a plot 100x100 feet. F. A. Burdett & Co., 16 East 33d street, are the steel engineers for this building, which will rise to a height of ten stories with facades of brick and limestone. The cost is estimated at about $600,000. This project will complete the improvement of the block front on the west side of Lexington avenue between 52d and 53d streets, as the National Headquarters of the Y. W. C. A. occupies the 52d street corner. This building was also designed by Mr. Barber and it is proposed to have the new structure harmonize in design with the National Headquarters building.

Vanderbilt to Enlarge Residence.

Horace Trumbauer, architect, 200 Fifth avenue, Manhattan, and Philadelphia, Pa., has prepared plans for an extensive addition to Cornelius Vanderbilt's residence at the corner of Fifth avenue and 51st street. The structure will be four stories and basement in height, 60x100 feet and in design will conform to the main building. The present structure will also be altered and remodeled and the principal rooms redecorated.

Steel for Third-Tracking.

Pursuant to the direction of the Public Service Commission, the New York Municipal Railway Corporation has obtained bids for supplying the steel for Section No. 2 of the third-tracking of the Broadway Elevated Railroad in Brooklyn, namely, from Myrtle avenue to Aberdeen street. These bids were submitted to the commission by the company, with the recommendation that the contract be awarded to Lewis F. Shoemaker & Company, the lowest bidders, whose price is $37.20 per ton. The total amount of the contract will be approximately $279,000. The commission, upon the advice of its chief engineer, has approved the award of the contract to Shoemaker & Company.

Bing & Bing Awarded Contract.

A general contract was awarded to Bing & Bing, 119 West 40th street, to erect an apartment at 149 East 40th street, from plans and specifications prepared by Robert T. Lyons, Inc., architect, 110 West 40th street. The plans call for a structure nine stories in height, on a plot 50x98 feet, of fireproof construction, with facade of brick, limestone and terra cotta. The 149 East 40th Street Corporation, Myra W. T. Kerr, president, is the owner of this project, with offices on the premises. Robert E. Moss, 126 Liberty street, is the structural engineer. The apartment will have accommodations for thirty-six families and will be high class in every particular. The estimated cost is about $150,000.

Apartments to Replace Church.

Plans are being prepared by Shampan & Shampan 772 Broadway, Brooklyn, for a 5-story high class apartment house to be erected in the north side of Ross street, 275 feet east of Bedford avenue, Brooklyn. The apartment is for I. Haft, owner, and will be erected on a plot 87 x100 feet at a cost of $85.000. This building will be modern in every respect and equipped with the most up-to-date housekeeping appliances. Improvements will include steam heat, electricity for lighting, parquet floors, etc. The new apartment will occupy the site of the Ross Street Presbyterian Church, one of the oldest landmarks in the section, and will be in a neighborhood which formerly was the home of many prominent Brooklyn people.

Important Newark Project.

Plans are being prepared in the office of the Moyer Engineering & Construction Co., 375 Fulton street, Brooklyn, for a modern printing and loft building to be erected at the southwest corner of Halsey street and Maiden lane, Newark, N. J., for William E. Gilmore, president of the Essex Press. The proposed building will be of reinforced concrete, eight stories in height, erected on a plot 95x123 feet. The lower part of the structure will be designed to accommodate a printing concern and the upper will be utilized as lofts. The cost of construction is estimated to be about $150,000. Further details of this project will be announced in a later issue.

Awards Under Compensation Act.

About $83 was the average award paid injured workmen who benefited under the new Workmen's Compensation law during the calendar year ending January 1, 1915. The exact figures are: Claims allowed, 18,930, and amounts paid, $1,576,801.

The annual report of the commission further shows that while over 130,000 workmen were injured during the six months from July 1, 1914, to January 1, 1915, only 22,221 claims for compensation were made. The principal reason for this is that the law allows compensation only for such injuries as result in disability for more than fourteen days, and that many of the notices of injury were from persons who were not in employments covered by the act, and some reported injuries received prior to July 1, 1914.

Avenue A Block Not to Be Improved.

The American Malting Company, 63d street and East River, owner of the block fronting on Avenue A, between 71st and 72d streets, 204.4 feet fronting on the avenue and 198 ft. in both streets, comprising in all sixteen city lots, is busy demolishing all the old structures occupying the site. An officer of the company informed the Record and Guide on Wednesday that the property will be offered for sale, and that no building will be erected on the site by the company.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Epros Realty Corp., Raymond & Raisman, 507 West 113th st, contemplates the erection of three 5-sty apartment houses in the south side of 192d st, 100 ft east of St. Nicholas av. No architect selected.

BROOKLYN.—Calendo & Cordi, 6005 14th av, builders and contractors, contemplate the erection of a 4-sty apartment, 35x90 ft, at the northwest corner of 15th av and 62d st. No architect selected.

BROOKLYN. — The Congregational Church of the Evangel, Bedford av and Hawthorne st, Rev. Albert E. Roraback, 215 Fenimore st, is receiving competitive sketches for a church at the southeast corner of Bedford av and Hawthorne st, to cost about $100,000.

BRONX.—The Macey Construction Co., Samuel Silberberg, president, contemplates the erection of four 5-sty apartments on the west side of Leggett av, between Fox and Beck sts. No architect selected.

JAMESTOWN, N. Y.—Clayton Bailey, 153 Main st, contemplates rebuilding the 4-sty business block, 60x120 ft., in Main st, near Erie R. R. tracks, to cost about $50,000 to $75,000. The Famous Clothing Co., at site, lessee. No architect selected.

UPPER MONTCLAIR, N. J.—The Montclair Home for the Aged, Mrs. Timothy Gibson Sellew, in charge, 462 Park st, contemplates the erection of a home for the aged here. No architect selected.

LAKE PLACID, N. Y.—The Bank of Lake Placid, George A. Stevens, president, Main st, is receiving competitive sketches for a brick and stone bank building in Main st, to cost about $40,000. No architect selected.

BOGOTA, N. Y.—The Board of Education of Bogota, William R. Knight, president, contemplates the erection of a 2-sty brick and stone school here. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—Bids will close March 15 for the 2-sty chapel and residence on Salem Field Cemetery, for Temple Emanu-El Synagogue, Rabbi Dr. Jas. Silverman, 45 East 75th st, Manhattan. Percy W. Darbyshire, 475 5th av, Manhattan, architect.

ASBURY PARK, N. J.—Bids will close March 16 for alterations to the church and parsonage at Grand and Monroe avs, for the Evangelical Lutheran Church of the Atonement. E. C. Benner, Appleby Building, architect. Cost, about $10,000.

DWELLINGS.

GOSHEN, N. Y.—Bids will close March 17 for the 2-sty rubble stone residence, 90 x160 ft, on Chester rd, for Mrs. E. B. Tweedy, care of architect, F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan. Cost about $100,000.

HALLS AND CLUBS.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing plans for alterations to the Odd Fellows Home, at 412 Washington st, for lodge rooms and dance hall, for Max Hurwitz, 316 Washington st. Architects will take estimates about March 18. Cost about $70,000.

HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Bids will close March 22 for the 2-sty hospital building, 60x100 ft, at the State Hospital for Crippled and Deformed Children. Lewis F. Pilcher, Capitol, Albany, State architect. Cost about $35,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—Bids will close April 2, at 3 p. m., for the 1-sty brick stone-faced post office building for the U. S. Government, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising architect. Cost about $120,000.

BRONX.—Heidelberg & Levy, 12 West 31st st, Manhattan, architects, are taking bids for the brick and terra cotta necessary for the 3-sty market, 100x200 ft, at the corner of 149th st and Courtlandt av, for Samuel E. Jacobs, care of the Hudson Realty Co, 30 East 42d st.

MISCELLANEOUS.

MOUNT PLEASANT, N. Y.—Wm. A. Mitchell, general contractor, 2409 Walton av, Bronx, desires bids on all subs for six superstructures for the Board of Water Supply of the City of New York, in the town of Mt. Pleasant. J. Waldo Smith, architect and engineer. Bids close March 22.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

ST. NICHOLAS AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for alterations to three 5-sty apartments, 1344-52 St. Nicholas av, for Mack Ash and Max Gratzner, 181st st and Pinehurst av. Cost, about $12,000.

LEXINGTON AV.—Nathan Langer, 81 East 125th st, has completed plans for alterations to the 6-sty tenement, 1226-8 Lexington av, for the Lexington & 102d St. Realty Co., 331 Madison av. Cost, about $10,000.

ST. NICHOLAS AV.—Plans have been prepared by Moore & Landsiedel, 148th st and 3d av, for alterations to the 5-sty apartment, 1358 St. Nicholas av, for the Corporal Realty Co., Inc., 55 Liberty st. Cost, about $4,000.

180TH ST.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty apartment in the south side of 180th st, 100 ft west of Audubon av, for the R. E. Realty Co., 21 Waverly pl. Cost, about $75,000.

180TH ST.—Schwartz & Gross, 347 5th av, have completed plans for two apartments at the northeast corner of 180th st and Audubon av, for the N. S. & J. Corporation, 628 West 151st st. Cost, $55,000 and $35,000.

207TH ST.—John Hauser, 360 West 125th st, has prepared plans for a 6-sty apartment at the southeast corner of 207th st and Vermilyea av, for Gustav L. Lawrence, 2228 Broadway. Cost, about $90,000.

7TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 5-sty tenement, 140 East 7th st, for John L. Nash, 60 West 48th st. Cost, about $5,000.

40TH ST.—Robert T. Lyons, Inc., 110 West 40th st, has completed plans for a 9-sty apartment, 50x83.9 ft, at 149-51 East 40th st, for the 149 East 40th St. Corporation, 149 East 40th st. Cost, about $125,000.

204TH ST.—William Koppe, 830 Westchester av, has completed plans for a 5-sty apartment in the north side of 204th

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st, 125 ft west of Broadway, for the 204th St. Corporation, 836 Westchester av. Cost, about $55,000.

DWELLINGS.

PARK AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 4-sty residence, 20x89 ft, for Chas. M. Clark, care of The Bradstreet Co., 346 Broadway. Clark, MacMullen & Riley, 101 Park av, engineers. Bids will probably not be taken until April 27.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids March 8 for new wire guards for various schools. John Kolenik, Jr., & Co., Inc., low bidders at $1,800.

STORES, OFFICES AND LOFTS.

BROADWAY.—Jas. C. Green, 2 Columbus Circle, has completed plans for a 12-sty store and office building at 1562 Broadway, 80 ft south of 47th st, for George E. Burnett, Hotel St. Denis, Broadway and 11th st. Cost about $65,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

ELLIS AV.—E. J. Clark, 110 East 121st st, has completed plans for a 4-sty apartment, 50x90 ft, on the north side of Ellis av, 206 ft east of Pugsley av, for Daniel Leahy, Tremont and Ellis avs. Cost about $60,000.

TIFFANY ST.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for two 5-sty apartments, 50 x100 ft, at the northwest corner of Tiffany st and Whitlock av, for the Ensign Construction Co., Jos. A. Damsey, president, 1029 East 163d st. Cost about $90,000.

174TH ST.—The Tremont Architectural Co., 401 East Tremont av, will start plans about April 25 for the 5-sty apartment at the northwest corner of 174th st and Boone av, for the Trask Building Co., August Schwarzler, 1662 Boston rd, owner and builder. Cost about $80,000.

187TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for two 6-sty apartments at the northwest corner of 187th st and Hoffman st, for the Garibaldi Realty & Construction Co., Saverino Guidera, president, 236th st and Richardson av, owner and builder. Cost about $100,000.

BRYANT AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has been commissioned to prepare plans for six apartments on the west side of Bryant av, between Aldus and Bancroft sts, for the Mack Construction Co., Inc., 642 Fox st.

BRYANT AV.—Samuel Katz, 1 Madison av, has been commissioned to prepare plans for three 5-sty apartments, 42x88 ft, on the west side of Bryant av, between Aldus and Bancroft sts, for the Podgus Realty Co., Southern Boulevard and 163d st. Cost, about $35,000 each.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

DITMAS AV.—B. F. Hudson, 319 9th st, is preparing plans for a 4-sty apartment, 39x88 ft, at the southeast corner of Ditmas av and West st, for Jacob Buys, care of architect, owner and builder. Cost about $25,000.

ROSS ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty apartment, 87x100 ft, in Ross st, between Lee and Bedford avs, for Isaac Haft, 175 Hewes st, owner and builder. Cost about $60,000.

4TH av.—Charles Braun, 459 41st st, is preparing for a 4-sty tenement, 25x63 ft, on the east side of 4th av, 25 ft south of 21st st, for Antonio Bartolotta, 361 15th st, owner and builder. Cost about $4,000.

3D ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 75x95 ft, at 118-122 South 3d st, for Louis Pomerantz, 492 Kosciusko st, owner and builder. Cost about $40,000.

LINCOLN PL.—Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 23x83 ft, on the north side of Lincoln pl, 167 ft east of Rochester av, for the Howard Investing Co., 1934 Prospect pl, owner and builder. Cost, about $15,000.

DWELLINGS.

WEST END AV.—William C. Winters, 106 Van Siclen av, is preparing plans for five 2-sty residences, 2055 ft, on the east side of West End av, 120 ft north of Hampton av, for Paul J. Gallagher & Co., 227 Monroe st. Cost about $4,000 each.

CATON AV.—B. F. Hudson, 319 9th st, is preparing plans for eighteen 2-sty brick residences, 20x36 ft, on Caton av, between East 3d and East 4th sts, for P. J. Collins, Rutland rd, owner and builder. Total cost about $72,000.

76TH ST.—B. F. Hudson, 319 9th st, is preparing plans for ten 2½-sty frame residences in the north side of 76th st, 100 ft east of 13th av, for Andrew Olsen, 62d st and New Utrecht av, owner and builder. Cost about $42,000.

STORES AND DWELLINGS.

58TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 3-sty store and residence, 20x70 ft, at the northeast corner of 58th st and 10th av, for the Harwood Building Co., 1011 58th st, owner and builder. Cost about $7,500.

FACTORIES AND WAREHOUSES.

MANHATTAN AV.—W. B. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 4-sty addition to the factory at 1155 Manhattan av, for the Chelsea Fibre Mills, 33 Union Sq West, Manhattan. Bids will be received by architect about March 25. Cost, about $30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education March 8, for installing vocational equipment in Brooklyn Vocational School (Cary Building). Frank Tracy low bidder at $1,290.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—George Crane, 2706 Jamaica av, has completed plans for eight 2½-sty frame residences in Welling st, near Broadway, for the John Wright Building Co., Inc., Maine and Ridgewood avs, owner and builder. Total cost about $25,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education for the construction of a motion picture booth, James I. Newman, low bidder at $714; construction of woodworking shop, Doncourt Construction Co., at $970; and for electric work at P. S. 85, Mark Strompf, at $789.

BAYSIDE, L. I.—The Board of Education opened bids for the general construction of P. S. 41, at the northeast corner of Crockeron and Franklin avs, for the Board of Education. C. B. J. Snyder, architect. Frank J. Felgenhauer Co., Inc., low bidder for general construction at $81,879. For plumbing and drainage, John J. Kennedy Co., at $6,545.

THEATRES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 1-sty brick theatre, 100x90 ft, at Steinway and Jamaica avs, for the Reliable Building Co, 1404 2d av, Manhattan. Bids will be received by architect about March 20. Cost, about $50,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

ROSEBANK, S. I.—Daniel Santaro, Tompkinsville, has completed plans for a 3-sty apartment, 25x45 ft, at 92 St. Mary's av, for Angelo Vitacco, this place. Cost, about $5,000.

DWELLINGS.

ROSEBANK, S. I.—John Davies, 177 Castleton av, New Brighton, has completed plans for a 2½-sty frame residence, 25x30 ft, at the southeast corner of Chestnut av and Ormond pl, for S. Rispoli, 108 St. Mary's av.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Sanford G. Ryder, East Rockaway, L. I., has completed plans for a 3-sty brick store and residence, 20x 65 ft, on the Boardwalk, for Warren Abrahams, Lynbrook, L. I. Cost about $7,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—A company, represented by the Globe Indemnity Co., 19 Liberty st, Manhattan, will complete the addition to the court house here for the Board of Supervisors of Nassau County Court House. W. B. Tubby, 81 Fulton st, Manhattan, architect. Cost about $225,000.

Suffolk.

THEATRES.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a 1-sty terra cotta block and stucco theatre, 50x100 ft, in Main st, for Nathan Goldstein, North Ocean av, Patchogue, L. I. Cost, about $20,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

WHITE PLAINS, N. Y.—Russell T. Swartout, Realty Building, is preparing plans for a 3-sty frame and stucco apartment and store in Fulton st, for Joseph La Matina, Greenburgh av, owner, who will take bids on separate contracts about March 26.

MT. VERNON, N. Y.—Francis A. Gallow, Proctor Building, has completed plans for a 3-sty apartment at the southeast corner of South 9th av and 6th st, for Frank Cassetta, 425 South 8th av. Cost, about $11,000.

DWELLINGS.

SCARSDALE, N. Y.—Randolph H. Almiroty, 220 5th av, Manhattan, is preparing plans for a 2½-sty frame and stucco Swiss chalet and will soon be ready for bids. Cost about $20,000.

NEW CANAAN, CONN.—Clark & Arms, 542 5th av, Manhattan, are preparing plans for a 2½-sty frame and terra cotta block residence for Adrian Van Sinderen, 14 Wall st, Manhattan. Cost about $40,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Roger S. Conant, 14 South Broadway, is preparing plans for a 1 and 2-sty brick storage building and machine shop at 346-350 South Broadway, for the Terrace City Motor Car Co, Inc., Harry B. Mook, 14 South Broadway. Architect will soon take bids.

WHITE PLAINS, N. Y.—Frank Horton Brown, First National Bank Building, Mt. Vernon, has been commissioned to prepare plans for a 2-sty reinforced concrete storage building in North st, for the Bloomingdale Hospital, North st. Cost, about $20,000.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, White Plains, is preparing plans for a 2-sty brick fire house, 32x 71 ft, in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president.

CONTRACTS AWARDED.

All items following refer to general contracts, except those near end s.b.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Pellegrino Pellecchia, 21 Mt. Prospect av, Newark, has received the general contract to erect a 5-sty tenement at 68-70 Monroe st, for Michele Pariso, 123 South Canal st. Benjamin Cirlincione, 261 Fairmount av, architect. Cost about $22,000.

BRONX (SUB.).—B. Kaplan, 1474 Bryant av, has received the plumbing contract for five 5-sty apartments at the northwest corner of 188th st and Tiebout av, northeast corner of 188th st and Valentine av, north side of 188th st, 42 ft east of Valentine av, north side of 188th st, 92 ft east of Valentine av, for the Tieval Building Co., Frank Begrisch, Jr., president, Tinton av and 149th st, owner and builder. Harry T. Howell, 148th st and 3d av, architect. Cost about $250,000. Excavating is under way.

CHURCHES

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 2-sty church, 76x193 ft, at the southwest corner of Sterling pl and Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor, 997 St. John's pl. Frank P. Helmle, 190 Montague st, architect. Cost about $90,000.

DWELLINGS.

SOUTHOLD, L. I.—The E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty chauffeur's cottage for A. D. Cosden, 135 Central Park West, Manhattan, J. L. Burley, 345 5th av, Manhattan, architect. Cost about $8,000.

SUMMIT, N. J.—Frank Nelson, 15 Pearl st, has received the general contract to erect a 2½-sty hollow tile and stucco residence on Ashwood av, for Axel W. Newman, 108 7th av, Brooklyn. Axel S. Hedman, 371 Fulton st, Brooklyn, architect. Cost about $6,000.

NEW ROCHELLE, N. Y.—Peter Cameron, 21 Morris st, has received the general contract to erect a 2½-sty frame and stucco residence and garage at Sutton Manor, for Clarence M. Schwerin, 1 Broadway, Manhattan. Patterson & Dula, 15 East 40th st, Manhattan, architects. Cost about $12,000.

RED BANK, N. J.—J. Schlesinger, 1269 Broadway, Manhattan, has received the general contract for alterations to the frame, brick and stucco residence on Tower Hill, for Andrew Freedman, 11 Pine st, Manhattan. Herbert J. Krapp, 114 East 16th st, Manhattan, architect. Cost about $50,000.

NORTH ARLINGTON, N. J.—G. B. Bearder, 30 Halstead st, Newark, has received the general contract to erect a 2-sty frame residence, 28x40 ft, on Hilden av, for Mrs. B. Holson, care of general contractor. Chas. L. Steinbrenner, Essex Building, Newark, architect. Cost about $5,000.

JERSEY CITY, N. J.—Patti & Co., 1703 Boulevard, have received the general contract to erect ten 2-sty hollow tile and stucco residences at 309-329 Virginia av, for the American Homes Co., 15 Exchange Place. Albert E. Pla, 441 Fairmount av, architect. Cost, about $20,000.

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Contracts Awarded—Continued.

LARCHMONT, N. Y.—George Mertz Sons, East Portchester, have received the general contract; Hauxwell & Smith, Inc., 46 Broad st, Portchester, plumbing, and Walker & Chambers, 222 East 41st st, Manhattan, heating, for alterations to the 2-sty brick veneer and stucco residence at Helene and Beach sts, for Rudolph J. Schaefer, care of Schaefer Brewing Co., Park av and 51st st, Manhattan. Frank A. Moore, 542 5th av, Manhattan, architect. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

BRONX.—The Murray Hill Construction Co., 405 Lexington av, has received the general contract to erect a 1-sty brick and concrete boiler house and engine room on Bronxwood av, for the Liberty Lace & Netting Works, Bronxwood av and 229th st. Lockwood, Greene & Co., 101 Park av, architects. W. L. Fletcher & Co., 31 Madison av, engineers. Cost about $5,000.

BROOKLYN.—Edward J. Felgenhauer, 1199 Carroll st, has received the general contract to erect a 2-sty extension to the factory at 271 Lexington av, for F. C. Meyer, on premises. Henry Holder, Jr., 242 Franklin av, architect. Cost about $12,000.

MANHATTAN (SUB.).—The Underpinning & Foundation Co, 290 Broadway, has received the foundation work for the 6-sty storage, at 438 East 91st st, for William P. Cunningham, East 96th st. John P. Boyland, architect. Alexander Brociner, consulting engineer. Cost about $50,000.

PUBLIC BUILDINGS.

ROSELLE PARK, N. J.—Schaefer & Neumann, Cranford, N. J., have received the general contract to erect a 2-sty hollow tile and stucco municipal building, 40 x80 ft, in Chestnut st, foot of Warren st, for the Borough of Roselle Park. Floyd Parsons, 1133 Broadway, Manhattan, architect. Cost about $12,000.

BROOKLYN (SUB.).—Chas. Strebel & Sons Iron Works, 2360 Myrtle av, have received the contract for the structural steel necessary for the 2-sty post office sub-station "X" at the northwest corner of Willoughby av and Steuben st, for the Morris Building Co., 207 Ryerson st. U. S. Government, lessee. Shampan & Shampan, 772 Broadway, architects. Peter Guthy, 926 Broadway, Brooklyn, general contractor. Cost about $40,000.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—M. Brynes Building Co., 430 Westfield av, Elizabeth, has received the general contract to erect a 2-sty brick and terra cotta public school for the Board of Education of Linden. J. N. Pierson & Son, 110 Smith st, Perth Amboy, N. J., architects. George W. Stilwell, 287 King st, Perth Amboy, heating and ventilating engineer.

HOBOKEN, N. J.—Martin Farrell & Son, 1108 Warden st, have received the general contract to erect a 3-sty brick convent, 78 x78 ft, in Clinton st, for the Lady of Grace R. C. Church, Rev. Father Eugene Carroll, pastor, 400 Willow av. William T. Fanning, Colt Building, Paterson, N. J., architect. Runyon & Carey, 845 Broad st, Newark, consulting and ventilating engineers. F. A. La Pointe, 63 8th st, contractor for electric work. Cost, about $65,000.

STABLES AND GARAGES.

JERSEY CITY, N. J. (SUB.).—Peter F. Redfern & Son, 571 Jackson av, Jersey City, have received the mason contract, and Anderson & Johnson, 75 Roosevelt av, carpenter work, for the 2-sty brick stable, 49x50 ft, on Communipaw av, near Pacific st, for John Wilson, 309 Communipaw av. Frank E. Nees, 76 Montgomery st, architect. Cost about $10,000.

STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—M. Censullo, 622 Monastery st, West Hoboken, N. J., has received the general contract to erect a 3-sty brick loft, 50x120 ft, at the corner of 17th st and Filmore pl, for the Filmore Realty Co., Henry Leer, 632 Filmore pl. Arthur E. Dore, Jr., 650 Bergenline av, architect. Cost about $20,000.

THEATRES.

BROOKLYN.—John Auer & Son, 648 Lexington av, have received the general contract to erect a moving picture theatre, cafe and restaurant at the southwest corner of Howard av and Monroe st, for Michael Minden, 932 Broadway. Harde & Short, 3 West 29th st, Manhattan, architects. Cost about $30,000.

RIDGEWOOD, L. I.—Thos. Drysdale, 26 Court st, Brooklyn, has received the general contract to make alterations to the 1-sty moving picture theatre, 50x111 ft, on the west side of Covert av, 27 ft south of Green st, for the Van Cortlandt Amusement Corporation, F. Kaplan, 184 Dresden st, Brooklyn, owner and lessee. C. Infanger & Son, 2634 Atlantic av, Brooklyn, architects. Cost about $5,000.

BROOKLYN.—Acme Metal Ceiling Co., 512 East 118th st, Manhattan, has received the general contract to erect a 1-sty brick moving picture theatre, 42x100 ft., on the south side of Rockaway av, 225 ft north of Lavonia av, for Herman Rapps, 85 Delancey st, Manhattan. L. F. J. Weiher, 271 West 125th st, Manhattan, architect.

MISCELLANEOUS.

MANHATTAN.—Holbrook, Cabot & Rollins Corporation, 331 Madison av, have received the general contract to erect a pier at the foot of West 46th st and North River, for the City of New York, Department of Docks and Ferries.

JERSEY CITY, N. J.—N. J. Dock and Bridge Building Co., Dix Building, Elizabeth, has received the general contract to erect a timber and concrete pier, 1240x60 ft, for the Central R. R. of N. J., 143 Liberty st. Cost about $500,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, have received the general contract to erect seven railroad stations in Fulton st, for the N. Y. Municipal Railway Co., 85 Clinton st, T. S. Williams, president.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 3-sty apartment, 34x70 ft, at 166 Cambridge av, for Christian Durstowitz, care of architect. Cost about $13,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty apartment, 50x 92 ft, at the southeast corner of Bergen and Grant avs, for Elmora Y. Crichfield, 2 Emory st. Cost about $35,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x52 ft, at 370 Peshine av, for Jacob Golfand, 299 South 19th st, owner and builder. Cost about $5,500.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 5-sty apartment, 50x 80 ft, at 121-123 Garrison av, for Julius and Rose Bergoff, 280 Bergen av. Cost, about $50,000.

BANKS.

MONTCLAIR, N. J.—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 1-sty bank building, 29x80 ft, at 493-501 Bloomfield av, for the Essex National Bank, William Grant, president. Plans will probably be completed about April 1, when estimates will be called from a selected list of bidders. Cost about $45,000.

CHURCHES.

KEARNEY, N. J.—Joseph Kennedy, 10 North 4th st, Harrison, N. J., is preparing preliminary plans for a 1-sty church, 62x 140 ft, at the corner of Hoyt st and Kearney av, for St. Cecelia's R. C. Church, Father Thomas A. Conroy, rector. Cost about $40,000.

DWELLINGS.

SOUTH ORANGE, N. J.—B. H. Shepard, 564 Main st, East Orange, has nearly completed plans for a 2-sty brick residence, garage and stable, 34x60 ft, for Mrs. Mark T. Cox, 110 Harrison st, East Orange. Cost about $30,000.

CALDWELL, N. J.—George Butler, 62 West 45th st, Manhattan, has completed plans for two 2½-sty hollow tile, brick and stucco residences, 29x38 ft, for A. V. Johnson & Co., 1123 Broadway, owners and builders. Total cost about $11,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank Grad, 245 Springfield av, is preparing plans for a 2-sty brick factory in Halsey st, for the Essex Realty & Investment Co., 142 Market st, owner and builder. John Colyer & Co., 504 Central av, lessees. Cost, about $10,000.

MUNICIPAL WORK.

NORTH ARLINGTON, N. J.—Jos. Baker, 11 North 4th st, Harrison, N. J., is preparing plans for a 2-sty municipal building, 40x55 ft, on Ridge av, for the Borough Council of North Arlington. Bids will probably be advertised about April 4. Cost about $8,000.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—W. P. Enderbrock, American Mechanic Building, Trenton, N. J., is preparing plans for a 3-sty brick convent for Our Lady of Hungary Church, Rev. Father Francis Gross, 697 Courtlandt st. Cost about $7,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Waldron Bros. Realty Co, 207 Market st, contemplates the erection of a 2-sty brick market building at the northeast corner of Broad and Green sts, from plans by William E. Lehman, 733 Broad st.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST & AUDUBON AV, n e cor, and n s West 180th st, 72 e Audubon av, two 6 and 5-sty brick non-fireproof apartment houses, 72x90 and 48x90; cost, $55,000 and $35,000; owner, N. S. & J. Corporation, Harry Jacobs, Pres., 628 West 151st st; architects, Schwartz & Gross, 347 5th av. Plan No. 76.

HAVEN AV, 96-100, 98x100, 5-sty brick tenement; cost, $100,000; owner, Filrose Constn. Co., Philip Shulivitch, president, 92-94 Haven av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 74.

ST. NICHOLAS AV, 668-70, e s, 408 s 145th st, 6-sty brick non-fireproof apartment house, 100x87; cost, $115,000; owner, Jas. O'Brien, 647 6th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 75.

CHURCHES.

68TH ST, 345-49 East, 175 w 1st av, 1-sty brick church, 33x105; cost, $22,000; and 3-sty brick parsonage, 18x48; cost, $10,000; owner, First Magyar Reformed Church of New York, Balint Patho, Pres., 349 East 68th st; architect, Emery Roth, 405 Lexington av. Plan No. 77.

STABLES AND GARAGES.

157TH ST, n s, 220 w Riverside drive, 1-sty steel and concrete garage, 20x20; cost, $325; owner, Emma L. Adams, Litchfield, Conn.; architect, W. H. Le Massena, 30 Church st. Plan No. 79.

STORES, OFFICES AND LOFTS.

BOWERY, 71, e s, 107 n Canal st, 1-sty brick non-fireproof stores, 35x46; cost, $350; owner, Nancy B. Watson, 43 West 37th st; architect, Geo. M. McCabe, 96 5th av; lessee, Peter P. Cappell, 44 Bowery (lessee superintends). Plan No. 73.

BROADWAY, w s, 188 s 218th st, 1-sty brick non-fireproof stores, 50x55; cost, $10,000; owner, Robt. E. Simon, 30 East 42d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 72.

180TH ST, 549-559 West, 1 and 2-sty brick market, 25x150x100x219; cost, $25,000; owner, Newton Holding Co., Edw. P. Gethen, president, 55 Liberty st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 78.

MISCELLANEOUS.

MADISON AV AND 137TH ST, s e cor, steel and concrete water tank, 18' high 22'x22'; cost, $800; owner, The Asphalt Constn Co., Wm. Booth, president, 137th st and Madison av; architect, Adam Happel, 408 East 93d st. Plan No. 71.

Bronx.

DWELLINGS.

OAKLEY AV, e s, 200.1 n Fish av, 1-sty frame dwelling, 22x21.9, tin roof; cost, $1,000; owner, Carmila Fandecchis, on premises; architect, Jos. Ziccardi, 3360 Cruger av. Plan No. 103.

EASTCHESTER BAY, w s, 1,500 n Pennyfield rd, 1-sty frame bungalow, 15x21; cost, $125; owner & architect, W. J. S. McGrane, 53 East 182d st. Plan No. 102.

STRANG AV, s s, 250 e Monticello av, 2-sty and attic frame dwelling, shingle roof, 21x44; cost, $3,500; owner, Chas. Swanson, 454 East 137th st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 107.

DE REIMER AV, e s, 657 n Edenwood av, 2-sty frame dwelling, 20x30.2, shingle roof; cost, $2,500; owner, Alessandro Mauro, 942 East 215th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 110.

RESERVOIR OVAL, s s, 375 w Hoyt pl, 2½-sty frame dwelling, asphalt shingle roof, 22x32; cost, $3,000; owner, Wm. White Niles, 206th st and Mosholu parkway; architect, Wm. Greenlees, 429 East 238th st. Plan No. 117.

239TH ST, n s, 175 w Martha av, two 2-sty frame dwellings, tin roof, 21x37; cost, $7,200; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 115.

FACTORIES AND WAREHOUSES.

132D ST, n s, 125 e Brook av, 1-sty frame storage, 87.9x20; cost, $350; owner, Berkshire Springs Co., Herbert D. Schenck, 75 Halsey st, Brooklyn, sec. and architect. Plan No. 111.

STABLES AND GARAGES.

UNIVERSITY AV, n e cor Featherbed la, 1-sty brick garage, 185x94, slag roof; cost, $9,000; owner, Hillcrest Bldg. Co., Louis Meckes, 950 Ogden av, president; architect, Lloyd I. Phyfe, 970 Anderson av. Plan No. 109.

STORES AND DWELLINGS.

LAYTON AV, n w cor Vincent av, 2-sty frame store and dwelling, rubberoid roof, 20x40; cost, $4,000; owner, Arthur Pettit, Elliott av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 114.

APARTMENTS, FLATS AND TENEMENTS.

178TH ST, n s, 100 w Prospect av, 5-sty brick tenement, tar and gravel roof, 72x83; cost, $65,000; owner, Jacob Bloom Realty Corp., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 108.

183D ST, n e cor Andrews av, 5-sty brick tenement, slag roof, 50x90; cost, $50,000; owner, West 183d St. Bldg Co., John H. Beckman, 2322 Loring pl, Pres.; architect, J. C. Cocker, 2017 5th av. Plan No. 105.

LONGFELLOW AV, e s, 139.6 n Westchester av, two 5-sty brick tenements, slag roof, 44x99, 56x99; cost, $90,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 104.

HOE AV, w s, 150 n Jennings st, two 5-sty brick tenements, plastic slate roof, 50x88; cost, $80,000; owner, Galveston Bldg. Co., Philip Herschowsky, 1289 Hoe av, Pres.; architects, Sass & Springsteen, 32 Union sq. Plan No. 110.

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Alterations—(Continued).

WALTON AV, n e cor 179th st, two 5-sty brick tenements, plastic slate roof, 50x63, 50x67; cost, $75,000; owner, Notlaw Realty Co., Jas. A. McCarthy, 79 West Tremont av, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 112.

STORES, OFFICES AND LOFTS.

BROADWAY, n w cor 246th st, 1-sty frame store, slag roof, 50x20; cost, $1,500; owner, Augustus Van Cortlandt, 59 William st; architect, Constantine Agoms, 513 West 125th st. Plan No. 106.

BROADWAY, n w cor 246th st, 1-sty brick store, 50x20; cost, $1,500; owner, Augustus Van Cortlandt, 59 William st; architect, Constantine Agoms, 513 West 125th st. Plan No. 120.

FORDHAM RD, n w cor Creston av, 1-sty brick stores, plastic slate roof, 137.6¾x86.10¼; cost, $6,000; owner, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 138th st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 116.

MISCELLANEOUS.

169TH ST, s s, 96 w Park av, 1-sty brick shed, slag roof, 20x20; cost, $500; owners, H. J. & E. G. McArdle, 311 East 156th st; architect, H. T. Howell, 3d av and 149th st. Plan No. 118.

176TH ST, s s, 265 e Prospect av, vault, 25x19.4; cost, $1,500; owner, Biograph Co., 807 East 175th st; architect, Jas. G. Rae, 843 Manida st. Plan No. 113.

Brooklyn.

CHURCHES.

ST. JOHNS PL, n w cor Brooklyn av, 7-sty brick church, 69.4x192.8, tile roof; cost, $130,000; owner, St. Gregory's R. C. Church, 1006 Sterling pl; architect, F. J. Helmle, 190 Montague st. Plan No. 1486.

BUSHWICK AV, s e cor Cooper st, 1-sty brick church, 59.2x100, slate roof; cost, $32,000; owner, St. Thomas P. E. Church, 1394 Bushwick av; architect, A. J. McEntee, 37 East 28th st, Manhattan. Plan No. 1379.

DWELLINGS.

ELMORE PL, w s, 100 s Voorhees av, eighteen 2-sty frame dwellings, 17.6x42.6, shingle roof, 1 family each; total cost, $54,000; owner, Atlantic Houses Corpn., 1661 Shore rd; architect, Jos. H. McKennee, 1509 Emmons av. Plan No. 1467.

53D ST, s s, 171 e 15th av, 2-sty frame dwelling, 20.4x47.10, shingle roof, 2 families; cost, $5,000; owner, Harris Wilner, 4706 13th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1465.

81ST ST, n s, 240 e 19th av, 1-sty frame dwelling, 21.6x45.6, shingle roof, 1 family; cost, $2,000; owner, Geo. Krafft, 8687 22d av; architects, Slee & Bryson, 154 Montague st. Plan No. 1485.

COLONIAL RD, w s, 160 n 91st st, 1-sty frame dwelling, 15.9x44, shingle roof, 1 family; cost, $3,000; owner, Peter Berge, 245 94th st; architect, E. J. Ericson, 5614 6th av. Plan No. 1489.

ATKINS ST, w s, 95 n Dumont av, six 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $24,000; owner, Meltzer Constn. Co., 387 Ashford st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1354.

EXETER ST, w s, 320 s Oriental blvd, 2-sty frame dwelling, 26x47, shingle roof, 1 family; cost, $6,000; owner, A. F. Cassidy Corpn., 272 Beaumont st; architect, A. F. Cassidy Corpn., 272 Beaumont st. Plan No. 1382.

EAST 45TH ST, e s, 100 s Av M, two 2-sty frame dwellings, 16.4x37, shingle roof, 1 family each; total cost, $6,000; owner, John J Reilly, 1370 East 49th st; architect, Geo. E. Crane, 512 Guion av, Queens. Plan No. 1359.

47TH ST, n s, 240 e 15th av, 2-sty frame dwelling, 26.6x54, shingle roof, 2 families; cost, $6,500; owner, Jonas Vogel, 1236 50th st; architect, M. Rosenquist, 5314 13th av. Plan No. 1369.

WEST END AV, e s, 120 n Hampton av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $22,800; owner, Paul Gallagher Co., Manhattan Beach; architect, Paul Gallagher Co., Manhattan Beach. Plan No. 1380.

KOSCIUSKO ST, s s, 250 e Sumner av, 2-sty brick dwelling, 18x50, gravel roof, 1 family; cost, $5,000; owner, Isidor Miller, 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 1423.

OSBORN ST, w s, 285 s Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $12,000; owner, K. R. B., Inc., 1757 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1411.

EAST 31ST ST, s w cor Tilden av, four 2-sty brick dwellings, 18.9x36, gravel roof, 1 family each; total cost, $12,000; owner, Saml. Kaplan, 17 Geery st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1449.

WEST 35TH ST, e s, 260 s Mermaid av, 2-sty frame dwelling, 26x26, — roof, 2 families; cost, $2,250; owner, Mrs. Rachel P. Panken, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1432.

BEACH 40TH ST, s e cor Atlantic av, 2-sty brick dwelling, 26xx39, tile roof, 1 family; cost, $7,500; owner, Orlanda A. Jones, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 1441.

ATKINS AV, e s, 220 s New Lotts rd, six 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $15,600; owner, Abr. Sagalowitz, 582 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 1427.

GELSTON AV, s w cor, 92d st, eight 2-sty brick dwellings, 18.3x43.6, gravel roof, 1 family each; total cost, $20,000; owner, Arthur Pinoner, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 1447.

JAMAICA AV, n s, 154.4 w Barbey st, three 3-sty brick dwellings, 20x54, gravel roof, 1 family each; total cost, $12,000; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Sicien av. Plan No. 1424.

PENNSYLVANIA AV, w s, 196.8 n New Lotts rd, eight 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $28,000; owners, Taborisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1426.

TILDEN AV, s s, 80 w East 31st st, 2-sty brick dwelling, 20x52, gravel roof, 1 family; cost, $3,000; owner, Saml. Kaplan, 17 Gerry st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1450.

20TH AV, n e cor 65th st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, $8,000; owner, Kraslow Constn. Co., 190 Montague st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1414.

BARBEY ST, e s, 60 n Dumont av, 2-sty brick dwelling, 17x45, gravel roof, 1 family; cost, $3,500; owner, Isidor Blendes, 287 Vermont av; architect, Wm. S. Berres, 404 Saratoga av. Plan No. 1402.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 14x31, shingle roof, 1 family; cost, $600; owner, Mrs. B. Boyes, West 29th and Railroad av; architect, Wm. Richter, 4411 18th av. Plan No. 1399.

MONTROSE AV, s s, 57.5 w Union av, 2-sty brick stable and dwelling, 23.5x29.3, gravel roof, 1 family; cost, $3,000; owner, Rebecca Wittenstein, 53 Siegel st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1401.

CARROLL ST, n s, 200 w Kingston av, 2-sty brick dwelling, 20x45, gravel roof, 1 family; cost, $5,000; owner, Thos. Kelty, 398 1st st; architect, Benj. Cohen, 361 Stone av. Plan No. 1493.

58TH ST, n s, 100 e 11th av, two 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, $7,000; owner, Geo. Schumer, 1336 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1515.

58TH ST, n s, 300 w 11th av, two 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, $7,000; owner, Geo. Schumer, 1336 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1514.

DREW AV, w s, 140.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, $5,500; owner, Louis Larsen, 478 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1524.

DREW AV, w s, 180.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, $5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1525.

DREW AV, w s, 220.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, $5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1526.

DREW AV, w s, 260.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, $5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1527.

7TH AV, n e cor 84th st, two 2-sty frame dwellings, 16x38, shingle roof, 1 family each; total cost, $6,000; owner, Frank Schule, 8319 7th av; architects, John C. Wandell & Co., 4 Court sq. Plan No. 1501.

FACTORIES AND WAREHOUSES.

14TH ST, n s, 172.10 e 5th av, two 1-sty brick shops, 20.4x17, gravel roof; total cost, $300; owner, Andrew Mountzen, 526 20th st; architect, Harry R. Hawri, 848 East 34th st. Plan No. 1445.

STABLES AND GARAGES.

PACIFIC ST, n s, 175 w Bond st, 1-sty brick garage, 25x90, — roof; cost, $4,000; owner, Wm. S. Bridgette, 405 Pacific st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1458.

WALDORF CT, n s, 300 e 17th st, 1-sty frame garage, 12x18, shingle roof; cost, $500; owner, Alfred J. Steers, Jr., 2694 Bedford av; architect, Seth H. Cutting, 1721 Av J. Plan No. 1444.

EAST 16TH ST, w s, 209.11 n Church av, 1-sty brick garage, 14x21, shingle roof; cost, $300; owner, Frank J. Seton, 48 East 16th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1436.

JUNIUS ST, ws, 100 n Belmont av, four 1-sty brick stables, 50x15, slag roof; total cost, $8,000; owner, Louis Rudderman, 104 Osborn st, architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1336.

AV G, n s, 50 w East 24th st, 1-sty frame garage, 14x18, shingle roof; cost, $400; owner, Fred C Kinkead, 2315 Av G; architect, C. G. Wessell, 1118 Av J. Plan No. 1351.

PRESIDENT ST, n s, 80 w Brooklyn av, 1-sty brick garage, 19x20.8 slag roof; cost, $1,200; owner, Louis Cohen 234A Vernon av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 1376.

47TH ST, n s, 240 e 15th av, 1-sty frame garage, 12x16, shingle roof; cost, $400; owner, Jonas Vogel, 1236 50th st; architect, Mawitz Rosenquist, 5314 13th av. Plan No. 1517.

ARGYLE RD, e s, 344.5 n Cortelyou rd, 1-sty frame garage, 13x17, shingle roof; cost, $200; owner, Edw. Clark, on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 1494.

OCEAN PARKWAY, e s, 45.5 s Caton pl, 1-sty brick garage, 32x24, tin roof; cost, $800; owner, Rudolph S. Oswald, on premises; architect, Saml. Pardstein, 1168 43th st. Plan No. 1503.

STORES AND DWELLINGS.

NEW LOTS AV, s s, 80 e Shepherd av, 2-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, $3,500; owner, Wm. Corbish, 221 Sand st; architect, Hans Arnold, 2134 East 17th st. Plan No. 1345.

PENNSYLVANIA AV, w s, 176.8 s New Lotts rd, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, $4,000; owners, Taborisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1425.

20TH AV, e s, 20 s 65th st, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $48,000; owner, Kraslow Constn. Co., 199 Montague st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1415.

PUTNAM AV, n w cor Franklin av, 3-sty brick store and dwelling, 20x47, tin roof, 2 families; cost, $5,000; owner, Edw. Larner, 594 McDonough st; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1520.

APARTMENTS, FLATS AND TENEMENTS.

BARBEY ST, n e cor Belmont av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $28,000; owner, Cutler Bldg. Co., 312 Wyona st; architects, S. Millman & Son, 1780 Pitkin av, Plan No. 1366.

BARBEY ST, s e cor Sutter av, 4-sty brick store & tenement, 30.8x90, slag roof, 15 families; cost, $17,500; owner, New Age Constn. Co., 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1374.

EAST 15TH ST, n w cor Av J, 4-sty brick store and tenement, 20x100, slag roof, 6 families; cost, $16,000; owner, S. & G. Constn Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1362.

15TH AV, w s, 180 s Bath av, 4-sty brick tenement, 60x77.8, gravel roof, 20 families; cost, $30,000; owner, Globe Const. Co., 25 East 24th st, Manhattan; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1375.

EAST 35TH ST, e s, 95 n Church av, 3-sty brick tenement, 25x68, slag roof, 6 families; cost, $7,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1498.

CHRISTOPHER AV, s e cor Lott av, 3-sty brick store and tenement, 25x87, gravel roof, 5 families; cost, $8,200; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1523.

CHRISTOPHER AV, e s, 25 s Lott av, three 3-sty brick tenements, 25x70, gravel roof, 6 families each; total cost, $22,500; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1522.

CHURCH AV, n s, 25 e East 35th st, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, $21,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1497.

STORES, OFFICES AND LOFTS.

BATH AV, n w cor Bay 25th st, 1-sty brick store, 50x35, gravel roof; cost, $3,000; owner, Montauk Bath Realty Co., 150 Bay 25th st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1394.

LOTT AV, s e cor Christopher av, 1-sty brick store, 14x20, gravel roof; cost, $800; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1521.

JUNIUS ST, w s, 100 n Belmont av, four 1-sty brick markets, 45x60, slag roof; total cost, $24,000; owner, Louis Rudderman, 104 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1335.

SURF AV, s s, 80 w Scoville's walk, 1-sty brick store, 20.3x40, slag roof; cost, $2,000; owner, Geo. S. Scoville, 138 96th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 1500.

FACTORIES AND WAREHOUSES.

WAVERLY AV, w s, 198.8 n Atlantic av, 3-sty brick ice plant, 75x100, slag roof; cost, $50,000; owner, Reid Ice Cream Co., 524 Waverly av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 1462.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), 1-sty brick powerhouse, 86x28, concrete roof; cost, $4,000; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1365.

MISCELLANEOUS.

JUNIUS ST, w s, 100 n Belmont av, four 1-sty frame sheds, 42x16, tin roof; total cost, $2,000; owner, Louis Rudderman, 104 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1337.

BERGEN ST, n s, 250 w Vanderbilt av, 1-sty brick boiler house, 50x30, gravel roof; cost, $3,000; owner, Geo. Andrews, 646 Dean st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1342.

SCHERMERHORN ST, s s, 275 e Smith st, 2-sty brick baths, 60x95, tile roof; cost, $40,000; owner, Sylvan Electric Baths, 168 Schermerhorn st; architect, W. B. Tuthill, 287 4th av, Manhattan. Plan No. 1468.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), one smokestack; cost, $6,000; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1363.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), 1-sty brick tower, 17.9x17.9, —— roof; cost, $1,500; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1366.

NORWOOD AV, n e cor Etna st, 1-sty brick toolhouse, 10x10.4, gravel roof; cost, $200; owner, Frank M. Becroft, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1420.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame shed, 24x14, rubber roof; cost, $250; owner, Hy. Green, 730 Schenectady av; architect, Wm. H. Senior, 415 East 46th st. Plan No. 1401.

THEATRES.

18TH AV, s w cor 65th st, 1-sty brick theatre, 40x90.2, slag roof; cost, $11,000; owner, A. G. Transsie, 6580 18th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 511.

Queens.

DWELLINGS.

BELLE HARBOR.—Chester av, e s, 140 n Newport av, 2-sty frame dwelling, 30x65, tin roof, 2 families and store; cost, $4,000; owner, Eugene Garibaldi, care architect, J. B. Lynch, 30 Beach 87th st, Rockaway Beach. Plan No. 477.

BROOKLYN HILLS.—Walnut st, n s, 215 e Union av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $7,000; owner, Enden Realty Co., Jerome av, Morris Park; architect, G. E. Crane, Richmond Hill. Plan No. 486.

BROOKLYN HILLS.—Magnolia av, s s, 95 e Freedom av, four 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $12,000; owner, Enden Realty Corp., Jerome av, Morris Park; architect, G. E. Crane, Richmond Hill. Plan No. 487.

DUNTON.—Liberty av, n s, 148 w Morris av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,000; owners, Proctor & Ward, 272 Washington st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 482-83.

GLENDALE.—McKinley av, w s, 95 n Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $5,000; owners, Buser & Pfundstein, 52 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 473.

RICHMOND HILL.—Bedford av, w s, 1,010 n Atlantic av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, $7,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 485.

ROCKAWAY BEACH.—Bayside av, w s, 200 s Boulevard, 2-sty frame dwelling, 16x14, shingle roof, 1 family; cost, $600; owner, Chas. Elkins, premises. Plan No. 479.

OZONE PARK.—Welling st, e s, 220 n Broadway, eight 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, $24,000; owner, John Reich Building Corp., Maure av Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 488 to 495.

UNION COURSE.—3d st, n s, 250 e Shaw av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $2,000; owner, Henry E. Wade, 460 Guion av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 484.

WHITESTONE.—9th av, e s, 65 s 11th av, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner, Peter Grotz, 29 East 17th st, Whitestone; architect, owner. Plan No. 475.

CORONA.—50th st, e s, 120 n Haves av, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,600; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, same address. Plan No. 499.

EAST ELMHURST.—Bay 5th st, n w cor Manhattan boulevard, 2½-sty frame dwelling, 25x24, shingle roof, 1 family, steam heat; cost, $3,000; owner, E. Long, East Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 507.

JAMAICA.—Homer Lee av, w s, 220 n Wexford terrace, 2-sty frame dwelling, 20x21, shingle roof, 1 family; cost, $2,500; owner, M. J. Degnon, 30 East 42d st, Manhattan; architects, Hiss & Weeks, 452 5th av, Manhattan. Plan No. 1505.

RICHMOND HILL.—Central av, n w cor Curtis av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $1,000; owner, Mrs. John Johnson, Central av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plans Nos. 502-3.

ROCKAWAY BEACH.—Division av, e s, 210 s L. I. R. R., 2-sty frame dwelling, 25x13, shingle roof, 1 family; cost, $500; owner, G. DeRosta, premises. Plan No. 508.

ELMHURST.—Evergreen av, n s, 200 e Chicago av, four 2½-sty frame dwellings, 17x38, shingle roof 1 family each, steam heat; cost, $10,000; owner and architect, J. J. Froenhofer, 93 Congress av, Elmhurst. Plan Nos. 517 to 520.

FAR ROCKAWAY.—John st, n w cor William st, 2-sty frame dwelling, 24x39, shingle roof, 1 family, steam heat; cost, $2,950; owner, F. J. Decker, Far Rockaway; architect, Paul L. Jason, 658 Prospect pl, Brooklyn. Plan No. 516.

BAYSIDE.—Muride av, s s, 100 w Higgins av, 2-sty frame dwelling, 18x36, slag roof, 2 families; cost, $1,500; owner, Karrol Kreamer, Muride av, Bayside; architect, John Josinsky, Woodhull av, Bayside. Plan No. 538.

EDGEMERE.—Rockaway av, w s, 810 n Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, $2,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 535.

EDGEMERE.—Frank av, e s, 1,720 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family; cost, $3,000; owner, Rebecca Frower, 22 N. Eldert av, Rockaway Beach; architect, Geo. C. Hough, Edgemere. Plan Nos. 532-533.

EDGEMERE.—Rockaway av, w s, 785 n Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $2,200; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 534.

EDGEMERE.—Frank av, e s, 1,700 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,500; owner, Elizabeth Brower, 22 No. Eldert av, Rockaway Beach; architect, Geo. C. Hough, Edgemere. Plan No. 531.

EDGEMERE.—Frank av, w s, 140 n Hantz pl, two 1-sty frame dwellings, 14x36, shingle roof, 1 family; cost, $2,400; owner, Mrs. Laura Blackeney, 51 West 128th st, Manhattan; architect, J. W. Smith, Woodmere, L. I. Plan Nos. 528-29.

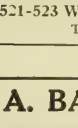
ELMHURST.—Medina pl, w s, 150 n Gerry st, 2½-sty frame dwelling, 21x46, shingle roof, 2 family, steam heat; cost, $3,600; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 530.

RICHMOND HILL.—Jerome av, s s, 62 e Stotthoff av, two 2-sty brick dwellings, 20x33, tin roof, 2 families and stores; cost, $10,000; owner, Esor Realty Co., 208 Pulaski st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 536.

RICHMOND HILL.—Grant av, w s, 300 s Grafton av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Harry Fleit, 1312 Herald av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Jeffrey av, Richmond Hill. Plan No. 537.

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Alitcrations Continued.

ROCKAWAY PARK.—Beach 118th st, n s, 180 w Triton av, 2½-sty frame dwelling, 24x45, shingle roof, 1 family, steam heat; cost, $6,500; owner, Henry Schuelthies, 55 Vesey st, Manhattan; architect, Adolph E. Nast, 546 5th av, Manhattan. Plan No. 524.

WOODHAVEN.—Napier pl, e s, 97 s Jamaica av, two 2-sty frame dwellings, 18x51, tin roof, 2 families, furnace heat; cost, $5,000; owners, Sim & Greig, Inc., Woodhaven; architects, H. T. Jeffrey & Son, Jeffrey av, Richmond Hill. Plan No. 539.

JAMAICA.—New York av, e s, 20 s Atlantic av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, $7,000; owner, Cannello Terra, 82 Troy st, Brooklyn; architect, Louis Danzacher, 370 Fulton st, Jamaica. Plan Nos. 545-46.

WOODHAVEN SOUTH.—Belmont av, s s, 40 e Amber st, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, $1,800; owner, Anna Niles, Forest av, Ridgewood; architect, Louis Brandenberg, Oyama pl, Woodhaven. Plan No. 551.

HALLS AND CLUBS.

JAMAICA.—Hoffmann av, e s, 80 s Union turnpike, 1-sty frame dance hall, 26x44, tin roof; cost, $750; owner, Henry Peters, premises; architect, Chas. Biedenkapp, Richmond Hill. Plan No. 527.

JAMAICA CREEK.—Bay av, n s, 65 e Cross st, 1¼-sty frame dance hall, 40x73, tin roof; cost, $1,500; owner, Louis Snippey, 1673 Palmetto st, Brooklyn; architect, Chas. Gloat, 38 Lincoln av, Jamaica. Plan No. 541.

STABLES AND GARAGES.

JAMAICA.—Grand av, e s, 485 n Hillcrest av, 1-sty frame garage, 12x20, shingle roof; cost, $300; owner, Chas. A. Ryder, Herriman av, Jamaica. Plan No. 476.

QUEENS.—North Wertland av, e s, 405 n Jericho turnpike, 1-sty frame garage, 12x14, shingle roof; cost, $150; owner, E. B. Summergill, premises. Plan No. 496.

RIDGEWOOD.—Hancock st, n s, 176 w Myrtle av, 1-sty brick garage, 62x50, slag roof; cost, $1,800; owner, Stephen Norris, 1808 Myrtle av, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 498.

RICHMOND HILL.—Lester av, w s, 200 s Clifton av, 1-sty frame garage, 12x16, tin roof; cost, $100; owner, E. Bradley, premises. Plan No. 501.

RICHMOND HILL.—Walnut st, w s, 350 n Ridgewood av, 1-sty frame garage, 12x12, shingle roof; cost, $100; owner, G. M. Bunce, premises. Plan No. 504.

COLLEGE POINT.—17th st, e s, 50 n High st, 1-sty metal garage, 12x16; cost, $80; owner, P. E. Roesch, 506 17th st, College Point. Plan No. 515.

HOLLIS.—Sagamore av, e s, 100 s Hempstead tpke, 1-sty frame garage, 10x16, tin roof; cost, $150; owner, H. E. Wade, Lincoln av, Richmond Hill. Plan No. 512.

BAYSIDE.—7th st, w s, 300 s Montauk av, 1-sty frame garage, 12x12, shingle roof; cost, $150; owner, Arthur G. Miller, premises. Plan No. 526.

COLLEGE POINT.—13th st, e s, 200 n High st, 1-sty frame garage, 9x16, tin roof; cost, $90; owner, Chas. Wurtz, 518 15th st, College Point. Plan No. 540.

FLUSHING.—South Parsons av, 157, 1-sty metal garage, 10x16; cost, $150; owner, N. C. Haynes, premises. Plan No. 522.

ROCKAWAY PARK.—Beach 118th st, n s, 180 w Triton av, 1-sty frame garage, 12x19, shingle roof; cost, $250; owner, Henry Schuelthies, 55 Vesey st, Manhattan; architect, Adolph E. Nast, 546 5th av, Manhattan. Plan No. 525.

FAR ROCKAWAY.—Sea Girt av, n s, 400 e South st, 1-sty concrete stable and garage, 61x20¼, slag roof; cost, $14,000; owner, Edw. Roche, South st, Far Rockaway. Plan No. 549.

JAMAICA.—Shelton av, n s, 200 w Bergen av, 1-sty frame garage, 20x25, tin roof; cost, $600; owner, Jas. Macbeth, Fulton st, Jamaica. Plan No. 547.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av, n s, 20 e McKinley av, 3-sty brick store and dwelling, 20x62, tin roof, 2 families; cost, $10,000; owners, Buser & Pfundstein, 52 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 472.

MASPETH.—Grand st, n s, 260 e Columbia st, 2-sty brick store and dwelling, 30x54, slag roof, 2 families; cost, $8,000; owner, Max Berger, Grand st, Maspeth; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 523.

RIDGEWOOD.—Fresh Pond rd, n w cor Myrtle av, 3-sty brick store and dwelling, 28x78, slag roof, 6 families; cost, $14,000; owner, Max Laubine, 503 Penn av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 552.

EDGEMERE.—Frank av, n e cor Boulevard, 2-sty frame store and dwelling, 30x83, tin roof, 2 families; cost, $7,000; owner, W. A. Reinhart, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan No. 544.

STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Fairview av, e s, 50 n Putnam av, 1-sty brick store, 50x64, tin roof; cost, $1,000; owner, Chas. Gauter, 188 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 474.

FAR ROCKAWAY.—White st, n s, 70 w Mott av, 1-sty frame store, 39x40, tin roof; cost, $2,100; owner, J. F. Trommer Brewing Co., Bushwick av, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 543.

MIDDLE VILLAGE.—Metropolitan av, s s, 800 w Juniper av, 1-sty frame office, 11x11, tin roof; cost, $100; owner, Theo. Falles, 1726 Metropolitan av, Middle Village. Plan No. 506.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Wilbur av, s e cor Academy st, 4-sty brick tenement, 18x67, tin roof, 11 families; cost, $10,000; owner, Maria V. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 513.

L. I. CITY.—9th av, w s, 275 s Woolsey av, 4-sty brick tenement, 24x45, tin roof, 3 families; cost, $10,000; owner, Henry Schmidt, 699 9th av, L. I. City; architect, Chas. Leinhing, 403 Woolsey av, L. I. City. Plan No. 521.

MISCELLANEOUS.

BAYSIDE.—Crocheron av, n e cor 2d st, erect steel cesspool to dwelling; cost, $70; owner, M. Cince, premises. Plan No. 497.

RIDGEWOOD.—Grand st, 683, 1-sty frame shed, 20x17, tin roof; cost, $250; owner, Clara Kupo, premises. Plan No. 478.

ROCKAWAY BEACH.—Beach 105th st, w s, 100 n Ocean av, airdrome; cost, $1,000; owner, Deinling Amusement Co., Beach 105th st, Rockaway Beach. Plan No. 480.

FOREST HILLS.—Station sq, 1-sty concrete police booth, 5x5, tile roof; cost, $250; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 509.

FOREST HILLS.—Station sq, 1-sty concrete stand, 5x5, tile roof; cost, $250; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 510.

L. I. CITY.—2d av, w s, 250 n Ditmars av, 1-sty brick shed, 25x20, gravel roof; cost, $350; owner, Jos. Vrana, 973 2d av, L. I. City; architect, F. Chemlik, 796 2d av, L. I. City. Plan No. 500.

L. I. CITY.—Jackson av, n w cor Payntar av, frame billboard, 120x8; cost, $120; owners, Disosway & Fisher, 1070 3d av, Manhattan. Plan No. 548.

RAMBLERVILLE.—Hawtree Creek, e s, 200 n Hawtree Canal, 1-sty frame boat house, 14x20, tin roof; cost, $150; owner, Kaspar Stock, Ramblersville. Plan No. 542.

RIDGEWOOD.—Dekalb av, n s, 50 w Woodward av, 1-sty frame shed, 18x20, tin roof; cost, $200; owner, T. Crough, premises. Plan No. 550.

Richmond.

DWELLINGS.

3D AV, e s, 143 n Maple av, Beach Park, 1-sty frame bungalow, 14x35; cost, $475; owner, Sam. Allison, Middle Beach; architect and builder, Otto Kaison, Midland Beach. Plan No. 98.

BURGHER AV, e s, 202 n Henderson st, West Brighton, two 2-sty frame dwellings, 21x44; total cost, $8,000; owners, Cantor & Steinberg, New Brighton; architect, Hy. F. Comtois, New Brighton; builder, David Steinberg, New Brighton. Plan No. 105.

CRESCENT AV, w s, 147 s Boulevard, Midland Beach, 1-sty frame bungalow, 20x28; cost, $1,000; owner, Hy. Barenzckel, Gordon av, s w cor Delaware av. Plan No. 103.

ELM AV, s s, 50 w 2d st, Midland Beach, 1-sty frame bungalow, 12x16; cost, $100; owner, Anne G. Schmidt, Midland Beach; builder, F. G. Pearson, Midland Beach. Plan No. 101.

GORDON AV, s w cor Delaware av, Dongan Hills, 1-sty brick dwelling, 24x28; cost, $2,000; owner, Geo. McNamara, Tompkinsville; architect, A. L. Buttermark, Concord. Plan No. 104.

HANOVER AV, n s, 550 w Trenton av, Prince Bay, 1-sty frame bungalow, 21x24; cost, $1,000; owner, Felix Wallin, 212 East 126th st, Manhattan. Plan No. 94.

OAK AV, s w, 60 n w 1st st, Midland Beach, 1-sty frame bungalow, 12x32; cost, $275; owner, Geo. Cask, 2526 7th av, Manhattan; builder, James Littrell, Rosebank. Plan No. 102.

WINAN AV, n s, 40 nw Bennett st, Great Kills, 1-sty frame bungalow, 20x18; cost, $300; owner, Thos. Sanjour, New Dorp Manor. Plan No. 96.

3D AV, s e cor Bismarck st, New Brighton, 2½-sty brick dwelling, 24x55; cost, $5,000; owner, James Mitchell, New Brighton; architect and builder, S. I. McNally, 775 Prospect av, Manhattan. Plan No. 95.

MISCELLANEOUS.

8TH ST, s s, 100 e Rose av, New Dorp, 1-sty brick wagon shed, 16x18; cost, $500; owner, Wm. M. Wilson, New Dorp; architect, John Schrott, Richmond. Plan No. 97.

STORES, OFFICES AND LOFTS.

HATFIELD AV, n s, 100 w Richmond av, Port Richmond, 1-sty frame store, 17fx38; cost, $750; owner, Otto Kenichman, Port Richmond; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 99.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEDFORD, 25-27, install toilet compartment, enlarge windows to 4-sty brick tenement; cost, $300; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 486.

BROOME ST, 236, remove partitions, erect wood partitions, cut new opening to 3-sty brick dwelling and meeting rooms; cost, $500; owner, Chas. Lyons, 766-7 Broadway, Brooklyn; architect, Otto Reissmann, 147 4th av. Plan No. 473.

BROOME ST, 446, f. p. stairway to 12-sty brick stores and lofts; cost, $2,500; owner, Adams Land & Bldg Co., Horatio H. Gates, Secy., 61 Broadway; architect, J. P. Whiskeman, 30 East 42d st. Plan No. 442.

BROOME ST, 368-70, removal of part of 1st story wall, insertion of columns and girders on grillage, partitions, store fronts, toilets, windows to 6-sty brick stores and factory lofts; cost, $5,000; owner, S. & H. Realty Co., Inc., Oscar Herman, Pres., 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 465.

CANAL ST, 185-87, substitution of c. i. columns for wood columns to 6-sty brick stores and lofts; cost, $500; owner, Schneider Estate, Marie Saltzeider, trustee, 20 East 20th st; architect, Jas. R. Turner, 123 Harvest st, Forest Hills, N. Y. Plan No. 463.

CANAL, 149, remove store door and windows, construct new show windows of marble, plate glass and metal, cut out slots to 4-sty brick store and lofts; cost, $275; owner, E. D. Farrell, 158 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 477.

COLUMBIA ST, 6, partitions (forming bathrooms), windows, mason work, f. p. ceiling to 5-sty brick tenement; cost, $2,000; owner, Ellen Hoy, 6 Columbia st; architect, Jacob Fisher, 25 Av A; lessee, Solomon Bisgaier, 6 Columbia st (lessee superintends). Plan No. 429.

DIVISION ST, 97, store front, remove stairs and iron work, new girder, c. i. columns, new brick piers, new fireproof stairs, remove partition, cut door, galvanized iron cornice to 5-sty brick stores and tenement; cost, $3,500; owner, Sophie Maas, 2600 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 451.

EAST BROADWAY, 225, remove sink, build new toilet enclosure to 4-sty brick school; cost, $400; owner, Machzikei Tahund Local School, 225-27 East Broadway, Moses H. Philip, president; architect, A. F. Keboe, 1 Beekman st. Plan No. 478.

GREENE ST, 8, extend stairs, studs, portland cement to 5-sty brick lofts; cost, $2,000; owner, L. L. Lorillard, 14 Wall; architect, A. E. Nast, 546 5th av. Plan No. 481.

GREENE ST, 15-17, fire-escapes, carpenter work, bulkhead (wire lath and plaster, metal covered), stair enclosure, f. p. doors to 6-sty brick store and lofts; cost, $2,500; owner, Presbytery of New York, 156 5th av; architect, Robt. Teichman, 22 William st. Plan No. 430.

GREENWICH ST, 458, erect new extension to 3-sty brick store and families; cost, $500; owner, Salo Realty Co., Harry Steinhart, president, 403 West 13th st; architect, Morris Schwartz, 194 Bowery. Plan No. 454.

MONTGOMERY ST, 29, partitions, window, skylight, carpenter work to 3-sty brick dwelling; cost, $2,000; owner, Metropolitan Savings Bank, 59 Cooper sq; architect, Jacob Fisher, 25 Av A; lessee, J. Edward Berger, 9 Montgomery st (lessee superintends). Plan No. 425.

NASSAU ST, 126-30, to set two granite columns on pilasters, 8-sty brick office bldg; cost, $400; owner, Wm. K. Vanderbilt, 660 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 439.

SPRING ST, 139-141, erect stairs, build mezzanine floor, steel columns, fireproof floor, cut windows to 7-sty brick store and lofts; cost, $975; owner, Samuel R. Betts, 52 William st; architect, A. W. Schwartz, 162 West 20th st. Plan No. 474.

WASHINGTON, 222, construct steel awning, eye beams, channels, gutters, leaders to 3-sty brick cafe, 2d and 3d floors vacant; cost, $200,; owner, John Motter, 132 New York av, Brooklyn; architect, L. A. Hornum, 405 Lexington av. Plan No. 484.

WEST ST, 140-41, partitions, mason work, stairs, flooring, plumbing, f. p. light vault, increase of story heights to two 3-sty brick stores and lofts (to be used as store and apartments); cost, $4,500; owner, Bowery Savings Bank, Henry A. Schenck, Pres., 128 Bowery; architect, Milton Zeisler, 433 East 74th st. Plan No. 469.

WILLIAM ST, 25-27-29, removal of beams, stairway, fireproofing to 15-sty brick office building; cost, $400; owner, Lord's Court Building Co., 27 William st; architect, Edw. Osterland, 206 Maple av. Plan No. 488.

4TH ST, 216 East, stairways, bulkhead to 4-sty brick store and tenement; cost, $1,000; owner, Max Zwerdling, 193 East 4th st; architect, Jacob Fisher, 25 Av A. Plan No. 443.

5TH ST, 19 East, stairway, bulkhead, g. i. skylight, fire-escapes to 4-sty brick stores and lofts; cost, $500; owner, Craig Estate, care Geo. Cooper, 90 Maiden lane; architect, Jacob Fisher, 25 Av A. Plan No. 487.

17TH ST, 14-16 West, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, $2,200; owner, Jacob Silberman, 27 West 24th st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 464.

26TH ST, 328-30 East, removal of masonry, struc. steel, mason work, toilet compartment, steps, iron work, grating to 5-sty brick lofts; cost, $300; owner, German Kahn, 785 Humboldt st, Brooklyn; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 448.

27TH ST, 330-32 West, f. p. mezzanine floor to 3-sty brick garage and factory building; cost, $1,200; owner, Coca-Cola Co., Chas E. Culpeper, manager, 361 West 27th st; architect, Arthur Tufts, 208 Coca-Cola Bldg., Baltimore, Md. Plan No. 459.

40TH ST, 328 East, windows, glass panels, iron framing to 4-sty brick tenement; cost, $800; owner, Anna Schmidt, 304 East 86th st; architect, Sidney Diamant, 15 East 40th st. Plan No. 468.

40TH ST, 113-119 West, elevator to run from 4th to 5th sty in 22-sty brick office and loft bldg.; cost, $4,000; owner, West 40th and 41st Sts. Realty Co., Philip Lewisohn, Pres., 88 5th av; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 449.

44TH ST, 73-77 West, change of partitions, carpenter work, iron stairway, new partitions, removal of encroachments to 4-sty brick store and offices; cost, $500; owner, Will Rafel, 65 West 45th st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 438.

44TH ST, 110 West, install new show window, provide new sash, erect new boiler flue, build new 2-sty extension, new stairway to 4-sty brick private dwelling; cost, $1,000; owner, Federal Estates Corpn., Moses J. Wolff, president, 30 East 42d st; architects, Schwartz & Gross, 347 5th av. Plan No. 482.

45TH ST, 55 West, staircase, t. c. block enclosure to 7-sty brick store and loft; cost, $200; owner, Holt Realty Co., 15 West 45th st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 437.

48TH ST, 560 West, struc. steel, fireproofing (wire lath and plaster), enlargement of window to 4-sty brick stores and tenement; cost, $200; owner, Peter Doelger Brewing Co., Inc, 407 East 53d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 444.

52D ST, 227 West, store front, mason work, stairs, flooring to 4-sty brick hotel; cost, $1,-000; owner, Michael Wortzman, 156 Clinton st; architect, Samuel Cohen, 503 5th av. Plan No. 450.

54TH ST, 415-23, toilet compartments to 2-sty brick laundry; cost, $500; owner, Louis Schnurmacher, 1128 1st av; architect, Geo. Dress, 1436 Lexington av. Plan No. 445.

55TH ST, 152 West, install show window, door, build new stair, remove partitions, install fabinet partition and electric lights to 3-sty brick studio and offices; cost, $500; owner, Belford Realty Corpn., F. G. Potter, president, 30 East 42d st; architect, Edw. M. Adelsohn, 1776 Pitkin av, Brooklyn. Plan No. 453.

58TH ST, 146 West, remove and erect partitions, alter 8 non-housekeeping suites, 1 doctor's suite, 1 housekeeping janitor's apartment, light shaft to be sunk, new stairs added, new plumbing, gas fitting, electric wiring, steam fitting to 4-sty brick boarding house; cost, $12,-000; owner, Chas. M. Brooks, 39 Thomas st; architect, S. R. T. Very, 70 East 45th st. Plan No. 183.

60TH ST, 36-40 West, metal-covered stair partitions to 5-sty brick garage; cost, $3,000; owner, Nicholas Henry, 36-40 West 60th st; architect, Adolph E. Nast, 546 5th av. Plan No. 462.

65TH ST, 116 West, gravity tank, steel supports to 6-sty brick stores and offices; cost, $500; owner, Rellin Constr. Co., John L. Miller, Pres., 1947 Broadway; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 466.

69TH ST, 311-13 West, removal of doors, windows and piers, struc. steel to two 5-sty brick stores and tenements; cost, $600; owner, Reisman Estate, 30 Broad st; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 441.

71ST ST, 432-34 East, gravity tank, steel supports, non-fireproof pent house to 7-sty brick factory lofts; cost, $2,000; owner, Leissner Realty Co., Edw. Leissner, Pres., 432 East 71st st; architect, L. G. House Engineering Co., 143 West 40th st. Plan No. 467.

72D ST, 44 West, roof fence (steel frame and corr. galv. iron), fence screen (concrete, steel frame and corr. galv. iron) to 4-sty brick dwelling; cost, $700; owner, Geo. W. Jacoby, 44 West 72d st; architect, Martin J. Hackett, 405 Lexington av. Plan No. 489.

77TH ST, 123 East, fireproofing ceiling and partitions, build new steps, install steam heating outfit, reinforced concrete, remove wood sheathing, install gasoline tank, pump, fill box and vent pipe, fireproof doors to 3-sty brick garage; cost, $2,000; owner, Thatcher Adams, 68 East 79th st; architect, Wm. R. Wright, 306 East 59th st. Plan No. 485.

78TH ST, 138 East, metal store fronts, struc. steel to 3-sty brick stores and apartments; cost, $1,500; owner, Rufus B. Cowing, 333 West 87th st; architect, John R. Hinchman, 437 5th av. Plan No. 466.

116TH ST, 200-12 West, change of picture booth, installation of new seating, portable rail to 2-sty brick theatre; cost, $500; owner, St. Nicholas-7th Av. Theatre Co., Arthur W. Little, Pres., 425 East 24th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 461.

120TH ST, 165-171 East, to convert 2-sty brick garage into market, stands, doors, partitions; cost, $500; owner, John Kerr, 171 East 120th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 447.

122D ST, 242-252 East, install posts and girders to 4-sty brick machine shop and loft; cost, $150; owner, Bernard Voss, 427 East 140th st; architect, John Fleischman, 416 East 120th st. Plan No. 475.

124TH ST, 102-4 West, metal store fronts, pine girder to 2-sty brick stores and dwelling; cost, $1,000; owner, Margaret C. Monahan, care Edward J. Welling, 243 West 127th st; architect, Frank Hausle, 81 East 125th st. Plan No. 434.

125TH ST, 66-70 East, f. p. elevator bulkhead, g. i. skylight, beam supports to 3-sty brick store and lofts; cost, $250; owner, Morris B. Baer, 60 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 433.

125TH ST, 313-315 West, provide new stairs to 5-sty brick store, restaurant and lofts; cost, $1,000; owner, The Picker Realty & Impt. Co., Inc., F. Picker, president, 313-315 West 125th st; architect, Richard Rohl, 513-515 West 125th New York. Plan No. 479.

132D ST, 13-15-17 East, remove old floor, erect new floor, c. i. columns, install boilers, remove boiler stack to 5-sty brick brewery; cost, $3,000; owner, Jas. Everard Estate, Mrs. Jas. Everard, president, 13-15-17 East 172d st; architect, Martin J. Hackett, 405 Lexington av. Plan No. 4521.

BROADWAY, 1400-10, steel, galv. iron and glass marquise to 4-sty brick stores and theatre; cost, $600; owner, Bixby Estate, Geo. Friefeld, 291 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 431.

BROADWAY, 1387, store front (metal and marble) to 1-sty brick store; cost, $200; owner, Wendel Estate, 175 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 470.

BROADWAY, 795, cut down windows, provide new fire escapes to 5-sty brick lofts; cost, $1,000; owner, L. L. Lorillard, 14 Wall st; architect, A. E. Nast, 546 5th av. Plan No. 480.

BROADWAY, 2140-2146, cut new door opening, remove stair railing and posts, remove steps, build new steps, remove partitions, build new partitions, remove stairs, new toilet room to 2-stv brick stores and dwellings; cost, $250; owner, W. J. M. Donovan, 80 Broadway; architect, John J. Graham, 71 Broadway. Plan No. 472.

CONVENT AV, 280, remove fixtures, furnish new fixtures for bath rooms, new stud partition, new bath room, dampproofing, new floor, low cistern, new opening, cut down wall, overhauling plumbing to 4-sty brick private residence; cost, $4,500; owner, City of N. Y. College, City of N. Y., Chas E. Lydecker, chairman Board of Trustees, 139th st and Convent av; architect, R. V. Davis Amator, 222 West 23d st. Plan No. 471.

LEXINGTON AV, 884, partitions (stud, plaster board and metal) to 4-sty brick hotel; cost, $45; owner, Maria A. Wiborn, 2123 Vyse av; architect, Arthur T. Wibron, 2145 So. Blvd. Plan No. 458.

LEXINGTON AV, 1645, metal store fronts, g. i. cornices, struc. steel, removal of masonry to 4-sty brick stores and tenement; cost, $500; owner, Jacob Hershovitz, 6 Av. C; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 435.

5TH AV, 306, g. i. skylight to 4-sty brick shop and offices; cost, $225; owner, Emily A. Watson, 530 5th av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 446.

5TH AV, 714, remodel store front, remove present mezzanine floor, install new floor to 6-sty brick stores and show rooms; cost, $4,000; owner, Chas. A. Gould, 30 East 42d st; architect, Woodruff Leeming, 20 Broad st. Plan No. 456.

5TH AV, 858, erection of stone exterior balcony supported by steel, cut windows in wall to 5-sty brick private residence; cost, $23,000; owner, Thos. F. Ryan, 858 5th av; architect, Thomas Hastings, 225 5th av. Plan No. 455.

5TH AV, 747-49-51-53, and 58th st, 2 East, removal of fronts to 3d floor ceiling level, stoops, areas, party walls, stairs, fire-escape, partitions, floors, tanks, machinery, plumbing and fixtures, steam lines and radiators, electric wiring and fixtures, resetting of elevator car and machinery to five 5-sty brick shops and apartments; cost, $70,000; owner, Jones Estate, J. Langdon Ward, trustee, 16 Exchange pl; architect, Duncan Candler, 105 West 40th st. Plan No. 460.

6TH AV, 781, stairways, mason work, partitions, toilets, bath rooms, metal store front to 4-sty brick store and dwelling; cost, $3,000; owner, Chas. A. Belden, care Wm. C. Walker's Sons, 299 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 457.

6TH AV, 528, and Broadway, 1263, store front, iron stairway, glass partition, sash door to 4-sty brick restaurant and offices; cost, $2,500; owner, Fredk. Liebowitz, 52 Dey st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 440.

6TH AV, 756-68, steel, galv. iron and glass marquise to 4-sty brick stores and theatre; cost, $600; owner, Hippodrome Co., 756 6th av; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 432.

11TH AV, 589, erect water closets, stud lath and plaster to 4-sty brick tenement; cost, $500; owner Mary Bier, 456 Grand st; architect, Harry Zlot, 63 Grand st. Plan No. 476.

Bronx.

ELSMERE PL, 815, 1-sty brick extension, 9x 23, to 2-sty frame dwelling; cost, $450; owner, Rona C. Klinkel, 817 Elsmere pl; architect, Wm. Klinkel, 817 Elsmere pl. Plan No. 75.

PARKER ST, s w cor Stearns st, new roof, new stairs, &c., to 2½-sty frame dwelling; cost, $800; owner, Rebecca Eller, on premises; architect, Frederick G. Seelmann, 848 Van Nest av. Plan No. 76.

151ST ST, 243, new girders, new partitions to 3-sty brick factory; cost, $350; owner, Guiseppe Fusco, 409 East 116th st; architect, Emanuel Klenert, 2091 Prospect av. Plan No. 78.

226TH ST, s s, 205 e Carpenter av, new bath, new partitions to 2-sty and attic frame dwelling; cost, $250; owner, John McCormack, on premises; architect, Jas. G. Glynn, 2066 Bathgate av. Plan No. 73.

EAGLE AV, 683, replace 3-sty of 3-sty frame tenement; cost, $3,000; owner, Mrs. Bertha Bohling, 669 Eagle av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 79. Note—Destroyed by fire.

EAGLE AV, 685, replace 3-sty to 3-sty frame tenement; cost, $3,500; owner, Mrs. Babettee Englehard, 722 Trinity av; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 81. Destroyed by fire.

EAGLE AV, 689, replace 3-sty to 3-sty frame tenement; cost, $3,600; owners, Augusta & Margaret McDevitt, 709 Eagle av; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 80. Destroyed by fire.

GUNTHER AV, 3438, 1-sty frame extension, 18x18, to 2-sty frame dwelling; cost, $100; owner, Jere Hannifin, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 74.

UNIONPORT RD, w s, 259 s Morris Park av, new show windows, new partitions to 3-sty frame store and dwelling; cost, $150; owner, Arthur Hodge, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 77.

VAN NEST AV, n e cor Holland av, move 3-sty frame store and dwelling; cost, $2,000; owner, Maria H. Diedtrich, 740 Morris Park av; architect, H. Nordheim, 1087 Tremont av. Plan No. 72.

Brooklyn.

ASHFORD ST, 562, interior alterations to 2-sty dwelling; cost, $250; owner, Abraham Dorr, 593 Warwick st; architect, S. Millman, 1780 Pitkin av. Plan No. 1358.

CARROLL ST, 499, plumbing to 3-sty bakery; cost, $200; owner, J. F. Hildebrand, 26 Beaver st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1353.

FT. GREENE PL, 66, plumbing to 3-sty dwelling; cost, $250; owner, Alice Alhone, 412 Lafayette av; architect, Jas McGuinness, 105 Ft. Greene pl. Plan No. 1419.

FURMAN ST, 66, extension to 8-sty warehouse; cost, $3,750; owner, Nach Cold Storage Co., on premises; architect, A. S. Hedman, 371 Fulton st. Plan No. 1488.

HAVEMEYER ST, 259, extension to 2-sty garage; cost, $1,100; owner, Conrad Moller, New Canaan, Conn.; architect, Hy Loeffler, 804 Jefferson av. Plan No. 1367.

HEYWARD ST, s s, 714 w Broadway, exterior alterations to 3-sty school; cost, $1,500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1339.

KEAP ST, 269, extension to 2-sty dwelling; cost, $800; owner Lazarus Harris, 285 Division av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1429.

LORIMER ST, 562, interior alterations to 3-sty store and tenement; cost, $200; owner, Peter Doelger Bwg. Co., 407 East 55th st, Manhattan; architect, Chas. Stegmayer, 168 East 91st st, Manhattan. Plan No. 1451.

MARION ST, 156, interior alterations to 3-sty tenement; cost, $400; owner, Anthony Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 1484.

MARION ST, 154, interior alterations to 3-sty tenement; cost, $200; owner, Anthony Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 1506.

MESEROLE ST, n w cor Lorimer st, interior alterations to 4-sty school; cost, $2,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1519.

MIDDLETON ST, 183, extension to 3-sty factory; cost, $2,500; owner, Pure Ice Co., on premises; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1357.

MOORE ST, 56, interior alterations to 3-sty store and dwelling; cost, $300; owner, Jos. Ritter, 107 Hart st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1422.

NAVY ST, 171, interior alterations to two 2-sty tenements; cost, $400; owner, Giovanni Alfang, on premises; architect, J. A. Boyle, 367 Fulton st. Plan No. 1393.

PRESIDENT ST, 1460, extension to 2-sty dwelling; cost, $200; owner, Fred Gretsch, on premises; architect, Geo. B. Cooper, 120 West 32d st, Manhattan. Plan No. 1387.

SANDS ST, 213, interior alterations to 4-sty tenement; cost, $800; owner, Sam Aronson, 2305 Myrtle av; architect, Lew Koen, 9 Debevoise st. Plan No. 1347.

SCHERMERHORN ST, 320, interior alterations to 3-sty store; cost, $1,500; owner, Louis Kaban, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1481.

SMITH ST, 405, interior alterations to 3-sty store and dwelling; cost, $200; owner, Frank Vielman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1344.

STAGG ST, 47, exterior alterations to 2-sty store and tenement; cost, $150; owner, Yachne Rubin, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1368.

SUYDAM ST, 11, interior alterations to two 2-sty warehouses; total cost, $900; owner, Levi Bros., 1013 Broadway; architects, Koch & Wagner, 26 Court st. Plan No. 1516.

VAN BRUNT ST, 310, extension to 3-sty store and dwelling; cost, $700; owner, Rose Holand, 382A Clinton st; architect, John Burke, 372 Union st. Plan No. 1455.

WALWORTH ST, e s, 112 s Myrtle av, interior alterations to 2-sty school; cost, $3,000; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1454.

WILLOUGHBY ST, 40, interior alterations to 3-sty cafe; cost, $250; owner, Wm. Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1400.

SOUTH 1ST ST, 256, exterior alterations to 3-sty store and tenement; cost, $300; owner, Wm. Stewart, 14 Bedford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1529.

SOUTH 3D ST, 67, interior alterations to 3-sty tenement; cost, $300; owner, Jos. Epstein, 114 Gerry st; architect, H. M. Entlich, 29 Montrose av. Plan No. 1505.

NORTH 8TH ST, 169, interior alterations to 4-sty tenement; cost, $500; owner, Susan Haley, 87 Berry st; architect, Max Cohn, 280 Bedford av. Plan No. 1467.

NORTH 9TH ST, 221, etxerior alterations to 1-sty storage; cost, $300; owner, Jas. McCafferty Sons, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1528.

WEST 28TH ST, 2030, extension to 2-sty dwelling; cost, $1,000; owner, Peter P. Ryan, premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1491.

41ST ST, 1405, exterior alterations to 3-sty store and dwelling; cost, $500; owner, Morris Wolok, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 1504.

77TH ST, 466, extension to 2-sty dwelling; cost, $500; owner, John G. Finn, on premises; architect, E. J. Ericson, 5614 6th av. Plan No. 1469.

AV V n e cor East 14th st, extension to 2-sty shop; cost, $8,000; owner, City of N. Y.; architect, Wm. W. Busch, Municipal Bldg, Manhattan. Plan No. 1463.

BLAKE AV, 961, interior alterations to 2-sty store and dwelling; cost, $275; owner, Isaac Morgenstern, 645 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1412.

BROADWAY, 880, exterior alterations to 3-sty store and dwelling; cost, $150; owner, John H. Wythe, 405 Lexington av; architect, Jas T. Turnbull, 143 West 140th st, Manhattan. Plan No. 1452.

DEKALB AV, 1236, interior alterations to 3-sty tenement; cost, $300; owner, Harry Weinstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1396.

DEKALB AV, 1240, interior alterations to 3-sty tenement; cost, $250; owner, Henry Weinstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1397.

(New Buildings, Continued. Brooklyn.)

DRIGGS AV, 258, exterior alterations to 3-sty tenement; cost, $200; owner, Henry Josephowitz, on premises; architect, Jas. McKellopp, 154 India st. Plan No. 1490.

EASTERN PARKWAY, 1157, exterior alterations to 1-sty garage; cost, $500; owner, Shepherd J. Goldberg, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1531.

EVERGREEN AV, 148, interior alterations to 3-sty tenement; cost, $250; owner, Calogno Croccheolo, 48 Beaver st; architect, D. Salvati, 525 Grand st. Plan No. 1476.

FLATBUSH AV, 329, extension to 3-sty store and dwelling; cost, $500; owner, Rampelo Racco, on premises; architect, Michael J King, 260 5th av. Plan No. 1430.

GRAVESEND AV, 986, interior alterations to 1-sty theatre; cost, $300; owner, Rosedan Realty Co., 91 William st, Manhattan; architect, W. A. Gorman, 110 Rosevelt av, Corona, L. I. Plan No. 1530.

GRAHAM AV, 112, interior alterations to 6-sty tenement; cost, $3,000; owner, M. Mendelsohn, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 1361.

HAMILTON AV, 155, interior alterations to 1-sty postoffice; cost, $2,500; owner, Morris Bloch, 51 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 1460.

HOPKINSON AV, 483, interior alterations to 3-sty tenement; cost, $500; owner, Becky Grop, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1474.

LINCOLN RD, 47, extension to 4-sty tenement; cost, $2,000; owner, Mary McKinney, 1407 Dean st; architect, J. A. Boyle, 367 Fulton st. Plan No. 1392.

METROPOLITAN AV, 91, extension to 2-sty dwelling; cost, $700; owner, Saml. Zemel, 250 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 1471.

MYRTLE AV, 1562, exterior alterations to 5-sty store and dwelling; cost, $200; owners, Welz & Zerweck Bwg. Co., on premises; architect, Adolf Meyersburg, 902 Eagle av. Plan No. 1451.

OCEAN PKWAY, 2992, porch to 2-sty building; cost, $200; owners, Lustig Bros., 200 Green st, Manhattan; architect, Abr. Marker, 3002 Ocean pkway. Plan No. 1410.

PARK AV, 348, erect roof tank; cost, $900; owner, Rigney & Co., on premises; architect, Maxwell Engineering Co., 146 24th st. Plan No. 1495.

PITKIN AV, 1732, interior alterations to 3-sty dwelling; cost, $300; owner, David Traibitz, 133 Cannon st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1352.

ROCKAWAY AV, 967, extension to 2-sty store and dwelling; cost, $1,000; owner, Gaetano Longo, 958 Hopkinson av; architect, John M. Ricca, 1556 St. Marks av. Plan No. 1492.

ST. MARK'S AV, 536, interior alterations to 2-sty store and dwelling; cost, $200; owner, Sussie Terrone, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 1435.

SHEFFIELD AV, 301, extension to 3-sty dwelling; cost, $500; owner, Mrs. Ella Cohen, 736 East 156th st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1417.

WILLOUGHBY AV, 343, extension to 1-sty factory; cost, $400; owner, Deidrick Von Deyton, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 1346.

2D AV, 103, extension to 1-sty shop; cost, $1,500; owners, Thos. Paulson & Son, 97 2d av; architect, Otto E. Barene, 403 Albermarle rd. Plan No. 1386.

3D AV, 713, interior alterations to 3-sty store and dwelling; cost, $300; owner, Isidore Nuchman, 662 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 1502.

3D AV, 946, extension to 1-sty warehouse; cost, $2,500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1518.

5TH AV, 5304, extension to 2-sty office; cost, $500; owner, Pierce Keefe, on premises; architect, Thomas Bennett, 3d av and 52d st. Plan No. 1513.

13TH AV, 3817, extension to 3-sty store and dwelling; cost, $400; owner, Philip Passon, 1065 41st st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1508.

Queens.

COLLEGE POINT.—L. I. R. R., s e cor 27th st, erect new piazza to dwelling; cost, $100; owner, A. J. Spaeth, premises. Plan No. 388.

COLLEGE POINT.—12th st, n w cor 4th av, erect new piazza to dwelling; cost, $100; owner, A. Klarman, premises. Plan No. 442.

ELMHURST.—21st st, o s, 100 s Laurel Hill boulevard, alter roof of dwelling; cost, $75; owner, F. Huschner, premises. Plan No. 441.

EVERGREEN.—Rue De St. Felix, 21, interior alterations to dwelling; cost, $300; owner, C. Jacobs, 796 President st, Brooklyn. Plan No. 384.

FAR ROCKAWAY.—White st, n w cor Mott av, interior alterations to store and dwelling; cost, $1,200; owner, Trommer Evergreen Brewing Co., Bushwick av, East New York; architect, J. H. Cornell, Far Rockaway. Plan No. 437.

FLUSHING.—Hillside av, n s, 40 w Marlborough rd, erect new bay window to dwelling; cost, $350; owner, A. Kennedy, premises. Plan No. 444.

FULTON ST, 552, interior alterations to dwelling; cost, $66; owner, L. J. Tevelin, 1580 Broadway, Brooklyn. Plan No. 434.

FLUSHING.—17th st, e s, 146 s Sandford av, plumbing in dwelling; cost, $75; owner, L. Storm, premises. Plan No. 402.

GLENDALE.—Mead av, e s, 129 n Myrtle av, plumbing to dwelling; cost, $100; owner, F. Knockmann, on premises. Plan No. 430.

GLENDALE.—Tesla pl, e s, 241 n Copeland av, plumbing to dwelling; cost, $200; owner, F. A. Jager, on premises. Plan No. 417.

JAMAICA.—Jay st, n w cor Bandman av, dig new cellar and new foundation to dwelling; cost, $700; owner, E. Bonig, on premises. Plan No 421.

JAMAICA.—Rockaway rd, e s, 84 s Guinsberg pl, interior alterations to store; cost, $500; owner, J. J. Greenbaum, premises. Plan No. 407.

JAMAICA.—Silvester av, n s, 125 w Henry st, interior alterations to dwelling; cost, $500; owner, A. Hludinsky, 126 Rockaway rd, Jamaica. Plan No. 408.

JAMAICA.—Silvester av, n s, 150 w Henry st, interior alterations to dwelling; cost, $500; owner, A. Hludinsky, 126 Rockaway rd, Jamaica. Plan No. 409.

JAMAICA.—Fulton st, 377, interior alterations to store and dwelling; cost, $400; owner, And. Kamerer, 389 Hillside av, Jamaica. Plan No. 439.

L. I. CITY.—Broadway, 472, interior alterations to store; cost, $65; owner, J. VonMallen, premises. Plan No. 438.

L. I. CITY.—Jackson av, cor Honeywell st, install two freight elevators in factory; cost, $5,000; owner, Ford Motor Co., Detroit, Mich. Plan No. 443.

L. I. CITY.—4th av, 171, new plumbing in tenement; cost, $350; owner, John Foley, premises. Plan No. 399.

L. I. CITY.—Broadway, n s, 50 e Titus st, new store front; cost, $100; owner, Tony Cappawana, premises. Plan No. 403.

L. I. CITY.—10th av, 644, new store front to dwelling; cost, $250; owner, John Luxenberg, premises. Plan No. 390.

L. I. CITY.—8th av, 728, install new plumbing to dwelling; cost, $75; owner, Mrs. Peterson, on premises. Plan No. 429.

L. I. CITY.—Ridge st, 52, new foundation to dwelling; cost, $200; owner, Dom. Orefice, on premises. Plan No. 414.

L. I. CITY.—Pearsall st, 111, interior alterations to dwelling; cost, $250; owner, Leo. Mokowski, on premises. Plan No. 422.

L. I. CITY.—Lawrence st, e s, 186 and 188, 2-sty brick extension, 26x26, rear of two dwellings, tin roof; interior alterations; cost, $1,750; owner, Jas. Thompson, 124 Fulton av, L. I. C.; architect, Y. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 412.

MASPETH.—Linden st, 2, raise dwelling and erect new foundation; cost, $250; owner, Gertrude C. A. Johnson, premises. Plan No. 391.

MIDDLE VILLAGE.—Metropolitan av, n s, 225 w Hillside av, general repairs to dwelling; cost, $300; owner, Felice Mangellitte, 24 Nagy st, Middle Village. Plan No. 431.

QUEENS.—Field av, w s, 225 n Horan av, interior alterations to dwelling; cost, $140; owner, M. Strickland, premises. Plan No. 380.

RAMBLERSVILLE.—Hawtree Creek rd, e s, 500 s railroad station, 1-sty frame extension, 10x18, rear boat house; cost, $75; owner, P. Loffette, premises. Plan No. 387.

RIDGEWOOD.—Wyckoff av, w s, 80 s Decatur st, interior alterations to dwelling; cost, $500; owners, Knoor Bros., premises. Plan No. 392.

RICHMOND HILL.—Jamaica av, s w cor Campion st, new foundation to dwelling; cost, $800; owner, Mrs. X. Hatter, premises. Plan No. 389.

RICHMOND HILL.—Lefferts av, w s, 50 n Fulton st, reconstruct roof on dwelling, interior alterations; cost, $2,200; owner, Clara E. Fields, premises. Plan No. 400.

RICHMOND HILL.—Fulton st, n s, 350 e Oxford av, plumbing to dwelling; cost, $170; owner, Wm. H. Wade, 235 Elm st, Richmond Hill. Plan No. 433.

RIDGEWOOD.—Forest av, 825, 1-sty brick extension, 31x24, rear dwelling, tar and gravel roof; cost, $1,800; owner, Gustave E. Ungar, on premises; architect, Chas A. Pfaff, 673 Enfield st, Ridgewood. Plan No. 432.

RIDGEWOOD.—St. Nicholas av, s e cor Ralph st, plumbing to dwelling; cost, $125; owner, M. E. Lutz, on premises. Plan No. 423.

ROCKAWAY BEACH.—Boulevard, 515, interior alterations to dwelling; cost, $200; owner, M. Reich, premises. Plan No. 385.

ROCKAWAY BEACH.—Boulevard, e s, 33 w Division av, interior alterations to dwelling; cost, $1,000; owner, M. Reich, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 410.

ST. ALBANS.—Central av, s s, 720 w Railroad, 1-sty frame extension, 14x18, front and side dwelling, interior alterations; cost, $1,000; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 411.

WINFIELD.—Queens boulevard, n s, 81 e Fisk av, 2-sty frame extension, 21x8, front dwelling, tin roof; cost, $900; owner, Geo. Scheibel, Shell rd, Winfield; architect, Edw Rose, Grand st, Elmhurst. Plan No. 404.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March 6. The location is given, but not the owner's address.

GUTTENBERG.—Andrew Brunhofer, 119 27th st, 3-sty brick, $8,000.

ARLINGTON.—Jacob Solomon, 337 Kearny av, 3-sty frame, $6,000.

EAST ORANGE.—Ballum Investment Co., 86 Harrison st, 5-sty brick, $125,000.

NEW BRUNSWICK.—Cornelius B. McCrelis, 297-299 Neilson st, 3-sty frame alteration, $1,000.

SUMMIT.—Jacob G. Shahnazarian, 471 Morris av, 3-sty frame, $4,000.

WEST ORANGE.—I. Vanderen Van Arsdale, 44 Riggs pl, 2-sty frame, $5,000.

BAYONNE.—Anna Gottke, 88 East 27th st, 3-sty frame, $4,000.

BAYONNE.—Abraham Bloom, n w cor Boulevard and Andrew st, 3-sty brick, $10,000.

SUMMIT.—Thomas Shannazarian, 468 Morris av, 3-sty frame, $3,000.

ELIZABETH.—Sylvester Salomone, n e cor Spring st and North av, 2-sty brick, $4,000.

IRVINGTON.—Standard Building Block Co., n w cor Clinton and Ellis av, 3-sty frame, $7,000.

GRANTWOOD.—Margaret Byrne, n side Franklin av, near Palisade av, 3-sty brick, $10,000.

TOWN OF UNION.—William F. Connolly, 127 Liberty st, 3-sty frame alteration, $2,500; William F. Connolly, 125 Liberty st, 3-sty brick $18,000.

WEST NEW YORK.—Abraham Boorstein, n w cor Hudson av and 20th st, five 3-sty brick, $30,000.

ENGLEWOOD.—Morris Wides, 35-37 North Dean st, 2-sty brick, $13,000.

JERSEY CITY.—Martha Ippolito, 85 Colgate st, 3-sty frame alteration, $300; Mas Resnick, e s Rutgers av, nr Cator av, 3-sty brick, $9,000; Hyman Susser, e s Rutgers av, nr Cator av, 3-sty brick $9,000; Angelo Garigano, 258 Wayne st, 3-sty frame alteration, $100; Morris Cohen, 173 Old Bergen rd, 3-sty brick, $9,000; Woodward Realty Co., 229 Pacific av, 4-sty brick alteration, $900; Tomaso Leonetti, 38 Wallis av, 3-sty frame alteration, $900; Zerman Realty Co., 64-66 Glenwood av, 4-sty brick, $40,000; Benjamin Gorlin, Inc., 155, 159, 156 & 160 Wegman pl, four 3-sty brick, $18,000.

JERSEY CITY.—Rose Lerner, 147 and 161 Highland av, two 3-sty brick, $17,000; Joseph Smith, 340 Jewett av, 3-sty brick, $15,000; Laro P. Hansen, 32 Fairview av, 4-sty brick, $25,000; Alice M. Borgardus, 1776 Boulevard, 3-sty frame, $8,000.

JERSEY CITY.—Hyman Selkin & Jacob Vellin, 71-73-75 Bostwick av, two 3-sty brick, $22,000; Harry J. Max, s w cor Bergen sq and Academy st, 3-sty brick, $11,000; Isaac Gatoff, n side Harmon st, 30 ft. e of Crescent av, two 3-sty brick, $18,000; Samuel Gorlin & Son, n e cor Jackson and Bayview avs, 3-sty brick, $8,000; Samuel Helfend, n e cor Princeton and Linden avs, 3-sty brick, $11,000; Charles A. Schaefer, 60 Bergen av, 3-sty frame alteration, $200; Mary Alexander, 50 Laidlaw av, 3-sty frame alteration, $500; Elnore V. Crichfield, s e cor Bergen and Grant avs, 4-sty brick, $35,000.

NEWARK.—Morris Russinow, 282 Belmont av, 3-sty frame alteration, $1,000; Henry Schenck, 739 South 19th st, 3-sty brick, $5,000; Louise & Samuel B. Donaldson, 71 Bragaw av, 3-sty frame, $9,000.

NEWARK.—Michael Testa, 15 Bruce st, 4-sty brick alteration, $200; Abraham Jennis, 55 Morton st, 3-sty frame alteration, $500; Abraham Jennis, 51 Morton st, 3-sty frame alteration, $600; Vincenzo Agnello, 613 North 6th st, 4-sty brick, $9,000.

NEWARK.—Steinberg & Rudnewitz, 812 South 16th st, 3-sty frame, $6,000; Antonio Del Tuffo, 23 Crane st, 3-sty brick, $10,000; William H. Kaiser, 171-173 Van Buren st, 4-sty brick, $23,000; Salvino Lardiere, 70 Bloomfield av, 2-sty frame alteration, $3,000; Jacob Keil, 137 Pennington st, 3-sty brick alteration, $1,000.

PERSONAL AND TRADE NOTES.

OGDEN & DAY, architects, 1170 Broadway, will move their offices about May 1 to 320 5th av.

CARLTON VAN VALKENBURG, architect, has moved his offices from 147 4th av to 320 5th av.

B. CRYSTAL & SON, general contractors, have moved their offices from 527 5th av to 47 West st.

WILLIAM S. COVELL, architect, will move his office about May 1 from 1170 Broadway to 320 5th av.

GEORGE EDWARD KRUG, architect, will move his office about May 1 from 1170 Broadway to 320 5th av.

E. A. TURNER, 34 East 28th st, is doing the alteration work for Mrs. Le B. Parsons and J. Cooper Mott at 20 East 55th st.

CORCILIUS & HULTGREN, architects, have opened offices for the practice of their profession in the Gokey Building, Jamestown, N. Y.

WILLIAM BLAHA, plumbing contractor, has opened an office and shop at 2023 Seventh av, and desires catalogues from jobbers and manufacturers.

WILLIAM J. OBENUS AND L. RODMAN NICHOLS, architects, Albany, N. Y., have formed a partnership for the joint practice of their profession with offices at 119 State st.

CLINTON V. MURRAY is representing the A. G. Roebuck Company, manufacturer of rustless metal screens and metal weather strips, 47 West 34th st, calling upon the architects and contractors.

DANIEL G. McNEIL, architect, Watertown, N. Y., has moved to Jamestown, N. Y., where he has become affiliated with the firm of Mason & McNeil, architects, with offices in the Barrett Building.

S. G. SLOCUM, architect, 23 West 42d st, will discontinue his office in New York City and open an office in the Havens Building, Point Pleasant, N. J., where he will continue the practice of his profession.

THE LEONARD SHEET METAL WORKS, manufacturers of underwriters windows and doors of all types, has moved its New York office to the Wilson Building, 33d st and Broadway.

F. A. CASWELL, general contractor, formerly at 103½ Factory st, Watertown, N. Y., has opened an office in the Cahill Building, South Salina st, Syracuse, where he will conduct a general building business.

C. F. MEEKS, plumbing contractor, 473 52nd st., Brooklyn, has purchased all right, title and interest of James L. Meeks in the firm of Meeks Bros., and is conducting the business under the name of C. F. Meeks at the above address.

WALTER C. ALLEN was elected president of the Yale & Towne Manufacturing Co., in place of Henry R. Towne, who retired after a service of forty-six years as the head of the company. Mr. Allen has been associated with the company for twenty-three years.

F. MARTENS & CO., general contractors, have opened offices in the Cutler Building, Rochester, N. Y., where they will conduct a general contracting business and desire catalogues and samples from manufacturers interested in the building trades.

PUBLIC HEARING.—Notice is hereby given that the Committee on the City Plan will hold a public hearing on Friday, March 12, 1915, at 3 P. M., in Room 16, City Hall, Manhattan, in relation to the extension of Riverside Drive, from its present terminus at West 155th st to the Harlem River Ship Canal, Borough of Manhattan.

L. B. MARKS and J. E. WOODWELL, consulting engineers, 103 Park av, announce that they will dissolve partnership on May 1, 1915. Mr. Woodwell will locate his offices at 8 West 40th st, where he will continue the general practice of consulting engineering, and Mr. Marks will retain his offices at 103 Park av and will specialize as heretofore in illuminating engineering.

THE YONKERS BRICKLAYERS' AND PLASTERERS' UNION has served notice on the various contractors and builders that on and after July 1 next the Union will demand a wage scale of seventy cents an hour, instead of sixty-five, the present rate. The Yonkers carpenters, who are now getting sixty-five cents an hour, have also given notice that they will demand seventy cents an hour beginning July 1.

GERNERT-STUMP COMPANY, INC., has been organized to manufacture and install composition flooring. The firm will have products to be known to the trade as "G-S Composition" and "G-S Corkstone." Offices and factory have been located at Ferry and Jefferson streets, Hoboken, N. J. The officials of this company are: Herbert E. Gernert, president; Howard W. Ford, vice-president, and A. Herman Stump, secretary and treasurer.

THOUGH GENERAL BUSINESS CONDITIONS have been dull, Albert Oliver has been successful in closing several important contracts during the last few weeks. For the Clinton Fireproofing Company he obtained the contract to do all the concrete work on the sixteen stations of the Sea Beach line, for which Post & McCord are the contractors. The amount involved is approximately $125,000.

E. M. HOUGHTALING & CO., INC., 101 Park av, have received the contract to supply 206,000 face brick to be used in the erection of the store and loft building on the west side of Broadway, 35th to 36th sts, from plans by Clinton & Russell, architects; Thompson-Starrett Co., general contractor. The structure is owned by the Thirteen Thirty-Seven Broadway Corporation, William H. Barnum and William Everdell, Jr.

OBITUARY

GEORGE P. COMBS, a retired general contractor, died at his home, 451 East 15th st, Brooklyn, Saturday, March 6. He was eighty-seven years old and is survived by two sons and a daughter.

JOHN CHARLES SHOPLAND, a retired Brooklyn builder, died from heart disease at his residence, 174 Dean st, Brooklyn, Friday, March 5, aged sixty-nine years. He is survived by a daughter and two sons.

JOHN F. KILCOYNE, general contractor, died after a brief illness at his home, 239 Palmetto st, Brooklyn, Tuesday, March 2. He was born in Brooklyn and had been prominent as a builder for a number of years.

WILLIAM J. KESSLER, chief engineer for the Department of Docks and Ferries, died at his home, 748 Union st, Brooklyn, of cerebral hemorrhage, Thursday, March 4. He was sixty years old and is survived by his widow.

GEORGE H. SANSOM, a building contractor for many years prominent in New Jersey, died of a complication of diseases at his home, 67 Western av, Morristown, N. J., Thursday, March 4. He was born in England forty-eight years ago. He is survived by his widow, a son and two daughters.

ALBERT EMMET HEDDEN, a retired building contractor, died at his home, 52 Hedden pl, East Orange, N. J., following a sudden attack of apoplexy, Saturday, March 6. He was seventy-four years old. Mr. Hedden was long interested in the Hedden Construction Company of Newark, N. J., a concern founded by his brother. He is survived by two daughters and a son.

HENRY WHITE, one of the oldest building contractors of Brooklyn, died at his home, 625 Lincoln pl, Sunday, March 7. He was born in London, England, seventy-four years ago and had lived in Brooklyn for fifty-five years. Mr. White was a veteran of the Civil War, serving throughout the war with the Forty-seventh Infantry, N. G. N. Y. He had been active as a builder since the close of the war. His widow, two sons and three daughters survive him.

JOHN HOWARD MANNING, superintendent of the New York Branch of the Crane Company, of Chicago, manufacturers of valves and steam fittings, died of Bright's disease after a long illness, at his home, 314 Lewis av, Brooklyn, Thursday, March 4. Mr. Manning was born in Ireland seventy four years ago, and formerly lived in Chicago. He was a veteran of the Civil War, having served throughout the entire period with the Ninth Massachusetts Battery. He is survived by his widow and a daughter.

PERCIVAL M. LLOYD, one of the leading architects of Poughkeepsie, N. Y., and prominent in his profession throughout the State, died of pulmonary tuberculosis at Saranac Lake, N. Y., Friday, March 5. Mr. Lloyd was born in Poughkeepsie, forty-two years ago and many of the city's prominent buildings are monuments to his skill as a designer. He planned the First Presbyterian Church, Trust Company building, Young Women's Christian Association and many other important buildings. He was a member of the Amrita Club, Royal Arcanum, Duchess Golf and Country Club, Poughkeepsie Tennis Club and the Masonic fraternity of Poughkeepsie, and a member of the League of New York. Mr. Lloyd was a director of the New York Society of Architects. He was unmarried. His mother and two brothers survive him.

WILLIAM S. EAMES, an architect and art critic widely known throughout the United States, died at his home in St. Louis, Mo., Friday, March 5. His death resulted from a general breakdown. Mr. Eames was born in Clinton, Mich., August 4, 1857, and received his education at Washington University and the Ecole des Beaux Arts in Paris. After continuing his studies in Rome for some time, he returned to America and took up the practice of his profession in St. Louis at the age of twenty-five years. Mr. Eames was an ex-president of the American Institute of Architects and had held important public positions in St. Louis. He served as Deputy Commissioner of Public Buildings for two years and later became a member of the Board of Appeals of the Buildings Department. He was a United States representative at the International Congress in Madrid in 1904, a life member of the American Academy at Rome, a member of the National Society for Civic Improvement of Municipalities, a director of the American Institute of Architects for fifteen years, a member of the Architectural League of New York and the International Society of State and Municipal Building Commissioners. His clubs included the Algonquin and Country of St. Louis and the Cosmos of Washington.

ARTHUR G. STONE, general contractor, architect and engineer, died suddenly, while riding in his automobile in the Eastern District of Brooklyn, Monday evening, March 8. His death was due to heart disease, for which he had been undergoing medical treatment during the last six months. Mr. Stone was born in New York City, December 8, 1866, and came to Brooklyn as a boy. His home was at 1370 Dean st. Mr. Stone was recognized as one of the leading authorities on building construction in Brooklyn, and as a contractor erected a number of important structures. His offices were in the Temple Bar building, 44 Court st. Mr. Stone confined his recent activities in the building line to factory and warehouse construction. He was probably best known in this class of building, although other types of structures have been erected, by him. Among the representative factories and warehouses built by Mr. Stone are the buildings for the Grand Union Tea Company, Kirkman & Son, soap manufacturers, and the bakeries for the J. H. Schultz Company. As an architect he designed a number of bank buildings, among them the Jenkins Trust Company in East New York. The Liberty Theatre, also in East New York, a $100,000 playhouse, was also designed and erected by him. Mr. Stone was a member of many clubs and associations and was an active church worker. He was one of the oldest members and at one time president of the Mechanics' and Traders' Exchange of Brooklyn, treasurer of the Master Builders' Association and for four years chairman of the Arbitration Board, member of the Manufactures' Association, Brooklyn and Apollo clubs, and a trustee of Leland College. He is survived by his widow, two sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ELECTRICAL COMMITTEE, NATIONAL FIRE PROTECTION ASSOCIATION, will hold its annual meeting in New York City March 24-25. Secretary, Ralph Sweetland, 141 Milk st, Boston, Mass.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

SOCIETY OF BEAUX-ARTS ARCHITECTS opened its new building in East 75th st, near Lexington av, with a house warming Thursday evening, March 11. There were two burlesque plays in the style of the Grand Guignol, in Paris, followed by a costume dance and supper.

CITY CLUB OF NEW YORK will hold the second of a series of dinners to discuss the larger problems of constitutional revision at its clubhouse, 55 West 44th st, Monday evening, March 15. Members of the Brooklyn League have been invited to attend.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

ARCHITECTURAL LEAGUE has decided to award annually a medal of honor for architecture. A special committee consisting of Edwin H. Blashfield, Isidore Konti, Calvin Kiessling and Cass Gilbert, president of the league, is working out details of the manner of awarding this medal.

RALPH ADAMS CRAM delivered a lecture on "Mediaeval Architecture of France in the Thirteenth Centuryr," Tuesday morning, March 9. This was the third of the series of four lectures at the residence of Lloyd Warren, 1041 5th av, given by the American Group of the Societe des Architects Diplomes par le Gouvernement, for the benefit of the families of the French architects now serving the colors.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

RECENT INCORPORATIONS.

THE FLOBERT REALTY CORPORATION, contracting, realty, construction, etc., has been chartered with offices in Brooklyn, to do business with a capitalization of $10,000. The directors are Harry Harris, Ralph A. Kohn and Estelle Levey, all of 31 Nassau st. The attorney is Elek Jno. Ludvigh, 31 Nassau st.

NAEHER-MERRITT REALTY CORPN. has been incorporated, with offices in Brooklyn, to do a realty and construction business with a capitalization of $20,000. The directors are Arnold M. Schmidt, 556 McDonough st; Herman Naeher and Cora E. Naeher, 310 60th st, all of Brooklyn. The attorney is Edward T. Horwill, 215 Montague st, Brooklyn.

JOHN CLARK UDALL is a $100,000 corporation chartered, with offices in Manhattan, as general contractors, builders and manufacturers of all kinds of materials, implements and utensils. The directors are John Clark Udall, 305 West 72d st, Manhattan; Julian A. Udall, Jr., Patchogue, L. I., and Francis H. Bishop, 2675 Heath av, Bronx. Eidlitz & Hulse, 31 Nassau st, attorneys.

DAS CONSTRUCTION & ENGINEERING CO., has been incorporated with $10,000 capital stock to do a general contracting, construction, architects and engineers, civil and electrical and water supply, and dealing in building and plumbing supplies and hardware, signal systems, etc., business, with offices in Manhattan. The directors are James W. Davis and Alfred N. Smith, both of Bridgeport, Conn., and Victor Anderson, 204 West 118th st. McLaughlin, Russell, Coe & Sprag, 165 Broadway, attorneys.

ELDORADO HOLDING CORPORATION has been chartered with offices in Manhattan to do a realty and construction business with $10,000 capital stock. The directors are W. Dale Sheafer, corner 3d and Market sts., Harrisburg, Pa.; Harry I. Huber, and Edwin D. Kenyon, both of 215 Montague st., Brooklyn. The attorneys are DeGroot, Kenyon & Huber, 215 Montague st., Brooklyn.

ADAMS, BRITZ & CO. is a $25,000 company, chartered with offices in Manhattan to manufacture heating and ventilating apparatus, pumps, elevators, steam engines, hydraulic power machinery, engine room supplies, sprinkler systems and to do engineering and contracting business. The directors are P. Eliot Adams, Mamaroneck, N. Y.; Edwin G. Britz, 820 West 180th st.; and Thos. Baumgardner, 157 West 78th st. Frank A. Spencer, Jr., 60 Wall st., attorney.

PAUL J. GALLAGHER CO. has been incorporated with $50,000 capital stock to do a realty, contracting for erecting, decorating, furnishing buildings, etc., dealing in building supplies, operating apartment houses, etc., business with offices in Brooklyn. The directors are George H. Baker, Paul J. Gallagher, Mary C. Gallagher, all of 227 Monroe st. and two others. Richard C. Harrison, Pier A, N. R., attorney.

LAWRENCE CONTRACTING CO., realty and construction, has been chartered with $10,000 capital stock with offices in The Bronx. The directors are Winifred Mitchell, Wm. A. Mitchell, both of 2409 Walton av, and Peter MacArthur, 291 West 142d st. The attorney is C. Englander, 302 Broadway.

BUILDING MATERIALS AND SUPPLIES

FEBRUARY CONSTRUCTION IN MANHATTAN INCREASED 50 PER CENT
HAGER-BROWN CONFERENCE STARTS RUMORS of CEMENT WAR TRUCE

National Construction Shows Improvement
Suburban Speculative Work Increasing

GENERAL improvement in building construction is reported for the Metropolitan district as the middle of March approaches. Building activity is more apparent both in the city and suburbs. Building material prices from dealer to job are not stiffening, indicating prospects of continued ease on the wholesale market.

It is evident, however, that dealers are holding themselves in readiness for a general change in quotations, because they are making their bids to builders subject to not longer than sixty-day acceptance. Leading commodities like brick, Portland cement, fireproofing, lime, plaster and other staples have shown no change.

On the other hand, building construction in New York City showed an aggregate gain of $4,000,000 or 50.8 per cent. over February of a year ago. Newark, however, showed a decrease of 22 per cent. A great proportion of the new building construction in New York is of a commercial character in Manhattan. Industrial expansion is especially noticeable in the Bronx, Queens and Newark. In the development sections of Newark speculative building is going ahead fast, indicating that money is more readily available. Most of these operations were projected about nine months ago.

That the improved conditions are not entirely local is shown by the detailed report for February made by Bradstreets covering 137 cities out of 152 usually reporting. The total number of new building projects in the United States for February was 14,733 with an estimated value of $42,993,455, as against 16,123 valued at $48,785,876 in February a year ago. The decrease is only 8.6 per cent. in permits and 11.8 per cent. in estimated value from a year ago. Practically all of this decrease in value is attributed to the present low prices of materials permitting architects to make low cost estimates than usual.

Comparative statistics covering the years 1913, 1914 and 1915 are given as follows:

	1914.	1913.	Change per cent.
Jan., 145 cities.	$15,960,862	$35,511,979	D. 17.1
Feb., 148 cities.	51,376,112	62,784,960	D. 18.1
March, 150 cities.	55,610,997	83,388,638	I. 2.6
1st quarter.	$181,986,971	$201,088,616	D. 9.7
April, 150 cities.	$82,264,126	$97,105,899	D. 14.4
May, 146 cities.	82,761,751	86,509,967	D. 4.6
June, 150 cities.	85,352,913	82,999,958	I. 3.0
2d quarter.	$251,659,090	$267,215,847	D. 5.8
Six months.	$433,646,061	$468,304,463	D. 7.5
July, 152 cities.	$82,857,507	$78,786,703	I. 5.1
Aug., 152 cities.	62,976,175	65,703,443	D. 4.0
Sept., 152 cities.	53,356,994	79,730,232	D. 33.0
3d quarter.	$199,190,676	$224,220,378	D. 11.1
Nine months.	$632,836,737	$692,124,841	D. 8.7
Oct., 152 cities.	$52,212,491	$66,141,492	D. 21.0
Nov., 151 cities.	43,882,352	50,648,911	D. 13.3
Dec., 154 cities.	41,728,593	68,812,935	D. 39.3
4th quarter.	$137,823,436	$185,603,338	D. 25.7
12 months.	$770,660,173	$878,728,179	D. 12.2

	1915.	1914.	Change per cent.
Jan., 152 cities.	$44,727,559	$49,890,216	D. 10.3
Feb., 137 cities.	42,993,445	48,785,876	D. 11.8

The end of the cement price war in New York and vicinity seemed nearer at hand this week when it was learned that important conferences had been held between President Brown of the Alpha Cement Company and Edward M. Hager, formerly of the Universal, but now believed to be the guiding genius shaping the sixteen-company combination. Other conferences regarding cement matters in general were held on Thursday afternoon and on Friday. In the latter case the conference was between the manufacturers and dealers with especial reference to trucking and the distributor problem. The conference yesterday was followed by a dinner last night. Matters relating to the cement situation in this city will be found elsewhere on this page.

Plan filings in the city for the week follow. Those filed in the corresponding week last year totaled 173 with an estimated value of $2,543,420.

	Week ending Mar. 4		Mar. 12	
Manhattan.	7	$ 657,600	10	$ 283,475
Bronx.	21	567,250	23	401,675
Brooklyn.	176	1,090,775	153	853,500
Queens.	96	281,970	87	227,485
Richmond	12	14,855	11	19,200
Total.	312	$2,621,460	284	$1,765,335

JERSEY DEALERS DINE.

Manufacturers Fraternize with Metropolitan District Trade.

JUDGING from surface conditions one would never think there was any ripple on the pool of harmony in the cement business to see the manufacturers and dealers from New Jersey hob-nobbing with each other at the Hotel Manhattan Thursday night. It was a splendid opportunity for the men who hold the construction business of the tight little piece of geography west of the Hudson in their hands, to find out just why the price of Portland cement has been cut so ferociously and when it is going to be put back upon the shelves of conservatism. But about all they learned was a verification of the knowledge they had previously attained, through experience, that the price of this commodity was down, down unbelievably far, and that the exact day and hour when it would move back was as uncertain as the crack o' doom.

Everybody glued their eyes on the door, because they said they would not have been surprised to see Edward M. Hager loom up, especially since President Brown of the Alpha was in their midst. But they looked in vain. Berry Swett of the Lehigh was there and so was Ernest R. Ackerman of the Lawrence. And right there in the enemy's camp was William K. Hammond, dean of the Hudson River brick makers, absolutely unafraid, probably because he could commiserate with the Portland cement people upon the extreme low prices that are prevailing in both brick and cement at the present time.

The air at the dinner was full of gossip and oratory by Representative Charles N. Fowler and Representative William E. Tuttle, Jr., both of New Jersey. Mr. Fowler's speech on finance, as applied to trade, was well received, but practically everybody wanted to know what reliance could be placed in the reports that Mr. Hager's presence was to be the prelude to a new harmony in C composed by the erstwhile president of the Universal, in which the plants of the Alpha company, at Manheim, West Virginia, Martins' Creek, Pa., Alpha, N. J., and Catskill, N. Y., might be components of a company that sooner or later is expected to reach from the Atlantic to the Pacific oceans.

The dinner followed a conference between dealers and manufacturers in the afternoon when the subject of trucking and distribution was considered. Many of the dealers expressed themselves as sorry that the prices had been forced so low because they realized that sooner or later a rebound must take place. That there was a better tone to the situation was evidenced by apparently authenticated reports that the Atlas company was throwing into service fourteen more kilns and that the Lehigh Company was operating, or was about to operate 100 per cent. of its capacity, or forty-eight kilns. One thing was certain, that there was not a single dealer present who had been able to buy standard cement less than $1.23, New York base, or sixty cents, mill, and there were not many who expected to be able to buy the product at that price for any extended period.

There were 100 more dealers present than had been expected, when Frank H. Genung introduced Rabbi Kasche of Brooklyn, the speaker of the evening. "As You Like It" was the vehicle he used to show what the true relation was between business, civic righteousness and cooperation between employers and employees. It was the most successful dinner the New Jersey Mason Material Dealers' Association ever held.

HARDWOODS.

Greater Activity Reported by Local Distributors.

PRACTICALLY all the hardwood interests of the metropolitan district are reporting more activity in the form of season contracts with the factories. There is practically no item in the list that is quotably higher, for the reason that manufacturers and distributors alike are inclined to give the current consumer all the leeway possible in order to induce him to come out with his specifications.

It is significant, however, that practically all quotations are being made subject to change without notice, indicating that should the present tenseness of foreign hardwood supply become more acute domestic quotations may have to be moved up. Poplar is subject to considerable pressure here in order to find a market for it. Red gum is being largely specified as a substitute for mahogany finish. Gum interests meeting in convention at Memphis reported that there was a bigger field for this material than ever before in the history of the trade, and backed it up with figures.

COMMON BRICK.

Tow Goes Up River Tomorrow—General Improvement Reported.

BRICK is in better demand. Prices, however, continue low but strengthening. Riding to job has been sluggish this week, but the unloading record is comparable with that of a week ago. The first tow of empty barges will move up the river on Saturday. The week closes with only thirteen bargeloads in the wholesale market.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 11, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Mar. 5—0.

	Arrived.	Sold.
Friday, Mar. 5.	0	0
Saturday, Mar. 6.	0	0
Monday, Mar. 8.	0	0
Tuesday, Mar. 9.	9	5
Wednesday, Mar. 10.	10	5
Thursday, Mar. 11.	11	7
Total.	30	17

Reported en route, Friday, Mar. 12—.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Mar. 12—7 Open sold, 9. Barges covered, 0; covered sold, 5; total covered left over Mar. 12—13.

Unloading.

Feb. 26..12	377,000	Mar. 5..13	296,000
Feb. 27..9	98,000	Mar. 6..6	1,000
Mar. 1..14	325,500	Mar. 8..10	144,700
Mar. 2..15	325,000	Mar. 9..12	286,500
Mar. 3..13	321,000	Mar. 10..15	448,000
Mar. 4..14	277,000	Mar. 11..11	360,500
Total..77	1,725,500	Total..67	1,236,700

1914.

Left over, Friday A. M., Mar. 6—63.

	Arrived.	Sold.
Friday, Mar. 6.	0	0
Saturday, Mar. 7.	0	0
Monday, Mar. 9.	0	1
Tuesday, Mar. 10.	0	2
Wednesday, Mar. 11.	0	1
Thursday, Mar. 12.	0	2
Total.	0	6

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Mar. 13—57.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 11, 1915	114
Total No. bargeloads sold Jan. 1 to Mar. 11, 1915	101
Total No. bargeloads left over Mar. 12, 1915	13
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 12, 1914.	119
Total No. bargeloads sold Jan. 1 to Mar. 12, 1914	62
Total No. bargeloads left over Mar. 13, 1914	57

NEW BOILER STANDARDS.

Range Heater Manufacturers Announce Uniformity Code.

MANUFACTURERS of household range boilers have fixed upon a new standard for galvanized heaters. The schedule of sizes approved by the committee and adopted by the National Association follow. The diameters are the inside measurements of the ends. Dimensions will be considered hereafter instead of capacity in gallons as heretofore. The Record and Guide presents the new code in its entirety for the benefit of architects and owners making specifications as of March 1.

3 feet by 10 inches.	(Formerly 12 Gallons)
3 feet by 12 inches.	(Formerly 18 Gallons)
3½ feet by 12 inches.	(Formerly 21 Gallons)
4 feet by 12 inches.	(Formerly 24 Gallons)
3 feet by 14 inches.	(Formerly 24 Gallons)
4½ feet by 12 inches.	(Formerly 27 Gallons)
3½ feet by 14 inches.	(Formerly 28 Gallons)
5 feet by 12 inches.	(Formerly 30 Gallons)
4 feet by 14 inches.	(Formerly 32 Gallons)
4½ feet by 14 inches.	(Formerly 36 Gallons)
5 feet by 14 inches.	(Formerly 40 Gallons)
4 feet by 16 inches.	(Formerly 42 Gallons)
4½ feet by 16 inches.	(Formerly 47 Gallons)
5 feet by 16 inches.	(Formerly 52 Gallons)
4 feet by 18 inches.	(Formerly 53 Gallons)
5 feet by 18 inches.	(Formerly 66 Gallons)
5 feet by 20 inches.	(Formerly 82 Gallons)
5 feet by 22 inches.	(Formerly 100 Gallons)
5 feet by 24 inches.	(Formerly 120 Gallons)
6 feet by 24 inches.	(Formerly 144 Gallons)
7 feet by 24 inches.	(Formerly 168 Gallons)
8 feet by 24 inches.	(Formerly 192 Gallons)
10 feet by 24 inches.	(Formerly 240 Gallons)

The following sizes have been eliminated from the list:

5 feet by 12 inches.	(Formerly 35 Gallons)
6 feet by 12 inches.	(Formerly 36 Gallons)
6 feet by 14 inches.	(Formerly 48 Gallons)
6 feet by 16 inches.	(Formerly 63 Gallons)
6 feet by 18 inches.	(Formerly 79 Gallons)
6 feet by 20 inches.	(Formerly 98 Gallons)
6 feet by 22 inches.	(Formerly 120 Gallons)

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 20, 1915

DOING AWAY WITH OVER-REGULATION

The Lockwood-Ellenbogen Bill the Basis of Compromising Negotiations—As Amended It Has the Support of Seventy Allied Organizations

SINCE the Lockwood bill, to simplify building inspection in New York City, was introduced in the State Senate it has been considerably amended, and has been the subject of hearings and conferences, both in New York and at Albany. A supplementary hearing by the Joint Committee on the Affairs of Cities occurred at City Hall last Saturday morning, and was followed by executive conferences in the afternoon and on Sunday. The bill is receiving the most careful attention in committee, and the present understanding is that it will be the basis of whatever legislation is enacted, rather than the Wagner-Smith bills and others which have also been introduced.

With general agreement that relief should be granted, the controversy which sprang up turned upon the nature of the plans for reorganization. Should there be just one central department, or one for each borough? The Mayor's party desired but one, and the Borough Presidents' party want the five. Realty interests said they would accept the plan which promised the larger measure of relief.

Just in what shape the bill is in at this hour is of course known only to the members of the committee, but as the result of conferences between the representatives of the Mayor, the Borough Presidents and heads of Departments, the Executive Committee of the Allied Real Estate Organizations, the Tenement House Committee of the Charity Organization, the City Club and others, certain changes in the bill have been agreed to.

Board of Examiners Eliminated.

When the committee from the Legislature returned to Albany it had been agreed that instead of a Board of Standards and a Board of Examiners there should be a "Board of Standards and Appeal," to consist of nine members, to be appointed by the Mayor and accountable to him. It would comprise the heads of six existing departments, besides an architect, a builder, and a real estate man.

Whether the Tenement House Department should be included in the consolidation had not been settled. The chairman of the committee stated that this question would be decided later. The controversy has become very earnest on this point. The Tenement House Committee of the Charity Organization has won the support of the City Club, of which Mr. Binkerd, the secretary, is the representative in the negotiations. The Tenement House champions are exerting themselves in every diplomatic way to avoid being drawn into the consolidation or prevent the enactment of the bill.

For the sake of harmony the Conference Committee of Real Estate and Allied Organizations have assented to various modifications of the Lockwood-Ellenbogen bill, but they adhere to the underlying principle of consolidation by boroughs, instead of putting everything into the hands of the Board of Estimate, which they say would mean simply that the three superior members would be dictators over the "construction, alteration and use" of all buildings, including school buildings and courthouses.

Behind the Conference Committee of Real Estate and Allied Organizations are no less than seventy pledged bodies, including the American Institute of Architects, the Society of Architects, the Building Trades Employers' Association, the Real Estate Board, the Merchants' Association, the Advisory Council of Real Estate Interests, the Federation of Women's Clubs, the Joint Committee on City Departments, the Brooklyn, Bronx, Queens and Richmond architects, builders and real estate men acting through their different organizations, the Fifth Avenue Association, the Broadway Association, the United Real Estate Owners—but they are too numerous for all to be named again.

On the opposite side are the City Club, the Tenement House Committee, the Mayor and presumably the heads of the municipal departments. The Mayor has been widely quoted as saying there were sinister influences behind the bill, an allegation very much resented by the seventy organizations.

The Purpose of the Bill.

In a statement given out yesterday by the Conference Committee it is said:

"It was not and is not the purpose of the Conference Committee to remove any of the safeguards which the Tenement House Law places about tenement dwellers, but simply to give to the Building Bureaus, which now pass upon all tenement house plans, exclusive jurisdiction over the construction, alteration and structural changes in buildings; so as to save needless inspection, duplication and expense. The committee has at all times been willing and anxious to have the bill amended, if there was any question in this respect. And the good faith of the committee has been known to the Mayor and to persons interested in tenement house work.

"More than that, the proposed amendments make it plain that the mandatory provisions of the Tenement House Law remain absolutely intact, and those who represented the Mayor at a conference held last Sunday were aware of this. Should not the Mayor have been aware of it when he made his statement last Monday about the 'sinister' attack upon the Tenement House Department and other departments?

"The only opposition to this bill has emanated from the Mayor's office, two or three of his department heads, private charity interests and the City Club, which the Mayor now says is the 'unofficial arm of the City Government.'

"The matter of consolidation of building inspection functions in New York City has been publicly discussed many times during the past six months, and on each occasion it has been the consensus of opinion that it should be along borough lines; that is to say, that the jurisdiction now exercised by the various departments over building construction should be transferred to the existing Building Bureaus and that they should have sole control of building construction. Could jurisdiction over building construction in New York City be more logically placed? A transfer of all building functions to the existing Building Bureaus would result in an enormous saving to the city.

A New Building Department Proposed.

"At a conference held on Monday last those who claimed to represent the Mayor were willing to compromise if the Tenement House Department were excluded and a clause inserted in the bill giving that department entire jurisdiction over tenements, including that now exercised by the Bureau of Buildings. That was, in effect, to establish an additional Building Bureau in each borough. The representatives of the Conference Committee declined to make any such compromise at the expense of the taxpayers.

"The provision of the bill in reference to the Board of Examiners has been severely criticised. This body was created by Charter provision in 1871. Many of the critics seem to have discovered it for the first time in the Lockwood-Ellenbogen Bill. In the bill the Board of Examiners was retained and the same bodies were mentioned, with one exception; that is to say, the Real Estate Board of New York and the United Real Estate Owners' Association were substituted for the Real Estate Owners and Builders' Association. In other respects Charter language was closely followed, with one or two exceptions. But in this case, too, the Conference Committee has been perfectly willing to show its good faith by accepting suggestions.

"One of the changes discussed is a Board of Standards and Appeals, which will include several of the Mayor's Commissioners and three civilian members, to be appointed by the Board of Estimate.

"The Conference Committee welcomes fair and honest criticisms and suggestions. It desires that the best possible bill may be presented to the Legislature to secure relief. But it has no intention of abandoning its bill merely because the measure has been misrepresented. The bill is now in the hands of a committee of the Legislature, and it rests with this committee as to just what changes will finally be made in the interest of the citizens of New York.

"The opponents of the bill are trying to block any legislation which will secure consolidation."

The Flamman Bill.

The Cities Committee has also under consideration the Flamman bill (Int. 1107), to amend the Greater New York Charter, creating a Board of Building Standards and defining its duties. This bill proposed to make a board consisting of the Fire Commissioner, Health Commissioner, Tenement House Commissioner, Commissioner of Buildings and Commissioner of Water Supply, Gas and Electricity. This board is to have power to make rules taking precedence

over the departmental rules with regard to the construction, alteration, equipment, conversion, occupancy or use of buildings.

Rudolph P. Miller, ex-Superintendent of Buildings in Manhattan, has pointed out in a letter to the committee, that under the Charter as it stands there is no such officer as Commissioner of Buildings. He adds:

"I would like to further point out that the other commissioners constituting this board are none of them required to be conversant with several important matters regarding which they are to make rules, namely, the construction and alteration of buildings. The bill does not provide for any authority to delegate their powers to any subordinate officer who might be qualified. Even if it did it seems to me of doubtful expediency. The present Superintendents of Buildings, each in his own borough, are fully as equal to the task of preparing the necessary rules regarding the matters covered in the bill as this proposed Board of Standards would be, especially in view of the fact that the Charter requires that they shall be men of at least ten years' experience in matters relating to building construction, equipment, etc.

"The bill further provides that any rule adopted by three affirmative votes becomes effective twenty days after its publication in the City Record. This would make it possible for any three men who may not have a fair knowledge of the matters they have to deal with to put into effect without restraint provisions which may occur to them as desirable. A provision should at least be made that before any rule adopted by such a board, if such a board is really considered necessary or desirable, becomes effective, it should be published for a specified time, say six or eight weeks, and a public hearing accorded if such is requested within the period of publication. This suggestion is in accordance with the practice now followed under the Building Code of this city in the promulgation of rules by the Superintendents of Buildings.

"I submit that this bill should not be recommended for passage."

THE WEEK IN THE STATE LEGISLATURE

Hearings on the New Labor Code and the Torrens Law Amendments—Bankers Opposing Revision of the Secured Debt Law—Important New Bills

THE legislative week was distinguished by important conferences and hearings on bills affecting New York City real estate—conferences here in the city over the bills to simplify building inspection, and hearings at Albany on the new code of labor laws and the Torrens registration bills. The hearing on the new labor code, on Tuesday, attracted delegations from the Real Estate Board, the Labor Department and other interests. The criticisms of the Real Estate Board upon the recodification measure were very severe. They will be found epitomized in the Record and Guide of February 6.

Among those who spoke in opposition to the bill were President McGuire, of the Real Estate Board, Alfred R. Kirkus, W. D. Kilpatrick, of St. John's Realty Co., Alfred R. Conkling, I. L. Ettinger for the Harlem Property Owners, and others. Abram I. Elkus and Labor Commissioner Lynch were the principal defenders of the measure, which adds greatly to the powers of the Industrial Board. Strange to say, no representative of labor other than Commissioner Lynch himself appeared for the bill.

Torrens Legislation.

A hearing was held on Tuesday before the Committee on Judiciary of the Senate on a bill amending the Torrens registration law prepared by Register John J. Hopper, and introduced by Senator Bennett. There is a second bill pending, which was introduced by Senator Boylan and was prepared by a special committee of the Real Estate Board with the approval of some of the title insurance companies.

Both bills are intended to strengthen the Torrens law and make it more easy of operation and less expensive. To further clear away uncertainty and doubt, as is claimed, Gilbert Ray Hawes has prepared and submitted to the Committee on Judiciary three amendments. Mr. Hawes says these three amendments would give the court the power which the Legislature intended it should have, to clear all clouds and remove all defects, and then register the title as a good and marketable title.

One amendment inserts in section 390, referring to the powers of the court, the words—"and may cure defects in the title, by proof of adverse possession or otherwise as may be satisfactory to the court."

A second amendment reads: "Any person or corporation who is made a party defendant because of some supposed or claimed right or interest adverse to that of the plaintiff-appellant, and who is served either personally or by publication, and makes default in pleading, shall be deemed to have waived such right or interest in favor of the plaintiff-appellant."

Secured Debt Tax.

Wall Street is confident that if the Boylan bill, revising the secured debt tax bill, is passed by the Legislature that the implied contract made by the State with those who have already paid the tax will hold before the courts, and that they will have no further tax payments to make on such securities in this State. Bankers are taking steps to oppose the bill at Albany. The present law provides for the permanent exemption from tax of bonds upon the payment of ½ of 1 per cent., or $5 per $1,000 bond, so as to require the payment of that amount of tax annually.

Offering prizes in connection with real estate advertisements, as well as circulating any untrue, deceptive or misleading information in any advertisement to induce the public to buy commodities of any kind, is made a misdemeanor in a bill which Senator Mills has introduced.

The Governor's tax bill, which creates a State Tax Department, and takes from the Comptroller the duty of levying corporation taxes, has been reported out of the Assembly Judiciary Committee. The Senate bill is still in the Taxation Committee, where it has received a number of important amendments, some of which were requested by the Real Estate Association of the State of New York.

The Assembly bill (Int. No. 419) to amend the New York Charter in relation to paving streets has passed both houses. The Markets bill has been withdrawn by Senator Mills for amendment.

The Workmen's Compensation bill, with the direct settlement clause, was passed in the Assembly on Thursday by a vote of 82 to 54, on an emergency message from Governor Whitman.

The following new bills have been introduced:

Assembly Bills.

A. 1471 (Conkling). Inserting in the State Charities Law a new article (8-a), establishing State clearing houses for the mentally deficient.

A. 1384 (Cotillo). Amending the Tenement House Law (Subdiv. 1 of Section 2), by defining as a tenement house any building occupied as the home or residence of four families or more living independently of each other, and doing their cooking upon the premises. At present such houses of three stories or more are designated as tenement houses.

A. 1387 (Machold). Amending the Labor Law (Section 85), by providing that work rooms in factories shall be properly and adequately lighted. The provision in the present law requires such rooms to be lighted by electricity.

Senate Bills.

S. 1131 (Simpson). Amending the Greater New York Charter (Section 397) in relation to the collection of taxes and assessments and the refunding of taxes paid on erroneous assessments. This bill does not show the changes made in the present charter. To Cities Committee.

S. 1133 (Simpson). Amending the Lien Law (Subdiv. 2 of Section 235), by providing that when mortgaged chattels were located within the present boundaries of Bronx county at the time of the execution of such mortgage, a copy of such mortgage and its endorsements shall be filed in the office of the county clerk of Bronx county. To Judy. Com.

S. 1146 (Horton). Amending the Labor Law (New Subdiv. 5 of Section 51), in relation to the powers of the Industrial Board. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1120, Pr. 1226). To Labor and Industries Committee.

S. 1147 (Horton). Amending the Workmen's Compensation Law (New Section 20-a), in relation to allowing an employer to advance moneys to injured employees at his own risk. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1127, Pr. 1223). To Judiciary Committee.

S. 1150 (Horton). Amending the Labor Law (Sections 20-a and 87), in relation to reporting accidents. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1124, Pr. 1230). To Labor and Industries Committee.

S. 1052 (Sanders). (By request) Amending the Labor Law (Section 3), in relation to the application of the hours of labor provisions of the labor law in the construction or repair of structures involving the use of mixtures of lime, cement or hot asphalt. (Same as Assembly bill introduced this session). To Labor and Industries Committee.

S. 1066 (Mills). Amending the New York City Rapid Transit Act (Repeal of Sections 43 to 59 inclusive, and adding New Sections 43 to 56 inclusive), by prescribing a method for the condemnation of property needed for rapid transit purposes. Such proceedings are to be held in the Supreme Court without a jury. As the sections repealed are not set out in the bill, it is impossible to determine the changes made in the existing law.

S. 1071 (Mills). Amending the Greater New York Charter (Section 822), by providing that the Commissioner of Docks shall not institute any proceedings for the acquisition of wharf property except upon approval of such proceedings by the Board of Estimate and Apportionment, and upon the board furnishing a statement of the valuation of the real property to be acquired as assessed for purposes of taxation. On approving the institution of any such proceedings prior to January 1st, 1917, the Board of Estimate shall determine whether the compensation to be made to the owners of the real property to be acquired shall be ascertained by the Supreme court without a jury or by three commissioners of estimate to be appointed by the court. On and after January 1st, 1917, such compensation shall be ascertained by the supreme court without a jury. To Cities Committee.

S. 1083 (Burlingame). Amending the Greater New York Charter generally by establishing a department of purchase, the head of which shall be a board of purchase composed of the Mayor, the Comptroller and the President of the Board of Aldermen. The board of purchase shall appoint a general purchasing agent and a general store keeper, and a deputy general purchasing agent and a deputy general store keeper, and such other subordinates and employees as may be necessary.

APARTMENTS FOR VOCATIONAL PEOPLE

Structures Designed With Central Dining Hall, Kitchenettes and Hall Attendant Service Important Factors—Reduces Cost of Living

By LEWIS L. YOUNG, of Washington, D. C.

HOUSE-PLANNERS have devoted much time and thought in the preparation of plans for multi-family structures, designed for the accommodation of small families, and one of the principal problems to be faced is that of the kitchen, or kitchenette, as the case may be, but under the latter caption many crimes have been committed. Kitchenettes, as they exist to-day, range from a good sized closet, or alcove, to a space which would compare most unfavorably with a galley on a yawl. How food, other than the simplest kind of breakfast, can be prepared in accommodations of this size, is one of the things that will have to go down among many of the other kitchen mysteries.

There is a striking demand in Manhattan for suites of three and four rooms, with kitchenette, but rentals are, in most instances, very much higher, as compared with regular housekeeping apartments.

While many vocational people seek the privilege of light housekeeping, preparing breakfast and putting their homes in order, prior to leaving for the day, few have the time and inclination after a day's work to prepare dinner. For this reason the central dining-room has been devised and tried out in several instances.

Competition Eliminated.

By stipulating in the leases that occupants are required to patronize the central dining room, at least to the extent of taking dinners there, the owner of the apartment house eliminates the competition of the kitchenettes and the neighborhood boarding houses, and places the dining-room on a paying basis. For reasons of economy many people who invariably take dinner, or all their meals out, patronize boarding houses in preference to public restaurants, and realizing this fact, some caterers rent apartments solely for the purpose of preparing and serving meals in them.

In the central dining-hall, shown in the accompanying floor plan, prepared by James E. Ware & Sons, 1170 Broadway, Manhattan, twenty-five tables, seating four persons each can be placed, affording accommodations for all the occupants of the building, besides a number of outsiders or guests of tenants at one time. The dining-room is managed by a domestic scientist. With the exception of one or two courses, there is no choice of dishes, as in a hotel or restaurant. A fixed price is charged by the week for all or any combination of meals.

Arrangements of Kitchenettes.

The kitchenettes, shown in the illustration, are in reality plaster-partitioned nooks or recesses of the living rooms with which they communicate by means of a sliding door. They are arranged something like a kitchen cabinet, having facilities for preparing light meals and storing food supplies, besides having hot and cold running water and ample ventilation and light, provided by a small window in the outer wall of the building.

With compact kitchenettes like these it is possible to plan an apartment having a very small-sized bedroom, in addition to a living-room, without taking up any more space than the apartment having only one room and kitchen requires. The hallroom size chamber is not objectionable where there is another room which, in addition to serving as a sitting or living room, can be used to serve breakfast or entertain the occasional overnight guests. Larger bed rooms are desirable, but in localities where the cost of the plottage precludes moderate rentals if space was used indiscriminately, the compact suite is preferable to the furnished room.

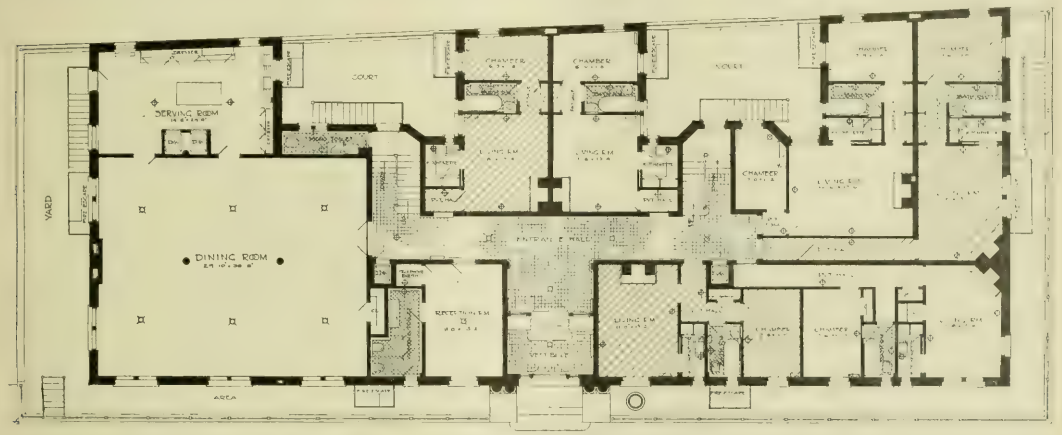
Such suites, while cozy and comfortable in winter, are well-nigh uninhabitable in summer where they open only on one side of the building. If the exposure is eastern or northern the rooms receive practically no sunlight and are cheerless in winter and deprived of the prevailing breezes in summer. An outdoor room, sleeping porch or small awning covered balcony is almost as essential to the comfort of the occupants in summer as is a heating system in winter and would be a protection against vacancies in summer.

Demand for Small Suites.

The high-priced small apartment is beyond the means of office workers, teachers and other small salaried people because the average income does not exceed $60, $75 or $84 a month. As experts have figured, and as home makers have learned from experience, that no more than one-quarter of an income of this size can be expended for rent, $15, $18 and $21 are the highest rentals that can be afforded. One would have to hunt far and wide, and perhaps without result, to find a suitable light housekeeping bachelor apartment for less than $25 or $30. Apartments of one, two and three rooms and kitchenettes, at rentals ranging from $15 to $30, the prices paid for furnished rooms occupied by one and two persons, would fill a large demand.

The light housekeeper, like the home-buyer of moderate means, could undoubtedly be attracted to the suburbs and outlying sections where sites, cheap enough to warrant moderate-priced suites having all outside rooms, are available. The fact that some conveniently located suburbs have a considerable year round boarding and rooming house patronage, would seem to indicate that the less congested localities have their attraction as well as those nearer the business, shopping and amusement centers.

Renting a two-room suite in the house shown in the accompanying diagram one can live for $9.50, or a couple sharing a three-room suite for $7.50 each per week, which includes breakfast and dinner served in the central dining-hall. The apartments are rented unfurnished and without service. The cost of upkeep to the occupants, cleaning, lighting and laundering, is comparatively insignificant, varying from 35 cents to $1.50 a week extra, according to the service required. The building occupies a plot about 50x140 feet, is four stories in height and contains thirty-six suites of rooms. The income from rentals alone approximates $12,000 a year, which includes $1,200 rent received for the central dining hall. With the exception of the salary paid the hall attendant, the owner has no other charges for maintenance than that of a housekeeping apartment.



AN INTERESTING FLOOR PLAN, SHOWING CENTRAL DINING-ROOM. James E. Ware & Sons, Architects.

Architects and the Three-Family House.

At a numerously attended monthly meeting of the New York Society of Architects, held at the United Engineering Society's Building on Tuesday evening last, the following resolution was adopted:

"That the special committee, having the matter of exclusion of three-family houses from the Tenement House Law in charge, be instructed to co-operate with the Advisory Council of the Real Estate Interests with a view to obtaining reasonable legislation with reference to three-family houses."

WHAT THE DUAL SYSTEM WILL DO FOR QUEENS

A New City in the Making—A Tabulation of All the Rapid Transit Extensions Into the Borough—Steinway Tunnel Nearly Ready

By WALTER I. WILLIS, Secretary Queens Chamber of Commerce

THE most important eventuality that the business interests of the Borough of Queens are looking forward to is the early completion and operation of rapid transit extensions into the borough.

When all of the rapid transit extensions are completed and in operation a majority of the residents of the borough will be able to travel from their homes to not only the business districts in Manhattan, but to all sections of New York City, conveniently, rapidly, and for a five-cent fare. While it is expected that the whole system will be in operation in the year 1917, it is also intended that parts of the system will be put in operation from time to time as fast as completed, so that long before the time set for complete operation Queens will secure immediate use of a large part of the Dual Subway System.

The Steinway tunnel, extending from 42d street, Manhattan, under the East River to Davis street, Long Island City, will be ready for operation, according to the contractors, in a few weeks. The power cables are now being installed. Just when the line will be actually in operation, and to what extent, is another question, depending upon the status of terminal facilities and connecting lines.

The construction of the Woodside, Astoria and Corona elevated line is well advanced, the Astoria branch being 100 per cent. finished, so far as the original contracts are concerned, and the Corona branch 86 per cent. done. But the Queens Bridge Plaza section has been delayed and is only about half completed.

The annexed tabulation gives a complete list of the extensions from Manhattan and Brooklyn into various sections of the Borough of Queens which are included in the Dual Subway System. For the purpose of clearness these lines are divided into two groups.

While only a mile or two from the heart of the business section of Manhattan, Queens was without adequate transit facilities, and had no connection whatever with the rapid transit lines of the city. Its only rail connection was by trolley cars, requiring in most cases an additional fare to reach the desired destinations in the business or shopping sections, or by the trains of the Long Island Railroad, which was still more expensive. The progress of the borough, despite this lack of cheaper transit facilities, has been remarkable. What it will be in the next ten years, with transit facilities equal, and in many cases superior, to every other section of New York City, will surprise even the most confident. Today Queens is on the threshold of the most wonderful development that has ever occurred in any part of New York City, or, for that matter, in any city of the world.

These rapid transit extensions into Queens will serve as an outlet for the expansion of the congested population of Manhattan into the thousands of acres of undeveloped land in all parts of the borough and will make cheaper homes with plenty of light and air more accessible for those who are employed in Manhattan and Brooklyn.

Transit Centers.

With the present and proposed rapid transit facilities, there will be three important transit centers in the borough, as follows:

From Queensboro Bridge Plaza, Long Island City, which will be a very important transit center and transfer point, rapid transit lines will radiate in all directions.

The station on the Bridge Plaza will be 480 feet long, with two levels, each having four tracks, or eight tracks in all. The lower level of the station will be for trains to Manhattan, while the upper level will be for trains to Astoria, Corona and to Brooklyn. The north platforms on both decks will be for Brooklyn Rapid Transit trains, while the south platforms on both decks will be for the Steinway tunnel and Second avenue trains of the Interborough.

Jamaica's Growing Importance.

While the entire Fourth ward will receive great benefit from the rapid transit extensions through Woodhaven, Ozone Park, Morris Park and Richmond Hill, Jamaica will become a greater transit center than ever. With the completion of the third-tracking of the Broadway and Fulton street elevated lines in Brooklyn, and the construction of the extensions from the City Line (Brooklyn) over Liberty avenue to Lefferts avenue, Richmond Hill, and from Cypress Hills (Brooklyn) over Jamaica avenue to Grand street, Jamaica, this entire section will be brought from fifteen to thirty minutes nearer Manhattan for a five-cent fare than is possible at present.

Woodside, L. I.

At the intersection of Roosevelt avenue and the six tracks of the Long Island Railroad there will be a joint transfer station that will be of the utmost importance to all Long Island. Passengers coming from any division of the Long Island Railroad, whether the North Shore, the Main Line, the Montauk Division or the Rockaway Division, will be able to transfer directly at this point to the elevated lines of both the Interborough and the Brooklyn Rapid Transit, connecting with the Queensboro Plaza and the Steinway tunnel.



Building the Piers—February, 1914. The line is 86 per cent. completed.

A YEAR'S PROGRESS IN CONSTRUCTING THE CORONA ELEVATED LINE.

GROUP A—EXTENSIONS FROM MANHATTAN.

	Line.	Type of Construction.	Miles.	Tracks.	Operated by
1.	Steinway Tunnel from Grand Central Station to Long Island City	Subway	1.80	2	Interboro R. T. Co.
2.	Extension of Steinway Tunnel to Queensboro Bridge Plaza	Elevated	0.89	2	Interboro R. T. Co.
3.	Broadway-59th street line from Seventh av across East River to L. I. City	Subway & El.	2.23	2	Brooklyn R. T. Co.
4.	Extension of Second av "L" Manhattan, across East River to L I. City	Elevated	1.64	2	Interboro R. T. Co.
5.	Astoria Line from Bridge Plaza northerly through 2d av to Ditmars av	Elevated	2.51	3	I. R. T. & B. R. T.Co.
6.	Woodside and Corona Extension easterly from Bridge Plaza over Queens Boulevard, Greenpoint av, and Roosevelt av, to Elm hurst and Corona	Elevated	5.48	3	I. R. T. & B. R. T.Co.

GROUP B—EXTENSIONS FROM BROOKLYN.

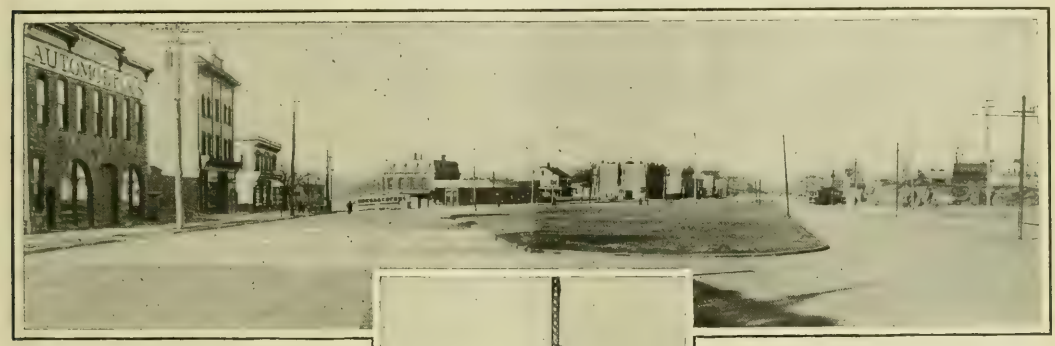
	Line	Type of Construction	Miles	Tracks	Operated by
1.	Extension from Cypress Hills, Brooklyn, over Jamaica av to Grand st, Jamaica	Elevated	4.44	3	Brooklyn R. T. Co.
2.	Extension from City Line, Brooklyn, over Liberty av to Lefferts av, Richmond Hill.	Elevated	2.16	3	Brooklyn R. T. Co.
3.	Myrtle av Extension to Lutheran Cemetery, Ridgewood.	Elevated	1.00	2	Brooklyn R. T. Co.

WHITE PLAINS ROAD RIPE FOR BUILDING

Williamsbridge and Wakefield Sections, Now Largely Unimproved, Ready for Advent of Builder—New Subway Influencing Factor

STEEL pillars, erected in a long line, on White Plains road, just below the city line, and extending southward more and more each day; a similar line of columns running north from Birchall street and hundreds of massive girders, bolted and riveted, on the highway, mark the successful culmination of the long fight waged by Williamsbridge and Wakefield for transit.

The superstructures are slowly but surely advancing to meet each other. When the men of Alfred P. Roth, who are building the north division, and those employed by Oscar Daniels, who are constructing the southern section, meet at Burke street, and the two huge masses of steel work will be linked together, the long dream of the upper East Bronx residents will have become a reality. There will be a celebration in the district marked by speech making, bands of music and a general jollification all along the line. A committee of local business men has long been at work planning for a fitting ceremony to suitably commemorate an achievement, which has meant so many years of effort.





The Upper View Shows the Junction of White Plains and Gunhill Roads, and the Lower View the New Subway Work at 230th Street.

Transit Agitation.

Years have gone by since the real estate owners of the section began the agitation for the adequate transit facilities that were sadly needed for its expansion. In 1901, the old Board of Rapid Transit Commissioners practically settled upon the route, but the advent of the newly created Public Service Commission caused a delay. Since that time there has been agitation, periodically, from time to time. Finally, in 1913, the present subway extension from the 180th street station of the West Farms line, to Mount Vernon, was decided upon and construction work actually begun. As part of the proposed new transit system is included also the extension of the Third Avenue Elevated Line from Fordham, along Gunhill road, to White Plains road, where it will meet at the public square the road now being constructed. The third tracking of the Third avenue elevated road is now progressing and it is expected that upon its completion the extension work will be immediately undertaken. These new systems, coupled with the present surface car lines, will give the district new transit facilities and communication with the commercial centers of the city, and will eliminate what has generally been accepted as a deterrent to its growth.

A trolley ride, or walk, along White Plains avenue, will reveal an unusual condition of affairs. Subway construction is actually under way and there is no responsive building movement. This is 211 feet above tide-water. And yet buildings are few and far between and of a uniform type of construction, the small brick or frame dwelling. The major portion of the streets are sewered and have water and gas mains.

The entire section is traversed by White Plains avenue, one of the widest thoroughfares in the Bronx and one of the best lighted. Every fifty feet along this avenue a new Tungsten lamp has been installed. The future of the thoroughfare is particularly bright. It has the distinction of being the only continuous north and south avenue through Williamsbridge and Wakefield and all the future business activity will probably be centered on it as in the past.

With all these advantages, and with the additional stimulant of a subway actually in course of construction, there has been little or no building activity. As far as the eye can see, is broad and level plateau land immediately available for improvement and builders have not seized the opportunity. From time to time there is a flurry of buying activity, and then a lull. The American Real Estate Company has been buying corners along the proposed route, particularly where stations are to be located, including the Mace estate of fifty-three acres, for a reported price of $650,000, and the Crawford estate of about twenty-five acres, in the vicinity of Gunhill road, for about $250,000. The rock at Gunhill road and White Plains road has been cleared and the land is ready for improvement.

No analysis of the reasons for the building apathy can be advanced, because the conditions at present are directly contradictory to those that existed in similar neighborhoods, under similar circumstances. In only one section of New York City did the building boom come after the actual operation of a new subway and that was along Fourth avenue. Perhaps the same thing will happen on White Plains road.

Opinions of Brokers.

"While there has been no building undertaken of importance," said Charles L. Ullman this week, "we have been receiving many inquiries for building sites. There is no doubt that with the clearing up of the financial situation and the easier availability of money for building purposes, Williamsbridge and Wakefield will receive their share of new building operations. For the present there is good cause for optimism and, unless all signs fail, the benefits of the new transit lines will soon manifest themselves in a strong building movement of residential property."

John H. Behrmann, who is the chairman of the committee which will manage the celebration at the completion of the construction work, said: "There is a demand for property not held too high. There are practically no empty stores along the important streets; if there are any they are unoccupied because the property is being held by owners who want to sell and do not wish to have holdings tied up with leases. There is an unusual call for small apartments that cannot be met with our present supply. The demand after the actual running of trains should be largely increased. We have been getting, without any difficulty in this neighborhood, $25 for seven and eight rooms; a few years ago the same number of rooms were only bringing $20. These figures indicate the enhancement of rental values and, as a result, show the increase in realty values. The future of the district is undoubtedly residential. It will not be long before we will experience the building activity which has long been delayed by the lack of adequate transportation facilities."

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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In regard to the direct State tax controversy, President McAneny of the Board of Aldermen declares his conviction after an exhaustive study that with due economies no such tax as the $18,000,000 proposed will be justified. That will be something saved.

Father Knickerbocker is learning to look out for himself when dealing with public service corporations. He has just decided that the Interborough shall pay the cost of the alterations on the upper deck of the Queensboro Bridge, as the transit company is to have the use of this deck for running trains from the Second avenue "L" to Queens.

A mean trait of the uplifters is to impute evil where none exists, in order that there may be an apparent reason for their interference. The department store girl, as the representative of a class, is not the only true-hearted soul whose reputation has been shamefully attacked in order that some new public service might be started, with well-paying jobs at the city's expense annexed to it.

It would save the city six million dollars, it is claimed, to accept the offer of the Long Island Railroad and run subway trains over its tracks from Corona to Whitestone, besides giving that section of Queens (which includes Flushing and Bayside) rapid transit long before it could be obtained otherwise. The offer is unique, and it sounds good, but it needs to be examined on all sides before taking. And, moreover, there are other sections also pleading.

Seventy or more factories in the Fifth avenue section, employing eleven thousand persons, have been obliged to go elsewhere owing to the restrictions of the new factory law, and especially owing to the provision limiting the number of persons to be employed on a given floor area. They have gone where they have more room and are more welcome. If there were a district law in force, to protect residential sections from industrial invasion, there would be little excuse for the severe limitations which the State factory laws put upon manufacturing.

The Board of Examiners.

The report of the Mayor's Commissioner of Accounts upon the Board of Examiners makes a presumptive case in favor of a different method of electing the board, but neither the builders nor the property owners of New York will agree to a censorious criticism of the work of that body. From their point of view it has served the city well and at an extremely small cost. It has been in existence for a great many years and has acted during the whole period as the final administrative authority for the interpretation and enforcement of the New York building law. It has handled during that period an enormous number of appeals, and its judgments have been accepted with comparatively little friction and complaint. It has been impartial and competent, and it has attended to its business. Its cost to the city, which has amounted to only about $9,000 a year, has been trivial compared to the value of its services. Its work, particularly during the past ten years, has been extremely difficult, because it was administering an antiquated code of building regulations.

Of course some of the rulings of the board have been criticised. No administrative body of men could interpret a superannuated code whose provisions adversely affected so many conflicting private interests without being criticised. But the criticism to which they have been subjected has not impugned their competency and their good faith. The assertions made by the Commissioner of Accounts that certain members of the board were interested in the construction of buildings which were affected by their rulings may be true, but if such an interest constitutes a disqualification for service on the board, that body would have to be entirely reconstituted.

Building experts are people who derive their knowledge in part from their business experience, and they are bound to get it in that way. The only people who are highly equipped building technicians and who are not actually engaged in building operations are instructors in architectural and engineering schools. The members of any board of review for the New York building law, to be really competent, would necessarily have occasional business relations with some of the complainants which appealed to it for relief. The extraordinary fact is that considering the business connections, which a competent group of building experts necessarily has, the rulings of the Board of Examiners have incurred such a small amount of adverse criticism. This fact is a sufficient proof of the good faith with which the work of the board has been performed; and it furnishes strong presumptive testimony in favor of the continued existence of a board of review drawn from essentially the same sources —that is from the organizations of the men who are technically interested in building construction.

The Borough Presidents.

When the decision was made last summer to submit to the Legislature a plan of simplified building inspection which centralized the inspection service in the hands of commissioners named by the Borough Presidents, the Record and Guide pointed out the disadvantages and dangers of such a plan. Since the legal constitution of Greater New York, almost twenty years ago, there have been many excellent presidents of the several boroughs, but in a number of instances also, relatively incompetent men have been elected to the office. On the whole the average Borough President has not been a satisfactory municipal official. There have been many striking exceptions to this rule, particularly in the case of Manhattan, but the exceptions have not been sufficiently numerous to invalidate the rule itself. The difficulty in obtaining good Borough Presidents is similar to the difficulty in obtaining good minor State elected officials.

Popular attention is concentrated on the heads of the tickets, and the consequence is that less discrimination is exercised both in nominating and electing the candidates for the subordinate offices. It is much easier for politicians to "put over" inferior nominations for the less important offices. Thus Presidents in the past have not earned very much confidence on the part of people who are intelligently interested in New York municipal government. At one time a serious attempt was made to entirely abolish them. The attempt failed, but the fact that it was made is an indication of a lack of public confidence in the office. Such being the condition, it could hardly have been expected that public opinion would consent to a very considerable enlargement of their powers. In particular, it could hardly have been expected that they would have been endowed with the responsibility of enforcing State laws—laws which were only partially sustained by local public sentiment.

Since the attempt was made some years ago to abolish the Borough Presidents they have undoubtedly increased in public esteem. No one would think of abolishing them now. When the charter is revised they will probably be granted increased rather than decreased functions. But in one respect their functions should not be increased. They should not, as has been recently proposed, be assembled in a committee to transact business which concerns the entire city. Five men, each representing one borough, do not, when they are collected together, represent New York as a whole. They only represented five one-fifths of New York, which is a very different thing. Political and economic decisions, which concern the whole city should be made chiefly by officials, like the Mayor and the Comptroller, who are elected by the whole city. New York is not a federated municipality. It is one city, which for convenience delegates certain administrative functions to officials, elected by its subordinate divisions.

The New Way to Queens.

After years of delay the Belmont or Steinway tunnel connecting Queens with the Grand Central Station in Manhattan is almost completed. Trains may be running within the next few months. The property-owners of Queens have waited long and impatiently for the final completion of this essential means of communication with central Manhattan; and now that it is almost come they will find it worth waiting for. Enormous unsettled areas in that borough will be brought as close to 42d street as is that part of Harlem north of 125th street. The part of Queens immediately served by the tunnel will fill up rapidly, because many of the increasing number of wage-earners, who work in the neighborhood of 42d street will seek cheaper rents and more spacious living accommodations on the other side of the East River. Moreover these people, although they live in Queens, will be more closely connected in a business sense with Manhattan than are the majority of the existing residents of the Long Island boroughs. The average resident of Brooklyn or Queens either derives his livelihood from local industries or, if he works in Manhattan, he usually does not make his purchases or amuse himself in the central borough. But all the population, which Queens gains as a result of the Belmont tunnel and the new subway will be as closely tied to Manhattan as are the inhabitants of Harlem. They will not merely work in Manhattan but they will patronize Manhattan stores, restaurants and places of amusement. In this way Manhattan real estate will be gradually compensated for any loss of population, which may be expected to result from the diversion of the residents of this borough to cheaper homes in Queens and elsewhere.

Remember the Rentpayer.

The effect of more stringent building laws has ever been to increase the cost of construction. And when you increase the cost of constructing an apartment house, you increase the cost of living; and if you increase the cost of erecting a store or business building, you in-

crease the cost of doing business. For rents constitute a large part of the cost of living and of the cost of doing business. The average family spends more for rent than for any other item of household expenses. In a newspaper of the date of Nov. 7, 1903, this statement was made:

> Then came the Tenement House Commission and then the new tenement laws of 1901, and building ceased on the East Side. In the last two years average room rents have jumped from $3.50 to $5 a room per month. Store rents from $20 to $40; corner store rents from $65 to 125 per month."

In the present agitation against the over-regulation of buildings it is not only the interests of owners which are being guarded, but also the welfare of house tenants and storekeepers, and of everybody who pays rent. And one effect of consolidating the numerous departments that have been exercising jurisdiction over buildings will be to revive construction and maintain a better proportion between costs and income for the average well-doing man.

The Torrens Legislation Bills.

Editor of the RECORD AND GUIDE:

I have just returned from Albany, where a hearing was had before the Committee on Judiciary in the Assembly on the two bills to amend the Torrens Land Title Registration Law, one known as the Boylan-Ahearn bill and the other as the Bennett-Bourke bill. The first was supported by the representatives of four of the old title insurance companies, namely the Lawyers' Title Insurance Co., the New York Title Insurance Co., the Home Title Insurance Co. and the United States Title Guaranty Company. The second was supported by Register John J. Hopper and his deputy. The Title Guarantee and Trust Co. opposed both bills, and also objected to calling it the Torrens Law.

There has also been introduced by Senator Hamilton in the Senate and Mr. Fertig in the Assembly a third bill to amend the Torrens Law, known as the Hamilton-Fertig bill.

While there are good and bad features in the Boylan-Ahearn bill and in the Bennett-Bourke bill, the best features in both of said bills are preserved in the Hamilton-Fertig bill, which also embodies the amendments made necessary by the presence of "jokers" previously inserted in the law, and also to overcome the technical objections, on points of practice and procedure, which have been raised by the attorneys for the Title Guarantee and Trust Co.

The chief advantages of the Hamilton-Fertig bill may be briefly summarized as follows:

First. Section 385 of the Torrens Law is amended so that the court cannot be deprived of its jurisdiction after making order for the issuance and publication of the summons.

Second. The word "possession" as applied to the plaintiff-applicant is defined as meaning possession of the legal title, instead of actual occupation of the land itself.

Third. The Supreme Court, in a Torrens registration action, is given all the power possessed by the court in an action for partition or an action in ejectment.

Fourth. The payment into the assurance fund of one-tenth of one per cent. of the assessed value of the property is made obligatory, instead of optional in each case, as formerly.

Fifth. Property once registered under the Torrens must remain registered and cannot be withdrawn on the demand of a title insurance company or mortgagee.

Sixth. Certificates must be issued by individual official examiners appointed by the court, the clause as to corporate official examiners having been eliminated.

Seventh. Savings banks and other financial institutions, operated under charters from the State, are obliged to secure Torrens registration for all properties on which they loan their reserve funds by way of mortgage loans.

Every real estate lawyer, broker and operator should heartily support the Hamilton-Fertig bill, which will, if it becomes a law, not only enable the property owner to secure a title in fee simple absolute, vested by the State, at small expense, after all clouds have been removed, but will also facilitate the transfer and mortgage of properties, and thus remove the last obstacle to the successful and beneficial operation of the Torrens Law.

GILBERT RAY HAWES.

2 Rector street.

The Newspapers and the Lockwood Bills.

Editor of the RECORD AND GUIDE:

The press agent of the opposition to the Lockwood-Ellenbogen Bills is certainly both active and influential with the newspapers, and yet it would seem proper for the editors to inform themselves more thoroughly regarding facts before giving the publicity they have to the incorrect and biased statements regarding the bills that have been published.

The facts are these: It has been acknowledged by every one that the multiplication of inspections has almost ruined real estate in New York City. The State Factory Investigating Commission prepared on that account a tentative bill to consolidate the various city departments and bureaus and the State Labor Department, in so far as they related to construction of and structural changes in buildings in a central Building Department under the Mayor. The various boroughs objected so strenuously to this that a conference of real estate and allied organizations in Greater New York was held and decided that the plan was a necessity, but that borough autonomy must be preserved, and it had the "Lockwood-Ellenbogen" Bills prepared and introduced by these much-abused gentlemen.

Either the Mayor, who apparently desires centralized government, or his "unofficial arm of the city government," the City Club, had bills presented by Senator Wagner and Assemblyman Smith to turn the matter over to the Board of Estimate and Apportionment, well knowing that the board stood 9 to 7 in favor of centralization, and also knowing that the vote of the board had no jurisdiction over the State Labor Department.

The Conference Committee has had several conferences with their legislative committee, and the representatives of the opposition with a view to meeting any objectionable features that might be in the bill, and on Sunday last these matters were covered and the memorandums taken by the introducers of the bill and Senator Mills to redraft in the bill.

The only matter left unsettled with the legislative committee was whether the construction of and structural changes in tenement houses should be put in the Building Department that now has to pass on the plans, with a representative of the Tenement House Department, in the Building Department to see that the law was properly enforced; or, as suggested by the Mayor's representatives, the entire supervision lodged in the Tenement House Department, thereby adding another building department in the city and enormously increasing the cost of the city administration. The names of the executive committee and the sixty or seventy organizations included in the conference ought to have prevented the mud-slinging and aspersions cast, and as the accredited representative of the Merchants' Association of New York which approved the Lockwood-Ellenbogen Bills, I think that the newspapers should give these facts as full publicity as the other side has had.

ALFRED R. KIRKUS.

309 Broadway.

On Advertising Legal Sales.

Editor of the RECORD AND GUIDE:

A better way of advertising legal sales of real estate than the method now pursued ought to be adopted for the good of all concerned. Few persons ever see the formal notices of sale required by law to be published, and fewer still read them; because, first, they are printed where they are not seen by many; second, because they are printed in type too small to be attractive; and, third, because they are not easily understandable.

Consequently, few bidders ever attend the sales, unless special attention is called to them in other ways, and the property is sold under disadvantageous circumstances. Otherwise, if there was a law directing legal sales of real estate to be advertised in a conspicuous and intelligible manner, with fewer unnecessary words and larger type, the sales would be more largely attended, and the mortgagees would not be obliged to buy in pieces of property with which they do not want to be burdened.

As legal exactions are today, a property to be foreclosed, must of necessity be advertised in a certain law journal semi-weekly for three weeks, and in one other newspaper. We respectfully submit that it may be consistent enough, in order to meet the legal requirements, to use the law journal for what may be designated as a "notice of sale," but why should we have to resort to the same verbiage and lengthy description (oftentimes confusing), for the other newspapers? Block books are not hard to obtain these days.

Instead, if we could reduce the lengthy descriptive matter to an "ad" of normal quantity, just as is now in vogue for voluntary offerings, we would then have a larger attendance at sales and better prices. This abridgement, to perhaps a one-fourth the space now used, admits of four insertions (instead of one), in papers selected as natural for the purpose and best fitted to arouse interest and competition according to the location of the property.

Such an "ad" if placed under the classified columns of "real estate at auction" in the Record and Guide would be seen and read by thousands of persons whereas under present conditions it is seen by few. L. P.

Harlem Canal Improvements.

The estimated cost of straightening the Harlem ship canal is $2,030,000, of which $1,180,000 is for the new land required (now occupied by the Johnson Foundry), and $850,000 is for the actual work. The Rivers and Harbors bill, which the President signed, contains an appropriation for carrying forward this improvement when the State of New York deeds the land to the United States Government. When the work is all finished and the new channel is in use the government will deed back to the State the bed of the present channel.

When the canal is straightened the next thing in order will be to remove from the bed of the Harlem River some of the piers of High Bridge which now obstruct navigation. The opening of the Bronx Kills to let vessels from the Sound into the Harlem, so as to cut out Hell Gate, is an improvement which has been on the cards for many years, but the government holds back the means.

The bill also provides for a preliminary examination of the Hudson River from New York to Hudson, with a view to securing a depth of forty feet, and a similar examination of a shoal in Gowanus Bay.

When all these works are finished—when the ship canal is available for Hudson River and Sound steamers, when the Port Morris waterfront of the Bronx and the whole East Side waterfront of Manhattan are open to deep sea vessels—there will be a real estate movement along the east and north shores of Manhattan Island, and the south and east shores of the Bronx, the like of which the city has never known before. The local shipping interests are crying for more room, when there is really plenty of room, if the government would only make the adjacent obstructed waters navigable.

—The secured debt tax law relieves from annual taxation bonds and other forms of secured debts after a payment of one registration tax of one-half of one per cent. It is similar and supplementary to the mortgage tax law. Bonds representing hundreds of millions are now on record and free from further taxation—unless the State changes its mind, which some legislators are advising.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

Action By the Advisory Council.

The Advisory Council of Real Estate Interests, through its Law Committee, Walter Lindner, chairman, approves of the passage of the following bills, introduced in the Legislature:

A bill to change the rule of inheritance of real property, where a decedent leaves no descendants so that the father and mother share equally in the inheritance instead of the father taking to the exclusion of the mother, as is now the law.

A bill to amend the Tenement House Law by permitting, in addition to the materials now allowed, the use of hollow cement blocks for enclosing stairs and stair halls, provided the material shall be approved by the Tenement House Department. This bill is permissive, and the use of the material is subject to the approval of the Department, would seem proper to favor its passage.

This Council opposes the passage of the following bills:

A bill to add to the Greater New York Charter a new Section, providing that the Board of Estimate and Apportionment may reduce assessments confirmed after January 1, 1908, which it deems excessive, or where in any two consecutive years the aggregate assessments exceed 60 per cent. of the assessed value of the parcel. This bill would cause inequality among persons liable to assessments. Persons with improvements on their lots would remain liable, whereas unimproved parcels might escape under this provision, and this bill would burden the general tax levy with payments that should be borne by the owners of the property benefited.

A bill to amend the Insurance Law by making policies void if the premium is not paid within thirty days.

A bill to authorize the Board of Assessors of the City of New York to determine damages sustained by owners of real property by reason of the construction of any bridge and the approaches thereto. Numerous special bills on this subject have been disapproved on the ground that special legislation should not be permitted. The principle of this bill is right, says the committee, but it would seem that it will operate to bring before the Board of Assessors claims for damages of this character heretofore sustained. The burden of these damages, which would fall upon the city, might be too great to be borne at the present time. The principle of this bill is approved, and it should be limited to damages arising under future consideration.

Opposes Pumping Plant.

The Citizens Union announced this week its opposition to the plan which is being urged upon Mayor Mitchel and Commissioner Williams of the Department of Water Supply, Gas and Electricity, for a $3,000,000 pumping plant to be erected at 135th street to provide a high pressure for the Croton water in the lower portion of Manhattan which will supply water by gravity to the top of ten-story buildings.

In opposing the scheme the Union points out that the taxpayers are already overburdened by the water debt of the city. The 1915 budget contains more than $10,000,000 to be paid this year in interest and sinking funds, on the city's water supply obligations, with the $200,000,000 Catskill supply still unavailable. The Union takes the position that the city is not under obligation to deliver water at a level higher than that of the average building and that property owners who require delivery at a higher point should bear the expense involved. It is further pointed out that connections are contemplated in Manhattan to the Catskill tunnel which will permit the shutting down of pumps now in operation in the upper portion of the city, which will result in an increased pressure in lower Manhattan. The Union is urging the city officials to take into consideration the possibilities of the Catskill supply in Manhattan before investing any more money in pumping plants.

William Jay Schieffelin, chairman of the Union, has written to Commissioner Williams giving the basis for the conclusions which have been reached as a result of an investigation of the plan.

Classon Avenue Relief Sewerage System.

The Borough President of Brooklyn has received authority from the Board of Estimate to construct the second, third, fourth and fifth sections of the Classon avenue relief sewerage system. The total cost of the system has been estimated at $2,497,500.

The final authorization for Section Number One of this improvement was granted by the board at its meeting of March 6, 1913, the work then provided for comprising the trunk sewers in Classon avenue, Park street, Skillman street, Myrtle avenue, Nostrand avenue, Vernon avenue and Tompkins avenue to Greene avenue, the cost of which was then estimated at $1,125,500.

A substantial part of the remainder of the improvement has been divided into the following designated sections:

Section Number Two, comprising the following sewers: De Kalb avenue, from Bedford avenue to Skillman street; Skillman street, from De Kalb avenue to Myrtle avenue.

The expenses incurred under the preliminary authorization amount to $378.01, and the total estimated cost of the entire improvement is $25,400. It is proposed to allow eighty days for the completion of the contract.

Section Number Three, comprising the following sewers: Tompkins avenue, from Greene avenue to Fulton street; Fulton street, from Tompkins avenue to Brooklyn avenue; Brooklyn avenue, from Fulton street to a point about 65 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to $1,748.79, and the total estimated cost of the entire improvement is $350,000. It is proposed to allow three hundred days for the completion of the contract.

Section Number Four, comprising the following sewers: Prospect place, from Grand avenue to Nostrand avenue; Nostrand avenue, from Prospect place to Dean street; Dean street, from Nostrand avenue to Brooklyn avenue; Brooklyn avenue, from Dean street to a point about 65 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to $1,401.54, and the total estimated cost of the entire improvement is $204,000. It is proposed to allow two hundred and forty days for the completion of the contract.

Section Number Five, comprising the following sewers: Macon street, from Tompkins avenue to Lewis avenue; Lewis avenue, from Macon street to Chauncey street; Chauncey street, from Lewis avenue to Fulton street; Fulton street, from Chauncey street to Troy avenue; Troy avenue, from Fulton street to a point about 55 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to $1,-

047.95, and the total estimated cost of the entire improvement is $325,000. It is proposed to allow three hundred days for the completion of the contract.

The total expenditure involved in carrying out these four sections amount to $904,400. The assessed valuation of the property to be benefited amounts to $472,324,584.

The remaining work required to complete the entire improvement comprises the construction of the Classon avenue, Park street, Troy avenue and Chauncey street branches of this system, the estimated cost of which work, from data now at hand, would appear to be about $493,500.

New York Mortgage & Security Co.

At the meeting of the stockholders of the New York Mortgage & Security Company at their offices, 135 Broadway, Henry E. Cooper, Guy Du Val and Wilson P. Foss were elected to the Board, to fill vacancies. Harry A. Kahler, president, presented the annual report, which indicated net earnings for the fiscal year of $201,495.29. After deducting 12 per cent. dividends, amounting to $180,000, there remained a balance of $21,495.29, which was carried to undivided profits. The report shows that the company has capital, surplus and undivided profits amounting to $2,722,-859.68, a net reduction of $75,979.46, as compared with the preceding year. Since organization, bonds and mortgages have been made to the amount of $140,601,457.66. The amount of outstanding guaranteed mortgages on March 1, 1915, was $35,991,129.88. The company showed a larger cash balance than normally, the amount of cash on hand and in banks at the close of the fiscal year being $503,853.91.

To Celebrate Subway Opening.

The South Brooklyn and Bay Ridge taxpayers' societies are arranging for a celebration of the opening of the Fourth avenue and Sea Beach subway lines, some time in June. Organizations taking part in the celebration will board a special train at the Fifty-ninth street station and journey over the line, inspecting the stations en route, and at the Manhattan end of the subway meet Mayor Mitchel, members of the Public Service Commission and other public officials. The day's events will terminate in a banquet to be held in the auditorium of Bay Ridge High School. The next meeting of the celebration committee will be held March 29, at Library Hall, corner of Fifty-ninth street and Fourth avenue.

Housing Law Repeal.

One of the immediate effects in Yonkers of the repeal of the State Housing Law was the granting of permits for the erection of a considerable number of new buildings which it would not have been possible to build under the law. The Legislature has placed upon the second class cities of the State the responsibility of drafting their own building and sanitary codes, the enforcement of which will be under the supervision of the State Health Commission.

New Forces in the Advisory Council.

The Advisory Council of Real Estate Interests announces the election of Messrs. Edmund L. Baylies, William M. Ivins and William R. Willcox to its Board of Counsel; and Burt L. Fenner, architect, Charles E. Knox, engineer, and Daniel E. Moran, engineer, to its advisory staff of experts. Frank Pattison, engineer, and Evarts Tracy, architect, have also been elected to the Industrial Code Committee of the council, which is also comprised of Julius Franke and Louis J. Horowitz.

Taxpayers' Mass Meeting.

Final arrangements have been completed for the big mass meeting of taxpayers' organizations under the auspices of the United Real Estate Owners' Association, at the 44th Street Theatre, on Sunday evening, March 21. A number of civic organizations have interested themselves in the meeting and a large attendance is expected.

LAW DEPARTMENT

A Broker's Claim.

Editor of the RECORD AND GUIDE:

What claim has Broker A in the second sale as described herewith? Broker A brings a piece of suburban property to office of B, in exchange for a private house, of which B is sole agent, on the understanding that commissions are to be equally divided in the event of an exchange being effected. The deal is not closed. Subsequently Broker B hears of property that can be traded for the holdings offered by A. Is B justified in going direct to the owner, whom he had met on A's recommendation and introduction in the first deal? In the event of negotiations being successful, is A entitled to any commission?

Answer: In all common decency, yes! In law, however, we fear not. When treaties between great nations are treated as but "a scrap of paper," brokers without even that can scarcely hope for recognition in deals brought about behind their backs. A. should have obtained from the owner of the property a sole right for a certain time to negotiate the property, or from B. an agreement for recognition in any sale he might effect of it as sub-agent. Then as in America we still recognize "scraps of paper," A. would stand some show of fair treatment.—Ed.

Liability for Damages.

Editor of the RECORD AND GUIDE:

I leased a floor to "B" in a business building. The lease reads that "B" will not hold the owner of the property for any damages if any leak should occur from water pipes. A short time ago the water pipe in the ceiling burst and water came down and damaged "B's" goods, and he has demanded $300 from owner, who refuses to pay; therefore, "B" brings suit to compel the owner to pay. Is the owner liable for damages in this case? Also, a tenant in same building under monthly lease claims $100 damage to his goods on account of water leakage. Can this tenant compel owner to pay?

Answer: If a covenant was inserted in the lease relieving landlord "for any damages if any leak" arose, as is stated in the question, there can be no ground on which to hold him for the damages arising. But if the covenant were only to apply to plumbing of which the tenant had sole control, landlord might be liable, or another tenant of floor above might be liable for leaks in floor above, causing damage to tenant below.

Without a legal instrument itself before the editor, much has to be assumed from the words of the correspondent, which may be too partially used.—Ed.

Liability on Bond.

Editor of the RECORD AND GUIDE:

Will you kindly answer the following question? A owns a piece of property worth $10,000, free and clear. In need of money, he borrows $6,000 for three years at 5 per cent. from B. A gives B a bond for $12,000, due date same as mortgage. A sells property to C for $10,-000, subject to mortgage of $6,000. Is A still liable in any way on the bond, or does his selling the property to C relieve him of all responsibility?

Answer: A is always liable on his bond until it is paid or varied, by an extension without his consent, or the like. It is very often provided in the sale deed for C to assume payment of A's bond and mortgage when due. This does not relieve A, but puts C's financial responsibility in toward relieving A. In all events, if A is ever called upon to pay the bond he is entitled to have the mortgage assigned to him again, when he can foreclose it against the property and thus recoup himself.—Ed.

—In 1852 the block bounded by Fifth and Madison avenues, 78th and 79th streets, sold for $3,000. In August, 1889, Henry H. Cook bought it for $575,000, or at an increase of 19,000 per cent. The block has since been divided among a number of owners and is assessed at $3,927,500.

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A New Book on Queens Borough.

Secretary Willis, of the Queens Chamber of Commerce, announces that a new 128-page book "Queens Borough" will be ready for distribution next week. Prominence is given to chapters on "Manufacturing and Industries," "Residential Advantages," "Waterfront Development," and "Building Development."

The book is full of interesting data for the homeseeker, the investor and the prospective manufacturer, and includes many attractive illustrations of new industrial enterprises, rapid transit construction work, the many types of houses and apartments which have been recently constructed in Queens, and also the social and educational features of the borough.

The following are the members of the Manufacturing and Industrial Committee under whose auspices the book was published: Burton Thompson, chairman; John W. Rapp, William D. Bloodgood, Henry M. Toch, A. L. Langdon, George E. Woods, John J. Halleran, William H. Dahman, Michael J. Degnon, Clifford S. Fox, and H. W. Drake.

Walter I. Willis, secretary of the Chamber, and author of this publication, says: "Few people realize how great a city the Borough of Queens would be, considered by itself, apart from its political connection with New York City. The following statement of its rank, as compared with the principal cities of the United States, will give some idea of its immensity, of its possibilities for even greater development, and of its importance from a commercial, industrial and residential standpoint: Nineteenth in population (387,444 on July 1, 1914); seventeenth in value of its manufactured products ($151,680,000 in 1909); seventh in building construction for 1914 ($19,373,471); sixth in assessed valuation ($488,686,000 in 1914); fifth in area (117.36 square miles).

LOCAL IMPROVEMENTS.

At the meeting of the Local Boards the following resolutions were approved:

Washington Heights District.—Laying out, closing and discontinuing West 138th street between Amsterdam and Convent avenues.

Murray Hill District.—Since the date of the last meeting, a report has been made by the engineer in charge of sewers, to the effect that the basin at the northwest corner of 52nd street and Madison avenue is needed immediately on account of contemplated repaving improvements.

Construction of receiving basins in West 48th street adjacent to the southeast corner of Eighth avenue and the southwest corner of Broadway at an estimated cost of $820. The assessed valuation of the property is $4,257,000. The proposed construction originates in connection with the repaving of 48th street, as it is deemed advisable to improve surface drainage conditions before the repaving work is undertaken.

Would Not Deserve Sympathy.

(By Henry George.)

If anyone is a great enough fool to buy land when this measure (the Single Tax) is impending, he does not deserve sympathy.

In Southern Nassau County.

Situated midway between Rockville Centre and Freeport in southern Nassau county, Baldwin Harbor presents the sparsely settled area contiguous to both that affords room for growth and improvement comportable with the demand for suburban homes. Rockville Centre and Freeport are both expanding their residential area toward Baldwin Harbor and the latter community is the mediator in the keen rivalry between them. Evidence of it is found in the project to build a modern brick public school building at Baldwin Harbor in face of the fact that Freeport and Rockville Centre have modern school facilities; while numerous new houses are to be begun in the spring.

Like its thriving neighbors, Baldwin Harbor has gas and electric lights and copious water supply, curbed streets and concrete sidewalks, and it is only a few minutes' ride by trolley to either Freeport or Rockville Centre, where all local shopping facilities abound. The question of transportation between Baldwin station and Baldwin Harbor is solved by automobile stage service to and from all trains.

Many homeseekers fond of aquatic sports have been attracted to Baldwin Harbor because of its extensive frontage on Hempstead bay and its numerous safe anchorages for pleasure boats.

There are now practically no vacant tracts of land in either Rockville Centre or Freeport; and, extensive improvement and opportunity for home buying in that part of Nassau county must necessarily be contiguous to those villages or at Baldwin Harbor.

The township of Hempstead, in which all of these home colonies are situated, presents a happy civic circumstance. No assessments are laid against real estate for the cost of improving highways or for other public improvements. These expenses are all figured in the town budget and the increase pro rata in that schedule is so slight as to be hardly perceptible.

PRIVATE REALTY SALES.

More apartment house building projects, along West End avenue, continued activity in the West Bronx and a $1,600,000 Park avenue investment purchase were featured in the week's business. The buying and building movement, long expected, in these outlying sections to be benefited by subway construction, has already manifested itself in the western sections; in the east, it is still being awaited. The presence of builders among purchasers, foreshadowing building operations and indicating that loans for such projects are being made, furnishes additional stability to the market. This week such buyers figured prominently, and this development, coupled with several large deals involving apartment houses, furnished most of the activity.

The total number of sales reported and not recorded in Manhattan this week was 24, as against 26 last week and 31 a year ago.

The number of sales south of 59th street was 6, as compared with 10 last week and 6 a year ago.

The sales north of 59th street aggregated 18, as compared with 16 last week and 25 a year ago.

The total number of conveyances in Manhattan was 128, as against 131 last week, 16 having stated considerations totaling $1,201,599. Mortgages recorded this week number 64, involving $1,149,280, as against 75 last week, totaling $831,574.

From the Bronx 24 sales at private contract were recorded as against 20 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,289,340, compared with $435,250 last week, making a total for the year of $10,298,243. The figures for the corresponding week last year were $772,107, and the total from Jan. 1, 1914, to March 21, 1914, was $9,226,444.

$1,600,000 Park Avenue Sale.

William Ziegler, Jr., bought from the E. A. L. Holding Company, Edgar A. Levy, president, the new thirteen-story apartment house, 755 Park avenue, at the southeast corner of 72d street, on plot 102.2x130, on the one-time site of the Freundschaft Club. The house contains thirty-eight suites, all occupied, at rentals ranging from $3,500 to $5,500 per annum. It was built from plans by Rouse & Goldstone, and was held at $1,600,000. The renting agents were Douglas L. Elliman & Company. In part payment, Mr. Ziegler gave the two six-story store and loft buildings, 2-4 West 37th street, on plot 43x98.9, which he recently acquired as plaintiff in a foreclosure action for $215,000. The deal was negotiated by Jesse C. Bennett and J. Curry Watson.

New Dwelling on Site of Two.

Douglas L. Elliman & Company sold for Mrs. Leopold Plaut 87 East 79th street, a four-story dwelling, on lot 19x82.2, and for Mrs. F. A. Haight 89 East 79th st, a 4-sty dwelling at the northwest corner of Park avenue, on lot 22x82, to a prominent New Yorker, who will demolish the structures and erect a costly residence on the combined plottage of 41x82.2. The two houses were held at $200,000. Directly opposite on the northeast corner of Park avenue and 79th street is the new seventeen-story apartment house erected by Bing & Bing, which was recently sold to the late Mrs. Morris K. Jesup, where the apartments rent from $9,000 to $10,000 each.

O'Neill-Adams Realty.

Large portions of the one-time O'Neill-Adams Company department store property on the west side of Sixth avenue, between 20th and 22d streets, were transferred this week to the Onaco Realty Company, of 5 West 34th street, the James McCreery & Co. store. The deeds were filed at the request of Gould & Wilkie, attorneys. The new company is said to represent mortgagees of the property who intend to prepare the property for renting. Title passed, subject to a mortgage of $500,000. The description and location of the property conveyed will be found in the Records section of the current issue of the Record and Guide.

Strand Owners in Newark.

The Market & Beaver Realty Company, representing Mitchel H. Mark, Edward Spiegel, Max Spiegel and Henry Waterson, owners of the Strand Theatre, have purchased from the H. C. Miner estate through Louis Kamm, the Newark Theatre at Market and Beaver streets, Newark, at a reported price of $450,000. The house will be remodeled and operated along the same lines as the Strand Theatre. The property was reported as being under negotiation for sale in the Record and Guide of January 30, but the prospective buyer at that time was said to be Marcus Loew.

New West Side Operation.

Thomas Dwyer and Donald Durant sold through Henry I. Cooper to a client of Louis Kempner & Son the two dwellings at the northwest corner of West End avenue and 89th street, known as 601 and 603 West End avenue. On the plot which fronts forty-four feet on the avenue and ninety feet in the street, the buyer, it is reported, will erect a thirteen-story apartment house, containing one apartment to a floor, of nine rooms and four baths.

Bank Re-Sells Apartment House.

The German Savings Bank has re-sold to Bernard Ratkowsky, an adjoining owner, the six-story elevator apartment house "Montana," at the south corner of Mt. Morris Park West and 124th street, on plot 100x100.11. The bank acquired the property on Monday at foreclosure at the stand of Henry Brady, for $147,500, about $1,600 below encumbrances.

Mrs. Hyde Sells on West Side.

Mrs. Lilla B. Hyde sold to Frederick Brown, through the Douglas Robinson-Charles S. Brown Company and the uptown office of Goodale, Perry & Dwight the two eleven-story apartment houses, Eton Hall and Rugby, at 29-35 Claremont avenue, each on plot 56.8x100, near Columbia University. The properties have been held at $600,000.

West Side Dwellings Sold.

Edward H. Raynolds sold through Alfred C. Marks, 124-126 West 72d street, two four-story dwellings, each on lot 25x102.2, to a client of the Lawyers Title Insurance & Trust Company. It is said that an apartment house improvement is contemplated. Mr. Raynolds acquired No. 126 about three months ago from Dr. John F. Erdman through the same broker.

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Parties who answered this advertisement last week will please repeat their letters, as they were lost in error.

WANTED—Salesman, only high-class man, with a knowledge of building trade and acquainted with architects and engineers, to handle a well established article without competition in its line, and be able to devote entire time to this proposition. Apply GEORGE J. HEALEY & CO., Inc., 1482 Broadway.

REAL Estate man, Christian, thoroughly experienced, is open for an engagement; expert in property management and collections. May purchase an active interest in going office. Highest references. Box 542, Record and Guide.

CITY Salespeople wanted to sell Cemetery Lots on installment. Commission basis. Excellent opportunity to those of capability. MOUNT HOPE CEMETERY ASSOCIATION, 290 Lenox Ave., S. E. Cor. 125th St.

FOR SALE—Well located and equipped Real Estate office, Manhattan; some management; $2,000; established. Box 524, Record and Guide.

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Dyckman Block Front Deal.

The Haven Construction Company, Charles Flaum, president, bought, from the Lawyers' Title Insurance & Trust Company, through William S. Baker, the block front in the south side of 215th street, between Broadway and Amsterdam avenue, with a frontage of 125 feet in the street and 100 feet on each avenue. The plot, containing about 12,500 square feet, will be improved with two five-story apartment houses.

Manhattan—South of 59th St.

5TH ST.—Joseph A. Wangler sold 316 East 5th st, a 3-sty tenement, on lot 20x96, to Max Bierman, who owns adjoining property at 314.

111H ST.—Samuel P. Schlansky has resold to the Dochterman Realty Co., a holding corporation for the Dochterman Storage Van Co., the factory property at 102 to 136 East 111th st on plot 62x92, which the seller recently acquired from the Rockaway Rolling Mill Co.

38TH ST.—Louis Schrag sold for Margaret T. Ryan and Jane L. Anern, the 1-sty shop and 4-sty tenement, 216-218 East 38th st, on plot 42x84.

8TH AV.—David Fry bought from the Chelsea Exchange Bank the 4-sty building, 687 8th av, on lot 20.2x100, a leasehold.

9TH AV.—William H. Archibald sold for the estate of Margaret Lemon the 3-sty store and apartment building, 633 9th av, which has been in the Lemon family for nearly fifty years. The buyer is Nathan Marks.

Manhattan—North of 59th St.

65TH ST.—Pease & Elliman sold for Louis J. Pooler, 17 East 65th st, a 4-sty dwelling on lot 25x100.5. The property is assessed by the city at $103,000 and was purchased by Mr. Pooler through the same brokers in 1898. The buyer is Dr. Edmund L. Dow.

72D ST.—Douglas L. Elliman & Co. sold for Argall L. Bull, 176 East 72d st, a 4-sty dwelling, on lot 16.8x102.2. The property has been in the family or the seller for nearly thirty years. The buyer is Thomas Crimmins.

74TH ST.—Joseph H. Wise sold the 4-sty dwelling, 35 West 74th st, on lot 20x102.2, to George Seligman.

99TH ST.—Annie C. Cochran has sold 70 West 99th st, a 5-sty flat, on lot 25x100, to L. Davis.

108TH ST.—Lawyers Mortgage Co. sold 327-329 East 108th st, a 6-sty tenement, on plot 50x100.11, to Gaetano Riccio.

111TH ST.—Harris & Maurice Mandelbaum re-sold to a client of Philip D. Shapiro, attorney, the 3-sty dwelling, 50 East 111th st, on lot 16.8x100.11.

AMSTERDAM AV.—Joseph P. Day sold for the estate of John C. Kieley the 5-sty tenement, 66 Amsterdam av, on lot 25x100. The property was scheduled to be sold at auction on April 8.

MADISON AV.—William F. Donnelly has purchased from Samuel Wacht the 5-sty apartment house 1772 and 1774 Madison av, on plot 40x100. The seller acquired the property last week in an exchange for the loft building at 8 Gold st.

RIVERSIDE DR.—The House of the Holy Comforter, Free Church for Incurables, has been granted permission, by the Supreme Court, to sell its property at the northeast corner of Riverside dr and 139th st, to the St. Regis House, a corporation, for $172,000. The proceeds are to be used for the erection of a new home to be built on a site recently acquired on Grand blvd and Concourse and 196th st.

8TH AV.—Ferdinand Nagel sold for Charles Plunkett the 5-sty flat 2364 8th av, on lot 25x100.

Bronx.

BUSH ST.—Frank E. Schorer sold 160 Bush st, a private house on plot 32x75.

FIELD PL.—A. Hamilton has purchased the plot 60x100 at the southwest corner of Field pl and Creston av.

GARDEN ST.—Inland Holding Co. has sold 784 Garden st, a 2-sty dwelling, on lot 16.8x100.

138TH ST.—Richard H. Scobie sold for Mrs. Adele Harrington, the 3-sty dwelling 454 East 138th st, on lot 16.8x100.

179TH ST.—Caroline C. Tiedjens sold the dwelling, 160 East 179th st, on plot 50x90.

183D ST.—Matthew B. Larkin has sold to the Phelan Bros., Construction Co. the block front in the north side of 183d st from Valentine to Tiebout av. The block will be improved, it is reported, by the new owners with 5-sty apartment houses.

187TH ST.—Samuel Cowen sold to Walter M. Weschler, 470 East 187th st, a 5-sty apartment house on plot 40x100. The buyer gave in exchange 1543 Hoe av, a 3-sty dwelling, on lot 20x100.

236TH ST.—Morris Marks has sold the 2-sty 2-fam. dwelling, 123 East 236th st, on lot 25x100.

BASSFORD AV.—The Bromberg Realty Co. sold 2525 Bassford av, a 4-sty apartment house, on plot 35x75, to Martin H. Cohen. The property was given in part payment for 15 Arden st, the 5-sty apartment house recently reported sold.

BATHGATE AV.—George J. McCaffrey sold for Mrs. E. D. Hogan the plot 50x115 at the northeast corner of Bathgate av and 183d st.

EDEN AV.—David Kraus sold through Charles E. Buckbee the plot 50x95 on the west side of Eden av, 93 ft. north of 173d st.

FORDHAM RD.—Daniel B. Freedman and Lawrence Davies bought from Mrs. C. Collins and E. McCabe, through Richard H. Scobie, the plot 74x100, at 262-264 Fordham rd.

GRAND BOULEVARD AND CONCOURSE.—A. Zubrod has sold the residence and plot 50x113, on the east side of Grand Boulevard and Concourse, 115 ft. south of Field pl, through to Ryer av.

GRAND BOULEVARD AND CONCOURSE.—M. B. Larkin sold to H. O. Heuer, the plot 50x100, on the east side of Grand Boulevard and Concourse, 100 ft. north of 181st st.

GRAND BOULEVARD AND CONCOURSE.—E. Osborne Smith sold for the K. & R. Construction Co. Klein & Roth the new 5-sty apartment house, 103x100, at the northeast corner of Grand Boulevard and Concourse and Bush st. The house was completed last autumn by the sellers, and was held at $150,000.

MT. HOPE PL.—William C. Bergen sold to the K. & R. Construction Co., Klein & Roth, the ten lots at the northeast corner of Mt. Hopes pl and 176th st, for improvement with four 5-sty apartment houses. E. Osborne Smith was the broker.

MORRIS PARK.—Richard H. Scobie sold for Mrs. F. Flynn, two lots on Sackett av, near Haight av, Block 3, on Morris Park map, lots 4 and 39; also two lots on Haight av, corner Sackett av, Block 3, lots 40 and 41, and one lot on Muliner av, near Sackett av, Block 55, lot 36. These lots were bought at the Morris Park auction sale.

PROSPECT AV.—John C. B. Orth has sold 1037 Prospect av, a 3-fam. house, on plot 50x145.

WALTON AV.—E. Osborne Smith has sold to James A. McCarthy for Mary L. Cassidy the southeast and northeast corners of Walton and Tremont avs. Each corner consists of a vacant lot, the southerly one measuring 100 ft. on the av and 25 ft. in the st and the northerly parcel front 103 ft. on the av and 25 ft. in the st.

WASHINGTON AV.—Samuel Williams sold 1308-1310 Washington av, a 5-sty flat, on plot 38x104.

WASHINGTON AV.—Frederick Beyers sold the lot 25x103 at 2150 Washington av.

Brooklyn.

CARROLL ST, ETC.—Henry Pierson & Co. sold for Mary L. Van Roden, the dwelling 823 Carroll st; also 191 St. John's pl to Dr. Sahlin.

SEAGATE.—Clarence V. Kip purchased from Arthur H. Strong a new dwelling, on plot 100x100, at the southeast corner of Neptune and Highland avs.

WINDSOR PL.—Charles E. Rickerson sold for the William Calder Co. the 2-sty dwelling 253 Windsor pl.

45TH ST.—Tutino & Cerny sold for Fraeda Munyer to John Meyer the 2-sty dwelling, 427 45th st, on lot 20x100.

50TH ST.—The 5th Av. Realty Co. sold the plot 50x100, in the south side of 50th st, 100 ft. west of 6th av, to the March Realty Co.

77TH ST.—Samuel Galitzka sold for M. Murphy to Stecher & Welsh the plot 100x100 in the south side of 77th st, 226 ft. east of 4th av, and for Cohen & Lang the plot 100x100 at the southwest corner of 5th av and 76th st to Simon Abels.

LAFAYETTE AV.—Bulkley & Horton Co. sold for the estate of John Cassidy 302 Lafayette av, a 3-sty residence.

Queens.

ELMHURST.—Blau & Weiss have sold to a Mr. McMann 2526 Browne av, a 3-sty dwelling, on lot 20x81.

LONG ISLAND CITY.—Seidel Realty Co. sold for James C. Quinn a plot 50x100, on the west side of 11th av, about 200 ft. north of Broadway.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Kinsey av to Mrs. Edith Kahn and 40x100 in Sterling st to P. Clark.

Richmond.

FORT WADSWORTH.—Bethlehem Orphans' Home, at College Point, has purchased a 21-acre tract near Fort Wadsworth, for a new orphanage.

Rural and Suburban.

CORNWALL, N. Y.—J. Sterling Drake has sold for Dayton Hedges to Rev. James Cromie, of New York City, a plot at Cliff Side Park.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to Edward O'Neill and 60x100 on 4th av to J. Reilly.

HOBOKEN, N. J.—Hoboken Land and Improvement Co. sold to the American Lead Pencil Co. six 3-sty dwellings, 100x75, at the northwest corner of Willow av and 5th st, as a site for a factory.

IRVINGTON, N. Y.—Dr. Theodorus Bailey bought through Kenneth Ives & Co., the estate of the late Mrs. Julia H. Worthington, known as "Rossiter," on Broadway and Sunnyside. It comprises eight acres, a large residence and outbuildings.

MAMARONECK, N. Y.—The Nehring Co. and Frederick P. Boehm have sold for Paul P. Sheehan to Jennie Belle Kolter a plot of about 8 lots on Heathcote Hill. The buyer gave as part payment three lots on the Boston post rd, 175 ft. west of Mount Pleasant av.

ORANGE, N. J.—The South Orange Lodge, B. P. O. E., is reported to have purchased, as a site for a club house, a plot at South Orange and Fairview avs, from the estate of William H. C. Dodd.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold a new house on Gate blvd to E. H. Warren.

RIDGEFIELD, CONN.—Pease & Elliman sold for Mrs. Remington, the country estate of the late Frederic Remington, the artist. It comprises about fifty acres and was held at $48,000.

SCARSDALE, N. Y.—Robert E. Farley Organization sold to Dr. Ralph R. Ryan, four plots each 75x150, on the west side of Walworth av, Greenacres.

YONKERS, N. Y.—Charles E. Hartshorne, Receiver of Taxes of the city of Yonkers, has purchased a large plot of ground on Bayley av, in the Lawrence property, from the American Real Estate Co. at South Yonkers and is having plans prepared for a home.

LEASES.

Profit in 42d Street Lease.

The Herbert & Huesgen Company, optical and photographic specialists, now at 311 Madison avenue, have acquired, through Clark T. Chambers, the unexpired lease of the Hallett & Davis Piano Company, on the new six-story building, 18 East 42d street, which has still nineteen years to run. The piano company leased the property in May, 1913, for twenty-one years, at about $14.-000 a year, or an aggregate of about $294,000, and erected the present building. The aggregate rental to be paid the new lessees will be more than $500,000, which indicates a considerable profit. Both leases were recorded last week. The attorneys in the deal were Adolph and Henry Bloch, representing the Herbert & Huesgen Company, and Knowlton Durham, representing the Hallett & Davis Piano Company.

Long Fulton Street Lease.

Nelson, Lee & Green leased for Samuel K. Jacobs the five upper floors in the new six-story building, on lot 25x 75, at 141 Fulton street, to Mark Miller and his Metropolitan Optical School, which has been located in the same neighborhood for twenty-five years. The lease is for twenty-one years from May 1, 1915. The building has been rebuilt at an estimated cost of $20.000 by Mr. Jacobs, who leased it last November from the Lorillard estate, through the same brokers.

First Circle Building Lease.

Nelson, Lee & Green, in conjunction with Huberth & Huberth, leased for the Veronica Realty Company the large store in the 61st street side of the new Circle Building, at Columbus Circle, now in course of construction. The tenant is the Racine Rubber Tire Company, of New York and Wisconsin. The building will not be completed until May 1, but by special arrangement the lessee will have possession at once. This is the first lease closed in the building.

Out-of-Town Merchant on Fifth Ave.

A. E. Little, shoe manufacturer, of Lynn, Mass., is the lessee of the two-story building to be erected between the Union League Club and the new Arnold, Constable & Co. store at the southeast corner of Fifth avenue and 40th street. Douglas L. Elliman & Co. were the brokers. The details of the transaction were reported in the Record and Guide of March 6.

"Movie" in Old Haymarket.

Following the announcement in the Record and Guide last week that negotiations were pending for the lease of the one time Haymarket, at the southeast corner of Sixth avenue and 30th street, for a moving picture theatre, it was learned that plans were filed this week for such an improvement by Edward Baresel, architect. The lessee is Abraham Goldsmith and the owner, the 1227 Broadway Corporation.

Clothiers Lease Two Stores.

Smith, Gray & Company, clothiers, leased from I. S. and M. S. Korn and Ottinger & Brother, the stores at 1456-1458 Broadway, opposite the new building to be erected for Brokaw Brothers, and also leased from P. Henry Dugro the ground floor at the northwest corner of Third avenue and 58th street.

$225,000 Sun Building Lease.

The Schulte Realty Company leased, through Pease & Elliman, to the Enelah Company, for twenty-one years, at an aggregate rental of about $225,000, the store, 12x45, adjoining the corner in the Sun Building at Park Row and Frankfort street, which is to be remodelled by August 1.

Borrowers

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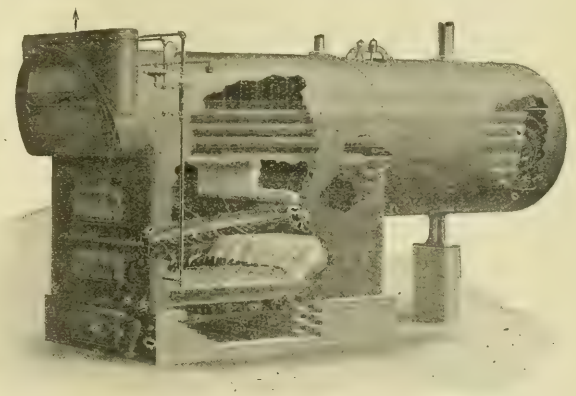
160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica
188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

Manhattan.

ALBERT B. ASHFORTH leased for the Polo Construction Co. to Field & Stream and the Smart Set Publishing Co., of 456 4th av, the 6th floor in 529-531 4th av.

BRETT & GOODE CO. leased in 141-147 5th av the entire southerly portions of the 3d and 4th floors, containing about 10,000 sq. ft., to the Art Lithographic Co., of Berlin, Germany, art lithographic supplies.

BRETT & GOODE CO. leased to the Bromley Lace Co., of Philadelphia, about 5,000 sq. ft. in 141-147 5th av.

GUSTAV BRITT leased the 3-sty dwelling at 257 West 11th st for Mrs. H. C. Schmidt to Julia Burgess; also the 3-sty dwelling at 146 Lexington av for the estate of Willia P. Woodcock, 2d, to Gustave Dahn; and the 3-sty dwelling at 414 West 19th st for Miss H. J. Furman to Mrs. Carrie Harrison.

CARSTEIN & LINNEKIN, INC., leased the 1st loft in 535-543 West 33d st to the Murtaugh Elevator Co., of 237 East 41st st; the 1st loft at 119 East 18th st to John Kendrick; offices at 329 4th av to Griffin & Field; Joseph Abrahams, Inc., and Hans. T. Hofer, and in 3-7 West 29th st to Joseph A. Fobart and William A. Kliebe.

CLARK T. CHAMBERS has leased for Seton Henry & Douglas Gibbons, as agents, the store and basement at 17 East 45th st to Arthur of London, now located at 603 5th av.

CLARK ESTATES leased the dwelling 52 West 74th st to George W. Hill.

LEROY COVENTRY & CO. rented for the Neptune Realty Co., four offices in 23-25 East 26th st to William T. Knott of 214 Church st.

LEROY COVENTRY & CO. rented the 1st loft in the building at the southeast corner of Broadway and 63d st to the Roskam-Scott Co.

CROSS & BROWN CO. leased offices in the 42d St Building, Madison av and 42d st, to E. C. DeWitt & Co., of 146 West 52d st; Norman Macbeth; American Wood Working Machinery Co., of 90 West st; John Deere Wagon Co.; G. K. Laird; Robert Euwer, Nassoit & Kennedy, of 11 East 42d st, and in conjunction with Louis Schrag, the 11th floor at 149-151 West 36th st to the University Button Works, of 133 West 23d st.

CROSS & BROWN CO. leased the garage at 50 West 66th st to the Atlantic Importing Co., of 191 Front st; offices in 417 5th av to S. E. V. Shepard and H. Sherman; 396 Broadway, to Jacob Aizeman and the 5th floor at 22 West 39th st to the Bertha-Burkett Co.

CROSS & BROWN CO. leased offices at 18 East 41st st to Geo. H. Curtis Construction Corporation, Weber Ass'n of America, and additional space to Workmen's Compensation Service Bureau, and for Albert B. Ashforth, as agent, space in 140-42 West 55th st to Edw. F. Cronin.

DUFF & BROWN CO. leased for Daisy C. Schaefer to Richard Parr the 4-sty dwelling 322 Convent av, and for Martin Ungrich to Oscar Dohen the store floor in 1703 Amsterdam av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 840 Park av to Dr. John A. Vietor; in 55 East 76th st for Goodwin & Goodwin, agents, to Mrs. W. H. Roome; in 383 Park av to R. W. B. Elliott, and in 178 East 70th st to Dr. Francis W. Sovak.

J. B. ENGLISH has leased for A. M. Lyon the store 1648-50 Broadway to the Keystone Holding Co.

J. B. ENGLISH has leased the 2d loft in 243-245 West 47th st to Joseph Gidon, also the 3d and 4th lofts in the same building to Zimmerman & Weber; also offices in the Astor Theatre Building to the Fair Service Bureau and M. Stead; apartments in 153 West 46th st to Dr. Johnson and E. Stein; at 205 West 56th st to A. Currie and J. Fink.

FOLSOM BROTHERS, INC., leased for Mrs. Ella L. Paddock the house 463 West 34th st to William J. Smith.

THOMAS FORD leased for John T Nagle, 47 East 21st st, to Margaret Derr; also for Ellen Reilly to Goodman Brothers, the store at the southwest corner of 1st av and 13th st, and for the Donohue estate, the building at the southeast corner of 2d av and 23d st to Jentzen & Decken.

M. & L. HESS (INC.) leased space at 49-51 East 21st st to Freeman & Co. of 34 Pine st; offices at 172 5th av to Benjamin Andrews; at 30-32 East 20th st to William K. Muntz of 10 East 14th st; at 170 5th av to Seidel & Schellwiller and at 329-331 4th av to the Schuman Textile Co.

M. & L. HESS (INC.) leased the 7th floor in 176 Park Row to the Columbia Electrotype Co. of 61 Ann st; the 3d loft in 226-242 William st to John A. Phillips; the 7th loft in 105-107 5th av to Paul A. Straub & Co., and the rear part of the 5th loft at 22-24 West 27th st to M. & A. Goldstein.

HOUGHTON CO. leased for John W. Cox to Abraham I. Gancher the 3-sty dwelling 67 West 94th st.

HOUGHTON CO. leased to Lillian M. Gartner the 3-sty dwelling 263 West 70th st for May H. Shannon.

HOUGHTON CO. leased for George W. Folsom as committee of Margaret Folsom, the 3-sty dwelling, 741 West End av, to Marie Hellemann.

HUBERTH & HUBERTH leased the three upper floors containing 27 rooms in the 4-sty dwelling, 1841 Lexington av, to Elizabeth Penders; also the 4-sty building 332 Monroe st to Isaac Grossberg.

EDWIN P. HUME, of Huberth & Huberth, has rented to the Franklin Motor Car Co., now at Amsterdam av and 73d st, the store 1848 Broadway, in the Circle Building, adjoining the southeast corner of 61st st and Broadway, and making an L through to 61st st, together with a basement store facing the underground street which leads to the subway station.

M. JUST, who is now building a 2-sty stable at 424-6 West 209th st, on plot 50x100, has leased the same from the plans for five years.

A. KANE & CO. leased the dwellings 215 West 125th st and 517 Manhattan av.

SAMUEL H. MARTIN has leased apartments at 14 West 64th st to A. C. Darling and P. F. Thomas; at 32 West 65th st to A. D. Bernard; at 14 West 65th st to Caroline Smith; at 132 West 66th st to M. J. O'Brien and at 428 West 125th st to Fred Stone.

SAMUEL H. MARTIN leased for Cohen & Weinstein the store and basement in 2173 8th av to Otto Hinrich.

NELSON, LEE & GREEN, INC., rented for the Mitchell H. Mark Realty Co., the store south of the lobby in the Strand Theatre Building, Broadway, northwest corner 47th st, to the Rosenblum Shoe Co. The store was held at $7,000 per annum.

CHARLES F. NOYES CO. leased for Wm. H. Whiting & Co., agents, the 3d loft in 70-76 Fulton st to Bernhard J. Schaefer, and in conjunction with the same firm the 2d loft at 116 Duane st to the S. T. Smith Co. of 25 Barclay st; also offices in 35-37 Broad st to Myer Cohen and in 37 Liberty st to the Ensor Manufacturing Co.

A. Q. ORZA, of the office of Leopold Porrino, has leased for A. M. Lasser to Vito Baolto the property 56-58 King st for five years at an aggregate rental of about $30,000; and in conjunction with the Douglas Robinson, Charles S. Brown Co. the store in 5 2d av for a macaroni factory.

PEASE & ELLIMAN leased for Caroline H. Johnson, of Stuttgart, Germany, represented by Harris D. Colt, as attorney, the store and basement in 14-18 West 24th st to the American Museum of Safety, of 29 West 39th st. The space will be used for the exhibition of safety devices to the general public. Cross & Brown are the agents of the building and represented the lessor.

PEASE & ELLIMAN leased for J. Gilson Maupin his apartment in 27 East 62d st to F. B. Burns; in 244 Riverside dr, an apartment to Mrs. Frances C. McGowan; and for Cross & Brown, as agents for the U. S. Rubber Co., offices, in its building at Broadway and 58th st to M. E. Applebaum of 55 Liberty st.

PEASE & ELLIMAN have renewed the lease of John W. Brett on the 4-sty dwelling, 17 West 51st st, for Mrs. James L. Barclay; also renewed for Mrs. Rosalie B. Meany, the lease of Adolph C. Kluge, on the 4½-sty dwelling, 318 West 91st st; rented for the E. A. L. Park Av Co. an apartment in 525 Park av to James C. Dunn, and in 43 East 62d st one to Dr. H. D. Furniss.

PEASE & ELLIMAN leased for John J. Ascher the 6-sty garage, 51-53 East 76th st to Mrs. William H. Roome, who will operate it as a general garage.

PEPE & BRO. leased for the Title Guarantee & Trust, 48 Morton st, a 4-sty dwelling.

PORTER & CO. leased for Fannie M. Porter, the 3-sty dwelling, 61 West 124th st to Roy E. Flemming.

GEO. R. READ & CO. rented for the Chesebrough Building Co. the 2d floor 20 Pearl st to the National Greek Line; also for Kerby Stevens a sections of the second floor 63-5 Wall st to Jimenis & Co. of 114 Wall st.

RICE & HILL have leased for Bradley Martin, Jr., and the Assets Liquidation Co. the 6-sty elevator apartment house, "West Point," at 575 Riverside Dr, being the southeast corner of 135th st, on plot 128x119x irreg. The rental to be paid approximates nearly $100,000. The lessee is reported to be Joseph Shenk.

CHRIS. SCHIERLOH leased the building 287 3d av for the Oliphant Estate to the Rock of Gibraltar Aid Society, an association of Spanish residents in New York City.

SHAW & CO. leased for Electa D. Holmes the 3-sty dwelling, 223 West 131st st to Randolph H. Smiley.

SLAWSON & HOBBS leased for Geo. R. Read & Co. part of the vacant property at Northern av and 177th st, for tennis courts.

SPEAR & CO. rented for Elias A. Cohen the entire building at 13 Elizabeth st to Louis Horowitz; with M. & L. Hess (Inc.) the 6th loft in 13-21 East 22d st for Chas. & Fred Hirschhorn to Gretzinger & Solomon; and for the American Real Estate Co. three floors in 54-62 West 21st st.

SPEAR & CO. have rented for F. L. Partridge the 3d loft in 469 Broome st to the Progressive Alt Co. and the 2d and 3d lofts in 473-475 Broome st to Samuel Singer and Hurwitz & Finkelstein.

L. TANENBAUM, STRAUSS & CO., INC., rented for the United States Trust Co. to the Eagle Printing Ink Co. the store and basement of 83-7 Grand st, and for Edward P. Slevin the 4th loft at 9 West 20th st to the Star Kimono Co.

UNGER & WATSON leased for J. L. Diaz, agent of the Wendel estate, the 3-sty dwelling, 784 Lexington av.

SIDNEY L. WARSAWER has leased for a term of years the 2d loft at 247-9 West 36th st, for Thomas & Eckerson, to the Public Supply Co., of 1907 Park av, manufacturers of slot machines.

Bronx.

PORTER & CO. have leased for the John B. Haskin Estates, Inc., to Morris Slachter the four apartment houses at 952, 956, 960 and 964 Kelly st.

Brooklyn.

BURRILL BROTHERS leased the dwellings 554 3d st for H. A. Bade, 827 Carroll st for the Mechanics' Bank, 462 2d st for W. H. Jasper, 518 2d st for the Chauncey Co, 207 8th av for the Newton Co, 862 Carroll st for C. E. Donnellon, and 422 2d st for H. T. Jackson.

Suburban.

ROBERT E. FARLEY Organization leased to Leon Alland the estate of Mrs. E. F. Walton on Garden rd, Scarsdale.

FISH & MARVIN rented for the summer the country estate of John D. Crimmins, at Collenders Point, Noroton, Conn., to Mrs. A. C. Windmuller.

FISH & MARVIN rented for Mrs. Fitch Gilbert, Jr., her country place "Vergemere" at Orienta Point, Mamaroneck, and for Pliny W. Williamson his estate at the corner of Edgewater and Heathcote rds, in the Heathcote tract, Scarsdale, to S. Strauss.

FISH & MARVIN leased at Bronxville a furnished apartment in Gramatan Court for Mrs. Goodrich Smith to Horatio Seymour.

PEASE & ELLIMAN rented for Mrs. Mary C. Townsend of New Haven, her camp on the Upper St. Regis Lake, in the Adirondacks.

DUDLEY P. POWER leased to Frederick C. Overbury the country estate of Prof. Charles P. Warren at Hillsdale, N. J., consisting of 30 acres and a Dutch colonial residence.

ALLEN J. C. SCHMUCK has rented the Story cottage on Briarwood Crossing, near the Rockaway Hunting Club, at Cedarhurst, L. I., to De Courcey L. Hard.

DAVID STEWART leased the country place of the late Daniel O'Day at Deal Beach, N. J., to William P. Ahnett. The estate is known as "Kildysart" and is one of the show places on the coast.

L. ECLUSE, WASHBURN & CO. leased the Clarence M. Busch estate at Great Neck, L. I., to Leopold Fredrichs of 524 5th av, New York.

L'ECLUSE, WASHBURN & CO. have rented the property known as "The Pebble," at Oyster Bay, L. I., belonging to Mrs. F. R. Coudert, and the Harriet B. Truesdell property at Huntington.

E. S. WILLARD & CO. have leased for Camille Weidenfeld his house and cottage and about 17 acres at Oyster Bay, L. I., to Henry W. Lowe.

WORTHINGTON WHITEHOUSE has leased for Mrs. Henry P. Tailer her country estate at Roslyn, L. I., on the east side of Hempstead Harbor, to Percy R. Pyne, 2d.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
Total No.	128	141
Assessed value	$6,647,100	$8,004,500
No. with consideration	16	13
Consideration	$1,201,599	$156,350
Assessed value	$1,153,000	$162 000
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	1,457	1,566
Assessed value	$81,000,110	$93.917.113
No. with consideration	179	159
Consideration	$10 282,824	$6.414 389
Assessed value	$10,301,050	$6,849,517

Mortgages.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
Total No.	64	81
Amount	$1,149 280	$4,053.535
To Banks & Ins. Cos	20	24
Amount	$426.100	$2,141.000
No. at 6%	26	33
Amount	$170,530	$509,965
No. at 5½%	3	4
Amount	$35.750	$241,000
No. at 5%	18	21
Amount	$709.000	$2,956 000
No. at 4½%	.....	3
Amount	.....	$46,500
No. at 4%	.....	1
Amount	.....	$59,300
Unusual rates	.....	2
Amount	.....	$21.000
Interest not given	17	17
Amount	$234.000	$219.770
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	828	945
Amount	$18.699,789	$30.429,088
To Banks & Ins. Cos	149	219
Amount	$7,475.682	$18,153,200

Mortgage Extensions.

	Mar. 12 to 18	Mar. 13 to 18
Total No.	51	48
Amount	$2.475.900	$1,243.000
To Banks & Ins. Cos	19	7
mount	$1.565.500	$169 000
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	407	472
Amount	$15.398,843	$19.244 685
ToBanks & Ins. Cos	130	116
Amount	$8,384,000	$10,053,450

Building Permits.

	1915 Mar. 13 to 19	1914 Mar. 14 to 20
New buildings	4	13
Cost	$213 150	$896,200
Alterations	$191 960	$910.560
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
New buildings	85	98
Cost	$13,248,225	$8,375 190
Alterations	$1,638,824	$3,316,244

BRONX.

Conveyances.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
Total No.	111	103
No. with consideration	10	15
Consideration	$79.225	$169.788
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	1,238	1,238
No. with consideration	120	161
Consideration	$1,172,966	$1,540,462

Mortgages.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
Total No.	79	58
Amount	$906,776	$778 000
To Banks & Ins. Cos	8	8
Amount	$301,000	$383 000
No at 6%	34	24
Amount	$565.750	$169,850
No at 5½%	6	4
Amount	$61,500	$252.000
No at 5%	14	12
Amount	$118.650	$157.250
Unusual rates	.....	2
Amount	.....	$50.700
Interest not given	25	16
Amount	$160.876	$148.200
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	656	747
Amount	$4,905.210	$6.662.108
To Banks & Ins. Cos	39	99
Amount	$780.250	$2,042.301

Mortgage Extensions

	Mar. 12 to 18	Mar. 13 to 19
Total No.	13	17
Amount	$242.350	$278.500
To Banks & Ins. Co	2	2
Amount	$6.500	$65.000
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
Total No.	181	189
Amount	$3,233 005	$3,261 300
To Banks & Ins. Cos	40	27
Amount	$761 950	$769.000

Building Permits

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
New buildings	16	22
Cost	$708 150	$381 275
Alterations	$8,750	$90 900
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New buildings	196	152
Cost	$6 141 025	$3.459 805
Alterations	$159,635	$243,160

BROOKLYN.

Conveyances.

	1915 Mar. 11 to 17	1914 Mar. 12 to 18
Total No.	482	423
No. with consideration	46	52
Consideration	$280,954	$204 730
	Jan. 1 to Mar. 17	Jan. 1 to Mar. 18
Total No.	4 339	4,855
No. with consideration	453	529
Consideration	$2.329,490	$4,410.217

Mortgages.

	1915 Mar. 11 to 17	1914 Mar. 12 to 18
Total No.	291	297
Amount	$1,026,285	$1,031,949
To Banks & Ins. Cos	36	61
Amount	$202 300	$332 250
No at 6%	180	183
Amount	$588.425	$459 370
No. at 5½%	68	48
Amount	$285,375	$294 050
No. at 5%	23	53
Amount	$92.660	$214,150
Unusual rates	2	.....
Amount	$2,200	.....
Interest not given	18	13
Amount	$57.625	$64.379
	Jan. 1 to Mar. 17	Jan. 1 to Mar. 18
Total No.	3.129	3.305
Amount	$10.547 961	$12.834.663
To Banks & Ins. Cos	4 33	651
Amount	$2,499.541	$4,645,600

Building Permits.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
New buildings	140	138
Cost	$1,564 200	$1,134 200
Alterations	$68 350	$89 725
	Jan. 1 to Mar 18	Jan. 1 to Mar. 19
New buildings	974	840
Cost	$7 362 285	$8 796 485
Alterations	$794,977	$547,074

QUEENS.

Building Permits.

	1915 Mar. 12 to 18	1914 Mar. 13 to 19
New buildings	134	93
Cost	$548 725	$880 510
Alterations	$14,260	$22 043
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New buildings	801	652
Cost	$2,583,156	$3,119 542
Alterations	$174,756	$203,778

RICHMOND.

Building Permits.

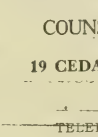
	1915 Mar. 12 to 18	1914 Mar. 13 to 19
New buildings	25	6
Cost	$36 905	$26 200
Alterations	$2,080	$2,485
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New Buildings	113	106
Cost	$328 535	$204 080
Alterations	$16,165	$39,155

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OBITUARY

ALEXANDER THOMPSON, of the firm of Thompson Brothers, real estate dealers, who have been active in the borough of Queens, died on Sunday, aged forty-one. He was unmarried and lived in Corona.

REAL ESTATE NOTES.

WOLFSOHN & AUGUST have moved to 30 Church st.

BASTINE & CO. have been appointed agents for 235-237 5th av.

LEOPOLD PORRINO has been appointed agent for 166 Thompson st.

J. K. MOORS has moved to 301 West 57th st, northwest corner of 8th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 1407 3d av.

SAMUEL H. MARTIN has been appointed agent for 56 Edgecombe av and 322 West 138th st.

NEGOTIATIONS are reported pending for the sale by Michael Kurzman of the two 4-sty buildings 324 and 328 5th av, on plot 32.1x100.

JOHN PALMER has moved his office from 18 East 41st st to larger quarters at 35 West 39th st.

GEO. R. READ & CO. have been appointed agents for the 7-sty apartment house, 311 West 95th st.

CAMMANN, VOORHEES & FLOYD have been appointed agents for 238-240 and 244 West 56th st.

CHARLES L. BERNHEIMER is the buyer of the residence, 24 East 64th st, recently reported sold, through William B. May & Co.

PEASE & ELLIMAN have been appointed managing agents for 122-124-126 East 58th st, recently sold through them to the New York Genealogical & Geographical Society.

WILLIAM B. MAY & CO have leased from Klein & Jackson the store at 717 5th av, southeast corner of 56th st, from May 1, for their new offices.

HUGO H. PIESEN is the buyer of the 12-sty loft building 31-37 East 31st st, recently reported sold by the George Backer Construction Co., George Backer and Arnstein & Levy.

HERMANS ARNS CO. negotiated the recently recorded sale of the 5-sty tenement 317 East 46th st for Emelia Freeman to Philip McGuire.

H. ACKERLY DOUGLAS & CO. have opened an office in the building they are erecting at 2428 Grand Boulevard and Concourse, just north of 187th st, where they will transact a general real estate brokerage and agency business.

PEASE & ELLIMAN have been appointed by I. Randolph Jacobs, controlling the 161 East 79th St. Co., managing agents of the new 12-sty apartment house to be erected on plot 62x100, at 159-165 East 79th st, from plans by Rouse & Goldstone.

HENRY B. RIECKE has placed mortgages of $8,000 at 5 per cent. on 348 West 12th st for Mary C. Tuting; $6,000 at 5½ per cent. on 613 Hudson st for Louis Dern, and $10,000 at 5 per cent. on 423 West 39th st, for the estate of William Sager.

THE BOROUGH PRESIDENT of the Bronx has fixed Wednesday, March 24, 1915, at 8 p. m., Municipal Building, 177th st and 3d av, for an informal public hearing in the matter of the suggested crossings of the Bronx Valley at 241st st and at 238th st.

THE UPPER MANHATTAN PROPERTY OWNERS' Association has completed arrangements for its second annual banquet, to be held Tuesday, April 20, at the new Broadway-Claremont, Broadway and 135th st. An attendance of 500 is expected.

A PUBLIC DISCUSSION on the Lockwood-Ellenbogen bill for the consolidation of various bureaus concerned in building inspection, will be held under the auspices of the Broadway Association, at the Hotel Martinique, Broadway and 32d st, on Wednesday evening, March 24.

THE LOAN of $450,000 at 4½ per cent. on the Temple Beth-El property at 5th av and 76th st, recently reported placed by Charles F. Noyes Co., was recorded Tuesday by assignment of existing mortgages of the above amount by the Equitable Life Assurance Society to the Seamen's Bank for Savings.

BRONXVILLE will retain the name of Bronxville for at least another year. A movement was begun to change the name to Gramatan and the proposition was to be voted on at the annual election this week. A defect in the petition for submitting the proposition to the voters made its withdrawal necessary.

O'REILLY & DAHN negotiated for Bing & Bing the sale of 946 Hoe av, a 5-sty apartment house, 50x100, to Henry Bennett. The purchaser gave in part payment 73 West 126th st and No. 41 West 113th st, two 3-sty dwellings. O'Reilly & Dahn have been appointed agents for the Hoe av property.

AN INTERESTING Hoboken lease has been recorded which shows the marked influence of the European war upon waterfront rental values. Claus Botjer leased to Theodore Renneberg the hotel property at 316 River st, for five years from June 1, 1916, at $1,800 a year, until the termination of the war, when the rent will be raised to $2,400.

IRVING JUDIS, president of the Hilliard Construction Co., has resold the W. Bourke Cockran mansion at the corner of O and 16th av, Washington, D. C. The property which was held at $125,000 was acquired recently by Mr. Judis in an exchange with Mr. Cockran for the Washington Mansion apartments at Fort Washington av and 161st st.

WM. A. WHITE & SONS have leased for their own occupancy the twelfth floor of the Continental Building at 46 Cedar st. They are moving in order to obtain a large increase in space and because their present quarters at 62 Cedar st, where they have been located for ten years, will be required in connection with the Federal Reserve Bank from May 1.

EQUITABLE LIFE ASSURANCE SOCIETY has announced that its various departments, now at 165 Broadway and 2 Albany st, will be housed next month at its permanent home in the new Equitable Building, at 120 Broadway, where the 6th, 7th and parts of the 8th and 9th floors have been leased from the Equitable Office Building Corporation.

EUGENE J. BUSHER has placed for Caroline Gareiss a first mortgage loan of $5,000 for three years at 5 per cent., on the plot 70x75, at the northeast corner of Cypress av and 132d st, and for David F. Hanigar a first mortgage loan of $4,000 at 6 per cent. for three years on the plot 100x100 on the west side of Hull av, 125 ft. south of 209th st.

HOPKINS & BOYD were the brokers in the lease, reported last week, by the Pinkney estate to the Fort Lee Ferry Market Co., of part of the triangular block bounded by Broadway, 129th st and Manhattan st. The lease involves that section of the block fronting 132.10 on Broadway, 164.6 in Manhattan st and 116.7 in 129th st. The small plot to the west was not included in the lease.

BERNARD COHEN purchased from Elizabeth Schwein, of Rockaway, L. I., 44 7th st, a 4-sty mercantile building, adjoining his holdings at the southwest corner of 2d av and 7th st. With this last purchase Mr. Cohen now controls a plottage fronting 50 ft. on 2d av, with a depth of 125 ft. in the street. Extensive alterations will be undertaken on both buildings. The broker was John J. Schmuckler.

ADVISORY COUNCIL of Real Estate Interests announces the election of Edmund L. Baylies, William M. Ivins and William R. Willcox to its board of counsel, and Burt L. Fenner, architect; Charles E. Knox, engineer, and Daniel E. Moran, engineer, to its advisory staff of experts. Frank Pattison, engineer, and Evarts Tracy, architect, have also been elected to the industrial code committee of the council, which is also comprised of Julius Franke and Louis J. Horowitz.

SMITH & PHELPS have placed a 1st mortgage loan of $7,000 on the vacant plot 100x100 at the northwest corner of 166th st and Woodycrest av. The same brokers also sold the 1st mortgage of $4,000, on the plot 51.9x103, in the north side of 198th st, 51.9 ft. west of Grand Elvd. and Concourse.

AT A MEETING of the board of directors of the New York Mortgage and Security Co., held March 16th, the following board of officers was elected for the ensuing year: President, Harry A. Kahler; vice-presidents, Cyril H. Burdett, Henry S. Acken; secretary, Frank L. Cooke; treasurer, Gerhard Kuehne, and assistant treasurer, Hubert F. Breitweiser. The following members of the executive committee were re-elected; Edward M. Burghard, William F. Clare, James A. Deering, William E. Harmon, Morgan J. O'Brien and George Zabriskie.

ALBERT B. ASHFORTH, INC., has opened an office in the Bankers' Trust Co. Building, 14 Wall st, which is in charge of Waldron P. Belknap, one of the directors of the company. This office is to be the headquarters of the mortgage and insurance departments. Richard A. Anthony, formerly at 128 Broadway, and Newton B. Phelps, for many years with the Chemical National Bank, are to be managers of the mortgage department. Beekman Hunt, manager of the insurance department for two years, will continue in that capacity.

COMMITTEE ON NOMINATIONS of the Chamber of Commerce of the Borough of Queens, Harry P. Williams, chairman, will make the following report of nominations for officers and directors of the Chamber to be elected at the annual meeting in April: President, Charles G. M. Thomas, of Flushing; Vice Presidents, George J. Ryan, of Long Island City, and John Adikes, of Jamaica; Treasurer, William J. Hamilton of Corona, and Directors, Robert W. Highie, W. H. Williams, William Brewster, Michael J. Degnan and Frank de Hass Simonson.

FIRST MORTGAGE GUARANTEE CO. of New York at its annual meeting last week elected new officers and a board of directors. The new officers are: William H. Williams, president; Clinton R. James, vice-president; H. Pushae Williams, treasurer, and Arvine C. Leach, secretary. The new directors are W. H. Williams, J. A. Wiemore, C. R. James, Cyril Crimmins, Stewart W. Eames, Charles F. Jones, E. Covert Hulst, J. A. Leach, Daniel M. Brady, H. P. Williams, J. J. Halleran, J. F. James, Morgan J. O'Brien, Jr., Samuel Riker, Jr., W. Elmer Payntar, Paul Bonynge, Joseph T. McMahon and Jules S. Bache.

A COMPARISON of the business transacted in the Register's office of Bronx County shows, that for the months of January and February, 1914—the first official year of Bronx County—the number of mortgages, conveyances, chattel mortgages and satisfaction of mortgages amounted to 5,856, while for January and February of this year, the recorded instruments totaled 6,761, an increase of 905. The mortgage tax indebtedness for January and February was $3,447,435.00. Consideration of conveyances up to March 4, $1,057,991.00; mortgage extensions, $2,595,635.00, and folios recorded, 16,734. The fees received amounted to $23,223.62, while the expenses were $15,552.91, leaving a surplus of $7,670.71.

FOLLOWING the announcement in the Record and Guide on Feb. 20, that Newark Factory Sites, Inc., had been formed to take over the Hackensack meadows, it was learned that a deed had been recorded last week whereby the corporation acquired title to eleven tracts of meadow lands, containing 3,493 acres, located in Hudson and Bergen counties, N. J. The property sold consists of all the meadows lying between the Hackensack and Passaic rivers and extending from the Newark and New York Railroad on the south to Saw Mill Creek on the north. The consideration was nominal, but the deed had revenue stamps attached to the value of $2,000, which would indicate a consideration of $2,000,000.

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REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

HARRIET A. BATJER.—11 East 81st st, 1493-9, 4-sty dw, 19.10x102.2, $55,000.

EDWARD B. COE.—42 West 52d st, 1267-59, 4-sty dwg, 22x100.5 $62,500.

JULIUS W. GEYER.—82 East 2d st, 444-44, 3-sty dw, 30x18, $6,000.

MATTIE MAY HARRIS.—421 East 70th st, 1465-15, 5-sty ten, 25x45, $12,000.

MAX JOKINSKY.—240 East 2d st, 385-50, 6-sty ten, 24.9x105.11, $40,000; 61 Jefferson st 257-32, 6-sty ten, 25.1x103.4, $32,000.

CHARLES LOUGHREY.—150 East 28th st, 883-56, 3-sty dw, 18.9x98.9, $19,000.

JOHN MERZ.—1055 3d av, 1417-3, 5-sty ten, 25x100, $30,000.

MICHAEL A. McMANUS.—1503 3d av, 1530-46, 4-sty bldg, 26x75, $30,000.

WILLIAM W. MYERS.—356 West 30th st, 753-72, 3-sty dw, 18.4x98.9, $15,000; 321-327 West 48th st, 1039-22-21-20½-20, four 3-sty dws, each 18x100.5, each $16,000; 311 West 48th st, 1039-26, 3-sty dw, 26x100.5, $18,000; 307 West 52d st, 1043-27½, 4-sty dw, 16.8x 100.5, $16,000; 404 West 47th st, 1056-36a, 4-sty dw, 20x50½, $13,000; 402 West 47th st, 1056-36b, 3-sty dw, 20x50½, $12,000.

HELEN D. WINANS.—214 Centre st and 146 Baxter st, 235-8 and 19, 5-sty business bldg., 25 ft. in Centre and 25.4 ft. in Baxter, running through the block, about 115 ft. deep, $48,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Auction room offerings next week will be many and varied, with practically every class of property represented. Among the loft buildings to be offered, as the result of foreclosure proceedings, are the eleven-story 85 Fifth avenue, the seven-story 120 West 31st street, the six-story 413-415 West Broadway and the three-story 3 Lispenard street. Apartment houses include 1969 Amsterdam avenue, 815 West 179th street and 164 West 146th street. In the Bronx, a number of unimproved parcels are to be offered.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 19, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

46TH st, 344-6 E (*), ss, 100 w 1 av, 40x 100.5, 2-5-sty bk tnts & strs; due, $26,-968.15; T&c, $782.12; J Frederic Kernochan et al, trstes. 25,000

106TH st, 44 W, see Manhattan av, sec 106th.

162D st, 615 W, nec Ft Washington av, 184.10x68.9x187.10x98.11, 6-sty bk tnt; due, $211,236.22; T&c, $403; adj Mar31.

Manhattan av (*), sec 106th (No 44), 17.3x70, 3-sty & b dwg; due, $14,996.70; T &c, $348.40; Eugenie J Smith et al. 15,000

2D av, 787 (*), ws, 25.4 n 42d, 25x80, 5-sty bk tnt & strs; due, $18,092.37; T&c, $2,134.06; City Real Estate Co. 18,000

HENRY BRADY

Academy st, nwc Post av, 100x100, vacant; due, $16,548.92; T&c, $2,536.78; adj Mar31.

Liberty st, 120-2 (*), ss, 44.4 e Greenwich, runs s52.5xe6.5xs60.5 to Cedar (Nos 123-5) x e 45.11 xn59.11xw10.9xn52.11xw45.1 to beg, 12-sty bk office & str bldg; due, $442,192.6; T&c, $22,233.30; Metropolitan Life Ins Co. 425,000

Madison st, 145 (*), ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & strs; due, $27,-694.36; T&c, $1,424.19; Susan D Griffith. 10,000

Stanton st, 84, ns, 109.7 e Allen, 22x52, 3-sty fr bk ft tnt & strs; due, $11,233.63; T&c, $419.33; Hyman Gross. 11,950

127TH st, 48 W, ss, 360 e Lenox av, 25x 99.11, 2-sty & b fr dwg; withdrawn.

Mt Morris Park W, 35-8 (*), swc 124th (No 52), 100.11x100, 6-sty bk tnt; due, $146,177.23; T&c, $3,000; German Savgs Bank in City N Y. 147,500

Post av, nwc Academy, see Academy, nwc Post av.

2D av, 789 (*), ws, 50.4 n 42d, 25x80, 5-sty bk tnt & strs; due, $18,092.17; T&c, $1,778.70; Fredk Bertuch, trste. 17,500

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Auction Sales—Manhattan (Continued)

BRYAN L. KENNELLY.

10TH st, 211 E (*), ns, 175 e 2 av, 25x 94.9, 6-sty bk tnt; due, $10,651.31; T&c, $912.60; sub to mtg $30,000; Jennie Neuhorn et al. 40,000

25TH st, 314 E, ss, 200 e 2 av, 25x98.9, 6-sty bk tnt & strs; due, $5,596.82; T&c, $837; sub to mtg $26,000; Max Sturtz, party in interest. 32,000

80TH st, 149 W, ns, 350 e Ams av, 20.3 x102.2, 4-sty & b bk dwg; withdrawn. ——

119TH st, 429 E, ns, 291 e 1 av, 16.8x 100.10, 2-sty dwg (vol); bid in at $3,000.

154TH st, 248 W (*), ss, 287.6 e 8 av, 37.6x99.11, 6-sty bk tnt; due, $37,225.02; T &c, $1,894.63; Albany Savgs Bank. 36,000

154TH st, 254-6 W (*), ss, 212.6 e 8 av, 37.6x99.11, 6-sty bk tnt; due, $37,424.97; T&c $1,894.63; Albany Savgs Bank. 35,000

154TH st, 250-2 W (*), ss, 250 e 8 av, 37.6x99.11, 6-sty bk tnt; due $37,419.98; T&c, $1,894.63; Albany Savgs Bank. 36,000

154TH st, 258-60 W (*), ss, 175 e 8 av, 37.6x99.11, 6-sty bk tnt; due, $37,418.91; T&c, $1,894.63; Albany Savgs Bank. 36,000

D. PHOENIX INGRAHAM.

112TH st, 250-2 W, ss, 150 e 8 av, 50x 100.11, 6-sty bk tnt; due, $10,643.11; T&c, $2,000; sub to 1st mtg $58,500; Emanuel Glauber. 59,465

152D st, 623 W, ns, 300.10 w Bway, 24.7x 199.10 to 153d, 2-sty fr dwg & 2-sty fr stable; due, $5,486.29; T&c, $348.88; sub to pr mtgs aggregating $19,500; Frank A McIntyre. 16,575

152D st W (*), ns, 325.5 w Bway, 24.7x 199.10 to 153d, vacant; due, $5,558.31; T&c, $388.04; sub to pr mtgs aggregating $19,500; Hugo H Piesen. 16,400

153D st W, ss, abt 325.5 w Bway, see 152d W, ns, 325 w Bway.

HERBERT A. SHERMAN.

43D st, 124 W (*), ss, 289.3 w 6 av, 21.5x 100.5, 4-sty stn tnt & str; due, $70,009.59; T&c, $1,182.80; Frank Curtis, exr & trste. 68,000

SAMUEL GOLDSTICKER.

St Nicholas av, 448-50 (*), es, 99.11 s 133d, —x117x50x—, 6-sty bk tnt; due, $62,-509.12; T&c, $879; Baron de Hirsch Fund. 60,000

M. MORGENTHAU JR. CO.

2D av, 791 (*), ws, 75.4 n 42d, 25x80, 5-sty bk tnt & strs; due, $18,107.94; T&c, $1,321.20; De Lancey Nicoll et al, trstes. 23,750

SAMUEL MARX.

Adrian av (*), ns, 106.11 e Terrace View av, 100x179.11 to Terrace View av x114.1x 126.1, vacant; due, $26,675.63; T&c, $516.30; Kate B Murray. 25,000

M. MORGENTHAU JR. CO.

31ST st, 28 W (*), ss, 400 w 5 av, 25x 98.9, 4-sty stn tnt & str; due, $68,563.87; T &c, $1,868.30; West Park Presbyterian Church of N Y. 66,000

Total	$1,211,840
Corresponding week 1914	731,402
Jan. 1, 1915 to date	8,945,282
Correspondiup period 1914	7,980,450

Bronx.

The following are the sales that have taken place during the week ending March 13, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Park View av (*), ws, 176.7 n St Vincent av, runs n160.11xsw182.10xnw47.8 to Suydam av xs83.11xe200 to beg, vacant; due, $8,016.19; T&c, $1,000; Douglas Mathewson et al exrs. 5,000

HENRY BRADY.

136TH st E, ns, 100 e Brook av, 54x100, vacant, due, $6,184.91; T&c, $340; Jas M Bovard. 5,000

Wallace av, 1919 (*), ws, 1,020 n Morris Park av, 20x95; due, $3,935.37; T&c, $60; North Side Mtg Corpn. 3,500

D. PHOENIX INGRAHAM.

Woodycrest av, 1003 (*), ws, 100.9 n Kemp pl, 25.2x90.8, 3-sty fr tnt; due, $6,-979.82; T&c, $273.64; Edw F Cole. 5,000

CHAS. A. BERRIAN.

182D st, 804-6 E (*), sec Mapes av, 86.1 x70x78.9x70.5, 2-2-sty fr dwgs; due, $3,-807.74; T&c, $674; Geo Daiker. 6,000

Mapes av, sec 182d, see 182d, 804-6 E.

JAMES J. DONOVAN.

Monticello av, ws, 92.9 s Kingsbridge rd, 50x100; also MONTICELLO AV, ws, 300 n Sedgwick av, 75x100; also SETON AV, es, 300 s Edenwald av, 50x100; due, $839.50; T&c, $296.72; adj sine die.

GEORGE PRICE.

Barnes av, nec Morris Park av, see Morris Park av, nec Barnes av.

Morris Park av (*), nec Barnes av, 45x 95; due, $1,709.90; T&c, $1,085.90; sub to pr mtg $2,450; Sadie B Clocke. 3,950

West Farms rd, sec Freeman, 100x138.9 x109x129.8, vacant (vol); Geo D Judson, a party in interest. 20,000

JACOB H. MAYERS.

Hughes av, 2321-3 (*), ws, 200 s 186th, 50x87.6, 4-sty bk tnt; due, $3,414.13; T&c, $366.17; sub to pr mtg of $23,500; Sarah Grossman. 26,100

Total	$77,500
Corresponding week 1914	40,705
Jan. 1, 1915 to date	1,352,980
Corresponding period 1914	1,245,994

Brooklyn.

The following are the sales that have taken place during the week ending March 17, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

VERMONT ST, ws, 125 s Liberty av, 25x100; Morris Bernstein 2,375.00
VOORHEES LA, ws, adj land of Obediah S Aumack, 70x152.7; withdrawn. ——
13TH AV (*), nws, 103.3 ne 54th, 35x 41.4xirreg; Chas F Hendrycy 5,500.00

WILLIAM J. McPHILLIAMY & CO.

ADAMS ST, es, 125 s Tillary, 25x102.9; Henry E Kuhlman 4,500.00
FERRIMAN ST, es, 250 n Dumont av, 20x100; Blake, Miller Co, Inc 1,810.00
CONOVER ST (*), nws, 225 ne Sullivan, 25x100; Walter J Minns 4,500.00
WEST ST, es, 233.10 n Av C, 18x100; Lawyers' Mtg Co 2,800.00
WEST ST (*), es, 251.10 n Av C, 18x 100; Emma B Carpenter 2,800.00
WEST ST, es, 269.10 n Av C, 18x100; Lawyers' Mtg Co 2,800.00
BAY 29TH ST, 177, es, 82.5 s Bath av, 32.7x96.8x39.3x96.10, 2-sty bk dwg & 1-sty str (vol); withdrawn. ——
60TH ST (*), nes, 70.1 w Ft Hamilton pkway, 25x100.2; Wm Forger 1,000.00
85TH ST, swc 2 av, 140x125; withdrawn ——
ATLANTIC AV, nec Gelston av, 72x 100; Jay Holding Co 1,000.00
AV F, ns, 80 w Gravesend av, 20x80; Edw F Bauce 1,500.00
GRAVESEND AV, ws, 42.6 n Av S, 106x75; Henry E. Kuhlman 4,500.00
HEGEMAN AV, es, 80 e Milford, 80x 90; Louis Levin 1,000.00
HOPKINSON AV (*), ws, 100 s Hegeman av, 20.3x100; and HOPKINSON AV, ws, 120.3 s Hegeman av, 20.4x 100; Amelia P. Clement, extrx 4,000.00

NATHANIEL SHUTER.

BOREUM ST, ss, 100 w Lorimer, 75x 97xirreg; adj Mar 30 ..... ——
DEGRAW ST (*), ss, 225 w Smith, 25x 100; Anna Von Eiff 5,000.00
HURON ST, ns, 370 e Franklin, 25x 100; Louis Arantz 706.00
MADISON ST, ns, 20 w Reid av, 25x 100; Richd M Clark 15,300.00
PROSPECT ST (*), ws, 200 s Tilden av, 25x100; Carrie G Hogel 500.00
W 11TH ST (*), nec Av R, 718x100; Henry E Zipkie 800.00
14TH ST, sws, 100 nw Prospect Park West, 19.11x100; Lice Maldari 2,360.00
50TH ST, sws, 100 se 3 av, 100x100.2; Jno J Bakerman 14,375.00
ROCKAWAY AV (*), ws, 325.6 n Hegeman av, 20x100; Syndicate Development Co, Inc 3,500.00

JAMES L. BRUMLEY.

POPLAR ST (*), ns, 77.4 e Hicks, 22.8 x25; Wm Muzzio 1,600.00
LOTS 1291 to 1295 (*), map of land of heirs of Nicholas Schenck, Town of Flatlands; Jno Vanderveer 20,000.00

Total	$104,226.00
Corresponding week, 1914	180,854.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JERE JOHNSON, JR., CO.

MAR. 24.
FLUSHING AV, 120, ss, 75 w Clermont av, runs w47.6xs74.9xe20xs25xe7.11xn92.1 to beg, fr shop & stable (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAR. 20.
No Legal Sales advertised for this day.

MAR. 22.
16TH ST, 1 E, see 5th av, 85.
AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.
5TH AV, 85, nec 16th (No 1), runs n49xe116.10x n43xe25xs92 to st xw141.10 to beg, 11-sty bk loft & str bldg; Greenwich Savgs Bank—Walter D Lewisheim et al; Aymar Sands (A), 46 Cedar; Ernest R Eckley (R); due, $610,-337.50; T&c, $587.50; M Morgenthau, Jr, Co.

MAR. 23.
14TH ST, 344-6 W, ss, 550 w 8 av, runs s103.1 xw50xn—xe1xn—xw8 of an inchxn46.1xe50 to beg, 6-sty bk tnt; Abr L Kass—Ig Roth, Inc, et al; Feltenstein & Rosenstein (A), 309 Bway; Bainbridge Colby (R); due, $9,389.40; T&c, $1,953.00; sub to 1st mtg $60,000; mtg recorded Mar 2, 1907; Joseph P Day.
28TH ST, 132 E, ss, 60 e Lex av, 20x74, 3-sty bk laundry, 1-sty ext; Rose T Kirk—Minnie L Harris et al; Hiram M Kirk (A), 130 Fulton; Archibald E Baker (R); due, $3,696.41; T&c, $100; sub to 1st mtg $17,000; Henry Brady.
157TH ST, 547 W, ns, 450 w Amst av, 125x99.11, 6-sty bk tnt; Leopold Marcus et al—Wm S Duncan et al; Lese & Connolly (A), 35 Nassau; Edw R Finch (R); due, $29,108.20; T&c, $2,166.20; Joseph P Day.
179TH ST, 815 W, nwc Pinehurst av (Nos 40-50), 100x150x100.7x150.3, 3-sty bk tnts; Anne E Benjamin—Raymond E Appenzellar et al; Ferdinand I Haber (A), 44 Cedar; Jno A Clark (R); due, $35,282.34; T&c, $2,000.50; sub to 3 1st mtgs aggregating $165,000; Bryan L Kennelly.
PINEHURST AV, 40-50, see 179th, 815 W.

MAR. 24.
HOUSTON ST, 477 E, ss, 70 w Goerck, 20x50, 3-sty bk tnt & strs; Metropolitan Savgs Bank—David Levine et al; A S & W Hutchins (A), 84 William; David B Simpson (R); due $7,153.18; T&c, $69.16; Joseph P Day.
LISPENARD ST, 3, ns, 20 e W Bway, 20x75, 3-sty bk lott & str bldg, 1-sty ext; Mary Bussing—Eveleen D Weddle et al; Stitt & Phillips (A), 115 Fulton; Jos Rowan (R); due, $15,-865.78; T&c, $310; Joseph P Day.
10TH ST, 198-204 E, see 2 av, 156-60.
31ST ST, 120-2 W, ss, 245 w 6 av, 40x123.6x40.10 x115.5, 7-sty bk loft & str bldg; County Holding Co—120 W 131st St Corpn et al; Merrill & Rogers (A), 100 Bway; Chas H Murray (R); due, $135,879.61; T&c, $1,273.40; Joseph P Day.
146TH ST, 164 W, sec 7 av (Nos 2517-9), 100x 40, 6-sty bk tnt & strs; Metropolitan Life Ins Co—Fleischmann Realty Co et al; Woodford, Bovee & Butcher (A), 1 Mad av; Thos W Churchill (R); due, $62,755.91; T&c, $3,786.-75; Joseph P Day.
COLUMBUS AV, 783, es, 25.11 n 98th, 25x74, 5-sty bk tnt & strs; Laurence Curmen—Arthur Otten et al; Wm F Clare (A), 135 Bway; Jacob A Cantor (R); due, $12,907.77; T&c, $513.50; Bryan L Kennelly.
COLUMBUS AV, 785, es, 50.11 n 98th, 25x74, 5-sty bk tnt & strs; same—same; same (A); same (R); due, $12,960.27; T&c, $502.79; Bryan L Kennelly.
2D AV, 156-60, sec 10th (Nos 198-204), 65.7x 125, 4-sty bk restaurant; Poughkeepsie Savgs Bank—Rosenfeld Realty Co et al; attorney not given; Isaac E Bingham (R); due, $129,-523.10; T&c, $8,000; Joseph P Day.
7TH AV, 2517-9, see 146th, 164 W.

MAR. 25.
BANK ST, 20, ss, 39 w Waverly pl, 19.7x75, 3-sty & b bk dwg; Irving Lippman—Gustav Lippman et al; Clarence K McGuire (A), 15 William; Raymond Rubenstein (R); partition; Joseph P Day.
19TH ST, 427 E, ns, 328 e 1 av, 24x92, 5-sty bk tnt & strs; Horace Porter et al—Nome Realty Co et al; Alex R Kellegrew (A), 99 Nassau; Chas M Travis (R); due, $20,972.42; T&c, $1,466.98; Joseph P Day.
119TH ST, 20 E, ss, 184.5 w Mad av, 15.8x 100.11, 3-sty & b stn dwg; Elisabeth S Harvie—Beke Schneider et al; Jos F Stier (A), 11 Bway; Abr Oberstein (R); due, $8,033.38; T&c, $8; Joseph P Day.
131ST ST, 158 W, sec 7 av (Nos 2211-5), 100x 45.11, 5-sty bk tnt & strs; East River Savgs Inst—Chas B Barkley et al; Orrin F Tibbard (A), 74 Bway; Albt W Ransom (R); due, $56,148.05; T&c, $110; Herbert A Sherman.
WEST BROADWAY, 413-5, es, 99 n Spring, 51x 100, 2-6-sty bk loft & str bldgs; N Y Life Ins Co—Mary A Fitzgerald et al; Geo W Hubbell (A), 346 Bway; Herman Joseph (R); due, $57,906.77; T&c, $3,026.89; Bryan L Kennelly.
7TH AV, 2211-5, see 131st st, 158 W.

MAR. 26.
154TH ST, 225 W, ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Septimus Jones-Jonavitch—Jas L Curtis et al; Leonard Klaber (A), 2 Rector; Lawrence S Greenbaum (R); due, $9,931.90; T&c, $305; J H Mayers.
169TH ST, 212 W, ss, 175 w Ams av, 25x85, 2-sty fr dwg; Sheriff's sale of all right, title, &c which the Estate Chas Scheidecker had on Nov 14, 1908, or since; Robt A McDuffie (A), 302 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.
LEXINGTON AV, 1045, es, 85.2 s 75th, 17x55, 3-sty & b stn dwg; Lawyers' Mtg Co—Jos F Tunney et al; Cary & Carroll (A), 59 Wall; J Sidney Bernstein (R); due, $14,546.24; T&c, $611.15; Samuel Marx.
LEXINGTON AV, 1047, es, 68.2 s 75th, 17x55, 3-sty & b stn dwg; Maurice M Sternberger exr—Jos F Tunney et al; Cary & Carroll (A), 59 Wall; Jno J Hynes (R); due, $14,824.86; T&c, $603.62; mtg recorded May 24, 1910; Henry Brady.

MAR. 27.
No Legal Sales advertised for this day.

MAR. 29.
11TH ST, 75-7 W, see 6 av, 148-50.
30TH ST, 25 W, ns, 390 w 5 av, 20x98.9, 4-sty stn tnt & str; Mutual Life Ins Co N Y—Wm J Clarke, exr, et al; Fredk L Allen (A), 55 Cedar; Marx Goldberg (R); due, $55,589.99; T&c, $——; mtg recorded Sept 8, 1909; Joseph P Day.
95TH ST, 303-5 E, ns, 100 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; N Y Produce Exch—Ludins & Romm Realty Co et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jno G Pheil (R); due, $34,372.46; T&c, $721.40; Joseph P Day.
67TH AV, 118-50, nec 11th (Nos 75-7), 42.6x69, 2-3-sty bk tnts & strs; 7TH AV, 47, es, 133.8 s 14th, 15.5x100, 5-sty stn tnt & str; Warren A Clapp et al—Florence L Colburn et al; Noah C Rogers (A), 100 Bway; Geo H Engelhard (R); partition; Joseph P Day.
7TH AV, 47, see 6 av, 148-50.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

MAR. 20.
No Legal Sales advertised for this day.

MAR. 22.
117TH ST, 548 E see St Anns av, 481.
BELMONT AV, 2142-4, es, 127.9 n 181st, 58.10 x164.1x58.5x156.10, 2-2-sty bk dwgs; Stephen H Jackson—Crotona Park Realty Co et al; Stephen H Jackson (A), 106 Lex av; Ferd I Haber (R); due, $o,255.28; T&c, $1,694.36; sub to prior mtgs aggregating $9,350; Joseph P Day.

CASTLE HILL AV, ws, 90.5 n Starling av, 28x68.6x51x64.6; Bronx Security & Brokerage Co et al—Carlo Antonino et al; J Wilson Bryant (A), 391 E 149th; Henry J Breen (R); due, $1,775.28; T&c, $590; Geo Price.

ST ANNS AV, 481, swc 147th (No 548), 25x90.4, 5-sty bk tnt & strs; Empire City Savgs Bank—Wm H Jeffers et al; Chas W Dayton (A), 27 William; Edw D Dowling (R); due, $29,-754.92; T&c, $611.25; Bryan L Kennelly.

3D AV, es, 52 n 133d, 26x20.1x25x27.1, vacant; Sarah E Van Riper—Wm J Cornell et al; J Wilson Bryant (A), 391 E 149th; T Emory Clocke (R); due, $1,414.19; T&c, $238.96; Geo Price.

MAR. 23.

141ST ST, 477 E, ns, 75 e Willis av, 18.9x100, 2-sty & b bk dwg; Frederic R Coudert et al—Jennie A Powis et al; Coudert Bros (A), 2 Rector; Jos R Truesdale (R); due, $3,389.12; T&c, $120.10; Joseph P Day.

BROOK AV, 553, ws, 184.11 s Westchester av, 27.1x82.9x30.7x68.6, 4-sty bk tnt & strs; Jonas Weil—Saml Weiner et al; Action 1; Malcolm Sundheimer (A), 31 Nassau; Arthur M Levy (R); due, $1,080.60; T&c, $2,035.02; Henry Brady.

BRONX BLVD, es, 169.5 n 224th, 54.10x105; Gertrude Mayer—North Bronx Realty Co; Clocke, Koch & Reidy (A), 391 E 149th; Ellsworth J Healy (R); due, $1,170.01; T&c, $950.12; Chas A Berrian.

MAR. 24.

177TH ST, 749 (259) E, ns, 100 w Prospect av, 25x100, 3-sty fr tnt & strs; Saml Bitterman—Libia Realty Co et al; Nathan Friedman (A), 309 Bway; Edw F Moran (R); due, $1,111.11; T&c, $250; Joseph P Day.

MAR. 25,

182D ST, 712 E, ss, 28.5 e Crotona av, 25x70, 2-sty bk dwg; Fannie J Jones—Wm Schmitz et al; Henry C Harding (A), 37 Wall; Allen Caruthers (R); due, $5,943.45; T&c, $275.60; Henry Brady.

205TH ST, E, see Bainbridge av, see Bainbridge av, nec 205th.

BAINBRIDGE AV, nec 205th, 26.2x78.7x25x81.3, vacant; Tax Lien Co N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, $1,592.26; T&c, $375; Joseph P Day.

MAR. 26.

DAWSON ST, 681, ns, 183.4 w Leggett av, or 156th, 16.8x88.5x18.3x80.11, 2-sty fr dwg; Bertha Katcher—Carrie Timmers et al; Bennett E Siegelstein (A), 99 Nassau; Lawrence N Martin (R); due, $3,287.48; T&c, $6; sub to 1st mtg $2,500; Joseph P Day.

181ST ST, 601 E, see Arthur av, 2130.

ARTHUR AV, 2130 ,nec 181st (No 601), 46.7x90 x70x93, 5-sty bk tnt & strs; Hyman Fish—Angel Constn Co et al; Joshua Haberman (A), 132 Nassau; Wm T Quinn (R); due, $4,454.97; T&c, $522; sub to 2 pr mtgs aggregating $45,000; Henry Brady.

MAR. 27.

No Legal Sales advertised for this day.

MAR. 29.

CRESTON AV, 2011, ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Eliz Gifford—Ernest Wenigmann et al; Ernest Hall (A), 62 William; Thos F Turley (R); due, $7,597.10; T&c, $250; Chas A Berrian.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Strcet, unless otherwise stated:

MAR. 20.

No Legal Sales advertised for this day.

MAR. 22.

CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Gio Amato et al; Martin H Latner (A), 350 Fulton; Maurice F Miller (R); Nathaniel Shuter.

OVERBAUGH PL, swc E 41st, Tax Lien Co of N Y—Harry J Stafford et al; Elizabeth S Pope (A), 68 William, Manhattan; Wm H White (R); Wm P Rae Co.

78TH ST, nes, intersec nws 21 av, 100x60; 78TH ST, nes, 240 nw 21 av, 80x200; 78TH ST, nes, 160 nw 21 av, 80x100; Evan J Williams—J H R Realty Corpn; Arthur O Rowe (A), 2 Rector, Manhattan; Chas J Mahnken (R); Wm P Rae Co.

PARCEL OF LAND, beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x—x1,253x—; Frederich Herold—Magna Realty Co et al; Leander B Faber (A), 375 Fulton, Jamaica; Benj F Schwartz (R); Wm P Rae Co.

MAR. 23.

BUTLER ST, ss, 100 w Bond, 25x100; Home Mtg Invest Co N Y—Guiseppe Ruggieri et al; Henry J Davenport (A), 375 Pearl; Jas W Monk (R); Wm J McPhilliamy & Co.

PROSPECT ST (No. 51), nwc Adams, 25x50; & DEAN ST (No. 184); ss, 65 w Bond, runs s 100xe10x25xe10xn75xw20 to beg, Augusta E Kramer—Wilhelmina H Chapho et al; Saml E Faron (A), 50 Court; Chas H Hyde (R); Wm J McPhilliamy & Co.

6TH ST, ss, 282.10 e S av, 35x100, & 10TH ST, nwc Prospect Park W, 97.10x92.6; Jas S Corrigan, exr—Chas L Feltman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); James L Brumley.

7TH ST, ws, 215 n 4th Av, 200x100; Highlawn Estate & Impt Co—Timendorfer & Friedman Constn Co et al; Oscar H Stearns (A), 371 Fulton; Hugh F Kenna (R); Nathaniel Shuter.

83D ST, ss, 427.2 e 20 av, 18.2x100; Poughkeepsie Trust Co—Pettit & Lamb Co et al; Guernsey & Guernsey (A), Poughkeepsie, N Y; Henry R Frost (R); Wm J McPhilliamy & Co.

FOSTER AV, ns, 20 w 3d 20x100; Blanche E Elliott—Jas R Gormly et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

FOSTER AV, ns, 40 w 3d, 20x100; Jno Kenny—Jas R Gormly et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3xse313.11xne349.6xn e183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw303.9xse304.11xne515.10 x nw313.11 to beg; Henry A Hedden et al—Wm H Lake Constn & Supply Co et al; Henry J Davenport (A), 375 Pearl; Wm S O'Connell (R), Wm J McPhilliamy & Co.

NEWKIRK AV, nwc E 21st, 40x110.5xirreg; Sami Hess—Peru Realty Co, Inc, et al; Cook & Benjamin (A), 189 Montague; Benj F Alexander (R); Nathaniel Shuter.

5TH AV, sec 75th, 21.11x95.9; Jno M Heidelberger—Jno E Sullivan Co et al; Weisman & Hertz (A), 391 Fulton; Jno A Valentine (R); Nathaniel Shuter.

151H AV, ses, intersec nes 56th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.

MAR. 24.

TROUTMAN ST, ses, 91.3 ne Irving av, 100x100; Balthaser Klee—Mary J Rothenbach et al; Robt E Moffett (A), 894 Bway; Marcus R Campbell (R); Wm J McPhilliamy & Co.

49TH ST, nes, intersec ses 15 av, 100x100.2; Paul W Connelly Bldg Co—Louis H Rose et al; Jno H Fleury (A), 189 Montague; Jas M Kelly (R); Nathaniel Shuter.

52D ST, nes, 80 se 6 av, 20x100; Eva F Trent—Michl K Neville et al; J Hunter Lack (A), 40 Court; Jerome W Coombs (R); Wm P Rae.

80TH ST, ns, 280 e Ridge blvd, 80x125.8.8; Harry H Bloomfield et al—Michl K Neville et al; J Hunter Lack (A), 40 Court; Harry L Thompson (R); Wm P Rae.

CATON AV, sec Stratford rd, 105.10x98; Wood Harmon Warranty Corpn—Plandome Constn Co, Inc, et al; Isaac Roth (A), 261 Bway, Manhattan; Fredk S Fisher (R); James L Brumley.

HAMILTON AV, swc Nelson, 25.2x20.10; Mary E Crane—Samson Friedlander et al; A P Bachman (A), 52 Wall, Manhattan; Richmond L Brown (R); Wm J McPhilliamy & Co.

METROPOLITAN AV, nwc N 3d, 95.1x101.8; David Engel—Alfred W Withers et al; Robt E Moffett (A), 894 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

TILDEN AV, sec Bklyn av, 104.7x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

6TH AV, ses, 20 ne 52d, 20x80; Martha R Behnken Michl K Neville et al; J Hunter Lack (A), 40 Court; Clarence U Carruth (R); Wm P Rae.

MAR. 25,

ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9x irreg; Germania Savgs Bank—Mary F Jeffards et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Geo C Buechner (R); James L Brumley.

BRISTOL ST, es, 159.1 s East N Y av, 37x100; Shetland Co—Saml Brasch et al; Action 1; Jos G Deane (A), 45 Bway, Manhattan; Jas W Monk (R); James L Brumley.

COOK ST, ns, 143.6 e Morrell, 31.6x100; Orion H Cheney—Jos Wolf et al; Jos G Deane (A), 45 Bway, Manhattan; Reuben Wilson (R); Nathaniel Shuter.

ESSEX ST, ws, 260 n Arlington av, 20x100; Jno A Brooks—Edwin W Brooks et al; Reuben L Haskell (A), 220 Bway, Manhattan; Isaac Sargent (R); Wm P Rae.

LEONARD ST, nwc Withers, 25x80.10; same—same; Action 2; same (A); Levi W Naylor (R); Wm P Rae.

WITHERS ST, ns, 300 e Lorimer, 18x170.5x irreg; Jno L Witte—Chas H Sackman et al; Action 1, Halbert & Quist (A), 1293 Bway; Floyd Adams (R); Wm P Rae.

52D ST, ns, 312 w 3 av, 18x100.2; Bertha H Stone—Eagle Home Co et al; Theodore Witte (A), 375 Fulton; Thos Moore (R); Wm J McPhilliamy & Co.

79TH ST, ss, 1 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.

GREENE AV, ns, 175 e Grand av, 26x100; Edw Knaus et al—Lydia F Vaughan et al; McDonnell & Lebett (A), 233 Bway, Manhattan; Albt Firman (R); James L Brumley.

MAR. 26.

CLINTON ST, nwc Hamilton av, —x72.5 to Huntington, x24x—; Pauline F Fargis—Fredk Tilney et al; Harry L Thompson (A), 175 Remsen; L Claude Fottrell (R); Wm J McPhilliamy & Co.

STERLING PL, ns, 215 e Buffalo av, 50x127.9; E 89TH ST, ns, 140 e Av M, 40x100; JOHN ST, ses, 108 sw Davis av, 22x240 to Sand Bay; Walter Bishop—Chas Bishop et al; McDonnell & Lebett (A), 233 Bway; Meier Steinbrink (R); James L Brumley.

72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliamy & Co.

73D ST, nes, 424 se 10 av, 28x100; Caroline Hewlett—Ida Steich et al; Henry M Bellinger (A), 135 Bway; Vernon S Ryder (R); Wm J McPhilliamy & Co.

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.

CLINTON AV, ws, 100 s Lafayette av, 22x200 to Vanderbilt av; Eleonor L Grimes—David D Vincent et al; Noble & Camp (A), 2 Wall, Manhattan; Chas J McDermott (R); James L Brumley.

FLATLANDS AV, swc E 88th, 200x147.4; Caroline Mayne extrx—Margaretha Gramsch et al; Pratt, Koehler & Boyle (A), 61 Bway, Manhattan; Horatio C King (R); James L Brumley.

LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs of Ossining—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Thos O Conti (R); Wm J McPhilliamy & Co.

5TH AV, nc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliamy & Co.

LOT 51, Block 7344, Sec 22; Murry Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R), Nathaniel Shuter.

MAR. 27.

No Legal Sales advertised for this day.

MAR. 29.

PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; David Siegelman (A), 217 Havemeyer; Louis Jacobson (R); Nathaniel Shuter.

VESTA AV, sec Riverdale av, 240x100xirreg; Metropolitan Trust Co of City N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day.

3D AV, es, 75 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Action 4; Jacob M Peyser (A), 26 Court; Chas K Terry (R); Nathaniel Shuter.

3D AV, es, 93.9 s President, 18.9x70; same—same; Action 5; same (A); same (R); Nathaniel Shuter.

3D AV, es, 112.6 s President, 18.9x70; same—same; Action 6; same (A); Matthew J Keany (R); Nathaniel Shuter.

3D AV, es, 131.3 s President, 18.9x70; same—same; Action 7; same (A); same (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 13.

COLUMBIA ST, 105-7; Sarah Larschan et al—Fannie Dorb et al; S L Liebeskind (A).

LEWIS ST, 84½; Soc for the Prevention of Crime—Rialto Realty Co; Moss, Marcus & Wels (A).

107TH ST, 110 W; Liquid Carbonic Co—Robert P McDougall et al; O A Campbell (A).

183TH ST, ss, 100 e Ams av, 50x79.11; Gottfried Naegele—Wm F Naegele et al; Rabe & Keller (A).

MAR. 15.

WATER ST, 337-39; also SOUTH ST, 178-79; Henry Hollerith Constn Co—Fannie E D Story et al; R Loewenthal (A).

WOOSTER ST, es, 190.2 n Broome, 60x35xirreg; Seamen's Bank for Savgs in the City of N Y—Jacob Corday et al; Cadwalader, Wickersham & Taft (A).

80TH ST, 135 W; Fannie L Harrison—Vodanta Soc of the City of N Y et al; S Hanford (A).

93D ST, 181 E; Sophie Klein—Chas J Smith; Kaufman & Gisnot (A).

122D ST, 257 W; Emanuel Blum—Elise Brandt et al; W S & A S Katzenstein (A).

MAR. 16.

DUANE ST, 42; Hermine E Clark et al—Chas Frazier et al; H Clark, Jr (A).

21ST ST, ss, 235 e 5 av, 46.10x105.5; Jos Schanz—Brookmire Realty Co et al; H Goldman (A).

99TH ST, ns, 137 w 1 av, 37x100.11; Wm C Bowers—Fidelity Constn Co et al; Bowers & Sands (A).

101ST ST, 64 W; Clara Steiermann—First United Presbyterian Church et al; J Rosenzweig (A).

123D ST, ss, 106.4 w 7 av, 15.7x100.11; Caroline Mayne, exr—Gulietta R Kiersted et al; Pratt, Koehler & Boyle (A).

150TH ST, 462 W; Jas S Groves—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 464 W; Wm B Mann—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 466 W; Robt T Varnum—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 470 W; Warwick Savgs Bank—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 472 W; Edwin J Appleton—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 474 W; Mary O Maxwell—Blosben Corpn et al; Cary & Carroll (A).

150TH ST, 476 W; Rose Joseph—Blosben Corpn et al; Cary & Carroll (A).

LEXINGTON AV, es, 50.5 s 51st, 50x100xirreg; Manhattan Life Ins Co—Hammerstein Opera Co et al; Rapallo & Kennedy (A).

7TH AV, 2525, 2527 & 2533 & 2535; 2 actions; Central Trust Co—Fleischmann Realty Co, Inc, et al; Joline, Larkin & Rathbone (A).

7TH AV, sec 133d, 25x100; Leah E Swem—Harry Goodstein Realty Co et al; E V Daly (A).

MAR. 17.

33D ST, ss, 150 e 5 av, 25x98.9; Madeline D Barrett—Alice M Moynan et al; Seybel & French (A).

55TH ST, ss, 260 e 3 av, 100.5x100; Mutual Life Ins Co of N Y—Caroline Doelger et al; F L Allen (A).

104TH ST, 164 E; Zacharias H Oppenheimer—Mary E Hoyt et al; Meighan & Necarsulmer (A).

114TH ST, ns, 228 e 2 av, 22x100.11; Stephen Baker, trst—Santo Reda et al; amended; Cary & Carroll (A).

119TH ST, 321 E; Ernestine Weber et al—Edmund J McDonough; O J Kalt (A).

120TH ST, ss, 265 e Park av, 25x100.10; Dry Dock Savgs Instn—Jos M Baum et al; F M Tichenor (A).

LEXINGTON AV, 1828; Michl Sophian et al—Beth David Hospital et al; H N Selvage (A).

MADISON AV, 1527; Julia M Haskell—Ada Moran et al; C P Latting (A).

7TH AV, sec 133D, 25x100; Excelsior Savgs Bank of City of N Y—Helene Stein et al; J C Gulick (A).

MAR. 18.

61ST ST, ss, 275 e 11 av, 50x100; 2 actions; Edith B Halsey—David Kass et al; H Swain (A).

63D ST, 128 W; Soc for the Relief of the Destitute Blind of the City of N Y & Its Vicinity—Fredericka Levy et al; F de P Foster (A).

99TH ST, 114 & 116 W; Eugene H Rosenquest et al; Luciano Giuliani et al; Atwater & Cruikshank (A).

Foreclosure Suits, Manhattan, (Continued.)

134TH ST, 28 W; Empire City Savgs Bank—Harry Herzog et al; C W Dayton (A).
150TH ST, 478-80 W; 2 actions; Jno P C Alden —Hinshaw Corpn et al; Cary & Carroll (A).
LEXINGTON AV, nwc 88th, 100x41.8; Marie Himowich—Harriet S Goldsmith et al; J N Helfat.

MAR. 19.

LAWRENCE ST, 124; Wm N Cromwell et al—Chas B Meyer et al; Sullivan & Cromwell (A).
88TH ST, 64-6 W; Dora E Arnold—Jos Schiffer et al; Deyo & Bauerdorf (A).
96TH ST, 206 W; Francis H Ross—Ethel H Moore et al; A J Ewald (A).
99TH ST, ns, 137 w 1 av, 37x100.11; Wm C Bowers—Fidelity Constn Co et al; amended; Bowers & Sands (A).
AMSTERDAM AV, 1493; City Real Estate Co —Mary Foley et al; H Swain (A).
MT MORRIS AV, 28; Kathleen K Donahue—Annie Hay et al; C S Pinkney (A).
7TH AV, 2529-31; Greenwich Savgs Bank—Fleischmann Realty Co et al; B A Sands (A).

Bronx.

MAR. 12.

PLOTS, 1258-1250-1260 & gore lot 107, map of Village of Wakefield; Clara P Meech—Chas H Schroeder et al; H Swain (A).

MAR. 13.

BOSTON RD, ws, 237 n 168th, 43x167.4; Sarah Siegel—Frances Mayer et al; Hirleman & Vaughan (A).

MAR. 15.

166TH ST, ss, 35 w Trinity av, 40x99.4; Anna M Schiede—Rudolph Wahlig et al, as exr; R H Bergman (A).
BOSTON RD, 1061; Jos Kugler—Kassel Oshinsky et al; A D Pape (A).

MAR. 16.

ns, 250 e Lincoln av, 25x100; Rossanna Scanlon—Ferdinand Block et al; Rosen & Phillips (A).
BRYANT AV, es, 150 n Lafayette av, 25x100; Chas P Halsted—Angelo Rocco et al; D Burke (A).
GRAND BLVD & CONCOURSE, es, 222.7 s E Fordham rd, 50.2x139.6; Arthur E Briggs—Narcoth Realty Co et al; Salter & Steinkamp (A).
PROSPECT AV, nwc 181st, 20x100; Gertrude Schiffer et al—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).
LOTS 1, 2, 3, 4, 5 & 6, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A).
LOTS 15 & 16, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A).

MAR. 17.

MORRIS AV, es, 180 s 179th, 20x100; L Josephine Van Deusen—Lena Stein et al; W R Adams (A).

MAR. 18.

KINGSBRIDGE RD, sec Davidson av, 120.8x325.4; Fredk L Haug—Jno B Haskin Estate, Inc; Reeves & Todd (A).
PROSPECT AV, ws, 125 n 156th, 25x142.6; Louisa Adami—Rebecca Goldberg et al; Bros & Glass (A).
RIVERDALE AV, es, adjoining land of Thos Cannon & Margt Cogan, 28x100; also RIVERDALE AV, es, 75 n land known as Cogan's alley, 25x100; David Mayer Brewing Co—Jas Killeen et al; W Klingenstein (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 11.

CHAMBERS ST, nec William, 27.6x21.6x irreg; East River Savgs Instn—Andrew F Tilney et al; Omri P Hibbard (A); Geo C Austin (R); due..... 8,224.00

MAR. 12.

SUFFOLK ST, 12; Wm M Martin—Morris Simon; Cadwalader, Wickersham & Taft (A); Horace E Deming (R); due. 18,767.50

MAR. 13.

No Judgments in Foreclosure Suits filed this day.

MAR. 15.

RUTGERS PL, 24; Emil M Wheeler—Jno A Anger; Mitchell & Mitchell (A); Wilbur Larremore (R); due..21,560.00
RUTGERS PL, 26-8; also CLINTON ST, 241; Anna S Wilson—Jno A Anger; Mitchell & Mitchell (A); Frank Moss (R); due. 52,800.00

MAR. 16.

8TH ST, 315 E; Metropolitan Savgs Bank—Albt Indorsky; A S & W Hutchins (A); Jas S McDonogh (R); due. 11,404.86

MAR. 17.

8TH ST, 39 E; Blanche W Meyer—Wm F Donnelly et al; Weed, Henry & Meyers (A); Gustav Lange, Jr (R); due. 7,444.25
12TH ST, 526 E; Frances Haight—Louis Spanier; Wilson M Powell, Jr (A); Chas L Hoffman (R); due..20,746.87
AMSTERDAM AV, es, 75 n 164th, 25x100; Mary J Mondorf—Arthur Otten et al; Wm F Clare (A); Hal Bell (R); due 10,594.40

Bronx.

MAR. 12.

DAWSON ST, es, 537.4 n Longwood av, 40.6x100; Josephine H Blau—No 1226 Dawson St Co; M Blau (A); M C Griffin (R); due 4,040.00
PROSPECT AV, ws, 100 n 180th, 35.2x 66.8; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A); L J Curren (R); due.. 420.55
PROSPECT AV, ws, 100.2 n 180th, 35x 66.8; Dietrich Neimeyer—Antonio Galiani et al; Elfers & Abberley (A); E S Booth (R); due..... 1,532.92

MAR. 13.

148TH ST, ss, 121.4 w 3 av, 25x141.3; Lincoln Mtg Co—Bronx Publishing Co et al; H A Blumenthal (A); J R Truesdale (R); due 8,636.95
MORRIS AV, es, 130 n 165th, 92.6x 130; Imogene Whittlesey et al as exrs —Meyer Harrison et al; D Burke (A); I Weis (R); due..... 7,901.04
3D AV, ws, 150.6 n 136th, 25x100; Addie A Sullivan—Louise M Schrank et al; M J Sullivan (A); J P Van Kirk (R); due..... 992.67

MAR. 15.

BAKER AV, ns, 250 e Garfield, 25x100; Ella A Greeg et al as trstes—Marin Farrego et al; E A Acker (A); E F Moran (R); due 4,189.44
BAKER AV, ns, 225 e Garfield, 25x100; Ella A Gregg et al as trstes—Marin Farrego et al; E A Acker (A); E F Moran (R); due 4,189.44

MAR. 16.

170TH ST, 580 E; also LOT 1, block 474, map of sub-division of prop of Henry D Tiffany, 23d Ward; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A); B F Gerding (R); due..... 1,034.16
KEPLER AV, ws, 75 s 235th, 25x100; City Real Estate Co—Eliz A Wilhelm et al; H Swain (A); E D Bolton (R); due 2,510.66

MAR. 17.

COURTLANDT AV, 910; Metropolitan Savgs Bank—Union St Realty Co et al; A S & W Hutchins (A); J P Dunn (R); due 5,190.27
ROMBOUTS AV, ws, 100 s Light, 100.4 x270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A); M E Loewus (R); due.....19,888.40

MAR. 18.

MONTICELLO AV, sec Jefferson av, 175 x100; Jno C Eidt et al—Chas S Terrett et al; Coller & Coller (A); C Y Palitz (R); due 6,216.42
LOT 13, map of village of Morrisania; Bowery Savgs Bank—Workingmen's Educational Associaiton of Bronx Borough; Cadwalader, Wickersham & Taft (A); M B McHugh (R); due..10,534.65

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 13.

No Lis Pendens filed this day.

MAR. 15.

No Lis Pendens filed this day.

MAR. 16.

147TH ST, 604 W; Jas H Albertson—Wm W Gillespie et al; partition; C L Griffin (A).

MAR. 17.

No Lis Pendens filed this day.

MAR. 18.

No Lis Pendens filed this day.

MAR. 19.

PEARL ST, 273; Benj Schwartz et al—Chas Gans et al; partition; R E Moffett (A).
LA FONTAINE AV, es, bet 179th & 180th, lot 6; Tax Lien Co of N Y—Michl O'Connell et al; foreclosure of transfer of tax lien; A Weymann (A).

Bronx.

MAR. 12.

CONCORD AV, es, 100.9 s Dater, 50x100; Clarence A Sparks—B & B Constn Co, Inc,; action to impress trust; R B Hincks (A).
LOT 41, map of Village of Wakefield; Adolphe Grotta—Wm H Neal et al; action to determine claims; L N Martin (A).

MAR. 13.

LOTS 96 & 97, map of prop of S Cambreling at Fordham; Thos Altieri et al—Maiche Marino et al; action to foreclose mechanic's lien; J Rosenzweig (A).

MAR. 15.

LAFONTAINE AV, es, 25 n Oak Tree pl, 25x95; Smada Realty Co—Gifford Bldg Co et al; action to demand judgment on deed; Hirleman & Vaughan (A).

MAR. 16.

No Lis Pendens filed this day.

MAR. 17.

233D ST, ns, bet White Plains rd & Carpenter av, —x—, known as Lot 1022-2, Wakefield, 24th Ward; Louisa Clark—Albert Lefurgy et al; action to foreclose transfer of tax lien; Niebrugge & Maxfield (A).
LOT 97, map of lots in Village of Williamsbridge; Felice Bruccoli—Jno Bruccoli; action for an accounting; Spitz & Bromberger (A).
LOT 256, map of Wakefield; Felice Bruccoli—Jno Bruccoli; action to procure reconveyance; Spitz & Bromberger (A).

MAR. 18.

BRONX ST, es, 6,615 n land of D Mapes, —x—; Justus D Michell—Hannah B T Michell et al; partition suit; G Frey (A).

Brooklyn.

MAR. 11.

BERGEN ST, sec Classon av, 23.6x95.7; A Lloyd Lott—Brown Realty Co et al; A L Scott (A).
BRISTOL ST, es, 50 s Blake av, 50x110; Emma Rockmore—The Lirock, Inc, et al; A Rockmore (A).
WEST ST, es, 197.10 n Av C, 18x100; Annie M Schanz—Boyd H Wood et al; Cary & Carroll (A).
44TH ST, nes, 200 nw 13 av, 120x100.2; Bank of Flatbush—Diaz Bldg Co et al; G Boochever (A).
BLAKE AV, sec Bristol, 100x110; Realty Supply Corpn—The Lirock, Inc; foreclosure of mechanic's lien; A H Spigelgass (A).
BLAKE AV, sec Bristol, 50x110; Emma Rockmore—The Lirock, Inc, et al; A Rockmore (A).
ELMWOOD AV, sec E 4th, runs s120xe100xn20x w40xn100xw60 to beg; Evelyn P Behman—Rosa E Meyer et al; Hirsh & Newman (A).
HEGEMAN AV, nwc New Jersey av, 19.4x95; Sami Kertman—Ike Sandler et al; S Rabinowitz (A).
ST MARKS AV, ss, 343 w Hopkinson av, 19x 127.9; Sami Seninsky—Lena Greene et al; S Rabinowitz (A).
SURF AV, ss, 31 e div line land Robt B Dibble and land Jno A Cook, 41x100; Henry Gans—Annie Jacobs et al; Gans, Davis & O'N (A).

MAR. 12.

BARBEY ST, es, 120 s Dumont av, 20x100; Jos B Raebeck—Arvintz Bldg Co & ano; to set aside deed; A Lehman (A).
DEAN ST, ss, 49.9 e Stone av, 19.4x107.2x19.7x 128.8 to beg; Orange Orphan Society—Lucia Viliani et al; H L Thompson (A).
GATLING PL, ws, 120 n Atlantic av, 20x100; Margt M Kerrigan—Henry F Risch et al; C F Corner (A).
McDOUGAL ST, ss, 250 e Saratoga av, 25x100; Rudolph Straus—Adeline A Smith et al; C W Philipbar (A).
MESEROLE ST, nec Bushwick av, 200x193x208 x250.2; Kings Co Trust Co as trste—Eastern Brewing Co et al; G V Brower (A).
POWELL ST, ws, 175 s Belmont av, 18.9x100; Stone Av Realty Co—Isidor Scherli et al; A Rockmore (A).
PRESIDENT ST, sec 3 av, 18.9x70; Ernst F Foerster—Caterina Gallo et al; J M Peyser (A).
PRESIDENT ST, sec 3 av, 70x150; Ernest F Foerster—Caterina Gallo et al; J M Peyser (A).
PRESIDENT ST, sws, 80 nw 3 av, runs sw100x nw20xne6.5xnw20xne54.5xse.02xne31.4xnw.02xn e7.11xse43 to beg; Leopold Freiberger—Francisco Alaio et al; S E Klein (A).
PROSPECT PL, ns, 175 w Rockaway av, 29.7x 83.11x25x68; Susan P Peabody—Eva Weissman et al; Logan, Pink & N (A).
WARWICK ST, ws, 160 s Blake av, 20x100; Jos B Raebeck—Arvintz Bldg Corpn et al; to set aside deed; A Lehman (A).
S 5TH ST, ss, 75 e Hooper, 25x100; Philip Jung—Anne Raynor et al; Levy, Gutman & G (A).
W 9TH ST, es, 139 n Av R, 17x100; Ora I Meyers—Henry De Baun et al; H L Thompson (A).
E 13TH ST, ws, 77 n Av P, 23x100; Isabel Bradley—Morris Seidman et al; Dillon, Thompson & C (A).
BAY 31ST ST, nws, 300 sw Benson av, 33.4x 96.8; Louis Smyth—Rose P Siedenberg et al; Cary & Carroll (A).
31ST ST, ss, 300 w 5 av, 30x100.2; Harriet W Winslow—Jacob Schaefer, Jr, et al; Cary & Carroll (A).
81ST ST, ns, 100 w 3 av, 80x109.4; Germania Savgs Bank—Adaline S Connelly et al; Wingate & Cullen (A).
RUTLAND RD, ns, 220.9 e N Y av, 20.2x110; Matilda M Guise—Dominic Votta et al; Reynolds & Geis (A).
PROP bounded nx East N Y av xs div line of land of Tapscott xw land of Clarkson xe land of Jno J Ditmas; First Nati Bank of Edgewater, N J—Clarence F Simon et al; W A Kirk (A).

MAR. 13.

COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP beg swc above premises 4.9x24.1x 4.5x24.1; Wm H Field—Thos Lamb et al; Smith, Dougaty & W (A).
FULTON ST, nes, 98.9 nw Front, 24.6x75.6x29.3 x60.2; Mary E Seaman—Max Haefner et al; H J Davenport (A).
PROSPECT PL, 920; Michl Schaffner—Clara E Cooney et al; A G Schaffner (A).
RAPELYE ST, sec Hamilton av, runs s44xne40 xnw2.3xnw58.3 to beg; Mary M Witte as extrx —Vincent Inguglia et al; W A Fischer (A).
STAGG ST, 321; Jas S Rourke—Dora Baldinger et al; Watson & Kristeller (A).
10TH ST, ns, 228.3 w 5 av, 16.8x100; Sarah E Croft—Jane Wales et al; partition; G W Pearsall (A).
CONEY ISLAND AV, ws, 120 n Av Q, 200x100; Artiissa V Gearm—Jos Rubsam et al; J A McCreery (A).
GRAVESEND AV, ws, 135.10 n Av Q, runs nw 681.10xse132xe427.11xe244.10xn102.2 to beg; Bklyn Trust Co—Lizzie M Ritter et al; H M Bellinger, Jr (A).
HOPKINSON AV, es, 19.10 n Atlantic av, 17.2x 80.5; Pauline Eger—Sarah Maloney et al; H L Thompson (A).
HOPKINSON AV, es, 37 n Atlantic av, 17x80.5; Hetty P Robinson—Sarah Maloney et al; H L Thompson (A).
ST MARK'S AV, 1424; Emil L Smith—Henry K King; foreclosure mechanic's lien; J Goldstein (A).
10TH AV, ses, 20.2 ne 41st, 20x76.4; Eliz A Fernald—Emma A Mayhew et al; H L Thompson (A).
13TH AV, es, 20.2 n 44th, 20x80; David Lite—Isidor Rosenberg; S Friedland (A).

MAR. 15.

FRONT ST, ns, 74.3 e Gold, 24x100; 1st Presby Church—Isabella F McCarthy et al; H L Thompson (A).
HENDRIX ST, ws, 140 n Hegeman av, 20x86.4x 20x85.8; Morris Cooper—Dave Bloom et al; to set aside deed; S Rabinowitz (A).
SPENCER ST, ws, 100.10 n DeKalb av, 17.7x 100; also SPENCER ST ws, 108 n DeKalb av, 35.3x100; Mary Wallace—Anna P Dittmar et al; Woode, Cooke & S (A).
E 56TH ST, ws, 179.9 s East Bway, 80x100; Sarah Meehan—Emma R Butcher et al; B Cohn (A).

57TH ST, nwc 4 av, 20.2x100; Kings Co Savgs Instn—Beneficial Holding Co et al; W W Taylor (A).
67TH ST, nes, 260 nw 20 av, 16.8x100; Elodie V Z Mallaby—West End Impt Co et al; Dean, Tracy & Mc (A).
67TH ST, nes, 276.8 nw 20 av, 16.8x100; same —same; same (A).
67TH ST, nes, 293.4 nw 20 av, 16.8x100; same —same; same (A).
81ST ST, ss, 202 w 17 av, 17x100; Wm Hamilton—Rocella Realty Co et al; Dean, Tracy & Mc (A).

MAR. 16.

CONOVER ST, ws, 84 s Wolcott, 16x100; Walter F Blaisdell—Grace McCormick et al; H L Thompson (A).
CROWN ST, nwc Utica av, —x—; Title G & T Co—Arthur H Selinger et al; T F Redmond (A).
FRANKLIN ST, ws, 27 n Freeman, 24.4x80; Peekskill Savgs Bank—Peter Laiter et al; H L Thompson (A).
STERLING PL, sec Rochester av, 120x100; Halpern & Mestel, Inc—J V Cunningham, Inc, et al; foreclosure mechanic's lien; I Solomon (A).
55TH ST, ss, 100 w 3 av, 25x100; also 3D AV, wc 55th, 20x100; Application of Wilhelmina Heik for appointment of a committee of Henry Heik, an incompetent; J Goodman (A).
60TH ST, nec 12 av, 40x100.2; Bklyn City Savgs & Loan Assn—Adriano Bria et al; Delany & Niper (A).
ATLANTIC AV, ns, 50.3 w Ocean pl, runs n 87.9xw16.8xs4.2xw17.7xs83.7xe34.3 to beg; Chas V Lott—David B Getz et al; W C Roe (A).
BEDFORD AV, ws, 530 s Clarendon rd, 60x100; Henry Berberich—Forest Parkview, Inc et al; M Hertz (A).
FOSTER AV, swc E 14th, runs s52.4xw100xn7.8 xne10.6 to beg; Frank Peterson—E R Strong Co et al; W R Murphy (A).
GLENMORE AV, ns, 20 e Milford, 20x90; Title G & T Co—Margt Grogan et al; T F Redmond (A).
LIVONIA AV, swc Ames, 200x100.3; Josephine Franke—Arthur H Selinger et al; T F Redmond (A).
MONTAUK AV, es, 130 s Belmont av, 20x100; Mary A Forbush—Sarah Maloney et al; H L Thompson (A).
MONTROSE AV, 103; Louis Kaplan—Young Men's Benevolent Soc of Bklyn et al; B W Slote (A).
RUTLAND RD, ns, 200.11 e New York av, 19.10x110; Wm Kohring—Dominick Votta et al; Reynolds & Geis (A).
SARATOGA AV, es, 92.11 n Sutter av, 50x100; Title G & T Co—Arthur H Selinger et al; T F Redmond (A).
ST MARK'S AV, ss, 250 e Nostrand av, 50x150.7; Chas Gahn—Eliz L Doty; specific performance; F A Doyle (A).
14TH AV, ses, 60 sw 78th, 20x53.3x20x52.6; So Bklyn Savgs Inst—Sim Realty Co et al; Coombs & Whitney (A).
14TH AV, ses, 20 sw 78th, 20x51.9x20x51.2; same—same; same (A).

MAR. 17.

E 97TH ST, ws, 300 n Ditmas av, 40x100; Ruel P Smith—Rebecca Geshgorn et al; H Peake (A).
BENSON AV, nes, 80 sw Bay 13th, 28.4x125 Mabel A Patterson—Jos B Silman et al; H O Patterson (A).
GATES AV, ses, 325 sw Central av, 22.4x100; Louis Schaffner—Katharina Busch et al; A G Schaffner (A).
GRAVESEND AV, es, 108.4 n Church av, runs e91.11xn—xs223.4 to beg; Martense B Story—Jas K Atkinson et al; F N Lang (A).
KINGSTON AV, es, 107.2 n Dean, 26.9x100; Mary I Cavano—Jas F Farrell et al; J Brenner (A).
LIBERTY AV, sec Watkins, 85x100; Wesleyan University of Middletown, Conn—Mendal Realty Co et al; T F Redmond (A).
RIVERDALE AV, ns, 20 e Chester, 20x80.3; Bond & Mtg Guar Co—Gabriel Sojcher et al; T F Redmond (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAR. 13.

48TH ST, 323 E; Isidore Weiss—Meta Piepenbrug; Arthur J Scholz Co (62) 51.45
142D ST, 110-32 W; Cross Austin & Ireland Lumber Co—146 W 142d St Co; renewal (61) 2,556.01
ST NICHOLAS AV, nec, 195th, 125x100, and AUDUBON AV, nwc 195th, 100x100; Geo Koch—175th St Holding Co, Inc; Wm H Dewey (57) 156.75
SAME PROP; Albt Frederick—same (58) 91.50
SAME PROP; Wm J Murtagh—same (59) 300.00
SAME PROP; Jno Milhaven—same (60) 121.00

MAR. 15.

JAMES ST, swc Madison, 24.10x39.9; Arthur Weiser—Rebecca O'Brien, Christ Casino & Geo Cantos (67).... 319.00
25TH ST, 11 W; Hull, Grippen & Co—11 W 25th St Co; renewal (65)..... 99.30
116TH ST, 124 E; Herman First—David Yeskey (63) 24.85
162D ST, 528-40 W; Adam Happel, Inc—Edythe C Hanckel & Jas M Hanckel; H P Wright Co (64) 4,060.51
5TH AV, 448; Ely J Rieser & Co—Chas C Bull trst; Philip Rhinelander, exr; Adelaide K Rhinelander & Wm V B. Kip; A Stern & Co; renewal (66). 1,947.37

MAR. 16.

THOMPSON ST, 5; W H Hilts Co—Peter or Pietro Bianchetti (68)..... 475.00
98TH ST, 227 E; Louis Greenberg—Jennie Kind; Saml Cohen (70) 43.39
145TH ST, 543-451 W; Louis I Bergman—Fredk L Martin; Rudolph Bros (73) 260.00
BROADWAY, 1441-49; Superior Cornice & Skylight Wks, Inc—Wall Corpn; Bway & 41st St Co; Wayboard Co; Stanley Co (69) 900.00
ST NICHOLAS AV, nec 175th, 125x100, & AUDUBON AV, nwc 175th, 100x100; Niagara Radiator & Boiler Co—175th ST Holding Co; Dewey Engineering Co (72) 1,256.03

MAR. 17.

1251H ST, 68-72 E; Philip Shupak—Murris B Baer; Morris Hirschberg (74) 182.25

MAR. 18.

DIVISION ST, 242; Moses Asen—Alter Gottlieb; Rosenberg & Son (76)..... 56.00
37TH ST, 119-21 W; 38TH ST, 114 W, & BROADWAY, 1372 to 1382; Hydraulic Press Brick Co—Hobart Estate; Harry Fischel & Times Sq Impt Co; Keystone Constn Co & Richman Constn Co; renewal (78)..... 3,228.30
SAME PROP; Vermont Marble Co—Hobart Estate; Times Sq Impt Co, Inc, & Harry Fischel & Keystone Constn Co & Richmond Constn Co; renewal (79) 867.27
SAME PROP; Hydraulic Press Brick Co —same; renewal (80) 3,228.30
SAME PROP; Sarre & Fisher Co—same; renewal (81)..... 688.50
44TH ST, 10-17 W; Chas H Darmstadt —15 W 44th St Co, Inc (75)..... 3,039.62
97TH ST, 106 E; Rubin Schenkelbach —Eva Jankowitz; A Weissman (77).. 47.00
2D AV, 957; Alberene Stone Co—Albert Herzog; Herman H Latz (82)..... 46.50

MAR. 19.

BROOME ST, 165-7; Louis Pollinger—Estate Henry C Miner, Inc & Antonio Maiori (84) 44.50
AMSTERDAM AV, 2145; Harry Gottlieb—Guiseppi Bozzo & J B Faunce (86) 175.00
BROADWAY, 1372 to 1382; also 37TH ST, 109-117 W; also 38TH ST, 114 W; Candee, Smith & Howland Co—Times Square Improvement Co, Keystone Constn Co & Richman Contracting Co; renewal (83) 15,901.31
BROADWAY, swc 148th, 99.11x75; also BROADWAY, nwc 147th, 99.11x125; Wallach Bros—Louis M Morrison & Alice M Ulman; renewal (85)..... 624.51

Bronx.

MAR. 12.

2318T ST W; sec Bway, 28.6x75; Schmitz & Eulenstein, Inc.,—Jno Gilbert; renewal (8) 7,760.55

MAR. 13.

No Mechanics' Liens filed this day.

MAR. 15.

BECK ST, ss, 100 w Av St John, 200x100; G Vairo et al—Ostro Constn Co; renewal (10) 100.00
RANDALL AV ss, 30 e Wright av, 25x100; Michl J Crowley—Nellie & Geo A Loughran; Walter R Barto (9) 219.00

MAR. 16.

JACKSON AV, 757-63 (**); Cross, Austin & Ireland Lumber Co—Cieri Constn Co; renewal (71)..... 248.80

MAR. 17.

No Mechanics' Liens filed this day.

MAR. 18.

CROTONA AV, 1884; Louis I Bregman —David Pistronk, Jacob Wolfe, Jos Lichtenstein, Jacob Wolfe & David Pistronk (11) 345.00
**Recorded in N. Y. County.

Brooklyn.

MAR. 11.

MALTA ST, ws, 135 s Vienna av, 40x100; Square Lumber Co—Philip L Jardin, Jno A, Albert S, Frank X & Edw G Schwartz & Lena & Victor Kramer 353.56
BAY 23D ST, 186-8; E Medlin—Robt J Yosco & Bay 23d St Constn Co..... 245.25
BATH AV, 1714; H. Seldin—Chas Ironson. 64.75
BLAKE AV, sec Bristol, 100x110; Realty Supply Corpn—The Lerock, Inc.. 1,813.00
ST MARKS AV, 1424; E L Smith—Henry R King 213.81

MAR. 12.

HENRY ST, nwc Ocean blvd, 79x220.10; Frank Roberts—Sherlock Bldg & Constn Co & R Sherlock..... 476.00
JORALEMON ST, 56; J E Hintze—A Ernest Rosenmund & Henrietta L Sierner 185.00

MAR. 13.

E 15TH ST, 1325; J M Garvey—Mabel Steifel & David Thomas..... 25.50
SAME PROP; same—Anna Thomas.... 118.43
DITMAS AV, 1701; Vapor Heating Co —Geo H Edwards & Henry Dederick. 150.00

MAR. 15.

BALTIC ST, 592; J McGunness—Jas Farrington, Margt Montague, Wallace E J Collins; Alvin Von Anev & Otto A Offermann 369.40
DECATUR ST, 1327-9; L Frisse—Ray & Newton Streep & Gustav A Wagner 430.50
OCEAN AV, sec Newkirk av, 124.11x100 x157.5x45.11; Saml Malafsky—Kirknew Realty Corpn. 778.00

MAR. 16.

MONTAGUE ST, nwc Furman, —x—; Otis Elevator Co—N Y Dock Co & International Typesetting Co..... 131.25
HOPKINSON AV, 482; J Lieb—Thespian Bldg Corpn 106.09
WYTHE AV, 332; Jiffy Fire Hose Rack Co—Fulton Bag & Cotton Mills & Herbert J Wilke Co..... 23.53

MAR. 17.

CARROLL ST, ss, 20 e Albany av, 140x100; M Dubroff—Heights Bldg Corpn & Wm H Fleming 105.00
18TH ST, nec Vanderbilt, —x—; S Musselwhite—Puritan Land Co & Jas V Cunningham..... 246.39
4TH AV, swc 41st, 100x100; V Valente —Wayfourth Constn Co & Antonio Bonagur 900.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAR. 13.

BROADWAY, 195; Grant Pulley & Hardware Co—Western Union Telegraph Co; Dec21'14..... 1,200.06

MAR. 15.

CHATHAM SQ, 21; Goodman Telzer—Michl P Rich et al; Oct20'14 ..... 50.00
MONTGOMERY ST, 35-37; Modern Tile & Marble Co—Hebrew Kindergarten Day Nursery et al; Sept20'14 ..... 704.00
SAME PROP; Nathan Garver—same; Aug11'14 6,436.63
35TH ST, 35 to 39 W; City Wireworks —35 W 35th St Co et al; Jan5'15.... 93.00
151ST, 446 W; Richmond Radiator Co —B M Schey et al; Jan19'15 ..... 204.00
BROADWAY, 195; Grant Pulley & Hardware Co—Western Union Tel Co et al; Dec21'14 (correction)..... 1,200.06

MAR. 16.

WILLETT ST, 2; Max Barth—Henry D Ducker et al; Nov10'14..... 575.00
42D ST, 20 E; Semon Bache & Co—42D ST & Mad Av Co et al; Oct29'14. 277.69
80TH ST, 326 W; Tile Cont Co—Chas E Warren et al; Jan18'15 ..... 32.00
116TH ST, 200-12 W; Isaac A Hopper, Inc—St Nicholas 7th Av Theatre Co et al; Dec10'13 ..... 4,652.76
BOWERY, 50; S Shanker Metal Ceiling Co—Wm Kramer's Sons Realty Co et al; Mar2'15 348.00
SAME PROP; same—same; Mar9'15. 348.00
CONVENT AV, 470; Saml Fiskin et al—Mary C Knowles et al; Nov6'14 ..... 1,065.75

MAR. 17.

8TH ST, 369 E; Morris Siegfried—L Rhonheimer et al; Apr15'10..... 476.00
SAME PROP; Wm Rosenbaum & Bro—same; Mar17'10 ..... 127.51
AV A, nwc 22d st; H M Susswein & Co—Central Cross Town R R Co et al; Nov20'14 ..... 362.50
MADISON AV, 2162; Jno R Sharpsteen —J Sergeant Cram et al; Nov12'14... 23.00

MAR. 18.

MONTGOMERY ST, 35-37; Ludowici Celadano Co—Hebrew Kindergarten & Day Nursery et al; Nov18'14..... 200.00

MAR. 19.

WILLETT ST, 2; Harry Baber—Henry D Ducker et al; Nov13'14..... 101.00
10TH ST, 20 E; Katz & Pushinsky—R Foster Ealton et al; Dec29'13..... 863.75
14TH ST, 413-19 W; Gelband Contracting Co, Inc—Estate of Jno J Astor et al; Jan27'14..... 142.51

Bronx.

MAR. 12.

No Satisfied Mechanics' Liens filed this day.

MAR. 13.

BRIGGS AV, 2705-07; Lippe Fire Proofing Co—Mitchell & McDermott Realty Co, Inc, et al; Jan20'15 ..... 325.00

MAR. 15.

No Satisfied Mechanics' Liens filed this day.

MAR. 16.

176TH ST, ns, 95 w Washington av, 50x98.0; Bklyn Struc Steel Corpn—Trinity Congregational Church et al; Feb9'15 ..... 1,675.34

MAR. 17.

VILLA AV, ws, 188.3 s Van Cortlandt av, 100x100; Isidor Schwartz—Aloha Realty Co et al; June22'14 ..... 492.33

MAR. 18.

HOFFMAN ST (**), nwc 187th; Wilkinson Cont Co—Beatrice Tuoti et al; Oct2'12 330.00
VAN NEST AV, 506-8; Jos Shanske—Carlo Totaro et al; June30'14..... 210.00
VAN NEST AV, 506-8; Bronx Tinsmith Supply Co—Carlo Totaro et al; July 6'14 34.38
**Recorded in N. Y. County.

Brooklyn.

MAR. 11.

LOGAN ST, 139; Walter A Rea—Wm H Jordan; Mar5'15 ..... 126.00
[2]PACIFIC ST, 90-108; also HENRY ST, 326; Leonard D Hosford—Jno Thatcher & Son & L I College Hospital; Mar6'15. ..... 4,864.28
[1]ATKINS AV, es, 90 s Blake av, 160x100; Wm Solomon—Jacob Drasnin & Atlake Bldg Co, Inc; Feb18'15..... 90.00
EVERGREEN AV, 700; Dani J Casey—Jno J MacDonald; Nov18'14..... 70.00
OCEAN AV, ws & sec Cortelyou rd, 176.5x120.7; David Elkind—Cortelyou Investment Co, Inc & J Silbermintz, vice-pres; Oct28'14 ..... 662.50

MAR. 12.

YORK ST, 99; Alex Dillon—Jno J Brown, Eliz Magenheimer & Mary Mullaney, heirs Margt Brown, decd; Feb10'15. ..... 18.50
[3]LOT 31, map of prop belonging to Herman Lohman at Canarsie; PLOT on border of Jamaica Bay, 250 w stake div lands Christopher & Wm C Davis, 75x200; Philip Cohen—M J Shevlin Plumbing Co & Canarsie Yacht Club; Jan 26'15 ..... 93.65

MAR. 13.

No Satisfied Mechanics Liens filed this day.

Satisfied Mechanics' Liens, B'klyn (Continued)

MAR. 15.
POWELL ST, sec Dumont av, 100x100; Chestnut Ridge White Brick Co Stratmore Co, Inc, & E M Houghtaling & Co, Inc; Mar3'15 ..... 76.95
UNION ST, ns, 254.8 w Smith, 53.4x100; Henry C Ibbotson—Mariba Realty Corpn; Jan19'15 ..... 275.00
W 22d ST, es, 420 s Mermaid av, 40x118.10; Jacob Sommer Wm Biber & Co, Wm Biber, Max Altshuler, Julius E Schick, Fany Biber, Rose Altshuler, Mrs Julius Schick & Hannah L Totten; July30'14 ..... 1,150.00
LENOX RD, 233; Sam Madorsky—Lillian R Robbins; July14'14 ..... 260.00
SURF AV, nes, 40.9 se W 23d, —x—; Jacob Sommer—Fany Biber, Rosie Altshuler & Wm Biber & Max Altshuler; July16'14 ..... 1,825.00
SAME PROP; Realty Supply Corpn - Fany Biber & Rosie Altshuler; June 5'14 ..... 204.74

MAR. 16.
HERKIMER ST, 1306; Alex Sholemson—Sarah Lander; Feb15'15 ..... 64.00
STERLING PL, sec Rochester av, 120x100; Terker Iron Wks, Inc—J V Cunningham, Inc, & Spencer Aldrich; Sept18'14 ..... 250.00
SAME PROP; same—same; Sept18'14.. 875.00
SAME PROP; Chas H Ragoxin & ano—J V Cunningham, Inc, & J V Cunningham; Oct8'14 ..... 243.00
SAME PROP; Realty Supply Corpn—J V Cunningham, Inc, & Spencer Aldrich; Oct8'14 ..... 3,134.20
SAME PROP; same—same; June26'14. 3,100.00
E 12TH ST, 1870; D A Ziccardy Trim Co—James P & Mary A Killorin; Jan 7'15 ..... 238.75
SAME PROP; Ross & Snyder, Inc - same; Jan25'15 ..... 319.37
SAME PROP; same—same & Mrs F J John; Jan25'15 ..... 320.00
SHORE RD, es, 100 s 97th, 100x100; E Strayer & Sons Jacob P Mueller & Francis W Stork; Feb3'15 ..... 507.90

MAR. 17.
No Satisfied Mechanic's Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAR. 11, 12 & 13.
No Attachments filed these days.

MAR. 15.
FLOWER, Gertrude; Eliz H Rowe, Inc; $2,-063.06; H R Frost.

MAR. 16.
PEARSON, Mason Sidney & Fredk; Jas L Steuart; $2,021.33; Latson & Tamblyn.
JOHN EICHLEAY, JR, CO; Jno A Hendricks Co; $1,018.53; R L Phillips.

MAR. 17.
PANQUE FRANCO AMERICAINE; Wm P Riley; $11,335.74; I Loewenthal.
LADA BROS; Richard L S Hulhof; $200; M Greenberg.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 12, 13, 15, 16, 17 & 18.

Aetna Doll & Toy Co. Greene st, 46.. Automatic Refrigerator Co. Refrigerator 2,300.00
Barresi, Rosario, 1st av, 102..E Esposito. Barber Fix. 734.00
Cronin Bros. Broadway, swc 96th st ..Roesser & Sommer Co. Chandelier Fix. 250.00
Daniel, Wm J. 9th av, nwc 42d st.. Automatic Refrigerator Co. Refrigerators. 2,000.00

Bronx.

MARCH 12, 13, 15, 16, 17 & 18.

Crystal Film Co. 430 Claremont pkway..Globe Automatic Sprinkler Co. Sprinkler Equipment.....(R) 750.00
Iannone, Domenico. 919 Brook av..E Esposito. Barber Fixtures..... 190.00
Melrose Cut Stone Works, Inc. 144th st & Austin pl..Forsten Mathisen. Planer. 750.00
Martin, Wm. 2401-3 Southern blvd.. Strauss & Co, Inc. Electric Sign... ——
Melrose Marble Slate Works. 536 Trinity av..F R Patch Mfg Co. Polishing Machine. 146.50
Scalone, Antonio. 1271 Boston rd..E Esposito. Barber Fixtures..... 732.75
Sydco Photo Play Co. 864 Westchester av..Strauss & Co. Electric Sign.... 460.00
Valente, Frank & Alfonso. 904 East 180th st..E Esposito. Barber Fixtures. 870.50

Brooklyn.

MARCH 11, 12, 13, 15, 16, 17.

Davis, W. A. E 98th st, nr Farragut rd..Wm H Curtin Mfg Co. Heating Apparatus. 198.00
Florence Marble Co. 512 Ralph av.. E R Patch Mfg Co. Machinery..... 1,090.00
Fyans, Thos F & Arthur W Cherrington. 1824 49th st..American Radiator Co. Boilers. 135.00
Mayfourth or Mayforth Constn Co. 41st st, c 4 av..Michael Deemey, Inc. Plumbing Supplies. 2,600.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAR. 17.
29TH ST, 230-32 E; Title Guar & Trust Co loans Capace Realty Co, Inc, to erect — sty bldg; 11 payments.....35,000.00
BROADWAY, sec 215th, 81.7x65; also AMSTERDAM AV, swc 215th, 99.11x 60; Lawyers' Title & Trust Co loans Haven Constn Co to erect a — sty bldg; — payments 125,000.00

MAR. 18.
HAVEN AV, ws, 212.10 s 181st, 150x119; Henry Bendheim loans Chas Hensle Realty Co to erect two 5-sty apartments; 7 payments.....130,000.00

Bronx.

MAR. 12.
EAGLE AV, 681; Alex & Julia Schulz loans Margaretha Hanfmann to reconstruct 2-sty frame bldg; 5 payments. 4,500.00
LOT 153, map of portion of Hunt Estate, Van Nest Station; Lawrence E French, as attorney, loans Louis Kaplan to erect 2-sty tenement; 4 payments 5,000.00

MAR. 16.
MORRIS PARK AV, ss, 50 e Wallace av, 25x100; Saml J Ashley loans Hannah Kelly to alter 2-sty frame bldg; — payments 5,500.00
VYSE AV, es, 175 s 172d, 25x100; Manhattan Mtg Co loans Jno D Kroog to erect a 1-sty and cellar brick building; 2 payments 4,500.00

MAR. 17.
TIFFANY ST, nwc Whitlock av, 100x 100; Chas Riley loans Ensign Impt Co to erect two 5-sty tenements; 12 payments 51,000.00
170TH ST, nec Crotona av, 52.2x100; Rockland Realty Co loans Joseph Sonsin Co, Inc, to erect 5-sty tenement; 13 payments 46,000.00

ORDERS

Brooklyn.

MAR. 11.
PRINCE ST, near Johnson av, —x—; Walter T Ball on Rufus H Brown, Inc, to pay Edw E Buhler Co..... 125.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 13.

Named Avenues.

Barclay st, 14—Royal Ribbon & Carbon Co, premises .....G-C-L
Barclay st, 14—Daniel P Murphy, premises..C
Baxter st, 147-51—Maximillian Trummel, premises .....DR-C-G
Baxter st, 147-51——Carmine J Salviola, premises .....DR-C-G
Baxter st, 147-51—Harris Spar, premises, DR-C-G-L
Baxter st, 147-51—Wm Bardsley, premises, DR-L-C-G
Baxter st, 147-51—Rieper Mfg Co, premises, DR-C-G-A
Baxter st, 147-51—Sebastian Liccione, premises .....DR-C-G
Baxter st, 147-51—Acme Brass Wks, premises .....DR-C
Baxter st, 147-51—O Lorenz & H Wiede, premises .....DR-C-G-L
Baxter, 147-51—Progressive Polishing Wks, premises .....DR-C-G
Baxter st, 147-51—Gustave J Hasse, premises .....DR-C-G
Baxter st, 147-51—Jennie Bardsley, 345 Park av, Upper Montclair, N J.....C
Beekman st, 19-21—Wm H Whiting, 41 Park Row C
Bleecker st, 92-96—J W Soddard Sons, Inc, premises .....DR
Bleecker st, 95—Michael Markels, 161 W 140.DR
Bleecker st, 95—Albert Bros, premises.....DR
Bleecker st, 95—Lang Mfg Co, premises.....DR
Bleecker st, 95—Manuel L Manheim, premises .....DR
Bleecker st, 95—Wolff & Schneider, premises.DR
Bleecker st, 95—Fuss & Nearman, premises..DR
Bleecker st, 132—Isaac Englers, premises, G-DR-A
Bleecker st, 132—Shapiro & Goodman, premises .....DR
Bleecker st, 132—Oneco Dress Co, premises, G-DR
Bleecker st, 132—Paul Pareti & Co, premises. DR-L-G
Bleecker st, 132—Rappaport & Rudnick, premises .....DR
Bleecker st, 132—Ambrose & Co, premises.G-DR
Bleecker st, 132—Trouville Hat Co, premises, DR-C
Canal st, 54-58 Goodman Davis, 30 E 42. C-A-DR
Canal st, 79-87—S J Silberman Est, 72 Madison av. C
Canal st, 79-87—Morris Megurewsky, premises DR-G-C
Canal st, 79-87—Morris J Jablow, premises. DR-G
Canal st, 79-87—Orgel & Blitz, 36 Eldridge.DR-G
Canal st, 79-87—Michael Witte, premises.DR-G
Canal st, 79-87—Cowen & Malawista, 36 Eldridge. .....G-DR-A-C
Canal st, 79-87—Louis Cohen, premises..DR-C-G
Canal st, 79-87—Perelman & Sorin, premises. C-DR
Canal st, 79-87—Public Shirt Co., premises. G-C-DR
Canal st, 79-87—Rugoff & Rudinsky, premises. G-A-C-DR
Canal st, 79-87—Greenberg & Divack, 36 Eldridge. .....DR-G-C
Canal st, 79-87—Ulick Bros, 36 Eldridge.G-C-DR
Canal st, 79-87—Salawen Bros, premises..A-DR
Canal st, 79-98—Harry Silechnik, premises. C-A-DR
Canal st, 79-98—Rubinowitz Bros & Kaplan, premises. .....A-DR
Canal st, 79-98—Jacob Schulman, premises. G-A-DR
Canal st, 81—Morris Weiss, 145 W 30.G-C-A-DR
Canal st, 125-31—Sheffield Plaiting Co, premises. .....DR
Canal st, 125-31—Frank Cohen, premises....DR
Canal st, 125-31—S K S Co, Inc, premises..DR
Canal st, 125-31—Star Mfg Co, premises....DR
Canal st, 125-31—Manhattan Garter Co, premises. .....DR
Canal st, 125-31—Sam'l Ray, premises.....DR
Canal st, 125-31—Nathan Badd, 65 Canal...DR
Canal st, 125-31—Simon Rudnitzky, premises.DR
Canal st, 202-4—Sam'l Bodinger, premises..DR
Canal st, 202-4—Mark H Rogers, 790 Riverside Dr. .....DR
Canal st, 202-4—Wm Levin, premises.....DR
Canal st, 202-4—M Kasnowitz & Sons, premises. .....DR
Cannon st, 14—Simon Fogelstein, premises....A
Catherine st, 14—John McCahill Est, care U S Trust Co, 45 Wall.....C-D-DR-W
Chambers st, 85—Stephen Upson, Athens, Ga..C
Charles st, 91—Geo C Sloane, Box 58, Newburgh, N Y. .....G
Cherry st, 369—Isaac Horowitz, premises.G-C-A
Dey st, 58—Brent Good, 45 Murray.....B
Duane st, 66-8—Tamm & Co, premises.....DR
Duane st, 66-8—Leopold Boeker, premises...DR
Duane st, 66-8—Vernon Bros & Co, premises.DR
Duane st, 66-8—Frank Pickup, premises....DR
Duane st, 66-8—Orgler Envelope Co, premises DR
Duane st, 66-8—Jacob E Hetsch, premises..DR
Duane st, 66-8—Geo P Christmann, premises.DR
Duane st, 120-35—Rice & Hutchins, Inc, premises. C
E Bway, 2-6—Bolinsky & Feinberg, premises C-G
E Bway, 2-6—Eagle Waterproof Co, premises..G
E Bway, 2-6—Goldman & Kaplan, premises..G-C
E Bway, 2-6—Samuel Satz, premises.....G
E Bway, 45—Wolf Bomzon, premises.....DR
E Bway, 45—Stern & Fineman, premises.DR-C-A
E Bway, 45—Forman & Titosky, premises, A-C-G-DR
E Bway, 45—Cohen & Kaplan, premises...DR-C
E Bway, 45—Wolf & Kaduskin, premises. C-A-G-DR
E Bway, 201—Socialist Party, 41 Union sq....A
Elizabeth st, 49-51—Universal Metal Spinning Co, premises. .....A-C

Elizabeth st, 49-51—Lorence Rlty Co, premises DR

Forsythe st, 39 -Alex Frankenstein, premises..C
Frankfort st, 15 -Geo M MacKellar, 43 Cedar..G
Goerck st, 54 Kettelman & Witt, premises..G-C
Goerck st, 144 Therese Weil, 5 Beekman....C
Grand st, 281 Sam Storbinsky, premises.....G
Grand st, 431½—Pittsburg Human Hair Co, premises.....G
Greenwich st, 141-5 -Central Trust Co, 54 Wall.....C
Greenwich st, 171-5—John Fryer, premises...DR
Greenwich st, 171-5—Rival Shoe Co, 80 Reade G-DR
Greenwich st, 171-5—Cortlandt Luncheon & Tea Room, premises.....DR
Greenwich st, 171-5—Simon Rosenthal, premises.....DR
Greenwich st, 171-5—Jas Fontana, premises..DR
Greenwich st, 171-5—Edw Brandi, premises..DR
Greenwich st, 171-5—Jos Prowler, premises..DR
Greenwich st, 262—Feather Duster Co, premises.....O
Henry st, 142-4—Hurwitz & Brotkin, premises.....G-A
Henry st, 142-4—Max Liebowitz, premises.A-G-C
John st, 45-9—North Ward Rlty Co, premises. DR
John st, 45-9—North Ward Rlty Co, premises.Sia
Lewis st, 117—Max Goldstein, premises.....G
Maiden la, 21-3—F K & W H Hays, premises. St-Sia
Mangin st, 29 -Tepper & Rothenberg, premises.....G-A-C
Mulberry st, 5-9—Wm Nelson Est, 150 Nassau.G
Pier 54, N R—French Line, S S Co, premises.....A
Platt st, 3—Wm Bruce Brown, 13 E 70.....C
Reade st, 62—Henry Lesinsky, premises.....C
Reade st, 83—Edw H Tailer, 99 Franklin.....C
Ridge st, 119-27—Sam'l Gotenel, premises. C-DR-G-D
Ridge st, 119-27—Saml Levy, premises..C-DR-G
Ridge st, 119-27—Benj Frost, premises..DR-G
Ridge st, 119-27—Isadore Kahn, premises. C-G-DR
Ridwge st, 119-21—Max Rosenblatt, premises. C-DR-G
Ridge st, 119-27—Louis Schneps, premises. C-DR-G
Ridge st, 119-27—Isaac Freid, premises.C-DR-G
Ridge st, 135-7—Siegel & Rubenstein, premises.G
Rivington st, 227—Pessie Schwartz, 93 Clinton.C
Spring st, 106—Hyman Children's Wear Co, 85 Mercer.....G
Suffolk st, 46-8—Elias Sobelsohn, premises....D
University pl, 13-19—Walkill Star Wks, premises.....DR
University pl, 13-19—Acme & Textile Shrinking Works, premises.....DR
University pl, 84—Albert Friedlander, care Marie, 66 E 79.....C
University pl, 88—David Siegel & Co, premises.G
Varick st, 111-15—Jas A McClurg, premises.DR
Wall st, 118—Chas Daniel, premises.....C-A
Washington pl, 79—Louis Holladay, premises.C
Washington st, 161—A & S Jacobs, 116 Warren.....C
West st, 182—Caroline Truax, Hotel Savoy, 5th av & 59.....W
West st, 365-7—Eliz Clarkson, 26 W 50.....C
W Houston st, 183—Isaac Williams Est, care John M Williams, 561 Hudson.....C-B
W Houston st, 183—Peter V Close, premises..C
William st, 100—Phelps Stokes Est, premises..St
William st, 214-18—E C Lewis, premises..D-C-G
William st, 214-18—Wm Ridge, premises.D-C
William st, 214-18—Blumenberg Press, premises.....D-C
William st, 214-18—Gardiner Binding & Mailing Co, premises.....D
William st, 214-18—The Simes Co, 18 Rose...D
William st, 214-18—M Russeling Wood, premises.....D
William st, 214-18—Fred Pearce & Co, premises.....D
William st, 214-18—The Berkeley Press, premises.....C-D

Numbered Streets.

4th st, 338 W—Kluber & Ryan, premises..G-A
8th st, 49 E—Sailors Snug Harbor, 61 Bway..C
8th st, 49 E—Jacob Reiff, premises.....A
10th st, 31-3 E—Morris Denis & Jos Flari, premises.....C
10th st, 31-3 E—Brenner & Zaifert, premises. C-G
10th st, 31-3 E—Julius Thurnhaur, premises.G
10th st, 31-3 E—Louis Greenberg, premises.G-A
10th st, 31-3 E—Max Borak, premises.....G
10th st, 31-3 E—Lillian B Koepke, 1522 Pacific st, Bklyn.....C
10th st, 383 E—Jacob Reich, premises.....A
12th st, 32 E—Grund & Spyer, premises....C-G
14th st, 220 E—Stephen Therry Est, 1992 Madison av.....G
15th st, 2-4 E—Nifty Clothing Co, 71 5 av..DR
17th st, 14-16 W—Levay Bros Co, 36 W 25..DR
17th st, 14-16 W—Abr Feldman, premises...DR
17th st, 14-16 W—S J Silberman, premises. W-DR
17th st, 14-16 W—Sam'l Kurlan & Co, 63 W 36.....DR
17th st, 14-16 W—Perfect Skirt & Suit Co, premises.....DR
17th st, 14-16 W—Mortimer Herrman Co, premises.....DR
17th st, 14-16 W—Eagle Mfg Co, 129 W 27..DR
17th st, 14-16 W—Kamy Cloak Co, 26 W 17..DR
17th st, 14-16 W—Dubrow & Jelven, premises. DR
17th st, 14-16 W—Bien & Bien, premises..DR
17th st, 14-16 W—Sabin & Dublirer Co, premises.....DR
17th st, 14-16 W—Cohen Bros & Greensky, premises.....DR
17th st, 31 E—Review Pub Co, premises....DR
17th st, 31 E—Campbell & Cronyn, premises.DR
17th st, 31 E—Kyoto Mfg & Trad Co, premises.....DR
17th st, 31 E—W E Flory & Co, premises...DR
17th st, 31 E—S Cottle Co, premises.....DR
17th st, 31 E—McBride, Nast & Co, premises.....DR
17th st, 31 E—The Neale Pub Co, premises..DR
17th st, 31 E—Morris Wille, premises.....DR
19th st, 21 W—Manhattan Life Ins Co, 66 Bway.....C-DR
19th st, 21 W—Con Gas Co, 130 E 15th.....C
19th st, 21 W—Stein Waist Co, premises.....G
19th st, 39 E—Max Weisman, premises.....C
20th st, 23 E—Herman & A Rosenberg, premises.....G-DR
20th st, 23 E—P Shapiro & I Derow, premises.....DR-G
20th st, 23 E—Elizabeth C Klahve, premises..DR
20th st, 23 E—Nathan Luria, premises....DR-G
20th st, 23 E—Con Gas Co, 130 E 15.....C
20th st, 23 E—C & A D'Angio, premises...G-DR
20th st, 23 E—Lewis H Lazarus, premises...DR
20th st, 23 E Regal Costume Co, premises. G-DR
20th st, 23 E—Ed Rosner & Co, premises...DR
20th st, 49 E—Kroywen Rlty Co, 39 W 32...St
22d st, 29-31 E—Adam Pitz, premises.....DR
23d st, 31-3 W—Loeb & Schoenfeld Co, 27 W 23.....C
23d st, 420-2 W—Jasper H Hawkins, premises.....G
27th st, 34-8 W—Biltmore Waist Co, premises.G
27th st, 34-8 W—Rity Holding Co, 907 Bway. DR-W
28th st, 130 W—Hakalist Rlty Corp, 60 Wall.C-G
29th st, 135-41 W—Abr Resenblott, premises..C
32d st, 410-6 E Nicholas F Brady, 54 Wall..D
33d st, 235 E—Adrian H Jackson, 106 Lexington av.....C
34th st, 335 E—J M Seidenberg Co, premises G-G
35th st, 51 W—Louis Sledge, premises.....W
35th st, 53-5 W—Adam Engle, 264 W 91....W
39th st, 60 W K Eugene Bunnell, 154 Nassau.....C
42d st, 25 W—Aaron Kosofsky, premises.....A
44th st, 246 E—Fredk N Dowling, 26 E 57...C
45th st, 29 W—Marie Yuvin, premises.....A
45th st, 21 W—Maurice Eppstein, premises..A
45th st, 21 W—Allouise Hendricks, premises..A
45th st, 116-18 W—Bway Mtge Inv Co, 200 Bway.....St
46th st, 2 E—Albert Verstondeg, premises....A
46th st, 6-8 E—Martin C Hamill, premises..A-C
46th st, 27 W—Michael C Hughes, premises..A
47th st, 22 W—Myrtle Bowman, Inc, premises.....G
47th st, 58 W—47th St Rlty Co, premises.St-C
52d st, 447-9 E—Amer Cigar Co, premises..DR
54th st, 351½ E—Louis Friedman, 115 W 27..O
57th st, 211-5 W—Amer Fine Arts Soc, premises.....F-E-C-B
57th st, 215 W—Art Students League, premises.....E-C-B-G
58th st, 13-5 E—Oscar Hauter, premises..F-A
59th st, 120 E—J Waldron Gillespie, Middle Granville, N Y.....G
64th st, 37 E—M Olivia Sage, premises.....C
66th st, 39-41 W—Met Fireproof Storage Whouse Co, premises.....E
75th st, 322 E—Adam Mahfeld, premises.....A
75th st, 322 E—Garman Bros, premises.....A
75th st, 322 E—Jos Hirschland, premises.....A
75th st, 322 E—Geo Gerberia, premises....A-C
75th st, 322 E—Martin Farrell, premises....C-A
75th st, 420 E—Wm Kovace, premises.....C-A
80th st, 522-4 E—M & A Feldstein, premises..C
83d st, 451 E—Martin Lehner, premises....A-C
97th st, 1 W—Chas Steele, premises.....D-A-G
105th st, 63 E—Annie Kestenbaum, premises.G
105th st, 163 E—Morris Pseworsky, premises..O
113th & 114th sts, at Alms av—St Luke's Hospital, premises.....C-E
114th st, 105 E—Jos Cohen, premises....G-A-C
124th st, foot E R—Lehigh Valley R R Co, 143 Liberty.....St
132d st, 57-9 W—John Mullhollan, premises.A-C
134th st, 624 W—Manhattanville Rity Corp, 2220 Bway.....A-C
134th st, 290-305 E—A-1 Brass Co, premises.E-F
134th st, 290-305 E—Good Mfg Co, premises.E-F
135th st, 601 W David Sugarman, premises. C-A-G
135th st, 601 W Wm Abedon, premises....C-A

Named Avenues.

Av A, 1425—Enterprise Tinware Co, premises.A
Av A, 1510-12—Seidenberg & Co, 111 5 av....A
Av B, 26—Goldford & Malkowitz, premises. G-A-D
Ams av, 2506—Henry Knaust Est, premises..C
Bowery, 26—W R Addicks, 124 E 15.....C
Bowery, 289—Western Jobbing House, premises.....G
Bway, 338—Est Geo Bliss, 71 Bway.....C
Bway, 610-4—Wiederschal & Wolff, premises. DR-G
Bway, 610-4—E & J Bass, premises.....C
Bway, 610-4—Con Gas Co, 130 E 15.....C
Bway, 610-4—Reversionary Ests Co, 31 Liberty.....C
Bway, 610-4—N H Bowerin Sons, Inc, premises.....DR
Bway, 616-8—Jos Klein Co, premises.....C
Bway, 687-9—Stonehill & Nait, premises..A-G
Bway, 687-9—Freeman Bros, premises....A-G
Bway, 687-9—Bober Bros, premises.....G
Bway, 687-9—David Marks & Son, 100 5 av...C
Bway, 751—Sailers Snug Harbor, 61 Bway...C
Bway, 787-9—Barnett B Goldberg, premises..G
Bway, 2568-70—Sam'l Borchardt, 1731 Ams av.C
Cathedral pkwy, 220—Paterno Inv Corp, 272 W 84.....St
Madison av, 301—Evelina C Bliss Est, premises.....C
Park av, 1650—Chas E Bodker, premises..A-C
Park Row, 160-2—Wm S Sillcocks, Parker av, So Orange, N J.....C
Park Row, 176—Albert O Jennings, premises DR-G
Park Row, 176—Geo F O'Connell, premises.DR
Park Row, 176—Chinese Reform News, premises.....C-DR-A
Park Row, 176—Fritz Briegar, premises.G-DR-A
Park Row, 176—Baron Printing Co, premises.DR
Park Row, 176—S Weinkrantz & Sons, premises.....DR-G-A
Park Row, 176—Bernhard Hellmich, premises.....DR-G

Numbered Avenues.

1st av, 95—Barney Ershowsky, premises.....C
1st av, 1487—Meyer Engel, premises.....A-G
1st av, 1509—Lester Feigenblatt, 1815 7 av.G-C
2d av, 10-12—Hirshman Bros, premises....DR
2d av, 10-12—Annie Levine, premises.....DR
2d av, 10-12—Globe Sanitary Cigar Holder Co, 288 E Houston.....DR
2d av, 1591—Geo Sakl, premises.....E-F
2d av, 1632—Lorenzo Sangiacamo, premises..C
3d av, 1059-61—Amer Ex Cigar Co, premises DR
3d av, 1351-57—John W Siefke, premises....G
3d av, 2052—Jos Indig, premises.....A-G-C
3d av, 2258-60—John J Campbell, Cedarhurst, L I.....D-E
5th av, 164 Weintraub Brass Mfg Co, premises.....G
5th av, 400—Walters Millinery Shop, premises.....C-A-G
5th av, 435—Chas F Reute, premises.....DR
5th av, 435—Benson & Hedges, premises....DR
5th av, 435—Stadler & Stadler, premises....DR
5th av, 435—Tucker, Speyers & Co., premises.....DR
5th av, 435—Alvin F Bradley, premises....DR
7th av, 277—Jas Voyion, premises.....G
7th av, 279—Fannie Waldman, premises.....G
7th av, 701—Philip Blow, Times Building....D

BRONX ORDERS SERVED.

Numbered Streets.

135th st, 749 E—Mansfield Piano Co, premises.....G-DR
137th st, 245-9 E—Norfolk Lumber Co, premises.....A-DR
137th st, 245-9 E—Cameron Piano Co., premises.....DR-G
237th st, 241-45 E C B J Snyder, 500 Park av.....F-A

Named Avenues.

Boston rd & 166th st—C B J Snyder, 500 Park av.....C
Gerard av, 370 John F Allen Co, premises. W-DR-A
Ogden av, 1253-55 Henry S Clark, 808 Freeman st.....C-B-F-G-W-D

BROOKLYN ORDERS SERVED.

Named Streets.

Court st, 69—Mrs Mary Parker, premises...M
Emerson pl, 139-47—Emil Hamburger & Co, private.....St
Fulton st, 66-68—Eusibo Ghelardi, 1217 47 st.W
Fulton st, 178—Michael Flynn, 61 Congress st.....W-C
Fulton st, 296—Eliz Chesebrough, premises...D
Fulton st, 327-9—John L Cameron, 507 W 50 st, Manhattan.....C
Fulton st, 414-16—Henry Grube, 1013 Fulton st.....A-M-C
Fulton st, 484-94—Fredk Loeser & Co, 482 Fulton st.....Sia
Fulton st, 1756—Sam'l Senate, premises....C
Fulton st, 1762—Isabella Shaw, premises.....C
Fulton st, 1856—Jos & Salvator Morrelle, premises.....C
Nevins st, 37-43—Henry C Christgau, 4701 Ft Hamilton pkway.....W-B-C-F-A-D
Noble st, 149-51—Union Baptist Church, premises.....CF
Pearl st, 355—Geo W Wilson, premises.....W
Powers st, 12—Paul Kulis, Maspeth, L I.....M
Prospect st, 67-9—Wm Schimpf, 629 3 st.....G
Rochester la, 125 s E N Y av—Henry Lamerman, premises.....J
Siegel st, 196-8—Abr Belanowsky, 1127 E Pkway.....C
Van Dyke st, 72—Wm Brandt, premises.....D
Varet st, 220-30—Louis Hirsch, premises....C
Washington st, 21-7—Robert Gair Co, Washington st.....St

Numbered Streets.

1st st, 56 N—Archibald Graham, 361 Stuyvesant av.....C
4th st, 342 S—Lieb Lurie, 115 Graham av....M
9th st, 223 N—Jos Robitto, premises.....H-A
67th st, 1244-50—Norwegian Christian Home for the Aged, 1246 67 st.....D
73d st, 1828—Manuel A Plaisantin, 215 Montague st.....M

Named Avenues.

Atlantic av, 151-5—Morris Kronhein, premises.....L-G-C-A
Atlantic av, 537—Mrs Sarah Knight, premises.....M
Bay Ridge av, bet 12 & 13 avs—P S 176, Thos W Churchill, pres, 500 Park av, N Y..E
Blake av, 344-6—Israel Lack, 354 Wyona st..C
Bway, 91—Curtis-Fowle-Fowle-Curtis, premises.....C
Bway, 440 McElravey & Hauck Co, premises.....H-A
Bway, 1443-5—Mrs Jeanette Heymann, premises.....B
Franklin av, 408 Mary E Butterick, 406 Franklin av.....M
Greene av, 1375—Chas Lester, premises.....M
Hamilton av, 32-34—India Wharf Brew Co, 60 Hamilton av.....D
Lafayette av, 830—Mutual Hospital, premises.D
Liberty av, 42-43—David Strauss, 126 St Marks, pl, Manhattan.....M
Livonia av, 891—Harry Lewish, premises...M
Norman av, 288-96—Greenpoint Sash & Door Co, 681 Morgan av.....C
Rockaway av, 767—Jos Friedman, 40 Tompkins av.....C
Thatford av, 159—Geo Tonkonogy, 1765 Pitkin av.....C
Throop av, 37-39—Pride Israel Synagogue, premises.....F

QUEENS ORDERS SERVED.

Named Streets.

Willow st, 53 (Jamaica) Est John Meegan, premises.....M

Named Avenues.

Hoffman blvd, bet Hillside & Hancock avs (Jamaica)—Max Altenkirch, Altenkirch's Park, Hoffman blvd, Jamaica.....F-A-C
Jamaica av, 5224 (Richmond Hill)—Joel Fowler, Jamaica av, R H.....B-A
Metropolitan av & Newton rd—Margaret Edelman, premises.....A-F-D-C
Sandford av, s e c Union st (Flushing)—First Baptist Ch, Flushing.....A
Sandford av, n e c Wilson av (Flushing)—St John's Episcopal Ch, Flushing.....A

Numbered Avenues.

2d av, 202 (L I C)—S A Marshall, M.D, 143 2 av, L I City.....H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

Broad st, 171 (Stapleton)—Henrietta Kutscher, premises.....G

BUILDING MANAGEMENT

ELECTRIC POWER IN LOFTS

By J. P. MALLETT, Society for Electrical Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

LET us consider an empty loft about to be fitted up with the necessary machinery for making some article which might be readily manufactured in such a place. In all probability the building was not designed for manufacturing purposes, or at least for the operation of large or heavy machinery, but perhaps on account of business shifting from one center to another, this loft has become a prospective place for a manufacturing plant. We will assume that the articles to be manufactured are comparatively small and that the machine tools required would be small in size, although quite large in number.

The problem is, how are we going to provide power for driving the necessary machines? The use of a steam or gas engine (for such a purpose) in a loft is practically out of the question.

Practical Motive Power.

Electricity seems to be the most practical power that makes such a place possible for manufacturing purposes, because it can be readily transmitted to the desired point and can be used for so many purposes and in such a flexible manner that it meets all requirements.

How shall the electric power be applied? That will depend not only upon the work to be done to a large extent, but also in the cost of installation.

I wish to set forth some of the real advantages of the individual motor-drive of machines for a loft.

It is well to consider that the loft may only be a temporary location for your shop, consequently it would not be advisable to expend more money than necessary on the building in fitting it up for your work. Rather make the machines to be installed as completely equipped and self-contained as practicable, so that they can be placed where the work required can be done most efficiently, without reference to location of a line shaft and with less expense and loss of time in fitting up the loft. If each machine has its own motive power and controlling device (all of which is a very simple matter) there is nothing to do but place the machine where desired, bolt it down, connect the electric wires to the controlling device and the machine is ready for operation.

No Overhead Belts.

If at any time you wish to change the location of a machine, this can be done readily and quickly with little expense. There will also be no overhead belts, pulleys, hangers and shafting to obstruct the light. Each machine is a small independent unit that may be located and operated by itself or be made one of a compact group.

I cannot imagine a more ideal method of drive for machines in a loft. Consider the simplicity of installation and the ease in changing the location of the machines.

Now as to operation, there are several points of advantage in the use of this method. The amount of power consumed will be the least possible; the convenience of operation will be enhanced; the amount of material manufactured will be greater.

Effect on the Operator.

The effect on the operator is a phase of the proposition which is not often sufficiently considered as one of the most important. The attitude of the workmen making up the organization will be greatly improved by their having the best tools to work with under best conditions. Only in this way can the best results be expected and a contented organization easily maintain itself—men do not want to leave such a place.



J. P. MALLETT.

The operating features of the individual motor-drive appear to be unsurpassed, and the cost of maintenance should not exceed that of any other method of drive.

First Cost to Be Considered.

There is perhaps no other factor to consider except the first cost of the tools. A machine tool with motor and controller attached will usually cost more than the same tool without the motor and controller, and the difference in cost will be the cost of the motor and controller less the cost of the usual countershaft, pulleys, belt and belt-shifting device, as would be furnished with the tool ordinarily for belt-drive. It can be seen that there should not be a very great difference in the cost of the tool, whether equipped with motor and controller or with auxiliaries for belt-drive, and this difference in cost is still further reduced when the decreased cost of installing the motor-driven tool is considered. The difference will not be a fixed amount as it would vary with the capacity of motor required and therefore cannot be definitely stated here, but can be easily determined when the conditions are known.

It is advisable to buy the tool equipped with motor and controller as the machine tool manufacturer will best know the proper motor and controller to use, and will mount them on the tool in the best manner, but if you have machine tools of the belted type, you can quite readily attach a motor.

Supplying Current.

In order to supply the electric current for driving these various motors and tools, bring the outside supply circuit to the distributing switchboard in the loft which may be very simple, containing the main supply switch and as many distributing switches as may be found advisable to provide distributing circuits throughout the loft, the necessary overload devices and such meters as desired.

The distributing circuits should be arranged and supported so as not to interfere with the overhead space on account of appearance, obstruction of the light and interference in handling material.

If it is found desirable to support the main distributing circuits on the ceiling, it is usually found desirable to bring the leads to the individual motor down some post or wall, so that the connection to the motor or controller may be from below in such a manner as not to obstruct the space above the floor space.

All features of the electric installation should comply with the rules and regulations of the National Board of Fire Underwriters as well as the State Laws and City Ordinances. See some standard handbook on wiring for details.

Individual Drive the Best.

If one cannot use the individual motor-drive, the next best system is the group-drive where a certain number of tools of similar type and class of work is grouped together and driven through line shaft and belts by a single motor, and the next method would be to drive all machines in the loft by one motor through line shafts and belts. Either of the last two methods would allow the use of electric current for power in the loft, but when using a good power, get all the advantages you can by its use. The individual motor-drive for machine tools is the ideal and comes as near the mark as most propositions will allow.

PREPARATION OF TAX MAPS.

The System Followed by the New York Tax Department.

At the time the City of New York as now constituted was created in 1898 by the consolidation of the cities of New York, Brooklyn, Long Island City and other municipalities, the Department of Taxes and Assessments was created, and it was made the custodian of all books, maps, assessment rolls, files and records relating to assessments which were in use in any of the municipal corporations consolidated. Prior to consolidation in a large part of the territory there were no tax maps at all, says a departmental report.

Assessments were made as in most country towns throughout the State of New York today by arranging in alphabetical order the names of the owners of real estate and opposite the name of each owner a description of the various parcels of land owned by him. By the Charter, which applied to the consolidated city, it was provided that assessments thereafter should be in rem, that is to say, against the land itself and not against the owner by name.

It became necessary, therefore, to provide tax maps wherever they did not exist, and the Charter gave broad general powers for the making of such tax maps and for assessment against the property itself. The Deputy Tax Commissioners were required by the Charter to assess each parcel of real estate, giving "Street, lot, ward, town and map number of such real estate embraced within their districts, together with the name of the owner or occupant if known." The Department of Taxes and Assessments was required to appoint a surveyor whose duty it should be to make necessary surveys and corrections of the ward maps and also to make all new maps which might be required for the more accurate assessment of real estate within the territory of the city.

Recording and Indexing.

In the old City of New York there had been instituted by Chapter 166 of the Laws of 1890 a system of recording and indexing instruments affecting land. In substance this system was established for the assessment of real estate by Chapter 542 of the Laws of 1892. This latter chapter provided for tax maps upon which are exhibited in sections and section numbers, block and block numbers, the separate lots or parcels of land taxed within each of the blocks. It is provided that the block once established shall not be changed unless it may be absolutely necessary by reason of

changes in the boundary lines. By the act of consolidation Chapter 542 of the Laws of 1892 was extended to apply to the whole city, but it was not made incumbent upon the Tax Department to establish the permanent tax maps required by this act immediately. The actual procedure adopted was to make what are called tentative maps for the suburban territory wherever no maps existed, and to use the maps formerly in use wherever they were reasonably adequate for the purpose.

Since consolidation the permanent tax maps have gradually been made, until today all of the Borough of Brooklyn is permanently mapped and all of the Bronx west of the Bronx River. As yet Queens and Richmond have tentative maps. Permanent maps will not be made in any section until the location of streets has been definitely determined, so that blocks may be laid out with a reasonable prospect that they may continue unchanged indefinitely. The permanent maps are made on a scale of fifty feet to the inch, but the tentative maps covering territory held in large parcels, much of it farm land, are made on a smaller scale, and the scale varies somewhat, being from eighty to two hundred feet to the inch.

The division on the permanent map into sections as well as into blocks and lots is advantageous among other reasons for the publication of statistics. The block is so small in area and the number of blocks is so large that comparison of assessment of areas requires a division into larger areas than are contained in blocks. The ordinary block contains about 160,000 square feet, being usually about 200x800 feet. The block must always be bounded by permanent streets or waterfront.

Lot and Block Numbers.

The lots within a block are numbered consecutively, commencing at the lower left hand corner looking north; starting at that point the lots are numbered consecutively from west to east, then north, then west, then south to the place of beginning. If there is but one lot within the block it bears the number one. If, thereafter, a small parcel is carved out of the block, it is not necessarily numbered two, but receives the number which it would be likely to receive if the whole block were cut into standard lots.

If a block is divided into lots of about standard size and the lots are numbered consecutively and thereafter one of the lots is divided, the part of the lot on the side of the lower number retains the old number and the new lot is designated by the same number with a fraction, or the old number with the addition of a letter. When two lots are consolidated, the higher number is dropped.

As changes occur in lot divisions, the tax maps are altered by the use of different colored ink and the addition of the year for which the alteration is made. If two lots are consolidated, the dividing line is crossed out by small crosses, a dotted line is drawn in the street in front of the lots in a semicircle to indicate the consolidation, and at the center of that dotted line is inserted the year date. If a new lot is carved out of an old one, the new division line is made with a different colored ink and opposite the line the year date is inserted. The tentative tax maps usually have very much larger divisions than the permanent tax maps to avoid the use of arbitrary lines and the splitting of parcels held in one ownership.

A territory of considerable area may be designated as a plot, and when that territory is divided the lots are carved out of it and designated by numbers in the same manner as lots are designated within blocks of the size shown on the permanent tax maps. When a territory becomes settled and the permanent street layout is determined, the permanent tax maps are extended over the territory formerly covered by the tentative tax maps, the large plot is cut into blocks, and those blocks again into lots. When such a change is made, cross indices are prepared, so that the lots shown on the tentative maps may be readily identified with the lots shown on the permanent tax maps.

Field Books.

For the use of the Tax Department there are two sets of maps, one set which is preserved in the offices of the several boroughs, and another set for the use of the Deputy Tax Commissioners to carry with them in the field. The field maps are bound in volumes of just half the size of the office maps. In the front of the map volumes is placed a key map made to a scale of from three hundred to seven hundred feet to the inch, showing all of the territory comprised within that volume. The length of all boundary lines is shown on the maps in feet and inches, and on valuable lots of irregular shape the area is shown in square feet. On larger parcels the area is shown in lots or acres.

As the tax maps are the basis of the assessment of real estate, it is above all things necessary that they shall be accurate. The Charter provides in reference to the assessment roll that real estate shall be described therein by the numbers by which such property is designated on the tax maps and in the annual record of assessed valuations, and such numbers shall import into the assessment roll of real estate any necessary identifying description shown by the tax maps.

METAL LATH PARTITIONS.

A Report from the Fire Prevention Committee of New York Chapter.

A report of certain fire and water tests, made at the Columbia Testing Station, New York, has been made the subject of an interesting notice by the Committee on Fire Prevention of New York Chapter of Architects, of which committee Julius Franke is chairman. The test was conducted by James S. Macgregor, M. S., of Columbia University, on July 17, 1914, on metal-lath partitions erected by the Associated Metal Lath Manufacturers. In a report to the American Institute of Architects, as printed in the official journal, Mr. Franke says:

"Metal-lath-plastered partitions generally have not been classified by fire-prevention experts as being equal to the ordinary brick or terra cotta block partitions; but, from certain tests, it would appear they are very efficient for some particular conditions, although there is grave doubt whether they ever will be considered as affording what is known as 'full protection,' according to the standard of the National Fire Protection Association or the British Fire Prevention Committee.

"Ordinary brick or terra-cotta-block partitions, from tests reported, seem to withstand from 1,700 degrees F. (100 minutes to 2,000 degrees F.) four hours, as against metal lath which, from reports, appears to vary from 1,200 degrees for 28 minutes to 1,700 degrees for one and one-half hours.

"The foregoing figures are derived from certain tests made in England by the British Fire Prevention Committee.

"In 1904, Prof. Ira H. Woolson made tests at Columbia University of metal-lath-plastered partitions which show approximately 1,670 degrees F. for two hours.

"A very elaborate set of tests was made at Cleveland in 1914, under the direction of Mr. Virgil D. Allen, City Inspector of Buildings, which showed about 1,700 degrees F. for two hours.

"Mr. Macgregor's tests at Columbia University above referred to showed 1,700 degrees for four hours. This is truly a remarkable showing, but it would not be advisable to give too much credit to metal-lath-plastered partitions, because of this one test. Judgment should be suspended until more tests are made and details and specifications are worked out, as more depends upon the workmanship and material of this kind of partition than of the ordinary brick or fireproof block partitions.

"On this subject it is worth mentioning that the Underwriters' laboratories in Chicago are preparing to make a series of tests for partitions as follows:

"First—Partitions for the inclosure of vertical communications through buildings.

"Second—Partitions for the division of the area of fireproof buildings.

"Third—Corridor and room partitions.

"It appears to be the opinion of the chief engineer of the laboratories that the metal-lath-partition, constructed in accordance with proper specifications, would probably qualify under the third classification."

More Complete Plans and Specifications.

We often hear contractors complain that architects' plans and specifications are contradictory, incomplete, and a number of other things, says the Quantity Surveyor, and the architect is blamed, even by those of his own profession. To this cause is attributed many of the evils from which the building community suffer. Few persons, however, admitting that some of this is true, ever stop to consider the reason just why such conditions exist. We are inclined to think it very seldom arises from downright professional incompetence.

Some of it arises probably through negligence, some through accepting work at a fee which makes it unprofitable for the architect to go to the trouble of making proper contract documents. The owners, of course, suffer for this, but it would be a farce to extend to them the least sympathy. They may have sought to get their work done at a low fee, too low for their own good or for the good of anyone concerned. Most of these alleged defects arise through the undue speed which so many owners seem to insist upon.

Now an estimate of the cost of a building cannot be accurate without accurate quantities. That much must be admitted. Accurate quantities on the other hand cannot be prepared from inaccurate or doubtful plans and specifications. It stands to reason therefore that among the many advantages which the quantity system has over our present practices, the greatest perhaps are the great saving of time, greater accuracy in figuring, and last, but by no means least, the undeniable fact that the drawings and specifications must be complete and entirely free from the before-mentioned alleged objections. No competent professional quantity surveyor would risk his reputation and his living, by winking at or overlooking incompleteness and uncertainty.

With plans, specifications and details as perfect as the human brain can make them, many, if not all the pernicious conditions existing now will disappear. This is a fact which might well be considered by those who are as yet undecided as to the merits of the quantity system and under which absolutely complete plans and specifications are essential. It will be obvious that the raising of the standard of the finished drawings and specifications will discourage the cutting of fees by a certain class of architects.

Where Ceilings Count.

The landlord was very seriously disturbed by the final clause which the prospective tenant insisted upon writing into his lease.

"Decorate the ceiling every six months!" he exclaimed. "Ridiculous! I never had such a request from any other tenant and many of them have been unreasonable enough, heaven knows."

"May be none of them was a barber," said the tenant. "I am. The ceilings of ordinary trades people don't count for much because nobody is going to spend much time staring up at them. With a barber it is different. The average man spends a good deal of time every year looking up at some barber's ceiling, and the least the barber can do to make it tolerable for him is to give him something interesting to look at. I have known men to change barbers just because they got tired of staring at the same old ceiling. May be you have changed on that account yourself before now."

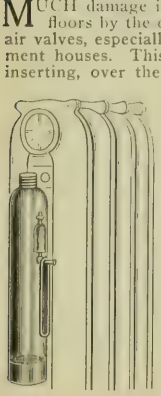
And the landlord fell for it?—Real Estate Bulletin.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

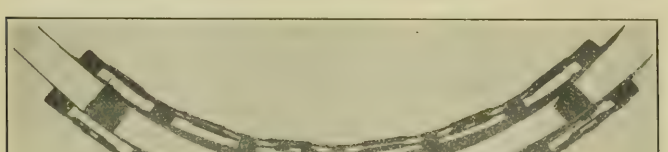
Saves Carpets and Floors.

MUCH damage is done to carpets and floors by the dripping from radiator air valves, especially in hotels and apartment houses. This can be remedied by inserting, over the entire valve, a glass receptacle that is being introduced by a Brooklyn concern. The manufacturers say that the device will fit on any radiator air valve, and that it saves work and worry by catching the condensing steam and at the same time allows enough to escape into the room to keep air in the room moist. It deadens the sizzling sound that emanates from the steam jet when the valve is open, and is sanitary, useful and inexpensive. It is made of glass, in one piece. The cut shows how it is applied to the radiator.



An Adjustable Steel Curb Form.

HERE is something that concrete contractors have been looking for. It is an adjustable steel concrete curb form. While it is designed especially for sidewalk, curb and gutter work, it has many other uses in building construction such as forming wheel bases and making curves in hallways where reinforced concrete construction is being used.



The illustration shows the general character of the device which is now being introduced. It is made of spring steel curved by a system of turn buckles and can be adjusted to any radius or a reverse curve. It is said to be as inexpensive in first cost as a wooden one and concrete can be laid by it 2.4 cents cheaper per linear foot than by methods that are now in vogue. The readiness with which the form can be set and dismantled permits the contractor to finish the curved work at the same time that the straight work is completed. Another advantage is found in the fact that in removing the forms after the concrete has set the danger of chipping is eliminated because by merely unscrewing the curb buckles the pressure against the laid work is released simultaneously.

Hints for Soft Coal Burning.

WEN burning bituminous coal under power plant boilers the best results are obtained if the fires are kept level and rather thin, says Technical Paper 80, entitled "Hand Firing Soft Coal Under Power-Plant Boilers," just issued by the United States Bureau of Mines, as a manual for firemen employed in buildings and industrial establishments.

The best thickness is four to ten inches, depending on the character of the coal and the strength of draft. The coal should be fired in small quantities and at short intervals; the fuel bed kept level and in good condition by spreading the fresh coal only over the thin places where the coal tends to burn away and leave the grate bare. Leveling or disturbing the fuel bed in any way should be avoided as much as possible, as it means more work for the fireman and causes the formation of clinker. Furthermore, while the fireman is leveling the fires a large excess of air enters the furnace, and this impairs efficiency.

"The ash-pit door should be kept open and large accumulations of ashes in it avoided, as it may cause uneven distribution of air under the grate. When a coal shows a tendency to clinker, water should be kept in the ash pit. All regulation of draft should be done with the damper and not with the ash-pit doors.

"In firing, place the coal on the thin spots of the fuel bed. Thin and thick spots will occur with the most careful firing, because the coal never burns at a uniform rate over the whole grate area. In places where the air flows freely through the bed the coal burns faster than where the flow of air is less. This variation in the flow of air through different parts of the fuel bed may be due to different sizes of coal, accumulations of clinker, or the fusing of the coal into a hard crust. Where the coal burns rapidly, a thin place forms.

"Before throwing the fresh coal into the furnace note the thin spots, which in a well-kept fire can usually be recognized by the bright hot flame; the thick places showing either a sluggish smoky flame or none at all. In placing the coal on the thin places take a rather small quantity of coal on the scoop, for it is much easier to place the coal where wanted with small shovelfuls. The coal should also be placed in thin layers, because if you fill up the deep hollows in the fuel bed at a single firing, the freshly fired coal may fuse into a hard crust and choke the flow of air, causing the fuel to burn slowly and forming new thin spots. If the high places in the fuel bed are missed on one or two firings the hard crust at the surface will burn through or crack, allowing more air to flow through, and the place will get back to normal condition."

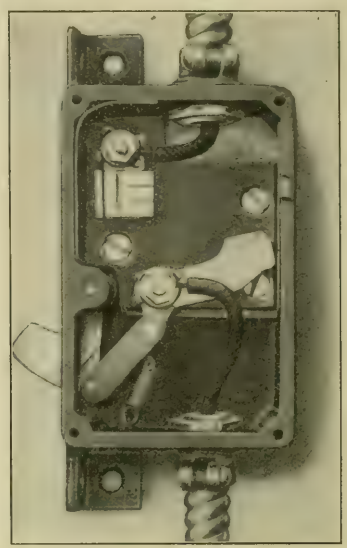
Heating Water With Steam.

LOOKING over the housetops of New York at the waving plumes of steam arising from a myriad of buildings, one cannot help being impressed with the terrific waste that is countenanced by various industries in this city. Apparently this is what the head of a great corporation did recently for he went back to his home up State and devised a system for heating water by the steam that is wasted in large buildings. The exhaust steam is taken from an engine and applied in keeping water hot for tenants, thus cutting down the fuel bill, by getting a double service from the steam generated.

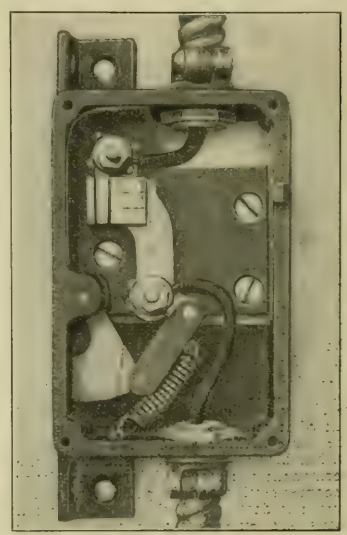
Elevator Safety Assured.

BY the installation of a very simple and inexpensive device positive safety of passengers on passenger elevators is assured. Liability is made remote and efficiency in operation may be expected without menace to the traveling public.

The two cuts presented herewith, show the new device in two stages of operation which is being introduced in this market. It is in the form of an automatic switch control, which makes it possible to operate an elevator car when the door is opened. It has the distinctive feature of being extremely simple in operation and minimizes the number of parts that can get out of order in use. It controls the entire elevator equipment regardless of the size of the buildings, cars or horse-power of motors. It can be applied in any electrically operated elevator, using either direct or alternating current systems. It does not interfere with the safety of the car nor does it in any way alter its operation. It relieves the operators' burdens by giving automatic contingencies. This device has passed an endurance test of 200,000 operations without any mechanical adjustments which is equivalent to two years of hard service. Insulation tests have been as high as 1,000 volts for one consecutive minute without damage in any particular. It has been fully approved by local boards.



The first cut shows the switch open. In this position the circuit controlling the car mechanism is dead and the car cannot move. The second cut shows the control latch pushed in, the switch knife in contact and current at the disposal of the operator. It is invisible to the average observer. Cost of installation is low. It is not a consumer of electric energy.



CURRENT BUILDING OPERATIONS

Sky Line of West End Avenue Completely Changed Through Erection of Many New High Class Apartments

WEST END AVENUE, between 95th and 100th streets, might well be called one of the busiest sections of the city so far as building operations are concerned. During the last year this thoroughfare has experienced a building boom of no mean proportions and when the general building conditions are considered it would at least be called unusual. Walking along the avenue one is surprised at the number of structures now being erected, as well as those which show evidences of recent completion. Piles of building materials line the sidewalks and curbs and the section seems alive with activity in all branches of building. Modern apartment house construction caused this change and almost every block has at least one structure under construction and one or more recently completed apartment houses.

At the northeast corner of West End avenue and 96th street, the Essie Construction Company, 355 West End avenue, is erecting a twelve-story apartment house costing approximately $600,000. Schwartz & Gross, architects, 347 Fifth avenue, prepared the plans for this structure and F. A. Burdett & Co., 16 East 33d street, were the consulting structural engineers. The front of this building is constructed of buff brick with limestone and terra cotta trimmings. The owners have entire charge of construction and have awarded separate contracts for the various branches of labor and materials. The foundations for this building were awarded to the Underpinning & Foundation Co., 290 Broadway.

All mason work, including setting of terra cotta and cut stone, was included in the contract of the Farber Contracting Co., 747 Fairmount place. Elevators were made and installed by the Neenan Elevator Co., 65 Clymer street, Brooklyn. Wolfinger & Lasberg, 346 Broadway, Manhattan, had a contract for the carpenter work which included trim and cabinet work, glazing, etc.

The cut stone was supplied by the J. H. Young Cut Stone Co., Locust avenue and 136th street, and the architectural terra cotta was furnished by the New Jersey Terra Cotta Co., 149 Broadway. Rapp Construction Co., 30 East 42d street, had the contract for fireproofing and floor arch construction. The ornamental iron work was done by Simons & Mayer, 143 Avenue D, the steam heating installed by the Raisler Heating Co., 129 Amsterdam avenue, and the plumbing and gas fitting by Cully & Co., 160 Old Broadway. The Empire Roofing Co., 138th street near Park avenue, received the roofing contract and the sheet metal work was let to Joseph Zucker, 427 West 41st street. Interior trim and cabinet work was manufactured by the Harlem River Lumber & Woodworking Co., Gerard avenue and 138th street, and the tile for halls and bath-rooms installed by G. Schaille & Son, 664 Oakland place. The electric wiring was awarded to Neilsen Bros., 2580 Briggs avenue, and the plastering to Frank Marell, 35 West 39th street.

Another structure of similar character and designed by the same architects is being erected on the northwest corner of West End avenue and 97th street by the Princeton Construction Co., Isaac Polstein, president, 30 East 42d street. This structure is also twelve stories in height on a plot 120x100 feet. Structural engineers, F. A. Burdett & Co. The owners let separate contracts for various branches of work on this building. Structural steel was fabricated and erected by the Passaic Structural Steel Co., 30 Church street.

The mason work was awarded to the Micweil Co., Inc., 162 East 23d street, and the granite supplied by I. W. & C. Horn Co., 2514 Park avenue. Fireproof arch construction was awarded to the Knickerbocker Fireproofing Co., 56 West 45th street. The steam heating was installed by the Raisler Heating Co., 129 Amsterdam avenue, and the plumbing by Pollack & O'Neil, 3200 Broadway.

Ornamental iron work was made and set by the Perlman Iron Works, 1735 West Farms road, and included elevator inclosures, fire escapes, etc. Elevators were installed by Otis Elevator Co., 26th street and 11th avenue, and fireproof doors furnished by the Consolidated Metal Fireproof Co., Inc., 414 East 125th street. Interior trim and cabinet work was made by Kertscher & Co., 13 Lawrence street; electricians, I. A. Adler & Co., 132 Nassau street; roofing and sheet metal work, Architectural Cornice & Skylight Works, 4077 Park avenue; carpenter work, Solomon Bros., 695 Jackson avenue; tile, J. P. Zurla Tile Co., 157 East 33d street.

During the last two years the skyline



WEST END AVENUE AND 97TH STREET.



WEST END AVENUE AND 98TH STREET.

of West End avenue has been completely changed by the advent of the modern apartment house. Formerly this avenue was devoted almost exclusively to private dwellings, three or four stories in height, with here and there a five or six story apartment, mainly occupying corner lots Amsterdam avenue and Riverside drive, on the east and west respectively, have for many years been the scene of much apartment house construction, but it is comparatively only lately that West End avenue has experienced the change.

Multi-family houses along this thoroughfare are, as a class, well designed and carefully planned and constructed. For the most part they have been erected to a height of nine or ten stories, although the more recent ones, and the ones at present under construction, are generally twelve stories high. Apartments in these houses are arranged in suites of four, five and six rooms with one bath, and some have eight and nine rooms with two baths. As investments these properties apparently pay fair returns to their owners. Houses are well rented and owners have not experienced much difficulty in renting suites in these buildings to a very desirable class of tenants.

BRONX BUILDING PROSPECTS.

A Substantial Increase in Plans Filed Over Last Year's Record.

The records of plans filed in the Bronx Bureau of Buildings for the first two weeks of the current month show that there is no signs of recession in the present building boom predicted months ago by the Realty Bureau of the Bronx Board of Trade; $315,000 more will be expended in building operations than was recorded during the same period last year. The plans filed call for the expenditure of $1,127,575, as against $812,255 during the same period in 1914. The number of new buildings to be erected is 47, the majority of which are apartment houses.

From Jan. 1 to the 15th of March, 1914, the plans filed called for the expenditure of $3,508,818. During the same period of the present year a total of $5,894,177 is shown, this being an increase of the substantial sum of $2,385,359 over 1914; if this rate of increase continues throughout the year, as is confidently expected by the realty operators in the Bronx, the Borough will have over $13,000,000 more expended in building construction than was put into new buildings in the Borough during 1914.

All sections of the Bronx are represented in this building increase. Perhaps the most prominent is around Fordham Heights, where great real estate activity has developed recently.

An Active Bronx Section.

Recent developments in the Bronx are almost entirely in the line of multiple dwellings. In the Fordham section—along the Concourse and on Valentine avenue especially—about twenty-five apartment houses of the non-elevator type are under construction, with others to be started soon. Phelan Brothers, Philip P. Kearns, Horgan Construction Co., Valhalla Construction Co. and the Eberhardt-Rodgers Co. are among the active operators and builders. This section was well started a dozen years ago as a private house section, and up to a recent date was a fruitful field for operations in that style.

New Station for the Bronx.

The Traffic and Waterways Bureau of the Bronx Board of Trade, of which Mr. Olin J. Stephens is chairman, have requested an interview with President Alfred H. Smith of the New York Central in order to urge the immediate commencement of work on the new railroad station to be erected at 149th street. The railroad authorities have signified in a letter to the Bronx Board of Trade their intention to erect the station, but have not up to the present time stated the date when construction will begin.

This station will be, when completed, the third largest railway depot in Greater New York, the Grand Central and the Pennsylvania Terminals alone outranking it in size. Its completion means great things to that section of the Bronx, not only as a great convenience to the traveling public, but as a sure stimulus to the further development of 149th street to the Harlem River. Another interesting feature of the situation is that the Bronx Post Office Building, which Congressman Goulden and Bruckner are working for, will, if secured, in all probability be located across from the railway station.

New Hotel at Jamaica, L. I.

Plans are being prepared in the office of H. T. Jeffrey & Son, architects, 923 Lefferts avenue, Richmond Hill, L. I., for a modern hotel to be erected at Herriman and Shelton avenues, Jamaica, L. I., for Robert E. Adolph, 80 Herriman avenue. The new hotel will be built of brick with limestone trimmings and will be semi-fireproof. It will be three stories in height, with attic and basement, on a plot 64x97 feet. The cost is placed at $125,000, exclusive of land or furnishings. The foundations for this structure have already been awarded to the Richmond Hill Contracting Co., 2124 Jamaica avenue, Richmond Hill, and the architects will soon be ready to consider estimates for the balance of the work.

Marc Eidlitz & Son Awarded Contract.

Marc Eidlitz & Son, 30 East 42d street, have been awarded a general contract to erect an office building upon the site of the old Astor House, at the northwest corner of Broadway and Vesey street. The structure will be owned by the Astor Estate, 23 West 26th street, and will be built from plans prepared by Charles A. Platt, architect, 11 East 24th street. Full details of this project have not been decided upon as yet and it will be some time before active operations can be started.

Brooklyn Churches Award Contracts.

During the week general contracts have been awarded by two Brooklyn churches for the erection of new church buildings. St. Thomas's P. E. Church have contracted with Charles Ward Hall, 140 Nassau street, Manhattan, to erect their new building on Bushwick avenue, between Copper and Moffatt streets, from plans by Hopkins & McEntee, architects, 37 East 28th street. The Sixth Avenue M. E. Church has awarded a contract to Chris Schneider & Son, 1251 De Kalb avenue, Brooklyn, for the construction of their proposed new building at the northeast corner of Sixth avenue and 8th street. Floyd Y. Parsons, 1133 Broadway, Manhattan, prepared the plans for this building. These projects were described at length in the Record and Guide, March 13, 1915.

Addition to Montefiore Home.

A general contract has been awarded to the Hedden Constructon Co., 1 Madison avenue, to erect a pavilion for the Montefiore Home, on Gun Hill road. This structure was planned by Buchman & Fox, 30 East 42d street, and Arnold W. Brunner, 101 Park avenue, associated architects. Plans call for a building four stories in height, with facades of brick and terra cotta designed to harmonize with the buildings already erected. The new structure will cover a plot approximately 150x150 feet. All materials and construction will be fireproof throughout. The cost is estimated at about $200,000.

New Structure for Standard Oil Co.

Turner Construction Co., 11 Broadway, has been awarded a general contract to erect an empty barrel storage building in Long Island City for the Standard Oil Co., 26 Broadway. Plans for this structure were prepared privately. The building will be located in the south side of Duryea street and Newton Creek. It will be built of reinforced concrete, fireproof, three stories in height, upon a plot 65x90x277 feet. The cost is estimated at about $125,000.

Contractor for Chelsea Warehouse.

McDermott & Hanigan, builders, 103 Park avenue, recently were awarded a general contract to erect the new warehouse and garage, at 112-122 West 107th street, for the Chelsea Storage Warehouse, Louis Schramm, president, 426 West 26th street. Wortmann & Braun, architects, 114 East 28th street, prepared the plans from which this structure will be erected. They call for a warehouse nine stories in height and a two-story garage, of absolutely fireproof construction. The cost is given as $100,000. Full details of this project were announced in a recent issue of the Record and Guide.

Contract Awarded for Pratt Residence.

James McWalters & Son, Inc., 1493 Broadway, have been awarded a general contract to build a high-class residence at 7-9 East 61st street for John T. Pratt, lawyer, 43 Exchange place. The plans and specifications for this house were prepared by Charles A. Platt, architect, 11 East 24th street. The structure will be fireproof, five stories in height, with facade of limestone, brick and granite. The structural engineer is E. E. Seelye, 101 Park avenue. This residence will be a noteworthy addition to the number of fine houses recently completed and at present under construction in the Fifth avenue section.

Restaurant for Standard Oil Co.

H. Craig Severance and William Van Alen, architects, 4 West 37th street, filed plans this week for a one-story addition to the Standard Oil Company's sixteen-story office building at 26 Broadway, running through to New street. According to the estimate of the architect the addition will cost $100,000. The additional floor will be used for private dining rooms by the officials and employes of the company. Stairways and elevator shafts will be extended to connect it with the main building. The Standard Oil Building fronts 114 feet on Broadway, 99 feet in New street and has a depth of about 207 feet.

New Building Code Ordinances.

Two new ordinances, to form part of the new Building Code, were introduced in the Board of Aldermen by Chairman McNally of the building committee. The first was one relative to iron and steel (see Record and Guide February 27), and the other relates to the use of wood beams, girders and columns.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—A. Hamilton & Son, 2490 Tiebout av, owners and builders, contemplate the erection of a 5-sty apartment at the southwest corner of Creston av and Field pl, to cost about $55,000. No architect selected.

BRONX.—J. W. Rowan, 3114 3d av, contemplates the erection of two 5-sty apartments on the east side of Arthur av, 125 ft. south of 180th st. No architect selected.

STATEN ISLAND, N. Y.—Bethlehem Orphans Home, D. Lankenau, president, contemplates the erection of an orphans' home to cost about $100,000. No architect selected.

ARDSLEY-ON-HUDSON, N. Y.—The Village of Ardsley, William C. Lawrence, president, contemplates the erection of a village hall, to cost about $20,000. No architect selected.

WATERTOWN, N. Y.—The Winslow Day Co., 430 Court st, contemplates the erection of a 3-sty reinforced concrete storage building, 50x132 ft., in Morrison st, near Railroad. No architect selected.

RED BANK, N. J.—Trinity Church, Rev. Robert MacKellar, pastor, Maple av, contemplates the erection of a hollow tile and stucco or brick parish house in West Front st. No architect selected.

HAMMOND, N. Y.—The Town of Hammond, A. G. Franklin, town clerk, contemplates the erection of a 2 or 3-sty town hall in Main st, to cost about $25,000. No architect selected.

RIDGEWOOD, N. J.—George W. McIlveen, 27 Beacon av, Jersey City Heights, contemplates the erection of a 2½-sty frame residence at Kathwood Park, to cost about $5,000. No architect selected.

LONG BRANCH, N. J.—The Board of Commissioners of the City of Long Branch, Mayor Bryant Newcomb, chairman of public buildings committee, contemplates the erection of a brick "Independent" fire house on 3d av, near Broadway. Cost about $17,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—Cohen & Dubenstein, 515 Kent av, owners, are taking bids on subs for a 6-sty tenement, 50x64 ft., in the north side of South 1st st. 150 ft. west of Havemeyer st, from plans by Shampan & Shampan, 772 Broadway, architects. Claremont Iron Works, 12 West 143d st, Manhattan, steel and ornamental iron work. Cost, about $50,000.

DWELLINGS.

NEW CITY, N. Y.—Bids close March 22 for a 2½-sty hollow tile and brick residence here in Rockland county, for F. G. Carnochan, care of architects, Renwick, Aspinwall & Tucker, 320 5th av, Manhattan. Brinley & Holbrook, 156 5th av, Manhattan, landscape architects. Cost, about $50,000.

RIDGEWOOD, N. J.—C. F. Rosborg, 109 Broad st, Manhattan, architect, is taking bids for a 2½-sty frame or hollow tile and stucco residence, 26x44 ft, at Kathwood Park, for Edward Tworger, 40 Brookside av. Cost, about $10,000.

KENSINGTON, L. I.—Henry Otis Chapman, 334 5th av, Manhattan, architect, is taking bids on general contract to close March 23d, for a 2½-sty brick and marble residence, 90x47 ft, and private garage, for Frederick C. Gilsey, care of architect.

WOODBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, architects, are taking bids for a brick and stucco residence, stable, garage and outbuildings for Victor Morowetz, care of architects.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND, N. Y.—Bids will close March 22 at 10.30 a. m. for the 4-sty reinforced concrete pavilions, 25x120 ft, at Riverside Hospital, for the Department of Health. William E. Austin, 46 West 24th st, Manhattan, architect. Cost about $120,000.

PUBLIC BUILDINGS.

PLAINFIELD, N. J.—Bids will close April 2 at 3 p. m. for the 1-sty brick stone-faced post office building for the U. S. Government, Treasury Department. Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. Cost, about $120,000.

SCHOOLS AND COLLEGES.

HASBROUCK HEIGHTS, N. J.—Bids will close March 29 at 8 p. m. for the school at the northwest corner of Burton av and Passaic st, for the Board of Education of Hasbrouck Heights. Henry C. Pelton, 8 West 36th st, Manhattan, architect. Cost, about $18,000.

NEW BRUNSWICK, N. J.—Bids will close April 6 at 8 p. m. for the 2-sty public high school, 180x190 ft, at Livingston av, Comstock and Belevan sts, for the Board of Education. Alex Merchant, 363 George st, architect. Herman Jackes, care Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Elwyn E. Seelye, 101 Park av, Manhattan, structural engineer. Cost about $150,000.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 143 North av, Plainfield, architect, is taking bids for a 2-sty parochial school, 130x190 ft, for the church of the Sacred Heart, Rev. Father W. C. Poole, pastor. Cost about $100,000.

STORES, OFFICES AND LOFTS.

PORT RICHMOND, S. I.—Frank Quinby, 99 Nassau st, Manhattan, architect, is ready for bids on general contract for a 3-sty brick and reinforced concrete office building, for the National Lead Co., 111 Broadway, Manhattan.

TOWN OF UNION, N. J.—William H. McElfatrick, 701 7th av, Manhattan, architect, is taking bids on general contract for a 2-sty cafe and restaurant, store, theatre and dance hall, 129x180 ft., at Hackensack Plank rd and Bergenline av, for Carl F. Michelfelder Enterprises, 86 Park st, Montclair, N. J. Cost, about $100,000.

MISCELLANEOUS.

ROSEBANK, S. I.—Bids will close March 31 at 11:30 a. m. for the construction of an animal building at Quarantine Station, for Port of New York. Lewis F. Pilcher, Capitol, Albany, architect.

MT. PLEASANT, N. Y.—Bids will close March 23 at 11 a. m. for six superstructures here for the City of New York Board of Water Supply, Municipal Building, Manhattan. York & Sawyer, 50 East 41st st, Manhattan, architects. J. Waldo Smith, care of owner, chief engineer. Cost, about $200,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

HAVEN AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for three 5-sty apartments on the east side of Haven av, between 178th and 179th sts, for the Nevah Construction Co., Jos. Reiss, president, 5099 Bryant av. Cost, about $65,000 each.

WEST END AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 12-sty apartment at 321-329 West End av, and 303-307 West 75th st, for the Charmion Construction Co, 2309 Broadway, owner and builder. Cost about $500,000.

RIVERSIDE DR.—Young & Wagner, 1204 Broadway, have completed plans for a 6-sty apartment at the northeast corner of Riverside drive and 161st st, for the Melvin Construction Co., 189 Broadway. Cost, about $600,000.

SEAMAN AV.—The Tremont Architectural Co., 401 East Tremont av, has prepared plans for three 5-sty apartments on the north side of Seaman av, 160 ft west of Emerson st, for the Smada Realty Co., 391 East 149th st. Cost, about $165,000.

192D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty apartment in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Co., 507 West 113th st. Cost, about $60,000.

171ST ST.—Sass & Springsteen, 32 Union sq, have prepared plans for a 5-sty apartment, 77x83 ft, in the north side of 171st st, 132 ft west of Broadway, for the Dayton Building Co., Inc., 132 Nassau st. Cost, about $140,000.

BROADWAY.—George F. Pelham, 30 East 42d st, is preparing sketches for an apartment house at the southeast corner of Broadway and 215th st, for the Haven Construction Co., Chas. Flaumn, 180th st, corner of Northern av, owner and builder. Cost, about $150,000.

HOTELS.

3D AV.—Demolishing is under way for the 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, care of O'Keefe & Cunningham, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost, about $25,000.

PUBLIC BUILDINGS.

30TH ST.—Plans have been approved by the Municipal Art Commission for the 16-sty women's jail, court and detention house in the north side of West 30th st, near 7th av, for the Department of Correction. Griffin & Wynkoop, 30 Church st, architects. Griggs & Holbrook, 3 South William st, heating, ventilating and mechanical engineers. Cost, about $450,000.

SCHOOLS AND COLLEGES.

98TH ST.—Excavating is under way for the 4-sty private preparatory school, 50x60 ft, at 4-10 East 98th st, 100 ft east of 5th av, for St. Bernard's School Building Co., Inc., James E. Waid, president, 59 Wall st. Delano & Aldrich, 4 East 39th st, architects. C. T. Wills, Inc., 286 5th av, general contractor. C. W. Klappert's Sons Inc., 328 East 25th st, carpenters. Cost, about $75,000.

STORES, OFFICES AND LOFTS.

180TH ST.—O. Lowinson, 5 West 31st st, has completed plans for a 1 and 2-sty market building, 100x219 ft., at 549-559 West 180th st, for the Newton Holding Co., 55 Liberty st. Bids on general contract will be received about March 22. Cost, about $25,000.

BROADWAY.—H. Craig Severance and William Van Alen, 4 West 37th st, are progressing with plans and will soon take figures for alterations to the 16-sty office building at 26-30 Broadway, for the Standard Oil Co. Cost, about $100,000.

MURRAY ST.—Clement B. Brun, 108 West 34th st, has been commissioned to

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Contemplated Construction—Continued.

prepare plans for a 5-sty store and loft building at 69 Murray st, for the French Church du Saint Esprit, 45 East 27th st, Rev. A. V. Wittmeyer, rector. Cost, about $30,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

FORDHAM RD.—Mathew M. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty apartment at the northwest corner of Fordham rd and Cambrelling av, for the Terrace Construction Co., Herman E. Champoli, president, 116 West 190th st. Cost, about $40,000.

CONCOURSE.—The Phelan Bros. Construction Co., Frank S. Phelan, president, 2046 Ryer av, contemplates the erection of 5-sty apartments at Concourse and Ryer avs, 146 ft north of 182d st, from plans by Moore & Landsiedel, 148th st and 3d av.

DALY AV.—G. Robinson & Son, 546 East 182d st, have completed plans for a 5-sty apartment on the east side of Daly av, 107 ft north of 180th st, for the Forbes Construction Co., 2098 Vyse av, owner and builder. Cost, about $30,000.

179TH ST.—The Tremont Architectural Co., Webster and Tremont avs, is preparing plans for two 5-sty apartments at the northeast corner of 179th st and Mohegan av, for William J. Diamond, southeast corner of Bathgate av and 174th st, to cost between $35,000 and $40,000.

CLINTON AV.—The 176th Street Building Co., P. J. Mitchell, 773 East 176th st, contemplates the erection of a 6-sty apartment at the northeast corner of Clinton av and 176th st. Architect's name for the present withheld.

HOSPITALS AND ASYLUMS.

BRONX PARK.—Plans have been approved by the Municipal Art Commission for a 1-sty brick and limestone animal hospital for the City of New York, Department of Parks. La Farge & Morris, 101 Park av, architects. Cost, $22,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

ROGERS AV.—Louis Allmendinger, 926 Broadway, is preparing plans for a 4-sty apartment, 22x63 ft., on the east side of Rogers av, 200 ft. south of Lenox rd, for George E. Kern, 739 Rogers av. Cost, about $10,000.

ALBEMARLE RD.—W. B. Wills, 1181 Myrtle av, is preparing plans for eight 3-sty apartments, 25x70 ft., at the southwest corner of Albemarle rd and East 2d st, for the Brooklyn Union Building Corp., Louis Gold, 44 Court st, owner and builder. Cost, about $80,000.

DWELLINGS.

DITMAS AV.—Benjamin Driesler, 153 Remsen st, is preparing plans for three 2½-sty residences, 26x40 ft., at the southwest corner of Ditmas av and East 12th st, for A. & H. W. Buckley, 1044 East 15th st, owners and builders. Cost, about $15,000.

20TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for ten 3-sty stores and residences on the east side of 20th av, from 65th to 66th st, for the Kraslow Construction Co., 190 Montague st, owner and builder. Cost, about $65,000.

CANARSIE LA.—Emanuel Kaiser, 68 East 94th st, Manhattan, has been commissioned to prepare plans for five 3-sty dwellings of brick and stucco construction at the northeast corner of Canarsie la and East 22d st, for John W. Parkin, 2202 Beverly rd, owner and builder. Cost about $5,500 each.

JEROME AV.—Shampan & Shampan, 772 Broadway, have prepared plans for two residences on the south side of Jerome av, 62 ft west of Stoothoff av, for the Esor Realty Co.

51ST ST.—The Borough Park Homes Co., Chas. H. Wallas, president, 1 Hamilton av, contemplates the erection of ten 2-sty fancy brick residences in the south side of 51st st, 100 ft east of 12th av. Plans by owner.

52D ST.—Harry Rocker, 9004 5th av, is preparing plans for two or three 2-sty residences, 20x58 ft, in the south side of 52d st, 100 ft west of 8th av, for the D. & A. Construction Co., 5204 5th av, owner and builder. Cost, about $5,000 each.

PRESIDENT ST.—Jos A. Boyle, 367 Fulton st, is preparing plans for a 3-sty store and residence, 17x55 ft, at the northwest corner of President st and Nostrand av, for the Harris Building Co., 180 Montague st, owner and builder.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids March 15 for moving picture booth, alterations, repairs, etc., at P. S. 5, Jacob Gewertz low bidder at $1,005, and for electric work at same school, S. J. McCullough & Co., at $649. For moving picture booth, alterations, repairs, etc., P. S. 158, Weinstein Bros., at $1,895, and for electric work at same school, T. Frederick Jackson, Inc., at $1,088.

BROOKLYN.—Bids were opened by the Board of Education March 15 for the general construction of toilet building, sanitary work, etc., in connection with portable building at Glenwood rd. Ernest Krauss low bidder at $954.50.

MISCELLANEOUS.

SCHERMERHORN ST.—William B. Tuthill, 287 4th av, Manhattan, has completed plans for 2-sty brick baths, 60x95 ft, in the south side of Schermerhorn st, 275 ft east of Smith st, for the Sylvan Electric Baths, George Bueckle, 168 Schermerhorn st. Cost about $40,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

QUEENS, L. I.—Harry Dorf, 614 Kosciusko st, Brooklyn, has completed plans for a 3-sty tenement, 28x76 ft, at the northwest corner of Myrtle av and Fresh Pond rd, for Max Taubin, 503 Pennsylvania av, Brooklyn, owner and builder. Cost about $14,000.

FLUSHING, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I., are preparing plans for a 4-sty apartment, 65 x110 ft, at the corner of Union av, near Sanford av, for Robert E. Adolph, 80 Herriman av, Jamaica. Cost, about $100,000.

DWELLINGS.

WHITESTONE, L. I.—E. L. McCracken, College Point, L. I., has about completed plans for a 2-sty brick residence, 2055 ft, at the northeast corner of 8th av and 18th st, for Seth U. Harpell, care of architect. Cost about $5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, have completed plans for two 2-sty brick residences, 21x48 ft, on Hull av, near Fiske av, for Louis Hause, 76 Maspeth av, owner and builder. Cost, about $8,000.

COLLEGE POINT, L. I.—C. J. Mordaunt, Hotel B-Narragansett, Broadway and 94th st, Manhattan, is having plans prepared for a 2½-sty brick residence, 30x45 ft., to cost about $10,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for a 2½-sty frame residence, 21x46 ft, in the west side of 20th st, 325 ft south of Woodside av, for Frank McGarry, Broadway, owner and builder. Cost, about $5,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick residence, 20x38 ft, in the south side of Oak st, 175 ft west of Central av, for Augustino Padulo, 94 Oak st, owner and builder. Cost, about $4,000.

GREAT NECK, L. I.—Robert Skrivan, 4436 Carpenter av, Manhattan, has completed plans for two 1½-sty frame bungalows, 20x30 ft., for the Arbor Realty Co., Great Neck. Total cost, about $6,000.

STABLES AND GARAGES.

BAYSIDE, L. I.—George Harnden, 3d st, has completed plans for a 1-sty brick garage, 30x60 ft., on Broadway, 75 ft. east of Nelson st, for Henry L. Bell, Palace Boulevard, owner and builder. Cost, about $4,000.

THEATRES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 1-sty brick theatre, 100x90 ft, at Steinway and Jamaica avs, for the Reliable Building Co., 1404 2d av, Manhattan. Steinway Av Theatre Corp., care of owner, lessee. Cost about $50,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

TOMPKINSVILLE, S. I.—D. Santoro, this place, has completed plans for a 4-sty tenement, 76x64 ft., for the Westervelt Construction Co., this place. Cost, about $40,000.

DWELLINGS.

WEST BRIGHTON, S. I.—H. F. Comtois, 233 Jersey st, New Brighton, has completed plans for two 2-sty frame residences, 21x44 ft, on the east side of Burgher av, 202 ft north of Henderson st, for Cantor & Steinberg, New Brighton. Total cost about $8,000. David Steinberg, New Brighton, general contractor.

NEW BRIGHTON, S. I.—S. I. McNally, 775 Prospect av, Manhattan, has completed plans for a 2½-sty brick residence at the southeast corner of 3d av and Bismarck st, for James Mitchell, New Brighton. Cost about $5,000.

CASTLETON, S. I.—Chas. B. Meyers, 1 Union sq, Manhattan, is preparing plans for the 3-sty cottage, 50x75 ft., at the New York Farm Colony, for the Department of Public Charities, Municipal Building. Cost, about $30,000.

Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—I. B. Baylis, 55 Main st, has completed plans for a 2½-sty

frame residence in Front st, for Herman Behringer, 208 Front st. Cost, about $4,000.

PLANDOME, L. I.—Lewis Eickwort, Jr., Park av, Manhasset, L. I., owner and builder, contemplates the erection of a 2½-sty frame residence, 36x28 ft, on Plandome av, from plans by F. P. Platt, 1121 Broadway, Manhattan. Cost about $5,000.

HEMPSTEAD, L. I.—I. B. Bayliss, 55 Main st, has completed plans for a 2½-sty frame residence, 28x34 ft, in Front st, for Herman Behringer, 208 Front st. Cost about $4,000.

Suffolk.

THEATRES.

AMITYVILLE, L. I.—Chas. M. Hart, Main st, Bayshore, L. I., is preparing plans for a 1-sty moving picture theater, 30x100 ft., in Main st, for Erastus Haff, 66 Orange st, Brooklyn. Cost, about $8,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, is preparing sketches and will take bids on general contract about March 24, for the 3-sty brick store and apartment in North Main st, for David Rogowski, 20 North Main st. Cost about $15,000.

MT. VERNON, N. Y.—Plans have been completed privately for a 3-sty frame store and apartment at the corner of Elm st and Lincoln av, for Chris J. Knoeppel, 8 Elm st. Cost, about $16,000.

DWELLINGS.

YONKERS, N. Y.—Morris Schwartz, Germania Bank Building, corner of Spring st and Bowery, Manhattan, has completed plans for a 2-sty frame store and residence on Kenneth av, 125 ft. north of Agar st, for Antonio Pisco, 237 East 75th st, Manhattan. Cost, about $5,000.

SCARSDALE, N. Y.—Chester A. Patterson, 15 East 40th st, Manhattan, has completed plans for a 2½-sty clapboard residence, 104x36 ft., and 2-sty garage, for Harold E. Porter, care of A. D. Porter Co., 30 Irving pl, Manhattan. Cost, $16,000 to $20,000.

NORTH PELHAM, N. Y.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 21x50 ft., for Angelo Chiminez, 686 3d av, Manhattan. Cost, about $4,500.

STORES, OFFICES AND LOFTS.

TARRYTOWN, N. Y.—Benton S. Russell, Main st, has been commissioned to prepare plans for a 3-sty store and office building, 30x86 ft, at the southeast corner of Main st and Depot sq, to cost about $15,000. Owner's name for the present withheld.

THEATRES.

NORTH TARRYTOWN, N. Y.—Irving R. Brown, 22 Lawrence st, Tarrytown, is preparing plans for a 1-sty brick store and moving picture theatre, 40x124 ft, on the south side of Beekman av, east of Cortlandt st, for Edward Pollock, 94 Beekman av, Tarrytown. Cost about $12,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

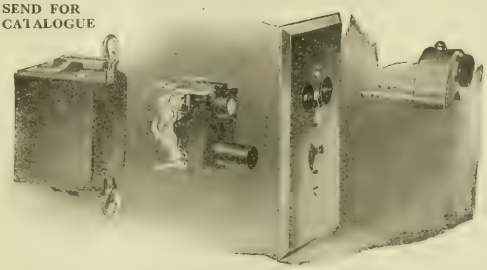
BRONX.—(sub.)—G. Ernst Iron Works, 503 East 165th st, have received the structural steel and ornamental iron contract for two 5-sty apartments at the southeast corner of 199th st and Briggs av, for Daniel Houlihan, 2348 Bainbridge av, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about $35,000. Foundations are under way.

BROOKLYN.—(sub.).—Aronson & Goldman, 806 5th st, Manhattan, have received the steel and iron work for the 6-sty apartment, 50x76 ft, at the southwest corner of Hewes and South 4th sts, for the Samuel Kraus Construction Co., 217 Havemeyer st, owner and builder. Chas. M. Straus, 147 4th av, Manhattan, architect. Richmond & Resnikoff, 47 Ames st, have the plumbing work. Foundations are under way.

NEWARK, N. J.—Pellegrino Pellecchia, 21 Mt. Prospect av, has received the general contract to erect a 4-sty tenement, 31x58 ft, at 52 Jefferson st, for J. Cicoro, on premises. William E. Lehman, 738 Broad st, architect. Cost, about $12,000.

JERSEY CITY, N. J.—Peter J. McMahon, at site, has received the general contract to erect a 3-sty brick flat, 32x76 ft, at 240 Jewett av, for Jos. Smith, 242 Jewett av. S. Horwitz, 797 Boulevard, Bayonne, N J. Cost, about $15,000.

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Contracts Awarded—Continued.

CHICAGO, ILL.—(sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piles for the Hardy Apartment at 200 East Delaware pl, for McLennan Construction Co., Chicago. Chatton & Hammond, architects.

CHICAGO, ILL.—(sub.)—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the foundation of an apartment house for Nels Gross, Delaware pl, near Seneca st. William Ernest Walker, architect.

BANKS.

CLEVELAND, O.—(sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piling for the foundation of the Union National Bank Building. Walker & Weeks, architects. Crowell-Ludoff-Little Co., general contractors.

DWELLINGS.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract to erect a 2-sty residence in Fenimore st, 579 ft. east of Nostrand av, for Mrs. Mary Laing. Robert T. Schaefer, 1526 Flatbush av, architect.

YONKERS, N. Y.—Albert Weatherall, 54 Briggs av, has received the general contract to erect a 2½-sty frame residence, 22x28 ft., on Thomas av, Nepperhan Heights, for William Raiser, 202 Jessamine av. Cost, about $3,000.

RYE, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty rubble stone residence at Kirby Lane, for Waldron Williams, 114 Liberty st, Manhattan. Donn Barber, 101 Park av, Manhattan, architect. Cost, about $65,000.

MANHATTAN.—P. B. McEntyre & Son, 401 Greenwich st, have received the general contract to make alterations and extensions to the 5-sty brick and stone residence, 25x100 ft., at 9 East 65th st, for Edward W. Humphreys, 220 5th av. C. P. H. Gilbert, 25th st and Broadway, architect. Cost, about $28,000.

NEW ROCHELLE, N. Y.—Benjamin A. Howes, 70 5th av, Manhattan, has received the general contract to erect a residence on Davenport Neck, for S. Northrup Castle, Chatsworth av, Larchmont, N. Y. Frank A. Colby, Berkeley rd, Hartsdale, N. Y., architect.

BROOKLYN (SUB.).—Smith & Theis, 65 Lawrence av, have received the plumbing and heating contract; J. Peters, 2216 Schenectady av, wiring, and W. J. Paal, 156 Bay 14th st, painting, for two 2½-sty frame residences, 22x38 ft, on the west side of Bedford av, 52 ft south of Foster av, for Arthur H. Strong, 585 East 18th st, owner and builder. Benj. Driesler, 153 Remsen st, architect. Cost about $15,000.

JERSEY CITY, N. J.—Alexander Kaplen, Weehawken, N. J., has received the general contract to erect a 2-sty brick residence, 20x52 ft, at 361 Randolph av, for Mrs. I. Fearing, Randolph av. Abraham Davis, Newark av, Jersey City, architect. Cost, about $5,000

HACKENSACK, N. J.—J. C. Hoth, 237 Central av, has received the general contract to erect a 1½-sty frame residence, 52x21 ft, on Summit av, for William G. Broadhurst, care of architects, Foreman & Light, 40 Cedar st, Manhattan.

WEST NEW YORK, N. J.—De Riso & Arena, 322 5th av, Union Hill, N. J., have received the general contract to erect a 2-sty brick store and residence on the east side of Dewey av, for Raffaela and Louis Landoli, care of architect, William Meyer, Jr., 693 Bergenline av. Cost, about $4,500.

GREAT NECK, L. I.—Geo. V. Bullen, Great Neck, L. I., has received the general contract to make alterations and additions to the 1-sty brick and stucco farm buildings at Kings Point, for Richard N. L. Church, Doden la, Flushing. Mann & MacNeille, 70 East 45th st, Manhattan, architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 3-sty factory, 41x227 ft., on the Flatlands, near Bergen Beach, for the Atlantic White Lead & Linseed Oil Works, 135 Marshall st, owner and lessee. A. L. Larwell, 135 Marshall st, engineer. Cost, about $80,000.

SCHOOLS AND COLLEGES.

NUTLEY, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, have received the general contract to erect a 2-sty brick and stone public school in Harrison st, for the Board of Education. Chas. Granville Jones, 280 Broadway, Manhattan, architect. Cost, about $40,000.

HICKSVILLE, L. I.—J. D. Cosgrove, Glen Cove, has received the general contract to erect a 1-sty brick memorial hall for the Jones Institute, this place. S. J. Stammers, 500 5th av, Manhattan, architect. Cost, about $6,000.

STABLES AND GARAGES.

MANHATTAN (sub.).—Jas. C. Mack, 220 West 42d st, has received the contract for the fireproof arches for the 3-sty stable, 66x100 ft., at 356-360 West 11th st, for Donover & Son, 370 Washington st, owners and lessees. James S. Maher, 431 West 14th st, architect. John Kennedy & Co., 1133 Broadway, general contractors. Lustig & Weil, 338 East 95th st, carpenters. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(sub.)—The Hinkle Iron Co., 534 West 56th st, has received the steel contract for the store, office and loft building at 1457-1461 Broadway, through to 7th av, for Brokaw Bros., 22 Astor pl, lessee of ground and owner of building. Rouse & Goldstone, 40 West 32d st, architects. Chauncey Matlock, 30 East 42d st, steam and ventilating engineer. A. L. Mordecai & Son, Inc., 30 East 42d st, general contractors. Cost, about $500,000.

THEATRES.

MANHATTAN.—W. H. & S. J. Griffin, 576 Water st, have received the general contract to make alterations to the 2-sty moving picture theatre at the southeast corner of 30th st and 6th av, for Klein & Jackson, 149 Broadway. B. K. Binberg, 251 West 82d st, lessee.

MISCELLANEOUS.

SPARROWS POINT, MD.—(sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for building the marine railway at the Maryland Steel Co.'s plant.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have received the general contract and Peace Bros., Flushing, L. I., concrete and excavation work for section 1 of the Jamaica Line of the elevated structure, along Jamaica av, from Crescent st to Myrtle av, in Queens.

BROOKLYN.—(sub.)—Peter Guthy, 926 Broadway, has received the mason work; German Cornice Works, 1788 Greene av, roofing; David Lupton's Sons Co., 50 Church st, Manhattan, sash, and the Concord Construction Co., 476 Seneca av, steel doors, for the animal building, 40x120 ft, at Prospect Park, for the Department of Parks. Arne Dehli, 1368 President st, architect. Cost, about $30,000.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, have nearly completed plans for a 3-sty hollow tile and brick apartment, 25x40 ft., at Front st and Sycamore av, for E. M. Laing, 410-12 Sycamore av, owner and builder. Cost, about $9,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for an apartment at 694-696 High st, for Louis Doblinsky, 309 Avon av. Cost, about $30,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 4-sty flat, 43x79 ft., at 148-50 Somerset st, for Butensky & Portnoff, 280 18th av, owners and builders. Cost, about $22,000.

DWELLINGS.

ENGLEWOOD, N. J.—Hays & Headley, 2010 Broadway, Manhattan, have completed plans for a 2-sty brick residence, 35x45 ft., for Paul Salambier, Franklin st. Cost, about $13,000.

WEST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame residence, 22x50 ft, in the east side of Wheeler st, for Harry Kolodin, 111 Washington av, owner and builder. Cost, about $4,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Work is ready to start on the 1-sty hollow tile and concrete factory, 29x50 ft, at 121-123 Sylvan av, for the St. Mongo Mfg. Co. of America, 81 Mt. Prospect av. Salmond Bros. Co., 526 Elm st, Arlington, N. J., general contractors. Cost, about $15,000.

HALLS AND CLUBS.

ORADELL, N. J.—Marshall R. Grimes, 39 East 42d st, Manhattan, has nearly completed plans for a 2½-sty frame club house at the Delford Athletic Club, Dr. S. A. Vanderwater, president. Cost, about $9,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—J. H. & W. C. Ely, Firemen's Building, have about completed plans for a 3-sty parental home on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Esex County Parental Home. Cost, about $40,000.

SCHOOLS AND COLLEGES.

GLEN ROCK, N. J.—J. O. Bunce, 286 5th av, Manhattan, has completed plans for a 2-sty brick public school on Doremus av, near Rock rd, for the Board of Education of the Borough of Glen Rock. Bids will

be received by owner on separate contracts about March 18 to be opened at 8 P. M., April 5. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

DOVER, N. J.—J. J. Vreeland, Jr., Baker Building, has completed plans and will take estimates on general contract and subs about April 1 for the 2-sty brick and terra cotta bakery and store at Berry and Beech sts, for Albert Banknect, 29 West Blackwell st. Cost, about $12,000.

RUTHERFORD, N. J.—A. M. Morrison, 195 Boulevard, Hasbrouck Heights, is preparing plans for a 1-sty brick and hollow tile store and shop building, 94x69 ft, at the corner of Park av and Beech Terrace, for Edward Moskowitz, Ames av, Rutherford. Cost, about $10,000.

THEATRES.

PATERSON, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, is preparing plans for a brick and stone theatre at the corner of Church and Ellison sts, for Daniel J. Bondy, 80 Wall st, Manhattan.

MONTCLAIR, N. J.—John E. Baker, Jr., 74 North Fullerton av, is preparing sketches for a 1-sty brick and terra cotta store and moving picture theatre at the corner of Bloomfield av and New st, for John H. Scott, 78 Midland av, owner and lessee. Cost, about $25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

49TH ST, 145-49 East, n s, 145 e of Lexington av, 9-sty brick f. p. apartment house, 56x85; cost, $200,000; owner, Antler Realty Co., Inc., Jos. E. Goldberg, Pres., 57 West 38th st; architects, George & Edw. Blum, 505 5th av. Plan No. 84.

204TH ST, 677-79-81 West, n s, 125 w Broadway, 5-sty brick non-fireproof tenement, 75x88; cost, $55,000; owner, 204th St. Corporation, Julian Kovacs, Pres., Arthur P. Monks, Sec., 836 Westchester av; architect, William Koppe, 830 Westchester av. Plan No. 80.

DWELLINGS.

61ST ST, 7 and 9 East, 5-sty fireproof private dwelling, 50x66; cost, $150,000; owner, John T. Pratt, 11 East 61st st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 82.

STORES, OFFICES AND LOFTS.

37TH ST, 135 West, 1-sty brick store, 9x8; cost, $150; owner, Marshall Estate, 203 Broadway; architect, John T. Ryan, 287 Lexington av. Plan No. 83.

6TH AV, 747, 2-sty brick store and showroom, 19x80; cost, $8,000; owner, Edw. Berger, Bretton Hall, Broadway and 86th st; architect, Frank Straub, 25 West 42d st. Plan No. 81.

Bronx.

DWELLINGS.

MURDOCK AV, w s, 249.4 n Nelson av, 2-sty frame dwelling, slate roof, 20x40; cost, $3,300; owner, Terkel Christianson, Amundeson av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 122.

ALLEN PL, n s, 100 e Delavelle av, 1-sty stone dwelling, 22x28, gravel roof; cost, $1,250; owner, Frank Colarudo, 3527 Delavelle av; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 132.

MONTICELLO AV, e s, 375 n Strang av, 2½-sty frame dwelling, 21x36.6, shingle roof; cost, $4,500; owner, Helga E. Carlson, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 130.

STRANG AV, s s, 75 w Seton av, 2-sty & attic frame dwelling, 21x50.6; cost, 4,800; owner, Troed Person, 301 1st av, L. I. C.; architect, Robt. W. White, 129 East 63d st. Plan No. 128.

STABLES AND GARAGES.

NEWBOLD AV, s s, 200 e Havemeyer av, 1-sty brick garage, tar and gravel roof, 25x18; cost, $300; owner, G. Buschow, 2320 Newbold

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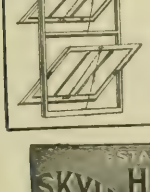
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av; architect, L. P. Fries, 1617 Overing st. Plan No. 126.

APARTMENTS, FLATS AND TENEMENTS.

154TH ST, n s, 450 w Courtlandt av, 6-sty brick tenement, plastic slate roof, 50x87; cost, $55,000; owner, Cedar Const. Co., Jos. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 123.

LONGFELLOW AV, n e cor 174th st, two 5-sty brick tenements, plastic slate roof, 42.6x88.3&90; cost, $85,000; owner, Trask Bldg. Co., A. F. Schwarzler, 1662 Boston rd, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 124.

156TH ST, s s, 100 w Elton av, 5-sty brick tenement, slag roof, 44.10x87.11; cost, $40,000; owner, Wm. A. Taylor Bldg. Co., Inc., Wm. A. Taylor, 3210 3d av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 125.

KELLY ST, w s, 125 n 163d st, 5-sty brick tenement, 87.6x87.5, tar and gravel roof; cost, $95,000; owners, Mott Av Realty Co., Hyman Barnett, 447 Tinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 134.

182D ST, n s, 50 w Ryer av, two 5-sty brick tenements, 45x81.6, 50x87.8, plastic slate roof; cost, $70,000; owner, Alexander Wilson, 182d st, n e cor Grand Concourse; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 133.

182D ST, s w cor Creston av, 5-sty brick tenement, 52.10x90, plastic slate roof; cost, $80,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 110 East 121st st. Plan No. 131.

BATHGATE AV, n e cor 183d st, 5-sty brick tenement and store, 50x105.6, plastic slate roof; cost, $55,000; owners, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 128.

STORES, OFFICES AND LOFTS.

179TH ST, s w cor Bryant av, 1-sty brick stores, 25.4.5x117.5; cost, $9,000; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 127.

THEATRES.

WEBSTER AV, w s, 154.8 n Fordham rd, 2-sty brick theatre, stores and offices, slag roof, 125x95.9; cost, $200,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 135.

MISCELLANEOUS.

149TH ST, s e cor Courtlandt av, 1-sty brick market, tar and felt roof, 100x165.9; cost, $25,000; owner, Peoples 149th St. Market, Inc., Samuel Jacobs, 30 East 42d st, Pres.; architects, Heidelberg & Levy, 12 West 31st st. Plan No. 121.

Brooklyn.

DWELLINGS.

1ST ST, n s, 112 e 8th av, 4-sty brick dwelling, 16.6x70, slag roof, 1 family; cost, $10,000; owner, Louis Bossert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1646.

1ST ST, n s, 128.6 e 8th av, four 4-sty brick dwellings, 21x50, slag roof, 1 family each; total cost, $52,000; owner, Louis Bossert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1645.

EAST 10TH ST, w s, 190 n Av I, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, $3,500; owner, Oakcrest Bldg. Co., 612 Saratoga av; architect, B. F. Hudson, 319 9th st. Plan No 1639.

EAST 15TH ST, e s, 300 s Av J, two 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, $8,000; owner, Antonio Boniello, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1634.

EAST 17TH ST, w s, 100 n Av K, three 2-sty frame dwellings, 24x39, shingle roof, 1 family each; total cost, $18,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 1621.

WEST 27TH ST, w s, 100 n Mermaid av, two 1-sty frame dwellings, 9.6x37.6, gravel roof, 2 families each; total cost, $1,000; owner, Jas. F. Furey, 1365 76th st; architect, Nathan Slamore, 3101 Mermaid av. Plan No. 1608.

WEST 29TH ST, w s, 180 s Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $8,000; owner, J. Postal, 1522 Eastern parkway; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1615.

82D ST, n s, 260 n 24th av, 2-sty frame dwelling, 22x42, shingle roof, 1 family; cost, $3,200; owner, Chas. J. Horgan, 471 79th st; architect, A. G. Carlson, 157 Remsen st. Plan No. 1606.

BARBEY ST, w s, 175 n Dumont av, 2-sty brick dwelling, 18.6x82, gravel roof, 2 families; cost, $9,500; owner, David Feddler, 617 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1544.

CRESCENT ST, w s, 160 n Belmont av, 2-sty brick dwelling, 30x55, tin roof, 2 families; cost, $4,500; owner, Franz Feger, 397 Logan st; architect, L. J. Frank, 206 Crescent st. Plan No. 1572.

MALTA ST, e s, 230 s Vienna av, two 2-sty brick dwellings, 18x44, slag roof, 2 families each; total cost, $7,000; owners, Barnet & Grossdor, 149 Malta st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1568.

AV S, n w cor East 21st st, 2-sty frame dwelling, 38.10x43.2, shingle roof, 1 family; cost, $7,600; owner, Mrs. Otto Wolf, 1786 East 21st st; architects, Bloch & Hesse, 500 5th av, Manhattan. Plan No. 1556.

5TH AV, w s, 25 n 62d st, four 3-sty brick stores and dwellings, 78.7x55, slag roof, 2 families each; total cost, $18,000; owner, Asher Dann, 12th av and 53d st; architect, Arthur G. Gordon, 157 Remsen st. Plan No. 1574.

WARWICK ST, w s, 260 s Dumont av, two 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, $6,000; owner, Abraham Stromwasser & ano., 285 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1637

74TH ST, s s, 343.2 w 18th av, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, $7,500; owner, Lawrence Benjamin, 1723 74th st; architect, M. D. Foot, 1432 75th st. Plan No. 1668.

76TH ST, n s, 100 w 13th av, six 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, $21,000; owner, Andrew Olsen, 62d st and 12th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 1655.

CARROLL ST, n s, 480 w Kingston av, four 3-sty brick dwellings, 20x51.6, gravel roof, 1 family each; total cost, $18,000; owner, Edw. T. Dickinson, 1139 East 19th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1696.

OSBORN ST, w s, 195 s Hegeman av, four 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $10,400; owners, Wm. Ralph & ano., 102 Hegeman av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1695.

1ST ST, n s, 112 e 8th av, 4-sty brick dwelling, 16.6x70, slag roof; cost, $10,000; owner, Louis Bonert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1646. (Correction from issue of March 16.)

1ST ST, n s, 128.6 East 8th av, four 4-sty brick dwellings, 21x50, slag roof, 1 family each; total cost, $52,000; owner, Louis Bonert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1645. (Correction from issue of March 16.)

EAST 40TH ST, e s, 400 s Av V, two 2-sty frame dwellings, 16.4x40, — roof, 1 family each; total cost, $4,800; owners, Steinberg Bros., 3739 Syossett st, Woodhaven; architect, Gottfried Steinberg, 3739 Syossett st, Woodhaven. Plan No. 1703.

56TH ST, s s, 180 East 6th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $20,000; owner, Chas. E. Lucke, 649 59th st; architect, John C. Wandell, 4 Court st. Plan No. 1710.

92D ST, s s, 18.3 w Gelston av, seven 2-sty brick dwellings, 14x43.6, gravel roof, 1 family each; total cost, $17,500; owner, Arthur Pinover, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 1712.

EAST 9TH ST, w s, 100 s Av J, 2-sty frame dwelling, 24x41.2, —— roof, 1 family; cost, $5,000; owner, Edw. T. Nielson, 1413 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 1721.

47TH ST n s, 140 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 1731.

FACTORIES AND WAREHOUSES.

NEVINS ST, w s, 91 n Union st, 1-sty brick factory, 17x15, iron roof; cost, $400; owner, Jennie D. Fyfe, 548 4th st; architect, A. C. Richter, 316 8th av, Manhattan. Plan No. 1540.

ATLANTIC AV, s s, 312.3 w Classon av, 2-sty brick ice plant, 60x80, slag roof; cost, $65,000; owner, Central Hygeia Ice Co., 50 Court st; architects, Koch & Wagner, 26 Court st. Plan No. 1537.

DINSMORE PL, n s, 90 e Logan st, 1-sty brick factory, 59x39, gravel roof; cost, $4,000; owner, Generator Valve Co., 294 Taffe pl; architect, Walter H. Yolcking, 82 Wall st, Manhattan. Plan No. 1651.

STABLES AND GARAGES.

47TH ST, s e cor 5th av, 1-sty brick garage, 20x20, slag roof; cost, $500; owner, Estate of Rebecca S. Wardell, 175 Broadway, Manhattan; architect, E. A. Holmgren, 371 Fulton st. Plan No. 1589.

EAST 18TH ST, w s, 260 n Av K, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, Jas. McGrey, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 1640.

EAST 18TH ST, e s, 100 s Av J, 1-sty frame garage, 12x8, shingle roof; cost, $500; owner, Saml. Krighton, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1620.

EAST 19TH ST, e s, 800 n Av G, 1-sty frame garage, 12x19, shingle roof; cost, $500; owner, Jas. Simpson, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1619.

EAST 23D ST, w s, 245 s Foster av, 1-sty frame garage, 12x18, shingle roof; cost, $400; owner, Saml. R. Williams, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1616.

EAST 14TH ST, w s, 172.8 s Ditmas av, 1-sty frame garage, 17x17.6, shingle roof; cost, $500; owner, Martha Goldman, 471 East 11th st; architect, Francis A. Norris, 552 Rugby rd. Plan No. 1687.

EAST 18TH ST, e s, 400 n Av G, 1-sty frame garage, 15x20, shingle roof; cost, $400; owner, Rev. Elbert A. Van Aken, on premises; architects Richard Von Lehn Sons, 701 Av G. Plan No. 1683.

RALPH AV, e s, 22.6 n Decatur st, 1-sty brick garage, 50x100, slag roof; cost, $6,000; owner, Knight E. Odell, on premises; architect, Chas. H. Richter, 621 McDonough st. Plan No. 1684.

STORES AND DWELLINGS.

HOWARD AV, w s, 375 n Sutter av, 4-sty brick store and dwelling, 25x100, gravel roof, 7 families; cost, $12,000; owner, E. L. Schwarz, 1593 St. Marks av; architect, S. Millman, 1780 Pitkin av. Plan No. 1584.

ROCHESTER AV, s w cor St. Johns pl, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, $7,000; owner, Wm. P. Knowles, 189 Montague st; architect, F. L. Hine, 189 Montague st. Plan No. 1588.

ROCHESTER AV, w s, 20 s St. Johns pl, 3-sty brick store and dwelling, 20x40, gravel roof, 2 families; cost, $4,500; owner, W. P. Knowles, 189 Montague st; architect, F. L. Hine, 189 Montague st. Plan No. 1587.

5TH AV, w s, 99.4 n 62d st, 3-sty brick store and dwelling, 18.8x100, slag roof, 2 families; cost, $4,500; owner, Asher Dann, 12th av and 53d st; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 1575.

ALBANY AV, e s, 25 s Maple st, 3-sty brick store and dwelling, 20x45, tin roof, 2 families;

cost, $4,200; owner, Chas. Beckman, 463 Rutland rd; architect, E. Dennis, 241 Schenck av. Plan No. 1554.

STORES, OFFICES AND LOFTS.

JAMAICA AV, n w cor Kills path, 2-sty brick office and dwelling, 118x114, slag and tile roof, 1 family; cost, $50,000; owner, Temple Emanuel, 43d st and 5th av, Manhattan; architect, Percy W. Darbyshire, ——. Plan No. 1728.

ST. JOHN'S PL, s s, 200 w Troy av, 2-sty brick postoffice, 59.11x90.3, gravel roof; cost, $20,000; owner, Chas. E. Robertson, 454 Hamilton av; architect, Chas. Werner, 67 Berkely pl. Plan No. 1688.

CHURCH AV, n s, 50 e East 3d st, 2-sty brick postoffice, 58x96, gravel roof; cost, $8,000; owner, Wm. Hatch, 304 Argyle rd; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1701.

GLENMORE AV, s s, 50 w Crystal st, 2-sty brick post office, 50x100, slag roof; cost, $25,000; owner, Jacob J. Kappes, 108 Van Siclen av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1735.

STORES AND TENEMENTS.

BERGEN ST, s s, 220 w Carlton av, 3-sty brick tenement, 25x88.11, gravel roof, 6 families; cost, $12,000; owner, Jas. Shevlin, 69 8th av; architects, Cohn Bros., 361 Stone av. Plan No. 1565.

JUNIUS ST, s w cor Livonia av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, $32,000; owner, Britle Const. Co., 1683 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1543.

JUNIUS ST, w s, 150 n Riverdale av, eight 3-sty brick tenements, 25x70, slag roof, 8 families each; total cost, $64,000; owner, Powell Imp. Co., 397 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1541.

STERLING PL, n s, 35 w Classon av, 4-sty brick tenement, 50x98, gravel roof, 25 families; cost, $25,000; owner, Safe Const. Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 1562.

CHURCH AV, n e cor East 35th st, 4-sty brick store and tenement, 25x70, slag roof, 5 families; cost, $7,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Fitkin av. Plan No. 1547.

CHURCH AV, n w cor Gravesend av, 4-sty brick store and tenement, 22.8x108, slag roof, 6 families; cost, $15,000; owner, Veneer Bldg Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1558.

LIVONIA AV, s s, 50 w Junius st, 4-sty brick tenement, 50x88, slag roof, 21 families; cost, $28,000; owner, Britle Const. Co., 1683 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1542.

LINDEN AV, s s, 130.3 w Rogers av, five 4-sty brick tenements, 49x93, slag roof, 16 families each; total cost, $150,000; owner, Fredk. J. Church, 1344 Jefferson av; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 1570.

RIVERDALE AV, n e cor Stone av, 4-sty brick store and tenement, 43.4x90, gravel roof, 17 families; cost, $25,000; owner, Saml. Brummer, 121 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 1563.

RIVERDALE AV, s w cor Watkins st, 4-sty brick store and tenement, 50x90 slag roof, 25 families; cost, $28,000; owner, Herman Rosenthal, 1387 St Marks pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1545.

UNION AV, e s, 50 s Ten Eyck st, 6-sty brick store and tenement, 50x87, slate roof, 35 families; cost, $40,000; owner, Harris Pomerantz, 154 Heyward st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 1569.

WILLIAMS AV, n e cor Livonia av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $25,000; owner, Henry Freidland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1546.

AMBOY ST, w s, 140.5 s Pitkin av, 3-sty brick store and tenement, 18x50, slag roof, 3 families; cost, $5,000; owner, N. Koversky Inc., 1539 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1622.

AMERSFORT PL, w s, 150 n Farragut rd, two 4-sty brick tenements, 25x72.8, gravel roof, 8 families each; total cost, $24,000; owner, Wm. R. Golding, 4011 East 28th st; architects, Cohn Bros., 361 Stone av. Plan No. 1617.

WATKINS ST, e s, 25.6 s Liberty av, three 3-sty brick tenements, 25x65, slag roof, 6 families each; total cost, $24,000; owner, Wendell Realty Co., 445 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1624.

LIBERTY AV, s e cor Watkins st, 3-sty brick store and tenement, 25x80, slag roof, 4 families; cost, $13,000; owner, Wendell Realty Co., 445 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1625.

147TH AV, w s, 60 n 64th st, 4-sty brick store and tenement, 30x41.4, slate roof, 8 families; cost, $25,000; owner, Pasquale Seccia, 1375 64th st; architect, Mathew Del Gaudio, 401 East Tremont st, Bronx. Plan No. 1643.

SOUTH 2D ST, s s, 98.6 w Hewes st, 6-sty brick tenement, 50.11x102.3, slate roof, 40 families; cost, $45,000; owner, South Fifth Constn Co., 686 Willoughby av; architects, Sass & Springsteen, 32 Union sq. Plan No. 1666.

OSBORN ST, e s, 100 s Livonia av, 4-sty brick tenement, 25x72, slag roof, 8 families; cost, $12,000; owner, Israel May, 402 Osborn st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1692.

PACIFIC ST, s w cor Hopkinson av, 4-sty brick tenement, 50x90, gravel roof, 29 families; cost, $25,000; owner, Louis Jaffe, 1929 Pacific st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1716.

PACIFIC ST, n s, 50 w Hopkinson av, 4-sty brick tenement, 51.6x88, gravel roof, 29 families; cost, $20,000; owner, Louis Jaffe, 1929 Pacific st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1715.

ST. JOHN'S PL, s s, 275 e Albany av, three 4-sty brick tenements, 57x89, gravel roof, 25 families each; total cost, $70,000; owners, Saml. J. Aaron & ano, 936 St. Mark's pl; architects, Cohn Bros., 361 Stone av. Plan No. 1714.

EAST 31ST ST, w s, 43.4 n Av D, two 3-sty brick tenements, 19.4x55, slag roof, 3 families each; total cost, $10,000; owner, Christian Doenecker, 216 Washington av; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1711.

AV F, n e cor East 2d st, 4-sty brick tenement, 50x50, slag roof, 20 families; cost, $40,000; owner, Rapia Bldg. Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1686.

AV F, n s, 50 e East 2d st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, $35,000; owner, Rapia Bldg. Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1685.

MONROE ST, n s, 200 w Nostrand av, 4-sty brick tenement, 25x66.4, slag roof, 8 families; cost, $12,000; owner, Mable R. Van Cleave, 223 East 15th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1725.

EAST 31ST ST, n w cor Av D, 3-sty brick tenement, 20x82, slag roof, 6 families; cost, $10,000; owner, Christian Doenecke, 216 Washington av; architect, Chas. Gestmeyer, 1652 Myrtle av. Plan No. 1733.

EAST 31ST ST, w s, 20 n Av D, 3-sty brick tenement, 19.4x55, slag roof, 3 families; cost, $5,000; owner, Christian Doenecke, 216 Washington av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 1732.

68TH ST, s s, 80 w 3d av, four 3-sty brick tenements, 19.5x74, gravel roof, 6 families each; total cost, $30,000; owner, Boyd Realty Co., 44 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1740.

OCEAN AV, e s, 192.10 n Albermarle rd, 4-sty brick tenement, 72.1x100, slag roof, 23 families; cost, $80,000; owner, Wolfinger & Lasberg Bldg. Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1729.

ST. MARKS AV, s s, 300 w Saratoga av, two 4-sty brick tenements, 50x90, slag roof, 23 families each; total cost, $56,000; owner, Abr. Kaplan, Inc., 1462 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1718.

THEATRES.

COLUMBIA ST, w s, 79 n President st, 1-sty brick theatre, 41x81.9, slag roof; cost, $10,000; owner, Carmelo Pellegrino, on premises; architect, A. C. Kunzie, 182 Harmon st. Plan No. 1612.

EAST 92D ST, s w cor Flatlands av, 2-sty brick theatre, 40x100.10, slag roof; cost, $8,500; owner, John H. Vreeland, 1177 East 91st st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1698.

MISCELLANEOUS.

EAST 96TH ST, w s, 125 s Denton av, 1-sty frame shooting gallery, 20x76, iron roof; cost, $1,000; owner, Canarsie Realty Co., 183 Montague st; architect, T. F. Murphy, 544 8th st Plan No. 1609.

LUNA PARK, Coney Island, 1-sty brick amusement device, —x —, —— roof; cost, $4,000; owner, Clermont Amusement Co., 406 Gold st; architect, Clermont Amusement Co., 406 Gold st. Plan No. 1603.

Queens.

DWELLINGS.

CORONA.—Hunt pl, s w cor Alburtis av, 2-sty brick dwelling, 30x35, tin roof, 1 family, steam heat; cost, $3,000; owner, Wm. Zumstine, Junction av, Corona; architect, C. L. Varrone, Corona av. Plan No. 564.

CORONA.—Myrtle av, w s, 200 s Railroad av, 1-sty frame dwelling, 21x30, tin roof, 1 family; cost, $1,800; owner, Jas. Angelo, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 563.

CORONA.—Shopoler av, s s, 80 e Markorower av, 2-sty brick dwelling, 19x35, slag roof; cost, $2,400; owner, Chas. Rubin, Kaiver st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 562.

EDGEMERE.—Beach 37th st, w s, 160 s Mermaid av, 2-sty frame dwelling, 26x28, shingle roof, 1 family; cost, $3,300; owner, Union Title Mortgage Co., 256 Broadway, Manhattan; architect, John J. Jorgenson, 1101 Boulevard, Arverne. Plan No. 568.

JAMAICA SOUTH.—Hawtree av, s e cor Grimm av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, $3,500; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 566.

RICHMOND HILL.—Chestnut st, s s, 160 e Freedom av, 2-sty frame dwelling, 16x40, shingle roof, 2 family, steam heat; cost, $2,500; owner and architect, Duke Building Co., 15 Morningside av, Jamaica. Plan No. 569.

RIDGEWOOD.—Ralph st, s s, 100 e Forest av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $3,800; owner, Barbara Egeler, 11 Ralph st, Ridgewood; architect, Henry Brucker, 720 Prospect av, Ridgewood. Plan No. 567.

ROCKAWAY BEACH.—Washington av, s e cor West End av, 2½-sty frame dwelling, 26x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mrs. Sarah McGee, 201 West 60th st, Manhattan; architect, Wm. Colton, Washington av, Rockaway Beach. Plan No. 560.

UNION COURSE.—Shaw av, w s, 75 s 1st st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, $2,300; owner, Wm. Molitor, 163 3d st, Union Course; architect, Jas. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 557.

WOODHAVEN.—Beaufort av, s s, 50 w Thrall pl, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $2,600; owner, P. Merolano, Broadway, Woodhaven; architects, Chelo & Monda, Woodhaven. Plan No. 555.

WOODHAVEN.—Luthern pl, w s, 271 n Jerome av, two 2-sty frame dwellings, 20x45, shingle roof, 1 family, steam heat; cost, $1,600; owner, John Marcoliano, 2940 Broadway, Woodhaven; architects, Cehio & Monda, 1129 Broadway, Woodhaven. Plan Nos. 558-559.



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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 1, 1915. Sealed proposals will be opened in this office at 3 p. m., April 19, 1915, for the construction complete (including mechanical equipment, except elevator, and approaches), of the United States Post Office and Court House and Custom House at Corpus Christi, Texas. Drawing and specifications may be obtained, after March 20, 1915, from the Custodian of site at Corpus Christi, Texas, or at this office in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Animal Building, for the Port of New York, at the Quarantine Station, Rosebank, Staten Island, N. Y., Construction, Heating, Plumbing and Drainage and Gas Piping and Electric Work, will be received by Dr. Joseph J. O'Connell, Health Officer of the Port of New York, Quarantine Station, Staten Island, N. Y., until March 31, 1915, at 11:30 A. M., when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of $300.00 for Construction Work, $30.00 for Heating Work, $70.00 for Plumbing, Drainage and Gas Piping and $50.00 for Electric Work. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications Nos. 2133, revised, 2148, 2149 and 2150. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Health Officer, Port of New York, Rosebank, Staten Island, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of $10.00 made payable to the State of New York for each set of plans and specifications which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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New Buildings (Continued)

ARVERNE.—Remington av, e s, 200 s Amstel boulevard, 2½-sty frame dwelling, 27x31, shingle roof, 1 family; cost, $3,000; owner, Mathilda Jorgenson, 1101 Boulevard, Rockaway Beach; architect, J. C. Jorgenson, same address. Plan No. 669.

BAYSIDE AV.—Maxwell av, n s, 140 w Bayside pl, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $3,300; and Bayside pl, w s, 80 n Maxwell av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family, steam heat; cost, $3,400; owner, Stephen Maxon, Pettit pl, Elmhurst. Plan Nos. 679-80.

COLLEGE POINT.—13th st, s w cor Av A, 2½-sty frame dwelling, 20x42, shingle roof, 1 family; cost, $4,200; owner, Ralph Orza, 413 13th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 665.

HAMMELS.—Grove st, w s, 287 s Boulevard, 1-sty frame dwelling, 14x33, shingle roof, 2 families; cost, $1,200; and Grove st, w s, 270 s Boulevard, 1-sty frame dwelling, 14x33, shingle roof, 1 family; cost, $600; owner, M. Albert, Rockaway Park; architect, J. H. Cornell, Far Rockaway. Plan Nos. 659-660.

RICHMOND HILL CIRCLE.—Horstmau av, n w cor Hawtree av, 1¼-sty frame dwelling, 20 x38, shingle roof, 1 family; cost, $2,375; owner, John W. Jennings, 40 Decatur st, Brooklyn. Plan No. 675.

RICHMOND HILL.—No. Villa av, w s, 92 s Jamaica av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, $6,000; owner, Geo. Muller, 27 Canal st, Jamaica; architect, Jos. Gunther, Jr., Highview av, Jamaica. Plan No 677.

ROCKAWAY BEACH.—Kane av, e s, 169 n Boulevard, 1-sty frame dwelling, 30x28, shingle roof, 1 family; cost, $250; owner, Wm. McVey, premises; architect, Wm. Sandifer, Rockaway Beach. Plan No. 681.

SOUTH WILLIAMSBURG.—Fairmount av, w s, 487 s Cooper av, 2-sty brick dwelling, 18x45, tin roof, 2 families; cost, $3,600; owner, Wm. Frickenstein, 70 Longfellow av, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 668.

WOODHAVEN.—Beaufort st, s s, 75 w Thrall pl, 2-sty brick dwelling, 20x47, tin roof, 2 families; cost, $2,700; owner, R. Mercalino, 3948 Broadway, Woodhaven; architects, Cebio & Menda, 1129 Boyd av, Woodhaven. Plan No. 666.

WOODSIDE.—Striker av, s w cor 8th st, 2½-sty frame dwelling, 21x37, shingle roof, 1 family, steam heat; cost, $4,000; owner, Rev. Frederick Burge, Cathedral av, Garden City, L. I.; architect, Henry H. Holly, 38 West 32d st, Manhattan. Plan No. 676.

ARVERNE.—Amstel boulevard, s w cor Remington st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $3,000; owner, Minnie Friedman, Remington av, Arverne; architect, James E. Moore, Remington av, Arverne. Plan No. 593.

ARVERNE.—Remington av, s w cor Gouverneur av, 2½-sty frame dwelling, 32x46, shingle roof, 2 families; cost, $6,000; owner, Axmes Woods, 79 West 103d st, Manhattan; architect, James E. Moore, Remington av, Arverne. Plan No. 594.

BELLE HARBOR.—Southampton av, w s, 373 s Washington av, 2-sty frame dwelling, 34x34, shingle roof, 1 family; cost, $4,500; owner and architect, E. Conti, 1293 Richmond rd, Staten Island. Plan No. 598.

COLLEGE POINT.—Breen av, n s, 400 w 13th st, 2½-sty frame dwelling, 19x32, shingle roof, steam heat, 1 family; cost, $2,750; owner, Henry Breen, Breen av, College Point; architect, Edw. J. Brick, 763 7th av, College Point. Plan No. 571.

COLLEGE POINT.—13th st, e s, 275 n Av D, 1-sty frame dwelling, 20x30, tin roof; cost, $450; owner, M. Mulcahey, 13th st, College Point. Plan No. 578.

CORONA.—49th st, e s, 130 s Jackson av, 2-sty brick dwelling, 18x53, tin roof, 2 families; cost, $3,600; owner, F. Fortuna Melangrano, 15 41st st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 597.

ELMHURST.—22d st, e s, 347 s Woodside av, three 2½-sty frame dwellings, 17x38 shingle roof 1 family steam heat; cost $7,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 573-74-75.

FLUSHING.—Franconia av, n e cor 23d st, four 2½-sty frame dwellings, 18x38 shingle roof, 1 family, steam heat; cost, $10,000; owner, Ludwig M. Lindener, 275 Jamaica av, Flushing; architect, Louis Danzacher, 370 Fulton st, Jamaica. Plan Nos. 587-88-89-90.

HOLLIS.—Hillburn st, e s, 140 s Winfield pl, and Winfield pl, s s, 40 e Hillburn st, two 2½-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, $6,000; owner, George E. Berling, 317 Lefferts st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 595-596

JAMAICA.—Jamaica av, s s, 91 e Foley av, 2-sty brick dwelling, 25x56, tin roof; cost, $4,100; owner, Frank Soviero, 667 Stillworth av, Richmond Hill; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 580.

JAMAICA.—Dakota st, w s, 145 n Liberty av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, Martin Wohl, 41 North Washington st, Jamaica. Plan Nos. 585-586.

BAYSIDE.—5th st, w s, 337 n Lawrence blvd, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $1,000; owner, John Sullivan, on premises. Plan No. 631.

BAYSIDE.—9th st, e s, 265 s Lawrence av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $3,800; 9th ST, e s, 230 s Lawrence blvd, 2-sty frame dwelling, 25x25, shingle roof, 1 family, steam heat; cost, $3,800, and 9th ST, e s, 195 e Lawrence blvd, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3800 and 9th ST, e s, 160 s Lawrence blvd, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $3,800; and 9th ST, e s, 125 s Lawrence blvd, 2-sty frame dwelling, 22x24, shingle roof, 1 family; cost, $3,800; owner and architect, George Harnden, Bayside. Plan Nos. 632-33-34-35-36.

BAYSIDE.—3d st, e s, 194 e Crocheron av, two 2½-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, $6,400; owner, E. L. Fulmer, 473 Amity st, Flushing; architect, John Coe, Lamartine av, Bayside. Plan Nos. 610-11.

BROOKLYN HILLS.—Freedom av, n e cor Brazil st, 2-sty brick, —x55, tin roof, 2 families; cost $3,500; owner, Minnie E. Koepple, 59 Spruce st, Morris Park; architect, R. Kurz, Fulton st, Jamaica. Plan No. 627.

DUNTON.—Dakota av, e s, 120 s Metropolis av and Nebraska av, w s, 140 n Metropolis av, two 2-sty frame dwellings, 24x34, shingle roof, 1 family, steam heat; cost, $7,000; owners, Tritschler & Raskopf, 90 Willow st, Richmond Hill; architect, Harry Dean, South Vine st, Glen Morris. Plan Nos. 601-02.

EDGEMERE.—39th st, w s, 160 s R. R., 2½-sty frame dwelling, 37x27, shingle roof, 1 family, steam heat; cost, $5,000; owner, Wm. Scheer, 1 Cedar av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan No. 608.

ELMHURST.—Horton st, n s, 225 w Toledo st, 2¼-sty frame dwelling, 21x46, shingle roof, 2 families; cost, $3,500; owners and architects, George D. Mayeran & Son, 187 Ivy st, Elmhurst. Plan No. 609.

FLUSHING.—29th st, e s, 260 n State st, 2-sty frame dwelling, 25x85, shingle roof, 1 family, steam heat; cost, $3,800; owner, Chris. Pflug, 404 East 154th st, Bronx; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 607.

FOREST HILLS.—Livingston st, n s, 160 e Colonial av, 2½-sty brick dwelling, 38x26, tile roof, 1 family, steam heat; cost, $5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 619.

FOREST HILLS.—Livingston st, n s, 250 w Seminole av, and LIVINGSTON ST, n s, 250 e Colonial av, two 2½-sty brick dwellings, 33x29, tile roof, 1 family, steam heat; cost, $8,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 621-622.

MASPETH.—Hull av, n s, 400 w Fiske av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $7,000; owner, Louis Hause, 1 Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 616-617.

ROCKAWAY BEACH.—Boulevard n s, 60 w Judson av, 2-sty frame dwelling, 37x23, tar and gravel roof, 2 families; cost, $2,000; owner, Julius E. Newman, Rockaway Beach; architect, W. A. Hogan, Rockaway Park. Plan No. 629.

WHITESTONE.—11th st, e s, 100 s Cryder's lane, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, $2,000; owner, W. F. Clute, 7 Skillman pl, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. J. City. Plan No. 623.

WOODHAVEN.—Ferry st, w s, 100 n Glenam av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $2,600; owner, R. H. Ginsbery, 4006 Dalrymple av, Woodhaven. Plan No. 626.

DUNTON.—Maure av, n w cor Mills st, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, $8,000; owner, Martin Moran, 57 Manheimer av, Elmhurst. Plan Nos. 642-3-4-5.

DUNTON.—Remington av, e s, 406 n Liberty av, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, $10,000; owner, H. Kolmetzky, Maure av, Morris Park; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 646-7-8-9-50.

DUNTON.—Remington av, e s, 100 s Blanco pl, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, $10,000; owner, H. Kolmetzky, Maure av, Morris Park; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 651-2-3-4-5.

JAMAICA.—Adolph st, s e cor Siney av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, Celia Rose, 2 George st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 640.41.

JAMAICA.—Gilbert st, w s, 240 n Dewey av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, Celia Rose, 2 George st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 638-39.

MIDDLE VILLAGE.—Pulaski st, n s, 100 e Hinman st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, John Monesculeki, Pulaski st, Middle Village; architects, Weiss & Bernstein, Inc., 7 Hinman st, Middle Village. Plan No. 658.

JAMAICA.—Shelton av, n s, 126 w Herriman av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, Starr Brinkerhoff, Jamaica; architect, Frank B. Anderson, Jamaica. Plan No. 582.

RICHMOND HILL.—Chichester av, s s, 25 e Guion pl, two 2-sty frame dwellings, 19x36, tin roof, 2 families; cost, $7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, Chas. H. Vanderbeck, Richmond Hill. Plan Nos. 591-92.

FACTORIES AND WAREHOUSES.

RICHMOND HILL.—Park av, w s, 310 s Ashland av, 4-sty brick garage and factory, 104x127 slag roof; cost, $75,000; owner, Wm. DeMuth Co., 507 Broadway, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 556.

L. I. CITY.—Review av, s w cor Duryea st, 1-sty brick factory, 23x82, slag roof; cost, $8,000; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 599.

SCHOOLS AND COLLEGES.

DOUGLASTON.—Prospect av, s w cor Poplar st, 2-stv brick public school, 126x65, slag roof; cost, $70,000; owner and architect, City of N. Y., Park av and 59th st, Manhattan. Plan No. 618.

STABLES AND GARAGES.

BAYSIDE.—Broadway, n s, 50 w West st, 1-sty brick garage, 30x60, slag roof; cost, $2,000; owner, H. L. Bell, Bayside; architect, Geo. Harnden, Bayside. Plan No. 637.

EAST ELMHURST, L. I.—Bay 5th st, n w cor Manhattan blvd, 1-sty frame garage, 12x18, shingle roof; cost, $75; owner, A. Long, East Elmhurst. Plan No. 620.

JAMAICA.—Atlantic av, n w cor Unionhall st, 1-sty frame stable, 16x12; cost, $200; owner, J. Canning, on premises. Plan No. 624.

WHITESTONE.—5th st, n s, 100 e 7th av, 1-sty frame garage, 12x20, shingle roof; cost, $75; owner, P. Scherman, on premises. Plan No. 606.

WOODHAVEN.—Canal av, e s, 125 n Beaufort st, 1-sty frame stable, 11x14, tin roof; cost, $150; owner, Aug. Freilander, premises. Plan No. 554.

WOODHAVEN.—Vandeveer av, w s, 125 s Windom st, 1-sty frame garage, 20x16, shingle roof; cost, $350; owner, Gascoyne Realty Co., Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 565.

JAMAICA.—Hillside av, s e cor Bergen av, 1-sty brick garage, 12lx119, slag roof; cost, $9,000; owner, Stephen Cantoni, 17 Hillside av, Jamaica; architect, H. Loeffler, 894 Jefferson av, Brooklyn. Plan No. 673.

L. I. CITY.—Webster av, n w cor 7th av, 2-sty brick stable, 150x104, slag roof; cost, $50,000; owner, Sheffield Farms, Slawson Decker Co., 527 West 30th st, Manhattan; architect, Frank A. Rooke, 489 5th av, Manhattan. Plan No. 604.

ROCKAWAY BEACH.—Boud av, e s, 100 s Boulevard, 1-sty frame garage, 13x18, tin roof; cost, $—; owner, F. Rossenwassen, Rockaway Beach. Plan No. 682.

UNION COURSE.—3d st, s s, 400 e Shaw av, 1-sty frame garage, 10x20, tin roof; cost, $200; owner, Chas. Roederka, 139 3d st, Union Course. Plan No. 671.

FLUSHING.—Lincoln st, s s, 230 e Bowne av, 1-sty brick garage, 20x24, shingle roof; cost $800; owner, H. S. Barton, Lincoln st, Flushing. Plan No. 657.

BEECHURST.—32d st, s s, 100 e 14th av, 1-sty metal garage, 10x16; cost, $90; owner, W. H. Fowler, premises. Plan No. 581.

FLUSHING.—Barclay st, n s, 125 w Central av, 1-sty frame garage, 10x18, tin roof; cost, $15; owner, H. D. Sammis, premises. Plan No. 570.

FLUSHING.—20th st, w s, 400 s State st, 1-sty frame garage, 18x22, shingle roof; cost, $175; owner, E. T. Reilly, premises. Plan No. 579.

L. I. CITY.—Camelia st, s s, 146 e Boulevard, 1-sty concrete garage, 25x25, slag roof; cost, $300; owner, John F. Rigney, 91 Camelia st, L. I. City; architect, Peter Seefert, 165 Broadway, L. I. City. Plan No. 576.

STORES AND DWELLINGS.

JAMAICA.—Ginsberg pl, n s, 100 e Rockaway rd, 2-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, $2,500; owner, Isreal Max, 402 Osborn st, Brooklyn; architect, E. M. Adelsohn, 1776 Pitkin av, Brooklyn. Plan No. 663.

CORONA.—Fairview av, s s, 40 e Lawn av, 2-sty brick store and dwelling, 20x60, slag roof, 1 family; cost, $4,800; owners, Herman & Ratners, Central av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 561.

RICHMOND HILL.—Jamaica av, n s, 42 w Greenwood av, three 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, $15,000; owners, Merrick & May, 189 Montague st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 613.

WOODHAVEN.—Fulton st, n w cor Woodhaven av, two 2-sty brick stores and dwellings, 40x55, tin roof, 2 families; cost, $8,000; owner, J. F. Ditmar, 22 Oakland av, Woodhaven; architect, owner. Plan No. 572.

STORES, OFFICES AND LOFTS.

WOODHAVEN.—Water st, n w cor Canal st, 1-sty frame store, 10x24, gravel roof; cost, $150; owner, S. Somenisa, premises. Plan No. 553.

RICHMOND HILL.—Jamaica av, n w cor Greenwood av, 2-sty brick store, 42x55, slag roof; cost, $7,000; owners, Merrick & May, 189 Montague st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 612.

WOODHAVEN.—Fulton st, n s, 225 w Freedom av, 1-sty brick bakery, 100x99, slag roof; cost, $18,000; owner, Dillman Baking Co., premises; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 667.

ELMHURST.—8th st, w s, 45 s Shell rd, 1-sty frame barn, 16x20, tin roof; cost, $300; owner, H. J. Goette, on premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 614.

WINFIELD.—Madison av, s w cor Franklin st, 1-sty frame barn, 12x22, tin roof; cost, $100; owner, Jos. Klein, on premises. Plan No. 615.

STORES AND TENEMENTS.

L. I. CITY.—Vandeventer av, s w cor 7th av, 5-sty brick tenement, 48x99, slag roof, 28 families; cost, $22,000; owner, Erdera Realty Co., 826 Manhattan av, Brooklyn; architect, G. Erda, same address. Plan No. 656.

MISCELANEOUS.

ELMHURST.—Woodhaven av, e s, 250 s White Pot rd, 1-sty frame shed, 18x37, tin roof; cost, $150; owner, B. Schwanab, premises. Plan No. 670.

FLUSHING.—Amity st, 333, 1-sty frame shed, 14x20; cost, $100; owner, L. V. Combs, State st, Flushing. Plan No. 672.

JAMAICA CREEK.—Hook Creek, w s, 200 s Rockaway rd, 1-sty frame shed, 15x20, tin roof; cost, $50; owner, W. C. Baker, premises. Plan No. 661.

RICHMOND HILL CIRCLE.—Oliver st, w s, 500 s Stover st, 1-sty frame boat house, 13x24, shingle roof; cost, $400; owner, Louis Eierling, Remington av, Richmond Hill; architect, Louis F. Schillinger, 167 Van Sicien av, Brooklyn. Plan No. 674.

SPRINGFIELD.—Willow pl and Division st, 1-sty frame coop, 16x12; cost, $50; owner, G. Killian, premises. Plan No. 662.

WHITESTONE.—11th av, s e cor 3d st, sign; cost, $30; owners, Peter Zipp & Son, premises. Plan No. 678.

FLUSHING.—Holly st, s s, 100 w Jamaica av, 1-sty frame shop, 12x20, tin roof; cost, $100; owner, V. Marterioro, on premises. Plan No. 669.

JAMAICA.—Thomas st, n w cor L. I. R. R., sign; cost, $150; owner, Mrs. A. Gerken, Fulton st, Jamaica. Plan No. 605.

RICHMOND HILL.—Atlantic av, s w cor Guion pl, sign; cost, $150; owner, J. J. Whitson, 95 Liberty st, Manhattan. Plan No. 604.

ROCKAWAY BEACH.—Boulevard, s s, 50 e Brandreth av, 1-sty frame shop, 40x22, tar and gravel roof; cost, $500; owner, A. W. Wachsberger, Rockaway Beach. Plan No. 628.

WOODHAVEN.—Ferry st, w s, 102 n Glenam av, 1-sty frame shed, 14x15, tin roof; cost, $100; owner, R. H. Ginsbery, 4006 Dalrymple av, Woodhaven. Plan No. 625.

JAMAICA.—L. I. R. R., e s, 1,000 s Jamaica av, frame billboard, 24x100; cost, $500; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 583.

RICHMOND HILL.—Jamaica av, s s, 30 w Guion pl, frame billboard, 30x24; cost, $150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 584.

Richmond.

DWELLINGS.

KING ST, n s, 108.8 w Nelson av, Great Kills, 1-sty frame bungalow, 20x20; cost, $300; owner, A. Loomis, Great Kills; architect, Th. Sanjour, New Dorp Manor. Plan No. 120.

PROSPECT AV, n s, 252 w Richmond av, Port Richmond, 2-sty frame dwelling, 16x30; cost, $1,500; owner, Emily Laforge, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 117.

BOULEVARD, s s, 500 e Great Kills rd, Great Kills, 2-sty frame dwelling, 31x36.6; cost, $6,000; owner, Grace C. Dalgleish, 40 Exchange pl, Manhattan; architect, Thos. Cummings, Stapleton. Plan No. 115.

CEDAR AV, n s, 80 e Arthur av, South Beach, 2-sty brick dwelling, 33x28; cost, $7,000; owner, Guisippe Conte, 26 2d av, Manhattan; architect, Leopold Ceva, 456 West Broadway, Manhattan. Plan No. 112.

DEMAREST AV, n w cor Leonard av, Westerleigh, 2-sty frame dwelling, 20.6x28; cost, $2,500; owner, Peter Larsen (builder), Port Richmond. Plan No. 116.

DELAWARE AV, s w cor Gordon st, Dongan Hills, 2-sty frame dwelling, 24x28; cost, $2,500; owner, Geo. McNamara, Tompkinsville; architect, A. Buttermark, Concord. Plan No. 118.

4TH AV, n s, 218 w Westervelt av, New Brighton, 2-sty frame dwelling, 24x32; cost, $3,750; owner, G. F. Blackburn, New Brighton; architect, Jas. Whitford, Tompkinsville. Plan No. 123.

HARRISON AV, s s, 150 w Lafayette, Port Richmond, 2½-sty frame dwelling, 20x46; cost, $3,800; owner, G. Odegaard, Port Richmond. Plan No. 121.

NEWARK AV, e s, 200 n Douglas st, Port Richmond, 2-sty brick dwelling, 19x40; cost, $3,000; owner, Carlo Cantanzaro, care architect; architect, M. J. Sawler, Port Richmond. Plan No. 109.

PALMER AV, n s, 225 e Richmond av, Port Richmond, 2-sty frame dwelling, 26x25; cost, $4,000; owner, Wm. W. Remmey, Port Richmond; architect, O. H. Lee, Port Richmond. Plan No. 111.

ROCKLAND AV, s e cor Saw Mill rd, New Dorp, 1½-sty frame dwelling, 25x32; cost, $2,500; owner, Laura J. Ligh, New Dorp; architect, H. Goldman, 47 West 34th st, Manhattan. Plan No. 124.

VIRGINIA AV, n s, 275 w Tompkins av, Rosebank, 2-sty frame dwelling, 22x32; cost, $2,000; owner, Peter Farina, Rosebank. Plan No. 114.

PRIVATE RIGHT OF WAY, 219 n Surf av, South Beach, ten 1-sty frame bungalow, 16x28; cost, $150 each; owner, Nina E. Heckler, Dongan Hills; architects, Grunert & Pneuman, New Dorp. Plan No. 124.

MISCELLANEOUS.

BOARD WALK, s s, 300 s Doty av, South Beach, frame life saving station, 25x30; cost, $750; owner, Louis I. Harris, 332 West 141st st, Manhattan; architect, Saml. Hopping, South Beach. Plan No. 113.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARROW ST, 51, partitions (forming bath room) to 2½-sty frame dwelling; cost, $150; owner, John Waltenberg, 1109 Forest av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 512.

BLEECKER ST, 22-24, erect steel girders and c. i. columns, new brick walls, iron steps, new galvanized iron cornice, new doors, to 2-sty brick stores and lofts; cost, $1,000; owner, County Holding Co., 100 Broadway, Wm. C. Adams, Pres.; architect, Michael Bernstein, 185 Madison av. Plan No. 530.

BROOME ST, 141, mason work, chimney, t. c. block partition, metal store front, stud partitions to 3-sty brick tenement; cost, $1,000; owner, Abraham Katz, 50 Ridge st; architect, Morris Schwartz, 194 Bowery. Plan No. 505.

CHAMBERS ST, 142, flooring, resetting of stairs to 14-sty brick office bldg.; cost, $1,400; owner, Fredk. Gerken, 90-92 West Broadway; architect, David M. Ach, 1 Madison av. Plan No. 539.

CHRYSTIE ST, 87, erect bridge, angle iron, steel beams, corrugated sheet iron to 7-sty brick (fireproof) stores and lofts; cost, $300; owner, Harris Mankin, 87 Chrystie st; architect, L. A. Sheinart, 194 Bowery. Plan No. 536.

HOUSTON ST, 210 East, partitions, resetting of floor beams to 4-sty brick lofts and meeting-rooms; cost, $500; owner, Louis Minsky, 111 East Houston st; architect, Morris Schwartz, 194 Bowery. Plan No. 504.

NORTH MOORE ST, 84-88, elevator shaft, f. p. windows to 5-sty brick warehouse; cost, $4,000; owner, Castree Estate, John C. Williams, exr., 179 West 87th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 493.

RUTGERS SLIP, 84, brick bake oven (General Oven Co. type) to 7-sty brick lofts and bakery; cost, $500; owners, Adelstein & Arvutine, 71-73 Nassau st; architects, Berger & Son, 121 Bible House. Plan No. 514.

WATER ST, 668, 1-sty brick extension (concrete floors) to 2-sty brick wagon shed; cost, $1,500; owner, Chas. F. Schmale, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 499.

WATER ST, 662-64, removal of adjoining bldg., 4-sty brick addition (t. c. partitions, stairs, steel, reinforced concrete arches), to 4-sty brick stable and storage; cost, $10,000; owner, Maria Crump, Greenwich, Conn.; architect, Otto Reissmann, 147 4th av. Plan No. 498.

WHITE ST, 87-95, remove partition, erect new partition, new door to 17-sty brick (fireproof), printing establishment; cost, $300; owner, Hallenbeck Huggerford Realty Co., H. C. Hallenbeck, Pres., 407-365 Pearl st; architect, Walter S. Timmis, 315 5th av. Plan No. 538.

WILLETT ST, 79, new fireproof roof, beams, reinforced concrete to 5-sty brick stores and tenement; cost, $100; owner, LeVis Krauser, 200 West 111th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 532.

WOOSTER ST, 207-209, gravity tank, steel supports to 7-sty brick lofts; cost, $700; owner, David Schwartz, 16 Bible House; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 511.

7TH ST, 97 East, remove partitions, erect stud lath and plaster partitions, provide partition windows to 5-sty brick tenement; cost, $500; owner, Rosa Engel, 97 East 7th st; architect, Otto Reissmann, 147 4th av. Plan No. 519.

12TH ST, 36-38 East, erect tank, fireproof enclosure to 7-sty brick mfg., cost, $2,000; owner, Clara M. Greer, Rye N. Y.; architect, L. G. House Eng. Co., 143 West 40th st, L. G. House, agent. Plan No. 537.

18TH ST, 18-22 West, build new pent house structure, terra cotta blocks, steel and kalamein sash to 11-sty brick (fireproof), stores and lofts; cost, $4,000; owner, Susquehanna Silk Mills, Henry Schmewind, Pres., 18 West 18th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 531.

22D ST, 118-24 West, gravity tank, pressure tank (supplying sprinkler system), tank enclosure, steel supports to 12-sty brick store and lofts; cost, $2,200; owner, Rivoli Realty Co., Harold F. Baldwin, Sec. 18 East 41st st; architect, Rusling Co., 39 Cortlandt st. Plan No. 516.

24TH ST, 36-44 West, build metal chute, terra cotta and concrete bulkhead, fireproof door to 12-sty brick fireproof loft; cost, $150; owners, Klein & Jackson, 149 Broadway; architect, Robert Hynd, 28 East 23d st. Plan No. 523.

28TH ST, 137 West, construct new stairs, new partitions, metal lath, water closet partitions, cut windows, new plumbing to 3-sty brick stores and lofts; cost, $2,500; owner, Jos. Manheimer, 212 East 60th st; architect, John H. Knubel, 305 West 43d st. Plan No. 526.

32D ST, 344 East, f. p. stairway to 8-sty brick lofts; cost, $150; owner, Frambo Realty Co., 344 East 32d st; architect, August Mugler, 1905 Davidson av. Plan No. 541.

34TH ST, 142 West, remove partitions, put in new columns, girders, put in new store front to 4 story brick store and furnished room house; cost, $600; owner, J. Varnum Mott, 42 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 528.

34TH ST, 143 East, cut openings, steel lintels, install iron front and store window, remove steps, new pier, new skylight, new partitions to 4-sty brick store and dwelling apartments; cost, $5,000; owner, Peter A. Garry, 418 East 59th st; architect, Wesley J. Havell, 325 East 31st st. Plan No. 527.

37TH ST, 218 West, concrete runway, f. p. ceiling, f. p. partitions and doors to 4-sty brick storage and offices; cost, $700; owner, Ginger Estate, 405 West 37th st; architect, M. A. Carney, 218 West 37th st. Plan No. 506.

38TH ST, 8-16 West, removal of masonry, concrete floor, t. c. partitions, plumbing, structsteel, iron stairs, extension of elevator shaft (steel and t. c. block), mason work to 12-sty brick store and lofts; cost, $1,800; owner, Joseph J. Steindler, 2 West 72d st; architect, Edward Necarsulmer, 507 5th av. Plan No. 492.

47TH ST, 21 East, remove wall, remove partitions, erect new partitions, metal lath, new store windows, metal cornice to 4-sty brick stores and dwelling; cost, $1,500; owner, Mrs. Margaret E. McCormick, 21 East 47th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 525.

50TH ST, 501 East, mezzanine floor, four boilers, breeching on steel work, blowing units, feed pumps to boiler house; cost, $5,000; owner, The New York Steam Co., Arthur E. Duncan, Pres., 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 491.

74TH ST, n s, 291 e Av A, t. c. block partitions, ventilating ducts, plumbing fixtures to 5-sty brick power plant; cost, $1,625; owner, Manhattan Railway Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 496.

85TH ST, 221-223 East, remove stairway, remove hall to 7-sty brick tenements; cost, $1,000; owners, Pauline Simon, 41 West 128th st, and Bertha Simon, 56 West 129th st; architects, Gross & Kleinberger, Bible House. Plan No. 534.

Alterations Continued.

96th ST, 307 West, new tank to 6-sty semi-fireproof apartment; cost, $250; owner, Rachel Jacoby, 109 West 129th st; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 529.

102D ST, 132-42 West, concrete floor, t. c. partitions, removal of t. c. partitions to 5-sty brick P. S. 179; cost, $3,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 496.

108TH ST, 222 East, removal of windows and masonry, wood steps, steel beams to 4-sty brick tenement; cost, $200; owner, Gabriela Pippo, 220 East 108th st; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 509.

125TH ST, 8-10-12-14 West, c. i. stairs, struc. steel, t. c. stair enclosures, partitions, doors, fire-escapes to 4-sty brick school and offices; cost, $3,000; owner, Harry C. Horton, 142 West 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 502.

151ST ST, 555 West, removal of dumbwaiter shaft, flooring, carpenter work, bake oven, iron flue, t. c. block to 6-sty brick stores and tenement; cost, $150; owner, Saguaney Realty Co., 3432 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 501.

161ST ST, 504 West, metal store front, resetting of floor beams to 3-sty brick m. p. theatre and hall; cost, $300; owner, Wright Gilles, 2018 Amsterdam av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 503.

AV B, 44, plumbing fixtures, brick dumbwaiter shaft, f. p. doors to 5-sty brick stores and tenement; cost, $400; owner, Hermina Abend, 938 Intervale av; architect, W. S. Fowler, 407 Douglass st, Brooklyn. Plan No. 540.

AMSTERDAM AV, 200, removal of masonry, lowering of floor, steel girders, c. i. columns, stairs, partitions, plumbing fixtures, metal store front, marquise, wrought iron area doors, cafe fixtures to 4-sty brick cafe and hotel; cost, $10,000; owner, Thomas Kelly, 177 West 83d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 517.

AMSTERDAM AV, 90-92, remove present store front and build new one, remove 2 cols., new steel beams, cut opening, install self-closing fire door to 5-sty brick stores and tenement; cost, $1,000; owners, Elizabeth Stewart, 90 Amsterdam av and Morris Blockner, 115 West 30th st; architect, Eugene Schoen, 25 West 42d st. Plan No. 518.

AMSTERDAM AV, 441-447, erect mezzanine balcony to 5-sty brick stores and tenement; cost, $85; owner, Jos. Conron, 10th av and 13th st; architect, B. L. Glucksman, 938 East 163d st. Plan No. 524.

BOWERY, 107-109, erect bridge, angle iron, steel beams, corrugated sheet iron to 5-sty brick showrooms; cost, $300; owner, Estate of Henry Klingenstein, Wm. Klingenstein, exr., 309 Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 535.

BROADWAY, 1493, 1505, erect new toilets and wood partitions, new toilet room, extend wood balcony to 6-sty brick fireproof store and offices; cost, $500; owner, Vincent Astor, 23 West 26th st; architect, Geo. Brunquel, 1497 Broadway. Plan No. 529.

BROADWAY, 26-30, additional story added to be used as private dining room and kitchen service, erect two new flights of stairs, remove pent houses, erect new fire escapes to 15-sty brick (fireproof) office; cost, $100,000; owner, Standard Oil Co., Henry Clay Folger, Jr., Pres., 26 Broadway; architects, H. Craig Severance and Wm. Van Alen, 4 West 37th st. Plan No. 522.

LEXINGTON AV, 833 doors, partitions to 4-sty brick residence; cost, $450; owner, Annie L. Haggerty, 137 East 71st st; architect, Wm. Johnstone, 987 Lexington av. Plan No. 507.

LEXINGTON AV, 705, t. c. block portico, g. i. cornice, stairs, partitions, carpenter work, mason work to 4-sty brick stores and tenement; cost, $300; owner, Surveyors Realty Co., 703 Lexington av; architect, John Ph. Voelker, 979 3d av. Plan No. 495.

LEXINGTON AV, 1626-28, mason work, partitions, general repairs (damage caused by explosion) to 6-sty brick tenement; cost, $10,000; owner, Lexington & 102d st. Realty Co., Wm. J. Henderson, Pres., 331 Madison av; architect, Nathan Langer, 81 East 126th st. Plan No. 497.

LEXINGTON AV, 788, remove stoop and wall, remove partitions, install new plumbing fixtures, install dumbwaiter, new fire escapes, reconstructing stairways, stair halls to 4-sty brick stores and dwelling; cost, $2,500; owner, Morris Blum, 788 Lexington av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 533.

MADISON AV, 1473, change of partitions and window, cement arches to 5-sty brick tenement; cost, $500; owner, Sam Rosenberg, 916 Tiffany st; architect, Arthur Weiser, 271 West 125th st. Plan No. 490.

PARK ROW, 209, increase of seating capacity to 4-sty brick m. p. theatre; cost, $200; owner, Sarah Jacobs, 3 East 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 500.

1ST AV, 1361, concrete floor, metal ceilings, plaster block air flue to 4-sty brick stores and dwelling; cost, $250; owner, Samsony Cohn, 72 East 90th st; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 508.

4TH AV, 354-60, iron stairs, t. c. bulkhead, 5 dumb-waiter shafts (t. c. block, sheet iron sliding doors), plaster block partitions to 20-sty brick stores and lofts; cost, $1,500; owner, Hess Construction Co., 907 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 510.

5TH AV, 681, provide partitions, fireproof doors and sash, fireproof windows to 12-sty brick (fireproof) lofts and offices; cost, $1,800; owner, Anna L. Morton, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 521.

6TH AV, 492-96, entrance, mason work, picture screen, picture booth, increase of seating capacity to 2-sty brick stores and m. p. theatre; cost, $5,000; owner, 1227 Broadway Co., Leo. M. Klein, Pres., 165 Broadway; architect, Edw. Barcsed, 644 5th av; lessee (supt.), Abraham Goldsmith, 125 East 125th st. Plan No. 513.

8TH AV, 636, removal of partitions, dumbwaiter shaft (sheet metal) to 4-sty brick stores and dwelling; cost, $100; owner, Grinnon Estate, 436 8th av; architect, Wm. G. Clark, 232 West 40th st. Plan No. 515.

Bronx.

DITMAR ST, s s, 100 w City Island av, 1-sty frame extension, 12x12, to 2-sty frame dwelling; cost, $200; owner, Wm. Williams, on premises; architect, Geo. S. Miller, City Island. Plan No. 88.

133D ST, 688, new toilets to 3-sty frame store and tenement; cost, $200; owner, W. H. Hochreiter, on premises; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 89.

134TH ST, 468 East, new balcony to 2-sty brick dwelling; cost, $250; owner, Christabel Flood, on premises; architect, Frank Lurz, 7 Plain st, Elmhurst. Plan No. 91.

ESTH ST, 410-12, new stairway, new partitions to 2-sty brick store; cost, $500; owner, Thos. McNamara, 73 East 92d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 82.

160TH ST, 696, build 1-sty of brick under 2-sty frame store and dwelling; cost, $1,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 84.

181ST ST, 576, new brick front, new partitions to 5-sty brick tenement; cost, $600; owners, Wielandt & Ruff, 887 East 176th st; architect, Chas. M. Straub, 147 4th av. Plan No. 90.

ALBANY RD, 3158, raise to grade 3-sty brick store and dwelling; cost, $500; owner, Martin Passanants, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 85.

BRONXDALE AV, 1879, 1-sty frame extension, 15x50, to 3-sty frame store and dwelling; cost, $2,000; owner, Mariano Seandura, on premises; architects, Horenberger & Bardes, 122 Bowery. Plan No. 87.

MATTHEWS AV, 1856, 1-sty brick extension, 44x30, and raise to grade 3-sty frame store and dwelling; cost, $2,000; owner, Eugene Viris, 234 Thompson st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 86.

PROSPECT AV, w s, 17 n 160th st, new moveable brass rail to 3-sty brick theatre; cost, $100; lessees, Madison Ave. Amusement Co., 701 7th av; architect, Thos. W. Lamb, 844 8th av. Plan No. 94.

VAN NEST AV, s w cor Holland av, new store front to 3-sty frame store and tenement; cost, $500; owner, Jacob Ruppert, 3d av and 90th st; architect, Tremont Archti. Co., 401 Tremont av. Plan No. 92.

WASHINGTON AV, 1463, new area wall, new steps to 3-sty frame tenement; cost, $100; owner, Vita Brooks, on premises; architect, Albert L. Gross, 444 East 171st st. Plan No. 83.

WILLIS AV, 520, new store fronts, new partitions to 2-sty brick stores; cost, $400; owner, Andrew Davies, 522 Willis av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 93.

Brooklyn.

ASHFORD ST, 364, plumbing to 2-sty dwelling; cost, $375; owner, Jacob Lishinsky, 564 Ashford st; architect, Benj. Reich, 582 Ashford st. Plan No. 1662.

COOK ST, 199, interior alterations to 3-sty factory; cost, $7,500; owner, Iron Clad R. E. Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 1744.

FULTON ST, 3384, interior alterations to 2-sty store and tenement; cost, $250; owner, J. Santaspento, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 1548.

FURMAN ST, w s, 250 s Montague st, plumbing to 5-sty station; cost, $1,500; owner, City of New York; architect, Flinn O'Rourke Co., 17 Battery pl. Plan No. 1661.

HART ST, 436, interior alterations to 2-sty dwelling; cost, $500; owner, Dora Hirsch, 562 Boerum st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1597.

HEMLOCK ST, 839, raise 1-sty dwelling; cost, $300; owner, Salvatore Sarazzo, 987 Hemlock st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 1564.

LU'QUEER ST, 16, extension to 2-sty dwelling; cost, $500; owner, Jos. Macluso, on premises; architect, John Burke, 372 Union st. Plan No. 1673.

MALTA ST, 138, exterior and interior alterations to 2-sty dwelling; cost, $500; owner, Saml. Auswacks, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 1644.

MONITOR ST, 95, extension to 1-sty dwelling; cost, $175; owner, Andrew Kroder, on premises; architect, Peter A. Stack, Jr., 429 Grove st. Plan No. 1633.

MONTAGUE and Furman sts, plumbing to station; cost, $1,200; owner, City of New York; architect, Flinn O'Rourke Co., 17 Battery pl. Plan No. 1660.

OAKLAND ST, 149, interior alterations to 2-sty dwelling; cost, $175; owner, Peter J. Koucht, 157 Oakland st; architect, John G. Dryer, 75 Oakland st. Plan No. 1653.

PELLINGTON PL, 25, extension to 2-sty dwelling; cost, $500; owner, Harry Garrett, on premises; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 1573.

PROSPECT PL, 1539, interior alterations to 1-sty dwelling; cost, $350; owners, Frank Dancato & ano, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1713.

RIDGEWOOD ST, 4, extension to 2-sty dwelling; cost, $200; owner, Mary Nulls, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1626.

SAND ST, 203, extension to 3-sty dwelling; cost, $2,000; owner, Hyman Emaiken, on premises; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 1594.

SANDS ST, 155, interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Equitable Trust Co., 37 Wall st, and Chas Ganz, lessee, 1590 Broadway; architect, Fredk. Wonnberger, 30 Snediker av. Plan No. 1670.

SPENCER ST, 108, interior alterations to 1-sty storage; cost, $300; owner, Pasquale Gagliardi, on premises; architect, Dominick Sabatali, 225 Grand st. Plan No. 1659.

EAST 18TH ST, 790, exterior alterations to 2-sty dwelling; cost, $600; owner, Arthur J. Deberard, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1676.

EAST 38TH ST, 881, extension to 2-sty dwelling; cost, $500; owner, John M. Brisort, 358 16th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1618.

43D ST, 255, interior alterations to 3-sty tenement; cost, $300; owner, South Brooklyn Bldg. & Loan Assn., 565 5th av; architect, Harry Rocker, 9004 5th av. Plan No. 1611.

47TH ST, n s, 150 e 3d av, interior alterations to 3-sty school; cost, $3,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1552.

67TH ST, 538, move 2-sty dwelling; cost, $1,000; owner, Edw. T. Minor, 7215 3d av; architect, Oliver S. Hardgrove, 432 Hopkins av, Astoria. Plan No. 1590.

ALBANY AV, n w cor Bergen st, interior alterations to 4-sty brick school; cost, $500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1551.

ATLANTIC AV, 1295, interior alterations to 2-sty garage; cost, $2,000; owner, Theo. J. Walsh, 1235 Atlantic av; architect, Leroy C. Morris, 82 Pell st, Manhattan. Plan No. 1538.

ATLANTIC AV, 45, interior alterations to 4-sty store and dwelling; cost, $250; owner, Lorenzo Zembroia, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1727.

BROADWAY, 1524, interior alterations to 4-sty store and tenement; cost, $500; owner, Matilda Ostermeyer, 669 Leonard st; architect, Manhattan Cabinet Works, 98 Engert av. Plan No. 1704.

DE KALB AV, 628, interior alterations to three 3-sty stores and dwellings; cost, $300; owner, Isidore Shkolink, 119 Hopkins st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1577.

DE KALB AV, 837, interior alterations to 3-sty store and tenement; cost, $1,600; owner, Estate Cath. Ulmer, 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1738.

EMMONS AV, 211, interior alterations to 2-sty hotel; cost, $500; owner, Philip Reid, 2102 Voorhees av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1605.

GATES AV, 1576, interior alterations to 2-sty dwelling; cost, $200; owner, Richard Meyerose, 1576 Gates av; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1709.

KENT AV, 821, extension to 3-sty store and dwelling; cost, $900; owner, Michael Santoli, 821 Kent av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1724.

LEXINGTON AV, 320, interior alterations to 3-sty dwelling; cost, $500; owner, Max Brand, 242 Delancey st; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 1582.

MANHATTAN AV, 793, extension to 3-sty dwelling; cost, $800; owner, Andrew Loenner, on premises; architect, Gustav Erda, 826 Manhattan av. Plan No. 1613.

MYRTLE AV, 165, interior alterations to 3-sty store and dwelling; cost, $750; owner, Paul Singer, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1675.

NEW YORK AV, n e cor Dean st, exterior alterations to 2-sty school; cost, $2,500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1669.

NOSTRAND AV, 555, interior alterations to 4-sty store and tenement; cost, $350; owner, Chas. G. Reynolds, 999 Sterling pl; architect, A. R. Koch, 26 Court st. Plan No. 1637.

NOSTRAND AV, 573, interior alterations to 4-sty store and tenement; cost, $200; owner, Chas. G. Reynolds, 999 Sterling pl; architect, A. R. Koch, 26 Court st. Plan No. 1638.

OVINGTON AV, 579, move 2-sty dwelling; cost, $700; owner, Dorothy Samkin, 575 Ovington av; architect, Howard D. Brown, 375 Winthrop st. Plan No. 1694.

PITKIN AV, 1712, interior alterations to 3-sty store and tenement; cost, $225; owner, Harry Numark, 375 Rockaway av; architect, Max Hirsch, 391 Fulton st. Plan No. 1656.

RALPH AV, 512, extension to 3-sty store and dwelling; cost, $800; owner, Francesco Spina, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 1723.

RIDGEWOOD AV, 96, extension to 2-sty dwelling; cost, $2,500; owner, John C. Stillman, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1743.

SARATOGA AV, 589, extension to 2-sty dwelling; cost, $300; owner, Louis Bender, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1671.

SCHENCK AV, 436, interior alterations to 2-sty dwelling; cost, $250; owner, Max Speigel, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 1664.

THROOP AV, 232, interior alterations to 6-sty factory; cost, $400; owner, Chas. Von Norf, 248A Vernon av; architect, Ludwig Lindenmeyr, 37 East 28th st, Manhattan. Plan No. 1683.

2D AV, 99, extension to 1-sty foundry; cost, $200; owner, Thos. Paulson, 97 2d av; architect, B. F. Hudson, 319 9th st. Plan No. 1641.

2D AV, 601 exterior alteration to 6-sty factory; cost, $3,000; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1722.

4TH AV, 9101, extension to 3-sty store and dwelling; cost, $25,000; owner, Chas. Goldsmith, 9104 4th av; architect, Harry Rocker, 9004 5th av. Plan No. 1560.

4TH AV, 9002, extension to 1-sty store; cost, $1,000; owner, Domenick Fusciro, 373 91st st; architect, Harry Rocker, 9004 5th av. Plan No. 1658.

5TH AV, 5102, extension to 4-sty store and tenement; cost, $400; owner, Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1586.

6TH AV, n e cor 8th st, exterior alterations to 3-sty school; cost, $800; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1691.

Queens.

ARVERNE.—Cedar av, w s, 185 s Boulevard, interior alterations to dwelling; cost, $1,500; owner, Wm. Scheer, 1 Cedar av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan No. 466.

ELMHURST.—Ludlow av, s s, bet 5th and 6th sts, erect new store front to store; cost, $350; owner, Cord Meyer Co., Broadway, Elmhurst. Plan No. 447.

FAR ROCKAWAY.—Central av, n s, 200 w John st, 3-sty frame extension front and side dwelling, interior alterations; cost, $8,000; owner, Mrs. H. C. Brinkerhoff, Far Rockaway; architect, E. DeRosa, 150 Nassau st, Manhattan. Plan No. 445.

JAMAICA.—Madison av, 45, 2-sty frame extension, 15x10, rear dwelling, tin roof, interior alterations; cost, $585; owner, J. Krumenacker, on premises; architect, J. C. Burmeister, 1462 Woodland av, Woodhaven. Plan No. 463.

JAMAICA.—Washington st, w s, 177 s Fulton st, 1-sty frame extension, 3x15, rear and side dwelling, tar and gravel roof, interior alterations; cost, $800; owner, Gertrude Meyers, 9 Bergen pl, Jamaica. Plan No. 464.

JAMAICA.—Sylvester av, n s, 125 e Wyckoff av, plumbing in dwelling; cost, $200; owner, Wm. Hludruwski, premises. Plan No. 451.

L. I. CITY.—9th av, w s, 175 n Jackson av, plumbing in dwelling; cost, $200; owner, P. Willeman, premises. Plan No. 454.

L. I. CITY.—Lincoln st, n s, 150 w Crescent st, 2-sty brick extension, 8x15, rear dwelling, tin roof, interior alterations (three buildings); cost, $2,400; owner, Jos. Trask, Highlands, N. J.; architect, J. M. Grady, 1 Bridge Plaza, L. I. City. Plan Nos. 458-59-60.

L. I. CITY.—2d av, e s, 150 n Jamaica av, 3-sty brick extension, 24x14, front dwelling, interior alterations; cost, $4,000; owner, John Kalabza, 94 7th av, Whitestone, L. I.; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 461.

L. I. CITY.—9th av, w s, 150 n Jackson av, 1-sty brick extension, 8x15, rear dwelling, tin roof, new plumbing; cost, $500; owner, P. Willerman, premises. Plan No. 455.

MIDDLE VILLAGE.—Vienna av, 10, new foundation to dwelling; cost, $300; owner, Louise Yager, premises. Plan No. 453.

OZONE PARK.—McCormack av, w s, 300 s Kimball av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $200; owner, Geo. Gorden, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 499.

RICHMOND HILL.—Guion pl, w s, 100 s Belmont av, 1-sty frame extension, 12x20, rear dwelling, tin roof; cost, $200; owner, Jos. Franzese, Lawn av, Ozone Park. Plan No. 465.

ROCKAWAY BEACH.—Eldert av, s e cor Boulevard, 2-sty frame extension, 23x28, front and rear and side hotel, slag roof, interior alterations; cost, $2,200; owner, Joseph Rogers, 431 Boulevard, Rockaway Beach; architect, Wm. Sandifer, 558 Boulevard, Rockaway Beach. Plan No. 446.

SOUTH AQUEDUCT.—Savannah av, n e cor Lakeside av, 1-sty frame extension, 10x15, front dwelling, tin roof; cost, $125; owner, C. M. Lane, on premises; architect, C. L. Koester, 278 Cornelia st, Brooklyn. Plan No. 462.

SPRINGFIELD.—Fairview av, s s, 50 e Willow pl, slight alterations to dwelling; cost, $85; owner, Thos. F. Hatzer, on premises. Plan No. 468.

WHITESTONE.—West 6th st, 28, 1-sty frame extension, 10x25, rear shed; cost, $100; owner, J. Dolley, on premises. Plan No. 469.

WINFIELD.—Grove st, e s, 125 s Roosevelt av, 1-sty frame extension, 22x21, tin roof; cost, $200; owner, B. Schwanda, 134 Grove st, Winfield. Plan No. 467.

WINFIELD.—Hyatt av, w s, 300 s railroad, new foundation to dwelling; cost, $85; owner, E. H. Hubbs, premises. Plan No. 457.

Richmond.

BODINE ST, e s, near Cedar st, West Brighton, alteration to frame dwelling; cost, $125; owner, Mrs. D. Williams West Brighton; builder, J. E. Elliott, West Brighton. Plan No. 87.

SAND LANE, n s, 200 e Cedar av, South Beach, alteration to brick stores; cost, $300; owner, Michel Greggri, South Beach. Plan No. 83.

SAND LANE, n e, 200 w Old Town rd, South Beach, alteration to brick dwelling; cost, $350; owner, S. Messina, South Beach; architect, A. L. Buttermark, Concord. Plan No. 85.

BRADLEY AV, e s, 40 n Willow Brook rd, West New Brighton, alteration to frame store and dwelling; cost, $500; owner, W. J. Frew, West New Brighton. Plan No. 86.

DEEMS AV, e s, 120 s Water av, Westerleigh, alteration to frame dwelling; cost, $130; owner, W. A. Voorhees, Westerleigh; architect, Jos. Whitford, Tompkinsville. Plan No. 84.

HARRISON AV, e s, 4,000 s Amboy rd, Annadale, alteration to frame dwelling; cost, $500; owner, Adolph Wissert, Annadale. Plan No. 82.

WAVECREST AV, n s, 320 w Cedar Grove av, New Dorp Beach, alteration to frame bungalow; cost, $150; owner, J. B. Carley, New Dorp Beach; builder, H. A. Wilkes, New Dorp. Plan No. 80.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March 13. The location is given, but not the owner's address.

EAST ORANGE.—Samuel Zigman and Jacob Botveneck, south side Elmwood av, 26 ft. e of Halstead st, 3-sty frame, $5,000.

HARRISON.—Christina Harlow, 30 South 5th st, 3-sty frame alteration, $300; Frederick Oltmann, 510 North 4th st, 3-sty brick, $4,000.

JERSEY CITY.—Phoenix Realty & Imp. Co., 117-119-123 Baldwin av, three 3-sty brick, $24,000; Eliza Rust, 1103 Summit av, 2-sty frame alteration, $500; Barthold Falzarano, 29 Wales av, 3-sty brick, $8,000; Catherine Daley, 17 Hopkins av, 3-sty frame alteration, $1,000; Benj. Caminsky and Isaac Yulinsky, south side Grant av, 105 ft. w of Ocean av, two 3-sty brick, $18,000; Charles Schnessler, 398 Palisade av, 3-sty brick alteration, $900.

MONTCLAIR.—Giacomo Porcelli and Vincenzo Panico, 111 Maple av, 3-sty brick, $7,000.

WEST NEW YORK.—Samuel Adelman, s e cor 8th st and Hudson av, 4-sty brick, $30,000.

WEST HOBOKEN.—James V. Cons, 512 Jane st, 3-sty brick, $12,000.

PATERSON.—Davis Stein, 33 Park av, 4-sty brick, $6,000.

CLIFFSIDE PARK.—James Brignola, s e cor Walker and Nagle sts, 2-sty brick, $9,000.

NEWARK.—Joseph H. Mayzel Co., 20-22 Camp st, 3-sty brick, $40,000; Michael Pariso, 68-70 Monroe st, 3-sty brick, $22,000; Nathan Kanfrowitz, 496 Belmont av, 3-sty frame, $6,000; William Van Houten, 200 Montclair av, 3-sty frame, $7,000.

IRVINGTON.—J. & Wm. Ring, 232 21st st, 3-sty frame, $6,000.

PERSONAL AND TRADE NOTES.

FERDINAND WITT, architect, has opened an office at 596 5th av.

FREDERICK J. STERNER, architect, is now practicing his profession at 156 East 53d st.

ROBERT A. POPE, landscape architect, is practicing his profession at 51 East 42d st.

LEW KOEN, architect, has moved his offices from 9 Debevoise st to 27 Graham av, Brooklyn.

A. F. JONES, general contractor, has moved his offices from 56 West 45th st to 14 East 33d st.

WILLIAM M. DUNNING, architect, is practicing his profession at Seneca Falls, N. Y. P. O. Box 344.

I. EDGAR HILL, architect, has moved his offices from the Schnirel Building to the Loan Association Building, Geneva, N. Y.

CARL HAUG & SONS, architects, have moved their offices from the Fuller-Girvan building to the Hardin & Wheeler building, Little Falls, N. Y.

JAMES H. HUGHES, formerly secretary of E. B. Latham & Co., electrical supplies, has become manager of the Alpha Electric Co., Inc., 116 West 29th st.

LONG & MILLER, consulting engineers, have moved their offices from 172 Fulton st to the Park Row Building, 13-21 Park Row. Telephone, Cortlandt 4088.

THATCHER FURNACE CO., manufacturer of boilers and warm air heaters, has moved its main offices and show rooms from 110 Beekman st to 131-137 West 35th st.

KENNEDY VALVE CO., Elmira, N. Y., will move its New York office about May 1 from 57 Beekman st to 81 John st. Thomas F. Cushing, New York manager.

THE BEERS SALES COMPANY has moved its offices from Bridgeport, Conn., to 1 Hudson st, New York city. The company is the exclusive general sales agent for the Lyhne lamp and the Beers lantern.

CHARLES S. ALLEN, interior decorator, 489 Fifth av, has increased his facilities for doing business and intends to extend his field of operation, including general contracting, interior decorating and furnishing.

CHARLES K. MOTL, architect, has opened an office for the practice of his profession at 117 Fort st, West Detroit, Mich., and desires catalogues and samples from manufacturers interested in the building trades.

CHARLES G. LORING, architect, is practicing his profession at 77 Water st, Boston, Mass. Mr. Loring, who was formerly located at 11 East 24th st, Manhattan, is a graduate of Harvard University and the Massachusetts Institute of Technology.

CULLEN & CHAMBRE CONSTRUCTION CO., steel construction, is now doing business with offices at 1 Broadway. Mr. Cullen was formerly connected with the Cullen Transportation Co. and Mr. Chambre was lately associated with Terry & Tench, engineers and contractors for structural steel.

RICHARD ARNOLD FISHER, Hubert G. Ripley and Addison B. Le Boutillier have formed a partnership for the joint practice of architecture under the firm name of Fisher, Ripley & Le Boutillier, and have opened offices at 101 Tremont st, Boston, Mass. After May 1 the firm will be located at 45 Bromfield st.

THE EMPIRE CITY-GERARD COMPANY, makers of fine interior trim, window frames sash, doors and mouldings, which has been located for several years at 40 and 42 East 22d st, recently moved its offices to Greenpoint av and Provost st, Brooklyn. The factory has been located on this site for several decades.

ISAAC HARBY, formerly with Bing & Bing and E. Brooks & Co., Ludlow L. Melius, of the Spuyten Duyvil Construction Co., and Louis W. Abrons, of the Perth Construction Co., have organized under the firm name of Harby, Abrons & Melius, Inc., for the purpose of general contracting and building construction. The officers of the new firm are Isaac Harby, president; Ludlow L. Melius, vice-president; and Louis W. Abrons, secretary and treasurer.

OBITUARY

BENJAMIN PACE, a general contractor, died of pneumonia at his home, 1326 62d st, Brooklyn, Wednesday, March 17. Born in Palermo, Italy, he was sixty-three years old and was a member of the Lefferts Park Mutual Aid Society. He leaves his widow and two sons.

NATHANIEL L. BRADLEY, president of the Bradley & Hubbard Company, of Meriden, Conn., manufacturers of gas and electrical fixtures, died at his home of apoplexy Monday, March 15. Mr. Bradley was eighty-four years old. He is survived by his widow and one son.

SAMUEL B. SNOOK, of the firm of J. B. Snook Sons, architects, 261 Broadway, died at his home in Upper Montclair, N. J., Saturday, March 13. Mr. Snook was born in New York City fifty-seven years ago and was educated in the city. The firm of J. B. Snook Sons is one of the oldest architectural firms in the city, having been founded in 1837 by J. B. Snook, father of the late Samuel B. Snook. Notable among the older buildings designed by the founder of the firm were the Old Grand Central Terminal and Vanderbilt twin houses on Fifth avenue. Samuel B. Snook designed and supervised the construction of the Stern Building in 42d st, All Angels' Church, West End av and 81st st, and the Brooklyn Tabernacle, which was destroyed by fire and never rebuilt. Mr. Snook was a fellow of the American Institute of Architects. He is survived by his widow and a son.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW JERSEY ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Trenton, May 18-20.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ELECTRICAL COMMITTEE, NATIONAL FIRE PROTECTION ASSOCIATION, will hold its annual meeting in New York City March 24-25. Secretary, Ralph Sweetland, 141 Milk st, Boston, Mass.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

BROOKLYN HARDWARE DEALERS' ASSOCIATION held its annual meeting Thursday evening, March 11, at which the following officers were elected to serve during the ensuing year: R. J. Atkinson, president; Charles Marlow, vice-president; E. C. Krieger, secretary, and E. P. Harris, treasurer.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Furdie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

BUILDING MATERIALS AND SUPPLIES

GENERALLY IMPROVING TONE TO CEMENT MARKET—LEHIGH MILLS THROW IN 100 ADDITIONAL KILNS—ONE FIRM ADVANCES

Dealers Say Price War is Holding Back Building Season—Steel Firm

BUILDERS contemplating construction this spring are finding a stiffening tendency in quotations. One of the leading Portland cement manufacturers this week made a quotation of eighty cents mill for cement deliveries later than July 1, while another equally large concern quoted seventy-five cents, mill, to job in city on present day business. The existing mill price in the Lehigh Valley district is fifty-eight cents, base, to dealer.

In this commodity there is a marked change for the better in demand. Three months ago there were 60 valley kilns in service. Today there are 160. The Atlas Company's Lehigh plant was using thirty-two kilns this week as against eighteen last. The Nazareth Company was operating six kilns, the Alpha Company was using extra capacity, the Lehigh Company was employing one hundred per cent. capacity, the Vulcanite Company was shipping on the average of twenty carloads of material a day, the Alsen's Company in the Hudson district was using four kilns and will throw in two more at least, next week and other companies now closed for repairs are preparing to get under way as soon as possible.

Users of Portland cement, as well as dealers, will do well to prepare for a continued advancement in price just as soon as the five-cent advance made this week, by the Allentown Company, has had time to show the strength of the move. The prediction is made, by those whose opinion is worth knowing, that by August, the mill price of Portland cement in the valley will be around a dollar a barrel, making the price here in this market about $1.65, whereas it is being quoted on spot delivery to dealers today at $1.23 to $1.28.

Dealers themselves are anxious for the market to become stable as the existing condition of things has seriously upset purchasing calculations and has disturbed consumers who are holding off for lower prices and are thus delaying the building season. It is still a question whether the purposes of the late price war have been achieved, but dealers are freely assuring their customers that advances in prices are much more likely to occur than cuts and they point to the quotation this week of the Allentown Company to prove the statement.

Perth Amboy, Mattawan and Sayreville brick districts are getting ready for open yard brick manufacture. The frost is not yet entirely out of the ground so that the yards cannot be worked, but they are mining clay in large quantities and are preparing for approximately a 60 per cent. output for 1915, based upon present building calculations and the amount of unsold brick still in sheds. The Hudson River district, where there are 119 plants supplying the requirements of the New York market, still has a large supply unsold in sheds. The dealers in New York have been giving every inch of available space to cement and so brick riding has been from barge direct to jobs according to requirements. This has kept the wholesale price down to $5.75 a thousand. This price is extremely low.

Plan filings everywhere in the district show a gain for the week just closed of approximately 4.8 per cent. over the week before and a gain of 2.1 per cent. over the same week last year. This is a computation of New York, the five eastern counties of New Jersey and Westchester County. Filings in the five boroughs of New York this week follow. In the corresponding week last year there were 272 plans filed with an estimated value of $3,318,385.

	Week ending Mar. 12		Mar. 19	
Manhattan	10	$ 263,475	4	$ 213,150
Bronx	23	401,675	16	708,150
Brooklyn	153	853,500	140	1,564,200
Queens	87	227,483	134	548,725
Richmond	11	19,200	25	36,205
Total	284	$1,765,335	319	$3,070,430

DEALERS RE-ELECT HOWLAND.

For Thirteenth Time Well-Known Supply Man Holds Presidency.

FRANCIS N. HOWLAND, of the firm of Candee, Smith & Howland, was re-elected president of the Association of Dealers in Masons' Building Materials at the annual meeting held at 18 Broadway on Thursday. It marked the thirteenth consecutive time that he has been chosen to fill the chair in this important organization. Other officers elected were: William H. Schmohl, vice-president; Nathan Peck, treasurer, and this board of directors: Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, James E. Clonin, William H. Barnes, Ernst Braun, Wright D. Goss, John C. McNamara, John J. Bell, Andrew J. Brislin, Stephen V. Duffy, Frank E. Wise and F. D. Creamer. Walter Schultz of the New Jersey Mason Material Dealers' Association addressed the meeting, following a dinner served by Delmonico, on "The Value of Association Work." The meeting informally discussed the lighterage and cement situations in this city, but took no action beyond appointing a committee to confer with cement manufacturers. President Howland will announce the names of the committee later.

PORTLAND CEMENT.

Allentown Denies Cut After Advancing Price.

WHAT seemed to be the first step looking toward general price improvement in the cement situation here developed on Wednesday when Fredenburg & Lounsbury sent out to the trade notices to the effect that quotations for Allentown Portland cement in the metropolitan district would be $1.28 a barrel, after March 18. Both the agents here and the office at Allentown denied vigorously that there had been a cut to $1.10, as reported on the very date preceding that on which the advance was to take place. An officer of the Allentown company said:

"I have no knowledge what the action of the other companies will be in the matter of price quotations. I do know that the Allentown Company has decided to take this stand because of the increased demand for Portland cement, as shown by the heavy shipments in February. When demand improves naturally one would expect prices to advance."

Speaking of the situation regarding the outlook for his company William P. Corbett, secretary and general manager of the Alsen Portland Cement Co., made this statement:

"We are preparing to run our plant at heavier capacity—in fact have started. We have not shut down our plant at all, except for necessary repairs, etc., or because of some accident, during the winter months for several years. We have had contracts and have some left today which are netting us forty cents a barrel, actual figures, above the present figures obtainable at the Lehigh Valley mills, and at which they are actually selling for present delivery and some for future delivery with an outrageous disregard for stockholders.

"Now that navigation has opened we are already loading our boats, and have, among others, a single contract at old and profitable prices, which will draw 1,000 barrels a day.

"It has, of course, been a fact that on new business we have not been able to sell our cement during the winter months, when we lose our advantage in freight rates, and have to meet the Valley prices and get cost for our production. Neither has any other mill in New York State or in the Valley, during this bitter war for the survival of the fittest, been able to sell its product at a profit.

"With a reduced general consumption, some companies began to cut prices at or below cost last autumn. The market became steadily worse and the standard companies finally were forced to cut to an unreasonable extent in order to make sales and to keep their organizations together. Now, with the reopening of business and navigation on the Hudson, our plant is starting operations and expects to continue as customary throughout the year until next winter.

"Regarding the German Alsen Company, a separate corporation, the last report we heard from them was to the effect that they were busy and getting liberal orders from the German Government, at satisfactory prices. Their cement is, of course, very favorably known to the Government, and tentative propositions were made some time ago whereby the Government proposed to take over almost the entire Alsen output, thus keeping its organization intact rather than force an enlistment in the army which would curtail production.

"It might be well to state now that the German Alsen Cement Company and the Alsen Cement Company of New York are two separate and distinct concerns. The German company is not in the remotest degree sustained by the American company. Our only active interest is that we act here as the selling agents for the German Alsen Company. We have been selling German cement, in South America, and our remittances have been only those of money received for German cement sold in South America and Mexico.

"These remittances necessarily have been seriously curtailed. What little German cement we can ship since the beginning of the war goes to South America, Mexico, or elsewhere. This has to be shipped by way of Copenhagen, with an additional rail freight; so we have attempted to do very little business, except with the stock we had on hand. As far as this company is individually concerned, and except for the somewhat curtailed general consumption, we would not be aware that this great was existed in Europe."

COMMON BRICK.

Last of the Covered Brick of 1914 Season Passes Out.

THERE passed out of the wholesale market this week the last of the 1914 barges covered for the winter. This throws the market back upon a definite price level where it has virtually been almost since the first of the year. Quotations are steady, practically all the brick being used to-day being ridden direct to job, as dealers are not now stacking to any extent. Unloading reports therefore more closely reflect the actual building movement.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 18, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Mar. 12—8.

	Arrived.	Sold.
Friday, Mar. 12	0	0
Saturday, Mar. 13	8	6
Monday, Mar. 15	2	0
Tuesday, Mar. 16	2	1
Wednesday, Mar. 17	3	4
Thursday, Mar. 18	1	2
Total	16	13

Reported en route, Friday, Mar. 19—0.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Mar. 19—11. Open sold, 13; covered sold, 4; total covered left over Mar. 19—0.

Unloading.

Mar. 5..13	296,000	Mar. 12..11	288,500
Mar. 6..6	1,000	Mar. 13..9	159,000
Mar. 8..10	144,700	Mar. 15..13	454,800
Mar. 9..12	286,500	Mar. 16..13	581,700
Mar. 10..15	448,000	Mar. 17..13	625,000
Mar. 11..11	360,500	Mar. 18..12	474,500
Total..67	1,236,700	Total..71	2,583,500

1914.

Left over, Friday A. M., Mar. 13—57.

	Arrived.	Sold.
Friday, Mar. 13	0	3
Saturday, Mar. 14	0	2
Monday, Mar. 16	0	0
Tuesday, Mar. 17	0	2
Wednesday, Mar. 18	0	1
Thursday, Mar. 19	0	3
Total	0	11

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Mar. 20—46.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 18, 1915	129
Total No. bargeloads sold Jan. 1 to Mar. 18, 1915	118
Total No. bargeloads left over Mar. 19, 1915	11
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 19, 1914	119
Total No. bargeloads sold Jan. 1 to Mar. 19, 1914	73
Total No. bargeloads left over Mar. 20, 1914	46

LUMBER.

Trade Awaits Spring Activity with Light Stocks in Yards.

CONDITIONS in the lumber trade are believed to depend for improvement upon the further easing of the local money situation. As far as suburban construction is concerned, there is unquestionably a strong movement involving sums between $4,000 and $12,000 per operation, mostly in individual frame or semi-fireproof houses. There has been a tendency toward levying of premium charges on building loans in the suburbs running from 2 to 4 per cent. over interest rates at 5½ and 6. In New York the premium rate has been reported as high as 6 and 8 per cent. for immediate accommodation. Engagements running into the second half of the year and especially into the third quarter may be said not to carry extra consideration for accommodation.

Such being the case there is not much tendency on the part of New York lumber dealers to load up on supplies. Consequently, the trade hears that quotations are extremely ragged in jobbing circles, while dealers are carrying light stocks and taking what the traffic will bear.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 27, 1915

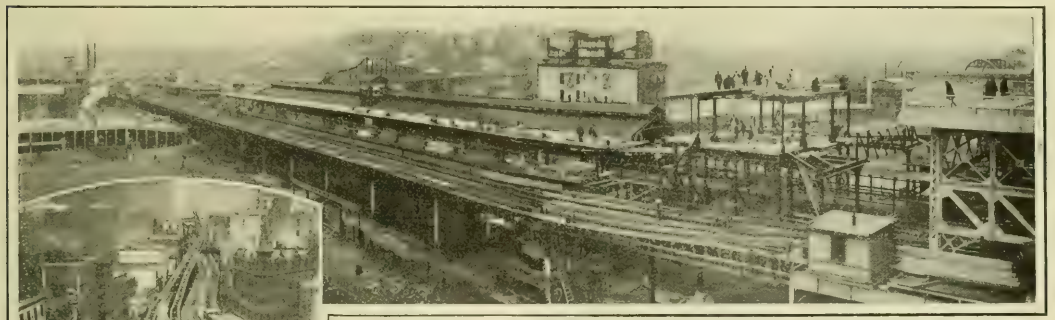
STRUCTURAL CHANGES ON ELEVATED LINES

Third-Tracking of the System, Involving Several Millions, Will Greatly Increase Capacity and Reduce Running Time

THOSE who live in Harlem and the Bronx and travel on the elevated railroad lines do not need to be told of the intolerable conditions under which they have been forced to travel to and from their places of business. They have all had experience in cars where standing room was at a premium, and where even straps were unnecessary as the cars were so tightly packed that standees had no room to fall.



AT CHATHAM SQUARE.



NEW TERMINAL AT 155TH STREET.

The average New Yorker knows little and cares less about the details connected with a great engineering or construction project. He is entirely satisfied to read about contemplated public improvements, sanction or condemn them in his own mind and then wait for their completion, and the enjoyment of the comforts and conveniences they provide. He does not take the time as a rule, to study conditions, or look into the details of the new scheme, but is quite willing to leave these important items to the parties directly responsible.

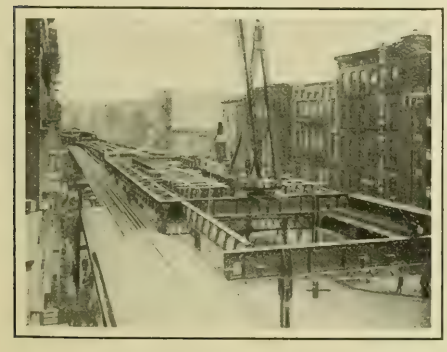
The Dual System of Rapid Transit, as designed by the Public Service Commission for Greater New York, is a gigantic engineering project calling for the greatest ingenuity on the part of the engineers of the commission and railroad companies. The completion of this work, which is already under contract, will mean that the city will have in operation 620.9 miles of railroads, both subway and elevated, against the 296 miles which now serve the city. At present these lines are carrying about 800,000,000 passengers annually, but when the Dual System is completed and in operation more than 3,000,000,000 can travel in the same period of time.

An important part of this project is the improvement being made to the elevated lines in Manhattan and the Bronx. These systems are owned by the Manhattan Railway Company and are operated under a lease by the Interborough Rapid Transit Company. These lines, which combined consist of 37.68 miles of road, or 118 miles of single track, are divided into three main systems, the Second avenue, the Third avenue and the Ninth avenue lines.

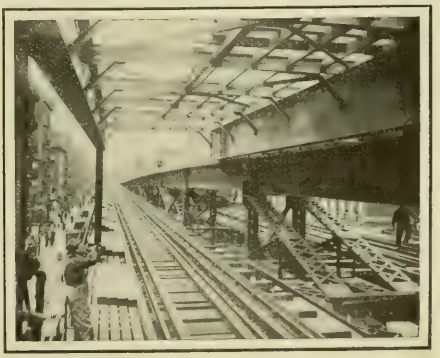
To relieve the great congestion on these lines and to reduce the running time from Harlem and the Bronx, these roads are being reconstructed to provide continuous express service. This reconstruction is generally known as third-tracking and the work involves a number of unique and interesting engineering features. A clause in the contract for this work states: "It is understood that this contract must be performed without seriously interfering with the normal and usual operations of the railroad." When the scope of the work is thoughtfully considered, it becomes apparent even to the layman that, at the outset, the contractors for this work were confronted with a problem of no mean proportions. The work is well advanced now, however, and the patrons of the line have suffered little inconvenience or unusual delays. It is estimated that the addition of third tracks on the Second and Third avenue elevated railroads, south of 42d street, will nearly double the capacity of those lines during the rush hours.

One contract was awarded for the third-tracking of these roads. It was made on a "cost, plus percentage" basis. To undertake this work three firms became associated—the T. A. Gillespie Co., 50 Church street; the Snare & Triest Co., 233 Broadway, and the Terry & Tench Co., Grand Central Terminal.

On the Second avenue line the improvement to provide express service required the construction of a single ex-



NORTH FROM CANAL STREET.



STATION AT 145TH STREET.

press track, between the present tracks, and extending from Chatham square to 126th street. North of 126th street it was necessary to erect a structure which rises above the level of the present structure. The superimposed structure carries two tracks and is supported on the columns and girders of the original tracks. These upper tracks will connect with the upper deck of the new Harlem River Bridge.

New stations are being built at Chatham square, 14th street, 42d street, 86th street, 92d street and 125th street. At 129th street the old station has been demolished and it is proposed to abandon the present station at 127th street.

With the exception of that section between 123d and 129th streets, where reconstruction was necessary to provide for the new station at 125th street and for the connection with the new bridge, the problem was comparatively a simple one. The construction of the third or express track involved only the erection of stringers between the existing tracks as the strength of the old columns and girders was quite sufficient to support, with an adequate margin of safety, the increased load.

In remodeling or supplementing the existing stations on this line for express service, two typical methods of construction are found, one at 14th street and the other at 42d street. At the former the new express station will be above the present station and access to the express trains is to be provided from platforms which have been constructed above the local tracks. At each end of the station the express track descends to the old level. At 42d street an express station is being built by widening the old strucure at this point so that all three tracks are on the same level. An island platform has been built between each local and express track.

On that section of the Third avenue elevated road, which is located on the New Bowery and connects with South Ferry, a new double track structure is being erected between the existing tracks, from Franklin square to Chatham square. At Chatham square the new tracks are above the present level and have been erected on cross girders which are in turn supported on the old columns. Express tracks on the Third avenue line only extended from 42d street to 129th street, but after the improvements now being made have been completed, a continuous express service will be rendered from City Hall to Fordham road in the Bronx.

A structure, which will carry two tracks, is being erected over the existing tracks, between Chatham square and Park Row. This method of construction was expedient on account of the narrowness of that part of Park Row. In this section of the work, new columns and girders were necessary to safely carry the increased load. A new five-track structure is being erected, from Chatham square to Canal street, and from Canal street to Delancey street, a three-track structure is under construction. At both Canal and Grand streets new stations are being built.

The old two-track structure, located at the curbs, from Delancey street to 5th street, is being replaced by an entirely new three-track structure, located in the roadway. A new station at Houston street is necessitated by this change.

Between 5th street and 129th street it was only necessary to fill in the blank spots in the present express track to make it continuous. Between 5th street and 42d street cross girders were erected in place of the present arches from track to track, upon which were placed the stringers for the new track.

At 123d street the express track starts to ascend to connect with the upper level of the new Harlem River Bridge. Express stations similar to the one at 14th street, are being erected at 9th, 23d, 42d, 106th and 125th streets.

North of the Harlem River to 143d street two additional tracks are being built on an upper level, between the old tracks. Northward from 143d street a single express track descends to the level of the old tracks which it is erected between. Practically all of the old columns between 147th street and Fordham Road had to be replaced with heavier ones on account of the increased load. At 149th street, 177th street and Fordham Road, island platforms similar to the one on the Second avenue line at 42d street have been erected. The old island platforms at the other stations which will be local stops, are being replaced by outside station platforms.

A third track existed on the Ninth avenue elevated from 14th street to 116th street. This is being extended southward to Cortlandt street, and northward to 155th street. From Cortlandt to 14th streets a center track has been built and express stations are located at Cortlandt, Warren, Desbrosses and Christopher streets, by the construction of an island platform at each station, which will be connected with the local platforms by an overgrade bridge. The new center track has been supported on stringers which are connected to new cross girders. The new cross girders are supported on the old columns except in a few instances where new columns were necessary.

Improvements north of 14th street involve the erection of overgrade stations at 14th, 34th and 145th streets, and the reconstruction of the old stations at 116th and 125th streets to adapt them to express service. The Ninth avenue tracks will be elevated over the Sixth avenue line at the junction of these two lines at 53d street. At 155th street the present structure is being reconstructed to provide a two-track connection with the proposed elevated railway extension over the Putnam Division Bridge to 162d street.

The reconstruction of these lines will add a total of 10.5 miles of track to the system and make possible the saving of considerable time to patrons of the road as well as providing for more comfortable travel.

The contract for this work was delivered Feb. 13, 1914, and the time for completion was stipulated as 18 months. The contractors have an average of 2,700 men employed, daily, upon this work, which shows every indication at present of being completed before the time limit.

Figures given by the Public Service Commission show that approximately 304,000,000 passengers were carried on the elevated lines last year. The increase during the last few years has been at the rate of between 4,000,000 and 5,000,000 passengers per year.

An approximate estimate of the cost of the third-tracking improvements for the elevated lines of Manhattan and Bronx was obtained before the contract was awarded. This estimate was between $8,000,000 and $10,000,000 for the completion of the third-tracking operations. Inasmuch as the work is being done under a cost plus percentage contract, definite figures are not obtainable and will not be until the coming autumn when the work will be entirely completed.

UNFAIR TAXATION OF AQUEDUCT LANDS

A Call to Realty Interests, to Urge the Legislature to Protect New York City From Upstate Assessors

A BILL which provides for the equalization of assessments on the Catskill aqueduct property has been reported out of the Assembly Tax Committee, but apparently there is little chance of having the Senate bill reported out, unless the real estate associations of the city urge upon the members of the Legislature the necessity of this piece of legislation being enacted into law. The city is constructing a new Catskill Water Supply System at a cost of $166,000,000. Of this sum $102,000,000 has already been expended outside of the corporate limits. In four up-state counties property has been acquired through condemnation proceedings, and this property is taxable for State, county, school and village taxes. High prices were paid for these lands, obviously excessive of their real value.

In many cases former improvements upon land have been torn down. Excluding the Croton and Brooklyn water supply system, the total assessment has risen to $40,000,000, with a tax levy of $680,450. Notwithstanding the fact that New York City is carrying on a great and necessary public work, in supplying millions of people with a pure supply of water, local Boards of Assessors in the various counties through which the aqueduct passes have increased the tax rate on the city property to a very high rate, compared to the tax rates of similarly situated property, belonging to local taxpayers.

The Advisory Council of Real Estate Interests has been following this matter very carefully through William P. Burr, former Assistant Corporation Counsel. Recently the Court of Appeals handed down a decision in the matter of the City of New York versus the Board of Assessors of the town of Gardiner, holding that the aqueduct constructed by the City of New York to convey water from Ashokan reservoir, is exempt from taxation. This was the first successful attempt to relieve the city from oppressive taxation, for it terminated assessment on improvements, continuing them only on the land.

The next logical step was to equalize assessments. This has been provided for in the bill introduced by Senator Mills and Assemblyman Smita, but which at the present time has been held up in the Senate. The bill was introduced by the Corporation Counsel, with whom the Advisory Council is co-operating through Mr. Burr. As instances of the unconscionable taxation being levied up-state, the following examples are quoted, which are but a few of many:

In the town of Kent the city owns 3 per cent of the total acreage of the town, but is taxed 48 per cent of the total taxes collected. In the town of Patterson, the city's land was assessed at $738.30 per acre, the remainder of the town at only $68 an acre. In the town of Carmel, Putnam county, the city's land was taxed at $29 per acre, the remainder of the town at $97 an acre. In the town of Somers the city was taxed at the rate of $229 an acre, while local taxpayers were assessed at $75 an acre. In Cortlandt, 3 per cent. of the total area of the town, owned by the city, paid 43 per cent. of the taxes. Parcels in Mt. Pleasant were assessed at from $92 to $100 an acre the year purchased, and the following year, when purchased, were assessed $500 an acre. In the town of Gardiner the city was asked to pay on 8½ acres practically what private owners were asked to pay on 160 acres.

The Mills-Smith Bill simply provides that the city shall pay taxes in the same manner and to the same relative amount as other taxpayers in up-state districts pay. It protects the city from unfair and intolerable impositions, and since New York City has endeavored to help up-state counties to secure a $100,000,000 highway system, and a still more expensive barge canal, it is inequitable that these up-state counties continue their unfair methods of taxation.

The West Farms Subway Connection.

The Public Service Commission has approved the form of contract, submitted by the Interborough Rapid Transit Company, for the construction of a portion of the West Farms subway connection. This section, which is authorized by the Dual System contracts, leaves the Third avenue elevated road at about 134 feet north of the center line of East 143rd street, and runs through Willis and Bergen avenues to a point near 149th street, and thence to a connection with the Lenox avenue branch of the existing subway.

SOME HARDSHIPS CAUSED BY LABOR LAW

Real Estate Interests Have to Bear the Burden of Legislation, Which, in Modified Form, Might Accomplish the Desired Results

By WILLIAM DOUGLAS KILPATRICK*

FEW people who have studied the subject will deny that the Labor Law has practically prohibited the erection of a factory building upon a small lot. This condition has meant the ruination of numerous owners. Many properties suitable for improvement, with factories, are left upon the hands of owners, though there is a direct demand for small structures of this type. There is no doubt but that small factories, safe in every particular, can be erected upon small lots, not in any way jeopardizing the lives of the occupants, and, on the other hand, providing ample light and ventilation, which will surely rebound to the benefit of their health.

Two propositions face us. No. 1 is the Simon Pure Social Uplifter, and he modestly admits the possession of all virtues, and the other (No. 2) is the real estate owner, or builder, who, in the opinion of the "Uplifter," is an outcast, selfish and unmindful of any obligation which he owes to his fellow man.

As to proposition No. 1, take the structural requirements of the Labor Law, as an example. From its very inception the law was constantly in the protective, surcharged atmosphere of the Uplift. It was brought into being and heralded abroad as the finest example of Social Law ever vouchsafed to the Empire State. Unfortunately, no rider was attached to the law preventing the pollution caused by the hands of the real estate fraternity.

Upon thorough investigation what is found? We find that so simple and elemental a matter as adequate protection to human life in factories resolved itself into, for one thing, the wanton destruction, amounting to confiscation, of the values of small lots suited to factory purposes. Is sheer stupidity a strong enough definition of such destructive action?

Explanation of Floor Plan.

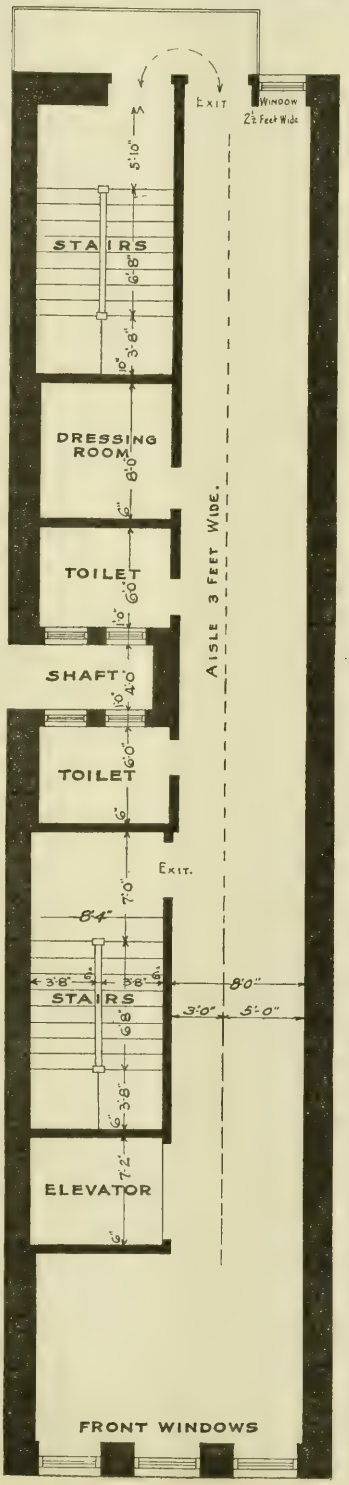
The floor plan designed by Robert E. Moss, shows that the same number and size of "required exits" or stairways are called for in a three to six-story building, 20 x 85 feet, as in a twelve-story building 60 x 80 feet. In other words, a floor area of from 6,800 to 11,900 square feet requires the same exit facilities as a floor area of 62,000 square feet. It also shows that the light and ventilation, called for in the Labor Law, cannot possibly be attained.

What is the ultimate result? The tenant has a long "bowling alley" shaped strip, about five feet wide, in which his operatives can work. At first glance it does seem that devoting about seventy-five per cent. to "safety first" and twenty-five per cent. to occupation indicates "efficiency" in its extreme form. Of course nothing should be done which might tend to endanger human life, or health, but there is such a thing as exaggeration.

Certain things have been provided for, by the Labor Law, which are just and right. Ample toilet facilities, etc., are most necessary, but it is unreasonable to make an owner provide two stairways, of the proscribed width, in small buildings, when one narrower stairway and an exterior screen stairway would amply answer the purpose.

Today I can, as a builder, legally erect a factory, inferior to, in point of fire protection, but more costly, than a factory now illegal, and less costly, which will afford infinitely better protection to human life.

*Mr. Kilpatrick is a member of the Industrial and Building Codes Committee of the Real Estate Board of New York.



Can it be possible that the shadow of "Sinister Influence" is cast upon page 49 of the Labor Law, in the requirement that all factories over 70 feet in height shall have fireproof windows? To comply with this one requirement would add $20,000 to the cost of the safest and best factory in New York, and $40,000 to the cost of another group of similarly superbly safe buildings, without adding in the slightest degree to the safety of the occupants, the value, rent, or the borrowing capacity of these buildings. The reason for the requirement, if such a thing could be said to exist, is not apparent to the naked eye.

I have often wondered why the fire record was not ample to show that there are many factory buildings in our city which, by mere virtue of their fireproof construction, afford adequate protection to human life. Why were these safe buildings placed practically in the same category as dangerous factories? Why were the rule of thumb "expert's" figures of so many square feet, width of stairways, etc., applied to such safe buildings, to be offset by a 50 per cent. increase in occupancy where sprinklers are installed?

The sprinkler system, like good wine, "needs no bush." It has no peer or anything resembling a peer, and is able to stand on its own merit, without legislative assistance.

Almost immediately after official assistance had been tendered the sprinkler system, came the fearful locked door Asch Building disaster, and, while the building was still all but smoking, there appeared advertisements of the sprinkler people. The ornamental iron men, makers of safe stairways, the fireproof door, hollow metal and wire glass people, and others, who had fire preventives to market, did not seem to consider it an auspicious time, in the presence of death, publicly to exploit their wares.

Owners Were Patient.

As to proposition on No. 2: If "realty interests" were the vicious dragon so freely painted by the ultra-righteous, the Labor Law and other social laws of the same calibre would never have existed. As a matter of fact, until recently the "real estate interests" have done little but growl individually when taxation was unbearable and unwarrantedly increased. They have gone through the same performance, when laws, rules and regulations, unfair and detrimental to their properties have been made and remade. Under yearly increasing burdens, which have diminished the income and value of their properties, they have remained quiescent, have endured being the joke and the butt of each succeeding administration. But few times have they collectively resented being the victims of the whims of the uplifters.

The limit of endurance has now been reached and they have at last joined hands to make war upon unfairness and injustice and to restore real estate, the source of the city's prosperity, to its former status. The stigma attached to the owning of municipal supporting real estate will be removed. The impractical, extravagant notions of the "unofficial government" will give place to the wisdom of the sage, experienced and practical man. A better day will dawn for New York, for every man in it.

The last straw, the Labor Law, may prove a blessing in disguise, to the "realty interests," for it has been the means, thus far, of having accomplished, at least in part, the heretofore impossible task of uniting the owners of $8,000,000,000 worth of realty. This alone is a consummation greatly to be desired.

NEARING AN AGREEMENT ON CONSOLIDATION

The Lockwood Bill Reported by the Senate Committee With Amendments—Tenement House Department Fighting for Independence.

THE Lockwood Bill has been reported out with amendments by the Senate Cities Committee. It provides for the consolidation of building inspection departments in accordance with the borough plan. The Wagner bill, which gives the Board of Estimate supervision over the construction, alteration and use of all buildings (including school buildings and court houses), will not be reported. It is probable that an agreement will be reached presently on the basis of the Lockwood bill. The members of the Board of Estimate will hold a private conference on Monday with the hope of deciding what shall be done. They stand five to three for the amended Lockwood bill.

It is understood that the issue still turns upon whether the Tenement House Department shall be left out of the consolidation. The charity interests have been conducting an aggressive campaign against the bill in the hope of eliciting the Mayor's sympathies and also his veto. The real estate, building and allied interests through their representatives have said they will never consent to the Tenement House Department obtaining sole control over the construction of apartment houses as well as control over their maintenance, as this would mean two separate building departments in every borough, with an added expenditure of several hundred thousand dollars annually.

The Tenement House Department.

At a meeting of the Broadway Association on Wednesday evening President McGuire of the Real Estate Board, Alfred R. Kirkus of the Merchants' Association and other members of the Real Estate Conference publicly expressed their determination in this regard. The Broadway Association adopted resolutions in favor of the bill. About seventy other associations are also advocating it, as providing the most expedient plan for obtaining what everybody concedes is urgently necessary—the relief of real estate interests from over-regulation.

Inception of the Legislation.

The intolerable impositions, first exposed by the Record and Guide, were officially recognized by the State Legislative Investigating Committee, after hearing the testimony of the Borough Presidents and many representative owners, architects and builders. The first tentative bill to simplify building inspection was prepared by the commission, of which Lieut. Governor Wagner was chairman and Samuel Gompers a member. The commission bill provided that not only should the duty of enforcing the labor law locally be given into the keeping of the local authorities, but also the duty of enforcing the tenement laws as well, though Counselor Abram I. Elkus subsequently said the commission might change its view in this respect after fuller consideration.

Real estate interests, finding that the preponderance of public opinion in the various boroughs favored retaining the existing building bureaus for reasons of efficiency and convenience, decided as a matter of expediency to conform to this desire, which was opposed to having only one central department, as recommended by the State Commission.

The Lockwood-Ellenbogen bills were accordingly prepared by the Conference Committee, and the State Commission has so far withheld its own measure. As the main thing sought for was relief from over-regulation, by whatever plan, the conference bill has been freely amended to meet criticisms. Strange to say, those parts for which it was most criticised were those which adhered closest to the terms and words of the city charter.

The Amended Bill.

As explained to the Broadway Association by Mr. Kirkus, the amended bill now stands in this form:

"We take from the State Labor Department, the Fire Prevention Bureau, the Department of Licenses, the Board of Health, the Department of Water Supply, Gas & Electricity, the Department of Public Works and the Tenement House Department all jurisdiction over the construction and structural changes in buildings in the City of New York, and put it in the Bureaus of Buildings as at present constituted. We do not change any of the laws now existing relating to the various departments or bureaus; we only put the enforcement of them in the one department that naturally should have it.

"We abolish none and only want the Building Bureaus to take care of the construction of new buildings and structural changes in old ones. Surely a bureau that can supervise the erection of the Woolworth and Equitable Buildings and the Bush Terminal Stores can take care of the erection or alteration of any factory or tenement house?

"We have made the Superintendents of Buildings of the several boroughs a Board of Standards, which shall hold public meetings at least once a week and such other times as they may determine; and their rules and regulations shall be published, and at least four affirmative votes shall be necessary to the adoption of any rule and regulation subject to the approval of the Board of Appeals.

The Discretionary Power.

"Under the present charter a superintendent when there are practical difficulties in carrying out the strict letter of a statute, ordinance, rule or regulation, may vary or modify the same, consistent with the spirit of the law, but an exception is made for the Tenement House Law, in which no change or variation can be made.

"A Board of Appeals is created to take the place of and have greater supervisory powers than the present Board of Examiners, and while we have been well satisfied with and have honored the present board, we have met the criticism of the manner of appointing the members by making the board to be composed as follows: The Tenement House Commissioner, the Fire Commissioner, the Health Commissioner (all to be appointed of the Mayor) and four other members, also to be appointed by the Mayor; one of whom shall be a builder, one an architect and one an engineer.

"This board shall have power to permit variations, as at present, except in the Tenement House Law; to hear appeals from decisions or orders of a Superintendent of Buildings; to approve or disapprove of all rules and regulations, of the Board of Standards, etc., and any city department, board or officer, although not a party in interest, may appeal to it from any order of a Superintendent of Buildings.

The Board of Estimate's Duty.

"Another important requirement in this law is that upon the completion of a building or alteration thereof, the Bureau of Buildings may issue a certificate authorizing the occupancy of such building for the purpose for which it was constructed or altered, and it shall not be occupied for any other purpose without the permit of the proper authorities.

"We have left the arrangement of the transfer of the various departments, bureaus, employees, etc., and of the unexpended appropriations of same to the Bureau of Buildings to be made by the Board of Estimate and Apportionment.

"The act will take effect October 1, 1915, but prior to such date the Board of Estimate and Apportionment shall prepare a plan or schedule for said transfer and shall order such transfer and assignment accordingly to take effect October 1, 1915.

"In conclusion, we believe this bill should now meet with the approval of everyone. We desire active co-operation to the end that this great city and its great boroughs, shall once again use the opportunities of increasing and improving, that are now smothered if not murdered.

"It is unnecessary to mention the enabling act sent to the Legislature by the Mayor. It creates a commission form of government for everything in the City of New York, does not agree to do anything to correct present conditions and is admittedly raw and impracticable."

The New Alien Labor Law.

In view of the amendment of the Labor Law, the Public Service Commission has adopted a resolution directing counsel to prepare modifications of all existing rapid transit contracts in conformity with the amended statute. These contracts contain a provision binding the contractor to carry out the provisions of Section 14 of the Labor Law, which formerly provided that none but citizens of the United States should be employed upon public work or contracts let for public work. The law, as amended, provides that citizens shall be given preference but that aliens may be employed when citizens are not available. The amendment also authorizes a modification of existing contracts in conformity with the new provisions.

The New Code of Ordinances.

The Board of Aldermen this week set its seal of approval upon the recodification of the city ordinances which has just been completed by the Committee on Recodification with the able assistance of Assistant Corporation Counsel Arthur C. MacNulty. The fact that not a single vote was recorded in the negative testified to the high character of the work. It is understood that the Mayor will sign the code next Tuesday. Counselor MacNulty's eyes gave way under the long strain of this special work and at the present time he is taking an enforced rest while being treated by an oculist. Forming part of the new code are the building ordinances of the city as of record at this date.

Manhattan Bridge Will Be Ready.

The Commissioner of Bridges has notified the Public Service Commission for the First District that the Manhattan Bridge will be in readiness for the operation of trains from the Fourth Avenue subway by next June. The Commissioner will see that the trolley lines now operating over the bridge tracks to be used by the subway will be removed to other tracks.

Jerome Avenue Subway.

Between Mosholu Parkway and Woodlawn road the contractors are erecting the structure for the elevated division of the Jerome avenue extension of the Lexington avenue subway. And elsewhere along the route, all the way from Harlem River to Mosholu Parkway, the steel girders for the structure are lying beside the road.

ANOTHER FIGHT OVER THE SINGLE TAX

A Hearing Next Thursday on the Hefferman Bill—A New State Tax System Certain—Various New Bills of Importance to Real Estate

THE Single Taxers are charging again. They have introduced the Hefferman referendum bill in the State Senate to gradually reduce by annual stages the tax on buildings, until only one per cent. shall remain at the end of ten years. There will be a hearing next Thursday immediately after the adjournment of the Senate.

This bill, which succeeds the half tax rate bill of last year, is simply an endeavor to establish the single tax principle in New York City. Last year this principle was voted down by the Board of Estimate and Apportionment and by the legislative tax committees, because the inequality of taxation advocated under this principle was obvious. The Mayor's Tax Commission is now considering the reduced tax on improvements, and the Advisory Council believes that no action should be taken by the Legislature until the deliberations of this commission have been concluded and made public. The city at the present time is looking for new sources of revenue. Under the proposed "pay as you go" policy the obligations of the city will increase. The possibility of a large direct state tax alone should preclude any consideration of the elimination of the tax on buildings.

As to Testing Building Material.

The Committee on Affairs of Cities has under consideration the Simpson bill (Int. 1088) to amend the Tenement House Law relative to cement blocks. In this bill it is proposed to provide for the use of hollow cement blocks under the same conditions that terra cotta blocks are now permitted for the enclosure of stair halls, fire towers, entrance halls and elevator vestibules.

In a letter which the committee has received from Rudolph P. Miller, ex-Supt. of Buildings in Manhattan, doubt is expressed whether cement blocks are of sufficient fire-resisting value to entitle them to be used for the purposes stated. Apparently, in anticipation of this criticism, it is provided that such blocks shall successfully withstand a three-hour standard fire test made under the department charged with the enforcement of the Tenement House Law. This places in the hands of another department a function now exercised by two departments, namely, the State Labor Department and the several Bureaus of Buildings of the City of New York. In Mr. Miller's opinion the present provision with respect to the use of terra cotta blocks to enclose tower fire-escapes already goes too far. A tower fire-escape to be really efficient should be enclosed with something more substantial, with walls of brick at least eight inches thick.

The Senate has passed Assemblyman O'Hare's bill, amending the tenement house law by excepting tenements hereafter erected, two stories in height and under, from the provisions requiring at least two independent ways of egress from the ground floor to the roof, and such tenements erected prior to April 18, 1912, from the provision requiring fireproof outside stairways or fire escapes accessible to each department without passing through a public hallway. The present exception applies only to one-story tenements.

The Allied Real Estate Interests has prepared an amendment to the labor law giving the Fire Commissioner of New York city the right to waive the requirement for a fire alarm signal system if in his opinion such system is not necessary for the safety of the occupants in buildings not more than four stories in height or buildings equipped with automatic sprinklers. This bill represents an agreement that has been reached between the Allied Real Estate Interests and the Fire Department following a series of conferences.

The Smith bill, which provides that the City of New York shall be taxed on its aqueduct lands at no higher rate than the lands surrounding them has not yet been reported by the Assembly Committee on Taxation. Corporation Counsel Polk in a public letter says:

"If the Smith bill is killed it will show that upstate legislators have a horizon no wider than their local districts, and that injustice will be tolerated where the only victim is the City of New York. The contention that securing water for New York City is a commercial enterprise, and should be taxed as such, cannot be sustained, as every one familiar with the city's finances knows."

According to figures compiled under the direction of Controller Prendergast, approximately 605 religious, educational and charitable institutions owning property in the City of New York and valued, according to the 1914 exempt list, at $300,095,575, would be affected by the enactment of the bill introduced by Assemblyman John L. Sullivan. The bill fixes the exemption at $100,000 each, and leaves $239,595,575 as the assessed valuation of property which would become taxable in the event of the passage of the bill.

Assembly Bills.

A. 1559 (Feinberg). Inserting in the State Boards and Commissions Law a new article (II), establishing a state art commission. The five commissioners are to serve without compensation. The necessary traveling and other expenses of the commission, including the salary of the secretary, must not exceed $10,000 a year. The commission may, in its discretion, forbid the publication, distribution, exhibition, or sale of any books, paintings or sculpture which, in its opinion, is lewd, immoral or obscene.

A. 1157 (Ahern). Amending the Tax Law (New Section 222-a), by providing that when any future estate, vested or contingent, is transferred, the tax on such future estate shall not be payable until the estate shall vest in possession. This section shall apply to all estates in which the transfer taxes have not been paid.

S. 1175 (Heffernan). Amending the Greater New York Charter (Section 249), by providing for the gradual readjustment of the tax rate so that the rate on the difference between the value on real estate with its improvements and the value of unimproved real estate shall be one per cent. of the rate on the value of such real estate wholly unimproved. For the year 1916 the difference is to be 90 per cent., and each year thereafter, for eight consecutive years, the reduction is to be 10 per cent. In the ninth year there is to be a reduction of 9 per cent. The powers conferred by this act are not to be exercised until the tax proposition has been referred to the electors for approval. The bill practically provides for a single tax on land. The buildings or improvements are eventually to bear one per cent. of the tax, and the land 99 per cent. To Cities Committee.

S. 1193 (Wagner). Inserting in the Greater New York Charter a new chapter (XII-b), creating a bureau in the department of licenses to be known as the bureau of boiler inspection, in charge of a superintendent. Such superintendent shall be appointed by the commissioner of licenses.

S. 1194 (Wagner). Amending the Labor Law (Subdiv. 1 of Section 79-b, subdiv. 8 of section 79-e and new section 52-a), by providing that if there shall be practical difficulties or unnecessary hardships in carrying out any provisions of the Labor Law, or rules or regulations adopted by the Industrial Board, affecting the construction or alteration of buildings, the installation of fixtures and apparatus, or the safeguarding of machinery and prevention of accidents, the Industrial Board shall have power to make a variation from such requirements if the spirit of the provision or rule or regulation is observed and public safety secured. Any person affected, or his agent, may petition the board for such variation. The board shall fix a day within a reasonable time for a hearing on such petition. The bill also provides that if an automatic sprinkler system is maintained in a factory building, no point on any floor of any such factory shall be more than 150 feet distant from the entrance to one of the means of exit. At present it is provided that no point on any floor shall be more than 100 feet distant from one of the means of exit in all cases. It is also provided that the number of persons permitted to be employed on any one floor may be increased from 50 to 100 per cent., where an automatic sprinkler system is maintained. To Labor and Industries Committee.

Senate.

S. 1224 (Cromwell). Inserting in the Greater New York Charter a new section (250), empowering the board of estimate and apportionment to fix the number of all officers and employees, except elective officers, in every department, office, board or body of the city, or of a county or borough within the city, including the officers and employees of every court whose salaries are paid from the city treasury, except justices of the supreme court, county judges and surrogates. (Same as or similar to an Assembly bill introduced this session.) To Cities Committee.

Action by the Advisory Council.

The Advisory Council of Real Estate Interests, through its Law Committee, Walter Lindner, chairman, approves of the passage of the following bills now introduced in the Legislature:

A bill to amend subdivision 2, Section 79-b of the Labor Law, in relation to required means of exits, so that the provisions of this section shall apply to six-story buildings, instead of to five-story buildings, as they do now. This subject has been under serious discussion, and it seems to be demonstrated that the requirements of safety will be properly conserved by extending these requirements from five to six-story buildings.

A bill to amend subdivision 1, section 79-b of the Labor Law. This bill raises the heights of buildings which must have at least two means of exits from two to three stories, and requires that these exits must be remote from each other only on the fifth floor and all above; and raises the heights of buildings on which outside fire-escapes are required from five to six stories. The bill also requires that the maximum requirements of this section may be modified by the Industrial Board where the character of the building, and its uses and occupancy, constitute an adequate and safe means of escape in case of fire; and also in buildings in which an adequate sprinkler system has been installed. This seems to be a proper modification of the requirements of the law.

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Uplifting is an expensive municipal luxury—for taxpayers.

The American people are the kind that when left to themselves get along the best. They need no coddling from the municipality.

Old saying: "The best governed people are governed the least." It is noticed that the countries where government attempts most for the people are the countries where people are most dissatisfied.

A great statesman once said that the true way to tax is to pluck the most feathers with the least squealing. Indirect taxes are the easiest to bear, because often a man pays without realizing it. Direct taxes are more or less odius, but no country is yet civilized enough to get along without them.

The Board of Estimate and the Public Service Commission, in co-operation, have practically decided that the subway system's connection between Manhattan and Queens shall be by tunnel instead of by bridge. The bridge wasn't strong enough. Somehow or other there is always a little more to add to the cost.

The plans being filed in Manhattan and the Bronx are running far ahead of last year's record in number and average cost of buildings, and the filings in Queens have suddenly assumed large proportions. The tightness of the mortgage money market is the only thing standing in the way of a really lively real estate campaign.

The payroll expenditures of the State of New York have increased from $4,510,513, in the year 1906, to $9,284,756 at the present time, or a jump of 105%. A radical revision of legislation providing for new departments and commissions primarily to multiply jobs for indigent politicians, is what the State, as well as the city, most needs at the present time.

The General Business Situation.

Some months ago the Record and Guide ventured to predict that during the year 1915 the general business situation in the United States would be profoundly modified and very much for the better. The prediction has not received up to date any considerable measure of actual justification, and an improvement in business, which was noticeable in January, was not maintained during February. Nevertheless, it looks more than ever as if it would be abundantly verified before the expiration of the year. All the conditions on which the prediction was based are becoming increasingly effectual and important. The most important condition of all is that Europe and South America imperatively need all kinds of economic services which can be supplied by this country only. They are obliged to come to the United States for their food, for many indispensable raw materials, for a large variety of manufactured products and for part of their requirements for new capital. They will be obliged to pay high prices for all their necessities. They are already paying high prices for food, for capital and for war supplies, and before many months are out they will be paying high prices for cotton. The rapid advance in the price of that great staple is the most encouraging phase of the existing situation. In August what with an enormous crop and a total cessation of the export demand, prophecies were freely made that it would be several years before cotton would go back to a profitable selling price. There is now every reason to believe that the combination of an unusually heavy export demand with a limited 1915 crop will enable Southerners to sell their cotton at a highly profitable figure. The South, instead of suffering from several years of depression, is likely to be restored to prosperity during the coming summer, and one great source of business stagnation will be removed.

The result will inevitably be a period of somewhat excited business activity. The activity will not be very wholesome because it will be dependent on the war and the people who are profiting by it will realize that a cessation of the war will bring it all to a sudden and perhaps a disastrous conclusion. It will necessarily assume a somewhat speculative character, and it will be hampered by many extraordinary drawbacks. One of the most serious obstructions will be the difficulty of borrowing money, and the consequent inability of businessmen to endure capital outlays except at a heavy expense. Much of the present depression is associated with the low rate of structural improvements all over the country, the resulting inactivity in the trades that depend on that kind of business. The consuming ability of the domestic market continues to be much smaller than it ought to be, and even a period of speculative business expansion will not wholly do away with this drawback. But while there will be certain important qualifications to be made in respect to the probable business improvement during the current year, there can no longer be any doubt about the improvement itself, assuming that the war continues throughout the year, this country will be selling so many commodities to Europe at such high prices that it cannot but be prosperous. The prosperity will be speculative, but it will be commercial rather than financial speculation. The price of stocks cannot be advanced very far or very fast because a higher range of stock values would provoke a large amount of selling from abroad. Many merchants will speculate in the raw and manufactured articles which they are selling abroad, and this opportunity should be sufficient to keep them fully occupied. In the meantime the American people will be economizing in their own expenditures and in this way will be contributing most effectually to the future prosperity of this country. They will be accumulating capital and when the war is over an accumulation of capital will be more useful than any other valuable they could be storing up. Many services and commodities will be needed to repair the destruction wrought by the war, but most of all there will be an abundant supply of capital. If this country is ready to supply it the result will be enormously to increase the strength of its international financial position.

A Contribution to the Stability of Real Estate Values.

In another column of this issue, attention is called to the importance of the improvements now being made to the elevated railroads. Public attention has been concentrated to such a considerable extent upon the new subways that the great effect of the increased capacity and improved service of the elevated roads has been overlooked. Yet these improvements should largely increase the carrying capacity of these structures and materially improve the running time of the express trains. The elevated roads both on the East Side and the West will be converted into much more efficient agencies of transportation than they are at present; much time and discomfort will be saved to a great many people.

The peculiar merit of these improvements on the elevated roads is that they will inure chiefly to the benefit of parts of the city which are already built up. In this respect they differ from the new subways. Of course the new subways will be of enormous benefit to the upper East Side and the Lower West Side of Manhattan, as well as to the whole central district, but their chief purpose is that of opening up unsettled territory in the outlying boroughs. When this unsettled territory is opened up it will be furnished with means of communication substantially better than those now enjoyed by certain districts which are served by the elevated roads. It is probable, consequently, that these older parts of the Bronx and of the West Side of Harlem might have suffered, in case the building of the new subways had not been preceded by a genuine improvement of the service on the elevated roads.

This improvement will enable the settled territory along the line of these roads on both the East and the West sides to hold their own as against the competition of the newer districts. Their inhabitants will obtain particularly during the rush hours a very much better service. They will be furnished with many more express trains, which will make the journey to financial district in appreciably shorter time. This improved service will, moreover, be furnished by them during the current year, so that its effect will be fully felt a long time before the new subways get into operation. The result should be to make certain parts of Harlem and the Bronx really more desirable places in which to live. Neither will the benefit be confined to those people who wish to travel to and from the financial district, as improved express service will also be made possible to the central part of Manhattan, and the larger number of express trains will diminish the existing congestion on the local trains. Altogether, the changes now being completed in the elevated structures will contribute to the stability of real estate values and to the increased comfort of many thousands of people.

Telephone Charges.

Editor of the RECORD AND GUIDE:

As a member of the Special Telephone Committee of the Washington Heights Taxpayers' Association and as an extensive owner of New York City real estate, I wish to call attention to the present contract of the New York Telephone Company which refers to installation of slot machines in non-elevator houses.

The telephone company at present has a contract whereby they agree to install one slot machine in the public hall of such premises, and I believe they call this a semi-public pay station. The form of the contract which the telephone company submits is one which requires the owner to pay to the telephone company the sum of $1 per month for such installation and to guarantee to the company a consumption of at least four

messages, or 20c. per day. In other words, the telephone company demands a guarantee of $85 per annum for this telephone service. If the amount of calls comes to $85 the telephone company agrees to return to the owner the sum of $12, equal to the amount paid each month for the installation. If, however, the consumption is less, then the owner must make good any deficiency. If the sum is more the company keeps the difference.

This, on its face, is a very one-sided and unfair contract. The telephone company has absolutely nothing to lose; whereas the owner has everything to lose and the best that he can make out is even.

We own seven or eight houses which are under this style contract and in each and every house the deficiency averages about $3 per month. I believe that the telephone company installs the slot machines in stores where there are far less than $85 worth of calls used; and in this case not only is the machine installed free of charge but the proprietor of the store gets a liberal percentage on each and every telephone message through this pay station.

We believe that this is absolutely unfair and unequitable and we think that the contract should be made so that if the owner has to guarantee anything he should, at the same time, have the advantage of receiving some remuneration if the amount guaranteed is surpassed. We also think that the telephone company could afford to install the slot machines in such houses at a very much lower cost than a guarantee of $85 per annum.

SIDNEY H. SONN.
149 Church Street.

The Mechanics and Traders' Exchange Demands An Investigation.

Editor of the RECORD AND GUIDE:

Herewith please find copy of a communication to the Mayor from this Exchange, in reply to press reports of an investigation of the Board of Examiners, Building Department, by the Commissioner of Accounts. The Mechanics and Traders Exchange has two representatives on said board.

C. E. CHENEY,
Secretary Mechanics and Traders Exchange.

HON. JOHN PURROY MITCHEL, Sir: The members of the Mechanics and Traders Exchange have read in the newspapers that your Commissioner of Accounts, Mr. Wallstein, has been investigating the present Board of Examiners since July, 1914, and that "Wallstein hits the Examiners' Board and tells the Mayor it should be overhauled before power over buildings is extended."

They have also read reports of the attacks made by him on the members of the Board of Examiners who were elected by the Mechanics and Traders Exchange. In his attacks upon Messrs. Crawford and Harding, he endeavored to create the impression that they have used their official position to obtain contracts, and for the purpose of creating the impression that they have violated the law by voting upon appeals in which they had an interest as contractors on the work, he has cited seven appeals which were sustained by the Board.

We firmly believe that the Board of Examiners is a non-partisan board of experts, and is such by reason of the charter provision for the manner in which they are appointed. They are not selected for their political affiliation, but for their ability. We firmly believe the present board to be composed of men of unquestionable integrity. A board selected in any other manner will be more or less political and will come far short of accomplishing the work that this Board of Examiners has performed since its organization, and as economically as the present constituted board has done.

We have opposed strenuously many efforts made in the past to make this board a political one, which would be subject to every change of administration, and however worthy the motives of a Mayor or other officials in their effort to change the method of appointing this board, they will meet with strong opposition from the builders and from citizens, who have had, and will have in the future matters to bring before this Board of Appeals or Examiners. This board should not and must not be of political appointing.

The record of the Board of Examiners since its organization is one of which they may justly feel proud, and the few changes in its personnel is a tribute to the fair and impartial decisions in the matters brought before them. They have been just and equitable. If they had not been so, charges would have been brought against them and a hearing given by the proper authority on such charges, instead of insinuations for political effect.

If the members of the Board of Examiners, who were elected by the Mechanics and Traders Exchange, have used the office for personal advantage or gain, or have violated the law, let charges be properly made and tried out fairly. We would want such, if guilty, removed from office.

The Board of Examiners must be composed of men of unquestionable integrity, and we demand that you proceed to take the action necessary to bring to an issue the charges which your Commissioner of Accounts has made against those men, and furnish the Mechanics and Traders Exchange with a copy of the report of Mr. Wallstein, and appoint a time and place for a hearing of the charges or insinuations alleged to be in Mr. Wallstein's report.

Respectfully submitted,
MECHANICS AND TRADERS EXCHANGE
Francis N. Howland, President.
C. E. Cheney, Secretary.
30 West 33d street.
March 22, 1915.

On Advertising Foreclosure Sales.

Editor of the RECORD AND GUIDE:

L. P.'s article in your issue of March 20, is timely and deserving of consideration. Rather than publish a legal description of the property under foreclosure in both a law journal and a daily paper and so as not to increase the cost of foreclosure proceedings, a beneficial change in the method of advertising, would be to insert in the daily paper an advertisement containing a commercial description of the premises, such as is done in voluntary auction sales, under the heading of "Real Estate at Auction," at a cost not to exceed that which would be the charge for the legal description.

Such a method would attract more buyers to the auction room, which is what is needed more than anything else at this time to stimulate the purchase of property and restore confidence in real estate as an investment. The papers publish the result of these foreclosure sales, and what is the effect on those interested in real estate to read every evening and morning that property is being purchased for less than the amount of mortgage? The general public does not know that this same property, purchased for less than the amount of mortgage, is sold the next day or week by the plaintiff for a substantial profit.

The public does not know that this purchaser was in the auction room when the property was struck down by the auctioneer to the plaintiff. He undoubtedly was and preferred to let the plaintiff buy it in, because he could go to him afterwards, arrange for a certain amount to remain on mortgage and purchase it for a small profit over the entire amount of encumbrance.

But if by advertising, or other methods purchasers could be attracted to the sale at auction, this method of buying from the plaintiff would soon cease, because there would be competitive bidding, the price would run up, the mortgagee would not have to buy the property, which would create a good mortgage market, the amount of the owner's deficiency would be reduced and the report of the sale in the daily papers would have a stimulating effect on real estate prospective buyers.

HENRY BRADY.
200 West 23rd street.

How Personal Property Should Be Taxed.

Editor of the RECORD AND GUIDE:

Referring to the proposed change in the Laws affecting the Taxation of Personal Property, it seems to me, that the surest way for the State and city to "get the money" is to make it "light and easy" for taxpayers, and give them the choice, to either pay the present tax of ½ of 1 per cent. for the life of real estate mortgages, bonds or securities, or have the option to pay an annual tax of say ¼ of 1 per cent. on the same personal property.

The rate of ¼ of 1 per cent. many people who purchase securities for short terms, would no doubt prefer to that way, in paying Personal Taxes.

Unless a law is made, so that the people can have the preference to either pay a small annual rate, or pay the present rate of ½ of 1 per cent. for the life of their property, I don't see how any new law can be enforced any better than at the present time, that is, for Bearer securities and the like.

J. F. SEITZ.
757 Lexington avenue.

Notable Meeting of Property Owners.

Editor of the RECORD AND GUIDE:

The meeting in the Forty-fourth Street Theater, last Sunday, was a great success. The speakers covered the ground, voicing on one hand the complaints of the overburdened taxpayers, and, on the other hand, the excuses of the officials, charged with the maintenance of the manifold necessary activities of municipal life. The most conciliatory spirit animated the speakers on both sides, all recognizing the difficulty of the situation brought about partly by the expenses required for the great subways, bridges, etc., and partly by the shortening of the general incomes of citizens, caused by the European war.

That the meeting has not been without results may be gathered from several editorials in the daily press, hitherto editorially deaf to the plea of overtaxation. The introduction by Senator Bennett of a resolution for the investigation of New York City's finances, complies with one of the demands of the resolutions adopted at that meeting. The letter of Corporation Counsel Polk advocating the bill to secure equality of taxation on land owned by the city for aqueduct purposes, a measure long advocated by "The United," may also be properly credited to this public agitation. The letter given out at the City Hall, explaining the transactions in real estate, connected with the Brooklyn marginal railroad and market, would perhaps have never appeared but for the demand for more light, started at that mass meeting.

On the whole there seems to be no doubt but that the activities of "The United" and of its energetic president, are working for the city's good.

J. B. M.

Taxation of the New Catskill Aqueduct.

Editor of the RECORD AND GUIDE:

Will not your many influential readers write to their representatives in the Legislature to urge the passage of the Smith bill to equalize taxation for the aqueduct lands of New York City, situated in certain Hudson river counties. At the recent hearing on the Lockwood-Ellenbogen uniform inspection bills, I told the joint committees that it was "time for a returning sense of justice and that those of us who have built up New York and made it the great Metropolis that it is should have more consideration." I spoke with much feeling. Our Legislature should stop ruling New York like a conquered province.

There are five (5) Greater New York members of the thirteen members on that Committee. Some of your readers can get their names and see them personally at once.

At all events, there should be over one thousand letters on the desks of the Assemblymen by next Tuesday morning.

ALFRED R. CONKLING.
New York, March 26.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

FACTORY ORDERED CLOSED.

Berlin & Jones Envelope Company Must Vacate for Disregard of Sprinkler Order.

Fire Commissioner Adamson was hailed before Justice Newburger, in Special Term Part 1 of the Supreme Court, on Tuesday, on an order to show cause why he should not be restrained from proceeding to enforce his order directing the building Nos. 547-553 West 27th street and 548-552 West 28th street, Manhattan, to be vacated because of the failure of the owner to comply with a fire prevention order requiring the building to be equipped with an automatic sprinkler system.

Mr. Hemmens of Beardsley, Hemmens & Taylor, counsel for the Berlin & Jones Envelope Company, the occupant of the building, contended that the sprinkler order was arbitrary, unreasonable and oppressive, because the building affected by it was but six stories in height, and was not only within the high pressure zone but was provided with a substantial fire wall, extending across it midway of its depth. He also made the point that an automatic sprinkler system was a "patented article" within the meaning of section 1554a. of the Charter, which prohibits municipal officers from requiring the installation of "patented articles" by owners or householders.

The principal attack upon the sprinkler order was contained in the affidavit of William Guerin, formerly acting chief of the Bureau of Fire Prevention, who testified that during the time he was in charge of that bureau he had refused to recommend the requirement of automatic sprinklers in any building, not exceeding six stories in height, "unless an imminent hazard to life or property existed within such building, or some extra difficulty was presented to the department in the extinguishing of fire."

In behalf of the Fire Commissioner, Assistant Corporation Counsel MacNulty submitted testimony showing that none of the basic and indispensable features of a sprinkler system were protected by unexpired patents and that, therefore, automatic sprinklers were not "patented articles," within the meaning of the Charter. He submitted the affidavit of Chief Kenlon of the Fire Department, setting forth that the interior construction and contents of the building were highly combustible and that the arrangement of the raw materials and finished products in the plant was such that it would be extremely difficult successfully to cope with a fire.

Chief Kenlon further testified that in his professional opinion the installation of a sprinkler equipment in the building was necessary not only to safeguard the lives of its occupants but to prevent the certainty of a great property loss in case a fire should happen to get a good start in the building.

In justification of the order to vacate, Mr. MacNulty argued that the fire prevention law provided its own peculiar procedure for a review of a fire order upon its merits, namely: by a survey of the building affected by the order, and when necessary a special certiorari proceeding for the judicial review of the report of the survey. The owner of the building not having availed himself of this privilege, the assistant corporation counsel contended that the Berlin & Jones Company, as the occupant of the building, was estopped from interfering in the matter by the injunction of proceedings.

As the finishing stroke, counsel for the Fire Commissioner read to the court the portion of the Guerin affidavit quoted above, and then, to the consternation of his opponent, produced the original order requiring the installation of a sprinkler equipment in the Berlin & Jones building, which showed upon its face that it was issued upon the recommendation of Guerin as Acting Chief of the Bureau of Fire Prevention.

Decision upon the motion to enjoin the Fire Commissioner was reserved, but will probably be handed down at an early date.

United Owners' Mass Meeting.

More than a thousand property owners, brokers and others interested in real estate, attended a mass meeting, last Sunday evening, under the auspices of the United Real Estate Owners Association, at the 44th Street Theatre. The speakers were Stewart Browne, Henry H. Curran, chairman of the Finance Committee of the Board of Aldermen, State Tax Commissioner Joseph S. Schwab; Dr. Dennis J. McDonald of the Board of Education; Frank Cohen, one-time Master of Works, Glasgow, Scotland, and Borough-President Douglas Mathewson of the Bronx.

Two Years of Subway Construction.

In the two years which have elapsed since the Dual System agreement was signed, the Public Service Commission has awarded thirty-eight construction contracts, which, with those previously awarded, makes sixty-four of the eighty-four sections of the city-owned lines already under contract. The commission hopes to let contracts for the remaining twenty sections within the next six months. The total of all city contracts now outstanding is about $142,000,000. The greater part of the work to be done and paid for by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation in the third-tracking and extension of existing elevated lines is also under way.

PRIVATE REALTY SALES.

West Side apartment houses and unimproved properties figured in most of the important deals of the week, shifting the interest, for the time being, from the West Bronx. Private houses in various sections of the city also felt a moderate demand; the renting for autumn occupancy having just begun. There was also an improvement noted in the volume of commercial leasing transacted.

From the suburbs came the first indication of the beginning of the big season which is eagerly being anticipated. Those New Yorkers who made it a practice to go abroad, will probably spend the summer months in Eastern summer resorts or country places, and a good demand for such properties should soon commence to assert itself. That the outlying sections of New York City, particularly those within easy commuting distance, will feel the benefits of the general suburban activity, is confidently being predicted.

The total number of sales reported and not recorded in Manhattan this week was 32 as against 24 last week and 28 a year ago.

The number of sales south of 59th street was 5 as compared with 6 last week and 9 a year ago.

The sales north of 59th street aggregated 27 as compared with 18 last week and 19 a year ago.

The total number of conveyances in Manhattan was 112, as against 128 last week, 22 having stated considerations

totalling $1,074,200. Mortgages recorded this week number 91, involving $2,287,882, as against 64 last week, totaling $1,149,280.

From the Bronx 10 sales at private contract were recorded as against 24 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,660,907, compared with $1,289,340 last week, making a total for the year of $11,959,150. The figures for the corresponding week last year were $930,006, and the total from Jan. 1, 1914, to March 28, 1914, was $10,156,450.

Hospital Option on Ball Field.

The Presbyterian Hospital has obtained an option from the New York Institute for the Education of the Blind, to purchase the old New York American League baseball grounds occupying the blocks bounded by Broadway, 165th street, Fort Washington avenue and 168th street. The property fronts 702 feet on Broadway, 536.7 feet in 165th street, 666.8 feet on Fort Washington avenue, and 674.11 feet in 168th street, and has been held at about $2,500,000. The hospital, which at present occupies the block bounded by Park and Madison avenues, 70th and 71st streets, is said to have been seeking a site for a new home for several years. The brokers were the Douglas Robinson, Charles S. Brown Company.

Adds to Heights Plottage.

Adolph Lewisohn has bought, from George R. Read, a plot of five lots in the south side of 170th street, beginning 90 feet west of Broadway, through L. J. Phillips & Company. These lots were restricted for a term of years to the erection of private houses, but the restriction runs out in July of this year. Mr. Lewisohn owns the frontage on the west side of Broadway between 169th and 170th streets with the exception of the five-story apartment house at the corner of 169th street. With this last purchase he controls a plot of about twelve lots at this point. No announcement has been made regarding his plans.

Bronx Block Sold.

Mrs. Thomasine E. O'Brien sold, through Richard H. Scobie, the entire block consisting of sixteen and a half lots, having a frontage of 202 feet in the south side of 184th street, 210.28 feet on Valentine avenue, 205 feet on Ryer avenue and 206 feet in Field place. This property is 60 feet east of the Grand Boulevard and Concourse, and has been in the O'Brien family for the past 40 years, at which time Mr. Miles O'Brien, who was the president of the Board of Education for many years, purchased it. There are several large building operations under way in the immediate neighborhood. The buyer, it is reported, will improve the property.

Investor Buys Apartments.

Walter J. Rich bought, from the Haven Construction Co., Charles Flaum, president, the three five-story apartment houses, just completed, at the northwest corner of Northern avenue and 180th street, on plot 125 x 147. The property was held at $285,000. Weschler & Kohn, represented the selling company, and Harry W. Mack, of M. S. & I. S. Isaacs, acted for the purchaser. S. & J. H. Albert were the brokers.

"Netherland" in New Deal.

The "Netherland," the twelve-story apartment house at 340-346 West 86th street, on plot 100x102.2, which has been figuring recently in several reported deals, has finally been sold by the Realty & Commercial Company, through S. and J. H. Albert, to an out-of-town investor who gave in part payment 389 lots in Arlington, N. J. The apartment house was built about six years ago by Harry Schiff, and has been held at $650,000.

Morningside Avenue Sale.

West Side Construction Company, Jacob Axelrod, president, sold through Slawson & Hobbs, to Loron P. and Walter I. Bradley, of Stamford, Conn., and Alice S. Smith, of Monsey, N. Y., the "St. Valier," a six-story apartment house, on plot 163.5x150xirregular, occupying the entire block front between 119th and 120th streets. In part payment, was given the five-story building at the southwest corner of 23d street and Seventh avenue, on plot 98.9x25. The deal involves about $750,000.

"Alta Vista" In Trade.

Lowenfeld & Prager bought from the Paterno & Son Contracting Company the "Alta Vista," a six-story elevator apartment house, at the southeast corner of St. Nicholas avenue and 172nd street, on plot 95x125, held at $265,000. In part payment, the buyers gave the plot 100x128, at the northeast corner of Riverside drive and 144th street, on which it is reported a tall apartment house will be erected by the new owners. The brokers were James E. Barry & Company.

Apartment Builders In Deal.

Julius Tishman & Sons sold the six-story "Sunnycrest" apartment house, on plot 75x10.11, at 611 West 113th street, to H. S. & S. O. Crystal, who gave in exchange the three four-story dwellings, 156-160 East 79th street, on plot 60x102.2. It is reported that the Messrs. Tishman contemplate improving this site with a thirteen-story apartment house.

"Ohio" In Cash Sale.

Cammann, Voorhees & Floyd have sold the Ohio apartment house, a seven-story elevator apartment house at the southwest corner of Amsterdam avenue and 79th street, on plot 40x102.2. The property has been held at $175,000. The brokers report that it was sold for cash, there being no feature of exchange involved.

Manhattan—South of 59th St.

CANNON ST.—Isabella Schwab and Theresa Cohn have resold to M. Citron 128 Cannon st, a 5-sty tenement, on lot 25x100. The sellers acquired the property last month as plaintiffs in a foreclosure action for $23,800.

17TH ST.—Franklin Savings Bank sold to the Friedman Construction Co., 16 East 17th st, an 8-sty loft building, on lot 25x92, which it acquired at foreclosure last October for $90,000.

50TH ST.—Blan & Weiss Realty Co. bought from the Jackson estate, 554 West 50th st, a 6-sty flat, on plot 28.3x93.

Manhattan—North of 59th St.

71ST ST.—Slawson & Hobbs sold for the estate of Nora Shannon, the 3-sty dwelling, 324 West 71st st.

75TH ST.—Gherardi Davis sold through the Douglas Robinson, Charles S. Brown Co., 36 East 75th st, a 4-sty dwelling on lost 25x100.2, held at $70,000.

76TH ST.—Leroy Coventry & Co. sold for Henry B. Platt the 4-sty dwelling 303 West 76th st, on lot 23x76x irreg.

79TH ST.—Henrietta Victor sold to the Armoric Realty Co. the 4-sty dwelling, 128 West 79th st, on lot 24x100. The buyer recently acquired title to the house adjoining, at 126, from R. S. Barthold.

102D ST.—Leroy Coventry & Co. sold for Mrs. Angela Edwards the 3-sty dwelling, 305 West 102d st, on lot 20x100.

114TH ST.—Paul A. McGolrick has sold 56 East 114th st, a 5-sty flat on lot 20x100.11.

119TH ST.—Ennis & Sinnott bought from Anna C. Valentine, 126 West 119th st, a 3-sty dwelling, on lot 20x100.11.

131ST ST.—Paul A. McGolrick bought from Estelle Hodgion the 5-sty tenement, 5 West 131st st, on lot 25x99.11.

140TH ST.—John Weber is reported to have sold the 7-sty apartment house at 151-159 West 140th st, on plot 136x99.11, to the Schell Realty Co.

BROADWAY.—The Rexton Realty Co. resold the plot 126x91.2x irreg. on the west side of Broadway, between 122d and 123d sts, which it recently acquired, to the Podgur Realty Co., which gave in part payment the 5-sty tenement 697 1st av, on lot 25x75.

COLUMBUS AV.—Charles B. Gumb bought from John Brannigan, through E. Osborne Smith, the 5-sty flat, at the southwest corner of Columbus av and 99th st, on lot 25.11x75, held at $60,000.

LEXINGTON AV.—Anna Ronaldson is reported to have sold 1062 Lexington av, a 3-sty dwelling, on lot 17x85.

MADISON AV.—Alfred C. Marks sold for the Lawyers Title Insurance & Trust Co. to Edward H. Raynolds the 5-sty dwelling at the southwest corner of Madison av and 79th st, on lot 70.2x18. The property is said to have figured in the deal reported last week, in which Mr. Raynolds sold the two 4-sty dwellings, 124-126 West 72d st.

PARK AV.—Mrs. Amelia M. Bohnert has sold the 5-sty flat at the northwest corner of Park av and 119th st, on lot 25x90, to H.

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J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

Hornstein, who gave in exchange 52 West 106th st, a 5-sty flat on lot 25x100.

RIVERSIDE DR. Frederick Brown bought from the Heslock Real Estate Co., William E. Wheelock, president, the "Onandaga," a 6-sty elevator apartment house, at the south corner of Riverside dr and 152d st on plot 104x140x irreg. In part payment, the buyer gave 346 lots at Westhampton, L. I.

1ST AV.—Ernest N. Adler bought from J. J. McCormack and others the northeast corner of 1st av and 75th st, a 4-sty business building, on lot 23x68, which has been in the McCormack family since 1869.

Bronx.

LORING PL.—Oscar E. Mackey is reported to have sold 2226 Loring pl, a 2-sty dwelling on plot 79.4x127.11x irreg, which he bought at auction last December for $23,800.

182D ST.—G. Tuoti & Co. sold for W. W. Adams the plot 50x100 in West 182d st, 75 ft. east of Prospect av, to D. Bravin.

ANTHONY AV.—H. Kandel bought from the Ditmar estate the plot 75.8x106.8, at the northeast corner of Anthony av and 174th st.

ANTHONY AV.—Heller & Sussman sold to H. Kandel the 2-fam. house at the northwest corner of Anthony av and 174th st, on plot 42x59.5x irreg.

BATHGATE AV.—Macy Construction Co. sold through the Schoen-Westchester Realty Co. the 6-sty apartment house, 1789 Bathgate av, on plot 54x100 to Morris Polsky.

FORDHAM RD.—Thorn & Co. have resold the 37 ft. plot on the south side of Fordham rd, 99 ft. east of Tiebout av.

MARION AV.—M. B. Larkin sold to William H. Kirchner, 2350 Marion av, a 3-sty dwelling on plot 27x127.

TREMONT AV.—Clement H. Smith and George Wohn bought from Moses Lowenstein the 3-sty dwelling, 475 Tremont av, adjoining property which they own. They now control a 60-ft. frontage.

WEBSTER AV.—J. Clarence Davies sold for the Duo Co. the 1-sty store building, 2765 Webster av, on lot 25x121.

Brooklyn.

GARFIELD PL.—Charles E. Rickerson sold for the estate of Joseph Balmer, the 4-sty dwelling, 299 Garfield pl, on lot 20x100.

HIMROD ST.—James M. Hawley sold for Charles and Margaretha Boos the dwelling at 1714 Himrod st to Joseph Amhein.

DEAN ST.—J. Clarence Davies sold for Emanuel Reinheimer the 2-sty dwelling with store at 2404 Dean st.

21ST ST.—The Burling Realty Co. has sold the frame dwelling 482 East 21st st, on plot 45x105, for George O. Walbridge.

47TH ST.—I. Salzberg sold for Mrs. F. Meyer to A. Vogel the plot 40x100 in the northeasterly side of 47th st, 140 ft. north of 16th av.

49TH ST.—John Pullman sold for Joseph Wilson the 2-sty dwelling 526 49th st, on lot 20x100.

63D ST.—B. J. Sforza sold for Vincent and Maria Vannata, the 2-sty, 2-fam house, 1359 63d st, on plot 40x100.

ATLANTIC AV, ETC.—Friday & Lehman sold the 4-sty flat 1679 Atlantic av for the estate of Emma P. Berger to Morris Cohen; also the 2-sty dwelling, 79 Weirfield st, to E. Hildebrandt; for Helen Steffen, the 2-sty dwelling, 347 Cornelia st; and for George Burton the 3-sty flat, 841 Halsey st.

OVINGTON AV.—Frank A. Seaver & Co. have sold the Bay Ridge Sanitarium property at 437 Ovington av for Mrs. Josephine Lowe to the Bay Ridge Sanitarium Co.

5TH AV.—Tutino & Cerny sold for Peter Ficken, the 3-sty house, 4918 5th av, on plot 27x100.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Rose pl to E. C. Galvin and 80x100, on the Boulevard, to C. R. Marks.

Nearby Cities.

PASSAIC, N. J.—Frank R. Allen sold the Bellnord apartment house, at Howe av and Grove terrace, and the David Carlisle residence, adjoining, for Herbert T. Scott-Huntington to Gilbert T. Ray, of Passaic. The property fronts 250 ft. on Howe av and 225 ft. in Grove terrace. The deal involved about $144,000.

PASSAIC, N. J.—D. H. Jackson bought the Moore homestead, at the southwest corner of Bloomfield and Paulison av, a 3-sty dwelling, 106x110x irreg, and from Henry Elright 14 and 16 Pearl st, two 2-sty dwellings, 30.6x150 each.

Rural and Suburban.

BAYONNE, N. J.—The Leolastic Co., of Bayonne, transferred to the Everlastik Co., of Boston, its plant at Bayonne, N. J., consisting of 43 lots fronting in the north and south sides of West 31st st, a plot 417x643 adjoining and fronting on the west side of Av A and extending to Newark Bay, with the riparian rights.

ELIZABETHPORT, N. J.—The Galena-Signal Oil Company of Pennsylvania, represented by Burton Thompson & Co., purchased through Floyd S. Corbin, about six acres of water front property in Elizabethport, N. J. It proposes to re-establish its plant there and will materially enlarge their facilities in the new location. The price paid is not reported.

GARWOOD, N. J.—New York Suburban Land Co. sold, 20x100, on Myrtle av to A. C. Clarke; and, 60x100, on Willow av to H. M. Greeley.

GLEN COVE, L. I.—Walter W. Balke bought from Frank G. Jennings his 130-acre estate at Mill Neck.

RYE, N. Y.—The Westchester Beach Club, opposite the Oakland Beach bathing pavilion at Rye, has been sold by the Scarsdale Estates and Gedney Farm Co. to John P. Magner, who is the lessee of the bathing privileges at Rye public park. The Beach Club was built by the sellers in 1913. Its organization will be continued and a new clubhouse will probably be erected soon on some other site. Mr. Magner will utilize this clubhouse in connection with his management of the public park.

TARRYTOWN, N. Y.—Joseph P. Day sold the factory and land formerly occupied by the Maxwell-Briscoe Motor Co. to the Chevrolet Motor Co., William C. Durant, president, which will use it for automobile manufacturing. The property was held at $250,000.

INWOOD, L. I.—Allen J. C. Schmuck sold a dwelling in Alabama st for the Bank of Lawrence to R. B. Brownlee.

WESTCHESTER.—Scarsdale Estates has sold the old Hitchcock homestead on Fenimore rd to Daniel P. Ritchey, the New York hotel man; also sold a half-acre plot in Greenacres to C. O. Baring. The Robert E. Farley Organization sold for Mrs. J. A. Dickie, the house 149 South Broadway, White Plains, to D. W. Dwyer; also at Nepperhan Heights, a house on Fairview av to Alonzo Angevine; at Nepperhan, a plot on Fairview av to L. M. Snow and to Mrs. Sadie Coddington, a plot at the corner of Morningside rd and Fairview av.

LEASES.

Lubin Leases Floor.

The Lubin Manufacturing Company, of Philadelphia, moving picture producers, leased through Nelson, Lee & Green, the seventh floor in the Mecca Building, Broadway and 48th street, for general offices. It is rumored that a strong combination of feature motion picture producing firms is being organized. The space taken in this lease fronts 110 feet in 48th street and 113 feet on Broadway, and it will be divided up into general offices, a large projecting room, film vaults with a capacity of 5,000 reels and the private offices of the various executive officers of the firms going into this combination.

Wool Dealers in Cherry Street.

Brett & Goode Co. has leased the seven-story building at 265-267 Cherry street through to 520-524 Water street, adjoining the corner of Rutgers slip, for T. D. Hurst of Hurst & Company, publishers, as owner, to M. Berman & Brother, dealers in wool clippings, now located at 449 Water street. The building occupies a plot 50 x 125 and contains more than 50,000 square feet of floor space. It was formerly occupied by the American Bookbindery and Hurst & Company, which firms are now moving into the new fifteen-story printery at 406-426 West 31st street.

Art Film Company Lease.

The Dyreda Art Film Corporation has leased for ten years the sixth floor in 3-7 West 61st street, containing about 15,000 square feet. The firm had an option for one-half of this space but concluded to take the entire floor. With the top floor, also recently leased, it has taken about 30,000 square feet. The aggregate rental in the later deal is about $135,000. The brokers were J. Arthur Fischer, the H. H. Gibson Realty Company and Cross & Brown.

Big Deal Pending.

Mitchel H. Mark, head of the syndicate which owns the Strand Theatre, is reported to be negotiating for the lease of Mrs. Mary Fitzgerald's property at the northwest corner of Broadway at 37th street, fronting 104 feet on the avenue and 195.10 in the street, for a long term. It is said that if the deal is closed, a combination theatre and office building will be erected.

Office Furniture Firm Moves.

Charles F. Noyes Company leased for Carter, Ledyard & Milburn, attorneys, the store and basement in 358 Broadway and 59-65 Franklin street, containing about 25,000 square feet, to the Manhattan Desk Company, of 121 Worth street. A number of office furniture and office equipment firms have established themselves in that neighborhood.

Manhattan.

LEON S. ALTMAYER leased to Straus & Gutman a store in 1126 Park av, also a store in 2348 2d av to Jacob Niddelman and apartments in 151 East 86th st to Mrs. L. Matteson and Mrs. F. Ulich.

AMERICAN REAL ESTATE CO. leased for executive offices to the Home Pattern Co., about 16,000 sq ft in 114-116 5th av.

DANIEL BIRDSALL & CO. leased for the Lent estate, the reconstructed 5-sty building, 50 Dey st, to the Jeffrey Manufacturing Co., constructors of electric locomotives and other heavy machinery.

BRETT & GOODE CO. leased the 10th floor in 141-147 5th av to the W. S. Ensign Corporation of 1 Madison av.

GUSTAV BRITT leased 36 Bethune st, stable and dwelling, for William S. Bogert to Wiliam W. Whitesell; 148 Lexington av, 3-sty dwelling, for William P. Woodcock 2d, to Kate Shea; 296 West 12th st, 3-sty dwelling, for Mary E. Troup to Mary Foley; and 137 West 13th st, 3-sty dwelling, for Chas. McManus Sons to Hannah Burns.

J. ROMAINE BROWN CO. and William B. May & Co. leased to Mrs. Martina Downing the 5-sty dwelling at the southwest corner of Madison av and 65th st for 20 years. Mrs. Downing will move her business to that location.

EDWARD W. BROWNING has leased to Burchell, Clark & Logan, accountants, of 149 Broadway, a half floor in the World's Tower Building, 108 to 112 West 40th st.

BURTON THOMPSON & CO. leased store No. 6 in the Standard Arcade Building, 50 Broadway, to M. Carroll & Co., who will have the exclusive fruit-selling privilege of the Arcade; also the store at the southeast corner of Broadway and the arcade proper to the United Cigar Stores Co.

CAMMANN VOORHEES & FLOYD have leased the building 42 Water st to Giovanni Starace of 24 Whitehall st; also the store and basement 35 Howard st to the Taunton-New Bedford Copper Co. of 42 Water st.

CORN & CO. leased for A. W. Mead, as agent, the store, 22 East 42d st to the Hartford Lunch Co.

CORN & CO. have leased for the Oceanic Investing Co. through Ernest Adler as agent the double store at 10 East 42d st to the Berry Syndicate, men's furnishers.

CROSS & BROWN CO. leased offices in 1465 Broadway to the Essential Film Co.; in U. S. Rubber Building, Bway. and 58th st, to Whalen Engineering Co.; in conjunction with Pease & Elliman to M. E. Applebaum, Inc., and in conjunction with Carstein & Linnekin to Walter M. Smith, and space in 2d floor at 33 Warren st to George W. LeComptre of 64 West Broadway.

CROSS & BROWN CO. leased offices in 396 Broadway to A. Francoline, Philip Barnet and A. J. Freyhan.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Samuel Jacoby the 4-sty dwelling, 25 West 52d st to Michael J. Buckley; also an entire floor apartment in 784 Park av for the Charles Buek Construction Co. to Arthur Knox; and apartments in 969 Park av for K. P. Walker and the Randolph-Walker Corporation to J. Nelson Shreve and for Dawson C. Glover in 123 East 53d st to Richard L. Beckwith.

DOUGLAS L. ELLIMAN & CO leased a floor comprising 24 rooms and 7 baths, in the new apartment house, in course of construction, at 400 Park av, to R. A. C. Smith, Commissioner of Docks & Ferries.

DOUGLAS L. ELLIMAN & CO. leased apartments in 400 Park av to Dr. William S. Seamans in conjunction with Ewing, Bacon & Henry; in 103 East 86th st to Mrs. J. Davis Spooner and in 18 East 48th st to Mrs. Martha Maynard.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new building in course of construction at 993 Park av for Bing & Bing to Leopold Plaut; also in 40 East 62d st for the American Real Estate Co. to Dr. Edward W. Peterson; in 103 East 86th st to Walter V. Kremer and in 36 East 49th st to Mrs. Marion L. Ward.

BENJAMIN ENGLANDER has leased for the 25th St. Realty Co. to the Finkelstein Skirt Co. the 10th floor in 138-144 West 25th st.

J. ARTHUR FISCHER leased for Tramer & Unger for a garage and repair station the 2-sty building, 106 West 30th st; also to Duke Mikaelvitch the store and basement at 794 3d av; the 1st floor at 817 6th av to the 37th Assembly District Republican Club, and an apartment at 3 West 30th st to Charles E. Donald.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer, 5,000 sq. ft. in 18-20 West 21st st, to the Wendell Cloak & Suit House.

JULIUS FRIEND, EDWARD M. LEWI CO. leased office space on the 10th floor of 2-16 West 33d st to the Maloney Co., completing the renting of the upper portion of the building.

WILLIAM J. GABEL leased for Margaret Theobald to Alexander Zingraff the 4-sty house 234 East 12th st; also the store at 1833 Lexington av to the Crescent Oil & Disinfecting Co. of 101 East 113th st.

GAINES & DRENNAN CO. leased an apartment in 24 Gramercy Park on the 8th and 9th floors to Rev. Arthur H. Allen.

A. A. HAGEMAN has leased the store at 60 West 37th st to the Cincinnati Piano Player Co.; in conjunction with E. S. Willard & Co., store in the building now being altered at 46 West 36th st, to the Adams Express Co.; store at 63 West 39th st to William Goldberg, and 3d loft at 641 6th av to H. Mildeberger.

HEIL & STERN report the following leases: For American Real Estate Co. in 54-62 West 21st st, loft to Levison Bros. & Nevins of 49 West 23d st; for Antler Realty Co. in 57-61 West 38th st, loft to S Veilchenblau & Co of 625 Broadway; for Marmac Construction Co. in 158-64 West 27th st, loft to Max Lacher of 13 West 24th st; for Madison Holding Co. in

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724 Madison av, loft to Max B. Heim Mfg. Co., and for Eliza Guggenheimer in 40-6 West 20th st, store to E. & J. Bayer of 264 Greene st.

M. & L. HESS, INC., leased the 3-sty building 426-432 East 91st st, on plot 100x100, to Justin Seubert, Inc., cigar manufacturer of 410 East 68th st; also for Mrs. Emily B. Hopkins the store and basement at 36 West 33d st to Joseph Odierna of 60 Bleecker st, at a rental aggregating about $75,000.

M. & L. HESS, INC., leased for the Hess Building Co., space on the 16th floor in the Hess Building, 4th av and 26th st, to the Lion Silk Mills of 109 5th av; also at 432 4th av, space to Salembier, Levin & Co. of 225 5th av, woolens and dress goods.

HOUGHTON CO. leased for Sarah E. Fyles the 3-sty dwelling 114 West 94th st to Patrick J. Blake.

HOUGHTON CO. rented to James W. Edwards, the 3-sty dwelling, 116 West 94th st, for William H. Sheehy.

HUBERTH & HUBERTH rented the store in 1261 Park av to the Alba Remedy Co., and the store in 1846 2d av to Samuel Grob.

STEPHEN S. JOHNSON leased the 5th loft in the Underhill Building, 438 West 37th st, to Abercombie & Fitch, sporting goods, of 53 West 36th st.

LOUIS KEMPNER & SON leased a store in the Riviera Theatre Building, Broadway and 97th st, to the Strand Men's Wear Co. for 5 years.

SAMUEL H. MARTIN leased for Elizabeth N. Rogan, the 4-sty dwelling, 120 West 64th st, to Florence Atwood, and in 803 9th av the store and basement to John P. Haas.

NELSON, LEE & GREEN leased for Samuel K. Jacobs the store and basement in 141 Fulton st to Bernarr Macfadden, who opens his seventeenth Physical Culture restaurant.

CHARLES F. NOYES CO. has leased to George H. Squier, Inc., jewelers, of 1 Maiden la, for the Lawyers Title & Trust Co., the store 6 Maiden la at an aggregate rental of about $35,000.

CHARLES F. NOYES CO. has leased to the Merchants Fire Assurance Corporation of 2 Liberty st for H. L. Moxley & Co., agent, the 2d floor of the German-American Building, Maiden la and Liberty st; offices on the 13th floor of 160 Broadway to William H. Barker; in 102-104 Fulton st to Abraham Strauss; and the basement store at 20 John st for Edward Herzog to Benjamin Schnelwert.

CHARLES F. NOYES CO. leased to Theal Stefan & Co., of 25 Cliff st, the 5-sty building, 297 Pearl st, for 5 years at an aggregate rental of about $10,000.

CHARLES F. NOYES CO. leased the store, 169 Broadway, to Young Brothers, hatters, for ten years, at an aggregate rental of about $130,000.

PEASE & ELLIMAN leased the entire 10th floor apartment in 929 Park av to Eben B. Knowlton; also an apartment in 1155 Park av for Bing & Bing to Grenville Clark; furnished, for Mrs. Norman Hapgood, the 5-sty dwelling 107 East 73d st to Harold B. Clark; and renewed for Mrs. Nelson Tappan the lease on the 3-sty dwelling 337 Lexington av to Charles G. Francklyn.

PEASE & ELLIMAN rented apartments in 20 Washington sq for the Rhinelander Estate to John P. Munn; in Euclid Hall at Broadway and 86th st, for the Euclid Holding Co. to E. O. Roessle and at 234 Central Park West for Mrs. Ellen Purcell to Dr. C. W. Perkins.

PEASE & ELLIMAN leased for S. Charles Welsh, trustee, the ground floor and basement in 1516½ 3d av to the Newark Shoe Stores Co.; also subleased for Henry Schultheis Co. the 1st loft in 33 John st to Greenston & Peltz, and space to Henry Lehrman, proprietor of the Nassau Clothes Shop.

PEASE & ELLIMAN leased for Mrs. Katherine Spitzka the 5-sty dwelling, 66 East 73d st, to Samuel A. Sicher; also rented for Samuel A. Herzog an apartment in 399 Park av to Julian M. Gerard.

S. OSGOOD PELL & CO. leased for S. Kalvin, the store at 10 West 46th st, to Albert O. Whitney, art china; also for N. E. Oliver, a furnished apartment in 260 Riverside dr to Sidney E. Reilly and for Leota Hebard, an apartment at 10 East 50th st, to Mrs. W. G. McKinley.

PORTER & CO. leased for Allen Tucker and others the store at 66 West 125th st to Alexandrine Manquat.

RICE AND HILL leased for the 52d Street Co. to the Lippard Stewart Motor Sales Co., of 1790 Broadway, the easterly store containing nearly 8,000 sq. ft. in 136-146 West 52d st.

LOUIS SCHRAG leased for Jane A. Stokes the store in 408 6th av to Felle & Luerio.

SHAW & CO. leased for the estate of Emily Chamberlain the two 3-sty dwellings, 48-50 West 135th st, to Sadie A. Howell.

SHAW & CO. leased for the American Baptist Home Mission Society, the 3-sty dwelling, 4 West 128th st, to Augusta Zeeb, and for Caroline Denniston the 4-sty dwelling 19 West 121st st.

LOTON H. SLAWSON CO. leased offices in 116-120 West 32d st to the Andron Hygienic Co. of 216 East 61st st and to Charles Weil; also in 5-7 West 32d st for Leslie Palmer to the Wohlfart Fashion Co. of 71 West 23d st.

SIDNEY L. WARSAWER has leased for the Codington Co. the store at 767 6th av to the Broadway Bag & Trunk Co.

WM. A. WHITE & SONS have leased for A. L. Mordecai & Son the top floor in 557 5th av to the White Studio, which will open a 5th av branch; also rented for Philip Jeselson, agent, the 8th loft in 241-245 West 37th st to Herman Feinberg, printer. Mr. Feinberg's plant has been located in William and Gold sts for the last 15 years.

ARTHUR E. WOOD leased for C. M. Dreyer the easterly store in 53 West 125th st to Frank B. Mellinger, milliner.

Bronx.

CHARLES BUERMANN & CO. leased for the Longchester Realty Co. to Gussie Mangel a store in 865 Longwood av, for 5½ years.

WILLIAM J. GABEL leased the 3-sty dwelling 747 Crotona Park North to Emil Bauchwitz and the 3-sty dwelling 1976 Hughes av to Andrew J. Flynn.

HUBERTH & HUBERTH leased stores in 481 Claremont Parkway to Samuel Breindel and Barnett Ginsberg.

Brooklyn.

BULKLEY & HORTON CO. leased the dwellings, 808 Park pl, to Dr. Charles Scofield; 302 Lafayette av to Frank G. Bicklein and 17 Revere pl to Frank G. Morris.

PEASE & ELLIMAN leased for George Tonkonogy, the store at 1743 Pitkin av to the Newark Shoe Stores Co.

Queens.

CROSS & BROWN CO. leased to the Commercial-Research Co., the top floor in the Goodyear Tire & Rubber Co. Building, at Jackson av and Honeywell st, Long Island City. The lessee will move its laboratories and factory from Tuckahoe, N. Y.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Hugo Josephy cottage at Wave Crest to William Uhlman; for Simon Hatch cottage on Atlantic av to Emile Tas; and for Pauline Burkander cottage in Pinson pl to V. I. Brandon.

JOHN STICH & CO. have rented at Far Rockaway and Edgemere, for Mrs. Elizabeth F. Beers, house on Nielson av to Clarence H. Spear; for G. & L. Construction Co., house on Atlantic av to Moe Katzenberg; for the S. & L. Construction, 14 Hudson av to Mrs. Caryll Weiss and 15 Hudson av to Mrs. E. M. Bernstein; for Mrs. Mary Webster, 104 Gipson pl to John Leffler, for John F. Trommer Brewing Co., three buildings in White st; for A. E. Van Wagner, 50 White st to Benjamin Gold, and for the Banister Realty Co., the "Kuloff" to Jesse J. Harris.

Suburban.

FRANCES ALDA, wife of Managing Director Gatti-Casazza of the Metropolitan Opera House, has leased the home of Sallie J. Franham, the sculptress, at Kings Point, Great Neck, L. I., for the summer.

HORACE T. CHARTERS & CO. leased for Wm. H. Reynolds to the Cas Can Restaurant Corp. the building known as "Danse de la Mere" at Long Beach, L. I. The building is being remodeled into a restaurant and will be known as "Castle by the Sea."

GEDNEY FARM CO. leased for Kenneth M. Murchison a colonial residence on Sherman av to A. H. Campbell, also a residence on Park dr to Williard E. Day.

FISH & MARVIN rented the Stuart estate at Rye, N. Y., to Robert R. Whiting, and the Robertson property at Bronxville to Harold Flammer.

S. OSGOOD PELL & CO. leased the Pliny Fiske estate at Milton Point, Rye, N. Y., to Henry Lockhart, Jr.; also furnished for E. W. Robinson, his house at Great Neck, L. I., to Albert A. Cohn.

HERBERT A. SHERMAN leased for George Mercer to Morris Fatman his country place, "Chetolah," at Orienta Point, Mamaroneck, N. Y. The property consists of a large house, ten acres of land and a private dock on the Sound.

HERBERT A. SHERMAN leased for William P. Neergard his country place at Milton rd and Palisade av, Rye, N. Y., to John V. Woodward.

MATT J. WARD & CO. have leased the Red Swan Inn at Warwick, N. Y., for Mr. Kronder, owner, to Berkeley S. Davis, of this city, former proprietor of the Idle Hour Inn at Monroe, N. Y.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

ABRAHAM GOLDBERG.—695 2d av, 918-30. 4-sty flat, 16.8x80, $14,500.

MARY KLUSACEK.—317 East 71st st, 1446-11. 5-sty ten, 25x102.2, $22,000.

MARY G. PEET.—31-33 Vesey st, 85-18, 5-sty bldg, 50.2x64.2, $150,000. Decedent owned a one-seventieth undivided interest which was valued at $2,000.

SAMUEL F. PRAGER.—125 Madison st, 275-1, 5-sty ten, 25.6x74.6x irreg, $26,000; 32 Morningside av, 1944-2, 5-sty ten, 25x100, $26,750.

ROBERT B. WALSH.—841 West End av northwest corner 101st st, 1889-55, 5-sty apt, 31.5x100, $77,000; 843 and 845 West End av, 1889-56-57, two 5-sty apts, each 22.9x100, each $33,500; 986 Lexington av, 1406-58½, 3-sty dw, 18x60, $22,500.

OBITUARY

CHARLES L. A. BADEN, for forty-two years connected with the Germania Fire Insurance Co., of which he was assistant manager, died, aged sixty-two, at his home, 602 Carlton av, Brooklyn.

LOUIS A. MARKS, in the real estate brokerage business with his brother Alfred C. Marks, at 115 Broadway, died on Monday, aged forty-nine. He lived at 547 West 147th st.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	112	124
Assessed value	$6,276,200	$6,711,500
No. with consideration	22	14
Consideration	$1,074,200	$464,225
Assessed value	$1,205,700	$626,000
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 62
Total No.	1,569	1,690
Assessed value	$87,276,310	$100,628,613
No. with consideration	201	173
Consideration	$11,357,024	$6,878,614
Assessed value	$11,506,750	$7,475,517

Mortgages.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	91	67
Amount	$2,287,882	$1,958,711
To Banks & Ins. Cos.	25	17
Amount	$698,500	$1,013,000
No. at 6%	30	31
Amount	$603,516	$520,136
No. at 5½%	4	6
Amount	$418,500	$843,000
No. at 5%	25	19
Amount	$568,750	$346,575
No. at 4½%	1	.....
Amount	$30,000	..
No. at 4%	1	
Amount	$2,166	.....
Unusual rates	.....	.....
Amount	.....	..
Interest not given	30	11
Amount	$604,950	$249,000
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
Total No.	919	1,012
Amount	$20,987,671	$32,387,799
To Banks & Ins. Cos.	174	236
Amount	$8,174,182	$19,166,200

Mortgage Extensions.

	Mar. 19 to 25	Mar. 20 to 26
Total No.	29	74
Amount	$3,572,450	$3,741,650
To Banks & Ins. Cos.	13	43
mount	$2,717,000	$3,077,500
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
Total No.	436	546
Amount	$18,971,293	$22,986,335
To Banks & Ins. Cos.	148	159
Amount	$11,101,000	$13,130,950

Building Permits.

	1915 Mar. 20 to 26	1914 Mar. 21 to 27
New buildings	15	16
Cost	$660,300	$2,287,500
Alterations	$172,795	$156,155
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
New buildings	100	114
Cost	$13,908,525	$10,662,690
Alterations	$1,811,619	$3,472,399

BRONX.

Conveyances.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	113	107
No. with consideration	20	11
Consideration	$86,453	$225,494
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
Total No.	1,251	1,345
No. with consideration	140	172
Consideration	$1,259,419	$1,765,956

Mortgages.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	59	55
Amount	$428,584	$532,524
To Banks & Ins. Cos.	4	7
Amount	$91,500	$83,000
No. at 6%	23	23
Amount	$94,910	$223,970
No. at 5½%	5	3
Amount	$42,500	$74,000
No. at 5%	9	11
Amount	$163,000	$100,775
Unusual rates	2	1
Amount	$2,014	$1,079
Interest not given	20	17
Amount	$126,160	$132,700
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
Total No.	715	802
Amount	$5,333,794	$7,194,632
To Banks & Ins. Cos.	43	106
Amount	$871,750	$2,125,801

Mortgage Extensions

	Mar. 19 to 25	Mar. 20 to 26
Total No.	15	12
Amount	$316,900	$314,500
To Banks & Ins. Co.	2	2
Amount	$56,000	$45,500
	Jan. 1 to Mar 25	Jan. 1 to Mar. 26
Total No.	196	201
Amount	$3,540,905	$3,575,800
To Banks & Ins. Cos.	42	29
Amount	$817,950	$814,500

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Building Permits

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
New buildings	23	25
Cost	$574,600	$327,150
Alterations	$32,050	$43,900
	Jan. 1 to Mar. 25	Jan. 1 to Mar 26
New buildings	219	177
Cost	$6,715,625	$3,786,955
Alterations	$191,685	$287,060

BROOKLYN.

Conveyances.

	1915 Mar. 18 to 24	1914 Mar. 19 to 25
Total No.	390	424
No. with consideration	46	59
Consideration	$154,940	$305,628
	Jan. 1 to Mar. 24	Jan. 1 to Mar. 25
Total No.	4,729	5,279
No. with consideration	499	588
Consideration	$2,484,430	$4,715,845

Mortgages.

	1915 Mar. 18 to 24	1914 Mar. 19 to 25
Total No.	244	300
Amount	$1,093,579	$1,100,139
To Banks & Ins. Cos.	57	56
Amount	$435,650	$298,700
No. at 6%	128	168
Amount	$337,050	$487,198
No. at 5½%	65	77
Amount	$402,150	$396,770
No. at 5%	34	46
Amount	$314,435	$179,850
Unusual rates	2	3
Amount	$2,150	$2,850
Interest not given	15	6
Amount	$37,794	$33,471
	Jan. 1 to Mar. 24	Jan. 1 to Mar. 25
Total No.	3,373	3,605
Amount	$11,641,540	$13,934,802
To Banks & Ins. Cos.	490	707
Amount	$2,935,191	$4,944,300

Building Permits.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
New buildings	149	93
Cost	$1,290,500	$709,200
Alterations	$72,690	$44,805
	Jan. 1 to Mar 25	Jan. 1 to Mar. 26
New buildings	1,123	933
Cost	$8,652,785	$9,505,685
Alterations	$867,667	$591,879

QUEENS.

Building Permits.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
New buildings	172	199
Cost	$718,169	$682,970
Alterations	$24,958	$27,370
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
New buildings	973	851
Cost	$3,301,325	$3,802,512
Alterations	$199,714	$231,148

RICHMOND.

Building Permits.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
New buildings	31	16
Cost	$49,145	$30,986
Alterations	$1,285	$5,005
	Jan. 1 to Mar. 25	Jan. 1 to Mar. 26
New Buildings	144	122
Cost	$377,680	$235,066
Alterations	$17,450	$44,160

REAL ESTATE NOTES.

WOLF BURLAND, the Bronx builder, has opened an office at 807 Westchester av.

EBLING REALTY CO. announces the removal of its offices to 7 East 42d st.

PEPE & BRO. have been appointed agents for 412-416 East 23d st.

KURZ & UREN were the brokers in the recently recorded sale of 216-218 East 95th st, for Herman D. Junge to Thomas H. Roff.

ALBERT B. ASHFORTH, INC., has been appointed manager of the 20-sty office building, 50 Broad st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the building occupied by the Ehrich Art Galleries at 707 5th av.

WINFRED WATSON has resigned as president, treasurer and a director of Unger & Watson, Inc., and is now associated with Edgar A. Manning of 489 5th av.

BASTINE & CO. have been appointed agents by the Holland Holding Co., Judson S. Todd, president, for the 11-sty loft building, 31-33 West 21st st.

WM. A. WHITE & SONS have been appointed agents for 261 Washington st, 93 Murray st and 196 and 198 Chambers st, owned by the estate of Daniel S. Miller.

LEON S. ALTMAYER negotiated a 1st mortgage of $13,500 at 5 per cent. for David J. Isaacs on 11 West 90th st; also sold a mortgage of $25,000 for L. N. Levy on 2936 3d av.

LOTON H. SLAWSON CO. has been appointed agent for the two 12-sty apartment houses "Northold" and "Southold" occupying the entire block front on the west side of Broadway between 150th and 151st sts.

PEASE & ELLIMAN have been appointed agents for the store and apartment building, at the northwest corner of Lexington av and 35th st, by John W. Smythe, to whom they recently sold the property.

DAVID L. WOODALL was the broker in the recently recorded sale of the plot 50x120, at the northeast corner of Tiebout av and 187th st, for Fanny C. Stephens to the United Presbyterian Church.

IN THE WESTCHESTER AV and Southern Boulevard sections of the Bronx, the American Real Estate Co. has made recent sales to six builders who are improving with five-story apartment houses. Other sales are reported pending.

SAMUEL KISSLER of St. Louis and Kolb & Tech of Chicago are the buyers of Ulysses Court, at 528 Riverside dr, sold recently by A. M. Bedell, who took in part payment a 32 years lease on the southwest corner of 7th and Washington avs, St. Louis, Mo. Willard S. Burrows & Co. were the brokers.

MULVIHILL & CO. sold the lease covering the garage, on plot 75x100 ft., at the northeast corner of 120th st and Syvan pl, to Wade L. Cline, for an unexpired term of 14 months with a renewal; the premises are to be continued and used as a garage by J. W. Kennedy Auto Co.

CHARLES R. FARUOLO, for the last 15 years at 45 East Houston st, announces that he has leased the large store in the Bible House, adjoining the southeast corner of 4th av and 9th st, where his firm will continue in the general real estate and insurance business, after April 1.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

Parties in interest acquired this week a number of properties in various sections of the city. The Greenwich Savings Bank, as plaintiff, became the owner of the thirteen-story mercantile building, at 85 Fifth avenue, on a bid of $575,000, about $35,000 less than the judgment which brought about the sale. Another financial institution, the Poughkeepsie Savings Bank, bought the old-time Cafe Boulevard property at Second avenue and 10th street for $100,000, $30,000 less than existing liens. There was lively bidding for the two five-story tenements, 783 and 785 Columbus avenue, which were finally knocked down to the defendant, Arthur Otten, for $27,500 and $28,000 respectively.

Next week's auction room business will be characterized by an unusually large number of offerings. Forty-six properties are scheduled for auction in Manhattan and twenty in the Bronx.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 26, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Bank st, 20, ss, 39 w Waverly pl, 19.7x75, 3-sty & b bk dwg; partition; Julius Lippman. 9,200

Houston st, 477 E (*), ss, 70 w Goerck, 20x50, 3-sty bk tnt & strs; due, $7,153.18; T&c, $69.16; Metropolitan Savgs Bank. 6,000

Lispenard st, 3 (*), ns, 20 e W Bway, 20x75, 3-sty bk loft & str bldg, 1-sty ext; due, $13,865.78; T&c, $310; Mary Bussing. 13,000

107TH st, 198-204 E, see 2 av, 156-60.

14TH st, 344-6 (*), ss, 550 w 8 av, runs s103 1xw50xn—xe1xn—xw3¾ of an inch x n46,1xe50 to beg, 6-sty bk tnt; due, $9,389.40; T&c, $1,953; sub to 1st mtg $60,000; Abr L Kass. 67,500

19TH st, 427 E (*), ns, 328 e 1 av, 24x92, 5-sty bk tnt & strs; due, $20,972.42; T &c, $1,406.98; Horace Porter et al. 12,000

146TH st, 164 W (*), see 7 av (Nos 2517-9), 100x40, 6-sty bk tnt & strs; due, $62,755.92; T&c, $3,786.73; Metropolitan Life Ins Co. 50,000

157TH st, 547 W (*), ns, 450 w Am's av, 125x99.11, 6-sty bk tnt; due, $29,108.20; T &c, $2,166.20; Leopold Marcus et al. 185,000

West Broadway, 159-63, see Worth (Nos 32-52), 80x375 to Church (Nos 220-8); also THOMAS ST, 59-61, ns, 150 e West Bway, 50x100; also THOMAS ST, 63-9, ns, 50 e West Bway, runs n50xw50 to West Bway (Nos 155-7), xn50xe150xs100xw100 to beg, 5 & 6-sty bk & stn str; also SULLIVAN ST, 99-101, es, abt 100 n Spring, 50x100, 2-sty bk stable; White & Case for the reorganization committee. 120,000

2D av, 156-60 (*), see 10th (Nos 198-204), 65.7x125, 4-sty bk restaurant; due, $129,523.10; T&c, $8,000; Poughkeepsie Savings Bank. 100,000

7TH av, 2517-9, see 146th, 164 W.

HENRY BRADY.

Lexington av, 1047 (*), es, 68.2 s 75th, 17x55, 3-sty & b stn dwg; due, $14,824.86; T&c, $603.62; Maurice M Sternberger exr. 13,000

134TH st, 225 W (*), ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, $9,931.90; T&c, $305; Septimus Jones-Jonavitch. 9,000

M. MORGENTHAU JR CO.

16TH st, 1 E, see 5th av, 85.

119TH st, 20 E (*), ss, 184.5 w Mad av, 15.8x100.11, 3-sty & b stn dwg; due, $8,603.38; T&c, $8; Elizabeth S Harvie. 7,000

5TH av, 85 (*), nec 16th (No 1), runs n 49xe116.10xn43xe20xs82 to st xw141.10 to beg, 11-sty bk loft & str bldg; due, $610,-33.50; T&c, $587.50; Greenwich Savings Bank. 575,000

BRYAN L. KENNELLY.

179TH st, 815 W (*), nwc Pinehurst av (Nos 40-50), 100x150x109.7x150.3, 3-5-sty bk tnts; due, $35,282.34; T&c, $2,066.50; sub to 3 1st mtgs aggregating $165,000; Anne E Benjamin. 197,956

Columbus av, 753 (*), es, 25.11 n 94th, 25x74, 5-sty bk tnt & strs; due, $12,907.77; T&c, $513.50; Laurence Curnen. 27,500

Columbus av, 785 (*), es, 50.11 n 95th, 25x74, 5-sty bk tnt & strs; due, $12,960.27; T&c, $502.79; Laurence Curnen. 28,000

Pinehurst av, 40-50, see 179th, 815 W.

West Broadway, 413-5 (*), es, 99 n Spring, 51x100, 2 6-sty bk loft & str bldgs; due, $57,906.77; T&c, $3,026.89; N Y Life Ins Co. 54,000

HERBERT A. SHERMAN.

131ST st, 158 W, see 7 av (Nos 2211-5), 100x45.11, 5-sty bk tnt & strs; due, $56,-148.05; T&c, $110; Jno M Ruck, a party in interest. 56,500

7TH av, 2211-5, see 131st, 158 W.

SAMUEL MARX.

Lexington av, 1015 (*), es, 85.2 s 75th, 17x55, 5-sty & b stn dwg; due, $14,819.24; T&c, $611.15; Lawyers Mtg Co. 13,000

DANIEL GREENWALD.

169TH st, 212 W, ss, 175 w Amsterdam av, 25 x85, 2-sty fr dwg; withdrawn. —

Total	$1,543,656
Corresponding week 1914	828,145
Jan. 1, 1915, to date	10,488,919
Corresponding period 1914	8,808,595

Bronx.

The following are the sales that have taken place during the week ending March 26, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Dawson st, 681 (*), ns, 183.4 w Leggett av, or 156th, 16.8x85.5x18.3x80.11, 2-sty fr dwg; due, $3,287.48; T&c, $6; sub to 1st mtg $2,500; Bertha Katcher. 3,500

141ST st, 477 E, ns, 757 e Willis av, 18.9 x100, 2-sty & b bk dwg; due, $3,389.12; T &c, $120.10; Barnett Kantor. 4,350

147TH st, 548 E, see St Anns av, 481.

205TH st, E, nec Bainbridge av, see Bainbridge av, nec 205th.

Bainbridge av (*), nec 205th, 26.2x73.7x 25x81.3, vacant; due, $1,592.26; T&c, $375; Tax Lien Co N Y. 2,250

Belmont av, 2142-4 (*), es, 127.9 n 181st, 58.10x164.1x58.5x156.10, 2-2-sty bk dwgs; due, $8,255.28; T&c, $1,034.36; sub to prior mtgs aggregating $9,350; Stephen H Jackson. 9,400

HENRY BRADY.

177TH st, 749 (259) E (*), ns, 100 w Prospect av, 25x100, 3-sty fr tnt & strs; due, $1,111.11; T&c, $250; Saml Bitterman. 21,446

181ST st, 601 E, see Arthur av, 2130.

182D st, 712 E (*), ss, 28.5 e Crotona av, 25x70, 2-sty bk dwg; due, $5,943.45; T &c, $275.60; Fannie J Jones. 6,000

Arthur av, 2130, nec 181st (No 601), 46.7 x90x70x93, 5-sty bk tnt & strs; adj sine die.

Brook av, 553, ws, 184.11 s Westchester av, 27.1x82.9x30.7x68.6, 4-sty bk tnt & strs; due, $1,680.60; T&c, $2,035.02; sub to a pr mtg $12,000; Bertha Kaufman, a party in interest. 12,005

BRYAN L. KENNELLY.

St Anns av, 481 (*), swc 147th (No 548), 25x99.4, 5-sty bk tnt & strs; due, $29,-754.92; T&c, $611.25; Empire City Savings Bank. 54,000

GEORGE PRICE.

Castle Hill av (*), ws, 90.5 n Starling av, 28x68.6x51x64.6; due, $1,773.28; T&c, $590; Bronx Security & Brokerage Co et al. 1,700

3D av (*), es, 52 n 133d, 26x20.1x25x 27.1, vacant; due, $1,414.19; T&c, $238,96; Sarah E Van Riper. 1,200

CHAS. A. BERRIAN.

Bronx blvd (*), es, 169.5 n 224th, 54.10x 105; due, $1,170.01; T&c, $950.12; Gertrude Mayer. 1,500

Total	$117,251
Corresponding week 1914	101,861
Jan 1, 1915, to date	1,470,231
Corresponding period 1914	1,347,855

Brooklyn.

The following are the sales that have taken place during the week ending March 24, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

OVERBAUGH PL, swc E 41st; Lewisberg Realty Co 1,025.00

52D ST (*), nes, intersec nws 14 av, 100x80.2; Jas Lefferts et al 7,243.00

52D ST, nes, 80 se 6 av, 20x100; withdrawn —

78TH ST (*), nes, intersec nws 21 av, 100x60; 78TH ST, nes, 240 nw 21 av, 100x200; 79TH ST, nes, 460 nw 21 av, 82x100; Evan J Williams 4,000.00

80TH ST, ns, 280 e Ridge blvd, 80x 118.8; withdrawn —

AV H, sec E 13th, 40x100; Archibald W Pohl 6,400.00

3D AV (*), ses, 100.8 ne 100th, 50.4x 105.9xirreg; Jennie L Church extrx 4,000.00

6TH AV, ses, 20 ne 52d, 20x80; adj Apr 6 —

PARCEL OF LAND (*), beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x—x1,253x—; Frederich Herold 8,605.00

WILLIAM J. McPHILLIAMY & CO.

BUTLER ST, ss, 100 w Bond, 25x100; withdrawn —

PROSPECT ST (No 51), nwc Adams, 25 x50; & DEAN ST (No 184); ss, 65 w Bond, runs s100xe10xn25xe10xn75xw20 to beg; Jos Cavagnaro et al 3,100.00

TROUTMAN ST (*), ses, 91.3 ne Irving av, 100x100; Balthaser Klee 3,500.00

85D ST (*), ss, 427.2 e 20 av, 18.2x 100; Poughkeepsie Trust Co 9,575.00

ATKINS AV (*), ws, 90 s Blake av, 100 x100; Theodore Kiendl 4,500.00

AV N, nec E 18th, 50x100; OCEAN AV, ws, 60 n Av N, 140x128.9; AV N, ss, 50 e 18th, 50x120; AV N, swc E 18th, 50x120; E 19TH ST, sec Av N, 100x 125.3; withdrawn —

FOSTER AV, ns, 20 w 3d, 20x100; Elizabeth Estate Co, Inc 4,250.00

FOSTER AV, ns, 40 w 3d, 20x100; Catherine C Mannion 4,475.00

HAMILTON AV, swc Nelson, 25.2x20.10; M E White 8,500.00

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3 xse313.11xne349.6xne183 to beg; LOT I and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw 503.9xse504.11xne515.10 xnw313.11 to beg; adj Apr 6 —

METROPOLITAN AV (*), nwc N 3d, 95.1x101.8; David Engel 500.00

TILDEN AV, sec Bklyn av, 104.7x108.5; adj Apr 7 —

NATHANIEL SHUTER.

CARROLL ST, ns, 104.2 e Hicks, 20.10x 100; J Cutone 6,100.00

MADISON ST (*), ns, 463 e Patchen av, 19x100; Theodore A Cullen 100.00

QUINCY ST (*), ss, 44.8 e Ralph av, 21.4x78; Wm Linder 9,500.00

7TH ST (*), ws, 215 n A, 200x100; Highlawn Estate & Impt Co 2,250.00

49TH ST (*), nes, intersec ses 15 av, 100x100.2; Paul W Connelly Bldg Co 1,860.00

74TH ST, nes, 346.6 se 6 av, 20x100; C Kobhar 3,527.00

NEWKIRK AV (*), nwc E 21st, 40x 110.5xirreg; Saml Hess 37,500.00

5TH AV, sec 75th, 21.11x95.9; adj Apr 13 —

JAMES L. BRUMLEY.

6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nwc Prospect Park W, 97.10 x92.6; withdrawn —

CATON AV (*), sec Stratford rd, 105.10 x98; Wood Harmon Warranty Corpn 40,000.00

ELTON AV (*), ws, 100 n Liberty av, 24.6x90; Fredk Pietig 2,500.00

HAMILTON AV (*), nes, 82.6 nw Bush, 21.10x48.1xirreg; Elvira Behncke 4,100.00

JERE JOHNSON, JR., CO

FLUSHING AV, 120, ss, 75 w Clermont av, runs w47.6x3.9xe20xs25xe7.11xn 92.1 to beg, fr shop & stable (vol); Bertha A Swezy, Lewis D W Kahler, Oscar H Montgomery 3,200.00

Total	$1803310.00
Corresponding week, 1914	126,310.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM P. RAE CO.

APR. 1.

LIVINGSTON ST, 291, ns, 160 e Hanover pl, runs e20xn125xw40xs45xe20xs80 to beg, 3-sty bk bldg (partition).

UNDERHILL AV, nwc St John's pl, runs n47xw 72.6xse81xe30 to beg, vacant (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAR. 27.

No Legal Sales advertised for this day.

MAR. 29.

11TH ST, 75-7 W, see 6 av, 148-50.

30TH ST, 25 W, ns, 390 w 5 av, 20x98.9, 4-sty stn tnt & str; Mutual Life Ins Co N Y—Wm J Clarke, exr, et al; Fredk L Allen (A), 55 Cedar; Marx Goldberg (R); due, $55,589.99; T&c, $——; mtg recorded Sept 8, 1909; Joseph P Day.

95TH ST, 303-5 E, ns, 100 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; N Y Produce Exch—Ludins & Romm Realty Co et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jno G Pheil (R); due, $34,372.46; T&c, $721.40; Joseph P Day.

AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (A); partition; M Morgenthau, Jr, Co.

6TH AV, 148-50, nec 11th (Nos 75-7), 42.6x69, 2-3-sty bk tnts & strs; 7TH AV, 47, es, 133.8 s 14th, 15.5x100, 5-sty stn tnt & str; Warren A Clapp et al—Florence L Colburn et al; Noah C Rogers (A), 100 Bway; Geo H Engelhard (R); partition; Joseph P Day.

7TH AV, 47, see 6 av, 148-50.

MAR. 30.

ORCHARD ST, 23, ws abt 135 n Canal, runs n17.5xw70xn—xw23.2xs56xe23.1xn—xe79 to beg, 5-sty bk tnt & strs; Abr J Dworsky —Israel D Shlachetzki et al; Straus & Dworsky (A), 5 Beekman; Chas D Donohue (R); due, $11,-058.70; T&c, $179.08; sub to 1st mtg $25,000; Henry Brady.

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Legal Sales Manhattan Continued.

22D ST, 411 W, ns, 88.4 w 9 av, 16.8x98.9, 5-sty bk tnt; on the matter of the Estate of Wm Dresscher; deed; Jno J O'Brien (A), 38 Park Row; Mary E Heisler, admtrx; sub to a mtg $12,000. Henry Brady.

28TH ST, 152 E, ss, 60 e Lex av, 20x74, 3-sty bk laundry, 1-sty ext; Rose T Kirk—Minnie L Harris et al; Hiram M Kirk (A), 130 Fulton; Archibald E Baxter (R); due, $5,096.41; T&c, $100; sub to 1st mtg $17,000; Henry Brady.

53D ST, 141-143 W, ns, 300 e 7 av, 37.6x100, 2-4-sty & b stn dwgs; Metropolitan Life Ins Co—J Emmet Flanagan et al; Woodford Bovee & Butcher (A), 1 Madison av; Saml J Levinson (R); due, $61,515.83; T&c, $1,241.10; mort recorded May 2, 1911; Joseph P Day.

77TH ST, 12 W; ss, 225 W Central Park W, 25x102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 46 Cedar st; Michl J Mulqueen (R); due, $21,426.16; T&c, $4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.

105TH ST, 117-9 E, ns, 155 e Park av, 50x100.11, 6-sty bk tnt & strs; Anna S Stemme et al—Meriech Ost et al; Francis B Cheusey (A), 320 Bway; Richard P Lydon (R); due, $9,-153.98; T&c, $211; sub to mtg $50,000; Henry Brady.

131ST ST, 202 W, ss, 75 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Sheldon Leavitt et al—Jos L O'Brien; Jno E Roosevelt (A), 41 Wall; Saml Ecker (R); due, $9,948.29; T&c, $340; mtg recorded Nov 6, 1895; Samuel Marx.

AMSTERDAM AV, 1491, es, 125 n 133d, 25x100, 5-sty bk tnt & strs; City Real Estate Co—Herrmann Realty Co et al; Action 3; Harold Swain (A), 176 Bway; Chas P Rogers (R); due, $5,411.10; T&c, $496.40; sub to pr mtg $20,000; mtg recorded Nov 21, 1910; Henry Brady.

7TH AV, 2530, ws, 80.6 s 147th, 19.5x100, 5-sty bk tnt & strs; Metropolitan Savgs Bank—Herrmann Realty Co et al; Action 3; A S & W Hutchins (A), 84 William; Jerome Donovan (R); due, $15,914.48; T&c, $229.95; Henry Brady.

MAR. 31.

ACADEMY ST, nwc Post av, 100x100, vacant; Wm H Rolston—Occidental Realty Co; Geller, Rolston & Horan (A), 22 Exch pl; Louis A Cuvillier (R); due, $16,548.92; T&c, $2,-536.78; Henry Brady.

GREENE ST, 80-2, es, 51 s Spring, 50x100, 5-sty bk str; Bank for Savgs in City N Y—Henry L Herbert et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Francis W Pollock (R); due, $62,212.86; T&c, $1,246.00; D Phoenix Ingraham.

8TH ST, 405 E, see Av D, 112-4.

18TH ST, 3 & 5 W, ns, 135 w 5 av, 49.4x92, 8-sty bk loft & str bldg; Louis S Stroock et al—Louis Stern et al; Stroock & Stroock (A), 30 Broad; Matthew P Breen, Jr (R); due, $183,-483.29; T&c, $27.70; Joseph P Day.

29TH ST, 563 W, see 35th st, 217-9 W.

30TH ST, 437-9 W, ns, 325 e 10 av, 50x109x50.2 x104.11, 2-5-sty bk tnts; Mary B Scott—Angeline L Burlingame et al; Alexander & Green (A), 165 Bway; Archibald E Baxter (R); due, $34,449.47; T&c, $2,007; Jacob H Mayers.

31ST ST, 120-2 W, ss, 245 w 6 av, 40x123.6x40.10 x115.5, 7-sty bk loft & str bldg; County Holding Co—120 W 31st Se Corpn et al; Merrill & Rogers (A), 100 Bway; Chas H Murray (R); due, $135,879.61; T&c, $1,273.40; Joseph P Day.

35TH ST, 217-9 W, ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; 8TH AV, 783, ws, 57.9 s 48, 25.1x100, 3-sty bk tnt & strs; 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; 9TH AV, 500, sec 38th (Nos 354-58), 24.9x100, 5-sty bk tnt & strs; 11TH AV, 302-4, nec 29th (563), 49.4x55, 2-4-sty bk tnts & strs; Sheriff's Sale of all right, title, &c, which Helena M Richter had on Oct 30, 1914 or since; Ferguson & Ferguson (A), 41 Park Row; Max S. Grifenhagen, sheriff; Daniel Greenwald.

38TH ST, 250 W, sec 35th st, 217-9 W.

38TH ST, 354-8 W, see 35th st, 217-9 W.

50TH ST, 216 W, see Bway, 1744-8.

96TH ST, 15 W, ns, 240 w Central Park W, 20x100.11, 5-sty stn tnt; Frederic de P Foster et al, trstes—Abbie S Ward et al, individ & extrx; Frederic F de Rham (A), 44 Wall; David C McConnell (R); due, $24,681.76; T&c, $753.52; Joseph P Day.

109TH ST, 236 E, ss, 175 w 2 av, 25x100.10, 5-sty bk tnt & strs; Walter A Burke, trst—Little Italy Realty Co et al; Hill, Lockwood, Redfield & Lydon (A), 25 Nassau; Joab H Banton (R); due, $18,591.27; T&c, $1,293.63; Bryan L Kennelly.

118TH ST, 58 E, ss, 120 e Mad av, 20x100.11, 5-sty bk tnt; Susan Tuckerman—Saucon Realty Co et al; Frederic F de Rham (A), 44 Wall; Earnest R Eckley (R); due, $15,125.71; T&c, $551.30; Bryan L Kennelly.

119TH ST, 118 W, ss, 253 w Lenox av, 18x100.11, 3-sty & b stn dwg; Equitable Life Assurance Soc of the U S—Brady Blackbourne Co et al; Alexander & Green (A), 165 Bway; Archibald E Baxter (R); due, $12,783.85; T&c, $144.50; Jacob H Mayers.

138TH ST, 221 W, ns, 246.6 w 7 av, 32x99.11, 3-sty & b stn dwg; Wm Rankin—Miriam Williams et al; Wm R Adams (A), 23 Broad; Lewis J Conlan (R); due, $13,824.51; T&c, $185; Bryan L Kennelly.

162D ST, 515 W, nec Ft Washington av, 184.10 x85.9x187.10x98.11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (A); due, $211,236.22; T&c, $403; Joseph P Day.

AV D, 112-4, nec 8th (No 405), 47.6x77, 6-sty bk tnt & strs; Wm H Schmohl—Geo Holober et al; Wilson Barker & Wager (A), 48 Wall; Patrick J Dobson (R); due, $20,658.56; T&c, $136.80; mtg recorded Apr 28, 1905; Samuel Marx.

BROADWAY, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

FT WASHINGTON AV, nec 162d, see 162d st. 615 W.

POST AV, nwc Academy, see Academy st, nwc Post av.

8TH AV, 783, see 35th st, 217-9 W.

9TH AV, 500, see 35th st, 217-9 W.

11TH AV, 302-4 W, see 35th st, 217-9 W.

APR. 1.

107TH ST, 323 E, ns, 350 e 2 av, 25x75, 5-sty bk tnt & strs; Jno M Bowers—Victor Quarelli et al; Middleton S Borland (A), 46 Cedar; Albert B Unger (R); due, $18,095.33; T&c, $455.30; Joseph P Day.

109TH ST, 169-71 E, ns, 207.6 w 3 av, 37.6x 100.11, 6-sty bk tnt & strs; Saml I Posen et al—Aaron Marcus et al; Harry M Markson (A), 302 Bway; Elek J Ludvigh (R); due, $5,566.35; T&c, $50; sub to mtg $60,000; Joseph P Day.

APR. 2.

54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin N Dalberg (R), due, $63,908.62; T&c, $157.60; mtg recorded Apr 13, 1912; Joseph P Day.

188TH ST, W, swc Amsterdam av, see Ams av, swc 188th.

119TH ST, 86 W, see Lenox av, 170-8.

188TH ST, W, ss, 100 w Ams av, 175x95, vacant; Geo H Montrose—Max Hirsch et al; Arthur Knox (A), 198 Bway; Michl J Mulqueen (R); due, $9,413.47; T&c, $625; Joseph P Day.

AMSTERDAM AV, swc 188th, 94.10x100, vacant; Edmund J Levine et al, trstes; Napoleon Constn Co et al; Saml C Steinhardt (A); 50 Broad; Newman Levy (R); due, $32,582.40; T&c, $——; Samuel Goldsticker.

LENOX AV, 170-8, sec 119th (No 86), 100.11x 85, 8-sty bk tnt & strs; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas H Murray (R), due, $210,197.02; T&c, $2,-285.55; mtg recorded Sept 22, 1902; Joseph P Day.

MADISON AV, 1935, es, 44 n 124th, 22x85, 3-sty stn tnt & str; Henry L Cammann—Fannie L T Hubbard et al; Duer, Strong & Whitehead (A), 43 Wall; Martin J Keogh, Jr (R); due, $18,578.64; T&c, $566.80; M Morgenthau, Jr, Co.

APR. 3.

No Legal Sales advertised for this day.

APR. 5.

14TH ST, 316 & 318 E, ss, 172.6 e 2 av, 45x103.3; Jas W Halstead, trste—Henry Rosenstein et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jas C Meyers (R); due, $68,291.73; T&c, $1,981.40; Joseph P Day.

85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Froskauer (A), 170 Bway; Jno H Rogan (R); due, $43,259.99; T&c, $2,818.40; mtg recorded Dec 28,1909; M Morgenthau, Jr, Co.

111TH ST, 203-5 W, ns, 100 w 7 av, 50x100.11, 6,-sty bk tnt; German Savgs Bank in City of N Y—United Boros Real Estate Co et al; Meyer Auerbach (A), 42 Bway; Gilbert H Montague (R); due, $63,145.37; T&c, $1,547.40; Joseph P Day.

141ST ST, 239 & 241 W, ns, 200.4 e 8 av, 49.8x 99.11, 6-sty bk tnt; Chas B McClain—Inter City Land & Securities Co et al; Henry W Kennedy (A), 66 Bway; Jos D Kelly (R); due, $7,-414.00; T&c, $2,000; sub to mtg of $50,000; Henry Brady.

152D ST, 625 W, ns, 375 w Bway, 25.5x99.10, 2-sty fr dwg Hugo H Piesen—Annie M Kelly et al; Bernard Fliashnick (A), 302 Bway; Orson A Raynor (R); due, $10,695.51; T&c, $389.82; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

MAR. 27.

No Legal Sales advertised for this day.

MAR. 29.

CRESTON AV, 2011, ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Eliz Gifford—Ernest Wenigmann et al; Ernest Hall (A), 62 William; Thos F Turley (R); due, $7,507.10; T&c, $250; Chas A Berrian.

MAR. 30.

CROTONA PARK N, 739, ns, 73.2 e Clinton av, 23x100, 2-sty fr dwg; Martha L Tree—Anna Doran et al; Action 2; Clocke, Koch & Reidy (A), 391 E 149th; Edw J Flynn (R); due, $4,696.90; T&c, $256.60; James J Donovan.

ODELL ST, nec St Raymonds av, 22.7x103; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A), 391 E 149th; Wm E Smith (R); due, $1,622.45; T&c, $109.84; Geo Price.

214TH ST, E, ns, 156 e White Plains rd, 25x 125; May McDonald—Wm Stewart et al; Eugene L Brisach (A), 391 E 149th; Jos P Hennessy (R); due, $1,369.61; T&c, $157.62; James L. Wells Co.

228TH ST, E, ns, 405 e Bronxwood av, 100x114; Saml H Kupferman—Jason C Cameron et al; Edw Jacobs (A), 25 Broad; Jno P Dunn (R); due, $1,169.50; T&c, $712.51; Samuel Goldsticker.

261ST ST, 277 W, ns, 47.2 e Fieldstone rd, 45.7 x92.10x14x100.11, 2-sty & bk dwg; City Real Estate Co—Blanche G Taylor et al; Harold Swain (A), 176 Bway; Maurice J McCarthy (R); due, $5,008.57; T&c, $392.32; James J Donovan.

BASSFORD AV, ws, 95.6 n 182d, 56.8x71.11x65.10 x61.9, vacant; Harlem Savgs Bank—Corgil Realty Co et al; Edw S Clinch (A), 41 Park Row; Jas C Brady (R); due, $4,156.20; T&c, $88.50; Bryan L Kennelly.

MORRIS PARK AV, 622, ns, 1431.11 e Walker av, 25.2x189.28.6x202.1; Ellen Fitzgerald—Lizzie Reese et al, as comm; Clarence K McGuire (A), 15 William; Henry A Forster (A); due, $5,245.57; T&c, $384.50; Chas A Berrian.

PROSPECT AV, 626-8, es, 100 s Kelly, 37.6x100, 5-sty bk tnt; Nathan Friedman—Julius A Beinstein et al; Saml Bitterman (A), 309 Bway; Jas T Neary (R); due, $4,264.47; T&c, $564.91; sub to mtg $50,000; Bryan L Kennelly.

ST RAYMONDS AV, nec Odell, see Odell, nec St Raymonds av.

PARCEL OF LAND beg at a point 102.10 w Trinity av and 153.8 s 160th, runs w47.7xs 52.1x47.7xn52.1 to beg, vacant; Jefferson Holding Co—Seattle Realty Co et al; Saml Strasbourger (A), 74 Bway; Ellsworth J Healy (R); due, $10,604.85; T&c $——; sub to mtg $28,000; Joseph P Day.

MAR. 31.

148TH St, 527 E, ns, 299.2 w St Ann's av, 37.10 x84.9, 5-sty bk tnt; Katharina Bothner—Louis Grimm et al; Jas Gray (A), 391 Fulton; Leo J Curren (R); due, $8,419.91; T&c, $112; sub to 1st mtg $26,000; Henry Brady.

LEGGETT AV, 922, ws, 40 n Kelly, 40x110, 4-sty bk tnt; Katharina Elias—Helene Freudenmacher et al, individ extrx; Louis N Osterweis (A), 200 5 av; Edw D Dowling (R); due, $4,416.06; James J Donovan.

PLEASANT AV, or Olinville av, 3642, es, 368.5 s 216th, 33.6x95.1; Foster L Haviland, trst—Jas J Doherty et al; Clocke, Koch & Reidy (A), 391 E 149th; Willoughby R Dobbs (R); due, $2,743.20; T&c, $750; Joseph P Day.

APR. 1.

137TH ST, 630 E, ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & strs; Mary E Townley—Henry Siegel et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, $29,016.68; T&c, $399.35; Bryan L Kennelly.

BRYANT AV, es, 225 n Lafayette av, 50x100, vacant; Sheldon Leavitt et al, trstes—Andrew Kitchen Realty Co et al; Jno E Roosevelt (A), 44 Wall; Ernest R Eckley (R); due, $3,001.62; T&c, $38; Herbert A Sherman.

APR. 2.

CARPENTER AV, 4566, es, 125 s 240th, 25x100; Francis U Johnstone, trst—Cath N Baehrle et al; Reeves & Todd (A), 165 Bway; Ellsworth J Healy (R); due, $3,390.22; T&c, $317.53; Joseph P Day.

McLEAN AV, ss, 28.8 e Verio av, 101.7x110.11x100x128.4, vacant; Helen Katz et al—Michl Higgins et al; Albert R Lesinsky (A), 149 Bway, Emanuel B Cohen (R); due, $3,952.63; T&c, $50; Joseph P Day.

APR. 3 & 5.

No Legal sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAR. 27.

No Legal Sales advertised for this day.

MAR. 29.

PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deltchman et al; David Siegelman (A), 217 Havemeyer; Louis Jacobson (R); Nathaniel Shuter.

VESTA AV, sec Riverdale av, 240x100xirreg; Metropolitan Trust Co of City N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day.

3D AV, es, 75 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Action 4; Jacob M Peyser (A), 26 Court; Chas K Terry (R); Nathaniel Shuter.

3D AV, es, 93.9 s President, 18.9x70; same—same; Action 5; same (A); same (R); Nathaniel Shuter.

3D AV, es, 112.6 s President, 18.9x70; same—same; Action 6; same (A); Matthew J Keany (R); Nathaniel Shuter.

3D AV, es, 131.3 s President, 18.9x70; same—same; Action 7; same (A); same (R); Nathaniel Shuter.

MAR. 30.

BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliamy & Co.

BOERUM ST, ss, 100 w Lorimer, 75x97x25x3x50x100; David Shaprio et al—Saml Sheindelman Co et al; Simon H Kugel (A), 170 Bway, Manhattan; Jacob A Friedman (R) Nathaniel Shuter.

CLARKSON ST, ss, 115 e Flatbush av, 20.2x 114.9x irreg; Elijah W Sells—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Leon Sachs (R); Nathaniel Shuter.

LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Alice M Blanke—Frank M Scott et al; Wood, Cooke & Seltz (A), 63 Wall, Manhattan; Francis A McCloskey (R); Jas L Brumley.

OVERBAUGH PL, 106; Morris Book—Annie R Towne et al; Barnett & Jablow (A), 149 Bway, Manhattan; Alex A Forman, Jr (R); Wm J McPhilliamy & Co.

E 18TH ST, ws, 180 n Johnson rd, 20x100; Henry G Leberthon—Fredk M Seller et al; Harry L Thompson (A), 175 Remsen; Henry Weismann (R); Nathaniel Shuter.

79TH ST, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason—Sim Realty Co, Inc, et al; action No 1; Stitt & Phillips (A), 113 Fulton, Manhattan; Wm A Mathis (R); Wm J McPhilliamy & Co.

79TH ST, ns, 174 w 14 av, 18.6x100; same—same; action No. 2; same (A); same (R); Wm J McPhilliamy & Co.

BATH AV, 1741; also BAY 13TH ST, 84; assignee's sale of Chas Ironson, assignor; Michl Edelstein (A), 111 Bway, Manhattan; Clarence S Houghton, assignee, at first mentioned property at 2 o'clock and as second at 2.30 p m; Clarence S Houghton.

E NEW YORK AV, ns, bet Buffalo av & President, lot 9; Tax Lien Co of N Y—Michl J Kelly et al; Aug Weymann (A), 68 William; Augustus J Koehler (R); Wm J McPhilliamy & Co.

HAMBURG AV, ws, 140 n Halsey, 20x100, Williamsburgh Savgs Bank—Mary V Bennington et al; S M & D E Meeker (A), 217 Havemeyer; Jose E Pidgeon (R); Wm J McPhilliamy.

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Legal Sales—Brooklyn—Continued.

57TH AV, es, 33.6 s 52d, 41.8x100; Anna Ablefeld—Wm Beekman et al; J Fred Alsgood (A), 280 Bway, Manhattan; Geo A Voss (R); Nathaniel Shuter.

157TH AV, ses, intersec nes 56th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.

MAR. 31.

BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar—Mary E James et al; Weinberg Bros (A), 302 Bway; R Hunter McQuistion (R); Nathaniel Shuter.

PROSPECT PL, ns, 158.4 e Nostrand av, 20.10x80.7; also PROSPECT PL, ns, 250 e Nostrand av, 50x100; Maria F Ogden—Bank of Long Island et al; Arnold M Schmidt (A), 215 Montague; Jos A Kennedy (R); Wm J McPhilliamy & Co.

161H ST, ns, 143 w 7 av, 46.6x100; Erwin L Stratton—Wm J Buckley et al; H Burton Exner, Clyde, N Y (A); Chas W Church, Jr (R); Wm J McPhilliamy & Co.

557TH ST, nwc 4 av, 95x100; Thos H Heffron—Marcus Bldg Co et al; action No 3; Sullivan, Humphreys & Orr (A), 215 Montague; Kath R Daniel (R); Wm J McPhilliamy & Co.

ATLANTIC AV, nwc Franklin av, 52.10x101.9; Peoples Trust Co—Midwout Realty & Constn Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Wm R Dorman (R); Jas L Brumley.

ATLANTIC AV, ss, 200 e Howard av, 25x100; Celia Goldstein—Thos J Hines et al; Watson & Kristeller (A), 100 William, Manhattan; Henry Lissner (R); Wm J McPhilliamy & Co.

EASTERN PKWAY EXT, ss, 42.11 e Dean, 66.8x24.1x irreg; Henry Miles & Sons—Max Wolinsky et al; Newman & Butler (A), 116 Nassau, Manhattan; W Rossiter Redmond (R); Wm J McPhilliamy & Co.

SNYDER AV, nec E 32d, 102.6x100; Globe Title Co, Inc—Jacob Mass et al; H S & C G Bachrach (A), 926 Bway; Fredk B Bailey (R); Wm J McPhilliamy & Co.

LOT 19, block 147, 24th Ward; Sheriff's sale of all right, title, &c, which Michl H Feeney had Feb 18, 1910, or since; Lewis M Swasey, sheriff; Wm P Rae.

APR. 1.

BERGEN ST, ns, 144 w Utica av, 16x107.2; Ella R Bemis—Fredk J Gruner et al; Seley & Levine (A), 215 Montague; Clarence Siegle (R); Nathaniel Shuter.

COURT ST, nec State, 25x80; Wm Waterbury—Robt L Waterbury et al; Henry L Brant (A), 38 Park Row, Manhattan; Harry E Lewis (R); Wm P Rae.

42D ST, ss, 120 w 13 av, 20x100.2; Mary B Francisco—Thos J McFarlane et al; action No 1; Jos J Hood (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliamy & Co.

42D ST, ss, 140 w 13 av, 20x100.2; same—same; action No 2; same (A); same (R); Wm J McPhilliamy & Co.

52D ST, sws, 199.6 nw 5 av, 20.6x100.2; Augusta Scheig—Clarence E Hopkins et al; Edw T Horwill (A), 215 Montague; Bertram Levy (R); Wm P Rae.

74TH ST, ss, 106.2 w 18 av, 20x100; Harry Bruss—Lawrence E Blake Realty Co et al; Jos A Whitehorn (A), 791 Bway; Abr Feinstein (R); Nathaniel Shuter.

76TH ST, sws, 311 nw 18 av, 80x100; Francis U Johnstone—Lawrence E Blake et al; Reeves & Todd (A), 165 Bway; Carl S Brown (R); Nathaniel Shuter.

ROBBIN AV, ws, 175 n Nassau av, 25x100; Williamsburgh Savgs Bank—Patk O'Connor et al; action No 2; S M & D E Meeker (A), 217 Havemeyer; Leroy W Ross (R); Wm J McPhilliamy & Co.

PITKIN AV, ns, 25 e Jerome, 50x100; Frances E Carll—Eber Dunning et al; Albt E Richardson (A), 56 Liberty, Manhattan; Jas G Stevenson (R); Wm P Rae.

VESTA AV, sec Riverdale av, 240x100x irreg; Metropolitan Trust Co of City of N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day.

5TH AV, ses, 41.8 ne 72d, 20x100.5; Jno Nolty—Jno E Sullivan et al; action No. 1; Henry A Ingraham (A), 189 Montague; Edw H Maddox (R); Wm P Rae.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; same—same; action No 2; same (A); same (R); Wm P Rae.

APR. 2.

CORNELIA ST, ses, 215 ne Irving av, 20x100; Williamsburgh Savgs Bank—Pauline K Dalton et al; S M & D E Meeker (A), 217 Havemeyer; Jno F O'Brien (R); Wm J McPhilliamy & Co.

SUTTER AV, nec Thatford av, 100x25; Jennie Ratzkin—Fanny Hellerman et al; Max Rosenblum (A), 922 Bway; Michl Ditore (R); Wm P Rae Co.

SUTTER AV, ss, 75 e Barbey, 25x100; Saml Patrick—Samuel Glassman et al; Hyman Lurio (A), 61 Thatford av; Wm A Dempsey (R); Nathaniel Shuter.

APR. 3 & 5.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 20.

SUTTON PL, ws, 20.5 n 58th, 20x86.5; Rosa Heidingsfelder—Jno D Braue et al; L B Hasbrouck (A).

MAR. 22.

STANTON ST, nec Chrystie, 36.6x100; Eugene L Richards—Danl Dober et al; J T Mahoney (A).

58TH ST, ns, 140 e Madison av, 50x100.5; Germania Life Ins Co—De Anjou Pearsall et al; Dulon & Roe (A).

120TH ST, ss, 225 e 7 av, 16.8x81.6x irreg; Corporation for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church in State of N Y—Florence M Arnold et al; H M Bellinger, Jr (A).

MAR. 23.

SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; amended; B A Sands (A).

26TH ST, 312 E; Title Guar & Trust Co et al—Mary J Sampson et al; H Swain (A).

97TH ST, 116 E; Morris H Lewis—Mae Lyons; Bogart & Bogart (A).

103TH ST, 106 E; Farmers' Loan & Trust Co—Mary J Lyon et al; Geller, Rolston & Horan (A).

117TH ST, 128 W; Louisa J Townsend, gdn—Florence Magonigle et al; Murray, Ingersoll, Hoge & Humphrey (A).

120TH ST, 58 W; Cornelia W Hall et al—Mattie A Cockburn et al; Remsen & Parsons (A).

MAR. 24.

7TH ST, 189 E; Metropolitan Savgs Bank—Louis Gluck et al; A S & W Hutchins (A).

11TH ST, ss, 125 w Av D, 72.4x90.1; Saml P Schlansky—David H Smith et al; J H Banton (A).

21ST ST, 313 W; Ethel V Sullivan—Robt J Walsh et al; Johnston & Johnston (A).

25TH ST, 313 W; Ethel V Sullivan—Jas C Walsh et al; Johnston & Johnston (A.

28TH ST, 210-14 E; David Keane—Cortlandt E Taylor et al; Cary & Carroll (A).

103D ST, 220 E; August J Chabot—Sadie Nathanson et al; H M Bellinger, Jr (A).

MAR. 25.

CORTLANDT ST, 85-87; Edwin Wolf—Wm Cooper et al; Hays, Hershfield & Wolf (A).

STANTON ST, sec Allen, 43.10x75; Geo R Fearing et al—Ignatz Jacobson et al; Cadwalader, Wickersham & Taft (A).

25TH ST, 313 W; Ethel V Sullivan—Robt J Walsh et al; Johnston & Johnston (A).

60TH ST, ns, 220 e 4 av, 20x100.5; 34TH ST, ss, 175 e Lexington av, 16.8x98.9; 34TH ST, ss, 135 e Lexington av, 20x98.9; AV A or PLEASANT AV, nec 122d, 181.11x74; Real Estate Title Ins & Trust Co of Philadelphia et al—Winthrop Dahlgren et al; Geller, Rolston & Horan (A).

60TH ST, 231 W; Thos B Rider et al; Annetta Benjamin; J M Rider (A).

83D ST, ns, 210 w 8 av, 20x102.2; Cornelia H de Langle—Chas M Lindsley et al; H Hasbrouck (A).

83D ST, ns, 230 w 8 av, 20x102.2; same—Mary B Hall et al; H Hasbrouck (A).

103D ST, 166 E; Louisa H Wheelwright—Forrest C Hirleman et al; E M Scudder (A).

114TH ST, 316 E; Ida Weisman—Caterina Paradino et al; C H Ittelman (A).

2D AV, 2274; Central Trust Co of N Y—Tannenbaum & Lowenstein, Inc, et al; Joline, Larkin & Rathbone (A).

3D AV, 2138; Dry Dock Savgs Instn—Jno H Degelman et al; F M Tichener (A).

MAR. 26.

ORCHARD ST es, 65.9 s Broome, 21.9x60; Katharina M Blake et al—Hopkins Security Co et al; G B Winthrop (A).

SUFFOLK ST, 143-5; Jno Welz et al—Gussie Rubel et al; Goldfogle, Cohn & Dorf (A).

118TH ST, 356 W; City Real Estate Co—May Deavey et al; H Swain (A).

24TH ST, ns, 400 w 6 av, 25x114.6; Manhattan Life Ins Co—Albt von den Driesch et al; Sanford, Rapallo & Kennedy (A).

163D ST, 465 W; Jeannie F Seymour—Basilius Busch et al; J H Seymour (A).

EDGECOMBE AV, 100; Shenk Realty & Constn Co—Edith E Moss; Morrison & Schiff (A).

7TH AV, 370-78; Ephriam L Levy—Robert Kessler Realty Co et al; Lachman & Goldsmith (A).

Bronx.

MAR. 19.

HOME ST, 921-5; Nathan Sadowsky—Carmine Constn Co et al; P Hellinger (A).

MAR. 20.

No Foreclosure Suits filed this day.

MAR. 22.

BUSH ST, ns, 100 e Grand blvd & Concourse, 43.9x100; Wm D Lent—Frank A Schorer et al; J H Shaffer (A).

136TH ST, nec Southern blvd, 57.7x146.1; Jennie Heyman—Crispi Constn Co et al; M Marks (A).

WASHINGTON AV, sws, 151.8 se Halsey pl, 25.3x84; Sophie Kolloff—Mary E Gordes et al; O J Kalt (A).

MAR. 23.

FREEMAN ST, ss, 80.5 nw Longfellow av, 28.9x90.5; Jacob B Baum—Felix Prince et al; A L Strasser (A).

166TH ST, sec Findlay av, 38.9x200; Aetna Accident & Liability Co—Manhattan Island Realty Co et al; J B Henney (A).

PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer et al—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).

MAR. 24.

FOX ST, es, 423.2 n 165th, 37.6x100; Leo Hirschfeld—Haven Realty Co et al; P H Leifert (A).

163D ST, ss, 18.2 e Tinton av, 20.5x75.6; Wm Collins—Kath Collins et al; J & W T Croak (A).

MORRIS AV, es, 180 s 179th, 20x100; L Josephine Van Deusen—Lena Stein et al; W R Adams (A).

SEDGWICK AV, e formed by junction of nws Sedgwick & sws Fordham rd, 76.6x85.3; Jno C Rodgers—Guidone & Galardi Co et al; J W Boothby (A).

WASHINGTON AV, 2136; Lizzie Fangemann—Louis Ohl et al; W W Westall (A).

WESTCHESTER AV, ws, 151 e Union av, 25x119.6; B Howe Dupignac—Franconia Realty Co et al; W L Clark (A).

MAR. 25.

COSTER ST, 630; Eliz Meeker Trafford—Hunts Point Estate et al; W G Lane (A).

BROOK AV, 1508; Ignatz Mantler—Max Konig et al; C Recht (A).

BRYANT AV, ws, 475 n Randall av, 25x100; Lorillard Spencer, 3d—Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

BRYANT AV, ws, 500 n Randall av, 25x100; Isabella C King—Hunts Point Estates; Miller, King, Lane & Trafford (A).

BRYANT AV, ws, 525 n Randall av, 25x100; Eliz G Hardy—Hunts Point Estates; Miller, King, Lane & Trafford (A).

166E AV, ws, 253 n 167th, 25x100; City Real Estate Co—Rockfield Constn Co et al; H Swain (A).

PROSPECT AV, ws, 125 n 156th, 25x139.4; Louis Adami Rebecca Goldberg et al; Brown & Glass (A).

STARLING AV, ss, 75 e Olmstead av, 25x105; Central Mtg Co—Violet E Reeves; Otis & Otis

LOTS 144 & 145, map of 211 lots being portion of Dowing Estate, 24th Ward; Gustav Grossman—Francis A Schneider et al; Hottenroth & Chambers (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

Manhattan.

MAR. 18.

92D ST, 55 W; Elias H August—Maricia I Le Fevre; Strasbourger & Schalek (A); Abr Nelson (R); due..... 14,069.28

MAR. 19.

68TH ST, 26 W; City Real Estate Co—Danl H Shea; Harold Swain (A); Vance Hewitt (R); due..... 21,066.10

BROADWAY, nwc 147th, 199.10x75; Sarah Dahlman—147th & 148th St Corpn; Chas Putzel (A); Geo C De Lacy (R); due 27,326.59

MAR. 20.

No Judgments in Foreclosure Suits filed this day.

MAR. 22.

HAMILTON TER, es, 479.6 n 141st, 25x98.7; German Savgs Bank in City of N Y—Sarah Backer; Alfd Roelker, Jr (A); Theo R McCarthy (R); due.... 22,577.51

MANHATTAN AV, 527; Henry L Morris—Henry A Brann; Cary & Carroll (A); Winston H Hagen (R); due... 10,857.50

MAR. 23.

103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A); Phela Beale (R); due..... 4,755.06

MAR. 24.

128TH ST, 150-60 W; Chas T Pegg—Hester Bates et al; Chas T Terry (A); Frederic I Lockman (R); due. 2,955.30

11TH ST, sws, 435 nw 6 av, 22.6x125.3; Eliz F Regg—Hester Bates et al; Chas T Terry (A); Walter Hirsch (R); due. 5,137.50

Bronx.

MAR. 19.

MONTICELLO AV, sec Jefferson av, 100x175; Jno C Edit et al—Chas S Terrett et al; Coller & Coller (A); C Y Palitz (R); due..... 6,216.42

ROMBOUTS AV, ws, 100 s Light, 100x270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A); M E Loewus (R); due..... 19,888.40

MAR. 20.

135TH ST, 285 E; Aug W Dell—Jennie Tackney et al; H M Teets (A); J R Trusedale (R); due 10,398.61

SHAKESPEARE AV, es, 175.4 s 169th, 25x100.1; Jos Kugler—Bell Realty Co et al; J Tuck (A); O J Kalt (R); due. 1,685.40

MAR. 22.

CEDAR ST, ws, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A); W J Quinn (R); due. 1,040.18

CEDAR ST, ws, 150 s Chester av, 25x100; same—same; same (A); same (R); due. 954.05

CEDAR ST, ws, 175 s Chester av, 25x100; same—same; same (A); same (R); due. 1,123.36

CEDAR ST, ws, 200 s Chester av, 25x100; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A); W Quinn (R); due. 843.05

MAR. 23.

188TH ST, ss, 152 w Bathgate av, 25x95; Farmers Loan & Trust Co as exr—Mountain Constn Co et al; Geller, Rolston & Horan (A); P Ingraham (R); due. 7,874.80

RYER AV, es, 181.6 n 180th, 18.6x103.8; Farmers Loan & Trust Co as exr—Mountain Constn Co et al; Geller, Rolston & Horan (A); P Ingraham (R); due 6,799.00

MAR. 24.

CASTLE HILL AV, ws, at dividing line bet lots 415 & 416, map of Unionport, 25x108; Arnold Timmerhaus— Mitchell, McDermott Constn Co et al; A J Wolf (A); M B McHugh (R); due. 6,234.66

MAR. 25.

156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A); P Ingraham (R); due..... 21,106.40

BRYANT AV, es, 45 s Jennings, 20x100; Peter McDowell——Mary Ernst et al; A Knox (A); J F Donnelly (R); due 7,771.84

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 20.
No Lis Pendens filed this day.

MAR. 22.
40TH ST, ss, 375 e 2 av, 25x98.9; Tenement House Dept of the City of N Y—No 328 E 40th St; action to declare lien; F L Polk (A).

50TH ST, 331 W; Dora Totenkopf et al—Nathaniel Rosenberg, recr, et al; amended partition; Dulon & Roe (A).

142D ST, ss, 200 w Lenox av, 300x99.11; Cross, Austin & Ireland Lumber Co—146 W 142d St Corpn et al; action to establish & foreclose mechanics lien; Coombs & Wilson (A).

7TH AV, ws, 75.5 n 52d 75x189.9; Harry Passlon et al—Delta Theatre Corpn et al; action to foreclose liens; S S Marcus (A).

MAR. 23.
No Lis Pendens filed this day.

MAR. 24.
ACADEMY ST, 201st st & Margenal st, block &c; Jno A Philbrick & Bro—Sargent & Co et al; action to foreclose mechanic's lien; Sackett & Lang (A).

MAR. 25.
1ST AV, 12; Manhattan Ry Co—Union Sq Savgs Bank et al; action acquire title; J L Quackenbush (A)

1ST AV, 27; same—Otto Stuhman et al; action acquire title; J L Quackenbush (A).

1ST AV, 53; same—Morris Silberman et al; action acquire title; J L Quackenbush (A).

1ST AV, 86; same—Chas Schmidt et al; action acquire title; J L Quackenbush (A).

1ST AV, 91; same—Morris Silberman et al; action acquire title; J L Quackenbush (A).

1ST AV, 103; same—Henry Dorzbacher et al; action to acquire title; J L Quackenbush (A).

1ST AV, 108-10; same—Henry Doerzbacher et al; action acquire title; J L Quackenbush (A).

1ST AV, 114; same—Henry Doerzbacher et al; action acquire title; J L Quackenbush (A).

1ST AV, 239; same—Christian J Uhl et al; action acquire title; J L Quackenbush (A).

1ST AV, 345; same—Peter Doelger Brewing Co Inc; action acquire title; J L Quackenbush (A).

2D AV, 513 & 515; same—Jos M Adrien et al; action acquire title; J L Quackenbush (A).

2D AV, 466; same—Irving Wortmann et al; action acquire title; J L Quackenbush (A).

2D AV, 469; same—Ellory O Anderson et al; action acquire title; J L Quackenbush (A).

2D AV, 470; same—Caroline S Herb; action acquire title; J L Quackenbush (A).

2D AV, 487-89; same—Louisa Geis et al; action acquire title; J L Quackenbush (A).

2D AV, 502; same—Jas P Lysaght et al; action acquire title; J L Quackenbush (A).

2D AV, 510; same—Peter Schreiber et al; action acquire title; J L Quackenbush (A).

2D AV, 540; same—Richard Caccia et al; action acquire title; J L Quackenbush (A).

2D AV, 544; same—Frances M Haddox et al; action acquire title; J L Quackenbush (A).

2D AV, 551-53; same—Amelia H Kahn et al; action acquire title; J L Quackenbush (A).

2D AV, 555; same—Chas E Lansing et al; action acquire title; J L Quackenbush (A).

2D AV, 572; same—Clara Wortman et al; action acquire title; J L Quackenbush (A).

2D AV, 625; same—Edwin B Houghton et al; action acquire title; J L Quackenbush (A).

2D AV, 623; same—Mary F O'Donnell et al; action acquire title; J L Quackenbush (A).

2D AV, 633; same—Silas Swartz et al; action acquire title; J L Quackenbush (A).

2D AV, 686; same—Sarah A Lott et al; action acquire title; J L Quackenbush (A).

2D AV, 739; same—Gertrude V Kane et al; action acquire title; J L Quackenbush (A).

2D AV, 829; same—Edw Volz et al; action acquire title; J L Quackenbush (A).

2D AV, 831; same—Selvin Realty Co et al; action acquire title; J L Quackenbush (A).

2D AV, 837; same—Moses Hochster et al; action acquire title; J L Quackenbush (A).

2D AV, 845; same—Chas Frazian et al; action acquire title; J L Quackenbush (A).

2D AV, 853; same—Susanna Koch; action acquire title; J L Quackenbush (A).

2D AV, 855; same—Gustav S Duschnes et al; action acquire title; J L Quackenbush (A).

2D AV, 864; same—Frank X Majewski et al; action acquire title; J L Quackenbush (A).

2D AV, 866-68; same—Karoline Finger et al; action acquire title; J L Quackenbush (A).

2D AV, 871; same—Ferdinand Sulzberger et al; action acquire title; J L Quackenbush (A).

2D AV, 898-900; same—Margarette E Griffith; action acquire title; J L Quackenbush (A).

2D AV, 902-6; same—Michl J Adrian Corpn; action acquire title; J L Quackenbush (A).

2D AV, 907-9; same—Merida Realty Co et al; action acquire title; J L Quackenbush (A).

2D AV, 912-14; same—Constance B Arnold et al; action acquire title; J L Quackenbush (A).

2D AV, 924; same—Jacob Isenberg et al; action acquire title; J L Quackenbush (A).

2D AV, 925-27; same—Abr Solomon et al; action acquire title; J L Quackenbush (A).

2D AV, 929; same—Emilie B Lertz et al; action acquire title; J L Quackenbush (A).

2D AV, 928-30; same—Emma F Bjerrum et al; action acquire title; J L Quackenbush (A).

2D AV, 933; same—Bruno Schwertner et al; action acquire title; J L Quackenbush (A).

2D AV, 944-48; same—Louis Perlstein et al; action acquire title; J L Quackenbush (A).

2D AV, 1051; same—Aug Harnischfeger et al; action acquire title; J L Quackenbush (A).

2D AV, 1289; same—Frank Dorn et al; action acquire title; J L Quackenbush (A).

2D AV, 1306; same—Louisa K Vonderlehr et al; action acquire title; J L Quackenbush (A).

2D AV, 1308; same—Fredk Graff; action acquire title; J L Quackenbush (A).

2D AV, 1317; same—Harriet Bach et al; action acquire title; J L Quackenbush (A).

2D AV, 1316-18; same—Max Friedman et al; action acquire title; J L Quackenbush (A).

2D AV, 1320; same—Julius Hanitsch et al; action acquire title; J L Quackenbush (A).

2D AV, 1332-34; same—Jno Otterstedt et al; action acquire title; J L Quackenbush (A).

2D AV, 1333; same—Sami Aufsess et al; action acquire title; J L Quackenbush (A).

2D AV, 1335; same—Geo Kocher et al; action acquire title; J L Quackenbush (A).

2D AV, 1343; same—Geo Kocher et al; action acquire title; J L Quackenbush (A).

2D AV, 1353; same—Katharina Wiesendanger et al; action acquire title; J L Quackenbush (A).

2D AV, 1355; same—Jno Beinert et al; action acquire title; J L Quackenbush (A).

2D AV, 1388; same—Jno J Hall et al; action acquire title; J L Quackenbush (A).

2D AV, 1390½; same—N Y Listing Pub Co et al; action acquire title; J L Quackenbush (A).

2D AV, 1405; same—Benj Oestriecher et al; action acquire title; J L Quackenbush (A).

2D AV, 1413; same—Meyer C Jacobs et al; action acquire title; J L Quackenbush (A).

MAR. 26.
81ST ST, ss, 137.6 w Amsterdam av, 37.6x102.2; Benj Klinger trste—Ellis Hyman; action to set aside deed; Feiner & Maass (A).

14TH ST, ns, 200 w 7 av, 25x120; also 14TH ST, 219 W; also PROP in Queens & Suffolk Cos; Geo T Samson et al—Chas H Samson et al; partition; Knox & Dooling (A).

95TH ST, ns, 167.10 w Amsterdam av, 29.4x100.9; Caroline De Vito—Josephine Birnbaum et al; action to declare deed void; F R Greene (A).

BROADWAY, sec 43d, 104.3x193.9x irreg; Pittsburgh Plate Glass Co—Mary A Fitzgerald et al; action to foreclose mechanics lien.

Bronx.

MAR. 19.
No Lis Pendens filed this day.

MAR. 20.
No Lis Pendens filed this day.

MAR. 22.
LOT 56, block 3295, sec 12; Mathilde Bosselman—Morris A Tynberg et al; action to foreclose transfer of tax lien; H Feldman (A).

MAR. 23.
No Lis Pendens filed this day.

MAR. 24.
HUNT AV, swc Mianna, known as Lot No 26, Hunt Estate; Geo J Puckhaefer—Jno J Geary et al; action to foreclose transfer of tax lien; G A Moses (A).

PROSPECT AV, ws, 165 n 181st, 33x150; Elia Willing Jackson—Nellie May Parker; action to recover on judgment; B I Finkelstein (A).

LOT 14, Block 2950, Sec 11, on Tax Map; W Stebbins Smith—Thos Mead et al; action to establish validity of tax lien; W S Smith (A).

LOT 15, Block 2950, Sec 11, on Tax Map; W Stebbins Smith—Wm Lord et al; action to establish validity of tax lien; W S Smith (A).

MAR. 25.
199TH ST, ns, 70 e Valentine av, 30x62.6; Julius C Koechig—Aug Hillers et al; action to foreclose mechanics lien; N E Betjman (A).

LOT 54, block 2934, sec 11, tax map; Anna R Crossin—Jno Reilly et al; action to foreclose transfer of tax lien; H Swain (A).

Brooklyn.

MAR. 18.
GRAND ST, ns, 63.3 ne Wythe av, runs n70xe18xs70xw20 to beg; Sadie Munter—Morris Kobre et al; A L Davis (A).

GROVE ST, ss, 231.8 e Wyckoff av, 25x100; Jno Goepfert—Sophie Zerweck et al; H J Davenport (A).

HANCOCK ST, ss, 99.6 w Throop av, 17.6x100; Jno J McClean—Wm F McClean et al; C A Clayton (A).

KOSSUTH PL, ns, 150 e Bway, 25x97; Marie Metzger—Willoughby Realty Co et al; H C Glore (A).

McDONOUGH ST, ns, 376 e Patchen av, 20x100; Jno F Clarke——Harry Parvey et al; J J Richer (A).

WATKINS ST, es, 100 s Belmont av, 25x100; Loftus Hollmgsworth—Michl Eppstein et al; Solinger & Solinger (A).

W 8TH ST, ws, 207 n Av R, 17x100; Isabell Montague—Florance Montague; partition; K C & M V McDonald (A).

BAY 25TH ST, nec Cropsey av, 96.8x107x96.8x100; BAY 25TH ST, ses, 100 ne Cropsey av, 60x96.8; 33D ST, ss, 225 w 5 av, 25x100.2; Robt J Ward—Thos H Webb—et al; partition; W C Arnold (A).

E 28TH ST, es, 175 s Av F, 35x100; CRYSTAL ST es, 143.7 n Liberty av, 17.10x90; Abram H Colony—Caroline M Ryan;; Siegel, Corn & S (A).

58TH ST, ns, 540 w 13 av, 20x100.2; Lizzie M Boesch—Mary Smith et al; Howell Bros (A).

EAST N Y AV, ss, adj land of heirs of Goetz, runs e373.4xs971.1xe138.3xs2164.2 x w 377.3 x n 2074.4xw104.7xn922.7 to beg; excepting certain portions thereof; First Natl Bank of Edgewater, N J—Emilie Simon et al; W A Kirk (A).

PITKIN AV, ss, 50 w New Jersey av, 50x100; Dora L Chainowitz—Rebecca Wilder et al; C S Heidenreich (A).

STONE AV, ws, 175 s Blake av, 25x100; Wesleyan University—Lena Rosenkopsky et al; T F Redmond (A).

MAR. 19.
VAN BUREN ST, ss, 50 w Stuyvesant av, 125x100; Minnie L Vom Lehn—Clara M Roble et al; P F Burroughs (A).

WARREN ST, 493; Daniel Sand—Jas A McGarry et al; foreclosure of mechanic's lien; E Rosenblume (A).

4TH PL, 44; Edith Gorman—Edmund G Stalter; to transfer a deed; A L Squires (A).

W 32D ST, ws, 280 s Mermaid av, 20x118.10; Margt T Olvany—Mary E Rowe; G F Alexander (A).

43D ST, sws, 300 nw 13 av, 50x100; Fredk H Winckler—Herbert Reeves et al; H O Patterson (A).

78TH ST, ss, 394.8 w 14 av, 22.8x100; Wm F Mott—Levy & Baird, Inc, et al; H W Gaines (A).

GRAVESEND AV, ws, 500 n Av F, 20.1x100; Maria Kraemer—Harry E Fuller et al; J H Lack (A).

LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co—Economy Homes Co et al; H J Davenport (A).

MONTROSE AV, swc Manhattan av, 25x100. Lawyers' Title & Trust Co—Max J Annenberg et al; Dean Tracy & Mc (A).

18TH AV, ses, 109.1 sw Ocean pkway, runs sw 81.9xse101xne20xe15.4xn16.11 to beg; Margt R Graham—Jennie L Kern et al; H L Thompson (A).

MAR. 20.
BERRIMAN ST, es, 100 n Pitkin av, 90x100; Morris Druss—Berrilen Realty Co et al; S A Potter (A).

BRADFORD ST, es, 100 s Sutter av, 20x100; Jno J Lynch—Lizzie Branagan et al; Kiendl & Sons (A).

LIBERTY AV, ns, 50 e Watkins, runs n90xe10xn98.7xne95xs94.2xe50xs25xw50xs20xw50xs 100 x w 50 to beg; Empire Trust Co, trst—Liberty Av Theatre Co et al; J G Deane (A).

WEST AV, swc W 2d, 50x100; Title Guar & Trust Co—A Mae Wendt et al; T F Redmond (A).

13TH AV, es, 20.2 n 44th, 20x80; David Lite—Isidor Rosenberg et al; S Friedland (A).

MAR. 22.
BARRETT ST, ws, 300 n Sutter av, runs w99.11xn159.6xe99.11xs159.6 to beg; Isaac Solomowitz—I & J Inc; foreclosure of mechanic's lien; A H Spigelgass (A).

DOUGLASS ST, ss, 125 w Bond, 25x100; Lillian R Smith—Margt T Worl et al; A R Johnson (A).

GRAFTON ST, ws, 400.3 s Sutter av, 20x100; Troy Trust Co, trst—Elias W Dunner et al; Cary & Carroll (A).

GRAND ST, ss, 50 e Roebling, 25x77; Jos Huber, exr—Harris Goody & wife; J F Clarke (A).

HINSDALE ST, es, 100 s Blake av, 100x100; Third United Cities Realty Co—W F S Constn Co et al; I Roth (A).

ROSS ST, 61; Chas Nelson & ano—Max Kornfeld et al; J C Jahn (A).

ST JOHN'S PL, ss, 123.5 w Ralph av, 20x100; ST JOHN'S PL, ss, 143.5 w Ralph av, 20x100; Simon Shapiro & ano—Rose Krimko et al; C H Eisenberg (A).

ST JOHN'S PL, ss, 193.6 w New York av, 17.9x127.9; Phillips Phoenix—Albert M Blake et al; Cary & Carroll (A).

SCHOLES ST, ns, 125 w Leonard, 25x100; Geo Kleinau—Louis Klein et al; Weinberg Bros (A).

VAN BRUNT ST, nws, 159.4 n William, 15.7x70; Wilson M Powell & ano, exrs—Wm G Hoyt; to create a title; C A Wilson (A).

BAY 10TH ST, ses, 85 sw Bath av, runs sw35.x se96.8xne20xnw53.8xne15xnw42.11 to beg; Germania Savgs Bank—Concettina Costarella et al; Wingate & Cullen (A).

18TH ST, sws, 52 nw 7 av, 16x100; Otto E F Risch—Lizzie King et al; F L Gross (A).

41ST ST, 1374; Max Herzfeld—J J Lack Constn Co et al; N Sweedler (A).

71ST ST, nes, 97.6 nw 19 av, 37x100; The Powpit Co—Lydia F Vaughan et al; S Chugerman (A).

78TH ST, sws, 190.8 nw 14 av, 22.8x100; Francis J Ganong as trst—Levy & Baird et al; Theall & Beam (A).

AV J, swc Gravesend av, 40x100; Geo T Mortimer—Bklyn Realty Sellers et al; C H Lott (A).

BEDFORD AV, ws, 163.9 n Degraw, 32.9x97; Thos H Lowerre exr—Florence E Kelly et al; Cary & Carroll (A).

GRAHAM AV, 142; Philip Repatzky—Herman Balmuth et al; foreclosure of mechanic's lien; A A Deutsch (A).

VERNON AV, 240A; Gerson M Krakower—Mollie Goldberg & ano; to set aside deed; M N Krakower (A).

PROP begins ss Lot 5, map prop of Jno Hayman, decd, 128.7 e land of Garrett Stryker, 35.5x233.3x—x233.3; also LAND under water of Gravesend Bay, on map showing grants of land under water of Gravesend Bay; Wm Matthews—Geo F Dobson et al; W W Butcher (A).

MAR. 23.
COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP at swc above described prop, 4.9x24.1x4.5x24.1; Wm H Snyder—Thos Lamb et al; dissolution of copartnership; Smith, Doughty & W (A).

ST JOHN'S PL, ns, 150 w Howard av, 25x112.9; Ida Sussman—Ike Rosenblum et al; partition; M Haubenstock (A).

50TH ST, nes, 200 se 11 av, 20x100.2; Cecilia R Meehan—Isaac Kaufman et al; J Manheimer (A).

70TH ST, ss, 310.10 e Narrows av, 50x100; The Thrift—Anna C Maher et al; F Jordan (A).

BEDFORD AV, ws, 65.6 s St John's pl, 32.9x97; Harry L Levy—Florence E Kelly & ano; Rosansky & Goldberg (A).

BENSON AV, ne Bay pkway, 96.8x100; C I Constn Supply Co—Pacific-Bedford Corpn & ano; foreclosure mechanic's lien; Phillips & Avery (A).

BROOKLYN AV, ws, 80 s Degraw, 19.8x100; Fredk A Brandes & ano—Thos F McCafferty et al; Alexander & Green (A).

BUFFALO AV, es, 77.9 s Prospect pl, 25x100; Phillip L Schell as exr—Pasquale Pagnozzi et al; P G Barnard (A).

BUSHWICK AV, ws, 25 n Johnson av, 75x75; Dorothy Andersen—Max Resincoff et al; W E Butler (A).

NEW JERSEY AV, sec Sutter av, 25x100; Gussie Gildenberg—Chas Goretsky et al; H Rickin (A).

SCHENECTADY AV, es, 120 n Av N, 20x100; Dennis F Tierney—Jane Tierney et al; M V Dorney (A).

Lis Pendens—Brooklyn—Continued.

MAR. 24.

BOND ST, ws, 80 n Butler, 20x50; Chas Denny —Oscar Hamman et al; H L Thompson (A).
BRISTOL ST, es, 50 s Blake av, 50x110; Emma Rockmore—The Lirock Inc et al; A Rockmore (A).
BRISTOL ST, sec Blake av, 50x110; same—same; same (A).
DEAN ST, 1296; Bway Savgs Inst—Mary H Everitt et al; R B Kelly (A).
HERKIMER ST, ss, 57 w Olive pl, 19x90; Alice Aston—Salvatore C Tromba et al; J MacCrate (A).
MONTAGUE ST, ss, 50 w Hicks, 25x100; Herbert J Frost—Eliz L Bunce et al; Palmer & Series (A).
WARREN ST, nes, 25 se Nevins, 25x100; also WYCKOFF ST, swc Nevins, 25x100; Ermire Kravulin—Jos A McGarry; foreclosure of mechanic's lien; A Miles (A).
WITHERS ST, ss, 100 w Humboldt, 43x34x33x 55; Jos E Moody—Wm Moody et al; partition; M M Kahn (A).
S 9TH ST, ns, 90.6 e 5th, 16x100; Kings Co Savgs Inst—Jno T Rooney & ano; W W Taylor (A).
E 15TH ST, es, 300 n Av I, 20x75; Saml M Meeker—Patrick J Walsh et al; J C Loud (A).
81ST ST, ss, 236 w 17 av, 17x100; Herman J Eckhof—Julia A Rosenbloom et al; G F Alexander (A).
MERMAID AV, ns, 58.10 w Warehouse av, 40x 95; N Y Law Institute—Michael Clark et al; H L Thompson (A).
PUTNAM AV, ss, 83 e Lewis av, 19x100; Thos H Hefbron—Mary E Galbally et al; S E Klein (A).
THATFORD AV, 287, Highstone Co—Saml Richman; specific performance; A Waladarsky (A).
WEST END AV, ws, 180 s Oriental blvd, 80x100; Manhattan Beach Co—Jno A Seely et al; Austin, McLanahan & M (A).
WILLIAMS AV, es, 20 n Dumont av, 20x75; Isaac Slonimsky—Nathan Reingold et al; H Lurio (A).
LOTS 13 to 16, 22 to 31, 53, 54, 133, 134, 145 to 159, 232 to 241, map 329 lots of Jas W Voorhies; A F Ploger Co—Alex Johnson & ano; J E Roeser (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAR. 20.

109TH, 330 E; Crown Roofing Co—Marie Streppone (87) 80.00
BOWERY, 165-67; Louis Pollinger—Estate of Henry C Miner, Inc; Antonio Maiori (correction) 44.50

MAR. 22.

MACDOUGAL ST, 133; Alessandro Gustalla—Jennie Belardi & Mary Conti; Silvia Belardi (93) 435.00
WATER ST, 350-52; National Sash & Door Co, Inc—Michl J Giannane; Geo W Gregory (91) 144.00
162D ST, 528-40 W; H P Wright & Co—Edythe C Hanckel; Jas S Hanckel (92) 12,426.08
179TH ST, 815 W; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (88). 159.55
PINEHURST AV, 44; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (89) 113.75
PINEHURST AV, 48; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (90) 85.35

MAR. 23.

DIVISION ST, 242; Dora Isseks—Alter Gottlieb; Jos Rosenberg & Son (97).. 35.00
9TH ST, 51 E; Oriental Fireproof Sash & Door Co—trsts of Sailors' Snug Harbor; Chas Rosenberg; Bldg Cont Co; renewal (85) 180.00
162D ST, 528-40 W; Isaac Moritz—Edythe C & Jas M Henckel; H P Wright Co (96) 721.10
162D ST, 528-40 W; Jno P Kane Co—Edythe C & Jas S Hanckel; H P Wright & Co (98) 475.60
3D AV, 2341; also 127TH ST, 201 E; Berger Mfg Co—Renne H Canalizo; J A Canalizo (94) 22.00

MAR. 24.

WASHINGTON PL, 110; Alfonso M Pepe—Filippo, Enrico, Adele & Giuseppe Gualano, also Berardino Reddi & Vencenzo di Silvestre (104)..... 49.25
105TH, 112-38 W; Johnston Heating Co—Mary A Loeffler; Wm H Heddendorf; renewal (102) 1,273.75
119TH ST, 32-34 E; Pincus Klahr—Gertrude A Forman; Rosenberg & Son (106) 21.46
150TH ST, 277 W; Aaron Liebowitz—Grace Dietz; Ellen Cuff (106)..... 235.00
162D ST, 528-40 W; Hoffman & Elias —Edythe C & James S Henckel; H P Wright & Co (107) 212.90
SAME PROP; Safety Fire Door Co, Inc —same (108) 380.00
162D ST, 528-40 W; S F Bowser & Co, Inc—Jas S & Edythe C Henckel; H P Wright & Co (105) 723.00
162D ST, 528-40 W; Otis Elevator Co—Jas S Henckel; Edythe C Henckel; H P Wright & Co 2,000.00
7TH AV, 721; Wm Klenert—Geo H Earle, Jr; Fraad Cont Co; renewal (100) 340.00
10TH AV, ws, whole front bet 53d & 54th, 200.10x475 x irreg x 450; Paul Scherbner Iron Wks—Belt Line Railway Corpn; Geo T McLaughlin Co (99) 291.09

MAR. 25.

162D ST, 528-40 W; Raisler Heating Co—Edythe C & Jas S Henckel; H P Wright & Co (109) 815.75

MAR. 26.

38TH ST, 5 E; also 39TH ST, 6 E; Estey Bros Co—Henry A Cram Corpn, Gustav Stickley, The Craftsman, Inc (112) 900.00
69TH ST, 245-7 W; Chas A Bruhns—Jane Riley & Edw Riley, agent (111) 453.95
71ST ST, 346 W; M J Callahan Co—Edw H Litchfield, Manhattan Realty Appraisers & P McMahon (114)..... 132.70
162D ST, 528-40 W; Knickerbocker Fire Proofing Co, Inc—Edythe C & Jas S Henckel & H P Wright & Co (113). 600.00
162D ST, 528-40 W; Lenox Sand & Gravel Co—Edythe C & Jas S Henckel & H C Wright & Co (110)..... 105.60

Bronx.

MAR. 19.

BROOK AV, swc Claremont pkway, 26.6x70.6; Henry Kramer—Mary & Jane Levy (12) 23.50

MAR. 20.

172D ST, 865 E; Benj Kaplan—Emerald Constn Co; Isidor Robinson & Emerald Constn Co (13) 110.00

MAR. 22.

No Mechanics' Liens filed this day.

MAR. 23.

PARKER ST, 1601-3; Pasquale Giacobbe—Katie Marcon (15) 120.00
WESTCHESTER AV, 624; Gus Schlaier Eagle Wrought Iron Works, Inc—Elizabeth Wright; Fredk Carl (14). 66.27

MAR. 24.

No Mechanics' Liens filed this day.

MAR. 25.

BOSTON RD, 1347; Saml Burstein—Wm C Deming (17)..... 150.00
WHITLOCK AV, sec Tiffany, 50.4x100; Robt Griffin Co, Bronx Branch, Inc, & Milliken Wall Paper Co—Turek Realty Corpn (16). 352.85

Brooklyn.

MAR. 18.

AMES ST, es, 180.3 s Livonia av, 120x 100; L Lapidus Co—Hillel & Nathan Bosiofsky 11,400.00
STOCKHOLM ST, 356 W; Elsen—Tower Constn Co & German Hospital Soc... 1,100.00
E 26TH ST, 374-6; J Dames—Tip-Top Realty Co & Barney Strauss 13.40
DREW AV, ws, 100.11 s Pitkin av, 40x 100; D Marmo—Louis Larsen 150.00
4TH AV, swc 41st, 140x60xirreg; V Valinte—Wayfourth Constn Co & Antonio Bonagur 900.00

MAR. 19.

STOCKHOLM ST, 360; Mahnken Bldg Material Co—German Hospital & Tower Constn Co 1,737.74
13TH ST, es, 97.7 s Caton av, 212x100; Congress Varnish Works—Miller-Bergs Realty Co & Wm Meltzer 24.25
OCEAN PKWAY, es, 260 n Av M, 40x 250; Herman Vossnack, Jr, Inc—Clifton Bldg Corpn 102.85
WAVERLY AV, es, 178 n Greene av, —x—; C E Anderson—Jas P Warbasse & Alex McBride 74.46

MAR. 20.

STOCKHOLM ST, 360; Chas A Myers Cont Co—German Hospital & Tower Constn Co 228.24
SAME PROP; J I Haas, Inc—same.... 550.00
SAME PROP; A Sydos—same..... 1,472.52
SAME PROP; M Blumberg—same..... 207.35
ENTIRE BLOCK bet Stanhope & Stockholm, 200x270; H A Mader—German Hospital Soc of Bklyn, Deutsches Hospital Gesellchaft von Bklyn & Tower Constn Co 637.47

MAR. 22.

BARRETT ST, ws, 300 n Sutter av, 159.6 x99.11; I Solomowitz—I & J Inc 1,350.00
CAMBRIDGE PL, 110-118; Igoe Bros—Cambridge Bldg Co & Green & Hamerott, Inc 170.13
STOCKHOLM ST, 360; Howell Field & Goddard—German Hospital Society Tower Constn Co 476.72
STOCKHOLM ST, 360; Savage Bedell Co—German Hospital & Tower Constn Co 475.00
STOCKHOLM ST, 360; W V Weeks—German Hospital & Tower Constn Co. 313.75
STOCKHOLM ST, ws, 216 s St Nicholas av, 34.8x104.8; Strubel's Ridgewood Iron Works—same 233.81
STOCKHOLM ST, ws, 225 s St Nicholas av, 35x105, P Rennert—same..... 950.00
E 34TH ST, 216; Hendreycy & Smith—Therese & L Sessler 13.00
LENOX RD, ns, 170.7 w Rogers av, 100x 200; Lion Varnish Co—J Eugene Ryerson & L Ziterlund 25.95
ST NICHOLAS AV, sec Stockholm, 200 x270; Sage Bros—German Hospital Society & Tower Constn Co 546.70

MAR. 23.

HINSDALE ST, es, 200 s Dumont av, 150x100; Chas H Parsons Marble Co—Willmont Realty Corpn 660.00
SO OXFORD ST, 150; Osborn Rea & Co—Benevolent Protective Order of Elks & Tower Constn Co..... 1,826.00
STOCKHOLM ST, 360; J F Lange—German Hospital & Tower Constn Co.... 180.00
ST NICHOLAS AV, ss, bet Stanhope & Stockholm, 200x270; M N Payne—German Hospital Soc & Tower Constn Co 1,146.17
SURF AV, ns, bet 36th & 37th, 100x 237.6x182x299; A Wohl—Gravano Aquino & Cash Plumbing Co..... 250.00

MAR. 24.

BARRETT ST, ws, 100 n Sutter av, 100 x100; S Marceca—Sultsky & Brumberg, Inc, & Regal Holding Co..... 250.00
CARROLL ST, ss, 20 e Albany av, 140 x100; Aaron Asipiwitz—Heights Bldg Co & Wm H Fleming 40.00
S OXFORD ST, 144; Imperious Products Co—B P O Elks & Tower Constn Co. 205.00
SAME PROP; Empire Fireproofing & Concrete Constn Co—same..... 1,600.00
STOCKHOLM ST, 360; N Y French Range Co—German Hospital Society & Tower Constn Co 400.00
STOCKHOLM ST & St Nicholas av, —x—; P Kreshak—German Hospital & Tower Constn Co..... 1,637.75
HOPKINSON AV, 482-6; Empire City Iron Wks—Thespian Bldg Corpn..... 406.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAR. 20.

*77TH ST, ns, 120 e Lexington av; Silberman Schampain Co—Ardsley Garage Co, Inc, et al; Jan26'15..... 578.91

MAR. 22.

7TH AV, nec 110th; Title Guar & Trust Co—Olds Constn Co, Inc, et al; Sept 9'14 ..... 81.50

MAR. 23.

7TH ST, 57 E; Louis Fishman—Leo Lerner et al; Sept18'14 ..... 172.00
AV A, 361-73; Northern Waterproofing Co—Mid Crosstown Ry Co et al; Jan 21'15 ..... 512.44

MAR. 24.

*44TH ST, 14 E; Koslow Iron Works, Inc—Harry T Sherman et al; July 10'14 ..... 110.00
PARK AV, 25; Silberman Schampain Co—Chas H Chetwood et al; Jan 18'15 ..... 937.14

MAR. 25.

RIVINGTON ST, 81-83; Jacob Shapiro —Litrovnick & Co, Inc, et al; Feb 6'15 ..... 315.46
34TH ST, 58 E; Kawneer Mfg Co—Harry Paterson Loomis et al; Nov6'14 350.00

MAR. 26.

11TH ST, 54 E; Morris Sheres & Co—A T W Pilgrim et al; Feb8'15 ..... 205.00
35TH ST, 35-9 W; S H Pomeroy Co—Adrem Constn Co et al; Jan27'15... 1,310.00
35TH ST, 35-9 W; Pittsburgh Plate Glass Co—35 W 35th St Corpn et al; Jan27'15. ..... 1,251.50
SAME PROP; Harris H Uris Iron Works—same; Jan26'15 ..... 1,950.50
SAME PROP; Adrem Constn Co, Inc—same; Jan26'15. ..... 30,000.00
SAME PROP; Wm M Moore, Inc—same; Jan26'15. ..... 11,500.00
2D AV, 957; Alberene Stone Co—Albt Herzog et al; Mar18'15 ..... 46.50

Bronx.

MAR. 19.

No Satisfied Mechanics' Liens filed this day.

MAR. 20.

CLINTON AV, sec 181st, 97.1x140; Spadaccini Bros Cont Co, Inc—Client Constn Co, Inc, et al; Jan22'15..... 54.00

MAR. 22.

No Satisfied Mechanics' Liens filed this day.

MAR. 23.

No Satisfied Mechanics' Liens filed this day.

MAR. 24.

KELLY ST, 1013; J Rosenblum & Co, Inc—Keilbert Constn Co et al; Nov 4'14 ..... 135.00
KELLY ST, 1013; Morris Manacher et al—Keilbert Constn Co et al; Nov 21'14 ..... 575.00
KELLY ST, ws, 100.4 s 165th, 25x100; Mugler's Iron Works—Keilbert Constn Co et al; Nov7'14 ..... 345.75
KELLY ST, 1013; Karl F Buchsbaum —Keilbert Constn Co et al; Nov20'14. 105.00

MAR. 25.

No Satisfied Mechanics Liens filed this day.

Brooklyn.

MAR. 18.

AMES ST, es, 180.3 s Livonia av, 120x 100; L Lapidus Co—Hillel & Nathan Bosiofsky; Jan28'15 ..... 14,250.00
DEAN ST, ss, 140 w Kingston av, 60x 100; Simon Dorf—H L Development Co, Inc; Nov28'14 ..... 107.00
9TH ST, 327; Hector M Hitchings—B F Keith's New York Theatre Co; Feb17'15 ..... 719.00
9TH ST, 327-9; Ottilio Stivia—B F Keiths N Y Theatre Co, A Kinne & Enos & Watkins Co; Sept17'14..... 326.35
SAME PROP; Ottilio Stivia—B F Keith & A Kinne & Enos & Watkins Co; Sept16'14 ..... 326.35
BATH AV, ec 17 av, 75x96.8; Elias Medlin—Emilo Sarno; Mar10'15..... 223.00
SAME PROP; E Dobrow & ano—same; Mar10'15 ..... 100.00
BROADWAY, 1414-28; Hector M Hitchings—B F Keiths N Y Theatre Co; Feb17'15 ..... 550.00

MAR. 19.

PROSPECT PL, nec Troy av, —x—; Realty Supply Corpn—Jensen Realty Co; Mar10'15 ..... 1,000.00

‡EAST NEW YORK AV, swc Douglass 100x120; Chas Schod—Katz Amusement Co & Abr Sang; Sept16'14..... 275.00

MAR. 20.

No Satisfied Mechanics Liens filed this day.

MAR. 22.

DEAN ST, 1553 & 1555; Waters Plumbers' Supplies Co—Sebastian Miller & David Stone; Nov20'14..... 46.00

E 38TH ST, 907-909; Tony Ferrante—Wm Wingerath; Feb23'15 ..... 175.00

MAR. 23.

E 23D ST, ws, 188 s Newkirk av, —x—; Lewis Weisfeld & ano—Dragone Constn Co, Inc, Jacob A Prager, Jos Lieber & Rubin Fishman; Mar18'15. 783.00

E 3D ST, 687; Jas H Shultz—Wm H Zabriskie; Dec23'10 ..... 30.48

S 3D ST, 76; Waters Plumbers' Supplies Co—Lazarus Harris & David Stone; Nov20'14 ..... 40.50

E 24TH ST, es, 250 s Av K, 37.6x100; Jno A Thompson—Kate C Roberts; Feb5'15 ..... 79.00

MAR. 24.

E 23D ST, ws, 134.8 n Av D, 50x85.8x 82.11x85.3; Barnet Weinstein—Moskowitz Bldg Co; July29'14 ..... 450.00

LENOX RD, ns, 170.7 w Rogers av, 100 x200; Lion Varnish Co—J Eugene Ryerson & L Zittenlund; Mar22'15... 25.95

4TH AV, 516; Northwestern Cornice & Roofing Co—Ida & Fannie Zeman; Feb16'14 ..... 55.00

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAR. 18 & 19.

No Attachments filed these days.

MAR. 20.

BAHIA TRAMWAY LIGHT & POWER CO; Empire Trust Co; $121,500; Olin, Clark & Phelps.

W DENNIS & SONS, Ltd; Otto E Glocke; $5,367.73; H Reeves.

WHITTINGTON, Jno; Theo Sturm; $140.00; Sayer Bros.

DE WINTER, Louis I; Ernest Meyer; $775.

MAR. 22.

No Attachments filed this day.

MAR. 23.

M ZIEDMAN HAIR CLOTH CO; Ira I Newmark; $1,705; S Newmark.

MAR. 24.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 19, 20, 22, 23, 24 & 25.

Antes, John & Chas Greite, firm Greite & Antes. 3d av, 3199, Bronx..Henry Kroger & Co. Saloon Fix.....(R) 2,700.00

Buick Auto Repair Co. 49th st, 244 W ..Fairbanks Co. Machine..... 280.00

Giordano, Pietro. 103d st, 302 E..E Esposito. Barber Fix..... 534.00

Viscardi, Pietro. 66th st, 162½ W.. E Esposito. Barber Fix..... 108.00

Brooklyn.

MARCH 18, 19, 20, 22, 23 & 24.

Blum, Sol. E New York av, c Douglass ..Rumsey Pump & Machine Co. Pumps, &c. 915.00

Boniello, S. 58th st, nr 11 av..Meyers & Thompson. Wash Trays..... 270.00

Boyd Constn Co & Sarah D Fogelson. West st, nr Church av..Michael Dumey, Inc. .....(R) 550.00

Cafarelli Giovanni. 922 Rockaway av.. Bklyn Mirror Wks .....(R) 51.00

Cosenza, B. 604 Vanderbilt av..Bklyn Mirror Wks. .....(R) 303.00

F A Morris Realty & Constn Co, Inc. Washington av, nr 1st..Gust Seaberg. Dumb Waiters. 80.00

Interboro Bwg Co. Franklin av, bet Montgomery & Washington pl..Fitzgibbons Boiler Co. Boilers, &c.....10,976.00

Siegeltuch & Silverman. E 27th st & Av Z..Bway Gas Fix Co. Gas Fix... 170.00

Wayfourth Constn Co (Antomia Bonagur). 362-366 41st st..Baldinger & Kupferman Mfg Co. Gas Fixtures... 800.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAR. 22.

BROADWAY, es, 25.11 n 176th, 78.3x S1; Montrose Realty Co loans Garage Holding Co, Inc, to erect a — sty building; 5 payments 26,500.00

MAR. 23.

161ST ST, ss, 125 w Ft Washington av, 150x99.11; Metropolitan Life Ins Co loans Hudson View Constn Co, Inc, to erect a 6-sty apartment; 10 payments 165,000.00

MAR. 24.

BROADWAY, sec 89th 100.8x80.6; Metropolitan Life Ins Co loans 89TH Constn Co to erect 12-sty apartment; 14 payments $100,000.00

Bronx.

MAR. 19.

187TH ST, nwc Hoffman, 40x100; Theodore Wentz loans Garibaldi Realty & Constn Co to erect 6-sty apartment; 9 payments 30,500.00

187TH ST, ns, 46 w Hoffman, 50x100; Jas G Wentz loans Garibaldi Realty & Constn Co to erect 6-sty apartment; 9 payments 31,500.00

MAR. 20.

FEATHERBED LA, ns, 233.6 e Nelson av, 50x100; City Mtg Co loans Henry Cleland, Inc, to erect 5-sty apartment; 10 payments 28,000.00

MAR. 22.

STEARNS ST, ns, 135 e Glover, 20x100; Elizabeth K Dooling loans Louis & Salvatore Modica to erect 2-sty & cellar brick and stone, 2-fam dwg; 4 payments 4,000.00

ORDERS

Brooklyn.

MAR. 19.

VAN SICLEN AV, sec Liberty av, 100x 150; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Caranza Roofing Co. 275.00

MAR. 20.

S OXFORD ST, 144-58; Tower Constn Co on B P O Elks to pay Davis Speyer Co. 314.00

STOCKHOLM ST, 360; Tower Constn Co on German Hospital to pay Chas A Myers Cont Co. 228.25

MAR. 22.

ELDERTS LA, nwc Liberty pl, 100x 100; Cervadoro Constn Corpn on U S Title Guar Co to pay Standard Bldg Supply Co. 1,000.00

BATH AV, ec 17 av, 75x96.8; Emilio Sarno on U S Title Guar Co to pay Elias Medlin 123.00

MAR. 23.

STOCKHOLM ST, 360; Peter Kreshak on German Hospital Soc & Tower Constn Co to pay Edw E Buhler Co. 209.20

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr..Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 20.

Named Streets.

Beekman st, 56—Jacob Brown, premises.....G
Bleecker st, 132—Maxrose Rlty Co, 63 Park Row C

Clin st, 59—Chas A Schieren, 30 Ferry.....Sia
Cliff st, 72—Moritz Gluck, premises....C-L-A-G
Clinton st, 225—Morris Singer, 515 W 110.....C
Columbia st, 66—Cong Soxol Beiz, premises, A-F-C
Duane st, 66-68—Thomas A Vernon, care Saml, premises C
E Bway, 143—Sam J Silberman, 83 Canal....C
E Bway, 183—Morris Levine & Morris Goodman, premises C
Elizabeth st, 49-51—Grand Union Folding Box Co, premises .....A-L-C-G
Elizabeth, 49-51—Lorence Rlty Co, premises....C
Co, premises .....DR-C-G
Elizbeth st, 49-51—Consolidated Embossing Co, premises .....DR-C-G
Greenwich st, 171-5—Jas Hayden, premises.C-DR
Greenwich st, 171-5—Despatch Press, Inc, premises .....C-DR-G
Greenwich st, 171-5—G A Kerr, Inc, premises. C-G-DR
Goerck st, 59-65—Nathan Silverstein, 1394 Wash av C
Henry st, 295—Gould Thorp Estate, care A T Miner, 154 Nassau .....B-C
Hudson st, 392-4—Mayer Kamenstein, premises .....DR
Hudson st, 392-4—Corpn Trinity Ch, premises .....DR
Hudson st, 392-4—Crane Glass & Mfg Co., 341 Hudson .....A-DR
Hudson st, 392-4—Jos Rebholz, 388 Hudson.A-DR
Jane st, 138—Seneca Distributing Co, premises .....G
Lafayette st, 49-55—Hon Wm A Prendergast, Municipal Bldg .....SS-G
Liberty st, 25—Wm Weightman Est, care Mrs F C Penfield, 784 5 av.....St
Ludlow st, 10-12—Simon Cohen, premises.....A
Ludlow st, 10-12—Abr Zimmermann, premises, A-C
Ludlow st, 10-12—Alfred Kalmet, premises..C-A
Ludlow st, 10-12—Israel Sachs & Jacob Boyarin, premises.....A-C
Ludlow, 10-12—Jacob Gordon, premises.E-A-L-C
Murray st, 35—Cath Whittemore et al, premises. .....Sia
Nassau st, 80—Jacob Corday, premises.....G
Pearl st, 438—David Reichard, premises.....G
Pearl st, 441-7—Chas Craske, premises.....C
Pearl st, 441-7—Thos Russell, premises.....L
Pearl st, 441-7—Nelson Macy, premises.....G
Pearl st, 442—Daniel F Mahoney et al, premises. .....Sia
Pitt st, 137—Leon Jasserivski, premises.....C
Pitt st, 137—Israel Gottlieb, 22 W 27.....C
Reade st, 79-81—Rebecca Havey Estates, premises. C
Ridge st, 119-27—Julia L Delafield, premises..C
Scammel st, 29—Masilace Ysroal, premises, A-C-DR
Scammel st, 29—W Batkin & M Keltz, premises. .....A-C-G-DR
Scammel st, 29—Cong Ecliessirung, premises. DR
Scammel st, 29—Harry Link, premises. A-DR-C-G
Scammel st, 29—Nathan Kaplan, premises, A-C-G-DR
Scammel st, 29—David Glass, premises. A-C-G-DR
South st, 198—Louis W Slocum, 189 Montague, Bklyn. .....C-B-E
Spring st, 94—Simon Sternberger Est, premises. C
Washington pl, 79—Cesare Razzetti, 81 Wash pl. C
Washington Sq W, 35—Fredk D Fricke, care Excelia Brew Co, 254 Hart, Bklyn.....C-Tk-St
Water st, 162—Wm Herzog Est, premises.....B
Water st, 164—Otto L Mayer, premises.....B
Willet st, 48—Herman Baumann, premises.C-A-G
Willet st, 48—Joe Winter, premises.....C-A-G
Willet st, 48—Frank Kaplan, premises...A-C-G
Willet st, 48—Simon Leibel, premises....C-G-A
Willet st, 48—Morris Letzter, premises.....C-G
Willet st, 48—Henry Beau, premises.....C-G
William st, 218-8—Metropolitan Rlty Co, premises. .....D

Numbered Streets.

3d st, 35-7 W—Louis Sisenwein, premises..L-C
3d st, 35-7 W—Nathan Abrams, premises.....L
3d st, 35-7 W—Bickley & McClure, premises..L
3d st, 35-7 W—Harry Burken, premises.....L
13th st, 405-9 W—Jas R Roosevelt, 23 W 26...C
17th st, 33-7 E—Havaime Tavshanjian, premises. .....DR
17th st, 33-7 E—Earl & Wilson, premises....DR
17th st, 33-7 E—Baker, Taylor & Co, premises DR
17th st, 33-7 E—Johnson & Faulkner, premises DR
17th st, 33-7 E—Keys & Lockwood, premises.DR
18th st, 501 E—Eliz Reed, 814 E 14.....C
25th st, 119-25 W—Schwed Co, premises.....A
25th st, 119-25 W—Amer Watch Case Co, 15 Maiden lane. .....G-A
25th st, 119-25 W—Paramount Mfg Co, premises. .....A-G
25th st, 119-25 W—Arlington Skirt Mfg, premises. .....C-G
25th st, 119-25 W—Cosmos Picture Co, premises. .....A-G-DR
25th st, 119-25 W—Amer Negligee Co, premises A-G
25th st, 119-25 W—Bartlett-Orr Press, premises. .....G-C-L-A
25th st, 119-25 W—Fox, Lederer & Co, premises. .....A-L-G
28th st, 24 W—Patrick Myers, premises.....C
31st st, 316 W—Mary A Maher, Gould av, Caldwell, N J. .....G
32d st, 410-6 E—Wm G Illch, premises.....D
34th st, 339 W—Marion T Fortescue, premises.C
38th st, 39-41 W—Jacob Halin & Geo J Benjamin, premises .....DR
38th st, 39-41 W—Saml Kean & Jones, premises. .....DR
38th st, 39-41 W—Elec Engineers & Constructors, premises. .....DR
38th st, 39-41 W—Surgical Dressing Comm, premises. .....G-A-DR
38th st, 39-41 W—C M Phipps, Inc, 215 W 29 G-A-DR

38th st, 39-41 W—Dr Edwin Walch, premises DR-A
38th st, 39-41 W—Lederle Laboratories, premises DR
38th st, 39-41 W—Neadrathal & Co, premises.DR
38th st, 39-41 W Spiegel & Ruby, premises. G-DR
38th st, 39-41 W—DeHaan & Rouse, premises A-G-DR
38th st, 39-41 W—Henry Corman, premises..DR
38th st, 39-41 W—Robert B Steele, premises.DR
38th st, 39-41 W—Caroline Thompson, premises DR
38th st, 39-41 W—International Floor Machine Co, Inc, premises W-C-B-G-St
38th st, 39-41 W—Genee Underwear Co, premises DR
38th st, 39-41 W—Louis Baer, premises.....DR
38th st, 39-41 W—Mitnick & Jacobson, premises DR-C
38th st, 39-41 W—L & L Bandeau Co, premises DR
38th st, 39-41 W—Marion Barhyte, premises.DR
38th st, 41 W—Melhado & Co., premises..G-DR
38th st, 39-41 W—Jos Rosner & Jacob Goldstein, premises DR
42d st, 25 W—Chas Hoffman Est, premises....B
43d st, 17-21 W—N Y Academy Medicine, premises E
44th st, 322-24 E—Julius Luster, premises....C
45th st, 148 W—Chas S Furst, 132 Nassau..C-G
45th st, 156 W—May Erwin Eisfeldt, 42 Bway..C
48th st, 24 E—Chas Weinberg, 171 W 71.....A
48th st, 118 W—Johanna Samson, 85 Gold....G
54th st, 351½ E—William Just, 152 4 av.....C
50th st, 38 W—59th St Co, Inc, premises....St
70th st, 11 E—Presbyterian Hospital, premises W-C-B-G-St
82d st, 248 E—Mutual Life Ins Co, 56 Cedar. F-E-G
84th st, 507 E—Jas A Smith Est, 106 E 88....C
84th st, 508 E—Thomas Madden, 307 E 30....O
88th st, 182 W—Saml Giudici, 548 Columbus av C
93d st, 153 W—Jennie M James, 247 W 46....C
100th st, 417 E—Wm Cuff, 426 E 104.....G-C
103d st, 208 E—Berman & Feldman, premises, CA
107th st, 203 E—Saml Fishman, 41 Division..C
113th & 114th sts, Morningside av—St Luke's Hospital, premises C
131st st, 231 W—Julia Goven, premises.....M
135th st, 601 W—Premium Holding Corp, 149 Church C
135th st, 601 W—Allwyn Lunch Co, premises.A-C
142d st, 513 W—Wm J Coppner, 259 W 78..C-D
170th st, 514 W—Marie Gilman, 450 W 149....C
203d st, 208 E—Berman & Feldman, 208 E 103.G

Named Avenues.

Av C, 44—Morris Lustig, 129 E 119.....C
Bowery, 11—Sam S Williams et al, 20 Vesey..W
Bowery, 13—Bernard & Jas Flynn, premises...C
Bowery, 21 (rear)—Sydney J Colford, 29 Hunter av, Newport, R I.....C
Bowery, 21—Goodman Wellstein, premises.....C
Bowery, 205—Carrie Schile, 162 Beach st, Stapleton, S I.....St
Bway, 594-6—Harry M Engel & Julian E Hess premises G-C-A
Bway, 594-6—Wm Burland & Co, premises....C
Bway, 594-6—M Levine & Wm Fink, premises.C
Bway, 594-6—Jos Loewy, premises.....C-G
Bway, 594-6—Everright Clothing Co, premises G-C
Bway, 594-6—Solomon Novack, premises.....A
Bway, 594-6—Sam'l Treegar, premises.....G
Bway, 594-6—Nathan E Superior, premises...G
Bway, 594-6—Bwno Hat Wks, premises....G-A
Bway, 594-6—Weiss & Meyers, premises....G-C
Bway, 594-6—Gustave Mehringer Co, premises.G
Bway, 2609—Israel Simon, premises.....C
Madison av, 620-28—John D Crimmins, premises A
Park Row, 13-21—D W Robertson, premises..K W Bway, 90-2—Fredk Gerken, premises.....St

Numbered Avenues.

1st av, 1110-14—Wm F Slavik, premises.....G
1st av, 1110-14—Joe Kupic & Tom Kotoum, premises G
1st av, 1110-14—Hyman Bros, premises..A-C-G
1st av, 1110-14—Fred Buse Co, Inc, premises C-A-G
1st av, 1487—Gertrude Weil, 303 W 100....A-E
2d av, 162—C B J Snyder, 500 Park av.C-F-G-L
2d av, 1633—Jacob Weil, 777 8 av.....G-C
2d av, 1633—Andrew Cernizlla, premises.....O
3d av, 2240—Serefeno Magliola, 12 Chatham sq.E

BRONX ORDERS SERVED.

Numbered Streets.

137th st, 245-9 E—A B Cameron Piano Co, premises A-C
149th st, 406 E—Holsen Bros, premises.....E

Named Avenues.

Washington av, 1695-97—R Urban, premises. G-J-B-E

Numbered Avenues.

3d av, 2505—Isaac Boehm, 981 Madison av....C

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 259-61—Excelsior Hygienic Ice Co, premises L
Bridge st, 100-10—Thomas Meter Co, premises G-I
Carroll st, 1266—Henry Kichlin, premises....A
Clymer st, 71—U S Mfg Co, Inc, premises..H-A
College pl, 32—N G Carman, 54 Pierrepont...M
Dean st, 321-23—Spencer Nangle, premises....A
DeGraw st, 424—Geo Daly, premises.....H-A-G
Fleet pl, 27—Mrs Hazel Lenoir, 333 E 188, Manhattan M
Front st, 258-60—Cornelius Weiss, premises...C
Grove st, 42—Gus Ehrich, premises.....C-A
Hoyt st, 98—Walter J Kelly, 2210 Av I..C-A-L
Hoyt st, 433-53—Bklyn U Gas Co, 176 Remsen.L
Hubbard st, 68—Ellen T Keely, premises.....C
Humboldt st, 25-9—Belitzsky & Itzkowitz, premises F-H-A
Imlay st, 140-62—Elec Spark Appliance Co, premises G-A-H
Lenox st, 306—Geo V Fink, premises.....D
Linwood st, 328—Jos Seviero, premises...A-H-G
McDonough st, 679—C B Ebbert & Sons, 683 McDonough C-A-L
McKibben st, 197—Magarii & Berman, premises 1-H-A
Marion st, 210—Louis Curth, 1810 Fulton...B-C
Middagh st, 72—Jno P H DeWint, premises...M
Midwood st, 288—Geo H Birck, premises..H-A-G
Moore st, 57—L Gelberg & Son, premises.....1
Nevins & DeGraw sts—Bklyn U Gas Co, 176 Remsen L
Osborn st, 247-59—Hirsch Silverstein, premises.C
Pacific st, 704—Blue Taxi Co, premises..C-L-A-G
President st, 560—Union Rag Co, premises....C
Robinson st, 6—Simon D Paddack, premises..C-M
Robinson st, 118—Thos E Quin, 790 Flatbush av H-A-G
Rock st, 11-13—E Waters, premises.....A-M-D
St John's pl, 1278—Frank Bonagura, premises.M
Schermerhorn st, 251-3—A D Matthew's Sons, Inc, 398 Fulton H-A
Stagg st, 130—Arthur Gasser, premises.C-H-A-G
Stagg st, 204—Robert Breuns, premises.....B
Stanhope st, 6—Emiel H Bauer, premises.C-A-L
Stanhope st, 21—Maurice Leventhal, premises.M
Steuben st, 91-97—Chas A Blanchard Co, premises C
Taaffe pl, 61-63—Jacob B Norris, premises....A
Taaffe pl, 123 (rear)—Jos Jordano, 191 Franklin av I-H-A
Union st, 53—Andrew Olsen, 39 Union.....L
Union st, 814—Alfred Thorsten, premises. M-H-A-G
Union st, 860—Maria L Maxwell, 78 8th av....G
Union st, 1385—R B Anderson, premises..H-A-G
Water st, 247-9—Philip Ruxton, Inc, premises. A-G-L
Wallabout st, 193-5—Carl H Pearson, premises C-A
Walton st, 49-51—Krabs & Schulman, premises H-A

Numbered Streets.

1st st, 58-60 N (rear)—Archibald Graham, 361 Stuyvesant av C
1st st, 60 N—Lena Eisenhart, premises.....M
1st st, 141-7 N—Dora Shapiro, premises.....G-C
2d st, 396-400 S—Eugene R Shotwell, premises.C
5th st, 135 N—O'Malley Cooperage, 226 Bedford av A
6th st, 110 N—Cudahy Packing Co, premises..M
8th st, 204—Bklyn Packard Auto Service Co, premises M-C-H-A-G
8th st, 2937-9 W—Mrs Emma Yokel, premises, B-D-F
12th st, ft N—Bklyn U Gas Co, 176 Remsen...L
12th st & Gowanus Canal—Bklyn U Gas Co, 176 Remsen L
14th st, 1433 E—Chas A Wheeler, premises. H-A-G
19th st, 189 Bay—Mrs M Marie Dieckmann, premises C-A
25th st, 181 Bay—Sam'l Treinis, 8671 Bay 24. H-A-G
27th st, W, ws, 50 n Surf (C I)—Mrs Rose O'Connor, premises M
30th st, 2968—Emilie A Borios, premises..H-A-G
31st st, 409 E—Wm H Stanton, 932 Broadway. HA
34th st, 68—Hastings Root Co, premises..A-G
48th st, 1125—Martin Levy, premises.....A-D
51st st & 2d av—J Duffy Co, premises.....C
51st st, 1262—Chas Johnson, premises...H-G-A
53d st, 1346—Sam'l Deutsch, premises.....A-G
59th st, 1834—John Schaefer, premises..H-A-G
60th st, 1341—Carolyn G Santoro, premises....C
62d-63d sts, bet 10th & 11th avs—A Pauchet, Inc, premises H-L
72d st, 1352—J B Elenschneider, premises..H-G

Named Avenues.

Av N, 1614—Jos Popper, premises.....H-A-G
Atlantic av, 532-40—Pitts Motor Car Repair & Sales Corp, premises H-A-L
Atlantic av, 1569—Alfred J Bassett, premises L-C
Barren Island—N Y Disposal Corp, premises L-C-A
Bay pkway, 8305—Edw E Rice, premises.H-A-G
Bay pkway, 8712—Jonas V Spero, premises. H-A-G
Bedford av, 1935—Morris Tatarsky, premises H-A
Belmont av, 902—Benj C Meyer, premises..C-M
Caton av, 202—Albert Brussel, 4105 3 av..C-L
Classon av, 11-13—Henry Buttenheim, premises C-A-F
Clinton av, 380—Julius Liebermann, premises D-C
Coney Island av, 1061—A Schumacher, premises C
Cornelia av, 352—Matthew Donnelly, premises D-H-A-G
Dumont av, 396—Bernstein & Moldover, premises C
Flatbush av, 494—Schubert & Wachtendorf, Inc, premises C
Flatbush av, 65 ft n 8 av—Louis Camardella, 656 Union J-A-H-L
Flushing av, 30—Owen Maloney, premises....D
Flushing av, 150-52—Chas Smith, premises...M
Flushing av, 495—Bklyn Broom Wks, premises, H-A-G
Flushing av, 880—Edw Gambler, premises..H-M
Franklin av, 1-5—Chas Davis Co, Inc, premises H-A-M-K-D
Gates av, 382-90—Edw T Jenkins, 889 Park av C-F
Grand av, 328—Auto Storage Co, premises..C-A
Gravesend av, 750—Andrew Larsen, premises C-K
Greenpoint av, 108—Jos Fischer, premises....A
Greenpoint av, 221—H C Stowe Const Co, premises D
Jefferson av, 102-4—Geo W Fortier, premises.C-L
Kent av, 631-3—Geo F Simpson, premises....C
Kent av, 710-12—Henry Buttenheim, 13 Classon av C-A-F
Lawrence av, 65—Smith & Theis, premises H-A-J
Lenox rd, 24—C A Stanley, 2015 Bedford av H-A-G
Lenox rd, 24—Otto Arndt, 795 Flatbush av H-A-G
Liberty av, nwc Sheffield av—Piel Bros, Georgia av L
Linden av, 33—N Raymond Heater, premises H-A-G
Linden av, 135—Carl F Buschner, premises.H-A
Linden av, 223—John T Bonney, 45 York..H-A-G
Manhattan av, 960—H Rosenfield, premises. A-G-M
Manhattan av, 1109-13—Silas E Edwards, premises W
Marlboro rd, 80—J Edw Coles, premises.....D
Metropolitan av, 374-8 (rear)—Wm Simon, premises C
Montrose av, 139—David Werbelovsky, 76 Graham av M
Neck rd, 404—Clara E Browne, premises....A-C
New Jersey av, 776—David Martin, premises..M
New Utrecht av, 6001-3—Guiseppina Giglio, premises C
New York av, 817—Jno W Schmidt, premises H-A-G
Norman av, 173½—Sam'l Boss, premises..H-A-C
N Portland av, 98—Dept Water Supply, Municipal Bldg, Manhattan A
Ocean pkway, 391—Edwin Bayha, 219 Atlantic av M
Ocean pkway, 572—Hubert Cracauer, 601 E 3 H-A-G
Park av, 804—Max J Bass, premises....C-H-L
Penn av, 236—S Greenspoon, premises.....C
Putnam av, 96-100—A Elliott Ranney Co, 1184 Bedford av C-H-D
Putnam av, 193—Harry S Houpt, Inc, 1170 Bedford av D-L
Putnam av, 310—Chas H Seacombe, premises..C
Reid av, 198-200—Reid Av Garage & Machine Co, premises A-L-C
Reid av, 251—Peter Hansen, premises. H-A-G-M-K
Rockaway av, 460—Alex Ball, premises.....C
Rogers av, 122—L K Hansen's Sons, 118 Rogers av A-G
Stratford rd, 248—John Lanyon, premises. H-A-G-M-D
Sutter av, 591—Borris Cherton, premises....C-G
Thatford av, 183—United Spring Bed Co, premises G
Throop av, 189—I Himmelstein, premises.H-A-G
Union av, 229—Lawrence Hughes, 235 Union av H-A-F
Vanderbilt av, 183—Wm Wall Chase, premises H-A-G-D
Vanderbilt av, 189—Edith B Hopkins, premises C-A-D
Vanderbilt av, 405—Josephine K Fleet, premises C
Van Siclen av, 177 (rear)—F Rudolph Reimer, 2814 Atlantic av M
Wallabout Mkt, 1126-28—Schreer Bros, premises A
Washington av, 452—Mrs J A Wisner, premises C-K-A-D
Waverly av, 263—Wm Bristol, 282 Washington av C
Waverly av, 408—Esther F Kirkman, premises.C
Waverly av, 308—John Hartwell, premises....D
Williams av, 254-8—Morris Halpern, premises.C
Wyckoff av, 44—L Margilofsky, premises.H-A-G

Numbered Avenues.

1st av, 4301—Welz & Zerweck Brew Co, 1562 Myrtle av M
4th av, 286—Randolfi Ferro Co, premises....A-C
5th av, 625—H Turin, premises.....H-A-M-D
5th av, 5716—Broer & Co, premises.....C-I
6th av, 593—Jacob Mendel, premises.....J
17th av, 5903—Alex A Bernstein, premises....G
19th av & 49th st—Mitchell Parquet Floor Co, 1228 Fulton A

QUEENS ORDERS SERVED.

Named Streets.

Barclay st, 251 (Flushing)—Thos Seaman Willets, premises H-A
Barclay st, 256 (L I C)—F E Brennan, M.D., premises H-A-G
Charlotte pl (Evergreen)—Est J T Huner, Evergreen C
Church st & Metropolitan av (Richmond Hill)—M H Brunjes, premises H-A-G
Cooper st, 20-4 (L I C)—Jno Morrison, premises L
Murray st, 135 (Flushing)—Effingham Walgrove, premises H-A-G
Orchard & Barn sts (L I C)—West Disinfecting Co, premises L
Oxford st, nwc Kimball (Ozone Pk)—Frank Thorne, premises G-J
Radde st, 250-54 (L I C)—Louis Vancura, premises G-H
Skillman pl, 80 ft e Jackson av (L I C)—Bert L Nininger, premises L
Whitestone Landing—L I R R Co, Jamaica...L

Named Avenues.

Blvd & 13th st (L I C)—Renault Selling Branch Co, premises L
Bway, 300 (rear)—F T Hepburn, premises..H-G
Central av, 148 (L I C)—W H Pollock, premises H-A-G
Floral Pk rd (Little Neck)—Geo N Cornell, Little Neck C
Franklin & Bayview avs (F Rockaway)—E Risemann, premises A-C
Jackson av, 90-2 (Corona)—Jackson Garage, Corona L
Jamaica av, 2113 (Richmond Hill)—Frank W Jahrling, premises C
Jamaica av, 4079 (Richmond Hill)—Jos Buhler, Woodhaven D-M
Lefferts av, 310 (RH)—T K Kernochan Co, premises C
Madison av, 273 (Flushing)—E G Freeman, premises H-A-G
Metropolitan & Lefferts av (R H)—Burdett J Beardsley, premises H-A-G
Pierce av & 8th st—N Y Tel Co, 15 Dey, Manhattan L

RICHMOND ORDERS SERVED.

Named Streets.

Ferry st, es (P Richmond)—Jno H Starin Est, premises J

Named Avenues.

New York av, 929 (Clifton)—Jno Fleming, premises J

BUILDING MANAGEMENT

RECOMMENDATIONS FOR HOUSE WIRING

By H. C. CUSHING, Jr.*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

PART ONE.

IN designing a house wiring installation, it is necessary to know whether the current is direct or alternating and the voltage of the supply service, if alternating the phase and cycle. In practically all residences, except very large ones with large individual motors, the alternating current is delivered in what is known as single phase, requiring but one transformer, and this condition is assumed throughout this section of the article.

The Code rule is as follows: Transformers must not be placed inside of buildings without special permission; must be located as near as possible to the point at which the primary wires enter the building; must be placed in an enclosure constructed of fire-resisting material; the enclosure to be used only for this purpose, and to be kept securely locked, and access to the same allowed only to responsible parties.

The transformer case must be permanently and effectually grounded, and the enclosure in which the transformers are placed must be practically air-tight, except that it must be thoroughly ventilated to the outdoor air, if possible through a chimney or flue. There should be at least six inches air space on all sides of the transformer.

In equipments with not more than fifty lights and outlets many lighting companies deliver the current, from the transformer to the building, on a two-wire system at about 110 volts and without the use of the third or neutral wire.

Voltage.

With the three-wire system the voltage between the two outside wires is generally about 220 volts and the voltage between the neutral (middle) wire and either outside wire is about 110 volts. The 110-volt outlets, for lights and small appliances are placed on two-wire branch circuits, balanced on each side of this neutral wire. Larger appliances are often wound for 220 volts and connected across the outside or 220-volt circuit. For these larger power appliances and motors 220-volt apparatus is used for the purpose of reducing the size of the wires supplying them. Small heating appliances where considerable heat must be generated are almost universally made for 110 volts.

Where a different rate is charged for various classes of service there should be a separate meter for each class. Many service companies make different rates for light, for power and for heating, cooking and refrigeration. Most companies will furnish and connect three-wire meters for power and cooking, etc., as well as for light, so that both 110-volt and 220-volt apparatus may be used on the same meter by balancing on each side of the neutral wire. The service company should be consulted as to meter arrangements.

Grounding.

In two-wire systems, one side of the service switch, and in the three-wire system the neutral (middle) of the service switch (in both cases on the incoming side), should be grounded by means of a copper wire to the water supply pipe on the supply side of the water meter.

By grounding is meant a solid, permanent connection to the ground by means of connection to water pipes, or plates buried in the ground. The result is that if, either outside the house or in it, anyone touches this neutral or grounded wire, as at a lamp socket, and also touches or makes connection with the ground, as through a gas pipe or radiator, there is no difference of potential, while if either the positive or negative wire is touched only, the system potential, as 120 or 240 volts, is felt, and is considered perfectly safe while pressures above 300 become dangerous.

Branch Circuits.

The rules of the Fire Underwriters allow 660 watts distributed at sixteen sockets on each two-wire lighting circuit. It is recommended, however, that the number of sockets be limited to twelve or thirteen on a circuit, as this does not greatly affect the cost of the work and will permit the use of No. 14 wire for practically all such branch circuits without undue loss in voltage and without appreciable variation in voltage between outlets on the same circuit under any condition of use.

In frame residences, with stud partitions, it is permissible to carry wires on porcelain insulators on the sides of the beams and studs and through them by enclosing in porceiain tubes with flexible non-metallic conduit (flexible tube) from nearest knob to outlet, keeping the wires as far as possible from the floor or ceiling to prevent injury.

Armored Cable.

Some architects and engineers specify armored cable for frame or semi-frame residences. This armored cable is made by wrapping steel tape or ribbon around the two or more wires of the mains or circuits, thus giving a heavy metal-sheathed main or branch circuit. Such cable is made in lengths of from 50 to 250 feet. Armored cable may be laid or drawn between beams and studs or furring strips with practically no liability to mechanical injury from nails, etc., but should not be placed in brick or concrete walls unless imbedded in plaster-of-paris or other suitable material to protect the sheath and wires from the corrosive action of the surrounding ingredients.

Rigid Conduits.

For the highest class of residence work, architects and engineers generally specify rigid conduit construction. These rigid conduits are of gas-pipe thickness and are coated on the inside with a tough, elastic and very smooth enamel. The exterior may either be coated with the same enamel or galvanized. The conduits come in ten-foot lengths and all diameters from ¼-inch to 6-inch and are joined by means of screw couplings of the same material, and the joints are made tight by the use of red or white lead. This prevents the entrance of any moisture. This is the most expensive character of concealed wiring work.

This class of work, which is not permitted in concealed places, is frequently resorted to on account of the cheapness and where it is undesirable, or unnecessary for appearance, to run circuits inside of walls or ceilings. Wood moulding work is especially adapted to the cheaper class of cottages, bungalows, etc. In dry places and where the wires are not liable to mechanical injury or contact with other objects, circuits may be supported on porcelain cleats or knobs. For this class of work the wires should be separated, by their insulating knobs, or cleats, two and one-half inches from each other and at least one-half inch from the surface wired over, where the voltage does not exceed 300.

Approximate Wiring Costs.

Due to the varied cost of labor and material and to varying methods of building construction, universal costs of electric light work for the several types of wiring hereinbefore described cannot be given, but for the purpose of general comparison the following approximations may be a help:

	Per outlet
Knob and (flexible) tube work	$1.50 to $2.50
B. X. cable work	2.00 to 5.00
Flexible steel conduit work	3.50 to 5.50
Rigid metallic conduit work	4.00 to 7.00

All of the various fire underwriters' organizations require "rubber covered" wire for all classes of concealed residence wiring. These wires may have a single impregnated braid in case of knob and tube work and a double braid in the other classes of concealed work hereinbefore described.

Liberal Use of Switches.

A liberal use of switches in a residence invites economy by encouraging the putting out of lights when leaving rooms. They soon pay for themselves. The most satisfactory switches are of the flush type and should be placed in metal cutout boxes, sunk in the wall, and should generally be located just inside of entrance doors.

Large rooms with numerous outlets should be controlled by more than one switch, and, in long living rooms, it is often a good plan to place the lights of each end of the room on a different switch control, both for convenience of occupants and economy in bills.

For electroliers, switches are sometimes used, so designed that one turn of the handle lights one group of lights; the second turn lighting an additional group, without putting out the first group, and a third turn will put all out.

For hall and stairs it is customary to arrange lights that they may be turned on or off from any one of several switches known as 3-way and 4-way switches. A light in first floor hall and one on the second floor may be controlled by a switch at entrance door and also controlled from second floor. In the same manner an outlet on third floor may be controlled by a switch in second hall and one on third floor.

A master switch may be placed in the owner's bedroom and so connected that the switch will control the first, second and third floors, main hall and stairs, 3-way lights, either independent of whether the local switches have been used or not.

Closet Switches.

Closet switches are often controlled by switches set in the door jambs and operated by movement of door.

Fused knife switches in metal boxes should be used in connection with A. C. motors of ½ H. P and larger. These switches should be double pole and located near the motor they control. Motor starting boxes are sometimes used with ½ H. P. to 1 H. P. A. C. single phase motors in order to cut down the momentary rush of current, but nearly every service company will permit motors to be operated directly from the switch. Small motors may be operated from flush switches of room type.

Where portable electrical appliances do not visibly indicate when the current is on, and where such appliances are connected by means of flexible wires, the wall outfit should consist of a switch pilot light and receptacle. All three may be placed in the same outlet box and one plate covers all.

(To be continued.)

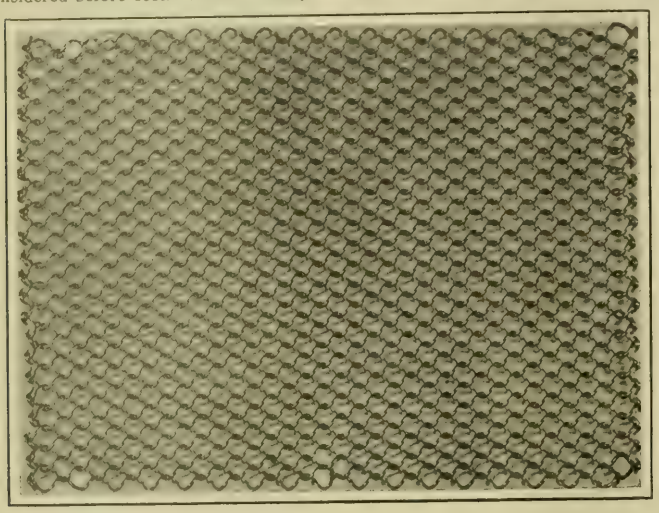
*First installment of an article by Mr. Cushing, which appears in greater length in his work, entitled "Standard Wiring for Electric Light and Power," and prepared in conjunction with the National Electric Light Association and the Society for Electrical Development.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Rolling Fly Screens.

THIS is a device suitable only for high class residential structures. It is comparatively expensive, but is a convenience. It is designed for use both in fireplaces and as roller fly screens in sumptuous residences where comfort is considered before cost. There is always



considerable annoyance in hoisting fly screens, that stick on their runners or have to be clapped together in order to take them from the window frames. But the fly screen operated on the roller shade principle eliminates all this bother. All that is necessary is to pull a string and up goes the fly screen. They are not in the way, and, being made of fine brass or copper they always look well. The average fly screen looks out of place where rich furnishings are employed in fine houses, apartments and hotels. Being constantly in position they are subjected to bumps and breaks that would not occur if the screen could be lifted out of the way at will.



The roller bearings fit into clamps at the side of the window frame and can be readily removed. Screens can be made to fit the entire window or only half the sash. They are also made with galvanized iron. The weaving of this screen is done here now although at one time it was done in Germany and sent here. It has been imported heretofore for use in roller fire place screens, this type being known as the "Excelsior." The screens are finished in any color to match furnishings or fireplace fittings which has been responsible in part for the increasing popularity of this type of window screen over the old style.

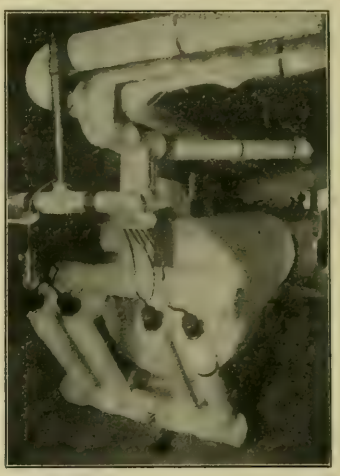
Electric Heating.

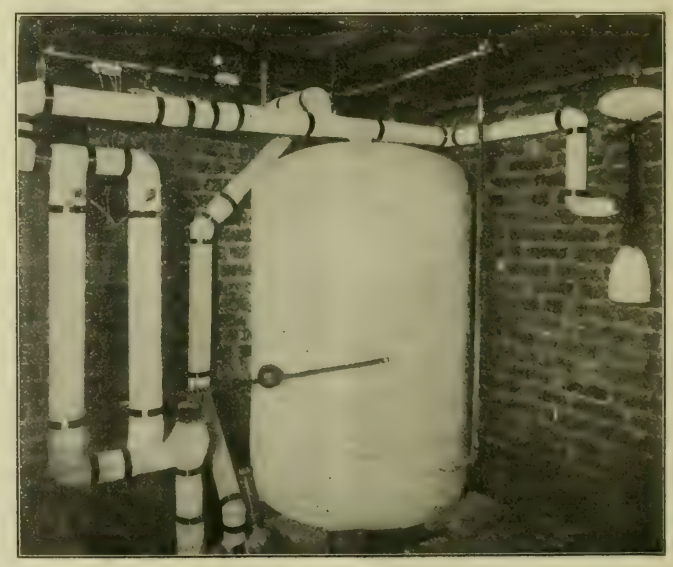
BUILDING managers throughout the country are watching with considerable interest the experiments being made in Seattle in the matter of heating houses and buildings by electricity. These tests are being made by the Lighting Department of that city, which has revealed the fact that the hot water system is the only one that is practical in connection with electric heat on account of the fact that it is unnecessary to cut off current during the hours of lighting peak.

The illustrations presented herewith through the courtesy of the Heating and Ventilating Magazine show two types of hot water heater. One is arranged exactly like a hot water boiler in the ordinary hot water system, while the other is the four unit heater which is controlled by a thermostat in the return pipe, which automatically cuts off the return when the return water reaches a certain temperature.

With a lighting peak of 4½ hours experience has shown that 20 gallons of storage for each kilowatt of energy is needed. While the actual cost for energy runs from 25 to 40 per cent. higher than coal in Seattle, the heat obtained is always even in temperature and may be depended upon under all conditions. It may be controlled from a remote point either by switch or by thermostat, or by a time clock.

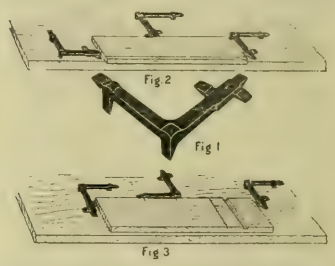
It will be observed that with the above factor of 20 sq. ft. per kilowatt and 20 gallons storage per kilowatt, the remainder of the heating system may be figured as an ordinary hot water system.





New Bench Dog.

BENCH work in the handicraft shops of all buildings can be very much simplified by the use of a bench dog



recently perfected. It is illustrated herewith and is made entirely of metal with well sharpened points and blued finish. One or more of the devices can be so placed on a work bench as to secure a board, pipe or practically anything that requires holding firmly while being worked.

Figure No. 1 shows the tool itself, all the points being clearly indicated. No. 2 represents the tool in gauging the stock in different positions for planing. No. 3 shows the tool in various positions for producing a saw or dado cut in the stock. It is inexpensive and soon pays for itself in the time that it saves.

CURRENT BUILDING OPERATIONS

New Activity in West Eighty-Sixth Street Changing Character of Thoroughfare—Frank Brothers' New Home

TWO modern fireproof apartments are nearing completion in the south side of West 86th street, between West End avenue and Riverside Drive, which for quality of construction, character of design, plan and general appointments will compare favorably with the best multi-family houses in the city. These buildings are located at 310 to 322 West 86th street and are each twelve stories in height. The operation, including the cost of the ground, represents an expenditure of more than $1,000,000.



Mulliken & Moeller, Architects.
LOOKING WEST IN 86TH STREET, FROM WEST END AVENUE.

The facades of these structures have been designed in the style of a modified Italian Renaissance and they are constructed of a light buff brick, with trimmings of granite and ornamental terra cotta. Every effort has been made to have these apartments as nearly fireproof as is possible in buildings of this type, and fire-protective and fire-fighting devices, of the latest pattern, are being installed. Everything possible in the line of conveniences for the householder will be included.

With a frontage of 144 feet, in an unusually wide street, the architects of these buildings have made the most of their opportunities and have designed structures which are dignified and a credit to their surroundings.

Nearly a year was spent before negotiations for the property now occupied by these apartments were completed. They are owned by the Eighty-sixth Street & West End Avenue Co., Harry B. Mulliken, president, and Edgar J. Moeller, secretary, and were planned by the owners, who are architects with a wide and varied experience in high-class apartment house design.

No general contract for the construction of these apartments was awarded, the owners sub-letting the work in separate contracts. Among the contractors who supplied labor and materials are included the Hay Foundry & Iron Works, 15 Madison Square North, structural steel; Adin G. Pierce Co., 103 Park avenue, fireproofing and floor arch construction; P. Libutti, 426 East 115th street, mason work for foundations; Durando Miller & Co., 2576 Park avenue, ornamental iron work. The brick mason work and setting of cut stone was done by the Fullam Construction Co., 103 Park avenue. The granite used in the facade was supplied by Penney & Bunt, Willow avenue and 132d street, and the ornamental terra cotta was manufactured and supplied by the New York Architectural Terra Cotta Co., 401 Vernon avenue, Long Island City.

Stephen Ball, 271 West 125th street, Manhattan, has the contract for the carpenter work, and the wood window frames and sash were supplied by James Elgar, Inc., 193 Park avenue.. Fireproof doors were made by the Standard Fireproof Door Co., 193 Diamond street, Brooklyn; parquet flooring installed by George H. Storm & Co., 545 East 71st street, N. Y. C. The roofing contract was awarded to the Ford Roof Construction Co., 160 Fifth avenue, and the sheet metal work let to the Fordham Cornice Works, 1004 Tremont avenue.

The steam-heating plant was installed by the Mulhearn Steam Heating Co., 103 Park avenue, and the plumbing by Canavan & Diegan, 126 West 100th street. Otis Elevator Co., 26th street and Eleventh avenue, installed the elevators and the electric wiring and lighting was awarded to the E. J. Electric Installation Co., 221 West 33d street. Tiling for floors and wainscot was set by Vannell Const. Co., 103 Park avenue.

In the construction of these buildings nothing but the best of materials and workmanship has been approved and they will contain every modern convenience for comfort of tenants and efficiency in housekeeping.

If the present plans are carried out the property immediately adjoining these buildings on the east will be improved with structures of a similar character as the ones now under construction. The same owners some time ago acquired the property at 304, 306 and 308 West 86th street and had planned to erect buildings of the same height, design and general character. Plans for this operation are now under discussion and active operations may be started during the coming summer.

These buildings are planned with two suites of seven rooms and three baths to each floor. In addition a large foyer, butler's pantry and many built-in closets of generous size are provided.

Frank Brothers' New Building.

FRANK BROS., shoe dealers, at 224 Fifth avenue, by the coming autumn, will probably be able to occupy the new building which they intend to erect at 588 Fifth avenue, 72 feet south of 48th street.

The building will be a modern fireproof structure, eight stories in height, on a plot 27 x 90 feet. The plans and specifications, from which this building will be erected, were prepared by Alfred Freeman, architect, 29 West 34th street, and the construction will be under a general contract recently awarded to Fountain & Choate, builders, 110 East 23rd street.

This building will be arranged for stores on the ground and first floor, with provision on the upper floors for storage of stock and workrooms for the shoe repairing department. The owners will occupy the entire building.



Alfred Freeman, Architect.
Fountain & Choate, Gen'l Contractors.
NO. 224 FIFTH AVENUE.

The facade has been designed in a simple and dignified manner with only enough ornamentation to give it character. Material for the front will be light buff French limestone.

The treatment of the show windows is distinctly good, getting away from the store effect as much as possible. Fire protective and fire fighting devices of proved efficiency will be installed throughout the building. The cost of this operation, when completed, is estimated at about $50,000.

Municipal Art Society Competition.

The Municipal Art Society has announced a competition open to all architects, engineers, students of architecture and others interested, for "an architectural solution of an intersection of an avenue and a street." The society offers three prizes, the first of $300, the second, $200, and the third, $100, for the best solution of the problem. The drawings are to be delivered to the Municipal Art Society of New York, 119 East 19th street, between nine and five o'clock on Saturday, May 22d. They will be judged and the awards made on Monday, May 24th, by a jury of the following or their representatives: The Mayor, Borough President, the President of the Board of Aldermen, the President of the Park Board, the President of the Department of Taxes and Assessments, the Police Commissioner, the Chairman of the Public Service Commission, the Superintendent of Buildings, the City Engineer, the Chairman of the Art Commission of the City of New York, the President of the New York Chapter of the American Society of Architects, and the President and Committee of the Municipal Art Society. The drawings submitted in competition will be on public exhibition in the galleries of the National Arts Club, 119 East 19th street, from Tuesday, May 25th, to Saturday, May 29th, inclusive.

Building for I. C. S.

Ageneral contract has been awarded to the Manhattan Construction Co., 76 William street, for the erection of a twelve-story store and office building at the southwest corner of Madison avenue and 40th street. The building will be owned by Mrs. Clarence B. Hyde, represented by F. R. Wood, W. H. Dolson Co., Broadway and 80th street, and has been leased to the Foster Building Co. (International Correspondence School), Scranton, Pa. The plans, which are being prepared by F. E. Townsend, architect, 103 Park avenue, call for a brick limestone and terra cotta structure on a plot 54x120 feet. The plans will probably be completed about May 1.

Proposed Mid-Town Loft Building.

William H. Birkmire, architect, 1133 Broadway, is preparing plans for a twelve-story, fireproof loft and store building to be erected at 223-31 West 38th street. The structure will be built on a plot 100x102 feet and will have a facade of brick, limestone and terra cotta. The building will be owned and erected jointly by William H. Birkmire and Andrew J. Kerwin, Jr., a builder, at 1133 Broadway. Active operations on this project which will cost about $300,000, will probably not be started for some time.

Van Courtland Estates to Build.

Cross & Cross, architects, 10 East 47th street, have prepared plans and are taking estimates on general contract, for the construction of a five-story, semi-fireproof apartment house to be erected at the corner of 246th street and Broadway for the Augustus Van Courtland Estates, owners, 47 East 53d street. This building will occupy a plot 100x80 feet and will have facades of brick and limestone.

Artistic Pamphlet.

Hobart Alexander Walker, architect, 437 Fifth avenue, Manhattan, has just issued a beautifully prepared pamphlet, profusely illustrated with pictures, both exterior and interior, of residences erected in the suburban zone. Mr. Walker designed all these homes and supervised their erection.

Hearings Announced.

On Thursday, at 2 P. M., April 8, the Committee on Buildings will grant hearings on the ordinances amending the Building Code in relation to working stresses and loads, iron and steel construction and wood construction.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—The Thomas Mulhare Construction Co., Thomas Mulhare, 404 East 141st st, contemplates the erection of a 5-sty apartment at the northwest corner of 181st st and Grand Concourse and Blvd. Cost about $45,000. No architect selected.

BROOKLYN.—The March Realty Co., Inc., Louis Rubin, president, 4915 5th av, Brooklyn, contemplates the erection of 4 or 5-sty apartment houses in the south side of 50th st, 100 ft west of 6th av. No architect selected.

OSWEGO, N. Y.—The Italian R. C. Church, Rev. Father F. Geremia, pastor, contemplates the erection of a church here. No architect selected.

HUNTINGTON, L. I.—The Bank of Huntington, Douglas Conklin, West Neck av, is receiving competitive sketches for a 2-sty bank building in Main st. No architect selected.

FORT PLAIN, N. Y.—Fort Plain Lodge No. 433, F. & A. M., Chas. B. Snell, master, 16 Cemetery st, contemplates the erection of a 3-sty brick masonic temple here. Definite action will be taken about May 1. No site or architect selected.

EDGEWATER, N. J.—The Borough of Edgewater, Henry Wissell, mayor, contemplates the erection of a 2-sty brick fire house here to cost, about $12,000. No architect selected.

PLANS FIGURING.

DWELLINGS.

GLEN COVE, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids for a 2½-sty terra cotta block and brick veneer residence and garage, 30x100 ft, for H. L. Batterman, 375 Park av, Manhattan.

HARTSDALE, N. Y.—Frank A. Colby, 15 East 40th st, Manhattan, architect, is taking bids on general contract for a 2½-sty brick and stucco residence, 50x34 ft., on Walworth av, for Otto Grassi, 427 West Broadway, Manhattan. Cost, about $14,000.

HOTELS.

MANHATTAN.—Bids will close April 1 for the 3-sty brick and stone hotel at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, care of O'Keefe & Cunningham, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost about $25,000.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Bids will close April 6, at 8 p. m., for the Public High School on Livingston av, Comstock and Delevan sts, for the Board of Education. Alex Merchant, 363 George st, architect. Herman Jackes, care of Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Cost about $150,000.

HASBROUCK HEIGHTS, N. J.—Bids close March 29 at 8 p. m. for the 2-sty brick school at the southeast corner of Barton av and Paterson st, for the Board of Education of Hasbrouck Heights, John Martin, clerk. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost, about $17,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the contract for alterations to the building, 119 West 42d st, from plans by Hewlett, Thain & Reddy.

STABLES AND GARAGES.

BRONX.—Plans are being figured for the 2-sty brick garage, 50x200 ft., at 966-968 Prospect av, for the Prospect Garage Co., care of architect, Benjamin W. Levitan, 20 West 31st st. Cost, about $50,000.

MISCELLANEOUS.

BROOKLYN.—William B. Tuthill, 287 4th av, Manhattan, architect, is taking bids on general contract for a 2-sty brick bath, 60x95 ft, in the south side of Schermerhorn st, 275 ft east of Smith st, for the Sylvan Electric Baths, George Bueckle, proprietor, 168 Schermerhorn st Cost about $40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

215TH ST.—Sass & Springsteen, 32 Union sq, have been commissioned to prepare plans for two 5-sty apartments in the south side of 215th st, between Broadway and 10th av, for the L. & F. Construction Co., care of Chas. Flaum, president, 149 Broadway.

BROADWAY.—George Fred Pelham, 30 East 42d st, has completed plans for a 12-sty apartment at 2408-14 Broadway, for the West Side Construction Co., 322 West 100th st. Cost, about $200,000.

154TH ST.—Samuel Cohen, 503 5th av, has completed plans for a 5-sty apartment in the north side of 154th st, 125 ft east of Amsterdam av, for the West 154th St. Co., 31 Nassau st. Cost, about $40,000.

LEXINGTON AV.—John Brandt, 271 West 125th st, has completed plans for alterations to the 5-sty apartment at 1491 Lexington av, for Sarah A. Jefferson, 175 West 72d st.

AV A.—John H. Friend, 148 Alexander av, has completed plans for alterations to the 5-sty tenement at 26 Av A, for F. X. Baumert & Co., 177 Franklin st. Cost, about $3,000.

FACTORIES AND WAREHOUSES.

WATER ST.—Samuel Cohen, 503 5th av, has completed plans for alterations to the 3-sty brick storage, 20x61 ft., at 346 Water st, for D. Benedetto, on premises: Cost, about $5,500.

1ST AV.—John M. Baker, 9 Jackson av, L. I. City, is preparing plans for alterations to the 5-sty brick factory, 50x100 ft., on 1st av, between 43d and 44th sts, for Tegetmeier & Riepe Co., 771 1st av. Cost, about $25,000.

STABLES AND GARAGES.

BROADWAY.—Jas. P. Whiskeman, 30 East 42d st, has about completed plans for a 4-sty brick garage, 78x101 ft., on the east side of Broadway, 25 ft. north of 176th st, for Thos. Smith, 2391 Walton av. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

6TH AV.—Frank Straub, 25 West 42d st, is preparing plans for a 2-sty brick store and showroom building at 747 6th av, for Edward Berger, Bretton Hall, Broadway and 86th st. John R. Thompson Co., 350 North Clark st, Chicago, Ill., lessee of ground floor. Cost about $8,000.

38TH ST.—William H. Birkmire, 1133 Broadway, is preparing plans for a 12-sty store and loft building at 223-231 West 38th st, to be erected by himself and Andrew J. Kerwin, Jr., 1133 Broadway. Cost about $300,000.

THEATERS.

164TH ST.—John A. Gorman, 367 Fulton st, Brooklyn, is preparing plans for a 1½-sty brick moving picture theater, 104x109 ft. at the northeast corner of 164th st and Morris av, for Jos. Lehman, 25 Union sq. Cost, about $25,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BURNSIDE AV.—William L. Phelan, 2047 Ryer av, contemplates the erection of two 5-sty apartments on the north side of Burnside av, 100 ft west of Ryer av, from plans by Moore & Landsiedel, 148th st and 3d av. Cost about $100,000.

KELLY ST.—Excavating has been completed in the west side of Kelly st, 125 ft north of 163d st, for the Mott Av Realty Co., 145th st and Southern blvd. Goldner & Goldberg, 391 East 149th st, architects. Del Gaudio & Cummaro, 50 Sterling av, Yonkers, mason for foundations. Cost about $80,000.

UNIVERSITY AV.—Neville & Bagge, 105 West 40th st, are preparing plans for three 5-sty apartments, 58x92 ft each, on the west side of University av, 192 ft south of Boscobel pl, for the Boyn Bridge Realty Co., Mr. Rohrs, president, 271 West 125th st, owner and builder. Cost about $40,000 each.

THEATRES.

WEBSTER AV.—Andrew J Thomas, 2526 Webster av, is preparing plans for a 2-sty brick theatre, store and office building on the west side of Webster av, 154 ft north of Fordham rd, for the Wedgewood Co., Henry F. Keil, president, 401 East 163d st. Cost about $200,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment house on the east side of Flatbush av, 105 ft south of Winthrop av, for the Brooklyn Union Building Corporation.

65TH ST.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 3-sty brick apartment, 20x88 ft, in the south side of 65th st, west of 12th av, for Luiga Lavia, 1416 70th st, owner and builder.

STONE AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 75x90 ft, at the southeast corner of Stone and Glenmore avs, for Morris Weinberg, 1076 Eastern Parkway, owner and builder. Cost about $4,000.

WASHINGTON AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 50x90 ft, on the west side of Washington av, 200 ft south of Willoughby av, for the G. & M. Improvement Co., 26 Court st, owner and builder. Cost about $40,000.

4TH AV.—Edward Hahn, Bridge Plaza, L. I. City, is preparing plans for two 4-sty tenements, 50x88 ft., at the corner of 4th av and 31st st, for Levy & Baird, 44 Court st. Total cost, about $75,000.

15TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two 4-sty apartments, 50x100 ft., on the west side of 15th av, 50 ft. south of 41st st, for the J. J. Lack Construtcion Co., 44 Court st, owner and builder. Cost, about $80,000.

OCEAN AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment, 72x100 ft., at 611 Ocean av, for Wolfinger & Lasberg, 346 Broadway, Manhattan, owners and builders. Cost, about $80,000.

DWELLINGS.

3D AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two stores and residence on the west side of 3d av, 20 ft north of 44th st, for the Lancaster Realty Co., 44 Court st, owner and builder. Total cost, about $22,000.

3D AV.—Plans are being prepared by M. A. Cantor, 373 Fulton st, for a store and residence at the northwest corner of 3d av and 44th st, for the Lancaster Realty Co., 44 Court st. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Plans are being prepared privately for a 6-sty loft factory building, privately for a 6-sty loft and factory building, 75x100 ft., adjoining the present factory of Levine Bros., Inc., 32 South 9th st, to cost, about $80,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—Plans have been approved by the Municipal Art Commission for the 2-sty laundry staff building, 40x102 ft, in the south side of Winthrop st, 716 ft west of Albany av, for the Department of Public Charities, John A. Kingsbury, Commissioner. Sylvester A. Taggart, Municipal Building, Manhattan, architect. Cost about $75,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—M. A. Cantor, 373 Fulton st, is preparing plans for a 4-sty loft, 175x100 ft., at Atlantic av and Elton st, for Nass & Berg, 280 Broadway, Manhattan, owners and builders. Cost, about $50,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, is preparing plans for a 5-sty tenement, 50x79 ft. on 3d av, 450 ft. south of Broadway, for Frank Mucha, 347 East 87th st, Manhattan, owner and builder. Cost, about $30,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 5-sty tenement, 30x79 ft., on the south side of Webster av, 25 ft. east of 3d av, for Frank J. Novotny, 378 Webster av, owner and builder. Cost, about $10,000.

DWELLINGS.

RICHMOND HILL, L. I.—George Crane, 2706 Jamaica av, has completed plans for a 2-sty brick residence, 20x59 ft, in Oakland st, near Manor av, for Frank E. Buckley, at site. Cost about $5,500.

RICHMOND HILL, L. I.—L. J. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2½-sty frame residence, 23x45 ft, on the east side of Silkworth av, 126 ft south of Jamaica av, for Herman Erbacher, 1462 Myrtle av, Brooklyn. Cost about $5,000.

RICHMOND HILL, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for four 2-sty frame residences, 17x36 ft., on the east side of Stoothof av, 300 ft. north of Metropolitan av, for Theo. M. Le Bean, 1627 Minnesota av, Dunton, L. I., owner and builder. Total cost, about $10,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty concrete block and brick residence, 31x46 ft., at the corner of Continental and Groton avs, for R. B. Hamilton, 237 5th av, Manhattan. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for a 5-sty reinforced concrete factory, 50x100 ft., on Jackson av, for the Auto Supply & Equipment Co., care of architect. Cost, about $50,000.

HALLS AND CLUBS.

FAR ROCKAWAY, L. I.—De Rosa & Savignano, 150 Nassau st, Manhattan, are preparing plans for a 3-sty frame clubhouse for Mrs. H. C. Brinkerhoff, Far Rockaway, L. I. Cost, about $10,000. Bids on subs and materials will be received about April 5 by owner.

JAMAICA, L. I.—Hans Liebau, Post Office Building, is preparing plans for a 2-sty brick and concrete club, 45x114 ft, on the west side of Flushing av, 73 ft north of Willet st, for the Loyal Order of Moose, T. F. Archer, Fulton st, chairman of general committee. Cost about $30,000. Architect will take bids on subs.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Building, is preparing plans for three 1-sty brick stores, 24x60 ft., on Jamaica av, near Jefferson av, for Mrs. Lillian Roedell, Atfield av, Dunton, L. I. Cost, about $2,500 each.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Jas. Whitford, 8 Richmond terrace, St. George, has completed plans for a 2-sty frame residence, 24x32 ft, on the north side of 4th av, 278 ft west of Westervelt, for G. Blackburn. Cost about $3,750.

PORT RICHMOND, S. I.—O. H. Lee, 231 Nicholas av, has completed plans for a 2-sty frame residence on the north side of Palmer av, 225 ft. east of Richmond av, for William W. Remmey, this place. Cost, about $4,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame residence, 20x46 ft., on the south side of Harrison av, 150 ft. west of Lafayette st, for G. Odegaard, this place. Cost, about $4,000.

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Contracts Awarded—Continued.

Nassau.

CHURCHES.

WESTBURY, L. I.—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, is preparing plans for a rubble stone church, 79x130 ft, for St. Bridget's R. C. Church, Rev. Father William F. McGinnis, pastor, Post av. Cost about $20,000.

Suffolk.

DWELLINGS.

PORT SALONGA, NORTHPORT, L. I.—Chas. Werner, 316 Flatbush av, Brooklyn, has completed plans for a 2-sty terra cotta block and stucco residence, 50x60 ft., for John H. Shields, Northport. Cost, about $20,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 3-sty apartment, 27x54 ft., on Olives av, for Ignacy J. Ogorzaly, 2 Spruce st, to cost about $8,000.

DWELLINGS.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2½-sty frame residence at Greenacre, for Robert J. Osborne, care of architect.

NEW ROCHELLE, N. Y.—F. A. Rooke, 489 5th av, Manhattan, has about completed plans for a 2½-sty structural terra cotta and brick veneer residence, 26x42 ft, at Beechmont Park, for Donald E. Battey, care of architect. Cost about $10,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing sketches for a 2½-sty frame and stucco residence for Edward A. Morange, 155 West 29th st, Manhattan. Cost $10,000 to $12,000.

YONKERS, N. Y.—Excavating is under way for the 2½-sty frame residence at 41 Kenilworth rd, for Elizabeth McClellan, 9 Maple av. James A. Cosgrove, 80 Palmer av, general contractor. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, are preparing plans for a 3-sty telephone building at 35-37 South 6th av, for the N. Y. Telephone Co., 15 Dey st, Manhattan. Cost, about $50,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Superior Contracting Co., 117 East 114th st, has received the general contract to erect a 5-sty apartment, 41x100 ft., in the north side of 154th st, 125 ft. east of Amsterdam av, for the West 154th St. Co., David Lewin, president, 31 Nassau st. Samuel Cohen, 503 5th av, architect. Cost, about $40,000.

MANHATTAN (sub).—The Watterson Contracting Co., 37-39 Old Broadway, has received the heating contract for the 5-sty apartment in the south side of 180th st, 175 ft. east of St. Nicholas av, for the Riverview Construction Co., H. Bloch, president, 21 Waverly pl. Samuel Sass, 32 Union sq, architect. The Brandt Construction Co., 194 Bowery, mason. Excavating is under way.

MANHATTAN.—The M. Tiernan Construction Co., 1420 Shakespeare av, has received the general contract to erect a 6-sty apartment, 40x85 ft., at 230-232 East 29th st, for Antonio Capace, 232 East 29th st. Cost, about $40,000.

MANHATTAN.—R. H. MacDonald, 29 West 34th st, has received the general contract to make alterations to the apartment at 11 East 47th st, for H. C. Trumbauer, 11th st and Washington av, Philadelphia, Pa. Chas. E. Birge, 29 West 34th st, architect.

BRONX.—(sub.)—Brand & Silverstein, 4014 Park av, have received the structural and ornamental iron work for the 5-sty apartment, 50x80 ft, at the northeast corner of 174th st and Vyse av, for the Trask Building Co., August Schwarzler, president, 1662 Boston rd, owner and builder, who is taking bids on subs. Excavating is under way. Cost about $40,000.

BRONX.—Jacob Peterson, 148th st and 3d av, has received the general contract to erect a 3-sty frame tenement at 689 Eagle av, for Augusta and Margaret McDevitt, 709 Eagle av. Moore & Landsiedel, 148th st and 3d av, architects. Cost about $3,500.

BRONX.—(sub.).—Ciampoli & Cesa, 2380 Hughes av, have received the brick mason work, and the Tremont Iron Works, 1334 Stebbins av, the structural and ornamental iron for the 5-sty tenement, 50x90 ft, at the southeast corner of Longfellow av and 174th st, for the Trask Building Co., August F. Schwarzler, Henry J. Semke, 1662 Boston rd, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about $50,000.

BANKS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, has received the contract for general alteration, including iron and steel work, masonry, plastering, marble and tile, kalamine and copper doors, trim, glass, carpenter work, etc., for the banking rooms of the Broadway Trust Co., West Broadway and Chambers st, from plans by David M. Ach, architect.

CHURCHES.

BROOKLYN (sub.).—The Elecric Construction & Supply Co., 39 Cortlandt st, Manhattan, has received the electric contract for the 1-sty church, 56x110 ft., on Bushwick av, between Cooper and Moffatt sts, for St. Thomas's P. E. Church, Bushwick av, corner of Cooper st. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Chas. Ward Hall, 140 Nassau st, Manhattan, general contractor. Cost, about $35,000.

BROOKLYN.—G. W. Carlson, 47 West 34th st, Manhattan, has received the general contract to erect a 1-sty brick church, 40x90 ft. on the south side of St. Johns pl, 225 ft. east of Albany av, for the Swedish M. E. Church, 164 Schenectady av. E. O. Holmgren, 373 Fulton st, architect. Cost, about $20,000.

BROOKLYN (sub.).—Reis & O'Donovan, Inc., 207 West 37th st, Manhattan, have received the electric contract for the 1½-sty church at the southwest corner of Knickerbocker av and Weirfield st, for St. Martin of Tours R. C. Church, Rev. Father Jas. H. Lynch, 1288 Hancock st. John Bagley Day, 1265 Broadway, Manhattan, architect. P. M. O'Brien, 22 East 42d st, Manhattan, general contractor. Cost, about $100,000.

MONTCLAIR, N. J. (sub.).—Baker Smith & Co., 83 West Houston st, Manhattan, has received the heating contract for church to be rebuilt at Fullerton and Plymouth avs, for the First Congregational Church, Montclair. Bertram G. Goodhue, 2 West 47th st, Manhattan, architect. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Cost, about $250,000.

EAST ORANGE, N. J.—William H. Van Dine, 29 Oak st, has received the general contract to erect the 1-sty frame and stucco East Orange Italian Mission Chapel, at 156 Tremont av, for the Board of Trustees of the Presbytery of Morris and Orange. Clarence Wilson Fairweather, 1 Exchange pl, Jersey City. Cost, about $4,500.

DWELLINGS.

UPPER MONTCLAIR, N. J.—J. J. McNamara, 37 Walnut st, Montclair, has received the general contract to erect a 2½-sty frame and granite residence, 94x30 ft, at Alexander av and Park st, for C. Fulle, care of architect, C. C. Grant, 37 West 28th st, Manhattan. Cost about $30,000.

CRANFORD, N. J.—Posten & Apgar, 94 High st, have received the general contract to erect a 2½-sty frame and stucco residence, 27x37 ft, in Orchard st, between Holly and Hampton sts, for Mrs. William C. McPherson, this place. E. Henry Schmeider, 280 North Broad st, Elizabeth, N. J., architect. Cost about $6,000.

AVON, N. J.—Lavance Bros., this place, have received the general contract to erect a 2-sty frame summer residence at 3d and Norwood avs, for George A. Okl, Jr., 159 Oraton st. E. A. Wurth, Union Building, Newark, architect. Cost about $7,500.

LOCUST VALLEY, L. I.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has received the general contract to rebuild the 2½-sty brick residence here for William Tully, 1 Madison av, Manhattan. Kenneth M. Murchison, 101 Park av, Manhattan, architect. Cost about $80,000.

PORT WASHINGTON, L. I.—Smull & Walsh, Plandome, L. I., have received the general contract and are taking bids on all subs for the 2-sty hollow tile and stucco stores and residence in Main st, near railroad station, for C. Bradley, Sr., this place. J. A. Erickson, this place, architect. Cost about $20,000.

NEWARK, N. J.—Carleton & Henderson, 22 Union av, South Orange, N. J., have received the general contract to erect a 2½-sty frame residence at 247 Renner av, corner of Osborn Terrace, for Frederick F. Meyer, Jr., 411 Elizabeth av. Cost, about $5,500.

SOUTH ORANGE, N. J. (sub).—Chas. S. Cooper, 45 Clinton st, Newark, has received the mason work for the brick residence and garage on Stanley rd, for Jos. Glutting, 810 Fairmount av, Newark. E. A. Wurth, 9 Clinton st, Newark, architect. Cost, about $18,000.

EAST ORANGE, N. J.—The Armstrong Hill Construction Co., 7 Bond st, Newark, has received the general contract to erect a 2-sty frame residence at 349 Dodd st, for Gertrude L. Beach, 278 Midland av. Cost, about $5,000.

RYE, N. Y.—F. C. Gunther, Yonkers, N. Y., has received the general contract, and Louis P. Bitz, Purchase st, the heating and plumbing, for the 2½-sty brick residence for the Apawamis Land Co., J. M. Wainwright, 59 Wall st, Manhattan. S. Edson Gage, 28 East 49th st, Manhattan, architect. Cost, about $10,000. Excavating is under way.

KEW GARDENS, L. I.—The character Building Co., Inc., Robert L. Reeves, Kew Gardens, L. I., has received the general contract to erect a 2½-sty frame and brick veneer residence, 49x29 ft., at the corner of Beverly rd and Richmond Hill av, for Prof. George S. David, Park av and 68th st, Manhattan. N. W. Woods, 47 West 34th st, Manhattan, architect. Cost, about $15,000.

MONTCLAIR, N. J. (sub).—Donald Bros., 12 Walnut Crescent, Montclair, have received the mason contract for the 2½-sty frame and stucco residence for Mrs. Fredericka Hupfeld, Central av. C. C. Wendehack, 124 Gordonhurst av, architect. Cost, about $9,000.

MONTCLAIR, N. J. (sub).—Chas. F. Coyne, Inc., 134 Day st, Orange, has received the mason work and John Berryman, 7 Alden pl, Orange, the carpentry for the 2½-sty frame residence on Wilde pl, for John R. Emery, 75 North Mountain av. R. I. Marwith, 111 5th av, Manhattan, architect. Cost, about $8,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—J. Auer & Sons, 648 Lexington av, have received the general contract to erect a 4-sty addition to the warehouse, 110x94 ft, at 9th st and 2d av, for Thos. Roulston, 100 9th st. William Higginson, 13 Park row, Manhattan, architect.

JERSEY CITY, N. J.—J. W. Ferguson Co., United Bank Building, Paterson, has received the general contract to erect a 3-sty reinforced concrete cigar factory, 39x92 ft., including three wings, 39x92 ft., also 1½-sty power house, 50x75 ft., tunnel to main factory building and 1-sty garage, 18x21 ft., at the corner of State st and Cornelison av, for the Parodi Cigar Co., Inc., 161 Bowery, Manhattan. A. C. Janni, 299 Madison av, Manhattan, engineer. Cost, about $75,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—A. W. King, 1511 Bryant av, has received the general contract; William Messer Co., 27 Suffolk st, plumbing; and the Rutzler Heating Co., 404 East 49th st, heating, for alterations to the present main building of Harlem Hospital, 136th to 137th sts and Lenox av, for the City of New York Bellevue & Allied Hospitals. Cost, about $40,000.

MORRISTOWN, N. J.—Sturgis Bros., Trust Co. Building, have received the general contract to make additions to the brick hospital in Morris st, near Spring st, for the Morristown Memorial Hospital, on premises, J. J. E. Taylor, president. Valentine & Kissam and C. B. Smith, 25 Madison av, Manhattan, architects. Cost, about $50,000.

PUBLIC BUILDINGS.

BROOKLYN.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have received the general contract to make alterations to the 2-sty brick post office at the northeast corner of Flatbush and Atlantic avs, for the Long Island R. R. Co., 7th av and 32d st, Manhattan. J. H. Savage, Hilton and 8th sts, Garden City, architect. Cost, about $15,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Michael Reid & Co., Inc., 114 West 39th st, have received the general contract to rebuild the gymnasium at the Columbia College grounds, 116th st and Morningside Heights. McKim, Mead & White, 101 Park av, architects. Cost about $80,000.

STABLES AND GARAGES.

MANHATTAN.—Hellman Construction Co., 160 East 66th st, has received the general contract to make extensions to the 4-sty stable and storage at 662-664 Water st, for Thomas Crump, Hamilton av, Greenwich, Conn. Otto Reissmann, 147 4th av, architect. Cost about $10,000.

MANHATTAN.—John H. Deeves & Bro., 103 Park av, have received the general contract to alter the 4-sty brick garage at 57-59 Irving pl, for the Estate of F. Ann Sackett, care of A. D. Weeks, 45 William st. C. E. Birge, 29 West 34th st, architect. Cost about $15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The A. J. Robinson Co., 123 East 23d st, has received the general contract to make additions and alterations to the residence at 13 East 47th st for business purposes. Mary L. Eddy Estate, care of Titus E. Eddy, 13 East 47th

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Contracts Awarded—Continued.

st, owner. George A. Boehm, 7 West 42d st, architect. Cost, about $15,000.

MISCELLANEOUS.

BRONX.—Chas. Peterson, at site, has the general contract to erect 108 2-sty frame and galvanized iron bath houses at the northeast corner of Laton av and Shore drive, for Mrs. Rosa Kirchheim, care of Dr. Robert H. Koempel, 251 East 86th st. Harry T. Howell, Willis av and 149th st, architect. Cost about $3,000.

BROOKLYN (sub.).—The Clinton Fireproofing Co., 101 Park av, Manhattan, has received the reinforced concrete work for nine railroad stations for the N. Y. Municipal Railway Co., 85 Clinton st, at 8th av, Ft. Hamilton, 18th av, 10th av, 22d av, Kings Highway, Av V and 86th st. Post & McCord, 101 Park av, Manhattan, general contractors.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—F. H. Koenigsberger, 665 Broad st, is preparing plans for a 4-sty apartment, 50x84 ft, on the south side of 2d av, near Mt. Prospect av, for Stein & Dehls, care of architect. Cost about $35,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 427 Broadway, Bayonne, is preparing plans for two 3-sty brick flats, 30x62 ft, on Bidwell av, between Jackson and Bergenline avs, for Davis Gellerman, 44 West 15th st, Bayonne, owner and builder. Total cost about $18,000.

CLIFTON, N. J.—A. Preiskel, Hobart Trust Building, Passaic, is preparing plans for a 3-sty brick tenement, 71x84 ft., at 205-209 Parker st, for Slaff Bros., 236 Hope av, owners and builders. Cost, about $25,000.

NORTH BERGEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 4-sty apartment at the southwest corner of Angelique st and Boulevard, for the National Building Co., Chas. N. Gardner, 74 West st, West Hoboken, owner and builder. Cost, about $40,000.

BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, has completed new sketches for a 2-sty brick and stone bank building, 23x50x70 ft., at the intersection of Summit av, Paterson Plank rd and DeMott st, for the National Bank of North Hudson. Cost, about $50,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, is preparing plans for a 2½-sty brick residence, 28x54 ft, for Edwin R. Carpenter, George st, opposite Nichol av. Cost about $11,000.

CLOSTER, N. J.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, has completed plans for a 3-sty frame and stucco residence in Main st, for Henry Moskowitz, 511 Elizabeth av, owner, who is ready for bids on general contract. Cost about $12,000.

WEEHAWKEN, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., has completed plans for a 2½-sty brick and limestone residence, 37x49 ft., on Boulevard Loop, 50 ft. south of Liberty pl., for Edward B. Lynn, 233 Bergenline av. Cost, about $10,000. Bids on separate contracts are being received by architect.

NEWARK, N. J.—Allan S. E. Thorn, 700 Ridge st, has about completed plans for a 2½-sty frame residence, 30x55 ft., at 44 Clinton pl, for Mrs. May King Slade, care of architect. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—H. J. & J. V. King, 9 Clinton st, are preparing plans for a 2-sty laboratory, 60x80 ft, in Camden st, for the Commission of Public Buildings and the Common Council of the City of Newark. Bids will be advertised for about April 1.

MUNICIPAL WORK.

MAYWOOD, N. J.—Plans have been approved by the State Board and bids will be advertised for about May 1 for the gravity system sewage system to be installed here for the Borough of Maywood, N. B. Beam, chairman of committee. Alex Potter, 50 Church st, Manhattan, engineer. Cost about $25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

207TH ST & VERMILYEA AV, s e cor, 5-sty brick non-fireproof stores and apartments, 100x90; cost, $90,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 86.

192D ST, 514-16-18 West, s s, 100 e St. Nicholas av, 5-sty brick non-fireproof tenement, 75x88; cost, $60,000; owner, Epros Realty Co., 507 West 113th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 97.

180TH ST, s s, 100 w Audubon av, 5-sty brick non-fireproof tenement, 75x88; cost, $75,000; owner, R. B. Realty Co., Henry M. Bloch, Pres., 21 Waverly pl; architects, Sass & Springsteen, 32 Union sq. Plan No. 91.

BROADWAY, 4320, and 184th st, 653-59 West, n e cor, 6-sty brick non-fireproof tenement, 25x109; cost, $40,000; owner, Cleo Constr. Co., Inc., George Brown, Pres., 51 Chambers st; architect, George Fred Pelham, 30 East 42d st. Plan No. 90.

HAVEN AV, w s, 437 s 181st st, 5-sty brick non-fireproof tenement, 74x96; cost, $75,000; owner, Chas. Hensle Realty Co., Chas. Hensle, Pres., 530 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 88.

HAVEN AV, w s, 212 s 181st st, three 5-sty brick, non-fireproof tenements, 75x100; cost, $225,000; owner, Chas. Hensle Realty Co., Chas. Hensle, Pres., 530 West 207th st; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 92.

HOTELS.

3D AV, 220-222, s w cor 19th st, 3-sty brick non-fireproof cafe and hotel, 38x60; cost, $18,000; owner, Stuyvesant Estate, Lucius H. Beers & Ella D. Partridge, executors, 49 Wall st; architect, John M. Baker, 9 Jackson av, L. I. City; lessee (supt.), P. J. O'Keefe, 126 3d av. Plan No. 98.

FACTORIES AND WAREHOUSES.

40TH ST, 537-39 West, 2-sty brick, non-fireproof stable and storage, 50x98; cost, $8,000; owner, Loewer Realty Co., Jacob Loewer, Pres., 528 West 42d st; architect, John Ph. Voelker, 978 3d av. Plan No. 93.

STABLES AND GARAGES.

132D ST, 29 East, n s, 80 w Madison av, 1-sty brick non-fireproof stable, 20x36; cost, $1,000; owner, Michael Schliesser, 29 East 132d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 87.

BROADWAY, e s, 25 n 176th st, 4-sty brick, fireproof garage, 75x101; cost, $60,000; owner, Thos. Smith, 2391 Walton av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 94.

STORES, OFFICES AND LOFTS.

GOERCK ST, 140-42, 2-sty brick non-fireproof office building, 20x40; cost, $4,000; owner, Julius Rayner, foot of Houston st, East River; architect, Geo. F. Spelman, 101 Park av. Plan No. 85.

MISCELLANEOUS.

45TH ST, 11-15 East, 1-sty concrete and t. c. fireproof repair shed, 8x13; cost, $800; owner, Home Club, Inc., Pliney Fisk, Pres., 11-15 East 45th st; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 89.

BROADWAY, MANHATTAN ST & WEST 129TH ST, 1-sty frame market, dimensions irregular; cost, $3,500; owner, Pinkney Estate, Hopkins & Boyd, agents, 11 West 39th st; architect, Emil A. Nordstrom, Pier A, North River. Plan No. 96.

Bronx.

DWELLINGS.

UNIVERSITY AV, e s, 76.07 n North st, 1-sty frame dwelling, shingle roof, 14.6x30; cost, $1,000; owner, Wm. Murphy, 511 West 125th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 139.

LAYTON AV, n s, 50 w Wilcox av, 1½-sty frame dwelling, shingle roof, 18x28; cost, $2,500; owner, Bentz Const. Co., Inc., John Bentz, 2262 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 137.

LELAND AV, e s, 164 2-3 n Davis st, 2-sty brick dwelling, tar and gravel roof, 25x40; cost, $3,000; owner, Frank Pape, 325 East 117th st; architect, Fred P. Deisher, 105 West 40th st. Plan No. 149.

MINNEFORD AV, w s, 575.11 n Cross st, two 2-sty frame dwellings, shingle roof, 18x32.6; cost, $2,400; owner, Thos. Moessner, City Island; architects, Seifert & Webb, 104 West 42d st. Plan No. 146.

STABLES AND GARAGES.

PLIMPTON AV, w s, 31.6 s 172d st, 2-sty brick garage, slag roof, 50x100; cost, $10,000; owner, J. Conway, 557 West 169th st; architect, Lloyd I. Phyfe, 1451 University av. Plan No. 148.

APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST, n w cor Whitlock av, two 5-sty brick tenements, slag roof, 50x88, 50x90; cost, $105,000; owner, Ensign Imp. Co., Jos. A. Damsey, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 141.

VYSE AV, n e cor 174th st, 5-sty brick tenement, plastic slate roof, 50x72; cost, $35,000; owner, Trask Bldg. Co., Aug. F. Schwarzler, 1662 Boston rd, Pres.; architect, Frank J. Schefcik, 4168 Park av. Plan No. 140.

187TH ST, n w cor Hoffman st, two 5-sty brick tenements, plastic slate roof, 50.11x85, 46x90; cost, $100,000; owner, Garibaldi Realty & Constn. Co., Saverio Guidera, 581 East 187th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 136.

188TH ST, n w cor Valentine av, two 5-sty brick tenements, 56.8½x90, 50x88, slag roof; cost, $120,000; owners, H. M. Constn. Co., Max Herman, 927 East 163d st; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 142.

HUNT'S POINT AV, s e cor Gilbert pl, 5-sty brick tenement, 25.8½x106.6½, slag roof; cost, $30,000; owners, Gilbert Pl Co., Inc., Emily Veit, 1029 East 163d st, sec.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 144.

BRYANT AV, w s, 184 n Alders st, three 5-sty brick tenements, slag roof, 42x88; cost, $105,000; owner, Turpod Realty Co., Robt. Podgur,

1029 East 163d st, Pres.; architect, Samuel Katz, 1 Madison av. Plan No. 152.

DALY AV, e s, 107.68 n 180th st, 5-sty brick tenement, plastic slate roof, 43.3x98.8; cost, $30,000; owner, Forbes Const. Co., Jas. Forbes, 2008 Vyse av, Pres.; architects, Gilbert Robinson & Son, 546 East 182d st. Plan No. 150.

STORES AND DWELLINGS.

WHITE PLAINS AV, s e cor 229th st, 3-sty brick stores and dwelling, tin roof, 32.8x18.8; cost, $6,000; owner, Antonio Brandi, 3677 White Plains av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 151.

STORES, OFFICES AND LOFTS.

EAGLE AV, w s, 301.10 s Westchester av, 2-sty brick store and loft, 25x110, gravel roof; cost, $10,000; owner, Henry Kuepper, 4045 3d av; architect, Samuel Livingson, 101 West 42d st. Plan No. 143.

TREMONT AV, s s, 50.6 w Southern Boulevard, 1-sty brick stores, slag roof, 50x100; cost, $10,000; owner, Wicklow Bldg Co., Inc., P. J. Dwyer, 1875 Southern Boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 138.

MISCELLANEOUS.

INDEPENDENCE AV, w s, 250 s 254th st, 1-sty tile and concrete pergola, tile roof, 12x31.8; cost, $2,100; owner, Thos. R. Buckner, on premises; architect, Geo. H. Chichester, 30 East 42d st. Plan No. 145.

LONGFELLOW AV, e s, 267.5 n Garrison av, 1-sty brick market, slag roof, 25x50; cost $2,000; owner, Ellen M. Quinlan, on premises; architect, Kingsley Lloyd, Bergen Bldg. Plan No. 147.

Brooklyn.

DWELLINGS.

STACK PL, s s, 108 e East 3d st, four 1-sty frame dwellings, 21x16, shingle roof, 1 family each; total cost, $1,200; owner, Albin C Huettel, 303 Hudson av, West Hoboken, N. J.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1808.

WEST 16TH ST, e s, 220 n Neptune av, 1-sty frame dwelling, 22x60, gravel roof, 1 family; cost, $1,000; owner, John Maresco, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1833.

EAST 21ST ST, w s, 620 n Av P, two 2-sty frame dwellings, 17x46, slag roof, 1 family each; total cost, $5,000; owner, L. Ethel Forcier, 34 East 17th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1809.

EAST 22D ST, e s, 360 s Av P, two 3-sty frame dwellings, 17x47, shingle roof, 1 family each; total cost, $8,000; owners, B. P. Bond & ano, 2103 Ocean av; architect, Abram Barston, 101 Park av, Manhattan. Plan No. 1834.

WEST 35TH ST, w s, 200 n Neptune av, 1-sty frame dwelling, 11x21.4, rubberoid roof, 1 family; cost, $350; owner, Robert Duelfer, 74 Hudson st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1824.

BLEECKER ST, s s, 250 w Irving av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $4,000; owner, Jos. Maribell, on premises; architect, Chas. E. Silkworth, Jr., 258 Broadway, Manhattan. Plan No. 1885.

MANSFIELD PL, w s, 300 n Av N, 2-sty frame dwelling, 22.2x38, shingle roof, 1 family; cost, $4,000; owner, Fredk. B. Norris, 188 Fennimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 1857.

MANSFIELD PL, e s, 300 n Av N, 2-sty frame dwelling, 22.2x38, shingle roof, 1 family; cost, $4,000; owner, Fredk. B. Norris, 188 Fenimore pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1858.

EAST 38TH ST, e s, 97.6 n Av L, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, $7,000; owner, John Reynolds, 1526 Flatbush av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1872.

76TH ST, n s, 205 w 3d av, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, $5,000; owner, Albert Jeanson, 218 76th st; architects, Slee & Bryson, 154 Montague st. Plan No. 1856.

SEA SIDE AV, n s, 25 w East 88th st, 2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $1,000; owner, Michael Cavellero, 1692 St. Mark's av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1874.

EAST 45TH ST, e s, 120 n Av N, 2-sty brick dwelling, 17x44, gravel roof, 1 family; cost, $3,000; owner, Wm. Brown, 139 Irving av; architect, A. W. Pierce, 59 Court st. Plan No. 1804.

WEST 37TH ST, w s, 290 n Neptune av, 1-sty frame dwelling, 13.8x25.4, rubberoid roof, 1 family; cost, $400; owner, Robt. Duelfer, 74 Hudson st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1759.

51ST ST, n s, 100 e 11th av, ten 2-sty brick dwellings, 16.4x40, slag roof, 1 family each; total cost, $28,000; owner, Boro Park Houses, Inc., 2234 East 15th st; architect, Robt. A. Van Cleeve, 2334 East 15th st. Plan No. 1793.

92D ST, n e cor Battery pl, 2-sty brick dwelling, 25x45, gravel roof, 2 families; cost, $4,500; owner, Nicholas Thompson, 615 92d st; architect, Olof B. Almgren, 230 95th st. Plan No. 1749.

92D ST, n s, 25 e Battery pl, five 2-sty brick dwellings, 25x45, gravel roof, 2 families each; total cost, $15,000; owner, Nicholas Thompson, 615 92d st; architect, Olof B. Almgren, 230 95th st. Plan No. 1750.

64TH ST, s s, 120 e 14th av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, $3,000; owner, Pellegrino Venezio, 1353 63d st; architect, C. A. Olsen, 1209 68th st. Plan No. 1839.

MAPLE ST, n s, 180 e New York av, 1-sty frame dwelling, 17x20, gravel roof, 1 family; cost, $800; owner, Raffael Saccone, 426 Lincoln rd; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1917.

STARR ST, s s, 113.5 w Wyckoff av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost,

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New Buildings (Continued)

$4,200; owner, Wm. Hoffman, 69 Irving av; architect, Herman E. Funk, 1008 Gates av. Plan No. 1889.

WEST 36TH ST, e s, 180 n Neptune av, five 1-sty frame dwellings, 20x20, —— roof, 1 family each; total cost, $1,500; owner, Ida Rappell, 751 Saratoga av; architect, Louis Dannacher, 370 Fulton st, Jamaica. Plan No. 1931.

EAST 10TH ST, e s, 250.4 s Foster av, three 2-sty brick dwellings, 20x37.6, tin roof, 1 family each; total cost, $10,500; owner, Otto H. Walter, 789 East 17th st; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1924

AV R, n w cor West 5th st, two 2-sty frame dwellings, 18x33.6, shingle roof, 1 family each; total cost, $7,500; owner, John S. Dahl, 114 East 8th st; architect, John C. Wandell Co., 4-5 Court sq. Plan No. 1898.

EAST 13TH ST, e s, 285.6 s Ditmas av, 2-sty frame dwelling, 24x32, shingle roof, 2 families; cost, $5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1938.

EAST 13TH ST, w s, 292.8 s Ditmas av, 2-sty frame dwelling, 24x52, shingle roof, 2 families; cost, $5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1937.

16TH ST, s s, 24 w 11th av, fifteen 2-sty brick dwellings, 17x58, slag roof, 1 family each; total cost, $60,000; owner, Wm. Calder, 1648 11th av; architect, A. G. Carlson, 157 Remsen st. Plan No. 1951.

EAST 21ST ST, s e cor Farragut rd, 2-sty frame dwelling, 28x45, shingle roof, 1 family; cost, $6,500; owner, Alfred Lewin, 1776 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1953.

50TH ST, n s, 260 e 4th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, David Elkind, 4213 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 1975.

DITMAS AV, s s, 92.11 w East 12th st, 2-sty frame dwelling, 26x39, shingle roof, 1 family; cost, $5,000; owners, A. & H. W. Buckley, 1044 East 15th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1746.

MARIM AV, e s, 199.6 n 3d av, 2-sty frame dwelling, 17x32, gravel roof, 1 family; cost, $3,000; owner, Wm. D. Tyler, 325 79th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1976.

FACTORIES AND WAREHOUSES.

39TH ST, s s, 40 w 10th av, 1-sty brick shop, 16x38, slate roof; cost, $1,500; owner, Evelin H. Van Dorem, Freeport, L. I.; architect, Jobst Hoffman, 188 St. Nicholas av, Manhattan. Plan No. 1790.

25TH ST, n s, 250 e 3d av, 1-sty brick storage, 25x49, tin roof; cost, $1,000; owner, Edw. Schanck, 150 25th st; architect, Jos. Hartung, 548 2d st. Plan No. 1881.

MELROSE ST, n s, 100 e Leonard st, 4-sty brick factory, 45x95, slag roof; cost, $20,000; owner, Frank Tomasso, 279 Bushwick av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1910.

44TH ST, n s, 270 w 3d av, 2-sty brick factory, 80x100, slag roof; cost, $15,000; owner, Frank S. Aliano, 4518 6th av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 1941.

STABLES AND GARAGES.

EAST 18TH ST, e s, 100 n Av H, 1-sty frame garage, 12x18, shingle roof; cost, $500; owner, Francis H. Thayer, 825 East 18th st; architect, Seth H. Cutting, 1721 Av J. Plan No. 1807.

LEXINGTON AV, s s, 200.11 e Marcy av, 1-sty brick garage, 15.4x28, gravel roof; cost, $200; owner, Susie Fallen, 545 Greene av; architect, Willard Parker, 34 McDonough st. Plan No. 1748.

EAST 19TH ST, w s, 180 s Av J, 1-sty frame garage, 13x18, shingle roof; cost, $350; owner, D. & W. Const. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 1892.

EAST 21ST ST, e s, 380 s Av J, 1-sty brick garage, 20x18, shingle roof; cost, $500; owner, Abraham Stein, on premises; architect, R. T. Schaffer, 1026 Flatbush av. Plan No. 1922.

82D ST, s w cor Ridge boulevard, 1-sty brick garage, 11.4x17.4, tin roof; cost, $500; owner, Ella T. Mayer, 8204 Ridge boulevard; architect, M. Mayer, 8204 Ridge boulevard. Plan No. 1925.

EAST NEW YORK AV, s w cor Brooklyn av, 1-sty brick stable, 20x25, —— roof; cost $300; owner, Caterina Migliore, 512 East New York av; architect, Anthony Jordan, 401 Lincoln rd. Plan No. 1923.

PRESIDENT ST, s s, 140 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, $450; owner, Arnold W. Thornton, on premises; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 1905.

EAST 12TH ST, e s, 380 n Av R, 1-sty frame garage, 12x18, —— roof; cost, $250; owner, Emil Rienking, 376 Euclid av; architect, Emil Rienking, 376 Euclid av. Plan No. 1967.

NEW JERSEY AV, n w cor Sutter av, 1-sty brick stable, 15x15, tin roof; cost, $500; owner, Hyman Zorump, 193 Snediker av; architect, Morris Whinston, 459 Stone av. Plan No. 1947.

STORES AND DWELLINGS.

11TH AV, e s, 60 s 66th st, two 3-sty brick stores and dwellings, 20x45, gravel roof, 2 families each; total cost, $9,000; owner, Anthony De Falco, 1227 68th st; architect, C. A. Olsen, 1260 68th st. Plan No. 1871.

PRESIDENT ST, n w cor Nostrand av, 3-sty brick store and dwelling, 17.9x75, slag roof, 2 families; cost, $6,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1770.

ST. JOHNS PL, s s, 80 w Rochester av, 3-sty brick store and dwelling, 20x36.6, gravel roof, 2 families; cost, $4,000; owner, Wm. P. Knowles, 189 Montague st; architect, F. R. Hine, 189 Montague st. Plan No. 1771.

BROOKLYN AV, s e cor Lincoln rd, 3-sty brick store and dwelling, 20x70, tile roof, 2 families; cost, $4,200; owner, Gabriel Damato, 521 Brooklyn av; architect, E. Dennis, 241 Schenck av. Plan No. 1777.

NOSTRAND AV, w s, 17.9 n President st, three 3-sty brick stores and dwellings, 17.6x55, slag roof, 2 families; total cost, $15,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1769.

4TH AV, s e cor 91st st, 3-sty brick store and dwelling, 43.7x76, slag roof, 1 family; cost, $25,000; owner, Chas. J. Goldsmith, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 1784.

5TH AV, w s, 20 n 86th st, four 3-sty brick stores and dwellings, 20x56, gravel roof, 2 families each; total cost, $20,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1768.

CONEY ISLAND AV, n w cor Newkirk av, 3-sty brick store and dwelling, 20.6x55, gravel roof, 2 families; cost, $8,000; owners, J. & S. Realty Co., 2596 Ocean av; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1802.

ROGERS AV, n e c Eastern parkway, 3-sty brick store and dwelling, 24x34.7, gravel roof, 2 families; cost, $3,500; owner, R. Vanderveer Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 1957.

STORES AND TENEMENTS.

HINSDALE ST, n e cor Livonia av, 4-sty brick store and tenement, 50x100, slag roof, 22 families; cost, $35,000; owner, Barnett Steinfeld, 1560 St. Johns pl; architect, Louis A. Abramson, 220 5th av, Manhattan. Plan No. 1810.

PROSPECT PL, s s, 350 e Nostrand av, 4-sty brick tenement, 60x107.4, gravel roof, 2 families; cost, $50,000; owner, Wm. B. Greenman, 350 Fulton st; architects, Slee & Bryson, 154 Montague st. Plan No. 1934.

ROSS ST, n s, 188 w Lee av, 5-sty brick tenement, 87x87.9, slag roof, 34 families; cost, $60,000; owner, Isaac Hapt, ——; architects, Shampan & Shampan, 772 Broadway. Plan No. 1972.

EAST 4TH ST, n e cor Cortelyou rd, 3-sty brick store and tenement, 25x72.8, gravel roof, 7 families; cost, $12,000; owner, Bernard Goetz, 233 East 26th st; architects, Cohn Bros., 361 Stone av. Plan No. 1968.

CORTELYOU RD, n s, 25 e East 4th st, 3-sty brick store and tenement, 25x72.8, gravel roof, 7 families; cost, $12,000; owner, Bernard Goetz, 233 East 26th st; architects, Cohn Bros., 361 Stone av. Plan No. 1969.

LINCOLN PL, n s, 167.3 e Rochester av, 4-sty brick tenement, 23x83, gravel roof, 9 families; cost, $12,000; owner, Howard Inv. Co., 1934 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1845.

AMBOY ST, e s, 220 s Lott av, two 2-sty frame tenements, 20x72, gravel roof, 4 families each; total cost, $8,000; owner, Sigmund Schreiber, 1269 38th st; architect, S. Millman, 1786 Pitkin av. Plan No. 1751.

COOK ST, n s, 50 w Morrell st, 4-sty brick tenement, 49.11x88, slag roof, 23 families; cost, $40,000; owner, Reisz Realty Co., 164 Stuyvesant av; architects, Shampan & Shampan, 772 Broadway. Plan No. 1782.

GROVE ST, s s, 450 w Central av, two 4-sty brick tenements, 37.6x89, gravel roof, 16 families each; total cost, $44,000; owner, Abraham Koeppel, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 1781.

HINSDALE ST, e s, 100 n Dumont av, four 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, $100,000; owners, Louis & Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1765.

MESEROLE ST, s s, 183 w Lorimer st, 4-sty brick tenement, 42x88, gravel roof, 25 families; cost, $26,000; owner, Perfect Bldg. Co., 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 1779.

STERLING PL, n s, 50 e Ralph av, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, $25,000; owner, Howard Inv. Co., 1936 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1763.

EAST 21ST ST, n e cor Dorchester rd, 4-sty brick tenement, 59.10x72, slag roof, 16 families; cost, $45,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1791.

EAST 21ST ST, e s, 63.8 n Dorchester rd, 4-sty brick tenement, 58x69, slag roof, 16 families; cost, $45,000; owner, Lancastershire Realty Co., 44 Court st; architects Shampan & Shampan, 772 Broadway. Plan No. 1792.

54TH ST, s s, 100 w Ft. Hamilton av, sixteen 3-sty brick tenements, 25.7x72, gravel roof, 6 families each; total cost, $169,000; owner, Caspar Iva, 526 56th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1760.

RALPH AV, n e cor Sterling pl, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $25,000; owner, Howard Inv. Co., 1936 Prospect pl; architect, Charles Infanger, 2634 Atlantic av. Plan No. 1764.

STONE AV, s e cor Glenmore av, 4-sty brick tenement, 75x90, gravel roof, 32 families; cost, $25,000; owner, Morris Weinberg, 1076 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1780.

WASHINGTON AV, w s, 200 s Willoughby av, 4-sty brick tenement, 50x90.6, slag roof, 16 families; cost, $45,000; owners, G. & M. Inv. Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1783.

LINDEN ST, n s, 400 w Central av, three 4-sty brick tenements, 31.8x87, gravel roof, 17 families each; total cost, $60,000; owner, Chas. Weber, 118 Schaffer st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1878.

SOUTH 2D ST, s w cor Wythe av, 6-sty brick stores and tenement, 75x67.6, tin roof, 39 families; cost, $45,000; owner, Allen Realty Co., 73 Allen st, Manhattan; architect, Chas M. Straub, 174 4th av, Manhattan. Plan No. 1863.

SOUTH 3D ST, n s, 150 e Hooper st, 6-sty brick tenement, 58x107, tin roof, 42 families; cost, $35,000; owner, Jos. Segal, 562 Bedford av; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 1862.

29TH ST, n s, 90 w 4th av, two 4-sty brick tenements, 30x82.4, tin roof, 12 families each; total cost, $22,000; owner, Frank Spero, 119 29th st; architect, Jos. Hartung, 548 2d st. Plan No. 1877.

DUMONT AV, n w cor Atkins av, 3-sty brick store & tenement, 20x55, gravel roof, 3 families; cost, $10,000; owner, Leno Bldg. Co., 237 Prospect av; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1876.

THEATRES.

GRAND ST, n s, 140 w Marcy av, 1-sty booth open air theatre, 8x8, iron roof; cost, $600; owners, Gillen Bros. et al, 341 Grand st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1849.

MISCELLANEOUS.

EAST 83D ST & DITMAS AV, 1-sty brick shed, 30x48, concrete roof; cost, $2,500; owner, Becker Chemical Works, 105 Underhill av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1786.

CHURCH AV, n s, 20 e Story st, 1-sty brick studio, 10.8x40, slag roof; cost, $2,000; owner, Lillian M. Williams, on premises; architects, Rupp Bros. 189 Montague st. Plan No. 1929.

WEST 23D ST, w s, 280 n Mermaid av, 1-sty frame dressing room, 18x13, tarpaper roof; cost, $200; owner, Sabastin Casalaro, 2145 Southern boulevard, Bronx; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1974.

Queens.

DWELLINGS.

ARVERNE.—Boulevard, n s, 121 w Ammerman av, two 2-sty frame dwellings, 18x62, tin roof, 1 family & store; cost, $6,000; owners, Fisher & Sloan, Rockaway Park; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 763.

CORONA.—38th st, e s, 225 s Jackson av, 1-sty frame dwelling, 30x24, tin roof, 1 family; cost, $1,800; owner, John P. Bossler, 38 38th st, Corona; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 770.

CORONA.—44th st, w s, 125 s Hayes av, three 2-sty brick dwellings, 19x50, tin roof, 2 families; cost, $12,000; owners, Chas. Rehberg & Sons, 5 West Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos 765-66-67.

DOUGLASTON.—Oak la, s s, 33 e East dr, 2-sty frame dwelling, 28x51, 1 family, shingle roof, steam heat; cost, $8,000; owner, Spencer Kellogg, 360 Genesee st, Utica, N. Y.; architect, R. L. Fairbank, New Hartford, N. Y. Plan No. 768.

ELMHURST.—Calmus rd, n s, 217 e Dewey st, two 2-sty brick dwellings, 21x54, tin roof, 2 families; cost, $6,000; owner, Katerine Gering, Calmus rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 769.

WOODSIDE.—Irving st, w s, 40 n Monroe st, 2½-sty frame dwelling, 17x34, shingle roof, 1 family, steam heat; cost, $2,300; owners, Rogers & Green, 74A 4th st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 764.

CORONA.—44th st, w s, 125 n Jackson av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, P. Grimm, 46 West Jackson av, Corona; architect, A. J. Grimm, same address. Plan No. 799.

CORONA.—49th st, e s, 100 s Jackson av, 2-sty brick dwelling 20x52, tin roof, 2 families; cost, $4,800; owner, Fortunata Melagrano, 15 47th st, Corona; architect, A. L. Marenilla, 18 East Jackson av, Corona. Plan No. 782.

CORONA.—50th st, e s, 100 n Jackson av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $4,800; owner John Lotorda, 47 West Jackson av, Corona. Plan No. 783.

EDGEMERE.—Frank av, e s, 1,654 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 789.

EDGEMERE.—Frank av, e s, 1,060 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,000; owner, Thos. Smith, 1040 Concourse, Bronx; architect, A. D. Hough, Edgemere. Plan No. 788.

ELMHURST.—Paris Boulevard, n s, 720 w Broadway, 2½-sty frame dwelling, 21x45, shingle roof, 1 family; cost, $5,600; steam heat; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 787.

ELMHURST.—Banta av, n w cor Warren st, 2-sty frame dwelling, 20x54, tin roof, 2 families, steam heat; cost, $3,500; owner, Thomas Daly, 12 39th st, Corona; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 785.

FAR ROCKAWAY.—Bay av, n w cor Herriman av, 2-sty frame dwelling, 32x48, shingle roof, 1 family, steam heat; cost, $6,500; owner, Max Katz, Far Rockaway; architect, P. F. Jorgan, 658 Prospect pl, Brooklyn. Plan No. 803.

MIDDLE VILLAGE.—Seattle av, n s, 40 e Ward st, two 2-sty frame dwellings, 20x49, tin roof, 2 families; cost, $6,000; owner, T. Goddzart, Lafayette av, Middle Village; architect, Jos. W. Weiss, 5 Lafayette av, Middle Village. Plan No. 786.

RICHMOND HILL.—Silkworth st, e s, 126 s Jamaica av, 2½-sty frame dwelling, 23x45, tin roof, 2 families; cost, $5,000; owner, Herman Erberhar, 1462 Myrtle av, Brooklyn; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 791.

RICHMOND HILL SOUTH.—Stotthoff av, e s, 300 n Metropolis av, four 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, $7,200; owner, Theo. LeBean Realty & Con. Co., 1627 Minnesota av, Dunton; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 797-98.

ROCKAWAY BEACH.—Bouleard, n s, 60 w Judson av, three 2-sty frame dwellings, 22x46, shingle roof, 1 family; cost, $3,000; owner, Julius Newmann, Boulevard and Judson av, Rockaway Beach; architect, W. A. Hogan, Beach 116th st, Rockaway Beach. Plan Nos. 777-8-9.

BAYSIDE.—8th st, e s, 140 s Montauk av, 2½-sty frame dwelling, 28x33, shingle roof, 1 family; cost, $4,000; owner and architect, Geo. A. Sheffield, 3d st, Bayside. Plan No. 692.

DUNTON.—Baker st, w s, 250 s Jerome av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,000; owner, Eliz. Bauer, Wicks st, Richmond Hill; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 685.

FLUSHING.—28th st, e s, 280 s State st, two 2½-sty frame dwellings, 22x32, shingle roof, 1 family; cost, $9,000; owner, Broadway Flushing Homes Co., 256 Broadway, Manhattan; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 688-89.

GLENDALE.—Fosdick av, e s, 118 n Cooper av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, John Elmer, 366 Linden st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 698.

GLENDALE.—Meade st, w s, 307 n Myrtle av, thirteen 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $52,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 696-97.

JAMAICA.—Amherst av, s s, 220 e Kaplan av, 2-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, $3,000; owners and architects, Henry-Russell & Storms, DeGraw av, Jamaica. Plan No. 693.

JAMAICA.—Nadil pl, s s, 100 w Vine st, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $4,000; owner, H. E. Price, Fulton st, Jamaica; architect, E. F. Price, same address. Plan Nos. 686-87.

KEW.—Beverly rd, n e cor Richmond Hill av, 2½-sty frame dwelling and garage, 73x38, shingle roof, 1 family; cost, $13,500; owner, Dr. Geo. S. Davies, 21 Clermont av, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 716.

MALBA.—Malba drive, n e cor North drive, two 2½-sty brick dwellings, 35x24, shingle roof, 1 family; cost, $12,000; owner, Malba Estates Corp., 70 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan Nos. 717-718.

WOODHAVEN.—Chichester av, s s, 20 e Emerald st, nine 2-sty brick dwellings, 18x32, tin roof, 1 family; cost, $18,000; owner, Alexander Barile, 22 Montana av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 710.

BAYSIDE.—West st, e s, 100 s Palace boulevard, 2½-sty frame dwelling, 26x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, Bayside M. E. Church, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 738.

CORONA.—Banta st, n s, 280 e VanDine st, two 2½-sty frame dwellings, 22x43, tin roof, 2 families, steam heat; cost, $8,000; owner, Thomas Daly, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan Nos. 752-53.

CORONA.—44th st, w s, 100 s Hayes av, 2-sty brick dwelling, 13x50, tin roof, 2 families, steam heat; cost, $4,000; owners, Chas. Rehberg & Son, Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 721.

MIDDLE VILLAGE.—Johnson st, w s, 80 s Mancher pl, 2-sty brick dwelling, 20x30, tin roof, 1 family; cost, $2,000; owner, Owen O'Donnel, 141 Wayne st, Middle Village; architect, Wm. VonFelde, 2190 Metropolitan av, Middle Village. Plan No. 758.

QUEENS.—Ascot pl, n s, 180 w Catherine av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, $3,500; owner, Chas. H. Williams, Clinton av, Ozone Park; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 733.

RICHMOND HILL.—North Vine st, e s, 160 n Hillside av, 2½-sty frame dwelling, 19x37, shingle roof, 1 family, steam heat; cost, $3,500; owner, Henry J. Arnold, 429 North Vine st, Richmond Hill; architect, owner. Plan No. 735.

RIDGEWOOD.—Summerfield st, s s, 470 e Wyckoff av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, Kilian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 755.

RIDGEWOOD.—Wyckoff av, e s, 50 n Summerfeld st, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, $4,000; owner, Fred. Koehler, 1622 Norman av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 754.

ROCKAWAY BEACH.—Washington av, s s, 75 w 106th st, 2-sty frame dwelling, 22x43, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. L. A. Blyth, 317 Washington av, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 732.

ROCKAWAY BEACH.—Walcott av, e s, 225 n Boulevard, ten 1-sty frame dwellings, 14x17, shingle roof, 1 family; cost, $2,500; owner, Mrs. A. Seelig, 13 North Beach 97th st, Rockaway Beach; architect, A. H. Knoll, 10 Beach 97th st, Rockaway Beach. Plan Nos. 739 to 748.

SPRINGFIELD.—Mayer av, n w cor 2d st, 2½-sty frame dwelling, 20x26, shingle roof, 1 family, steam heat; cost, $2,000; owner, H. Carolton, 4th av, Springfield. Plan No. 750.

WOODHAVEN.—Allyn Court, n s, 89 e Woodhaven av, five 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $10,000; owner, H. M. McComb, 115 Herald av, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 724 to 728.

COLLEGE POINT.—10th st, n e cor Victoria pl, three 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, $450; owner, H. D. Grant, College Point. Plan Nos. 806-7-8.

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EAST ELMHURST.—Ditmars av, e s, 80 s Columbus boulevard, 2½-sty brick dwelling, 31x51, tile roof, 1 family, steam heat; cost, $11,000; owner, Helen Solat, Grandview av and Bayshore terrace, East Elmhurst; architect, Walter Daub, 131 5th av, Manhattan. Plan No. 814.

JAMAICA.—Brown av, e s, 81 s South st, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $3,100; owner, James Colaci, premises; architect, L. Dannacher, Fulton st, Jamaica. Plan No. 804.

L. I. CITY.—Pearsall st, n s, 100 e Starr av, 2-sty brick dwelling, 25x20, slag roof, 2 families; cost, $2,000; owner, Rose Strumbrice, 171 Pearsall st, L. I. City; architect, Jas. McKillop, 154 India st, Brooklyn. Plan No. 813.

L. I. CITY.—Pearsall st, 114, 2-sty brick dwelling, 25x27, slag roof, 2 families; cost, $2,500; owner, Wm. Sobachenski, premises; architect, Jas. McKillop, 154 India st, Brooklyn. Plan No. 812.

WOODHAVEN.—Manor av, e s, 60 n Atlantic av, ten 2-sty brick dwellings, 18x36, shingle roof, 1 family, furnace heat; cost, $35,000; owner, Inovation Homes Co., 1127 Av G, Brooklyn; architect, Benj. F. Hudson, 312 9th st, Brooklyn. Plan No. 815.

HOTELS.

JAMAICA.—Herriman av, n e cor Shelton av, 3½-sty brick hotel, 94x67, slag roof; cost, $85,000; owner, Robert A. Adolph, 680 Herriman av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 729.

STABLES AND GARAGES.

WHITESTONE.—2d pl, w s, 110 n Boulevard, 1-sty frame garage, 18x21, tin roof; cost, $250; owner, Jas. S. Maher, 431 West 14th st, Manhattan. Plan No. 771.

FLUSHING.—Bowne av, 77, 1-sty frame garage, 10x16; cost, $100; owner, Rev. G. Egbert, premises. Plan No. 811.

BEECHURST.—33d st, s s, 100 e 14th av, 1-sty frame garage, 14x20, slag roof; cost, $200; owner, E. M. Holmes, 6 33d st, Beechurst. Plan No. 800.

EDGEMERE.—Frank av, e s, 1,654 n Boulevard, 1-sty frame garage, 12x16, shingle roof; cost, $200; owner, Rockaway Coast Realty Co., Edgemere. Plan No. 784.

MALBA.—North drive, s s, 500 w Crescon av, 1-sty frame garage, 12x18, tin roof; cost, $80; owner, R. Trumble, premises. Plan No. 792.

UNION COURSE.—Graves pl, n s, 175 w Eads av, 1-sty brick stable, 23x13, slag roof, cost, $200; owner, Theo. L. Rubsamm, premises. Plan No. 790.

WOODHAVEN.—Columbia av, 71, 1-sty frame garage, 10x16, tin roof; cost, $125; owner, Mrs. M. Chipman, premises. Plan No. 802.

JAMAICA. Compton terrace, s s, 320 w Homer Lee av, 1-sty tile garage, 14x20, tile roof; cost, $300; owner, E. W. F. Momine, premises. Plan No. 705.

ELMHURST.—Woodhaven av, e s, 200 s White Pot rd, 2-sty brick shed and stable, 25x50, tin roof; cost, $1,800; owner, Barbara Schwamb, Woodhaven av, Elmhurst; architect, Wm. VonFelde, 2190 Metropolitan av, Middle Village. Plan No. 757.

ELMHURST.—Grand st, s e cor Hoffmann boulevard, 1-sty metal garage, 10x30, tin roof; cost, $362; owner, Newtown Gas Co., Elmhurst. Plan No. 759.

FLUSHING.—Barclay st, n s, 381 e Parsons av, 1-sty frame garage, 12x16, shingle roof; cost, $1,000; owner, J. H. Walsh, premises. Plan No. 751.

JAMAICA.—Fulton st, 538, 1-sty frame garage, 10x14, shingle roof; cost, $100; owner, L. B. Faber, premises. Plan No. 737.

WINFIELD.—Meyers av, 17, 1-sty metal garage, 10x17; cost, $187; owner, J. W. White, premises. Plan No. 730.

STORES AND DWELLINGS.

CORONA.—Central av, s e cor 37th st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $6,000; owner, Alphonse Napoli, 129 45d st, Corona; architect, A. L. Marinnella, 11 E. Jackson av, Corona. Plan No. 781.

RICHMOND HILL.—Jamaica av, s s, 70 e Walnut st, 1-sty brick store and dwelling, 24x65, slag roof, 2 families; cost, $2,000; owner, W. H. Wade, Elm st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 775.

L. I. CITY.—Hancock st, w s, 11 n Pierce av, 3-sty brick store and dwelling, 22x40, tin roof, 2 families; cost, $6,000; owner, Frank Delavante, 558 Vernon av, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 706.

RIDGEWOOD.—Woodward av, n e cor Greene av, five 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $73,000; owner, Jacob Scharf, 898 Park av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 701-2.

RIDGEWOOD.—Myrtle av, s s, 130 w Hancock st, 3-sty brick store and dwelling, 20x69, tin roof, 2 families; cost, $10,000; owner, Florian Menninger, 538 Knickerbocker av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 699.

WOODHAVEN.—Fulton st, n e cor Digby st, 2-sty brick store and dwelling, 19x55, tin roof, 1 family; cost, $3,000; and Fulton st, n s, 19 e Digby st, 2-sty brick dwelling, 19x55, tin roof, 2 families; cost, $3,000; and Fulton st, n s, 39 e Digby st, six 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, $18,000; and Fulton st, n w cor Yarmouth st, two 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, $6,000; owner, B. Kaplan Realty Co., 284 Dresden st, Brooklyn; architect, Chas. Infanger, 2534 Atlantic av, Brooklyn. Plan Nos. 708-9-11-12-13-14-15.

STORES AND TENEMENTS.

L. I. CITY.—Webster av, s s, 25 e 3d av, 5-sty brick tenement, 30x79, slag roof, 9 families; cost, $10,000; owner, J. Novotany, 378 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 762.

L. I. CITY.—5th av, w s, 216 s Pierce av, 4-sty brick tenement, 50x87, slag roof, 20 families; cost, $20,000; owner, C. R. Ross Realty Co., Brown Station, N. Y.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 809.

L. I. CITY.—Potter av, s s, 75 e Chauncey st, 3-sty brick tenement, 75x64, slag roof; cost, $8,000; owner, Peter Vlacaneick, 230 Hoyt av, L. I. City; architect, Rocco Petrolino, 230 Hoyt av, L. I. City. Plan No. 683.

L. I. CITY.—Hoyt av, s e cor 2d av, 4-sty brick store and tenement, 24x72, slag roof, 4 families; cost, $20,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 720.

L. I. CITY.—6th av, w s, 86 n Webster av, two 5-sty brick tenements, 49x88, slag roof, 30 families; cost, $90,000; owner, Pomaona Const. Co., 20 9th av, L. I. City; architect, Frank J. Schifcik, 4168 Park av, Bronx. Plan No. 756.

STORES, OFFICES AND LOFTS.

CORONA.—Jackson av, n s, 40 e Randall av, 1-sty frame office, 20x40, tin roof; cost, $1,000; owner, Nich. Gervace, 4 Varet st, Brooklyn. Plan No. 684.

JAMAICA.—Van Wyck av, n e cor Archer pl, 2-sty frame store, 35x45, tin roof; cost, $2,000; owner and architect, N. Y. & Queens Electric Light & Power Co., 444 Jackson av, L. I. City. Plan No. 719.

L. I. CITY.—Broadway, n w cor 10th av, 1-sty frame store, 15x65, slag roof; cost, $700; owner, Aug. Sinrim, premises. Plan No. 736.

ROCKAWAY BEACH.—Boulevard, n e cor 80th st, 1-sty frame store, 90x60, slag roof; cost, $8,000; owner, Wm. M. Gilmore, 15 80th st, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 731.

L. I. CITY.—Prospect st and Bridge plaza, 1-sty metal office, 10x14; cost, $110; owner, M McGowen, premises. Plan No. 805.

SPRINGFIELD.—Springfield av, w s, 275 s Cherry st, 1-sty temporary store, gravel roof; cost, $700; owner, Jos. Hand, premises. Plan No. 810.

MISCELLANEOUS.

MASPETH.—Mt. Olivet av, s s, 400 e Fresh Pond rd, 1-sty frame shed, 40x8, gravel roof; cost, $75; owner, E. F. Keenan, on premises. Plan No. 772.

NORTH BEACH.—Old Bowery Bay rd, s s, 300 e Boulevard, 1-sty frame roller coaster, 100x400; cost, $7,500; owner, C. Anderson, North Beach; architect, A. Jarvis, 216 West 20th st, Manhattan. Plan No. 773.

L. I. CITY.—Thompson av, s s, 75 w Hulst st, frame billboard, 20x40; cost, $75; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 774.

WINFIELD.—Queens boulevard, s s, 48 e Fisk av, billboard, 24x100; cost, $100; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 795.

JAMAICA.—Atlantic av, n s, 100 e Thomas av, sign; cost, $175; owner, N. S. Gerken, premises. Plan No. 690.

L. I. CITY.—Front st, w s, foot of 3d st, steel water tank; cost, $2,600; owner, L. I. R. R. Co., Penn. Terminal, Manhattan. Plan No. 694.

L. I. CITY.—Jackson av, s w cor Beach st, 1-sty frame shed, 15x35, tin roof; cost, $75; owner, F. Trudden, 63 4th st, L. I. City. Plan No. 704.

OZONE PARK.—Beaufort st, s s, 50 e Portland st, 1-sty frame shed, 12x20, tar roof; cost, $170; owner, Mrs. G. Fettit, premises. Plan No. 695.

RICHMOND HILL.—Atlantic st, s w cor Guion pl, sign; cost, $175; owner, F. J. Whitson, premises. Plan No. 691.

ROCKAWAY BEACH.—Holland av, w s, 397 s Lefferts av, 1-sty frame bath house and store, 97x24, tin roof; cost, $5,500; owner, Fred Rasmassen, Boulevard, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 703.

AQUEDUCT.—Remington av, w s, 1,130 s s Stover st, 1-sty frame boat house, 16x24, shingle roof; cost, $100; owner, F. Neuweiller, premises. Plan No. 760.

AQUEDUCT.—Deer st, w s, 65 s Old South rd, 1-sty frame shed, 12x20, tin roof; cost, $60; owner, T. D. DeLeschane, premises. Plan No. 761.

ARVERNE.—Summerfield av, e s, 211 s Amstel boulevard, 1-sty frame shop, 12x18, tin roof; cost, $100; owner, Louis Bodingdon, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 722.

JAMAICA.—Old South rd, s s, 300 w Brinkmeyer av, 1-sty greenhouse, 39x200, glass roof; cost, $2,000; owner, Henry Butterweck, premises. Plan No. 734.

ROCKAWAY BEACH.—Bayview av, w s, 80 n Boulevard, 1-sty frame storehouse, 16x18, tin roof; cost, $200; owner, Jos. Kespot, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 723.

Richmond.

DWELLINGS.

ANN ST, s s, 100 w Broadway, Port Richmond, 2-sty frame dwelling, 20x35; cost, $1,600; owner, Peter Adler, Port Richmond; architect, Geo. Larsen, Port Richmond. Plan No. 159.

CARROLL PL, s s, 315 w Nicholas st, St. George, 2½-sty dwelling, 18x27; cost, $2,000; owner, J. White, New Brighton; architect, J. O. Johnson, Port Richmond. Plan No. 162.

DAVID ST, n s, 300 w Nelson av, Great Kills, 1-sty frame bungalow, 18x22; cost, $450; owner, Wm. Peters, Great Kills. Plan No. 161.

4TH ST, s s, 120 e Lincoln av, Midland Beach, 1-sty frame bungalow, 14x30; cost, $200; owner, F. Clark, 307 Smith st, Brooklyn. Plan No. 138.

HILLCREST ST, n s, 300 w Nelson av, Great Kills, 1-sty frame bungalow, 20x24; cost, $400; owner, H. M. Walter, 798 2d av, Manhattan. Plan No. 131.

KNOX ST, e s, 100 s Henderson st, West Brighton, two 2-sty brick dwellings, 21x46; cost, $9,000; owners, Block & Uslan, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 147.

PRIVATE ST, n s, 140 w Gifford's lane, Great Kills, 2-sty frame dwelling, 26x26; cost, $2,000; owner, Mrs. A. H. Hardy, Great Kills; architect, H. M. Madsen, Tottenville. Plan No. 151.

ROCKAWAY ST, w s, 150 n Depew av, Tottenville, 1-sty frame bungalow, 18x24; cost, $400; owner, W. G. Lupton, 158 Virginia av, Jersey City; architect, Norman Nilson, Tottenville. Plan No. 137.

ROSEWOOD PL, n s, 245 e Cedar av, Tompkinsville, two 2½-sty frame dwellings, 22x46; cost, $5,200; owner, Jacob Block, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 158.

TILLMAN ST, s s, 580 e Manor rd, Castleton Corners, 1-sty frame bungalow, 12x20; cost, $120; owner, Harry E. Gorman, 342 East 65th st, Manhattan. Plan No. 150.

BELAIR RD, s s, 300 e Tompkinsville, Tompkinsville, 1-sty frame dwelling, 23x27; cost, $2,400; owner, John J. Carnegie, Tompkinsville; architect, John W. Woodland, Rosebank. Plan No. 133.

BLACKFORD AV, w s, 275 n Richmond av, Port Richmond, 2-sty frame dwelling, 18x44;

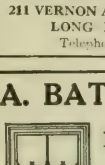
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cost, $2,000; owner, N. S. Paul, Port Richmond. Plan No. 134.

DELAWARE AV, n e, 214 s e Richmond rd, Dongan Hills, 2-sty frame dwelling, 30x22; cost, $2,000; owner, Mrs. John Buttermark, Concord; architect, A. L. Buttermark. Plan No. 160.

GLEN AV, w s, 300 s Stanley av, New Brighton, 2½-sty frame dwelling, 20x8x25; cost, $1,700; owner, G. Ward, New Brighton; architect, Jos. Segler, New Brighton. Plan No. 157.

HUGUENOT AV, s s, 295 e Amboy rd, Huguenot Park, 1-sty frame bungalow, 20x31; cost, $1,000; owner F. Balling, 305 Pulaski st, Brooklyn; architects, Weiss & Bernstein, 7 Hinman st, Brooklyn. Plan No. 140.

NELSON AV, w s, cor King st, Great Kills, 1-sty frame bungalow, 16x29; cost, $300; owner, George Barrett; builder, L. E. Decker. Plan No. 143.

OAK AV, w s, 80 n 1st st, Midland Beach, 2-sty frame bungalow, 14x18; cost, $300; owner, P. Bongiorno, 102 Ellison st, Passaic, N. J.; architect, J. Di Rose, 119 Ellison st, Paterson, N. J. Plan No. 146.

PALMER AV, n s, 100 w Decker av, Port Richmond, 2-sty frame dwelling, 19x28; cost, $2,000; owner and architect, H. S. Larsen, Port Richmond. Plan No. 153.

RICHMOND TURNPIKE, opp Pike st, New Brighton, two 2-sty frame dwellings, 22x48; cost, $8,000; owner, Mrs. Schleinniger, New Brighton; architect, John P. From, Port Richmond. Plan No. 155.

WINANT AV, n s, 25 w Hudson pl, Graniteville, 2-sty frame dwelling, 16x40; cost, $1,480; owner, Nicol C. Egbert, Graniteville; architect, Fred D. Drake, Graniteville. Plan No. 145.

WOODLAND AV, s s, 365 w Gifford st, Great Kills, 2-sty frame dwelling, 20x30; cost, $2,000; owner, J. De Roche, Great Kills. Plan No. 164.

STABLES AND GARAGES.

UNIVERSITY PL, e s, 354 s Forest av, New Brighton, 1-sty tile garage, 12x18; cost, $150; owner, E. M. Ludwig, New Brighton; architect, John Davies, Tompkinsville. Plan No. 163.

WILLOWBROOK RD, w s, 125 n Vedder av, Graniteville, 1½-sty frame barn and shed, 18x36; cost, $300; owner and architect, E. S. Gale, Port Richmond. Plan No. 132.

STORES, OFFICES AND LOFTS.

MIDLAND AV, s w cor 2d st, Midland Beach, 1-sty brick stores, 20x60; cost, $1,000; owner, S. Rodvinion, 1575 Madison av; architect, D. R. Seelin, Midland Beach. Plan No. 148.

NEW YORK AV, n s, 200 n St. Mary av, Rosebank, 2-sty brick store and dwelling, 25x38; cost, $4,000; owner, C. Attanasio, Rosebank; architect, D. Santoro, Tompkinsville. Plan No. 139.

RICHMOND AV, w s, 150 s Grove av, Port Richmond, 1-sty frame store, 33x28; cost, $700; owners, L. O. & Dr. Chapman, Port Richmond; architect, O. O. Celegaarde, Port Richmond. Plan No. 149.

MISCELLANEOUS.

NELSON AV, e s, 400 s Amboy rd, Great Kills, 1-sty frame shop, 11x17; cost, $200; owner, Eddie Heron, Great Kills; architect, G. W. P. Wort, Rossville. Plan No. 152.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 55, removal of entrance, store fronts and doors, lowering of floor beams, store fronts, doors to 5-sty brick stores and lofts; cost, $1,000; owner, Van Duzer Estate, John W. Baker, exr., 55 Barclay st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 613.

BAXTER ST, 3-5, remove brick partitions and install toilet compartment and partitions of lath and plaster on studs to 5-sty brick store and tenement; cost, $800; owner, Wm. Dudley Foulke, care Wm. Ladd, 20 Nassau st; architect, Henry H. Holly, 38 West 32d st. Plan No. 590.

BEEKMAN ST, 106-8, install oil tanks to 4-sty brick loft; cost, $200; owner, Albert M. Kahn, 128 Broadway; architect, William H. Paine, 126 Lilberty st. Plan No. 584.

BLEECKER ST, 32-36, removal of vault lights, steel beams & concrete arches to 6-sty brick factory; cost, $150; owner, Stedman Estate, 115 Broadway; architect, Henry S. Lion, 38 West 32d st. Plan No. 574.

CANAL ST, 149, removal of stairs, framing, wood railing, flooring to 4-sty brick stores and lofts; cost, $25; owner, Edw. D. Farrell, 138 West 125th st; architect, Henry Z. Harrison, 960 Rogers pl. Plan No. 557.

CANAL ST, 261-67, stair extension, bulkhead, fireproof stair enclosure to 6-sty brick store and lofts; cost, $2,000; owner, Eugene Higgins, 1 Madison av; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 575.

CHAMBERS ST, 101, partitions (metal lath and plaster), stairs, wire glass, bulkheads, galvanized iron skylight to 4-sty brick store and lofts; cost, $2,000; owner, Almy G. Gallatin, 141 Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 555.

CHERRY ST, 359, partitions, f. p. windows, mason work to 4-sty brick store and tenement; cost, $800; owner, Chas. F. Schmali, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 549.

CHRYSTIE ST, 132 (2), install new w. c. compartments, install wash tubs, sinks, all new partitions to be stud, lath and plaster to 4 and 5-sty brick stores and tenements; cost, $800; owner, Angelo De Bello, 136 Cherry st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 583.

COLUMBIA ST, 95, remove and rebuild partitions and erect windows to 5-sty brick tenement and store; cost, $1,500; owner, Abraham Katz, 50 Ridge st; architect, Morris Schwartz, 194 Bowery. Plan No. 585.

DIVISION ST, 230, windows, toilet compartments to 5-sty brick stores and tenement; cost, $500; owner, Morris Stone, 10 East 113th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 543.

ELDRIDGE ST, 39-41, remove walls, stairs and partitions, enlarge window openings to 2-sty brick loft and dwelling; cost, $500; owner, Morris Kuleck, 39 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 580.

ELDRIDGE ST, 111, windows to 6-sty brick stores and tenement; cost, $250; owner, Lina Mintz, 25 East 99th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 544.

ESSEX ST, 42, remove piers to 5-sty brick stores and tenements; cost, $400; owner, Rose Levy, 51 Allen st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 582.

GREENE ST, 42-50, steel water cooler to 4-sty brick factory; cost, $200; owner, Charles Lane, 152 5th av; architects, B. Franklin Hart, Jr., & Co., 50 Church st. Plan No. 564.

LIBERTY ST, 20-32, fireproof passage, stone steel, change of steel vault to 15-sty brick offices; cost, $3,000; owner, Mutual Life Ins. Co., Chas. A. Peabody, Pres., 32 Nassau st; architect, John I. Downey, 410 West 34th st. Plan No. 570.

PARK PL, 116, fireproof elevator shaft (angle iron frame and terra cotta block), fireproof doors, galvanized iron skylight, fireproof manhole door to 5-sty brick factory; cost, $1,000; owner, Stevens-Stafford Estate, care Columbia-Knickerbocker Trust Co., 60 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 576.

PITT ST, 80, remove partitions and plumbing to 4-sty brick dwelling; cost, $150; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 599.

WASHINGTON ST, 15, partitions (cabinet and stud), store front, general alterations to 5-sty brick tenement; cost, $2,000; owner, Augustus Van Cortlandt, care Cruikshank Co., 141 Broadway; architects, Berger & Son, 121 Bible House. Plan No. 566.

WATER ST, 346, 3-sty brick extension, wood floor beams to 3-sty brick storage building; cost, $5,500; owner, Domenick Benedetto, 346 Water st; architect, Samuel Cohen, 503 5th av. Plan No. 572.

5TH ST, 429 East, f. p. windows, w. c. compartments, plumbing and fixtures to 5-sty brick stores and tenement; cost, $200; owner, Morris Davidowitz, 47 West 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 551.

6TH ST, 431 East, removal of masonry, steel, c. i. column, to 4-sty brick hall and dwelling; cost, $2,000; owner, Emil Katz, 431 East 6th st; architect, Morris Schwartz, 194 Bowery. Plan No. 558.

8TH ST, 61 West, peak roof to be raised, new flat roof built to 3-sty brick stores and offices; cost, $200; owner, Louis Hangen, 41 East 8th st; architect, Walter C. Martin, 1962 University av. Plan No. 591.

9TH ST, 33 East, covering partitions, cut out and frame roof, erecting bulkheads to 6-sty brick stores and lofts; cost, $900; owner, Trustees of Sailors Snug Harbor, 61 Broadway; architect, William A. Wilson, 512 West 162d st. Plan No. 586.

12TH ST, 43-45 East, removal of masonry, window frames and sash, fire escape; fireproof doors, hollow metal windows (wire-glass), fire escapes to 8-sty brick lofts; cost, $2,000; owner, O. B. Potter Properties, Fredk. Potter, Pres., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 571.

13TH ST, 722-24-26 East, removal of flooring, beams, c. i. columns and gas apparatus, new concrete floor to 1-sty brick storage; cost, $3,000; owner, N. Y. Mutual Gas Light Co., Robt. M. Gallaway, Pres., 36 Union sq; architect, private plans. Plan No. 615.

17TH ST, 16 East, tank, steel supports to 8-sty brick factory lofts; cost, $600; owners, J. Edgar Leaycraft & Co., 30 East 42d st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 568.

18TH ST, 117 East, tiers, beams to be raised, new front, extend partitions, floor of 1st story to be made of reinforced concrete to 4-sty brick residence; cost, $8,000; owner, Estate of Ellen M. Hennessey, care M. Coleman, 125 West 56th st; architect, George Provot, 104 West 42d st. Plan No. 587.

26TH ST, 15-19 East, brick storage vault, g. i. flue to 20-sty brick lofts and offices; cost, $350; owner, Jacob Ruppert Realty Corp., 90th st and 3d av; architect, Jas. O'Toole, 1948 Clinton av. Plan No. 614.

27TH ST, 212 West, stairs, door to 5-sty brick stores and tenement; cost, $100; owner, John Farrell, 453 West 166th st; plans by owner. Plan No. 579.

39TH ST, 45 West, remove stoop, flooring to 4-sty brick apartment; cost, $75; owner, Emily D. J. Finney, 24 West 59th st; architects, Spencer & Randolph. Plan No. 608.

32D ST, 5-7-15 West, vent pipe to 12-sty fireproof store and office; cost, $500; owner, Sophie G. Sherman for John N. Brown, Providence, R. I.; architect, Charles Levy, 511 West 45th st. Plan No. 611.

33D ST, 6-8 East, mason work to 6-sty brick stores and lofts; cost, $500; owner, William Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 565.

37TH ST, 353-355 West, will construct new windows to 5-sty brick tenement; cost, $150; owner, The Hermitage Co., 30 Broad st; architect, Wm. H. Dussenbury, 31 East 27th st. Plan No. 589.

37TH ST, 49 West, 1-sty brick addition, 20x15, stairs, framing, metal frames and sash, tin roof to 4-sty brick studios and store; cost, $100; owner, Wm. Sittenham, 59 West 37th st; architect, Chas. Volz, 2 West 45th st. Plan No. 616.

41ST ST, 540-542 West, door openings to be bricked up at front, new opening in center, opening in rear to 1-sty brick garage; cost, $250; owner, Loewer Realty Co., 528 West 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 588.

42D ST, 56 East, erect elevator shaft in court, new fireproof doors, well hole to be removed and floored over to 5-sty brick hotel; cost, $1,200; owner, Athens Hotel Co., 56 East 42d st; architect, Harry M. Pardies, 231 West 18th st. Plan No. 596.

42D ST, 5-7 East, store front to be removed to 10-sty fireproof bank and office building; cost, $10,000; owner, Estate of Joseph Milbank, 40 Wall st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 605.

42D ST, 47-61 West, partitions of expanded metal to 7-sty fireproof office building; cost, $1,000; owner, Apex Leasing Co., 17 West 42d st; architect, John H. Scheier, 47 West 42d st. Plan No. 602.

43D ST, 609-25 West, installation of pine columns to 2-sty brick factory building; cost, $500; owner, Eugene Higgins, 1 Madison av; architect, lessee, N. Y. Manufacturers' Real Estate Co., 607 West 43d st. Plan No. 577.

50TH ST, 202-204 East, metal store front, partitions, stairways to 3-sty brick dwelling; cost, $1,000; owner, Frank W. Mosher, 806 3d av; architect, Thos. J. McMahon, 897 2d av. Plan No. 573.

52D ST, 139 West, removal of masonry, cement floor, partition, wood beams, asbestos covering to 2-sty brick stable (to be used as garage); cost, $1,500; owner, John A. Mitchell, 41 East 67th st; architect, Wm H. Dussenbury, 31 East 27th st. Plan No. 556.

54TH ST, 323 East, remove store front, new brick wall, erect partition forming new rooms to 5-sty brick store and tenement; cost, $300; owner, Fidelia Mittleman, 331 East 54th st; architects, Gross & Kleinberger, Bible House. Plan No. 597.

57TH ST, 515 West, removal of masonry and floor construction, substituting girders, columns, steel beams, concrete arches, cement floors, extension to 2-sty brick bottling plant (to be used as garage); cost, $1,500; owner, Albert Ludorff, 515 West 57th st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 566.

69TH ST, 20 East, remove partitions and fixtures and construct new bathroom to 4-sty brick dwelling; cost, $100; owner, Cleveland Moffatt, 153 East 56th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 594.

76TH ST, 427-29 East, fire escape stairways, bulkhead, fireproof partitions to 5-sty brick lofts; cost, $200; owner, Albert Braun, 316 East 86th st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 569.

96TH ST, 24-6-8 West, new door openings, window, plumbing to 1-sty brick church; cost, $2,500; owner, Scotch Presbyterian Church, 150 West 105th st; architect, Clinton D. Everett, 437 5th av. Plan No. 607.

97TH ST, 165 West, basement and extension, stairway to 3-sty brick restaurant and dwelling; cost, $500; owner, Mary I. Sheehan, care James J. Etchingham, 131 Columbus av; architect, Paul F. Jagow, 658 Prospect pl, Brooklyn. Plan No. 547.

107TH ST, 204 East, outside stairway, stair enclosures to 6-sty brick factory; cost, $2,500; owner, Chas. E. McManus, 45 East 42d st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 578.

108TH ST, 75 West, erect mezzanine floor to 1-sty fireproof garage; cost, $600; owner, New York Edison Co., 130 East 15th st; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 610.

114TH ST, 5 West, lowering of beams (to create stores), store fronts, fire-escapes, partitions to 5-sty brick tenement; cost, $4,500; owner, Arthur Josephs, 113 West 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 552.

116TH ST, 52 West, remove toilet in store, remove window and door put in, extend platform to 6-sty brick store and tenement; cost, $50; owner, Dan'l Davis, 1356 Madison av; architect, Harold L. Young, 1204 Broadway. Plan No. 593.

119TH ST, 347 East, partitions, flooring to 4-sty brick apartments; cost, $100; owner, Angelino Marino, 271 East 154th st; architects, DeRose & Cavalieri, 2333 1st av. Plan No. 548.

125TH ST., 108 East, water closet compartment, mullion window, metal store front to 5-sty brick stores and offices; cost, $175; owner, Mrs. Hope Lewis, 142 West 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 560.

129TH ST, 603-11 West, erect steel support for tank to 4-sty brick factory; cost, $960; owners, Sinclair & Valentine Co., 611 West 129th st; architect, Royal J. Mansfield, 135 William st. Plan No. 609.

132D ST, 29 East, removal of partitions and masonry, doors, steel beams, railing to 3-sty brick dwelling; cost, $200; owner, Michael Schliesser, 29 East 132d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 554.

134TH ST, 23-25 East, walls, concrete mezzanine flooring, partitions, plumbing to 1-sty brick garage; cost, $1,200; owner, James Everard Breweries, 12 East 133d st; architect, A. L. Schulz, 533 East 83d st. Plan No. 598.

144TH ST, 100 West, plumbing and new opening to 6-sty brick stores; cost, $250; owner, Manuel Oppenheim, 120 West 86th st; architect, David Bleier, 545 East 139th st. Plan No. 606.

145TH ST, 75 West, partition and door opening to 5-sty brick tenement; cost, $400; owner, Alexander Jay Bruen, 41 Park Row; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 601.

147TH ST, 500 West, metal store front, window, marquise to 5-sty brick store and tenement; cost, $500; owner, Hinsoth Estate, 531 East 156th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 559.

Alterations—(Continued).

159TH ST, 161 West, door, change of partitions to 6-sty brick tenement; cost, $500; owner, Albert J. Schwarzler, 369 East 166th st; architect, plans by owner. Plan No. 533.

183D ST, 657 West, build extension to 1-sty brick dwelling; cost, $150; owner, Rose Arana, 1823 West 7th st, Brooklyn; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 581.

AMSTERDAM AV, 116th to 120th sts, restoring portion destroyed by fire to Columbia University; cost, $70,000; owner, Columbia University, 116th st and Amsterdam av; architects, McKim, Mead & White, 101 Park av. Plan No. 603.

BROADWAY, 738, wood stairs, framing, bulkhead (wire lath, plaster and tin-covered), mineral wool, galvanized iron skylight to 5-sty brick store and lofts; cost, $300; owner, Thos. Morgan, 150 West 86th st; architect, Mortimer C. Merritt, 1179 Broadway. Plan No. 563.

MADISON AV, 1270, erect motor room in basement to 6-sty brick tenement; cost, $500; owner, John T. Fenlon, 55 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 595.

PARK AV, 1767, f. p. dumbwaiter shaft, f. p. doors to 5-sty brick store and tenement; cost, $150; owner, Mary A. Early, 50 West 46th st; architect, August Mugler, 1095 Davidson av. Plan No. 542.

PARK AV, 985, door, iron work, 1-sty brick extension to 3-sty brick store and dwelling; cost, $1,200; owner, Wm. V. Webb, 985 Park av; architects, Berger & Son, 121 Bible House. Plan No. 561.

PARK ROW, 168-70, removal of store front, stone columns, stairs and piers, fireproof stairs, partitions (metal lath and cement), steel beams and columns, mason work, metal store front to 5-sty brick store and loft; cost, $8,000; owner, Hoffman Estate, Inc., Wm. Harris, Pres., 258 Broadway; architect, Louis A. Sheinart, 194 Bowery; lessees (supt.), Goldstein & Walker, 2330 2d av. Plan No. 567.

ST. NICHOLAS AV, 36, stores and front to 5-sty brick tenement; cost, $5,000; owners, Mark Ash & Max Gratzner, 181st st and Pinehurst av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 600.

1ST AV, 2258, partitions (forming w. c. compartments) to 4-sty brick store and tenement; cost, $500; owner, Anna M. Wetter, 424 East 118th st; architect, Otto Reissmann, 147 4th av. Plan No. 546.

5TH AV, 2238, iron and glass canopy to 5-sty brick stores and tenement; cost, $60; owner, Benj. J. Weil, 5 Beekman st; architect, Adolph Meyersburg, 902 Eagle av. Plan No. 545.

5TH AV, 714, repartitioning to 5-sty brick store and loft; cost, $1,000; owner, Benjamin E. Levy, 714 5th av; architects, Geo. C. & Henry Boehm, 7 West 42d st. Plan No. 612.

6TH AV, 803, will remodel show window, erect stud and plaster partitions in store, w. c. compartments to 4-sty brick store and dwelling; cost, $1,500; owner, Robert Taggart, 103 West 45th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 592.

7TH AV, 140, remove partitions and erect new of studs lathed and plaster, windows to 5-sty brick tenement; cost, $5,000; owner of land, John L. Nash, 60 West 48th st; lessee, Meyer Horowitz, 44 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 604.

9TH AV, 255-57-59, windows, partitions (forming toilets) to 4-sty brick toilet; cost, $1,500; owner, Isador Kempner, 17 West 42d st; architect, Samuel Cohen, 505 5th av. Plan No. 550.

Bronx.

KINSELLA ST, n e cor Matthews av, move 2¼-sty frame dwelling; cost, $200; owner and architect, Michael Brennan, 3623 White Plains av. Plan No. 99.

PARKER ST, 1062, new front, new toilets to 2-sty frame store and dwelling; cost, $1,500; owner, Carmine Janaro, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 97.

153D ST, n w cor Tiebout av, move 2½-sty frame dwelling; cost, $2,000; owner, Edw. P. Donahue, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 100.

CRUGER AV, n e cor Barnett pl, 1-sty frame extension, 31.1½x13, to 1-sty frame mission house; cost, $200; owner, Protestant Episcopal Church Extension Soc., 1861 Holland av, architect, Henry Nordheim, 1087 Tremont av. Plan No. 95.

EAGLE AV, 687, repair damage done by fire to 3-sty frame tenement; cost, $2,000; owner, Fannie Jurist, 727 East 158th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 105.

FT. SCHUYLER RD, n s, 50 e Puritan av, 1-sty frame extension, 12.4x6, to 1-sty frame pavilion; cost, $250; owner, Augusta Walsh, Havemeyer and Ludlow avs; architect, J. C. Cocker, 2017 5th av. Plan No. 104.

INTERVALE AV, w s, 129.26 s 167th st, 2 stories of brick built upon 1-sty brick bakery, 30.6x98; cost, $20,000; owners, Jandorf & Steiner, on premises; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 106.

KINGSBRIDGE RD, s s, University to Webb avs, two steel and concrete bridges to 4-sty brick asylum; cost, $1,400; owners, Hebrew Infant Asylum, on premises; architect, Edw. Necarsulmen, 507 5th av. Plan No. 103.

PARK AV, s e cor 153d st, new stairway, &c., to 3-sty brick lofts; cost, $1,000; owner, Mayer Friedlander, 2256 Park av; architect, Jacob Fisher, 25 Av A. Plan No. 96.

TREMONT AV, 463, 2-sty brick extension, 22.6x5.9 to 2-sty brick stores and offices; cost, $1,500; owner, W. E. Andrews, on premises; architect, E. J. L. Raldins, 1104 Findlay av. Plan No. 98.

WHITE PLAINS AV, e s, 32.8 s 229th st, new store front, new partitions, &c, to 3-sty frame store and dwelling; cost, $2,000; owner, Antonio Birandi, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 102.

Brooklyn.

CANARSIE LA, 2807, plumbing to 1-sty dwelling; cost, $175; owner, Toney Renazo, on premises; architect, Thos. F. Denchee, 359 Lincoln rd. Plan No. 1896.

CARROLL ST, 220, interior alterations to 3-sty store and tenement; cost, $600; owner, Carmine Muro, 66 Summit st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1850.

COOK ST, 12, interior alterations to 3-sty store and office; cost, $200; owner, Aaron Weshheim, 687 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 1835.

DEGRAW ST, n s, 100 e Hicks st, interior and exterior alterations to 3-sty school; cost, $1,200; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1879.

ELLERY ST, 53, extension to 3-sty store and tenement; cost, $400; owner, Nicol Drusso, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1906.

FIRST PL, 4, plumbing to 3-sty dwelling; cost, $200; owner, Juell Bie, on premises; architect, John Esposito, 504 Henry st. Plan No. 1939.

FLOYD ST, s s, 305.6 w Tompkins av, interior alterations to 3-sty school; cost, $3,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1832.

FURMAN ST, 74, extension to 6-sty storage; cost, $4,000; owner, National Cold Storage Co., 66 Furman st; architect, Axel S. Hedman, 371 Fulton st. Plan No. 1844.

KOSCIUSKO ST, 217, interior alterations to 2-sty dwelling; cost, $500; owner, Fannie Rosenthal, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1828.

PARK ST, 19, interior alterations to 3-sty store and tenement; cost, $175; owner, Geo. W. Wibbishauer, on premises; architect, Lew Koen, 27 Graham av. Plan No. 1811.

REMSEN ST, 147, extension to 5-sty dwelling and office; cost, $10,000; owner, John E. Sullivan Co., 56th av and 72d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1798.

SACKMAN ST, 179, extension to 2-sty dwelling; cost, $750; owner, Matia Calalano, 181 Sackman st; architect, S. Millman, 1780 Pitkin av. Plan No. 1930.

SANDFORD ST, 80, interior alterations to 3-sty tenement; cost, $350; owner, Thos. A. Kinnedy, 82 Sanford st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1903.

WARREN ST, 52, interior alterations to 1-sty warehouse; cost, $4,000; owner, N. Y. Dock Co., State and Whitehall sts, New York; architect, N. Y. Dock Co., State and Whitehall sts, New York. Plan No. 1949.

SOUTH 2D ST, 72, interior alterations to 3-sty store and dwelling; cost, $200; owner, Jas. J. McGinty, on premises; architect, Gilbert I. Frowler, 167 Van Buren st. Plan No. 1829.

30TH ST, 315-19, extension to 2-sty warehouse; cost, $8,000; owners, Armour & Co., Chicago, Ill.; architect, R. C. Clark, Chicago, Ill. Plan No. 1886.

42D ST, 6-18, exterior alterations to 1-sty warehouse; cost, $500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1919.

56TH ST, 1325, extension to 1-sty store and dwelling; cost, $735; owner, Adeline Tonjes, on premises; architect, Christian Stechel, 665 65th st. Plan No. 1804.

58TH ST, 1614, extension to 2-sty dwelling; cost, $600; owner, Anthony Guiffida, on premises; architect, John C. Pully, 47 East 4th st. Plan No. 1797.

62D ST, 1072, raise 2-sty store and dwelling; cost, $1,000; owner, Matilda Durio, 1224 67th st; architect, C. A. Olsen, 1209 68th st. Plan No. 1859.

84TH ST, 2070, interior and exterior alterations to 2-sty dwelling; cost, $1,500; owner, Clara Dibner, 2034 Bath av; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1803.

ALBANY AV, 43, exterior alterations to 2-sty store and dwelling; cost, $500; owner, Antonio Guzzardo, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1814.

ARLINGTON AV, 51, store front to 2-sty store and dwelling; cost, $300; owner, Cath. J. Neuschler, on premises; architect, G. W. Moran, 275 8th st. Plan No. 1944.

BATTERY AV, 105, interior alterations to 2-sty dwelling; cost, $500; owner, Augustin Profotus, on premises; architect, Chas. A. Olsen, 1209 68th st. Plan No. 1836.

BAY RIDGE PARKWAY, 314, extension to 2-sty garage; cost, $3,500; owner, C. R. Carleton, on premises; architect, Olof B. Almgren, 239 95th st. Plan No. 1785.

BEDFORD AV, 313, interior alterations to 4-sty tenement; cost, $400; owner, Chas. Greenwald, 280 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 1905.

BUSHWICK AV, 375, interior alterations to 3-sty store and tenement; cost, $200; owner, Maria Wiemer, 19 St. Francis pl; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1853.

CARLTON AV, 468, raise roof of 3-sty tenement; cost, $1,000; owner, Ralph Gallo, 458 Carlton av; architect, D. Salvati, 525 Grand st. Plan No. 1959.

CLINTON AV, 338, plumbing to 4-sty dwelling; cost, $200; owner, Frank Bailey, 338 Clinton av; architect, John Kehm, 15 Tillary st. Plan No. 1883.

DE KALB AV, 759, extension to 3-sty store and dwelling; cost, $3,000; owners, Mary Hanken & ano, 23 Humboldt st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1801.

DEKALB AV, 844, interior alterations to 3-sty dwelling; cost, $200; owner, Nathan Buxbaum, 526 Lenox av, Manhattan; architect, Max Cohn, 280 Bedford av. Plan No. 1904.

E PKWAY, 453, interior alterations to 3-sty store and dwelling; cost, $3,000; owner, R. Vanderveir Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 1956.

E PKWAY, ext 1580, store front to 4-sty store and tenement; cost, $1,000; owner, Solomon Greenbaum, 1580 E Pkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1961.

FLUSHING AV, 436, interior alterations to 2-sty dwelling; cost, $750; owner, Morris Berkowitz, 212 Columbia st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1880.

FLUSHING AV, 908, extension to 3-sty store and tenement; cost, $700; owner, Gussie Goldbaum, 182 Varet st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1900.

FLUSHING AV, 1065, interior alterations to 3-sty tenement; cost, $300; owner, Lorenzo Bartalino, 321 Troutman st; architect, Frank Adams, 216 Bocrum st. Plan No. 1866.

GATES AV, 188, extension to 4-sty dwelling; cost, $1,000; owner, Isabella T. Byers, 188 Gates av; architect, Wm. P. Bannister, 67 Wall st Manhattan. Plan No. 1893.

HAMILTON AV, 20, plumbing to 3-sty store and tenement; cost, $300; owner, Virginia Giovagnoli, 112 Rapalyea st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1837.

HARRISON AV, 41, interior alterations to 3-sty store and tenement; cost, $300; owner, Mary G. Sandkuhl, Elmsford, N. Y.; architect, H. M. Entlich, 29 Montrose av. Plan No. 1755.

MANHATTAN AV, 193, interior alterations to two 2-sty store and tenements; total cost, $600; owner, Saml. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1942.

MANHATTAN AV, 746, interior alterations to 1-sty theatre; cost, $5,000; owner, Wm. P. Heidelberg, 1085 Manhattan av; architect, L. Allmendinger, 926 Broadway. Plan No. 1855.

NEW JERSEY AV, 779, extension to 2-sty dwelling; cost, $200; owner, Meyer Lorber, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 1753.

NORMAN AV, 185, exterior alterations to 3-sty store and tenement; cost, $375; owner, Louis Vogel, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 1756.

PARK AV, 628, interior alterations to 3-sty tenement; cost, $200; owner, Hyman Krauser, 132 Vernon av; architect, Glucroft and Glucroft, 671 Broadway. Plan No. 1955.

PITKIN AV, 1593, interior alterations to 3-sty store and tenement; cost, $450; owner, Benj. Bloom, 1553 Pitkin av; architect, S. Millman, 1780 Pitkin av. Plan No. 1789.

RALPH AV, 45, extension to 3-sty tenement; cost, $1,700; owner, Hy. Haage, 48 Hicks st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1908.

ROCHESTER AV, 264, extension to 2-sty store and dwelling; cost, $2,500; owner, Wm. Freffer, 1023 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1861.

STONE AV, 258, tank to 6-sty factory; cost, $2,100; owner, Shetland Co., 44 Court st; architect, Maurice Brown, 13 Franklin st. Plan No. 1794.

WEST 24TH ST, 2847, extension to 1-sty dwelling; cost, $350; owner, Edw. McKenny, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1775.

SURF AV, 526, Interior alterations to 2-sty store; cost, $1,000; owner, Samuel E. Jackman, Thompson's walk and Bowery; architect, Geo. H. Holland, 489 5th av. Plan No. 1882.

WOODRUFF AV, 53, raise roof of 2-sty hospital; cost, $2,500; owner, Caledonian Hospital, on premises; architect, Chas. F. Garlichs, 600 Jefferson av. Plan No. 1825.

Queens.

BAYSIDE.—Ashburton av, s w cor 4th st, 1-sty frame extension, 20x45, front dwelling, tin roof, interior alterations; cost, $1,200; owner, G. Katzwinkle, premises; architect, Edw. Gross, 21st st, Flushing. Plan No. 477.

BEECHURST.—Boulevard, n s, 260 w 16th av, bay window to dwelling; cost, $150; owner, G. F. Meech, on premises. Plan No. 550.

BLISSVILLE.—Bradley av, n w cor Young st, foundation to dwelling; cost, $375; owner, Wm. Collins, premises. Plan No. 549.

BLISSVILLE.—Greenpoint av, n s, 25 e Van Dine st, new store front to dwelling; cost, $90; owner, L. Bloomfield, on premises. Plan No. 546.

COLLEGE POINT.—5th av, s s, opposite 15th av, 1-sty frame extension to rear dwelling, tin roof; cost, $250; owner, Mrs. H. Schwarz, on premises. Plan No. 523.

EAST WILLIAMSBURG.—Mary st, e s, 175 n Meninger av, interior alterations to dwelling; cost, $800; owner, G. Hoeflin, S Mary st, East Williamsburg. Plan No. 490.

EVERGREEN.—Cypress av, e s, 454 s Cooper av, plumbing to dwelling; cost, $130; owner, H. Kummer, premises. Plan No. 569.

FAR ROCKAWAY.—Summit dr, n s, 800 e North av, 2-sty frame extension, 10x34, side dwelling, tin roof, interior alterations; cost, $1,500; owner, Wm. Eltington, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 500.

FAR ROCKAWAY.—Central av, s s, 260 e Cornaga av, new store front; cost, $150; owner, J. J. Kelly, on premises. Plan No. 525.

FAR ROCKAWAY.—Grandview av, e s, 478 s Lockwood av, plumbing to dwelling; cost, $350; owner, Mrs. F. Sommerbaum, on premises. Plan No. 508.

FAR ROCKAWAY.——Central av, 232, interior alterations to dwelling; cost, $250; owner, H. Hart, 1000 Madison av, Manhattan. Plan No. 536.

FLUSHING.—Parsons av, s e cor Poplar st, interior alterations to dwelling to provide for 2 families; cost, $200; owner, W. Epuchard, premises. Plan No. 478.

GLENDALE.—Fosdick av, c s, 325 n Myrtle av, plumbing to dwelling; cost, $60; owner, M. Sandler, on premises. Plan No. 516.

GLENDALE.—Welling st, s w cor Northern blvd, 1-sty frame extension, 20x21, side milk-house, tin roof; cost, $200; owner, L. Compo, on premises. Plan No. 517.

GLENDALE.—Fosdick av, 51, 2-sty frame extension, 12x12, rear dwelling, tin roof; interior alterations; cost, $500; owner, Frank Zentel, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 512.

HOLLIS.—Palatine av, n w cor Fulton st, new store front to dwelling; cost, $95; owner, H. Hensen, on premises. Plan No. 485.

JAMAICA.—Locust st, s s 200 e New York av, general alterations to Grand Stand; cost, $3,000; owner, Metropolitan Hockey Club, 401 Lexington av, Manhattan; architect, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 576.

JAMAICA.—Dubroff av, n s, 140 s Atlantic st, 1-sty frame extension, 10x14, side dwelling, tin roof; cost, $100; owner, Carl Golup, premises; architect, L. Dannacher, Fulton st, Jamaica. Plan No. 567.

JAMAICA.—Atlantic av, n s, 50 e Brown av, 2-sty frame extension, 20x13, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, Petro Cecicco, premises; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 566.

JAMAICA.—Sutphin rd, s s, 100 w South st, foundation to dwelling; cost, $150; owner, Ignatz Drost, premises. Plan No. 481.

JAMAICA.—Sutphin rd, s s, 100 w South st, extension on frame shed, 10x10; cost, $75; owner, Ignatz Drotz, on premises. Plan No. 495.

JAMAICA.—Hillside av, s s, 388 w Kaplan av, erect two cesspools to dwellings; cost, $150; owner, D. Kostra, on premises. Plan No. 486.

JAMAICA.—Fulton st, 356-58, interior alterations to office building; cost, $350; owners, Davis & Pearsall, on premises. Plan No. 501.

JAMAICA.—Flushing av, 9, electric sign to store; cost, $75; owner, Flora K. Solmann, on premises. Plan No. 491.

JAMAICA.—Bryant av, e s, 150 s Beaufort st, foundation to dwelling; cost, $500; owner, J. R. Barnes, on premises. Plan No. 519.

JAMAICA.—Sutphin rd, n w cor Humboldt blvd, new foundation to dwelling; cost, $300; owner, Jos. Zimbral, on premises. Plan No. 539.

JAMAICA.—Unionhall st, 80, interior alterations to dwelling; cost $800; owner, Mrs. Kate Berger, on premises. Plan No. 538.

L. I. CITY.—4th av, w s, 150 s Potter av, new w. c. compartment dwelling; cost, $75; owner, B. Dvorsky, premises. Plan No. 573.

L. I. CITY.—9th av, 680, porch on dwelling; cost, $200; owner, M. Anzolene, premises. Plan No. 570.

L. I. CITY.—North William st, 16, 2-sty frame extension rear dwelling, 7x11, tin roof; cost, $150; owner, Salvatore Sarratonia, premises. Plan No. 561.

L. I. CITY.—Starr av, e s, 75 s Pearsall av, general interior alterations to dwelling; cost, $1,000; owner, Vincent Sobochinski, 59 Howard st, Brooklyn. Plan No. 578.

L. I. CITY.—Trowbridge st, n s, 325 w Willow st, 1-sty added to top dwelling; cost, $75; owner, J. Somer, on premises. Plan No. 520.

L. I. CITY.—Broadway, 507, electric sign, store; cost, $100; owner, Eliz. Erath, on premises. Plan No. 540.

L. I. CITY.—Davis st, e s, 100 s Jackson av, freight platform to shed; cost, $475; owner, Kreamer's Express Co., 2d av and 9th st, College Point. Plan No. 544.

L. I. CITY.—Boulevard, e s, 50 n Freeman av, plumbing to shop; cost, $75; owner, Wm. Entern, on premises. Plan No. 526.

L. I. CITY.—Broadway, n w cor 10th av, interior alterations to dwelling; cost, $200; owner, E. Burbach, on premises. Plan No. 500.

L. I. CITY.—Borden av, n e cor Van Alst av, interior alterations to factory; cost, $100; owner, American Drug Co., on premises. Plan No. 489.

L. I. CITY.—10th av, 956, alterations to dwelling; cost, $600; owner, Henry Reinsbecker, 912 Albert st, L. I. City. Plan No. 498.

L. I. CITY.—Pearsall st, 114, interior alterations to dwelling; cost $400; owner, H. Sabochuski, on premises. Plan No. 483.

MASPETH.—Clinton av, n s, 200 w Clermont av, foundation to dwelling; cost, $85; owner, Mrs. Freinger, on premises. Plan No. 548.

MASPETH.—Fresh Pond Rd, 50, new store front; cost, $130; owner, C. Baumann, premises. Plan No. 572.

MORRIS PARK.—Curtis av, e s, 452 s Liberty av, repair dwelling after fire damage; cost, $300; owner, Chas. Muller, 66 Beaver st, Jamaica. Plan No. 499.

NORTH BEACH.—Maple av, w s, 130 s Old Bowery Bay rd, interior alterations to hotel; cost, $500; owner, Tony Frankel, premises. Plan No. 482.

OZONE PARK.—Hatch av, e s, 140 n Kimball av, plumbing to dwelling; cost, $200; owner, H. Van Wicklen, on premises. Plan No. 505.

OZONE PARK.—Thedford av, w s, 150 n Kimball av, plumbing to two dwellings; cost, $60; owner, M. F. Mond, on premises. Plan Nos. 532-33.

RICHMOND HILL.—Ward st, e s, 400 s Liberty av, repair dwelling after fire damage; cost, $300; owner, Mrs. Francis Cooke, on premises. Plan No. 497.

RICHMOND HILL.—Lefferts av, w s, 65 n Stewart av, 1-sty frame extension, over present extension, on rear of dwelling; cost, $500; owner, John Uhl, on premises. Plan No. 551.

RICHMOND HILL.—Sherry st, n s, 294 w Herald av, plumbing to dwelling; cost, $175; owner, M. Gilgallon, premises. Plan No. 580.

RICHMOND HILL.—Freedom av, w s, 125 n Maple st, plumbing to dwelling; cost, $65; owner, Wm. A. Schmidt, premises. Plan No. 574.

ROCKAWAY BEACH.—Holland av, 35, plumbing to dwelling; cost, $300; owner, M. P. Holland, premises. Plan No. 560.

ROCKAWAY BEACH.—Waverly av, w s, 120 s Boulevard, 1-sty frame extension, 14x8, rear of dwelling, tin roof; cost, $200; owner, Jos Kesport, on premises; architect, J. B. Smith, Rockaway Beach. Plan No. 518.

ROCKAWAY BEACH.—Boulevard, bet. Alexander and Straighton avs, new foundation to dwelling; cost, $300; owner, Island Estate Co., 320 Broadway, Manhattan. Plan No. 545.

ROCKAWAY BEACH.—Judson av, w s, 120 s Boulevard, new foundation to dwelling; cost, $200; owner, Geo. E. McCaffrey, on premises. Plan No. 488.

ST. ALBANS.—Herkimer st, e s, 360 n Central av, 2-sty frame extension, 14x18, side dwelling, interior alterations; cost, $800; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 565.

SPRINGFIELD.—Farmers av, n w cor Mills av, 1-sty frame extension, 30x30, rear barn, tin roof; cost, $600; owner, Robert Murray, on premises. Plan No. 493.

SPRINGFIELD.—Roseland av, s s, 460 e Springfield rd, new foundation to dwelling; cost, $250; owner, E. Dooley, on premises. Plan No. 487.

WHITESTONE.—2d pl, w s, 110 n Boulevard, plumbing to dwelling; cost, $300; owner, Jas. S. Maher, on premises. Plan No. 544.

WHITESTONE.—6th st, n s, 175 e 8th av, plumbing to dwelling; cost, $150; owner, John Offuhr, premises. Plan No. 562.

WHITESTONE.—10th st, s s, 300 w 14th av, 1-sty frame extension, 7x10, rear dwelling, tin roof; cost, $100; owner, Mrs. Lucas, on premises. Plan No. 506.

WINFIELD.—Fick av, n e cor Queens boulevard, new foundation under store and dwelling; cost, $700; owner, F. W. Wenderoth, premises. Plan No. 456.

WOODHAVEN.—Jamaica av, n s, 120 e Woodland av, new store front to dwelling; cost, $100; owner, H. Ohland, on premises. Plan No. 484.

WOODHAVEN.—Forest pkway, e s, 87 n Jamaica av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $250; owner, Emile Marsch, on premises. Plan No. 557.

Richmond.

CAROLINE ST, w s, 175 s Cost av, West Brighton, alteration to frame store and dwelling; cost, $185; owner, Ellis Estate, West Brighton. Plan No. 91.

JOHN ST, w s, 100 n Railroad, Port Richmond, alterations to frame dwelling; cost, $100; owner, T. Kosowski, Port Richmond. Plan No. 90.

3D ST, n s, 700 w Chestnut av, Richmond, alteration to frame dwelling; cost, $350; owner, F. Theimer, Richmond. Plan No. 93.

CEDAR GROVE AV, e s, 2,000 s New Dorp lane, New Dorp, alteration to frame bungalow; cost, $200; owner, H. M. Thayer, West New Brighton. Plan No. 89.

CRESCENT AV, w s, s Boulevard, South Beach, alteration to frame dwelling; cost, $200; owner, Chas. Zoeller, South Beach; architect, none. Plan No. 88.

ROCKLAND AV, w s, 3,000 n Masuer av, Egbertville, alteration to storehouse; cost, $250; owner, Washington Square House for Friendless Girls, 9 West 8th st, Manhattan. Plan No. 92.

PERSONAL AND TRADE NOTES.

C. B. PECK has resigned from his position with the B. F. Sturtevant Co., and, after May 1, will be associated with Blake & Williams, heating contractors, 26 Grove st.

MISS ELSIE DE WOLFE, interior decorator, 4 West 40th st, will move her offices and showrooms to more commodious quarters at 2 West 47th st, as soon as alterations are completed.

CHARLES E. RAMIREZ has been placed in charge of the show rooms of Bayley & Sons, manufacturers of "Equalite" lighting fixtures, in the Architects' Building, 101 Park av.

FRANK EURICH, architect, formerly at 200 5th av, has discontinued his New York office, and will continue the practice of his profession at his residence in Hackensack, N. J.

GEORGE F. PENTCOST, landscape architect formerly at 15 Gramercy Park, N. Y. C., has discontinued his office here and moved to Darien, Conn., where he will resume the practice of his profession.

A BOARD OF BUILDING COMMISSIONERS for Westchester county has been formed, consisting of Robert S. Brewster, Arthur W. Lawrence and George N. Mertz. This board was created by the Coffey bill, which was recently passed in the Legislature.

L. B. MARKS AND J. E. WOODWELL, consulting engineers at 103 Park av, will dissolve partnership on May 1. Mr. Marks will retain his offices at the present address and specialize as heretofore in illuminating engineering. Mr. Woodwell will locate his offices at 8 West 40th st, where he will continue his practice as a consulting engineer.

EDWARD CORNING COMPANY, building construction, has moved to larger and more attractive offices, on the twelfth floor of the Vanderbilt Concourse Building, 52 Vanderbilt av, Manhattan.

THOMAS R. WITHERS, formerly of the firm of Brown & Withers, and later of the firm of Withers & Mills, is now associated with Charles W. Dean, under the firm name of Withers & Dean, insurance brokers, at 80 Maiden lane.

OBITUARY

ERSKINE VAN HOUTEN, a noted general contractor of Manhattan and who had done considerable building for John D. and William Rockefeller, died at his home, 5 Willow place, Mt. Vernon, N. Y., Friday, March 19. His office was for years at 201 East 68th st.

WILLIAM JOHN LIGHT, a retired building contractor, formerly of the firm of Light & Ferguson, general contractors, prominent in Brooklyn, died at his home, 542 Clinton st, from apoplexy, Wednesday, March 17. Mr. Light was sixty-four years old. He was born in Plymouth, England, and had been a resident of Brooklyn for fifty years. He is survived by his widow, a son and three daughters.

WILLIAM WIRT LUMMUS, formerly a Government architect, died Wednesday, March 17, at his home in Lynn, Mass. Mr. Lummus, who was seventy-seven years of age, studied architecture under the late Edward C. Cabot, of Boston, and was appointed Government architect by President Lincoln. He remained at Washington for many years and finally established himself in Boston.

FREDERICK ARTHUR HALL, a mechanical engineer with offices at 5 Beekman st, Manhattan, died at his home in Passaic, N. J., Tuesday, March 16. He was a member of the American Society of Mechanical Engineers and for many years was connected with the Yale & Towne Manufacturing Company, in charge of the chain hoist department. He was widely known in engineering circles. His widow and two children survive him.

FREDERICK K. A. SEEBASS, architect and building superintendent, died of a hemorrhage of the brain at his home in Passaic, N. J., Thursday, March 18. Mr. Seebass was fifty-one years of age and for a number of years was associated with the firm of J. J. O'Leary & Co., general contractors of Passaic and New York City. Mr. Seebass was the architect of many factories, churches and other prominent buildings in Passaic and vicinity. He is survived by his widow and three children.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

HARDWARE & SUPPLY DEALERS' ASSOCIATION of Manhattan and Bronx Boroughs, Inc., at its annual meeting held Thursday, March 18, elected the following officers: Joseph Gleason, president; Michael J. Busch, vice-president, and Frank P. Van Riper, treasurer. Directors, William A. Schley, George Wilkening. Finance Committee, Charles Eberhart, George Pfaff, Jerome Silverman.

NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS, at a dinner held at the University Club, Wednesday, March 24, awarded a medal to Vincent Astor, as the owner of the best city story apartment house erected in New York during 1914. The house upon which the award was based is located at 305 West 45th street.

THE ASSOCIATION OF DEALERS IN MASON'S BUILDING MATERIALS, at its recent annual meeting, elected as president, Francis N. Howland of the firm of Candee, Smith & Howland. This is the thirteenth consecutive time that Mr. Howland has been chosen to occupy the position of chief executive of the association. Other officers elected were: William H. Schmohl, vice-president; Nathan Peck, treasurer, and Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, James E. Clonin, William H. Barnes, Ernest Braun, Wright D. Goss, John C. McNamara, John J. Bell, Andrew J. Brislin, Stephen V. Duffy, Frank E. Wise and F. D. Chrystie, as directors.

SOCIETY OF ARCHITECTURAL IRON MANUFACTURERS, Thomas Dimond, president, has formulated a set of resolutions which were adopted at a meeting of the society held March 22. These resolutions were called forth by statements which have appeared in the public press purporting to be the substance of a report made to His Honor the Mayor by his Commissioner of Accounts, in which it is stated that the Society of Architectural Iron Manufacturers is not representative of the iron and steel industry, which the Legislature sought to conserve when it enacted the City Charter. The resolutions state: "This society denies the statement that it is not representative of the iron and steel industry of this city. Its membership performs at least 75 per cent. of the work in the steel building business and employs 75 per cent. of the labor engaged; and that it would be a very grave disaster to the property owners, architects, builders and citizens, should the efforts prevail to deprive this society of representation on the Board of Examiners. This society resents most strongly the insinuations cast on its representative on the Board of Examiners, and hereby affirms its confidence in his integrity and deplores the unwarranted attack [illegible] upon him."

BUILDING MATERIALS AND SUPPLIES

ATLAS ADVANCES FUTURE DELIVERY CEMENT PRICE TO $1.42 AND THROWS IN ITS ENTIRE HUDSON RIVER KILN CAPACITY

A Financier's Reasons for Being Optimistic—Much Suburban Building

FOLLOWING the lead of the Allentown Portland Cement Company in advancing its price five cents last week, the Atlas Portland Cement Company this week advanced its price for future delivery ten cents, making the quotation $1.42. Incidentally the company will start its Hudson river mill next week, utilizing its full capacity. The Lehigh Portland Cement Company's Fogelsville plant is running 47,000 barrels a day. This company's storage capacity is 700,000 barrels, and it has at present only 200,000 barrels in reserve, so that it would appear that although this company is now operating its full plant capacity the increasing demand for this commodity is such as to indicate that the market is taking care of it despite the fact that the railroads have not yet come into the purchasing market as heavily as usual.

There is some business being taken at levels below the $1.32 future delivery price, but only for exceptional trade. It is extremely hard to buy cement in the market even on a spot basis at $1.23, because none of the companies selling standard cement of a dependable quality appear to care for any more business at that figure. Dealers who have contracted for cement at the sixty cent mill base are advised to get their supplies into their own hands at the earliest possible moment, because, some in the trade question the validity of the agreement should, for any reason, the manufacturers find it inconvenient to fulfil the contracts.

It was pointed out, for instance, that if the building season should develop the strength that plan filing reports at present indicate, the mill price might advance to a figure even higher than the ninety cent base ruling before the late break in prices. If dealers proceed to contract upon the basis of sixty cents and under to builders upon the assumption that the manufacturer will make deliveries thirty cents a barrel below prices that may exist around August, and the demand for cement as the result of the building movement should crowd most of the mills, it might prove difficult for the dealer to make good on the business he has taken. Proceeding on the basis of a bird in the hand is worth two in the bush, most dealers are making room for all the cement they can in their sheds now.

While there is a great quantity of building plans being filed in the metropolitan district, and especially in Manhattan, the peculiar condition of the money market is holding actual work back to a considerable extent. There is, however, a better demand for material everywhere save in the Southern section of Manhattan. Harlem is doing well and so are those outlying sections that are going to be reached by the new subways.

Brick sales in the wholesale market were weak because dealers apparently are riding from stacks. Prices run from $5.50 to $6.00 for good Hudsons. Raritans are stronger at $6. Other departments are without feature, save in steel, which, while adhering to the $25.20 basis, is stiffening in tone for future requirement.

"There have been changes for the better in business," said a prominent New Jersey financier this week, "and there is a better tone to building finance as well as in the money market in general. Gold, to the amount of $5,500,000 was transferred from Ottawa, Canada, to New York this week and additional engagements are pending. Total imports of gold, thus far this year, amounts to $28,000,000, the bulk of which came from Canada, where the Bank of England has established a special reserve. Exchange rates are distinctly favorable to bringing in gold. The first quarter of the calendar year promises to show a trade balance of between $400,000,000 and $500,000,00 in favor of this country. This money must be placed.

"Furthermore the individual savings bankbook holder has had his lesson during the late depression. He has found that his little nest egg in the savings department has been safe. He will figure upon positively putting aside as much, if not more, to rebuild that refuge. This will mean hundreds more millions to be reinvested. Building construction and expansion of all kinds will go ahead."

Looking over the construction situation practically every person concerned admits that changes are better. Lime, cement, lumber, steel, plaster and specialty mills are all developing and throwing in greater capacity, brick being the only exception, mainly because the Hudson district is still in its winter season when no brick is made at all, even under normal conditions. The upturn in the price of building materials has come and it is merely speculation to attempt to fix the limits to which quotations may go. The consuming public must bear in mind that factory and mill stocks have been seriously depleted and that demand for some time probably will be in excess of supply which always means higher prices.

Plan filings for the week in New York follow. In the corresponding week last year there were 349 plans filed with an estimated total value of $4,037,806.

	Week ending Mar. 19		Mar. 26	
Manhattan	4	$ 213 150	15	$ 660 300
Bronx	16	708 150	23	574 000
Brooklyn	140	1 561 980	149	1 290 500
Queens	134	548 795	172	718 169
Richmond	25	36 205	31	49 145
Total	319	$3,070,430	390	$3,292,714

CONFERENCE COMMITTEE NAMED.

President Howland of the Dealers Association Selects Five.

WHEN the annual meeting of the Association of Dealers in Mason's Building Materials held its annual meeting last week Frank N. Rowland, its president, was authorized to select a committee to serve as conferees with cement manufacturers with reference to trade conditions. He appointed as the committee on Labor and Trade Conditions, Wright D. Goss, president of the Empire Brick & Supply Company, chairman; John J. Bell, Audley Clarke, Ernst Braun and William H. Barnes.

PORTLAND CEMENT.

More Kilns Operate in Lehigh District—Hagar's Plans Soon Out.

CONDITIONS in the cement situation are improving. Nine more kilns went into service in the Lehigh district. Part of these were blown in by the Alpha Company. Next week the Atlas Portland Cement Company throws in all its kilns in the Hudson district. It advanced its price ten cents on future deliveries last week. The quotation on this brand is now $1.42.

E. M. Hagar, former president of the Universal Portland Cement Company, who is forming a cement manufacturing corporation with plant each covering a radius of 200 miles and sea bring from coast to coast, is expected to have an important announcement to make within a very short time. The project is well financed with a capitalization of something like $25,000,000.

Practically all of the plans in the Lehigh district have taken all the business they care to handle at quotations below seventy cents, mill. The head of the Allentown Portland Cement Company, backed up by the Atlas and presumably by other companies who are not yet ready to formally announce the high quotations to the New York trade for one reason or another, at least, show which way the wind is blowing.

This week practically closes the month of March, and the first quarter of 1915. In many respects it has been as bad a three months as the trade as a whole has ever passed through. But conditions are changing. The country's balance of trade in its favor now runs well over the $300,000,000 mark. Within the last three weeks more than $23,000,000 has been shipped from Ottawa to this country. Exchange rates are the lowest in history and savings bank deposits begin to show a return of money to depositories. These moneys have to be reinvested and the prospects are that only the beginning of this inflow is apparent.

Accompanying reports on this page indicate the movement of building in this city. Plan filings for the five suburban counties in New Jersey show a gain for the week of $1,033,000 in value and 79 new building plans, as compared with the reports for the same week last year. One is likely to consider this improvement in the prospective building season as due haste on the part of builders to file plans in anticipation of the final approval of the proposed building code, until the conditions in the neighboring city of Philadelphia are noted, where building permits for March up to the 25th had actually exceeded the volume of operations in any March during the last four years. February exceeded the business of the previous year by more than $3,000,000.

What already has been gained in the building material and construction department promises to be increased as the influx of gold makes for further easement of the money situation. The head of a great financial institution said this week that by the time the building season gets under way this year such a thing as premiums for loan accommodations would not be dreamed of expressed the opinion that Manhattan was still over-built and that there was little need for further construction there for a year or two as far as commercial buildings were concerned. The suburbs, he said, offered the golden opportunity to building investors and there premiums even now are not always required in negotiating for money.

COMMON BRICK.

Wholesale Movement Takes on Normal Volume—Building Better.

JUDGING by the volume of common brick moving in and out of the wholesale market this week there is a decided improvement in the number of building operations going ahead. Heretofore dealers have followed the policy of moving out stocks rather than go into the barge market for supplies, but the fact that fifty-two bargeloads or 15,600,000 started on their way toward ultimate consumption this week indicates a decided improvement in building conditions. The unloading movement as reported by the Greater New York Brick Company also showed a gain of almost a million.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 25, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Mar. 19—11.

	Arrived.	Sold.
Friday, Mar. 19	5	8
Saturday, Mar. 20	14	18
Monday, Mar. 22	13	14
Tuesday, Mar. 23	7	3
Wednesday, Mar. 24	5	3
Thursday, Mar. 25	6	6
Total	50	52

Reported en route, Friday, Mar. 26—3.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, L. I.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Open cargoes left over Friday A. M., Mar. 26—9.

Unloading.

Mar. 12..11	288,500	Mar. 19..11	523,500
Mar. 13.. 9	150 000	Mar. 20..10	340,500
Mar. 15..13	454 800	Mar. 22..14	537 000
Mar. 16..13	581,700	Mar. 23..15	589,500
Mar. 17..13	625,000	Mar. 24..18	756,000
Mar. 18..12	474,500	Mar. 25..17	786,000
Total..71	2,583,500	Total..85	3,538,500

1914.

Left over, Friday A. M., Mar. 20—46.

	Arrived.	Sold.
Friday, Mar. 20	0	3
Saturday, Mar. 21	0	0
Monday, Mar. 23	2	4
Tuesday, Mar. 24	0	20
Wednesday, Mar. 25	0	5
Thursday, Mar. 26	2	12
Total	4	44

Condition of market, stikening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a m., Mar. 27—6.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 25, 1915	179
Total No. bargeloads sold Jan. 1 to Mar. 25, 1915	170
Total No. bargeloads left over Mar. 26, 1915	9
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 26, 1914	123
Total No. bargeloads sold Jan. 1 to Mar. 26, 1914	117
Total No. bargeloads left over Mar. 27, 1914	6

BUILDING METALS.

New Steel Bar Prices 1.20c. for Second Quarter Delivery.

BUILDING METALS are showing a turn for the better. Structural steel is still being quoted, at tidewater, at $25.20 a ton, but the new quotation for steel bars out of Pittsburgh is 1.20c., a five cent gain over the 1.15c. base for March. Some large consumers who had covered themselves in the first quarter at 1.10c. and in some cases as low as 1.05c. were slow to

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 3, 1915

THE NEW CODE OF CITY ORDINANCES

The Mayor Signs the Recodification Bill, Which Includes the Building Code as Amended up to the Present Date—Old and New Laws Rearranged for the First Time in Eight Years

THE city's long struggle for an intelligible and up-to-date Code of Ordinances reached a most satisfactory stage on Tuesday of this week, when Mayor Mitchel signed the ordinance constituting a new code and returned it to the Board of Aldermen with the following message:

"I have approved the proposed Code of Ordinances and return it to you herewith. It is my duty to congratulate the committee upon their diligence and ability in producing this revised code for the city. You may well feel proud of the result attained."

The new code went into effect immediately upon its approval by the Mayor, and by its terms repeals all other general ordinances or parts thereof. For these reasons, it is advisable that the public generally, and our readers in particular, should become acquainted with the provisions of the new codification, which will have an important and constant bearing upon their interests and responsibilities.

A Forgotten Duty.

Section 57 of the Greater New York Charter provides that the general ordinances shall be reduced to a code and published. It also directs the Board of Aldermen to appoint a committee that shall compile and publish such ordinances annually. The Code of Ordinances repealed by the new codification became effective on Jan. 1, 1906. Since then, it had not been revised, nor had there been prepared and published in any year the required compilation of the general ordinances. This mass of general ordinances was an enigma to lawyers and laymen alike.

The provisions of the old code were not arranged subjectively, as convenience demanded, but were imperfectly correlated, according to the jurisdictions of the officers charged with their enforcement. It was divided into sixteen parts, containing, with the amendments made since Jan. 1, 1906, over 250,000 words. This was greater than the volume of the Charter, as amended and supplemented to date. As in the case of the Charter, the old code was congested by needless repetitions, obsolete provisions and other redundant material. Its phraseology was antiquated, and, in many instances, so involved as to be almost unintelligible.

The Plan of the Code.

In form, the new Code of Ordinances has been moulded on the lines of the Consolidated Laws. The provisions relating to particular subjects have been correlated and divided into chapters, which have been arranged in alphabetical order. By statute the Sanitary Code, the Park Ordinances and the Regulations of the Municipal Explosives Commission must constitute separate and independent chapters of the Code of Ordinances, and each has its own scheme of section numbering. For these reasons, it was not feasible to number all sections of the recodification in a single series, in the fashion of the Charter. That there might be a uniformity in this particular, the sections of each chapter of the new code have been numbered in a separate series and grouped in appropriate "articles."



ASST. CORPORATION COUNSEL MacNULTY.
Who drafted the new code of ordinances.

The new code contains twenty-eight chapters numbered and entitled as follows:

1. General provisions.
2. Administrative provisions.
3. Advertisements and exhibitions.
4. Bridges.
5. Building code.
6. Charities.
7. Corrections.
8. Docks.
9. Electrical control.
10. Explosives and hazardous trades.
11. Firearms.
12. Fires and fire prevention.
13. Hospitals.
14. Licenses.
15. Markets.
16. Municipal civil service.
17. Parks, parkways and park streets.
18. Police.
19. Railroads.
20. Sanitary code.
21. Sewers and drains.
22. Street cleaning.
23. Streets.
24. Traffic regulations.
25. Water supply.
26. Weights and measures.
27. Miscellaneous.
28. Repeal.

The Building Laws.

The Building Code was omitted from the original draft of the new code, because it was in process of revision on the date when the preliminary report of the Committee on Codification was submitted to the Board of Aldermen. Subsequently, however, the Committee on Buildings of the Board decided to undertake the amendment of the code subject, rather than to attempt to prepare an omnibus revision thereof for submission as a single ordinance. This change in plan necessitated the inclusion of the Building Code, as amended to date, in the general recodification of ordinances. Its text has been correlated and rearranged in articles and sections, in conformity with the general plan of the new code and in the order suggested by Mr. Rudolph P. Miller, the technical adviser of the Committee on Buildings, but without change in substance; except that there has been transferred to the Building Code chapter all ordinance provisions relating to the construction and alteration of motion picture theatres and open-air motion picture theatres contained in the motion-picture ordinance, approved by Mayor Gaynor, July 8, 1913.

Thirty-two Articles.

The new compilation of the Building Code contains all of the amendments thereof, to date, and is divided into thirty-two articles numbered and entitled as follows:

Article.
1—General provisions.
2 Materials.
3—Strength of materials.
4 Classification of buildings.
5—Restricted areas.
6—Height, size and arrangement.
7 Light and ventilation.
8—Exit facilities.
9—Projections beyond building line.
10—Safeguards during construction.
11—Partition fences and walls.
12—Excavations and foundations.
13—Masonry walls.
14 Wood construction.
15—Iron or steel construction.
16—Reinforced concrete construction.
17—Fireproof construction.
18—Firewalls and shafts.
19—Chimneys, flues and heating appliances.
20—Construction above roof.
21—Construction generally.
22—Frame construction.
23—Buildings of a public character.
24—Motion picture theatres.
25—Theatres and other places of amusement.
26—Miscellaneous structures.
27—Elevators.
28—Fire extinguishing appliances.
29—Plumbing and other systems of piping.
30—Altering, changing or demolishing buildings.
31—Unsafe buildings and collapsed structures.
32—Enforcement of chapter.

An Inexpensive Work.

The splendid service rendered to the city by the production of the new Code of Ordinances is particularly notable, in that the work was accomplished without burdening our taxpayers with the huge outlay for municipal "experts," "efficiency" engineers and other superior persons, imported from the prairies and the everglades, usually required for an important local undertaking. The new code was prepared under the supervision of the Committee on Codification of Ordinances of the Board of Aldermen, consisting of William H. Pendry, Chairman Lauren Carroll, Joseph W. Spencer, Frederick H. Stevenson, William H. Chorosh, Isidor M. Rosenblum, John Kochendorfer, Harry Robitzek, Louis Jacobson, Arnon L. Squiers, Louis Wendel, Jr., and Clarence Schmelzel, with Frank J. Martin as clerk. The planning and drafting of the code was the work of A. C. MacNulty, Assistant Corporation Counsel, who acted as counsel to the committee. Aside from the salaries of these officers and the cost of the necessary printing, the actual expense of the recodification was less than $1,000.

The Board of Aldermen recognizes that the new code requires revision of substance in many of its provisions. Several ordinances having this end in view are now pending, and others are in preparation. The leaders of the board hope that, before the end of the year, the code will be made as complete and satisfactory in substance as it is now in form and arrangement.

MORE JOBS FOR LICENSED ENGINEERS

Every Steam Heating Boiler of Over Twenty Horsepower Capacity Affected by a New Legislative Bill—Digest of Other Measures

GENERAL attention has been directed during the week to a bill in the Legislature making radical changes in the law governing the inspection of steam boilers in this city, since the discovery was made that the bill would compel the owners of thousands of apartment houses and other buildings to employ licensed engineers and licensed firemen to take charge of their steam heating boilers, instead of the janitors who now discharge this service.

The licensed engineers mostly belong to local trade unions which have a fixed scale of wages and prescribed rules. In effect, the bill unionizes the janitor service in all the steam-heated apartment houses and business buildings having boilers of more than twenty horsepower capacity.

The bill, which was introduced by Senator Wagner (Int. 1193) transfers the duty of supervising the licensing of engineers and the inspection of boilers from the Police Department to the Department of Licenses. It creates a new bureau with eleven specified employees (and authority to appoint others) who are to take the place and perform the duty now discharged by seven policemen and two civilians. All heating boilers carrying no more than ten pounds of steam per square inch are exempted as at present, but when they are of more than twenty horsepower they must be in the charge of a licensed engineer, who is a citizen of the country.

The bill also requires that refrigerating machines of three or more tons of daily output shall also be in charge of a licensed engineer, even if the motive power is only a small electric motor or gasoline engine, such as any boy can run. Every boiler that is used for pressure is to be tied up with a licensed fireman as well as a licensed engineer, and no man can obtain a fireman's license unless he is twenty-one years of age or more, which prohibits an engineer from taking a youth to break him into firing.

The labor unions back of the bill estimate that there will be four to five thousand more jobs for them if the bill is enacted, but other estimates are considerably higher. The number of plants now regularly inspected by the police department is thirteen thousand. A plant may consist of one or a hundred boilers. Many janitors would have to qualify as licensed engineers and American citizens or be displaced, and the owners of the property would find their expenses increased considerably.

Only Citizens Eligible.

No person would be eligible for examination as an engineer unless he is a citizen, twenty-one years old, and has been a fireman or oiler for five years under the immediate supervision of a licensed engineer, and two years in the City of New York. A fireman, in order to obtain a license, must also be a citizen twenty-one years old, and have been employed as an oiler or coal passer or assistant to and under the instruction of a duly licensed engineer for two years. Firemen are not now required to be licensed. No boiler can be operated (under this law) except under the immediate supervision of a duly licensed engineer. The bill is being opposed by the American Society of Mechanical Engineers, the National Boiler Manufacturers, the janitors' society and real estate interests.

The boiler code of the American Society of Mechanical Engineers fixes the allowable maximum working pressure for low pressure steam heating boilers at fifteen pounds per square inch. Such a boiler may be constructed of castiron except connecting nipples and bolts.

Advisory Council Objects.

The Advisory Council opposes this bill on two grounds: "First, that every effort should be made to discourage the repeated attempts by the legislature to amend the City Charter, in view of the proposed revision of the charter which will be referred to the voters for consideration next year. Inasmuch as the Revision Committee of the Board of Estimate will conduct a very comprehensive and exhaustive study of all the provisions of the new charter for the city it is inadvisable at this time that such amendments should be put into operation.

"Second, this bill will further mean a burden to property owners in that it provides for the licensing of firemen for boilers which are more than 20 horsepower capacity. It will mean further that two firemen and two engineers will be required, where one of each is today. Under the Labor Law the licensed firemen or engineers may work only a certain number of hours each day. If this bill should be enacted into law it would be necessary to have two shifts of licensed firemen or licensed engineers in each apartment house over five stories high. It has been conservatively estimated that the requirements of this bill will mean an additional increase from one to two hundred thousand licensed firemen to be employed by property owners.

"There seems to be no question as to the safety of boilers and their operation under the present law, so that life and property would not be conserved by licensing firemen. While, on the other hand, the burden of supporting such a large number of employees would be imposed directly on real estate at a time when it is little able to assume any additional expense for maintenance. When both the city and the state administrations are endeavoring to relieve property owners of over-inspection, it is inopportune to enact a law which merely aggravates the serious situation now existing."

A New Bond Tax.

In anticipation of the repeal of the Secured Debt Tax, a bill passed both houses of the Legislature (and was signed by the Governor), which suspends the operation of the Secured Debts law until May 1, when it is now expected a new law laying a tax of two mills upon bonds and other evidences of secured indebtedness. There are two bills before the Legislature now to repeal the secured debts tax law. One was introduced by Senator Boylan, but the one that most likely will be adopted is the Talmage bill, in the Assembly. A hearing on the bill will be held April 6. This is the measure which imposes an annual tax of two mills, and will result in an access of approximately $1,500,000 to the State's revenue.

The Mayor's bill to establish a central purchasing bureau for the city was laid aside by the Assembly. The Phelan bill for the interchange of transfers on the city's traction lines also was advanced. The bill permitting the use of school and other city buildings for polling places, and Mayor Mitchel's marginal terminal bill for Brooklyn were passed.

Senator Cromwell's bill providing for the improvement of Coney Island Creek passed the Assembly and went to the Governor for approval.

In the Senate the Thorn Compensation amendment, supplementing the compensation bill now before the Governor, was passed by a vote of 30 to 17. An emergency message from the Governor served to bring about quick action. The bill to reorganize the Department of Weights and Measures, by placing its management under the Secretary of Agriculture, was passed by a vote of 29 to 17. The Tax Reorganization bill, which has the Governor's sanction, was hauled out of committee amended and passed. Supervision over up-State assessments is abandoned.

Assembly Bills.

The following new bills have been introduced:

A. 1633 (Landon). Amending the Tax Law (Sections 21, 22, 7, 8, 11, 12, 28, 306 and new article XVI.), by providing for the exemption from taxation of furniture, household goods, books, professional instruments, pictures, jewelry, wearing apparel and other personal effects, not held for sale or profit, to the value of $1,000. At present household furniture is exempted to this amount. Working tools, implements, teams, vehicles and domestic animals, owned by a householder and not held for sale, are exempted to the value of $1,500. "Tangible personal property" is defined as corporeal personal property, and not money, deposits in bank, shares of stock, bonds, notes, credits, or evidence of an interest in property or evidences of debt. An annual tax of 5 mills on each dollar of the full value of all tangible personal property is imposed.

Senate Bills.

S. 1295 (Wagner). Amending the Labor Law (new section 174), by making the occupant of a mercantile establishment responsible for compliance with the provisions of the Labor Law. The Labor and Industries Committee.

S. 1337 (Sanders). Amending the Labor Law (Sections 3, 4 and 21), by permitting more than eight hours' work a day in all cases of emergency. At present this is allowed only in case of extraordinary emergency caused by fire, flood or danger to life or property. Any citizen may maintain proceedings for the suspension or removal of a state or municipal officer, agent or employee who knowingly permits the violation of any of the provisions of the labor law. To Labor and Industries Committee.

S. 1339 (Wagner). Amending the Greater New York Charter (Section 391), by providing that the inspection of removals of pavements or disturbances of street surfaces shall be performed by inspectors appointed by borough presidents in accordance with the provisions of the civil service law. Such inspector shall be paid by the city out of funds deposited or secured by the person or corporation by whom such pavement is removed or street surface disturbed, or by the owner of the premises for whose benefit such removal or disturbance is made.

S. 1364 (Towner). Amending the Insurance Law (Section 130, and new section 132-a), by prohibiting the establishment of guaranty surplus and special reserve funds by fire insurance corporations, and authorizing such corporations to discontinue such funds. To Insurance Committee.

S. 1393. (Carroll). Inserting in the Greater New York Charter a new section (1212-a), requiring the removal, after July 1st, 1915, of all slaughter houses and fat rendering establishments within the limits of the City of New York. To Cities Committee.

MAKING AN OLD DWELLING PROFITABLE

Many Structures on East Side Altered Into Stores and Apartments, Thereby Materially Increasing Gross Rentals—Cost Not Excessive

OLD - FASHIONED dwellings are being extensively and profitably remodeled and modernized along Madison avenue, particularly above 59th street, even as far north as 68th street, as trade continues its northward march and claims its toll of residential properties. The same development has characterized a good deal of the activity on the avenue south of 59th street, and its expansion in a northerly direction is a reflection of the memorable business movement on Fifth avenue, which has practically reached 59th street.

Central Park a Barrier.

Central Park, it has been predicted, will serve as an effectual barrier to further business growth on Fifth avenue, and it is already evident that trade, seeking an outlet, has selected the most available north and south thoroughfare for its continued activity. Madison avenue, one block to the east, is receiving the benefit of this trend.

Madison avenue is a logical thoroughfare for business invasion and is easy of access, on account of the trolley system operated on the avenue. In some instances the changes of occupancy have extended into the adjacent side streets, and in almost every case tenants have been obtained without considerable trouble, and at rentals which net a fair return to the owner of the property.



MODERNIZED DWELLING AT NO. 801 MADISON AVENUE.

An influencing factor, which has contributed largely to recent changes on Madison avenue in the 59th street section, has been the extensive apartment house building movement on Park avenue and the adjacent side streets. The influx of a large number of new residents of means, who in some cases pay as high as $12,000 a year for apartments, has created a demand for shops and store space for tradesmen to cater to their immediate needs. Stores on Park avenue, in these high-class multi-family buildings, were out of the question, and rents on Fifth avenue were considered too high.

There has been no building of new structures because the demand of caterers, grocers, cleaning and dyeing establishments, florists and milliners, etc., was principally for stores on the street and first floors. The best way of meeting this demand was in the remodelling and modernizing of the existing buildings. This has generally been found not only expedient, but unusually profitable to the owners.

Viewpoint of a Broker.

Frederick T. Barry, who has figured prominently in this class of alteration within recent years, and who has successfully remodelled more than sixteen buildings along the lines above outlined, discussed this week the improvement from the practical viewpoint, and said:

"An alteration at a sum not exceeding $7,500, which includes all the expenses, the decorations, the cost of management and renting, for the first year, will increase the return to the owner of a private house from $2,000 to $6,000, after the alteration has been completed.

"This applies to the stereotyped four-story brownstone residence abounding on Madison avenue and in the side streets. The cost of maintenance in these buildings is low, as steam heat is obtained from a private corporation which has mains on the avenue, causing a reduction in the janitor bill of about $15 per month. This service obviates the cost of upkeep of the furnace and all the resultant inconveniences and vexations, such as taking in coal, etc.

"The pecuniary advantages of the modernization of a dwelling into a business building can best be outlined by the experience of 801 Madison avenue. This was the eighteen-foot four-story private residence of the type with which we were all familiar. It was altered last summer and completely rented by October 1. The house before its transformation could not find a tenant at $1,800 a year for private house purposes. In its present condition it is returning to its owner $5,500 a year, an increase of 300 per cent., with the question of renting or desirable tenancy eliminated.

Rentals Largely Increased.

"The stores on the street floor, in other modernized dwellings, are bringing as high as $2,000 a year and the first floors as high as $1,500, a rental in many cases exceeding the earning capacity of the entire building when previously occupied by a single tenant as a private house. On the upper floors, two-room apartments are renting for about $40 a month and tenants are not lacking at these prices."

Modernization usually consists of the following structural alterations, whereby the four-story and basement dwelling becomes the five-story store and apartment building. There is a large store installed on the grade floor; the parlor floor becomes a spacious loft or office or show room and the three upper floors are arranged into small apartment suites of two and three rooms for residential uses exclusively, that is, for living purposes without cooking. Under this arrangement there are often four or more tenants on one floor and cooking in stoves under such conditions is not permitted by a section of the Tenement House Law. Vigilant inspection by the men of the Tenement House Department has brought about the general enforcement of this rule, but this situation has not interfered with the rentability of the apartments.

All Improvements Installed.

The apartments are equipped with all up-to-date improvements, designed for the greatest convenience and comfort of the tenants. There are, of course, the electric light, telephone, steam heat, hardwood floors, attractive decorations, hall service, new plumbing, etc. These buildings usually do not have elevators, as the cost of installation would be too great to warrant such an expenditure, and the height of the structure does not really require such a service.

Where corner properties have been remodelled for such purposes the builders have tactfully provided an entrance into the building from the side street, in order that the tenant may not be required to enter the building from the store side, and the idea that he is living over a shop is not so forcibly brought to his attention.

That old-fashioned dwellings which have outlived their usefulness for private residential purposes may be profitably remodelled has evidently been demonstrated not only by the increase in the number of such structural alterations, but also by the class of tenants which have been attracted to the new buildings.

Although the requirements of the Building Department, the Tenement House Department and other divisions of the city government have become more exacting within recent years and, as a result, have caused the expenditure of larger sums on the improvement, yet this additional outlay is to the benefit of the occupants of the house.

The fireproofing of the halls and of the lower floors, the building of extra fire-escapes, and the installation of all the apparatus that tends toward further protection of the tenant from fire or other hazards mean the ultimate gain of the landlord.

Increase in Cost.

It has been estimated by those who have specialized in this class of alteration, that its cost has been increased in some cases by a thousand dollars or more, owing to the new requirements, but this additional expense, in the final analysis, has been counteracted by the better condition of the building and its readier adaptability for renting to desirable tenants. The orders of the various city departments are usually designed and issued with the definite purpose of protecting the occupants, and in the modernized dwelling these conditions cannot very well be overlooked.

The modernization of a building means making it up to date. An up-to-date building is attractive to tenants. Good tenants are most desirable from the viewpoint of the landlord.

REALIZING ON RICHMOND'S RESOURCES

Three Lines of Development Now in Progress, Which Will Tend to Increase Home Building and Attract Industrial Concerns



THREE distinct developments have been conspicuous in Staten Island's recent real estate activity, and their importance is enhanced with the launching of a campaign, by the Staten Island Civic League, which will have for one of its purposes the procuring for Staten Island of the New York free port advocated by the Merchants' Association. The details of this project have appeared in previous issues of the Record and Guide.

First, there has been apartment house construction in the vicinity of St. George's ferry; secondly, the bungalow colony along the south shore has become so popular that from present indications the entire stretch of beach along that section of the island shortly will be utilized, and, thirdly, there has been such a pronounced demand from people of moderate means for small one or two acre farms that a great many of the large tracts are being cut up, subdivided into smaller units, and sold with or without arrangements for the erection of dwellings and out buildings.

"Satisfactory results have been achieved along these lines," said Cornelius G. Kolff, this week. "Principally in the phase which deals with the subdivision of the large farms into small farms which enable a buyer to introduce farming on a small scale. Those builders who have been erecting medium sized structures ranging in cost from $3,000 to $5,000 have had little or no difficulty in disposing of their finished product."

Staten Island with a population of about 95,000 occupying about 57 square miles of territory, which is nearly three times as large as Manhattan Island, and with more waterfront property available for immediate use than the other four boroughs combined, has a great many possibilities for residential and industrial expansion.

A number of prominent firms have already become established in Richmond, including such concerns as the American Dock Company, which several years ago built several piers and warehouses at Tompkinsville, with a total storage capacity of 6,000,000 cubic feet and a total pier and bulkhead area of 400,00 square feet. Other important manufacturers include the Proctor & Gamble Co., C. W. Hunt, Inc., Barrett, Nephews & Company, the Richmond Brick Company, and C. D. Durkee & Company. The latest addition among the waterfront establishments is the Mexican Petroleum Company, a syndicate of California capitalists, which has purchased about 100 acres at Mariners' Harbor.

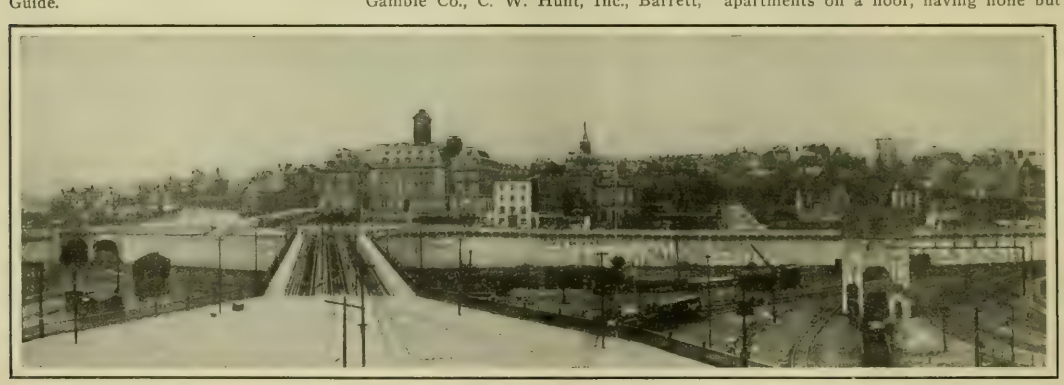
The establishment of the Municipal ferry at St. George and the converging of the transportation lines at that point have figured prominently in Staten Island's development. The ferry handled last year about 15,000,000 passengers and 325,000 vehicles between the Battery and St. George. In addition, there has been a large increase in the water-borne traffic on the Kill-Von-Kull in Staten Island Sound, the United States Government records last year showing that 30,000,000 tons of freight, at a value of $515,000,000, was carried through this section of New York harbor. The government, realizing its importance, is increasing the depth of the navigable channel 25 feet at mean low water and will ultimately increase this depth to 30 feet at mean low water with a proportioned widening of the channel.

The establishment of the free port in Staten Island would mean a great deal to Richmond. The Staten Island Civic League, which is working hard for the achievement of this end, believes that, with the co-operation of the railroad, which has direct connection with the mainland, Staten Island with its great stretches of undeveloped waterfront and comparatively low land values, is a most desirable location for the free port.



Several years ago the possibility of apartment house construction was realized by property owners, who controlled holdings in the St. George section, and upon the site of the old Castleton hotel a large structure was erected, with three apartments on a floor, having none but outside rooms. The success of this venture induced other builders to follow suit, and today there is a large and growing colony of multi-family houses, most of which have no vacancies. The rentals are well maintained. From these buildings beautiful outlooks over the harbor can be obtained.

One of the attractive residential sections in Richmond is Grymes Hill, which has been artistically laid out and improved with costly residences. This section has been laid out with plots of irregular size, most of which command extensive views of the bay. Most of these dwellings are used for all year occupancy.



FERRY AND RAILROAD TERMINAL, AT ST. GEORGE, S. I.





AN AMERICAN ARCHITECT ABROAD

Mr. Serracino, Notes the Prevalence of a New Architectural Style in the Principal Cities—Reinforced Concrete Popular in Current Work

IT was interesting to hear directly from an active New York architect fresh from a tour on the other side, a description of what is being done there in architectural design and construction at the present time.

Are the architects following any new leads in design, and did you seen anything strange in construction methods? Do their public buildings of recent date excel ours, and in what respect does the current work of our architects differ from theirs?

These were the first questions which came to the writer's mind when he was accorded an opportunity to converse with Mr. N. Serracino upon his observations while in the Britain and the Continent.

"When I left New York for Liverpool and London I anticipated that I would find that the buildings of those cities were of Gothic design, but I found that, with the exception of the Houses of Parliament, in London, all the public edifices either in the Greek or Roman style. In France, Switzerland and Italy I noticed that most of the buildings in course of erection were designed after what is coming to be called the Modern style. Hotels, residences, theatres, in fact all kinds of buildings, even chapels and mausoleums, are so built. Some architects call it the Floral, others the Liberty and still others the Art Nouveau style. These names, in my opinion, are not exactly correct. I think it might more legitimately be termed the Modern style.

The Modern Style Described.

"This style varies from all others, in that it is unhampered by the rules, traditions and proportions of the classic orders. The art of decoration is based more on imitation of natural flowers and plants, transforming them in order to suit decorative purposes. In France, Switzerland and Italy it seems that this Modern style is being generally used, and it appears that a large part of the public is beginning to like it. This architectural decoration is inspired by simplicity, limiting the ornamentation, and is free from all tradition and rules of everything that was ever done before. Flowers and plants are imitated and in some buildings polycrome effects are produced. While these are the ideas of the Modern style, we highly condemn the so-called Futurists who in art are like anarchists, in that they would destroy the artistic heritage of the past and attempt to create something entirely new, which would be a difficult task for the greatest of architects.

Eccentric Architecture.

"This modern style is highly commendable in a great many instances, but it is being carried to excess, and a great many architects are employing for ornamentation, flowers and plants which have been transformed to such an extent that in many cases the style has been made to appear ridiculous. Eccentricity has been given too much latitude."

Asked if he had observed anything new in materials of construction, Mr. Serracino said:

"Most of the buildings in Europe are now being built with reinforced concrete, using stucco on the outside, with different finishes. Even natural stones are imitated in a surprising manner, by using the cement, and finishing the surface with powder of the real stone they are imitating. There are many fine examples of this in Switzerland and in Northern Italy.

"I have seen beautiful examples of the Modern style in residences and theaters, but in other buildings, where there was too much ornamentation and eccentricity, the style did not appeal to me at all. I should not like to see this style employed for public buildings, or for that matter, for buildings of importance.

The Italian House of Parliament.

"In Rome I noticed several examples of this architecture and I wish to criticize strongly the extension to the Montecitorio building, now being used as the House of Parliament. This old building was begun by the great architect Lorenzo Bernini, in 1650, and completed by C. Fontana. It is a beautiful specimen of the good period of the Borocco style.

"The new extension, however, is being erected in the Modern style, flowers, fruits and plants being used for ornamentation. The new addition as it is being built would look very well if it were going to be used as an apartment house or hotel, but it is by no means suitable for a House of Parliament, particularly as an extension to the work of Bernini, who was an architectural genius. In my opinion it should have been compulsory that the same style be employed for any addition to such a building. The Bernini's facade will be left unaltered, but the rear and portion of the side elevations will be in Modern style. While I do not think this new style is appropriate for a building of this character, I do think it will look queer and ridiculous to have the facade in one style and the rear and side elevations in an entirely different style, especially in this new one.

The American Academy.

"While in Rome I visited the American Academy of Fine Arts, which is situated on the Janiculum Hill, one of the beautiful spots of the city. The director, Mr. Jesse Benedict Carter, kindly showed me the old and new buildings and also took me through the gardens. The new building is beautiful and simple in design; the outside is dignified and correct and the inside very comfortable and sanitary. The building is provided with the latest and best systems of heating and plumbing and the rooms are all well lighted and ventilated.

"Another important thing to which my attention was called was that while all the important buildings in Europe, old and new, are carefully decorated on the outside and inside, it appears that to a greater or less degree the heating and ventilating systems and the sanitary requirements are deficient. In this respect America is far in advance of any of the cities I visited in Europe."

JURISDICTION OVER BUILDINGS

The Conference Committee of Allied Organizations Holding Fast to the Borough Principle in the Reorganization Plan

THE situation with respect to the bill for simplifying building inspection in New York City has changed considerably during the past few days. The original Lockwood-Ellenbogen Bill has been amended four times, so that at present it varies widely from the first measure presented for consideration.

To such an extent is this true that at a meeting of the Conference Committee of Real Estate and Allied Organizations held this week one or two of the members of the conference expressed the opinion that the pendulum had swung too far in the direction of compromise.

The point raised was on the composition of the Board of Standards and Appeals, which in the bill as finally amended is placed entirely in the hands of the Mayor, to include his Fire Commissioner, Tenement House Commissioner, Health Commissioner and four other appointees. Representatives of the Joint Committee on City Departments, namely, F. Livingston Pell and Robert Christie, voiced a preference for a technical rather than a political board. The Board of Standards and Appeals takes the place of the Board of Examiners and the Board of Standards provided for in previous drafts of the bill.

The present wording of the bill also removes any doubt with respect to the statutory provisions of the Tenement House Act, and gives the Tenement House Commissioner a representative in the several Building Bureaus, and a right of appeal within five days to the Board of Standards and Appeals, of which he is a member.

Every effort has been made by the Conference Committee to meet all reasonable objections to the bill. The one vital feature which is unchanged is that of Borough jurisdiction over buildings. But the conference feels there is not the same ground for opposition on this score as there was before the Mayor's idea of centralization was embodied in the bill by providing for a Board of Standards and Appeals.

It is also provided that the act is to take effect on October 1 instead of April 15. The Board of Estimate is to prepare in the interval a schedule for the necessary transfers from the several departments to the several Bureaus of Buildings.

Action by the Brooklyn Board.

The Committee of the Brooklyn Board of Real Estate Brokers appointed to cooperate with others in an effort to secure simplicity in building inspection, at their meeting to-day resolved to call upon their fellow members and the public to urge the immediate adoption of the Lockwood-Ellenbogen bill. In the letter to members the following facts are brought out.

"Our Board believes that any taxpayer should be able to apply to one department within his own borough to find out exactly what he must do to comply with the various laws affecting any building erected or about to be erected on his property.

"This is the fundamental principle of the Lockwood-Ellenbogen bill, and not even the paid emissaries of the so-called 'charity trust' have dared to directly attack this principle.

"In spite of our offer to accept any amendment which would retain the principle of some department within the borough, these knights of commercialized philanthropy have sent scurrilous and mendacious letters to many estimable people in the hope that by such misrepresentation they would be induced to oppose the bill.

"Some of these good citizens, misled by the letters, have opposed the Lockwood-Ellenbogen bill in letters to the press and to the legislators.

"The bill has now been amended so as to protect every legitimate interest and our members and their clients are urged to write or telegraph to the members of the legislature to urge its immediate adoption."

Outside investors often ask, where can money be made in New York real estate? New transit facilities have always been the main incentive for growth in this city. Watch the construction of the various branches of the Dual System—there's where money is to be made. The opportunities were never more numerous.

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With 51 per cent, of population, and 41 per cent. of representation, New York City pays 77 per cent. of the tax burdens of the State. Is it not time to invoke the American spirit of fair play?

There is merit in the argument that when a building has been once completed in accordance with the laws, which in every era exacted more than was really required for safety, it ought in reason to be free from molestation while kept in good repair. Why should a completed building be subject to the passing emotions and fashions of extremists?

The Uplifters continue to cite the Triangle factory fire as an excuse for compelling radical structural changes in old buildings, when as a matter of fact the construction of the building in which the fire occurred was in nowise at fault. Did not the courts place the blame for the loss of life, and why impute wrong where there was none?

The usual number of strike bills have been introduced in the Legislature this year, but are less likely to get through than ever before. The Wagner bill, to saddle more licensed engineers upon apartment house owners and, in fact, upon every building owner where there is a steam boiler of over twenty horsepower, is back again. Doesn't Senator Wagner care anything for real estate interests any more?

There are over eighty thousand parcels of land in Queens Borough still officially classified as vacant. This is about sixty per cent. of the total number of parcels. The statistics of the Department of Taxes show that the lands available for improvement are very evenly distributed throughout the four wards; that is, in the Corona, Flushing and Jamaica sections, as well as in Long Island City. All these fine residential lands will be opened up by the Dual System, and it is the most inviting field of speculative enterprise for young men of the home-seeking class that the real estate market has offered in years.

The Excellence of Co-operative Apartments.

It is an open secret that among the plans for new buildings which are now being matured is one which provides for the construction of a large co-operative apartment house east of Central Park. Stock in this project has, we understand, already been sold. A sufficient number of purchasers practically to assure the construction of the building and the financing of the enterprise is being undertaken on a basis which promises well for its ultimate success. If these statements prove to be true we shall be witnessing an interesting recovery of form by a really desirable class of building improvement. For some years no co-operative apartment houses have been built because the failure of a number of such enterprises gave the whole class a black eye.

But there is no intrinsic reason why the satisfactory results which followed from the erection of most of the earlier buildings should not be repeated. The later projects failed chiefly because they were managed by inexperienced people who were over-optimistic about the way in which the buildings were financed. The co-operative apartment house can easily be made a disastrous experiment for its stockholders in case its managers accept irresponsible purchasers, underestimate the cost of the building or overestimate its income from rented apartments. On the other hand if its finances are conservatively arranged and care exercised about the selection of the stockholders, it has proved its ability to furnish to its owners more space than they can obtain at anything like the same price in an ordinary rented building.

It has the additional advantage, moreover, of enabling the owners to plan their apartments according to their own convenience and taste. The co-operative building can never become a popular type, because the number of people who will risk their money in that kind of a building will always be restricted, but if such enterprises are conservatively managed it should be possible to find owners for one or two of them every year. It is very much to be desired that they will be conservatively managed and that they will continue to be built up to the limit of the legitimate demand. Besides satisfying the needs of a certain number of families who might otherwise seek a house in the suburbs, they have a tendency to raise the general standard of apartment house design and planning. They are usually placed in the hands of comparatively skilful architects who have in several cases turned out buildings well above the average in convenience and appearance.

The Slow Demand for Sites.

One of the most prominent characteristics of the current real estate market is the lack of demand by speculative builders for sites for new buildings. Early in the winter the erection of a considerable number of new buildings was announced, situated chiefly along the line of Broadway, but this encouraging development did not continue. Considering the season of the year there is a conspicuous scarcity of demand for apartment house sites to the east of Central Park. This want of demand is wholesome, in so far as it is concerned with buildings in which the apartments are very expensive, but it is somewhat extraordinary in the case of cheaper buildings—of buildings that is whose accommodations fetch from $1,700 to $2,700. The houses of this type now existing on the East Side are well rented and if a very small number only are erected there will be an actual scarcity next fall. Of course, notwithstanding the large amount of property for sale on the East Side, it is increasingly difficult to put together a plot large enough to justify the erection of a modern building, and no doubt this fact has a good deal to do with the scarcity in the new projects announced of nine-story buildings on the side streets, but that is not the whole story.

The expense of financing speculative building enterprises deters a great many builders, and only very responsible people can get the money at any price.

The consequence is that buildings that could be perfectly well rented are not being put up, and that when the improvement in conditions does come a great scarcity will justify the erection of a comparatively large number of new buildings all at once. It may be expected that the blocks between Third and Lexington avenues will be largely used for this class of improvement.

Hostility to New York City.

New York City is always being badly treated at Albany, but never has the treatment been worse than that which it is receiving from the existing Legislature. The legitimate grievances of the city are being left unredressed, and its fair claims for consideration are ignored. Almost all the bills, the passage of which is particularly desired by the city administration, are either being neglected or turned down. When they get through the Legislature the Governor promptly vetoes them. The behavior of the Republican leaders in Albany is more than ever before being dictated by positive hostility to New York City. The most conspicuous instance of this hostility is, of course, afforded by the disinclination of the Legislature to provide a remedy for the outrageous abuse of the taxing power of the towns in which the new Catskill water system is situated.

It is extraordinary that in a country which provides an automatic legal remedy for so many administrative abuses, there should be no legal remedy in the case of a great public corporation where its property is taken away by the flagrantly discriminating action of local taxing boards. A year ago it seemed possible that New York might obtain a better chance of fair treatment by the inclusion in the new constitution of a larger measure of home rule, but the present outlook for any such favorable change in the relations between city and State is not very encouraging. The real estate interests of New York should organize to do effectual work at the coming convention, but they will have to work hard in case they are to accomplish anything. Essentially the same influences will control the convention as that which controls the Legislature.

A Defense of the New Factory Laws.

Editor of the RECORD AND GUIDE:

The activity of the real estate interests during the last days of the present session of the Legislature, in relation to fire prevention and safety to life measures, is to the writer most amazing, and indicates a short-sighted policy which in the end is sure to result to the disadvantage of those interests.

While the new factory laws were far from perfect as originally enacted, and imposed some hardships on owners, the department in its administration and enforcement of the laws, has been most considerate and liberal in all cases where discretionary power could be exercised. At least this has been the writer's experience in the cases that he has had before the department.

In every instance it was possible to work out some inexpensive and satisfactory solution of the problems in accordance with the laws.

Much time and honest effort were devoted to a thorough investigation of factory conditions by the original Factory Commission, and a fairly good and creditable start was made in the new laws, to eliminate the most serious dangers and hazards.

These laws have been in effect a year or more, and sufficient time and opportunity has been afforded to test their adaptibility and practicability, and ascertain such weaknesses and omissions as were found to exist.

In the revised recodification of the labor laws which was presented to the Legislature by the Factory Commission on the 15th of February this year, all of these weaknesses and omissions that have so far developed, were remedied, and if the revised recodification measure is approved and passed by the Legisla-

ture, a further and more important step in advance will have been made.

At the end of another year, it is probable that additional improvements could be made, and by that time it should be possible to so perfect the factory laws that they would be free from any hardships to owners, and fully realize the object for which they were enacted. This is the proper and only logical way in which a good, safe and sound factory law can ever be developed.

Unfortunately, there has been from the beginning, considerable antagonism toward any corrective measures in regard to factory conditions and factory buildings, and this antagonism manifested itself immediately after the first factory laws were enacted, by a disposition on the part of certain persons and organizations to obstruct and delay the enforcement of the new laws. Those back of the opposition insisted on interpreting the laws in their own way, and exaggerated as much as possible what to them, appeared to be onerous conditions. Instead of adopting a law-abiding spirit seeking light, and trusting in the reasonableness of the Labor Department's administration of the laws, those persons held aloof, engaged counsel and fought and obstructed progress. Those representing this same opposition are now before the Legislature with a multiplicity of new measures which purport to correct hardships in the factory laws, but which almost without exception, are imperfectly digested, ill-advised and would do much more harm than good.

It is to be hoped that the ill-advised measures will be defeated, and that the revised recodification of the Labor Laws will receive the support it deserves, and be passed before the present legislature adjourns, so the revisions may be tested during the coming year, and further material progress in health and safety made possible.

A. L. HIMMELWRIGHT.

46 West 24th street.

Concerning Telephone Rates.

Editor of the RECORD AND GUIDE:

In a letter which I sent to the Public Service Commission of the Second District, referring to the proposed change of telephone rates, I computed some figures which disclosed that the old rate, less ten per cent, is almost as good as the new rate. I do not figure that the company is making any considerable or sufficient reduction.

My figures are arrived at by taking the average consumption per house, in houses of the three different types which are most prevalent in the City of New York. The principal item upon which the telephone company offers a reduction is the annual rental of extensions.

However, after twenty extensions are paid for, the rate per extension is reduced to $3.60. The company, on the other hand, states that where the switchboard contains over thirty extensions that $1.20 will be added to the rental of the switchboard for each extension, so that the regular rate per extension will average $4.80. These extensions, I understand, cost the telephone company $3 each to purchase outright; and on a charge of $4.80 the company will be making 60 per cent. profit the first year and will be making a profit of $4.80 thereafter on every extension. This is a reduction of $1.20 on the old rate, but when you consider that we have already received a reduction of 60 cents on the old rate, we are getting very little on this new rate.

The cost per message is still exceedingly high, and I think that the telephone company could easily afford to charge us only 2 cents per message. The switchboard charge at $24 might be O. K., but when you add to that $1.20 for each extension over thirty, you will find that in a house of fifty families your switchboard under the new system will cost you $48, whereas previously it cost $36, less 10 per cent., or $32.40. Furthermore, for each trunk line after the initial trunk the company charges an annual rental of $24 I believe that the trunk lines should be given free, with the understanding that there should be at least one trunk line for every 3,000 calls; and if the owner wishes any more than one trunk line per 3,000 calls, that these additional trunk lines should be paid for at a moderate rate.

Although the present scheme is somewhat improved, I am of the opinion that the telephone company should provide for us, as wholesale users, at least the same as they do for the nickel-in-the-slot machines which they place in all stores and public pay stations. In these machines the consumer is charged 5 cents per message and the storekeeper in whose store the slot machine is placed is given a commission of 20 per cent. on each and every call. From this you can see that the telephone company is supplying the nickel in the slot machine at the rate of 4 cents per call, whereas under their proposed rate to us, in spite of the fact that we use a great many more messages than in the single machines, we will be paying as follows under the new rate: In a twenty-family house, 7.45 cents per message. In a thirty-family house, 5.62 cents per message. In a fifty-family house, 5.33 cents per message.

These messages we must sell to the tenant at the rate of 5 cents per message, and in addition to our bookkeeping and general expenses, including collections, etc., we have to pay the operators at least $25 per month, which would bring the cost of supplying messages to the tenants in a twenty-family house 14.95 cents; in a thirty-family house to 9.61 cents and in a fifty-family house to 7.73 cents, so that we will be under the new rate still at a considerable loss.

We believe that the telephone company can afford and should give us a rate that will enable the owner to supply the tenants with messages at 5 cents per message and stand a chance of breaking even.

Besides the expenses mentioned above, you can figure on at least 15 per cent. additional to the cost, caused by loss through non-collections, loss of messages and for errors on the part of either the telephone company or the owner.

Under the present proposed rate, I do not think we are very much better off than we were heretofore; and in the event of no relief being given I am of the opinion that the real estate owners in the City of New York will be compelled to charge the tenants to whom they supply telephone messages at the rate of 10 cents per message.

SIDNEY H. SONN.

149 Church Street.

The Object of the Torrens Law.

Editor of the RECORD AND GUIDE:

It is a gratifying sign of the times that in spite of wars and rumors of wars the property owners in the State and City of New York have at last awakened to a proper realization of the beneficial results to be secured through the registration of their properties under the Torrens Land Title Registration Law, otherwise known as article 12 of the Real Property Law, as amended by chapter 627 of the Laws of 1910, whereby an absolutely indefeasible title in fee simple is vested by the State, after all clouds have been removed. Now that the Real Estate Board of New York has put itself on record as strongly in favor of the Torrens Law, and the Register of New York County, the Register of Kings County and the Register of Bronx County have all endorsed the Torrens system, and leading real estate operators are hastening to have their properties registered, it will not be a long time before all properties, including those owned by the City of New York, will be duly registered under the Torrens, "once for all."

Register Hopper properly suggests that the plant in his office, which represents an outlay of $500,000, paid by the taxes imposed on property owners, should be utilized in Torrens registration actions in this county. But the Register is altogether wrong when he remarks that, "The court proceeding in its nature is not a lawsuit or a contest of right between individuals, but is simply an application to the court by an owner to have his existing title confirmed." The exact contrary is true. As not one title in a million is absolutely flawless, a Torrens registration action naturally develops into "a contest of rights between individuals," where disputed questions as to easements, encroachments, rights of way, liens, encumbrances, etc., are fought out and finally determined and settled "once for all." If it were merely an application by the owner "to have his existing title confirmed," then the certificate of registration would set forth, in the memorials attached thereto, all such existing clouds or defects, and the owner would be in no better position than he would have been with a policy of title insurance with the exceptions in "Schedule B."

As the Court of Appeals truly remarked, "The object and purpose of the law are to register good titles, not to cure bad ones," which means that the mere registration of an "existing" title does not by itself remove clouds or cure defects, but that these must be removed or cured on the trial of the action, and then after the title has been cleared and the court has so adjudicated, it can be registered as a "good title," no matter what defects may have previously existed.

The present law provides for both individual official examiners and corporate official examiners. The latter must be a title insurance company organized and incorporated under the Insurance Law of the state. Such a company has been organized and incorporated within the past month, namely the Torrens Title Insurance Company, with an authorized capital of $150,000, divided into 1,500 shares of $100 each. The certificate of incorporation has been filed and a license has been duly issued by the Superintendent of Insurance. Arrangements are now being made for the necessary capital, all of which will be employed in making mortgage loans, to be approved by the Superintendent of Insurance, on properties which have been previously registered under the Torrens.

One of the most valuable features of the charter of the Torrens Title Insurance Company is that which gives it the right to guarantee mortgages and to sell such mortgages when so guaranteed. This will enable the company to turn over its capital constantly, so that the comparatively small original capital of $150,000 will be equivalent to millions of dollars before long.

GILBERT RAY HAWES.

2 Rector Street.

The Color Tones in Buildings.

Editor of the RECORD AND GUIDE:

I am desirous of asking the architects of New York City and vicinity, through the valuable columns of the Record and Guide, their opinion with reference to color tones in architectural terra cotta, front brick and art decorative tile and mosaics.

We all know that coal tar dyes from Germany are extremely rare and hard to get. They are very expensive. Do the discerning architects of our great cities demand high color tones in decorative brick, architectural terra cotta or mosaics at the cost of permanency, or are they content with less brilliant, but absolutely permanent color tones, colors that will not fade; that is, earth colors?

The day seems not far distant when polychrome effects will be the rule in brick and facade work. What I want to know is whether there is sufficient demand in America for chemists to concentrate upon the matter of supplying earth colors for ceramic industries and whether the demand now already apparent is actually destined to continue for a reasonable length of time. Permanent color tones in greens, browns, reds, ochres and allied hues are possible of attainment provided the demand is there to make this effort worth while. Furthermore it can be made here in America.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

SPRINKLER EQUIPMENT.

Application for an Injunction Against Fire Commissioner Denied.

Justice Newburger, in Special Term, Part 1, of the Supreme Court, has denied the application for an injunction made by Berlin & Jones Envelope Co. to restrain the Fire Commissioner from enforcing an order to vacate premises at Nos. 547-53 West 27th street, running through to West 28th street, Manhattan, because of the failure of the owner to comply with a fire-prevention order requiring the building to be equipped with automatic sprinklers. The Berlin & Jones Company is the occupant but not the owner of the building. The decision of the court says:

"This is an application to restrain the Fire Commissioner from enforcing an order heretofore made by him requiring the installation of an automatic sprinkler equipment. This order was made on December 5, 1913, and under the provisions of Section 777 of the Greater New York Charter, as amended by Chapter 695 of the Laws of 1913, the owner had a right to demand a survey of the building to determine the propriety of the order, but he failed to make such a demand. A careful reading of the moving papers fails to disclose that the order made by the Commissioner was unreasonable, unnecessary and oppressive, and the application for a junctive relief must therefore be denied." (See Record and Guide, March 27, page 508.)

LOCAL IMPROVEMENTS.

The Local Board of the Hudson district will, on Tuesday, April 6, act on a resolution to alter and improve the sewer in West 33d street, between Ninth and Tenth avenues. The proposed improvement is due to the fact that the condition of this sewer is very bad throughout its entire length. It is distorted and cracked, and takes considerable water through the joints. The existing sewer was built in 1851.

The Local Board of Kips Bay district will, on April 6, act on a resolution to regulate and pave with a permanent granite block pavement East 30th street from the bulkhead line of the East River to a point 175 feet east of the easterly line of First avenue; estimated cost, $4,656; assessed valuation of property, $171,840. The report of the Chief Engineer of Highways states that there is no sewer in this block, and that none will be needed for many years to come. This portion of 30th street is included within the limits of a water-grant. An assessment for the existing Belgian block pavement was confirmed in 1873. Under the provisions of the Laws of 1889 a repaving at this time must be through assessment proceedings.

The Local Board of Harlem will, on April 6, act on a resolution to alter and improve the sewers in East 90th and 91st streets, between Second and Third avenues, and the sewer in 91st street. The estimated cost of the first-named work is $13,300, and of the other $16,100.

New Pavements in Manhattan.

Borough President Marcus M. Marks, realizing the great desirability of leaving undisturbed for the longest possible time streets which have been newly paved, will, from time to time, make public lists of streets which are about to be paved or repaved. Real estate owners, builders, public service corporations and others who for any purpose may desire to open the streets, having received this information in advance of the work, are urged and requested to make, immediately after publication of the list, all necessary installations, renewals or repairs of all the subsurface structures in the streets mentioned. By making such repairs or renewals before repaving is commenced, not only can the pavement be maintained in better condition, but those making openings before repaving will be saved the cost of restoring the pavement over the opening.

New Pavements—Work to be commenced during month of April.

Sheet asphalt: In Market street, from Cherry to East Broadway; in Monroe street, from Pike to Market; in 160th street, from Fort Washington avenue to 418 feet west of Fort Washington avenue; in 30th street, from Eighth avenue to Ninth avenue.

Granite block: 160th street, 418 feet west of Fort Washington avenue to Riverside drive; in 27th street, from Tenth to Eleventh avenues.

Wood block: Third avenue, from 6th to 8th streets.

The Long Island Exchange.

At a meeting of the Real Estate Exchange of Long Island, held Tuesday at Shanleys, 42d street, the general report expressed was that sales were beginning to show a fair average, and while they were sometimes hard to unearth they were always good and sound when they came through. This is primarily due to the refining process that suburban real estate has gone through during the last "dry spell."

Some very interesting matters were discussed, particularly the licensing of real estate brokers and the legislation on the new Rockaway turnpike from Jamaica down the peninsular. The exchange, since its reorganization on the ten-dollar-a-year basis, has taken on a spirit of new life and enthusiasm that indicates assured forceful action from this body in the future. About twenty-five of the most important operators on the Island attended the luncheon. Mr. Frank, of the Woodmere Co., presided.

New Uptown Trolley Service.

By an order of the Public Service Commission for the First District, the residents of upper Manhattan and the Bronx will be provided a through service of trolley cars on Broadway, Amsterdam avenue and 145th street by the Third Avenue Railways Company to and from the Lenox avenue subway station on 145th street, from and to the intersection of 225th street and Broadway, such through service to be instituted by April 19. The order relieves the New York Railways Company, the Third Avenue Railway Company and the New York City Interborough Railway Company from the obligation to exchange transfers at intersecting points on 145th street, but does not relieve any of the companies from the obligation to issue transfers at intersecting points to any other line of the same company.

Bungalows at Baldwin.

The recent proposal of certain real estate interests to purchase the abandoned reservoir of the city of New York at Baldwin, in the southern part of Nassau county, Long Island, calls attention to the structural features of home construction in that community. Bungalows are the prevailing type of improvement and this is in contradistinction to improvements in the communities on either side of Baldwin. The purpose of

bungalows is to combine a house of economical cost with easy interior accessibility and modern improvements.

Up to a few years ago bungalows were Pacific coast types of residence, but, since their popularity on Long Island has been established they are largely superseding the two-story and attic type of detached houses that for thirty years met the demand for moderate priced homes in the suburbs. The tendency to individualize the architecture of suburban bungalows has added to the attractions of home communities within easy commuting distance of New York. Baldwin is a salient instance of it.

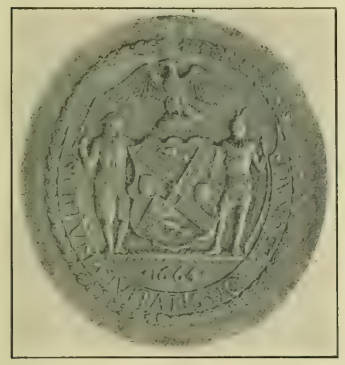
Situated between Rockville Centre and Freeport and accessible to both of them by trolley as well as by railroad, Baldwin is experiencing a spring real estate movement that gives evidence of surpassing in volume the marked activity of its neighbors. Waterways leading to Hempstead bay abound at Baldwin and the circumstance is attracting investors in homes who have nautical cravings.

The New City Seal.

A new City Seal has been adopted by the Board of Aldermen. The old one was not historically correct, it was said. Great care has been taken to have all representations made on the model for the seal submitted to be historically authentic and correct, and it is now believed that the seal proposed will contain all those features to which any historic authority is attached. The ordinance will enforce the use of one design on all city documents. The new seal is officially described as follows:

Arms: Upon a shield, saltier-wise, the sails of a windmill. Between the sails, in chief a beaver, in base a beaver, and on each flank a flour barrel.

Supporters: Dexter, a sailor, his right arm bent, and holding in his right hand a plummet; his left arm bent, his left



hand resting on the top of the shield; above his right shoulder a cross-staff. Sinister, an Indian of Manhattan, his right arm bent, his right hand resting on the top of the shield, his left hand holding the upper end of a bow, the lower end of which rests on the ground. Shield and supporters resting upon a horizontal laurel branch.

Date: Beneath the horizontal laurel branch the date 1664, being the year of the capture of New Amsterdam by the English and the first use of the name of the City of New York.

Crest: Upon a hemisphere, an American eagle with wings displayed.

Legend: Upon a ribbon encircling the lower half of the design the words "Sigillum Civitatis Novi Eboraci."

The whole is encircled by a laurel wreath.

Broadway Subway Contracts.

On Friday, April 9, 1915, the Public Service Commission received bids for the construction of Section No. 4 of Routes Nos. 4 & 36, that part of the Broadway-Seventh avenue subway in Manhattan lying between 51st and 59th streets, for operation under the Dual System agreements by the New York Municipal Railway Corporation. This line is now entirely under contract save for the stretch in Broadway and Seventh avenue between 38th and 59th streets. It is expected that the contract for the section extending from 38th to 51st streets will be advertised for bids within the next few weeks.

Birth of a New Town.

A station is being constructed for the Long Island Railroad, between Long Beach and East Rockaway, on the Long Beach branch of the electric railroad, and will be known as "Oceanside Station." The demand for this new train stop has been caused by the structural development in this community, known as Oceanside, which adjoins Rockville Centre, Lynbrook and East Rockaway. This entire section of the country has undergone improvements and changes in the last few years, primarily based upon the desire of people to have the combined pleasures of water and land. The East Rockaway harbor, a noted boating and fishing waterway, directly touches the borders of Oceanside. According to real estate operators in this section, the growth in population demands a station at this convenient point. The grounds adjoining the station building are parked.

Gas For Douglaston Section.

The New York and Queens Gas Company has been ordered by the Public Service Commission for the First District to extend its gas mains in such a way as may be required to serve with gas the Douglaston and Douglas Manor section of the Third Ward of the Borough of Queens. Construction must begin not later than April 30, and be completed as far as Alley Road or Main avenue, Douglaston, by September 1, 1915.

New Jersey Torrens Law.

The Hennessy bill providing for the registration of land titles in the State of New Jersey, was passed this week by the Legislature.

The total amount of property not subjected to taxation in New York City is $1,873,895,243.

PRIVATE REALTY SALES.

There were large sales and small sales this week. There was one deal involving a $2,240,000 Brooklyn tract and another concerning $1,625,000 Harlem apartment houses. Builders bought plottage for improvement in several sections of the city and buyers, large and small, bought various kinds of properties. Investors and speculators were among the purchasers. The business concerned practically every class of building. There were trades and cash transactions; resales by former plaintiffs in foreclosure proceedings and purchases of dwellings for occupancy. Business leasing continued moderately active, and apartment and private house renting maintained the steady improvement which has characterized that particular branch of the business of late.

All in all, the trading of the week represented practically every kind of activity, and while the market cannot be said to have undergone a substantial improvement, it showed, nevertheless, that the demand is becoming more general and is not confining itself to any class of holding on any section of the city. Such a tendency toward general activity, rather than specialized or localized activity, would be a most desirable development.

The business within recent times has been enlivened by investment buying of apartment houses on the West Side and heavy buying of building sites in the West Bronx. Perhaps the near future holds in store another flurry to show that there are other parts of the city which are meriting recognition.

The total number of sales reported and not recorded in Manhattan this week was 28 as against 32 last week and 26 a year ago.

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J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

The number of sales south of 59th street was 11 as compared with 5 last week and 9 a year ago.

The sales north of 59th street aggregated 17 as compared with 27 last week and 17 a year ago.

The total number of conveyances in Manhattan was 157, as against 112 last week, 23 having stated considerations totaling $1,621,968. Mortgages recorded this week number 83, involving $1,590,229, as against 91 last week, totaling $2,287,882.

From the Bronx 20 sales at private contract were recorded, as against 10 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $747,932, compared with $1,660,907 last week, making a total for the year of $12,707,162. The figures for the corresponding week last year were $882,997, and the total from Jan. 1, 1914, to April 4, 1914, was $11,039,447.

Race Track in $2,240,000 Sale.

The Coney Island Jockey Club has sold to a new corporation, the Sheepshead Bay Race Track, occupying about 430 acres, bounded by Ocean avenue, Neck road, Voorhees avenue and Cedar Woods. The reported consideration was $2,240,000, of which $200,000 was cash. Contracts were signed with James C. Nichols, who is said to represent the newly-incorporated Sheepshead Bay Speedway Corporation, which will, according to report, convert the historic race track into an automobile speedway and amusement grounds. The property has figured in rumored deals for several years and from time to time it has been reported as having been under option.

$1,625,000 Harlem Flats Sold.

The Remark Holding Company, Max J. Kramer, president, has sold six apartment houses, held at approximately $1,625,000, covering part of one of the Harlem blocks, formerly owned by the Pinkney and Watt estates. They are Nathaniel Court, Milton Court and Frances Court, six-story structures, each on plot 125x99.11, at 117-143 West 141st street, and Parkway Court, Fulton Court and Henrietta Court, abutting similar properties, each on plot 150 x99.11, at 130-158 West 142d street. Mr. Kramer acquired the land in 1911 from John D. Cummins, and later built the houses.

Mansion for Loft Builders.

The George Backer Realty Company, George Backer and Arnstein & Levy, bought from the heirs of the estate of Joseph W. Drexel, of Philadelphia, through Albert B. Ashforth, the three-story dwelling, 103 Madison avenue, on plot 37.6x100, with an "el" to 25 East 29th street, with a frontage of 22 feet. The same buyer also acquired from Adeline R. Harris a strip one inch wide x 78 feet deep, separating the above property from the twenty-story building of the Kaye Realty Company, adjoining on the north. A twelve-story mercantile building will be erected from plans by Wallis & Goodwillie. The entire project involves about $350,000.

Re-sells Loft Buildings.

The E. A. L. Holding Company, Edgar A. Levy, president, has resold 2-4 West 37th street, two six-story loft buildings on plot 43x98.9, which it recently acquired from William Ziegler in a big trade. The buyer is Robert B. Dula, who gave in part payment the plot containing approximately twenty lots on the east side of Northern avenue, beginning 349 feet north of 181st street. The brokers were the Loton H. Slawson Company, Pease & Elliman and Horner & Company. The deal involved about $335,000.

Hotel Maryland in Trade.

William H. Wheeler, a retired United States Army officer, has purchased from Nathan C. House, through Tucker, Speyers & Company, the twelve-story Hotel Maryland, at 104-106 West 49th street, on plot 43x100, held at $250,000. In part payment the buyer gave the four-story apartment house at the northeast corner of Cottage Grove avenue and 44th street, Chicago. The deal involved about $350,000. Mr. Wheeler took title on Tuesday.

Mosholu Parkway Apartments.

The Hubbard Realty Company, Mark Levy, president, bought from the Lincoln Trust Company, trustees of the estate of Patrick F. McGowan, one-time president of the Board of Aldermen, the plot of six lots, 105x119x152x110, at the northeast corner of Mosholu Parkway North and Hull avenue, for improvement with three five-story apartment houses. The brokers were the Douglas Robinson, Charles S. Brown Company and O'Hara Brothers.

Rumored Bronx Deal.

Gaines & Roberts, apartment house builders, are reported to have purchased from the John B. Haskins estate sixteen lots, opposite St. James Park, running through from the Grand Boulevard and concourse to Creston avenue, just north of Fordham road, with a frontage of about 200 feet on each thoroughfare and a depth of 200 feet.

New Printers Building.

John J. Radley has purchased from Messrs. Mandelbaum, Levine and Kempner, the plot 124x90x irregular, at 229-239 West 28th street, formerly occupied by the W. H. Jackson Metal Works. The buyer, according to report, contemplates the erection of a building for the housing of printing and allied trades.

Manhattan—South of 59th St.

BANK ST.—Jacinto Costa bought from Mrs. Elizabeth Lindsay 74 Bank st and from the estate of Henry Glander 76 Bank st, two 3-sty dwellings on plot 50x85.

VARICK ST.—J. Irving Walsh and Daniel Birdsall & Co. sold for the E. H. Miller estate, the lot 25 x 65, at the southeast corner of Varick and Laight sts, to Mrs. Helen Julliard, owner of adjoining property.

30TH ST.—D. H. Jackson Co. bought from Edgar J. Tracy, the 3-sty dwelling, 216 East 30th st, on lot 18.9x100, which he acquired in 1879.

39TH ST.—L. Tanenbaum, Strauss & Co. sold for Mrs. Josephine Lachat, the 3-sty dwelling, 214 West 39th st, on lot 20.6x98.9.

55TH ST.—Pease & Elliman sold for Mrs. Ellen M. Bannan, the 3-sty dwelling, 107 East 55th st, on lot 18.9x100.5, to Robert W. Goelet, who now controls a plot 125.5x108.9 at the northeast corner of Park av and 55th st.

2D AV.—Philip M. Schell has purchased the three 5-sty tenements, 787, 789 and 791 2d av, on plot 75 x 80, from the Hudson Mortgage Co., which acquired it recently for a client at auction in foreclosure proceedings for $59,250.

Manhattan—North of 59th St.

ARDEN ST.—Hensle Construction Co., Chas. Hensle, president, sold 21 Arden st, a 5-sty apartment house, on plot 27x100, to Mrs. N. K. Reed, who gave in part payment 18 West 128th st, a 3-sty dwelling, on lot 17.6x100.

79TH ST.—Russek & Klinger Realty Co. sold 229 East 79th st, a 4-sty flat, on lot 24.5x102.2.

79TH ST.—Julius Tischman & Sons bought from Henrietta A. Rosenblatt, the 3-sty dwelling, 192 East 79th st, 20 ft. west of the plot 60x102.2, acquired by them last week, from H. S. & S. O. Crystal.

80TH ST.—Louis Auerbach is reported to have sold 75 East 80th st, a 4-sty dwelling, on lot 20 x 82.2.

100TH ST.—D. H. Jackson Co. bought from Pauline Cohan, through Goodale, Perry & Dwight, the 6-sty apartment house, 14-16 West 100th st, on plot 40x100.11.

104TH ST.—Slawson & Hobbs sold for Joseph S. de Casanova, 305 West 104th st, a 3-sty dwelling, on lot 17x100.11.

107TH ST.—Goodale, Perry & Dwight sold for C. C. Hoge, the 5-sty residence, 324 West 107th st, on lot 25x100. The buyer gave in part payment, the 4-sty flat, 617 East 179th st.

108TH ST.—Lawyers' Mortgage Co. has sold the two 6-sty tenements, 315-317 and 319-321 East 108th st, each on plot 50x100.11.

8TH AV.—Ferdinand Nagel re-sold for Charles Martens, the 5-sty flat, 2364 8th av, on lot 25x100, to Anna M. Holstein.

Bronx.

AUSTIN PL.—Matthew B. Larkin sold the plot 50x100, in the west side of Austin pl, 323 ft. north of 144th st.

CHARLOTTE ST.—Belmar Holding Co. bought from the John J. Tully Co. the Seabury Theatre Building, on plot 100x101, at the southeast corner of Charlotte st and 170th st. The building contains a theatre and 11 stores.

KELLY ST.—Paul A. McGolrick bought from the Daily Realty Co. 878-882 Kelly st, two 5-sty apartment houses, on plot 76x100. He

gave in part payment the 5-sty flat 56 East 114th st, on lot 20x100.11.

POPLAR ST.—Charles R. Schliess sold the 3-sty dwelling, 50x100, in Poplar st, 100 ft. east of Home st.

135TH ST.—George Bockhaus sold to William Hoppman, the 3-sty building, 446 East 135th st, on lot 18x100, giving it in part payment for the 5-sty tenements, 176-184 18th st, on plot 200x100, Jersey City, N. J.

152D ST.—Alexander Selkin and David Mintz sold for William Rau 751 East 152d st, a 4-sty flat, on lot 25x111.

164TH ST.—Ida Brantman sold through Alexander Selkin 864 East 164th st, a 3-sty dwelling on lot 19x73.7, to D. A. Cook.

164TH ST.—B. Greenstone sold through Alexander Selkin to L. Sassmors the 2-sty dwelling 869 East 164th st.

211th ST.—City Real Estate Co. purchased from John B. Lozzari, the plot 72 x 100, in the north side of 211th st, 44 ft east of White Plains av. Hall J. How & Co. were the brokers.

BRONXDALE AV.—Van Nest Building Corporation sold the plot 50x100, on the north side of Bronxdale av, 25 ft. west of Morris Park av, to Henry F. Kroger, who owns adjoining property.

CLINTON AV.—The Clent Construction Co., Frank Willets, president, sold 2114 Clinton av, a 5-sty apartment house, on plot 43 x 100. The buyer gave in part payment the plot 50 x 100, on the east side of Prospect av, 125 ft north of 183d st.

COMMONWEALTH AV.—Desider Schoen has resold the plot, 69.6 x 103 at the southeast corner of Commonwealth av and 177th st, to Jennie E. Byrne. The seller recently purchased the property from the Macy Construction Co.

GRAND BOULEVARD AND CONCOURSE.—Ida M. Holland sold the plot 50 x 100, on the east side of Grand Boulevard and Concourse, 166 ft south of 188th st.

LAFONTAINE AV.—John F. Fetzer sold for Louis Roeth 2138 Lafontaine av, a 3-sty dwelling, on lot 25x100, and for Emil Geschwanner 419 East 160th st, a 3-fam. dwelling.

MARION AV.—John A. Steinmetz sold for Alfonso de Salvo to S. B. Steinmetz 2974 Marion av, a 2-sty dwelling on plot 50x100.

CITY ISLAND.—Henry B. Nevins, the shipbuilder, bought from the City Real Estate Co., through the Douglas, Robinson, Charles S. Brown Co., a large plot adjoining his yards, with a frontage of 100 ft on Long Island Sound and a depth of 400 ft.

Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold 1394 Dean st, a 2-sty dwelling, for Carry F. Severn to John R. Shoemer.

JEFFERSON ST.—Schnell Realty Co. sold the 5-sty flat, 27-29 Jefferson st, to John Weber, who took it in part payment for Pinkney Court, 151-159 West 140th st, Manhattan, reported sold last week.

UNION ST.—Realty Associates sold the plot 200.6x131, in the south side of Union st, 100 ft. west of Bedford av, to Charles A. Chase, who will build twelve 1-family dwellings; also sold the plot 75x100, on the east side of Hopkinson av, 100 ft. north of Livonia av, to the G. & I. Realty Co. for improvement with 4-sty tenements.

EAST 21ST ST.—Ruland & Whiting Co. and the Westwood Realty Co. sold the residence of Charles B. Smith, Jr., at 1104 East 21st st, on plot 50x100.

68TH ST.—B. J. Sforza sold for Katherine Andreoli the 1-family house, 1362 68th st, on lot 18.6x55.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 3-fam flat 370 Bay Ridge av, for William Seering.

CARLTON AV, ETC.—H. W. Rozell & Son have sold the following houses in the Hill section: 93 Carlton av for S. Mason; 94, 96 and 98 Carlton av for the Chelsea Realty Co.; 67 Adelphi st for Henry Maybohm; 256 Adelphi st for Mrs. Moody; 174 Clermont av for Prof. Slaffer and 192 Hall st.

GREENPOINT AV.—Eberhard Faber Pencil Co. bought from the Commonwealth Roofing Co. the four old buildings at 47-53 Greenpoint av, adjoining its plant. The purchase completes the ownership by buyer of the entire block bounded by Greenpoint and Kent avs, West and Franklin sts.

NEW UTRECHT AV.—I. Salzberg sold for the Paul Connelly Building Co. to I. Goldberg, the 2-sty building, now in course of construction, on the east side of New Utrecht av, 50 ft. from the northeast corner of 45th st, on plot 25x107xirreg.

ST. MARK'S AV.—Henry Pierson & Co. sold the 3-sty dwelling, 52 St. Mark's av, for A. C. Fred; and for Honora Giury, the dwelling 191 Park pl.

WASHINGTON AV.—The "Strathcona", a 6-sty elevator apartment, at 500 Washington av, has been sold by the Strathcona Construction Co. to the Donco Co., which gave in part payment the 20-acre estate of the late Alexander Gordon, on Rumson rd, near Seabright, N. J. Laurence & Laurence, as attorneys, represented the buyer, and the New York Title Insurance Co. the seller.

5TH AV.—Tutino & Cerny sold for Sophie Hofoller, the 4-sty building, 5303 5th av, on lot 19.10x100.

Queens.

LONG ISLAND CITY.—W. J. Hardgrove, brokerage manager of the Queensboro Corporation, announces the sale, for William Sierichs, of the plot 80x100, at the southeast corner of Broadway and 2d av.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on Union av to W. Freeman and 20x100, in Oxford pl to A. Thomas.

Rural and Suburban.

ELIZABETH, N. J.—The Standard Oil Co. of N. J. has sold to the Galena Signal Oil Co. of Pa., through Burton Thompson & Co., about 80,000 sq. ft. of property in the west side of South Front st. It is understood that this second purchase is for the purpose of establishment of tanks and for rail connection with other property recently purchased by the same company and reported in last week's Record and Guide.

GARWOOD, N. J.—New York Suburban Land Co. sold a plot 60x100 on Pine av to M. Waxman.

MANHASSET, L. I.—L'Ecluse, Washburn & Co. sold to L. Eickwort, Jr., a plot 90x124, on the main highway, directly opposite the house recently purchased by Charles B. Reade.

ROSLYN, L. I.—The Alexander Campbell Realty Co. has purchased from Stephen T. Rushmore, between 6 and 7 acres lying south of Roslyn, L. I. The buyer owns about 300 acres in this vicinity.

SCARSDALE, N. Y.—The Robert E. Farley Organization has sold a residence for John Q. Rankin, of Vancouver, B. C., in Colvin pl, Greenacres, to the present tenant.

SCARSDALE, N. Y.—In the tract being developed by the Model House Co., Fish & Marvin sold a property at the corner of Brewster and Fenimore rds to Miss May Derickson of Garden City, L. I.

LEASES.

Important Fourth Avenue Lease.

A. L. Reid & Company, importers and converters of white and cotton goods, for many years at 64-66 White street, have leased from the plans the store, basement and second floor of the building now being erected at 44-46 East 25th street, by the John M. Slattery Construction Company. The lease was negotiated by Stephen H. Tyng, Jr. & Company in conjunction with Pease & Elliman.

Queens Block Leased.

The Manhattan & Queens Traction Company leased through Burton Thompson & Company, from the Thomson Hill Land & Improvement Company, block 146, in the First Ward

In the "House That Jack Built"

there were no GAS PIPES—**they were not needed!** But in this greatest manufacturing and commercial community in the world both GAS PIPES and the inexhaustible supply of clean, trouble-saving and economical fuel that flows through them are a **vital need** to every efficient building, large or small.

Gas is a universal fuel! The variety of its uses is without limit! It is especially adapted to WORK in such a city as New York, where floor space is always at a premium and where scores of important industries are frequently tucked away on the floors of a single loft structure.

The New York building owner never knows when a prospective tenant will insist on having proper GAS facilities for his needs **before he will sign a lease.**

The wise builder puts in GAS PIPES **when he builds!** If he doesn't he may have to tear out walls and pull up floors to put them in afterwards.

Procrastination in installing GAS PIPES means **waste!** And it **never pays to be wasteful!**

Let one of our engineers talk with you. Just write to our **GAS APPLIANCE DEPARTMENT, General Office, No. 130 East Fifteenth St.,** or 'Phone **STUYVESANT 4901.**

"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

of the Borough of Queens, containing about sixty lots, facing on Queens Boulevard, between Honeywell and Buckley streets. The property will be used as a terminal yard for the temporary use of cars.

East Side Corner Leased.

A newly formed corporation, known as the 51 East 57th Street Company, with a directorate of George S. Brengle, Russell W. Todd and John Fine, is said to have leased the White estate property, at the northwest corner of 57th street and Park avenue, on plot 39x80.5. Nothing dennite regarding the deal could be learned yesterday.

New Trade for Prince Street.

Lincoln & Ulmer, cigar manufacturers, for many years in Warren street, have leased the nre-story building, 109-111 Prince street, northwest corner of Greene street, from Gordon Woodbury. The lessees will occupy four lotts and the sub-basement for their business. The brokers were L. Tanenbaum, Strauss & Company.

Physician in Old Calumet Club.

Dr. J. Wallace Beveridge has leased the one-time home of the Calumet Club, at the northeast corner of Fifth avenue and 29th street, for a physician's office. The property is four-stories high, on plot 49.5x100, and has been leased by Pease & Elliman.

Manhattan.

LEON S. ALTMAYER leased an apartment in 62 East 90th st to Henry Glucksman.

WM. S. ANDERSON CO. leased for Catherine C. Fallvey the dwelling, 116 East 81st st.

WM. D. BLOODGOOD & CO. have leased for the Burnol Fuel Corpn. part of the 1st loft in the Wendel Building, at the northwest corner of Broadway and 50th st, to the Gotham Vending Co., of 60 Broadway.

GEORGE BOCKHAUS CO. leased to the Hy-Grade Coal Co. 319 East 122d st, and to the Ford Roof Construction Co. of 160 5th av 102 East 126th st; also for Christian Dages the garage 171-173 East 122d st to the State Garage Co.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

ARCHITECT, supported by prominent New York lawyer doing largest real estate, wants partnership of well established New York architect. Box 550, Record and Guide.

PAINTER and Decorator desires connection with real estate office or real estate owner; first-class work at reasonable prices. Box 544, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, and December 10, 1910. We will pay 20 cents each for these numbers. This offer will expire on April 10' 1915. Record and Guide Company, 119 W. 40th Street.

The Columbia Storage Ware-Houses
COLUMBUS AVE 66th TO 67th STS. 90th ST AND AMSTERDAM AVE.
VAULTS FOR VALUABLES

Harry M. Moses, Auctioneer, will sell at public auction on **Tuesday, April 13, 1915,** a large stock of concrete stone lintels, sills and other concrete building material at 342 Cooper St., Brooklyn, N. Y. All very fine material and thoroughly seasoned. Full particulars next week's Record and Guide.

GEORGE A. BOWMAN leased for Benson & Co. the store and basement in 105 West 42d st to the Gramercy Chocolate Co. of 205 East 49th st.

BRETT & GOODE CO. leased for E. S. Willard & Co., as agents, the store at 45 Beaver st to the Blue Peter Cigarette Co., of 74 Beaver st.

GUSTAV BRITT leased the 3-sty dwellings, 239 West 4th st for George Jeremiah to John Langer, 262 West 12th st for B. C. Macintyre to Marie L. Koehler; 298 West 12th st for Mary E. Troup to Harriett Roy, and 91 Jane st for Archibald McInnes to Ellen Casey.

EDWARD W. BROWNING has leased offices in 110 West 40th st to the New York Metro Film Co.

CARSTEIN & LINNEKIN leased the 7th loft at 529-531 4th av to the Wright Illustrating & Engraving Co. of 381 4th av; in conjunction with Heil & Stern the 4th loft in 19-21 West 30th st to Jacobson & Danziger Co.; for Cross & Brown Co. offices in the U. S. Rubber Co. Building to W. V. Smith; at 347 5th av to Nussbaum & Hunold of 13 Maiden la and to Vought & Pons; at 329 5th av to Hector E. Lang and at 1161 Broadway to Morris Huebsch and E. D. Thornton.

JOHN J. CODY leased the store at 1007 Park av to Henry Seaman, of 457 4th av, for a general market.

CORN & CO. leased for Edward D. Harris, as receiver, the large corner store in 280 Broadway to the McCormick Co., men's clothiers and furnishers.

CROSS & BROWN CO. leased to H. Hicks & Son, fruiterer, the store and basement in 557 5th av. The rent of the premises has been held at $16,000 a year.

CROSS & BROWN CO. leased to the Jefferson Piano Co. the 3d floor in the northwest corner of 5th av and 142d st; also the plot 88-92 Mangin st to the Star Box & Lumber Co. of 152 West 15th st; the rear building at the southeast corner of 8th av and 56th st to Randolph Russell; office in 501 5th av to R. Hutchinson; and in conjunction with M. & L. Hess space in 40-42 East 22d st to Morris Hyman.

CROSS & BROWN CO. leased for Cornelia L. Wright to Adele de Lackner the private house 150 East 38th st; also offices in 30 East 42d st to James C. Mack, of 220 West 42d st; Wyckoff Pipe & Creosoting Co., of 50 Church st; Harvey Adrons & Mellus, C. S. Johann, of 50 Broad st, and Dr. J. Gulick; in 120 5th av to the Crockery Board of Trade of New York, of 149 Church st; for the Winants S. Burrows Co. the 2d floor at 116 Fulton st to E. F. Keller, of 108 Fulton st; and for the Douglas Robinson, Charles S. Brown Co., as agents, the entire building 157 East 35th st to Malcolm A. Niemsee.

DUFF & BROWN CO. leased for Mary A. Tone the building 659 West 180th st for the wholesale butter and egg business.

DOUGLAS L. ELLIMAN & CO. have leased another entire floor in the building under construction at 400 Park av, combining two apartments into one, and forming an apartment of 23 rooms and 7 baths to Mrs. John S. Kennedy. The lease of an entire floor in this building to Hon. R. A. C. Smith was reported last week.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the house now being constructed at 43 East 62d st to Thomas B. Scott; also apartments in 103 East 86th st to T. E. Tomlinson; in 149 East 61th st for Malcolm E. Smith, agent to Max L. Sand; and in 829 Park av, in conjunction with Wm. A. White & Sons, for Robert L. Burton to William A. Burton, and the parlor floor store in 20 East 48th st to "Le Chinonier."

HORACE S. ELY & CO. leased for the estate of Henry O. Havemeyer to Mrs. John E. Parsons, the residence at 853 Park av, at a rental of about $20,000 a year.

J. ARTHUR FISCHER leased to Frank Lampe the 3-sty building 355 2d av for a restaurant and cafe; also the store and basement in 632 3d av to Donato D'Ingrosso and the 1st loft in 342 7th av to Alexander Nickos.

EDWARD S. FOLEY & CO. leased dwellings for the Folsom Estate Agency at 339 East 19th st to Mrs. Louisa Mastermann; also 154 West 13th st for Mrs. M. E. Ritter to Dr. John F. Burke; 147 West 13th st for John Campbell to Mrs. Susan M. Barnes; 137 West 13th st for Elsie Deitrech to Mrs. Hannah Burns, and the store 153 6th av for Margaret Luthin to Peter Klenk.

JOHN FRANCIS SMITH leased for Morris Weinstein the building 559 West 48th st to Richard Barry.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for M. Cohen & Brothers Realty Co. 10,000 sq. ft. in 31-37 West 27th st to Pomeranz Brothers of 36 West 20th st.

M. M. HAYWARD & CO. have leased the 3d loft in 511 and 13 West 42d st to the Nypco Products Corporation, and the 7th loft in conjunction with Payson McL. Merrill to J. Livingston & Co., electrical contractors, of 70 East 45th st, completing the renting of the building.

M. & L. HESS (INC.) leased to the Katz Underwear Co., of Honesdale, Pa., part of the 6th floor in 230 5th av; the 3d loft in 10 Astor pl to Rich Brothers, and offices in 160 West 23d st to Dr. Andrew Egan, of 165 West 23d st.

M. & L. HESS (INC.) leased the 4th loft at 35-37 East 20th st, to the Apartment House Decorative Co.; the front part of the 7th loft at 40-42 East 22d st to Morris Hyman; the 4th floor at 42 Elm st to the Kitab Engraving Co, and the pent house at 12-14 West 32d st to the Lee Illustrating Co.

M. & L. HESS, INC., rented for the 230 5th Av. Corporation, Johnson Kahn & Co., the Broadway side of the 4th floor of the Victoria Building, at 230 5th av through to 1148-54 Broadway, to John M. Biggins of 39 West 32d st, resident buyer, at a rental aggregating $40,000; also leased offices 801-3 on the 8th floor of 17-21 East 22d st to J. G. Siarri, perfumes; and rooms 806-7 to T. Blumenthal, furniture; the store and basement at 95 5th av to Franken & Frank of 111 5th av; the store and basement at 39 West 17th st to the Lehman-Bleyer Paper Co., and the store in the building at the southeast corner of 110th st and Cathedral pkway to the Profit Sharing Groceries Co.

BUTLER, HILL & CO. leased to Frank M. Gabler, Inc., manufacturer of building material, the old parochial school, 112-120 Leroy st, on plot 68.9x100. The lessee retains an option to purchase.

EDWARD J. HOGAN and Wm. A. White & Sons leased to the American Linseed Oil Co. the entire 32d floor of the tower of the Woolworth Building.

HOPKINS & BOYD, agents for the estate of Mary G. Pinkney, leased to the Riverside Tennis Association a plot of ground in the north side of West 123d st, between Morningside dr and Amsterdam av, comprising 17 lots, which will be improved with 10 tennis courts and a club house.

EDGAR A. MANNING has leased the store in the recently remodeled building 22 West 50th st for Robert Friuenberg to Harry Symons, dealer in antiques.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the plot 1991 Broadway to C. H. Murphy for 3 years; also for Susie Scott Hall the 3-sty dwelling 56 Edgecombe av to Warren S. Low.

GEORGE W. MERCER & SON rented the building at 268 8th av with extension in rear of 270 8th av to the McConnell Art Press.

METROPOLITAN OPERA CO. leased from the New York Railways Co. and the 3d Av Railway Co., the 3-sty building 540 West 54th st, through to 533 West 53d st, for the storage of scenery.

NEHRING CO. leased for G. Slawson to the Texas Co. of 17 Battery pl the triangular plot at Broadway, 174th st and Wadsworth av for a gasoline station.

A. Q. ORZA, of the office of L. Porrino, leased the store and basement in 49 6th av to the Milan Importing Co. of 409 Bleecker st; also rented the 2d floor in 49 6th av, and the store and basement in 576 West Broadway to G. Molla.

PEASE & ELLIMAN leased for F. Dykeman the 1-sty garage 346-350 West 50th st to Charles Bayart; also for the State Construction Co., Keitt P. Walker, president, an apartment in 103 East 86th st to F. Maurice Newton; and for the Yekyl-Walker Corporation in 829 Park av to John Allen Locke, renewed the apartment lease of William H. Yawkey in 12 East 87th st, and that of Mrs. Edward McVickar in 829 Park av.

PEASE & ELLIMAN leased for Mrs. John A. Logan the 5-sty building 29 East 28th st to W. E. Morgan; also rented apartments in the building in course of construction at 1155 Park av for Eing & Bing to Mrs. Ella M. Barker; in 27 East 62d st to P. E. Bibily and in 244 Riverside dr to the Rev. Charles Herr.

PEASE & ELLIMAN rented for Mrs. David F. Goodnow, the 6-sty residence, 46 Riverside dr, to Elmer Enfield; also an apartment of 12 rooms and 4 baths, for the E. A. L. Park Av Corporation, in the building in course of construction at 525 Park av, to Mrs. James C. Thornton; an apartment in 850 Park av, for the 850 Park Av Corporation, George F. Johnson, president, to Benjamin Campbell, and for the Century Holding Co., offices in 25 West 45th st, to Miss Elsie Hiller.

PORTER & CO. leased for the estate of James R. Dougge to Dennis Slattery, the 4-sty dwelling, 304 Madison av, and for William Colgate to Ella Walsh, the 3-sty dwelling at 325 West 126th st, and for Laura J. Libby-Stilwell the 3-sty dwelling 72 West 126th st to Sarah Lawson.

LEWIS B. PRESTON, INC., leased offices in 377 Broadway, for the Estate of J. B. Haggin, to H. R. Rosenstein & Co., of 366 Broadway, the Mosler Safe Co., of 373 Broadway; J. Havey and the C. C. Diets Co.

GEO. R. READ & CO. and Charles F. Noyes Co. have leased for Henry Kroger the 6-sty building 138-140 Watts st to the German-American Specialty Co. of 80 Greenwich st.

HIRAM RINALDO leased for the City of New York, to the Morrisania Wagon Works, of 500 East 164th st, the building, 20 Eldridge st, formerly used as fire engine house.

G. SEIDE & SON and A. Simon leased for Mrs. Hannah Seide and Mrs. Anna F. Zalkin, 1235 and 1237 Av A, two 6-sty tenements.

JOSEPH F. SEITZ has leased the dwellings 747 Lexington av for George Wallen to Mrs. Tretbar; 777 Lexington av for E. Hirsh to Catherine Cody; 245 East 71st st for M. Youngling to Francis X. Walter; and 864 Lexington av for C. Finelite to Albert Guering.

SHAW & CO. leased for the Realty Purchase Sale & Trading Co. the store 363 West 125th st to Samuel S. Goldberg.

SHAW & CO. leased the store in 8 Cathedral Parkway to Jeanette Jackson and for the estate of Emily Chamberlain, the 4-sty dwelling, 125 West 136th st to Lotta Payne.

LOTON H. SLAWSON CO. leased space in 116-120 West 32d st to Moffat Yard & Co. for executive offices; in 110 West 34th st for Willard S. Burrows & Co. offices to Bosowinck & Cohen; and the store at 3657 Broadway to Edward Rosenberg.

LOTON H. SLAWSON CO. leased space in 116-120 West 32d st to the Maison Blanche Co., of New Orleans, for executive offices and showrooms.

THE TITLE GUARANTEE & TRUST CO. has leased to Kurz & Uren, Inc., the front office on the 2d floor of its building at 370 East 149th st, to be occupied for five years from May 1.

STEPHEN H. TYNG, JR., CO. leased at 34-36 West 46th st, in conjunction with Pease & Elliman, the westerly store and basement to William Hepner; in conjunction with Rob-

ert Brown, space on the 4th floor to L. Coletti & Co. of 546 5th av; on the 5th floor to A. V. Denniston and on the 3d floor to G. Emerick & Co. of 34 East 21st st; also at 230 5th av large space on the 6th floor to the Phoenix Glass Co. of 15 Murray st; at 25 East 26th st, for the Douglas Robinson-Charles S. Brown Co., on the 11th floor to the International Druggists & Chemists' Laboratories of 20 West 22d st; at 212 5th av, for the Echo Investing Co., on the 15th floor to Meier & Frank Co. of 31 Union sq, and for Carstein & Linnekin, at 341 5th av, on the 11th floor to Joseph E. Baer of 251 5th av.

VAN VLIET & PLACE leased the dwellings 61 Jane st to William Krier; 351 West 14th st to William Seaman; 353 West 14th st to Sarah Bird; 355 West 14th st to Mary Haughley and 309 West 45th st to Mary L. Guernsey.

CHARLES B. WALKER leased for the Graham estate to the Spiro & Kressburg Co. the 1st loft in 206-208 Canal st and the 3d loft to Feistyner & Waldman; space in 121-123 Canal st to the Ocean Slipper Co., and to E. N. Goodman; loft in 13-17 Crosby st to the German Paper Goods and Toy Co., and in 178 Centre st to C. Willnus Mfg. Co.

SIDNEY L. WARSAWER leased for the Stern & Saalsberg Realty Co., the store at 524 8th av, to Herman Wachtel, butcher, of 939 3d av.

THE H. M. WEILL CO. leased for the Lawyers Mortgage Co. the store at 136 West 34th st to Madam Misky; for the Butler estate the store at 149 West 34th st to J. J. Broido; for Klein & Jackson the building at 260 West 34th st to R. Walker; and for A. E. Stilger a floor at 259 West 34th st to M. J. Gordon.

JAMES N. WELLS' SONS have leased to the Mint Products Co. the 2d floor of 545-547 West 20th st, and the 3d floor in the same building, together with the corresponding floor in the adjoining corner building on 11th av, to the Oxzyn Co. of 126 11th av; also leased to Jacob Holober stores 122 and 124 11th av; at 449 West 28th st the ground floor, basement and 1st loft to Karl Vill; the upper half of 628 West 24th st to Comstock & Gest, Inc., of 104 West 39th st for the storage of scenery; to John H. Bright the stable 445 West 19th st; in 527-529 West 19th st ground floor space to William A. Donohue and to Hannah Hauser; and in 507-509 West 19th st the ground floor to Rafael del Castillo & Co.

WM. H. WHITING & CO. leased to the Fulton Press of 12 Dutch st, a portion of the 3d floor in 200-204 William st, at an aggregate rental of about $10,000.

Bronx.

JOHN A. STEINMETZ leased for Charles H. Weigle the 2-sty building on plot 40x100, at the southeast corner of Boston rd and 180th st, to Daniel Scocozzi for a hotel.

HENRY WENZEL, JR., leased, with an option to purchase, the 3-sty building at the northeast corner of Park av and 154th st, to the United Storage & Van Co.

Queens.

LEWIS H. MAY CO. leased cottages at Edgemere, for Emma Hatch, on Grandview av to Morris Golde; for Henry Merkle, on Harriman av to David Bernstein; and for K. E. Kuvaja on Beach av to Melville Regensburg.

LEWIS H. MAY CO. leased at Edgemere cottages on Ocean av to Bel Regensburg; for P. H. McCaffrey on Beach av to A. Schuvel; and for the Edgemere Realty Co. on the Boulevard to Morris Rickman.

Richmond.

POLIZZI & CO. leased for James S. Graham, for 10 years, the bathing privilege at Woodland Beach, adjoining Midland Beach, S. I.

Suburban.

A. E. R. REALTY CORPORATION, Charles L. Robinson, president, has leased to F. F. Proctor for ten years at an aggregate rental of about $200,000 the theater under construction in Gettys Square, Yonkers, N. Y. The H. H. Gibson Realty Co. negotiated the lease.

H. SCHUYLER CAMMANN leased for D. Carroll Harvey his cottage on the southeast corner of Beverly rd and Lindenmere dr, Merrick, L. I., furnished, for the summer to Robert J. Hare Powell.

COCKS & WILLETTS leased the Edwin W. Moorehouse at Glen Cove, L. I., to Allan Corey.

FISH & MARVIN leased, furnished, for the summer, the Edmund E. Sinclair property, "Oak Island," at New Rochelle, to Mrs. A. Howes Torrey; also for Richard T. Wainwright, his estate at Milton Point, Rye, to James H. Snowden of Hawesville, Kentucky; at Orienta Point, Mamaroneck, the "Stokes Cottage" for Mrs. Fitch Gilbert, Jr., to Harmon August of Cleveland, Ohio; and for the summer, furnished, a property near the Apawamis Golf Club to Alfred Liebmann.

JULIA BEVERLY HIGGENS leased for Mrs. J. T. Atterbury, her place at Mt. Kisco, N. Y., to George B. Hopkins.

JULIA BEVERLEY HIGGENS has leased "Grey Stone Farm" at Mount Kisco, N. Y., for Mrs. W. S. Montgomery to W. Fellowes Morgan, Jr.

PAYSON McL. MERRILL CO. leased the Browning property on Balmore and Charlemagne rds, Huntington, L. I., consisting of 10 acres, to James Moses.

HERBERT A. SHERMAN has rented for W. K. B. Emerson his country place on the Sound, at Rye, N. Y., with large house and garage, and grounds adjoining the American Yacht Club, to Charles C. Deming.

ESTATES OF TAPPAN ZEE (INC.) announce rentals at their Tarrytown development of the historic Philipse Manor House to Dr. William A. Bell; also to Herman Wunderlich, a residence on Kelburn av, and to Dr. S. B. Price a residence near the railroad station; also at Riverview Manor, the Bureau of Hudson River Real Estate, has leased a dwelling to C. S. Crooker; and at Philipse Manor the residence known as House No. 1 to Arthur S. Allen.

ALFRED E. SCHERMERHORN announces the following cottage rentals at Southampton, L. I.: For George H. Drew, Henry P. Fordham's cottage in First Neck lane to A. W. S. Cochrane; for Albert Gallatin, Mrs. Frederic H. Betts, "The Clovers" to Dr. J. Leeming Walker; for Mrs. W. Rosseter Betts, "The Mills" to Ten Broeck M. Terhune; for Alvin W. Krech, cottage in First Neck lane to Mrs. William P. Douglas; for Mrs. D. B. Kirby, "The Corners" at First Neck lane and Ox Pasture rd to Nelson Robinson; for Mrs. Lillian C. Raymond Mallock, "Ashton Moor" in First Neck lane to George C. Kobbe; for C. Elmer Smith cottage in Halsey's Neck lane to Justus Wallerstein; and for Mrs. Loretta L. Linsly, "Searest" in Toilsome lane to L. du Pont Irving.

OBITUARY

EDGAR H. MOTT, one of the largest property owners in Far Rockaway, with extensive interests in the Bayswater and Sunset sections, died at his home on Bayview av, aged sixty-six.

MICHAEL F. O'BRIEN, Brooklyn real estate lawyer, died at his home, 262 President st., aged forty-eight. He was a member of the Brooklyn Bar Association, the Brooklyn Democratic Club, the State Bar Association and the Brooklyn Club.

REAL ESTATE NOTES.

WILLIAM S. BAKER has moved from 149 Broadway to 74 Broadway.

NEHRING CO. has been appointed agent for 601 West 177th st.

PEPE & BRO. have been appointed agents for 487 West Broadway.

M. M. HAYWARD & CO. have been appointed agents for 148-150 West 98th st.

JAMES N. WELLS' SONS have been appointed agents for 507 West 27th st.

JOSEPH H. NASSOIT, of Calder, Nassoit & Lanning, has been elected a member of the Real Estate Board.

BURTON THOMPSON & CO. rented for the summer the Frank Hicks' place at Locust Valley, L. I.

LEON S. ALTMAYER placed for Abraham Schwab and M. B. Blumenthal a mortgage of $12,000 on 111 East 95th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 2316-2318 3d av by Morris Gumpel.

FLEISCHMANN CONSTRUCTION CO. has moved its offices from 5 East 42d st to 7-11 West 45th st.

CHARLES R. SCHLIESS was the broker in the recently recorded sale of 1028 East 165th st for Lottie S. Reynolds to Carrie B. Rubiender.

TITLE GUARANTEE & TRUST CO. loaned $50,000 on first mortgage to the Waterman Building Co., covering its 10-sty factory at 36 to 40 Fletcher st, for 3 years, at 5 per cent.

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SPECIAL ATTENTION GIVEN TO
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AND MANAGEMENT OF ESTATES

E. S. WILLARD & CO. have been appointed agents for the "Fortress" apartment house, at the northwest corner of Fort Washington av and 169th st.

SCHINDLER & LIEBLER were the brokers in the recently recorded sale of the 5-sty flat 533 East 82d st for Charles F. Klippert and others to Elizabeth L. Murray.

THE REGULAR MEETING of the West End Association will be held at the Hotel Ansonia on Monday evening, April 5, at half past eight o'clock.

EDMUND C. EASTMAN has severed his connection with Douglas L. Elliman & Co. to represent some New England capitalists in building operations.

GOODALE, PERRY & DWIGHT have been appointed agents by William T. Evans for the apartment houses "Wendolyn," at Riverside dr and 109th st, and "Cortlandt," 210 West 110th st.

EUGENE J. RUSHER has placed, for Thomas Bassil, a building loan of $5,500, at 5½ per cent., for four years, on property in the north side of 204th st, 130 ft. west of Webster av, to cover the erection of a 2-sty building.

F. OSBORNE SMITH is organizing an association of property owners to represent the Jerome avenue section of the Bronx with the object of hastening the completion of the rapid transit lines.

WALTER A. STEVENS, INC., and Wm. A. White & Sons, were the brokers in the recently recorded sales for the Broadway Savings Institution to the Oak Construction Co. of the tenements 332 East 125th st. and 551 West 125th st.

KNAP & WASSON CO. have been appointed agents for the following apartment houses: 518 West 164th st, 538 West 164th st, 601 West 156th st, 555 West 170th st, 815 West 179th st, 44 and 48 Dyckman av, 870 West 180th st, 885 and 889 West 180th st, 68 Northern av, 1400 University av and 1516 St Nicholas av.

TITLE was transferred last week by the Tangier Manor Corporation to 200 lots near Mastic, L. I., on the Great South Bay to the Enterprise Realty Co. of West Virginia. Four deeds of conveyance were filed at Riverhead with revenue stamps amounting to $300, indicating a consideration of $300,000, or about $1,154 per lot.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
Total No.	15[illegible]	180
Assessed value	$9,984,29[illegible]	$8,646,000
No. with consideration	23	19
Consideration	$1,621,968	$719,214
Assessed value	$1,923,000	$582,500
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	1,726	1,870
Assessed value	$97,260,510	$109,274,613
No. with consideration	294	192
Consideration	$12,978,992	$7,597,898
Assessed value	$13,429,750	$8,058,017

Mortgages.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
Total No.	83	101
Amount	$1,590,229	$2,103 619
To Banks & Ins. Cos.	22	21
Amount	$625,500	$620,500
No. at 6%	30	40
Amount	$348,829	$711,085
No. at 5½%	3	4
Amount	$76,000	$119,000
No. at 5%	30	28
Amount	$799,300	$442,500
No. at 4½%	.....	2
Amount	.....	$227,000
No. at 4%	.....	1
Amount	.....	$6,500
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	20	26
Amount	$366,100	$597,534
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	1,002	1,113
Amount	$22,577,900	$34,491,418
To Banks & Ins. Cos.	196	257
Amount	$8,799,682	$19,786,700

Mortgage Extensions.

	Mar. 26 to April 1	Mar. 27 to April 2
Total No.	49	43
Amount	$2,398,250	$1,675,500
To Banks & Ins. Cos.	15	17
mount	$862,250	$794,500
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	485	589
Amount	$21,369,543	$24,661,835
ToBanks & Ins. Cos.	163	176
Amount	$11,963,250	$13,925,450

Building Permits.

	1915 Mar. 27 to April 2	1914 Mar. 26 to April 3
New buildings	8	12
Cost	$2,189,500	$932,600
Alterations	$267,585	$210,776
	Jan. 1 to April 2	Jan. 1 to April 3
New buildings	108	126
Cost	$16,098,025	$11,595 290
Alterations	$3,079,204	$3,683,175

BRONX.

Conveyances.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
Total No.	113	123
No. with consideration	11	10
Consideration	$58,900	$124,533
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	1,464	1,468
No. with consideration	151	182
Consideration	$1,318,319	$1,890,489

Mortgages.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
Total No.	74	86
Amount	$1,034,400	$666,830
To Banks & Ins. Cos.	6	7
Amount	$513,800	$154,500
No. at 6%	30	31
Amount	$125,750	$179,599
No. at 5½%	13	13
Amount	$519,500	$96,400
No. at 5%	8	10
Amount	$101,500	$112,300
Unusual rates	.....	12
Amount	.....	$6,466
Interest not given	23	20
Amount	$287,650	$272,065
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	789	888
Amount	$6,368,194	$7,861,462
To Banks & Ins. Cos.	49	113
Amount	$1,385,550	$2,279,801

Mortgage Extensions

	Mar. 26 to April 1	Mar. 27 to April 2
Total No.	21	5
Amount	$605,700	$67,500
To Banks & Ins. Co.	10	2
Amount	$405,500	$43,500
	Jan. 1 to April 1	Jan. 1 to April 2
Total No.	217	206
Amount	$4,155,605	$3,643,300
To Banks & Ins. Cos.	52	31
Amount	$1,223 450	$858,000

Building Permits

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
New buildings	26	15
Cost	$547,350	$393,500
Alterations	$5,050	$25,820
	Jan. 1 to April 1	Jan. 1 to April 2
New buildings	245	192
Cost	$7,262,975	$4,180,455
Alterations	$196,735	$312,880

BROOKLYN.

Conveyances.

	1915 Mar. 25 to 31	1914 Mar. 26 to April 1
Total No.	412	462
No. with consideration	48	56
Consideration	$315,701	$234,535
	Jan. 1 to Mar. 31	Jan. 1 to April 1
Total No.	5,141	5,741
No. with consideration	547	644
Consideration	$2,800,131	$4,950,380

Mortgages.

	1915 Mar. 25 to 31	1914 Mar. 26 to April 1
Total No.	303	280
Amount	$1,257,481	$1,870,036
To Banks & Ins. Cos.	63	56
Amount	$367,250	$1,289,200
No. at 6%	158	155
Amount	$509,238	$389,026
No. at 5½%	103	66
Amount	$564,150	$274,200
No. at 5%	25	47
Amount	$102,250	$1,168,550
Unusual rates	.....	1
Amount	.....	$2,000
Interest not given	17	11
Amount	$81,843	$36,260
	Jan. 1 to Mar. 31	Jan. 1 to April 1
Total No.	3 676	3,885
Amount	[$12,899 021	$15,804 838
To Banks & Ins. Cos.	553	763
Amount	$3,302,441	$6,233,500

Building Permits.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
New buildings	111	83
Cost	$1,079 700	$770,000
Alterations	$73,197	$80,235
	Jan. 1 to April 1	Jan. 1 to April 2
New buildings	1,234	1,016
Cost	$9 739,485	$10,275,685
Alterations	$940,864	$672,114

QUEENS.

Building Permits.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
New buildings	97	203
Cost	$272,286	$563,575
Alterations	$19,285	$16,662
	Jan. 1 to April 1	Jan. 1 to April 2
New buildings	1,070	1,054
Cost	$3,573,611	$4,366,087
Alterations	$218,999	$247,810

RICHMOND.

Building Permits.

	1915 Mar. 26 to April 1	1914 Mar. 27 to April 2
New buildings	27	41
Cost	$27,493	$41,384
Alterations	$12,999	$4,042
	Jan. 1 to April 1	Jan. 1 to April 2
New Buildings	171	163
Cost	$405,173	$276,450
Alterations	$30,449	$48,202

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

EDWARD V. ARRAS.—632 6th av, 838-87, 4-sty tenement 24.8x60, $110,000.

SAMUEL A. BEERS.—373-375 Broadway, 175-30, 29, 6-sty loft, 49.11x150.3, $271,500; 682 Broadway, 530-7, 10-sty loft, 29x130xirreg, $263,-500; 101 Bleecker st, 533-37, 5-sty loft, 25x125, $40,000; 7 East 17th st and 10 East 18th st, 846-8, 8-sty loft, 32.6x82.1xirreg, $273,500.

WILLIAM F. BRINTZINGER.—543 West 175th st, 2131-35, 2-sty dwelling 18x78.8, $9,000, and 873 Columbus av, 1838-62, 5-sty tenement, 25x80, $31,666.

WILLIAM CUTTING, JR.—538 10th av and 461-467 West 40th st, 1050-1, 1½, 4-sty ten and 5-sty loft, 29.5x100, $50,000; 463 West 42d st, 1052-6½, 4-sty ten, 20x100.5, $18,000; 433-455 West 42d st, 1052-15, 4-stv loft, 50x100.5, $50,-000; 95 Chambers st and 77 Reade st, 149-11, 5-sty bldg, 27.3x74.5xirreg, $145,000; 437-439 West 42d st, 1052-13, 5-sty bldg, 50x75, $65,000; 465 West 42d st, 1052-8, 4-sty ten, 20x100.5, $18,000; 467 and 469 West 42d st, 1052-5 4½, two 4-sty ten, each 20x100.5, each $18,500; 472 West 43d st, 1052-60½, 3-sty bldg, 20x100.5, $16,000; 568-570 10th av, 1051-53, 62½, two 4-stv ten, each 18.9x80, each $19,000; 580, 582, 584, 586, 588 and 590 10th av, 1052-2½, 3, 4, 64, 63, 62½, six 4-sty ten, each 20.1x80, each $17,000.

MARTIN DERX.—112 East End av, 1581-28, 3-sty dwelling, 16.10x82, $9,500.

JOHANNA FITZSIMMONS.—17 West 100th st, 1836-24, 5-sty tenement, 24.6x100.11, $21,000.

ELIZABETH LAW.—16 East 77th st, 1391-63, 4-sty dwelling, 25x102.2, $105,000.

REBECCA LEVI.—124 East 76th st, 1410-63½, 3-sty dwg, 17x102, $20,500.

CATHERINE M. LYNCH.—69 West 92d st, 1206-7, 3-sty dwelling, 20x100.8, $18,000.

EMMA MEIER.—543 8th av, 761-32, 4-sty dwg, with store, 21.3x75, $39,500; 709 9th av, 1058-32, 5-sty dwg, with store, 25.1x100, $35,000.

JAMES MOORE.—338 2d av, 925-69, 4-sty dwg, 22.1x90, $20,000.

WILLIAM H. McDERMOTT.—323 West 84th st, 1246-23, 4-sty dwg, 18x102.2, $23,000.

GEORGE F. MOORE.—30 Hamilton ter, 2050-76, 3-sty dwg, with 2-sty ext, 16x100, $15,000.

MARY C. ROBERTSON.—636 8th av and 264-266 West 41st st (s e c 8th av and 41st st), 1012-61-61¼-61½, one 4-sty and two 3-sty bldgs, 24.9x 100, $75,000.

STEALY B. ROSSITER.—759 St. Nicholas av, 2063-29½, 4-sty dwg, 20.5x92.5, $16,000.

FREDERICK W. SALTZIEDER.—147 West Broadway, 147-17, 5-sty loft, 25.3x50, $40,000; 772 11th av, 1082-61¼, 4-sty ten, 20x72, $10,-000; 774 11th av, 1082-61, 4-sty ten, 20.5x72, $15,000; 200 Wooster st, 534-1, 3-stv bldg, 25x 50, $17,000; 324 West 108th st, 1892-60, 5-sty dwg, 21.6x60, $40,000; 323 4th av, 880-1, 3-sty bldg, 20x83, $90,000.

CATHERINE I. VAN BENSCHOTEN.—713-717 Greenwich st, 632-36, 38, three old 4-sty ten, northwest corner Charles st, 58.4x46, $15,000.

ANNA C. WEBSTER.—200 East 2d st, 398-39, 5-sty ten, 30x67.11, $20,000; 18 Av B, 398-38, 4-sty ten, 23.7x50, $30,000; 20 Av B, 398-37, 4-sty ten, 20.7x50 $16,000; 22 Av B, 398-36, 3-stv ten, 22.11x50, $18,000; 872 West End av, 1874-64, 4-sty dwg, 20x80, $25,000.

MATILDA ZITZLSPERGER.—433 East 82d st, 1562-19, 5-sty flat, 25x102.2, $17,500; 435 East 82d st, 1562-20, 5-sty flat, 25x102.2, $18,-500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Although auction room offerings for the coming week will be limited in number, a number of choice properties, principally West Side dwellings and apartment houses, are scheduled to be sold at foreclosure. Another Special Sales Day on Thursday will present a number of voluntary offerings in Manhattan, Brooklyn, the Bronx, Yonkers and Seabright, N. J. Included among them is the six-story loft building at the southeast corner of Washington and Duane streets and the five-story residence, 342 Riverside drive.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 2, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

11TH st, 75-7 W, see 6 av, 148-50.

18TH st, 3-5 W, ns, 135 w 5 av, 49.4x92; 8-sty bk loft & str bldg; due, $183,483.29; T&c, $27.70; withdrawn.

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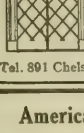
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Auction Sales—Manhattan (Continued)

30TH st, 25 W, ns, 390 w 5 av, 20x98.9, 4-sty stn tnt & str; due, $55,589.99; T&c, $——; withdrawn.

31ST st, 120-2 W (*), ss, 245 w 6 av, 40 x123.6x40.10x115.5, 7-sty bk loft & str bldg; due, $135,879.61; T&c, $1,273.40; County Holding Co. 105,000

53D st, 141-3 W (*), ns, 300 e 7 av, 37.6 x100, 2-4-sty & b stn dwgs; due, $31,515.83; T&c, $1,241.10; Metropolitan Life Ins Co. 30,000

54TH st, 223-29 E, ns, 200 w 2 av, 125x 100.5, 2 & 3-sty bk bldgs of brewery; adj April6.

56TH st, 216 W, see Bway, 1744-8.

95TH st, 303-5 E (*), ns, 100 e 2 av, 37.6 x100.8, 6-sty bk tnt & strs; due, $34,372.46; T&c, $721.40; N Y Produce Exchange. 30,000

96TH st, 15 W (*), ns, 240 w Central Park W, 20x100.11, 5-sty stn tnt; due, $24,-681.76; T&c, $752.52; Frederic de P Foster et al trstes. 20,000

107TH st, 323 E (*) ns, 350 e 2 av, 25x 75, 5-sty bk tnt & strs; due, $18,095.33; T &c, $538.90; Jno M Bowers. 17,000

109TH st, 169-71 E (*), ns, 207.6 w 3 av, 37.6x100.11, 6-sty bk tnt & strs; due, $3,-366.33; T&c, $50; sub to mtg $36,000; Saml I Posen et al. 38,500

119TH st, 86 W, see Lenox av, 170-8.

Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj April1.

Lenox av, 170-8, sec 119th (No 86), 100.11x85, 8-sty bk tnt & strs; due, $210,-197.02; T&c, $2,285.55; adj Apr16.

6TH av, 148-50, nec 11th (Nos 75-7), 42.6 x69, 2-3-sty bk tnts & strs; also 7TH AV, 47, es, 133.8 s 14th, 15.5x100, 5-sty stn tnt & str; partition; adj sine die.

7TH av, 47, see 6 av, 148-50.

HENRY BRADY.

Academy st (*), nwc Post av, 100x100, vacant; due, $16,548.92; T&c, $2,536.78; Wm H Ralston. 19,000

Orchard st, 23 (*), ws, abt 135 n Canal, runs n17.5xw79xn xw23.2x56xe23.1xn—x e79 to beg, 5-sty bk tnt & strs; due, $11,-058.70; T&c, $179.08; sub to 1st mtg $25,-000; Abr J Dworsky. 29,000

22D st, 411 W, ns, 83.4 w 9 av, 16.8x98.9, 5-sty bk tnt; sub to a mtg $12,000; Christopher J Sparks. 12,725

28TH st, 132 E (*), ss, 60 e Lex av, 20x 74, 3-sty bk laundry, 1-sty ext; due, $3,-696.41; T&c, $100; sub to 1st mtg $17,000; Rose T Kirk. 17,495

109TH st, 117-9 E (*), ns, 155 e Park av, 50x100.11, 6-sty bk tnt & strs; due, $9,133.98; T&c, $211; sub to mtg $50,000; Anna S Stemme et al. 58,937

Amsterdam av, 1491 (*), es, 125 n 133d, 25x100, 5-sty bk tnt & strs; due, $5,471.10; T&c, $496.40; sub to pr mtg $20,000; City Real Estate Co. 21,100

Post av, nwc Academy, see Academy st, nwc Post av.

7TH av, 2530 (*), ws, 80.6 s 147th, 19.5x 100, 5-sty bk tnt & strs; due, $15,914.48; T &c, $229.95; Metropolitan Savings Bank. 15,000

BRYAN L. KENNELLY.

109TH st, 236 E (*), ss, 175 w 2 av, 25x 100.10, 5-sty bk tnt & strs; due, $18,591.27; T&c, $1,293.63; Walter A Burke, trste. 19,000

118TH st, 58 E (*), ss, 120 e Mad av, 20 x100.11, 5-sty bk tnt; due, $15,125.71; T&c, $551.30; Susan Tuckerman. 14,000

138TH st, 221 W (*), ns, 246.6 w 7 av, 32x99.11, 3-sty & b stn dwg; due, $13,-824.51; T&c, $185; Wm Rankin. 12,500

JACOB H. MAYERS.

30TH st, 437-9 W (*), ns, 325 e 10 av, 50x109x50.2x104.10, 2-5-sty bk tnts; due, $34,449.47; T&c, $2,007; Mary B Scott. 33,000

119TH st, 118 W (*), ss, 253 W Lenox av, 18x100.11, 3-sty & b stn dwg; due, $12,-753.85; T&c, $141.50; Equitable Life Assurance Soc of the U S. 12,000

SAMUEL MARX.

8TH st, 405 E, see Av D, 112-4.

131ST st, 202 W (*), ss, 75 w 7 av, 16.8x 99.11, 3-stv & b stn dwg; due, $9,948.29; T &c, $340; Sheldon Leavitt et al. 7,500

Av D, 112-4, nec 8th (No 405), 47.6x77, 6-stv bk tnt & strs; due, $20,658.56; T&c, $136.80; E May Koch, a party in interest. 56,000

D. PHOENIX INGRAHAM.

Greene st, 80-2 (*), es, 51 s Spring, 50x 100, 5-sty bk str; due, $62,212.86; T&c, $1,-246; Bank for Savgs in City N Y. 40,000

SAMUEL GOLDSTICKER.

188TH st W, swc Amsterdam av, see Amsterdam av, swc 188th.

Amsterdam av, swc 188th, 94.10x100, vacant; due, $32,582.40; T&c, $——; Napoleon Constn Co et al. 30,000

Total	$637,757
Corresponding week 1914	732,747
Jan 1, 1915 to date	11,126,676
Corresponding period 1914	9,561,342

Bronx.

The following are the sales that have taken place during the week ending April 2, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Carpenter av, 4566 (*), es, 125 s 240th, 25x100; due, $3,390.22; T&c, $317.53; Francis U Johnstone trste. 3,125

McLean av, ss, 28.8 e Verio av, 101.7x 110.11x100x128.4, vacant; due, $3,952.63; T &c, $50; Peter F O'Hara. 5,600

Pleasant av or Olinville av, 3642 (*), e s, 368.5 s 216th, 33.6x95.1; due, $2,743.20; T&c, $750; Foster L Haviland trste. 3,000

Parcel of Land (*), beg at a point 102.10 w Trinity av and 153.8 s 160th, runs w47.7 xs52.1xe47.7xn52.1 to beg, vacant; due, $10,604.85; T&c, $——; sub to mtg $28,000; Jefferson Holding Co. 28,500

BRYAN L. KENNELLY.

137TH st, 630 E (*), ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & strs; due, $29,016.68; T&c, $399.35; Mary E Townley. 5,000

Bristord av (*), ws, 95.6 n 182d, 56.8x 71.11x65.10x61.9, vacant; due, $4,156.20; T &c, $88.50; Harlem Savings Bank. 3,500

CHAS. A. BERRIAN.

Creston av, 2011 (*), ws, 118.10 n 179th, 19x100, 3-sty bk dwg; due, $7,597.10; T& c, $250; Eliz Gifford. 6,000

Morris Park av, 622 (*), ns, 1431.11 e Walker av, 25.2x189x28.6x202.1; due, $5,-245.57; T&c, $384.50; Ellen Fitzgerald. 4,000

JAMES J. DONOVAN.

Crotona Park N, 739 (*), ns, 73.2 e Clinton av, 23x100, 2-sty fr dwg; due, $4,-696.90; T&c, $256.60; Martha L Tree. 5,000

261ST st, 277 W, ns, 47.2 e Fieldstone rd, 45.7x92.10x44x100.11, 2-sty & bk dwg; due, $5,008.57; T&c, $392.32; Helfand & Abel. 5,650

Leggett av, 922 (*), ws, 40 n Kelly, 40 x110, 4-sty bk tnt; due, $4,416.06; Katharina Elias. 4,500

HENRY BRADY.

148TH st, 527 E (*), ns, 299.2 w St Ann's av, 37.10x84.9, 5-sty bk tnt; due, $8,479.91; T&c, $112; sub to 1st mtg $26,000; Katharina Bothner. 28,500

JAMES L. WELLS CO.

214TH st E (*), ns, 156 e White Plains rd, 25x125; due, $1,369.61; T&c, $157.62; May McDonald. 5,000

HERBERT A. SHERMAN.

Bryant av, es, 225 n Lafayette av, 50x 100, vacant; due, $3,001.62; T&c, $38; Edw J McCabe. 2,500

GEORGE PRICE.

Odell st (*), nec St Raymonds av, 22.7x 103; due, $1,622.45; T&c, $109.84; Minnie Westervelt. 300

St Raymonds av, nec Odell, see Odell, n ec St Raymonds av.

Total	$110,175
Corresponding week 1914	130,250
Jan 1, 1915 to date	1,580,406
Corresponding period 1914	1,478,105

Brooklyn.

The following are the sales that have taken place during the week ending March 31, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE.

ESSEX ST, ws, 260 n Arlington av, 20x100; Aaron Cohen 3,025.00
LEONARD ST (*), nwc Withers, 25 x80.10; Jno A Brooks 6,100.00
WITHERS ST (*), ns, 300 e Lorimer, 18x170.5xirreg; Jno L Witte..... 100.00

WILLIAM J. McPHILLIAMY & CO.

BALTIC ST, ss, 200 e Smith, 25x100; withdrawn .....
CLINTON ST, nwc Hamilton av, — x72.5 to Huntington, x24x—; Henry P Jouneay 7,850.00
OVERBAUGH PL, 106; withdrawn .....
PROSPECT PL (*), ns, 158.4 e Nostrand av, 20.10x80.7; also PROSPECT PL, ns, 250 e Nostrand av, 50x100; Maria F Ogden 32,625.00
16TH ST (*), ns, 143 w 7 av, 46.6x 100; Erwin L Stratton 3,850.00
52D ST, ns, 312 w 3 av, 18x100.2; Herbert E Biele 2,550.00
55TH ST (*), nwc 4 av, 95x100; Thos H Hoffron 76,200.00
72D ST, sws, 145.10 nw 6 av, 20x100; adj April 27 .....
73D ST, nes, 424 se 10 av, 28x100; Jas M Bovard 4,360.00
79TH ST (*), ns, 192.6 w 14 av, 18.6x 100; Jennie S Mason 3,500.00
79TH ST (*), ns, 174 w 14 av, 18.6x 100; same 3,500.00
79TH ST, ss, 215.1 e 2 av, 33.2x70.3; adj April 27 .....
79TH ST, ss, 151 e 2 av, 30.4x67; adj April 27 .....
ATLANTIC AV, ss, 200 e Howard av, 25x100; withdrawn .....
EASTERN PKWAY EXT (*), ss, 42.11 e Dean, 66.8x24.1x irreg; Henry Miles & Sons 3,000.00
E NEW YORK AV, ns, bet Buffalo av & President, lot 9; Louis Levin..... 2,790.00
HAMBURG AV, ws, 140 n Halsey, 20 x100; withdrawn .....
LIBERTY AV, swc Alabama av, 25x 100 adj April 16 .....
5TH AV, nwc Ovington av, 37.2x112.10; Title Guarantee & Trust Co; April 27 .....

JAMES L. BRUMLEY.

BRISTOL ST (*), es, 150.1 s East N Y av, 37x100; Shetland Co 16,500.00
LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Saml A Dunn 3,335.00
STERNG PL, ns, 75 e Buffalo av, 50x127.9; Louis Levin 1,600.00
E 89TH ST (*), ns, 140 e Av M, 40x 100; JOHN ST, ses, 108 sw Davis av, 22x210 to Sand Bay; Walter Bishop 1,075.00
ATLANTIC AV (*), nwc Franklin av, 82.10x101.9; Peoples Trust Co 7,900.00
CLINTON AV (*), ws, 100 s Lafayette av, 22x200 to Vanderbilt av; Eleonor L Grimes 3,750.00
FLATLANDS AV (*), swc E 88th, 200x 147.4; Caroline Mayne extrx 3,500.00

GREENE AV (*), ns, 175 e Grand av, 26x100; Edw Knaus et al 10,100.00
NATHANIEL SHUTER.
BERGEN ST, ns, 215.6 e Rogers av, 20x100; adj April 21..... —
CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9x irreg; adj April 13..... —
COOK ST, ns, 143.6 e Morrell, 31.6x100; Henry Rosenthal 18,900.00
PENN ST (*), ses, 388 sw Bedford av, 20x100; Eliz Donnelly 5,000.00
E 18TH ST, ws, 180 n Johnson rd, 20x100; adj April 13 ..... —
3D AV, es, 75 s President 18.9x70; Martha Renz 3,600.00
3D AV, es, 93.9 s President, 18.9x70; Martha Renz 3,750.00
3D AV, es, 112.8 s President, 18.9x70; Martha Renz 3,750.00
3D AV, es, 131.3 s President, 18.9x70; Martha Renz 5,550.00
5TH AV, es, 33.6 s 52d, 41.8x100; Philip J Reilly 6,800.00
LOT 51, Block 7344, Sec 22; Walter M Hayes 855.00
JOSEPH P. DAY.
VESTA AV, sec Riverdale av, 240x100x irreg; E D Bechtel..... 9,100.00

Total $245,640.00
Corresponding week 1914 ..... 160,812.00

VOLUNTARY AUCTION SALES.

Manhattan.

M. MORGENTHAU, JR., CO.

APR. 5.
AMSTERDAM AV, 1967-71, es, 50 s 158th, 50x100, 6-sty bk tnt (vol).

BRYAN L. KENNELLY.

APR. 7.
AMSTERDAM AV, 1930, ws, 49 s 156th, 25x100, 3-sty bk tnt & str (vol).

JOSEPH P. DAY.

APR. 8.
113TH ST, 223 W, ns, 166.8 w 7th av, 16.8x100.11, 3-sty & b bk & stn dwg, with 2-sty ext in rear (exrs).
AMSTERDAM AV, 2184, ws, 50 n 168th, 25x100, 4-sty bk tnt & str (exrs).
AMSTERDAM AV, ws, 74.11 n 188th, 25x100, vacant (vol).
RIVERSIDE DR, 342, es, 58.11 n 106th, 22x89, 5-sty & b stn dwg (vol).

Bronx.

BRYAN L. KENNELLY.

APR. 7.
PROSPECT AV, 2444, es, 440 n 187th, 20x98.5, 2-sty & b bk dwg (vol).

JOSEPH P. DAY.

APR. 8.
198TH ST, 270 E, ss, 105.7 w Bainbridge av, 25x98, 2-sty & b bk & fr dwg (vol).
HEATH AV, swc Summit pl, 25x90.2, vacant (exrs).

Brooklyn.

JOSEPH P. DAY.

APR. 8.
PENN ST, 93, ns, 75 w Bedford av, 18.6x100, 3-sty & b bk & stn dwg (vol).
JEFFERSON AV, swc Franklin av, 125x100, 6-sty bk & stn tnt (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APR. 3.
No Legal Sales advertised for this day.

APR. 5.
14TH ST, 316 & 318 E, ss, 172.6 e 2 av, 45x103.3; Jas W Halstead, trste—Henry Rosenstein et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jas C Meyers (R); due, $68,291.73; T&c, $1,981.40; Joseph P Day.
20TH ST, 563 W, see 35th st, 217-9 W.
25TH ST, 217-9 W, ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; 8TH AV, 783, ws, 57.9 s 48th, 25.1x100, 3-sty bk tnt & strs; 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; 9TH AV, 500, sec 38th (Nos 354-58), 24.9x100, 5-sty bk tnt & strs; 11TH AV, 502-4, nec 29th (563), 49.4x55, 2-4-sty bk tnts & strs; Sheriff's Sale of all right, title, &c, which Helena M Richter had on Oct 30, 1914 or since; Ferguson & Ferguson (A), 41 Park Row; Max S. Grifenhagen, sheriff; Daniel Greenwald.
38TH ST, 250 W, sec 35th st, 217-9 W.
38TH ST, 354-8 W, see 35th st, 217-9 W.
83TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, $43,259.99; T&c, $2,818.40; mtg recorded Dec 28,1909; M Morgenthau, Jr, Co.
111TH ST, 203-5 W, ns, 100 w 7 av, 50x100.11, 6,-sty bk tnt; German Savgs Bank in City of N Y—United Boros Real Estate Co et al; Meyer Auerbach (A), 42 Bway; Gilbert H Montague (R); due, $63,145.37; T&c, $1,547.40; Joseph P Day.
141ST ST, 239 & 241 W, ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; Chas B McClain—Inter City Land & Securities Co et al; Henry W Kennedy (A), 66 Bway; Jos D Kelly (R); due, $7,-414.09; T&c, $2,000; sub to mtg of $50,000; Henry Brady.
152D ST, 625 W, ns, 375 w Bway, 25.5x199.10, 2-sty fr dwg Hugo H Piesen—Annie M Kelly et al; Bernard Fliashnick (A), 302 Bway; Orson A Raynor (R); due, $10,695.51; T&c, $399.82; Joseph P Day.

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(Legal Sales, Manhattan, Continued.)

AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.

8TH AV, 783, see 35th st, 217-9 W.
9TH AV, 500, see 35th st, 217-9 W.
11TH AV, 302-4 W, see 35th st, 217-9 W.

APR. 6.

112TH ST, 212 W ss, 150 w 7 av, 17x100.11, 3-sty & b stn dwg; City Real Estate Co—Mary sty & b stn dwg; City Real Estate Co—Mary Sterek et al; Harold Swann (A), 176 Bway; Theodore Sutro (R); due, $10,914.26; T&c, $200.15; Bryan L Kennelly.

120TH ST, 117 W, ns, 250 w Lenox av, 20x110.11, 3-sty & b stn dwg; City Real Estate Co—Randegg Realty Co et al; Harold Swann (A), 176 Bway; Jno Gruenberg (R); due, $10,-144.52; T&c, $712.25; M Morgenthau, Jr, Co.

WEST END AV, 318, es, 82.4 n 70th, 19.10x80, 4-sty & b stn dwg; Greenwich Savgs Bank—Mary E Gardiner et al; E Aymar Sands (A), 49 Cedar; Chas H Murray (R); due, $33,479.30; T&c, $672.80; Joseph P Day.

7TH AV, 2255, es, 50 s 133d, 24.11x100, 5-sty bk tnt & strs; same—same; Action 2, same (A); same (R); due, $20,280.61; T&c, $1,161.-10, Joseph P Day.

APR. 7.

101ST ST, 13-9 E, ns, 100 w University pl, runs w.f.6.6x100xe25.5xne21.1xe75.3xs81.9 to beg; 6-sty bk tnt; Continental Trust Co—Maynard Constn Co et al; Zabriskie, Murray, Sage & Kent (A), 49 Wall; Jno H Rogan (R); due, $24,408.15; T&c, $2,160.00; Joseph P Day.

162D ST, 615 W; nec Ft Washington av, 184.10 xe8.8x151.10x98.11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 165 Bway; Geo J Gillespie (R); due, $211,256.22; T&c, $403; Joseph P Day.

172D ST, 505-5 W, ns, 100 w Ams av, 43.10x44.6, 5-sty bk tnt; Union Bank of Bklyn—Albt London et al; Jos G Deane (A), 49 Bway; Carl Eitermann (R); due, $26,858.04; T&c, $——; sub to mtg $25,000; Joseph P Day.

FT WASHINGTON AV, nec 162d, see 162d st, 615 W.

APR. 8.

DUANE ST, 196-8, see Washington, 305.

WASHINGTON ST, 305, see Duane (Nos 196-8), 25.8x80, 6-sty bk tnt & str bldg; Estner G O Sullivan—Vincent A Clark et al; Wm E O Sullivan—Vincent A Clark et al; Wm E O Sullivan—Vincent A Clark et al; Wm E O Millard & J J Karbry O Kenneuy (A), 99 Nassau; Fredk M Harris (R); partition; Joseph P Day.

135TH ST, 495 W, see Amsterdam av, 1519-23.

175TH ST, 604-10 W, ss, 100 w St Nicholas av, 100x240.10, 2-5-sty bk tnts; Ellen A Stewart et al—Monaton Realty Investing Corpn et al; Ronald K Brown (A), 320 Bway; Arthur S Luria (R); due, $82,606.15; T&c, $566.80; sub to 4 pr mtgs aggregating $104,000; D Phoenix Ingraham & Co.

AMSTERDAM AV, 1519-23, nec 135th (No 455), 56x100, 6-sty bk tnt & strs; Mary E Horton—Monaton Realty Investing Corpn et al; Ronald K Brown (A), 320 Bway; Arthur S Luria (R); due, $14, 986.55; T&c, $2,685.00; sub to 2 pr mtgs aggregating $125,000; D Phoenix Ingraham & Co.

APR. 9.

ESSEX ST, 27½, ws, 50 n Hester, 25x43.9x25x 43.6, 6-sty bk tnt & strs; Alice E Sloane—Mary O'Neill et al; Mitchell & Mullan (A), 55 Liberty; W Russell Osborn (R); due, $5,846.01; T&c, $388; sub to 1st mtg $10,000; Joseph P Day.

120TH ST, 141 W, ns, 237 e 7 av, 20x100.11, 3-sty & b stn dwg; N Y Life Ins Co—Julia Brownoid; Geo W Hubbell (A), 346 Bway; J Hampden Dougherty (R); due, $16,582.15; T&c, $440.80; mtg recorded June 9, 1899; Bryan L Kennelly.

188TH ST, W, es, 100 w Ams av, 175x95, vacant; Geo H Montrose—Max Hirsch et al; Arthur Knox (A), 198 Bway; Michl J Mulqueen (R); due, $9,413.47; T&c, $625; Joseph P Day.

MADISON AV, 1935, es, 44 n 124th, 22x85, 3-sty stn tnt & str; Henry L Cannann—Fannie L T Hubbard et al; Lauer, Strong & Whitehead (A), 43 Wall; Martin J Keogh, Jr (R); due, $18,578.64; T&c, $566.80; M Morgenthau, Jr, Co.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC., REQUIRED BY THE ACT OF AUGUST 24, 1912, OF

Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for April 1, 1915.

Editor—None.

Managing Editor—A. K. Mack, 119 West 40th Street, New York City.

Business Manager—W. C. Stuart, 119 West 40th Street, New York City.

Publisher—Record and Guide Co., 119 West 40th Street, New York City.

Owners—F. W. Dodge Co., 119 West 40th Street, New York City.
F. W. Dodge, Pres., 119 West 40th Street, New York City.
F. T. Miller, Sec. and Treas., 119 West 40th Street, New York City.

Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,
F. T. MILLER, Sec. and Treas.

Sworn to and subscribed before me this eleventh day of March, 1915.

HENRI DAVID.

Notary Public, New York County, No. 849, Register's No. 6151. Certificate filed in New York County. (My commission expires March 30, 1916.)

1ST AV, 635, ws, 98.9 s 37th, 24.8x80, 5-sty bk tnt & strs; Jos W Dougan—Martha Casner et al; Holm, Whitlock & Scarff (A), 35 Nassau; Clarence McMillan (R); due, $14,929.26; T&c, $766.56; Daniel Greenwald.

APR. 10.

No Legal Sales advertised for this day.

APR. 12.

STUYVESANT ST, 42, ss, 86.7 w 10th, 17x70.5x 17.2x75.5, 4-sty bk tnt; Bella C Peterkin—Sarah Lauterstein; Bailey & Sullivan (A), 135 Bway; Jno S Sheppard, Jr (R); due, $8,735.21; T&c, $130.15; Herbert A Sherman.

77TH ST, 12 W, ss .225 w Central Park W, 25x 102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 66 Cedar st; Michl J Mulqueen (R); due, $21,323.16; T&c, $4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3258-10 3d Avenue, unless otherwise stated:

APR. 3 & 5.

No Legal sales advertised for these days.

APR. 6.

FOX ST, es, 193.11 s Westchester av, 226.11x 107.11x221x105, vacant; Hendrik Hudson Co—Fanny Rodomonti et al; Ferris & Storck (A), 150 Bway; Jno J Hynes (R); due, $61,086.85; T&c, $880.00; Henry Brady.

HOME ST, 890, see Intervale av, 1200.

160TH ST, E, nwc Courtlandt av, see Courtlandt av, 856-9.

228TH ST, E, ns, 405 e Bronxwood av, 100x114; Saml H Kupferman—Jason C Cameron et al; Edw Jacobs (A), 25 Broad; Jno P Dunn (R); due, $1,169.50; T&c, $712.51; Samuel Godsticker.

ALEXANDER AV, 134, es, 22 s 134th, 19.6x89.6, 4-sty bk tnt & strs; College Point Savgs Bank—Frederic Bierhoff et al, exrs & trstes; Fredk S Rauber (A), 145 Nassau; Alex Karlin (R); due, $1,803.29; T&c, $225.00; M Morgenthau, Jr, Co.

COURTLANDT AV, 855-9, nwc 160th, 51.6x88, 2-3-sty fr tnts & strs; Marie Wilhelm, extrx—Jno Weiser et al; Henry H Sherman (A), 44 Pine; Louis Frluger (R); due, $8,041.01; T&c, $130.00; James J Donovan.

INTERVALE AV, 1200, see Home (No 890), 69.6 x82.7x45.3x21.11, 6-sty bk tnt & strs; Anna Sumer et al—Abr Kaufman et al; Straus & Dworsky (A), 5 Beekman; Louis Frluger (R); due, $3,647.92; T&c, $130; sub to 1st mtg $12,000; J H Mayers.

PARCEL of land, beg at a point on north line N Y City, 200.11 w Webster av, 50.4x119.0x 50.2x125.10; Mattie Hegt—City N Y et al; Jonas J Hegt (A), 391 E 149th; Jos P Hennessy (R); due, $386.55; T&c, $54.97; James L Wells Co.

APR. 7.

MELVILLE ST, 1743, ws, 400 n Van Nest av, 18.9x100; Fishkill Savgs Institution—Eliz Fitzpatrick et al; Robt W Dougny (A), Beacon, N Y; Thos J Hassett (R); due, $4,282.48; T&c, $254.01; Joseph P Day.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x 100, 2-sty fr dwg; Cath Suiorius—Wm Schoermann et al; Gerlich & Schwegler (A), 541 3d av; Jacquin Frank (R); due, $5,642.91; T&c, $190; J H Mayers.

APR. 8.

3D AV, 2503, ws, 150.7 n 136th, 25x100 2-sty fr dwg & str; Addie A Sullivan—Louise M Schrank et al; Michl J Sullivan (A), Willis av & 148th; J Philip Van Kirk (R); due, $1,-134.31; T&c, $25; sub to 1st mtg $7,500; Geo Price.

APR. 9.

DAWSON ST, 856, es, 537.4 n Longwood av, 40.7x100, 5-sty bk tnt; Josephine H Blau—1226 Dawson; Morris Blau (A), 154 Nassau; Mathew C Griffin (R); due, $4,242.28; T&c, $——; sub to 1st mtg $25,000; James J Donovan.

KELLY ST, 717, see Leggett av, 926.

LEGGETT AV, 918, see Leggett av, 926.

LEGGETT AV, 926, nwc Kelly (No. 717), 40x 110, 4-sty bk tnt; LEGGETT AV, 918, ws, 80 n Kelly, 38.8x110.1xs52.5x110, 4-sty bk tnt; Herman L Krieger—Helene Freudenmacher individ & extrx et al; Fredk H Schwegler (A), 2 Beekman; Emanuel B Cohen (R); due, $7,610.29; T&c, $83; sub to 2 mtgs aggregating $60,000; J H Mayers.

PROSPECT AV, 626-8, es, 100 s Kelly, 37.6x100, 5-sty bk tnt; Nathan Friedman—Julius A Bernstein et al; Saml Bitterman (A), 300 Bway; Jas T Neary (R); due, $4,264.47; T&c, $594.94; sub to mtg $30,000; Bryan L Kennelly.

APR. 10.

No Legal Sales advertised for this day.

APR. 12.

182D ST, 544-50 E, swc 3 av (No 4463), 102.11x 80, 2-5-sty bk tnts, strs on cor; Regina Hyman—Corgil Realty Co et al; Strasbourger, Eschwege & Schallek (A); Harry N French (R); due, $8,440.10; T&c, $1,025; sub to mtg $60,000; Joseph P Day.

3D AV, 4463, see 182d, 544-50 E.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APR. 3 & 5.

No Legal Sales advertised for these days.

APR. 6.

NORUM ST, ss, 100 w Lorimer, 75x97x25x3x 50x100; David Shapiro et al—Saml Sheindelman Co et al; Simon H Kugel (A), 170 Bway, Manhattan; Jacob A Friedman (R); Nathaniel Shuter.

EAST 26TH ST, es, 220 s Newkirk av 40x100; Anna P See et al—Nellie V Shevlin et al; Henry J Davenport (A), 375 Pearl; Henry S Rasquin (R); Wm J McPhilliamy & Co.

EAST 32D ST, ws, 120 n Tilden av, 20x100; The Thrift—Geo J Avery et al; Francis Jordan (A), 201 Ryerson; Horatio C King (R); Jas L Brumley.

54TH ST, sws, 195 nw 4 av, 20x100.2; Geo W Conselyea—Mary A Conklin et al; Chas O Grim (A), 215 Montague; Edw G Nelson (R); Wm J McPhilliamy & Co.

86TH ST, sws, 572 w Gravesend av, 200x195; Mtg Holding Co—Chas O Overton et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Chas A Webber (R); James L Brumley.

UNION ST, ns, 115 w 7 av, 20x90; Maria H Rider—Gustav Spiegel et al; Jno M Rider (A), 41 Cedar, Manhattan; Fredk W Sparks (R); Wm J McPhilliamy & Co.

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3xne313.11xne349.6xn e183.6 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw503.9xse504.11xne515.10 x nw313.11 to beg; Henry A Hedden et al—Wm B Lake Constn & Supply Co et al; Henry J Davenport (A), 375 Pearl; Wm S O'Connell (R); Wm J McPhilliamy & Co.

KINGSTON AV, ws, 184.6 s Bergen, 27x94; Sara R Compton et al—Elizey Walters et al; Coombs & Wilson (A), 260 Bway; Chas M Travis (R); Wm J McPhilliamy & Co.

6TH AV, ses, 20 ne 52d, 20x80; Martha R Behnken—Michl K Neville et al; J Hunter Lack (A), 40 Court; Clarence U Carruth (R); Wm P Rae.

15TH AV, ses, intersec nes 56th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney, Niper & Connolly (A); 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.

APR. 7.

DEAN ST, sec Rochester av, 100x50; also ROCHESTER AV, es, 50 s Dean, 2.6x100; Homestead Bank of Bklyn—I Leon Caplan Co et al; Watson & Kristeller (A), 100 William; Geo Brush (R); Wm P Rae.

HAMPTON PL, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank—Aronson Realty Co et al; Shenker & Snedeker (A), 164 Montague; Percival G Barnard (R); Wm P Rae.

MONTGOMERY PL, sws, 278.10 se 8 av, 16.9x 100; Ess Ess Realty Co—Grace W Duryea et al; Jno K M Ewing (A), 31 Nassau; Jno H Fleury (R); Joseph P Day.

EAST 18TH ST, es, 400 s Av Q, 40x100; Mathilda Charleton—Lucia G Kimber et al; Alvah W Burlingname, Jr (A), 391 Fulton; Jas M Kelly (R); Wm P Rae.

CORTELYOU RD, nec E 17th, 108.1x37.4x100x 78.5; Henry Lankenau—Rena V Hawkins et al; Kiendl, Smyth & Gross (A), 215 Montague; A 1 Nova (R); Nathaniel Shuter.

SNYDER AV, nec E 32d, 102.6x100; Globe Tile Co, Inc—Jacob Mass et al; H S & C G Bachrach (A), 926 Bway; Fredk B Bailey (R); Wm J McPhilliamy & Co.

TILDEN AV, sec Bklyn av, 104.7x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

LOT 19, Block 147, 24th Ward; Sheriff's sale of all right, title, &c, which Michl H Feeney had Feb 18, 1910, or since; Lewis M Swasey, sheriff; Wm P Rae.

APR. 8.

22D ST, nes, 175 nw 6 av, 25x100; Nathaniel Jacobs—Smith N Decker et al; Smith, Doughty & Weynberg (A), 44 Court; Smith, Doughty & Weynberg (R); James L Brumley.

73D ST, ss, 220 e 5 av, 30x94; Blanche M Meyer—Jno E Sullivan Co et al; H S & C G Bachrach (A), 926 Bway; Abr H Kesselman (R) Nathaniel Shuter.

APR. 9.

GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (R); Wm P Rae.

PACIFIC ST, ss, 150 w Kingston av, 25x107; Wm Stone—Cook Realty Co et al; Jacob Brenner (A), 26 Court; Thos J Snee (R); Wm P Rae.

41ST ST, ss, 300 e 13 av, 20x100; Henry Hafker et al—Kath Naab et al; Lewis & McNamara (A) 322 9th; Edw G Nelson (R), Wm J McPhilliamy & Co.

BROOKLYN AV, ws, 257.6 n Av I, 40x100; Alwilda Matthews—Christian A Benneche et al; Harman & Howell (A), 189 Montague; Asa F Smith (R); Wm J McPhilliamy & Co.

MORGAN AV, es, 75 s Thames, 25x100; Albert Kuelling—Frank Schriefer et al; Jacob Brenner (A), 26 Court; Jerry A Wernberg (R); Wm P Rae.

PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery County Trust Co—Annie Elias et al; Harry L Thompson (A), 175 Remsen; Jos Speth (R); Wm P Rae.

APR. 10.

No Legal sales advertised for this day.

APR. 12.

3D ST, nes 228.8 nw 5 av, 26.8x95; Fredk L Ostergren—Mary T L Warren et al; Wm F Haemer (A), 99 Nassau, Manhattan; Albert R Latson, Jr (R); Wm P Rae.

BROADWAY, sws, 20.8 nw Whipple, 20.6x85.1; Alexander Rosenstein—Harry Schawy et al; Simon Berg (A), 714 Bway; J Theodore Robbins (R); Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 27.

WATER ST, 28; Montrose Realty Co—Elizabeth Van Rensselaer Boell et al; H M Bellinger, Jr (A).

36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Taber et al; H Swain (A).

111TH ST, ss, 75 w Madison av, 25.3x100.11; & 12STH ST, ss, 101 w 2 av, 26x99.11; Luba Lewis—Cragow Realty Co, Inc et al; Boudin & Liebman (A).

FT WASHINGTON AV, nec 160th, 102.1x102.8; Nathan Waxberg—L & D Realty Corpn et al; Lese & Connolly (A).

2D AV, 769; Lawyers' Mtg Co—Gotham Mtg Co et al; amendeu; Cary & Carroll (A).
8TH AV, 756; also 48TH ST, 306 W; David Israel—A Realty Co et al; D Rosengarten (A).

MAR. 29.
CATHEDRAL PKWAY, ns, 700 e Lenox av, 50x100; Dina Danzio et al—Aaron Rosenstein et al; Kantrowitz & Esberg (A).
32D ST, 158-40 W; State & City Realty Co—Pennlane Realty Co et al; J Miller (A).
54TH ST, 427 W; Franklin Savgs Bank in the City of N Y; Margt Richardson et al; W M Powell Jr (A).
99TH ST, ss, 207 w Columbus av, 42x100.11; Anna A Gillies—Luciano Giuliani et al; L & A U Zinke (A).
1ST AV, es, 50.5 n 62d, 25x81; Nerina Leclere—Bozzuffi Realty Co et al; G B Winthrop (A).
3D AV, 2559; Bank for Savgs in the City of N Y—Kath G Farrell et al; Cadwalader, Wickersham & Taft (A).

MAR. 30.
JANE ST, 88-90; also 12TH ST, 357-59 W; Edw W C Arnold—Hygeia Distilled Water Co et al; S P Savage (A).
38TH ST, 223-31 W Julius Nautner—Birwin Realty Corpn et al; F B Cheusey (A).
58TH ST, 318 to 322 E; N Y Trust Co—Clara L Brandt et al; Morrill & Rogers (A).

MAR. 31.
PRINCE ST, 159; Marx Ottinger et al;Sturm-Nadel Co et al; Kurzman & Frankenheimer & Gutman (A).
SUFFOLK ST, 143-45; Jno Welz et al; Gussie Rubel et al; amended; Goldtogle, Cohn & Dorf (A).
WALKER ST, 21; Julia M Love et al; Clemence L Boardman et al; Edwards & Bryan (A).
9TH ST, ss, 146.5 w 5 av, 31.6x93.11; Jno W Sterling et al—Geo W Young et al; Shearman & Sterling (A).
14TH ST, 241 E; Rae A Lilienstern—Doric Constn Co, Inc, et al; S S Lilienstern (A).
15TH ST, 20 W; Carrie E Crocker—Kath C A Fey et al; F P Schenck (A).
176TH ST (proposed), ss, 100 w Amsterdam av, 44x99.11; Hamilton Fire Ins Co—Mary A Thornton et al; H M Bellinger, Jr (A).
AV A, es, 41.5 n 82d, 20x75; Flora E Solomon—Cath Wacker et al; Gettner, Simon & Asher (A).
1ST AV, 340; Metropolitan Savgs Bank—Jno Vanderveer et al; A S & W Hutchins (A).

APR. 1.
LUDLOW ST, 82-4; Charlotte H Bloch—N Y & Westchester Suburban Land Co et al; Hays, Hershheid & Wolf (A).
19TH ST 49 W, Emanuel Congregation of the City of N Y—Mutual Alliance Trust Co et al; Guggenheimer, Untermyer & Marshall (A).
68TH ST, ns, 106 e Columbus av, 20x100.5; N Y Savgs Bank—Attilla C Keene et al; J A Dutton (A).
83D ST, 30 W; Soc of St Johnland—Henry Castelberg et al; Cary & Carroll (A).
112TH ST, 250-52 W; Excelsior Savgs Bank of City of N Y—Louis Cohen et al; J C Gulick (A).
116TH ST, 338 E; Christine G Openhym et al—Eliza Celia et al; H Swain (A).
BROADWAY, nec 161st, 99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; amended; Stetson, Jennings & Russell (A).
MADISON AV, nec 29th, 37.6x78; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc, et al; H Swain (A).
MANHATTAN AV, nec 115th, 100.11x125; Premium Holding Corpn—Gorham Constn Co et al; Berger, Diamond & Abrahams (A).

APR. 2.
22D ST, ss, 310 w 4 av, 25x98.9; Germania Life Ins Co—Saml A Rose et al; Dulon & Roe (A).
134TH ST, 318 W; Jas K Holly, trst—Rudolph Newman et al; Gay & Goddard (A).
MADISON AV, nec 29th, 37.6x78; Otto R Hartmann—Mona Specialty Co, Inc, et al; Weschler & Kohn (A).

Bronx.

MAR. 26.
LOT 340, Map of Sec N of Vyse Estate belonging to 23d Ward Land Impt Co; Frank Barre—Wm T Atkinson et al; Rabe & Keller (A).

MAR. 27.
HOME ST, 921-25; Nathan Shadowsky—Carmine Constn Co et al; P Hellinger (A).
188TH ST, ss, 132 w Bathgate av, 20x95; Frank B Wood et al, as trstes—Louis Freed et al; J A Lane (A).
ST ANN'S AV, 141; Jacob Dohrmann—Henrietta Ebb et al; Elfers & Abberley (A).
ST PETERS AV, nec Maclay av, 25.1x100; Philip A Moore et al—Sarah Trainor et al; J T Hanlon (A).

MAR. 29.
FOX ST, 655; Alex S Blumenthal et al—Gussie Friedman et al; Otterbourg, Steindler & Houston (A).
FOX ST, 659; Julia Friedlander—Ruhl Real Property Co et al; Otterbourg Steindler & Houston (A).
SIMPSON ST, 1138; Ludwig Ulmann—Henrietta Essert et al; Meighan & Necarsulmer (A).
LOT 496; Map of Van Nest Park, 24th Ward; Wm Dettner—Rosa Nathan et al; E A Acker (A).

MAR. 30.
184TH ST, es, 192.6 nw Webster av, 40.4x80.9; Maks Weiss—Orosant Constn Co et al; N Friedman (A).
FRANKLIN AV, es, 38.2 n Jefferson pl, 37.6x100; Ella Stein Chase——Jas Powers et al; J F Stier (A).
BELMONT AV, 2143; Ada E Mote—Julius A Bernstein et al; Finck, Cobb & Hubby (A) .

MAR. 31.
JENNINGS ST, 831; Junius J Pittman—Wm S Winterbottom et al; A O Ernst (A).
169TH ST, 773-81 E; J & M Haffen Brewing Co—Elizabeth Roeder et al; Frees & McEveety (A).
UNION AV, 1283-85; also UNION AV, ws, 286.5 s Boston av, 25x118.5; J & M Haffen Brewing Co—Hermine Furst et al; Frees & McEveety (A).

APR. 1.
BELMONT AV, 2147; Geo Finck et al as exrs—Julius A Bernstein et al; F W Hubby, Jr (A).
BRONX PARK AV, es, 128 s Lebannon, 25x100; Ella A Gregg—Fanny Shapiro et al; E A Acker (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 25.
152D ST, ns, 300.10 w Bway, 24.7x99.10; Annie A Piesen—Mary E Mitchell et al; Morris Eder (A); H S Renard (R); due.....$10,736.37

MAR. 26.
22D ST, 136-8 W; Marie F Powell—Carvert H Iding Co, Inc; Thos L Feltner (A); Wm L Cahn (R); due....88,802.64
13TH ST, ns, 271 e Av A, 25x103.3; Anna E Schmidt et al—Sigmund Hornichter et al; Carl C Petrasch (A); Jno Greenberg (R); due.....19,955.28

MAR. 27.
No Judgments in Foreclosure Suits filed this day.

MAR. 29.
MONROE ST, 188-90; Alfred M Heinsheimer et al—Jno A Anger; Cary & Carroll (A); L Harding Rogers, Jr (R); due.....34,685.36
MONROE ST, 192; same—same; same (A); same (R); due.....20,594.42
MONROE ST, 194; same—same; same (A); same (R); due.....20,594.42

MAR. 30.
61ST ST, 207 W; Morris Jaffe—S & J Realty Co, Inc; Saml S Kogan (A); Henry Waldman (R); due..... 3,420.00

MAR. 31.
111TH ST, 253 W; Henry F Schwarz—Sarah R Greenblatt; Rounds, Hatch, Dillingham & Debevoise (A); Chas L Greenhall (R); due 39,717.29

Bronx.

MAR. 26.
HERSCHEL ST, 103; Jane M Hicks——Walter L Shulman et al; J G Quinn, Jr (A); T J Brady (R); due 3,562.42
HERSCHEL ST, 106; Jane M Hicks—Norwood Heights Realty & Constn Co et al; J G Quinn, Jr (A); J T Brady (R); due 3,562.42

MAR. 27.
No Judgments in Foreclosure Suits filed this day.

MAR. 29.
197TH ST, ns, 95 e Creston av, 53.3x62.1; Jos E Dutey—Concourse Bldg Co et al; Hirleman & Vaughan (A); J A Gainey (R); due..... 1,153.17
BEAUMONT AV, ses, 200 ne 183, 100x115; Flora L Root—Augusta McGuire et al; Amend & Amend (A); H C Knoeppel (R); due..... 1,255.72

MAR. 30.
WASHINGTON AV, 1143; New York Life Insurance & Trust Co—Geo Francis Murphy et al; Emmet & Parish (A); E Neuman (R); due..67,653.95

MAR. 31.
OAK ST, nec Kingston av, 100x500; Delia A Holston—Geo E Conley et al; L Skidmore (A); M S Cohen (R); due..... 6,429.00
DECATUR AV, ws, 125.3 s 198th, 25.6 S6.3; Louis H Cramer et al as exrs—Lydia A Reynolds et al; Wray & Pilsbury (A); W H Steinkamp (R); due 5,294.14

APR. 1.
CROTONA PARK N, 743; Wm W Johnson et al as trstes—Rosa Brown et al; Merrill & Rogers (A); E A Acker (R); due 5,240.00

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAR. 27.
No Lis Pens filed this day.

MAR. 29.
2D AV, 438; Manhattan Ry Co—Conrad Stegman et al; action acquire title; J L Quackenbush (A).
2D AV, 455-57; same—Myra V T Kerr et al; action acquire title; J L Quackenbush (A).
2D AV, 663; same—same et al; action acquire title; J L Quackenbush (A).
2D AV, 700-2; same—same; action acquire title; J L Quackenbush (A).
2D AV, 797; same—Max Wortmann et al; action acquire title; J L Quackenbush (A).
2D AV, 799; same—Irving Wortmann et al; action acquire title; J L Quackenbush (A).
2D AV, 1019-25; 25TH ST, 217 E; Joel Rinaldo—Millie Hellinger et al; amended; partition; R Kelly (A).
2D AV, 1027; Manhattan Ry Co—Walter J M Donovan et al; action acquire title; J L Quackenbush (A).
2D AV, 1028; same—Fannie Mainzer et al; action acquire title; J L Quackenbush (A).
2D AV, 1056; same—Lillie Loerscher et al; action acquire title; J L Quackenbush (A).
2D AV, 1084; same—Peter Doelger Bwg Co, Inc, et al; action acquire title; J L Quackenbush (A).
2D AV, 978; same—Elizabeth A Colton; action acquire title; J L Quackenbush (A).
2D AV, 992; same—Chas J Kroehle et al; action acquire title; J L Quackenbush (A).
2D AV, 1123-25; same—same; action acquire title; J L Quackenbush (A).
2D AV, 1127; same—Max A Cramer et al; action acquire title; J L Quackenbush (A).
2D AV, 1313; same—Peter Doelger Bwg Co, Inc; action acquire title; J L Quackenbush (A).
2D AV, 1347; same—Sallie Sommers et al; action acquire title; J L Quackenbush (A).
2D AV, 1382; same—Peter Doelger Bwg Co; action acquire title; J L Quackenbush (A).
2D AV, 1395; same—Lenhill Realty Corpn; action acquire title; J L Quackenbush (A).
2D AV, 1403; same—Peoples Trust Co, trstes, et al; action acquire title; J L Quackenbush (A).
2D AV, 1415; same—Herman Heidelberger et al; action acquire title; J L Quackenbush (A).
2D AV, 1427; same—Wilhelmina V Grimm et al; action acquire title; J L Quackenbush (A).
2D AV 1430-32; same—Mark Rosenberg et al; action acquire title; J L Quackenbush (A).
2D AV, 1436; same—E Louise Bonynge et al; action acquire title; J L Quackenbush (A).
2D AV, 1454; same—Isidor Blank et al; action acquire title; J L Quackenbush (A).
2D AV, 1455; same—Peoples Trust Co, trste, et al; action acquire title; J L Quackenbush (A).
2D AV, 1460; same—Louise Geissler et al; action acquire title; J L Quackenbush (A).
2D AV, 1475; same—Max Berkowitz et al; action acquire title; J L Quackenbush (A).
2D AV, 1477; same—Max Friedman et al; action acquire title; J L Quackenbush (A).
2D AV, 1486-88; same—Jacob Ulmar et al; action acquire title; J L Quackenbush (A).
2D AV, 1492; same—Mary Roher et al; action acquire title; J L Quackenbush (A).
2D AV, 1508; same—Jos Cohen et al; action acquire title; J L Quackenbush (A).
2D AV 1510; same—Herman Levy et al; action acquire title; J L Quackenbush (A).
2D AV, 1512; same—Peter Doelger Bwg Co et al; action acquire title; J L Quackenbush (A).
2D AV, 1540; same—Katy Batty et al; action acquire title; J L Quackenbush (A).
2D AV, 1543; same—Peter Doelger Bwg Co et al; action acquire title; J L Quackenbush (A).
2D AV, 1573; same—Conrad Ludwig et al; action acquire title; J L Quackenbush (A).
2D AV, 1574; same—Jacob Lederer et al; action acquire title; J L Quackenbush (A).
2D AV, 1590; same—Clara K Ehechart et al; action acquire title; J L Quackenbush (A).
2D AV, 1592; same—Jos D Kahn et al; action acquire title; J L Quackenbush (A).
2D AV, 1593; same—Jennie Specht et al; action acquire title; J L Quackenbush (A).
2D AV, 1656; same—Peter Doelger Bwg Co, Inc; action acquire title; J L Quackenbush (A).
2D AV, 1715; same—Aaron Wallheim et al; action acquire title; J L Quackenbush (A).
2D AV, 1716-22; same—Sol Sprung et al; action acquire title; J L Quackenbush (A).
2D AV 1725; same—Geo Ehret et al; action acquire title; J L Quackenbush (A).
2D AV, 1734; same—Mary G Darmstadt et al; action acquire title; J L Quackenbush (A).
2D AV, 1739; same—Carl Wilken et al; action acquire title; J L Quackenbush (A).
2D AV, 1740; same—Morris Weiss et al; action acquire title; J L Quackenbush (A).
2D AV, 1746; same—Chas Faith et al; action acquire title; J L Quackenbush (A).
2D AV, 1748; same—Geo Ehret; action acquire title; J L Quackenbush (A).
2D AV, 1750; same—Brigitta Wagner et al; action acquire title; J L Quackenbush (A).
2D AV, 1754; same—same; action acquire title; J L Quackenbush (A).
2D AV, 1756; same—Julia Oppenheimer et al; action acquire title; J L Quackenbush (A).
2D AV, 1758; same—Fredk K Gitz et al; action acquire title; J L Quackenbush (A).
2D AV, 1762; same—Julia F Henes; action acquire title; J L Quackenbush (A).
2D AV, 1766-68; same—Geo Ehret; action acquire title; J L Quackenbush (A).
2D AV 2400-2; same—Helen L Morris et al; action acquire title; J L Quackenbush (A).
2D AV, 2404; same—Morris Masch et al; action acquire title; J L Quackenbush (A).
2D AV, 2432; same—Benj J Weil et al; action acquire title; J L Quackenbush (A).
2D AV, ws, block bet 92d & 93sts; same—Geo Ehret; action acquire title; J L Quackenbush (A).
2D AV, ws, block front bet 91st & 92d sts; same—Geo Ehret; action acquire title; J L Quackenbush (A).

MAR. 30.
BEEKMAN ST, 46; Valentine P Travers—Adelaide Van Zandt et al; partition; Douglas, Armitage & McCann (A).
ST MARK'S PL, 6; Nassau Iron Works, Inc—Jacob Shapiro; specific performance; H Stackell (A).
WEST END AV, 269; Wm Lustgarten & Co, Inc—Langdon Greenwood et al; Lustgarten, Weymann & Pope (A).

MAR. 31.
LOT 12, Block 619, Sec 2; Municipal Liens Co—Stevenson Towle et al; foreclosure of tax lien; A L Smith (A).

APR. 1.
NEW BOWERY, 7; Manhattan Ry Co—Antonio G Casazza et al; action acquire title; J L Quackenbush (A).
PEARL ST, 371; same—Cath Behlen et al; action acquire title; J L Quackenbush (A).
PEARL ST, 388; same—Edwin S Popper et al; action acquire title; J L Quackenbush (A).
129TH ST, ns 180 e 3 av; same—Margt T Payne et al; action acquire title; J L Quackenbush (A).
PARK ROW, 91; same—Herbert C Pell et al; action acquire title; J L Quackenbush (A).
PARK ROW, 125-27; same—Geo Ehret; action acquire title; J L Quackenbush (A).
3D AV, 295; same—Ruth Livingston et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

3D AV, 297; same—Fredk W Seybel et al; action acquire title; J L Quackenbush (A).
3D AV, 301-7; same—N Y Ophthalmic Hospital et al; action acquire title; J L Quackenbush (A).
3D AV, 306 & 308; same—Edith M Coventry; action acquire title; J L Quackenbush (A).
3D AV, 309-11; same—Henry R A Casey et al; action acquire title; J L Quackenbush (A).
3D AV, 310 to 314; same—Amelia W Boardman et al; action acquire title; J L Quackenbush (A).
3D AV, 649-51; same—Gustav Breithaupt et al; action acquire title; J L Quackenbush (A).
3D AV, 650-658; same—Bartow S Weeks et al; action acquire title; J L Quackenbush (A).
3D AV, 655-57; same—Edmond J Curry et al; action acquire title; J L Quackenbush (A).
3D AV, 670; same—Keliner Realty Co et al; action acquire title; J L Quackenbush (A).
3D AV, 1888; same—Atlas Theatre Co et al; action acquire title; J L Quackenbush (A).
3D AV, 1881; same—Viola H Townsend et al; action acquire title; J L Quackenbush (A).
3D AV, 1884; same—Wm F Mattes et al; action acquire title; J L Quackenbush (A).
3D AV, 1892; same—Moses Israel et al; action acquire title; J L Quackenbush (A).
3D AV, 1890; same—Mathilda White et al; action acquire title; J L Quackenbush (A).
3D AV, 1894; same—Milton M Dryfoss; action to acquire title; J L Quackenbush (A).
3D AV, 1897; same—Isaac H Walker et al; action acquire title; J L Quackenbush (A).
3D AV, 1909; same—Ferdinand Steirmann et al; action acquire title; J L Quackenbush (A).
3D AV, 1913; same—Chas Schloorb et al; action acquire title; J L Quackenbush (A).
3D AV, 1916; same—Milton M Dryfoss; action to acquire title; J L Quackenbush (A).
3D AV, 1927-31; same—Viola H Townsend et al; action acquire title; J L Quackenbush (A).
3D AV, 1938; same—Kate Manning et al; action acquire title; J L Quackenbush (A).
3D AV, 1947-49; same—Harry Parker et al; action acquire title; J L Quackenbush (A).
3D AV, 1953; same—Morriz Frowler et al; action acquire title; J L Quackenbush (A).
3D AV, 1955; same—Wm Feaster et al; action acquire title; J L Quackenbush (A).
3D AV, 1960; same—Gustave Basch et al; action acquire title; J L Quackenbush (A).
3D AV, 1962; same—Henry Rosenfeld et al; action acquire title; J L Quackenbush (A).
3D AV, 1964; same—Wm M Walker et al; action acquire title; J L Quackenbush.
3D AV, 1967; same—Isaac Kurtzman et al; action acquire title; J L Quackenbush (A).
3D AV, 1971; same—Morton H C Foster et al; action acquire title; J L Quackenbush (A).
3D AV, 1973; same—Rose Schafer et al; action acquire title; J L Quackenbush (A).
3D AV, 2253; same—Wm Klaussman et al; action acquire title; J L Quackenbush (A).
3D AV, 2255; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
3D AV, 2271; same—Lena Levi et al; action acquire title; J L Quackenbush (A).
3D AV, 2287; same—Emma Finkenberg et al; action acquire title; J L Quackenbush (A).
3D AV, 2293-97; same—Edna A Ranger et al; action acquire title; J L Quackenbush (A).
3D AV, 2338-40; same—Leontine Sinsheimer et al; action acquire title; J L Quackenbush (A).
3D AV, 2359; same—Kath G Farrell et al; action acquire title; J L Quackenbush (A).

APR. 2.
ESSEX ST, 64; also PROP in Kings County; Joshua Werner—Jos Berkowitz et al; action to set aside conveyance; Morrison & Schiff (A).
14TH ST, ns, 153.7 e Av B, 21.10x103.3; also 14TH ST, 607 E; also 16TH ST, 330 W; also LEWIS ST, 161-3; also MITCHEL PL, nec 1 av, 18x80.10; also 28TH ST, 330 E; also 101ST ST, 122 W; also 50TH ST, 400 E; also 94TH ST, 231-3 E; also 58TH ST, 532 W; Abr Greenberg—Goldberg & Greenberg, Inc, et al; amended lis pendens to foreclose vendors lien; H R Elias (A).
120TH ST, ns, 200 e Amsterdam av, 75x100; M Rambow & Co—Peter Bronnan et al; action to foreclose mechanics lien; Strouse & Strauss (A).

Bronx.

MAR. 26.
LOT 44, Block 3380, Sec 12, Tax Map; Laura Elsoffer—Moyes Elmer De Voe et al; action to transfer of tax lien; E Jacobs (A).

MAR. 27.
LOT 14, Block 5108, Sec 17, on Tax Map; L Josephine Moses—Wm A Langdon et al; action to foreclose transfer of tax lien; G A Moses (A).
LOT 30, Block 5075, Sec 17, on Tax Map; Adelaide A Wabst—Wm A Langdon et al; action to foreclose transfer of tax lien; G A Moses (A).

MAR. 29.
No Lis Pendens filed this day.

MAR. 30.
No Lis Pendens filled this day.

MAR. 31.
TAYLOR ST, es, bet Morris Park & Columbus avs; known as Lot 319, Van Nest Park, 24th Ward; Geo L Carlisle—Mary White et al; action to foreclose transfer of tax lien; W C Foster (A).

APR. 1.
LOT 73, block 4679, sec 16 on tax map; Adelaide A Wabst—Anna A Owen et al; action to foreclose transfer of tax lien; G A Moses (A).

Brooklyn.

MAR. 25.
FULTON ST, ss, 354.9 e Grand av, 37x122; Rosamond Woolf—Emanuel Klein et al; H L Thompson (A).
OSBORN ST, ws, 40 n Sutter av, 48x60; Jeannette Scharlach—Lizzie Perlman et al; partition; S A Telsey (A).
E 10TH ST, ws, 200 n Av P, 40x100; Chas M Allen—Domenico Stella et al; H L Thompson (A).
E 17TH ST, ws, 60 n Av H, 50x110; N Y Investors' Corpn—Aileen V Conroy et al; H L Thompson (A).
20TH ST, ns, 275 e 7 av, 50x100; Blanche E Watson—Watpit Realty Corpn et al; Watson, Helfgott & B (A).
60TH ST, nes, 120 se 16 av, 30x100.2; Adele Eicke—Sol Klotz et al; G W Pearsall (A).
MESEROLE AV, swc Eckford, 25x100; Mary Gill—Jno Gill et al; partition; Belfer & Belfer (A).
NEW YORK AV, es, 75.1 n Atlantic av, 21x100; Sophie M Wichmann—Jno C Wichmann et al; partition; Bruce, Sherk & P (A).
RIVERDALE AV, swc N J av, 95x100; Chestnut Ridge White Brick Co—New Lots Constn Co; foreclosure mechanic's lien; T C Hughes (A).
WEST AV, nwc Ocean Pkway, 45x100; Myles C Watson—Augusta Stack et al; Watson, Helfgott & B (A).
23D AV, nws, 140 sw 86th 30x96.8; Myles C Watson—Watpit Realty Corpn et al; Watson, Helfgott & B (A).

MAR. 26.
SACKETT ST, ss, 356 w Van Brunt, 20x95; Chas C Jacobs—Kath Mathisen et al; R K Jacobs (A).
WARREN ST, nes, 140 se Hoyt, 20x100; Epsilon Assn, Inc—Emil Baar et al; Cary & Carroll (A).
E 5TH ST, ws, 135 s Av I, 100x125; Bond & Mtg Guar Co—Chas F Dubois et al; T F Redmond (A).
14TH ST, ss, 80 w 7 av, 17.10x100; Margt E Callaghan—Edw D Cronin et al; J J Kean (A).
E 16TH ST, es, 400 s Beverly rd, 50x100; South Bklyn Savgs Inst—Louise M Mulledy et al; Coombs & Whitney (A).
BAY 22D ST, ses, 160.4 ne Cropsey av, 60x96.11x 60.1x96.11; Alfred H Reeves—Levi M Gallagher et al; H L Thompson (A).
W 37TH ST, ws, 100 s Neptune av, 30x118.10; also BAY 38TH ST, ses, 120 ne Benson av, 60x 96.8; also BAY 38TH ST, ses, 200 ne Benson av, 100x96.8; also LOTS 1940-1, Block 31, "Map 1010 lots, 2d addition to Bensonhurst-by-the-Sea"; Enrico Casabinca—Rosalie A Pipitone et al; G M Moscowitz (A).
43D ST, nes, 100 nw 15 av, 20x100.2; Frank Mistretta—Urban Realty Co et al; H O Dobson (A).
43D ST, nes, 120 nw 15 av, 20x100.2; Tecla De Fino—Urban Realty Co et al; H O Dobson (A).
43D ST, nes, 140 nw 15 av, 20x100.2; Filomena Abbazia—same; same (A).
53D ST, ss, 160 w 6 av, 20x100.2; Jno Fraser—Nellie Brady et al; G. A. Rose (A).
DITMAS AV, ss, 80 e E 12th, 40x100; Astor Trust Co—Mary Hutchinson et al; Cary & Carroll (A).
HIGHLAND VIEW AV, ns, 65.7 w Cottage pl, 32.9x60; also AMITY ST, ss, 90 w Clinton, 25x100; Bertha Rembaugh—Salim Ghiz et al; to set aside deed; H Goldman (A).
PARK AV, sec Taaffe pl, 24.6x76.8x24x76.11; Michl J Kehoe—Jno Martino et al; J L Danzilo (A).
14TH ST, nes, 80 sw 78th, 20x53.7x20x53.3; So Bklyn Savgs Inst—Mary A Betts & ano; Coombs & Whitney (A).
LOT 307, Map 3, Village Ft Hamilton; Peter A Kaas—Christian Mouritzen et al; foreclosure mechanic's lien; A W Meisel (A).

MAR. 27.
DEGRAW ST, ns, 117.6 e Smith, 17.6x100; Raffaele Demato—Margt Zaccaro et al; A F Tuozzo (A).
SEELEY ST, sec 20th, 20x100; Elinor Franklin Lewis H Lundequist et al; H J Davenport (A).
5TH ST, ns, 197.10 e 8 av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A).
E 22D ST, ws, 114 s Av O, 19x100; Melbourne Lucas—Henry F Cimiotti, Sr, et al; G B Davenport (A).
75TH ST, sws, 210 nw 15 av, 80x100; Rose M Wisbart—Lucretia C Britton et al; partition; Oeland & Kuhn (A).
75TH ST, sws, 210 nw 15 av, 80x100; Lucretia C Brittan—Rose M Wisbart & ano; partition; H L Brant (A).
FLATBUSH AV, nes, 260 nw Rogers av, runs nw 24xne6.2xse20.11xsw80 to beg; Jno Schauf—Fanny D Dugan et al; J Schauf (A).
GREENPOINT AV, ns, 400 e Provost, 75x141.4x 79x116.4; also LOTS 49 to 51, Map lands of A Mann, Jr, & to heirs of Chas A Mann (decd); General Fire Extinguisher Co—Charlotte M Bierschenk et al; Olney & Comstock (A).
PROSPECT AV, ss, 148.4 w 5 av, 15x80; W Herbert Beach—Frank Mukosky et al; C J McDermott (A).
VAN SICLEN AV, es, 200 s Glenmore av, 25x 100; Fredk W Miller—Jno D Grimm et al; C C Miller (A).
WILLIAMS AV, swc Livonia av, 150x100; Blake-Miller Co—Progressive Realty Impt Co; specific performance; A A Levin (A).

MAR. 29.
CARROLL ST, sec Albany av, runs e320xs127.9x w220xn27.9xw100xn100 to beg; Henry Roth—Heights Bldg Corpn et al; H Hetkin (A).
HUMBOLDT ST, 426-8; Jos Legvon—Louis Freedman et al; for possession of premises; E J A Williams (A).
WILLOW ST, es, 218.11 n Pierrepont, 42x101.3; Michael O'Rourke—Estelle G Winston et al; Carmody Blauvelt & K (A).
WINTHROP ST, ns, 1055.7 e Flatbush av, 46x 106; Anna L Cox—Angela C Cox & ano; partition; L Ehrenberg (A).
44TH ST, ns, 320 w 15 av, 30x100; Jno E O'Brien—Anna Rosenzweig; N A Stancliffe (A).
65TH ST, nes, 245 se 10 av, runs ne275.3xse34.4 xne17.2xse108.2xsw222.2xnw120xsw100.n w 36.6 to beg; N Y Investors' Corpn—Magdalena Weimann et al; H L Thompson (A).
84TH ST, se 13 av, 70x120; Deborah Mohr—Miriam Benesch et al; S E Maires (A).
ATLANTIC AV, ss, 140 w Grand av, 20x100; also CHAUNCEY ST, ss 75 w Howard av, 25x 75; Jos Zalewski—Mary Zalewski et al; partition; T Burgmyer (A).
CLARENDON RD, ss, 120 e Bedford av, 40x 100; Louis Kaplan—Julia Betz et al; C L Meckenberg (A).
MARCY AV, nec Willoughby av, 21x85; Wm Oellrich—Henry Rosenson et al; V L Halnes (A).
MARCY AV, es, 21 n Willoughby av, 32.2x85; same—same; same (A).
MARCY AV, es, 53.2 n Willoughby av, 21.10x 85; same—same; same (A).
ROCKAWAY AV, ws, 150.3 n Livonia av, 100x 100; Parshelsky Bros—Lirock Inc et al; H S & C G Bachrach (A).
WOODRUFF AV, swc St Paul's pl, 125x145.3x 126.3x127.3; Isidor Silberberg—Marcus Bldg Co et al; S Berg (A).
17TH AV, es, 80 n 92d, 20x80; Harold D Watson—Frank Speciale et al; R S Kristeller (A).
LOT 9, Block 9, "Map prop at East N Y of Martin G Johnson;" Albert W Palmer—Clara M Palmer et al; partition; H E Fajans (A).
LOTS 141 & 142, Map 548 lots at McLaughlin Park; C I; Frank W Scutt—Renwick Constn Co & ano; A F & B Payne (A).
LOTS 654, 655 & 657-659; "Map 548 Lots at McLaughlin Park, C I"; Anna Zopf—Winsor McCay et al; Reynolds & Geis (A).

MAR. 30.
W 57TH ST, nwc Av R, 100x340; Ramsford K Chute—Chas A Rippman; specific performance; L F Hallenbach (A).
ALABAMA AV, es, 100 n Blake av, 20x100; Dani F Ognibene—New Lots Bldg Co et al; S A Potter (A).
ATLANTIC AV, ns, 22 e 3 av, 19.6x80; Cath Fitzpatrick—Jas A Hogan et al; J Daly (A).
LEWIS AV, e s, 20 n Pulaski, 20x100; Mary D Buxton—Mary Reilly et al; Smith, Doughty & W (A).
VIENNA AV, sec Malta, 20x95; Frank Cohen—Taborisky Bros; specific performance; M Pollack (A).
17TH AV, nec 71st, 60x100; Chas H Luedeke—Wm Dauphin et al; Goodale & Hanson (A).

MAR. 31.
AMBOY ST, e s, 100 s Sutter av, 100x100; Gustave Rader Co—Eisenberg & Brimberg Impt Co et al; foreclosure mechanic's lien; Jonas, Lazansky & N (A).
AMBOY ST, e s, 167.11 n Sutter av, 37.6x100; Saml Silinsky—J J Lack Constn Co et al; W Karlin (A).
CAMBRIDGE PL, ws, 172 n Fulton, runs n49.3 xw44xn.03xw55.11xs50xe—xn.03xe— to beg; Metropolitan Trust Co—Josephine F Brown et al; H M Bellinger, Jr (A).
CRESCENT ST, ws, 150 s Clinton pl, 19x80; also CRESCENT ST, ws, 169 s Clinton pl, 6x 80; also PROP begins 80 w Crescent st & Clinton pl, 20x25; Johanna Hoffman—Alma P Hoffman et al; R K Jacobs (A).
DEBEVOISE ST, ss, 90 e Graham av, runs s 25xe1xs25xe9xs50xe11.5xs30xw11.5xs25 xw 100 xs—xse37.5xe204.2xn140.2xw5.5xn100xw110 to beg; Barwin Realty Co—H Batterman Co et al; to create a title; H A Ingraham (A).
DEGRAW ST, ns, 183.4 nw Columbia, 16.4x 100; Eliz Miller—Eleanora Melissari et al; W H Good (A).
HAWTHORNE ST, ns, 580.6 e Nostrand av, 40.1x100; J Stewart Ross—Margt A Reilly et al; J S Ross (A).
HENDRIX ST, ws, 105 n Vienna av, 20x103.1x 20x102.8; Eliz Kolb—Robt Kloiber et al; C S Heidenreich (A).
JEWEL ST, 93; Sol Horn—Abr J Schlesinger et al; J Bernstein (A)
PRINCE ST, ws, 75 s Tillary, 20x85; Fred C Robbins—Michael Hochman et al; W E Buckley (A).
20TH ST, ws, 39.6 s Terrace pl, 21x100; Clinton V Murray—Jno L Thompson et al; H J Davenport (A).
43D ST, nes, 160 nw 15 av, 20x100.2; Harry P Schlansky—Urban Realty Co; Morrison & Schiff (A).
43D ST, nes, 180 nw 15 av, 20x100.2; same—same; same (A).
43D ST, nes, 200 nw 15 av, 20x100.2; Lizzie Kemp—same; same (A).
43D ST, nes, 220 nw 15 av, 20x100.2; Eva Friedenberg—same; same (A).
BLAKE AV, nwc Miller av, 60x100; State Bank—Blake-Miller Co et al; Chilton & Levin (A).
CHURCH AV, nes, 60 w Fairview pl, 20x45.1x 20x46; Geo W Brush—Boyd Constn Co et al; H B Brush (A).
CHURCH AV, nes, 80 w Fairview pl, 20x45.1x 20x46; M Annette Brush—Boyd Constn Co et al; H B Brush (A).
GATES AV, sc Irving av, 50x100; Louis Allmendinger—Chas L Goldstein et al; C Oechler (A).
NEW UTRECHT AV, sec Bay Ridge av, 22.4x 116.4x20x126; Rose Seckler—Joanna Greenfield et al; Seligman & Brown (A).
NOSTRAND AV, ws, 55.7 s Bergen, 20x100; Thos F Diack—Mary E Austin et al; J Siegelman (A).
OCEAN AV, ws, 260 n Voorhies av, 80x126; Alice Campbell—Annie T Ginty et al; T F Redmond (A).
ROCHESTER AV, ws, 18 s Herkimer, 18x74; Geo A Simon—Andrew Howett et al; T C Ennever (A).
ST MARK'S AV, ns, 197 e Schenectady av, 50x 127.9; Melvin Brown—Hattie Dunaif et al; Howell McChesney & C (A).
STONE AV, es, 100 s Liberty av, 25x100; Title G & T Co—Reisel Bateman et al; T F Redmond (A).
LOTS 161 to 169, Map of blvd of common lands of Gravesend; Chas Greenberg—Ruberg Realty Co et al; W V Burke (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAR. 27.
162D ST, 528-40 W; Richard Tretler—Edythe C & James S Hanckel; H P Wright & Co (115) 375.00

LEXINGTON AV, 571; Davis Brown, Inc—Hammerstein Opera Co; Oscar Hammerstein; renewal (116)..... 9,449.79
SAME PROP; same—same; renewal (116)..... 9,449.79

MAR. 29.
95TH ST, 156-66 W; Bethlehem Steel Co—Julius Tishman & Julius Tishman & Sons, Inc; renewal (117)..... 8,953.79

MAR. 30.
64TH ST, 410 E; Bernard Apter—Myron Sulzberger; Max Gartner (119)..... 54.89
133D ST, 15 E; Isidor Vexler—Jas Everards Breweries; Joseph C Picone (120)..... 30.00
140TH ST, 151-59 W; Abraham Porter—Jno Webber (121)..... 50.00
BROADWAY, 1587; Julius C Koechig—Jas Conry (118)..... 331.88

MAR. 31.
No Mechanics' Liens filed this day.

APR. 1.
LEROY ST 19; Anthony F Laura—Margareta & Pasquala Campiglia; renewal (1)..... 48.00
121ST ST, 232 E; Harry Weprinsky—Chas M Whitney, Jr (2)..... 80.00
7TH AV, 2365; Morris Nortman—Jno M Ruhl (3)..... 30.00

APR. 2.
TRINITY PL, 70-76; Neven Sparks Lamb, Inc—Alliance Realty Co & Leon Dornbusch & Valentine Lynch (17)..... 85.00
24TH ST, 207 W; Johnson Service Co—National Cloak & Suit Co, Bing & Bing & Osborn Rea & Co (9)..... 2,226.00
44TH ST, 15-7 W; Jos Garry & Son, Inc—15 W 44th St Co, Inc (11)..... 185.00
45TH ST, 307-15 W; Kennedy Valve Mfg Co—Vincent Astor et al, Jas McWalters & Osborne Rea & Co (4)... 333.19
BROADWAY, nwc 72d, —x—; Gibson Iron Works—M Schinaisi & Hemeke Engineering Co (9)..... 61.30
PARK AV, 893; Universal Sheet Metal Works—Bing & Bing Constn Co & Osborne Rea & Co (5)..... 744.00
PARK AV, sec 92d, 116x139; E F Keating Co—Akron Bldg Co, Bing & Bing Constn Co & Osborne Rea & Co (16) 5,720.60
3D AV, 1484; Julius Warshavsky—Martha B Kallman & Jacob Kallman (10)..... 105.00
7TH AV, ws, whole front bet 24th & 25th, 197.6x240; Diehl Mfg Co—National Cloak & Suit Co, Osborne Rea & Co (7)..... 7,188.87
SAME PROP; Parker Sheet Metal Works—same (8)..... 6,405.52
7TH AV, ws, whole front bet 24th & 25th, 197.6x250; S C Marx Co—National Cloak & Suit Co & Osborne, Rea & Co (12)..... 277.17
SAME PROP; H W Johns Manville Co same (13)..... 4,075.32
SAME PROP; Richardson Phenix Co —same (14)..... 514.06
SAME PROP; E F Keating Co—same (15)..... 1,585.74

Bronx.

MAR. 26.
No Mechanics' Liens filed this day.

MAR. 27.
ALBANY CRESCENT, es, 119.9 s W 231st, 140x134.4; Edward Cohen—Volze, Larkin & Kinny Constn Co, Inc; Abr Gillman (19)..... 136.00
LIND AV, 1245-47; Jno Bergfalk—Lamberti Constn Co; Pasquale J Lamberti & Lamberti Constn Co; renewal (18)..... 67.00

MAR. 29.
No Mechanics' Liens filed this day.

MAR. 30.
WASHINGTON AV, 2049; Barnett Brolnitsky—Lillian M Wiliams (20). 32.70

MAR. 31.
179TH ST, nec Walton av, 75x100; Owen Martin—Notlaw Realty Corpn (21)..... 1,994.69
198TH ST, 340 E; Max Lerman—Mary P Kilborn; A Schwoerer, Jr (24).... 173.00
210TH ST, ns, whole block front bet Bainbridge & Stebbins av; Alfred Gray—Montefiore Home; H William Steinert (25)..... 73.50
PROSPECT AV, 1447; Superior Cont Co, Inc—Beatrice Scheinberg (22).. 1,570.00
Tremont av 79 W; Owen Martin—Winifred McCarthy; Jas Q McCarthy (23) 81.60

APR. 1.
No Mechanics Liens filed this day.

Brooklyn.

MAR. 25.
ECKFORD ST, 182A; J Benedict—Hannah Zitler..... 16.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; J Lieb—Rex Bldg Co & Geo R Davidson..... 56.05
BENSON AV, nwc 22 av, 96.8x100; S Malafsky—Pacific-Bedford Co & Saml Brill..... 900.00
FLATBUSH AV, sec Hubbard pl, 25x110; J S Sulsky—Benj T Butterworth, L L Heatin & Bklyn Borough Buyers' Assn..... 985.00
RIVERDALE AV, swc N J av, 100x100; Chestnut Ridge White Brick Co—New Lots Constn Co..... 150.00

MAR. 26.
HINSDALE ST, 75; J Levine—S Sam Rappaport & Abr Chervansky..... 80.00
S 3D ST, 111-3; Goldberg Sons, Inc—S 3d St Bldg Corpn..... 75.00
ATLANTIC AV, 108; also HENRY ST, 316; M Barkan—Alex Diker, Isaac Chaitin & Isidore Lustgarten..... 66.00
UTICA AV, es, 97.6 s Av N, 80x100; A Hach—Lincoln Park Bldg Co & J L Brassington..... 42.05

MAR. 27.
SEELEY ST, 124; N Rosenblum—David Jacobs..... 58.32
METROPOLITAN AV, 175; J Mellon—Church of Our Lady of Consolation & Uils Anderson..... 19.50

MAR. 29.
BERGEN ST, ec Nevins, 50x100; A A Zink—Bethel Baptist Church..... 999.55
HENRY ST, 316; ATLANTIC AV, 108-10; Rosenberg & Polakoff—Alex Dicker, Isaac Chaitin; Isaac Lustgarten.. 584.00
E 14TH ST, es, 300 s Av W, 100x100; S Neeschel—Ceegold Co..... 70.00
SAME PROP; Block & Greenberg—same..... 402.20
ALBANY AV, 64; G Balltore—Jno W Sullivan & Princess Constn Co & Louis Principe..... 150.00
EASTERN PKWAY EXTN, nws, 143.1 sw Hopkinson av, runs n85xsw23.8 xs92.6x—26.10 to beg; Bernard Lochow—Fink Kop Realty Constn Co & Irin B Koplin..... 110.50

MAR. 30.
SEA BEACH LA, road from New Utrecht av to 22d av, —x—; Henry Steers Sand & Gravel Co—N Y Municipal R R Corpn & N L Kennedy, Inc..... 3,494.10
BATH AV, ec 17 av, 96.8x75; V Errante—Emilio Sarno & Michele Brigante..... 306.20
LEXINGTON AV, 99-101; Nelson Bros Co—A E MacAdam, Inc, & Wm Higginson..... 102.00

MAR. 31.
CHEEVER PL, 51; N Rosenblum—Edw Keys..... 59.50
PROP begins at 4 av, 64th & 66th, runs e to 14 av xse to 21 av xs to Hubbard Creek x to Coney Island Creek and Neptune av to the terminal bet W 10th & W 9th; Hudson River Sand & Gravel Co—N L Kennedy, Inc, N Y Consolidated R R Co, Geo W McNulty, Inc, & N Y Municipal Ry Co,..... 5,375.15

SATISFIED MECHANICS' LIENS.

Fir t name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAR. 27.
35TH ST, 35-39 W; Raislor Heating Co —35 West 35th St Corpn et al; Jan 27'15..... 2,075.00
SAME PROP; Sam Minskoff—same; Jan27'15..... 1,950.00
AMSTERDAM AV, 2145; Harry Gottlieb—Guiseppi Bozzo et al; Mar19'15 175.00

MAR. 29.
MONTGOMERY ST, 35-37; Hay Walker Brick Co—Hebrew Kindergarten & Day Nursery et al; Sept12'13..... 98.00

MAR. 30.
48TH ST, 323 E; Isidore Weiss—Meta Piepenbrin et al; Mar13'15..... 51.45
142D ST, 146 W; Albert Schaile—146 West 142d St Co et al; Jan9'14..... 2,210.10
10TH AV, ws, whole front bet 53d & 54th; Paul Scherbner Iron Works—Belt Line Ry Corpn et al; Mar24'15. 291.00

MAR. 31.
76TH ST, 532-36 E; S Wolis Iron Works Co—Farmers' Feed Co et al; Feb27'15 290.00
7TH AV, 2420; J N Prudovsky, Inc—Philip Repatzky et al; Dec27'13..... 150.00

APR. 1.
LEXINGTON AV, 193; Henry Nichols—Jefferson M Levy et al; Sept9'14 ..... 50.00

APR. 2.
2D AV, 1167; Wm Garber—Siegfried Solomon et al; July 23'13..... 41.50

Bronx.

MAR. 26.
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Peirat Goldman et al; Modschein & Co et al; Sept15'14 ..... 415.00
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Chas Greenberg et al—Modschein & Co et al; Sept24'14..... 110.00

MAR. 27.
No Satisfied Mechanics' Liens filed this day.

MAR. 29.
No Satisfied Mechanics' Liens filed this day.

MAR. 30.
No Satisfied Mechanics' Liens filed this day.

MAR. 31.
No Satisfied Mechanics' Liens filed this day.

APR. 1.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

MAR. 25.
[1]E 13TH ST, es, 99.2 s Caton av, 212 x100; Congress Varnish Works—Wm Meltzer & Miller Bergs Realty Co; March15'15..... 24.25
[1]ORIENTAL BLVD, nwc Hastings, 100x 100; Wm P Niebrugge—Nellie H Vernon; Nov19'14..... 545.00

MAR. 26.
E 4TH ST, 1439; Fredk W Henacker —M A Severano & Mrs G N Anderson; Jan6'15..... 8.00
TROY AV, nec Prospect pl, —x—; Kittanning Sales Co—Johnson Realty Co; Mar5'15..... 253.00
SAME PROP; same—A Williams; Feb 26'15..... 253.00

MAR. 27.
E 40TH ST, es, 80 s Overbaugh pl, 40x 100; Geo J Kay—Getahome Bldg Co; Feb15'15..... 574.00
E 40TH ST, nes, 120 sw Overbaugh pl, 40x100; Benj G Hitchings, Inc—Home Mtg Inv Co & Getahome Bldg Co; Dec2'14; release..... 200.00
E 40TH ST, nes, 160 sw Overbaugh pl, 40x100; same—same; Dec2'14; release..... 200.00
HOWARD AV, es, 150 s Pitkin av, 25x 70; Interborough Sash & Door Co—I Rudolph & Sigmund Koeppel; Jan 8'15..... 70.00
HOWARD AV, es, 150.7 s Pitkin av, 24.10 x 76.10; Sigmund Koeppel—Adolph I Rudolph; Sept 28'14 ..... 1,050.00

MAR. 29.
POWELL ST, es, 150 s Livonia av, 100x100; Parshelsky Bros—Powell River Co, Inc, & S Sherusky; Aug 27'14..... 1,700.00
SAME PROP; Sanitary Fire-Proofing & Contracting Co—same; Oct2'14.... 125.00
[3]ST PAUL'S PL, 38, McElravey & Hauck Co—Marcus Bldg Co & Kayfetz Bros; Dec14'14..... 1,092.60

MAR. 30.
[3]STERLING PL, sec Rochester av, —x—; Jennie Silverstein—Acme Home Co & James V Cunningham; June 2'14 36.00

MAR. 31.
LOGAN ST, ws, 170 n Glenmore av, —x—; Sam Fix—Congregation Abavath Asmim B'Nai Abraham, Wolf & Saml Rabinowitz & Max Barth; Jan 4'15..... 550.00
LOGAN ST, ws, 170 n Glenmore av, —x—; Wolf Rabinowitz et al—Congregation Abavath Achim B'Nai Abraham; Dec16'14..... 2,000.00
BENSON AV, nc 22 av, 96.8x100; Louis Greenberg—Pacific Bedford Corpn & Harry A Kressh; Jan14'15 ..... 325.54

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAR. 25 & 26.
No Attachments filed these days.

MAR. 27.
HARWOOD-BARLEY MFG CO; Chas F Schmidt; $5,000; J A Farrell.

MAR. 29.
KELLER, ANNA & AMEDO FONARO; Alfredo Sides; $5,100; J H Dougherty.

MAR. 30.
No Attachments filed this day.

MAR. 31.
HOBBS, Benj F; Edw E Tull; $1,006.85; H M Lewy.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAR. 26, 27, 29, 30, 31 & APRIL 1.

Gramercy Chocolate Co, or Gramercy Candy Co. 49th st, 203 E..Voss Ice Machine Works. Ice Machine...(R) 393.34
Levy, Morris. Pike st, 47-51..Globe Automatic Sprinkler Co. Sprinklers, &c..... 1,830.00
Shults Bread Co. West End av, nec 62d; 75th st, ss, 100 w 1 av; 75th st, ns, 125 w 1 av; Monroe st, 271-3, nwc Jackson; Monroe st, ns, 50.1, 66.10 & 83.7 w Jackson; Jackson st, ws, 60 n Monroe; Monroe st, ss, 100 w Jackson; Walnut st, ns, 79.2 n Monroe; & Madison st, 372-6; also property in Brooklyn & out of town; ..Peoples Trust Co of Brooklyn; all chattels, &c .....(R) $3,000,000.00

Bronx.

MAR. 26, 27 29, 30, 31 & APRIL 1.

Ciccarone, Silvio. 2142 Aqueduct av.. Eminio Esposito. Barber Fix..... 330.00
Sautini, A. 441-5 E 149th st..Otis Elevator Co. Elevator..... 2,625.00
Shults Bread Co. Park av, sec 166th ..Peoples Trust Co. All personal property, &c....(R) Gold bonds, $3,000,000.00

Brooklyn.

MAR. 25, 26, 27, 29, 30 & 31.

Cervadora, Dominick. E 48th st, c Maple..Colonial Mantel & Refrigerator Co. .....(R) 200.00
Hainer, Abr & Israel Wilenken. Powell st, nr Livona av..Isaac A Sheppard & Co .....(R) ——
I & J, Inc. Barrett st, nr Sutter av.. Isaac A Sheppard & Co. Ranges.... 1,153.00
Moore, Jas E 7th st, nr Av U...Colonial Mantel & Refrigerator Co.(R) 127.00
Pacific-Bedford Corpn. 22d av, c Benson av..Union Stove Works. Ranges. 390.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAR. 27.
N Y BLDG LOAN CONTS—MAR. 27.
171ST ST, ss, 225.1 e Ft Washington av, 77x209.11xirreg; Sadie Roth loans Dayton Bldg Co, Inc, to erect —sty building; 8 payments.....35,000.00

Building Loan Contracts, Manhattan, Continued.

171ST ST, ns, 302.1 e Ft Washington av, 77x132.11xirreg; Sadie Roth loans Dayton Bldg Co, Inc, to erect —sty building; 8 payments 35,000.00

APR. 1.
161ST ST, ss, 275 w Ft Washington av, 125x99.11; Franklin Savgs Bank in the City of N Y loans Hudson View Constn Co, Inc, to erect 6-sty apartment; 4 payments 135,000.00

Bronx.

APR. 1.
INTERVALE AV, ws, 266.9 s 167th, 77.3x75; Rockland Realty Co loans Bernard Constn Co to erect 5-sty tenement; 13 payments 40,000.00

ORDERS

Brooklyn.

MAR. 25.
HICKS ST, 200; W J Baldwin, Jr, on Jno Thatcher & Son to pay Wm E Quimby, Inc 700.00
MAR. 26.
HICKS ST, 200; W J Baldwin, Jr, Heating Co on Jno Thatcher & Son to pay Gurney Heater Mfg Co..... 700.00

LIBERTY AV, c Van Siclen av, —x —; Diaz Bldg Co on Williamsburgh Savgs Bank to Pay Levin Kronenberg Co 1,500.00

MAR. 29.
ELDERTS LA, ws, 20 n Liberty av, 50x100; Cervadoro Constn Co on U S Title Guar Co to pay Chestnut Ridge White Brick Co..... 264.00
HICKS ST, 200; W J Baldwin Heating Co on Jno Thatcher & Son to pay H B Smith Co 174.53
SAME PROP; same on same to pay McMann & Taylor Co 265.13
SAME PROP; same on same to pay Mitchell-Teppen Co 326.50
SAME PROP; same on same to pay Armstrong Cork Co 162.61
SAME PROP; W J Baldwin, Jr, on same to pay H W Johns-Manville Co..... 75.00
SAME PROP; same on same to pay Kennedy Valve Mfg Co 250.00

MAR. 31.
VAN SICLEN AV, ws, 100 — Liberty av, 150x—; Diaz Bldg Co. on Williamsburgh Savgs Bank to pay Richmond & Resnikoff 1,575.00
VAN SICLEN AV, sec Liberty av, 100 x100; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Saml Hess..... 1,500.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.
Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 27.

Named Streets.

Bleecker st, 17-19—Franklin Bath Curtain Co, premises .....G-A
Bleecker st, 95—Albert I Vanden Bergh et al, Langland Gardens, Hempstead, London, Eng .....Tk-C
Bleecker st, 132—Maxrose Realty Co, 63 Park Row C
Broome st, 512—Callahan Est, Inc, 135 Bway C
Canal st, 440-44—A Siegrist & Co, premises .....G
Canal st, 440-44—Theo. Morris & Co, premises .....G
Carmine st, 35—C Livingston Klemann, care Eliza Schmid, 1031 Tinton av.....C
Chrystie st, 153—Max Jacobson, premises..DR
Chrystie st, 153—Israel Lieberwitz, premises .....DR
Chrystie st, 153—Nathan Grossman, premises .....DR
Chrystie st, 153—Lomauro & Vaccarella, premises .....DR
E Bway, 183—Abr Rothkrug, 113 Mercer....C
Forsyth st, 84—Jacob H Schiff, 52 William..C
Gold st, 69—Edw Greenebaum, 151 W 121 st C
Lafayette st, 106-10—Jno S Melcher, 27 William .....St
Madison st, 27-9—Denitrice Diekas, premises .....A-G-I-E-D-C
Madison st, 27-9—Antonio G Casazza, premises .....C-B-W
Rivington st, 6—Est Caroline White, 256 Bway .....B
South st, 212—Independent Stable Co, premises .....D
Water st, 172—Jas Ertheiler Est, premises..B
Water st, 176-8—Jos F Cullman, 174 Water..B
West st, 149-50—W Williiam Bey, premises..A
West st & 13 av—Walter H Wheeler, premises C
West st & 13 av—Geo Hinrichs, 33 Hewitt av C
West st & 13 av—Bklyn Live Poultry Co, 66 Hewitt av C
West st & 13 av—Wooley & Hughes, W Wash Market C
West st & 13 av—Armour & Co, premises....C
West st & 13 av—Louis J Schwab, premises..C
Wooster st, 155-7—New Eng Paper Box Co, premises .....G-C-A

Numbered Streets.

3 st, 103 W—Frank Magistro & Co, premises .....A-C-I
12 st, 652 E (ir)—Morris Rumper, premises .....C-G
12 st, 652 E (rear)—Elsner Bros, premises .....C-A
12 st, 652 E (rear)—E River Iron Wks, premises .....A-C-G
12 st, 652 E (rear)—Jos H Boshka, 168 av C C
17 st, 11 W—David Cohen, premises.....G
17 st, 11 W—Amer, Label & Tape Adv Co, premises .....G
17 st, 11 W—Regal Trimming Co, premises..G
17 st, 11 W—Jacob H. Rosen, premises.....G
17th st, 22 W—Best Button Co, premises....G
17 st, 44 W—Needleman & Schneider, premises 1
21 st, 133-41 W—R B Shirt Co, premises....G
21 st, 301 E—Hamilton Fish Corp, 52 Wall..C
23 st, 420-32—Jacob F Stolz, 112 Le Moyne av, Washington, Pa.....C
29 st, 3-7 W—E A L Realty Co (Edgar Levy) 505 5 av.....B-F-C
29 st, 38 E—Dr Chas E Nammack, 42 E 29 C
36 st, 335 E—Wm H Mills, Larchmont, N. Y. C
37 st, 135-47 W—Edw McNally, premises G-C
45 st, 141-7 W—Empire Feature Film Co, premises .....K-L
45 st, 141-7 W—Sedeg Feature Film Co, premises .....K
45 st, 141-7 W—Roland's Feature Film Co, premises .....K
45 st, 141-7 W—Unique Feature Film Co, premises .....K-L
45 st, 141-7 W—Wm Crawford, 5 E 42.....K
45 st, 141-7 W—M & W Feature Film Co Inc, premises .....K-L
45 st, 141-7 W—ZuZu Feature Co, premises K-L
45 st, 141-7 W—Consumers Film Service Inc, premises .....K-L
45 st, 141-7 W—Luck Film Producers, premises. .....K-L
45 st, 141-7 W—Crown Film Exchange, premises .....K-L
45 st, 141-7 W—Arrow Feature Co, premises .....K-L
45 st, 141-7 W—S. & A. Feature Film Co., 145 W 45 .....K-L
45 st 141-7 W—Trans-Oceanic Film Co., Inc., 145 W 45 .....K-L
45 st, 141-7 W—Napoleon Film Exchange, 145 W 45 .....K-L
45 st, 141-7 W—Preferred Film Brokers, 145 W 45 .....K-L
45 st, 141-7 W—Emby Feature Film Co., 145 W 45 .....K-L
45 st, 141-7 W—Donald Campbell, 145 W 45 .....K-L
45 st, 141-7—Capital Film Corp, 145 W 45 .....K-L
45 st, 141-7 W—C. & A. Feature Film Sales Co, 145 W 45.....K-L
45 st, 141-7 W—Rex Features, Inc, 145 W 45 .....K-L
45 st, 141-7 W—Weinberg's Features, 145 W 45 .....K-L
45 st, 141-7 W—Peerless Film Co, 145 W 45 .....K-L
45 st, 141-7 W—Select Film Service, 145 W 45 .....K-L
45 st, 141-7 W—Quality Feature Film Co, 145 W 45 .....K-L
45 st, 141-7 W—Victoria Feature Film Co, 145 W 45 .....K-L
45 st, 141-7 W—A. B. C. Film Rental Co, Inc, premises .....K-L
45 st, 141-7 W—High Grade Film Co, premises .....K-L
45 st, 141-7 W—Sam'l Fishman, 41 Division .....K-L
45 st, 141-7 W—Palace Film Exchange, premises .....K-L
45 st, 141-7 W—Luna Feature Film Co, premises .....K-L
45 st, 141-7 -W—Mutual Film Exchange, 71 W 23 L
42 st, 17 W—Eugene S. Hoffman Est, Inc, 258 Broadway .....F-A-G
46 st, 218-20 W—Mrs. C A A Bissell, Auburndale av, Flushing, L I.....D-C-B
88 st, 109 E—Emma B Dittrich, 158 E 81 .....G-C
80 st, 2 W—Barstun Rlty Co, 483 Bway....Tk
119 st, 96 W—Mayer L Haln, 37 Wall.....B

Named Avenues.

Av B, 292-8—Clara M W Newton, Greenwich, Conn .....DR
Av B, 292-8—E Ries & Co, 110 5th av.....DR
Av B, 292-8—Wells & Newton, premises..A-DR
Av B, 292-8—Sam'l M Frank & Co, 928 Broadway .....A
Ame av, 1127—John J Johnson, premises....C
Bowery, 103-103½—Emma G Townsend, 95 Nassau C
Bowery, 103-103½—Mrs Alice Flynn, 185 Bowery .....D
Bowery, 223-5—Salvation Army Corp, 120 W 14 .....C-B
Bowery, 317—Herman Burns, 147 4th av..C-B
Bowery, 334-6—Brown & Rosenberg, premises .....G-C-I-A
Bowery, 334-6—Max Novemper, premises..G-C-I
Bowery, 395—Lillian Hardinger, premises..C-B
Bway, 543—Windham Realization Co, 165 B way .....St
Bway, 652—J L & J Beers, 320 Bway..C-Spr-St
Bway, 657-9—Albert E Tower, care King, Lane & Tranora, 80 Bway .....Sia-C
Bway, 810—Chas G Willoughby, premises..DR
Bway, 810—Geo Vorzimer & Son, premises..DR
Bway, 810—Spear & Co, premises.... ...DR
Bway, 810—I Golland & Co, premises.....DR
Bway, 810—Schonberg & Son, premises.....DR
Bway, 810—Chas S Sherton & Co, premises..DR
Bway, 810—Gellar & Yonalem, premises...DR
Bway, 810—Realty Supervision Co, 45 W 34 .....DR
Bway, 1252-36—Hulbert Gd Hotel Co, premises .....E-C-A-St
Bway, 1446—Vista Cinematograph Co, premises L
Bway, 1493-1505—The Shanley Co, premises C-F
Bway, 1493-1505—Wm W Astor, 25 W 26..E-C
Bway, 1603-11—Churchill Corp, premises .....E-F-C-A
Bway & 42 st—N Y Times Co, 217 W 43..E-F
Columbus av, 910—Barnet Chinitz, premises..C
Columbus av, 910—Henry C Copeland, 242 W 101 C
Park Row, 176—Bernard Golden, 23 Duane .....C-St-Spr
Park Row, 211—Robert Kommel, 1270 Madison av. C
W End av, 878—Pauline W Sharpe & Marion Lighthipe, premises .....E

Numbered Avenues.

1 av, 1464—Louis Periman, 12 W 18.....C-G
2 av, 1228-32—H Anton Bock & Co, premises .....DR
5 av, 67—Henry Spingler, Est, 21 W 114..Spr-C
5 av, 434—Lord & Taylor, 5 av & 38..G-C-E-St
7 av, 2913-8—Solomon Ginsberg, 78 Norfolk..G
9 av, 261—Heywood, Strasser & Voigt Litho Co, 26 st & 9 av.....DR

BRONX ORDERS SERVED.

Named Streets.

Bronx st, 2052—United Metal Door Co, premises .....A-C

Numbered Streets.

137 st, 245-9 E—J L Mott Iron Wks, premises .....Spr-C

Named Avenues.

Gerard av, 370—John F Allen Co, premises C
So. Blvd, 961—Temple Beth Elohim, premises .....E
Washington av, 2309-17—Bd of Education, 500 Park av, Manhattan.....F-A-E
Willis av, 151—Alois L Ernst, 170 Bway....C

Numbered Avenues.

3 av, 3496-98—Victor Sapsovitz, premises..G

BROOKLYN ORDERS SERVED.

Named Streets.

College pl, 30—J J Walton, 106 Willow....C-A
Elbert st, 90-92—Fredk & Geo Meyer, premises .....C-A-G
Jay st, 19-25—Arbuckle Bro Est, premises..C
Noll st, 6-8—Star Bread Box Co, premises...C
Pacific st, 1486-8—Mrs Cornelius Elbert, 256 Lafayette av .....D
Powell st, 225-7—Alfred Koppel, premises....C
Powell st, 266-8—Chas Kormeid, 49 Waterbury av C

Numbered Streets.

14 st, 1571 E—Michael A Carmina, premises .....H-A-G
52 st, 1450—DeF A Preston, premises..H-A-G-K

Named Avenues.

Bedford av, 912—Peter McKernin, premises .....C-H-A-G
Flatbush av, 745—A K MacBride, 17 Lenox rd .....A
Hegeman av, 425—Jacob Harnett, premises..M
Manhattan av, 117-19—Adrian Meserole, 1000 Lorimer .....B-C
Reid av, 276-16a Model, premises.....C-B
Stone av, 555—Sam'l Kaplan, premises.....M

Numbered Avenues.

6 av, 24-36—A G Spalding & Bros Mfg Co, 660 Pacific C

QUEENS ORDERS SERVED.

Numbered Streets.

12 st, 452-4 (rear)—Benj Martin, premises..M

Named Avenues.

Cedar av, 111 (Richmond Hill)—Wm Riecker, premises .....M
Metropolitan av, 4703 (R H)—Burdette Beardsley, premises .....C-M
Metropolitan, Van Wyck & Newtown rd—Mrs Mandeline Sieke, premises.....B-C
Wyckoff av & Covert st—N Y Cooperage Co, premises .....A

Numbered Avenues.

3 av, 953 (College Pt)—Thomas Coey, premises .....M

BUILDING MANAGEMENT

RECOMMENDATIONS FOR HOUSE WIRING

By H. C. CUSHING, Jr.*

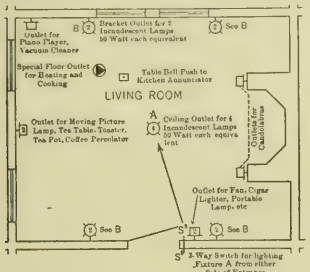
Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

PART TWO.

Flush receptacles and plugs should be liberally distributed throughout the residence as they are very handy for a great variety of purposes and may be generally placed on or just above the baseboard. The plates may be painted to match surroundings and made very inconspicuous.

Receptacles for the same voltage and class of service should have interchangeable plugs to avoid the necessity of changing the plug on the flexible cord attached to any lamp or appliance should its location be changed.

Receptacles, however, should be so designed that the plugs on apparatus of different voltage or class cannot be inadvertently conected to wrong receptacles. If this is not done, a 110-volt appliance might be easily connected to

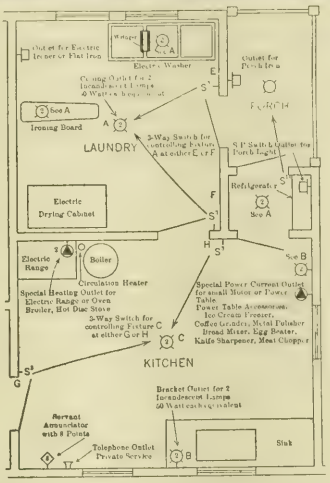


a 200-volt receptacle, in which case the appliance would probably be destroyed, to say nothing of the fire hazard involved. Receptacles for lighting purposes are usually 110 volts. In addition to the lighting receptacles which are usually installed for reading lamps, piano lamps, etc., there should be one or two spare receptacles in each main room and hall. A porcelain lamp receptacle, mounted in a condulet or outlet box, is often placed under the kitchen range-hood and the conduit run around under the hood to the side wall where the controlling switch is located. A waterproof receptacle and plug should be located outside the main entrance, controlled by a switch in hall for step and walk canopy lighting.

The living porch should have one or more flush wall receptacles placed in the side wall twelve or fifteen inches above the floor (to prevent water splashing on them). These receptacles for use of reading lamp, chafing-dish, percolator, etc. Bedroom porches may have a similar receptacle for reading light. Receptacles for mantel candles may be placed in the wall just above the shelf, or, where the design will permit, in the shelf itself.

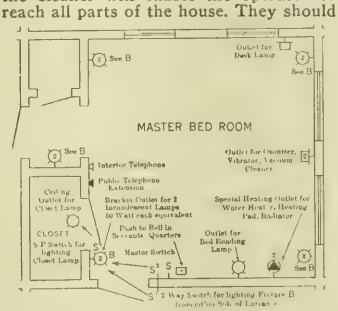
Two receptacles, one for reading lamp and one for heating pad or similar sick-room appliance, should be placed at the side of each bed and connected to 110-volt lighting circuit. These may both be in the same outlet box and covered with one plate. Alongside of this equipment, but not in contact with same, may be placed a bell receptacle which must be of entirely different design from the two before mentioned so that by no possibility may the bell plug be attached to either of the other receptacles.

Where receptacles outlets come in the floor they should be placed in specially designed floor boxes which have cone

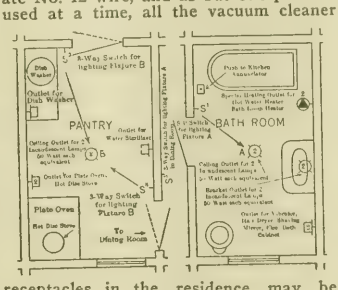


shaped tops projecting above the floor to prevent water entering the box and to protect the wires. When these portables are not in use the cone top can be removed and a flush top substituted.

Flush receptacles for portable vacuum cleaners should be so located that the thirty to fifty feet of cord that goes with the cleaner will enable the operator to reach all parts of the house. They should



be so arranged that the plugs are not interchangeable, except for the very small type. The momentary rush of current with many of the larger portable vacuum cleaners would blow the fuses of small circuits and it is advisable to put these receptacles on a separate No. 12 wire, and as but one point is used at a time, all the vacuum cleaner

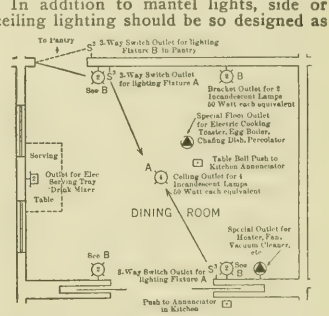


receptacles in the residence may be placed on the same circuit.

There should be a receptacle and outlet box placed in the floor under the dining-room table, a little off the center, so as to clear the center leg of table. This should be fitted with a removable plug connected to permanent table wiring (which is carried up the center leg of the table along the under framework and out on the crossbars, where the wiring should terminate in three 110-volts fused power receptacles). One of these may be used for electric chafing-dish or egg-boiler, one for electric toaster and one for electric coffe percolator.

Usually 10 or 15 watt lamps are sufficient for cellar lighting, except in case of work-bench or lathe, which should be brightly lighted by 25 watt or 40 watt lamps. Outlets should be so located as to illuminate sinks, furnaces and any pumps or apparatus that need attention. Store rooms and vegetable rooms should be well lighted from ceiling with controlling switch at door. There should be at least one outlet in cellar controlled by pilot switch at the head of the stairs.

In addition to mantel lights, side or ceiling lighting should be so designed as



to properly illuminate all portions of a room in such a manner as to allow the shifting of furniture from time to time without destroying the harmony of the interior. For this reason residence outlets should not be limited to the fewest possible permissible with the original furniture layout, but should be planned with a view of any re-arrangement of furnishings. Outlets not needed with first scheme may be capped until required. For economy as well as for convenience, room-lighting should be controlled by switches. Most rooms require one or more receptacles for portable lights. The dining room table should be well lighted by ceiling domes or showers. For bedroms, in addition to the above room lighting, there should be a receptacle for desk lamp and there should also be a reading lamp at bed.

The pantry should be well lighted from a high center outlet so that contents of dressers and cupboards may easily be seen and this outlet should be controlled by a switch. Laundries are usually finished in light color and need comparatively little general illumination from ceiling fixture controlled by a switch at door. A drop-light should be provided at ironing table and a side-light at laundry machine.

Most bathrooms may be well lighted by means of a two-light ceiling fixture or side outlets placed over the mirror, the fixtures projecting eight to fifteen inches from wall and with two inverted lights in such position as to light top of head and each side of face, controlled by a switch at door. Bathroom lights should never be so placed as to throw the shadow of anyone in the room on the window shade.

It pays to light servants' room from high ceiling lights designed for wide distribution of lighting and install switch at door for control of same. The lights will be thus used more economically and the fixtures cannot be carelessly mishandled.

Portable vacuum cleaners should not

*Second and final installment of an article by Mr. Cushing, which appears in greater length in his work entitled "Standard Wiring for Electric Light and Power."

be connected to the branch circuits feeding lights and small appliances, but should be provided with a special circuit and their own outlets. Sometimes a permanent machine is installed in the basement with pipes carried concealed in the walls and with convenient outlets on each floor to which hose may be attached. In such a case it is advisable to place near the motor an automatic distant control switch and carry one No. 14 wire branch circuit to flush receptacles placed close to each hose outlet.

Plate warmers may be placed under dressers or pantry table and should be fitted with two or three heat switch and pilot light. Electric dish-washers do their work quickly and well and need little attention. They may be fitted with a switch on machine or at wall.

Cooking by electricity is fast coming into more general use. The freedom from odors and escaping gas, the cleanliness and the application of heat only where needed, appeals strongly to the housekeeper. An electric range for a family of six would occupy a floor space of about 22 inches by 28 inches. It is generally fitted with a number of separate switches for the various parts and utensils and should be on a separate three-wire feeder with three-pole main switch and pilot light.

Laundry ironing tables may be purchased complete with swinging arms to take care of the cords and with two irons for different classes of work and so arranged with automatic stands that the iron when not in actual use takes only enough current to keep it hot.

The simplest type of electric clothes-washer and wringer may be mounted on the tubs and removed when not in use. Other types have all parts mounted on one stand which may be on rollers to bring it to the tubs on wash-days and remove it at other times. Such a machine for a family of six would occupy a floor space of about 28 by 32 inches. Has switch on the machine and should connect to receptacle on wall.

Curling-iron heaters may be mounted on the surface of the wall of the bathroom and are very small in size and consume current only when the iron is inserted into the heater. Hot water cups or stoves are much used, take up little space and should be connected to a combination pilot switch and receptacle.

AIDS TO RENTING.

By Making Judicious Improvements, Owners Can Increase Income from Investments.

MUCH is said about over production in multi-family dwellings and owners and agents, from time to time, complain of numerous vacancies. Vacancies exist mostly in apartments built from four to twelve years ago, those usually erected by speculative builders and designed by architects with a limited knowledge of apartment house construction. They were much alike in plan and only vary in size of plots.

Prospective tenants are impressed first by the condition of the premises. If orderly and clean, the fact helps greatly towards shaping their minds. Secondly, and more important than the first, is the finish and decoration of the apartment being shown. It is here that the owner or agent loses many good prospects.

In this age people are educated to the refinements of life and have a keener appreciation for the aesthetic. Education has been obtained through reading, and seeing the better things displayed. Modern department stores have helped by their artistic manner of displaying household decorations and furnishings. Thus the public has a better knowledge of what is correct and in good taste and is able to distinguish the neat from the gaudy. The period of machine carved wood-work, leaded glass of nondescript coloring, built-in furniture of any old design, has been superseded by a period in which plain surfaces and simple lines predominate. This fact seems to be realized by nearly everyone but owners of tenant properties.

In most cases the expense would not be great to improve the old-fashioned multi-family houses in a way that tenants appreciating better things, would be more likely to rent. Owners should wake up, and renting agents, through their experience, should see that they are brought to a frame of mind where they will make these properties rentable. The owner's education must, in a large part, become the labor of the renting agent, as he comes in personal contact with the owner, and is the one who next to him reaps the greatest benefit.

Better tenants are obtainable for apartments showing evidence of care, thought and taste on the owner's part, in decorations and general appointments, than are now obtained. Location of the building is oftentimes a secondary consideration to prospective tenants, but the interior condition will ever be first with them.

Studied the Situation.

S. H. Schwartz, of Schwartz & Gross, architects, an authority on high-class multi-family houses, has made an exhaustive study of this problem. It was made in an impersonal manner, partly for his own fuller knowledge of the renting situation, as applied to multi-family dwellings, and partly as the advisor of a client with large holdings of apartments built from four to twelve years ago. His investigation took in a number of old tenements, two families on a floor, four and five stories in height. These buildings are known commonly as railroad flats. Fortunately not many of this type are being erected now and existing ones are becoming obsolete. His studies were pursued in various neighborhoods but mostly in localities where during recent years modern apartments have been erected.

Older Buildings Suffer.

Naturally the older buildings suffered in comparison, and consequently rents were reduced and a large percentage of vacancies exist. We all know these old types. In one respect only are they modern. The Tenement House Department has compelled owners to completely modernize their bathrooms and kitchens and install sanitary plumbing and fixtures in compliance with the law. The remainder of the building is neglected and is often left as erected years ago, with entrance dingy and uninviting; courts narrow, and the apartments subdivided so that rooms are oftentimes almost useless. The more elaborate ones have imitation marble hallways and tiling of hideous design. Trim with elaborate moldings, machine-made grills between the rooms, and lighting fixtures belonging to the dark ages are not inviting, after years of use, to the tenant of to-day.

Dingy woodwork and trim, wall papers, dark in color with conspicuous designs, never attract permanent tenants. These are the conditions found however, in the apartments studied and lead to the following suggestions by Mr. Schwartz, which, if followed, would no doubt revolutionize the class of tenants now obtained for these old buildings.

Affect of Good Taste.

"Owners of tenement properties do not appreciate to what an extent prospective tenants are impressed with good taste in decoration," said Mr. Schwartz. "For instance, have woodwork in bedrooms, bathroom and dining-room enameled in white instead of the oak or chestnut stained in darker tones, as usually found. White enameled woodwork is harder to keep clean, but it appeals strongly to the taste of the modern home seeker and with it a much wider field of decoration and furnishing is permissible. White woodwork will attract a different class of tenant than does any other finish. Grills and fret-work went out of style years ago. They are only depositories for germs and dust and are invariably placed out of reach. When cleaned they must be reached by standing upon a step-ladder or chair, which entails the danger of a serious fall. Hence they are not always clean and, when covered with dust, are impossible. What useful purpose do they serve and, if not useful, why retain them?

"Take the question of wall paper. Here the owner or agent falls down hard. Oftentimes, when an apartment must be redecorated, the owner orders new paper hung before a tenant is obtained. Sometimes he selects the paper himself, but gives a maximum price per roll to the decorator and allows him to do his worst. The owner forgets he is not to live in the apartment, and that possibly the tenant might have certain ideas in regard to design and color combinations to harmonize with his furniture and draperies. He could save money at times, because there are instances when a tenant would select cheaper paper than that which the owner might hang, to obtain a desired effect. There will be no difficulty in any event in obtaining paper for the maximum price set by the owner.

"In this age of electricity, tenants even in moderate priced apartments, demand electric light. It might pay the owner, while redecorating his apartment, to install electric lights, particularly in the principal rooms. The question of lighting naturally leads to lighting fixtures and here a suite is made or marred.

Gas Fixtures.

"Gas fixtures installed ten years ago are not now considered beautiful from an architectural or artistic standpoint. Today there is a wide selection of moderate priced, well designed fixtures which if installed will help toward putting the tenement house in the apartment house class. Rough and splintered floors, with warped joints, should be relaid, not with hardwood, parquet, but at least with a good yellow pine with joints made absolutely tight, which can be stained to match furniture.

"Of course the owner says these improvements amount to a tremendous expenditure; but after careful figuring he will find that his building has been raised in character and he is able to obtain better and more permanent tenants, who are satisfied and more careful of his premises; and that a higher rental will surely be obtained than was ever received before. It would certainly pay to modernize these old apartments."

Taxing Special Franchises.

Special franchises consist of rails pipes, wires and the like situated in streets, waterways and public places, together with the privilege of building, maintaining and operating the public service performed by the aid of such improvements. The special franchise, therefore, includes both the tangible property in streets and public places of the character described and the value of the privilege of operating it. The State Board of Tax Commissioners assesses special franchises as real estate and certifies the assessments to the local assessors; the local assessors include the special franchise assessments in the local assessment rolls. It is thereupon taxed at the same rate and in the same manner as other real estate. It is the duty of the State Board of Tax Commissioners in assessing special franchises to assess them at their full value and then to equalize such assessments with the other real property in the particular tax district. Thus if the State Board finds that other real property is assessed at 90 per cent. of its full value, the special franchise assessments are reduced to 90 per cent. of the full value found by the State Board of Tax Commissioners, according to a report of the city tax department.

The Court House Project.

Mayor Mitchel has said no work should be done on the court house or the Sea Breeze Hospital, because of the money stringency, until the Committee on the Corporate Stock Budget reported on these proposed improvements. Comptroller Prendergast is not satisfied it is said, with the figures that have been submitted as to the value of the land the city will be able to sell after the court house is built.

Meantime the land the city acquired for the original site is lying almost idle. It costs about $6,000,000. The net loss to the city because of the delay, it is said, is about $600 a day in interest charges.

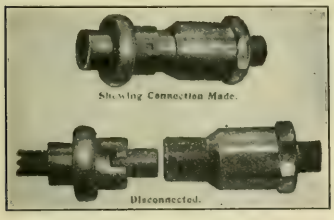
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Wall Gas Plugs.

SO many portable gas appliances are being used in stores, factories and homes that the demand for a practicable gas plug has been met by the device illustrated.

This plug has been devised with the object of obtaining through simple means a supply of gas in any required position. This, of course, enables consumers, with only one or two permanent gas supply outlets in a room, to utilize at will portable lights, fires, irons, boiler-rings, grilles, or any other efficient labor-saving devices which gas places within their reach; and it also permits the lighting fittings to be removed and replaced when desired.

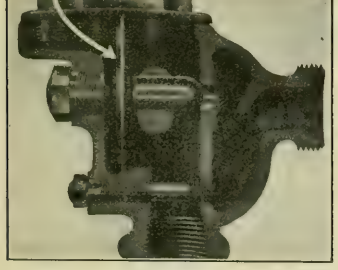


There are no complicated parts through which trouble could arise; and the removable part of the interchangeable union valve can be instantly detached by a one-eighth turn from the fixed part, and plugged to any other position where a socket is installed. As the seat or valve is in the socket part, the arrangement is interchangeable without any possibility of leakage. The act of giving the necessary one-eighth turn to detach the portable part, closes the valve in the socket; so that no chance arises of leaving the gas turned on after it has been disconnected.

Thermostatic Efficiency.

ARCHITECTS in specifying heating equipment for buildings will find that there has been put upon the market a loose diaphragm thermostat that has advantages quite out of the ordinary.

There is no possibility of unreliable action because of the simplicity of op-



eration. The cut shows where the loose diaphragm is located. This sheaf or disc is not attached to the cover or body of the valve and requires no adjustment. It has a spring bumper to take care of the over-expansion of the thermostat and to prevent its collapse or rupture.

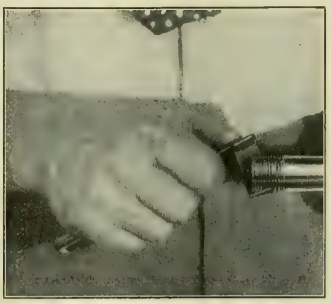
Mineral Pulp Floors.

VARIOUS kinds of flooring material are being introduced from time to time. In one of the latest is the application of mineral pulp for floor covering that may be laid over wood, concrete, stone and iron surfaces. For floors subjected to light wear it is stated that mineral pulp can be used alone and can be polished, stained, oiled and waxed like a wood flooring. For wainscoting and all similar work it is well adapted, as it can be applied as easily as plaster over wood or metal lath. It can also be used for molding ornamental and decorative work, such as friezes, columns, capitals and all exterior and interior trim. For stucco it can be combined with two and a half times the volume of stone or sand, and thus makes a surface which is said to cost only 1¾ cents a square foot. When used as a plaster coating it serves as a sound-deadening material. It is referred to as easy to work and finish; is low in cost, and water does not affect it.

Pipe Threads Protected.

ONE reason why contractors find it difficult to complete work on schedule is because pipe in transit often has its threads smashed. This necessitates cutting new threads which always takes time. It is especially true in conduit for electrical wires.

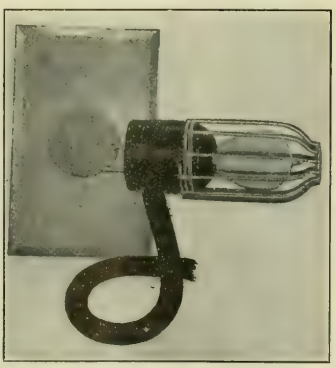
Realizing this fact a manufacturing company has introduced an enameled conduit that has its threads protected. Black pipe seldom comes to the contractor with clean threads, but it is now possible to specify protected threaded conduit. This pipe is delivered with a thin strip of protecting substance clamped around the threads and all that is required is for the worker to peel off



the thread protector with a pocket knife, exposing clean, bright, new threads. Large claims of saving are made by contractors who have specified this device.

Saves Electric Fixtures.

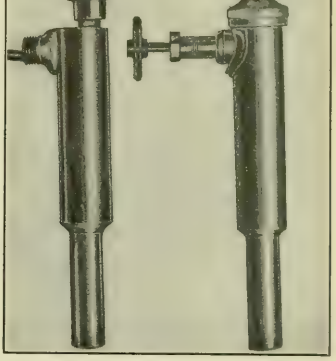
WHERE electric fixtures are used and employees frequently forget to cut off the current thereby causing burning out of elements, a device now being introduced is designed to correct this danger by giving ample warning. The contrivance is illustrated and consists of a cap which is provided with a small lamp which is protected by a small wire guard. When the plates are inserted in



the receptacle the lamp closes continuously reminding the user that the current is on should he start to leave the room. In this way there is no danger of leaving a valuable device to be overheated, thus ruining the element. The amount of current diverted into the lamp is so small that the efficiency of the electrical device being operated is not effected at all.

"Three O'Clock Fag" Remover.

BUSINESS men employing office help know well what "Three O'clock Fag" means. It is that period in the day when vitality is lowest, when the very air in the rooms seems to have a peculiarly heavy feeling and the stenographer and bookkeeper as well as the employer himself feels that a breath of fresh air would be about the most welcome thing he could have. This is a peculiarity of this part of the year when it is a little too cool to be without steam

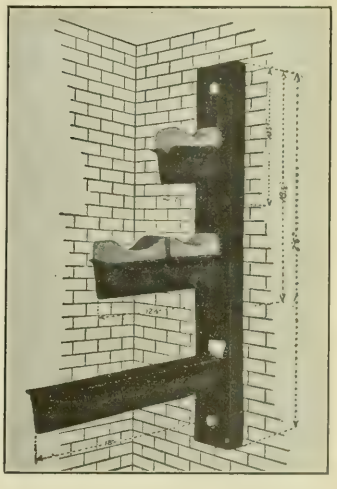


heat and yet the lassitude of spring is in the air. It is practically an every day feature of winter afternoons.

To overcome this a humidifying device has been perfected and is now on the market. It is shown in the accompanying cuts. This device operates by admitting steam directly into the air, thus eliminating that dryness in the air that saps human vitality in supplying moisture to membranes in the respiratory organs. In operation this device is automatic and when once adjusted it requires no attention. It permits no hissing noise and cannot get out of order.

Electrolysis Proof Pipe Hanger.

CONSTANT repetition of blow outs in the subway system stirs one's imagination to the possibilities of electrolytic action upon electrical cables in use in buildings and brings to mind the fact that there is being introduced an insulated hanger shown in the accompanying illustration that eliminates this



danger. The shifting of cables in conduits and in cable shafts is made simple by the use of this appliance. The hanger provides a socket for the insertion of the porcelain cup which holds the cable. This can be taken out without the aid of tools.

CURRENT BUILDING OPERATIONS

New Structure for the Daughters of Jacob, to be Erected in the Bronx, Presents Unique Features and Innovations

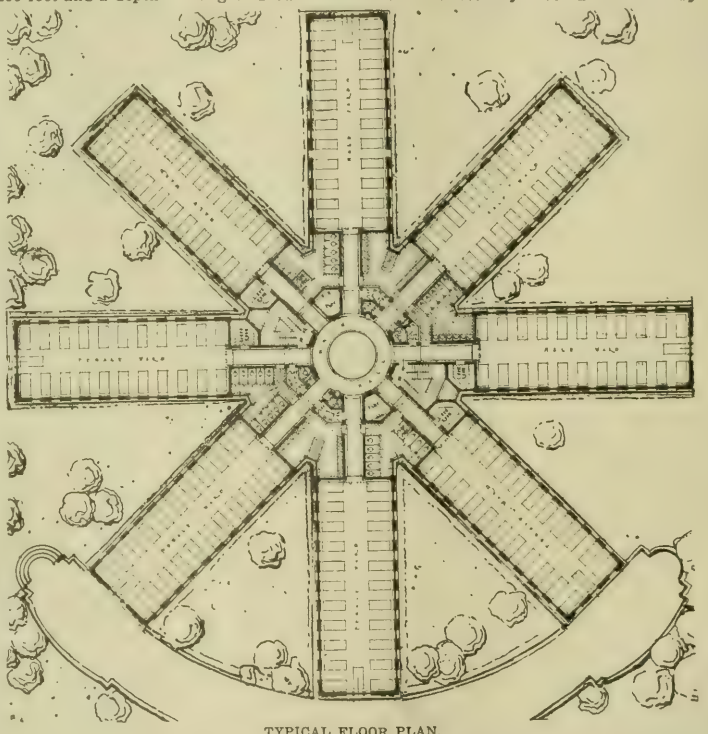
SOME interesting features are being incorporated in the plans now being prepared by Louis Allen Abramson, architect, 220 Fifth avenue, for the new building soon to be started in the Bronx by the Daughters of Jacob, Mrs. A. D. Dworsky, president, as a home for the aged.

The building is to be erected in 167th street, between Teller and Finley avenues, where the society owns a plot, having a frontage of 200 feet and a depth of 475 feet. The structure to be built will be the first of a contemplated group and it will occupy the rear of the plot, allowing the foreground to be landscaped and planted until the construction of additional buildings is required.

Now standing upon the site of this proposed institution is the former mansion of Gouverneur Morris. While it is not possible to retain this historic landmark, something of the sentiment connected with the neighborhood will be retained by designing the new structure, which is to replace it, in the style of the American Colonial.

The plans for this building provide for a building four stories in height, with basement, built of brick and field stone. Over all it will require a plot 200 feet square. The structure will be fireproof throughout, with walls of brick, floor construction of reinforced concrete and partitions of hollow tile.

According to the present plans the building will provide for the accommodation of about 600 inmates. In plan the structure will be somewhat unusual in form, but the scheme is one which has many advantages and which can be built with economy. The complete structure will consist of eight radial wings grouped about a central structure. The wings are, above the first floor, entirely devoted to wards, etc. The central portion contains practically all of the mechanical portions of the equipment, elevators, pipe shafts, stairways, toilet rooms and lavatories, etc., as well as the executive departments of each floor. That this plan has many advantages may readily be seen. Better natural light and ventilation could not possibly be provided. Long and dark corridors are effectually eliminated. Fewer servants are required because there is less public space to be cleaned, and finally waste space is reduced to a minimum. The risers for heating and plumbing, and the ventilating ducts are grouped in the pipe shafts located in the central part of the structure where they may be easily reached through doors at each floor. In case of trouble, walls do not have to be broken into.



TYPICAL FLOOR PLAN.

The basement plan provides for the main and service entrances, coat rooms, steward's office, general storage room, morgue, boiler and coal storage rooms, kitchen and kitchen store rooms, Russian bath, locker and attendant's room. Upon the first floor will be located a synagogue, with a seating capacity of about 500, which can be converted into an auditorium by lowering the pulpit into a pit which is to be provided. On this floor will be located the ladies' dressing and coat room, men's lounge, coat room and smoking room. Sitting rooms for men and women inmates, supply and linen rooms, director's room, which can be used as a small banquet room, and the main dining and serving room. The dining room is constructed almost entirely of glass, which can be removed in summer, making practically an open-air room. The two pantries connected to the dining room are to be equipped with electric dumbwaiters for the lifting of food from the kitchens and lowering of dishes to the dish-washing machines.

The second and third floors are strictly ward floors, and are about alike in plan. On each floor are located four male and four female wards, with the essential toilet and bath rooms, linen closets, store rooms, etc. The fourth floor contains one ward, private rooms, hospital and infirmary, laboratory, dentist's office and store rooms.

From the standpoint of safety from the fire hazard this building is exceptionally well planned and includes modern safety appliances.



Louis Allen Abramson, Architect.

PROPOSED BUILDING FOR THE DAUGHTERS OF JACOB.

NEW BUILDING CODE.

Regulations for Excavations and Foundations—A Preliminary Draft.

The preliminary draft of Article 12 of the new Building Code has been issued, dealing with the subject of Excavations and Foundations.

In the matter of excavations the present law requirements are generally followed. The changes from present requirements are practically only verbal changes. A new provision, however, has been made under the title of "Support of Adjoining Walls," to take care of the case where an excavation is made on a lot which refers to a curb level at a different height from the curb level referred to in the case of the adjoining wall to be taken care of. The present law does not provide for this case.

While another article of the Building Code makes it clear as to the responsibility for the retaining wall to support adjoining earth under conditions where the curb levels of the two lots are at different heights, exactly when a wall is to be taken care of it is left open as to who will meet that cost. In the proposed article it is provided that such part of the necessary underpinning or foundation as may be due to the difference in curb levels shall be made and maintained at the joint expense of the persons causing the excavation to be made and the owner of the wall.

With this proposed change any party making an excavation more than ten feet below his curb level will have to take care of all adjoining walls. If he does not go more than ten feet with his excavation the owners of the walls will have to take care of them, except that where there is a difference in the curb levels the underpinning necessary for that difference is taken care of jointly.

A point that might be raised in this connection is whether all excavations within the building lines should not come under the provisions of this article. As the present law stands, only excavations for buildings are included.

There is no essential change in the proposed article from present requirements as to soil capacities.

Under foundations, provision is made for the design of footings in accordance with the generally accepted present-day practice, namely, that footings shall be designed so that the loads are reasonably uniform over their entire areas, and that they are proportioned to the dead loads instead of the total loads, provided, however, that the pressure on the soil due to the entire live and dead loads does not in any case exceed what is considered a safe load.

The provision as to foundation piers and caissons is rewritten in order to get it into a little more up-to-date form.

The subject of pile foundations is elaborated by requirements for concrete piles, three types being considered, namely: the concrete-filled steel tubes, piles moulded before driven, and piles moulded in place. The provisions in this connection are intended to follow as nearly as possible the present accepted practice.

The section on foundation walls remains practically the same as the present law, with the addition of provisions for foundation walls of hollow building blocks under buildings of small size.

A new section is added on retaining walls, providing that they shall be so designed that the working stresses of the materials are not exceeded and that the resultant line of pressure will fall within the middle third of the footings.

The proposed article will take the place of sections 22 to 26, inclusive, of the existing Building Code.

Elevator Inquiry.

The engineering office of Maurice Deutsch has been retained by The Merchants' Association to make a careful and unbiased investigation of the use of patent safety devices on elevators. Mr. Deutsch's office has addressed a circular letter to other cities enclosing a series of questions tending to elicit information regarding the reliability of safety devices on elevator doors. The information thus obtained will assist the association in defining its attitude regarding the elevator ordinance now pending before the Board of Aldermen.

Revised Factory Rules.

Certain proposed amendments to rules relating to the construction, guarding equipment, maintenance and operation of elevators and hoistways in factories have been drafted by the State Industrial Board, and will be the subject of public hearing next Wednesday morning, April 7.

Structure for Astor House Site.

Charles A. Platt, architect, 11 East 24th street, is preparing plans for a seven-story store and office building which is to be erected by Vincent Astor on the southerly half of the old Astor House, at the southwest corner of Broadway and Vesey street. The new structure will have a frontage on Broadway of 100 feet and 157.3 feet in Vesey street. This building will be erected directly over the subway. The structure will be supported on caissons sunk to bed rock, between the tracks and outside of the subway line. The general contract for the erection of the building has been awarded to Marc Eidlitz & Son, 30 East 42d street. The cost of the project is placed at $500,000.

Trains in Brooklyn Subway by May 5.

The operating department of the B. R. T. expects to have trains running in the Fourth avenue subway by May 5, according to Chief Engineer Briggs, of the Degnon Contracting Company. He is planning to get the westerly portion of the tube, that is, from 65th street to 86th street, finished by July 1. The tracks, as far as 65th street, can be laid to connect with the Sea Beach Cut this week, as far as his part of the work is concerned. South Brooklyn is making plans for a great celebration. The chairman of the general committee of arrangements is Jeremiah J. O'Leary.

Loft Building for Hotel Corner.

Plans were filed this week for the sixteen story loft and store building which is to be erected on the site of the Hoffman House and Albermarle Hotel at the northwest corner of Broadway and 24th street. The new structure will be known as the Albermarle Building. It will have a frontage on Broadway of 135.6 feet and on 25th street the frontage will be 172.2 feet. The owner of the proposed structure is the Albermarle Realty Co., Harry E. Miller, president, and the plans were prepared by H. Craig Severance and William Van Alen, architects, 4 West 37th street. Thompson-Starrett Co., 49 Wall street, is the general contractor. The facade of this building has been designed in the style of the French Renaissance and the materials of construction will be brick, limestone and terra cotta. The project represents an expenditure of $1,300,000.

Miller-Reed Co. Awarded Contract.

A general contract was recently awarded to the Miller-Reed Co., builders, 103 Park avenue, for the construction of a residence, garage and farm buildings on the estate of Mrs. E. B. Tweedy, on Chester road, Goshen N. Y. The residence will be built of rubble stone, two and one-half stories in height, 90 x 160 feet. The plans for this work were prepared by F. Burrell Hoffman, Jr., architect, 15 East 40th street, and the contract calls for the expenditure of nearly $100,000.

Plans Completed for Hospital.

Plans have been completed by Louis Allen Abramson, architect, 220 Fifth avenue, for the hospital building to be erected on the southeast corner of Charlotte street and Crotona parkway, the Bronx, by the Bronx Hospital Association, Dr. Alexander Goldberg, president. The structure will be four stories in height, semi-fireproof, on a plot 50 x 127 feet, and will cost about $300,000. It is planned to call for estimates on general contract early in May.

Plans for New Brooklyn Church.

Raymond F. Almirall, architect, 185 Madison avenue, has about completed plans for the Roman Catholic church to be erected on Classon avenue between Putnam avenue and Madison street, Brooklyn. The owner of the proposed building is the Church of the Nativity, Rev. Father John L. Belford, pastor. The structure will be built of brick and limestone and will have a seating capacity of 1,200. The cost is estimated at $200,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Podgur Realty Co., Robert Podgur, president, Southern blvd. and 163d st, contemplates the erection of a 5-sty apartment on the west side of Broadway, between 122d and 123d sts. An architect will be selected soon.

BROOKLYN.—Glynne & Ward, Halsey st and Knickerbocker av, are receiving competitive sketches for a moving picture theatre at the northwest corner of Robinson st and Nostrand av, to cost about $50,000.

YONKERS, N. Y.—C. E. Hartshorn, Jr., 65 Belvedere pl, contemplates the erection of a residence on Bayley av. No architect retained.

GLENS FALLS, N. Y.—The Presbyterian Church of Glens Falls contemplates the erection of a 2 or 3-sty parish house in Warren st, to cost about $30,000. Funds are now being raised. No architect selected.

FULTON, N. Y.—The Zion Episcopal Church, Rev. N. J. Peters, pastor and chairman of building committee, contemplates the erection of a church and parish house here, to cost about $50,000. No architect selected.

PLANS FIGURING.

CHURCHES.

YONKERS, N. Y.—John J. Hearn Construction Co., 69 West 46th st, is figuring the general contract and desires sub-bids for the church of Our Lady of Mt. Carmel, Rev. E. J. Rossi, 61 Park Hill av, to be erected at Park Hill av and Oak pl, from plans by N. Serracino, 1170 Broadway, Manhattan.

DWELLINGS.

LLEWELLYN PARK, WEST ORANGE, N. J.—H. T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids to close April 7 for the 2½-sty terra cotta block and stucco residence for A. D. Munn, care of architect.

ENGLEWOOD, N. J.—Hays & Hoadley, 2010 Broadway, Manhattan, architects, are taking bids for a 2-sty brick residence, 35x45 ft, for Paul Salambier, Franklin st. Cost, about $13,000.

HOSPITALS & ASYLUMS.

MANHATTAN.—The Department of Health, Centre and Walker sts, owner, is taking bids to close April 22 at 10:30 a. m., for the medical staff house and nurses' home at the Willard Parker Hospital, foot of East 16th st. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about $260,000.

MORRIS PLAINS, N. J.—The New Jersey State Hospital for Insane is taking bids to close at 11 a. m., April 14, for installing an incinerating plant from plans by George S. Drew, State House, Trenton, N. J. Cost, about $6,000.

PUBLIC BUILDINGS.

TRENTON, N. J.—Bids will be received by Geo. O. Von Nerta, acting supervising architect, until 3 p. m., April 22, for supplying and installing steel storage cases in the U. S. Post Office and Court-House building at Trenton.

MISCELLANEOUS.

SAILORS SNUG HARBOR, S. I.—Lewis E. Jallade, 37 Liberty st, Manhattan, architect, is taking bids for a 1-sty brick and marble recreation building for the Sailors Snug Harbor Corporation, 61 Broadway, Manhattan. Robert W. Boyd, 105 West 40th st, Manhattan, steel engineer. Cost, about $40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment on the west side of Broadway, 188

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Contemplated Construction—Brooklyn—Cont'd.

ft south of West 218th st, for Robert E. Simon. Cost, about $35,000.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 6-sty apartments, 50x86.11 ft, in the south side of 150th st, 100 ft west of Amsterdam av, for the Maple Construction Co., 1 Wall st. Cost, about $100,000.

169TH ST.—Plans have been prepared by C. Steinmetz, 6 Church st, for a 6-sty apartment at the northeast corner of 169th st and Ft. Washington av, for the County Engineering Co., Inc., 6 Church st. Cost, about $70,000.

116TH ST.—Patrick J. Murray, 2028 Grand Concourse, has prepared plans for alterations to two 5-sty apartments at 251-3 West 116th st, for Patrick McCarthy, 92 Greenwich st.

PARK AV.—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for alterations to the apartment at 925 Park av, for the 925 Park Av Co., 925 Park av.

AV A.—Henry Klein, 505 East 15th st, has completed plans for alterations to the 4-sty apartment at 32 Av A, for Nathan Goldstein et al, 103 Clinton st.

HOSPITALS AND ASYLUMS.

CONVENT AV.—Eli Benedict, 1947 Broadway, is preparing plans for additions to the hospital at Convent av and 144th st, for the Lutheran Hospital of Manhattan, 1676 Amsterdam av. Cost about $15,000.

STABLES & GARAGES.

BROADWAY. Jas. P. Whiskeman, 30 East 42d st, has nearly completed plans for a 4-sty brick garage, 78x101 ft, on the east side of Broadway, 25 ft north of 176th st, for Thomas Smith, 2391 Walton av. Cost, about $60,000.

109TH ST.—Plans are being prepared by Samuel Katz, 1 Madison av, for a 1-sty garage in the south side of 109th st, 143 ft west of Pleasant av, and all bids will be received by architect.

STORES, OFFICES & LOFTS.

AV A.—Samuel Katz, 1 Madison av, will take all bids and supervise the work of rebuilding the 7-sty L-shape loft building at 103-105 Av A, running through to 128 7th st. The work will consist of converting the Av A portion into a 6-sty apartment and the 7th st portion into a loft building.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

183D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartments, 62x65 ft, in the north side of 183d st, Valentine to Tiebout avs, for the County Estates, Inc., William L. Phelan, president, 2045 Ryer av, owner and builder. Cost, about $105,000.

UNIVERSITY AV.—Neville & Bagge, 105 West 40th st, are preparing plans for three 5-sty apartments, 58x92 ft each, on the west side of University av, 192 ft south of Boscobel pl, for the Boyn Bridge Realty Co., Henry C. Rohrs, 271 West 125th st, president and builder. William Masteson, 1388 Jessup place stone foundation work. Cost, about $40,000 each.

CRESTON AV.—William Koppe, 830 Westchester av, is preparing plans for a 5-sty apartment on the east side of Creston av, 164 ft north of Fordham rd, for the Level Realty Corporation, Louis Ebling, president, 939 Intervale av, owner and builder. Cost, about $55,000.

WEBSTER AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, 50x80 ft, at the northeast corner of Webster av and 182d st, for McAvoy & Koester, 1902 Marmion av, owners and builders. Cost, about $100,000.

MT. HOPE PL.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for four 5-sty apartments at the northeast corner of Mt. Hope pl and 176th st, for the K. & R. Construction Co., Max J. Klein, 35 Nassau st.

MOSHOLU PARKWAY.—John P. Boyland, 2526 Webster av, has been commissioned to prepare plans for three 5-sty apartments at the northeast corner of Mosholu Parkway and Hull av, for the Hubbard Realty Co., Mary Levy, president, 4387 3d av.

HOE AV.—Samuel Katz, 1 Madison av, is preparing plans for two 5-sty apartments on the west side of Hoe av, 336 ft south of Aldus st, for the Turek Realty Co. Cost, $35,000 each.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

RALPH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment on the east side of Ralph av, 120 ft south of Sterling pl, for the T. & E. Realty Co. Cost, about $45,000.

76TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for five 3-sty tenements at the southwest corner of 76th st and 5th av, for Simon Abels, 44 Court st, owner and builder. Cost, about $30,000.

BAY RIDGE AV.—Kallich & Lubroth, 186 Remsen st, are preparing plans for two 4-sty tenements, on the east side of Bay Ridge av, 100 ft south of 3d av, to cost about $50,000.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 56x58 ft, at the southeast corner of Belmont av and Vermont st, for Harris Reisler, 293 Stone av, owner and builder. Cost, about $26,000.

84TH ST.—Kallich & Lubroth, 186 Remsen st, are preparing plans for three 4-sty tenements at the southwest corner of 84th st and 21st av, for the Reo Realty Co., Chas. Dibner, 2034 Bath av, owner and builder. Cost, about $30,000.

DWELLINGS.

AV O.—William C. Winters, 106 Van Siclen av, is preparing plans for four 2-sty frame and stucco bungalows, 18x36 ft, at the northwest corner of Av O and East 18th st, for Kline & Aronowitz, 315 Etna st, owners and builders. Cost, about $3,000 each.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—F. W. Korfmann, 406 9th av, has completed plans for a 5-sty tenement, in the west side of Academy st, 200 ft south of Ridge st, for James F. McDonald, 447 Academy st. Cost, about $15,000.

DWELLINGS.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, is preparing plans for a 3-sty residence, 20x53 ft, at the corner of Warren and Barton sts, to cost about $6,000.

Richmond.

DWELLINGS.

ROSEBANK, S. I.—D. Santoro, Tompkinsville, S. I., has completed plans for a 2-sty brick store and residence, 25x38 ft, on the west side of New York av, 200 ft north of St. Mary's av, for C. Attanasio, this place. Cost about $4,000.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, has completed plans for two 2½-sty frame residences, 22x46 ft, on the north side of Rosewood pl, 245 ft east of Cedar st, for Jacob Block, this place. Cost, about $5,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Stewart Wagner, 1204 Broadway, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence for A. E. Brion, 670 Eastern Parkway, Brooklyn. Cost, about $17,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 3-sty frame and clapboard apartment, 21x52 ft, on Haven av, to cost about $7,500.

DWELLINGS.

PELHAM MANOR, N. Y.—Plans have been prepared privately for 21 2-sty frame and stone residences at Manor la for the John T. Brook Co., 122 West 42d st, Manhattan, owner and builder. Cost $5,000 to $6,000 each.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 35x47 ft, for Edward A. Morange, 155 West 29th st, Manhattan. Cost, $10,000 to $12,000. Bids will be received from local contractors about April 4.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty hollow tile and stucco residence, 21x32 ft, in the west side of Pease st, 150 ft north of Beekman av, for Henry Grohmann, 459 Locust av, owner and builder. Cost, about $5,000.

FACTORIES & WAREHOUSES.

YONKERS, N. Y.—Jos. A. Watson, Reevs Building, has about completed plans for a 3-sty addition to the cold storage building in School st, for Harry Steinmetz, 44 School st. Cost, about $35,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—George A. Flagg, Spingard Building, has nearly completed plans for a 3-sty brick store and apartment, 22x100 ft. at 625 Newark av, for Adam Blum, care of architect. Cost, about $20,000.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, is preparing plans for a 5-sty apartment, 80x

142 ft, at the northeast corner of Glenwood av and Boulevard, for the Zerman Realty & Construction Co., Chas. Zerman, president, 1 Lincoln pl, Weehawken, N. J. Cost, about $70,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 3-sty flats, 32x70 ft each, on Kearny av, near Halstead st, for Dolgan & Edelstein, 673 15th av, Newark, owners and builders. Cost, about $8,000 each.

CLIFFWOOD, N. J.—Dayton & Smith, 102 Market st, Perth Amboy, have completed plans for a 2-sty store and apartment, 45x55 ft, for Gabriel Diondi, to cost about $8,000.

CHURCHES.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 1-sty church at the corner of Division and Somerset sts, for the Magyar Hungarian Reformed Church, Rev. Paul F. B. Hamborszky, pastor, 22 Schuyler st, to cost about $9,000.

DWELLINGS.

WEEHAWKEN, N. J.—John Messmer, 610 Summit av, West Hoboken, N. J., is preparing plans for a 2½-sty hollow tile and stucco residence at Hauxhurst Park for P. Rock, care of architect, who will take bids on general and separate contracts about April 5. Cost about $8,000.

NEWARK, N. J.—Plans have been prepared by Simon Cohen, 163 Springfield av, for two 2½-sty frame and clapboard residences, 22x48 ft each, on Columbia av, for Jos. Jacobowitz, 538 South 19th st, owner and builder. Cost, about $5,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for a 2½-sty residence at 540 Morris av, for Willet T. Bingham, 535 Morris av. Cost, about $4,000.

FACTORIES & WAREHOUSES.

HOBOKEN, N. J.—Franklin B. Small, 265 Broadway, Manhattan, is preparing plans for a 6-sty factory, 40x68 ft, for the American Lead Pencil Co., Louis J. Reckendorfer, president, 320 5th av, Manhattan. Cost, about $40,000.

DEGRAW ST.—Chas. Werner, 316 Flatbush av, is preparing plans for a 5-sty smoke house, 25x100 ft, at the foot of DeGraw st, for the International Provision Co., on premises. Cost, about $25,000.

SCHOOLS & COLLEGES.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, associated with Karl F. J. Seifert, 104 West 42d st, Manhattan, have been commissioned to prepare plans for P. S. 6 at Broadway, 18th and 19th sts, for the Board of Education of West New York. Cost, about $175,000.

HARRISON, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, N. J., is preparing plans for a 3-sty brick parochial school, 108x190 ft, in North 4th st, for the Church of the Holy Cross, Rev. Geo. L. Fitzpatrick, pastor, 16 Lodi st.

THEATRES.

PATERSON, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, is preparing plans for a theatre at the corner of Church and Ellison sts, for Daniel J. Bondy, 80 Wall st, Manhattan, 120x176 ft, seating capacity 4,100. Bids will soon be taken by the architect on general contract.

JERSEY CITY, N. J.—William A. Bogart, 298 Jackson av, is preparing plans for a 1-sty moving picture theatre, 92x100 ft, on Jackson av, between Kearney and Orient avs, for Edward Ericksen, Newark av, Jersey City. Cost, about $25,000.

MISCELLANEOUS.

IRVINGTON, N. J.—Sutton & Sutton, Union Building, Newark, are preparing preliminary plans for a 1-sty field house at Irvington Park, for the Essex County Park Commission, Alonze Church, 810 Broad st, Newark. Cost, about $10,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—Frank Urso, 290 West Main st, is preparing plans for eleven 3-sty frame stores and apartments, 40x58 ft, for Ralph Persechine, 274 West Main st. Cost, about $10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Zimmermann & Gotthelf, 1888 3d av, have received the general contract to erect a 5-sty brick tenement, 25x65 ft, at 166-168 East 106th st, for Pauline Moskowitz, 1990 7th av. A. L. Kehoe, 1 Beekman st, architect. Cost, about $7,000.

PLAINFIELD, N. J.—(sub.).—W. H. Dennick, Plainfield, N. J., has received the mason contract, and W. D. Lewis Co., 41 West 33d st, Manhattan, carpenter, for the 4-sty apartment, 100x100 ft, in East 7th st, near Franklin pl, for the Crescent Realty Co., 359 West 26th st, Manhattan, C. C. Alexander, president.

BLOOMFIELD, N. J.—The O. K. Realty Co., this place, has received the general contract to erect a 2½-sty frame and shingle flat at 48 Charles st, for Barnet and Celia Olinger, 118 Willow st. Nathan Harris, 21 South Orange av, Newark, architect. Cost, about $6,500.

CHURCHES.

BROOKLYN.—(sub.).—The Rockefeller Co., 332 Lenox rd., has received the foundation contract for the South United Church at 75th st, near 6th av. Horace G. Knapp, 123 Liberty st, Manhattan, architect. Meyer & Sweeny, 607 Flatbush av, general contractors.

DWELLINGS.

BROOKLYN.—(sub.).—W. S. Ross, 252 Douglass st, has the stone contract; Wm. J. Bloeth, 40 Schaefer st, plumbing; Chas. Strebel & Sons, 2360 Myrtle av; Johnson Bros., 45 Classon av, lumber, and M. M. Canda, 184 3d st, mason materials for the dwelling at 430 Fenimore st, for Mary Laing. Robert B. Schaeffer, architect. Meyer & Sweeny, 607 Flatbush av, general contractors.

JERSEY CITY, N. J.—Joseph Hennemayer, 31 Paterson st, has received the general contract to erect a 2-sty frame and clapboard residence, 24x44 ft, at 159 Columbia av, for Henry Ehrenfenchter, 167 Columbia av. H. Hendes & Son, 3474 Boulevard, carpenters. Cost about $4,000.

SCARSDALE, N. Y.—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2½-sty frame residence and garage, 40x82 ft, for J. B. Linerd, care of Ajax Grieb Rubber Co., 1796 Broadway, Manhattan. W. H. Orchard, 122 West 42d st, Manhattan, architect. Cost about $12,000.

15TH ST.—The Diaz Construction Co., 163 Grafton st, has received the general contract to erect a 3-sty brick residence and store in the south side of 15th st, 87 ft west of 4th av, for Mr. Racer, 138 15th st. Jos. Hartung, 548 2d st, architect. Cost, about $6,000.

ARROCHAR, S. I.—James H. Thompson, 68 Evelyn Place, Fort Wadsworth, S. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence,

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Contracts Awarded—Continued.

31x33 ft, for J. G. Baldwin, 20 Baret av. Norman McGlashan, 1123 Broadway, Manhattan, architect. Cost, about $6,000.

WEST NEW YORK, N. J.—William Redlich, Grand st, Hoboken, has received the general contract to erect a 2-sty brick residence in the south side of 19th st, between Park av and Broadway, for George Grundling, care of general contractor. Philip H. Diemer, 126 Humboldt st, Union Hill, N. J., architect. Cost, about $6,000.

KENSINGTON, L. I.—Roberts Nash & Co., 93 Amity st, Flushing, have received the general contract to erect a 2½-sty hollow tile and brick residence on Summit drive, for Henry R. Swartley, Manhassett, L. I. Bates & How, 542 5th av, Manhattan, architects. Cost, about $15,000.

OAKLAND BEACH, RYE, N. Y.—V. J. Clerehugh, 126 West 40th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 23x32 ft, for Frank De Mena, care of Jos. Wild & Co., 366 5th av, Manhattan. E. H. Lyall, 334 5th av, Manhattan, architect. Cost, about $5,000.

GLEN ROCK, N. J.—The Smith Singer Realty Co., Glen Rock, has received the general contract to erect a 2½-sty frame and stucco residence on Highwood av, for E. A. Becker, 427 Hamburg av, Brooklyn. Cost, about $5,500.

SOUTH ORANGE, N. J.—(sub.).—Geo. Baumann's Sons, 584 Hunterdon st, Newark, have received the plumbing contract for the residence and garage on the west side of Stanley rd, 300 ft north of South Orange av, for Jos. Glutting, 810 Fairmont av, Newark. E. A. Wurth, 9 Clinton st, Newark, architect. Chas. S. Cooper, 45 Clinton st, Newark, mason. Cost, about $18,000.

YONKERS, N. Y.—Kingsley & Maxwell, 5 Wadsworth av, have received the general contract to erect a 2½-sty frame and stucco residence, 31x31 ft, at Warburton av and Arthur st, for M. D. Brown, care of architects Anton Schonback and G. Howard Chamberlin, associated, 18 South Broadway. Cost, about $7,000.

MANHATTAN.—E. A. Turner, 34 East 28th st, has received the general contract for alterations to the residence at 56 East 34th st, for business purposes. Henry C. Sturges, 116 East 36th st, owner. Hoppin & Koen, 244 5th av, architects. Cost, about $15,000.

BROOKLYN.—The general contract has been awarded to E. G. Vail, Jr., 145 Bay 22d st, for the 2-sty frame residence, 30x46 ft, on the east side of Ocean av, 134 ft south of Ditmas av, for Frank Magola, 17th st and Surf av. John C. Wandell, 4 Court sq, architect. Cost, about $10,000.

BROOKLYN.—E. G. Vail, Jr., 145 Bay 22d st, has received the general contract to erect a 2-sty frame residence, 30x46 ft, on the east side of Ocean av, 84 ft north of Ditmas av, for Jos. Balzarine, 2715 Surf av. John C. Wandell, 4 Court sq, architect. Cost, about $10,000.

NEW BRUNSWICK, N. J.—G. B. Rule, 71 John st, has received the general contract to erect a 2½-sty brick residence, 28x54 ft, for Edwin R. Carpenter, George st. Alexander Merchant, 363 George st, architect. Cost, about $11,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—McClintic Marshall Co., 13 Park Row, Manhattan, has received the general contract to erect a 1-sty steel and reinforced concrete machine shop, 80x280 ft, in the south side of Beard st, 184 ft east of Dwight st, for the Robins' Dry Dock & Repair Co., Wm. H. Todd, president, 15 Whitehall st, Manhattan. Cost, about $40,000.

RICHMOND HILL, L. I.—The American Concrete Steel Co., 27 Clinton st, Newark, has received the general contract to erect a 3 or 4-sty reinforced concrete factory and garage at Park av and Ashland rd, for William DeMuth, 507 Broadway, Manhattan. William Higginson, 13-21 Park Row, Manhattan, architect.

HOSPITALS & ASYLUMS.

CASTLETON, S. I.—Thomas J. Waters Co., 271 West 125th st, Manhattan, has received the contract for a new building at the New York City Farm Colony, for the Department of Public Charities. Chas. B. Meyers, 1 Union sq, architect. No subs has been awarded.

NORTH BROTHERS ISLAND.—Kelly & Kelley, Inc., 12th st, L. I. City, have received the general contract to erect two 4-sty reinforced concrete pavilions, 25x120 ft, at the Riverside Hospital, for the Department of Health, corner of Centre and Walker sts. William E. Austin, 46 West 24th st, architect.

HOTELS.

MANHATTAN. — (sub.). — Uris Iron Works, 525 West 26th st, has received the steel contract for the 12-sty apartment hotel at 337-39 West 96th st, for the Palmer Realty Co., Leslie R. Palmer, 68 William st, president. Herman Lee Meader, 2 West 33d st, architect. W. Ralph Squire, Inc., 2-16 West 33d st, steel engineer. Cost, about $200,000.

SCHOOLS & COLLEGES.

WEST NEW YORK, N. J.—The Vroman Construction Co., 5395 Boulevard, North Bergen, has received the general contract to erect a 2-sty brick and stone parochial school at the southwest corner of 22d st and Polk st, for St. Mary's R. C. Church, Rev. Father Lill, pastor, premises. Gregory B. Webb, 104 West 42d st, Manhattan, architect. Cost, about $50,000.

STABLES AND GARAGES.

EAST RUTHERFORD, N. J.—Oscar Kastner, Carlstadt, N. J., has received the general contract to erect a 1-sty concrete and stucco garage on Paterson av, for Herman T. Backus, Woodridge, N. J. Cost about $6,500.

MORRISTOWN, N. J.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2-sty garage, 36x36 ft, for Frederick P. Humphries, Convent, N. J. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $7,000.

SCARSDALE, N. Y.—Barmore & Briggs, Merritt av, White Plains, have received the general contract to erect a 2-sty brick private garage, 45x65 ft, at White Plains rd and Locust av, for John Roeben, this place. Cost, about $7,000.

BROOKLYN.—William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 2-sty stable, 33x100 ft, in the south side of Prospect st, 50 ft west of Gold st, for the McMullan Trucking Co., 89 Bridge st. J. S. Kennedy, 157 Remsen st, architect. Cost, about $12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (SUB).—Stolz & Greenberg, 1122 Forest av, Bronx, have received the contract for the steel and iron from Wm. J. Yennie & Co., 45 East 42d st, general contractors, for general alterations to the Broadway Trust Co.'s building at West Broadway and Chambers st. David M. Ach, architect.

MANHATTAN.—John H. Deeves & Bro., 103 Park av, have received the general contract to erect a 2-sty automat restaurant and office building at 604-606 6th av, for Horn & Hardart Co., 600 West 50th st. Stuckert & Sloan, Crozier Building, Philadelphia, Pa., architects. Cost, about $25,000.

BROOKLYN.—Edward Nelson, 1261 81st st, has received the general contract to erect a 3-sty brick department store and residence, 42x80 ft, at the southeast corner of 4th av and 91st st, for Chas. J. Goldsmith, 9104 4th av. Harry Rocker, 9004 5th av, architect. Cost, about $25,000.

THEATRES.

BAYSHORE, L. I.—H. H. Smith Building Co., East Main st, has received the general contract to erect a 1-sty theatre, 50 x100 ft, in Main st, for Nathan Goldstein, North Ocean av, Patchogue, L. I. Chas. M. Hart, Main st, architect. Cost, about $20,000.

MISCELLANEOUS.

HARRISON, N. J.—William P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a 2-sty baseball park and grand stand between 2d and 3d sts and Hudson and Manhattan Railway, for the Newark Federal League Baseball Club, Patrick T. Powers, president, Fuller Building, Manhattan. C. B. Comstock, 110 West 40th st, Manhattan, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV, 743, 9-sty brick and stone apartment, 19x100; cost, $100,000; owner, Estate of Mary Mason Jones, care architects; architects, Hazzard & Erskine, 437 5th av. Plan No. 99.

SEAMAN AV, n s, 270 w Emerson st, three 5-sty brick tenements, 55x95; cost, $165,000; owner, Smada Realty Co, care Pres. William W. Adams, 391 East 149th st; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 103.

STORES, OFFICES AND LOFTS.

92D ST., 217-19 East, 3-sty, fireproof office building; cost, $50,000; owner, George Ehret, Sr, 1197 Park av, Manhattan; architect, Louis E. Dell, 1133 Broadway. Plan No. 104.

MISCELLANEOUS.

109TH ST, 113-141 West, tennis court; cost, $2,000; owner, Woman's Hospital, 141 West 109th st; vice-president, Mrs. Frederick F. Thompson, 283 Madison av; architect, Edward C. Schmidt, 1 Madison av. Plan No. 105.

Bronx.

DWELLINGS.

PRATT AV, e s, 777.4 n 233d st, 2-sty brick dwelling, 21x52, tin roof; cost, $5,000; owner, Sophia C. Gold, 4188 Bronxwood av; architect, Wm S. Irving, 752 East 220th st. Plan No. 153.

MURDOCK AV, w s, 294.4 n Nelson av, 2-sty frame dwelling, 20x28, slate roof; cost, $3,000; owner, Terkel C. Christiansen, 3941 Amundson av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 160.

GLEASON AV, n s, 50 w Beach av, 1-sty brick dwelling, slag roof, 22x32; cost, $2,000; owners, Dennis & Margaret O'Grady, 575 East 137th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 166.

STABLES AND GARAGES.

RYER AV, w s, 151.04 s Field pl, 1-sty brick garage, 25x21.6, tin roof; cost, $600; owner, Franklyn A. Bruns, 2328 Morris av; architect, J J Vreeland, 3 West Burnside av. Plan No. 156.

FORDHAM RD, n w cor Cambreling av, 1-sty tile garage, 22x20, asbestos roof; cost, $1,000; owners, Terrace Constn. Co., Herman Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 161.

STORES AND DWELLINGS.

204TH ST, n s, 130.9 w Webster av, 2-sty brick stores and dwelling, 26x79, tin roof; cost, $4,800; owner, Thos. Basel, 2272 Webster av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 157.

STORES AND TENEMENTS.

151ST ST, s e cor Concord av, four 5-sty brick tenements, slag roof, 43.4x84, 43.4x82; cost, $160,000; owner, Freeman St. Co., Inc., Thos. Mulligan, 1747 Shakespeare av, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 167.

183D ST, n e cor Valentine av, two 5-sty brick tenements, 62.6x63.7, 62.6x69.2, plastic slate roof; cost, $110,000; owners, County Estates Inc., Wm. L. Phelan, 2046 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 162.

BRYANT AV, w s, 100 s 165th st, three 5-sty brick tenements, 40x88, slag roof; cost, $105,000; owners, Mack Constn. Co., Dudley S. McDonald, 957 Hoe av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 163.

UNIVERSITY AV, w s, 129.22 s Boscobel pl, three 5-sty brick tenements, slag roof, 58.4x116.8, 58.4x125.3, 58.4x113.10; cost, $126,000; owner, Boyne Bridge Realty Co., Henry C. Rohrs, 271 West 125th st, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 168.

THEATRES.

MORRIS AV, n e cor 164th st, 1-sty brick stores and moving picture theatre, slag roof, 100x95.3; cost, $25,000; owner, Jos. Lehman, Broadway and 69th st; lessees, Sydco Photoplay Corp., 331 Madison av; architect, John A. Gorman, 367 Fulton st, Brooklyn. Plan No. 170.

MISCELLANEOUS.

EXTERIOR ST, w s, 359 n 150th st, 1-sty angle iron shed, 50x20; cost, $200; owner and architect, The Barber Asphalt Co., 233 Broadway. Plan No. 169.

133D ST, s s, 500 e Cypress av, 1-sty brick office, 20x30, slate roof; cost, $300; owners, Knickerbocker Marble Co., 282 Locust av; architect, Anderson H. Tyson, 282 Locust av. Plan No. 155.

CROTONA PARK, 250 w Crotona Park East, 1-sty frame pavilion, 25x50; cost, $2,500; owner, City of New York; Lessee, Louis Berger, 1421 Crotona av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 154.

161ST ST, s s, 49.3 West Brook av, 1-sty iron office, 20x24; cost, $900; owner, B. Greenthal, 873 Brook av; architects, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 159.

196TH ST, n s, 20.07 e Morris av, 1-sty frame shop, 12x30; cost, $250; owner, Henry C. Schroeder, 2646 Jerome av; architect, Paul C. Hunter, 191 9th av. Plan No. 158.

180TH ST, n e cor Bryant av, 1-sty brick storage, 10x18, tin roof; cost, $300; owner, Chas. P. Hallock, on premises; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 164.

LAYTON AV, n e cor Shore dr, 1-sty frame pavilion, 23x36; cost, $500; owner, Rosa Kirchheim, 762 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 165.

Brooklyn.

CHURCHES.

CLASSON AV, e s, bet Madison st and Putnam av, 1-sty brick church, 89x195, tile roof; cost, $125,000; owner, R. C. Church of Nativity, 495 Classon av; architect, R. F. Almirall, 185 Madison av, Manhattan. Plan No. 2112.

DWELLINGS.

EAST 24TH ST, e s, 100 s Av K, 2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, $3,000; owner, Kate C. Roberts, 518 West 135th st, Manhattan; architect, F. L. Hine, 189 Montague st. Plan No. 2033.

OCEAN PKWAY, w s, 47.10 n Av Y, 1-sty frame dwelling, 18x24, rubberoid roof, 1 family; cost, $400; owner, John Colter, 22 Boerum pl; architect, Wm. Richter, 4411 18th av. Plan No. 2026.

WEST 2D ST, w s, 310 n Av P, two 2-sty brick dwellings, 17x47, slag roof, 2 families each; total cost, $6,000; owner, Andrew Klam, 677 East 2d st; architect, Wm. Richter, 4411 18th av. Plan No. 2049.

EAST 9TH ST, w s,173.7 s Foster av, ten 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $30,000; owner, Poret Bldg. Co., 154 Newport av; architect, F. J. Dassau, 1373 Broadway. Plan No. 2075.

WEST 29TH ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $700; owner, Wm K. Byrnes, 356 State st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2059.

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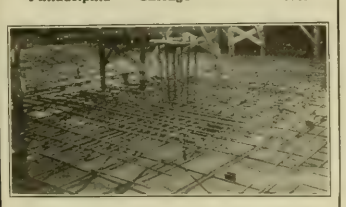
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New Buildings (Continued)

EAST 52D ST, e s, 100 s Tilden av, 2-sty brick dwelling, 20x58.6, gravel roof, 2 families; cost, $3,500; owner, Christian Suntzewick, 22 Lombardy st; architect, Geo. A. Elliott, Wallan and Jeffrey avs, Queens. Plan No. 2084.

BEDFORD AV, e s, 180 s Av S, 1-sty frame dwelling, 21x46, shingle roof, 1 family; cost, $2,000; owner, Jas. D. Pellman, 224 Schermerhorn st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2060.

DUMONT AV, s s, 40 e Lincoln av, 1-sty brick dwelling, 20x42, gravel roof, 2 families; cost, $4,000; owner, Cico Mauro, 114 East 4th st; architect, L. J. Frank, 206 Crescent st. Plan No. 2071.

NEWPORT AV, s w cor Hinsdale st, 2-sty brick dwelling, 20x51, gravel roof, 2 families; cost, $3,500; owner, Jacob Levin et al, 1443 Washington av, Bronx, architect, Morris Rothstein, 601 Sutter av. Plan No. 2067.

NEWPORT AV, s s, 20 w Hinsdale st, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, $2,700; owners, Jacob Levine et al, 1443 Washington av, Bronx; architect, Morris Rothstein, 601 Sutter av. Plan No. 2065.

VOORHEES AV, n e cor Kenmore pl, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $4,000; owner, Geagan Constn. Co., 2690 Kenmore pl; architect, C. B. White, 375 Fulton st. Plan No. 2082.

VOORHEES AV, n s, 24 e Kenmore pl, four 2-sty brick dwellings, 19x42, slag roof, 2 families each; total cost, $12,000; owner, Geagan Constn. Co., 2690 Kenmore pl; architect, C. B. White, 375 Fulton st. Plan No. 2083.

EAST 13TH ST, w s, 258.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,600; owners, D. & W. Constn Co., 1410 Av J; architect, Benj Dreisler, 153 Remsen st. Plan No. 2120.

EAST 22D ST, w s, 100 n Av M, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $2,500; owner, L. M. Moore, 1822 Albermarle rd; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2098.

EAST 35TH ST, e s, 110 n Glenwood rd, two 2-sty frame dwellings, 18x50, shingle roof, 2 families each; total cost, $5,000; owner, Mary Fendal, 819 East 35th st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2121.

46TH ST, s s, 220 w 16th av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, $2,500; owner, B. S. C. Constn. Co., 186 Remsen st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2097.

56TH ST, s s, 260 e 6th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $5,800; owner, Chas. Lucke, 649 59th st; architect, J. C. Wandell, 4 Court sq. Plan No. 2100.

46TH ST, n s, 280 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Ester Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2175.

61ST ST, n s, 140 e 11th av, 2-sty brick dwelling, 20x42, gravel roof, 2 families; cost, $5,500; owner, Mrs. Louisa Spina, 1115 61st st; architect, W. J. Conway, 400 Union st. Plan No. 2170.

EAST 88TH ST, e s, 140 n Glenwood rd, 1-sty frame dwelling, 17x26, tin roof, 1 family; cost, $700; owner, Vincenzo Biletti, 156 Lynch st; architect, Max Cohn, 510 Linwood st. Plan No. 2145.

EAST 88TH ST, e s, 180 n Glenwood rd, 1-sty frame dwelling, 17x26, tin roof, 1 family; cost, $700; owner, Vincenzo Biletti, 156 Lynch st; architect, Max Cohn, 510 Linwood st. Plan No. 2140.

BARBEY ST, w s, 60 s Repose pl, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $5,000; owners, Cath. Gunther & ano, 168 Alabama av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1994.

HINSDALE ST, w s, 250 s Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $12,000; owner, K. R. B., Inc., 175 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2001.

EAST 23D ST, e s, 437.10 s Clarendon rd, 2-sty frame dwelling, 20x42.2, shingle roof, 1 family; cost, $4,500; owner, Floyd E. Moore, 335 East 23d st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2000.

EAST 95TH ST, e s, 125 s Av L, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $2,500; owner, Jos. H. Glue, 282 South 4th st; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 1985.

FACTORIES AND WAREHOUSES.

PITKIN AV, s s, 25 e Barbey st, 2-sty brick factory, 45x100, slag roof; cost, $7,000; owner, Jacob Kalisch, 435 Broadway; architect, Lew Koen, 27 Graham av. Plan No. 2073.

HICKS ST, e s, 40 s Huntington st, 1-sty brick storage, 20x80, gravel roof; cost, $1,000; owner, Michael Warnick, 757 Hicks st; architect, W. J. Conway, 400 Union st. Plan No. 2124.

MEEKER AV, n s, 225 e Varick st, 1-sty brick storage, 25x26, gravel roof; cost, $400; owner, Wm. Chattaway, 31 Kingsland av; architect, G. H. Madigan, 243 Withers st. Plan No. 2099.

DRIGGS AV, e s, 25 s North 9th st, 2-sty brick storage, 62x76, gravel roof; cost, $8,000; owners, Jas. McCafferey & Sons, 505 Driggs av; architect, Max Hirsch, 391 Fulton st. Plan No. 2211.

3D AV, s w cor Dean st, 4-sty brick dairy, 80x100, gravel roof; cost, $80,000; owner, R. F. Steven, Milk Co., 90 3d av; architect, A. Ulrich, 371 Fulton st. Plan No. 2199.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame storage, 24x14, gravel roof; cost, $750; owner, Henry Greene, 730 East 40th st; architects, Kallich & Lubroth, 186 Remsen st, Plan No. 2003.

STABLES AND GARAGES.

HERKIMER ST, n e cor Rochester av, 1-sty brick garage, 18x20.9, tin roof; cost, $500; owner, John A. Schmitt, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 2074.

46TH ST, s s, 320 e 16th av, 1-sty frame garage, 14x18, shingle roof; cost, $400; owner, Ludwig Obeimeyer, 317 East 2d st; architect, Chas. G. Wessell, 1118 Av J. Plan No. 2068.

76TH ST, n s, 123.8 w 5th av, 1-sty brick garage, 18x20, gravel roof; cost, $500; owner, John Bruckeridge, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 2048.

SHEFFIELD AV, w s, 150 s Glenmore av, 2-sty brick stable, 50x27, slag roof; cost, $5,000; owner, Meyer Litwak, 1967 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2078.

STRATFORD RD, s e cor Church av, 1-sty frame garage, 20x18, shingle roof; cost, $150; owner, Herman A. Osserman, 79 Stratford rd; architect, Wm. C. Winters, 706 Van Siclen av. Plan No. 2089.

DUMONT AV, n s, 100 e Schenck av, 1-sty brick stable, 25x17, slag roof; cost, $700; owner, Barnet Cadonisky, 863 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2035.

ST JOHN'S PL, s s, 172.11 e Kingston av, 1-sty brick garage, 99x165.4, slag roof; cost, $12,000; owner, Alonzo De Baum, 41 Liberty st; architect, Walter H. Volcking, 116 Decatur st. Plan No. 2094.

BAY 26TH ST, w s, 191.5 n Bath av, 1-sty frame garage, 18x20, shingle roof; cost, $350; owner, Sophie Gally, on premises; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2119.

EAST 9TH ST, w s, 100 s Av J, two 1-sty brick garages, 12x20, shingle roof; total cost, $800; owner, Edw. S. Neilson, 1413 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 2167.

73D ST, s s, 220 w 16th av, 1-sty brick garage, 21.4x18, gravel roof; cost, $300; owner Albert Colsten, 1556 73d st; architect, A. L. Colsten, 1556 73d st. Plan No. 2134.

BEDFORD AV, s w cor Foster av, four 1-sty frame garages, 12x18, shingle roof; total cost, $800; owner, Arthur Strong, 585 East 18th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2154.

BUTLER ST, s s, 100 w Bond st, 1-sty brick stable, 25x18, gravel roof; cost, $500; owner, Raffaele Copertongo, 253 Myrtle av; architect, Max Hirsh, 391 Fulton st. Plan No. 1982.

PROSPECT ST, s s, 50 w Gold st, 2-sty brick stable, 33.4x100, gravel roof; cost, $12,000; owner, McMullan Trucking Co., 91 Bridge st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2012.

EASTERN PARKWAY, s s, 260 e Rochester av, 1-sty brick garage, 70x20, gravel roof; cost, $500; owner, Solomon Leibowitz, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2009.

STORES AND DWELLINGS.

LIVONIA AV, n s, 79 w Hinsdale st, 3-sty brick store and dwelling, 19.6x45, gravel roof, 2 families; cost, $5,000; owners, Simon Halperin & ano, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2036.

COURT ST, n w cor Pacific st, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,500; owner, Geo. L. Beer, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2152.

COURT ST, w s, 20 n Pacific st, four 2-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $18,000; owner, Geo. L. Beer, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2151.

PROSPECT PL, n s, 28.1 e Bedford av, 2-sty brick store and dwelling, 20x45, gravel roof, 1 family; cost, $2,500; owner, John Clark, 62 Rogers av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2153.

FLATBUSH AV, w s, 304 n Albermarle rd, six 2-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $36,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 2136.

STORES AND TENEMENTS.

SOUTH 3D ST, s s, 78.6 w Bedford av, 6-sty brick tenement, 76x82, slate roof, 41 families; cost, $40,000; owner, Gaynor Impt. Co., 492 Kosciusko st; architects, Sass & Springsteen, 32 Union sq. Plan No. 2081.

NEWPORT AV, s w cor Hinsdale st, 1-sty brick store, 16x14, gravel roof; cost, $500; owners, Jacob Levine et al, 1443 Washington av, Bronx; architect, Morris Rothstein, 601 Sutter av. Plan No. 2066.

STONE AV, e s, 140 s Lott av, seven 3-sty brick tenements, 20x65.6, slag roof, 6 families each; total cost, $36,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2077.

WEST 23D ST, e s, 115 s Neptune av, 4-sty brick tenement, 20x68.10, gravel roof, 4 families; cost, $8,000; owner, Frank Sairano, 2115 Belmont av; architects, De Rosa & Savigano, 150 Nassau st, Manhattan. Plan No. 2101.

PROSPECT AV, n s, 201.2 w 9th av, 4-sty brick tenement, 50x92, gravel roof, 21 families; cost, $36,000; owner, Eliz. C. Maloney, 16 Court st, care architect; architect, F. W. Eisenla, 16 Court st. Plan No. 2110.

EAST 21ST ST, s w cor Newkirk av, 4-sty brick tenement, 122.10x83.11, slag roof, 20 families; cost, $80,000; owners, Wolfinger & Lasberg, 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2163.

CHURCH AV, n e cor Stony pl, 3-sty brick tenement, 19.8x100, slag roof, 6 families; cost, $10,000; owner, Lillian M. Williams, 57 Church av; architects, Rupp Bros., 189 Montague st. Plan No. 2158.

IRVING AV, e s, 80 s Woodbine st, 4-sty brick tenement, 40x89, slag roof, 12 families; cost, $23,000; owner, Foster Impt. Co., 593 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2138.

ST. MARK'S AV, s s, 300 e Nostrand av, 4-sty brick tenement, 50x129.2, gravel roof, 24

families; cost, $30,000; owner, Isabella Moore, 738 St. Mark's av; architect, H. B. Moore, 738 St. Mark's av. Plan No. 2131.

HIGH ST, n s, 36 w Hudson av, 4-sty brick tenement, 24.6x29.11, gravel roof, 2 families; cost, $6,000; owner, Dominick Santilo, 180 Hudson av; architect, Max Hirsch, 391 Fulton st. Plan No. 2209.

SOUTH 3D ST, s s, 153.6 w Driggs av, 6-sty brick tenement, 50x82, slate roof, 35 families; cost, $35,000; owner, Philip Schoenfeld, 210 South 3d st; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 2192.

SOUTH 4TH ST, s s, 118.7 w Marcy av, 6-sty brick tenement, 58.10x85.5, slate roof, 35 families; cost, $35,000; owner, Jacob Fish, 105 West 112th st; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 2191.

BAY 23D ST, w s, 610.2 s 86th st, 4-sty brick tenement, 50.1x85.10, gravel roof, 16 families; cost, $30,000; owner, Kadue Const. Co., 1903 Bath av; architects, Kellieh & Lubroth, 186 Remsen st. Plan No. 2196.

STONE AV, s e cor Glenmore av, 4-sty brick tenement, 75x90, gravel roof, 32 families; cost, $36,000; owner, Morris Weinberg, 1076 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2190.

JUNIUS ST, w s, 100 s Livonia av, two 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, $16,000; owner, Powell Impt. Co., 397 Sneditker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2010.

PARK PL, s s, 100 w Ralph av, 4-sty brick tenement, 50.4x90, gravel roof, 20 families; cost, $25,000; owner, Jacob Levine, 1715 Sterling pl; architects, Cohn Bros., 361 Stone av. Plan No. 1996.

PARK PL, s s, 150.4 w Ralph av, three 4-sty brick tenements, 44x99, gravel roof, 20 families each; total cost, $60,000; owner, Jacob Levine, 1715 Sterling pl; architects, Cohn Bros., 361 Stone av. Plan No. 1995.

EASTERN PARKWAY, n e cor Ralph av, 4-sty brick tenement, 85.10x115.4, gravel roof, 22 families; cost, $30,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 2008.

THEATRES.

PITKIN AV, n w cor Hendrix st, 1-sty brick store and theatre, 50x100, concrete roof; cost, $20,000; owners, Chas. Ferraro & sns, 826 Blake av; architect, W. C. Winters, 106 Van Siclen av. Plan No. 2139.

SARATOGA AV, n w cor Hancock st, open air theatre, x—x; cost, $300; owner, Jas. H. Hart, 1028 Gates av; architect, F. W. Eisenla, 16 Court st. Plan No. 2137.

5TH AV, w s, from 43d to 44th sts, 2-sty brick theatre and store, 200.4x90, slag roof; cost, $75,000; owner, 190th St Holding Co., 85 West 119th st, Manhattan; architect, Thos. Lamb, 644 8th av, Manhattan. Plan No. 2169.

MISCELLANEOUS.

MYRTLE AV, s s, 75 e Nostrand av, 1-sty frame shed, 20x32, slag roof; cost, $150; owners, Belcher Bros., 49 Nostrand av; architect, A. C. Kunzi, 182 Harmon st. Plan No. 2029.

Queens.

CHURCHES.

RICHMOND HILL.—Stotthoff av, e s, 150 s Brandon st, 2-sty brick Masonic Temple, 40x90, slag roof; cost, $20,000; owner, Richmond Hill Lodge, No. 892, F. & A. M., Richmond Hill; architect, R. Ralph Squires, 2 West 33d st, Manhattan. Plan No. 902.

DWELLINGS.

COLLEGE POINT.—College av, w s, 105 n Monument av, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, $4,200; owner, Aug Bantz, Av D and 10th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 845.

FOREST HILLS.—Genneway South, n e cor Shorthill rd, 2½-sty tile dwelling, 25x38, tile roof, 1 family, steam heat; cost, $8,500; owner, Blanche W. Smith, Forest Hills; architect, Robert M. Farrington, Forest Hills. Plan No. 853.

JAMAICA.—Canadace av, w s, 290 s Fulton st, two 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, $6,000; owner, Henry E. Grinyer, Hollis wood, L. I.; architect, Saml. Grinyer, same. Plan No. 844.

JAMAICA.—Prospect st, e s, 250 s State st, four 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $8,000; and STATE ST, s s, 25 e Prospect st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, $2,000; owner and architect, Martin M. Wohl, 41 North Washington st, Jamaica. Plan Nos. 846-47-48-49-50.

RICHMOND HILL.—Brevoort av, e s, 200 s Ashland av, three 2-sty frame dwellings, 16x29, tin roof, 1 family; cost, $4,500; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan No. 857.

ST. ALBANS.—Farmers' av, e s, 101 s Banks av, 2-sty frame dwelling, 22x48, tin roof, 2 families; cost, $2,500; owner and architect, W. E. Packard, St. Albans. Plan No. 856.

BAYSIDE.—4th st, n s, 160 w Ashburton av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, Hansen Building Co., Bayside; architect, Bert. Hansen, Bayside. Plan No. 868.

DUNTON.—Broadway, n w cor Hulst st, two 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, $6,000; owner, Mrs. Helen Rehuqust, 25 10th av, L. I. City; architect, Edw. Jackson, Fulton st, Jamaica. Plan Nos. 865-66.

ELMHURST.—Jansen av, n s, 155 w Washington st, 2-sty tile dwelling, 18x45, tile roof, 2 families; cost, $3,000; owner, Anthony Pinciotta, 278 Jansen av, Elmhurst; architect, L. Pinciotta, same. Plan No. 870.

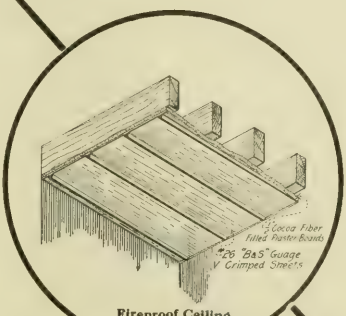
GLEN MORRIS.—Briggs st, e s, 170 s Sutter av, two 2½-sty frame dwellings, 20x31, shingle roof, 1 family; cost, $6,000; owner, Jacob Schad, Glen Morris; architect, H. Deln, Glen Morris. Plan Nos. 863-64.

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HOLLIS.—Woodland av, n w cor Seminole av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family, steam heat; cost, $2,500; owner, W. Elender, 355 Fulton st, Jamaica; architect, E. W. Jackson, Fulton st, Jamaica. Plan No. 867.

MASPETH.—Hull av, n s, 150 e Washington pl, 2-sty frame dwelling, 23x34, shingle roof, 1 family, steam heat; cost, $3,000; owner, Peter Piorkowski, Jay av, Maspeth; architect, Jacob C. Kistinger, 112 Perry av, Maspeth. Plan No. 878.

MORRIS PARK.—Oak st, e s, 490 s Liberty av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, $2,000; owner, A. A. Foreman, Woodmere; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 876.

RICHMOND HILL.—Chichester av, s s, 500 e Willing st, 2-sty frame dwelling, 19x56, shingle roof, 2 families; cost, $3,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 877.

ROCKAWAY BEACH.—Beach 85th st, w s, 500 s Boulevard, 1-sty frame dwelling, 12x48, shingle roof, 1 family; cost, $900; owner, D. Berger, Rockaway Beach; architect, H. Hohauser, Rockaway Beach. Plan No. 880.

WOODHAVEN.—Shipley av, n s, 175 w Vandeveer av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $9,000; owner, L. L. Rubsam, 511 Lott av, Woodhaven; architect, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 871.

BROOKLYN HILLS.—Chestnut st, n s, 225 e Freedom av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $2,200; owner, Henry W. Meyers, 91 Eldert st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan No. 822.

BROOKLYN HILLS.—Norfolk av, e s, 300 s Bayside drive, 2-sty frame dwelling, 24x31, shingle roof, 1 family; cost, $3,500; owner, W. F. Clute, 7 Skillman pl, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 817.

FAR ROCKAWAY.—John st, n s, 75 w William st, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, $5,000; and William st, w s, 136 n John st, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, $5,000; owner, E. J. Decker, Far Rockaway; architect, Paul F. Jargon, 658 Prospect pl, Brooklyn. Plan Nos. 824-5-6-7.

CORONA.—Alstyne av, s w cor Way av, three 2-sty frame dwellings, 20x33, tin roof, 1 family; cost, $8,400; owner, Frank Mangelletti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan Nos. 832-33-34.

FOREST HILLS.—Gown st, n w cor Colonial av, 2½-sty brick dwelling, 33x31, shingle roof, 1 family, steam heat; cost, $3,500; owners, Johnson & Gundry, 5th st, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 816.

JAMAICA.—Willow st, n s, bet Wheeler and Homer Lee avs, four 2-sty frame dwellings, 20x30, tin roof, 1 family; cost, $10,400; and Willow st, n s, Homer Lee to Cooper av, four 2-sty frame dwellings, 20x30, tin roof, 1 family; cost, $10,400; owner, Ignatz Wohl, 102 Union Hall st, Jamaica; architect, Fred Wormberger, 30 Snediker av, Union Course. Plan Nos. 838-39.

JAMAICA.—Madison st, e s, 100 n King st, two 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $6,400; owner, G H. Miller, 72 Smith st, Jamaica; architect, Geo. E. Crane Richmond Hill. Plan Nos. 818-819.

RICHMOND HILL.—Welling st, e s, 410 n Belmont av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $4,200; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fred. J Wormberger, 30 Snediker av, Union Course. Plan Nos. 835-36.

RICHMOND HILL.—Greenwood av, w s, 125 n Belmont av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $2,200; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fred. Wormberger, 30 Snediker av, Union Course. Plan No. 837.

RICHMOND HILL.—Jefferson av, e s, 250 s Stewart av, two 2½-sty frame dwellings, 24x31, shingle roof, 1 family, steam heat; cost, $6,000; owner, John F. Hanfe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan Nos. 820-21.

ROCKAWAY PARK.—Washington av, n e cor Dannock boulevard, 2½-sty frame dwellings, 46x30, shingle roof, 1 family, steam heat; cost, $15,000; owner, Orden Building Co., 375 Fulton st, Jamaica; architect, P. H. Dien, same address. Plan No. 830.

WOODHAVEN.—Oakland pl, n s, 230 w Manor av, 2-sty brick dwelling, 20x59, tin roof, 2 families; cost, $5,000; owner, Frank E. Buckley, 59 Oakland pl, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 823.

BAYSIDE.—4th st, e s, 120 n Ashburton av, 2-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, $3,000; owner, Hansen Building Co., Bell av, Bayside; architect, Bert Hansen, same address. Plan No. 895.

BAYSIDE.—Maurice av, s s, 170 w Higgins av, two 2-sty frame dwellings, 13x55, tin roof, 2 families; cost, $3,000; owner, Albert Jost Jr., premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 893.

ELMHURST.—224 st, e s, 352 n Woodside av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan No. 890.

JAMAICA.—Hutton av, n e cor Orchard av, 2½-sty tile dwelling, 24x33, tile roof, 1 family, steam heat; cost, $3,500; owner, Minnie Foster, 175 4th st, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 896.

MASPETH.—Elm st, s e cor Summit pl, two 2-sty frame dwellings, 21x50, tin roof, 2 families; cost, $6,500; owner, Mrs. Mary Fritz, 256 Franklin st, Brooklyn; architect, Frank Lurz, 7 Plain st, Elmhurst. Plan Nos. 903-4.

ROCKAWAY BEACH.—Beach 101st st, w s, 100 s L. I. R. R., 1-sty frame dwelling, 18x19, tin roof, 1 family; cost, $600; owner, Mrs. N. P. Baker, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 887.

SPRINGFIELD.—Richfield st, s s, 140 e Dock st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,000; owner, Wm. Pallmann, Springfield. Plan No. 900.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Webster av, n w cor Hancock st, 1-sty brick factory, 50x100, slag roof; cost, $3,000; owners, Jetter & Co., 14th st and Vernon av, L. I. City. Plan No. 886.

RICHMOND HILL.—Metropolitan av, Gould st, Hillside av, 1-sty frame gasoline storage, 12x0, tin roof; cost, $100; owner, Isabel Reid, Richmond Hill. Plan No. 885.

HOTELS.

ROCKAWAY PARK.—5th av, ft of Jamaica Bay, 2½-sty frame hotel, 36x63, shingle roof; cost, $4,500; owners, Colton Bros., Rockaway Beach; architect, Wm. Colton, Rockaway Beach. Plan No. 869.

STABLES AND GARAGES.

CORONA.—Jackson av, n e cor 38th st, 1-sty frame barn, 16x12, gravel roof; cost, $100; owners, Blom & Cohen, on premises. Plan No. 858.

FLUSHING.—Franklin av, s e cor Colden av, 1-sty frame garage, 27x22, shingle roof; cost, $500; L J Hunter, on premises. Plan No. 855.

FOREST HILLS.—Harvest st, n s, 200 w Seminole av, 1-sty tile garage, 13x19, tile roof; cost, $650; owner, T. J. Rick, on premises. Plan No. 860.

KEW.—Newbold pl, n s, 375 e Austin st, 1-sty frame garage, 12x18, shingle roof; cost, $250; owner, Martha Hartman, on premises. Plan No. 854.

WOODHAVEN.—Dennington av, 11, 1-sty frame garage, 12x18, shingle roof; cost, $157; owner, F. D. Rebenklan, on premises. Plan No. 852.

FLUSHING.—Bowne av, e s, 80 n Madison st, 3-sty frame garage, 14x20, shingle roof; cost, $175; owner, Louisa Borges, on premises. Plan No. 872.

FOREST HILLS.—Continental av, s w cor Olive pl, 1-sty tile garage, 13x19, tile roof; cost $500; owner, W. S. Mayers, on premises; architect, R. N. Farrington, 489 5th av, Manhattan. Plan No. 879.

JAMAICA.—Herriman av, e s, 132 n Shelton av, three 1-sty frame garages, 10x18, shingle roof; cost, $600; owner, Gross Constn. Co., Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 873-74-75.

L. I. CITY.—Newtown rd, e s, 55 s Grand av, 1-sty brick garage, 82x32, slag roof; cost, $2,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 883.

WHITESTONE.—28th st, n w cor 14th av, 1-sty steel garage, 10x18; cost, $165; owner, O. L. Fbraye, premises. Plan No. 897.

WHITESTONE.—31st st, 11, 1-sty frame garage, 10x14, gravel roof; cost, $50; owner, S. A. Chertizze, on premises. Plan No. 862.

FLUSHING.—Amity st, 481, 1-sty steel garage, 10x15, tin roof; cost, $149; owner, Mary F. Regan, premises. Plan No. 829.

L. I. CITY.—12th av, 140, steel garage, 12x18; cost, $175; owner, A. Ankener, premises. Plan No. 899.

RICHMOND HILL.—Jefferson av, w s, 110 n Fulton st, 1-sty frame garage, 12x16; cost, $150; owner, Dr. P. A. Dilworth, premises. Plan No. 901.

RICHMOND HILL.—Birch st, 818, steel garage, 10x16; cost, $100; owner, J. C. Krifling, premises. Plan No. 898.

STORES AND TENEMENTS.

L. I. CITY.—9th av, e s, 375 n Vandeventer av, 3-sty brick tenement, 25x55, slag roof, 3 families; cost, $7,500; owner, Jacob Kern, 556 9th av, L. I. City; architect, Geo. J. Fischer, 406 12th av, Long Island City. Plan No. 851.

L. I. CITY.—10th av, n e cor Grand av, 4-sty brick store and tenement, 45x81, slag roof, 13 families; cost, $28,000; owner, Julian Stein, 447 10th av, L. I. City; architect, Frank W. Karfman, 406 9th av, L. I. City. Plan No. 861.

MISCELLANEOUS.

FLUSHING.—26th st, e s, 375 n Broadway, 1-sty frame tool house, 11x18, tar roof; cost, $150; owner, J. E. Felleppi, on premises. Plan No. 840.

MIDDLE VILLAGE.—Memorial st, 23, 1-sty frame shed, 20x10, tar roof; cost, $100; owner, G. Krause, on premises. Plan No. 841.

MORRIS PARK.—Greenwood av, s e cor Broadway, frame tool house, 22x10; cost, $100; H. Fleit, on premises. Plan No. 859.

BLISSVILLE.—Clay av, e s, 300 and 600 n Newtown Creek, two 1-sty brick toilets, 51x8, slag roof; cost, $7,000; owner and architect, Nicholas Copper Co., 25 Broad st, Manhattan. Plan Nos. 881-82.

L. I. CITY.—L. I. R. R., s w cor Duryea, 1-sty frame shed, 150x13, slag roof; cost, $800; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 884.

JAMAICA CREEK.—Bay av, w s, 200 n Cross st, 1-sty frame boat house, 11x24, shingle roof; cost, $50; owner, J. F. Jackson, New York av, Jamaica. Plan No. 828.

RICHMOND HILL.—Fairview av, e s, 552 n Boulevard, 2-sty brick cable station, 25x55, slag roof; cost, $15,000; owner, Western Union Tel. Co., 16 Dey st, Manhattan; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan. Plan No. 831.

L. I. CITY.—Nott av, 101-3, 1-sty frame shed, 32x59, tin roof; cost, $400; owner, J. J. Daly, 101 Nott av, L. I. City. Plan No. 888.

KEW.—Queens boulevard, s s, 250 e Union turnpike, frame fence; cost, $60; and Queens boulevard, s s, 225 w Lefferts av, frame sign; cost, $100; owner, Sarah G. Bohner, Rocky Hills, N. J. Plan Nos. 891-892.

RICHMOND HILL.—Walnut st, w s, 398 s Lulu av, 1-sty frame boat house, 18x42, tin roof; cost, $300; owner, Paul Bartsch, 220 Troutman st, Brooklyn. Plan No. 889.

Richmond.

DWELLINGS.

BROWNELL ST, e s, 50 s Harrison st, Stapleton, two 2-sty frame dwellings, 22x50; cost, $4,000; owner, O. Stoffreiden, Stapleton. Plan No. 191.

8TH ST, n s, 320 Midland av, Midland Beach, 1-sty frame bungalow, 14x14; cost, $175; owner, Clara L. Lame, Nicholas Terrace; architect, K. Grohman, Midland Beach. Plan No. 167.

HATFIELD AV, s s, 350 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x44; cost, $2,800; owner, A. Michalski, Port Richmond; architect, J. O. Johnson, Port Richmond. Plan No. 168.

HILLCREST ST, s s, 150 w Nelson av, Great Kills, 1-sty frame bungalow, 16x30; cost, $500; owner, Brad Sutton, 347 West 48th st, Manhattan; architect, L. E. Decker, Great Kills. Plan No. 188.

ROE ST, w s, 260 s Carey av, West New Brighton, 2-sty frame dwelling, 16x34; cost, $2,000; owner, John Geyer, West New Brighton; architect, E. A. Deppe, West New Brighton. Plan No. 166.

COTTAGE AV, n s, 325 e Great Kills rd, Great Kills, 1½-sty frame dwelling, 30x24; cost, $2,000; owner, I. Goldberg, 109 East 17th st, Manhattan; architect, P. J. Grundacher, Richmond. Plan No. 189.

CONLON AV, s s, 200 w Journeay av, Annadale, 1-sty frame bungalow, 16x21; cost, $528; owner, A. B. Tripler, 206 Pearl st, Manhattan; architect, R. H. Kressin, Richmond. Plan No. 174.

CRESCENT AV, s w cor Crescent Beach, Great Kills, 1-sty frame bungalow, 18x35.8; cost, $800; owner, Robt. B. Nelson, 334 St. Nicholas av, Manhattan; architect, C. E. Harle, 96 Warren st, Manhattan. Plan No. 171.

EGBERT AV, s s, 169 w Manor rd, West New Brighton, 2-sty frame dwelling, 27x28.6; cost, $4,000; owner, Raymond Walker, West New Brighton; architect, Jas. Whitford, Tompkinsville. Plan No. 178.

GUYON AV, 1,700 s Amboy rd, Oakwood Beach, frame bungalows; cost, $100; owner, Oakwood Bungalow Co., Oakwood. Plan No. 183.

HILLCREST AV, n s, 384 w Nelson av, Great Kills, 1-sty frame bungalow, 10x20; cost, $250; owner, H. S. Webster, 488 Amsterdam av, Manhattan; architect, J. A. Donahue, care builder; builder, R. Stuart, Great Kills. Plan No. 165.

LINCOLN AV, s s, 500 e Manor rd, Area Park, 1-sty frame bungalow, 20x14; cost, $120; owner, Chas. Nelson, 412 East 65th st, Manhattan. Plan No. 177.

SEASIDE BOULEVARD, s s, near Old Town rd, South Beach, 1-sty frame bungalow, 15x34; cost, $350; owner, John C. Baatz, 2509 7th av, Manhattan. Plan No. 182.

STABLES AND GARAGES.

NEW DORP LANE, s s, 160 w Cedar Grove av, New Dorp Beach, 1-sty steel garage, 14x20; cost, $100; owner, F. H. Poetz, New Dorp Beach. Plan No. 169.

GROVE AV, s s, 133 w Richmond av, Port Richmond, 1-sty concrete garage, 49x75; cost, $5,000; owner, John Cappilini, Port Richmond; architect, John P. From, Port Richmond. Plan No. 180.

MISCELLANEOUS.

MADISON ST, n e cor 4th av, Tompkinsville, brick retaining wall; cost, $400; owner, Saml Cooper, 170 Madison av, Tompkinsville. Plan No. 172.

OLD ST, w s, 1,000 s Fisk av, Graniteville, 1-sty frame boiler house, 22x26; owner, Consolidated Fire Wks. Co., Old Stone rd; architect, Wm. H. Ellis, Port Richmond. Plan No. 170.

PENDLETON PL, n s, 400 w Franklin st, New Brighton, 1-sty frame storage, 11x17; cost, $100; owner, L. M. Boyd, New Brighton. Plan No. 173.

RICHMOND TERRACE, e s, head of Heberton av, Port Richmond, frame grandstand; cost, $2,000; owner, Sisco Base Ball Club, Port Richmond; architect, Jas. Whitford, Tompkinsville. Plan No. 179.

ANDERSON AV, s s, 100 w Washington pl, Port Richmond, 1-sty frame storage, 12x12; cost, $100; owner, Mrs. Hughes, Port Richmond; architect, none. Plan No. 175.

ROSSVILLE AV, e s, 50 n Morris st, Rossville, 1-sty frame store, 14x20; cost, $150; owner, Frederick Fisher, Rossville. Plan No. 176.

GREELEY AV, w s, 225 n Railroad, New Dorp, 1-sty frame office, 14x35; cost, $650; owner, D. J. Tyson, Dongan Hills; architects, Grunert & Pneuman, New Dorp. Plan No. 181.

HARBOR RD, e s, 300 s Railroad, Mariners' Harbor, concrete cesspool, 7x7; cost, $75; owner, Jos. Campitiello, Mariners Harbor. Plan No. 192.

OLD SOUTH RD, s s, 150 e Rockland st, New Springville, 2½-sty frame barn, 29x63½; cost, $700; owner, P. Chahrpanes, New Springville. Plan No. 193.

LYMAN AV, s s, 15 s e Ocean av, Great Kills, 1-sty frame club, 16x24; cost, $200; owner, Asquam Club, 245 President st, Brooklyn. Plan No. 190.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 41 mosaic floor and white tile wainscoting and partitions (hollow tile) to 6-sty f. p. store and offices; cost, $5,000; owner, Broad Exchange Co., president, Walter L. Rosen, 115 Broadway; architects, Horatio L. Wilson & Co., Munroe Bldg., Chicago, Ill, Plan No. 680.

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Alterations Continued.

CATHERINE ST, 22, w s, f. p. partitions to 7-sty brick store and lofts; cost, $1,000; owner, Jacob Abrams, 611 West 141st st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 692.

COLUMBIA ST, 75, partitions plumbing, windows, mason work, terra cotta partitions to 5-sty brick store and tenement; cost, $1,200; owner, Harry Salomon, 75 Columbia st; architect, Otto Reissmann, 147 4th av. Plan No. 628.

DUANE ST, 112-114, stairs enclosed and new installed to 5-sty brick lofts; cost, $6,000; owners, John Boyle & Co., care Pres. Chas. D. Sillecke, 112-114 Duane st; architect, John H. Knubel, 305 West 4th st. Plan No. 678.

GREENWICH ST, 293, rear addition, full height, fireproof store front to 3-sty brick store and lofts; cost, $2,000; owner, Alfred D. Slough, 279 Greenwich st; architect, Alexander S. Traub, 255 Greenwich st. Plan No. 649.

HOUSTON ST, 489 East, partitions, window opening, sashes to 4-sty frame store and tenement; cost, $500; owner, William Weiss, 820 Manhattan av, Brooklyn; architect, Chas. M. Straub, 144 4th av. Plan No. 650.

HOWARD ST, 11-13-15-17, wooden and steel tanks (steel structures), fireproof house for tanks to 11-sty fireproof factory; cost, $2,500; owner, American Brass & Copper Co., Wm. E. Hawkins, Pres., 132-8 Lafayette st; architects, Franklin Machine & Steam Boiler Works; supt. architect, J. S. Montgomery, 13-17 Franklin st, Brooklyn. Plan No. 633.

HUDSON ST, 621, windows, partitions to 4-sty brick tenement; cost, $150; owner, Everard Estate, care Farmers L. & T. Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 625.

MAIDEN LA, 51-53, fire escapes, doors, frames and transoms (kalamein) to 12-sty, fireproof factory; cost, $3,000; owner, Edward G. Schmidt, care Charles B. Van Valen, 95 William st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 654.

MAIDEN LA, 47-9, erect stairs, new terra cotta wall and enclosure, fireproof doors to 12-sty fireproof store and lofts; cost, $8,000; owner, Interstate Land Holding Co., Pres., John Markin, 1004 Oliver Building, Boston, Mass.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 661.

OLD SLIP, 37-39, w s, staircases (wood and iron), remove wall, new floor, framing, toilets and f. p. roasting room to 5-sty brick warehouse; cost, $20,000; owners, F. Schermerhorn & E. Auchmuty, 101 University pl; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 695.

ORCHARD ST, 153-155, fireproof s. c. door, enlargement of boiler room to 5-sty brick tenement and stores; cost, $750; owner, Julius Bachrach, executor of estate of Solomon Bachrach, 16 East 96th st; architect, Harold L. Young, 1204 Broadway. Plan No. 652.

PEARL ST, 440, fireproof enclosure, stairway to roof, bulkhead, door (kalamein), windows to 6-sty brick loft; cost, $2,100; owner, Eugene Higgins, 1 Madison av; architect, Joseph M. Knopp, 544 West 43d st. Plan No. 641.

PIKE ST, 47-51, erect wooden tank and steel structure to 7-sty brick factory; cost, $500; owner, Morris Levy, 557 5th av; architect, Maxwell Engineering Co., 146 24th st, Brooklyn, N. Y. Plan No. 645.

PRINCE ST, 109-11, removal of toilet and stairs, new fireproof stairs, toilets, fireproof partitions to 5-sty brick store and loft; cost, $5,000; owner, Gordon Woodbury, 640 Broadway; architects, George A. & Henry Boehm, 7 West 42d st. Plan No. 635.

WATTS ST, 44, fireproof windows, partitions to 6-sty brick, warehouse; cost, $800; owner, Mrs. Jane Hyams, Hotel Netherlands, 59th st and 5th av; architect, Emery Roth, 405 Lexington av. Plan No. 642.

3D ST, 15-17, n s, cut floor opening, f. p. doors to 5-sty brick storage and lofts; cost, $500; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 693.

4TH ST, 66-68 East remove two columns, install Bethlehem girder, iron and glass marquise to 2-sty brick meeting rooms and dance hall; cost, $600; owner, Jacob Levy, 220 Broome st; architect, Samuel Cohen, 503 5th av. Plan No. 671.

8TH ST, 64 East, removal of stairs to 5-sty brick store and lofts; cost, $20; owner, Sailors' Snug Harbor, John Claffin, Pres., 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 656.

9TH ST, 305 East, removal of partitions and w. c., bath room (tile, marble) to 5-sty brick store and dwelling; cost, $1,500; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 638.

9TH ST, 307 East, bath room, vestibule, hall (tile and marble wainscoting, glass panels) to 5-sty brick stores and dwellings; cost, $1,000; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 639.

9TH ST, 303 East, partitions (hollow tile), door (kalamein) to 5-sty brick store and dwelling; cost, $100; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 637.

111TH ST, 86 East, s s, convert rooms, partitions, door and windows to 3-sty brick dwelling; cost, $300; owner, Meyer Davidoff, 10 East 110th st; architects, Jacob Goldner & Abraham Goldberg, 231 East 116th st. Plan No. 687.

23D ST, 18 East, erect fireproof bulkhead, wood stairs, partitions to 5-sty brick store, offices and loft; cost, $250; owner, Mary O. Borden, Oceanic, N. J.; architect, Julius J. Diemer, 118 East 28th st. Plan No. 640.

23D ST, 552-554 West, increase height 2 stories (brick walls, steel frame and wood floors) to 3-sty brick offices and drawing rooms; cost, $5,000; owner of land, Katherine E. Moore; of building, Levering & Garrigues Co., 552 West 23d st; architect, owner of building. Plan No. 679.

23D ST, 521-523 W, n s, partitions (terra cotta and brick) to 10-sty f. p. loft; cost, $2,-000; owner, Charles Simon, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 694.

24TH ST, 29-31 East, remove tier beams, toilet compartment, stairs to 3-sty brick dwelling and store; cost, $500; owner, Frederick F. Barry, 648 Madison av, City; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 651.

24TH ST, 2-20 East, and 4th av, 310-16, security vault (steel supports), brick bake oven (steel constr.), fireproof pent house (used as gymnasium and toilets), new floor construction (steel tees and book tile) to 11-sty brick office building; cost, $75,000; owner, Metropolitan Life Insurance Co., John R. Hegeman, Pres., Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 617.

27TH ST, 17 West, marquise (iron and glass), partition (hollow tile and terra cotta) to 4-sty brick store and loft; cost, $500; owner, Charles Hanfield, 17 West 25th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 680.

29TH ST, 122 West, remove driveway, reframe with spruce, store front to 3-sty brick stores and offices; cost, $300; owner, Robert Christie, 154 West 97th st; architect, Charles Alboresi, 308 West 20th st. Plan No. 618.

34TH ST, 56 East, remove front, store front, partitions to 5-sty brick, store and apartment; cost, $10,000; owner, Henry C. Sturgis, 116 East 36th st; architects, Hoppin & Koen, 244 5th av. Plan No. 647.

42D ST, 223 West, ornamental iron and glass marquise to moving picture theatre, brick; cost, $250; owner, Israel Fortgang, 223 West 42d st; architect, Samuel Levingson, 101 West 42d st. Plan No. 630.

44TH ST, 122 East, remove walls, partitions, windows, new fire escapes to 5-sty brick store and dwelling; cost, $10,000; owner, Patrick J. Flannery, 651 6th av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 685.

45TH ST, 550 West, brick up door, cut window to 4-stv brick tenement; cost, $200; owner, John H. Knubel, 305 West 43d st; architect, private plans. Plan No. 662.

45TH ST, 152-4 West, erect canopy (steel and glass) to 5-sty brick stores and apartments; cost, $50; owner, Mary Irwin Elsfeldt, care Rice & Hill, 507 5th av; architect, Edward Hisnay. Plan No. 673.

46TH ST, 126-30 West, f. p. partitions, f. p. doors to 12-sty brick exchange building; cost, $2,500; owner, Leavitt Realty Co., Louis Leavitt, Pres., 130 West 46th st; architect, Michael Wolpert, 214 East 127th st. Plan No. 627.

50TH ST, 552 West, erect wall, new stairs and choir vestibule to 3-sty brick church and residence; cost, $8,000; owner, St. Cyrillus & Methodius Croatian Church (a corporation), 552 West 50th st; Rev. Ambrose Sirca, rector; architect, Frederick J. Schwarz, 146 Ellison st, Paterson, N. J. Plan No. 667.

50TH ST, 443 West, w. c. compartment, partitions, windows, remove wall to 4-sty brick store an dtenement; cost, $500; owner, Elizabeth Metzler Estate, 443 West 50th st, care Mary Brown; architect, P. F. Brogen, 119 East 23d st. Plan No. 675.

51ST ST, 170-172 East, remove partition, door (fireproof), to 3-sty brick stores and dwelling; cost, $175; owner, Kate K. Kenney, 179 East 70th st; architect, Charles Gens, 905 3d av. Plan No. 677.

57TH ST, 10-12 West, 1-sty addition, lavatories, stairs, extension of elevator shaft, steel to 9-stv brick lofts; cost, $10,000; owner, Dreicer Realty Co., 560 5th av, Michael Dreicer, Pres.; architect, Henry O. Chapman, 334 5th av. Plan No. 621.

58TH ST, 144 East, shoring, steel girders to 4-stv brick tenement; cost, $350; owner, Israel O. Blake, 36th st and 10th av; architect, John H. Friend, 148 Alexander av. Plan No. 624.

64TH ST, 152 West, divide 1-sty apartment, bathroom to 5-sty brick tenement; cost, $200; owner, Mark L. Abrahams, 107 East 80th st; architects, George A. & Henry Boehm, 7 West 42d st. Plan No. 634.

69TH ST, 213 West, 1-sty extension (rear) to 3-stv brick garage; cost, $1,000; owner, William B. Thorn, 3-5 Washington pl; architect, Harvey J. Lefler, 302 West 99th st. Plan No. 684.

74TH ST, 52 West, 1-sty addition (rear) to 5-sty fireproof residence; cost, $1,000; owner, Frederick Ambrose Clark, Cooperstown, N. Y.; B. A., care W. Beach Day, 149 Broadway, N. Y. C.; architect, Lewis G. Paulding, 50 Church st. Plan No. 653.

78TH ST, 114 East, remove partitions, doors, closets, replace same to 4-sty brick residence; cost, $250; owner, Jabish Holmes, 114 East 78th st; architect, Sidney F. Oppenheim, 333 East 30th st. Plan No. 698.

118TH ST, 504 East, s s, enlarge toilet compartment, partitions, bath tub and w. c., floor tile, sash door to 3-stv brick tenement; cost, $500; owner, Dora Faven, 1076 Faile st; architect, George P. Crosier, East 23d st and White Plains av. Plan No. 699.

75TH ST, n e cor 1st av, remove brick front wall, new show windows, outside woodwork to be metal, to 4-sty brick moving picture house, offices and apartments; cost, $1,000; owner, Ernest N. Adler, 1506 1st av; architects, Stever & Vander Clute, 55 Broadway; owner superintends. Plan No. 670.

59TH ST & COLUMBUS AV, remove elevator, concrete flooring (steel beams), terra cotta partitions to 10-sty f. p. stores and hotel; cost, $4,500; owner, Orleans Real Estate Co., William J. Clark, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 631.

81ST ST, 11-13 West, 1-sty fireproof extension, walls (terra cotta), floor (reinforced concrete) to 11-stv fireproof apartment house; cost, $500; owner, Nettie Bowne, 35 West 57th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 676.

116TH ST, 54 West, deepen cellar, erect dumbwaiter shaft, flooring (hardwood, concrete) to 6-sty brick store and tenement; cost, $300; owner, Jacob London, 28 Beekman pl; architect, Nathan Langer, 81 East 125th st. Plan No. 683.

116TH ST, 135 East, remove pier, install show windows to 3-sty brick dwelling and store; cost, $500; owner, Dr. E. Harrison Griffin, 55 West 47th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 660.

118TH ST, 312 West, 1-sty brick extension, hand-power auto lift, brick shaft to 2-sty brick storage; cost, $1,100; owner, Phillip Obl, 351 West 120th st; architect, Wm. H. Paine, 126 Liberty st. Plan No. 620.

121ST ST, 317 East, change hall into parlors, dining and bedrooms and kitchen to 5-sty brick tenement; cost, $100; owner, Henry Weiss, 41 Hamilton pl; architect, Maurice Braun, 904 Tiffany st. Plan No. 675.

125TH ST, 155 East, framing, flue lining to 2 and 4-stv brick salesrooms; cost, $200; owner, Geo. Merle, 1958 Madison av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 622.

131ST ST, 605 West, removal of partitions, new water closet compartments, store front to 3-sty frame store and dwelling; cost, $1,500; owner, Peter J. Devine, 3069 Broadway; architect, John Brandt, 271 West 125th st. Plan No. 644.

AMSTERDAM AV, 2400, divide store, toilet to 5-sty brick store and tenement; cost, $365; owner, Hugh F. Donnelly, 428 West 163d st; architect, Henry V. Capel, 122 West 102d st. Plan No. 632.

BROADWAY, 1596-1600, f. p. partitions, concrete duct to 10-sty f. p. store, office and factory; cost, $1,000; owner, Mecca Realty Co., Jesse Froelich, 56th st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 629.

BROADWAY, 535, removal of partitions windows, stairs, dumbwaiter to 5-stv brick store and loft; cost, $200; owner, Louis Reel, 535 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 643.

BROADWAY, 787-791, provide firedoors to 4-stv brick lofts; cost, $150; owner, Edith Coventry, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 658.

BROADWAY, 1551-1553, new stairway, c. i. girders, removal of dumbwaiters and partitions to 3-sty brick store and loft; cost, $1,500; owner, Jean Marie Montel, Bordeau, France, care Emily Wood, 39 Gramercy Park, City; architect, John C. Westervelt, 36 West 34th st. Plan No. 657.

BROADWAY, 1185-1193, build marquise to 4-stv brick stores and offices; cost, $1,200; owner, International Amusement and Realty Co., A. Paul Keith, Pres., 1193 Broadway; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 646.

BROADWAY, 520-522, new sprinkler equipment, shift toilets to 11-stv fireproof store and lofts; cost, $10,000; owner, Equitable Life Assurance Society, 165 Broadway, William A. Day, Pres.; architects Maynicke & Franke, 25 Madison sq. North. Plan No. 682.

BROADWAY, 2109 erect marquise (iron, steel, glass) to 19-stv f. p. stores, bank and hotel; cost, $700; owner, Onward Construction Co., 264 West 72d st; president, Augustus Chandler, 264 West 72d st; architect, P. J. Rocker, 7 East 44th st. Plan No. 672.

LEXINGTON AV, 1491, remove wall, store windows to 5-stv brick store and apartment; cost, $2,500; owner, Sarah A. Jefferson, 174 West 72d st; architect, John Brandt, 271 West 125th st. Plan No. 681.

LEXINGTON AV, 1062, show windows, partitions (struct. steel, f. p.), marble, plateglass and metal cornice to 3-stv brick dwelling; cost, $4,000; owner, Max Eising, 1062 Lexington av; architect, Geo. Dress, 1436 Lexington av. Plan No. 636.

LEXINGTON AV, 1714, new fireproof partitions to 3-stv fireproof theatre; cost, $500; owner, William T. Keogh, 1714 Lexington av; architect, Samuel Fassler, 439 East 10th st. Plan No. 663.

MADISON AV, 315, mason work to 2 and 4-sty brick stores and offices; cost, $50; owner, Watson Estate, 31 Nassau st; architect, John H. Scheler, 47 West 42d st. Plan No. 626.

PARK AV, 1082, removal of all partitions and stairways, new stairs from 2d to 5th story, elevator shaft (angle irons and t. c. block), skylight, f. p. engine room, f. p. doors, sheet iron ceiling, steel beams to 5-sty brick store and lofts; cost, $4,000; owner, Simon Ginsberg, 1082 Park av; architect, Jas E. Ware & Sons, 1170 Broadway. Plan No. 699.

PARK AV, 925, extension (storage rooms), partitions to 14-stv fireproof tenement; cost, $7,500; owner, Charles W. Pierson, 925 Park av; architects, Rouse, Goldstone & Steinam, 38 West 32d st. Plan No. 669.

ST. NICHOLAS AV, 178, e s, extension, slag roof, metal skylights to 1-stv brick garage; cost, $2,500; owner, Dr. Gustave Scholer, 10 Jumel terrace; architect, Adolph E. Nast, 546 5th av. Plan No. 696.

ST. NICHOLAS AV, 1358, apartments in rear remove replace stores to 5-stv brick tenement; cost, $4,000; owners, Joseph Finale & William Sinnott, 55 Liberty st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 659.

2D AV, 19, and 1st st, 26 East, n w c, remove vent shaft wall, erect partitions, skylights to 4-stv brick store and furnished rooms; cost, $800; owner, Isaac Hirshorn, 19 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 688.

2D AV, 1629, removal of partitions and dumbwaiter shaft to 4-stv brick tenement; cost, $200; owner, Alfred Edelmuth, 1633 2d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 697.

3D AV, 972, store front (metal bulkhead) to 5-stv brick hotel and store; cost, $1,500; owner, Duero Estate, 1 Union sq, care Francis Duero; architect, Hiram V. Chase, 1269 Broadway. Plan No. 648.

3D AV, 1898, C. I. columns and girders, show windows, g. i. cornice to 2-sty brick stores and lofts; cost, $1,000; owner, Thos. Barrett Estate, 500 Broome st, care Nicholas J. Barrett; architect, Michael Bernstein, 185 Madison av. Plan No. 655.

5TH AV, 487-91, steel columns, metal store front, lowering of floor beams, g. i. skylight to 7-sty brick store and offices; cost, $1,000; owner, Albert R. W. Potter, 489 5th av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 625.

5TH AV, 328-34, s w cor 33d st, cut window openings to 6-sty brick store and offices; cost, $500; owner, Vincent Astor, 26 West 26th st, architect, David Scott, 119 West 33d st. Plan No. 690.

5TH AV, 624, remove elevator shaft, new elevator shaft, angle iron and terra cotta blocks, new stairway, fireproof sash doors, remove partitions, gr. & front to 6-sty brick studios and store; cost, $15,000; owner, Columbia College Corpn., 116th st and Broadway, care Mr. John McLean Nash, 63 Wall st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 668.

6TH AV, 310-318, erect steel tank supports to 6-sty fireproof lofts and stores; cost, $3,000; owner, Rhinelander Real Estate Co., Pres., William R. Stewart, 31 Nassau st; architect, Royal J. Mansfield, 135 William st. Plan No. 666.

7TH AV, 2410, s w cor 141st st, windows, stairs, enclose openings to 7-sty brick tenement and stores; cost, $1,500; owner, John Schreiner, 272 West 90th st; architect, Samuel Cohen, 503 5th av. Plan No. 689.

8TH AV, 345-47, partitions (stud and plaster), show windows, floor (tile) to 4-sty brick stores and apartment; cost, $350; owner, Emma A. Reynolds, 437 West 147th st; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 664.

9TH AV, 60, 1-sty rear extension, supports, partitions to 3-sty brick store and dwelling; cost, $1,500; owner, John Nickles, 60 9th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 674.

10TH AV, 577, new stairs, skylights and toilets, fire escapes, windows, fireproof partitions to 3-sty brick stores and loft; cost, $3,000; owner, John J. Manthe, 577 10th av; architect, William G. Kilian, 110 East 23d st. Plan No. 665.

Bronx.

BROOK AV, 643, new fireproof partitions to 3-sty brick warehouse; cost, $1,000; owners, Conron Bros., 10th av and 13th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 109.

CAMBRELING AV, w s, 98.10 n Fordham rd, move 2-sty and attic frame dwelling; cost, $1,500; owner, Terrace Const. Co., Herman Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio 401 Tremont av. Plan No. 110.

RIDER AV, w s, 50 s 144th st, new store front to 2-sty frame store and dwelling; cost, $250; owner, Peter O'Neill, 806 Union av; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 111.

SOUTHERN BOULEVARD, w s, 54.10½ n Fairmount pl, new partitions, &c., to 1-sty brick store; cost, $1,000; owner, C. J. Carey, 1870 Southern Boulevard; architect, J. B. Boyland, Fordham rd and Webster av. Plan No. 113.

TELLER AV, 1324, 2-sty brick extension, 11x 4, to 2-sty brick dwelling; cost, $500; owner, Wolfgang Schunk, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 107.

WASHINGTON AV, 1987-89, new steps, new partitions to 5-sty brick tenement; cost, $250; owner, The Acacia, Inc., 35 Nassau st; architect, Paul C. Hunter, 191 9th av. Plan No. 115.

WASHINGTON AV, 1991-93, new steps, new partitions to 5-sty brick tenement; cost, $250; owner, The Superior Corp., 50 East 96th st; architect, Paul C. Hunter, 191 9th av. Plan No. 116.

WESTCHESTER AV, n e cor Tiffany st, remove encroachment to 4-sty brick tenement; cost, $500; owner, Doorit Realty Co., Richard Elliott, 27 William st, Pres.; architect, Jas. S. Maher, 431 West 14th st. Plan No. 108.

WESTCHESTER AV, 609, new partitions to 4-sty brick tenement; cost, $200; owner, Mary Selmholz, on premises; architect, Henry Rudolph, 602 Bergen av. Plan No. 114.

3D AV, 2861, new partitions to 3-sty frame stores and studio; cost, $100; owner, Lynne Hoe, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 112.

Brooklyn.

BALTIC ST, 341, interior alterations to 2-sty dwelling; cost, $200; owner, Max Kehoe, 110 Livingston st; architect, Max Hirsch, 391 Fulton st. Plan No. 1983.

BERRY ST, 88, interior alterations to 3-sty dwelling; cost, $700; owner, Mary Bellis, 240 North 10th st; architect, Max Hirsch, 391 Fulton st. Plan No. 2092.

BOERUM PL, 99, plumbing to 2-sty store and dwelling; cost, $250; owner, Chas. C. Karsten, 228 Pacific st; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 2076.

BOERUM ST, 86, interior alterations to two 3-sty dwellings; total cost, $200; owner, Jos. Fein, 80 Vernon av; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 2210.

BROOME ST, 50, interior alterations to 3-sty dance hall; cost, $300; owner, Abel Jabolsky, on premises; architect, Mathew Foley, 348 Leonard st. Plan No. 2024.

BUTLER ST, s s, 100 w Bond, extension to 2-sty store and dwelling; cost, $300; owner, Raffaele Copertonzo, 253 Myrtle av; architect, Max Hirsch, 391 Fulton st. Plan No. 1981.

CONOVER ST, 201, interior alterations to two 3-sty tenements, total cost, $500; owner, Timothy A. Moore, 61 Loraine st; architect, Edw. H. Scally, 527 Henry st. Plan No. 2147.

COOK ST, 182, interior alterations to 4-sty factory; cost, $3,500; owner, Iron Clad R. E. Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 2052.

COOK ST, 191, interior alterations to 3-sty factory; cost, $4,000; owner, Iron Clad R. E. Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 2051.

DEGRAW ST, 165, extension to 3-sty store and tenement; cost, $500; owner, Andrea Sichenza, 501 Columbia st; architect, Freman P. Imperato, 356 Hicks st. Plan No. 2090.

DELMONICO PL, 39, interior alterations to 3-sty store and tenement; cost, $500; owner, Saul Heinitz, 546 Willoughby av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2040.

ELM PL, 9, exterior alterations to 6-sty store; cost, $757; owner, Fredk. Loeser Co., 482 Fulton st; architect, R. J. Mansfield, 135 William st, Manhattan. Plan No. 2104.

FULTON ST, 575, exterior alterations to 5-sty store and dwelling; cost, $1,300; owner, Georgianna Keap estate, 547 Fulton st; architect, Frank N. Sweat, 932 East 173d st, Manhattan. Plan No. 1987.

GRAND ST, 941, interior alterations to 4-sty tenement; cost, $400; owner, Realty Associates, 486 Remsen st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2204.

GRAND ST, 945, interior alterations to 4-sty tenement; cost, $800; owner, Realty Associates, 162 Remsen st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2203.

GREENE ST, 252, extension to 4-sty factory; cost, $8,000; owner, Adolph Arkey, on premises; architect, Christian Bauer, 861 Manhattan av. Plan No. 2107.

HANSON PL, 7, interior alterations to 3-sty boarding house; cost, $500; owner, Kath. F. Smith, 124 Midland av, Bloomfield, N. J.; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 2172.

LEONARD ST, 229, extension to 2-sty store and dwelling; cost, $2,000; owner, Frank White, 229 Leonard st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2020.

LIVINGSTON ST, 140, interior alterations to 3-sty salesroom; cost, $600; owner, Arthur E. Hauck, on premises; architect, Arthur E. Hauck, on premises. Plan No. 2156.

LORIMER ST, 80, interior alterations to 2-sty dwelling; cost, $200; owner, Alex Underhill, 132 Patchen av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2014.

LORIMER ST, 76, interior alterations to 2-sty dwelling; cost, $200; owner, Alex Underhill, 132 Patchen av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2013.

MADISON ST, 24, move 2-sty chapel; cost, $1,000; owner, R. C. Church of the Nativity, 495 Classon av; architect, R. F. Almirall, 185 Madison av, Manhattan. Plan No. 2111.

MARION ST, 165, interior alterations to 2-sty stable; cost, $500; owner, Putnam Coal Co., on premises; architect, Wm. Werner, 194 Ridgewood av. Plan No. 2094.

MOORE ST, 44, plumbing to 3-sty store and tenement; cost, $250; owner, J. L. W. Realty Co., 76 Graham av; architect, H. J. Nurick, 830 Putnam av. Plan No. 2091.

MOORE ST, 168, extension, alterations to 4-sty store and tenement; cost, $350; owner, Benj. Cohen, 69 Morrell st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2056.

MORRELL ST, 56, interior alterations to three 3-sty stores; cost, $2,500; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1992.

PRESIDENT ST, 1262, move 2-sty dwelling; cost, $400; owner, Abr. Koepel, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2023.

RYERSON ST, 288, interior alterations to 3-sty store and dwelling; cost, $3,500; owner, Louis Deutscher, 286 DeKalb av; architect, Jacob Langbun, 493 Willoughby av. Plan No. 1997.

SCHERMERHORN ST, 26, extension to 4-sty dwelling; cost, $3,500; owner, Harriet F. Snyder, on premises; architect, Harriet F. Snyder, on premises. Plan No. 2050.

VARET ST, 130, extension to 1-sty stable; cost, $800; owner, Lipman Lipshitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2002.

NORTH 5TH ST, 232, interior alterations to 3-sty tenement; cost, $250; owner, Christopher Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 2123.

SOUTH 5TH ST, 29, interior alterations to 3-sty store and tenement; cost, $250; owner, Empire Tin Ware Co., 35 South 5th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2062.

EAST 19TH ST, 266, interior alterations to 2-sty dwelling; cost, $250; owner, Bruce R. Duncan, 266 East 19th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2028.

WEST 29TH ST, 2913, extension to 3-sty dwelling; cost, $190; owner, Luga Allunativa, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 2155.

EAST 36TH ST, 1093, plumbing to 2-sty dwelling; cost, $300; owner, Geo. F. Simpson, Flat Iron Bldg, Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2114.

EAST 36TH ST, 1107, plumbing to 2-sty dwelling; cost, $120; owner, Geo. F. Simpson, Flat Iron Bldg., Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2116.

EAST 36TH ST, 1117, plumbing to 2-sty dwelling; cost, $420; owner, Geo. F. Simpson, Flat Iron Bldg, Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2115.

37TH ST, 429, interior alterations to 2-sty dwelling; cost, $300; owner, John P. Hemmeter, 32 Hancock st; architect, A. E. Parfitt, 1066 83d st. Plan No. 2125.

88TH ST, 601, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Nicholas Ferrentine, on premises; architect Harry Rocker, 900 5th av. Plan No. 2070.

90TH ST, 333, move 2-sty dwelling; cost, $3,000; owner, Edw. Nelson, 1261 81st st; architect, Harry Rocker, 9004 5th av. Plan No. 1998.

94TH ST, 403, interior alterations to 3-sty store and dwelling; cost, $300; owner, Jas. Taylor, 2589 58th st; architect, Olaf B. Almgren, 239 95th st. Plan No. 2038.

BATH AV, 1652, extension to 2-sty store and dwelling; cost, $2,000; owner, Jos. Newman, on premises; architect, Kallich & Lubroth, 186 Remsen st. Plan No. 2057.

BATH AV, 2045, extension to 3-sty store and dwelling; cost, $1,200; owner, Jos. Lichman, on premises; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2058.

BEDFORD AV, 1236, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Adolph Heineman, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 2165.

BELMONT AV, 637, extension to 2-sty store and dwelling; cost, $350; owner, Nathan Feller, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2105.

BLAKE AV, 647 interior alterations to 3-sty store and tenement; cost, $300; owner, Louis Bernstein, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2041.

BROADWAY, 1519, interior alterations to two 4-sty stores and tenements; cost, $250; owner, Hy Von Glahn, 229 Washington av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2019.

BUSHWICK AV, 368, interior alterations to 3-sty store; cost, $1,000; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1991.

CARLTON AV, 93, exterior alterations to 2 sty store and dwelling; cost, $500; owner, Michele Pisano, 207 Prospect st; architect, W. J. Conway, 400 Union st. Plan No. 2171.

CARLTON AV, 470, interior alterations to 3-sty tenement; cost, $400; owner, Angelo Meegreo, on premises; architect, D. Salvati, 525 Grand st. Plan No. 2160.

CARLTON AV, 1-13, exterior alterations to 5-sty factory; cost, $1,160; owner, Healy Shoe Co., on premises; architect, Royal J. Mansfield, 135 William st, Manhattan. Plan No. 2194.

CENTRAL AV, 120, extension to 3-sty tenement; cost, $250; owner, Natale Gullotte, 120 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2126.

EAST NEW YORK AV, 642, move 2-sty dwelling; cost, $50; owner, Antonio Janetto, et al, 642 East eNw York av; architect, Chas. L. Calhoun, 360 West 163d st, Manhattan. Plan No. 1986.

EVERGREEN AV, n e cor Ralph st, interior alterations to 3-sty school; cost, $1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 2022.

GRANT AV, 762, extension to 1-sty dwelling; cost, $500; owner, Henry Gerdes, on premises; architect, Chas. H. Pfaff, 673 Enfield st. Plan No. 2037.

LAFAYETTE AV, 675, interior alterations to 3-sty dwelling; cost, $400; owner, Nathan Simensky, 146 Jefferson st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2108.

MANHATTAN AV, 893, interior alterations to 4-sty store and tenement; cost, $1,000; owner, Ruth A. Johnson, 428 Clermont av; architect, M. J. Harrison, 230 Grand st. Plan No. 2118.

OCEAN PARKWAY, 2830, interior alterations to 2-sty dwelling; cost, $2,000; owner, Jos. Guffanti, on premises; architect, H. H. Holland, 38 West 32d st, Manhattan. Plan No. 2166.

OCEAN AV, 2846, extension to 2-sty restaurant; cost, $2,000; owner, Jos. Guffanti, 2830 Ocean parkway; architect, H. H. Holland, 38 West 32d st, Manhattan. Plan No. 2165.

OCEAN AV, 3096, interior alterations to 2-sty dwelling; cost, $1,200; owners, Ella Malone & ano, on premises; architect, Michael M. Foley, 2160 East 13th st. Plan No. 2133.

PARK AV, 476, extension to 4-sty store and tenement; cost, $200; owner, Pasquale Cozza, 478 Park av; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2055.

PITKIN AV, 2415, extension to 2-sty store and dwelling; cost, $300; owner, Frank Demilto, 2413 Pitkin av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2086.

PITKIN AV, 1656, extension to 3-sty store and dwelling; cost, $3,000; owner, Henry Lich, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2127.

SURF AV, 2515-29, interior alterations to 2-sty dwelling; cost, $300; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2030.

SURF AV, 2515-29, interior alterations to 2-sty dwelling; cost, $300; owner, Hugh P Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2031.

SURF AV, 2515-29, plumbing to 2-sty dwelling; cost, $300; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2032.

SURF AV, 2422, extension to 1-sty store and dwelling; cost, $1,000; owner, Geo. S. Scoville, 138 96th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 1980.

VERMONT AV, 266, plumbing to 2-sty dwelling; cost, $250; owner, Albert Haller, Glenmore and New Jersey avs; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2085.

WYTHE AV, 481, interior alterations to 4-sty tenement; cost, $150; owner, Jas. G. McLoughlin, 890 Broadway; architect, Robt. Teichman, 22 William st. Plan No. 2053.

3D AV, 4716, interior alterations to 4-sty store and tenement; cost, $600; owner, David Feinberg, 143 17th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2103.

3D AV, 7223, interior alterations to 4-sty store and tenement; cost, $500; owner, Adolph W. Mahland, 348 7th av; architect, W. H. Harrington, 510 57th st. Plan No. 2173.

Alterations (Continued).

3D AV, 82-4, interior alterations to 3-sty dairy; cost, $5,000; owner, R. F. Stevens Milk Co., 90 3d av; architect, A. Ulrich, 371 Fulton st. Plan No. 2198.

7TH AV, 176, extension to 4-sty store and tenement; cost, $1,000; owner, Adel Wilkens, 174 7th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2027.

Queens.

COLLEGE POINT.—4th av, 114, gas piping to dwelling; cost, $20; owner, P. Emerich, on premises. Plan No. 613.

COLLEGE POINT.—16th st, w s, 250 s 4th av, 2-sty frame extension, 18x10, rear dwelling, tin roof, interior alterations; cost, $1,100; owner, Adam Schassner, on premises; architect, E. Leo McCracken, College Point. Plan No. 594.

CORONA.—Central av, s w cor Railroad av, 2-sty frame extension, 6x8, rear dwelling, tin roof; cost, $150; owner, Alfonso Pozzana, on premises. Plan No. 591.

FLUSHING.—Franklin pl, s e cor Colden av, 1-sty brick extension, 10x7, rear dwelling, tin roof; cost, $750; owner, L. J. Hunter, on premises; architect, F. Johnson, Flushing. Plan No. 599.

FLUSHING.—Colden av, 116, plumbing to dwelling; cost, $150; owner, J. Chapell, on premises. Plan No. 606.

FLUSHING.—Jamaica av, s w cor Maple av, plumbing to dwelling; cost, $500; owner, S. A. Salvage, on premises. Plan No. 619.

JAMAICA.—Water st, w s, 102 s Guinsberg pl, new concrete foundation to dwelling; cost, $600; owner, M. Berman, on premises. Plan No. 614.

JAMAICA.—Johnson av, n s, 27 w Tyndall av, 2-sty frame extension, 13x11, rear dwelling, tin roof; cost, $400; owners, J. & T. Adikes, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 604.

JAMAICA.—Sutphin av, w s, 100 s Bandman av, new foundation to dwelling; cost, $300; owner, Frank Zark, premises. Plan No. 640.

L. I. CITY.—Greenpoint av, n e cor Van Dam st, 3-sty frame extension, 13x17, front and rear of dwelling, tin roof, interior alterations; cost, $1,250; owner, Leonard Bloomfield, 61 Greenpoint av, L. I. City; architect, Edw. Rose, Grand st, Elmhurst. Plan No. 639.

L. I. CITY.—Flushing av, n e cor 7th av, 2-sty frame extension, 74x19, side store and dwelling, tin roof, interior alterations; cost, $2,000; owner, V. Tanza, 288 Flushing av L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 644.

L. I. CITY.—9th av, 281, 1-sty brick extension, 27x12, rear dwelling, tin roof, interior alterations; cost, $2,000; owner, H. Vannewald premises; architect, H. P. Pfaff, 673 Enfield st Brooklyn. Plan No. 645.

L. I. CITY.—Camelia st, 135, alterations to store to provide for 1 family; cost, $400; owner, Mary Dooley, on premises. Plan No. 581.

L. I. CITY.—Vernon av, w s, 50 n 10th st, interior alterations to tenement; cost, $500; owner, M. Bruchsaler, 88 Nott av, L. I. City. Plan No. 586.

L. I. CITY.—Jackson av, 338, 1-sty brick extension, 40x60, side, factory, tar roof, interior alterations; cost, $2,500; owner, Jas. H. Beales, 32 Broadway, Manhattan; architect, J. A. Huntton, 32 Broadway, Manhattan. Plan No. 611.

L. I. CITY.—2d av, 643, new store front to dwelling; cost, $50; owner, Mrs. Patk. McNally, on premises. Plan No. 612.

L. I. CITY.—Clay av, e s, 300 s Creek st, plumbing to factory; cost, $200; Newtown Creek, n s, 200 e Clay av, plumbing to factory; cost, $300; Hobson av, w s, 200 s Creek st, plumbing to factory; cost, $180; Creek st, s s, 500 w Clay av, plumbing to dwelling; cost, $350; Clay st, w s, 200 n Creek st, plumbing to factory; cost, $200; Newtown Creek, n s, 720 s Creek st, plumbing to factory; cost, $480; Newtown Creek, n s, 30 w Clay av, plumbing to factory; cost, $190; Clay av, w s, 20 s Newtown Creek, plumbing to factory; cost, $375; Hobson av, e s, 200 n Newtown Creek, plumbing to factory; cost, $700; owner and architect, Nicholas Copper Co., 25 Broad st, Manhattan; plumber, John Holtje Plumbing Co., Manhattan. Plan Nos. 620 to 628.

L. I. CITY.—4th av, 1267, gas piping to dwelling; cost, $20; owner, M. J. Kemp, on premises. Plan No. 629.

MIDDLE VILLAGE.—Memorial st, 23, interior alterations to dwelling; cost, $150; owner, A. Krause, premises. Plan No. 587.

MORRIS PARK.—Stotthoff av, e s, 250 s Atlantic av, plumbing to dwelling; cost, $65; owner, E. Montgomery, on premises. Plan No. 602.

OZONE PARK.—Hatch av, w s, 155 s Jerome av, plumbing to dwelling; cost, $65; owner, E. Betz, on premises. Plan No. 600.

OZONE PARK.—Oakley av, e s, 150 s Jerome av, plumbing to dwelling; cost, $65; owner, Mrs. Schreiber, on premises. Plan No. 601.

OZONE PARK.—Hatch av, e s, 200 n Liberty av, repair dwelling after fire damage; cost, $200; owner, Thos. Parks, on premises. Plan No. 582.

OZONE PARK.—Kimball av, w s, 70 s Ocean av, plumbing to dwelling; cost, $100; owner, John Drake, on premises. Plan No. 592.

RAMBLERSVILLE.—Hawtree Creek, e s, 100 s Bridge, 1-sty frame extension, 12x9, rear boat house, tin roof; cost, $75; owner, Alex. Fortweinler, on premises. Plan No. 630.

RICHMOND HILL.—Freedom av, w s, 100 n Maple av, plumbing to dwelling; cost, $65; owner, Wm. Schmidt, on premises. Plan No. 584.

RICHMOND HILL.—Oxford av, e s, 210 s Emerson st, plumbing to dwelling; cost, $80; owner, S. Abrahams, on premises. Plan No. 608.

RICHMOND HILL.—Freedom av, e s, 70 n Maple st, plumbing to dwelling; cost, $80; owner, M. Rose, on premises. Plan No. 609.

RICHMOND HILL.—Johnson av, e s, 250 s Jamaica av, plumbing to dwelling; cost, $100; owner, John Schwarz, on premises. Plan No. 590.

RICHMOND HILL.—Vine st, e s, 200 n Hillside av, plumbing to 2 dwellings; cost, $100; owner, H. Arnold, premises. Plan Nos. 635-36.

RIDGEWOOD.—Woodward av, 652, 1-sty brick extension, 5x10, side dwelling, tin roof, interior alterations; cost, $500; owner, Emil Reicher, on premises. Plan No. 631.

ROCKAWAY BEACH.—Eldert av, w s, 174 s Lefferts av, 2-sty frame extension, 15x12, rear dwelling, interior alterations; cost, $200; owner, F. Brannagan, on premises. Plan No. 615.

ROCKAWAY BEACH.—Walcott av, e s, 302 n Boulevard, new foundation to dwelling; cost, $50; owner, J. Riveria, on premises. Plan No. 610.

ROCKAWAY BEACH.—98th st, n w cor Boardwalk, erect new partitions, amusement pavilion; cost, $100; owner, Steeplechase Co., on premises. Plan No. 597.

ROCKAWAY BEACH.—Center st, n e cor Wainwright pl, repair dwelling; cost, $250; owner, A. W. Burnham, on premises. Plan No. 605.

ROCKAWAY PARK.—3d av, e s, 319 s Washington av, 2-sty frame extension, 13x20, side dwelling, interior alterations; cost, $500; owner, E. Graniera, 174 4th st, L. I. City; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 617.

WHITESTONE.—10th av, e s, 418 e 14th st, erect piazza to dwelling; cost, $100; owner, Anna Freidt, on premises. Plan No. 583.

Richmond.

UNION PL, s s, 50 w Bay st, Stapleton, alteration to store and dwelling; cost, $225; owner, Emma G. Turpisch, Stapleton. Plan No. 101.

JEWETT AV, w s, 275 s Cherry lane, West New Brighton, alteration to frame dwelling; cost, $1,100; owner, W. J. Detmar, West New Brighton. Plan No. 102.

7TH ST, w s, 400 s Ocean Prom, Midland Beach, alteration to frame dwelling; cost, $150; owner, Chas. Hunt, Yonkers, N. Y. Plan No. 98.

BARD AV, e s, 100 n Henderson st, West New Brighton, alteration to frame dwelling; cost, $847; owner, F. S. Ganmon, Jr., West New Brighton; architect, F. P. Whiting, Port Richmond. Plan No. 99.

FRESH KILLS RD, n s, 150 w Rossville av, Rossville, alteration to frame dwelling; cost, $150; owner, M. M. Winant, Rossville. Plan No. 108.

BERRY AV, n s, 300 w Foster rd, Manor Heights, alteration to frame dwelling; cost, $280; owner, Edgar Enestrom, Manor Heights. Plan No. 103.

NEWARK AV, w s, 200 n Douglas st, Elm Park, alteration to frame storage; cost, $300; owner, Peter Watters, Elm Park. Plan No. 100.

RICHMOND RD, e s, 100 s Newberry av, Dongan Hills, alteration to frame store; cost, $100; owner, A. L. Else, Port Richmond. Plan No. 107.

RICHMOND TURNPIKE, e s, cor Austin pl, Tompkinsville, alteration to factory; total cost, $7,827; owner, L. Dejonge Co., Tompkinsville; architects, Valentine & Kissam, 25 Madison av, Manhattan; builder, Wm. C. Van Brunt, 14th st, L. I. C. Plan No. 118.

ROMA AV, n w cor Marine way, New Dorp, alteration to brick store and dwelling; cost, $800; owner, Marco Valenti, New Dorp; architects, Grunert & Pneuman, New Dorp. Plan No. 106.

WESTERVELT AV, 302, New Brighton, alteration to frame dwelling; cost, $650; owner, O. E. Sperrle, New Brighton. Plan No. 103.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March . The location is given, but not the owner's address.

MONTCLAIR.—Donato Fucco, 22-24 Glenridge av, 4-sty brick, $17,000.

JERSEY CITY.—Christian Durstewitz, 166 Cambridge av, 3-sty brick, $11,000; Charles Von Grieff, 174 Griffith st, 3-sty frame, alteration, $1,000; Rose Bergoff, 121-123 Garrison av, 5-sty brick, $35,000; Pellegrino de Rose, w side Boulevard, 100 ft. n of Neptune av, 3-sty brick, $9,000; Frank Di Turo, e side Romar av, 70 ft n of Seaview av, 3-sty brick, $9,000; Donato Carpinelli, w side Boulevard, 25 ft n of Neptune av, 3-sty frame, $6,000; Samuel Helfand, n e cor Princeton and Linden avs, 3-sty brick, $9,000.

JERSEY CITY.—Albert Ammon, 2 Webster av, 3-sty brick, alteration, $1,000; Harry J. Max, 112-116-118 Tonnele av, three 3-sty brick, $45,000.

EAST ORANGE.—John H. McKeon, 61 Linden av, 3-sty frame, $8,000.

EAST ORANGE.—Matteo Monica, 148 Bedford st, 3-sty brick, alteration, $600; Morris Weniger & H. Lasser, s e cor Halstead st and Elmwood av, 3-sty brick, $10,000.

NUTLEY.—Pietro Lilcia, 7 Washington av, 3-sty brick, $6,000.

NEWARK.—Abraham Butnesky and Isidor Portnoff, 148-150 Somerset st, 4-sty brick, $20,000; Joseph Cicero, 52 Jefferson st, 4-sty brick, $9,000; Jacob Gelfand, 370 Peshine av, 3-sty frame, $5,000; Louis Fall, 51 Montgomery av, 3-sty frame, $5,000.

NEWARK.—Elisso Iannaccone, 681 North 8th st, 2-sty brick, $3,000; Morris Rachlin, 103-105 Elm st, two 4-sty brick, $20,000; John Algiozzo, 114 Telford st, 3-sty brick, $7,000; Jacob Denburg, 101-103 Morton st, two 3-sty frame alteration, $1,000; Leonardo Delcieia, 293 Fairmount av, 4-sty frame, alteration, $500.

BAYONNE.—Julius Laiewski, 15 Andrew st, 3-sty frame, alteration, $200.

BAYONNE.—Richard Hayes, n e cor 39th st and Broadway, 2-sty brick, $6,000.

WEST HOBOKEN.—John and Theodore Sonzogni, n w cor Monastery and West sts, two 4-sty brick, $28,000.

WEST HOBOKEN.—Salvatore Laura, n s Demott st, 100 ft w of Spring st, 3-sty brick, $5,000; Joseph Salderini, 604 John st, 3-sty frame, alteration, $200; Francesco Mangano, 42 Spring, 3-sty frame, alteration, $700.

WEST ORANGE.—Meyer Rosenbaum, 1-3 Valley rd, 3-sty brick, $25,000.

WEST NEW YORK.—August Richter, e side Bergenline av, 75 ft n of 21st st, 3-sty brick, $11,000.

PATERSON.—Felix Lalli, 51 Cross st, 3-sty frame, alteration, $1,500.

PATERSON.—Giovanni Stuppiello, 123 Mill st 3-sty frame, alteration, $600.

TOWN OF UNION.—West New York Development Co., s e cor Boulevard and Morgan st, two 4-sty brick, $40,000.

KEARNY.—Isaac Dolgan, 96 Kearny av, 4-sty brick, $18,000.

IRVINGTON.—Mary Keifer, 98 22d st, 3-sty frame, $5,000; Justus Halmbrecht, 14 22d st, 3-sty frame, $6,000.

BELLEVILLE.—James Ferrara, 6-8 Washington st, 3-sty brick, $10,000.

GARFIELD.—Joseph Gaydos, n e cor Palisade av and Grand st, 3-sty brick, $10,000.

PERSONAL AND TRADE NOTES.

C. H. EVERITT, general contractor, has moved his offices to 295 Auburn ave., Buffalo, N. Y.

STARRETT & VAN VLECK, architects, will move their offices from 45 Union square to 8 West 40th st.

F. JACOBSON & G. W. SPITZER, architects, have moved their offices from 132 East 23d st, to 405 Lexington av.

BANKERS BUILDING BUREAU, general contractor, formerly at 106 East 19th st, has discontinued business.

THOMAS W BIDDLER, JR., architect, has opened offices for the practice of his profession at 574 Lexington ave., Brooklyn.

E. E. HALL & CO., 80 Maiden lane, insurance brokers, have taken over the business of Henry W. Brown & Co., 100 William st.

THE MARBLEOID CO., 47 West 34th st., has recently established a branch office at 122 South Michigan Boulevard, Chicago, Ill.

RENWICK, ASPINWALL & TUCKER, architects, will move their offices from 320 Fifth ave., to 8 West 40th st., about May 1st.

CALDWELL-WINGATE COMPANY, as the general contractor, has the erection of the new Standard Arcade at 50 Broadway well started.

THE DEGNON CONTRACTING COMPANY says its work on the 4th av Subway extension is sufficiently advanced for track laying to begin.

C. HOWARD CRANE, architect, of Detroit, Mich., has opened a New York office at 500 Fifth avenue, where he is associated with Percival R. Pereira.

WILLIAM M. CALDER, former Representative, is recovering rapidly from an attack of grip that has kept him confined to his home since Sunday.

LEWIS & HILL, architects, 335 Brisbane Building, Buffalo, N. Y., desire information and catalogues on ventilating and air cooling systems.

GEORGE DRESS, architect, has moved his offices from 1436 Lexington av to 1931-33 Madison av, corner of 124th st. Telephone, Harlem 3639.

CHARLES SCOTT, New York manager of the Vapor Heating Co., will move his office from 1123 Broadway to the Scribner Building, 597 Fifth av.

H. P. KNOWLES, architect, has moved his offices from 1170 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone, Murray Hill 75.

THE RISING & NELSON SLATE CO., West Pawlett, Vt., has recently opened a New York office in the Singer Building under the management of Leigh Lundy.

D. J. NEWSON CONTRACTING CO., 1153 Cleveland st, Niagara Falls, N. Y., desires samples and catalogues from building material dealers and manufacturers.

C. T. HENRY, electrical contractor, 54 West 39th street, has recently opened a most artistic showroom for the display of lighting fixtures and electric hardware.

A MEMORIAL WINDOW from the Thomas Jones Decorative Glass Company, of Brooklyn, was unveiled at St. John's Lutheran Church at Bath Beach last Sunday.

J. HARRY MOUNT AND D. C. CONKLIN, JR., have formed a partnership to conduct a general contracting business under the name of Mount & Conklin at Belmar, N. J.

FRANCIS MASON, of the firm of Mason, Hilton & Co., 17 Battery place, engineers and contractors, was recently elected president of the Association of Harvard Engineers.

JOHN SYNDER, architect, formerly superintendent of construction for the late Percival M. Lloyd, will open an office for the practice of architecture in Poughkeepsie, N. Y.

ALFRED D. FLINN, deputy chief engineer of the New York City Board of Water Supply, has been elected one of the vice-presidents of the Association of Harvard Engineers.

LOUIS F. HAFFEN, former Borough President of the Bronx, will be the guest of honor at a dinner at the Bronx Hof Brau House,, on Bergen avenue, next Monday evening.

LIPPE CONTRACTING CO., Herman F. Lippe, president, has moved its offices from 150 Nassau st, to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone Murray Hill 1747.

LEWIS NIXON has resigned as acting commissioner of Public Works and consulting engineer of the Borough of Richmond. Pressure of business is given as Mr. Nixon's reason for his retirement from public service.

OLIVER MITCHELL AND WM. W. SELLEW, architects, have formed a partnership for the practice of their profession and under the name of Mitchell & Sellew have opened offices at 609 Strickland Building, Roanoke, Va.

N. B. SMYTH, of 413 East 34th st, is making a good job of sand-blasting the granite walls of the United States Postoffice, which has been a grimy and ill-looking structure in contrast to fine buildings around it these many years.

EDWARDS ELECTRICAL CONSTRUCTION CO. has moved its office to 70 East 45th st room 4039. Telephone Murray Hill 385.

ALFRED BEINHAUER, general contractor, has moved his offices to 44-60 East 23d st. Telephone, Gramercy 4313.

ALBERT E. DAVIS, president of the Bronx Chamber of Commerce, has invited several speakers of prominence to address the diners at the banquet of the Bronx Chamber of Commerce at Ebling's Casino, 156th st and St. Ann's av, on the evening of Tuesday, April 6.

FREDERICK FATZLER, a general contractor prominent in Newark, N. J., and vicinity, was thrown from his carriage in a collision with a trolley car at Hilton, N. J., Thursday evening, March 25, and rendered unconscious. He was taken to his home in Hilton suffering from painful bruises and shock.

CHARLES R. CRANE, the Chicago manufacturer of valves and fittings, with a branch house in New York, is spending the winter here and residing at 31 West 12th st. Hereafter his official residence will be at Woods Hole, Mass., where he has a summer home. Mr. Crane says his only reason for removing from Chicago was because of the tax laws of the State.

JOHN OAKMAN, architect, who recently returned from Europe where he drove an ambulance for the Allies in France, was the guest of honor at a dinner held at the St. Anthony Club, Monday evening, March 29. Among those present were Amos Pinchot, Townsend Morgan, A. L. Kramer, J. H. Freedlander, James Nash, H. Gotschies, J. Otis Post and George H. Payne.

ANDREW C. McKENZIE exhibited at the University Club in Brooklyn last Friday night a new civic-centre plan for Brooklyn. By the new plan the elevated railroad structures near City Hall would disappear and Washington st is widened to 110 ft. He is to draw up the new plans. Mr. McKenzie is a member of the firm of McKenzie, Voorhees & Gmelin, architects, for the new Municipal Building.

SHIRE & KAUFMAN, architects, 373 4th av, have dissolved partnership by mutual consent. Mr. Shire has assumed the unfinished work of the firm and will, until further notice, have charge of all new work undertaken by Mr. Kaufman. The plans and other documents of all work already executed by both Mr. Shire and Mr. Kaufman as well as their present offices, will be retained by Mr. Shire.

SCHENCK & MEAD, 105 West 40th st., a firm composed of two women architects, recently won the first prize in a competition held under the auspices of the City Club of Chicago, for plans for a "neighborhood center." The programme of the competition permitted the selection of any location in any city for their ideal center and the winning firm selected one square mile of the Bronx, between Washington Bridge and Macomb's Dam Park.

MORRIS EVENING HIGH SCHOOL'S course in structural drawing is now organized and the class has been divided into two groups. In the second group a few vacancies exist. The course consists of the following: Rudiments of structural design, strength of riveted connections, properties and uses of structural shapes, details of beams, columns and grillages, shop practice and detailing of entire steelwork for a simple building. The course is designed to give the student a practical knowledge of detailing in accordance with the most approved practice in the important engineering offices. The student will be expected, at the end of the first term, to be able to detail any part of the steelwork of a simple building from foundation to roof. For further information apply at Morris Evening High School, 166th st and Boston rd, Monday to Thursday, 8 to 10 p. m.

OBITUARY

JAMES M. CHATTERTON, a retired builder, died of heart disease at his home, 503 Hancock st, Brooklyn, Wednesday, March 31. He was seventy-eight years old. He is survived by his widow and six children.

HENRY HOLST, a carpenter and general contractor, died at his home, 292 Jay st, Brooklyn, Monday, March 22. He was born in Germany 68 years ago and had been a resident of Brooklyn for 45 years. He is survived by his widow.

GEORGE H. SOMMER, builder, who was engaged in the general contracting business with his father, George A. Sommer, died at his home, 599 Lafayette ave., Brooklyn, Wednesday, March 24. He was born in Brooklyn, thirty-two years ago.

WILLIAM BEYER, a retired building contractor, died of pneumonia at his home, 23 Wellington Court, Brooklyn, Tuesday, March 23. He was born in Gudenburg Germany, 80 years ago and had lived in Brooklyn for 62 years. He is survived by two sons and two daughters.

THOMAS R. JOHNSON, an architect, for a number of years in the office of Cass Gilbert, 11 East 24th street, died at his home, 629 West 115th street, Tuesday, March 30. Mr. Johnson was formerly a resident of Mt. Vernon, N. Y., where he was a prominent member of the Siwanoy Country Club, and an expert golfer.

LOUIS BEER, a well-known builder of Brooklyn and long active in Republican politics in that borough, died at his residence, 134 Bainbridge st, from hardening of the arteries, Thursday, March 25. Mr. Beer was born in Berlin, Germany, sixty-nine years ago, and during his long residence in Brooklyn he was identified with the big building interests in the borough. Mr. Beer was the builder and owner of the Fulton Theatre.

FOSTER CROWELL, consulting engineer for the Borough of Queens, and Street Cleaning Commissioner of New York City during Mayor McClellan's' administration, died at his home, 188 Franklin place, Flushing, Monday, March 29. Mr. Crowell was one of the most distinguished civil engineers in this country. He was born in West Chester, Pa., in 1848. Mr. Crowell worked in the West Indies, Central America and Canada. He was for a long time consulting engineer for the Pennsylvania Railroad, and in 1891 was consulting engineer for the City of New York. Later he studied abroad. At one time he was employed as an engineer by the Republic of Hayti. Mr. Crowell was an ex-director of the American Society of Civil Engineers, a member of the Institute of Civil Engineers and the Great Britain Geographic Society. He is survived by his widow and two sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW JERSEY ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Trenton, May 18-20.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 3.

YONKERS, N. Y., MASTER PLUMBERS' ASSOCIATION held its annual dinner at the Elks' Club, Yonkers, Wednesday evening, March 31.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

GENERAL SOCIETY OF MECHANICS AND TRADESMEN will hold the closing exercises of the school department at the Engineering Societies Building, 25 West 39th street, Thursday evening, April 15, at 8.15 o'clock. The address will be made by Albert Shiels, Litt. D.

THE MASTER BUILDERS' ASSOCIATION OF PLAINFIELD N. J., at the meeting, held Thursday, March 18, re-elected the following officers: Charles Krausse, president; L. B. Woolston, vice-president; L. T. Titsworth, secretary, and Seaman Williams, treasurer.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G Pardie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

MECHANICS AND TRADERS EXCHANGE of Brooklyn, at its annual meeting held Tuesday, March 30, re-elected the following officers for the coming year: Walter L. Castle, president; W. C. Williams, vice-president; J. J. Dalton, treasurer; Paul J. Morrison, secretary. The board of managers includes Joseph A. Guider, J. Morton Halsted, Thos. B. Minter, C. E. Anslem, E. D. Newman, John McKeown and M. M. Cauda.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., September 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee. The schedule of sessions, papers, etc., will be announced later.

ARCHITECTURAL LEAGUE OF NEW YORK and the National Sculpture Society, held a joint dinner at the Fine Arts Building, 215 West 57th street, Wednesday evening, March 31. About two hundred members and guests were present, all in costumes of the Latin quarter of Paris. The decorations of the room were also patterned after this section.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

RECENT INCORPORATIONS.

CROMPTON BUILDING CORPORATION, realty and construction, has been chartered with offices in Manhattan. The directors are Hugo H. Piesen, 409 Pearl st; Robert G. Peters, 302 Broadway, and Nathan Rodner, 98 Manhattan av. E. Pliashnick, 302 Broadway, attorney.

THE EIGHTY-FIFTH ST & RIVERSIDE DR CO. is a $125,000 company chartered with offices in Manhattan, to do a realty and construction business. The directors are Walter J. Rosenstein, Edwin Horwitz and Anna B. Goldfaub, all of 346 Broadway. The attorneys are Horwitz & Rosenstein, 346 Broadway.

A. DAVIS & CO., general contractors, have filed incorporation papers with $5,000 capital stock. The directors are Adolph Davis, 499 East 170th st; Morris Wolfson, 807 East 153d st, and Philip Wolfson, 1412 Washington av. Frank & Wolfson, 320 Broadway, attorneys.

THE EUROPEAN ASPHALTS CORPN, laying and construction asphalt and cement floors and waterproofing work, has been chartered, with offices in Manhattan, to do business with a capitalization of $10,000. The directors are Catherine Hannigan, John J. Hannigan, both of 515 West 124th st, and C. Pollard Urquhart, 19 Crescent av, New Brighton, S. I. J. J. Hannigan, 79 Tompkins st, attorney.

THE COMMUNITY BUILDERS has filed incorporation papers with $50,000 capital stock, to do realty building and as builders, contractors, decorators, dealers in stone, cement, brick, etc., with offices in Manhattan. The directors are Irving E. Burdick, 853 7th av, Jas. J. O'Connell, 424 West 43d st, George A. Rafferty, 100 William st, and four others. Hutchings & Burdick, 100 William st, attorneys.

NEW YORK CITY COMPOSITE BRICK CORPORATION has been incorporated with $200,000 capital stock with offices in Manhattan, to do a general brick, concrete and construction business, china, terra cotta and ceramic ware, building materials, realty, coke, coal and wood manufacture asbestos and fireproofing. The directors are Roscoe C. Peck, Arthur McCausland, both of 111 Broadway; Louis M. Fisher, 120 Wadsworth av, and two others. The attorney is A. J. Causland, care of Alton B. Parker, 111 Broadway.

AVIATION MATERIALS CORPORATION is a $10,000 company chartered with offices in Manhattan to produce, refine, treat tin, iron, steel and all other metals, metallic substances, chemicals, etc., coal, oil, ores, etc., quarrying, construction, apply for patents, etc. The directors are George M. Fayles, Carolyn A. Skinner and Violet M. Forrest, all of Broadway. Wm. S. Haskell, 233 Broadway, attorney.

PNEUMATIC PLACING CO. has been incorporated with $10,000 capital stock to manufacture machines for placing concrete material by pneumatic process, deal in iron, lumber, steel, stone, asbestos, realty, etc., with offices in Manhattan. The directors are Isaac Levin, 198 Rutledge st.; Philip F. Levine, 17 Varet st., both of Brooklyn, and Jas. A. Graham, 45 Broadway, Manhattan. The attorneys are Silverman & Silverman, 93 Nassau st.

VOORHEES REALTY CORPORATION has been chartered with $25,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Harrison E. Persons, 157 Montague st, Henry A. Smith, 246 East 6th st, Frank E. Varriale, 1315 54th st, and two others, all of Brooklyn. Sheip & Brodsky, 111 Broadway, attorneys.

GEORGE H. CURTIS CONSTRUCTION CORPORATION has been chartered with $50,000 capital stock to do a realty, general construction and contracting business with offices in Manhattan. The directors are Louis E. Lannan, 125 So. 2d av, Mt. Vernon, N. Y., J. Barker Mackie, 15 Wall st, and John C. Tomlinson, Jr., 35 Wall st, Manhattan. Tomlinson, Coxe & Tomlinson, 15 Broad st, attorneys.

THE BROOKE ESTATE has filed papers with $12,000 capital stock to do a realty, construction and contracting business with offices in Manhattan. The directors are Elizabeth G. Langford, Frederick W. Langford, both of 446 Ocean av, Alice R. L. Whiting, 357 Ocean av, and three others, all of Brooklyn. Tallmadge W. Foster, 257 Broadway, attorney.

EASTERN NEW YORK MARBLE CO. has been incorporated with $10,000 capital stock to deal in marble, tile, building materials, realty, etc., with offices in Brooklyn. The directors are Carmelo Mazzary, 131 Hinsdale st, Jos. Parisi, 309 Glenmore av, and Antonio Primo, 182 Williams av. The attorney is Benjamin Chess, 302 Broadway.

BUILDING MATERIALS AND SUPPLIES

CEMENT SITUATION MUCH IMPROVED—GREAT INCREASE IN ACTIVE LEHIGH CAPACITY—BIG GAIN IN BUILDING

Lawmakers Retard Supply Orders
—Encouragement in Stock Market

APRIL opens the building material market with much better prospects of normal building conditions. Portland cement is much firmer. There is a general advance expected in single and double window glass. Plate glass is firm at 90-30 and 90-35 discount from May 1914 lists. Steel at Waverly is now $1.90 with prospects of an early advance for structural material. Trap rock held its own despite a five cent decline in crushed bluestone, making the current price 85 and 95 cents. Linseed oil is one cent higher and is now quoted on card at 62 and 63 cents. Sand is 5 cents a cubic yard lower.

In the money market the tendency is to drop from 6 to 5½ per cent. in mortgage loans, and outside of lower Manhattan premiums for accommodation are low. In Manhattan below 125th street, accommodations for financing commercial buildings bring about 6 per cent. and carry with it broker's premiums of varying amounts depending upon location and character of building.

More common brick is being quoted at wholesale New York at $5.75 a thousand than in any time so far this year.

Prospective builders who have found it difficult to raise money on building projects during the last year are taking considerable hope in the changed condition of the local market, which in the last two days of March developed a million shares traded per day, and confirms the prediction made two months ago, that almost normal conditions would prevail in the money marts by the time builders were ready to make engagements for fall and winter construction work.

The Portland cement situation continues to show signs of clearing. The Vulcanite and Dexter companies each threw in one additional kiln this week, making 154 kilns in operation in the Lehigh district, as against 89 in the same time last year. This is within two of as many kilns as were being operated in the district in the middle of May a year ago. In other words there is 42.2 per cent. more capacity employed in the Lehigh district this year than last year. It is learned that shipments in March were 30 per cent. in excess of those for March, 1914. This is about a normal month's movement. One company not included among the larger operators, has been making shipments at the rate of 150,000 barrels for the month just closed.

The normal supply of Portland cement for the Metropolitan district is between 6,000,000 and 7,000,000 barrels. Dealers are carrying excess of 300,000 barrels which is sufficient for only two weeks' work. If this estimate is correct it is apparent that manufacturers will not be long contented to sell cement at prices below 70 cents mill. Many have moved up already. Prices are $1.23 and $2.32 for current business.

Considerable work is now coming out from road contractors and for municipal improvements, requiring a large amount of cement. Railroad requirements have not been made known owing to the general feeling in their directorates that it is not wise to lay out large sums for improvements while hostile legislatures are in session. Contractors need not expect a large development from this source until after the legislatures adjourn. One man said that if legislators would heed the best interests of their constituents by using their repealer power and postponing new business-disturbing legislation for the time being, and thus permit the railroads to earn enough to make profitable securities largely held by savings banks, local shops would begin to hum with railroad orders and reconstruction would proceed. He said that until the railroads have some assurance that current business baiting legislation has ceased current orders will continue to be retarded.

Plan filings in the five boroughs for the week ending April 2 follow: In the same week last year there were 354 buildings projected at an estimated value of $2,701.059. The total construction for New York City in the current quarter was 2,831 buildings at an estimate value of $36,882,769, as compared with 2,479 building plans filed with the first quarter of last year at an estimated value of $29,162,570, a gain for the first quarter of 1915 of 352 in volume and $7,720,199.

	Week ending Mar. 26		April 2	
Manhattan...	15	$ 690,300	8	$2,189,500
Bronx.....	23	574,600	26	547,350
Brooklyn.....	149	1,290,540	111	1,070,700
Queens.....	172	718,169	97	272,286
Richmond....	31	49,145	27	27,493
Total.....	390	$3,070,430	269	$4,116,329

COMMON BRICK.

Unloading More Active—Sales Exceed Arrivals—Prices Match 1914.

MORE common brick was moved in this city this week than at any time so far this year. Sales on the wholesale docks exceeded arrivals by two bargeloads of 600,000 brick. Prices current correspond with those ruling at the opening of the building season last year.

Official transactions for Hudson River brick covering the week ending Thursday, April 1, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Mar. 26—9.

	Arrived.	Sold.
Friday, Mar. 26.....	2	6
Saturday, Mar. 27.....	12	8
Monday, Mar. 29.....	8	6
Tuesday, Mar. 30.....	9	6
Wednesday, Mar. 31.....	2	5
Thursday, April 1.....	10	14
Total.....	43	45

Reported en route, Friday, April 2—6.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Cargoes left over Friday A. M., April 2—7.

Unloading.

Mar. 19..11	523,500	Mar. 26..21	943,500
Mar. 20..10	340,500	Mar. 27..16	456,000
Mar. 22..14	537,000	Mar. 29..16	685,500
Mar. 23..15	589,500	Mar. 30..16	580,000
Mar. 24..18	756,000	Mar. 31..16	591,500
Mar. 25..17	786,000	Apr. 1..15	568,500
Total...71	3,538,500	Total..100	3,825,000

1914.

Left over, Friday A. M., March 27-6.

	Arrived.	Sold.
Friday, Mar. 27.....	2	1
Saturday, Mar. 28.....	0	7
Monday, Mar. 30.....	14	4
Tuesday, Mar. 31.....	2	2
Wednesday, April 1.....	1	0
Thursday, Apr. 2.....	2	2
Total.....	21	16

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., April 3—11.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 1, 1915.	222
Total number of barge loads sold Jan. 1 to Apr. 1.....	215
Total No. bargeloads, Jan. 1 to Apr. 2, 1915	7
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 2, 1914.....	144
Total No. bargeloads sold Jan. 1 to Apr. 2, 1914.....	133
Total No. bargeloads left over Apr. 3, 1914..	11

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to April 2, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, March 5, 1915.

Hudson common .....No Quotation
Hudson covered .....$5.75@ ——
Raritan common .....——@ 6.00
Second hand common .....——@ 2.75
Newark (yard) .....7.00@ ——
Front or face .....18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland, Spot.....$1.23@$1.32
Over 30 days .....1.42@ ——
10c. bag; returns on bags.
Mill base .....—— nom
Con. Rosendale Nat. to dealers.$0.90@ ——
Dealers price to job.....1.10@ ——
7½c. bag; returns on bags.
Alsen's German .....No Quotation
Dyckerhoff German .....No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in..... $0.95
Trap rock, ¾ in..... 1.05
Bluestone, 1½ in.....$0.85@ 0.95
Bluestone, ¾ in.....85¼@ .95

GLASS, Windows—from jobbers' list—Discounts.

Single thick 90-20
Double thick 90-25
Plate (May 1 list).....90-30@90-35

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in..... $0.85
¾ in..... .95
P. S. C. gravel..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in..... $0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15
Interior—
2x12x12 in..... $0.048
3x12x12 in..... .048
4x12x12 in..... .054
6x12x12 in..... .072
8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale):

Farnham Cheshire, finishing...$1.55@$1.60
Eastern common 1.25
Hydrated finishing 8.50

LINSEED OIL—

American Seed City Raw....$0.62@$0.63
American Seed City Boiled.. .61@ .62

LUBRICANTS (Mineral):

Black, refined, summer....$0.13½@ ——
Black, reduced, 27 gravity, 35@36 c. t..... .13 @$0.13½
Wax, crude .....per lb. 3½@ 3¾
Cylinder, light filtered.....21½@23
Cylinder, dark, steam, refined..15½@25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in.....$22.00@$27.50
14 to 16 in..... 28.00@ 33.00
Heart face siding 4-4 & 5-4 ..... ——@ 28.00
Flooring, 13-16x2½ & 3 ins. ..... 13.50@ 26.00
Hemlock, Pa., f. o. b. N. Y. base price, per M..... ——@ 24.00
Hemlock, W. Va. base price per M. ..... ——@ 24.00
Hemlock, Eastern mixed cargoes ..... 19.50@ 21.50
(To mixed cargo price add freight $1.50.)
Spruce, Canadian .....$24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft..... $25.50
8x8 and under, 16 ft. and under..... 24.00
9 in., 16 ft. and under..... 29.00
2x6, 10 and 14 ft..... 23.00
2x8, 12 and 14 ft..... 23.00
2x10, 3x10, 10 to 16 ft..... 29.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $26.00

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood .....——@ ——
1½-in. slab .....$4.25@ ——

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton ..... $8.50@ ——

BLOCKS—

2 in. (solid) per sq. ft.....——@$0.06
3 in. (hollow) .....——@ .06½
4 in. (hollow) .....——@ .07¼
Boards ⅝ in. thick, per sq. yd.——@ .16

SAND—

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... .45

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....$4.10@$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine, No. 2..... 4.50@ 6.75
No. 1 red.....10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor (stiffening) .. 4.75@ ——
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (Waverly):

Beams & channels up to 14 in.$1.85@$1.90
Beams and channels over 14 in. 1.85@ 1.90
Angles 3x2 up to 6x8..... 1.85@ 1.90
Zees and tees ..... 1.85@ 1.90
Steel bars, half extras..... 1.80@ 1.85

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 10, 1915

HOW PORT DEVELOPMENT IS HINDERED

Shoals Block the Way to Piers for Deep Draught Vessels So Factories and Warehouses Cannot be Built There

By CYRUS C. MILLER

IF the charge were made against the city that it did not pursue business methods in the development of its own resources, probably a prompt contradiction would come from the average citizen, who would say that the city is spending too much money on the development of its resources.

It is a fact that the city has neglected for many years the perfectly obvious development which could be made at a comparatively small cost, and which would result in enormous increases in taxable values.

This is the development of certain of its waterways, which will be followed by renewed life and activity in those sections of the city which are losing their value because the water ways adjacent to them are not suitable for modern traffic needs. The city has not brought to bear on Congress the force that it could, nor has it spent its own money to effect this increasingly necessary work. To meet commercial needs the depth of the channel in the East River must be made at least 35 feet.

The traffic of the East River is enormous. Every obstruction in the channel or to access to the piers makes the handling of the freight on the river more hazardous and more expensive, thus affecting the interests of the whole city, and indeed, of the whole country. In the decade from 1871 to 1880 the value of the imports and exports of the port of New York as compared to those of the United States was 55.7 per cent; from 1881 to 1890, 55.1 per cent.; from 1891 to 1900, 49.6 per cent.; from 1901 to 1910, 45.9 per cent., and from 1911 to 1913, 46.2 per cent., showing a gradual decrease. This article, however, is designed more particularly to direct attention to the evil effect which these obstructions have on the development of the water front, especially on the East River, and the decrease in assessable values of neighboring property.

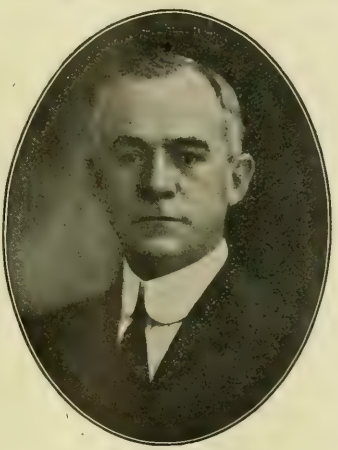
A glance at the map of the city will show that off the Battery are two shoals which interfere with ingress and egress of deep vessels to and from the shore. The larger and more important of these shoals will cost approximately $777,223, to remove, and the other $149,490.

Obstructions in the Hudson.

On the West Side from the neighborhood of Pier 48 at Perry Street to Pier 62 at 22nd street, is a bar which should be dredged so as to give access to the piers in that vicinity. This will cost $502,800. This is about the only work of the kind necessary to do on the West Side, but following the course of the East River from the Battery we find that on the Brooklyn side from Washington street to Hudson avenue, is a shoal along the shore which should be removed to give access to that locality. This will cost approximately $31,066.

East River Shoals.

On the Manhattan side between Gouverneur Slip and Corlears Hook is a shoal which interferes with traffic in the main channel. This would cost approximately $451,058 to remove. Further north in the middle of the East River



HON. CYRUS C. MILLER.

running from a point about opposite Rivington street to a point opposite East 11th street is a bar which is very troublesome to river traffic for large boats. This would cost approximately $163,396 to remove.

Along the shore front from Grand street north to East 32d street is a shoal which prevents access for larger vessels to all the piers within that district, a distance of approximately a mile. This will cost $1,332,000 to remove. In the middle of the river likewise, between East 34th street and East 43d street, is a shoal which interferes greatly with the channel traffic. It will cost approximately $1,030,622 to remove. On the opposite side of the river from Newtown Creek to Hallet's Cove, along the Long Island City waterfront is a shoal which must be removed before the waterfront values can be increased. This would cost $1,966,928.

On the Manhattan side again, from East 63d street to East 85th street, along the shore front is a shoal which will cost $450,000 to remove.

Outside the pier-head line between East 91st street and East 93d street is a shoal which will cost $141,579 to remove. In the Hell Gate Channel between Astoria and Ward's Island are the rocks which the Government has been removing for years. The remaining obstructions are a great menace to the through traffic. They will cost $2,936,231 to remove. Further north between the Sunken Meadow and the Long Island shore in mid-channel is a shoal which will cost $2,768,311 to remove. East of Port Morris the dredging will cost approximately $1,124,719.

These items and some others might be classified as follows:

1. To provide a channel 35 feet deep at mean low water...	$8,616,780
2. To give access to wharves.	2,129,458
3. East Channel Blackwell's Island	2,652,281
Total	$13,398,519

They are for the work which the Federal Government undertakes in its development of the navigable waterways about the city. It might be contended that the city is not responsible for such work and should not trouble itself about it, but for every day that passes with such obstructions in the rivers about the city, a loss to the traffic of the Port of New York occurs which is too great when we consider the relatively small amount of the money required for the work. The State of New York contributes much to the national treasury and the city should be unflagging in its attempts to have Congress make the necessary appropriations. Colonel William M. Black, U. S. A. Engineer Corps and Engineer in charge of the First New York District has been insistent in urging the development of the port.

On the Harlem.

On the Harlem River it will be necessary to continue the Harlem Ship Canal from its present terminus east of the Johnson Foundry in a straight line west to the Hudson River. Arrangements are being made by the United States Government, the State of New York, and the City of New York for this work.

The pier of Highbridge is a great menace to traffic and must be removed, and the channel of the Bronx Kills which lies between Randall's Island and the Bronx shore, must be deepened.

An examination of the parts of the city on the East River where shoals prevent access to the piers will show that as modern deep draught vessels are unable to use the piers, the steamship lines have been moving to the North River. Factories and warehouses which naturally would accompany the steamships on the East River, are being abandoned and there is a very marked decrease in the values of property all along the river front on the East River from the Battery to 34th street.

Financial Considerations.

The amount of money necessary for the Federal Government to deepen the channels and for the city to secure access to the piers is insignificant compared to the tremendous increase in values which would follow immediately upon the development of the East River water front. This increase in tax revenue would relieve property in other parts of the city.

For the past twenty-five years the attention of the financeers of the county has been concentrated on the development of railroads. The opening of the Panama Canal and the opportunity for participation by the United States in the trade of the world will force upon the public mind the necessity of developing our shipping. The Port of New York must be made ready to accommodate the increased trade which will come through it as the gateway of the continent.

It is fair to the city to say that probably it would do its part of the work if the Federal Government would carry on the work herein shown to be so necessary, but it could do no more valuable work than to urge upon the Federal Government the immediate necessity of developing the port facilities of the city by the improvements herein enumerated.

FIRE TOWERS FOR TENEMENT HOUSES

Farewell to the Outside Fire-Escape—The New Style Exit is Built in a Recess of a Side Wall—A Fireproof Passage from Every Apartment

By ROBERT D. KOHN*

IT seems to me that the building and technical papers have not adequately noticed a real discovery. Some one has actually found a cheap and practical substitute for the ugly fire-escape that hangs on the front of almost every non-fireproof tenement house in the city. We have had improvements of other kinds, better material used in tenement house construction, better plans, less cheap imitation, less ornamentation; but the iron fire-escape was always with us.

In fact, the law seemed to relish its hideous and inefficient bulk, to demand it on the face of every building. It would be a slight exaggeration to say that the Tenement House law specifies the color of paint to be used on the iron, but it is certain that the miserable exterior iron fire-escape seemed to have a strangle-hold on the non-fireproof building of this character.

Now along comes Andrew J. Thomas and works out a plan whereby he applies the principle of the fire-tower to a 50-foot tenement house. Of course, the fire-tower has been used in big buildings for years. Philadelphia has received credit for its more recent discovery, though it was used in practically the same form twenty years earlier.

We had gone so far in this city as to discourage the use of the common fire-escape on buildings other than tenements, even to prohibit its construction. That was perfectly right from the fire-protection point of view.

The old type exterior fire-escape on high buildings is a source of danger rather than a means of safety. The Labor Law and the Fire Protection Law both favor the fire-tower stair as a means of escape. But this progressive step had not penetrated our cast-iron tenement house legislation.

Now the exterior stairs fire-escape has been practically worked out for a fifty-foot tenement. We heard at first that the Tenement House Department might graciously approve it! We hear now that it cannot do so. Even our intelligent Commissioner has not that discretion under this un-American law.

I am sending you some sketches of this scheme. It seems very simple and surely is very practical. The whole thing consists of an open fire-tower stairs built in a recess in the side wall of a tenement house in such a way that it gives direct and safe access to each apartment in the entire house and a fireproof exit passage out to the street at the foot of it.

This scheme would hardly increase the cost of any 50-foot house more than $500. It would greatly improve the appearance of the house and immensely improve its safety. I trust this letter will help to spread knowledge of this arrangement to your readers and to the public generally.

Need of a Board of Appraisers for Tenement Plans.

I understood Mr. Thomas was hopeful at first that he could get the approval of this device from the Tenement House Department. At last accounts an amendment to the law from Albany may be necessary! Its immediate acceptance would be assured if the Tenement House law were subject to a proper board of appeal composed of qualified technical men. Such a board would not hesitate in so evident an effort to provide an adequate and superior substitute to what is required by law.

The design and construction of public buildings and of great commercial structures are constantly being improved by the thoughtful study of our best architects. The cheaper tenement receives little skilled study. We must therefore be encouraged to find that the man who is responsible for suggesting this improvement is one who has deserved public praise on other ocasions. To a tenement built from his design was awarded one of the Tenement House Medals of the New York Chapter, A. I. A., in 1912; and to another one of his houses was awarded an honorable mention in 1914. As the appearance of our city is most influenced by improvements in the design of our tenement houses, such progress is of public interest.



TYPICAL PLANS OF A FIVE-STORY BUILDING SHOWING THE ELIMINATION OF BOTH FRONT AND REAR FIRE-ESCAPES AND THE SUBSTITUTION FOR SAME OF AN INGENIOUS ARRANGEMENT OF OUTSIDE STAIRS IN CONJUNCTION WITH REGULAR STAIRS BY MEANS OF A VESTIBULE CONSTRUCTED OF BRICK WALLS, FIRE DOORS AND WIRE GLASS TO PROVIDE LIGHT.

*Chairman City Departments Committee, N. Y. Chapter A.I.A.; President National Fire Protection Association.

LOW BUILDINGS MORE PROFITABLE

Space Above Second Story Rarely Pays More Than Interest on Investment Plus Depreciation, Says a Big Operator

The new business building on the Astor House site will be but seven stories high. Each passing year increases the number of large property owners who share the conviction that tall buildings are less profitable proportionately than low ones. William E. Harmon, head of Wood, Harmon & Co., in a letter which he wrote not long ago to the Board of Estimate, said:

"To my mind, it has been thoroughly demonstrated that the space above the second story rarely, if ever, pays more than interest on the cost, plus depreciation of the building, and bears no part of the burden of the land. A good many years ago we decided, after the carefullest study, to construct no buildings over two stories in height unless we had a responsible tenant who would pay a rent sufficiently high to amortize the upper stories within the period of the lease. We build such structures on land ranging as high as $30 or $40 a foot, and have never seen any reason to regret our decision; in fact, the precedent we set has either been followed by, or simultaneously adopted by such men as, in my opinion, represent the shrewdest real estate investors in the country.

"Our policy, it must be admitted, is extreme, but so far far it has proven sound, for while I have been an opponent of high building investment for many years, each year increases the number of large property owners who share our conviction. From the point of view of the city the most serious effect from high buildings, is the menace on surrounding property. If a limitation were established that would keep all the buildings to a moderate level, practically all available space would be improved.

"I think there are less than a dozen high buildings in the United States ten years old that are paying 6 per cent. on the investment, with a fair amortizing sinking fund, and as all possible increment is destroyed when such a building is constructed, 6 per cent. is a very low return to expect from the investment point of view. I think it will also be found, that such buildings as are paying in this country, are either in the extreme West, possess an exceptional control over tenants desiring space, or were built during a period of low costs."

INDUSTRIAL BOARD'S GREED FOR POWER

The Recodified Law Gives It Authority Over Business Methods and Personal Conduct, as Well as Over Construction of Factories and Stores

THE powers of the Industrial Board of the State Department of Labor will be greatly enlarged if the recodification of the Factory Laws, which the State Factory Investigating Commission has prepared, is approved by the Legislature and the Governor. The new code is embodied in a report to the Legislature, signed by the majority members, with Senator Wagner as chairman and Abram I. Elkus as counsel. What purports to be a recodification amounts in parts to new law, and more drastic than the old; whereas the public had been led by official assurances to expect that the code would be moderated.

The general effect is to intrench the Industrial Board so securely in the statute law, and to arm it so completely as to constitute it practically the sole arbiter over the construction, alteration equipment and maintenance of factory buildings and mercantile establishments in the entire State of New York.

To the Commissioner of Labor is given the unique prerogative of passing upon appeals from his own orders, inasmuch as he is constituted the chairman of the Industrial Board, which is the only court an aggrieved property owner may appeal to under the law. The board, being generally directed by the new law "to provide reasonable and adequate protection to the lives, health and safety of all persons employed in and frequenting factories and mercantile establishments," it is empowered to make rules in accordance with this policy.

Extraordinary Authority.

That is, it may make, amend and repeal rules for sanitation in factories and stores; also rules for the arrangement and guarding of machinery, the storing and keeping of property and articles, the methods and operations by which trades and occupations may be conducted and rules for the conduct of employers and employees, as well as rules for the construction, alteration and maintenance of all such places.

The rules may be made to apply either to existing establishments and buildings or to those to be erected in the future, as the board wills. No such authority over fellow men and business interests was ever before conferred in the American Republic, it is declared.

A Minority Report.

Laurence M. D. McGuire, as a member of the State Factory Investigating Commission, has presented to the Legislature a minority report on the proposed recodification of the Labor Law. Mr. McGuire differs radically from his colleagues. He recommends, among other things, that the principle of Home Rule be approved so as to leave to cities of the first class jurisdiction over their own buildings.

The report is in part as follows:

"A majority of the New York State Factory Investigating Commission presented to your honorable body on February 15, 1915, a report of their work for your consideration together with a bill 'recodifying the labor law.'

"As a member of the commission I carefully studied the reports submitted and while in the main I agree that the report fairly states the work done by the commission I cannot concur in all the conclusions, and I more particularly dissent to the recommendations as to recodify the labor law and as to the consolidation of various inspection departments in the city of New York.

"It may be that my close connection with business enables me to see matters affecting labor and capital in a different light than that in which my associates view them. I feel, personally, that sufficient consideration has not been given to the serious disturbance of all branches of legitimate business which has resulted through excessive governmental interference and regulation.

"It has also seemed to me that, apparently my colleagues believed that the end justified the means. The safety, convenience and comfort of labor, desirable it is true, appears to them to be absolutely essential regardless of whether the methods employed to obtain such safety, convenience and comfort would seriously affect business and possibly make it unproductive, discourage investment, and lead to the ultimate unemployment of labor.

Business Opportunities.

"There are many who believe that opportunity can no longer be grasped by the laboring man and that his condition is a serious one. These people believe that the great combinations of capital have made it impossible for the laboring man to rise from the ranks and become an employer, and to them there is, apparently, an impassable gulf between the employer and the laborer. My viewpoint and belief are different. I believe that labor has as many opportunities to rise to-day as it ever had and that the future of this country holds just as much promise for the individual as it ever did.

"It has seemed to me that the very objects for which the commission is striving will be defeated by the laws they seek to enact. If unnecessary and burdensome regulations are placed upon the employer they will ultimately affect injuriously the laborer.

"It is, therefore, my opinion that while the rights of labor should be safeguarded to the utmost, it is important that nothing should be done to discourage the employer or to impair seriously his investment, for this would cause ultimate unemployment and consequent hardship and distress.

Building Operations Discouraged.

"As an instance, the enactment of rigid and drastic regulation as the result of what is known as the Asch fire in New York City has had the effect of seriously impeding building operations in that community. While it cannot be positively shown that the measures enacted as a result of the agitation which followed this fire, excellent though these measures may be, have resulted in saving a single life, their rigid enforcement has seriously discouraged building operations in the city.

"Last year's record and that of the year previous were lower than the record of the year of the Asch fire. It is true that part of this loss can be ascribed to the general business depression, yet, the percentage of loss in Greater New York was, I believe, larger than in other cities throughout the country where the same business depression existed, but where the investor and builder were not harrassed and interfered with by unnecessary regulations. In consequence of this slack in building operations thousands of workmen are without employment and it would be difficult to accurately estimate the privation and hardship which has resulted therefrom."

Specific Objections.

Objecting specifically to the report of his colleagues, Mr. McGuire says:

"1. That it is not a recodification but is a revision of the labor law.

"2. That the proposed additions to the law are drastic and in many instances unnecessary and if enacted business and real property interests will be seriously affected.

"3. That the proposed bill does not give sufficient consideration to the request and suggestions of witnesses who testified before the commission in relation to the requirements for factories and mercantile establishments.

"4. That the enlarging of the definition of the term 'factory' so that it will include almost every building in the State except those used exclusively for dwelling purposes, is contrary to the purpose for which the law was intended.

"5. The attempt to relieve conditions in reference to structural changes in buildings, by stating that provisions of the law will not apply where only four persons are employed in manufacturing, is frustrated by the clause which gives to the Industrial Board power to order any changes which it may require, regardless of the number of people employed.

Perplexity of Owners.

"This change would make it impossible for an owner to know from one day to another what the Industrial Board may demand.

"6. That the bill allows the construction and alteration provisions of the law to be varied by a board, whose members are admittedly not experts in building construction.

"7. That the new provision of the bill to make "the law flexible in its application" gives the same board the right to specify building material and forms of construction of buildings. It is unwise to vest this enormous responsibility in persons who are not experts.

"In New York City this work is done by building experts in the employ of the city and their work is reviewable by a Board of Examiners, composed of experts on building construction.

"The transfer of this jurisdiction I believe would be a serious mistake.

"8. That the provision which makes 'an agent in charge of property' criminally liable for failing to do something which he may be unauthorized to do is unfair, and I believe unconstitutional.

"9. That the provision requiring the employment of not less than 125 inspectors regardless of the work to be done is not in accord with business principles of economy.

New York City Should Be Exempted.

"10. That the bill should exempt cities of the first class, which maintain building departments or bureaus from its provisions in all matters which relate to the construction or alteration of buildings. This exemption might be extended to other cities maintaining efficient building bureaus or departments. In New York City there are building bureaus in each borough, the heads of which are required to be builders or architects of at least ten years' experience and the employees in these bureaus are experts in building construction. The efficiency of the bureaus and the capability of the employees are conceded facts.

"The requirements in New York City are of high standard. Health and life are adequately safeguarded. It would seem to be unfair to take away from New York City and other cities of the first class the jurisdiction over the construction of its own buildings and place it in the State Department which is not as well equipped to pass upon work involving vast sums of money yearly."

VITAL LEGISLATION PENDING AT ALBANY

An Annual Mortgage Tax Proposed by Bankers in Retaliation for Repeal of Secured Debt Tax—Lockwood Bill Passes Senate Fight Over Instalment Payments

THE bill to relieve New York City property owners from over-regulation by an over-manned municipal government passed the State Senate with only three votes in opposition. So decided a victory was unexpected, in view of the opposition from City Hall. The understanding is that the Assembly will also pass the bill, and the question will then be squarely up to the Mayor, who has been standing out for a more centralized form of administration.

Secured Debt Tax.

The bill introduced in the Assembly by Mr. Talmage (Int. No. 1605, printed No. 1957), which repeals the present secured debt tax on certain securities and places a tax of twenty cents per hundred dollars on various kinds of intangible property, was opposed by the New York Tax Reform Association and the national banking interests at the hearing at Albany. The new tax will apply to the same class of securities that now come under the Secured Debt Law. These are chiefly bonds and mortgages located in other States, and the State and municipal bonds of other States and counties. The bill also subjects to taxation all shares in corporations incorporated under the laws of other States. The estimated amount of revenue is $10,000,000.

The bill is substantially the measure which has been advocated by the Real Estate Association of the State of New York and other real property interests. The bill exempts from its provisions corporations which pay taxes to the State under Article 9 of the Tax Law. Every owner or custodian of property taxable under its provisions is required to make an annual return to the State Comptroller. The Record and Guide, of March 6, contained the report of an interview with President Morgenthau of the State R. E. Association, outlining reasons for this measure.

Annual Mortgage Tax Opposed.

The Advisory Council of Real Estate Interests has registered a strong objection to the passage of any bill which will impose an annual tax on mortgages, thereby repealing the Recording Tax Law which provides for a tax of fifty cents for each one hundred dollars upon any obligation based on real property. This law was passed in 1906. The tax is imposed upon every mortgage at its creation, after which the mortgage is exempted from further taxation. A recent statement issued by the Investment Bankers' Association in opposition to the passage of the Talmage Bill now before the State Legislature which proposes an annual tax upon all debts, except those upon New York State real property, was to the effect that an amendment should be made to this bill providing that mortgages should be taxed equally with other debts if continued in force after maturity. It was claimed that the bill is unequal in its operation in that it favors the real estate interests at the expense of the owners of other bonds. Therefore it was urged by the Investment Bankers' Association that mortgages be taxed at the same rate as proposed for other forms of bonded indebtedness.

The Advisory Council feels that all real estate associations and property owners should communicate immediately with their representatives at Albany and with the Governor in opposition to any such proposed tax on mortgages.

"The incident of such a tax," says a statement from the council, "would fall immediately on the borrower on bond and mortgage. With the increasing city budget and the possibility of a direct State tax, the burdens upon property owners will become intolerable, if the Recording Tax Law is repealed. While the delegates to the Constitutional Convention are discussing an investigation into New York City finances simultaneously picturing the deplorable condition of New York real estate owners, as a result of over-taxation and over-regulation, it is difficult to understand that the members of the Legislature should seriously contemplate the passage of any law which would impose increased taxation upon these property owners."

About Instalment Payments.

Real estate operators and developers are divided over the bill introduced at Albany by Assemblyman Oliver in the lower house and by Senator Simpson in the upper house, making it a misdemeanor for suburban land sellers to use any of the instalment payments made by a buyer of real property until the seller has given a deed to the buyer. The proposed amendment to the penal law reads as follows: "Instalments paid on purchase of real property. Whenever any real property shall be sold under an instalment contract, all moneys paid by the purchaser on account of the purchase price of such property shall be held in trust by the seller, for the benefit of the purchaser until all the liens of encumbrances upon the property purchased shall be satisfied, or a deed to such property has been accepted by the purchaser. Upon default of the seller in giving a deed as agreed by him, to the purchaser, he must on demand forthwith return the instalments to the purchaser and upon his failure to do so he shall be guilty of a misdemeamor."

Opponents of the bill say it is unconstitutional, in that it would restrict the power of contract, and that it would harass mortgagors. When suburban property is bought on time mortgages remain until the purchaser pays the total price, whereupon the seller obtains a release of the mortgage. Few, if any, of the suburban developers, it is alleged, could afford to pay for releases until final payments are made, and they would be exposing themselves to the wiles of tricky buyers if they did.

A correspondent writes: "It is asserted that as the bill is worded, an unscrupulous buyer might immediately upon making his last payment demand a deed free from the mortgage. Every real estate owner knows that it takes time for the developer and builder to get a release. It is asserted that if this bill becomes law a purchaser could upon his demand and failure to receive his instalments back immediately obtain a warrant in criminal proceedings against the seller. Many developers assert that the effect of such a law would be to seriously retard the development and improvement of Nassau, Westchester, Rockland and Richmond counties and that it would inure to the advantage of suburban New Jersey and Connecticut entirely."

Another correspondent writes: "Although framed to eliminate dishonesty, in instalment contracts, it is so drafted that its purpose would not be accomplished. At a time when over regulation is harrassing property owners any attempt to augment such conditions should be opposed by them. Undoubtedly the intention behind this bill is good, but it is questionable whether such regulatory measures should be enacted into law at the present time."

The Governor has signed the Simpson-Lockwood bill which permits the use of cement blocks in the construction of hallway partitions in tenement houses, where only terra cotta is now used. The Smith aqueduct tax bill (printed No. 2030) has been advanced to third reading in the Assembly.

New Assembly Bills.

A. 1663 (Macdonald). Authorizing the commission on new prisons to construct a new prison plant on the Wingdale prison site, in Dutchess county. The commission may modify in such respects as it deems advisable the plans and specifications selected by the board of award as its first choice for such new prison plant, subject to the approval of the state architect. The new prison is to be known as the "Harlem" prison. Prison labor may be employed in the construction of the prison. $300,000 is appropriated.

New Senate Bills.

S. 1402 (Walker). Amending the Tax Law (Subdiv. 7 of Section 4), by striking out the provision exempting from taxation the real property of a charitable, benevolent or eleemosynary corporation, not in use by the corporation, if the erection of a building or improvement on such property is contemplated in good faith. To Tax. & Ret. Committee.

S. 1404 (Walker). Amending the Greater New York Charter (Section 926), by providing that if a tax on personal property shall remain unpaid on August 15th succeeding the receipt by the tax receiver of the tax roll, he may collect such unpaid personal tax by distress and sale. The present law provides for distress and sale in case of nonpayment of tax on the 15th day of January succeeding the receipt of the tax rolls. To Cities Committee.

S 1405 (Walker). Amending the Tax Law (Section 12), by providing for the assessment of all the capital stock of a corporation at its actual value. The present law provides that all over 10 per cent of its capital stock shall be so assessed. The value of such a corporation's real estate is first to be deducted. The present law provides for the deduction of the assessed value of such real estate. To Tax & Ret. Com.

S. 1418 (Spring). Amending the Labor Law (New subdiv. 5 of Section 51), by authorizing the industrial board to suspend enforcement of any mandatory requirement of the Labor Law, or any rule or regulation adopted by the board, if there shall be practical difficulties or unnecessary hardship in carrying out such requirement or rule, and if the spirit of the Labor Law be observed and public safety secured, until the next regular session of the Legislature when the board shall make written recommendations for the repeal, modification or other alteration of such requirement or rule.

S. 1443 (Sage). Amending the Executive Law (New sections 77, 78 and 79), by establishing a State Bureau of Standards in the office of the state engineer and surveyor.

S. 1454 (Boylan). Empowering the Public Service Commission of the First District to adopt plans and profiles showing changes in the railroad and railroad structures, yards, stations and terminal facilities owned or operated by the New York Central and Hudson River R. R. Co., in the section between the northern boundary of the city and Battery Park, as may be necessary to discontinue the use at grade of the streets within such district. Such plans and profiles shall require the railroad company to make such changes, and shall require the city of New York to permit such changes, as in the judgment of the Public Service Commission may be deemed necessary.

SUBSTRUCTURES IN QUEENS

President Connolly Outlines Plan to Care for Locations of Pipes and Ducts in Borough

BOROUGH President Connolly is about to submit to the Board of Estimate and Apportionment a plan for standard locations of all substructures in the Borough of Queens within city streets. The plan has been worked out by the Substructure Division of the Topographical Bureau, after considerable study and consultation with all public service corporations operating within the borough, and numerous city officials.

Heretofore it has been the practice of the company installing substructures in the street to select any convenient position in which to locate their pipes or ducts, thereby monopolizing and wasting, unnecessarily, so much space that when later comers began to construct their lines it could be done only at considerable expense.

Matter Considered.

This matter was considered in Manhattan some years ago, when the first subway was built, and it was proposed to construct pipe galleries on the sides of the subway. When the preliminary plans were drawn, it was found that they interfered with existing vault spaces under sidewalks and added considerable to the cost of the subway, and were therefore abandoned. This bureau considered the proposition of pipe galleries for the streets in Queens, and came to the conclusion that the great expense involved would be greatly out of proportion to the immediate advantage.

The first substructures built in a street are placed there when only a few houses exist and property would be of little value. A pipe gallery built at this period would cost more than the total value of all the real estate along the street. If the pipe gallery were built after the territory had grown up, it could be done only at considerable expense and would necessitate an entire change of existing substructures; so it was therefore decided that the practical solution was to assign definite spaces or lanes within the street limits for each individual city or public service substructures.

The plan proposes that a certain space or "lane" be reserved for each public utility, so that even the last comer will find an unobstructed route for the construction of his line. The plan shows a standard layout for a street upon which there is or which may have a double car track line and on streets that have no double car track line. According to the ruling of the Board of Estimate, any street occupied by a double car track line must have a roadway at least forty feet in width, and it is fair to assume that no street under sixty feet in width will be occupied by a double car track line.

Unknown Problems.

As it is impossible to determine in advance which streets wider than sixty feet will contain a double car track line, it is necessary to work on the assumption that all streets more than sixty feet in width may possibly have a double car track line; therefore these streets will be given a substructure treatment that will permit the building of a double car track line. It being impossible to anticipate where the rapid transit subways will be built, this matter will be entirely ignored, especially as subways are now built with their roofs or top surface at least five feet below the surface of the street; and, as they are always placed on wide avenues, this will not cause as great a change as might be supposed.

The matter of money saved by the adoption of this arrangement has been considered, and a comparison made with the Borough of Brooklyn, which is more thoroughly developed than Queens and is about two-thirds as large in area; and it is fair to assume that the Borough of Queens will grow somewhat on the lines that the Borough of Brooklyn has grown. In other words, it will be largely residential, with its factory areas near the river fronts. It has been found that at the present time the Borough of Brooklyn installs, exclusive of sewers, about $1,300,000,000 worth of substructures each year. Representatives of the different corporations laying mains and duct lines in Brooklyn have estimated that such a standard substructure arrangement would save their companies in this work between ten and twenty per cent. of the cost of construction each year. This would mean a saving of between $100,000 and $200,000 a year. This saving would mainly affect corporations, but it would also interest the taxpayer by lessening the cost of construction, whereby the price charged for water, gas or electricity could be reduced. The mutilation of pavement, moreover, would be greatly reduced by a systematic location of substructures.

President Connolly's Opinion.

Referring to the subject, President Connolly said recently: "In a suburban street in the Borough of Queens, after a few houses had been built, the first substructure to be installed would be water mains. These mains would be placed in their assigned lane in a permanent location. An adequately sized pipe would be put in that would supply the street for all time. Later, the gas main would be placed in the street in its assigned location. Then the sewer would be built. Perhaps these structures would be all that would be built for several years; but the telephone company and electric light and power company would know that there was a lane assigned to them in which to place their substructures, which would be kept free of all obstructions.

"As the city finally grew up solid, high pressure water mains for fire purposes would be put in; the location for these has also been reserved. Other spaces would be preserved for pneumatic mail tubes, steam pipes or other public utilities. In other words, the underground portion of the street would grow on definitely planned lines in the same manner that a city should grow above ground, on systematically planned lines.

To Submit Map.

"The maps showing this standard arrangement would be submitted for approval to the Board of Consulting Engineers, City of New York, and, after meeting their approval, will be brought before the Board of Estimate and Apportionment for their recommendation. After this step it would be part of the duty of the Substructure Division, under President Connolly, to see that this system was carried out.

"This method of standardizing the location for substructures has never been used before in the city of New York, and every engineer in Manhattan sees the necessity for such a thing but realizes that Manhattan has grown too far in the haphazard way to start such a system at this late date. It is my idea that as Queens is a young and partly undeveloped borough to profit by the errors made in the older city, and see Queens Borough, in substructure matters, grow along regulated lines.

"Serious damage from explosions has occurred, due to workmen accidentally breaking through a duct line, the location of which was not definitely known. The dangers from explosions, due to gas mains coming in contact with high tension power lines, will be greatly minimized, under the proposed standard layout, as they will be placed a safe distance apart.

"In case of an accident, due to a break, blowout of a water or gas line, or a short circuit in an electric line, a shut-off or repair could probably be made more quickly, as workmen, firemen, policemen, etc., would be more familiar with the location of the pipes, gates, switches, etc., due to the standard arrangement."

ARCHITECTURAL PROJECTIONS.

A New Ordinance Tentatively Drafted Follows Manhattan Practice.

Ex-Supt. Rudolph P. Miller and the Committee of the Board of Aldermen engaged in revising the Building Code, have prepared a preliminary draft of an ordinance relative to projections of buildings beyond the building line, for the City of New York.

The new article embodies the present practice in the Borough of Manhattan with respect to encroachments. The other boroughs have substantially adopted the Manhattan practice, though in the Borough of the Bronx it seems to be felt that the permissible encroachments are too liberal.

The ordinance specifies in detail what projections outside the building line will be permitted and under what conditions. It permits the continuance of existing encroachments until the space occupied by them is required for public use, when the Board of Aldermen or the Board of Estimate may order the removal of such encroachments. It also provides that any permission to construct outside the building line is revocable.

The ordinance also contemplates changes in other parts of the Code of Ordinances to make the different provisions with respect to projections consistent. The projections that are definitely referred to in the ordinance are as follows:

Areas and Steps.

Areas are prohibited outside the building line unless covered by a grating or incombustible material of sufficient strength to carry the pedestrian traffic. When so covered they are permitted to project as heretofore 1-15 of the width of the street, but not more than 5 feet.

Courtyards inclosed with railings or balustrades are not permitted to come outside the building line except on certain park streets.

Steps are limited to a projection of 2½ per cent. of the width of the street, and not more than 18 inches, provided they are placed between ornamental columns, pilasters or cheek pieces at least 3 feet high. The maximum width of such steps is limited to 20 per cent. of the actual street frontage when such frontage is 25 feet or more, and to 5 feet when such frontage is less than 25 feet. An exception is made for certain streets under the jurisdiction of the Park Department.

Ornamental projections, such as columns and pilasters are limited to 2½ per cent. of the width of the street and not more than 2 feet in any case.

Balconies.

Balconies of an ornamental character may project not more than 5 per cent. of the width of the street with a maximum projection of 3 feet, but no balcony shall be less than 10 feet above the sidewalk.

Mouldings, belt courses, cornices, lintels, and similar projections of a decorative character, are limited to 1¼ per cent. of the width of the street and 10 inches as a maximum; except that the main cornice at or near the top of any building more than 20 feet high may project 5 per cent. of the width of the street with a maximum limit of 5 feet.

Base courses not exceeding 5 feet in height above the sidewalk shall not project beyond the building line more than 1¼ per cent. of the width of the street and not more than 10 inches.

Rustications and quoins are limited to 4 inches.

Show windows and bay windows are

(Continued on Page 596.)

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"Save the Tenement House Law."—N. Y. Tribune.

Nobody is attacking the law. Read the letter of Mr. Kirkus on the next page.

Property owners don't mind being called "land speculators" by Socialists and such.

With every taxpayer and business organization in the whole city praying for relief from over-regulation of buildings, through the means provided by the Lockwood-Ellenbogen bills, the issue ought to be very clear to the State Legislature and the path of duty unmistakable.

Co-operation between the officers of the municipal government and the taxpayers should not have to proceed all from one side. It strikes us that most of the compromises that have been made between what the citizen feels is owing to him and what the administration is willing to concede him have so far come from the citizen.

If there are certain departments which want to continue sending around inspectors to see that "good housekeeping" is maintained in facories, stores and tenements, that no rubbish is allowed to collect, that the fire-escapes are kept clear and the common rules of sanitation observed, there is nothing in the pending Lockwood-Ellenbogen bill to hinder them.

There wouldn't be the slightest excuse for licensing any mechanical trade in New York City if there were not so many incompetent and untrustworthy fellows trying to impose upon the public. The alien labor troubles are not confined to the subway alone. New York City is confronted by economic questions that other cities have no conception of. One of these days the whole question of open shop or closed shop (with a license for every trade or license for none) is going to be taken up and settled once for all.

The State Constitutional Convention.

The duty of the State Constitutional Convention, which this week assembled at the State capital, is to revise the fundamental law of the State. The constitution of a State is its supreme law so far as the authority of the State goes. All laws passed by the State Legislature must be in line with the constitution and not transgress it, or the courts will pronounce them null and void. The last previous constitutional convention met on May 8, 1894, and continued until September 29. Over four hundred amendments were considered but only thirty-three were submitted to the people for their approval at the general election in November of that year. All the amendments adopted by the present convention will likewise be submitted to the people.

One of the important questions that will come before the convention will be whether the privilege of voting shall be extended. This will bring up the opposite question, if it would not be better for the State to restrict rather than extend the privilege. There is nothing in the Constitution of the United States to hinder any State from excluding people from voting on the ground that they hold no property, or cannot read or write, or are otherwise unfit. There is a growing sentiment that, with immigration pouring in upon us as it is, the voting privilege should be limited to those who have a stake in the country. If a city is to be largely a charity institution, is it sound policy to let it be run by the beneficiaries?

Another subject that will be considered by the convention will be whether we should have a short ballot instead of the long one we are now using—and consequently fewer officers to vote for on election day? A phase of the question is, Why should the electors be asked to vote for a Chief Engineer and Surveyor, a State Treasurer, a Secretary of State, a Commissioner of Public Works, and other executives, when these could be appointed by the Governor and made to form his cabinet, according to the plan of the national government at Washington? If the ballot cannot be taken from the ignorant and shiftless, it can at least be made less dangerous in their hands.

The simplification of the State government will be the object of many suggested amendments. There is a great waste of taxes by city governments throughout the country. Our governmental machinery is so complex with its checks and balances that it is difficult to prevent the multiplication of needless offices for the sake of the salaries to be derived. Scores of cities have turned to the commission form of government, some have appointed city business managers, and many other cities are searching for a plan of government that will save their responsible citizens from the grafter, the socialistic uplifter and the spender. The convention will be asked to restore local authority, to lessen the opportunities for overmuch law-making, to reduce the number of representatives in legislative bodies, and in short to arrange for less extravagant and more efficient forms of local administration. The Legislature's power to amend the charters of cities should in some degree be curbed by a constitutional provision, and the seat of local government therein kept where it belongs—at home. Moreover, legislative bodies have grown to such a size as to be unwieldy, and aldermen, assemblymen, congressmen, counting only as so many voting units in party plans, are little more under present conditions than business agents for their respective districts.

Another big question before the convention will be that of taxation. The chief tax burdens fall upon real estate. While the cost of government remained small and prosperity continued, the owners didn't much mind. But now when so much institutional real estate and personal property is exempt and the cost of everything is being heaped upon the houseowner, his strength is giving out, and ownership in real estate is consequently being discouraged. The convention will no doubt undertake to reconstruct the system of taxation. Other things that it will be asked to do is to adopt measures that will put in operation the principles of the Initiative, Referendum and Recall; that will reform judicial procedure, that will introduce system in city budget making, that will control the granting of franchises and regulate public service corporations.

Never in the history of the State of New York was there a time when a constitutional convention could do more for the people. Seven years of business depression have raised formidable doubts in the public mind as to the sufficiency of the organic law. Unquestionably a large part of the economic discomfort follows from over-regulation, a term which could serve as a general designation for most of the subjects the convention will consider under other names. Judging from recent public addresses of Senator Root and other members, the convention is or will be fully alive to this fact, and there is very good reason to believe that there will be a decided change for the better in governmental affairs as the result of the work of this convention.

Improving Virgin Soil.

So little virgin soil still remains unimproved in Manhattan that a building movement of size affecting this class of realty cannot help but attract particular attention. During the last two years many multi-family structures have been erected in the Fort Washington avenue section. Of recent months the south section has come into special prominence. The large holdings of the estate of Loyal L. Smith were disposed of to operators, who in turn resold to speculative builders for apartment house improvement. At the present time, what will be one of the largest six-story structures in the city is about to be commenced, and provision has been made for the housing of more than fifty families. The entire operation involves about $1,000,000. The location is admirably adapted to this class of construction, and its success is fairly well assured, if other buildings of like character in the immediate neighborhood can be taken as criterions. Topographically the section has every advantage. The land is high; expansive views over the Hudson River and Palisades can be obtained; transit facilities are good, and shops adequate for the immediate needs of the householder are in the vicinity. When the building movement farther north on Fort Washington avenue, around 181st street, started, some years ago, the Record and Guide dwelt at length upon the advantages of the locality and drew attention to the fact that Fort Washington avenue was destined to be a residential thoroughfare. At that time a large quantity of property came into the market, through the auction sale of the holdings of the Fort Washington and Buena Vista syndicates. Practically all these parcels were immediately improved, and have been uniformly successful, though obstacles had to be overcome, principal among which was the disinclination of people to go "so far north." Several factors served to hinder the continued development of the thoroughfare. The baseball ground at 167th street was a barrier to the south, and to the north the fact that estates and individuals held large tracts precluded the possibility of expansion in that direction. The first of these objections has been removed, but the other still holds good. Messrs. C. K. G. Billings, James Gordon Bennett and several others are the owners of large tracts which are not on the market, and it would seem as though north of 181st street the district would remain in its present state for many years to come. To the south, however, it should be only a comparatively short time before Fort Washington avenue is solidly built up. Never before has there been such a demand for small apartments as exists today. Every year business encroachments crowd out residents, who are forced to seek quarters elsewhere, and the opening of the new section should ease the situation in no little measure.

Conditions for Local Improvements.

Editor of the RECORD AND GUIDE:

The question of determining the urgency of local improvements requested by the local boards, has been the subject of considerable discussion in the Board of Estimate and Apportionment. At their meeting on February 26 this board adopted conditions, the existence of any one or more of which would justify the treatment of a local improvement as sufficiently urgent to warrant its immediate authorization. These conditions are as follows:

1. Where it is necessary for improving sanitary conditions.
2. Where it is needed to eliminate danger or insure the safety of public travel.
3. Where substantial improvement of the abutting property by the owners is clearly shown to be contingent upon the proposed improvement and will follow it.
4. Where the street to be improved will serve as a needed connecting link for traffic.
5. Where the improvement is favored by the owners of 50 per cent. or more of the abutting property.
6. Where 50 per cent. or more of the abutting property has been improved, the percentage so improved to be determined not by the existence of single buildings on large plots but by allowing for each building a plot of frontage suitable to its character.

To insure prompt consideration, property owners are requested to make every effort to meet one or more of the above conditions, and in submitting new petitions I would especially advise that the signatures of a majorty of the owners directly affected be obtained before presenting same to the local board.

DOUGLAS MATHEWSON,
President of the Borough of the Bronx.

Land Title Registration.

Editor of the RECORD AND GUIDE:

I desire to call the attention of the public, through the columns of your paper, to the fact that there are now pending in Albany certain amendments to the Torrens land title registration law which are, or should be, of great interest to property owners throughout the State.

We have had for several years a Torrens title registration law in this State, but the law as it reads at present is, and has been proved to be absolutely impracticable, and the public have failed to take advantage of it. Consequently, great advantages under the land title registration which have been enjoyed by the property owners in the States of Illinois, Massachusetts and others, have been denied us here.

There are, at this time, pending before the Judiciary Committee of the State Senate, certain amendments which propose to render the present law more practicable, and after having thoroughly examined the proposed amendments contained in the various measures, I am convinced that the bill known as the Hamilton-Fertig bill is the most practicable.

The opposition to the bill at the hearing at Albany on March 30 was not at all convincing. Even such a well known authority as Professor Reeves dwelt only on glittering generalities when he stated that the Boylan-Ahearn bill furnished the amendments necessary to properly correct the present act so as to make it practicable; and all of the arguments of the opponents of the bill, especially relating to the question of jurisdiction of the courts, and relating to the waiver of objections by parties who default, emphasized my impression that the Hamilton-Fertig bill is really necessary, because these gentlemen, in their argument, quoted the decisions of the courts showing that the courts have been always jealous of the rights of property owners and have always protected them; and this bill, in providing for the "Title Part" of the Supreme Court for the purpose of placing the actual control of the workings of this law under the "Title Part" of the Supreme Court, recognized the efficacy of the court in the protection of property interests.

The objections, therefore, which are directed by the opponents of the bill to the amendment relating to the jurisdiction of the court, and to the default of parties served, overlooked the jealous interest of the court in property rights of individuals, as these amendments make no changes except those which provide for the exercise of the absolute and sound discretion of the court.

Aside from the technically legal amendments to the present bill, which are intended to meet the objections raised by the court in the various proceedings conducted under the law, three features of the proposed bill, which especially appeal to me as necessary for the practical workings of the bill, are:

(1) The compulsory assurance fund provided for by the amendment to section 426;

(2) The inability of the property owner to withdraw a parcel of property which has been duly registered under the Torrens law, as provided for in the amendment to section 434; and

(3) The amendment to section 374 of the bill, which provides for the appointment of official examiners who will be in reality official examiners of title.

As to the amendment to section 404 of the bill relative to the use of the residue of the capital and surplus monies of domestic insurance companies above its capital and deposits, and regarding the investment of savings banks, it is my opinion that this amendment, instead of being compulsory, should be changed so as not to prevent the investment of the aforesaid monies in bonds and mortgages on real property whose title may not have been registered under the Torrens act; but I do believe that the law should so read that investments in bonds and mortgages on real property, whose title had been registered under the Torrens law, could be made without leaving the question as to whether or not the investment **could or might be made** to the discretion of any individual or individuals.

Believing that the Hamilton-Fertig bill with the slight change as above suggested is the best measure pending in the Legislature for a practical working of the Torrens law, I hope it will receive the hearty support of the real property owners of the State of New York.

EDWARD POLAK,
Register, County of the Bronx.

The Real Joker in the Mayor's Opposition to the Lockwood-Ellenbogen Bill.

Editor of the RECORD AND GUIDE:

The editorials and articles in the papers regarding the Lockwood-Ellenbogen bill are so incorrect that they must have been inspired by parties who wish to befog and misrepresent the facts to the public.

No one reading the bill can fail to notice that as regards tenement houses it relates only to the physical construction of new buildings and the physical alteration of old ones, and the transfer of jurisdiction to the Bureau of Buildings. Any change in the mandatory Tenement House Law in relation to said construction is impossible. The bill provides (section 410, page 14) that plans and specifications filed with a Bureau of Buildings for the construction of a tenement house shall be subject to the inspection of the Tenement House Commissioner, his deputy or other subordinate designated by him for such purpose; and within five days after the approval by the Superintendent of Buildings, the Tenement House Commissioner may appeal from said order of approval to the Board of Standards and Appeals (which is to be appointed by the Mayor) and pending such appeal such plans shall be deemed disapproved (see section 406 B, pages 10-11).

The Mayor and everyone interested knows that the opposition to the bill arises only from the fact that the advocates of it will not stand for the Mayor's pet scheme of organizing an entirely new department.

The Mayor has agreed to approve the bill if we will take from it the Tenement House Department entirely, and also take away the present jurisdiction of the Building Bureaus over tenements and create in the Tenement House Department a new Building Department with the enormous increase in expense that this would occasion.

He has said at other times that he desires economy and retrenchment, and yet at this time he desires to create under his own supervision and appointment a new bureau with experts, inspectors, etc., for tenements, when our Building Bureaus are competent to supervise the erection of a Woolworth or an Equitable building, or buildings like the Bush terminal stores.

Because we will not stand for this the Mayor claims the bill is "vicious," and that it is trying "to restore the shocking conditions of life in the tenement houses a generation ago," etc., etc. Let the facts be known—they are capable of proof. We are hiding nothing. Can the Mayor, Mr. Vieller and Mr. Binkerd say as much?

It is claimed that the Mayor said in a lecture at Columbia University yesterday, that the bill is a "vicious piece of legislation," that the "land speculators" are sponsors of this measure to "raid the Tenement House Department." Are The Merchants' Association, the Brooklyn League and such organizations "land speculators" or "raiders?"

His further statement that it divests the Tenement House Commissioner of the power to see that adequate light, air and exit facilities are provided, is absolutely disproved by the foregoing quotations from the bill.

He also stated that inspectorial and regulatory functions now exercised by the Tenement House, Fire, Water, License, Health and State Labor Departments are transferred to the Building Superintendents of the Boroughs. The bill says (Section 406 A), "The jurisdiction now vested in a department, board, bureau or officer conferred by section 406 on a superintendent of buildings shall not interfere with the jurisdiction of such department, board, bureau or officer over the occupancy and use of a building after construction or the inspection thereof in respect of matters other than as specified in such section."

Why does not the Mayor read the law before he talks?

ALFRED R. KIRKUS.
(Of the Executive Committee of Conference of Real Estate and Allied Organizations.)

That $12,000,000 Tax.

Reports came from Albany during the week that in all probability the amount of the direct State tax this year will total at least $12,000,000. This statement was made by Senator Elon R. Brown, Republican leader of the Legislature, to Mayor Mitchel, Controller Prendergast, George McAneny and Borough Presidents Pounds and Mathewson.

Senator Brown scored the municipal extravagance in New York City, and contended that the local legislators were largely responsible for the so-called extravagance of the State Legislature.

Mayor Mitchel in speaking of the conference said: "I do not care to say anything until we have assembled and reviewed the information received from the State officials. I cannot say now what can be done."

—Samuel Gompers, president of the Central Federated Union, was a member of the State Factory Investigating Commission and signed the report favoring the consolidation of building inspection departments, including the State Labor Department, in so far as the enforcement of the Labor Law in this city is concerned. As soon as Mr. Gompers learned through the investigations which his commission carried on the extent to which property owners were being ragged his sympathies were at once aroused.

—Jersey City, following the example of Newark, is about to enact an ordinance which will prohibit the spoilation of strictly residential blocks by business buildings. City Clerk Fagen says it is due to the absence of such a development policy that Jersey City has in the past lost many wealthy and prominent citizens to the Oranges.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

STANDARDIZATION OF FORMS.

Committee Makes Suggestions Which Should Simplify Work at Hall of Records.

LAST November a conference was held in the office of John J. Hopper, Register of New York County, in order to determine whether some system could not be adopted which would lead to the standardization of forms, used in instruments, filed at the Hall of Records, pertaining to real estate. On November 21, the Record and Guide printed a full report of the meeting, which dealt with the present cumbersome system, and how a change could be made which would simplify the work of the department and be a direct aid to those who have occasion to refer to the records.

Before the close of the session, a committee, comprising Walter Lindner, of the Title Guarantee & Trust Company; Henry R. Chittick, of the Lawyers Title Insurance & Trust Company, and Cyril H. Burdett, of the New York Title Insurance Company, was appointed to see if some equitable solutions of the problem could not be devised.

Committee Makes Report.

The committee has just made its report to Mr. Hopper, furnishing forms, short in character, which cover all the usual points to be found in the various documents, and arranged in such a way as to make future copying as little cumbersome as possible.

The report of the committee standardized sixteen forms of instruments, which include the following, generally, for both individuals and corporations: Full covenant and warrantee deed; bargain and sale deed, with and without covenants against grantor; quit claim deed; executor's deed; referee's deed, both in foreclosure and in partition; assignment of lease; assignment of mortgage, with and without covenants; release of mortgage, and satisfaction of mortgage.

In speaking of the results of the work of the committee, Mr. Hopper said this week: "The committee reports as to mortgages that it will be all right to use the statutory form and as to the forms of mortgages leaves the subject in the same position as it is now. Considering the time, with respect to the date of the probable adjournment of the Legislature, it is not practical to now give it further attention.

"The report of the committee states as to leases that the Gilsey long and short forms are all right; further, as there will be a large number of leases, particularly those drawn for long terms, which will be drawn up without regard to forms, that it determined to take no action regarding forms for leases; and as to subordination agreements and participation agreements, that it did not consider it practicable to agree upon such forms, especally as to the latter, as very few of them are now being used.

Amend Present Law.

"My consideration of the means of putting in force the use of the forms standardized by the committee leads me to believe that the course to pursue is to amend Section 258, of the Real Property Law, by the inclusion of the additional forms standardized by the report of the committee other than those now constituting part of Section 258; that as Section 258 applies to the entire State, that it would probably not be well to endeavor to change the character of the section in having the forms to be added to the law to apply to New York County only, but that they should apply to the entire State as do those forms now set forth in that section; and, further, that any attempt to compulsorily require the use of these forms, either through prohibiting the use of others—if such were constitutional—or by the imposition of a penalty, would involve the subject, when presented to the Legislature, in a controversy which would undoubtedly preclude the possibility of favorable consideration. I have therefore concluded that the policy, at this time, should be that these forms simply be made additions to Section 258, and to be subject to the first provision of that section, where it states that 'the use of the following forms of instruments for the conveyance of mortgage and real property is lawful, but this section does not prevent or invalidate the use of other forms.'

"Should a majority of the members of the conference approve, a bill covering the amendments will be introduced in the Legislature. This must be done immediately, as the session will only last about one more month."

The Taxation Controversy.

Much discussion, relative to the imposing of an annual tax of two mills on secured debts, has been going on for several weeks, and, at the present time, there is a division, in the forces of realty interests, as to whether a change from the single recording tax to the new system is advisable.

A. E. Holcomb, representing the National Tax Association, holds that, under the present system, the State is deprived of considerable income. A. C. Pleydell, of the Tax Reform Association, considers that the annual tax is a hardship and that his association is opposed to the change. E. R. Finch, appearing for some realty interests, thinks that having an annual tax would increase the State revenue about $10,000,000 annually.

Allan Robinson, president of the Allied Real Estate Interests, said this week: "Reports that the Investment Bankers' Association would insist upon a tax upon mortgages does not come as a surprise. Bonds are simply mortgages split up, and any activity on our part to bring bonds within the operation of an annual tax would result in retaliatory measures and would subject real estate to the added burden of an annual tax upon mortgages."

ARCHITECTURAL PROJECTIONS.

(Continued from Page 593.)

not permitted to extend beyond the building line at any point within 10 feet of the sidewalk. All such limitations that are fixed by the Bay Window Ordinance have been continued for Bay Windows and show windows above the first story.

The limitations now fixed for awnings and Marquises by the orders of the Borough President are made to apply generally. Fire escapes that do not continue to the street level may project 4 feet beyond the building line.

The present requirements as to storm doors and vaults are continued.

It is proposed that fresh air inlets and outside hose connections for standpipes and other fire equipment shall be kept within the building line in recesses in the building, except that where there is an ornamental column or cheek piece for the stair they may be placed in the angle formed with the front wall, provided they do not come out more than 18 inches from either side of such angle.

Big Bankers Favor a Personal Tax.

Chas. E. Mannien, one of the Citizens' Committee which has been interested in securing a revision of the tax laws so as to procure revenue from the owners of personal property throughout the State and to represent these interests at the Albany hearing on the Talmage bill for an annual tax of two mills on securities, said, in reply to the statement issued by the Investment Bankers' Association:

"We are glad to note that the Investment Bankers are in favor of this form of legislation, and do not consider their objection to the exemption of mortgages and domestic corporations very serious. We are willing to leave this whole matter, which is, after all, a detail, to the judgment of the Legislature. The gentlemen whom I represent, the majority of whom, by the way, are not largely interested in real estate, are primarily concerned with securing a larger body of taxpayers in this State. After a very careful study of the whole situation, covering many weeks, they concluded that it was only fair and equitable that the holders of personal property, both tangible and intangible, who have a taxpaying ability, should bear a fair share of the cost of running our government.

"Such bankers as Mr. Jacob H. Schiff, of Kuhn, Loeb & Co., and Mr. F. J. Lisman, of F. J. Lisman & Co., have been in touch with our work and have been constantly consulted, and their judgment has been followed when it has conflicted with ideas of the real estate men on our committee. Mr. Jacob H. Schiff wrote to me before he left for California and authorized me to use his name in support of personal property taxation. He is particularly anxious that individuals should be taxed, is in favor of a listing system and has advocated a rate of from two to two and one-half mills. He telegraphed from California yesterday and authorized us to publish his letters, and I shall gladly show them to anyone who is interested."

Large Recording Tax.

Register Polak of Bronx County has been notified by the State Board of Tax Commissioners, that the first installment of fees for the recording of the mortgage executed by the New York Central and Hudson River R. R. Co., to the Guaranty Trust Co., amounting to $19,133.90, has been opportioned to Bronx County. The total amount of the mortgage is $500,000,000, on which there has been an advancement of $40,000,000, as each further advancement is made, up to the amount of the original sum obtained of $500,000,000, there will be an additional mortgage tax fee paid thereon. The proportionate share of the recording fees for Bronx County will amount to $240,000. The assessed valuation of the company's property in Bronx County is $17,350,079.

In a statement issued by Register Polak the number of mortgages and conveyances recorded and papers filed for the first quarter of the current year totals 10,755, as compared with 9,138 in 1914, while the folios show an increase of 910, and amounted to 61,197. The mortgage tax indebtedness recorded amounts to $6,309,425; consideration of conveyances $1,259,419, and mortgage extensions $3,549,905. The sum of $23,470.81 was expended in salaries, supplies, equipment, etc., while the fees received (not including the mortgage tax fee of the N. Y. C. & H. R. R. R.) amounted to $39,935.28.

PRIVATE REALTY SALES.

The effect of pedestrian traffic on leasing values was demonstrated this week by the grant of the vending privileges under the stairway at the north end of the Brooklyn Bridge, at an approximate rental of $18 a square foot, which compares favorably with prevailing prices in the most exclusive and fashionable business districts in the city. The rental may be regarded as an unusual one, also, when it is considered that the tenant has available for occupancy only 165 square feet, from which he must derive an income of $260.41 a month to pay for his rent alone. The traffic at this point, however, into the subway and the Brooklyn elevated and trolley system, is enormous and well-maintained at practically all hours. Just how venturesome some business men are in these times is indicated by the bid of $30 a month by one aspirant for the location.

Other transactions of interest concerned the acquisition of building sites for apartment houses on the upper west Side; an East Side project where a "walk-up" apartment building will replace a row of dwellings, and a contemplated Brooklyn moving picture theatre which is to have an unusually large seating capacity.

The business, generally, proceeded along the same course as outlined last week, tending toward general activity, rather than local. There continued to be buying of various kinds of properties and residential holdings figured as prominently as commercial structures.

The total number of sales reported and not recorded in Manhattan this week was 20 as against 28 last week and 26 a year ago.

The number of sales south of 59th street was 6 as compared with 11 last week and 10 a year ago.

The sales north of 59th street aggregated 14 as compared with 17 last week and 16 a year ago.

The total number of conveyances in Manhattan was 143, as against 157 last week, 29 having stated considerations totaling $960,700. Mortgages recorded this week number 96, involving $1,064,416, as against 83 last week, totaling $1,590,229.

From the Bronx 14 sales at private contract were recorded, as against 20 last week and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,047,840, compared with $747,932 last week, making a total for the year of $13,754,922. The figures for the corresponding week last year were $518,077, and the total from Jan. 1, 1914, to April 11, 1914 was $11,620,524.

New Apartments for Drive.

The Melvin Construction Company, Henry Friedman, president, has purchased from Harris & Maurice Mandelbaum, through the J. Romaine Brown Company, the plot 125x100, at the north corner of Riverside drive and 161st street. The sellers recently acquired the property from the Loyal L. Smith estate. The buyer in the present deal gave in part payment the three five-story apartment houses, 942-960 Avenue St. John, covering the block front between Kelly and Beck streets, with a frontage of 250 feet. On the Riverside drive corner the Melvin Construction Company will erect a six-story apartment house, from plans by Harold L. Young and Steward Wagner.

New Brooklyn Theatre.

Edward Bull and Gerard R. Kern have sold for Spencer C. Cary the plot 95x147, at the southeast corner of Flatbush avenue and Canarsie avenue, Brooklyn, for a reported price of $49,000. The buyer is A. W. Schwartz, of the Carlton Amusement Company, now operating the Linden Theatre, on Flatbush avenue, near Linden avenue. He expects to begin on May 1 the erection of a high class moving picture theatre, with a seating capacity of about 1,600. Plans for the structure, which will involve an estimated cost of $150,000, are being prepared by R. Thomas Short.

Fifth Avenue Deal Pending.

Negotiations are said to be well advanced for the sale of the one-time Dinsmore property at the northwest corner of Fifth avenue and 31st street, on plot 29.4x100, and the adjoining house in the street, 25x98.9, by Jacob H. Schiff and others, as trustees, to Harry

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and Joseph Falk. If the deal is closed the buyers will improve with a twelve-story loft and office building from plans by George and Edward Blum, now being prepared. The sellers acquired the property at auction several months ago, in a foreclosure proceeding, for $350,000.

"Walk-Up" Replaces Dwellings.

Louis J. Marx bought from Sarah J. Lynch, through Victor Freund & Son, the four three-story dwellings, on plot 59x100.5, at 213-219 East 48th street. The buyer will demolish the present structures and erect a six-story "walk-up" apartment house. He recently completed a house of this type on the plot 71x100.5, at 235-241 East 50th street, acquired last year through the same brokers.

Dyckman Building Operation.

Sonn Brothers sold to the Haven Construction Company, Charles Flaum, president, the plot 201x192, at the southwest corner of Broadway and Ellwood street. The brokers were W. S. Baker and H. J. Kantrowitz. The plot will be improved with three five-story apartment houses. The same company recently bought the southwest corner of Broadway and 215th street for a similar operation.

Builders Buy in Fort George.

Mrs. Gertrude A. Gorman sold to the S. B. Building Corporation, Samuel Behrmann, president, through George V. McNally and M. I. Strunsky & Company, the plot 100x100, in the south side of West 189th street, 150 feet east of St. Nicholas avenue. The buyer will improve with two five-story apartment houses.

Bronx Apartments Sold.

M. Morgenthau, Jr., Company sold for the Stability Realty Company, 1553-1555 Minford place, two five-story apartment houses, each on plot 37.6x100. They were built two years ago by the seller on lots which it acquired in 1905, at the Bathgate-Beck auction sale. The houses are fully rented.

Manhattan—South of 59th St.

CORLEARS ST.—Ellery O. Anderson sold through J. V. Graham and G. P. Butterly, the 7-sty factory, at the northwest corner of Corlears and Cherry sts, on lot 21x50.

GOLD ST.—Charles F. Noyes Co. and Horace S. Ely & Co. sold for the Isham Estate, 93 Gold st, a 5-sty building, on lot 25x104, to William D. Kilpatrick. This is the first sale of the property since 1837. It was formerly occupied by the Volunteer Hospital and was just leased through Horace S. Ely & Co. to a leather firm.

27TH ST.—James N. Wells Sons sold for the Patrick Campbell estate the 3 and 4-sty buildings 516-518 West 27th st, on plot 50x98.9, to A. Striker, who may improve with a modern structure. Negotiations are reported to be pending for its leasing by a milk concern.

30TH ST.—E. H. Ludlow & Co. sold for Mary B. Scott of Paris, France, represented by Alexander & Green, attorneys, the two 5-sty tenements, 437-439 West 30th st, on plot 50x109xIrreg. to William D. Kilpatrick.

Manhattan—North of 59th St.

69TH ST.—Douglas L. Elliman & Co. sold for the estate of Harvey S. Ladew, 161 East 69th st, a 3-sty private stable on lot 25x100. The property has been held at $45,000. The buyer will erect a private garage.

88TH ST.—Frederick Zittell & Sons sold for Edyth Grant and Nettie Baker, 174 West 88th st, a 3-sty dwelling, to John N. Everitt, who gave in part payment, 209 West 131st st, a 3-sty dwelling, on lot 16.8x99.11.

100TH ST.—Frederick Brown bought from Harriet Cohen, 22-24 West 100th st, a 6-sty new law tenement, on plot 40x100.

116TH ST.—Charles A. Ashmead sold through Brooks & Momand, 129 West 116th st, a 5-sty flat, on lot 25x100.

118TH ST.—Houghton Co. sold for Mary S. White the 3-sty dwelling, 83 West 118th st, on lot 20x100.11.

121ST ST.—A. Kane & Co. sold for Stephen Y. R. Martling, the 3-sty dwelling, 242 West 121st st, on lot 16.8x100.11.

179TH ST.—Charles R. Siemann bought from the George Coburn Construction Co., 705 West 179th st, a 5-sty apartment house, on plot 55x100.

MADISON AV.—John J. Kavanagh sold for Joseph M. Daggert, 1296 Madison av, a 3-sty dwelling, on lot 20.4x73, at the northwest corner of 92d st.

POST AV.—Hudson Investing Co., Frederick S. French, president, purchased from William H. Ralston the plot 100x100 at the northwest corner of Post av and Academy st, as a site for two 5-sty apartment houses.

VERMILYEA AV.—Max Marx sold to H. Berman, through William S. Baker, the plot 50x150, on the west side of Vermilyea av, 225 ft north of Academy st. A 5-sty apartment house will be erected.

Bronx.

187TH ST.—J. S. Maxwell sold for Elizabeth Smythe, 768 East 187th st, a 4-sty flat, on plot 34x70, opposite the Zoological Gardens.

225TH ST.—William C. and A. Edward Lester sold to Henry R. Miller, the lot 25x114, adjoining his residence at 849 East 225th st.

BEAUMONT AV.—Paul A. McGolrick has resold 2304 Beaumont av, the 4-sty, 16-family flat, on plot 37.6x100, which he acquired last month from David Stein.

BELMONT AV.—A. J. Madden sold for John Dertinger, the 3-fam. house, 1990 Belmont av, on plot 27x94.

BURKE AV.—Carrie E. Sawyer bought from Sol Rogers, the plot 100x100, at the northwest corner of Burke av and Cruger av.

CRESTON AV.—W. E. & W. I. Brown (Inc.) sold for the estate of Elizabeth Clifford the 1-fam dwelling 2011 Creston av, on a lot 19x100.

GRAND AV.—Charles H. Van Dehsen sold 2591 Grand av, a 2½-sty dwelling, on plot 50x106, at the northwest corner of 192d st.

HOE AV.—Samuel Cowen sold for the Utility Realty Co. the five, 3-fam. dwellings, 1533, 1535, 1537, 1539 and 1543 Hoe av, each on lot 20x100.

MARTHA AV.—J. Clarence Davies has sold for Herman Heidelberg to St. Mark's Evangelical Lutheran Church, as a site for its new edifice, the plot 102x50 at the northwest corner of Martin av and 242d st. The property is at the boundary lines of the cities of New York and Yonkers.

MORRIS PARK AV.—M. Morgenthau, Jr., Co., sold for N. Serracino, the vacant plot, 53x101, at the northeast corner of Morris Park av and Van Buren st.

TOPPING AV.—M. B. Larkin has sold, 1699 Topping av, a 3-sty dwelling, on plot 50x100.

UNION AV.—A. J. Madden sold for the K. & R. Construction Co., the plot 100x98, on the east side of Union av, 25 ft. north of Freeman st, for improvement with apartment houses.

Brooklyn.

HALL ST.—Bulkley & Horton Co. sold the 3-sty dwelling, 159½ Hall st, for Catherine J. Rustin to Frances F. Ford.

13TH ST.—Jerome Property Corporation sold to K. Luca the 2-sty dwelling, in the south side of 13th st, on lot 17x100, 139.6 ft west of 5th av.

52D ST, ETC.—I. Salzberg sold for Israel Albert to John H. Connelly the plot 37.6x100, in the north side of 52d st, 277.6 ft. east of 16th av, and the plot 37.6x100, in the south side of 50th st, 225 ft. west of 17th av.

85TH ST.—Frank A. Seaver & Co. sold 2422 85th st, a 1-fam. house, for the Gibraltar Construction Co.

BAYSIDE.—S. Osgood Pell & Co. sold a plot of 9 water front lots in Bayview pl.

Queens.

FLUSHING.—John B. Campbell has sold to Mrs. Ellen Fanning the dwelling on plot 44x100 at 36 Monroe st.

JAMAICA.—Jamaica Lodge of the Loyal Order of Moose has purchased a club house site on Flushing av, between Hillside av and Willet st, from Mrs. Adelaide M. McLaughlin. On the plot, 50x132, a 2-sty building is to be erected.

LONG ISLAND CITY.—The Bank of Long Island bought through the Cross & Brown Co. a plot on the north side of the Bridge Plaza, between Jackson and Hunter avs, from Henry Elkins. It is understood that plans are being prepared for a building which will house a branch of the bank.

RICHMOND HILL.—Edward M. Bassett has purchased 25 lots on the east and west sides of Herald av, north of the Liberty av elevated railroad station.

ROSEDALE.—New York Suburban Land Co. sold 40x100, on Park av to J. McKaig and 60x100 on President av to J. Richmond.

Rural and Suburban.

ARLINGTON, N. J.—Nehring Co. and E. A. Strong sold for the William Bachmann estate, Louis Nungessor, Jr., exr, the residence, at the southeast corner of Stuyvesant av and Argyle pl, on plot 50x100.

BAY SHORE, L. I.—August Belmont, Jr., has purchased an estate from Mrs. Edward S. Knapp, through the Douglas Robinson, Charles S. Brown Co. It contains nine acres, with a large dwelling, cottage, garage, and outbuildings, and a navigable creek runs through the grounds giving direct access to the Great South Bay. It was held at $50,000.

BRONXVILLE, N. Y.—Fish & Marvin sold for the Lawrence Park Realty Co., a property at Lawrence Park to Otto Faelten, who will improve with a residence.

GARWOOD, N. J.—New York Suburban Land Co. sold 25x100 on Willow av to Mrs. R. Schmidt and 40x100 on Locust av to Charles V. Turner.

LEASES.

Important Union Square Lease.

Sweet, Orr & Company, men's clothing, overalls, etc., have leased through Stephen H. Tyng, Jr., & Company and Albert B. Ashforth the entire fourth floor, comprising about 13,000 square feet, in the building at the south corner of Union Square West and 15th street, formerly occupied by Tiffany & Company. Recent leasing of large space in

Union Square properties by prominent toy, lace and other firms has attracted considerable attention to that neighborhood within the last few months. Sweet, Orr & Company will use this space for executive offices and show rooms.

Record Bridge Rental.

F. J. H. Kracke, Commissioner of Bridges, has leased to John D. Antonopolous, the highest bidder, the vending privilege for the space about 9.9x15.9 feet, under the stairway at the north end of the Brooklyn Bridge, together with a small additional storage area. The rental will be $260.41 a month, or about $3,125 a year for approximately 165 square feet of space, or more than $18 a square foot. These figures are said to establish a new record for space in that neighborhood.

Reported Fifth Avenue Removal.

It was reported yesterday that Lebolt & Company, jewellers, now at the southwest corner of Fifth avenue and 23d street, had leased the store, basement and parlor floor in 534 Fifth avenue, just north of 44th street, from Moses Sahlein, for ten years. This space is said to have been held at $30,000 a year.

Leases Market Site.

Hopkins & Boyd leased for the Mary G. Pinkney estate, to Samuel Debinney, fourteen lots in Manhattan street, west of Amsterdam avenue, and through to 126th street. The lessee is to open a public market.

Manhattan.

ALBERT B. ASHFORTH and Spear & Co. leased for the Polo Construction Co. the 6th loft in 329-331 4th av to the Phoenix Knitting Works of Milwaukee, Wis.

ROBERT F. BONSALL and Stephen S. Johnson leased the rear half of the 8th floor in the Underhill Building, 436-438 West 37th st to the Union Bindery.

BRETT & GOODE Co. rented the top floor in 141-147 5th av. to the Philadelphia Tapestry Mills and the 7th floor corner containing about 5,000 sq. ft. to Charles W. Lyford & Son.

GUSTAV BRITT leased the 3-sty building, 161 8th av, for the estate of Washington Smith, to the Stephen Merritt Burial & Cremation Co.; also the dwellings 291 West 4th st for the estate of Paul Hoffman to G. Boggio; 26 Bank st for Louis W. Pearsall to W. J. Donner; 341 West 29th st for Belle G. Budd to Henry Gurst; 816 Greenwich st for the estate of J. J. Randolph to Louis Bartel; and 35 8th av for Martha A. Gaines to Duboise H. Weymer.

LOUIS CARREAU leased the 5 upper floors in 384-386 6th av for 10 years, at an aggregate rental of about $45,000, to A. Reinhardt.

CARSTEIN & Linnekin leased the 12th floor at 239 4th av to the Modern Publishing Co. of 32 Union sq; the parlor floor at 4 West 29th st to Jacob Hofman; space in 229 4th av to Leo Moskowitz; and offices in 347 5th av to the Matinee Waist Co., of 200 5th av; Charles H. Koch, Sydney Adler and the United Holding Co., of 1328 Broadway.

CROSS & BROWN CO. leased offices in 30 East 42d st to John G. Farrington; space in 136-146 West 52d st to the Steel Pneumatic Tube & Tire Co. of 1853 Broadway; and offices in the U. S. Rubber Co. Building to the Ahlberg Bearing Co. of 1790 Broadway.

CROSS & BROWN CO. leased for the Columbia Trust Co. the entire building 128 West 52d st to P. J. Durcan, Inc., of 142 East 43d st; also 83 West End av for Thomas Devine to the Kelly-Springfield Motor Truck Co. of 481 Park av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 43 East 62d st to Henry F. Parmelee; in 399 Park av to William C. Cox; in 103 East 86th st for the State Construction Co. to Mrs. Benjamin Harrison and renewed the lease of an apartment in 969 Park av with Walter G. Chard and in 122 East 82d st with Millard F. Koch.

DOUGLAS L. ELLIMAN & CO. leased 1140 Park av, a 4-sty dwelling on plot 38.8x37, at the northwest corner of 91st st for Mrs. Adrian Iselin to Alexander D. B. Pratt. This residence was formed by remodelling two old houses into one.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the building under construction at 399 Park av for the Horatio Realty Co. to Thomas F. Gilroy; and in conjunction with Ewing, Bacon & Henry, one to Leeming Walker; also in 103 East 86th st to Edward Stevens; in 246 West End av to Mrs. I. H. Ely; in 43 East 62d st to Mrs. M. E. Guild; in 27 Washington Sq North for Cruikshank Co. to Thomas W. Ashwell.

DOUGLAS L. ELLIMAN & CO. leased large space on the 16th floor of the new Equitable Building to the Manhattan Rubber Manufacturing Co. for many years at 18 Vesey st; also an apartment in 40 East 83d st for the Fort Green Co. to Col. William Hayward, and in conjunction with Van Norden & Wilson the 4-sty house 20 East 74th st for Mrs. William Strauss to Mrs. Alexander Rubel.

BENJAMIN ENGLANDER leased for the Antler Realty Co. the 4th loft in 57-61 West 38th st to the Randa Hat Co. of 656 Broadway.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica
188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

SUPREME COURT, NEW YORK COUNTY

ASSIGNEE SALE

In the Matter of the Assignment of
BANKERS BUILDING BUREAU
to Herman B. Goodstein, Assignee
SAMUEL MARX, AUCTIONEER

Sells Tuesday, April 13th, 1915, at 10:30 A. M.
On premises, No. 106 East 19th Street

The entire assets of the above, consisting of:
Plans and Specifications and Drawings of prospective jobs, Contracts now in operation and prospective Contracts for various buildings
Sets of pictures used in obtaining contracts. A complete card index of prospective building operations. Also all office fixtures and complete plant, consisting of: Blue print photograph machine making electric prints, filing cabinets, typewriters, safe, desks, chairs, tables, partitions, etc., etc.

Inspection any day between 9 A. M. and 5 P. M.
For further particulars, apply to:

MAX BERG, Esq., Attorney for Assignee
Telephone 3635 Gramercy 53 East 21st Street, New York City

HARRY M. MOSES, Auctioneer

Office: 189 Broadway

ABSOLUTE AUCTION SALE

Concrete Stone Building Materials

At Yard, 342 Cooper Street, Brooklyn, N. Y.
Tuesday, April 13th, 1915, at 11 o'clock A. M.

Comprising large lots of best quality and thoroughly seasoned Concrete (artificial stone), Watertables, Window Sills, Back Sills, Window Lintels, Circle Limestone Centres, Flower-stands, Coping, Pier Blocks, Mouldings, etc., etc. All of standard sizes.

Terms Cash—Immediate Removal
Sale absolute and without limit or reserve
Take Broadway (Brooklyn) "L" to Halsey Street and surface car to Irving Avenue.



Willson's Building Directory

The only system that is kept alphabetically accurate and up-to-date in every particular. Letters uniform, correctly spaced and every name on alignment.

The best service for your building—large or small.

See owners, agents or managers now using our system.

Catalogue and full particulars on application.

The Tablet & Ticket Company
381-383 Broadway, New York
CHICAGO SAN FRANCISCO

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA LONG ISLAND CITY
Developers of
Queens Borough Real Estate

HOUSES
FACTORY
SITES

FOLSOM BROTHERS, INC. leased for the estate of William H. Gebhard, the 4-sty dwelling, 16 5th av, to the 20 5th av. Hotel Co.

A. A. HAGEMAN has leased the store 65 West 39th st to James O'Neill, and the store 628 6th av to John Groll.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Catharine Furcht to Leon Martin the northerly store at 805-807 Lexington av.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

UPRIGHT BUSINESS MAN with social and financial standing, managing own properties in the city, would like to associate himself with a high class individual, estate or firm in the real estate business. Box 553, Record and Guide.

WANTED,
2,000 2x9x12 spruce
mason's planks.
Box 556, Record and Guide.

PAINTER and Decorator desires connection with real estate office or real estate owner; first-class work at reasonable prices. Box 544, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, and December 10, 1910. We will pay 20 cents each for these numbers. This offer will expire on April 17, 1915. Record and Guide Company, 119 W. 40th Street.

The Columbia Storage Ware-Houses
COLUMBUS AVE 66th TO 67th STS. 90th ST AND AMSTERDAM AVE.
VAULTS FOR VALUABLES

WINDSOR LAND and IMPROVEMENT CO.
Builders of Modern Homes in Suburban Long Island
AT HEMPSTEAD, FLORAL PARK, ROCKVILLE CENTRE, VALLEY STREAM, OCEANSIDE, EAST ROCKAWAY
LONGACRE BUILDING, entire 11th floor
1476 BROADWAY, N. Y. Phone Bryant 146

JAMES L. BRUMLEY
ESTABLISHED 1888
EXPERT
Real Estate Appraiser
Broker and Auctioneer
189 MONTAGUE ST.
Telephone BROOKLYN, N. Y.

KETCHAM BROS.
ESTABLISHED 1891
EVERY BRANCH OF THE
Real Estate Business
Broadway Stuyvesant
Section Properties Our Specialty
129 RALPH AVENUE
Telephone, 86 Bushwick BROOKLYN

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Walter F. Kingsland, of Paris, to Ernest Verenkamp, the store and basement at 1330 3d av.

M. & L. HESS (INC.), leased to the Carbondale Mills, Inc., about 1500 ft of office space on the 9th floor of the Victoria Building, 232 5th av; also the store at 162 W 23rd st to Anton Berg, jeweler, and rooms 502-3 at 49-53 E 21st st to Perlman & Schnall.

HOUGHTON CO. leased for Mary Heydecker the 4-sty dwelling 4 West 90th st to Berthilde Landy.

HUBERTH & HUBERTH have rented offices in the New York American Building to Samuel G. Rains, of 225 5th av; S. I. Skinner and The Carbon-Not Co.

HUBERTH & HUBERTH have rented offices in the Circle Building at Columbus Circle, which will be completed May 1st, to Ahrens & Joseph, of 136 West 42d st; Henry M. Rubenstone; Michael J. Daly; Miss Lulu B. Wildman; Coll & Lynch; Columbus Circle Construction Co.; Nathaniel Bernstein and Henry Mandel.

KLEIN & JACKSON leased the two 4-sty residences they are erecting on part of the one time Altman plot at Riverside drive and 88th st to Henry W. Boettger and Hiram R. Mallinson.

HARRY N. KOHN leased to Lohman & Eisen, for 8 years, the store, bake-shop and kitchen in 442 10th av, recently remodeled by Mr. Kohn.

SOL LOWENFELD leased the property 219-221 East 97th st, for the Doty Realty Co. to Joseph Wolfson for 3 years.

F. E. MALONE leased 5,000 sq ft in the Wendel Building, Broadway northwest corner of 50th st, to the Goodyear Tire & Rubber Co.

J. HERBERT MORGANSTERN has leased for Bush Terminal Buildings Co. 5,000 sq. ft. in 327-35 East 29th st to D. S. Hess & Co. of 3 East 40th st for a factory and workroom.

CHARLES F. NOYES CO. leased for the U. S. Trust Co. space in 75 Beekman st to the Joseph H. Bearns Co. of 10 Hubert st for 5 years at an aggregate rental of about $18,000.

CHARLES F. NOYES CO. leased the 2d floor at 535-537 Pearl st and 30-32 Elm st for the C. & M. Envelope Co. to William A. Force & Co., of 59 Beekman st, for 10 years, at a rental of about $20,000; also a large portion of the 17th floor in 71 West 23d st to the Reliance Motion Picture Corporation of 29 Union sq and the Majestic Picture Co., for 3 years.

CHARLES F. NOYES CO. has leased the store and basement, 196 Canal st for the estate of Benjamin B. Edwards to Moses Price for 3 years; the store and basement at 25 Walker st for the St. John's Park Realty Co. to R. Berman & Co.; the 2d floor of 52 Water st for Francis L. Glover to George Grosselfinger of 83 Water st; the four lofts at 356 Pearl st to Frank Cella & Co.; the lofts at 43 Fulton st for the Van Schaik Estates to the Empire Print; a portion of the 4th floor in 30-38 Ferry st to the Fred Reupping Leather Co.; and the 6th loft at 32-34 Frankfort st for John V. Black to Henry Zuhr.

CHARLES F. NOYES CO. leased in 160 Broadway for the Lawyers Title Insurance & Trust Co. a portion of the 11th floor to Edwin S. Merrill of 52 Broadway; also offices in 6 Maiden la to S. Berger and I. T. Planick; in 71 West 23d st to Milton Trueheart of 200 5th av; a portion of the 2d floor in 72-74 Beaver st for the estate of E. L. Townsend to the American District Telegraph Co. of 18 Dey st; space in 37 Liberty st to Dreyer Moritz Mfg. Co., and in 170 Broadway to Robert S. Gatter of 35 Maiden la.

OGDEN & CLARKSON leased for the estate of Walden Pell the store and basement at 24-26 West 30th st to L. A. Feldman.

PEASE & ELLIMAN rented for the Cornell estate to Mrs. C. E. Wheelock, the 4-sty dwelling, 26 West 49th st; also for James Boyd to Madame Luisa Monteverd, for a restaurant, the 4-sty house, 139 West 41st st and apartments in the "Astor," Broadway and 76th st to W. H. Batcheller; in 150 West 86th st to C. C. Billings; in 535 Park av to C. E. Dickinson; and in 995 Park av, for Bing & Bing, to M. E. Rosenburg.

PEASE & ELLIMAN rented the store at 5 West 31st st to E. Lehman; also for the Century Holding Co. large office space in 25 West 45th st to the C. S. Paine Co. of Grand Rapids, Mich., and apartments in 24 West 59th st to Rudolph Block; in 607 West 136th st to Dr. Albert Inclam; in 213 West 86th st to Mrs. T. E. Lawler; in "Marquand House," Madison av and 68th st, to Mrs. Julius Ellinger, and in 563 Park av to Rodney Proctor.

S. OSGOOD PELL & CO. leased for Jeremiah P. Campion, the store at 1862 Broadway, to the A. L. L. Motor Sales Co., sales agents of the Westcott Carr.

S. OSGOOD PELL & CO. leased for 3 years, the 2d floor of 10 East 50th st to Maison de Verrier of 588 5th av also for Albert B. Ashforth, as agent, the store and basement in 290 5th av to Samuel Schwartz Sons & Co. and an apartment at 124 West 55th st to Thomas Shiddell, and the store at 10 West 46th st to Madame Melville.

S. OSGOOD PELL & CO. leased for the Narada Realty Co. the 2d floor in 27 West 38th st to A. H. Fox & Co., an apartment in 10 East 50th st to Miss de Lima, and a studio in Carnegie Hall to a Mr. Watson.

PEPE & BRO. leased for Louis H. Muller, the private house, 15 King st.

LEWIS B. PRESTON, INC., leased for the estate of J. B. Hoggin offices in 377 Broadway to A. J. Del Mar & Co. and H. Cohen & Co.; and in 487 Broadway offices on the 6th floor to Charles Raber.

HIRAM RINALDO leased the building at 242 Grand st for Harry Schlosser to Harry Ostroy, and 141 Bowery for M. T. Burke to the Manhattan Enameled Ware Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for the Vanderbilt Concourse Corporation, represented by Messimer & Carreau and Dean Widner, space on the 17th floor of the Vanderbilt Concourse Building to the B. F. Sturtevant Co. of 50 Church st.

HERBERT C. SCHLEY leased at 212 5th av the two stores occupying the 5th av frontage to Miller & Co., of the New York Stock Exchange, whose uptown branch has been in 200 5th av; also leased in 212 5th av show rooms to the Texti Leather Co., Herman A. Metz, president, which completes the leasing of the building; the same broker leased space in the new Victoria Building, Broadway and 27th st, to Max Fischel, of 114 5th av; Edward Pearson, of 31 Union sq; A. Rosen, of 114 5th av, and Charles R. Mc-

LOUIS SCHRAG leased for William F. Donnelly, the 2d loft in 153-159 West 27th st, to Abraham Freed, also for Maurice W. Halpin, the 4th loft in 40-42 West 22d street and with Cross & Brown, the 10th loft in 151 West 36th st.

JOSEPH F. SEITZ leased stores at 732 Lexington av for the Country and City Corporation to Herman Lehmuth; at 754 Lexington av for Abraham Siegel to M. Casmir; at 747 Lexington av for Charles Romo to Isidor Bloch; at 123 East 59th st, for G. McGinley to Emma Linck; at 125 East 63d st for John Devine to Mrs. Anna Hoffman and Joseph Falson and two offices in the northeast corner of Lexington av and 60th st for Henry F. Deane to the Public Service Commission.

SHAW & CO. leased for Edward L. Clarkson, the store at 342 Lenox av to Oscar Schein and for Katherine Traux Stryker, the 4-sty dwelling, 2034 5th av, to Rosa Gross.

SHAW & CO. leased for John T. Oussani the 3-sty dwelling 257 West 127th st to Richard S. Love.

LOTON H. SLAWSON CO. leased space in 171 Madison av. to the Harris-Dibble Co., newspaper brokers, of 71 West 23d st. for New York headquarters.

TUCKER, SPEYERS & CO. leased space at 29-33 West 38th st for Ell B Springs to Hans Brassler.

E. A. TURNER leased for Mrs. J. W. Perkins her residence, 61 East 52d st to H. P. Tappe.

UNGER & WATSON, INC., leased for William Bartels, the parlor floor store in 718 Lexington av to Charles A. Seaholm, of 400 4th av.

WALL REAL ESTATE CORPORATION has leased for the Central Trust Co., of N. Y., the 1st loft of 204 Green st, for 3 years, to Curti & Morel, Inc., of 38 West 3d st; to A. Shemel & Co., the store at 58-60 East 116th st, for 5 years, and for the Colgate Estate, to the Hungarian Republican Club of 108 West 116th st, for 5 years, the house at 192 Lenox av.

SIDNEY L. WARSAWER leased the store at 217 West 42d st for A. Glazeroff to S. Roman.

WM. H. WHITING & CO. leased for the Civic Center Co. half of the 6th floor in 54-60 Lafayette st to the Samuel C. Tatum Co. of 180 Fulton st, at an aggregate rental of about $10,000; also the store at 60 Beekman st to the New York Machinery Co. of 101 Beekman st.

Bronx.

FREDERICK FOX & CO. leased for the Fox Hall Realty Co. the theatre building property 2811-13 Webster to Rosenzweig & Brown. It will be operated as a moving picture house and open air theatre.

Brooklyn.

CHARLES E. RICKERSON leased to Sereno S. Pratt the 3-sty dwelling 781 Carroll st and to Josephine B. Kroger 16 Fiske pl, a 3-sty dwelling.

Suburban.

JULIA BEVERLEY HIGGENS rented for John C. Hunt "Feather Farm," Bedford Hills, N. Y., to Cabot Ward.

COCKS & WILLETS leased to Mrs. Joseph T. Thompson the George Thompson residence at Oyster Bay, L. I.

FISH & MARVIN rented, at Briarcliff Manor, for Mrs. F. S. Marshall, the "Dysart" cottage to Mrs. R. B. Palmer, for the summer and for Mrs. Mary E. Dow, her estate and country house, furnished, to Daniel A. Loring; "Pocantico Cottage," furnished, to A. J. Newberry; for Walter W. Law, Jr., a property to Mrs. Anson G. McCook; and at Scarsdale, N. Y., for Miss Emily Ogden Butler, her property, "Farm End," at Fenimore and Scarsdale rds, to Harold E. Porter.

G. L. GILSEY & CO. leased the Clinton Mackenzie estate on Centre Island, Oyster Bay, L. I., to Stephen H. Brown.

KENNETH IVES & CO. rented at Rye, N. Y., for Elizabeth Kelly residence on the Post rd to Jacques Kahn; also for Kathryn F. Church, residence on Highland rd to Joseph Plaut; for Charles J. Smith cottage on Rye Beach av to Frederic McCoun; for Ellsworth Ford cottage on Rye Beach av to Anna B. Westermann, and for Christ Episcopal Church the dwelling on Milton rd to T. H. Watkins; at Mamaroneck for John W. Sterling the Mitchell house in Taylor's la, and at Larchmont for the estate of Bridget C. Kane the residence on Beach av to Ben Teal.

L'ECLUSE, WASHBURN & CO. rented the Mason property at Plandome, L. I., to W. K. Elliott.

S. OSGOOD PELL & CO. has leased for the Wampage Realty Co. to William Hodge, the large Colonial house at "Wampage," Sands Point, L. I.

S. OSGOOD PELL & CO. leased for E. S. Reynal and Howard N. Potter 80 acres of the property at White Plains, formerly occupied by the Westchester Hunt Club.

SCARSDALE ESTATES rented the Walter H. King place on Sherbrooke rd to Claude W. Kress; at White Plains, the Robert E. Farley Organization rented a residence on Fisher av, to Levi S. Hulse.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

BENJAMIN BARNETT.—118 East 17th st, 872-67, 5-sty flat, 20x81, $22,000.

JOHN R. COSTEN.—243 East 19th st, 900-26, 4-sty dw. 16.6x92, $11,500.

CATHERINE FINNERON.—62 East 127th st, 1751-47½, 3-sty dwelling, 18.9x99.11, $10,000.

JANE M. JANES.—208 West 42d st. 1013-36½, 4-sty dw. 20x49.5, $60,000.

JOSEPHINE LOWENFELD.—15 West 111th st, 1595-27, 5-sty ten. 27x100.11, $28,000; 17 West 111th st, 1595-26, 5-sty ten. 27x100.11, $28,000.

JAMES MITTY.—457 West 24th st, 722-7, 3-sty dw 20.10x98.9, $11,000.

RICHARD E. SAGER.—246 East 30th st, 910-38, 4-sty ten., 17.5x88.5, $10,000.

JOSEPH STAFFE.—102 Mott st, 204-5, 5-sty ten. 25.7x94, $32,000; 173 Mulberry st, 471-16, 5-sty ten. 24x70, $26,000; 8 Centre Market pl. 471-8, 5-sty ten, 24x70, $16,000.

WILLIAM H. B. TOTTEN.—150 West 94th st, 1224-52, 3-sty dw, 18x100, $18,000.

IAKOBINA YOUNG.—63 Amsterdam av. 1134-2, 5-sty ten. 25.3x75, $29,500; 2237 8th av, 1947-33, 5-sty ten. 25x100, $38,000.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.

MANHATTAN

Conveyances.

	1915 April 2 to 8	1914 April 3 to 9
Total No.	143	146
Assessed value	$6,489,400	$9,883,170
No. with consideration	29	17
Consideration	$960,700	$519,950
Assessed value	$1,056,000	$619,500
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	1,869	2,016
Assessed value	$103,749,910	$119,157,783
No. with consideration	253	209
Consideration	$13,939,692	$8,117,778
Assessed value	$14,485,750	$8,677,517

Mortgages.

	1915 April 2 to 8	1914 April 3 to 9
Total No.	96	95
Amount	$1,064,416	$1,793,585
To Banks & Ins. Cos.	7	26
Amount	$73,500	$1,004,900
No. at 6%	41	44
Amount	$347,893	$477,835
No. at 5½%	4	1
Amount	$26,000	$175,000
No. at 5%	11	28
Amount	$269,000	$758,100
No. at 4½%	.....	1
Amount	.....	$30,000
No. at 4%	1	.....
Amount	$5,000	.....
Unusual rates	19	.....
Amount	$117,044	.....
Interest not given	20	21
Amount	$299,479	$352,650
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	1,098	1,208
Amount	$23,642,316	$36,285,003
To Banks & Ins. Cos.	203	283
Amount	$8,873,182	$20,791,600

Mortgage Extensions.

	April 2 to 8	April 3 to 9
Total No.	37	30
Amount	$3,573,700	$4,740,250
To Banks & Ins. Cos.	19	18
mount	$2,688,600	$4,410,000
	Jan. 1 to April 8	Jan. 1 to April 3
Total No.	522	619
Amount	$24,943,243	$29,402,085
ToBanks & Ins. Cos.	182	194
Amount	$14,651,850	$18,335,450

Building Permits.

	1915 April 3 to 9	1914 April 4 to 10
New buildings	14	8
Cost	$146,200	$1,042,500
Alterations	$202,777	$278,866
	Jan. 1 to April 9	Jan. 1 to April 10
New buildings	122	134
Cost	$16,244,225	$12,637,790
Alterations	$3,281,981	$3,962,041

BRONX.

Conveyances.

	1915 April 2 to 8	1914 April 3 to 9
Total No.	149	108
No. with consideration	14	13
Consideration	$72,735	$71,451
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	1,613	1,576
No. with consideration	165	195
Consideration	$1,391,054	$1,961,940

Mortgages.

	1915 April 2 to 8	1914 April 3 to 9
Total No.	72	69
Amount	$922,728	$648,862
To Banks & Ins. Cos.	8	8
Amount	$127,000	$65,050
No. at 6%	33	27
Amount	$531,770	$244,232
No. at 5½%	9	12
Amount	$51,550	$44,700
No. at 5%	10	12
Amount	$139,100	$79,825
Unusual rates	4	2
Amount	$3,008	$9,255
Interest not given	16	16
Amount	$197,300	$270,850
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	861	957
Amount	$7,290,922	$8,510,324
To Banks & Ins. Cos.	57	121
Amount	$1,512,550	$2,344,851

Mortgage Extensions

	April 2 to 8	April 3 to 9
Total No.	15	20
Amount	$528,800	$379,300
To Banks & Ins. Co.	5	5
Amount	$259,300	$92,500
	Jan. 1 to April 8	Jan. 1 to April 9
Total No.	232	226
Amount	$4,684,405	$4,022,600
To Banks & Ins. Cos.	57	36
Amount	$1,482 750	$950,500

Building Permits

	1915 April 2 to 8	1914 April 3 to 9
New buildings	19	22
Cost	$507,500	$680,200
Alterations	$28,725	$16,650
	Jan. 1 to April 8	Jan. 1 to April 9
New buildings	264	214
Cost	$7,770,475	$4,860,655
Alterations	$225,460	$329,530

BROOKLYN.

Conveyances.

	1915 April 1to 7	1914 April 2 to 8
Total No.	440	450
No. with consideration	39	38
Consideration	$241,838	$162,147
	Jan. 1 to April 7	Jan. 1 to April 8
Total No.	5,581	6,191
No. with consideration	586	682
Consideration	$3,041,969	$5,112,527

Mortgages.

	1915 April 1 to 7	1914 April 2 to 8
Total No.	355	326
Amount	$1,196,460	$2,067,495
To Banks & Ins. Cos.	74	77
Amount	$381,950	$811,641
No. at 6%	194	171
Amount	$453,555	$461,494
No. at 5½%	112	78
Amount	$523,800	$840,950
No. at 5%	27	56
Amount	$168,562	$224,560
Unusual rates	2	3
Amount	$1,700	$8,600
Interest not given	20	18
Amount	$48,843	$531,891
	Jan. 1 to April 7	Jan. 1 to April 8
Total No.	4,031	4,211
Amount	$14,095,481	$17,872,333
To Banks & Ins. Cos.	627	840
Amount	$3,684,391	$7,045,141

Building Permits.

	1915 April 2 to 8	1914 April 3 to 9
New buildings	133	153
Cost	$909,880	$816,300
Alterations	$50,675	$52,995
	Jan. 1 to April 8	Jan. 1 to April9
New buildings	1,367	1,169
Cost	$10,642,365	$11,091,985
Alterations	$991,539	$725,109

QUEENS.

Building Permits.

	1915 April 2 to 8	1914 April 3 to 9
New buildings	139	80
Cost	$450,820	$344,025
Alterations	$27,273	$21,356
	Jan. 1 to April 8	Jan. 1 to April 9
New buildings	1,209	1,134
Cost	$4,024,431	$4,710,112
Alterations	$246,272	$269,166

RICHMOND.

Building Permits.

	1915 April 2 to 8	1914 April 3 to 9
New buildings	.....	23
Cost	.....	$19,105
Alterations	.....	$9,050
	Jan. 1 to April 8	Jan. 1 to April 9
New Buildings	171	186
Cost	$405,173	$295,555
Alterations	$30,449	$57,252

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OBITUARY

RICHARD N. ARNOW, a deputy tax commissioner of Queens County and former city magistrate, died on Monday. He was sixty-four years old and a member of Alma Lodge, F and A. M., of the Royal Arcanum, the Press Club and the Harlem Yacht Club. He is survived by a widow and one daughter.

WOLF BRAND, retired real estate dealer, died on Sunday, at his home, 1801 7th av, aged fifty-seven. He was born in Austria and had been a resident of this city for more than thirty-five years.

D. PHOENIX INGRAHAM died, on Wednesday, of pneumonia, at his residence, 620 West 122d st. He had been a real estate broker and auctioneer for the last forty years and vice-president and secretary of the Real Estate Auctioneers' Association, for several years, and at the time of his decease. Born seventy years ago in New York City, he was a direct descendant of D. Phoenix Ingraham, the first City Chamberlain of New York City in about 1797. His widow, one son and one daughter, survive him.

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents for 4 West 16th st and 10 West 18th st.

SOL LOWENFELD has been appointed agent for 219-221 East 97th st.

NEHRING CO. has been appointed agent of 706 and 710 West 179th st.

M. & L. HESS (INC.) have been appointed agents for the 11-sty building at 84-95 University pl, northeast corner of 11th st.

WM. A. WHITE & SONS take possession, today, of their new offices on the 12th floor at 46 Cedar st.

KURZ & UREN, INC. will move on May 1, to the Title Guarantee & Trust Co. Building, 370 East 149th st.

S. OSGOOD PELL & CO. have been appointed agents for 11 West 34th st; 311 West 59th st; 41-43 East 28th st; 1819 Broadway; 10 East 50th st, and 34 West 37th st.

WESCHLER & JACOBS will engage in a general real estate and insurance business, with a main office at 4307 Broadway and a branch at 42 Broadway.

GEORGE KEAN & CO. were the brokers in the recently recorded sale of the 5-sty tenement, 629 9th av, for H. M. Greenberg to Charles Jeck. The reported price was $25,500.

M. MORGENTHAU, JR., CO. has placed a 1st mortgage of $40,000 for 5 years on the 6-sty apartment house, 536 East 168th st, for William J. Diamond.

FRANK STEVENS sold at auction on Thursday under partition proceedings for the Robert Davis estate, 18 dwellings and 58 vacant lots in Jersey City for a total of $121,695.

LOUIS SCHRAG negotiated the recently recorded sale of 216-218 East 38th st, on plot 42x84, for the Jane L. Ahearn estate to the J. Chris G. Hupfel Brewing Co., which will build a garage for its trucks.

SAMUEL GOLDSTICKER, who has been identified with the real estate brokerage business for the last forty years, will move his office to-day from 149 Broadway to 37 Pine st.

SAMUEL MARX, auctioneer, will sell on Tuesday, April 13, on the premises at 106 East 19th st the entire assets of the Bankers Building Bureau. Additional details will be found elsewhere in the Record and Guide.

ROBERT S. CLARK, of Cooperstown, N. Y., acquired title this week from Ella A. Rogers and John Gellatly to the plot 100x100 at the south corner of 5th av and 99th st, assessed at $140,000.

PEASE & ELLIMAN have been appointed by John W. Simpson, agents for the Biltmore at 58-58 West 58th st, Soncy at 49 West 57th st, and the Blenheim at 60-62 West 58th st.

LEWIS H. MAY CO. and M. M. Ringler of Ames & Co. were the brokers in the sale recorded Thursday, for J. H. Benjamin, of the two 5-sty flats, 229-231 West 60th st, to Joseph H. Halperin, who gave in exchange a stucco cottage on Rochester av, Edgemere, L. I.

PORTER & CO. were the brokers who negotiated the recently reported sale of 16 lots for the John B. Haskin Estates, Inc., on the Grand Boulevard and Concourse, 203 ft. south of 192d st, and through to Creston av. The purchaser, the Gaines-Roberts Co., will break ground immediately and improve the property with high-class apartment houses.

ERNEST HAVIER, for many years identified with real estate in Manhattan, said this week that the outlook in real estate was most promising. The fact that real estate interests are now more united than for many years should have the tendency to get favorable legislation passed, which ought to relieve realty from some of its excessive burdens.

THE 601 WEST END AV CO., Albert Saxe, William H. Freese and Samuel L. Jackson, incorporated with a capital of $50,000, is the buyer of the plot 44x90, at the northwest corner of West End av and 89th st, sold recently by Henry I. Cooper and Louis Kempner & Son. A 13-sty apartment house is to be erected, as previously announced in these columns.

L. A. KERNGOOD, M. F. Steinberger and C. S. Cosgrove have opened offices at 7 Pine st, under the firm name of the L. A. Kerngood Co., for the transaction of a general real estate and mortgage business. Mr. Kerngood was formerly connected with the McVickar-Gaillard Realty Co. and Francis B. Robert. Messrs. Steinberger and Cosgrove have also been associated with the McVickar-Gaillard Realty Co., and latterly with the Gross & Gross Co.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

The offerings at the voluntary auction sales on Thursday resulted in a good attendance and keen competition. Outside buyers figured in the bidding and acquired several properties. The five-story building at 305 Washington street, in the market district, was bought by James J. McCarran for $47,500. Clara J. Nathan paid $14,000 for the four-story tenement at 2184 Amsterdam avenue, assessed last year for $23,000. In the Bronx, John Fink acquired the plot 25x90.2, at the southwest corner of Heath avenue and Summit place, for $1,200.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 9, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Duane st, 196-8, see Washington, 305.

Essex st, 27½, ws, 50 n Hester, 25x43.9 x25x43.6, 6-sty bk tnt & strs; due, $5,-846.61; T&c, $388; sub to 1st mtg $10,000; William Lustgarten Co. 21,075

Washington st, 305, sec Duane (Nos 196-8), 25.5x50, 6-sty bk loft & str bldg; partition; Jas J McCarran. 47,500

10TH st, 13-9 E (*), ns, 100 w University pl, runs w97.6xn60xe25.5xn27.7xe73.3x s94.9 to beg, 6-sty bk tnt; due, $24,408.13; T&c, $2,169; Columbia Trust Co. 193,000

14TH st, 316-8 E (*), ss, 172.6 e 2 av, 45x103.3; due, $68,291.73; T&c, $1,981.40; Jas W Halstead, trste. 64,000

111TH st, 203-5 W (*), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; due, $63,145.37; T&c, $1,547.40; German Savgs Bank in City N Y. 62,000

113TH st, 223 W, ns, 166.8 w 7 av, 16.8x 100.11, 3-sty & b bk & stn dwg, with 2-sty ext in rear (exrs); bid in at $10,500.

152D st, 625 W, ns, 375 w Bway, 25.5x 99.10, 2-sty fr dwg; due, $10,695.51; T&c, $399.82; Martin H Goodkind. 17,150

162D st, 615 W, nec Ft Washing av, 184.10x68.9x187.10x98.11, 6-sty bk tnt; due, $211,236.22; T&c, $403; withdrawn.

172D st, 503-5 W (*), ns, 100 w Ams av, 43.9x94.6, 5-sty bk tnt; due, $26,878.04; T&c, $——; sub to mtg $32,000; Union Bank of Bklyn. 32,500

188TH st W (*), ss, 100 w Ams av, 175x 95, vacant; due, $9,413.47; T&c, $625; sub to a pr mtg $25,000; Geo H Montrose. 34,492

Amsterdam av, 2184, ws, 50 n 168th, 25 x100, 4-sty bk tnt & strs (exrs); Clara J Nathan. 14,000

Amsterdam av, ws, 74.11 n 188th, 25x 100, vacant (vol); bid in at $6,500.

Fort Washington av, nec 162d, see 162d, 615 W.

Riverside dr, 342, es, 58.11 n 106th, 22x 89, 5-sty & b stn dwg (vol); bid in at $45,000.

West End av, 348 (*), es, 82.4 n 76th, 19.10x90, 4-sty & b stn dwg; due, $33,-479.30; T&c, $672.80; Greenwich Savgs Bank. 24,000

7TH av, 2257 (*), es, 25 s 133d, 25x100, 5-sty bk tnt & strs; due, $26,464.51; T&c, $1,163.10; Metropolitan Life Ins Co. 20,000

7TH av, 2255 (*), es, 50 s 133d, 24.11x 100, 5-sty bk tnt & strs; due, $26,280.67; T&c, $1,161.10; Metropolitan Life Ins Co. 20,000

M. MORGENTHAU JR. CO.

120TH st, 117 W (*), ns, 250 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, $19,-144.52; T&c, $712.25; City Real Estate Co. 18,00

Madison av, 1935 (*), es, 44 n 124th, 22x 85, 3-sty stn tnt & str; due, $18,578.64; T &c, $566.80; Henry L Cammann. 17,000

D. PHOENIX INGRAHAM.

135TH st, 495 W, see Amsterdam av, 1519-23.

178TH st, 604-10 W (*), ss, 100 w St Nicholas av, 100x99.10, 2-5-sty bk tnts; due, $32,606.15; T&c, $996.80; sub to 4 pr mtgs aggregating $104,000; Ellen A Stewart et al. 120,412

Amsterdam av, 1519-23 (*), nec 135th (No 495), 56x100, 6-sty bk tnt & strs; due, $14,986.35; T&c, $2,685; sub to 2 pr mtgs aggregating $123,000; Mary E Horton. 114,851

BRYAN L. KENNELLY.

112TH st, 212 W, ss, 150 w 7 av, 17x 100.11, 3-sty & b stn dwg; due, $10,914.26; T&c, $209.15; Jno L Walsh, a party in interest. 7,160

120TH st, 141 W (*), ns, 237 e 7 av, 20 x100.11, 3-sty & b stn dwg; due, $16,-582.15; T&c, $340.80; N Y Life Ins Co. 14,000

Amsterdam av, 1930, ws, 49 s 156th, 25x 100, 3-sty bk tnt & str (vol); bid in at $18,300.

DANIEL GREENWALD.

1ST av, 635, ws, 98.9 s 37th, 24.8x80, 5-sty bk tnt & strs; adj Apr20.

Total	$841,140
Corresponding week 1914	545,463
Jan 1, 1915 to date	11,967,816
Corresponding period 1914	10,106,805

Bronx.

The following are the sales that have taken place during the week ending April 9, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Melville st, 1743 (*), ws, 400 n Van Nest av, 18.9x100; due, $4,282.48; T&c, $231.07; Fishkill Savings Institute. 4,000

198TH st, 270 E, ss, 105.7 w Bainbridge av, 25x95, 2-sty & b bk & fr dwg (vol); bid in at $6,400.

Heath av, swc Summit pl, 25x90.2, vacant (exrs); Jno Fink. 1,200

HENRY BRADY.

Fox st (*), es, 193.11 s Westchester av, 226.11x107.11x227x105, vacant; due, $51,-686.83; T&c, $885; Hendrik Hudson Co. 40,000

JACOB H. MAYERS.

Home st, 890, see Intervale av, 1200.

Kelly st, 717, see Leggett av, 926.

Cambreling av, 2459 (*), ws, 50 s 189th, 25x100, 2-sty fr dwg; due, $5,642.91; T&c, $190; Cath Sutorius. 6,025

Intervale av, 1200 (*), sec Home (No 890), 69.6x32.7x45.5x21.11, 3-sty bk tnt & strs; due, $3,647.92; T&c, $130; sub to 1st mtg $12,000; Anna Scheer et al. 12,100

Leggett av, 918, see Leggett av, 926.

Leggett av, 926 (*), nwc Kelly (No 717), 40x110, 4-sty bk tnt; also LEGGETT AV, 918, ws, 80 n Kelly, 38.8x110.10x52.5x110, 4-sty bk tnt; due, $7,610.29; T&c, $83; sub to 2 mtgs aggregating $60,000; Herman L Krieger. 65,000

M. MORGENTHAU JR. CO.

Alexander av, 134 (*), es, 22 s 134th, 19.6 x89.6, 4-sty bk tnt & strs; due, $7,803.29; T&c, $225; College Point Savgs Bank. 5,000

JAMES J. DONOVAN.

Dawson st, 856 (*), es, 537.4 n Longwood av, 40.7x100, 5-sty bk tnt; due, $4,-242.28; T&c, $——; sub to 1st mtg $25,000; Josephine H Blau. 27,500

160TH st E, nwc Courtlandt av, see Courtlandt av, 855-9.

Courtlandt av, 855-9 (*), nwc 160th, 51.6 x88, 2-3-sty fr tnts & strs; due, $8,071.07; T&c, $125; Marie Wilhelm, extrx. 5,200

JAMES L. WELLS.

Parcel of land, beg at a point on north line N Y City, 200.11 w Webster av, 50.7x 119.9x50.2x123.10; due, $386.55; T&c, $54.97; Jno T Badarracco. 425

GEORGE PRICE.

3D av, 2503 (*), ws, 150.7 n 136th, 25x 100, 2-sty fr dwg & str; due, $1,134.31; T &c, $25; sub to 1st mtg$7,500; Addie A Sullivan. 8,000

SAMUEL GOLDSTICKER.

228TH st E, ns, 405 e Bronxwood av, 100 x114; due, $1,169.50; T&c, $712.51; Herbert Reeves. 2,150

BRYAN L. KENNELLY.

Prospect av, 2444, es, 440 n 187th, 20x 98.5, 2-sty & b bk dwg (vol); bid in at $6,825.

Prospect av, 626-8 (*) es, 100 s Kelly, 37.6x100, 5-sty bk tnt; due, $4,264.47; T&c, $594.94; sub to mtg $30,000; Nathan Friedman. 30,100

Total	$206,700
Corresponding week 1914	35,614
Jan 1, 1915 to date	1,787,106
Corresponding period 1914	1,513,719

Brooklyn.

The following are the sales that have taken place during the week ending April 7, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

COURT ST, nec State, 25x80; Robert L Waterbury 25,500.00

DEAN ST, sec Rochester av, 100x50; also ROCHESTER AV, es, 50 s Dean, 2.6x100; Lafayette Trust Co..... 18,499.00

HAMPTON PL (*), es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank 7,500.00

LIVINGSTON ST, 291, ns, 160 e Hanover pl, runs e20xn125xw40xs45xe20 xs80 to beg; Cath F Murphy 24,600.00

EAST 18TH ST (*), es, 400 s Av Q 40 x100; Mathilda Charleton 6,450.00

52D ST, sws, 199.6 nw 5 av, 20.6x 100.2; Ida A Stringer 7,875.00

PITKIN AV (*), ns, 25 e Jerome, 50x 100; Frances E Carll 1,000.00

SUTTER AV (*), nec Thatford av, 100 x25; Jennie Ratzkin 3,750.00

UNDERHILL AV, nwc St John's pl, runs n47xw72.6xse81xe30 to beg; vacant (vol); Jos Horowitz 5,050.00

5TH AV, ses, 41.8 ne 72d, 20x100.5; Jno E Sullivan et al 10,140.00

6TH AV, ses, 20 ne 52d, 20x80; withdrawn ..... ——

LOT 19, Block 147, 24th Ward; People of the State of N Y..... 250.000

WILLIAM J. McPHILLIAMY & CO.

CORNELIA ST, ses, 215 ne Irving av, 20x100; James A Caulfield 5,700.00

DOBBIN ST (*), ws, 175 n Nassau av, 25x100; Williamsburgh Savgs Bank.. 500.00

UNION ST, ns, 115 w 7 av, 20x90; withdrawn ..... ——

EAST 26TH ST (*), es, 220 s Newkirk av, 40x100; Home Title Ins Co 1,000.00

42D ST (*), ss, 120 w 13 av, 20x100.2; Mary B Francisco 3,000.00

42D ST (*), ss, 140 w 13 av 20x100.2; same 3,000.00

54TH ST, sws, 195 nw 4 av, 20x100.2; Michael Raphael et al 3,400.00

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3x se313.11xne349.6xne183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw503.9xse504.11xne515.10 x n w313.11 to beg; withdrawn ..... ——

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Auction Sales—Brooklyn—Continued.

KINGSTON AV (*), ws, 18.6 s Bergen, 25x94; Sara R Compton et al..... 12,700.00
SNYDER AV, nec E 32d, 102.6x100; withdrawn ..... —
TILDEN AV, sec Bklyn av, 104.7x108.5; withdrawn ..... —

NATHANIEL SHUTER.

BERGEN ST (*), ns, 144 w Utica av, 16 x107.2; Ella R Bemis 5,500.00
74TH ST (*), ss, 106.2 w 18 av, 20x 100; Harry Bruss 300.00
76TH ST (*), sws, 311 nw 18 av, 80x 100; Francis U Johnstone 6,250.00
CORTELYOU RD (*), nec E 17th, 108.1 x37.4x100x78.5; Henry Lankenau.... 9,800.00
SUTTER AV (*), ss, 75 e Barbey, 25x 100; Saml Patrick 3,500.00

JAMES L. BRUMLEY.

EAST 32D ST, ws, 120 n Tilden av, 20x 100; withdrawn ..... —

JOSEPH P. DAY.

MONTGOMERY PL (*), sws, 278.10 se 8 av, 16.3x100; Ess Ess Realty Co...10,000.00
PENN ST, 93, ns, 75 w Bedford av, 18.6x100, 3-sty & b bk & stn dwg (vol) —
JEFFERSON AV, swc Franklin av, 125 x100, 6-sty bk & stn tnt (vol)..... —

Total $175,064.00
Corresponding week 1914 ..... 254,315.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

APR. 17.
Bankruptcy sale of the holdings of the New York Real Estate Security Co at the County Court House at 10 a. m.
77TH ST, 66-72 E.
78TH ST, 101 W.
93D ST, 4-6 W.
111TH ST, 136 W.
111TH ST, 140 W.
111TH ST, 507 W.
111TH ST, 507 W.
111TH ST, 517-21 W.
114TH ST, 122 W.
114TH ST, 600 W.
135TH ST, 506 W.
136TH ST, 522 W.
136TH ST, 530 W.
140TH ST, 601 W.
141ST ST, 476 W.
141ST ST, 600 W.
142D ST, 605 W.
144TH ST, 560 W.
145TH ST, 155-7 W.
145TH ST, 159-61 W.
150TH ST, 462-80 W.
162D ST, 565 W.
162D ST, 615 W.
176TH ST, 500 W.
177T HST, 502-4 W.
AUDUBON AV, 220 & 228.
BROADWAY, 42.
BROADWAY, 3099-3103.
BROADWAY, 3132.
BROADWAY, 3134.
CLAREMONT AV, 180.
CLAREMONT AV, 182.
CLAREMONT AV, 190.
CENTRAL PARK WEST, 418.
CENTRAL PARK WEST, 447-8.
COLUMBUS AV, 386, leasehold.
MT MORRIS PARK WEST, 35.
RIVERSIDE DR, 448.
RIVERSIDE DR, 468.
RIVERSIDE DR, 583.
ST NICHOLAS AV, 60.
ST NICHOLAS AV, 961.

Bronx.

JOSEPH P. DAY.

138TH ST, 590 E.
145TH ST, 546 & 550 E.
BATHGATE AV, 2029.
BROOK AV, 278.
BROOK AV, 282.
FOREST AV, 1044-48.
WASHINGTON AV, 1477.

Brooklyn.

JERE JOHNSON, JR., CO.

APR. 14.
PACIFIC ST, 465, ns, 125 e Nevins, 25x70, 2-sty fr dwg (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
STUYVESANT ST, 42, ss, 86.7 w 10th, 17x70.5x 17.2x75.5, 4-sty bk tnt; Bella C Peterkin—Sarah Lauterstein; Bailey & Sullivan (A), 135 Bway; Jno S Sheppard, Jr (R); due, $8,735.21; T&c, $430.15; Herbert A Sherman.
29TH ST, 563 W, see 35th st, 217-9 W.
25TH ST, 217-9 W, ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; 8TH AV, 783, ws, 57.9 s 48th, 25.1x100, 3-sty bk tnt & strs; 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; 9TH AV, 500, sec 38th (Nos 354-58), 24.9x100, 5-sty bk tnt & strs; 11TH AV, 302-4, nec 29th (563), 49.4x55, 2-4-sty bk tnts & strs; Sheriff's Sale of all right, title, &c, which Helena M Richter had on Oct 30, 1914 or since; Ferguson & Ferguson (A), 41 Park Row; Max S. Grifenhagen, sheriff; Daniel Greenwald.
38TH ST, 250 W, see 35th st, 217-9 W.
38TH ST, 354-8 W, see 35th st, 217-9 W.
77TH ST, 12 W, ss, 225 w Central Park W, 25x 102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 46 Cedar st; Michl J Mulqueen (R); due, $21,323.16; T&c, $4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.
85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Frosk kauer (A), 170 Bway; Jno H Rogan (R); due, $43,259.99; T&c, $2,818.49; mtg recorded Dec 28,1909; M Morgenthau, Jr, Co.
141ST ST, 239 & 241 W, ns, 200.4 e 8 av, 49.8x 99.11, 6-sty bk tnt; Chas B McClain—Inter City Land & Securities Co et al; Henry W Kennedy (A), 66 Bway; Jos D Kelly (R); due, $7,414.00; T&c, $2,000; sub to mtg of $50,000; Henry Brady.
AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.
8TH AV, 783, see 48th st, 217-9 W.
9TH AV, 500, see 35th st, 217-9 W.
11TH AV, 302-4 W, see 35th st, 217-9 W.

APR. 13.
109TH ST, 300-2 E, see 2 av, 2118.
132D ST, 122 W, ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Metropolitan Savgs Bank—Margt E Napier et al; A S & W Hutchins (A), 84 William; Henry D Patton (R); due, $8,124.80; T&c, $313; Chas A Berrian.
2D AV, 2118, sec 109th (No 300-2), 17x66, 3-sty fr bk ft tnt & strs; City Real Estate Co—Rose M Coyle et al; Harold Swain (A), 176 Bway; Irving Washburn (R); due, $5,446.29; T&c, $168.30; Joseph P Day.

APR. 14.
GREENE ST, 78, es, 101.2 s Spring, 25x100.1, 6-sty bk loft & str bldg; Grenville L Winthrop et al, exrs—Sol Cohen et al; Chalmers Wood (A), 52 William; Lafayette B Gleason (R); due, $47,1[illegible]02; T&c, $370; Joseph P Day.
SUFFOLK ST, 12; es, 75 n Hester, 25x50, 5-sty bk tnt & strs; Wm M Martin, exr—Morris Simon et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Horace E Deming (R); due, $19,065.00; T&c, $504.50; Joseph P Day.
56TH ST, 216 W, see Broadway, 1744-8.
60TH ST, 210 E, ss, 142.2 e 3 av, 19.2x100.5, 3-sty & b stn dwg; Jas A Trowbridge—Rose Abrahams et al; Thos H Baskerville (A); 46 Cedar; Enos S Booth (R); due, $9,269.92; T&c, $863.10; Joseph P Day.
82D ST, 518 E, ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & strs; Ernst Zipse et al, exrs—Jos Scher et al; Geo H Hyde (A), 41 Park Row; Isidore D Morrison (R); due, $7,796.78; T&c, $353.55; Herbert A Sherman.
84TH ST, 507 E, ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; Arnold J D Heins—Mary A Smith et al; Salter & Steinkamp (A), 140 Nassau; Jas Dunne (R); due, $3,457.08; T&c, $400.16; Herbert A Sherman.
118TH ST, 63 & 65 E, ns, 140 w Park av, 50x 100.11, 6-sty bk tnt; Baron de Hirsch Fund—Annie Koplik et al; M S & I S Isaacs (A), 52 William; Wilbur Larremore (R); due, $47,378.66; T&c, $703.40; D Phoenix Ingraham.
125TH ST, 29 W, ns, 350 w 5 av, 20x99.11, 5-sty bk loft & str bldg; Bartow S Weeks, trst—Jas Dailey et al; Chas J McDermott (A), 2 Rector; Meyer M Friend (R); due, $38,608.84; T&c, $2,372.27; Joseph P Day.
AMSTERDAM AV, 2107, es, 75 n 164th, 25x100, 4-sty bk tnt & strs; Mary J Mondorf—Arthur Otten et al; Wm F Clare (A), 135 Bway; Hal Bell (R); due, $11,152.31; T&c, $612.75; mtg recorded May 6, 1904; Joseph P Day.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x 122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

APR. 15.
60TH ST, 229 E, ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; Jno M Bowers, trst, &c—Eliza Manto et al; Middleton S Borland (A), 46 Cedar; Jno H Corwin (R); due, $11,162.74; T&c, $625.50; Joseph P Day.
116TH ST, 207 E, ns, 115 e 3 av, 30x100.10, 5-sty bk tnt & strs; Minna G Goddard—Beatrice S O'Connor et al; Frederic de P Foster (A), 44 Wall; Chas E Heydt (R); due, $26,724.74; T&c, $1,341.70; Henry Brady.
116TH ST, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Saml Frankenheim et al—Josephine Clauter et al; Kantrowitz & Esberg (A), 320 Bway; Max Altmayer (R); due, $7,620.96; T&c, $178.19; Joseph P Day.
132D ST, 227 W, ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Mary Woytisek—Jas H Cruikshank et al; L S Lewkowitz (A), 299 Bway; Harry A Goidel (R); due, $8,935.23; T&c, $265.70; J H Mayers.

APR. 16.
54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5 2 & 3-sty bk bldgs of brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin N Dalberg (R); due, $64,908.62; T&c, $157.50; mtg recorded Apr 13, 1912; Joseph P Day.
55TH ST, 237 to 243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Wm Burroughs—Ambrose Realty Co et al; Lese & Connolly (A), 35 Nassau; Maurice Marks (R); due, $14,175.67; T&c, $995.60; Joseph P Day.
119TH ST, 86 W, see Lenox av, 170-8.
LENOX AV, 170-8, sec 119th (No 86), 100.11x85, 8-sty bk tnt & strs; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas H Murray (R); due, $210,197.02; T&c, $2,285.55; mtg recorded Sept 22, 1902; Joseph P Day.
MANHATTAN AV, 527, ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; Henry L Morris, trst—Henry A Brann et al; Cary & Carroll (A), 59 Wall; Winston H Hagen (R); due, $11,190.03; T&c, $594.25; mtg recorded Aug 8, 1907; Joseph P Day.

APR. 17.
No Legal Sales advertised for this day.

APR. 19.
103D ST, 111 E, ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A), 128 Bway; Phelan Beale (R); due, $5,085.02; T&c, $186.-15; mtg recorded Mar 18, 1905; Joseph P Day.
5TH AV, 257, es, 74.2 n 28th, 24.7x100, 5-sty stn str; Windham Realization Co—Bryan L Kennelly et al; Alexander & Green (A), 165 Bway; Bernard Rabbino (R); due, $219,559.-01; T&c, $12,511.70; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
182D ST, 544-50 E, swc 3 av (No 4463), 102.11x80, 2-5-sty bk tnts, strs on cor; Regina Hyman—Corgil Realty Co et al; Strasbourger, Eschwege & Schallek (A); Harry N French (R); due, $8,440.10; T&c, $1,025; sub to mtg $60,000; Joseph P Day.
3D AV, 4463, see 182d, 544-50 E.

APR. 13.
KEPLER AV, 4205, ws, 75 s 235th, 25x100, 2-sty fr dwg; City Real Estate Co—Eliz A Wilhelm et al; Harold Swain (A), 176 Bway; Edw D Bolton (R); due, $2,698.98; T&c, $68.15; James J Donovan.

APR. 14.
ROCKWOOD ST, ss, 84.2 e Walton av, 30.9x45x25x55, vacant; Anna B Crossin—Jas A Woolf et al; Action 3; Harold Swain (A), 176 Bway; Chas H Murray (R); due, $1,498.58; T&c, $75; Henry Brady.
148TH ST, 368 E, ss, 121.5 w 3 av, runs w 25xs 112.11xe25xn30xe.04xn83.6; 7-sty stn loft & str bldg; Lincoln Mtg Co—Bronx Publishing Co et al; Henry A Blumenthal (A), 233 Bway; Jos R Trussdale (R); due, $9,001.51; T&c, $1,250.85; sub to 1st mtg $48,000; J H Mayers.
237TH ST, E, nwc Katonah av, see Katonah av, 4311.
EDENWALD AV, sec Monticello av, see Monticello av, sec Edenwald.
KATONAH AV, 4311; nwc 237th, 25x85, 2-sty fr dwg; Mary E Lowry—Hibbert C Simmonds et al; Dean, Tracy & McBarron (A), 160 Bway; N Taylor Phillips (R); due, $5,486.00; T&c, $354.24; Henry Brady.
KATONAH AV, 4313, ws, 25 n 237th, 25x85, 2-sty fr dwg; Rebecca B Gourlie et al, extrxs—Stanley L Marran et al; Action 1; Dean, Tracy & McBarron (A), 169 Bway; Francis S McAvoy (R); lue, $5,827.78; T&c, $744.22; Joseph P Day.
KATONAH AV, 4315, ws, 50 n 237th, 25x85, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, $5,827.78; T&c, $744.22; Henry Brady.
MONTICELLO AV, sec Edenwald av, 175x100; Jno C Eidt et al—Chas S Terrett et al; Coller & Coller (A), 1 Liberty; Clarence Y Palitz (R); due, $6,527.07; T&c, $1,277.42; J H Mayers.
MORRIS AV, 1046, es, 130 n 165th, 20x92.6, 3-sty bk tnt; Imogene Whittlesey et al, extrxs—Meyer Harrison et al; Danl Burke (A), 44 Pine; Isidor Wels (R); due, $8,249.12; T&c, $750; Herbert A Sherman.

APR. 15.
BETTNERS LA, ses, Lot 88 to 90, 300x290, to cl Independence av, 329x32x196x219 and Lots 94 & 95, 113x352 to cl Independence av x114x367; ROADWAY, leading to Sigma pl, at beg thereof and on ws Independence av, runs s125x e120xn125xw120 to beg, being Lot 1; INDEPENDENCE AV, cl, adj Lot 1 on n, runs n 73xe172.9xs100.3 x w 73.5 x n — x w 105 to beg; ROADWAY to Sigma pl, Lot 4, 135x174x125x77; INDEPENDENCE AV, ws, Lot 82, 101x257x100.3x238; INDEPENDENCE AV, Lot 74 & 75, 134x158.3x134.6x179.6; PARLINGTON AV, cl, Lot 73, 136.3x150x131.5x210.6; PARLINGTON AV, cl, Lots 61 & 62, 200.6x200x100.3x73.5x100x266; PARLINGTON AV, cl, Lots 39 to 49 and 51 to 60, 1267.3x222x162.3 to cl Netherland av x1202.3x222; NETHERLAND AV, cl, Lots 28 to 31, 350x88x350x121.3; NETHERLAND AV, cl, LOT 27, 75x105.6x75x 93.5, and Lot 25, 104x269.1 to Riverdale av x 100x39x130.5; RIVERDALE AV, ws, 124 scl 259th, 50x100; RIVERDALE AV, ws, intersec cl 259th, 76x100; RIVERDALE AV, ws, 226 ncl 259th, 100x100; RIVERDALE AV, ws, 426 ncl 259th, 50x100, vacant; Wm L Condit—Maurice Rose et al; Elkhus, Gleason & Proskauer (A), 170 Bway; Jos S Klein (R); due, $67,390.43; T&c, $4,622.29; Joseph P Day.
SCHOFIELD ST, 189, ns, — e City Island av, 50x118; Louis F W Seifert—Mary A Byles et al; Frees & McEvoety (A), 3029 3 av; M S Schector (R); due, $2,982.26; T&c, $510.00; George Price.
135TH ST, 285 E, ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; August W Dell et al—Jennie Tackney et al; Herbert M Teets (A), 530 5 av; Joseph P Day.
INDEPENDENCE AV, see Bettner's la.
NETHERLAND AV, see Bettner's la.
PARLINGTON AV, see Bettner's la.
RIVERDALE AV, see Bettner's la.
ROADWAY leading to Sigma pl, see Bettner's la.

APR. 16.
181ST ST, W, sec Davidson av, see Davidson av, sec 181st.
DAVIDSON AV, sec 181st, 87.4x94.8x77.9x79.5, 1-sty bk factory & vacant; Wm H Caldwell, Jr—Rothkirch Bldg Co et al; Arthur Knox (A), 198 Bway; Jno Davis (R); due, $6,738.-01; T&c, $475; George Price.
PROSPECT AV, ws, 130th, 35.3x66.1, vacant; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Leo J Curren (R); due, $707.46; T&c, $465; James Donovan.
SHAKESPEARE AV, 1260, es, 175.5 s 169th, 25x 100.10, 2-sty bk tnt & strs; Jos Kugler—Bell Realty & Constn Co et al; Jacob Tuck (A), 38 Park Row; Otto J Kalt (R), due $1,836.28; T&c, $50.03; sub to 1st mtg $2,000; Henry Brady.

APR. 17 & 19.
No Legal Sales advertised for these days.

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Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
3D ST, nes 228.8 nw 5 av, 26.8x95; Fredk L Ostergren Mary T L Warren et al; Wm F Haemer (A), 99 Nassau, Manhattan; Albert R Latson, Jr (R); Wm P Rae.
BROADWAY, sws, 20.6 nw Whipple, 20.6x85.1; Alexander Rosenstein—Harry Solawy et al; Simon Berg (A), 714 Bway; J Theodore Robbins (R); Wm J McPhilliamy & Co.

APR. 13.
BALTIC ST, nwc Hoyt, 25x100; Julia W Costello—Brown Realty Co et al; Jas E Durossa (A), 100 Bway, Manhattan; Richmond L Brown (R); Wm J McPhilliamy & Co.
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; Jno Connor et al Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9xirreg; Elijah W Sells—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Leon Sachs (R); Nathaniel Shuter.
LINCOLN PL, ns, 321.2 e Brooklyn av, 140x102.8xirreg; Lawyers' Realty Co—Geo F Parmelee et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Calvin McClelland (R); Wm P Rae.
QUINCY ST, ss, 175 e Bedford av, 50x100; Dime Savgs Bank of Williamsburgh—Arthur G Schaffner et al; Otto F Struse (A), 260 Bway; Harry L Thompson (R); Wm J McPhilliamy & Co.
E 18TH ST, ws, 180 n Johnson rd, 20x100; Henry G Leberthon Fredk M Seller et al; Harry L Thompson (A), 175 Remsen; Henry Weismann (R); Nathaniel Shuter.
45TH ST, sws, intersec nws 16 av, 60x100.2; also 45TH ST, sws, 220 se 15 av, 80x100.2; Rachel Buckman—State National Bank of Ft Worth et al; Harry L Thompson (A), 175 Remsen; W Frank Harrington (R); Wm P Rae.
53D ST, ns, 190 w 5 av, 40.6x80; Augusta B Intyre—Louis Miner et al; Duncan A MacIntyre (A), 141 Bway, Manhattan; Wm D Niper (R); James L Brumley.
75TH ST, ss, 100 w 13 av, 60x100; also 13TH AV, ws, 60 s 75th, 40x100; Thos H Heffron—Rio De Janiero Realty Co, Inc, et al; Suffern Humphreys & Orr (A), 215 Montague; Frank E Johnson, Jr (R); Wm J McPhilliamy & Co.
79TH ST, nec 12 av, 440x200 to 78th; Fred H Pouch et al—Moe Levy et al; Henry J Davenport (A), 375 Pearl; Henry B Ketcham (R); Wm J McPhilliamy & Co.
BROADWAY, ss, 200 e Bedford av, 95.7x74.1; Anna M Nelson—Chas B Myers et al; J A Seidman (A), 63 Park Row, Manhattan; Arthur E Goddard (R); Wm P Rae.
5TH AV, sec 75th, 21.11x59.9; Jno M Heidelberger—Jno E Sullivan Co et al; Weisman & Hertz (A), 391 Fulton; Jno A Valentine (R); Nathaniel Shuter.
15TH AV, ses, intersec nes 65th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.
18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; Henry J Davenport (A), 375 Pearl; Richmond L Brown (R); Wm J McPhilliamy & Co.
24TH AV, nec 82d, —x—, to Stillwell av; Bernard V Lott—Abram F Bucher et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R); Wm J McPhilliamy & Co.

APR. 14.
WARREN ST, ss, 287.2 e 5 av, 16.8x100; Edw A Everit—Fabie Berkeley, Sr, et al; Geo W Pearsall (A), 49 Court; Walter M Effross (R); Wm P Rae.
17TH ST, sws, 150 se 3 av, 25x100; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exchange pl; Horatio C King (R); Wm J McPhilliamy & Co.
70TH ST, nes, intersec, ses 12 av, 600x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 240x200; 74TH ST, sws, intersec nws 11 av, 85.11x97.2; 73D ST, sws, intersec nws 11 av, 67.10x200; 72D ST, sws, intersec nws 11 av, 49x100; Margt McCarty—Wm K Dickerson et al; Bacon & Rorty (A), Goshen, N. Y; Philip A Brennan (R); Wm J McPhilliamy & Co.
79TH ST, ns, 153.6 w 14 av, 18.6x100; Arthur C Wadly—Sim Realty Co, et al; Action 1; Douglas, Armitage & McCann (A), 233 Bway; Geo Roberts (R); Henry Brady.
79TH ST, ns, 137 w 14 av, 18.6x100; same—same; Action 2; same (A); same (R); Henry Brady.
FLATLANDS NECK RD, es, adj land of August G Grave, & 147.8 n Mill la, runs e150.7xs40.1 xw40.3xw47xw70xe64 to beg; Sarah V Ryder et al—Jorge K Jorgensen et al; Leander B Faber (A), Jamaica, L I; Fortescue C Metcalfe (R); Wm P Rae.
FORBELL AV, ws, 109 n Magenta, 17.9x120; Emma Thalen—Magenta Development Corpn et al; Abraham Rockmore (A), 26 Court; Jas M Fawcett (R); Nathaniel Shuter.
KINGSTON AV, es, 38.9 s St John's pl, 19.4x80; David Klein—Konrad Bantle et al; Max Arens (A), 271 Bway; Peter W Ostrander (R); James L Brumley.
KINGS HIGHWAY, sec, right of way, runs ne 169.3xn382.2xse1075.6xs182xse762.3xse1823.9 xse 714.3 x s w 147.9 x nw2978.3xne16.6xnw 1331.6 to beg; D & M Chauncey Real Estate Co—Kings Highway Land & Impt Co et al; Henry D Lott (A), 184 Montague; Louis Lewin (R); James L Brumley.
OCEAN PKWAY, ws, adj land of Eliza Schoonmaker, containing 2 14/100 acres; Whitman W Kenyon—Grace A Browne et al; Geo V Brower (A), 44 Court; Patrick E Callahan (R); Wm J McPhilliamy & Co.
LOTS 1291 to 1295, Map of land of heirs of Nicholas Schenck, right, title, &c; LOTS 1162 to 1165, same map; Jos Fallert Brewing Co—Jno Whittaker et al; Anson B Cole (A), 44 Court; Chas H Haubert (R); Wm J McPhilliamy & Co.

APR. 15.
ADAMS ST, es, 100 n Nassau, 24x25x irreg; Jno A Ruth—Myles Johnson et al; Wm S Pettit (A), Far Rockaway; Wm A Alcock (R); Wm P Rae.
SEELEY ST, ns, 199 w 20th, 24x100; Sarah F Mead—Jno G Franz et al; Wm H Orr (A), 350 Fulton; Eugene F O'Connor (R); Wm J McPhilliamy & Co.
78TH ST, ns, 300 w 14 av, 20x100; Silas W Stein et al—Onslow Moore Co et al; Action 1; Walter S Deernberg (A), 27 Cedar, Manhattan; Wm Liebermann (R); Wm P Rae.
78TH ST, ns, 280 w 14 av, 20x100; same—same; Action 2; same (A), Jno P Lamerdin (R); Wm P Rae.
81ST ST, ss, 134 w 17 av, 17x100; Bklyn Hospital—Ida J Sheffner et al; Cary & Carroll (A), 59 Wall, Manhattan; Montague Lessler (R); James L Brumley.
82D ST, nes, 180 nw 20 av, 40x100; Carrie E Deshon et al—Thos F Baldwin et al; Harry L Thompson (A), 175 Remsen; Wm J Smith (R); Wm J McPhilliamy & Co.
CROPSEY AV, sws, adj land of Peter Voorhees, 194.5x to Harway av x13.3xirreg; also LAND bet high and low water and under water of Gravesend Bay in letters patent of Margt R Bateman, being in Sec 21, blocks 6927, 6928 & 6942; 6TH AV, ws, 85 n Lincoln pl, 21x100; Gordon K Baldwin et al—Wm R Oliver et al; Pratt, Koehler & Boyle (A), 61 Bway, Manhattan; Thomas E O'Brien (R); Joseph P Day.
9TH AV, ws, 40.2 n 57th, 40x100; Liens Purchase Co—Morris Goldstein et al; Matthew W Wood (A), 233 Bway, Manhattan; Saml J Wagstaff (R); Wm P Rae.

APR. 16.
MINNA ST, ss, 200 e Chester av, 100x100; Amalie W Hassenkamp—Mary L Behrens et al; Saml E Faron (A), 50 Court; Burt L Rich (R); Wm J McPhilliamy & Co.
86TH ST, sws, 5. w Gravesend av, 200x195; Mtg Holding Co—Chas C Overton et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Chas A Webber (R); James L Brumley.
LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs of Ossining—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Thos O Conti (R); Wm J McPhilliamy & Co.

APR. 17.
No Legal Sales advertised for this day.

APR. 19.
6TH ST, ns, 282.10 e 8 av, 35x100; also 10TH ST, nwc Prospect Park W, 97.10x92.6; Jas S Corrigan—Chas L Feitman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); James L Brumley.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 3.
9TH ST, 6-8 W; Harry Content—Securities Co; R L Tarbox (A).
21ST ST, 51-55 W; Seamen's Bank for Savgs in City of N Y—Arthur S Higgins et al; Cadwalader, Wickersham & Taft (A).
69TH ST, nes, 465 w Amsterdam av, 80x100.5; Tudor Realty Co—Jane Riley et al; F M Sanders (A).
114TH ST, 50 W; Chas M Cannon et al—Louis Wolf et al; W N O'Neil (A).
114TH ST, 56 E; David Rieser—Anna L Garragrant et al; Epstein, Weinstein & Epstein (A).

APR. 5.
HESTER ST 174; Carmela Seccafico—Guiseppe Seccafico; B W Berry (A).
27TH ST, 312-14 W; Jos Buttenweiser—Jaworower Realty Co et al; Unger & Unger (A).
73D ST, ss, 184 e Madison av, 20x102.2; Henry S Ogilvie—Eliz A Demarest et al; H M Bellinger, Jr (A).
112TH ST, ss, 73 e Lexington av, 27x100.11; Emigrant Industrial Savgs Bank—Agnes M Brooker et al; R & E J O'Gorman (A).

APR. 6.
39TH ST, ns, 111.11 w 2 av, 27.11x98.9; Chas B Hawkes—Peter F Kane et al; A Finelite (A).
112TH ST, 307 E; Jas McDermott—Guiseppe Zibelli et al; J O Farrell (A).
MADISON AV, ws, 67.11 n 113th, 16.6x70; Bernard Levoy—Nathan Gordon et al; M S & I S Isaacs (A).
MADISON AV, nec 29th, 37.6x78; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc, et al; amended; H Swain (A).

APR. 7.
DIVISION ST, 233; also EAST BROADWAY, 244; Trustees of the Leake & Watts Orphan House in the City of N Y—Jacob Harris et al; Nash & Jones (A).
11TH ST, ns, 158.2 e Washington, 21.1x95; Geo Solomon—Ann Walsh et al; Gettner, Simon & Asher (A).
22D ST, ss, 142 e 6 av, 23x98.9; Caroline R Brown et al—Jennie E Van Horn et al; J M Rider (A).
136TH ST, ss, 50 e Amsterdam av, 50x99.11; Louis Van Brink—Isaac Kahn et al; Hartman & Levene (A).
AV B, es, 71 n 10th, 23.8x93; Sarah E Blodget—Rosie Rothstein et al; A A Spear (A).
5TH AV, swc 117th, 100.11x45.6; Frederic F de Rham—Isidor Krausharar et al; amended; F de P Foster (A).
7TH AV, 328-32; Felix M Warburg et al—Geo W Tubbs et al; Stroock & Stroock (A).

APR. 8.
LEWIS ST, 213-17; David Sachin—Jacob Klinger et al; S Friedlander (A).
PERRY ST, ss, 160 w 4th, 20x94.10; Helen H Maynard et al; Albert P Messinger et al; Hawkins, Delafield & Longfellow (A).
3D ST, 361 E; Gilbert L Nicoll—Abraham Waldinger et al; E S Fowler (A).
7TH ST, 279-81; Herbert L Celler—Louis Gluck; A F Silverstone (A).
25TH ST, 24-26 W; Josef Steiner—25th Constn Co et al; Stoddard & Mark (A).
30TH ST, 7 E; Jno W Sterling—Wm C O'Brien et al; J A Garver (A).

59TH ST, ss, 200 w Amsterdam av, 25x100; Harry Rotman—Herman Sacks et al; A Smith (A).

98TH ST, ns, 84.2 w Amsterdam av, 52.7x105; Wm Rankin—Martha Kommer et al; W R Adams (A).

120TH ST, 329-33 E; Josephine E Thayer—Louis Lese et al; F de P Foster (A).

127TH ST, 219-21 E; Louise Scheider—Hannah J McCreery et al; H M Bellinger, Jr (A).

150TH ST, 408 W; Lillian I Franklin, exr—Blosben Corpn et al; Cary & Carroll (A).

AV A, es, 51.9 s 12th, 25.9x95.6; Rosa Gentzlinger, extrx—Barney Mechanic et al; amended; H P Botty (A).

GREENWICH AV, nes, 103.10 se 11th, 20x53.3x irreg; W Emlen Roosevelt et al; Friedericke Ertz et al; C C Kobbe (A).

APR. 9.

1ST ST, sws, Lot 9; Julius H Susmann—Rosa Hertz et al; Guggenheimer, Untermeyer & Marshall (A).

22D ST, 133 W; City Real Estate Co—Teresa Rowan et al; H Swain (A).

3D AV, 1160; Franklin Savgs Bank in the City of N Y—Louis Newman et al; W M Powell (A).

Bronx.

APR. 2.

HOE AV, ws, 275 n 167th, 25x100; City Real Estate Co—Rockfield Constn Co et al; H Swain (A).

HOE AV, 1228; Sol Bossack—Cioffi Co et al; R Lowenthal (A).

APR. 3.

No Foreclosure Suits filed this day.

APR. 5.

ANDERSON AV, 952; Peter McDowell—Kemp-Jones Realty Co et al; P F Griffin (A).

GLEASON AV, ss, 25 w 172d, 25x106.6; Mary Brenneman—Saml Geller et al; Coudert Bros (A).

GLEASON AV, swc 172d, 25x106.6; Mary Brenneman—Celeste B Levy et al; Coudert Bros (A).

APR. 6.

MONROE AV, sec 173d, 25x95; Anna M Tewers et al—Mary J Price et al; H Swain (A).

UNION AV, es, 85 n 167th, 40x100; Chas E Perkins—R & W Realty Co et al; H J Lejall (A).

APR. 7.

JESSUP AV, ws, 259.1 s Jessup pl, 100x100; Elizabeth F Ferris—Nellie Wood et al; J W Bryant (A).

MARMION AV, ws, 39.07 s 179th, 36x78.1; Philip Rhinelander, exr—C K Realty Co et al; Miller & Hartcorn (A).

LOT 2, Block 2, Map of Sec 1 of Bathgate Estate, bet E 237th st and E 239th st; also LOT 3, Block 2 Map of Sec 1 of Bathgate Estate, bet E 237th st and E 239th st; Hester J Morrison—Vincenzo Palmieri et al; J Eisner (A).

APR. 8.

CASTLE HILL AV, es, 75 s Hermany av, 94.4x105; also HERMANY AV, ss, 105 e Castle Hill av, 144x182.3; Thos Amend—Mary Wagner et al; M B McHugh (A).

FRANKLIN AV, 1062; Chebra Holche Zedek—Julia M McMahon et al; H Swain (A).

LOT 159, map of lots in Village of Williamsbridge; Teresina De Stefano—Onofrio De Stasio; M R Matteo (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 1.

103D ST, 117 E; N Y Investors Corpn—Bella Rubel et al; Harold Swain (A); Geo E Willer (R); due 4,694.75

178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Mary J Calhoun et al; Jno C Gulick (A); Robt S Mullen (R); due..... 5,296.52

APR. 2 & 3.

No Judgments in Foreclosure Suits filed these days.

APR. 5.

BROADWAY, 832-4; Seamens Bank for Savgs in the City of N Y—Isidor Bach; Cadwalader, Wickersham & Taft (A); Sol Kohn (R); due.....202,094.44

2D AV 2453; Theo T Brinckerhoff—Wilbur F Crane, Jr, et al; Delches & Goldwater (A); Herman Joseph (R); due 26,361.11

APR. 6.

ELDRIDGE ST, 236-44; Grenewich Savgs Bank—Mineker Realty Co—B Aymar Sands (A); Lemuel E Quigg (R); due 131,937.50

STANTON ST, 329; Metropolitan Savgs Bank—Elias Gelbwaks et al; A S & W Hutchins (A); Harry N French (R); due 13,637.15

APR. 7.

No Judgments in Foreclosure Suits filed this day.

Bronx.

APR. 2.

BARTHOLDI ST ss, 100 w Pine av, 25x95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A); E F Moran (R); due. 4,831.38

BARTHOLDI ST, ss, 75 w Pine av; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A); E F Moran (R); due 4,831.38

APR. 3.

No Judgments in Foreclosure Suits filed this day.

APR. 5.

WILLETT AV, ws, 100 s 216th, 100x200; Jas B Kilsheimer—Cioffi Co et al; Dutton & Kilsheimer (A); H C Knoeppel (R); due 5,130.83

APR. 6.

PERRY AV, ss, 159.6 w 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A); J J O'Brien (R); due... 1,579.25

PERRY AV, ss, 139.6 w 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A); J J O'Brien (R); due... 1,579.25

WARREN AV, ws, 285.2 s Spuyten Duyvil pkway, 15nx204x irreg; 1st National Bank of Remsen, N Y—Wm H Yale et al; Prichard & Deecke (A); O E Davis (R); due..... 5,211.67

APR. 7.

INTERVALE AV, ws, 350.6 n 167th, 25x121.3; Chas Spengler—Carmine Cioffi et al; Rabe & Kellar (A); H Bijur (R); due 4,825.35

VANDERBILT AV, es, 25.8 n Gouverneur pl, 25.6x65.1; Kate B Murray—Jas Gaffney et al; S W Levine (A); A N Zinke (R); due.....12,409.67

APR. 8.

PARK AV, sec 181st st, 25x91; Alice M Cordier et al as trstes—Saml Weiss et al; H M Bellinger, Jr (A); W T Quinn (R); due 4,271.95

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 3.

LOT 73, Block 4679, Sec 16, Tax Map; Adelaide A Wabst—Anna A Owen et al; action to foreclose transfer of tax lien; G A Moses (A).

APR. 5.

3D AV, 7; Manhattan Ry Co—Ann E Allen et al; action acquire title; J L Quackenbush (A).

3D AV, 15, same—Isabelle B Jones et al; action acquire title; J L Quackenbush (A).

3D AV, 15; same—Geo W M Sturges et al; action acquire title; J L Quackenbush (A).

3D AV, 17; same—Herman Miller et al; action acquire title; J L Quackenbush (A).

3D AV, 19; same—Mary A Pitt et al; action acquire title; J L Quackenbush (A).

3D AV, 43; same—Arthur Blue; action acquire title; J L Quackenbush (A).

3D AV, 483; same—Maurice F Schlesinger et al; action acquire title; J L Quackenbush (A).

3D AV, 53-63; same—Michl J Adrian Corpn et al; action acquire title; J L Quackenbush (A).

3D AV, 64; same—Arthur Blue et al; action acquire title; J L Quackenbush (A).

3D AV, 252; same—Fredk Bishop et al; action acquire title; J L Quackenbush (A).

3D AV, 258; same—Emanuel Finsterer et al; action acquire title; J L Quackenbush (A).

3D AV, 261; same—Jno H Huneke et al; action acquire title; J L Quackenbush (A).

3D AV, 265; same—Emma M Zeltner et al; action acquire title; J L Quackenbush (A).

3D AV, 273-77; same—David Bloom et al; action acquire title; J L Quackenbush (A).

3D AV, 276; same—Louise Gucker et al; action acquire title; J L Quackenbush (A).

3D AV, 282; same—Aug Juick et al; action acquire title; J L Quackenbush (A).

3D AV, 283-5; same—Julia B Walker et al; action acquire title; J L Quackenbush (A).

3D AV, 316; same—Jos B Guttenberg et al; action acquire title; J L Quackenbush (A).

3D AV, 317-19; same—The Stanton Co et al; action acquire title; J L Quackenbush (A).

3D AV, 325-31; same—Marks Rosenberg et al; action acquire title; J L Quackenbush (A).

3D AV, 330-34; same—Mineker Realty Co et al; action acquire title; J L Quackenbush (A).

3D AV 333-35; same—R Eliz Putney et al; action acquire title; J L Quackenbush (A).

3D AV, 337; same—Geo Schuchman et al; action acquire title; J L Quackenbush (A).

3D AV, 341-47; same—Geo McK Brown et al; action acquire title; J L Quackenbush (A).

3D AV, 342-48; same—Chas C Nadal et al; action acquire title; J L Quackenbush (A).

3D AV, 349-55; same—Jos Hecht; action acquire title; J L Quackenbush (A).

3D AV, 383; same—Chas Kaubler et al; action acquire title; J L Quackenbush (A).

3D AV, 446-48; same—Peter Doelger Brewing Co, Inc; action acquire title; J L Quackenbush (A).

3D AV, 456; same—Pauline Goldstein, trste, et al; action acquire title; J L Quackenbush (A).

3D AV, 470; same—Louis S Stroock et al; action acquire title; J L Quackenbush (A).

3D AV, 473; same—Michl J Adrian Corpn et al; action acquire title; J L Quackenbush (A).

3D AV, 547; same—Jas W Halstead et al; action acquire title; J L Quackenbush (A).

3D AV, 571; same—Matilda B Bienhauer et al; action acquire title; J L Quackenbush (A).

3D AV, 593-95; same—Edw H Mount et al; action acquire title; J L Quackenbush (A).

3D AV, 602; same—Otto Wagner et al; action acquire title; J L Quackenbush (A).

3D AV, 609; same—Mary E Maguire et al; action acquire title; J L Quackenbush (A).

3D AV 610; same—Matie Moacher et al; action acquire title; J L Quackenbush (A).

3D AV, 625-27; same—Harriet J Hanfield et al; action acquire title; J L Quackenbush (A).

3D AV, 626; same—Sarah E Correll et al; action acquire title; J L Quackenbush (A).

3D AV, 641; same—Harry Parkhill et al; action acquire title; J L Quackenbush (A).

3D AV, 644; same—Emma A Griffon et al; action acquire title; J L Quackenbush (A).

3D AV, 672; same—Realty Co; action acquire title; J L Quackenbush (A).

3D AV, 677; same—Christine Schnittjer et al; action acquire title; J L Quackenbush (A).

3D AV, 679; same—Margt Delany et al; action acquire title; J L Quackenbush (A).

3D AV, 681-83; same—Cora Steffens et al; action acquire title; J L Quackenbush (A).

3D AV, 686-88; same—Isaac Cohen et al; action acquire title; J L Quackenbush (A).

3D AV, 687-89; same—Jno H Henshaw et al; action acquire title; J L Quackenbush (A).

3D AV, 696; same—Saml Heilbroner et al; action acquire title; J L Quackenbush (A).

3D AV, 706-8; same—Fredk W Wohlfert et al; action acquire title; J L Quackenbush (A).

APR. 6.

BROADWAY, 1587; Julius C Koechig—Jas Conry; action to foreclose mechanic's lien; N E Betjeman (A).

APR. 7.

GREENWICH ST, 217; Manhattan Ry Co—Mary E Manuel; action acquire title; J L Quackenbush (A).

GREENWICH ST, 227; same—Wm H Cowl et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 277; same—Hy Kast; action to acquire title; J L Quackenbush (A).

GREENWICH ST, 560; same—Michl H Kennedy et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 737; same—Annie M Goodheart et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 762; same—Carl Ernst et al; action acquire title; J L Quackenbush (A).

110TH ST, 9-11 W; Jacob Efron—Louis W Morrison et al; action to foreclose mechanic's lien; J Cohn (A).

19TH ST, 49 W; Emanuel-El Congregation of the City of N Y—Mutual Alliance Trust Co et al; Guggenheimer, Untermyer & Marshall (A).

132D ST, ss, 100 w Amsterdam av, 41.8x99.11; American Bible Society—Rob t Friedman Constn Co et al; Harris & Towne (A).

30TH ST, 25 W; Mutual Life ins Co of N Y—Wm J Clarke et al; amended; E B Allen (A). acquire title; J L Quackenbush (A).

BROADWAY, 1921-29; Manhattan Ry Co—Oak Crest Realty Co et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 131-41; same—DeWitt C Flanagan et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 140-46; same—Udo M Fleischmann et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 149-151; same—Chas R Saul et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 152; same—Jos Zimmern et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 169-79; same—Appleton D Palmer et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 182-84; same—Geo Fenn et al; action acquire title; J L Quackenbush (A).

8TH AV, 796; same—Ida Kempner et al; action acquire title; J L Quackenbush (A).

8TH AV, 2107; same—Caroline Uthoff et al; action acquire title; J L Quackenbush (A).

8TH AV, 2111; same—Bartholomew M O'Connor et al; action acquire title; J L Quackenbush (A).

8TH AV, 2141-43; same—Paul Schuhose et al; action acquire title; J L Quackenbush (A).

8TH AV, 2149-51; same—Chas H Von Dehsen et al; action acquire title; J L Quackenbush (A).

8TH AV, 2181; same—Adam Wesp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2182; same—Fredk Plumb et al; action acquire title; J L Quackenbush (A).

8TH AV, 2199; same—Nicholas Grunzfelder et al; action acquire title; J L Quackenbush (A).

8TH AV, 2292-94; same—Henry O Heuer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2297; same—Jacob Spangenberg et al; action acquire title; J L Quackenbush (A).

8TH AV, 2299; same—same; action acquire title; J L Quackenbush (A).

8TH AV, 2301-3; same—Universal Operating Co et al; action acquire title; J L Quackenbush (A).

8TH AV, 2308; same—Diedrich Heuer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2338; same—Isaac Westerfield et al; action acquire title; J L Quackenbush (A).

8TH AV, 2348; same—Ferdinand W Geiler et al; action acquire title; J L Quackenbush (A).

8TH AV, 2350; same—Henry J Humphrey et al; action acquire title; J L Quackenbush (A).

8TH AV, 2355; same—Jno C Bremer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2357; same—same; action acquire title; J L Quackenbush (A).

8TH AV, 2688; same—Anna W Hepp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2692-94; same—Sophie Stearns et al; action acquire title; J L Quackenbush (A).

8TH AV, 2695-97; same—Mary Eisler et al; action acquire title; J L Quackenbush (A).

8TH AV, 2698; same—Minnie Lowe et al; trsts; action acquire title; J L Quackenbush (A).

8TH AV, 2700; same—Emilie Bein et al; action acquire title; J L Quackenbush (A).

8TH AV, 2705; same—Jno Hartjen et al; action acquire title; J L Quackenbush (A).

8TH AV, 2707-9; same—Ernestine Molwitz et al; action acquire title; J L Quackenbush (A).

8TH AV, 2719-25; same—Mary Lynch et al; action acquire title; J L Quackenbush (A).

8TH AV, 2721-29; same—Ferdinand Brakman et al; action acquire title; J L Quackenbush (A).

8TH AV, 2745-51; same—Rachel Hyman et al; action acquire title; J L Quackenbush (A).

8TH AV, 2750; same—Martin Wolff et al; action acquire title; J L Quackenbush (A).

8TH AV, 2753-55; same—Louis Eisenberg et al; action acquire title; J L Quackenbush (A).

8TH AV, 2768-86; same—Sophie Sterns et al; action acquire title; J L Quackenbush (A).

8TH AV, 2841; same—Anna W Hepp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2843; same—Laura D Wendt et al; action acquire title; J L Quackenbush (A).

8TH AV, 2847; same—Henry Wendt et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

9TH AV, 10-20; same—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).
9TH AV, 9-19; same—same; action acquire title; J L Quackenbush (A).
9TH AV, 29-35; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).
9TH AV, 411; same—Abbott C Combes et al; action acquire title; J L Quackenbush (A).
9TH AV, 419; same—Jno H Cordes et al; action
9TH AV, 423-29; same—O'Gara Estates et al; action acquire title; J L Quackenbush (A).
9TH AV, 441; same—Robt Gray et al; action acquire title; J L Quackenbush (A).
9TH AV, 462; same—Margt Bauer et al; action acquire title; J L Quackenbush (A).
9TH AV, 465; same—Aug Struning et al; action acquire title; J L Quackenbush (A).
9TH AV, 521-25; same—Hugh E Skelly et al; action acquire title; J L Quackenbush (A).
9TH AV, 755; same—Augusta Vanden Honden et al; action acquire title; J L Quackenbush (A).
9TH AV, 763; same—Theo H Mulch et al; action acquire title; J L Quackenbush (A).
9TH AV, 765; same—Geo F Ligirger et al; action acquire title; J L Quackenbush (A).
9TH AV, 776; same—Annie W Schierlok et al; action acquire title; J L Quackenbush (A).
9TH AV, 778; same—Leonhard Denner et al; action acquire title; J L Quackenbush (A).
9TH AV, 781; same—Peter Doelger Brewg Co et al; action acquire title; J L Quackenbush (A).

9TH AV, 782; same—Geo Ehret; action acquire title; J L Quackenbush (A).

9TH AV, 788; same—Karl Groll et al; action acquire title; J L Quackenbush (A).
9TH AV, 801; same—Jno T Nagel et al; action acquire title; J L Quackenbush (A).
9TH AV, 8—; same—Fredk H Kastens et al; action acquire title; J L Quackenbush (A).
9TH AV, 826; same—Herman Elsasser et al; action acquire title; J L Quackenbush (A).
9TH AV, 829; same—Rosalie Hesslein; action acquire title; J L Quackenbush (A).

APR. 8.

87TH ST, 56-60 E; Eugene L Richards—Adolf Mandel et al; action to set aside deed; J T Mahoney (A).

APR. 9.

162D ST, ss, 300 e Bway, 100x99.11x irreg; Jno P Kane Co—H P Wright & Co et al; action to foreclose mechanics lien; Benjamin, Shepard, Houghton & Taylor (A).

Bronx.

APR. 2.

WASHINGTON AV, ws, 50 n 173, 25x90; also ns of ROAD leading from Fordham to West Farms, 25.8 w of c of said road, 21x107.6; Abr Greenberg—Goldberg & Greenberg, Inc, et al; action to foreclose vendor's lien; H R Elias (A).

APR. 3.

MORRIS ST, sec Barnes av, known as Lot No 30, Block 4571, Sec 16, on Tax Map; Leodegar Siebert—Andrew Cipolla et al; action to foreclose transfer of tax lien; G A Moses (A).
3D AV, 2744-2748; Manhattan Ry Co—Edward D Farrell et al; action acquire title; J L Quackenbush (A).
3D AV; 2940; same—Sophie Blum et al; same; same (A).
3D AV, 2980; same—same; same; same (A).
3D AV, 2997; same—Harry C. Hart et al; same; same (A).
3D AV, 3008; same—Chas Urstadt et al; same; same (A).
3D AV, 3046; same—Sophie Blum et al; same; same (A).
3D AV, 3047; same—Chas H Finan et al; same; same (A).
3D AV, 3065-3067; same—Sol Berliner et al; same; same (A).
3D AV, 3492-94; same—Maria Boehm et al; same; same (A).
3D AV, 4000-04; same—Chas Strauss et al; same; same (A).
3D AV, 4040-54; same—Zarland Realty Co et al; same; same (A).

APR. 5.

193D ST, 55 E; Walter M Schwarz, as assignee—Baldwin C Hvass et al; action foreclose mechanics lien; Riegelman & Bach (A).
RATTLESNAKE BROOK, adj lands of Adaline Holley, 134x66; also RATTLESNAKE BROOK, adj land of Jas Hyde, Mill lane; Harry Merritt—Jno Mercer et al; partition suit; A C Blatz (A).

APR. 6.

LOT 76, Plot 27, 24th Ward, on Tax Map; Geo Eisenbach—Henry J Crawford et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).

APR. 7.

LESTER ST, 667; Johanna Mandl—Bernhard Hanff et al; action to set aside conveyance; C A Oberwager (A).
LOT 116, Map of Washingtonville; Wm P McCarthy—Chas Paul et al; action to foreclose transfer of tax lien; Siegel & Siegel (A).
LOT F, Map of Washingtonville; Wm P McCarthy—Chas Paul et al; action to foreclose transfer of tax lien; Siegel & Siegel (A).

APR. 8.

No Lis Pendens filed this day.

Brooklyn.

APR. 1.

BARBEY ST, ws, 332 s Dumont av, 19.4x100; Rita Morrissey—Isaac Garfinkle et al; H J Davenport (A).
CLEVELAND ST, 648; Aaron Klein—Max Cohen; specific performance; M Brownstein (A).
HEWES ST, 223; Kopel Sapolsky—Fannie Lint & ano; M A Rabinovitch (A).
HULL ST, ns, 393.9 e Rockaway av, 18.9x100; Adolph Dunkel—Herman Bottjer et al; C Oechler (A).
SANDS ST, ss, 22.8 w Adams, 25x91; Mae M Bertges—Saml T Munson et al; Chilton & Levin (A).
3D ST, ss 247.10 e 5 av, 38x115; Lavinia L Williams—Annie L Carey et al; Cary & Carroll (A).
N 5TH ST, 116-8; M M Ordinerich—Anastasia Ordinerich et al; partition; J G Giaambalvo (A).
E 18TH ST, es, 480 s Av Q, 40x100; United Mtg Co—Frank W Gordon et al; Davison & Underhill (A).
9TH ST, ss, 110 w Ft Hamilton av, 20.6x79.11; Jno S Cameron—Louis Greenhaut et al; Reeves & Todd (A).
BATH AV, ec 17 av, 75x96.8x—x96.8; Victor Errante—Emilio Sarno et al; foreclosure of mechanic's lien; 1 Solomon (A).
BEVERLY RD, 2105-7; Fundy Co—Clinton-Hedden Co et al; Jonas Lazansky & N (A).
SNEDIKER AV, ws, 110 s Hegeman av, 20x100; Abrm S Underhill—Esther Wallin et al; A W Hendrickson (A).
SNEDIKER AV, ws, 90 s Hegeman av, 20x100; same—same; same (A).

APR. 2.

ESSEX ST, es, 150.4 s Broome, 25x100.11x25.1x 100.6; also BEDFORD AV, nes, 60 se Hewes, 20x100; Joshua Werner—Jos Berkowitz & ano; to set aside deed; Morrison & Schiff (A).
RICHMOND ST, es, 202.1 s Fulton, 25x100; Bond & Mtg Guar Co—Jno H Wolt et al; T F Redmond (A).
5TH ST, sws, 147.10 nw S av, 20x100; Nellie F Johnston—Louis E Roman et al; Lord, Day & L (A).
W 16TH ST, es, 260 n Neptune av, 20x118.10; Barnett Dickstein—Gennaro Ricevuto et al; C K Landesberg (A).
59TH ST, ss, 100 w 5 av, 20x100.2; Mary A Knight—Amy St C Prudin et al; H L Thompson (A).
72D ST, nes, 350 se 3 av, 20x100; also 72D ST, nes, 430 se 3 av, 20x100; also 15TH ST, ss, 265 e 7 av, 25x100; Board Home Missions of Presby Church in U S & N Y City Mission Society -Board of Foreign Missions of Presby Church in U S et al; to obtain a judgment; Parsons, Closson & Mc (A).
BUSHWICK AV, ws, 25 n Johnson av, 75x75; Isaac Cohen—Bushwick Livery & Garage Co et al; M Rosenblum (A).
OCEAN PKWAY, es, 260 n Av M, 40x250; Wm Allison—Clifton Bldg Corpn et al; A Levitt (A).
LOTS 141-2, Map 548 lots at McLaughlin Park; Frank W Scutt—Renwick Constn Co et al; A T & B B Payne (A).

APR. 3.

FARK PL, ns, 200 e N Y av, 30x127.9; Frank D Tuttle—Peter H Hartman et al; warrant of attachment; D I Meserole (A).
VARET ST, ss, 238.8 w White, 25x100; Rose Levinson—Saml Cohn et al; S E Klein (A).
41ST ST, swc 4 av, runs w140x100.2xe40xn40xe 100x60.2 to beg; Realty Supply Corpn—Wayfourth Constn Co et al; Hovell, McChesney & C (A).

APR. 5.

MINNA ST, nwc Chester av, 100x100; Millie Zolzer—Mary L Behrens et al; F L Mayham (A).
CARLTON AV, es, 103.10 s DeKalb av, 20.5x 110.8x20x106.7; Gilbert Van Alen—Mary A Van Alen & ano; partition; W H Dodd (A).
FT HAMILTON PKWAY, ss, 375 w Chester av, 50x200; Herman Heibutn—Mary L Behrens et al; F L Mayham (A).
KNICKERBOCKER AV, sws, 45 se Madison, 22x100; also KNICKERBOCKER AV, sc Troutman, 45x100; Jno K Grubel—Henry Vaeth et al; C S Amsel (A).
RIVERDALE AV, nec Osborn, 30x100; Italian-American Marble Co—Siegmund Koeppel, Inc, et al; foreclosure mechanic's lien; 1 Solomon (A).
REID AV, es, 60 s Decatur, 20x95.10; South Bklyn Savgs Instn—Emma H Roeth et al; Coombs & Whitney (A).
REID AV, es, 80 s Decatur, 20x95.10; same—same; same (A).
LOTS 94 & 95, Map Homecrest; Anna M Lahiff—Eliz S Moore et al; partition; E S Webster (A).

APR. 6.

COOPER ST, ns, 50 e Central av, 25x100· Eliz Godbold—J Henry Small Realty Co; F J Greifenstein (A).
SCHOLES ST, ns, 125 w Leonard, 25x100; Geo. Kleinau—Louis Klein et al; Weinberg Bros (A).
VAN BURN ST, ss, 156.9 w Reid av, 14.5x100; Leopold Fantel—Morris Wolkow et al; B W Slote (A).
WALLABOUT ST, ss, 491.6 w Marcy av, 50x100; Annie Elias—Morris Band et al; S J Liebeskind (A).
17TH ST, ss, 20 e 10 av, 20x80 Betsy Spiero—Selma Berkowitz et al; Cook & Benjamin (A).
E 26TH ST, 341; Rachel Friefeld—Lena Feinman et al; J L Lefkowitz (A).
ATLANTIC AV, nwc Utica av, 20x80; Cath M Rhodes—Elkon Sachse et al; F N Lang (A).
BAY RIDGE PKWAY, nes, 295 nw 17 av, 100x 126; Henry A McConkey—Acadia Bldg Co et al; F Mebane (A).
BEDFORD AV, es, 181.1 s Bergen, 74.5x82.1x73x 67.6; Dime Savgs Bank—Wm O Thompson et al; H A Ingraham (A).
BENSON AV, nc Bay pkway, 96.8x100; Saml Wallins—Pacific Bedford Corpn et al; J M O'Neill (A).
BLAKE AV, ns, 80 w Georgia av, 20x80; Shifre Groshstein—Rose Gellman & ano; specific performance; L Soll (A).
DeKALB AV, ss 375 w Throop av, 49x100; Henry V Pelton—J Henry Small Realty Co et al; Dunlop & Smith (A).
OCEAN AV, ws, 98 s Ditmas av, 60x120; Bushwick Savgs Bank Helenore C Brown et al; R L Scott (A).

APR. 7.

BARRETT ST, ws, 300 n Sutter av, 99.11x160; Bartlett-Dumont Co—I & J, Inc, et al; A A Levin (A).
CLARKSON ST, ss, 450 e Bedford pl, 50x200; Guy Loomis—Albert J Jones et al; H J Davenport (A).
VAN DYKE ST, ss, 337.6 w Richard, 18.9x100; Annie Horohoe—Jno Hogan et al; partition; J P Judge (A).
W 5TH ST, es, 262.1 n Sheepshead Bay rd, 40x 119.4x40x120.7; American Geographical Soc—Geo Covell et al; T F Redmond (A).
E 15TH ST, es, 190 s Av P, 30x75; Albertine Wilde—Emma S Lorenz et al; M Britwitz (A).
38TH ST, ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler—Hermanns Sandman et al; H A Ingraham (A).
48TH ST, nes, 100 nw 12 av, 40x100.2; Anna W Irvin—Jacob Miller et al; A Madeo (A).
72D ST, ns, 95.10 e 5 av, runs e30xn118.4xw40 xs78.10xe10xs40.0 to beg; Louis Raffo—Jno E Sullivan Co et al; H L Thompson (A).
73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern City N Y—Wm B Boate et al; H L Thompson (A).
AV F, nwc E 28th, 22.6x80; Oneida Co Savgs Bank—Herzl, Inc, et al; T F Redmond (A).
GATES AV, 497; L Hollingsworth Wood—Jno G Martens et al; D G George (A).
MYRTLE AV, ns, 175 e Evergreen av, 25.4x113.1 x25x108.11; Chas Van Duzer—Margt Van Duzer et al; partition; M Willett (A).
NOSTRAND AV, 594; Arthur I Pollick—Vita Berger; foreclosure mechanic's lien; Brown & Glass (A).
PROSPECT PARK W, nws, 30 sw Montgomery pl, 47x100; Otto E Reimer—Otto Singer et al; Sackett & Lang (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APR. 3.

MOTT ST, 31-35; Louis Kirschman—Levin Bros Co; Singer Lowenkron Co (20) 100.00
45TH ST, 307-17 W; Keasbey & Mattison Co—Wm & Caroline W Astor; Osborne Ray & Co (23) 625.00
150TH ST, 549 W; Leslie B McClure—Jessie B Cormette; Jos J Dorward (22) 23.39
MADISON AV, nec 58th, 100x150; E F Keating Co—Jno D Crimmins; 59th St-Madison Av Co; Osborne Ray & Co (19) 360.83
PARK AV, 993; Niagara Radiator & Boiler Co—Akron Bldg Co; Osborne Ray & Co, Inc; (21) 3,880.42
PARK AV, 993; E F Keating Co—Charter Constn Co, Bing & Bing Constn Co; Osborne Ray & Co (18) 83.15
PARK AV, 993; Pierce Butler & Pierce Mfg Co—Bing & Bing Constn Co; Osborne Ray & Co (25) 463.50
PARK AV, 1155; same—same (26)... 520.72
PARK AV, 1151; Kewanne Boiler Co—Akron Bldg Co; Osborne Ray & Co (27) 1,823.60
3D AV, 1550-54; Empire Architectural Iron Works—Henry D & Sigmund D Greenwald; Julius Mueller (24) 88.75

APR. 5.

14TH ST, 216 E; J L Keating Co, Inc—Stephen Thorry & Wm D Moore & Sons (34) 81.50
24TH ST, 307 W; Jas Hopkins—National Cloak & Suit Co & Osborne Rea & Co (32) 98.50
45TH ST, 307-15 W; Tuttle & Bailey Mfg Co—Vincent Astor, &c, et al, trstes, & Osborne Rea & Co (29).... 46.35
64TH ST, 241-45 W; Candee, Smith & Howland Co—Bounonville Realty Co & F J Ashfield & Sons; renewal (36) 1,352.74
110TH ST, 5-7 W; Wm Nachamkis—Louis W Morrison, Danzig & Eisenberg & Rosewin Amusement Co (37). 75.00
136TH ST, 124-26 W; Jos J Halpin—4th Moravian Church of the City of N Y & Stephen Wilcox (33) 90.00
162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edythe C Hanckel, Jumel Garage Corpn, H P Wright & Co (35) 158.00
PARK AV, 993; Tuttle & Bailey Mfg Co—Bing & Bing Constn Co & Osborne Rea & Co (31) 101.59
PARK AV, 1155; American Guar Roofing Co—Akron Bldg Co, Bing & Bing Constn Co, Inc & Osborne Rea & Co (28) 698.00
7TH AV, ws, whole blk front bet 24th & 25th; Tuttle & Bailey Mfg Co—National Cloak & Suit Co & Osborne Rea & Co (30) 663.07

APR. 6.

53D ST, 237 W; Fenmore Iron Works, Inc—St Mark's Methodist Episcopal Church; R A Simmons (42) 475.00
59TH ST, 36-38 W; D C Weeks & Son—Norman L Munro Estate; Norman L Munro Realty Co; renewal (38)....100,089.77
80TH ST, 305-9 E; Amsterdam Bldg Co—Sterling Garage & Stable Co, Inc (41) 16,986.78
AMSTERDAM AV, 1930; Louis Flatau—Margaret Mulvaney (43) 13.00
BROADWAY, 1351-53; Louis Goldstein—Crosstown Realty Co of Philadelphia, Pa; H P Wright & Co (40).... 110.00
3D AV, 1550-54; Kawneer Mfg Co—Henry D Greenwald Sigmund D Greenwald & Greenwald Bros; Julius Mueller (39) 350.00

APR. 7.

162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanckel; Jumel Garage Corpn; H P Wright & Co (41) 158.00

APR. 8.

MOTT ST, 33-7; G Goldberg & Sons, Inc—Estate of Jas Norton; Levin Bros Co, Inc; Singer & Lowenkron (40).. 219.80
BROADWAY, 1874-80; J O Duffy Co—Jno Wendel Estate; Albert T Otto & Sons, Inc; M Whitelaw & Co (48).. 82.50
WEST END AV, nec 96th, 100x124; Farber Cont Co—Essie Constn Co, Inc (45) 6,099.92
7TH AV, ws, 24th to 25th, 200x250; Kieley Mueller, Inc—National Cloak & Suit Co; Osborne Rea Co (46).... 145.68

APR. 9.
27TH ST, 22-4 W; Rockwood Sprinkler Co of Massachusetts—Ellmont Realty Co (50) 4,534.00
31ST ST, 131-35 W; Fenmore Iron Works, Inc—St Francis of Assisi & Jno F Kuhn (49) 100.00
35TH ST, 420 W; J F Murphy Lumber Co—Clara F Ogden & M Whitelaw & Co (51) 53.61
COLUMBUS AV, 70,; Barrett Mfg Co—Congregation Ahawath Achim Anchei & N Y Tin & Tar Roofing Co (53).. 43.29
WEST END AV, 20-24; Barrett Mfg Co—Leopold Hellinger & N Y Tin & Tar Roofing Co (52) 134.63

Bronx.

APR. 2.
No Mechanics' Liens filed this day.

APR. 3.
No Mechanics' Liens filed this day.

APR. 5.
RANDALL AV, ss, 30 e Wright av, —x—; Mount Vernon Builders Supply Co—Geo A & Nellie Loughran, Walter R Barto & Mara (1) 53.29
STEBBINS AV, sec Freeman, 3x.6x110; Indelli & Conforti Co, Inc—Julian Hampp, Chas Lopard & Chas Lopard (3) 3,250.00
WESTCHESTER AV, 2129; Chas C Koenig—Mary J Connolly, Jerry & Annie Marsillio (2) 57.90

APR. 6.
No Mechanics' Liens filed this day.

APR. 7.
ALEXANDER AV, 126-32; Benj Glasser —Estate of Hugo Bierhoff; Philip Gotesky (4) 92.62

APR. 8.
KINGSBRIDGE TER, 2860-66; Geo M Flogaus & Co—Arlington Constn Co (5). 27.75
141ST ST, 374 E; Chas Pace et al—Mary Fries, Peter & Mary Fries (6) 418.84
LIEBIG AV ws, 250 s 261st, 25x100; W A Brockhurst Co, Inc—Hannah Nyden, Louis Schoefer Constn Co, Inc, & Louis Schoefer..... 168.00

Brooklyn.

APR. 1.
78TH ST, 445; H Bossong—Mary Ahrens 160.10
CLERMONT AV, 466-8; C Jacobsen—Jno R Sanford & Lavinia S & Mr La Baron 83.13

APR. 2.
GRAND ST ns, 75 w Manhattan av, 25x100; Salvatore Pizza—Harry & Lena Schwartz & Hyman S Sulsky.. 175.00
STOCKHOLM ST, ses, 200 sw St Nicholas av, 35x100; Stephan Q Danser—German Hospital Soc & Tower Constn Co 99.50
18TH ST, 386; A Jeselson—Kath Friedrich & Salvatore Lombardi 20.00
CLERMONT AV, 466; F C Boyle—F N Le Baron 23.00
DITMAS AV 402; Paul Tuck—Henry B Kirkland & Daniel H Butts 1,265.00

APR. 3.
LIVINGSTON ST, 300; Delaney Otten Co—Keeney's Theatre, Osborne Rae Co & Keeney 208.75
S OXFORD ST, 144, General Elec Co—Benevolent & Protective Order of Elks, Osborne Rea & Co..... 787.25
S OXFORD ST, 150; Delaney Otten Co —same 500.00
S OXFORD ST, 150; Keasley & Mattison—Benevolent & Protective Order of Elks & Osborne Rae & Co 775.00
SCHERMERHORN ST, 125; Johnson Service Co—same & Tower Constn Co 324.00
LAFAYETTE AV, 417; I Shupler—Eldred A Carley exr, Augusta M Harper, Edwood Realty Corpn, Chas F Hendrycy & Fredk F Smith, doing bus Hendrycy & Smith 330.00
NEW JERSEY AV, es, 60 s Liberty av, 60x200; Louis Densky—Harry & Nathan Katz 175.00

APR. 5.
LIVINGSTON ST, ss, 336.7 w Nevins, 30x171.6xirreg; Buffalo Forge Co—Frank A Keeney & Osborne Rea Co.. 399.00
LIVINGSTON ST, ss, 336.7 w Nevins, runs e36.7xs100.9xw221.3xn100.9xe154.7 xn70.9xe30 to beg; Tuttle & Bailey Mfg Co—Frank A Keeney & Osborne Rae & Co 215.00
S OXFORD ST, ws, 150 s Hanson pl, 115x100; Tuttle & Bailey Mfg Co—Benevolent & Protective Order of Elks Bklyn Lodge No. 22 & Osborne Rea & Co 357.88
E 3D ST ws, 171 n Av J, 241x100; A Rosenberg—Vanadrian Bldg Co & Robt A Van Cleave as pres 30.00
PATCHEN AV, sec Madison, —x—; I Stark—Arthur Miller & Frank E Stevens 25.00

APR. 6.
VANDERBILT ST, nec 18th, runs e169.5 xn100xw69.5xs10xw100xw90 to beg; S G Fischetti—Puritan Land Co & Jas V Cunningham 880.00
E 28TH ST, es, 267.6 n Av H, 40x100; W Maurer—Wm Wingerath 23.00
58TH ST, ns, 220 e 11 av, 40x100; M Blumberg—Salvatore & Antonio Boniello 73.20
OCEAN AV sec Newkirk av, 46x124.10; M Blumberg—Kirknew Realty Corpn. 100.00
BLOCK bounded by Cropsey, Harway & 25th avs, —x—; Louis Solomon—Mr & Mrs Jas A Coakley & Frank Klein. 18.25

APR. 7.
STERLING PL, 421; P J McAuliffe—Sophie & L Harry Fisher 21.20
ATLANTIC AV, 1669; I Sholemson—Marion J King & Chas Crystal..... 65.00
NOSTRAND AV, 594; A I Pollick—Vita Berger 300.00
ST NICHOLAS AV, ws, at int Stockholm, 200x270; Richmond Radiator Co —German Hospital Soc of Bklyn & Tower Constn Co 364.00
17TH AV, 8794; M Michalovitz—Francesco & Benedetta Calabra & Frank Caceamo 68.25

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APR. 3.
35TH ST, 35-39 W; City Wire Works—35 West 35 St Corpn et al; Jan 5'15 ..... 93.00

APR. 5.
93D ST, 123 W; Janes & Kirtland—Dorothea H Simmons et al; Feb8'15. 79.90
BROADWAY, 1680; L Barth & Son—Delta Theatre Corpn et al; Dec31'14. 9,386.50

APR. 6.
76TH ST, 502 E; Frank E Wise & Son, Inc—Thos Nugent et al; Aug5'14 ... 84.15

APR. 7.
69TH ST, 432 E; Greenstein Plumbing & General Contracting Co—Gustave Wacht et al; Aug26'14..... 70.01
160TH ST, 550 W; Union Decorating Co—Philip Leracy et al; Dec30'14.. 97.50
AUDUBON AV, es, 74.11 n 183d; Giannatasio Constn Co, Inc—West 184th St Constn Co et al; June15'12 1,089.38
BROADWAY, 901; Otto Reissmann—Ed H Mount; Jan25'15..... 370.00

APR. 8.
237TH ST, 438-48 W; Anthony Laura—Elsie T Underhill et al; Mar1'15..... 490.00
AUDUBON AV, es, 74 n 183d; Gianatasio Constn Co—W 184th St Constn Co et al; May22'14 ..... 415.39

APR. 9.
360TH ST, 108 E; Abr Bernicker et al—Milton L Ballon et al..... 260.00
BROADWAY, 1441-49; Superior Cornice & Skylight Works, Inc—Wall Corpn et al; Mar16'15 ..... 900.00

Bronx.

APR. 2.
GRAND BLVD & CONCOURSE, nwc 182d 22x57.5; Jos Rice—Wm W Havens et al; March9'15..... 304.90

APR. 3.
WHITE PLAINS AV, 4438; Cipolla Cont Co—Annie Prochaska et al; Dec 28'14 ..... 170.50

APR. 5.
ELY AV, es, 97.6 s Boston rd, 25x100; Vincenzo Merendino—Fred Byron et al; Nov4'14 ..... 70.00

APR. 6.
NEWMAN AV, es, 250 n O'Brien av, 25x100; Patk J Twomey—Jas J Deacy et al; Sept26'14 ..... 39.17

APR. 7.
No Satisfied Mechanics' Liens filed this day.

APR. 8.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

APR. 1.
GATES AV, 1337; National Radiator Co—Fred Weber & Emil J Mett et al; Dec16'13 ..... 194.45

APR. 2.
COLUMBIA ST, 165; Hyman Schloss—Morris & Sarah Grossmann; Feb 24'15 ..... 72.00
JORALEMAN ST, 56; Julius E Hintze —A Ernest Rosemund & Henrietta L Siemer; Mar12'15 ..... 185.00
VAN BUREN ST, 201; Edw J O'Connell —George V Taylor; Aug24'14 ..... 69.50

APR. 3.
WILLIAMS AV, ws, 330 n Hegeman av, 20x100; Treib & Brodsky, Inc—Square Bldg Co & Nathan Rolnick; July16'13 ..... 800.00

APR. 5.
STERLING PL, sec Rochester av, 25x 100; Steinberg Steam Cut Stone Co—J V Cunningham, Inc, & Spencer Aldrich; Sept17'14 ..... 105.00
STERLING PL, sec Rochester av, 95x 100; same—same; Sept17'14..... 100.00
STERLING PL, sec Rochester av, 120x 100; same—same; Oct1'14 ..... 155.00
STERLING PL, sec Rochester av, 100x 120; Halpern & Mestel, Inc—J V Cunningham, Inc; Sept10'14 ..... 105.00

APR. 6.
[1]CAMBRIDGE PL, 110-118; Igoe Bros—Green & Hamerhoff, Inc, & Cambridge Bldg Co; Mar22'15..... 170.13
[2]HINSDALE ST, es, 200 s Dumont av, 150x100; Chas H Parsons Marble Co, Inc—Willmont Realty Corpn; Mar 23'15 ..... 660.00
S 3D ST, 111-113; Dellon-Watnick Co, Inc—So 3d St Bldg Corpn; Feb1'15.. 456.00
SAME PROP; B Goetz & Bro—same; Feb5'15 ..... 100.00
S 3D ST, 113-115; Cohen & Grau—same; Feb2'15 ..... 1,045.00
S 3D ST ns, 128.6 w Bedford av, 49.9 x120; Bklyn Fireproof Sash & Door Co—S 3d St Bldg Corpn & H Halprin; Feb1'15 ..... 190.00
S 3D ST, ns, 126.6 w Bedford av, 50x 100; Audley-Clarke Co—same; Jan 29'15 ..... 1,652.58
[3]42D ST, sws, 200 nw 17 av, 40x100; Richmond Radiator Co—Jos F Walsh & Chas A Walsh, Jr, & Bernhard Hall; Feb17'15 ..... 127.70

APR. 7.
STARR ST, nws, 116.1 sw Wyckoff av, 25x100; Meserole Masons' Material Co —Barbara Pries, Geo Rebhan & Son & Jno Rebham; Apr1'15 ..... 102.50
E 34TH ST, 216; Chas F Hendrycy & ano—Rosie & Lewis Sessler; Mar22'15 13.00
LENOX RD, ns, 170.7 w Rogers av, 100x 200; Jno Olson & ano—J Eugene Ryerson & L Zetterlund; Apr6'15 ..... 109.49

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APR. 1 & 2.
No Attachments filed these days.

APR. 3.
CHILD, Frank W; Andrew J Selz; $3,500; Austin, McLanahan & Merritt.

APR. 5, 6 & 7.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 2, 3, 5, 6 7 & 8.

Centrifugal Pump Co. 40th st, 110 W.. S B Wetton & Co. Pump..... 145.00
Chas H Parsons Marble Co, Inc. Rivington st, 10..F R Patch Mfg Co. Machine. 235.00
Marconi, Tessie & Vincenzo Russo. Broad st, 53..E Esposito. Barber Fix. 450.00
Melchner, Leopold. Amsterdam av, 106..Automatic Refrigerating Co. Refrigerator. 1,850.00
Petronzio, Umberto. Thompson st, 130 ..E Esposito. Barber Fix. 82.00

Bronx.

APRIL 2, 3, 5, 6 7 & 8.

I W & C Horn Co. 2514 Park av..F R Patch Mfg Co. Machinery..... 2,025.00
Jacob Cohen Constn Co. 2147 Honeywell av..Overhead Kitchen Clothes Dryer Co. 29 Clothes Dryers..... 91.00

Brooklyn.

APRIL 1, 2, 3, 5, 6 & 7.

Bases Realty Co. 78th st, c Ft Hamilton av..Elsie E Kerby as extrx...(R) 836.00
Cervadore, Dominick. E 48th st, c Maple..Wm Kerby Co .....(R) 242.00
Cervadore, Dominick. E 48th st, c Maple..Wm Kerby Co.....(R) 90.00
Kirknew Realty Corpn. Ocean av, c Newkirk av..Consolidated Chandelier Co. Gas Fix. 960.00
Michael Dumey, Inc. St Johns pl, nr Underhill av..Rex Bldg Co. Gas Fix 2,700.00
Montelcone, J. New York av & Av D ..Parshelsky Bros. Doors, &c..... 1,200.00
Montelcone, J. New York av & Av D ..Parshelsky Bros. Doors, &c..... 125.00
Pries, Barbara. Starr st, nr Wyckoff av..Eastern Mantel Co. Mantel.... 117.00
Reich, Benj, Max Gavrin & Ashford Plumbing Co. Powell st, nr Riverdale av..Louis Greenburg. Plumbing Supplies. 1,525.00
Rex Bldg Co. St Johns pl, nr Underhill av..Wm H Curtin Mfg Co. Heating Apparatus. 1,250.00
Sarno, Emilio. Bath av, c 17 av.. Bayside Chandelier Mfg Co. Gas Fix 300.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APR. 6.
SEAMAN AV, nws, 215 sw Emerson, 55x125; Rockland Realty Co loans Smada Realty Co to erect a 5-sty tenement; 13 payments 45,000.00
SEAMAN AV, nws, 270 sw Emerson, 55 x125; same loans same to erect a 5-sty tenement; 13 payments 45,000.00
SEAMAN AV, nws, 160 sw Emerson, 55 x125; same loans same to erect a 5-sty tenement; 13 payments 45,000.00

APR. 7.
150TH ST ss, 100 w Amsterdam av, 98.11x100; Peerless Holding Co, Inc, loans Maple Constn Co to erect 2 6-sty apartments; 12 payments.....56,500.00

APR. 9.
27TH ST, ss, 183.4 e 4 av, 66.8x98.9; Manton B Metcalf loans D & M Co to erect 12-sty store & lofts; 5 payments. 125,000.00

Bronx.

APR. 2.
BRYANT AV, ws, 100 s 165th, 100x 240; City Mtg Co loans Mack Constn Co, Inc, to erect six 5-sty apartment houses; 11 payments.....156,000.00
EAGLE AV, ws, 302.2 s Westchester av, 24.5x120; Jos Rosenzweig loans Sophie Knepper to erect 2-sty building; 5 payments 5,000.00

APR. 3.
COLLEGE AV, es, 100.8 s 170th, 50x 100; City Mtg Co loans C J Carey Bldg Co, Inc, to erect 5-sty apartment; 11 payments 27,000.00

Building Loan Contracts, Continued.

COLLEGE AV, es, 159.8 s 170, 50x100; City Mtg Co loans C J Carey Bldg Co, Inc, to erect 5-sty apartment; 11 payments 27,000.00

APR. 5.

204TH ST, es, 130.7 n Webster av, 26.1x136.6 Jno Kichl loans Thos Basel to erect 2-sty & cellar bk and stn business bldg; — payments..... 5,500.00

APR. 6.

177TH ST, ss, 100 w Marmion av, 50 x100; Title Guar & Trust Co loans Hopkins G Barrett Co to erect 1-sty brick building with stores; 2 payments 17,500.00

APR. 7.

EAGLE AV, 685; Frank Aug loans Babette Engelhardt to restore and rebuild 3-sty dwelling house; 3 payments... 5,000.00

APR. 8.

VALENTINE AV es, 88.8 s Fordham rd, 50.01x130; City Mtg Co loans Eberhardt & Podgur to erect 5-sty apartment; 11 payments 32,000.00

VALENTINE AV, es, 138.9 s Fordham rd, 50.4x130; City Mtg Co loans Eberhardt & Podgur to erect 5-sty apartment; 11 payments..... 32,000.00

WHITE PLAINS RD, sec E 220th, 25x80.1; Richard W Horner loans Philip Halprin & Benj Halprin to erect 3-sty cellar brick bldg with stores; 3 payments..... 14,500.00

ORDERS

Brooklyn.

APR. 3.

PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corpn 680.00

APR. 6.

VAN SICLEN AV, sec Liberty av, 100 x160; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Saml Hess. 4,500.00

SAME PROP; same on same to pay Realty Supply Corpn 550.00

SAME PROP; same on same to pay same 2,000.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending April 3.

Named Streets.

Centre st, 251—Bressler Oxygen Co, premises..L
Cornelia st, 19—Longan & Donohue, premises. K-G-C
E Bway, 288 -C B J Snyder, 500 Park av....G
E Houston st, 108—Max Kimmel, premises..G-C
Grand st, 281—Hellman & Perrone, premises. DR-A-C
Gt Jones st, 21—Julius Schrager, premises...O
Gt Jones st, 21—John G Coster Est, care Edw L, 25 Broad C
Hudson st, 392—Mayer Kamenstein, premises C-O
John st, 33-5—Geo Ehret, 235 E 92.....Sia
Jones st, 28—C B J Snyder, 500 Park av. G-E-C-F
Lafayette st, 187—Unique Art Mfg Co, 180 Lafayette .....C-A
Lewis st, 179-83—Sam Moskowitz, premises..O
Mercer st, 51—Alex J Roux & Co, 156 5 av....C
Pearl st, 188—N Y Consolidated Drug, 297 Pearl .....H-A-D
Pearl st, 442—Trolano & Defina, premises....L
Pearl st, 460—Ibalo Da Paimo, premises.....G
Pearl st, 460—David Cavagnaro, premises.....C
Pike st, 71-73—Berman Bros, premises.....Spr
Pine st, 9—Astor Estate, 21 W 26th.....Sia
Rivington st, 4—Wm Jackson Est, premises. W-G-B-C
Suffolk st, 96—Isidor Kaufman, premises..C-D
Vesey st, 140—John Carniglia, premises..A-C-E
Walker st, 31-3—Standard Sample Card, premises. .....A-C-G
Washington Mews, 50—Paul Dana, 1 5 av. D-G-O-H
West st, 149-50—A Edwin Schaff, 110 W 34. B-C-E
West st, 149-50—Bruckhauser, Vitters & Bunger, premises. .....F-A
West st, 364—Michael J Doherty, 342 West..C
W Houston st, 57-61—Nathan Waist Co, premises C
W Houston st, 57-61—Benj Sahn, premises....C
W Houston st, 57-61—Berlin & Trosky, premises. C

Numbered Streets.

2 st, 196-8—Alter Goldberg, premises.....C-A
3 st, 16-18 W—Busy Bee Baking Co, premises..G
3 st, 66 W—Seidin & Co, premises.....G
8 st, 24 E—Frank Merola, premises.....C-A
8 st, 62 E—Isaac Weinberg, premises.....C-G
12 st, 652 E—David Katz, premises.....C-A
12 st, 652 E—Morris Rumper, premises....A-C
12 st, 652 E—Joseph H Boshka, premises.....C
14 st, 116-18 W—A P Babcock Co, premises..A-G
18 st, 44-8 W—Henry Phipps Est, 787 5 av.C-St
19 st, 24 W—Acme Braid Co, premises.DR-G-C-A
23 st, 115-17 E—Fabe Frocs, 25 W 45.....K
23 st, 131-3 E—C B J Snyder, 500 Park av. E-F-A-DR-D
23 st, 141 E—Hoffman Taxicab Co, premises. G-H-A-L-D-C
27 st, 34-8 W—The Penard Co, premises.....DR
28 st, 309-11 E—Oscar Aronovitz, 365 3 av..C-G
29 st, 200 E—Community Tailor Co, premises G-C-A
29 st, 301-3 E—Community Shoe Shop, premises. .....A
36 st, 447 W—Cowperthwaits's Co, premises..K
37 st, 236-8 E—John Walsh, premises.....A
38 st, 253 W—John Wells, 307 5 av.....C-B
39 st, 307 W—Harry Brown, premises.....L
40 st, 26 E—Geo W Perkins, 71 Bway.....K
41 st, 124 E—Janet L McKay, 364 Lex av..G-C
44 st, 7 W—St Nicholas Club, premises.....A
45 st, 209 W—Henry Astor Est, 21 W 26....B-C
46 st, 130 W—Fox Feature Film Corp, premises. .....K
46 st, 218-20 W—Rehearsal Club, inc, premises. .....G-F-A
47 st, 228 W—Imperial Auto School, premises. .....O
49 st, 147-51 W—49 St Garage, premises..D-L
49 st, 244 W—Reliable Auto Repair Co, premises. .....H-K
49 st, 609 W—John C Foster, premises.....J
51 st, 129 W—Henry C Frick, 640 5 av.....K
53 st, 153-7 E—Naughton Mulgrew Co, premises. .....L-G-D-C-K
59 st, 344 E—R Pimpinelli, premises..D-C-A
64 st, 201-3 W—John J O'Hare, 307 W 51....L
65 st, 204 E—Jacobus Vershuren, premises..H-G
66 st, 223 W—Alfred J Walker, premises. C-H-A-G-D-O
68 st, 164 E—James J Hill, premises....K-C-H
68 st, 204 W—John B Simpson, premises....K-C
74 st, 524 E—John Coyne, premises.....A-O
75 st, 421 E—Thos F Hayes, premises.....A-C
75 st, 430 E—Alois Dill, premises.....C
77 st, 123 E—Thatcher M Adams, premises. C-H-O
77 st, 159-65 E—Ardsley Garage Co, premises.D
77 st, 202 E—J W E Clarke, premises.....C-A
77 st, 401 E—Gustave Fischer, 3387 Bway..A-G
80 st, 223 W—Dugan & Co, premises. C-G-O-L-H-K-D
81 st, 350 E Moses H Israel, premises.....E
81 st, 350 E—Zichron Jehura, premises..G-A-F
84 st, 205 W—Wohlfarth Rity Co, 507 5 av...C
86 st, 205-9 E—Yorkville Central Gar, premises. .....L-C
102 st, 130 W—McIntosh Garage, premises. K-C-H-A
103 st, 316-18 E—Gillman & Sons, premises. A-H-G-F-I
104 st, 46 E—Samuel Becker, premises.....C
104 st, 46 E—103 St Rlty Co, premises.....C
104 st, 161 E—Saml & E Karger, premises....C
107 st, 241 W—Elite Garage, premises. L-A-H-G-K-C
114 st, 119 E—Tailor's Co-operative Cleaning & Dyeing Co, premises.....K
123 st, 436-8 E—L Hammerdinger & Co, premises. .....K-C-G-A-H
127 st, 401 W—Newberry D Thome, premises. B-W-C
127 st, 401 W—Manhattanville Nursery Assn, premises. .....A-F
181 st, 616 W—Wadsworth Amuse Co, premises. .....Spr-C
207 st, 602 W—Laird Bros, premises.....A-H-K

Named Avenues.

Av A, 100—Sunshine Waist Co, 130 E 7....G-A
Av A, 362-70—Auto Truck Storage Co, premises. .....C-A-G-L-K
Av A, 1425—Improved Tenements Co, 80 Maiden la. C
Bowery, 354—Wm Younger, premises.....B
Bway, 1520-26—Nostern Amuse Co (M Loew), 260 W 42 C
Bway, 1760—C T Silver Motor Co, 1758 Bway. G-D-L-C
Bway, 1763—Jandorf Auto Co, premises.D-G-K-A
Bway, 1926—A Elliott Ranney Co, 1920 Bway. L-D
Convent av, 21—Lawrence Holding Co, 223 Wooster .....H-A-G-C-K
Mad av, 211—J P Morgan, Jr, Glen Cove, L I. D-G-K-C
Park Row, 176—L Pulvermacher & Bro, premises. .....E-DR
St Nicholas av, 235—Eureka Auto Station, premises. .....G-K-A-C-O
W End av, 91-3—West End Garage, premises. L-K-A-G-H-C

Numbered Avenues.

1 av, 479-85—Myles Rlty Co, care E J Rieser, 843 1 av.....C
2 av, 1246—Timothy Dwyer Est, 309 E 69.....G
7 av, 144—Geo W Odell, 640 W End av.....K
10 av, 463-7—Fine Hill Spring Water Co, premises .....A-D-O

BRONX ORDERS SERVED.

Numbered Streets.

137 st, 245-9 E—J L Mott Iron Wks, 118-5 av DR-W
137 st, 245-9 E—Northern Union Gas, 1815 Webster av. C
169 st, 591 E—Philip H Fischer, 585 E 169 H-A-C

Named Avenues.

Creston av, 2001—Grover C Neller, premises.A-G
Melrose av, 361-69—Bronx Operating Co (Keith), 1493 Bway I
Rosedale av, 1503 -Mrs Mary Horn, premises O-C
St Peters av, 1555—Robert Bentley, premises. K-A-H-C-D-O
Willis av, nr 132 st—N Y, N H & H R R Co, Grand Central Term.....F

BROOKLYN ORDERS SERVED.

Named Streets.

Chauncey st, 631-45—Ger Evangelical Home for the Aged, premises.....B-C-F-W
Concord st, 115—Thomas I Furlong, 1127 Halsey. .....M
Fulton st, 359—Julius Lehrenkrauss & Sons, premises. .....B-E
Fulton st, 438—Mrs Mary Jennings, premises.H
Hart st, 285—Harris Meyer, premises.....M
Hawthorne st, 3—Clifford D Schanck, premises. C
Hope st, 11-17—Goodman-Mandel Co, 15 Hope..A
Johnson st, 303-09—Chas W Strohbeck, 309 Johnson. .....Sia
McKibben st, 143—Young Men's Aid Soc, premises. .....B
Smith st, 229—Chas Johnson, premises.....D
Sterling pl, 357—Jno A Keenan, premises. C-B-F-A
Warren st, 51—Benj & Max Berk, 36 Flatbush av. .....C-B-W
West st, 1036—Bklyn Rlty Sellers, 1226 Gravesend av. .....M

Numbered Streets.

1 st, 310-12 So—Hebrew School of Williamsburg, premises .....M-B-A-C-F
5 st, 429-31 S—Wm Hunsicker's Sons, premises.C
40 st, 1206—Chas Miller, premises.....M
46 st, 1511-13—Rev John Deans, 1532 47.....C

Named Avenues.

Atlantic av, 1925—Oscar Bigman, 456 DeKalb av. .....M
Blake av, 575—Jos Chazin, 572 Blake av.....D
Bway, 319—Jno S Gaynor, premises.....B-C
Glenmore av, 62-4—Jacob Lonsberg, premises.C
Hegeman av, 426—Sam'l Greenberg premises..M
Kent av, 899—Sam'l Gold & Perhasky, premises. .....A
Kent av, 899—Oregon Knitting Mills, premises.G
Lincold rd, 86—Edw P Morse, premises.....M
Livonia av, 901—Louis Horowitz, premises..M-C
Livonia av, 903—Peter Borber, premises....M
Metropolitan av, 275—Morris Grossman, premises. .....M
Metropolitan av, 573-5—Annie Lurie, 46 Graham av. C
Montauk av, 13-19—Montauk Metallic Bed Co, premises. .....M
Myrtle av, 15—Jeanette Lipshutz, premises...C
St Marks av, 976-8—John B Chase, premises. A-C-W
Sheepshead Bay rd, nwc E 15 st—Jno J Dooley, Shore rd.....D-A-F-W-B-C
Shore rd & 76 st—Mrs Thomas Bergen, Jr, premises. .....M

Named Avenues.

Stewart av & Cherry st—Baar Bros, premises..A
Tompkins av, 29—Adolf Bergida, 31 Tompkins av. .....M

QUEENS ORDERS SERVED.

Named Streets.

Division & 12 sts (L I C)—Aztec Asphalt Co, Inc, premises. .....C-J
Prospect st, 162 (L I C)—Richard Schmidt, premises. .....H-A-G-C
State st, 268 (Flushing)—W G Davis, premises. .....H-A-G-M

Named Avenues.

Bway, 253 (Flushing)—M Louise Lamb, premises .....H-A-G
Flushing, ns, opp Martin st (Maspeth)—M Parshelsky & Bros, premises.....A

RICHMOND ORDERS SERVED.

Named Streets.

Phelps pl, 10—Robert C Stanley, New Brighton .....H-A-G-O
Renfrew pl, 32—J M Braisted, Port Richmond H-A-G-K
Richmond ter, 560—F D Koehler, New Brighton .....K-H-L-A-G
Richmond ter, 2439—The Texas Co, Port Richmond .....L-K-H
Richmond ter & Dongan st—Columbia Motor Co, premises .....L-E-D-O-C
Roff st, 30—E Neuman & Sons, Stapleton.....L
Rose st, 233—Peter Franklin, New Dorp. H-A-G-D-O-K
Thompson st, 75—Leo Sander, 94 Canal, Stapleton. .....A-G

Numbered Streets.

8 st, 62—Sam'l J Kennedy, New Dorp...H-A-G

Named Avenues.

Central av, 58—John H Gans, premises..A-K-D
Laurel av, 100—Jacob Adamo, 556 Bay, Stapleton. .....H-A
Laurel av, 102—Fred Gottschalds, premises. H-A-K
Laurel av, 110—Wm Kemether, premises..H-A-D
Osgood av—Barnaby Furniture Co, Osgood av, Stapleton .....H-A-G-C-K-O
Osgood av, 82—Susan A Schwenke, premises. H-A-G-K

BUILDING MANAGEMENT

WIRING FOR OFFICE BUILDINGS

By J. E. BULLARD, Society for Electrical Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE principal uses of electricity for office buildings are for illumination and for power to operate elevators, ventilating systems, pumps and motors. All the electric wiring and meter locations must be made to conform with the regulations of the local electric light company and the requirements of the National Electrical Code.

In any event it is better to consult the electric light company supplying the district where the building is to be erected and learn in advance just what kind of current it would supply. At the same time information can be obtained in regard to the space which would be required for meters and as to any special local wiring requirements.

Current.

Current for light and power in office buildings is generally furnished at 110 and 220 volts, either direct or alternating, more generally, the latter. The alternating current, usually has 60 cycles in single or 3-phase. In planning the equipment ample provision should be made in the basement for meters and switch board appliances. The meter space should be easily accessible and located at the point where the service connection with the electric company's lines enter the basement. As different electric light companies have different requirements, the best way is to consult the electric company's engineer in advance.

Lighting.

The most difficult problem encountered in the wiring of an office building is the proper location of the lighting outlets. The large motors are generally located in the basement. The meters to individual floors or suites are placed either in the basement or in meter panels on the different floors. Locating all meters in the basement where they may be readily inspected is considered the best practice.

With the lighting outlets, however, it is different. No two classes of business are likely to require the same intensity of light or the same layout. After the building is completed the arrangement of the offices may have to be changed to suit the requirements of new tenants. Many large, modern office buildings in New York City have been obliged to change the location of partitions very soon after the buildings were completed. These changes, which may be constantly called for, greatly increase the difficulty of planning a lighting installation which will meet the needs of all the tenants and continue to give satisfactory service.

Interesting Table.

Not only is there the probability that the dimensions of the offices will be changed, but the color of the walls, ceilings and furnishings may also be changed, with the resultant change in the effective illumination. Messrs. Lansingh and Rolph have found that when illumination has been calculated for dark walls and ceilings it can be increased by changing the color of the walls and ceilings to the extent shown in the following table:

Ceiling.	Walls.	Increase Over Calculated.
Very dark.....	Very dark.....	0%
Medium	Very dark.....	15%
Medium	Medium	40%
Very light.....	Very dark.....	30%
Very light.....	Medium	55%
Very light.....	Very light.....	80%

On account of these difficulties it is hard to lay down any hard and fast rules in regard to the proper number and location of lighting outlets. It is safe, however, to provide an ample number, and so far as possible to place them in line with the center of the windows, so that none of them are likely to be covered with a new partition.



J. E. BULLARD.

Illuminating requirements are generally calculated on the "foot candle" unit with generally recognized rules as to intensity required for each class of service. The lighting requirements of office buildings vary all the way from one foot-candle to five foot-candles; however, this intensity must be governed to a certain extent by the intensity of the lighting of the offices. There should not be too great a contrast between the lighting in the offices and that in the corridors. The corridor lighting might be placed approximately at one-half the intensity of the office lighting.

Intensities.

The following table gives an idea of the intensities required in different classes of offices:

Class of Office.	Foot-candles.
Offices used for waiting rooms	1.25- 2.50
General offices	2.00- 3.00
Desk illumination	2.00- 5.00
Drafting	5.00-10.00

The illumination should be bright enough to give ample light for all general purposes. In buildings which may be occupied by architects or engineers where considerable drafting is done, it may be wise to provide more intense illumination. A good plan is to make provision for a general illumination of at least two foot-candles and preferably three foot-candles intensity, all calculations being based on dark tinted walls and ceilings and to provide a liberal number of baseboard and floor receptacle outlets for localized illumination over desks, drawing boards, etc., where extra illumination may be required.

These floor and baseboard outlets are perfectly practical and will eliminate the necessity of running moulding on the ceiling after the building is completed and suspending a number of unsightly drop cords. A careful planning for floor and baseboard outlets for use in local lighting and also for such appliances as fans, small motors for certain power-driven office appliances now in common use will do away with the necessity for marring the ceiling at some later date.

BUILDING MANAGER VERSUS OWNER

NINE out of ten tenants, if asked the question, will answer that they much prefer to deal with a manager than the owner. There are a number of reasons why this should be so. The average manager is a man of infinite tact, must be careful to live up to his agreements to hold his job, and usually possesses a vast fund of good judgment and patience. The two latter qualities are essential if the manager expects to succeed. Many property owners have an antipathy to employing managers for financial reasons. In this respect they are penny wise and pound foolish. They will let good marketable space stand idle for months at a time. It is true they have saved the manager's salary, but they have also lost some hundreds of dollars of rent. Placed in the hands of a manager the chances are that the space would only have stood idle a few days.

But the reason why the tenant prefers to deal with the manager rather than the owner is really a simple one—the manager is always on the job. Plumbing we will say, gets out of order, or the plaster falls from the ceiling, or the janitor neglects his duties, or the thousand and one things that happen in the average building. Such things require prompt attention, and it is not always easy to get such attention from an owner. He may be out of the city, or he may have so many other interests that he defers action. When he is finally reached he sometimes grumbles at the cost of repairs or hesitates about the janitor and undesirable tenants.

Not so with the manager, however. As soon as notified that repairs are necessary he has a man to attend to them. He accepts such things as one of the incidents of his business. Having a large number of tenants under his care, he is able to give immediate service, because he makes a business of operating a building and it is not a side issue mixed up with other interests. If he finds the janitor is negligent of his duties there is no hesitation about action. From his waiting list he is always able to install a new man at an hour's notice. Managing a building is an art requiring special fitness, and as few owners possess this special gift, the wise tenant naturally prefers dealing with a manager.

Looking Down.

A city may have the reputation of being a "clean town," and its citizens may be prone to boast of this fact, but nearly any "clean town" would lose self-respect if seen as the workers in the upper ozone view it. If your office happens to be located on one of the upper floors of a tall building, take a look at your town and see what you think of it. Look down and see the dirty alleys, roofs littered with everything from old lumber to paper, tin cans and cheap signs. Awful, isn't it? Now go up and examine your roof. There may be a man higher up, and, too, aviators are a discriminating class.

—The proposed connection between the Long Island Railroad tracks and the Corona branch of the Dual System would be four thousand feet long and cost $500,000 to build, and a further reasonable sum for the use of the Long Island Railroad tracks.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

A Pressure Control Switch.

AMONG the latest electrical appliances being introduced is an all enclosed automatic switch, which is intended for the control of metal driven air or water pumps for pressure or vacuum purposes. The operating mechanism is very simple. Changes in pressure are transmitted to levers, actuating the make-and-break mechanism by means of a plunger resting on a flexible diaphragm. The electrical contacts act in a positive, instantaneous manner, thus re-



ducing danger from burning or arcing. The switch therefore is always in working condition.

This switch is made up in twelve sizes and types, thus providing regulation for all ordinary ranges of pressure and vacuum. By inclosing the moving parts with a sheet-metal hood, the danger of irresponsible tampering or accidental injury is eliminated. Pressure adjustment is made by means of the small thumb-nut at the bottom. The larger sizes of switches are provided with a flange, making them suitable for mounting on a panel.

Plating Iron with Iron.

PLATING iron with iron or steel with iron is a new scheme for delaying rusting. Chemically pure iron is nearly rust proof; so the idea is to cover iron or steel with iron that is as chemically pure as possible. Plating in much the same way that brass is plated with gold or nickle gives a coat that is very close to pure iron. A coat of zinc over the coat of iron also helps.

Rust is the bitterest and most persistent enemy of steel. The ancient Hindus had a secret method of making rust-proof iron, but the formula was destroyed. Much iron is now manufactured for special uses at comparatively high cost which is reasonably free from impurities and so less likely to give way to rust, but the inventor of completely rust-proof, cheap rustproof, iron has a vast fortune awaiting him.

1,000 Cubic Feet of Gas.

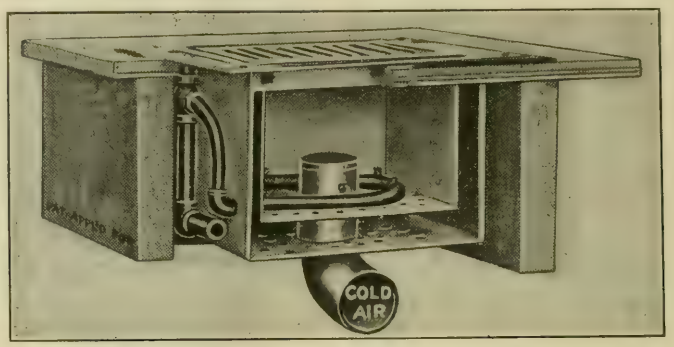
MOST people have no idea of the size of the possibilities contained in a thousand cubic feet of gas. Imagine a box 10 feet long, 10 feet wide and 10 feet high, a box that would be nearly as large as an ordinary bedroom. Such a box would hold just 1,000 cubic feet of gas.

The quantity of work that a thousand feet of gas will do is surprising. Check up a few of the following items with your own experience. It has been estimated that in the average home of from 6 to 8 rooms, 1,000 feet of gas will do the cooking for one month; will light the home for one month; or will maintain an ever ready supply of hot water for 10 days. In zero weather it will maintain the temperature in the same home at 70 degrees Fahr. for 10 hours. If the home is equipped with a still, 1,000 feet of gas will supply 140 gallons of pure drinking water. Used in the proper kind of an ice machine, it will keep the ice box dry and cold for 6 days. Of course these figures are based upon the use of gas in efficient appliances.

The work of gas in the factory is still more surprising. It will supply a 10-horsepower gas engine for 10 hours or a 100-horsepower engine for 1 hour. It will supply a 25-horsepower high pressure boiler for 1 hour. It will melt 350 to 400 pounds of brass in 1 hour. In the printing shop, a thousand feet of gas, if used in linotype machine, will heat sufficient type metal to set 130,000 lines of type such as you are now reading.

Air Warmed in Floor Box.

BUILDERS contemplating construction during the current year may be glad to know of an entirely new principle in heating that is being introduced and which seems destined to have a wide application. The idea is contained in a fireproof hollow box set in the floor of a building. In outside appearance it looks to be nothing more than an ordinary floor register of a hot air heating system. Instead it is connected with a



short pipe with the exterior of the building. Through this pipe cold air is admitted to the chamber. There gas is admitted to a ring with perforations through which a gas flame is directed, warming the air admitted to the box, thus permitting it to pass into the room. The floor gas is controlled by a small socket in the room of the register. The advantages of this system are that it is positively the cheapest on the market to install, absolutely pure air is warmer and delivered at point of utility. No heat is lost in transit, hence the cost of heating is considerably reduced. It involves no increase in insurance rate and each unit has a capacity for heating 4,000 cubic feet of space, 15 feet by gas and each operates to full normal capacity. It is suitable for bungalows, residences, apartments, flats, hotels, schools, churches, factories and public buildings.

Rough Texture Tile.

ROUGH texture in brick has taken such a tremendous hold upon the artistic temperament of the American people that it is not surprising that the rough texture tile should materialize. This novelty is being turned out by the B. Mifflin Hood Brick Company, of Atlanta, Ga., and is described by Mr. Hood, as follows:

By mixing a high grade shale with the pulverized broken fragments of whisky jugs, being the waste product of a pottery plant, it has been made possible to produce a rough texture tile of rich colors and beautiful fabric.

The pulverized pottery permits of burning the tile to a higher temperature, thus producing chemicals and physical changes that bring about results always desired by the discerning architect, tile worker and interior decorator. The rough texture tile is designed to compete with the wire cut brick as a fireplace material. Its smaller size opens a way for semi-mosaic treatment in room adornment.

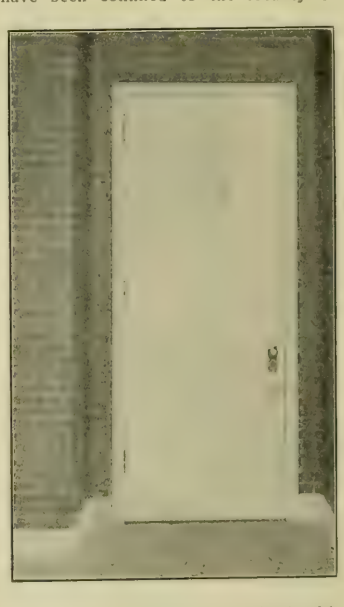
The manufacturers announce that it has perfected systems of burning in eighty different shapes and in three different textures and is especially adaptable for use in fireplaces and walls. The "Pott'ry" tile is guaranteed by the manufacturers to withstand the rigors of extreme cold weather and summer sun exposure and it will stand the strain of use in industrial environments.

The difficulty in the past has been to get a combination of clay and tempering material that would withstand heat enough to make a hard burned product without warping the finished article. In the south and especially around Atlanta, Ga., where whiskey jugs are made by the million a year, there are great piles of this broken ware, the accumulation of centuries. This material, ground up, has provided the necessary tempering material for making rough cut tile, which has the distinct advantage of having non-slipping qualities. It is suitable for interior and exterior work.

An All Metal Door.

CONSTANT demand for practical metal doors has resulted in the development of the one shown in the accompanying illustration the use of this type of door might be made very extensive in buildings where it is necessary to have communicating doors soundproof and especially where odors are desired to be shut out as in hospital operating rooms.

But aside from this it is an important factor as a fire retardant in all sorts of buildings. The rapidity with which fires spread, unretardedly, once they gain any headway in such buildings, gives sufficient evidence of the prevailing errors of plans and equipment. Statistics show innumerable instances of fires that could have been confined to the locality of



origin had floors been subdivided with incombustible partitions and doors and elevator and stair openings likewise protected.

By reason of insufficient appropriations many up-to-the-minute architects are rendered helpless. The door shown above is light in operation and is intended for use in all buildings.

CURRENT BUILDING OPERATIONS

Comparative Table of Plans Filed in Five Boroughs Since January 1—Bronx Shows Increase of Fifty-Three Buildings

THE record of building operations, according to the revised figures of the Building Superintendents of the five boroughs, from January 1, 1915, up to and including March 31, closed with $35,447,948 to be expended, as compared with $29,162,670 for the corresponding three months of 1914.

The number of building projects filed during the same period of 1915 was 2,636, as compared with 2,480 for the same three months of 1914, showing that there was an increase of 156 buildings. In Manhattan the increase specified cost over last year was $5,500,535, but the total number of buildings filed was equal to the exact number filed during the same period of 1914.

There was an increase in tenement houses, hotels, stores and lofts buildings, costing over $30,000, stores and loft buildings costing less than $15,000, office buildings and stables and garages, but this increase was offset by a falling off in public buildings (places of amusement) and other miscellaneous structures. In the Bronx, there was an increase of 53 buildings, costing $3,022,020 more than during 1914, showing that there are a greater number of brick tenements to be erected this year, as well as store buildings and stables and garages, but not as many frame dwellings.

In Brooklyn there is a decrease of $2,036,785 in the amount to be expended, and 176 more buildings projected. The gain is due to a larger number of tenement houses costing less than $20,000, stores and two family structures, churches, stables and garages and brick sundries.

The Borough of Queens shows a decrease of 4 buildings and $429,446 less in the amount to be expended, but there is an increase of 123 more buildings to be altered, while Richmond shows a substantial increase over last year by 63 more projects in the amount to cost $228,954, as well as a larger number of alteration projects.

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to March 31, Inclusive

	1914 No.	1914 Cost.	1915 No.	1915 Cost.
Dwellings, over $50,000	2	$450,000	2	$220,000
Betw'n $20,000 and $50,000	1	50,000	1	50,000
Under $20,000	..	.....	..	.....
Tenements	33	3,695,000	40	4,145,000
Hotels	..	.....	3	1,018,000
Stores, lofts, etc. over $30,000	11	3,113,000	16	7,330,000
Betw'n $15,000. and $30,000	4	85,000	4	103,000
Under $15,000	1	5,000	7	43,500
Office buildings	3	2,330,000	9	2,940,000
Manufactories and Workshops	8	354,000	4	650,500
Schoolhouses	2	150,000	1	75,000
Churches	1	200,000	2	32,000
Public Build'gs Municipal	1	70,000	2	62,000
Places of Amusement, etc.	12	518,500	1	45,000
Stables and Garages	8	237,000	10	124,075
Other Structures	26	38,990	11	8,950
Hospitals	1	150,000	1	100,000
Totals	111	$11,446,490	114	$16,947,025
				11,446,490
Increase cost quarter, 1915				$5,500,535

ALTERATIONS IN MANHATTAN

January 1 to March 31, Inclusive

	1914 No.	1914 Cost	1915 No.	1915 Cost
Dwelling houses	176	$361,451	89	$186,025
Tenements	296	311,138	172	169,340
Stores, lofts, etc.	304	1,154,374	211	421,866
Office buildings	111	873,495	59	324,350
Manufactories and workshops	81	252,087	76	216,965
Schoolhouses	7	11,500	8	26,600
Churches	8	163,400	5	14,600
Public Build'gs Municipal	5	43,100	6	11,775
Places of amusement, etc.	92	265,218	43	135,660
Hotels	31	48,455	20	521,245
Stables and Garages	36	161,730	26	54,575
Totals	1,147	$3,645,948	715	$2,083,001
	715	2,083,001		
Decrease quarter 1915	432	$1,562,947		

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive

	1914 No.	1914 Cost.	1915 No.	1915 Cost.
Dwell'gs Brick over $50,000	..	.....	..	.....
Dwell'gs, brick Bet $50,000 and $20,000	..	.....	..	.....
Under $20,000	22	$153,300	18	$81,350
Tenem'ts, brick over $15.000	65	2,914,000	131	5,145,000
Under $15,000	..	.....	..	.....
Tenements frame	..	.....	..	.....
Hotels	2	12 000	..	.....
Stores over $30,000	1	30,000	..	.....
Stores, between $30,000 and $15,000	1	20,000	..	.....
Under $15,000	10	33,050	14	96,600
Office Build'gs,	5	100,550	2	1,200
Manufactories and workshops	17	186,180	13	27,300
Schoolhouses	7	136,000	1	275,000
Churches	1	35,000	..	.....
Public Build'gs —Municipal	2	120,000	7	14,400
Places of Amuse'nt, etc.	9	260,000	9	715,900
Stables and Garages	5	9,375	19	151,450
Dwell'gs, frame	32	137,800	23	61,825
Other Structures	11	2,900	6	2,150
Totals	190	$4,150,155	243	$7,172,175
			190	4,150,155
Increase Quarter, Year 1915			53	$3,022,020

ALTERATIONS IN THE BRONX

January 1 to March 31, Inclusive

	1914 No.	1914 Cost.	1915 No.	1915 Cost.
Dwellings, brick	9	$10,350	7	$3,550
Dwellings, frame	50	55,200	51	47,850
Ten'm'nts, brick	45	52,630	13	14,825
Ten'm'nts, frame	3	550	10	14,135
Hotels	3	2,500	..	.....
Stores	20	33,075	12	14,550
Office buildings	2	1,580	..	.....
Manufactories and Workshops	9	45,115	10	29,600
Schools	5	92,800	..	.....
Churches	1	5,000	3	7,800
Public Buildings	8	11,830	5	50,500
Stables and Garages	3	2,600	4	12,300
Miscellaneous	467	64,346	501	65,429
Totals	625	$377,576	616	$262,539
	616	262,539		
Decrease quarter Year 1915	9	$115,037		

Brooklyn

PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive

	1914 No.	1914 Cost.	1915 No.	1915 Cost.
Dwellings, 1 family, over $50,000	..	.....	..	.....
Dwellings, 1 family, btwn. $20,000 and $50,000	..	.....	..	.....
Dwellings, 1 family, under $20,000	169	$645,400	168	$581,450
Dwellings, 2 family, under $20,000	130	574,900	142	548,200
Tenements, Bet. $20,000 and $30,000	119	4 272,500	66	2,295,000
Tenements under $20,000	18	374,900	89	783,200
Stores, over $30,000	..	.....	..	.....
Stores Bet. $15,000 and $30,000	..	.....	..	.....
Stores, under $15,000	8	15,800	10	50,500
Stores and two families	69	387,400	126	727,150
Office buildings	4	98,500	..	.....
Factories and Workshops, brick	14	857,400	13	266,750
Factories and Workshops, frame	2	5,900	2	1,400
Schoolhouses	..	.....	..	.....
Churches	2	111,000	7	295,000
Public build'gs, Municipal	3	370,300	5	250,000
Places of Amusement, etc.	12	200,300	6	112,000
Stables and Garages	28	107,550	55	145,700
Warehouses	..	.....	1	10,000
Brick sundries	16	58,575	22	121,450
Dwellings, frame 1 & 2 families	220	547,800	195	589,060
Tenements, frame	11	72,700	..	.....
Stores, frame, two family	3	5,900	1	3,000
Other frame structures	63	111,660	57	48,440
Totals	921	$8,865,085	965	$6,828,300
			921	
Increase quarter, 1915, No. Buildings			44	

ALTERATIONS IN BROOKLYN.

January 1 to March 31, Inclusive.

	1914 No.	1914 Cost	1915 No.	1915 Cost
Dwellings	131	$72,625	145	$97,195
Tenements	108	48,560	98	55,490
Hotels	1	1,000	1	300
Stores	34	73,960	32	93,105
Office Buildings	2	10,725	6	1,790
Manufactories and Workshops	42	129,060	34	142,525
Schools	3	21,185	25	49,575
Churches	4	11,700	7	84,825
Public Build'gs	29	152,750	35	67,225
Stable and Garages	12	27,595	11	19,450
Frame Build'gs	362	183,795	425	209,990
	728	$732,955	819	$821,470
Book Slip Permits	670	130,395	1,018	535,648
Bay Window Permits	11	2,450	1	150
	1,409	$865,800	1,838	$1,357,268
			1,409	865,800
Increase quarter, 1915			429	$491,468

Queens

PLANS FILED FOR NEW BUILDINGS.

January 1 to March 31, Inclusive.

(The classifications have not been complete at this writing.)

1914 No.	1914 Cost	1915 No.	1915 Cost
1,091	$4,383,667	1,087	$3,954,221
1,087	3,954,221		
Decrease Year 1915	4	$429,446	

ALTERATIONS IN QUEENS.

January 1 to March 31, Inclusive.

	1914 No.	1914 Cost	1915 No.	1915 Cost
	527	$292,312	650	$299,140
			527	292,312
Increase ,Year 1915			123	$6,828

Richmond

PLANS FILED FOR NEW BUILDINGS.

January 1 to March 31, Inclusive.

(The classifications have not been completed at this writing.)

1914 No.	1914 Cost	1915 No.	1915 Cost
164	$317,273	227	$546,227
		164	317,273
Increase, Year 1915		63	$228,954

ALTERATIONS IN RICHMOND.

January 1 to March 31, Inclusive.

	1914 No.	1914 Cost	1915 No.	1915 Cost
	78	$53,347	125	$52,575
		52,575	78	
Decrease Cost, Year 1915		772		
Increase No., Year 1915			47	

—The essential trouble with the municipal service as a career for engineers is the limitation upon their independence, says one of their leading authorities. Isn't that the trouble with every profession and almost every calling nowadays that is carried on in large cities? There is always some one higher up, even for the highest place, even for a railroad president.

Development at Sheepshead Bay Track.

Koehler, Spyr & Farrington, architects, 489 Fifth avenue, are preparing plans for extensive changes and improvements to be made at the old Coney Island Jockey Club race track at Sheepshead Bay. The property has been taken over by the Sheepshead Bay Speedway Corporation, care of J. C. Nickel, 17 Battery Place, Manhattan, who purpose to operate the park as an amusement enterprise. The project will include a motordrome track, two miles in circumference and 80 feet wide, with a grand stand having a seating capacity of 50,000. A club house and aeroplane hangars will also be erected. This scheme will also include the construction of baseball and football fields and tennis courts, which will be flooded in winter for use as an ice-skating rink.

Contract to Charles A. Cowen & Co.

Charles A. Cowen & Co., builders, 1123 Broadway, recently closed a general contract for the construction of a sixteen-story store and loft building, at the northeast corner of Broadway and 26th street. The owner is the estate of Frederick Ayer of 141 Milk street, Boston, and the architects are Maynicke & Franke, 25 East 26th street. Patterson Bros., 1182 Broadway, are the consulting steam and electric engineers. This structure will have a facade of brick, limestone and terra cotta, and will cover a plot 105x116 feet. The cost will be about $800,000.

New Theatre and Office Building in Newark.

A general contract was recently awarded to F. T. Ley & Co., builders, 30 East 42d street, for the construction of a theatre and office building at 114-116 Market street, Newark, N. J., from plans prepared by Albert E. Westover, Keith's Theatre Building, Philadelphia, Pa. The new structure will be owned by F. F. Proctor and will be built of brick and stone, eight stories in height. The theatre will occupy a plot 140x75 feet and the office building 120x32 feet. The building will be strictly fireproof and modern in every particular. The project includes a cafe and restaurant and will represent an expenditure of about $300,000.

Another Theatre for Flatbush.

Plans are being prepared by R. Thomas Short, architect, 3 West 29th street, for a modern picture theatre, to cost nearly $150,000, to be erected at 1085-1093 Flatbush avenue, corner of Canarsie Lane, Brooklyn. A. H. Schwartz, 239 East 25th street, Brooklyn, is the owner. The new theatre will be one of the most attractive, architecturally, in the borough, as well as one of the largest. It will have a seating capacity of more than 1,600, will be four stories in height, and will be built of brick, limestone and terra cotta. The plot is 95x147 feet.

Proposed Fifth Avenue Loft.

Negotiations were pending this week for the sale of the property at the northwest corner of Fifth avenue and 31st street to Harry and Joseph Falk, builders, 3785 Broadway, who will erect a modern store and loft building on the site. The plans for the proposed structure will be prepared by George and Edward Blum, architects, 505 Fifth avenue. The structure will probably be twelve stories in height and will contain all modern improvements. Other details of this project will be found in other columns of this issue.

Plans for Large Brooklyn Factory.

William Higginson, architect, 13 Park Row, is preparing the plans and specifications for a modern reinforced concrete factory building to be erected on the south side of Broadway, near Wythe avenue, Brooklyn, for the Gretsch Manufacturing Co., Frederick Gretsch, president, 110 South 4th street. The proposed structure will be ten stories in height, erected on a plot 80x260 feet and will be absolutely fireproof. The project will include eight electric elevators, sprinkler and standpipe systems and a private power plant of 500 horse power capacity. The cost of the building is estimated at more than $550,000.

Alteration to J. P. Morgan Residence.

Plans have been completed and filed in the Building Department for alterations to the residence at the northeast corner of Madison avenue and 36th street, owned and occupied by Mrs. J. P. Morgan. Delano & Aldrich are the architects. The proposed work consists of building a one-story addition to the easterly part of the house and a mansard roof on the main building. The cost of the improvement is estimated at $10,000.

Taking Estimates for New Church.

Estimates on a general contract are being taken by Bertram S. Goodhue, architect, 2 West 47th street, for the construction of a church at the southeast corner of Lexington avenue and 66th street. The owner is the Church of St. Vincent Ferrer, Rev. Father F. C. Fitzgerald, pastor. The new structure will be built of limestone and New York ledgestone and will occupy a plot 225x100 feet. The cost will approximate $500,000.

New Midtown Loft Building.

Herman Lee Meader, architect, 2 West 32d street, has completed the plans and is taking estimates for the construction of a twelve-story loft and office building, to be erected at 138-40 West 32d street, on a plot 40x31.3x49x about 40 irregular. The owner of the proposed structure is the Pennlane Realty Co., Joseph Brewster, 165 Broadway. Further details of construction will be announced in a later issue.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—Glynne & Ward, Halsey st and Knickerbocker av, are receiving competitive sketches for a 1-sty moving picture theatre, 82x122 ft, at the northwest corner of Robinson st and Nostrand av, to cost, about $50,000.

BROOKLYN.—The Whitney Theatre Co., A. Sterck, 26 Court st, president, contemplates the erection of an office, lodge and amusement building abutting the Whitney Theatre, Myrtle av and Fresh Pond rd. No architect selected.

MIDDLETOWN, N. Y.—The Board of Education, George A. Swayze, president, contemplates the erection of a 2-sty brick addition to the school in Mulberry st. No architect selected.

BINGHAMTON, N. Y.—St. John the Evangelist R. C. Church, Rev. Father James B. Green, pastor, 265 Vestal av, contemplates the erection of a church to cost between $75,000 and $80,000. No architect retained.

GRANTWOOD, N. J.—St. John's R. C. Church, Rev. Father A. Faratti, pastor in charge, contemplates the erection of a church here. No architect selected.

PLANS FIGURING.

DWELLINGS.

NEW CANAAN, CONN.—Clark & Arms, 542 5th av, Manhattan, architects, are taking bids for a 2½-sty frame and terra cotta block residence, 45x95 ft, for Adrian Van Sinderen, 14 Wall st, Manhattan. Cost, about $40,000.

HALLS & CLUBS.

BLOOMFIELD, N. J.—The Junior Order United American Mechanics, Peter H. Springfield, president building committee, is taking bids on subs for a 2-sty store and lodge building in Washington st. Joseph B. Roford, Jerome pl, architect. Cost, about $20,000.

HOBOKEN, N. J.—Rosenberg & Aronson, 121-23 Canal st, Manhattan, are figuring the general contract and desires bids on all subs for "Washington Hall" building, Washington st, between 4th and 5th sts. Fagan & Briscoe, Hoboken, architects.

HOSPITALS & ASYLUMS.

MORRIS PLAINS, N. Y.—Bids will close at 11 a. m. April 14 for additions to the 2-sty brick and concrete workshop for the State of New Jersey Hospital for Insane, O. E. Bowen, Morris Plains, Trenton, State architect. Cost, about $4,000.

NEWARK, N. J.—Bids will close about April 20 for the 3-sty brick and terra cotta parental home on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Essex County, Lathrop Anderson, chairman of building committee. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about $40,000.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Bids will close April 15 at 8 p. m. for the 2-sty brick firehouse, 32x71 ft, in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president. Frank Horton Brown, Main st, architect.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—The Board of Education of Union Free School, District No. 21, Town of Hempstead, Nassau County, owner, is taking bids to close April 12 at 8 p. m. for P. S. 3 on Morris av, from plans by Blanchard & Barnes, associated, 15 East 40th st, Manhattan. Cost, about $40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

AUDUBON AV.—Foundations are under way for two 5 and 6-sty apartments at the northeast corner of Audubon av and 180th st, for the N. S. & J. Corp., Henry Jacobs, president, 628 West 151st st, owners and builders. Schwartz & Gross, 345 5th av, architects. The Alliegro Construction Co., 391 East 149th st, mason for foundations. Cost, about $80,000. Owners are taking bids on subs.

192D ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for three 5-sty apartments, 75x100 ft, in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Corporation, Raymond & Raisman, 507 West 113th st. Cost, about $100,000.

83D ST.—Chris J. Jeppesen, Inc., 56 West 45th st, is steel engineer for the 13-sty apartment, 59x90 ft, at the northwest corner of 83d st and West End av, for the West End and 83d St. Corp., Wm. L. Sutphin, 51 East 42d st. Schwartz & Gross, 347 5th av, architects.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 6-sty apartments, 50x87 ft, in the south side of 150th st, 100 ft west of Amsterdam av, for the Oak Construction Co., Julius Weinstein, 1 Wall st, owner and builder. Cost, about $50,000 each.

ELIZABETH ST.—Arthur Carlson, 157 Remsen st, Brooklyn, has prepared plans for a 6-sty apartment in the west side of Elizabeth st, 55.5 ft south of Grand st, for Peter Rinelli and Step. Guardino, 87 Elizabeth st. Cost, about $40,000.

9TH AV.—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av, for alterations to the 5-sty apartment at 633 9th av, for Nathan and Emma Marks, 632 9th av.

BROADWAY.—Samuel Levingson, 101 West 42d st, has completed plans for alterations to the 7-sty apartment at 2580-6 Broadway, for the Estate of Jacob Bookman, 9 East 62d st. Cost, about $20,000.

115TH ST.—M. J. Harrison, 230 Grand st, has completed plans for alterations to the 5-sty apartment at 215 West 115th st, for Bessie Duke, 18 East 111th st.

ST. NICHOLAS AV.—Plans have been completed by William A. Kenny, 420 West 239th st, for alterations to the 5-sty apartments at 2068-70 St. Nicholas av, for Anna Loughren Daly, 974 St. Nicholas av.

60TH ST.—H. T. Lindeberg, 2 West 47th st, has completed plans for alterations to the 5-sty apartment at 139 East 60th st, for the Corn Exchange Bank, 13 William st. Cost, about $15,000.

27TH ST.—Paul C. Hunter, 191 9th av, has prepared plans for alterations to the 5-sty apartment at 516 West 27th st, for Albert E. Straker, 313 West 127th st.

DWELLINGS.

PARK AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, architects, will take bids on general contract about April 12 for the 4-sty residence, 20x89 ft, at 713 Park av, for Chas. M. Clark, care of the Bradstreet Co., 346 Broadway. Clark, MacMullen & Riley, 101 Park av, engineers.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education April 5 for outside iron stairs at P. S. 108. Hoffman & Hyams, low bidders at $1,055.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

ELSEMERE PL.—Excavating is under way for a 5-sty tenement, 25x110 ft, at the corner of Elsemere pl and Daly av, for the Narcorth Realty Co., 20 Nassau st, A. E. Hartcorn, president. George F. Pelham, 30 East 42d st, architect. Cost, about $50,000.

238TH ST.—Fred Hammond, 391 East 149th st, has completed plans for a 5-sty

apartment in the north side of 238th st, 50 ft west of Review pl, for the 238th Const. Co., Abraham Stolwein, 860 Van Nest av, owner and builder. Cost, about $40,000.

MARION AV.—The Steinmetz Construction Co., 1007 East 120th st, contemplates the erection of a 5-sty apartment at 2972 Marion av, near 200th st, from plans by Moore & Landsiedel, 148th st and 3d av.

SCHOOLS & COLLEGES.

BRONX.—The Board of Education opened bids April 5 for installing heating and ventilating apparatus in P. S. 55, and for installing temperature regulation. All bids were rejected.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

WOODRUFF AV.—Cohn Bros., 363 Stone av, have been commissioned to prepare plans for a 5-sty apartment on Woodruff av, St. Paul's pl and Parkside av, for the Miller-Bergs Realty Co., 1210 Nostrand av.

MYRTLE AV.—M. A. Cantor, 373 Fulton st, is preparing plans for eight 3-sty tenements, 20x55 ft, on the south side of Myrtle av, 20 ft east of Sanford st, for the S. G. Construction Co., 1445 46th st, owner and builder. Total cost, about $44,000.

DE KALB AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a 5-sty apartment on the north side of De Kalb av, 350 ft east of Marcy av, for the Madison Construction & Improvement Co. Cost, about $40,000.

CHRISTOPHER AV.—M. A. Cantor, 373 Fulton st, has completed plans for three 3-sty tenements, 25x100 ft, on the west side of Christopher av, 125 ft south of Newport av, for Nass & Berg, 405 Van Siclen av, owners and builders. Cost, about $20,000.

CHURCHES.

44TH ST.—B. F. Hudson, 319 9th st, is preparing plans for a church in the north side of 44th st, 250 ft east of 7th av, for the Norwegian Evangelist Lutheran Free Church, Rev. O. Thompson, 528 44th st, pastor. Cost, about $13,000

DWELLINGS.

22D ST.—Kallich & Lubroth, 186 Remsen st, are preparing plans for a 2½-sty residence in the west side of East 22d st, 100 ft north of Av M, for George T. Moore, 1822 Albemarle rd. Cost, about $7,000.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, have completed plans for six 3-sty residences, 20x55 ft, on the west side of Flatbush av, 384 ft north of Albemarle rd, for the Midwood Associates, Fred Hill, 805 Flatbush av, owner and builder. Cost, about $36,000.

37TH ST.—B. F. Hudson, 319 9th st, is preparing plans for nine 2-sty residences in the west side of East 37th st, 100 ft south of Av L, for the Reinhard Hall Construction Co., Reinhard Hall, president, 1655 42d st, owner and builder. Cost, about $36,000.

STORES, OFFICES & LOFTS.

FLATBUSH AV.—A. White Pierce, 59 Court st, is preparing plans for a 1-sty public market, 150x185 ft, at the southeast corner of Flatbush and Tilden avs, for the Excelio Building Co., Selig Seligman, president, 60 Liberty st, Manhattan. The Merchant Public Market Co., Inc., of N. Y., lessee. Owner will take bids on subs about April 12. Cost, about $40,000.

ATLANTIC AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 4-sty loft building, 175x100 ft, at Atlantic av and Elton st, for Nass & Berg, 405 Van Siclen av, owners and builders. Cost, about $50,000.

Queens.

DWELLINGS.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, is preparing plans for a 3-sty residence, 20x53 ft, at the corner of Warren and Barton sts, to cost, about $6,000. Owner's name for the present withheld.

ROCKAWAY PARK, L. I.—William A. Hogan, this place, has completed plans for a 2½-sty residence, 30x40 ft, on Monmouth av, near Washington av, for Hedwig Florenzi, care of architect. Cost, about $6,000.

ROCKAWAY PARK, L. I.—John A. Lasher, Inc., this place, has completed plans for a 2½-sty residence in the east side of Beach 121st st, 100 ft north of Newport av, for Mrs. Guy P. Lasher, 35 North 8th av. Architect will build. Cost, about $6,000.

BELLE HARBOR, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty frame and shingle residence on the east side of Norfolk av, 300 ft south of Bayside dr, for W. G. Clute, Elmhurst, I. I., owner and builder. Cost, about $5,000.

EAST ELMHURST, L. I.—Excavating is under way for a 2½-sty hollow tile and stucco residence, 32x52 ft, on Ditmars av, for Dr. M. Solot, 89 Av C, Manhattan. Eugene A. Ohmer & Co., 341 5th av, Manhattan. A. Fried, 557 1st av, College Point, L. I., general contractor. Cost, about $10,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—J. O. Johnson, 1975 Richmond Terrace, has completed plans for a 2-sty frame residence, 20x44 ft, on the south side of Hatfield pl, 350 ft west of Lafayette av, for A. Michalski, Port Richmond.

WEST NEW BRIGHTON, S. I.—Jos. Whitford, 8 Richmond Terrace, St. George, has completed plans for a 2-sty frame residence, 27x28 ft, on the south side of Egbert av, 169 ft west of Manor rd, for Raymond Walker, 158 Davis av.

GREAT KILLS, S. I.—P. J. Grundacher, Richmond, S. I., has completed plans for a 2½-sty frame residence, 30x24 ft, on the north side of Cottage av, 325 ft east of Great Kills rd, for I. Goldberg, 109 East 17th st, Manhattan.

CLIFTON VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame residence for Cornelius G. Kolff, Corn Exchange Bank Building, St. George, S. I.

STABLES & GARAGES.

PORT RICHMOND, S. I.—John P. From, 234 Charles av, has completed plans for a 1-sty concrete garage, 49x75 ft, in the south side of Grove st, 133 ft west of Richmond av, for John Cappilini, this place. Cost, about $5,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Plans have been prepared privately for a 2½-sty residence, 34x26 ft, in Elm st, for Cornelia Carman, Woodmere, L. I., owner and builder. Cost, about $5,000.

PORT WASHINGTON, L. I.—Walter Beam, 44 Murray av, contemplates the erection of a 2½-sty frame residence on Murray av, to cost about $5,000.

HEMPSTEAD, L. I.—I. B. Baylis, 55 Main st, is preparing plans for a 2½-sty frame residence, 34x30 ft, for Hugh Kennedy, Mineola, L. I., owner and builder. Cost, about $5,000.

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SCHOOLS & COLLEGES.

MINEOLA, L. I.—I. B. Baylis, 55 Main st, Hempstead, has completed plans for remodeling the school and making two additions, for the Board of Education of Mineola, Edward J. Strong, president. Bids on general contract will be ready about April 15. Cost, about $45,000.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Excavating is under way for a 2½-sty frame and stucco over metal lath residence, 39x54 ft, for Lucien Tyng, 50 Pine st, Manhattan. The Craftsman Architectural Co., 6 East 39th st, Manhattan, architects. Donnelly & Corrigan, Windmill Lane, this place, general contractors. Bishop & Pohley, this place, masons. Cost, about $15,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 3-sty apartment, 21x52 ft, on Haven av, for Jacob Haag, 109 Park av. Cost, about $7,500.

DWELLINGS.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty residence and garage, for William M. Campbell, care of architects. Cost, about $11,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 35x38 ft, at Madeline drive and Marshall rd, for C. Irving Lattin, Lowerre, Summit Park. S. K. Sutherland, 26 Rumsey rd, general contractor. Cost, about $8,000.

WHITE PLAINS, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have been commissioned to prepare plans for a 2½-sty brick residence, 46x53 ft, for H. Kaufman, care of architects. Cost, about $13,000.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has been commissioned to prepare plans for a 2½-sty stucco residence for M. J. M. Smith, 258 South 10th av.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, are preparing plans for a 2½-sty brick residence on Greenacres av, for Roderick Stephens, 138th st and Canal st, Manhattan.

YONKERS, N. Y.—Oliver Scott, 40 John st, contemplates the erection of a 2½-sty residence on Valentine Lane, from plans by Jas. A. Watson, Reeves Building.

THEATRES.

TARRYTOWN, N. Y.—B. S. Russell, Main st, is preparing plans for a 1-sty moving picture theatre in the north side of Main st, west of Washington st, for L. B. Van Scoy, 395 St. Johns pl, Brooklyn. Cost, about $20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

HIGHLAND PARK, N. J.—Alex Merchant, 363 George st, New Brunswick, has about completed plans for a 3-sty store and apartment, 25x40 ft, at Raritan av and River Drive, for A. J. Conover, this place. Cost, about $8,000.

ELIZABETH, N. J.—J. Ben Beatty, 59 Broad st, has completed plans for a 3-sty tenement, 34x56 ft, at 408 Spring st, for Elias Rosenberg, 1001 Magnolia av. Cost, about $7,000.

WEST NEW YORK, N. J.—Carl Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 4-sty apartment, 90 x120 ft, at Hudson av and 12th st, for Weisberg & Cadel, Hudson av and 11th st. Cost, about $100,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty flats on Romaine av, for the Modern Building Co., Samuel Rubine, 131 Grant av. Cost, about $10,000.

CHURCHES

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 1-sty church, 40x70 ft, at Division and Somerset sts, for the Magyar Hungarian Reformed Church, Rev. Paul F. B. Hamborszky, pastor, 22 Schuyler st. Cost, about $9,000.

DWELLINGS.

NEWARK, N. J.—Plans are being prepared privately for a 2½-sty residence, 22x50 ft, at 35 Irving av, for Otto Sigrist, 39 Irving av, owner and builder, to cost, about $4,500.

PRINCETON, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., is preparing plans for a 2½-sty hollow tile and stucco residence, 33x36 ft, for Dr. Theo. D. Van Sickle, 17 Maple st. Cost, about $8,000.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, have nearly completed plans for a 2½-sty residence, 33x33 ft, in East Jersey st, for W. H. Harre, 7 Niles st. Cost, about $6,000.

EAST RUTHERFORD, N. J.—A. Vegliante, Garfield, N. J., has completed plans for a 2-sty store and residence at the corner of Paterson av and Mozart st, for Raffuele Nicholetti, Paterson av, owner and builder. Cost, about $7,000.

MONTCLAIR, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, are preparing plans for a 2-sty residence, 23x77 ft, on Prospect av, for H. W. Johnston, this place. Cost, about $10,000. Bids will be received on general contract about May 1.

MONTCLAIR, N. J.—Excavating is under way for a 3-sty hollow tile and brick veneer residence at the northeast corner of Wildwood av and Park st, for Olof Hoff, 149 Broadway, Manhattan. John B. Snook Sons, 261 Broadway, Manhattan, architects. William Wickstrom, 58 James st, general contractor. Owen Feeney, 179 Valley rd, mason. Cost, about $25,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for a 2½-sty residence, 32x40 ft, on Montclair av, near Watchung av, for the Williams Realty & Construction Co., Robert H. Williams, president, 271 Bloomfield av. Cost, about $7,000.

FACTORIES & WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 1400 Washington st, is preparing plans for a 2-sty storage building, 50x100 ft, in Ferry st, between Washington and Hudson sts, for The Sessenden Cooperage Co., on premises. Cost, about $15,000. Estimates on separate contracts will be received about April 15.

HALLS & CLUBS.

HILLSDALE, N. J.—Slever & Vanderclute, 55 Broadway, Manhattan, have been commissioned to prepare plans for a 2½-sty frame country club for the Overbrook Country Club, this place.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, is preparing sketches for a 2-sty hollow tile and stucco community building on Watchung av, for the Watchung Av Congregational Church, W. N. Ferrin, rector, 142 Watchung av. Cost, about $25,000.

HOTELS.

KEANSBURG, N. J.—Paul C. Hunter, 191 9th av, Manhattan, is preparing preliminary plans for a 4-sty hotel and dance hall, 90x150 ft, to cost, about $20,000. Owner's name for the present withheld.

STORES, OFFICES & LOFTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed plans for a 1-sty auto show room and repair shop at the southwest corner of Central av and Lock st, for Max Mendl, Essex Building. Cost, about $10,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, is preparing plans for a 3-sty apartment, 23x60 ft, at 17 Academy st, for Manning Cleveland, 96 South Hamilton st. Cost, about $9,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, has completed plans for a 2½-sty frame residence, 24x50 ft, in Franklin st, for William Hansman, 46 Gate st, owner and builder. Cost, about $5,500.

GREENWICH, CONN.—C. P. H. Gilbert, 1123 Broadway, Manhattan, is preparing plans and will take bids on general contract about May 1, for a 2½-sty residence and out buildings near Greenwich, for Alexander L. Dommerich, 254 4th av, Manhattan.

MIDDLE HOPE, N. Y.—N. Serracino, 1170 Broadway, Manhattan, has been commissioned to prepare plans for a 2½-story country residence here for Mrs. T. Carobine.

MUNICIPAL WORK.

HARRIMAN, N. Y.—Knight & Bush, Monroe, N. Y., engineers, have completed plans for the water system for the Village of Harriman, E. E. Thompson, president. Cost, about $60,000.

MISCELLANEOUS.

WEST POINT, N. Y.—Trowbridge & Livingston, 527 5th av, have prepared plans for the exact duplicate of the equestrian statue of George Washington in Union Square Park, Manhattan. Mrs. James A. Acrymser will make a gift of same to the West Point Military Academy.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has received the general contract to make alterations to the 10-sty bank building at 7 East 42d st, for

the Corn Exchange Bank, 13 William st. Harrie T. Lindeberg, 2 West 47th st. Cost, about $10,000.

MONTCLAIR, N. J.—A. P. Clark, 264 Claremont av, has received the general contract to erect a 1-sty bank building at 493-501 Bloomfield av, for the Essex National Bank, William Grant, president. Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, about $45,000.

DWELLINGS.

MANHATTAN (sub.).—George Brown & Co., 286 5th av, has received the limestone and granite contract for the 5-sty residence, 50x80 ft, at 7-9 East 61st st, for John T. Pratt, 43 Exchange st. Chas. A. Platt, 11 East 24th st, architect. E. E. Seelye, 101 Park av, steel engineer. Jas. McWalters & Son, Inc., 1493 Broadway, general contractors. Cost, about $150,000. Wrecking is under way.

PORT WASHINGTON, L. I.—J. H. Decker, this place, has received the general contract to erect a 2½-sty frame and stucco over metal lath parsonage, 28x30 ft, for the First Baptist Church, Rev. Mr. Chipp, this place, pastor. Cost, about $5,000.

BAYONNE, N. J.—J. Anderson Pharo, 22 East 34th st, has received the general contract to erect a 2½-sty residence at 130 West 32d st, for William A. Farr, on premises. Gerard B. Elmore, 860 Park av, Elizabeth, architect. Cost, about $4,000.

ROCKAWAY PARK, L. I.—Geo. H. Closs Co., Hollands, L. I., has received the general contract to erect a 2½-sty frame residence, 24x45 ft, in the north side of Beach 118 st, 180 ft west of Triton av, for Henry Schuelthies, 55 Vesey st, Manhattan. Adolph E. Nast, 546 5th av, Manhattan, architect. Cost, about $6,500.

ELIZABETH, N. J.—James W. Warren, 261 West Grand st, has received the general contract to erect a 2½-sty hollow tile, stucco and shingle residence, 61x25 ft, at the corner of Westminster av and Parker rd, for Mrs. George N. Tidd, 453 Westminster av. Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Cost, about $12,000.

RIDGEWOOD, N. J.—Oscar Nielson, Dumont, N. J., has received the general contract to erect a 2½-sty terra cotta block and stucco residence at Kathwood Park, for Edward Tworger, 40 Brookside av. Cost, about $10,000.

JERSEY CITY, N. J.—William Robertson & Son, 15 Exchange pl, have received the general contract to erect a 2-sty brick residence, 32x40 ft, on Fairview av, for Andrew W. Greene, 34 Highland av. William A. Tilton, 76 Montgomery st, architect. Cost, about $9,000.

GREENWICH, CONN.—Jos. Mulholland, 43 Church st, New Rochelle, has received the general contract to erect a residence here for Dr. Chas. W. Knapp, this place.

SUMMIT, N. J.—William Nairn, Kearny, has received the general contract to erect a 2-sty frame and stucco residence, 35x46 ft, on Edgemont rd, for Park Terrell, 60 Broadway, Manhattan. H. King Conklin, 665 Broad st, Newark, architect. Cost, about $6,000.

MONTCLAIR, N. J.—(sub.)—C. P. Sigler, 107 Midland av, has received the mason contract for a 2½-sty frame residence, 32 x45 ft, at 92 High st, for Edward J. Swords, 225 4th av, Manhattan. Dudley S. Van Antwerp, 44 Church st, Montclair, architect. Cost, about $13,000.

HARRISON, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2½-sty brick residence for Graham Ryle, Highland rd, Rye, N. Y. Arthur C. Jackson, 25 Madison av, Manhattan, architect. Cost, about $50,000.

LODI, N. J.—Antonio Casella, this place, has received the general contract to erect a 2-sty brick and limestone store and residence at the corner of Main st and Garibaldi av, for Henry Baglio, 412 East 101st st, Manhattan. A. Vegliante, Garfield, N. J., architect. Cost, about $6,000.

PELHAMWOOD, N. Y.—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2½-sty wood and stucco residence for Arthur T. Bolton, 177th st and Bronx River. E. H. Janes, 124 West 45th st, Manhattan, architect. Cost, about $10,000.

PATERSON, N. J. (sub).—Albert A. Volk Co., 56 Beaver st, Manhattan, has received the wrecking contract for wrecking the Barbour Mansion here.

TARRYTOWN, N. Y.—Kaimowitz & Goldberg, this place, have received the general contract to erect a 2½-sty frame and stucco residence on the east side of South Broadway, south of Main st, for Frank H. Travis, 40 West 32d st, Manhattan. Benton S. Russell, 141 Main st, architect. Cost, about $7,500.

GLEN COVE, L. I.—Rufus H. Brown, 350 Fulton st, Brooklyn, has received the general contract to erect a 2½-sty terra cotta

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Contracts Awarded—Continued.

block and brick veneer residence and garage for H. L. Batterman, 375 Park av, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $18,000.

FACTORIES & WAREHOUSES.

MANHATTAN.—James F. Egan Co., Inc., 162 West 20th st, has received the general contract to erect a 1-sty brick addition, 30x117 ft, to the warehouse at 151 Bank st, for George F. Morgan, 439 West st. John B. Snook Sons, 261 Broadway, architects. Cost, about $8,000.

HOBOKEN, N. J.—The Turner Construction Co., 11 Broadway, has received the general contract to erect a 9-sty factory, 40x68 ft, for the American Lead Pencil Co., Louis J. Reckendorfer, president, 320 5th av, Manhattan. Franklin B. Small, 265 Broadway, Manhattan, architect. Cost, about $40,000.

WEST ORANGE, N. J.—(sub.).—Samuel Schneider, 335 Camden st, Newark, has received the mason contract for the 4-sty flat, 42x84 ft, in Valley st, opposite Washington st, for Meyer Rosenbaum, 28 Valley st. E. V. Warren, 31 Clinton st, Newark, architect. Cost, about $25,000.

TUCKAHOE, N. Y.—The Wells Bros Co., 366 5th av, has received the general contract to erect a 4-sty reinforced concrete factory for the Hodgman Rubber Co., South Railroad av. W. L. Stoddard, 9 East 40th st, Manhattan, architect.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, and Buffalo, has received the contract for the 11-sty warehouse, 80x80 ft, for W. H. Walker & Co., 39 Franklin st, Buffalo. Lockwood, Greene & Co., Boston, Mass., architects and engineers.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 4-sty factory building, 80x200 ft, for the Buffalo Motor Co., 2900 Main st, Buffalo. Lockwood, Greene & Co., Boston, Mass., architects and engineers. Work will be undertaken at once.

BROOKLYN (sub.)—The Hedden Iron Construction Co., 30 Church st, Manhattan, has received the structural steel contract for the 3-sty factory, 41x227 ft, on the Flatlands, near Bergen Beach, for the Atlantic White Lead & Linseed Oil Works, 135 Marshall st. A. L. Larwell, 135 Marshall st, engineer. The William Kennedy Construction Co., 215 Montague st, general contractor. Cost, about $80,000.

YONKERS, N. Y.—V. J. Booth Construction Co., 358 Warburton av, has received the general contract to erect a 2-sty incinerating plant, 43x54 ft, at the corner of Isilin st and Silk pl, for the City of Yonkers, Edward Walsh, secretary of Board of Contracts, City Hall. National Incinerator Co., 61 Broadway, Manhattan, architect and engineer. D. F. Fulton, City Hall, Yonkers, city engineer. Cost, about $60,000.

LYNN, MASS.—(sub.).—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the foundation of the screening plant and water tower at the Lynn Gas & Electric Co.

TOLEDO, O.—(sub.).—The Willys-Overland Co., this place, has awarded a contract to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for foundations of their new assembling building and power house. Mills, Rhines, Bellman & Nordoff, Toledo, architects.

HOSPITALS & ASYLUMS.

AMITYVILLE, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a 2-sty home, 103 x45 ft, for the Long Island Home. Dr. O. J. Wilsey, this place. L. Inglee, this place, architect. Cost, about $40,000.

STABLES AND GARAGES.

BROOKLYN.—Taishoff Bros., 663 Warwick st, have received the general contract to erect a 2-sty frame garage and residence, 29x73 ft, on the north side of Eastern Parkway Extension, 106 ft west of St. Marks av, for Annie Goldstein, 563 Howard av. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $5,000.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract for a 2-sty garage and residence for Samuel Rottenberg, 290 Utica av. Henry J. Murick, 830 Putnam av, architect. Work will be started at once on the west side of Utica av, 80 ft north of Union st. Cost, about $5,000.

MATTAWAN, N. J.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 2-sty stable and 1-sty wagon shed for the Standard Oil Co. of N. J., 26 Broadway, Manhattan. Cost, about $8,000.

NEW BRUNSWICK, N. J.—Chas. P. Carman, Metuchen, N. J., has received the general contract to erect a 1 and 2-sty private garage, 40x71 ft, at 114-116 Church st, for Andrew Weingart, on premises. Cost, about $5,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Leddy & Moore, 105 West 40th st, have received the general contract to make alterations to the 4-sty loft building, 40x92 ft, at 26-28 West 35th st, for Revillon Freres. Thos. W. Rourke, president. Seymour & Schoenwald, 4733 Grand Central Building, architects. Cost, about $27,000.

PORT RICHMOND, S. I.—Dawson & Archer, 15 East 40th st, Manhattan, have received the general contract to erect a 3-sty office and welfare building for the National Lead Co., 111 Broadway, Manhattan. Frank Quinby, 99 Nassau st, Manhattan, architect.

BROOKLYN. — Robert Feinstein, 194 Bowery, has received the contract for the erection and completion of the store and office building at Pitkin av and Bristol st, for M. A. Dietz, who desires bids on subs at once.

MISCELLANEOUS.

BRONX.—Gustave Fleischer, 90 Park av, Tuckahoe, N. Y., has received the general contract to erect a 1-sty stucco shelter house at Indian Lake, Crotona Park, for M. Berger, 1421 Crotona av. Andrew J. Thomas, 2526 Webster av, architect. Cost, about $4,000.

RYE, N. Y.—Daly & Merritt, 110 Wilkins av, Portchester, N. Y., have received the general contract to erect lockers and dressing rooms at the Oakland Beach Bathing Pavilion, for the Town of Rye. W. A. Ward, P. O. Building, Portchester, N. Y., architect. Cost, about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

35TH ST, 26-28 West, s s, 4-sty, fireproof offices and factory; cost, $27,000; owner, Revillon Freres, 19 West 34th st; Pres., Thomas W. Rourke; architects, Seymour & Schonewald, Grand Central Terminal; architects superintend. Plan No. 109.

STABLES AND GARAGES.

109TH ST, 428-30 East, two 1-sty brick garages, 25x50; cost, $2,500 and $5,000; owner, William A. Ferguson, 1 Madison av; architect, Samuel Katz, 1 Madison av; architect superintends. Plan No. 112.

157TH ST, n s of center line, 285 w Riverside Drive, six 1-sty f. p. garages, 9.4x20; cost, $200 each; owner, Emma L. Adams, Litchfield, Conn, and Charles Adams, Bronxville, N. Y.; architect, The Andrew Greis Co., Inc., 335-337 West 19th st; architect superintends. Plan No. 111.

STORES AND TENEMENTS.

154TH ST, n s, 125 e of Amsterdam av, 5-sty brick tenement, 41x87.11; cost, $40,000; owner, West 154th St Co., Pres., David Lewin, 32 Nassau st; architect, Samuel Cohen, 503 5th av. (Owner, supts.) Plan No. 107.

THEATRES.

185TH ST, s w cor St. Nicholas av, 2-sty brick store, lofts and m. p. theatre, 79.11x194; cost, $60,000; owner, Life Amusement Co., 319 East 22d st, Michael Friedman, Pres.; architect, Geo. Fred Pelham, 30 East 42d st; owner superintends. Plan No. 110.

MISCELLANEOUS.

123D ST, n s, 100 w of Morningside av, 1-sty fireproof locker room, 50x12; cost, $500; owner, Pickney Estate, 11 West 39th st; Hopkins & Boyd, agents; builder, Percey Bloom, 117 West st; lessee, Robt Dolman, 300 West 96th st. Plan No. 108.

159TH ST, West, n s, w of 8th av, 1-sty fireproof compressor house, 25x32; cost, $2,500; lessee, Interborough Rapid Transit Co., 165 Broadway; Pres., Theodore P. Shonts; architect, Geo. H. Pegram, 165 Broadway. Plan No. 113.

LENOX AV, 437, w s, s of 132d st, 2-sty brick store and billiard parlor, 24x70; cost, $7,000; owner, Louis Block, 224 West 141st st; architect, Nathan Langer, 81 East 125th st. Plan No. 114.

Bronx.

DWELLINGS.

OLMSTEAD AV, w s, 78.06 n Chatterton av, 2-sty frame dwelling, 20x48, tin roof; cost, $4,000; owner, Mary McCandless, 1011 Castle Hill av; architect, Anton Pirner, 2069 Westchester av. Plan No. 174.

UNIVERSITY AV, w s, 287.8 s 183d st, four 2½-sty brick dwellings, 21x35, slate roof; cost, $32,000; owner, Wm. C. Bergen, 130 West 180th st; architect, W. C. Martin, 1966 University av. Plan No. 176.

VERIO AV, w s, 25 n 236th st, 2½-sty frame dwelling, slate roof, 20x42; cost, $3,000; owner and architect, Arthur Simermeyer, 33 Alexander av. Plan No. 178.

THERIOT AV, w s, 75 n Wood av, 2-sty and attic frame dwelling, slate roof, 20x40; cost, $4,000; owner, Mary J. Rehm, 328 East 149th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 180.

FACTORIES AND WAREHOUSES.

PARK AV, e s, 100 n 174th st, 2-sty brick warehouse, slag roof 50x100; cost, $25,000; owner, Henry Lang, 4031 Park av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 173.

STORES AND TENEMENTS.

BRYANT AV, w s, 220 s 165th st, three 5-sty brick tenements, slag roof, 40x88; cost, $105 -

000; owner, Mack Const. Co., Dudley S. MacDonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 172.

WASHINGTON AV, w s, 30.44 n 172d st 6-sty brick tenement, plastic slate roof, 75x82; cost, $45,000; owner, Jonas Weil, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 171.

VYSE AV, e s, 100.11 s Home st, two 5-sty brick tenements, 50.3x88.7, slag roof; cost, $100,000; owner, Wm. Sinnott, 967 East 165th st; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 177.

184TH ST, s s, from Grand Concourse to Ryer av, 5-sty brick tenement, slag roof, 61.01x96.7½; cost, $80,000; owner, 173d St. Improvement Co., Aaron Miller, 148 West 142d st. Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 179.

184TH ST, n e cor Creston av, two 5-sty brick tenements, slag roof, 64.2½x75, 60x75.6; cost, $105,000; owner, Wicklow Bldg Co., Inc., R. J. Dwyer, 1879 Southern boulevard, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 181.

MISCELLANEOUS.

EDGEWATER RD, e s, 228.9 s Garrison av, 1-sty frame asphalt plant, 42x50; cost, $2,000; owner and architect, City of New York. Plan No. 182.

VAN CORTLANDT PARK, 950 e Broadway, 1-sty frame shed, 125x150; cost, $2,500; owner, City of New York; architect, A. G. Waldreaon, Claremont Park. Plan No. 183.

Brooklyn.

DWELLINGS.

WEST 15TH ST, w s, 280 n Neptune av, 2-sty brick dwelling, 20x24, gravel roof, 2 families; cost, $1,750; owner, John Persico, 560 7th av, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2242.

EAST 18TH ST, e s, 100 s Av S, four 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $14,000; owner, Realty Sales, 1048 East 3d st; architect, F. J. Dassau, 1374 Broadway. Plan No. 2255.

WEST 22D ST, e s, 300 s Neptune av, two 2-sty frame dwellings, 18x36; cost, $4,000; owner, E. F. Hemberger, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2254.

EAST 37TH ST, s e cor Av I, four 2-sty frame dwellings, 17x38, shingle roof, 1 family each; total cost, $12,000; owner, H. Wesley Erickson, 346 Bainbridge st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2253.

52D ST, n s, 220 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2247.

58TH ST, n s, 100 w 18th av, two 2-sty frame dwellings, 17x36, shingle roof, 1 family each; total cost, $6,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1374 Broadway. Plan No. 2256.

58TH ST, s s, 180 e 17th av, nine 2-sty frame dwellings, 16x34.4, shingle roof, 1 family each; total cost, $25,200; owner, Richard H. Meehan, 1350 52d st; architect, M. Rosenquist, 5314 13th av. Plan No. 2260.

11TH AV, s w cor 16th st, 2-sty brick dwelling, 24x44.6, tin roof, 2 families; cost, $6,000; owner, Wm. M. Calder Co., 1648 11th av; architect, A. C. Carlson, 157 Remsen st. Plan No. 2257.

11TH AV, s s, 49.6 e 16th av, 2-sty brick dwelling, 24x50.6, tin roof, 2 families; cost, $4,500; owner, Wm. M. Calder Co., 1648 11th av; architect, A. C. Carlson, 157 Remsen st. Plan No. 2258.

CANARSIE LA, s e cor East 22d st, five 3-sty brick dwellings, 13.4x36, gravel roof, 1 family each; total cost, $15,000; owner, John W. Parkin 2202 Beverly rd; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 2278.

EAST 7TH ST, w s, 220 s Cortelyou rd, four 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, $14,000; owner, John Carr, 465 Ocean pkway; architect, Jas. F. Boyle, 367 Fulton st. Plan No. 2200.

EAST 38TH ST, w s, 217.6 s Av I, two 2-sty frame dwelling, 16.6x38, shingle roof, 1 family each; total cost, $5,000; owner, Caroline C. Svenson, 1715 Albany av; architect, Gust Svenson, 1715 Albany av. Plan No. 2282.

EAST 39TH ST, e s, 384 s Linden av, 2-sty frame dwelling, 17x52, gravel roof, 2 families; cost, $3,000; owner, Herman Torgeson, 217 East 39th st; architect, Wm. H. Paine, 126 Liberty st. Plan No. 2292.

EAST 95TH ST, w s, 361.7 s Flatlands av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,000; owner, Ernest Dremes, 296 St. Nicholas av; architect, Chas. Gastmeyer, Myrtle and Ridgewood avs, Queens. Plan No. 2305.

MERMAID AV, s s, 50 e West 37th st, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $1,200; owner, Bartholomew Green, 3 3d pl; architect, Wm. Richter, 4411 18th av. Plan No. 2291.

NOSTRAND AV, w s, 70.3 n President st, 3-sty brick dwelling, 17.6x55, slag roof, 3 families; cost, $5,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. F. Boyle, 367 Fulton st. Plan No. 2301.

EAST 38TH ST, w s, 507 n Av H, 2-sty frame dwelling, 22x48, gravel roof, 2 families; cost, $4,500; owner, Anthony A. Bockmill, 3110 Snyder av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2329.

47TH ST, s s, 220 e 13th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,500; owner Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2311.

47TH ST, s s, 360 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, Ester Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2312.

76TH ST, s s, 84 e 6th av, 2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, $4,000; owner P. J. Carley, 600 76th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2313.

EAST 56TH ST, e s, 120 s Church av, two 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, $7,400; owner, Emil Prinis, 1837 Dean st; architect, Goffried Eichholz, 29 Shepley st, Union Course. Plan No. 2316.

AV M, s w cor East 24th st, 2-sty frame dwelling, 24x42, shingle roof, 1 family; cost, $5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2328.

CANAL AV, s s, 77.8 w West 35th st, 1-sty frame dwelling, 11x21, asbestos roof, 1 family; cost, $360; owner, Anton Mihovich, 359 Jay st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2331.

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Plans Filed, Brooklyn, Continued.

CANAL AV, s s, 77.8 w West 35th st, 1-sty frame dwelling, 13.8x25.4, asbestos roof, 1 family; cost, $460; owner, Anton Michovich, 359 Jay st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2327.

R R AV, w s, 100 s Liberty av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost $7,000; owner, Henry Sandman, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2338.

3D AV, n e cor 44th st, 1-sty brick store and dwelling, 40x100, slag roof, 2 families; cost, $8,000; owner, Lancastershire Realty Co, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2343.

CARROLL ST, s s, 180 e Brooklyn av, four 3-sty brick dwellings, 20x66, gravel roof, 1 family each; total cost, $24,000; owner, Thompson Bldg Co., 1279 St. Marks av; architect, J. C. Wandell, 4-5 Court sq. Plan No. 2378.

VAN DYKE ST, n s, 225 e Richards st, 2-sty brick stable and dwelling, 25x100, —— roof, 1 family; cost, $7,000; owners, Robt. A. Fowler & ano, 79 Beard st; architect, John Gibbons, 504 Court st. Plan No. 2349.

GLENWOOD RD, w s, 75 s East 94th st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, $3,500; owner, Rudolph A. Menten, 1006 East 98th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3355.

FENIMORE ST, n s, 160 w Kingston av, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $2,700; owner, Domico Poppello, 646 President st; architect, Wm. J. Twiss, 49 Prospect st. Plan No. 2397.

EAST 18TH ST, n w cor Av O, 2-sty frame dwelling, 18x45, shingle roof, 1 family; cost, $300; owners, D. N. Klein & ano, 315 Etna st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2425.

EAST 18TH ST, w s, 25 n Av O, three 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $9,000; owners, D. N. Klein & ano, 315 Etna st; architect, W. C. Winters, 106 Van Siclen av. Plan No. 2424.

WEST 35TH ST, w s, 250 n Neptune av, six 1-sty frame dwellings, 13x25.4, asbestos roof, 1 family each; total cost, $2,760; owner, Mrs. Virginia White, 175 West 82d st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2421.

EAST 48TH ST, w s, 360 s Linden av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Wm. J. Dyer, 780 Schenectady av; architect, I. B. Ellis, 47 West 34th st, Manhattan. Plan No. 2409.

80TH ST, s s, 100 w Ridge boulevard, three 2-sty frame dwellings, 22x38, shingle roof, 1 family each; total cost, $15,000; owner, Morris Allardey Const. Co., 1539 48th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2423.

BENSON AV, s s, 215 East Bay 10th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, $2,500; owner, Wm. Plom, 89 Forrest av, Queens; architect, J. H. Hamann, 109 Forrest av, Queens. Plan No. 2413.

5TH AV, s w cor 76th st, 3-sty brick store and dwelling, 21x86.6, slag roof, 2 families; cost, $8,000; owner, Simon Abels, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2414.

FACTORIES AND WAREHOUSES.

COOK ST, s s, 100 e Morrell st, 1-sty brick storage, 25x29.8, gravel roof; cost, $1,250; owner, Saml. J. Kornblum, 166 Pulaski st; architect, Lew Keon, 27 Graham av. Plan No. 2307.

STABLES AND GARAGES.

EAST 17TH ST, e s, 300 n Av P 1-sty frame garage, 20x18, shingle roof; cost, $200; owners, Wm. E. Weatherby & ano, 7566 East 17th st; architect, John F. Steininger, 2380 Coney Island av. Plan No. 2298.

46TH ST, s s, 160 w 14th av, 1-sty brick garage, 17x18, shingle roof; cost, $450; owners Jacob Unaus & ano, 1362 46th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2289.

ATLANTIC AV, w s, 180 e Beach 40th st, 1-sty brick garage, 12x18, metal roof; cost, $500; owner, Ernest Kraft, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2299.

MOULTRIE ST, w s, 195 n Norman av, 1-sty brick stable, 50x30, gravel roof; cost, $1,500; owner, Thos. McMannis, 894 Lorimer st; architect, Thos. McMannis, 894 Lorimer st. Plan No. 2231.

AV S, n w cor East 21st st, 1-stv frame garage, 13x19, shingle roof; cost, $800; owner, Mrs. Otto Wolf, 1786 East 21st st; architects, Bloch & Hessa, 500 5th av. Plan No. 2225.

BEDFORD AV, e s, 530 n Av F, 1-sty frame garage, 20x20, shingle roof; cost, $800; owner, Richard Necker, 2671 Bedford av; architect, F. W. Eisenla, 16 Court st. Plan No. 2246.

LENOX RD, n s, 186 e Flatbush av, 1-sty brick garage, 66x125, gravel roof; cost, $10,000; owner, Jos. C. Crocker, 1323 President st; architects, Slee & Bryson, 154 Montague st. Plan No. 2240.

7TH AV, s e cor 16th st, 1-stv brick garage, 23.9x20, gravel roof; cost, $350; owner, Ottward Holding Co., 461 7th av; architect, Richard Hupe, 461 7th av. Plan No. 2217.

13TH AV, s w cor 47th st, 1-sty frame garage, 12x20, shingle roof; cost, $300; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2248.

EAST 16TH ST, e s, 180 s Av J, 1-sty frame garage, 12x16.9, shingle roof; cost, $200; owner, Henry E. Cozzens, 1023 East 16th st; architect, J. A. Boyle, 367 Fulton st. Plan No. 2345.

EAST 38TH ST, w s, 507 n Av H, 1-sty frame garage, 20x16, shingle roof; cost, $400; owner, Anthony A. Bockmill, 3110 Snyder av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2330.

LINCOLN PL, s w cor Albany av, 1-sty brick garage, 34x29, tin roof; cost, $1,000; owner, Geo. R. Krauss, 300 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2357.

JAMAICA AV, s s, 106.6 e Euclid av, 1-sty brick garage, 26.8x100, gravel roof; cost, $2,500; owners, G. W. Howell Sons, 128 Eckford st; architect, G. H. Madigan, 243 Withers st. Plan No. 2403.

STORES AND DWELLINGS.

32D ST, n s, 175 e 3d av, 2-sty brick store and dwelling, 20x51, tin roof, 2 families; cost, $4,000; owner, John Casazza, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2219.

SURF AV, n s, 47.6 w West 28th st, three 1-sty brick stores and dwellings, 20x65, slate roof, 1 family each; total cost, $4,500; owner, Estate Patrick Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 2280.

EAST 92D ST, w s, 40 s Flatlands av, two 2-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $7,000; owner, Fredk. W. Campbell, 1221 Remsen av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2324.

3D AV, e s, 40 n 44th st, two 1-sty brick stores and dwellings, 30x80, slag roof, 2 families each; total cost, $12,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2342.

5TH AV, w s, 215 s 76th st, four 3-sty brick stores and dwellings, 21x51, slag roof, 2 families each; total cost, $24,000; owner, Simon Abels, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2415.

STORES AND TENEMENTS.

MIDWOOD ST, n s, 205 e Rogers av, two 4-sty brick tenements, 40x79, slag roof, 16 families each; total cost, $40,000; owner, M. B. Smith Realty Co., 1737 President st; architects, Ph. Tillion & Son, 381 Fulton st. Plan No. 2340.

EAST 2D ST, w s, 220 s Albermarle rd, five 3-sty brick tenements, 24x69, gravel roof, 6 families each; total cost, $50,000; owner, Kaplan Const. Co., 44 Bay 32d st; architect Harry Dorf, 614 Kosciusko st. Plan No. 2325.

60TH ST, s s, 200 East 6th av, two 3-sty brick tenements, 20.2x79.1, slag roof, 6 families each; total cost, $15,000; owner, Ernest S. Stillman, 5207 7th av; architect, Thomas Bennett, 3d av and 52d st. Plan No. 2317.

CHRISTOPHER AV, w s, 125 s Newport av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, $19,500; owners, Nass & Berg, Inc., 405 Van Siclen av; architect, M. A. Cantor, 373 Fulton st. Plan No. 2339.

PENNSYLVANIA AV, w s, 150 s Sutter av, two 4-sty brick tenements, 50x88, gravel roof, 20 families each; total cost, $50,000; owner, Schechner Bldg. Co., 149 Christopher av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2336.

SNYDER AV, s s, 224.4 w Bedford av, three 4-sty brick tenements, 41x—, gravel roof, 20 families each; total cost, $75,000; owner, Ginsberg Moss Realty Co., 117 Pennsylvania av; architect Chas. Infanger, 2634 Atlantic av. Plan No. 2344.

STERLING PL, s s, 220 e Classon av, 4-stv brick tenement, 40x92, slag roof, 20 families; cost, $35,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2294.

WYCKOFF ST, n s, 568 n Smith st, 4-sty brick tenement, 46x89, slag roof, 20 families; cost, $54,000; owner, Israel Kobre, 119 Grove st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2265.

86TH ST, n w cor 5th av, 3-sty brick store and tenement, 20.1x86, slag roof, 6 families; cost, $15,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2233.

39TH ST, s s, 125 w 7th av, 4-sty brick tenement, 50x88.10, slag roof, 23 families; cost, $40,000; owner, Sunrise Realty Co., 1523 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2377.

CHRISTOPHER AV, w s, 164.9 s Livonia av, 3-sty brick store and tenement, 21.9x80, gravel roof, 5 families; cost, $7,000; owner, Philip Brody, 503 Sutter av; architect Morris Rothstein, 601 Sutter av. Plan No. 2368.

CHRISTOPHER AV, w s, 186.6 s Livonia av, 3-sty brick tenement, 21.3x80, gravel roof, 6 families; cost, $7,000; owner, Philip Brody, 503 Sutter av; architect Morris Rothstein, 601 Sutter av. Plan No. 2370.

CHRISTOPHER AV, w s, 207.9 s Livonia av, 3-sty brick tenement, 21.9x80, gravel roof, 6 families; cost, $7,000; owner, Philip Brody, 503 Sutter av; architect Morris Rothstein, 601 Sutter av. Plan No. 2371.

21ST AV, s w cor 84th st, 4-sty brick tenement, 40x90, gravel roof, 16 families; cost, $30,000; owner, Reo Realty Co., 20-34 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2383.

21ST AV, w s, 40.9 s 84th st, two 4-sty brick tenements, 50x88, gravel roof, 16 families each; total cost, $64,000; owner, Reo Realty Co., 20-34 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2384.

VERMONT ST, s e cor Belmont av, 4-sty brick tenement, 58x56, slag roof, 16 families; cost, $25,000; owner, Harris Reisler, 293 Stone av; architect, S. Millman, 1780 Pitkin av. Plan No. 2388.

55TH ST, s s, 360 e 5th av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, $16,000; owner, Bay Ridge Home Corp, 605 Hendrix st; architect, S. Millman, 1780 Pitkin av. Plan No. 2387.

RIVERDALE AV, n s, 25 e Snediker av, three 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, $24,000; owner, Sackman Const. Co., 493 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2430.

SNEDIKER AV, n e cor Riverdale av, 3-sty brick store and tenement, 25x85, slag roof, 4 families; cost, $13,000; owner, Sackman Const. Co., 493 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2429.

Queens.

DWELLINGS.

BAYSIDE.—4th st, n e cor Ashburton av, three 2½-sty frame dwellings, 24x28, shingle roof, 1 family, steam heat; cost, $9,000; owner, Hansen Bldg. Co., Bell av, Bayside; architect, owner. Plan Nos. 942-3-4.

JAMAICA.—Compton ter, n s, 230 w Homer Lee av, two 2-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, $6,000; owners, Heney, Russell & Storms, DeGraw av, Jamaica; architects, owners. Plan Nos. 940-41.

JAMAICA.—Van Wyck av, e s, 270 s Metropolis av, 2-sty frame dwelling, 22x95, tar and gravel roof, 2 families; cost, $3,600; owners, Fred. Richter & Co., 1008 Gates av, Brooklyn; architect, Herman E. Funk, 1008 Gates av, Brooklyn. Plan No. 949.

ROCKAWAY PARK.—Monmouth av, w s, 295 s Boulevard, 2½-sty frame dwelling, 34x38, shingle roof, 1 family, steam heat; cost, $6,000; owner, H. Florenzie, 52 Sunnyside av, Brooklyn; architect, Wm. A. Hogan, 17 Beach 116th st, Rockaway Park. Plan No. 945.

BELLE HARBOR.—Beach Channel dr, s w cor Beach 137th st, 1-sty frame dwelling, 25x50, shingle roof, 1 family; cost, $3,000; owner, John J. Regan, 90 Monroe st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan No. 925.

BROOKLYN HILLS.—Tulip st, s s, 273 e Freedom av, four 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $10,000; owner, John F. Hanfe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan Nos. 910-11-12-13.

HOLLIS.—Choctaw av, s s, 25 e Woodhull av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $2,500; and Choctaw av, s e cor Woodhull av, 2½-sty frame dwelling, $16x37, shingle roof, 1 family, steam heat; cost, $2,500; owner, H. E. Wade, 460 Guion pl, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan Nos. 930-931.

HOLLIS.—Hollis av, s e cor Bellview av, 2½-sty frame dwelling, 36x18, shingle roof, 1 family, steam heat; cost, $4,000; owner, Henry E. Wade, 460 Guion pl, Jamaica; architect, G. E. Crane, Richmond Hill. Plan No. 929.

JAMAICA.—Cumberland st, n s, 100 e Morris av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $2,000; owner, L. Bruno, South and Larch sts, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 919.

JAMAICA.—Compton ter, s w cor, Homer Lee av, 2½-sty frame dwelling, 40x20, shingle roof, 1 family, hot water heat; cost, $5,500; owner, J. W. Bossert, 36 Compton ter, Jamaica; architect, G. E. Crane, Richmond Hill. Plan No. 914.

JAMAICA.—James st, n s, 274 e New York av, 1-sty frame dwelling, 17x22, tin roof, 1 family; cost, $800; owner, Mrs. Adele Bronson, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 917.

JAMAICA.—Church st, w s, 228 s Sutter av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $3,000; owner, Albert Lips, 15 North Washington st, Jamaica; architect, Wm. McIntyre, Grand st, Corona. Plan No. 924.

MORRIS PARK.—Mills st, s e cor Wicks st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,000; owner, Axel J. Nelson, 1640 Dakota st, Dunton; architect, owner. Plan No. 918.

RICHMOND HILL.—Spruce st, e s, 210 s Broadway, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, $12,500; owner, Jamaica Homes Providing Co., 16 North Washington st, Jamaica; architect, Martin M. Wohl, Jamaica. Plan Nos. 932-33-34-35-36.

RIDGEWOOD.—Putnam av, e s, 90 w Fresh Pond rd, 3-sty brick dwelling, 19x45, slag roof, 2 families; cost, $5,000; owner, Wm. A. Fluhr, 770 Fresh Pond rd, Ridgewood; architects, L. Berger & Co, Myrtle and Cypress avs, Ridgewood. Plan No. 922.

ROCKAWAY PARK.—Beach 121st st, e s, 100 n Newport av, 2-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mrs. Guy P. Lasher, 35 West 8th av, Rockaway Park; architect, John A. Lasher, Rockaway Beach. Plan No. 926.

WOODHAVEN.—Bigelow pl, w s, 120 n Fulton st, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, Robert S. Dibilen, 164 4th st, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 908-09.

BAYSIDE.—3d st, e s, 148 e Crocheron av, two 2½-sty frame dwellings, 22x26, shingle roof, 1 family, steam heat; cost, $6,400; owner Edgar L. Fulmers, 473 Amity st, Flushing; architect, John Coe, Lamartine av, Bayside. Plan Nos. 966-67.

COLLEGE POINT.—Lucerne pl, n e cor Boulevard, 2½-sty brick dwelling, 22x34, tile roof, 1 family, steam heat; cost, $4,500; owner, Mrs. A. Harenda, 2 Van Dine st, Maspeth; architect, H. T. Morris 321 13th st, College point. Plan No 971.

CORONA.—Warren st, s w cor Canton st, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,500; owner, J. B. Thomas, Bridge plaza, L. I. City; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 950.

CORONA.—Park st, n s, 300 w Central av, two 2-sty brick dwellings, 21x45, tin roof, 2 families; cost, $7,800; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 968-9.

GLENDALE.—Walling st, n w cor Boulevard, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, $2,000; owner, Vito Marino, 100 Walnut st, Glendale; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 963.

JAMAICA.—Union av, w s, 164 s Hillside av, three 2-sty brick dwellings, 19x60, slag roof, 2 families; cost, $12,300; owner, M. Rappaport, 36 North Washington st, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 972.

JAMAICA.—Hammond av, n s, 200 e Maple av, three 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, $9,000; owner, A. Brezinski, Cottage st, Richmond Hill; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan Nos. 960-1-2.

JAMAICA.—Lincoln av, n w cor Henry st, 2½-sty frame dwelling, 16x30, shingle roof, 1 family, steam heat; cost, $2,300; owner, Stanly Kaweki, 67 Bandman av, Jamaica; architect, Edw. Jackson, Jamaica. Plan No. 953.

JAMAICA.—Hammond av, n s, 75 e Maple av, four 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost $12,000; owner, A Brizenski, Cottage st, Richmond Hill; architect, Edw. Jackson, Campion st, Jamaica. Plan Nos. 955-6-7-8.

MASPETH.—Bittman av, e s, 20 s Whitlock av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, $3,800; owner, August Hopp, Fisk av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 959.

COLLEGE POINT.—5th av, n s, 100 e 21st st, 2-sty frame dwelling, 15x30, shingle roof, 1 family; cost, $1,200; owner, Mrs. Celia Wolff, College pt; architect, S. M. Fehn, College Point. Plan No. 907.

EDGEMERE.—Hough pl, n w cor Frank av, nine 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, $6,900; owner, Rockaway Coast Realty Co., Beach 44th st, Rockaway Beach; architect, owner. Plan Nos. 1010 to 1018.

HOLLIS.—Hollis av, w s, 75 s Park av, 2½-sty frame dwelling, 36x42, shingle roof, 1 family, steam heat; cost, $6,000; owner, Rev. E. D. Harley, Hollis av, Hollis; architect, Wm. A. Finn, Jamaica. Plan No. 1009.

JAMAICA.—Highview av, e s, 174 s South st, two 2-sty frame dwellings, 18x54, shingle roof, 1 family; cost, $5,000; owner, W. B. Potter, 55 Clinton av, Brooklyn; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1002.

JAMAICA.—Pacific st n s, 225 w Vine st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $5,000; owner, C. Simons, 36 Smith st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1007-8.

JAMAICA.—Homer Lee av, n e cor Willow st 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; Cooper av, n e cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family steam heat; cost, $2,500; Willow st, n s, 26 e Homer Lee av, two 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, I. Wohl, 103 Unionhall st Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1003 to 1006.

JAMAICA.—Dakota av, e s, 75 s Blance pl, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat; cost, $2,000; owner, Arthur M. Sanders 1431 Dakota av, Richmond Hill; architect, S. Sanders, same address. Plan No. 1022

RIDGEWOOD.—Hancock st, e s, 395 n Irving av, twelve 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $43,200; owner, James A. Caufield, 347 McDonough st, Brooklyn; architect, Jos. F. Caufield, same address. Plan Nos. 993-94.

WOODHAVEN.—Hudson st, w s, 100 s Beaufort st, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $50,000; owner, Herman Schroeder, 791 Carroll st Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 998-999.

WOODHAVEN.—Oceanview av, e s, 130 s Ferris st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, $3,500; owner F. M. Fisher, 370 Woodland av, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1001.

COLLEGE POINT.—3d av, n s, 89 w 5th st, 2-sty brick dwelling, 18x54, tin roof, 2 families; cost, $7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex McIntosh, 118 Lee av, Brooklyn. Plan No. 981.

COLLEGE POINT.—3d av, n s, 134 w 5th st, two 2-sty brick dwellings, 18x54, tin roof, 1 family; cost, $7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. McIntosh, 55 Bible House, Manhattan. Plan No. 989.

EDGEMERE.—Beach 6th st, e s, 280 s Seagirt av, 1-sty frame dwelling, 15x40, tin roof, 1 family; cost, $450; owner, Travers, Seagirt av, Edgemere. Plan No. 975.

FOREST PARK.—Whitney av, w s, 320 s Whittier av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, $2,700; owner, M. A. Roson, 5517 5th av, Brooklyn; architect, S. Person, Floral Park. Plan No. 984.

QUEENS.—Orange st, n s, 190 e Rocky Hill rd, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $4,000; owner, H. J. O'Reilly, Queens; architect, Clinton McKenzie, 82 Beaver st, Manhattan. Plan No. 980.

ROCKAWAY BEACH.—Boulevard, n s, 55 w Judson av, 2-sty frame dwelling, 37x23, shingle roof, 1 family; cost, $3,000; owner, Julius Newman, Boulevard, Rockaway Beach; architect, Wm. A. Hogan, Rockaway Beach. Plan No. 988.

STABLES AND GARAGES.

ELMHURST.—Judge and Britton avs, 1-sty frame garage, 12x20, shingle roof; cost, $125; owner, H. Witherspoon, premises. Plan No. 939.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 250 w Furman av, 1-sty frame summer kitchen, 20x16, tin roof; cost, $300; owner, H. David, on premises. Plan No. 946.

FLUSHING.—Percy st, s w cor Delevan av, 1-sty brick garage, 28x28, shingle roof; cost $600; owners, Runge-Appleton Co., 96 Main st, Flushing; architects, owners. Plan No. 928.

GLENDALE.—McKinley av, e s, 100 n Myrtle av, 2-sty frame stable, 20x16, tar and gravel roof; cost, $600; owner Herman Mauer, on premises; architect, M. Perlstein, Middle Village. Plan No. 967.

L. I. CITY.—Jackson av, s s, 25 w Jane st, 1-sty steel garage, 10x10; cost, $175; owner, L. Carmondella, on premises. Plan No. 938.

RIDGEWOOD.—Putnam av, s s, 90 w Fresh Pond rd, 1-sty brick garage, 16x10, slag roof; cost, $1,000; owner, Wm Fluhr, 770 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 923.

WHITESTONE.—26th st, s s, 100 w 8th av, 1-sty frame garage, 12x18, tin roof; cost, $80; owner, J. Notter, on premises. Plan No. 937.

CORONA.—Jackson av, s s, 50 e 44th st, 1-sty frame garage, 10x16, tin roof; cost, $200; owner,

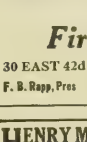
PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 7, 1915.—Sealed proposals for the construction of the United States Post Office, Court House and Custom House at Corpus Christi, Texas, will be opened in this office at 3 p. m., May 11, 1915, in lieu of April 19, 1915, as previously advertised. O. WENDEROTH, Supervising Architect.

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Plans Filed, Queens, Continued.

E. Tribbler, 35 West Jackson av, Corona. Plan No. 990.

FOREST HILLS.—Harvest st, s e cor Continental av, 1-sty tile garage, 23x21, tile roof; cost, $1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. C. Plan No. 979.

L. I. CITY.—Webster av, n w cor 7th av, 2-sty brick stable, 150x104, slag roof; cost, $50,000; owner, Sheffield Farms, Slawson, Decker Co., 524 West 57th st, Manhattan; architect, Frank Rooke, 489 5th av, Manhattan. Plan No. 983.

QUEENS.—Orange st, n s, 190 e Rocky Hill rd, 1-sty frame garage, 15x18, tin roof; cost, $150; owner, H. J. O'Reilly, on premises. Plan No. 978.

ROCKAWAY BEACH.—Hammills av, e s, 353 n L. I. R. R., 1-sty frame garage, 20x24, tin roof; cost, $250; owner, A. Ennis, on premises. Plan No. 977.

ROCKAWAY PARK.—West End av, w s, 160 s Newport av, 1-sty tile garage, 14x20, tile roof; cost, $300; owner, Mrs. E. Tuthill, on premises. Plan No. 976.

EDGEMERE.—Beach av, w s, 180 n Mermaid av, 1-sty frame garage, 12x16, tin roof; cost, $75; owner, Karl Kuraiza, premises. Plan No. 1000.

ELMHURST.—Woodhaven av, e s, 200 s White Pot rd, 1½-sty frame storage and stable, 21x50, tin roof; cost, $1,500; owner, Barbara Schwab Woodhaven av, Elmhurst. Plan No. 992.

FLUSHING.—Murray st, w s, 140 s Sandford av, 1-sty frame garage, 11x18; cost, $90; owner, A. G. Potter, premises. Plan No. 996.

STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n s, 19 e Buchman av, four 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, $20,000; and Myrtle av, n e cor Buchman av, 3-sty brick store and dwelling, 19x58, tin roof, 2 families; cost, $10,000; owner, Silman Investors Co., 2391 Myrtle av, Brooklyn; architects, L. Berger & Co. Myrtle and Cypress av, Ridgewood. Plan Nos. 964-65.

EDGEMERE.—Boulevard, s e cor Beach 44th st, to 2-sty frame dwellings and stores, 29x30, tin roof, 2 families; cost, $6,500; owner, M. Selegar, premises; architect, P. Caplan, Rockaway Beach. Plan No. 1020.

ELMHURST.—Corona av, s w cor Toledo st, three 1-sty frame stores, 20x55, tin roof; cost, $5 000; owner and architect, Henry J. Ruppel, 75 Corona av, Corona. Plan No. 995.

STORES AND TENEMENTS.

L. I. CITY.—Academy st, w s, 200 s Ridge st, 5-sty brick tenement, 25x87, slag roof, 15 families; cost, $15,000; owner, James F. McDonald, 447 Academy st, L. I. City; architect, Fredk. W. Kaufmann, 406 9th av, L. I. City. Plan No. 951.

THEATRES.

WOODHAVEN.—Jamaica av, s e cor Vandeveer pl, airdrome, 120x100; cost, $1,000; owner, Brooklyn Manor Amusement Co., 1796 Jamaica av, Woodhaven; architect, W. E. Sandifer, Rockaway Beach. Plan No. 1019.

MISCELLANEOUS.

MIDDLE VILLAGE.—Dry Harbor rd, s w cor Pulaski st 1-sty steel greenhouse, 58x100, glass roof; cost, $1,500; owners, McCaskey & Dehn, Middle Village. Plan No. 1021.

MASPETH.—Betts av, w s, 437 n Old Flushing rd, 1-sty frame shed, 25x60, slag roof; cost, $150; owner, S. Freeman, on premises. Plan No. 985.

OZONE PARK.—Lawn av, e s, 150 n Belmont av, 1-sty frame shed, 20x15, tar roof; cost, $100; owner, V. Vinergurra, on premises. Plan No. 973.

SPRINGFIELD.—Boardwalk, w s, 100 s Public Dock, 1-sty frame boat house, 15x20, tin roof; cost, $75; owner, Chas. E. Berry, 124 Jamaica av, Jamaica. Plan No. 982.

SPRINGFIELD.—Dock rd, w s, 200 s New Lane rd, 1-sty frame boat house, 14x20, tin roof; cost, $150; owner, Jos. Griffen, on premises. Plan No. 986.

WHITESTONE.—South 11th av, n w cor 13th st, 1-sty frame greenhouse, 75x140, glass roof; cost, $7,000; owners, J. M. Keller & Co., Whitestone. Plan No. 987.

WINFIELD.—Jefferson av, n e cor Maurice av, 1-sty frame barn, 25x15, tin roof; cost, $150; owner, F. B. Abel, on premises. Plan No. 974.

FLUSHING.—1st av, s s, 100 e Main st, 1-sty frame shed, 12x20, paper roof; cost, $120; owner, D. Consilero, on premises. Plan No. 954.

JAMAICA.—Compton ter, n s, 260 w Homer Lee av, 1-sty frame shed, 10x14, tar roof; cost, $150; owner, C. Henry, on premises. Plan No. 970.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 100 s Madison av, 1-sty brick office, 81x84, slag roof; cost $25,000 (R. R. building); owner, Transit Development Co., 85 Clinton st, Brooklyn; architect, Walter K. Taylor, 85 Clinton st, Brooklyn. Plan No. 949.

L. I. CITY.—Queens blvd, s s, and Laurel Hill blvd, frame billboard, 20x12; cost, $200; and Greenpoint av, s e cor Carolin st, frame billboard, 99x12; cost, $100; owners, Dososway & Fisher, 1075 3d av, Manhattan. Plan Nos. 915-16.

RIDGEWOOD.—Seneca av, e s, 57 n Catalpa av, 1-sty brick store, 27x20, slag roof; cost $2,000; owner, Geo. F. Timmerman, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 920.

RIDGEWOOD.—Fairview av, e s, 25 n Putnam av, 1-sty brick store, 16x10, slag roof; cost, $1,000; owner, Chas. Gauter, 188 Fairview av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 921.

ROSEDALE.—Merrick rd, s e cor Foster's Meadow rd, 1-sty frame dining room, 25x60, tar roof; cost, $200; owner, J. Foersch, on premises. Plan No. 927.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 32, n e cor, erect wooden gravity tank (steel struct.) to 7-sty brick factory; cost, $500; owner, Leonard D. Ward, 12 Arlington av, Elmhurst, L. I.; architect, George Vassar, Sr., 433 West 22d st. Plan No. 705.

BROOME ST, 521-23, s s, partitions (fireproof), door (fireproof), window (fireproof) to 7-sty fireproof storage building; cost $500; owner, Canebrake Realty Co., 35 Nassau st; Pres., Jacob Marx; architect, Matthew W. Del Gaudio, 401 East Tremont av; owner superintends. Plan No. 764.

DIVISION ST, 60, Bayard st, 9, extension, remove partitions and walls to 5-sty brick stores and factory; cost, $3,000; owners, Philip & Henry Brenner, 60 Division st; Frances Dominick, 604 Division st; architect, Otto Reissmann, 147 4th av. (Architect supts.) Plan No. 759.

DIVISION ST, 51, s s, and Broadway, 64 East, new stairs, lower floor, new store fronts (metal frames) to 5-sty brick stores and tenement; cost, $500; owner, Louis Adelson, 606 West 116th st; architect, Chas. M. Straub, 147 4th av. Plan No. 770.

FRANKLIN ST, 105, f. p. partitions, continuation of stairs (1-sty) to 5-sty brick lofts; cost, $2,500; owners, Henry May & Cecilie d'Andigne, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 749.

GREENWICH ST, 719-23, 6-sty and cellar addition, foundation (brick), walls (brick), floor beams, 3x12 yellow pine beams, roof (slag), coping (terra cotta), fireproof self-closing doors to 6-sty brick warehouse; cost, $10,000; owner, Greenwich Village Corp., 124 East 15th st; Pres, Theodore D. Williams, 303 5th av; architect, Harris V. Hartman, 130 East 15th st; supt., Samuel Tunisen, Glen Cove, L. I.; lessee, Syivain Reh, 204 East 61st st. Plan No. 711.

JEFFERSON ST, 26, s w cor, Henry st, 174, sub-divide corner store to 6-sty brick stores and tenement; cost, $200; owner, Henry Jefferson Security Co., Joseph S. Marcus, Pres., 315 Riverside Drive; architect, M. Joseph Harrison, 230 Grand st. Plan No. 744.

MACDOUGAL ST, 102, and Bleecker st, 185-87, n e cor, remove partitions to 6-sty brick tenement; cost, $52; owner, Giovanni Lordi, 62 Mulberry st; architect, Frederick Musty, 76 William st. Plan No. 731.

NORFOLK ST, 85, s w cor Delancey st, 127, remove walls, new iron stairs, roof beams (3x9x29 centres) to 6-sty brick stores and tenement; cost, $12,000; owner, Henry M. Greenberg, 127 Delancey st; architect, Frank Straub, 25 West 42d st; owner superintends. Plan No. 755.

ORCHARD ST, 76, e s, 113 s of Broome st, fireproof air shaft (angle iron and 4" terra cotta blocks), 2 Bethlehem heaters to 5-sty brick tenement and stores; cost, $800; owner, Mathias Last, 347 Grove st, Jersey City, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 756.

SPRING ST, 106-112, s w cor Mercer, st, 95-99, windows, stairs, bulkhead, skylight to 6-sty brick lofts; cost, $1,500; owner, Pittsburgh Life & Trust Co., 1133 Broadway; Pres., Wm. C. Baldwin; architect, Jardine Hill Murdock, 3 West 29th st; architects, superintendents. Plan No. 761.

UNION SQ, 17-19, n w cor 15th st, new stairs (steel and iron), new package chutes (gauge steel and angle iron supports), terra cotta blocks, f. p. s. c. doors to 12-sty f. p. factory; cost, $3,000; owner, Van Beuren Estate, 65 5th av, F. T. Van Beuren, Pres.; architect, Charles Volz, 2 West 45th st. Plan No. 736.

WALL ST, 55, Exchange pl, 29, remove screen, new marble floor and railing, facia and gate to 8-sty fireproof bank and office; cost, $10,000; owner, National City Bank, Frank A. Vanderlip, Pres., 55 Wall st; architects, McKim, Mead & White, 101 Park av; architects superintend. Plan No. 703.

WATTS ST, 136-140, n w cor Greenwich and Watts sts, brick up walls, doors, angle sills, 6-in. H. T. T. C. partitions on 1-sty fireproof tiers reinforced with 6-in. angle and channels, ceiling, expanded metal lath, P. C. plaster and concrete floor to 6-sty brick (1-sty fireproof) factory; cost, $1,000; owner, Henry Kroger, 468 Greenwich st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 707.

WILLIAM ST, 84-88, n e cor of Maiden lane, 71, erect iron fire-escapes to 16-sty f. p. offices; cost, $4,000; owner, Royal Insurance Co., care Edw. E. Beddell, 84 William st; architects, Howell & Stokes, 100 William st; superintendent, Chris Wolfe, care Nassau Steel & Iron Works, 525 58th st, Brooklyn. Plan No. 726.

4TH ST, 85 East, n s, shift stairs, close stairhole, new vestibule, partitions to 4-sty brick dance hall and meeting room; cost, $500; owner, Marie Kremer, 119 East 57th st; architect, Otto L. Spannbake, 233 East 78th st; architect superintends. Plan No. 710.

4TH ST, 168-70 East, new window openings (1, 2, 3, 4 stories), tear down and replace partitions (lath and plaster) to 4-sty brick tenement; cost, $2,000; owner, Magdolina Sioke, 135 Amhurst av, Jamaica, L. I.; architect, Henry Klein, 505 East 15th st; architect superintends. Plan No. 709.

5TH ST, 401-417 East, f. p. partitions, extension of stairs (1-sty) to 5-sty brick lofts; cost, $5,000; owners, Emily Roach & Steven W. Roach, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 750.

14TH ST, 322 East, s s, change basement room to store to 4-sty brick store and dwelling; cost, $100; owner, Mafy E. Curiel, 103 West 55th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 720.

14TH ST, 446 West, construct iron awning, remove g. i. columns, erect steel beams, remove stores, windows and doors to 3-sty brick store and dwelling; cost, $500; owner, Hugh King, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 715.

17TH ST, 226 West, s s, remove and erect partitions, new fire-escapes to 5-sty brick store and tenement; cost, $2,500; owner, Isaac S. Heller, 30 Nassau st; architect, Chas. B. Meyers, 1 Union Sq West; owner superintends. Plan No. 719.

22D ST, 3-7 West, n s, 120 w of 5th av, fireproof doors, brick up opening to 10-sty, fireproof store and loft; cost, $500;; owner, James McCutcheon Estate, care William C. McCutcheon, address care of F. W. Sharp, 286 5th av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 757.

24TH ST, 442-46 East, s w cor Av A, erect roof house, walls (terra cotta blocks, brick), fireproof to 3-sty, fireproof garage, stable and animal shelter, 98x98; cost, $5,000; owner, The American Society Prevention of Cruelty to Animals, Madison av and 26th st; Pres., Alfred Wagstaff; architects, Renwick, Aspinwall & Tucker, 320 5th av; architects superintend. Plan No. 763.

25TH ST, 141-155 East, 26th st, 140-156 East, new partitions, dumbwaiter, alter toilets to 7-sty f. p. factory; cost, $7,000; owner, New York Railways Co., 165 Broadway, Pres. Theodore P. Shonts; architect, Charles E. Corby, 521 Broadway. Plan No. 741.

27TH ST, 516-518 West, w of 10th av, new stairs and entrance, partitions, toilets, doors and windows (1-sty), brick extension (1-sty) to 4 and 1-sty brick studios and store (2 buildings); cost, $2,800; owner, Albert E. Straker, 191 9th av; architect, Paul C. Hunter, 191 9th av; architect superintends. Plan No. 747.

28TH ST, 43 West, remove store front to building line and partitions to 5-sty brick store and loft; cost, $500; owners, John P. Gleason, 43 Justice st, Elmhurst, Queens Co.; Geo. M. D. Kelly, 9 West 29th st; architect, H. A. Collins, Jr., 254 West 20th st; architect superintends. Plan No. 744.

30TH ST, 47-59 West, n s, remove show windows (3), new entrances to (3) 3 and 4-sty brick apartments and stores; cost, $900; owner, Mrs. Emily D. L. Finney, 24 West 59th st; architects, Spencer & Randolph, 50 Church st; supt., O. J. Sambach, 50 Church st. Plan No. 701.

33D ST, 36 West, store floor lowered 15 ins., remove elevator and shaft and stairs, partitions and plumbing, new staircase, bulkhead, f. p. vent shaft, wire glass windows, g. i. ventilating louvers and g. i. skylight, raise roof to level, new steel partitions, new plumbing to 4-sty brick store, offices and studios; cost, $5,000; owner, Emily B. Hopkins, 1 East 56th st; agent, Rufus B. Cowing, 49 Wall st; architects, Wallis & Goodwillie. Plan No. 713.

35TH ST, 218 West, s s, remove sill and brick work for door and show window to 4-sty brick store and tenement; cost, $75; owner, Charles C. Burke, 50 Ravine rd, Plainfield, N. J; architect, William H. Benjes, 86 East 2d st; architect superintends. Plan No. 765.

42D ST, 215-217 East, enlarge windows (6th story), new lintels to 6-sty f. p. medical dispensary; cost, $150; owner, St. Bartholomew's Parish, Pres., Leighton Parks, 209 East 42d st; contractors, James C. Hoes & Son, 52 Gansevoort st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 727.

44TH ST, 7-9 East, self-closing f. p. doors, new opening in party wall to 4-sty brick offices; cost, $150; owners, J. S. Bache, 42 Broadway, of 7 East 44th st; The 9 East 44th St. Co., Pres., Geo. Richards, owners of 9 East 44th st, 141 Broadway; architect, Theodore C. Vischer, 299 Madison av. Plan No. 708.

44TH ST, 221-233 West, n s, erect marquise to 5-sty f. p. theatre; cost, $400; owner, Central Theatre Leasing & Construction Co., Pres., Winthrop Ames, 225 West 44th st; architect, Herbert J. Kropp, 116 East 16th st. Plan No. 700.

45TH ST West, n s, 383.3 w of 6th av, install range, washing machine (dishes), slop sink, partitions, ceiling board, doors and w. c. to 4-sty brick restaurant; cost, $500; owner, Isidore H. Kramer, 160 Broadway; architect, J. Russell, 1476 Broadway. Plan No. 702.

57TH ST, 407 East, removal of partitions, new stud partitions, new g. i. skylight to 3-sty brick 2-family dwelling; cost, $500; owner, Bertha L. Maienschien, 407 East 57th st; architect, Henry Regelmann, 133 7th st; architect superintends. Plan No. 725.

57TH ST, 514-522 West, s s, 150 w 10th av, two reinforced concrete bridges to 6 & 8-sty f. p. loft; cost, $500; owner, Gustav Schock, 514 West 57th st; architect, Turner Construction Co., 11 Broadway. Plan No. 732.

59TH ST, 504 East, install traveling coal scale to 3-sty fireproof power house; cost, $900; owner, New York Steam Co., Pres., Arthur E. Duram, 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 768.

63D ST, 164-166 East, 2-sty rear extension, new entrance, elevator and dumbwaiter (fireproof shafts), skylights (3) to two 3-sty brick dwellings; cost, $15,000; owner, Beekman Estate, 7 East 42d st; Pres., Gerard Beekman; architect, Frederick Junius Sterner, 154 East 63d st. Plan No. 753.

65TH ST, 242-44 East, two 26 -in. Bethlehem girders to 2-sty brick garage; cost, $3,000; owner, Henry S. Black, 209 East 64th st; architect, John H. Friend, 148 Alexander av; architect superintends. Plan No. 746.

96TH ST, 231 West, n e cor Broadway, remove (1-sty) partitions, erect plaster block partitions (rear), cut windows for doors, iron stairs (corrugated iron) to 7-sty brick store and apartments; cost, $500; owners, S. E. & M. F. Bernheimer; Pres., Estele Bernheimer 2566 Broadway. Plan No. 704.

99TH ST, 127-133 West, n s, removal of roof and new f. p. 3d floor to 3-sty f. p. garage; cost, $20,000; owner, Louis W. Morrison, 53 Exchange pl; Alice M. Ullman, owner of land; William Krauss Garage Corp., owner of building; architect, Homer A. Reid, 315 5th av; owner superintends. Plan No. 716.

100TH ST, 146 West, s s, new foundation walls, reinforced concrete arches, brick fence to 2-sty brick stable; cost, $2,000; owner, Eugene Goll, Medford av, Patchogue, L. I.; architect, Christian E. Harle, 96 Warren st. Plan No. 743.

113TH ST, 239 East, n s of 113th st, cut windows to 5-sty brick tenement; cost, $300; owner, Margaret O'Connor, 655 Lexington av; architects, B. F. Thompson & Co., 1619 Carter av. owner superintends. Plan No. 752.

116TH ST, 19-23 East, n w cor, remove 1-sty front wall inside wall and substitute c. i. columns, new stud partitions, new w. c. compartments to 7-sty brick tenement and stores; cost, $1,200; owner, Halesco Realty Co., Inc.; Pres., Morris D. Solinger, 251 West 95th st; architects, Gross & Kleinberger, Bible House; owner superintends. Plan No. 718.

116TH ST, 83 East, n s, cut wall to form door to 3-sty brick dwelling and furnished room; cost, $25; owner, Dr. E. Harrison Griffin, 55 West 55th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 712.

125TH ST, 142-48 East, s e cor Lexington av, new show window (copper kalamein, marble, plate glass, etc.) to 2-sty brick store and hall; cost, $400; owner, Paul J. Byck, 1741 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 773.

130TH ST, 653 West, n e cor 12th av, divide (2d story), partitions (stud-plaster, new sink to 3-sty brick apartments and cafe; cost, $300; owner, Mary Tone, 245 West 126th st; contractor, Theodore Hoffmann, 623 West 130th st; contractor superintens; architect, Louis A. Hornum, 405 Lexington av. Plan No. 735.

132D ST, 4 East, new toilet compartments, rearrange windows to 5-sty brick tenement and store; cost, $500; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 723.

133D ST, s w cor Old Broadway, new door and window, roof and floor repaired, remove loft to 1-sty brick garage; cost, $300; owner, Manhattan, College, Pres., Brother Edwards, 133d st and Old Broadway; architect, F. E. Glasser, 70 Manhattan st. Plan No. 745.

147TH ST, 422 West, s s, east of Convent av, remove partitions to 3-sty brick dwelling; cost, $100; owner, Mrs. Louis Schmidt, care Kaiser Keller, 145 West 42d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 754.

207TH ST, POST AV & 10TH AV, new store front, second tier of beams to 2-sty brick stores and offices; cost, $5,000; owner, A. Victor Donellan, 500 5th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 767.

AV A 26, remove partitions (2 to 5 stories), new partitions, toilets, plumbing fixtures, new front and vestibule doors to 5-sty brick tenement; cost, $3,000; owner, Wm. Baumert, 177 Franklin st; architect, John H. Friend, 148 Alexander av. Plan No. 717.

AV C, 122, e s, remove partitions, new partitions (stud lath and plaster), doors to 4-sty brick store and tenement; cost, $1,200; owner, Charles Lang, 52 East 91st st; architect, Otto Reissmann, 147 4th av; owner superintends. Plan No. 742.

BOWERY, 334-36, w s, window to 7-sty fireproof stores and lofts; cost, $75; owner, Nathanial H. Lyons, 192 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 760.

BROADWAY, 1149, w s, store front, stairway to 4-sty brick store and office; cost, $350; owner, Estate of Prof. Morris Loeb, 52 William st; architects, E. H. Janes & A. W. Cordes, 124 West 45th st; architects superintend. Plan No. 762.

BROADWAY, 687, Mercer st, 250-52, install window, frames, sashes (metal), partitions (terra cotta blocks and plaster) to 6-sty f. p. store and lofts; cost, $2,000; owner, Joseph S Tower, Milbrook, Dutchess Co., N. Y.; architect, James B. Baker, 156 5th av; architect superintends. Plan No. 740.

BROADWAY, 1690-92, n e cor 53d st, new dumbwaiter, toilet compartments to 7-sty brick tenement and stores; cost, $1,500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 722.

BROADWAY, 1696-98, new dumbwaiters, toilet compartments to 7-sty brick tenement and stores; cost, $1,500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 724.

BROADWAY, 11-13 East, s w cor Catherine st, 14-16, alter 3 buildings to 1, remove walls, new stairways, toilets, etc., to 4-sty brick stores and lofts; cost, $5,000; owner, Maude S. McCahill, Washington, D. C.; architect, Chas. M. Straub, 147 4th av; superintendent, Pincus Malzman, 73 Allen st. Plan No. 771.

BROADWAY, 2814, e s, s of 109th st, entrance to cellar to 1-sty brick cafe; cost, $50; owner, Vincent Astor, 23 West 26th st; architect, J. C. Cocker, 2017 5th av. Plan No. 772.

CONVENT AV, 341, n e cor 144th st, West, f. p. extension (rear), partitions, windows, skylights, etc., to 4-sty brick sanitarium; cost, $10,000; owner, Lutheran Hospital of Manhattan, John H. Boschen, Pres., 2007 Amsterdam av; architect, Eli Benedict, 1947 Broadway; architect superintends. Plan No. 733.

LEXINGTON AV, 762-768, n w cor 60th st, 139 East, change entrance, remove partitions, replace bank partitions (brick and terra cotta), window, sash and frames (bronze and iron) to 5-sty brick tenement and stores and bank; cost, $15,000; owner, Corn Exchange Bank, Pres., Walter Frew, 5-7 East 42d st. Plan No. 736.

LEXINGTON AV, 1944, s w cor, replace store front to 1-sty brick tenement; cost, $500; owner, Lucy Kulot, 1942 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 734.

MADISON AV, 219, n e cor 36th st, 1-sty addition, to add mansard to 3 and 4-sty brick dwelling; cost, $10,000; owner, Mrs. Pierpont Morgan, 219 Madison av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 739.

MADISON AV, 710, n w cor, raise basement, floor beams, remove front wall, install show windows, pent house on roof, partitions to 5-sty brick store, office and dwelling; cost, $8,000; owner, Harold Matthews, 648 Madison av, architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 706.

PARK ROW, 95, s s, erect an iron and glass marquise to 4-sty brick store and lofts; cost, $75; owner, Marie Reiche, care Rabe & Kelles, 258 Broadway; architect, Adolph Meyersburg, 902 Eagle av. Plan No. 721.

ST. NICHOLAS AV, 765, close stair openings, new sink and wash tub, bath tub and w. c., install vent shaft, remove partitions 3d story extension to 3½-sty brick dwelling; cost, $900; owner, Germania Life Ins. Co., Herbert Gillis, Pres., 50 Union sq; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 728.

1ST AV, 403, w s, 1-sty addition, metal c. i. columns, steel beams to 4-sty brick store and dwelling; cost, $2,500; owner, Henry Henning, 403 5th av; architect, Otto Reissmann, 147 4th av. Plan No. 769.

2D AV, 1460, e s, 52.2 n of East 76th st, replace dumbwaiter enclosure (brick wall), new door to 5-sty brick stores and tenement; cost, $75; owner, Mrs. Louis Geisler, 544 East 76th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 729.

3D AV, 2193, 75 s of 126th st, East, new store front, c. i. columns (2) to 4-sty brick store and loft; cost, $500; owner, Estate of John Weller, care Mrs. Gertrude Moeller, 741 Fairmont pl; architect, Joseph C. Schaeffler, 38 West 32d st. Plan No. 738.

7TH AV, 795, s s, partitions, fire escapes to 5-sty brick store and tenement; cost, $800; owner, Mary J. Cunningham, 46 Hamilton pl; architect, William A. Kenny, 420 West 259th st; architect superintends. Plan No. 758.

8TH AV, 709-715, s w cor 45th st (1 story), addition (rear) to 4-sty brick store, office and apartments; cost, $1,000; owner, William Waldorf Astor, 21 West 26th st; architect, Edward L. Larkin, 259 West 34th st; superintendent, Thomas G. Larkin, 259 West 34th st. Plan No. 748.

8TH AV, 931, n w cor 55th st, subdivide store, store front, partitions to 5-sty brick tenement; cost, $1,000; owners, M. & M. Attinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av; architects superintend. Plan No. 737.

9TH AV, 633, w s, s of 45th st, brick extension (rear), new bathrooms, partitions to 5-sty brick tenement; cost, $500; owners, Nathan and Emma Marks, 632 9th av; architects, B. F. Thompson & Co; owner superintends. Plan No. 751.

11TH AV, 476-82, n e cor 38th st, West, one 15,000-gal. gravity tank and two 6,000-gal. pressure tanks to 3-sty brick steam laundry; cost, $4,100; owner, Morgan Steam Laundry Co., 476 11th av; Pres., Kenneth E. Morgan; architect, The Rusling Co., 39 Cortlandt st; Pres., Joseph L. Rusling. Plan No. 766.

Bronx.

MELVILLE ST, w s, 95 s Van Nest av, raise to grade 3-sty frame dwelling; cost, $1,500; owner, Vaclav Svejk, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 130.

160TH ST, 770, new partitions to 5-sty brick tenement; cost, $350; owners, Tinton Realty Co., Geo. Hinck, 411 East 88th st, president; architect, Chas. Stegmeyer, 168 East 91st st. Plan No. 123.

BRONXWOOD AV, n e cor 229th st, 1-sty brick extension, 30x109, to 2-sty brick factory; cost, $4,000; owners, Schloss & Metzger, on premises; architects, Lockwood, Greene & Co., 101 Park av. Plan No. 133.

BURKE AV, s s, 90 w Barker av, raise to grade 2-sty frame dwelling; cost, $375; owner, Chas. Wold, 606 Burke av; architect, Frank McGarry, 660 Burke av. Plan No. 126.

CHATTERTON AV, 2053, raise to grade 2-sty frame dwelling; cost, $500; owner, Bertha Schridler, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 129.

ELTON AV, 757, 1-sty brick extension, 8.6x23, to 3-sty frame store and tenement; cost, $500; owner, Jos. Ferrara, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 128.

KINGSBRIDGE ROAD, n s, 39.11 e 4th av, new partitions to 2-sty brick store and dwelling; cost, $1,200; owner, Luigia Magutta, 347 East 64th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 119.

MATTHEWS AV, w s, 200 s Morris Park av, raise to grade 2-sty brick dwelling; cost, $400; owner, John Dorso, 1724 Adams st; architect, T. J. Kelly, 643 Morris av. Plan No. 118.

MORRIS AV, w s, 32 s Mt. Hope pl, 1-sty frame extension, 3x8, new partitions, etc., to 3-sty frame dwelling; cost, $1,000; owner, Rev. Jas. W. Powers, 129th st and Madison av; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 125.

SEDGWICK AV, s e cor 181st st, new roof and skylights to 1-sty stone museum; cost, $6,500; owners, New York University, on premises; architects Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 122.

ST. LAWRENCE AV, n w cor Merrill st, new cellar walls, new stairs, etc., to two 2-sty frame dwellings; cost, $500; owner, Sarah Spero, 1885 7th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 120.

SOUTHERN BOULEVARD, w s, 100 s Crotona Park East, new store front, new toilets to 1-sty brick store; cost, $1,000; owner, John B. Pine, 53 William st; architect, P. J. Reville, 1559 So. Boulevard. Plan No. 121.

VAN NEST AV, w s, 20 n Victor st, 1-sty frame extension, 22x3, to 2-sty frame store and dwelling; cost, $250; owner, John Richter, on premises; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 127.

WASHINGTON AV, s e cor 172d st, new partitions to 4-sty brick store and tenement; cost, $600; owner, Henry Lang, 4031 Park av; architect, Chas. G. Clark, 441 Tremont av. Plan No. 117.

Plans Filed, Alterations, Continued.

WATERBURY LANE, e s, 100 s Shore drive, new windows, new partitions to 1-sty and attic frame dwelling; cost, $800; owner, C. P. Huntington Estate, Baychester; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 131.

WEBSTER AV, e s, 350 n 204th st, new elevator and new elevator shaft to 2-sty brick garage; cost $6,000; owner, Walter McGee, Manhattan Club, 25th st and Madison av; architect, Paul R. Allen, 37 West 39th st. Plan No. 132.

WILLIAMSBRIDGE ROAD, n e cor Valentine av, new toilets to 1-sty brick court house; cost, $400; owners and architects, City of New York. Plan No. 124.

Brooklyn.

COLUMBIA ST, 91, extension to 1-sty office; cost, $600; owner, Julian Ress, on premises; architect, John Burke, 377 Union st. Plan No. 2283.

DEAN ST, 1669, extension to 2-sty rectory; cost, $250; owner, Rev. Chas. E. McDonnell, on premises; architect, Laspia & Salvati, 525 Grand st. Plan No. 2160.

DEAN ST, 525, plumbing to 4-sty tenement; cost, $250; owner, Patk. J. Clarke, 20 St Johns pl; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2223.

DEGRAW ST, 129, extension to 4-sty factory; cost, $5,700; owner, Edw. B. Jordan & Co., on premises; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 2354.

ELTON ST, 53, interior alterations to 2-sty dwelling; cost, $500; owner, Mary E. Alderton, on premises; architect, Wm. A. Gorman, 110 Roosevelt av Corona. Plan No. 2310.

FULTON ST, 991, interior alterations to 3-sty stores; cost, $800; owner, Jas. S. Rourke, 2105 Ocean pkway; architect, Chr. Bauer, Jr., 861 Manhattan av. Plan No. 2393.

FULTON ST, 974, new store front to 4-sty tenement; cost, $500; owner, Frances V. Hedlock, 401 Grand st, Manhattan; architect, Max Miller, 115 Nassau st, Manhattan. Plan No. 2359.

GARNET ST, 9, interior alterations to 3-sty tenement; cost, $300; owner, Salvatore Anastasio, 192 Nelson st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2418.

GRAND ST, 766, interior alterations to 4-sty tenement; cost, $250; owner, Paul Vollmoeller, 1916 Putnam av; architect, John H. Vanderneght, 2157 Bleecker st. Plan No. 2412.

HENDERSONS WALK, n e cor Bowery, electric sign; cost, $500; owner, John T. Rowe, 2936 West 32d st; architect, Robt. Gerlinger, 1790 Broadway, Manhattan. Plan No. 2274.

HOPKINS ST, 250, interior alterations to 3-sty store and tenement; cost, $400; owner, Louis Singer, 236 Vernon av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2428.

HUMBOLDT ST, 716, extension to 3-sty dwelling; cost, $200; owner, Max Baron, on premises; architect, E. J. Messinger, 394 Graham av, Plan No. 2320.

LOTTS LANE, 2253, extension to 1-sty dwelling; cost, $300; owner, Edw. Arnold, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2288.

OAKLAND ST, 60, interior alterations to 3-sty dwelling; cost, $1,000; owner, Emil Greenberg, 25 Greenpoint av; architect, E. J. Messinger, 394 Graham av. Plan No. 2322.

PARK PL, n s, 200 w Nostrand av, interior alterations to 4-sty school; cost, $2,000; owner, City of New York; architect, H. L. Devoe, 131 Livingston st. Plan No. 2306.

PARK ST, 11, interior alterations to 1-sty store; cost, $1,500; owner, Manuel R Rodrigues, 14 Whipple st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2405.

SMITH ST, 223, interior alterations to 4-sty store and tenement; cost, $3,350; owner, G. E. Ahren, 77 Butler st; architect, A. Ulrich, 371 Fulton st. Plan No. 2259.

STAGG ST, 182, interior alterations to 4-sty tenement; cost, $1,000; owner, Morris Skalnick, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2398.

WASHINGTON ST, 50, exterior alterations to 9-sty factory; cost, $1,000; owner, Robert Gair, on premises; architect, Wm. Higginson, 21 Park Row. Plan No. 2273.

NORTH 9TH ST, 249, interior alterations to 2-sty dwelling; cost, $400; owner, Mary I. Gallagher, 215 North 8th st; architect, Ph. Tillion, 381 Fulton st. Plan No. 2365.

SOUTH 9TH ST, 69, interior alterations to 3-sty dwelling; cost, $400; owner, Max Schnur, 149 Delancey st, Manhattan; architect, Max Cohen, 289 Bedford av. Plan No. 2321.

WEST 9TH ST, 2958, extension to 2-sty dwelling; cost, $500; owner, Wm. A. Hill, 27 Ashland pl; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 2323.

EAST 13TH ST, 2351, interior alterations to 2-sty dwelling; cost, $350; owner, Cornelius S. Morris, Shore rd and Av Y; architect, Michael M. Foley, 2160 East 13th st. Plan No. 2227.

EAST 16TH ST, 1210, raise roof of 1-sty factory; cost, $1,000; owner, Geo. W. Egbert, 126 East 19th st; architects, Rapp Bros., 189 Montague st. Plan No. 2315.

18TH ST, 344, extension to 2-sty dwelling; cost, $250; owner, Mary Cahill, 209 West 15th st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2269.

60TH ST, 1483, extension to 3-sty dwelling; cost, $600; owner, Annie Kreitman, on premises; architect, M. A. Canter, 373 Fulton st. Plan No. 2416.

64TH ST, 828, interior alterations to 3-sty dwelling; cost, $200; owner, Alex Nelson, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 2372.

AV J, 1318, interior alterations to 3-sty dwelling; cost, $1,200; owner, C. Glendore, on premises; architect, Slee & Bryson, 154 Montague st. Plan No. 2262.

ALBANY AV, 251, extension to 2-sty dwelling; cost, $900; owner, Francis Curran, 1103 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 2356.

ATLANTIC AV, 333, interior alterations to 4-sty tenement; cost, $300; owner, Alex Newman, 335 Atlantic av; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2244.

ATLANTIC AV, 2567, exterior alterations to 2-sty dwelling; cost, $500; owner, Sam L. Max, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2297.

BROADWAY, 765, exterior alterations to 2-sty store; cost, $200; owner, Chas. Lyon, 114 Vernon av; architects, Schwartz & Gross, 347 5th av, Manhattan. Plan No. 2382.

BROADWAY, 1276, interior alterations to 4-sty store and office; cost, $300; owner, Sophie Flegenheimer, on premises; architect, Emil J. Messinger, 394 Graham av. Plan No. 2319.

BROADWAY, 835, interior alterations to 3-sty tenement; cost, $3,000; owner, Robert T. Whalen, 225 Grand st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2404.

CLINTON AV, 450, extension to 1-sty church; cost, $500; owner, Westminster Presbyterian Church, 60 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 2249.

DEKALB AV, 1375, interior alterations to 3-sty dwelling; cost, $200; owner, Ignazio Ricco, 29 Central av; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 2426.

FLATBUSH AV, 120, interior alterations to 4-sty offices and dwelling; cost, $2,000; owner, Goldberg & Zrether, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2427.

GRAHAM AV, 52, extension to 3-sty tenement; cost, $3,000; owner, Cath Miller, 622 Hancock st; architects, Tobias Goldstone, 49 Graham av. Plan No. 2303.

HOWARD AV, 12, interior alterations to 4-sty storage; cost, $700; owner, Wm. Edwards, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2362.

MANHATTAN AV, 894, exterior alterations to 3-sty office and school; cost, $500; owner, Corn Exchange Bank, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 2380.

MEEKER AV, 103, interior alterations to 3-sty dwelling; cost, $250; owner, Wm. J. Leahy, 464 Graham av; architect, Chr. Bauer, 861 Manhattan av. Plan No. 2395.

MYRTLE AV, 111, exterior alterations to 3-sty store; cost, $500; owner, Harris Salit, 17 Myrtle av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 2385.

NASSAU AV, 113, interior alterations to three 3-sty stores and dwellings; total cost, $400; owner, Cornelius J. Sheehan, 200 Greenpoint av; architects, Ph. Tillion & Son, 381 Fulton st. Plan No. 2348.

OCEAN PKWAY, 23, interior alterations to 1-sty theatre; cost, $500; owner, Morris Piller, 452 Broadway; architect, M. A. Cantor, 373 Fulton st. Plan No. 2346.

PITKIN AV, 2405, extension to 2-sty dwelling; cost, $500; owner, Jennie Lubofsky, on premises; architect, M. L. Rieser, 198 Bristol st. Plan No. 2326.

PITKIN AV, 1625, extension to three 3-sty dwellings; total cost, $2,500; owner, Isidore Gaster and others, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 2287.

SUTTER AV, 942, interior alterations to 2-sty dwelling; cost, $1,200; owner, Jack Goldstein, on premises; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 2406.

THROOP AV, 76, interior alterations to two 3-sty stores and storages; cost, $1,000; owner, Workmans Circle Arbeiter Ring, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2304.

TOMPKINS AV, 74, interior alterations to two 3-sty stables; cost, $1,500; owner, Max Lanert, 632 Broadway; architect, Hy. Nurich, 830 Putnam av. Plan No. 2332.

WYTHE AV, 532, exterior alterations to two 4-sty tenements; cost, $800; owner, Meyer Katz, 618 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2308.

3D AV, 665, interior alterations to 4-sty store and tenement; cost, $1,000; owner, Ike Polansky, on premises; architect, Jacob Fischer, 931 Fox st. Plan No. 2290.

4TH AV, 166, extension to 1-sty shop; cost, $500; owner, Jas. J. McGuire, 168 4th av; architect, Frank E. Kelly, 390 Douglass st. Plan No. 2364.

5TH AV, 423, extension to 3-sty store and dwelling; cost, $1,600; owner, Christian Bahr, 441 5th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2341.

7TH AV, s e cor Prospect av, interior alterations to 3-sty school; cost, $800; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 2410.

8TH AV 4224, extension to 3-sty store and dwelling; cost, $225; owner, Theo. P. Vovineck, 4202 8th av; architect, Chas. Braun, 459 41st st. Plan No. 2358.

Queens.

ARVERNE.—Ocean av, n s, 255 e Meredith av, 1-sty brick extension, 19x28, rear dwelling, tin roof, interior alterations; cost, $4,000; owner Adolph Spiegel, 1 West 119th st, Manhattan; architect, H. J. Sprung, Rockaway Beach. Plan No. 690.

COLLEGE POINT.—6th st, e s, 200 s 1st av, erect porch to dwelling; cost, $80; owner, S. Gerbog, on premises. Plan No. 670.

COLLEGE POINT.—10th st, w s, 50 n 5th av, plumbing to dwelling; cost, $70; owner, Chas Sauer, on premises. Plan No. 682.

CORONA.—Jackson av, s s, 60 w 47th st, 2-sty brick extension, 4x26, side dwelling, tin roof, interior alterations; cost, $2,000; C. Pascale, 50 East Jackson av, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 660.

EDGEMERE.—Mermaid av, n e cor Beach 35th st, new foundation to dwelling; cost, $400; owner, L. Schildkraut, on premises. Plan No. 688.

FAR ROCKAWAY.—Cornga av, s s, 258 w Central av, interior alterations to hotel; cost, $300; owner, E. Moran, premises. Plan No. 708.

FLUSHING.—Colden av, w s, 200 n Hillside av, repair dwelling after fire damage; cost, $800; owner, Flushing Rose Garden Co., on premises. Plan No. 671.

FLUSHING.—Main st, w s, adj. L. I. R. R., interior alterations to store and offices; cost, $350; owner, Van Buren Realty Co., 512 West 21st st, Manhattan. Plan No. 689.

FLUSHING.—Lawrence st, w s, 225 n Broadway, general repairs to coal shed; cost, $150; owner, Donoghue & Hallaney, premises. Plan No. 664.

FLUSHING.—Holly st, n s, 600 w Jamaica av, plumbing, 2 dwellings; cost, $100; owner, J. Gilmartin, premises. Plan No. 650.

FLUSHING.—Amity st, n s, 525 e Main st; interior alterations to studio; cost, $190; owner, Ramo Film Co., premises. Plan No. 654.

FLUSHING.—20th st, w s, 220 n Monroe st, plumbing to dwelling; cost, $70; owner, M. Coffe, on premises. Plan No. 694.

GLENDALE.—Tesla pl, e s, 385 n Cooper st, plumbing to dwelling; cost, $165; owner, G. T. Heilson, on premises. Plan No. 692.

GLENDALE.—Tesla pl, 227, w. c. compartments, dwelling; cost, $100; owner, Chris Petsche, premises. Plan No. 656.

HOLLIS.—Pinto st, n w cor Marengo av, plumbing to dwelling; cost, $150; owner, Sophia J. Wilemking, premises. Plan No. 593.

JAMAICA.—Jay st, w s, 100 s South st, concrete foundation dwelling; cost, $400; owner, Julia Kalb, premises. Plan No. 661.

JAMAICA.—Henry st, w s, 75 s Sylvester av, erect new foundations to dwelling; cost, $500; owner, Felix Czarnecki, on premises. Plan No. 677.

L. I. CITY.—Orchard av, w s, 75 s Jackson av, general interior alterations to factory; cost, $3,000; owners, Rossenwasser Bros., on premises; architect, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 686.

L. I. CITY.—Clay av, e s, 300 s Newtown Creek, plumbing to factory; cost, $95; owner, Nicholas Copper Co., on premises. Plan No. 687.

L. I. CITY.—Borden av, Van Dam, Young st, 3 elevators in factory; cost, $2,000; owner, L. T. Stevenson, on premises. Plan No. 685.

L. I. CITY.—Vernon av, 103, new water closet compartments to dwelling, new plumbing; cost, $400; owner, Mrs. E. M. Steele, on premises. Plan No. 679.

L. I. CITY.—Jackson av, s e cor Honeywell st, gas piping, factory; cost, $100; owner, Goodyear Rubber Co., premises. Plan No. 662.

L. I. CITY.—Boulevard, 419, new foundation to dwelling; cost, $250; owner, Thos. Righam, premises. Plan No. 651.

MASPETH.—Remsen av, 36, new store front to dwelling; cost, $150; owner, B. Glasser, premises. Plan No. 659.

MASPETH.—Flushing av, n s, 78 w Furman av, 1-sty frame extension, 27x8, front of store, tin roof; cost, $400; owner, H. Nuger, Zeidler av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 691.

MASPETH.—Maiden la, e s, 50 s New st, 2-sty frame extension, 23x19, rear dwelling, tin roof, interior alterations; cost, $1,800; owner, Angelo Argreta, on premises; architect, J. McAzahan, 247 East 43d st, Manhattan. Plan No. 695.

MIDDLE VILLAGE.—Metropolitan av, s s, opp Juniper av, repair fence; cost, $500; owner, Lutheran Cemetery Corpn., Middle Village. Plan No. 693.

RICHMOND HILL.—Spruce st, w s, 15 s Division av, plumbing to dwelling; cost, $50; owner, Thomas Coltes, on premises. Plan No. 696.

RIDGEWOOD.—Forest av, 757, electric sign to store; cost, $95; owner, Mary Balling, premises. Plan No. 665.

RIDGEWOOD.—Myrtle av, 391, electric sign to store; cost, $90; owner, E. G. Rader, premises. Plan No. 666.

RIDGEWOOD.—Fresh Pond rd, 837, 1-sty brick extension, 27x32, front and side dwelling, tin roof, interior alterations; cost, $3,000; owner, Chas. Errocota, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 655.

RIDGEWOOD.—Hughes st, 2369, plumbing to dwelling; cost, $150; owner, William Koch, on premises. Plan No. 684.

RIDGEWOOD.—Myrtle av, 1841-43, interior alterations to two stores and dwellings; cost, $2,500; owner, Wm. Wolf, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 704.

ROCKAWAY BEACH.—Lincoln av, 19, extend and repair porch to dwelling; cost, $100; owner, J. C. Green, premises. Plan No. 709.

ROCKAWAY BEACH.—Seaside av, n e cor Boulevard, 1-sty frame extension, 27x15, front store; cost, $200; owner, S. Chalkis, premises; architect, A. H. Knoll, Rockaway Beach. Plan No. 707.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Bayside av, 1-sty added to top of dwelling; cost, $400; owner, Geo. Gross, 350 Boulevard, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 705.

SOUTH JAMAICA.—Elm st, w s, 530 s Rockaway Plank rd, plumbing to dwelling; cost, $100; owner, D. Berkenthan, on premises. Plan No. 673.

WHITESTONE.—17th st, s w cor 10th av, 2-sty frame extension, 28x10, rear dwelling, tar and gravel roof, interior alterations; cost, $1,-

£00, owner, Mrs. Mary Hayes, premises; architect, H. T. Morris, College Point. Plan No. 653.

WOODHAVEN.—Fulton st, 4480, plumbing, 2 houses; cost, $100; owner, Fred Reinnking, premises. Plan No. 667.

WOODSIDE.—Greenpoint av, s s, 50 e 3d st, new store front to dwelling; cost, $200; owner, H. Heiman, on premises. Plan No. 678.

PERSONAL AND TRADE NOTES.

MATTHEW F. ROSS, plumbing contractor, has opened an office and shop at 575 Halsey st, Brooklyn.

WYCKOFF PIPE & CREOSOTING CO., INC. has moved its main office from 50 Church st to 30 East 42d st.

CAMDEN POTTERY CO., Camden, N. J., has moved its New York office from 95 William st to 110 West 24th st.

THE ROLFE BUILDING MATERIAL CO., will move its office, May 1st to 181 Burnet st., New Brunswick, N. J.

ADAMS, BRITZ & CO., heating and ventilating engineers and contractors, have opened an office and shop at 1759 Park av.

DAVIS CONSTRUCTION & ENGINEERING CO. will move its offices to the Vanderbilt Concourse Building, 52 Vanderbilt av.

NICHOLAS C. SQUITTIERI, plumbing and heating contractor, has moved his office and shop from 337 East 115th st to 2230 1st av.

BUILDERS' CO-OPERATIVE BUREAU, 51 East 42d st, will move to the new Vanderbilt Concourse building, 52 Vanderbilt av.

FRANKLIN CONTRACTING CO. will move its offices from 1 Hudson st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

NAPOLEON LA VAUTE, architect, has moved his offices from 408 Bastable Building to 421 First National Bank Building, Syracuse, N. Y.

R. J. SCHWAB & SONS CO., Milwaukee, Wis., manufacturers of boilers, has opened a New York office at 51 Cliff st, in charge of H. H. Beals.

F. H. BOSWORTH & L. C. HOLDEN, architects, will move their offices about April 15 from 1170 Broadway to the Scribner Building, 597 Fifth av.

LANSING, BLEY & LYMAN, architects have associated themselves with Harris & Hall, landscape architects, with joint offices in the Prudential Building, Buffalo, N. Y.

HAROLD B. FITZGERALD, who for a number of years has been connected with the Art Metal Construction Co., has become associated with Mowbray & Uffinger, architects, 56 Liberty st.

A. R. HOWELL has recently been appointed advertising manager of the H. W. Johns-Manville Co., vice Frederick J. Low, resigned. Mr. Howell was until recently associated with the George Batten Co.

THE EDWARD H. CRANDALL CORPORATION, INC., has recently been organized to conduct a general contracting business. The main office of the company will be located at White Plains, N. Y.

BRAINARD THOMPSON, heating and plumbing contractor, has recently established a shop and office at 516 East 178th st, and desires catalogues and price lists from manufacturers and jobbers interested.

WILLIAM KUENZLER, a prominent building contractor of Union Hill, N. J., entertained a number of friends at his home, 317 Kossuth st, Tuesday evening, March 31, in honor of his birthday.

GEORGE A. RICKER, for the last two years First Deputy Commissioner of Highways for the State of New York, has opened an office at 188 State st, Albany, where he will practice as a consulting civil engineer.

METROPOLITAN LIFE INSURANCE CO. have had plans prepared by D. Everett Waid, architect, for a gymnasium for the use of their employees, to be erected on the roof of the building at 1 Madison av.

FRED LUNDY, former Register, former Transfer Tax Appraiser and former Democratic leader of the Sixteenth Assembly District, it was learned to-day, has been lying seriously ill at his home, in Coney Island, for several weeks.

YONKERS' BUILDING BUREAU during March, 1915, issued nearly three times the number of permits for new buildings as were issued in March, 1914. Our suburban neighbors seem to have caught on to the "Build Now" idea.

AMERICAN DISTRICT STEAM CO., North Tonawanda, N. Y., has established a New York office and show room at 140 Cedar st. The Manhattan office will be under the personal direction of G. C. St. John, vice-president of the company.

WENDELL P. BLAGDEN, architect, formerly of the firm of Hazzard, Erskine & Blagden, of New York, is now in charge of the Rochester office of Foster & Gade. He will superintend and be in charge of the new warehouse for Brewster, Gordon & Co., at that place.

HOWARD APPLEGATE, who has been identified with the building business at Lakewood, N. J., and vicinity, has formed the Howard Applegate Construction Co. with offices at West Front st and Maple av, Red Bank, N. J. The new firm will do a general contracting business.

ROBERT S. PATTERSON, Arthur W. Lawrence and George W. Mertz, who were constituted a building commission in a bill recently approved by the Board of Supervisors of Westchester County and passed by the Legislature, have been sworn in by Harvey Green, clerk of the Board of Supervisors.

JOHN A. HILL, president of the Hill Publishing Company, will deliver the fifth lecture under the auspices of the New York Trade Press Association at the University Building, Washington sq. East, Wednesday evening, April 15, at 8:15. The subject of the evening will be "The Technical Paper and the Manufacturer."

JAMES P. HYNES, Isadore Feldman and Albert E. Watson, architects, have formed a partnership for the practice of their profession under the firm name of Hynes, Feldman & Watson, and have opened offices in the Goad Building, 105 Bond st, Toronto, and in the Guarantee Building, 50 Beaver Hall Hill, Montreal, Que.

JEFFREY MFG. COMPANY, 77 Warren st, will move about May 1 to 50 Dey st, where they will have five floors and a basement with a show room, and carry the largest stock of conveying machinery in New York. They will have a complete engineering force. G. H. Mueller, formerly chief ingineer, is now New York manager.

CLIFFORD B. MOORE has been appointed consulting engineer of the Borough of Queens by Borough President Connolly, succeeding the late Foster Crowell. The salary is $7,200 per year. Mr. Moore has been in the employ of the borough for a number of years. In October, 1911, he was appointed engineer of the topographical bureau.

NEW TERMINAL ENTRANCE.—The latest of the Grand Central Terminal conveniences, one that will be appreciated by those approaching the terminal from the north, is the new entrance just opened on 45th st and Vanderbilt avenue. It is a spacious marble corridor, passing under the recently constructed Vanderbilt Concourse Building and the Yale Club.

WESTERN ELECTRIC COMPANY has an attractive exhibit in the Panama-Pacific International Exposition, which covers a floor area of about 3,000 square feet. Electrical devices of many kinds are shown, which can be used in the home as well as in the office. One of the features is a practical demonstration of the company's recently perfected, loud-speaking telephone equipment, adapted for announcing in railway stations, paging guests in hotels, etc.

OBITUARY

BERTRAM LE ROY WILSON, a salesman for the Allis-Chalmers Co., died of heart disease at his home, 903 Bushwick av, Brooklyn, Friday, April 2. He was twenty-five years of age.

H. CHRISTIAN JENSEN, a general contractor prominent in Westchester County, died of cancer of the throat, at his home in Tuckahoe, N. Y., Monday, April 5. He was fifty-five years of age.

TERENCE RILEY, a retired painting and interior decorating contractor, died of pneumonia at his home, 427 First pl, Brooklyn, Wednesday, March 31. He was seventy-eight years of age and is survived by two sons and two daughters.

MICHAEL P. DEMPSEY, who has been active as a mason contractor in the Oranges for a number of years, died at his home, 237 North Park st., East Orange, Friday, April 2. He was sixty-two years of age. He is survived by three sons and four daughters.

JOHN B. BUCKLEY, a retired building contractor and an inventor of many appliances used in his work, died of Bright's disease at his home, 2169 Homecrest av Brooklyn, Tuesday, April 6. He was seventy-nine years old and is survived by three sons and three daughters.

JAMES DUNNE, for many years Democratic leader of the Sixth Ward of the old city of Brooklyn, died at his home, 317 Clinton st, Brooklyn, Tuesday, April 6. Under the administration of Borough President Coler he was Commissioner of Sewers.

WILLIAM F. PROCTOR died of a complication of diseases at his residence, 20 5th av, Tuesday, April 6. Mr. Proctor was born on Long Island fifty-seven years ago, and had been in poor health for some time. Mr. Proctor was a part owner of Eggleston Bros. & Co., one of the oldest iron and steel houses in Manhattan. He is survived by his widow.

WALTER FLOYD CROSBY, mining engineer, and a direct descendent of General William Floyd, one of the signers of the Declaration of Independence, died at his home, 128 West 11th st, Monday, April 5. He was fifty-nine years old and was educated at the Rensselaer Polytechnic Institute and Columbia University. He is survived by his widow, a son and two daughters.

DANIEL HARRIS, president of the New York State Federation of Labor for the last five years, died at the home of his daughter, Mrs. Henry W. Rubino, 447 81st st, Brooklyn, Monday, April 5. Mr. Harris, who was sixty-nine years of age, had been identified with the labor movement ever since he came to this country from London nearly fifty years ago. He was formerly president of the Central Labor Union of New York.

JOHN H. TOPPIN, of the firm of Toppin & Sale, painting and decorating contractors, Orange, N. J., died of pneumonia at his home, 61 Day st, Saturday, April 3. He was born in Wilmington, Del., in 1855 and went to Orange in 1874, where he had been in business ever since. Mr. Toppin was prominent in building trade circles and served on the auditing committee for the Master Builders' Association. Mr. Toppin leaves no immediate family, his wife and two sons having died some time ago.

F. HOPKINSON SMITH, famous as an engineer, artist and writer, died at his home, 150 East 34th st, Wednesday, April 7. His death was due to a complication of diseases after an illness of ten days. Mr. Smith was born in Baltimore, October 25, 1838. He was a member of social, literary and artistic clubs in nearly every State in the country and of some in Europe. He belonged to the American Society of Engineers, the American Watercolor Society, the Philadelphia and Cincinnati Art clubs and the Academy of Arts and Letters. He belonged to the Century, Authors, University and Players clubs of New York, the Metropolitan, of Boston, and the Tavern, of Boston. He is survived by his widow.

ARCHIMEDES RUSSELL, one of the best known architects in Central New York and senior member of the firm of Russell & King, Syracuse, N. Y., died of heart disease in that city, Saturday, April 3. Mr. Russell was born in Andover, Mass., June 13, 1840. After completing his studies he entered the office of John Stevens, a prominent Boston architect. In December, 1862, Mr. Russell moved to Syracuse and entered the office of Horatio A. White. Seven years later he started an independent practice, which was successful from the first. About nine years ago Mr. Russell took as a partner Melvin L. King. They established offices in the Snow Building, where they have since been located. About three years ago Mr. Russell retired from the active work of the firm, but still retained his interest and was greatly sought after as a consultant, and advisory architect. Many of the most prominent buildings of Syracuse were designed by Mr. Russell. He was architect on the committee of five which had charge of the completion of the Capitol at Albany during Governor Levi P. Morton's administration. He prepared the plans for the Onondaga county court house, Yates Hotel, Crouse College, The Herald, Journal and Post Standard buildings, Cathedral of the Immaculate Conception and many other important structures. He was for years active in Republican politics and held various prominent city positions. He is survived by his widow, who was Miss Susan M. Bartlett, of Boston.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

MECHANICS & TRADERS EXCHANGE OF BROOKLYN held its quarterly meeting at the Exchange rooms, Arbuckle Building, Tuesday, April 6. Important questions relative to increasing the membership were discussed.

GENERAL SOCIETY OF MECHANICS AND TRADESMEN will hold the closing exercises of the school department at the Engineering Societies Building, 25 West 39th street, Thursday evening, April 15, at 8.15 o'clock. The address will be made by Albert Shiels, Litt. D.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G Purdie, Marbridge Building, New York City.

SAND-LIME BRICK ASSOCIATION at its eleventh annual convention, recently held at Dayton, O., elected the following officers for the ensuing year: W. H. Crume, Dayton, O., president; G. Sylvester, Calgary, Alta., vice president; H. W. Terry, Toronto, Ont., secretary; J. L. Jackson, Saginaw, Mich., treasurer.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel Washington D. C., September 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee. The schedule of sessions, papers, etc., will be announced later.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

METROPOLITAN HARDWARE ASSOCIATION held its annual meeting recently at the Hardware Club, New York, with a large percentage of the membership present. The principal matter of business was the election of officers which resulted as follows: Matthias Ludlow, president, 97 Market st, Newark, N. J.; J. J. Snyder, vice-president, 55 Snyder av, Brooklyn; A. M. Bedford, second vice-president, New Rochelle, N. Y.; A. Shimell, treasurer, 416 W. Broadway, Manhattan; and F. W. Littell, Jr., secretary, 470 Broad st, Newark, N. J.

BUILDING MATERIALS AND SUPPLIES

NET GAIN FOR FIRST QUARTER $6,285,278—CEMENT SITUATION CONTINUES TO IMPROVE.

Art Metal Prices Advance—
National Construction Statistics

ADVICES from building contractors indicate a sharp improvement in building construction, but, except for the few lines affected by the great export demand now current, there are few advances. Common Hudson brick is steady at $5.75, where it probably will remain. Raritan common brick is firm at approximately the same figure. Lehigh Valley Portland cement is still holding between $1.23 and $1.32 for immediate delivery, with current orders light. Lumber prices have held fairly steady, but Canadian spruce and yellow pine are a half a dollar to a dollar and a half higher at wholesale yards. Stone is firmer on demand, according to local cutters, architectural terra cotta requirements reflect the condition of the current structural steel market in gradual improvement, as does concrete and masons' supplies like lime, plaster, sand, cinders and crushed stone.

Consumers and specificers may get some idea of the trend of prices by an authentic report of the state of the cement situation at the Lehigh Valley. The stock in the valley and Hudson River district is estimated conservatively at 20 per cent. below the amount in reserve outside of tested cement held for special order, last year. There have been estimates as high as 35 per cent. below last year's cement in storage.

Production during March was 25 per cent. more than a year ago, in Pennsylvania and New York, but the amount in storage was not increased. Almost 160 kilns are now in operation. Shipments in March were 50 per cent greater than in March a year ago, which is a gain of 10 per cent. over February's 40 per cent. gain over the shipments of a year previous. Outside of tested cement there was said to be not more than thirty days' supply of cement in store, at the Lehigh Valley mills. It is believed that there is about 70 per cent. of kiln capacity now in operation in the two districts supplying this market. The hole made in the supply of cement in this market by the temporary retirement of the Edison Company is beginning to be apparent and the price situation at mill is expected soon to reflect this strain on the capacity of the two disrticts to supply this market.

It was stated this week that, within forty days, the demand would be sufficient, in this market, to require the throwing in of an additional 5 per cent. capacity at the mills and to warrant, under normal conditions, a New York wholesale price of at least $1.53 by July 1. Another authority predicted a price of $1.62 by September 1.

In the department of supplies affected by the heavy military requirements of Europe, a sharp change upward was reported this week. Many leading art metal concerns announced an increase in price of 10 per cent. by reduction of current discounts effective as of April 5. Sheet brass which on December 29 was quoted at 13¼c. a pound is now 17⅛c. Copper sheets are held at 20¾ cents base as against 17 a few months ago. A price of 16 cents was quoted on carload lots spot cash, immediate acceptance. Spelter used in galvanized and zinc work is up to 11c. and stiffening whereas 6 cents is normal. Prompt N. Y. is 9¾c.

Prospective builders are being advised by architects to proceed with their spring operations at the earliest possible moments. The whole building material market, somewhat stiffer and, in spots, higher than thirty days ago. is on the eve of an important upturn, not so much because of demand, but because of limited factory and mill supplies. Scarcity of labor upon the close of the war, when man-divested Europe calls upon her naturalized American sons to return to save homesteads and industries, there will be a dearth of cheap labor in this country and prices may ascend to boundaries not now considered possible.

Plan filings in the five boroughs for the current week follow. Elsewhere on this page is a brief survey on the comparative building plan filings this year and last. In the same week last year New York plan filings included 284 new buildings with an estimated value of $2,902,130.

	Week ending Apr. 2		Apr. 9	
Manhattan...	8	$2,189,500	14	$ 146,200
Bronx.....	26	547,350	19	507,500
Brooklyn....	111	1,079,700	133	909,880
Queens.....	97	272,286	139	450,820
Richmond....	27	27,493	...	.....
Total.....	269	$4,116,329	305	$2,014,400

MANY BUILDING NOW.

First Quarter Reports Show Big Gains Over Recent Statistics.

OFFICIAL figures indicating prospective building in New York and the entire country were available this week. New York's five boroughs show a gain of $6,285,278 in estimated value over the first quarter of 1914. Manhattan shows even totals of new buildings and an increase in probable expenditures of $5,500,535. The Bronx shows an increase of 53 new buildings and a gain in probable expenditure of $3,022,020. Queens showed a loss of 4 buildings and a decrease in estimated cost of $429,446. Brooklyn lost 44 at a decreased estimated expenditure of $2,036,780. Richmond plan filings for new buildings developed an increase of 63 and a gain of $228,954.

Bradstreets reports returns from 116 cities, showing a decrease for March of only 2.6 from March a year ago. Estimated value for these cities show a decline of 11.5 from March, 1914. In February, it might be noted, the permits fell off 5.8 per cent. from the like months a year ago while expenditures decreased 12.4 per cent. The really encouraging feature here shown is that the decrease in the number of permits almost reached the vanishing point in March. The improvement is no longer centered in New England. It is general.

Another favorable feature was found in the fact that the falling off in expenditure in the first quarter was only 10.8 per cent. from a year ago, whereas the decrease in the last quarter of 1914 was 25.7 per cent.

Another evidence of the turning of the tide in building is found in the number of cities showing gains or losses each month. For a long time the large majority of cities reporting have shown decreases in expenditures from corresponding periods a year ago. In March, however, the gains and losses were quiet evenly balanced, fifty-seven increases and fifty-nine decreases showing in March. Baltimore shows a gain of 97.9 per cent.; Cincinnati, 55.9 per cent.; Rochester, 29.4 per cent.; Indianapolis, 13.6 per cent.; Pittsburgh, 5 per cent., and Philadelphia, 4 per cent. New York, five boroughs included, shows a gain of 352 new buildings and an actual gain in estimated cost of $7,720,199. Chicago, however, showed an 8.9 per cent. decrease; St. Louis, 14 per cent.; Cleveland, 1 per cent.; St. Paul, 64.9 per cent.; Los Angeles, 48.4 per cent.; Portland, Ore., 46.4 per cent., and San Francisco 66.6 per cent.

The percentages of gain or loss as compared with March a year ago follow:

	Permits.	Value.
New England.....	I 33.1	I 37.1
Middle	I 24.3	D 4.4
Western	I 9.6	I 13.9
Northwestern	D 5.9	D 22.8
Southwestern	D 1.1	D 47.7
Southern	I 14.1	I .1
Far Western.....	D 36.6	D 49.3
Total	D 2.6	D 10.8

The country's building trend is shown in the following estimated cost table for the first quarter:

	1915.	1914.	Per cent. Change.
Jan. (155 cities)..	$45,764,399	$49,944,341	D 8.3
Feb. (155 cities)..	45,769,864	52,177,227	D12.2
Mar. (116 cities)..	56,860,426	64,285,341	D11.5
	$148,394,599	$166,406,909	D10.8

COMMON BRICK.

Prices Unchanged With Large Quantities in Reserve.

WHILE the movement of common brick in this market has improved within the last week, there is still a large quantity available for this market in both the Raritan and Hudson districts with the result that prices at the current level of $5.75 to $6 probably will continue to remain there. One manufacturer said that he could not imagine a building situation that could develop in this market prior to July or August 1 that would warrant even as high as a fifty cent raise. That probably accounts for the rumors that a number of up-river plants will not operate this year and others will work at reduced capacity. An estimate of 300,000,000 brick available in sheds up the river was not considered out of proportion to probable conditions.

Attention is called to a gain of almost a million in riding during the week just closed. The total for the calendar week probably will exceed 5,500,000. As most of this brick is being ridden direct to job, it appears as though a turn for the better in local construction was at hand.

Official transactions for Hudson River brick covering the week ending Thursday, April 8, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., April 2—7.

	Arrived.	Sold.
Friday, April 2.....	6	7
Saturday, April 3.....	19	10
Monday, April 5.....	13	12
Tuesday, April 6.....	5	1
Wednesday, April 7..	6	6
Thursday, April 8.....	5	7
Total	54	43

Reported en route, Friday, April 9—5.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Cargoes left over Friday A. M., April 9—18.

Unloading.

Mar. 26...21	943,500	Apr. 2...13	461,500
Mar. 27...16	456,000	Apr. 3...18	373,500
Mar. 29...16	685,500	Apr. 5...24	733,000
Mar. 30...16	580,000	Apr. 6...23	671,500
Mar. 31...16	591,500	Apr. 7...25	1,218,500
Apr. 1...15	568,500	Apr. 8...28	1,403,500
Total...100	3,825,000	Total..131	4,811,500

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., April 10—3.

1914.

Left over, Friday, A. M., April 3—11.

	Arrived.	Sold.
Friday, April 3.....	3	3
Saturday, April 4.....	8	4
Monday, April 6.....	7	4
Tuesday, April 7.....	3	7
Wednesday, April 8.....	6	13
Thursday, April 9.....	6	10
Total.....	33	41

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 8, 1915...	276
Total No. of bargeloads sold Jan. 1 to Apr. 8, 1915.....	258
Total No. bargeloads, Jan. 1 to Apr. 9, 1915	18
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 9, 1914.....	177
Total No. bargeloads sold Jan. 1 to Apr. 9, 1914.....	174
Total No. bargeloads left over Apr. 10, 1914.	3

ART METALS.

Frank H. Graf Co. Reports Ten Per Cent. Advance.

ARCHITECTS and others specifying interior equipment in the decorative department will find that prices have sharply advanced for fireplace fixtures, grille work, wrought iron material, etc. The Frank H. Graf Manufacturing Co., one of the leaders in this line, sent word to the trade this week that owing to the advances in copper, spelter and all raw materials used in the manufacture of andirons, fireplace fixtures and ornamental metal work, the former discounts were withdrawn and a new discount fixed which went into effect as of April 5, calling for practically a 10 per cent. increase in the price of these products. A similar increase was announced by the Peerless Manufacturing Co., of Louisville, Ky., a large factor in the local trade and it is understood that other brass goods manufacturers will follow suit. Some idea of the advance in the cost of raw material may be obtained by knowing that on December the price of sheet brass was quoted at 13 1-4 cent. whereas on the first of the month it was 17 1-8 cents. Copper advanced one cent owing to the extremely heavy export business. A quotation is made at 16 cents for carload lots. Lead is up. At the first of the month it was quoted but firm. In the open market spot was held at 4.20 and 4.25 cents at New York and at 4.15 at East St. Louis.

Exports of copper reported between April 1 and 7, total 1,311 tons and thus far no imports have been reported at the United States ports. The output of copper during the current month is expected to be in the neighborhood of 100 pounds by the refineries, an output entirely be low the current demand. Copper sheets are held at 20 3-4 cents base for large lots. Spelter is quoted at 11 cents as against a normal of 6 cents. Prompt New York is quoted at 9 3-4 cents.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 17, 1915

NEW BUILDING CODE BRINGING OUT PLANS

Plan-Filing Heavy, Partly in Anticipation of Law Changes—Tight Money Market Held Responsible for Slowness in Starting Construction

THE quarterly reports of plans filed, in last week's Record and Guide, were very encouraging to business interests generally, as they showed substantial gains in all the boroughs except Queens, and only a slight falling off there. But reports from the trades are to the general effect that notwithstanding the large number of plans filed construction contracts are not being signed at the same rate, and work is not going ahead proportionately.

Such work as offers is just starting up for the season and is noticeable in the demonition of old buildings that is going on and in excavating operations. Reports to Secretary Tompkins of the Building Trades Council disclose that only about twelve hundred more men are under employment at this date than were engaged on the first of February, when 35,000 were idle.

The tight money market was blamed for awhile as the cause of holding back the work, but lately an improvement has been noticed in regard to the availability of building loans, and at the present time the prevailing opinion is that the unusually large number of plans filed in the three principal boroughs is in no small part in anticipation of the new building laws which are being passed by the Board of Aldermen from time to time, and also in part in anticipation of new regulations from the Industrial Board for the construction of factory and store buildings.

Business Agents Report.

At this week's meeting of the business agents in the building trades who visit all parts of the metropolitan district, this was the interpretation put upon the present situation in the building trades. In numerous cases works have been halted after being started. An example of this is the project of Vincent Astor for an apartment house on the block front between 89th and 90th street. The site has been excavated but is now fenced up and deserted.

Several years ago, in the year 1909, it will be recalled, in anticipation of the enactment of a new building code, the plan filings were very heavy for a time, which made the building record of that year very large. Something of the kind is going on now, in the opinion of the men who make it their business to know, owing to a desire to avoid the consequences of possibly stricter laws than are now in the building code. The plans filed indicate an intention to build eventually, and the holding back may be due to tight money or to some unreadiness.

New Ordinance Introduced.

An ordinance governing excavations and foundations was introduced in the Board of Aldermen this week. It will be found printed in full in the City Record of April 15, and an explanation in the Record and Guide of April 3. The ordinance when approved will form part of the building code.

The Committee on Buildings to which was referred on March 23, an ordinance in relation to working stresses and loads reported in favor of adopting the ordinance. The measure was laid over for one week.



RUDOLPH P. MILLER, C. E.,
Who is drafting the new Building Code.

Building Ordinances Endorsed.

The Advisory Council of Real Estate Interests, through its Building Code Committee, which consists of Messrs. Henry W. Hodge, chairman, Otto M. Eidlitz, and Julius Franke, and which has been sitting weekly to consider the ordinances of the Board of Aldermen that are being incorporated into the new Building Code, has endorsed Ordinances Nos. 1572, 1573 and 1590.

Ordinance 1572 relates to iron and steel construction in city buildings. This ordinance covers such subjects as girders, trusses, lintels, floor and roof beams, party wall posts, and steel wrought iron and cast iron columns, etc.

Ordinance 1573 pertains to wood construction and prescribes rules for the installation of beams, wooden trusses, bolting, stud partitions, fire stops, wooden columns, posts and girders, etc.

Ordinance 1590 relates to strength of materials, and is particularly applicable to working stresses and loads. This ordinance provides for proper safe loads for masonry work, for live and floor loads in stores, factories and warehouses, and for all temporary supports, as well as supports for wind pressure. The council, through its Building Committee, has suggested minor corrections as well as many verbal changes purely technical.

Report on New Elevator Regulations.

The Advisory Council of Real Estate Interests, through its Industrial Code Committee, which consists of Messrs. Julius Franke, chairman, Louis J. Horowitz, Frank A. Pattison and Evarts Tracy, and which has been considering all the rules and regulations promulgated by the Industrial Board, has made certain recommendations with regard to the proposed amendments to rules relating to construction, guarding, equipment, maintenance and operation of elevators and hoistways in factories. Public hearings were held upon these proposed amendments, before the Industrial Board, on April 7, when the Advisory Council was granted the privilege of submitting a brief upon these proposed amendments, which brief contains the following recommendations:

"With regard to hoistway enclosures, as there is nothing in the proposed rules which provides for vertical sliding doors or rolling shutters, and as these doors are very much in use in factories, we would suggest that they be included and, therefore, we suggest the amendment to Rule No. 406, to read as follows, the new words being underscored:

406. Horizontal **or vertical** hoistway sliding gates or doors **and rolling shutters** for existing and future installations used for passenger and employees' elevators may be full automatic, manually operated or self-closing, and, unless full automatic, shall be fitted with a substantial lock or latch and all doors shall be arranged so they cannot be opened from the outside, except with a key.

"In Rule 407, which prescribes that vertical or horizontal sliding gates or doors that were installed previous to the adoption of these rules may remain in place, as installed, provided the gates are sufficiently high and strong, for the particular requirements where they are used, the word 'tell-tale' has been suggested as a change for the word 'telltable' chains, when gates are less than 5 ft, 6 in. high and are set closer than 12 inches from the hoistway line. These 'tell-tale' chains may not be less than 4 ft. long and 6 in. centers must be suspended from the landing edges of the car platform.

Trap Doors.

"Where there are automatically operated trap doors, so constructed as to form a substantial floor surface when closed, and so arranged as to open and close by the action of the car in its passage both ascending and descending, it has been suggested that in addition to such trap doors, the hatchway shall be adequately protected on all sides and all floors, including the basement by railing or enclosure at least 5 ft. 6 in. in height rather than 3 ft. 6 in. in height, as prescribed in Rule 412.

"Under Rule 424, where elevators must be equipped with a speed governor when the downward or upward speed of the elevator exceeds 200 ft. per minute, or 150 ft. per minute, respectively, and it shall, under these conditions, release the safety equipment of the elevator, it is stated that car safety will not be required for direct plunger elevators. The Council feels that this might be a source of danger, as some plunge elevators are liable to accident in case the car should separate from the plunger. The counterweight would throw the car up through the roof. This should be considered.

"Under Rule 434, where there is the danger of physical injury to persons, by contact with counterweights at the bottom of the counterweight runaway, it is prescribed that the weights shall be

guarded on both sides with substantial, metal shields. The Council feels that since most counterweights are up against the wall and need to be guarded only on one side, the words 'on both sides' should be omitted.

"Under Rule 442 it is stated that in all factory buildings there shall be a passage way or unobstructed means of exit leading from the elevator to the outside of the building, when the elevator is at the lowest point of its travel. This rule might be interpreted to mean that the passageway must be built from the lower story up through the building. As the object of this law is to secure exit from the car, should it by accident drop to the bottom, and it is not the intention to provide a separate passageway, the Council would suggest that the reference to passageway be omitted and this read as follows:

442. In all factory buildings there shall be maintained an unobstructed means of exit leading from the elevator to the outside of the building, when the elevator is at the lowest point of its travel.

"Finally, there has been no provision made for what is known as sidewalk elevators or short-run platform lifts, which should be provided for."

Plan-Filing in The Bronx.

Superintendent Robert J. Moorehead is pleased with the record that the Bronx is making this year. "The estimated cost of new buildings, planned in the borough during the first quarter of 1915, amounts to over $7,000,000, which is an increase of $3,000,000 over the corresponding period in 1914. This indicates, to Superintendent Moorehead, a healthy revival of business in the building industry, and a restoration of confidence amongst the loaning interests.

The plans filed include 131 new tenement houses to cost $5,745,000, an average of nearly $44,000 each. The tenement houses now being erected in this borough show much improvement in construction over the houses erected in previous years. The day for small rooms is now past, and the builder, who formerly squeezed 22 and 23 rooms on a floor of 50 foot wide tenement, now contents himself with from 15 to 18 rooms.

The following table of plans filed during the first quarter of 1914 and 1915 was quoted by the Superintendent:

Year.	No. of buildings.	Estimated cost.
1914	190	$4,150,155
1915	243	7,172,175

The Proposed Consolidation.

"There has been considerable discussion over the proposed consolidation of building functions now exercised by various City and State departments," said Superintendent Moorehead.

"The Lockwood-Ellenbogen bill, which has just passed the Senate and Assembly by votes of 39 to 3 and 106 to 28, respectively, provides substantial relief from multiple inspection.

"The provisions of this bill have been grossly misrepresented, particularly in connection with the Tenement House Department. As a matter of fact, under this law the interests of tenement house dwellers are better safeguarded than ever, in that practical building inspectors, who are required by law to be competent masons, carpenters, ironworkers, etc., will now supervise the construction of new tenement houses in connection with the provisions of the tenement house law; and as any modification or variation of its requirements are expressly prohibited by the provisions of the Lockwood-Ellenbogen bill, the clamorings of misguided alarmists that the legislation is vicious or that the home of the tenement dweller is threatened with demoralization and destruction, must be classed as mere idle vaporings.

"The endorsement of the bill by over one hundred civic organizations should be a sufficient guarantee of its merit, and as its enactment now rests with the Mayor. His Honor is now confronted with the alternative of either recognizing the demands of the public spirited citizens, who are supporting the measure with bona fide and convincing arguments to back them, or the claims of insincere theorists whose assertions of impending disaster are not borne out nor substantiated by facts."

AN EMERGENCY TAX FOR SECURITIES

Reported Agreement By Which a Larger Recording Tax Will Be Levied as a Substitute for Proposed Annual Tax

PREPARATORY to a complete revision of the tax system of the State, and in view of the alleged necessity of raising by direct tax and otherwise the extra sum estimated at $18,000,000, the Legislative leaders intend, as an emergency measure, to substitute for the bills proposing an annual tax on securities one which will impose a registration tax. In advance of the introduction of the bill, it is reported that the agreement is to the effect that bonds registered between May 1 and October 1 shall pay a registration fee of ¾ of 1 per cent. instead of ½ of 1 per cent., and shall be exempted from all further taxation for five years instead of forever as the present law now provides.

It was made evident at the hearing on Tuesday in the Senate Chamber that the Mills bill, if enacted at all, will first have to be radically amended. Naturally great opposition was raised against it by representatives of financial interests and by those tax experts who have their own notions as to how taxes should be levied. By practically all who appeared at the hearing it was agreed that the expenses of the State had been permitted to outgrow its income, and that until expenses can be reduced, new sources of revenue must be drawn on.

Leaders in the Legislature, after the hearing on the Mills bill, asked the advocates of the Emerson-Talmage bill to supplement former statements with further information, to aid them in coming to a decision as between the two measures or a modification of either. It was believed all along that the Emerson-Talmage bill had the best chance of passing, and it is still believed that eventually it will be incorporated into the laws of the State.

The Direct Tax.

The need for a new source of revenue was emphasized when the Assembly Committee on Ways and Means reported the general appropriations bill on Tuesday night and was discharged. The final print of the Appropriations bill shows a total of $32,419,491, but in addition to this measure there are pending other bills appropriating $36,000,000 more, for construction, supplies, highway maintenance, sinking fund payments, canal construction and special objects, or a grand total of $68,000,000 as the demands to be made on the general funds of the State. These will be met in part by indirect taxes estimated at $40,000,000, leaving about $28,000,000 to be raised by direct taxation, if the Appropriation bills are passed as they stand, and unless there be new sources of revenue. These new revenues will be furnished in part by the proposed increase in the excise tax on wines, by an increase in the automobile tax and the new secured debt tax. Mayor Mitchel still holds to his opinion that a direct tax is not required at this time.

What the Mills Bill Would Do.

Under the terms of the Mills bill bonds secured by property outside would be taxed a registration fee of $5 on every bond of $1,000 running for five years, and after that an annual tax of $1.50, so long as the bond pays interest. The tax would be levied on individual investors, domestic corporations, joint stock companies, trustees, agents, guardians or administrators holding taxable securities for persons within the State or outside.

Particulars of the Talmage Bill.

The Talmage bill in the Assembly (printed No. 1957) to amend the Tax Law, in relation to the tax on securities and repealing the tax on secured debts, inserts in the law a new article to be known as Article 15 of Chapter 62, of the laws of 1909, which new article provides (in section 330) for an annual tax of two mills on each dollar of the clear market value on the first day of July, 1915, and on the first day of July of each calendar year thereafter to be collected and paid upon the following named property:

1. A bond, note, debenture, certificate or other evidence of indebtedness, or other obligation for the payment of money or its equivalent, whether forming part of a series or otherwise, and whether or not secured by mortgage, deed of trust, deposit of collateral or otherwise, which obligation by its terms is payable one year or more from its date, except obligations the payment of which is secured by a mortgage of real property wholly within the State of New York, which mortgage is recorded in the State of New York.

2. Such proportion of the clear market value of a bond, note, debenture or other obligation for the payment of money or its equivalent, secured by a mortgage of real property partly within and partly without the State, as the value of the mortgaged property without the State shall bear to the value of the entire mortgaged property, taking into consideration the amount of any prior incumbrance upon such property or any portion thereof.

3. A bond, note, certificate or other evidence of indebtedness or other obligation for the payment of money or its equivalent, issued by a county, State, municipal corporation or political subdivision, which obligation by its terms is payable one year or more from its date, except a bond, note, certificate or other evidence of indebtedness or other obligation issued by the United States or a territory thereof, the State of New York, or a municipal corporation or political subdivision of the State of New York.

4. Shares of stock or other evidence of interest in a corporation, joint stock company or association, not incorporated or organized by or under the laws of this State, entitling the holder to participation in the net profits of the business for which the same is incorporated or organized, except shares of stock in a bank organized under the authority of the United States.

Exemption of Securities Deposited as Collateral.

Section 331. Bonds, notes or other obligations for the payment of money held as collateral to secure the payment of bonds, notes or other obligations taxable under this article or under article 11 of this chapter, shall, while so held, be exempt from taxation to an amount not exceeding the clear market value of the obligations so secured.

Section 332. Exemption of securities from other taxation. Property described in section 330 of this article, owned or held by the persons, corporations, joint stock companies or associations subject to taxation under this article, shall be exempt from other taxation.

Section 333. By whom tax to be paid. The tax imposed by this article shall, except as otherwise provided herein, be payable by every person residing within the State, and by every domestic corporation, joint stock company or association which shall on July first of the year for which the assessment is made, own the property subject to tax, or which shall on such date hold such property as agent, trustee, guardian, executor or administrator. The tax shall also be payable by every non-resident company doing business in the State.

CONSOLIDATION BILL UP TO THE MAYOR

Lockwood-Ellenbogen Bill Passes the Legislature With Large Majorities—Appeals for a Hearing—Other Bills in the Legislature

THE Lockwood-Ellenbogen bill, which gives property owners in New York City a measure of relief from over-regulation of their premises, after passing the State Senate last week with only three votes in the negative, was this week passed by the Assembly by the vote of 104 to 28. The bill is now to come to Mayor Mitchel. He will have fifteen days in which to sign it after he receives it.

The Conference Committee of Real Estate and Allied Organizations has addressed a letter to the Mayor praying that he now grant a hearing on the measure, in order that it may come again before the Legislature—provided he is not satisfied with the present provisions of the bill—in order that the bill, if his honor desires it changed, may be reconsidered immediately by the Legislature.

Petitioning the Mayor.

A general meeting of the Conference Committee was held at the rooms of the Real Estate Board yesterday afternoon. Phases of the pending bill were discussed and explained in the light that the conference sees them. As a result of the meeting, resolutions adopted by civic organizations and petitions signed by citizens are being presented to the Mayor in support of the appeal for a hearing at the earliest possible date.

The resolutions recite in part:

"Whereas over-regulation and over-inspection have been the most potent factors in causing the existing depressed condition of the real estate market and the consequent depreciation of real property values, and the enactment of this proposed legislation will prove equally potent in restoring confidence in real estate and in bringing values to their normal condition and in making real estate again a productive asset; and

"Whereas the near approach of the final adjournment of the Legislature makes it imperative that any desired changes in the measure, important to his Honor the Mayor, be immediately brought to the attention of the Legislature, in order that this relief measure, so necessary to property owners, may be passed; therefore

"We, the undersigned, respectfully urge that his Honor the Mayor advertise an immediate hearing on this bill in order that his attitude may be definitely known and his action taken, and the bill returned to the Legislature before final adjournment."

President McGuire, of the Real Estate Board, in expressing the hope to the Record and Guide that the Mayor would see his way clear to grant the hearing, said the Lockwood-Ellenbogen bill was the best compromise between all the interests concerned that it had been possible to get. He greatly regretted that the Mayor had been misled and the daily papers also misled as to the effect of the bill, especially with respect to the Tenement House Department. Nothing in the bill changed the provisions of the tenement law—except as to its administration,

When the bill was on its final passage in the Assembly, Mr. McQuiston, of Kings, proposed an amendment that would leave the Tenement House Department undisturbed and win the signature of the Mayor, but the majority, seeing no good reason why an exception should be made for any department, rejected the amendment. Only twenty-eight Assemblymen could be persuaded to vote against the bill on the final roll call.



LAURENCE M. D. McGUIRE.

A leader in the campaign for the co-ordination of building inspection.

In an open letter published during the week Senator Lockwood, who introduced the bill in the Senate, said:

"It does not change one letter of the tenement law; as a matter of fact, it strengthens the law.

"It will not permit the change of a single building regulation or restriction in favor of any builder, whether he be scoundrel or humanitarian.

"The Mayor and his uplift associates in the City Government oppose this bill because it deprives Mayor Mitchel of the power to appoint a central bureau of buildings as attempted by him in the Wagner-Smith bill, which has failed in committee in both Houses of the Legislature.

"It decentralizes operating functions and brings them nearer to the people in each borough, but centralizes standardization and review and final authority.

"It substitutes practical efficiency and economy for the present theoretical operations of social uplifters whose work is done at great expense to the taxpayers.

"It will deprive the misinformed and misguided charity people and that unofficial arm of the City Government known as the City Club, both directed by out-of-towners, of their control over city departments and of their efforts to create new burdens.

Bills Signed.

Governor Whitman has signed the Cromwell-Stoddard bill, abolishing the office of Coroner in New York City, and transferring the duties of the office to a chief medical examiner, to be appointed by the Mayor, with deputies in each of the boroughs. The Governor also signed the Lockwood-Brennan bill reorganizing the New York City Municipal Court.

The administration bill, combining the workmen's compensation and labor departments was decided on at a conference of Governor Whitman, Senators Brown, Argetsinger, Walters, Mills, Thompson and Wicks, Speaker Sweet and Assemblymen Hinman and MacDonald. It increases from three to five the proposed industrial board to take charge of the "reorganized" department.

New Tax Commissioners.

Governor Whitman has signed the bill reorganizing the State Tax Department, and immediately sent to the Senate the nominations of these men to make up the new Tax Commission; Ex-Senator Martin Saxe, of New York; Walter H. Knapp, of Canandaigua, and ex-Senator Ralph W. Thomas, of Hamilton, all Republicans. They succeed the three Democratic Tax Commissioners—Thomas F. Byrnes, of Brooklyn; William H. Sullivan, of Norwich, and Joseph S. Schwab, of New York.

Lighting of Public Halls.

Senator Patten has introduced a bill amending the tenement house law by providing that public halls, if not more than twenty feet in length, and used or intended to be used as a means of egress from not more than three apartments separated from the stair hall and other parts of the public hall by a self-closing fireproof door shall, in lieu of a window opening directly to the outer air, be lighted in the following manner: All doors leading from such hall shall be provided with glass panels and also with fixed transoms of glass over each door, and such door or doors shall open directly from a room having one or more windows provided with not less than 12 square feet of glass opening directly to a street, yard or court.

New Senate Bills.

S. 1323. (Horton.) Amending the Labor Law (Subdiv. 2 of Section 79-b) by making applicable to six-story buildings the present provisions relating to stairway enclosures now applicable to five-story buildings only. The bill also extends to seven-story buildings, as well as to six-story buildings, the present provisions permitting the Industrial Board to modify the requirements for stairway enclosures. To Labor and Industries Committee.

S. 1300. (Bennett.) Authorizing the appointment of a commission of nine members, consisting of three Senators, three Assemblymen and three persons appointed by the Governor, to examine into the workings of the Workmen's Compensation Law, and of the Workmen's Compensation Commission. The commission must report to the Legislature by January 20, 1916, as to what amendments, if any, are necessary to be made in such law.

S. 1303. (Sanders.) By request. Amending the Labor Law (new section 3), by providing that the provisions of the Labor Law relating to the construction, alteration and structural changes in buildings, and authorizing the Industrial Board to make rules and regulations, shall not apply to cities of the first class. To Cities Committee.

S. 1555 (Sage). Appropriating $100,000 for the payment of interest on the Palisades Interstate Park debt.

S. 1556 (Sage). Appropriating $106,250 for the payment of interest on the debt for the construction of barge canal terminals.

S. 1558 (Walker). Authorizing the board of assessors of New York City to make awards for damages caused by the change of grade of 67th street, Brooklyn, between 14th avenue and Ft. Hamilton avenue. To Cities Committee.

S. 1559 (Boylan). Amending the General Business Law (Section 340), by providing that the provisions of this section in relation to monopolies and restraints of trade, shall not be construed to forbid the existence and operation of fraternal, labor, consumers, agricultural or horticultural organizations, orders or associations not having capital stock and not being conducted for profit. To Judiciary Committee.

HOW AN EMPLOYER CAN INSURE HIMSELF

He Must Furnish Proof of His Financial Ability and Deposit Securities and Cash—Answers to Inquiries for Information

TWO HUNDRED and eighty-eight employers in hazardous trades in this State have so far received permission to carry their own insurance under the Workmen's Compensation law. They are engaged in sixty-three industries and employ 284,000 men. Altogether they have deposited with the State Commission $3,387,000 in securities and $229,000 in cash.

Any employer has the privilege to secure compensation to his employees, for injuries that may be sustained, in one of the following ways: By insuring in the State Fund, by insuring in a stock or mutual company, or by carrying Self-Insurance. The State Commission makes no distinction between an individual employer, a co-partnership employer and a corporation employer.

The number of self-insurers is expected to be largely increased as employers come to a better understanding of the law, though, of course, the number will necessarily be limited to employers of relatively large means. Answers to some of the many queries about Self-Insurance that are being put to the State Commission by employers have been compiled by Assistant Secretary Nathaniel J. Rosenberg (formerly in the Manhattan Bureau of Buildings), from which compilation the Record and Guide is permitted to quote.

Proof Required.

In order to carry Self-Insurance, an employer must furnish proof to the commission of his financial ability to pay compensation to an injured employee when an award is made to such injured employee by the commission. The commission requires an applicant for Self-Insurance to make a formal request for the privilege to carry his own risk by filling out an application blank which is furnished by the commission. This application calls for information as to applicant's name, address, business, location of plant or plants, kinds of employment, number of employees, wage expenditure, etc. Attached to this application must be a detailed statement of applicant's assets and liabilities as shown by last inventory. When the application blank, properly filled out and executed, together with financial statement, are returned to the commission, the kinds of employment are classified and the rate is established.

When this has been done, the premium for six months is computed, using the same rate of insurance as employed by the State Fund.

Must Deposit Securities.

This premium is made the basis for the deposit of securities and cash required by the commission; or, in other words, the amount of the deposit of securities required by the commission from self-insurers should be equal to the six months' premium that would be charged to an employer were he to insure in the State Fund, except in addition to the six months' premium 10 per cent. of this premium must be in cash. The application, financial statement and established premium are then to be presented to the commission for consideration. The commission does not follow any particular form when considering an application for Self-Insurance. It is the extent of the hazard in connection with applicant's business, and his financial ability to cover such hazardous employment, which are given considerable weight.

Query.—In what class of cases, if any, are deposits waived?

Answer.—All carriers of Self-Insurance must deposit securities and cash. No deposits are waived for any class of cases. The amount of securities and cash to be deposited is ascertained by the sum of the six months' premium and the premium is established from the payroll of the different kinds of employment in exactly the same manner as an insurance company or the State Fund establishes the premium for an employer who desires to place his insurance.

Q.—What form must securities take, and what percentage must be in cash?

A.—The securities accepted by the commission are in the stocks or bonds of the United States, or of this State, or in the bonds of a county or incorporated city in this State authorized to be issued by the Legislature, not estimated above their par or their current market value. The minimum amount of securities accepted is $5,000. The amount of cash required is 10 per cent. of applicant's estimated six months' premium, the minimum amount accepted being $100. The interest on the securities is given to the self-insurer when collected by the commission. No interest is allowed on cash deposits.

Method of Payment.

Q.—In the event of accident what is the method of payment as regards employer in (a) death and permanent disability cases; (b) temporary disability cases; (c) medical fees, hospital fees, funeral expenses, etc.?

A.—The method of payment by an employer in a death case under the rules of the commission is as follows:

If an award is made, the amount to be paid at once is a sum which would compensate the widow or other dependents from the date of death up to about the time of the award. This may be three, four, five or six weeks, or thereabouts, and is paid in a lump sum, and under the rules of the commission the compensation is paid in bi-weekly payments thereafter, and as the installments are paid, whether it be the first installment or any bi-weekly installment, it is charged against the deposit of the self-insurer, and an employer or self-insurer is required to keep his account replenished by further deposits monthly.

Rule 31 of the commission states that "the commission will require under the provisions of Section 27 of the Act that every employer securing the payment of compensation under Subdivision 3 of Section 50 to transfer to the State Insurance Fund all further liability under such awards by paying amounts equal to the present values computed by the commission with due regard to life contingencies of all further payments."

All sums so paid in shall be received and held in the State Insurance Fund, the aggregate amount thereof to constitute a trust fund to provide for the payment of all awards of compensation, of which the same were computed to be the commuted values, the payment of which out of such aggregate trust fund or otherwise shall be assumed by the State Fund and such employers shall be discharged from any further liability under such awards.

A Time Allowance.

Unless good cause exists in the opinion of the commission for requiring otherwise in a particular case, no disability will for the purpose of this rule be deemed finally adjudged permanent, and no order will be made to pay the State Fund an amount equal to such commuted value until six months have elapsed after the injury; but during such period of six months the compensation will be paid to the commission and disbursed as provided by Section 25 of the Act.

Medical fees, hospital fees, cost of medical apparatus, etc., are paid by the employer carrying his own insurance directly to the person making the claim therefor, and is not to pass through the hands of the commission. Funeral expenses being a separate specific benefit under Section 16 are to be paid into the commission and by the commission to the person entitled to receive same, or may be charged against the deposit and the employer, as in the case of ordinary compensation awards, and in no case to exceed $100.

Right of Investigation.

Q.—Is opportunity given an employer to investigate after a claim is presented and may he appear at hearings before an award is made?

A.—The employer is given every opportunity to investigate any of the facts in possession of the commission with regard to a claim pending, and is given five days' notice that the claim will be considered by the commission on a certain date and an award made or claim disallowed, as the case may be, and the employer is permitted to appear at the time of such consideration of the claim by the commission and present any facts he may care to.

Many applications for Self-Insurance have been denied because of the applicants' failure to submit satisfactory proof of their financial ability to pay compensation for themselves. In several instances where the financial statement presented by the applicant for Self-Insurance was not satisfactory, the application was granted under the following conditions: The applicant deposited the required amount of securities and cash and in addition the parent company of the applicant had to file a sworn agreement to compensate any employee of its subsidiary company in the event of the subsidiary company's failure to pay the award of any claim made by this commission.

Assessing Real Estate of Corporations.

Two Deputy Tax Commissioners are assigned to the assessment of the real estate of corporations in this city, and are assisted by clerks. The class of property thus designated consists of all improvements in streets, waterways and public places other than special franchises, also of all rights-of-way of public service corporations which extend through more than one block. Where the right-of-way of a railroad runs into a station or freight house, such property is assigned to the deputy in charge of the real estate of corporations, as we learn from a department report.

The Deputy Tax Commissioners are required to report the value of the land of the rights-of-way of public service corporations computed in harmony with the value of adjacent land. The deputy in charge of the assessment of this property uses the values so reported to him and adds the value of the improvements whatever they may be. The deputy in charge of this bureau, moreover, is required to confer from time to time with the employees of the State Board of Tax Commissioners and furnish them with any information in his possession concerning special franchises and to obtain from the State Board any information useful to him in the determination of the value of the property he is assigned to assess.

HOUSE MOVERS HAVE THEIR TROUBLES

Difficulties Encountered by Those Whose Business It Is to Change Locations of Structures—Problems Greater than in Former Days

HOUSE movers engaged at this time in unusually difficult projects have injected into the business some of the old time interest which has been, in a great measure, lost by the gradually diminishing number of building removals. There was a time, when the city was younger and the houses smaller, that house movers conducted a flourishing business in practically all sections of the city; latterly, such operations have confined themselves to the outlying districts and they concern chiefly small frame and brick dwellings, which present few engineering problems.

The growth of the city, the creation of congested areas, busy streets, and heavy traffic, the demands for new and modern structures and the vigilance of the various city departments having jurisdiction over such matters, have made house moving, in the city proper, not only a hazardous, but also an expensive process. Activities of house movers in these sections of the city are limited principally to setting back buildings in street widening proceedings, or in the laying out of bridge approaches or other public improvements. Many of the old-time house movers have combined as part of their endeavors, shoring, wrecking and general contracting and construction work.

Unless the building itself is a valuable one or of recent construction, or retains a touch of the sentiment which its old age intensifies rather than destroys, it is rarely if ever moved, now-a-days, principally for those reasons which have already been pointed out. In many cases it has been found practical to demolish the old structure and rebuild rather than transport it to a new site, which may be too valuable for such an improvement.

There have been, unquestionably, a large decrease in the number of such removals. Perhaps that is why special interest is centered on the two operations now under way in the Bronx. They have been attracting general attention on account of unique features that have called into play all the arts and tricks of the trade of the old time house movers.

On the Grand Boulevard and Concourse, C. Vorndran's Sons are moving the Ryan mansion, built several years ago, at an estimated cost of $30,000, from its former site at the northwest corner of the Grand Boulevard and Concourse and 184th street, easterly, to the corner of Tiebout avenue and 183d street, a total distance of about 1,300 feet, a remarkable task when all the details are considered. It is a large dwelling, 2½ stories in height, about 60 feet square in size.

"The entire removal will take about six weeks," said Adam Vorndran, veteran house mover. "So much time is required because we cannot work steadily, without interruption. Weather conditions, such as we have recently been encountering, interfere with the apparatus and temporarily hold up the actual moving. A difficulty we had to overcome was the uneven distribution of the weight. The mansion has a stone tower and four massive chimneys, resulting in an uneven load."

The same difficulty, namely, the handling of the uneven weight and the possible danger of wall settlement, has been successfully overcome by William Higginson, who is just putting the finishing touches to another unique house moving job at Third avenue and 146th street. He lifted the massive old stone edifice of the Mott Haven Reformed Church around the corner into 146th street, a dangerous and complicated undertaking on account of the presence of the large towers. The church was built in 1853, entirely of stone.



MODERN HOUSE MOVING METHODS IN THE BRONX.

"This undertaking may be considered an unusual one," said Mr. Higginson, "on account of the unusual weight of the structure. The stone walls, in places, are four feet, eight inches in thickness. The church is being more than moved, it is being turned around, which presents considerably more complications than the average house moving job, which means simply going straight ahead. The greatest care had to be exercised in keeping the building level and intact at all times; if there was a single slip in miscalculation or misplacement of timber, it might have resulted in an irremediable loss or the hold up of the entire project."

Another recent removal with interesting features was the shift of the Sherman Monument at Fifth avenue and 60th street, about 280 feet in a southerly direction to its present location, in order to give the subway builders an opportunity to excavate in 59th street.

"This was a particularly delicate undertaking," said George F. Drew, of Drew Bros., Inc., who performed the work, "because we had to avoid injuring a work of art. This situation coupled with its weight, 160 tons, necessitated unusual safeguarding measures. The monument was carried on steel needles and moved on steel I-beams by means of steel rollers."

The average house moving job entails many precautionary measures because the building must be turned back to the owner in practically the same condition that it was before it was bundled up and shifted. The house mover actually maps out a campaign and usually does not, even at the request of the owner, attempt to move a 45 foot house through a 35 foot street.

The house mover meets a number of city departments in each project. He must obtain his permit from the Building Department and file a bond with the Highway Department that he will not damage the roadway. He must assure the Park Department that trees will not be injured. He must arrange that there be no clash with the Police Department, through interruption of traffic, and he dare not antagonize the Fire Department by blocking up a fire thoroughfare. He must always consider the public utilities corporations with their telephone and telegraph wires, cables, gas mains, and car tracks.

Having gained his necessary permits and mapped out his course of action, the house mover begins his preliminary work. He must see first whether the cellar is the logical point at which to take the support; he usually endeavors to take it from the underside of the first floor. The walls are carefully examined in order to determine whether they can be carried without collapsing or whether they can bear the strain of "jacking up" or tieing up. The details of the latter work depend upon the kind of construction of the wall. At this point he meets his most difficult problem, the question of uneven weights. He must provide against all possible danger to the interior or exterior of the structure and must offset any possibility of injury caused by cracks in the plaster or woodwork or any shrinkage or settlement of the walls.

"All these preliminary precautions must be taken," said Charles H. Mann, of Miller, Daybill & Company, "in order to determine how the building is to be tied up and all possibility of damage to the building eliminated. A careful examination of the building is imperative. It may not be fit for removal and an undue or excessive strain may result in the collapse of the entire structure."

Having determined that the building can be moved, the actual lifting and carrying is begun. Holes are cut at various joints and timbers and I-beam supports inserted which rest on the tracks on which the building slides. The foundations are cut away and the structure rests on the timbers. It is entirely cleared of the ground before it is moved, in the mean time being carefully balanced in order to make allowance for the various weights. There are various methods in vogue in the actual moving. In those cases where the weight is equally distributed, most of the work is performed by horses who work a windlass, to which chains are attached. In many cases the building is moved by hand. A squad of men with jack-screws of various sizes all exert their strength at a given signal and move the building by "inches."

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"Why should New Yorkers pay for up-State roads they never see?" asks Senator Wagner. Isn't the Senator a federalist any longer?

New York State pays $150,000 annually for the rent of its offices in this city. That's five per cent. interest on a three million dollar State building, which the State ought to erect here.

The taxpaying public has a perfect right and, moreover, should consider it a duty to constitute itself a censor of the appropriating power.—President McAneny.

Taxpayers wish Mr. McAneny had always been as susceptible to their pleas for moderation in appropriations.

No department of government should be exempt from the common sense rules ordinarily applied to business conduct because of its avowed championship and connection with the interests of women and children. The conduct of business profitably must not be made impossible in New York City by over-regulation.

Sorry to see the Citizens Union, for the sake of being singular, wasting its efforts on the Flamman bill, which has no chance of being passed by the Legislature. One centralized department for the whole city with deputies in each of the boroughs, as provided in this bill, was the first thought of the advocates of a consolidation of building inspection, but the plan was found to be inexpedient.

Every man and woman who has saved or inherited a little money has it invested somewhere. A very large part is safely invested in real estate deeds and mortgages, but great numbers of investors have put billions into stocks, which for some years past have been salable only at a heavy sacrifice. Now that stock quotations are ascending investors are clearing themselves and taking profits, which permit them to end a long term of rigid economy, and to buy houses and lands and other things they have been wishing for. A bull market in Wall Street is good for real estate everywhere.

A Guarantee to Property Owners.

When the Board of Examiners was first established, in the year 1871, to hear appeals from the orders of the Superintendent of Buildings, it was considered the surest way of obtaining a competent and impartial court of justice under the conditions which then existed. Tradition says it was the manner in which the discretionary power conferred by the charter had been administered that caused the representatives of various building trade associations to come together with a determination to get a building law that would be comprehensive and fair. Up to the year 1860, when a separate building law was enacted, the public supervision over buildings had been exercised by Fire Wardens. The first officers of the new Building Department (a Superintendent, a Deputy Superintendent and eight inspectors) were selected in what may now be considered a curious way. Three members from the American Institute of Architects, three from the Society of Mechanics and Tradesmen and three officers of the Fire Department, met in convention and made the nominations. A return was made to the Mayor, who was required under the law to swear in the persons so nominated.

The building law of 1871 constituted the Board of Examiners and directed that it should comprise one member from the Board of Fire Underwriters, two from the Mechanics and Traders Exchange and the Superintendent of Buildings. Afterward the membership was increased by one from the Real Estate Exchange, one from the Society of Architectural Iron Manufacturers, one from the Real Estate Owners and Builders Association, and the Chief of the Fire Department. It was considered that a board so constituted and set apart from all political influences would be the guarantee of a square deal to the property owners of New York.

There was a further advantage to property interests from this mode of selection in that it insured that the board would be a technical body, that some of its members would be exceptionally well qualified to pass upon intricate questions of construction, and that others would understand the effect upon real estate investments of orders pending before the court. Each technical society named was the principal organized representative in its particular field at that period of the city's history. While there have since been changes in the component parts of the board, the essential character of the representation has remained the same. That is, the Board of Examiners has continued to be a technical body independent of and unconcerned about partisan politics. It has formed no part of the spoils system and has conscientiously attended to its own business. In its representative capacity it has covered the various branches of the business of constructing and altering buildings, which is the most considerable business in this city. With no larger compensation attached to the office than is paid to directors of banking and railroad corporations for attendance upon meetings, the honor of being selected by one's trade society for the "Court of Appeals of the Building Trades" has consequently been the sole reason why architects, builders and real estate managers of high standing have been willing in the past to give a part of their time to this public work.

As a long time has elapsed since the component elements were changed, and as new societies have grown up (as, for example, the American Institute of Architects, the American Society of Mechanical Engineers and the Real Estate Board), the contention that the complexion of the board should be brought more into concord with existing conditions, is not unreasonable, if the intention is to continue the board as a technical body. The only criticism which in the opinion of the general building profession has been leveled at the Board of Examiners with any claim to reason, has been predicated upon the brevity of the opinions and decisions handed down. These have seemed not to have been written with the purpose of settling cardinal principles instead of minor details. That this fault, if it be a fault, is not personal but inherent in a court of this kind, is the argument which is likely to be most effective in favor of a board constituted after a different plan.

City Control of Terminal Facilities.

In cities that have both water and rail transportation it is important that all the railroads should have access to the waterfront. No one road should have a monopoly. A city owned belt line treats all shippers alike. From this belt line switches are run to terminal warehouses and factory districts. A few switch engines distribute the cars from one central yard or gather them up and bring them there. The present plan at this port whereby each railroad gathers up its own freight is an unnecessary expense to the roads and an inconvenience to the shipper. Instead of having to deliver goods at a half a dozen different terminals a shipper could, with a belt line railroad and general terminal system in operation, deliver all his freight at one terminal and have it distributed to the proper roads in the general collection yard, wherever it may be.

The city is trying to institute a system like this at South Brooklyn, and it has an enabling bill pending which has received the approval of the Brooklyn Board of Real Estate Brokers, the Chamber of Commerce and the Board of Trade. The Mayor says the plan is to give the City of New York the opportunity to secure for this marginal freight railroad which it proposes to build joint operation by all of the Eastern trunk line railroads by permitting these railroads to organize a joint terminal operating company. The law at presents prohibits the organization of such a terminal operating company by the railroads.

Well devised freight terminals have a direct connection with the local distribution of food and building materials. The extra cost of delivery in this city over what it ought and could be made to be is large. The cost of living can be reduced by reducing the number of steps between producer and consumer, and this the municipal government is trying to do through this Brooklyn marginal road, and through the terminal improvements which it is planning for the West Side of Manhattan and elsewhere in the city. It is regrettable that the plans for Brooklyn are confused with other things and that the issue is not very clear to the responsible citizenship. But one thing is very clear, and it is that our natural port advantages continue to be very much in the raw because of the lack of intercommunication between terminals and the lack of channel improvements. Think of a great waterfrontage such as New York City has along both sides of the East River in Manhattan, Brooklyn, Bronx and Queens, being left in large part unavailable for deep-sea vessels because of intervening reefs and other channel obstructions. There must be in Congress some deep hostility to this port, since obvious harbor improvements have so long been held back and the city deprived of the means of progress along the lines most natural to it.

The Mayor Must Decide.

A large measure relief from over-regulation which the real estate and allied interests of the City of New York have long contended for is vouchsafed in the bill which the Legislature has passed and is forwarding to Mayor Mitchel for his approval. The coalescence of the jurisdictions of a number of departments over the construction and alteration of buildings, as provided for by the Lockwood-Ellenbogen bill, will permit of a needed retrenchment in the financial affairs of the city at a time when property is over-taxed as well as over-regulated mainly because of an overmanned civil service.

The Mayor will be assuming a very grave responsibility in withholding his approval from a measure whose cardinal principle, consolidation, has the approval of apparently every business man and property owner in the city. It is

freely admitted that details of the bill do not coincide and cannot be made to coincide with everybody's views. Always will it be a matter of personal opinion as to what extent government should be centralized or decentralized. The seventy or more allied associations are advocating this bill because it represents the best compromise they could prevail upon the Legislature to pass.

The present municipal administration was elected to effect a relief from overtaxation. Municipal and State economy is the great need of the day. The Mayor can do much in that direction by consenting to the consolidation of building inspection, even if the method which the Legislature has found to be most expedient is not in accordance with his personal policies. We cannot have things just exactly as we wish in a popular form of government.

Street Encroachments Illegal.

Editor of the RECORD AND GUIDE:

Your issue of April 10 has an article entitled "Architectural Projections," which states than an ordinance legalizing encroachments beyond the street line has been drawn and is to be submitted to the Board of Aldermen for action. Apparently the ordinance attempts to legalize and to continue the flabby and defective enforcement of the law against encroachments which has prevailed in Manhattan for the past three or four years.

It would be interesting to know how often the courts of this State must pronounce these encoachments illegal before the city authorities will realize it. The fundamental condition on which the city may take the land from the private owner for a street is that it will maintain the street in trust for street purposes for the whole people. It may not authorize private individuals to use part of the street to the exclusion of the public.

Such encroachments exclude the general public from the street space they occupy. Not only the other owners in a block may enforce their removal, but any member of the general public has the same right. For the city to encourage the creation of such encroachments by appearing to legalize them is indefensible. Innocent parties buy the houses and are confronted with lawsuits when they try to sell. The courts are approaching nearer and nearer to the decision that all such encroachments are defects which may relieve a purchaser from his contract on the ground that he need not buy a lawsuit. Even if the city does not order the removal of the encroachments the next door neighbor may. (McMillan v. Klaw & Erlanger Construction Co., 107 App. Div. 407; Smithers v. Steiner, 13 Misc. 517).

In Fifth Avenue Co. v. the Lotos Club, 129 App. Div. 339, the court avoided the decision that a small projection of seven inches for a water table, easily removable, was a legal defect which entitled the purchaser to relief from the contract by finding that the projection was thirty-eight years old and had existed so long that it was to be presumed that neighborhood had acquiesced in its continuance. The fact that the building was to be destroyed may have had some influence, and, moreover, the next court may not take the same view.

The courts have declared time and time again that no board or official of the city had any power to authorize such encroachments, and now we have the city trying to legalize them by ordinance. (Sec. 50 of New York Charter; City of New York v. Knickerbocker Trust Co., 104 App. Div. 223; McMillan v. Klaw & Erlanger, 107 App. Div. 407; People ex rel Browning King & Co. v. Stover, 145 App. Div. 259; City of New York, v. Rice, 198 N. Y. 124).

It is a curious coincidence that the proposed ordinance is in principle exactly like the ordinance enacted by the Board of Aldermen and pronounced invalid in the case of McMillan v. Klaw & Erlanger (supra.). That ordinance attempted to legalize "all decorative projections on the face of a building beyond the building line in the nature of porches, arches, porticos, pedestals, free-standing statuary, columns and pillars, which are erected purely for the enhancement of the beauty of the building from an artistic standpoint."

Perhaps the ordinance will not be enacted. CYRUS C. MILLER.

55 Liberty street.

A Contract for Electricity.

Editor of the RECORD AND GUIDE:

The Board of Estimate has before it, for consideration, a proposed contract for the purchase of electric current by the city from a central station, for fifty years. This contract is in the form of a "franchise" which it is proposed shall be granted for a high tension electrical transmission line over the recently acquired Catskill Aqueduct lands from the northern boundary of the city to the dividing line between Westchester and Putnam counties.

The contract is set forth in full in the City Record of March 5, 1915, at pages 1840 to 1842 inclusive. It provides, to be sure, that the current shall be furnished to the city "free of charge," but as the city is giving in return a privilege which may be or become of great value to the grantees, the contract provisions in order to protect the city's interests adequately should ensure as compensation for this grant the furnishing of valuable service. If the privilege to be ceded were worth nothing to the grantees, it would, of course, be absurd to expect them to give in return therefor anything of value, particularly electric current transmitted a long distance from the place of generation. To speak of this current as "free" current is therefore, to use a misnomer, and it would be a great mistake to belittle those provisions of the contract under which (if at all) the city will be able to require such current to be delivered. * * *

In the proposed fifty-year contract the provisions for the furnishing of high tension current call for the delivery at each of three places (two of them within the Borough of Manhattan and one within the northern part of Westchester County), of 850 kilowatts of three-phase alternating current having a frequency of 60 cycles per second at a pressure at the two points in Manhattan of 2200 volts and at the point in Westchester County of 40,000 volts. These requirements are quite specific. The city is gambling that it will be able to use just this service for fifty years in sufficient quantity to afford adequate compensation for the privilege granted by the city. If the service will not be required after a few years, or if this class of service will in course of time become obsolete, uneconomic or otherwise undesirable, the city is the loser by reason of having committed itself so definitely to the class of service it will require.

On the other hand, the provisions of this contract for the furnishing of low tension current are quite different. The companies agree to furnish current to the city without charge as follows:

"(d) Furnish whenever required two-phase or three-phase or three-phase alternating current having a frequency of sixty (60) cycles per second, at a pressure of 110 or more volts, sufficient for operating all motors and other apparatus as may be required for the maintenance and operation of the aqueduct.

"(e) Furnish whenever required single-phase alternating current having a frequency of sixty (60) cycles per second, at a pressure of 110 or more volts, or direct current at a pressure of 120 or more volts, sufficient for lighting all said buildings, bridges and grounds as may be necessary, and for any and all other purposes as may be required in connection with the maintenance and operation of the aqueduct and appurtenant works and structures."

The city here takes much for granted. It fails to specify the official or board who shall require the service or who shall decide at any time during fifty years just the motors and other apparatus and lighting outlets which it shall be necessary to supply with current to keep the aqueduct in operation. It is very unbusinesslike to leave such important details "up in the air." The frequency of the current is carefully fixed at 60 cycles per second. The minimum voltages (110 for alternating current, 120 for direct) are specified exactly, but not the maximum. Motors are to be operated apparently by alternating current, but lights may be served by either alternating or direct current without mention of the person or persons who are to decide that important point. Though curiously indifferent to certain vital matters, the drawer of the contract has failed to give the city that latitude of choice as to quantity and kind of service which alone (if anything) would permit the city to adapt its needs of current along the new aqueduct for fifty years to important changes in the electrical industry.

This unusual problem of a fifty-year contract deserves the widest discussion in technical circles.

JOINT COMMITTEE OF GREATER NEW YORK ENGINEERS.
By James D. Taylor, Chairman.

Saving Money for the Property Owner.

Editor of the RECORD AND GUIDE:

Another condition has arisen to perplex the property owner. The Labor Department has been issuing orders requiring the tenants in certain factories to reduce the number of occupants per floor; also requiring owners of factory buildings to provide additional means of exit. The tenant upon the receipt of such a notice to reduce the number of his employees, notifies the owner and informs him that he must be permitted to maintain a larger number of employees than that stated in the notice, or else he will be compelled to secure other quarters.

Now it is quite possible that the conditions in the building may permit the housing of a greater number, provided certain requirements are complied with. There are requirements as to the construction and enclosure of stairways, the number and kind of fire-escapes, the floor area and other details which an architect, engineer or other expert familiar with the situation will be able to apply. I have a case in mind, where after the tenants were limited to a small number of employees per floor, it was possible after carrying out suggestions as to the exits to more than double the number of employees to a floor without involving the owner in any large expenditure of money. This number could have been further increased had it been necessary. The owner should call into consultation some one thoroughly equipped with a knowledge of the laws applicable, who after making an inspection of the building, will be able to extricate the owner from this difficulty, and save him his tenants.

There are problems constantly arising in existing buildings, where the owner is endeavoring to have his building conform to the various laws. To procure for the owner an acceptance of the exits now provided in his building, to demonstrate to the proper authorities that the conditions existing do secure the safety of the occupants, and thus save him from spending money in large alterations, are problems that an owner should refer to one who specializes in such work, and who after an investigation of his premises, will be able to tell him just what will and what will not be accepted.

Every building presents its own peculiarities. The inter-relationship of the various stairways, fire-escapes, exterior stairways, fire walls, etc., in a building, their remoteness or nearness to each other, or to other parts of the building, the nature of the work being conducted on the various floors, the nature of construction of the building, its height, the floor area, the nature of the surrounding buildings, and other conditions too numerous to mention, but sure to be recognized by the man trained to such work, enter into consideration when determining what changes, if any, that an owner must make, in order to bring his building up to the standard required.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

A BROKER'S OPINION.

Effect on Real Estate of the Wasteful Issue of City Bonds.

Ernest Harvier, speaking of the general conditions in the real estate market, said this week: "Real estate values in New York City should reflect the improved condition shown in general business, in the second stage of the European war. New York City, as the chief shipping point for munitions of war, wheat, metals, oil and leather, should enjoy temporarily, at least, advantages which most other American shipping points lack, and with increased foreign trade, general business should be better and, when it is, real estate business is favorably affected, of course. The great barrier to the retention of real estate values here is the policy of the city administration or, more properly, all recent city administrations, in the wasteful issue of bonds, for unnecessary purposes, and the exploitation of the city government for "sociological" projects. The core of land values in New York is Manhattan Island, but the policy of all recent administrations has been to promote the growth of other boroughs, and of Westchester, Hudson County, N. J., and Nassau County, L. I., at the expense of Manhattan. Taxes here are paid, chiefly in the form of rent, and higher taxes and expensive 'supervision' have culminated in making many Manhattan properties untenated."

Old Brokerage Firm to Move.

After a tendancy covering a period of more than three decades, John C. R. Eckerson, successor to Thomas & Eckerson, real estate brokers, will move his office on April 22 from 35 West 30th street in the Wallack's Theater building, to 299 Madison avenue, corner of 41st street. Mr. William M. Thomas started in the real estate business at 508 6th avenue, in 1876, and Mr. Eckerson entered into a partnership with him, on February 1, 1880, under the firm name of Thomas & Eckerson. The business continued under this name until April 1, 1912, when Mr. Eckerson acquired Mr. Thomas's interest. Since that time the business has been conducted under the name of Thomas and Eckerson. John C. R. Eckerson, owner. In April, 1882, the firm moved to the Wallack Theater building, when that structure was completed, and has remained continuously in possession there for 33 years, being the only tenants ever to have occupied this space. The reason for the removal lies in the fact that this portion of the theater is to be demolished to make way for a modern loft structure. Prior to the erection of the playhouse, the site was used as a stone yard and miscellaneous trades.

Gasoline Engines to Fight Fires.

This week an order for six motor gasoline pumping engines for the Fire Department was awarded by Fire Commissioner Adamson, a purchase which signalizes the real commencement of a new era in the development of up-to-date scientific fire-fighting equipment. The new motors will supplant the present steam fire-engines which have added so much to the picturesqueness of fires. The gasoline engines in appearance are entirely different from the familiar steam fire-engine, and eliminate the smoke and noise which characterizes the old-fashioned engine. There is only one gasoline pumping engine in the department at the present time, and it was installed for the purpose of testing its practicability. In the high-pressure district, south of 34th street, Manhattan, and in the central business district of Brooklyn, engines are no longer needed, except as a reserve in case of a breakdown of the high pressure system, which furnishes the pressure.

The Fulton Trust Company.

The Fulton Trust Company of New York, located at 149 Broadway, has just completed its twenty-fourth year, having been established in 1890, and according to a statement of one of the officers of the company has paid to its depositors in interest on their accounts, the sum of $3,825,667.92; to its stockholders, in dividends, $1,022,500, and in addition, has accumulated in undivided profits $375,000, at the present market value of securities; making, with $500,000 capital and $250,000 surplus, a total of $1,125,000 capital, surplus and undivided profits.

The company recently issued an interesting pamphlet, reviewing the present situation, and dealing somewhat with the future. The officers of the company include Henry C. Swords, president; H. H. Cammann, Vice-President; Henry W. Reighley, Second Vice-President, and Charles M. Van Kleeck, Secretary.

"In spite of the fact," said Henry C. Swords, this week, "that conditions are considered unsatisfactory by many real estate owners, who have been affected in various ways by recent changes in the character of the neighborhoods, and by the multiplicity of building inspections, etc., I should say that the rate of interest on mortgages has rather eased off. We would report money offered at 5 per cent. for trust funds and, in those cases where the amount borrowed is small, as compared with the estimated value of the property, the rate is lowered to 4½ per cent.

"The future is problematic and dependent upon so many possibilities that we hesitate in prophesying. There is heard on every side a marked difference of opinion on account of the unusual economic and political situations which have been created, each observer retaining his individual impression and observation. No attempt, however, can be made to analyze conditions until the general situation has cleared, hostilities have ceased and the effects of the restoration of ante-bellum conditions become more apparent."

New Paving.

President Marcus M. Marks announces that the following new pavements will be laid in the immediate future:

Sheet Asphalt.—Dutch street, from John street to Fulton; 15th street, from Avenue A to Third avenue; 32d street, from Second to Third avenue; 40th street, from Second to Lexington avenue, and 176th street, from Audubon to St. Nicholas avenue.

Granite.—Houston street, from Lafayette to Crosby; 30th street, from Ninth to Tenth avenue; 32d street, from First to Second avenue; 38th street, from First to Second avenue, and 40th street, from First to Second avenue.

Guide for Notaries Public.

Eugene B. Schwartz, notarial and certificate clerk in the New York County Clerk's Office, has prepared at the suggestion of County Clerk Schneider, a manual entitled, "A Practical Guide for Notaries Public and Commissioners of Deeds." It is published by the Cooper Publishing Company. The book will be serviceable to notaries and commissioners who are not lawyers because of its instruction on the law prescribing their

duties and regulating their liabilities. It may also be profitably consulted by members of the Bar because of the information it contains upon matters of practice and custom prevailing both in this county and elsewhere.

PRIVATE REALTY SALES.

Buying, by builders, of sites for apartment houses in the Bronx and on the upper West Side, and of commercial structures in the midtown section of Manhattan, and the well maintained demand for investment properties of various kinds, resulted in one of the best weeks of the year, and furnished material for a most promising outlook. The improvement best manifested itself in the substantial increase in the number of transactions reported as compared with last week and previous weeks. If this tendency continues to become more marked and the general buying public becomes aware of the fact that there is a renewal of interest in real estate as an investment, the long looked for and expected revival will have become a reality.

The cry has been heard on every side in a great many lines of business, that people are retrenching and economizing; this feeling has been echoed in real estate circles and coincident with the slackening up of activity in a great many fields of endeavor has been a corresponding reaction in real estate. Latterly, however, there have been new developments and people are beginning to think and talk more optimistically. The time has arrived when brokers and others who are dependent upon realty for their livlihood, should become more imbued with this spirit which is creating generally, throughout the city and the country, a better feeling.

The announcement of the sale of the one-time home of the Calumet club, at Fifth avenue and 29th street, is interesting, inasmuch as the prominent corner is to be improved with an eleven-story structure, for occupancy by a well known cotton goods concern. The property has been vacant for some time, though various deals have been announced, affecting the corner. These, however, were never consummated. It will be remembered that the northwest corner of Fifth avenue and 31st street recently figured in a deal, which also calls for the improvement of the site.

The Ridgewood section of Brooklyn also was prominent in the transactions of the week, the Meyer estate property, containing 860 lots, being under negotiation for purchase, by a large building concern, which has been identified for several years in the district.

The total number of sales reported and not recorded in Manhattan this week was 35 as against 20 last week and 32 a year ago.

The number of sales south of 59th street was 5 as compared with 6 last week and 16 a year ago.

The sales north of 59th street aggregated 30 as compared with 14 last week and 16 a year ago.

The total number of conveyances in Manhattan was 134, as against 143 last week, 18 having stated considerations totaling $596,700. Mortgages recorded this week number 73, involving $2,532,687, as against 96 last week, totaling $1,064,416.

From the Bronx 17 sales at private contract were recorded, as against 14 last week and 22 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $580,751, compared with $1,047,840 last week, making a total for the year of $14,335,673. The figures for the corresponding week last year were $795,400, and the total from Jan. 1, 1914, to April 18, 1914, was $12,415,924.

Lenox Hill Apartment Deal.

Pease & Elliman sold for the Lenox Hill Realty Company, Samuel A. Herzog, president, the new nine-story apartment house on plot 100x130, at 116 East 63d street, to a prominent New York investor. The brokers report it a cash transaction. The property has been held at $750,000. The land was acquired by the seller a year ago from the Murray-Lenox Land Company and Mrs. Amos Pinchot and the present structure completed last Fall. It houses four tenants to a floor and is entirely rented. Among the occupants of the building are George C. Hollister, Mrs. Helen M. Kelly, Langdon Geer and Mrs. Paulding Fosdick.

West Side Woodmere Deal.

Clarence Payne has purchased, from the Brixton Realty Corporation, Edwin S. Brickner, president, the "Brixford," a twelve story apartment house, at 138-144 West 79th street, on plot 80x100, through Robert E. L. Mordecai and Robert C. Knapp. In part payment, Mr. Payne gave about forty-five acres of waterfront running along the deep waters of Woodmere Bay, Long Island, for about 2,500 feet. The property is on the Woodmere boulevard and stretches east to the new Hewlett development. It is reported that the new owners intend to lay out this land in a co-operative park and erect summer residences on plots of two to three acres each.

Old Calumet Club Site Sold.

Burton Brothers, manufacturers of cotton goods, of 384 Broadway, have purchased from the Lawrence estate, through Tucker, Speyers & Company, the one-time Calumet Club property, at the northeast corner of Fifth avenue and 29th street, on plot 49.5x100. The new owners will erect an eleven-story structure for their own occupancy. The property has been held at $600,000. It was recently reported leased to Dr. J. Wallace Beveridge but this lease has been abrogated. The deal serves to attract attention again to that section of Fifth avenue between 34th and 23d streets.

Buys Unimproved Corner.

The Buek Construction Company, Charles Buek, president, bought through A. H. Miller, from Harris and Maurice Mandelbaum and L. S. and A. M. Bing, the vacant plot 100x52, at the northeast corner of Lexington avenue and 50th street, part of the former Nursery and Childs' Hospital, acquired by the sellers at auction two years ago. It is reported that the property is to be shortly improved with a building to be leased to a single tenant. In part payment was given "Emsworth Hall," a six-story apartment house, at the southeast corner of Convent avenue and 149th street, on plot 100x100.

Builders in Field Place.

Richard H. Scobie has sold for the Estate of Edward Handy to A. Hamilton & Son, builders, a plot 62.06x100, in the south side of Field Place, between Creston & Morris avenues, opposite the new high school which takes in the entire block from Creston to Morris avenues, and from Field place to 184th street, and is now in course of construction. The same broker sold to A. Hamilton & Son a few weeks ago the adjoining plot on the southwest corner of Creston avenue and Field place, 58 ft. x 100 ft., making the entire plot 120x100, which will be improved with two high-class apartment houses.

Fifth Avenue Deal Closed.

Following the announcement in these columns last week that negotiations were well advanced, it was learned that contracts have been signed for the sale of the former Dinsmore property, at the northwest corner of Fifth avenue and 31st street. The property is assessed by the city for $570,000, and was sold by William F. Fuerst as broker for Jacob H. Schiff to the Strathcona Construction Company, which will erect a twelve-story store and loft building, at an approximate cost of $275,000, from plans prepared by George and Edward Blum.

Big Ridgewood Project.

The G. X. Mathews Company, which has been actively building and selling six-family flats in Ridgewood, is reported to be negotiating for the purchase of

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the 860 lots of the Meyer Park estate in Ridgewood from the heirs of Henry A. Meyer. The builders are said to have offered $1,200,000 for the tract, intending to build more six-family houses. No details of the transaction could be learned yesterday.

"Maxim's" in Trade.

Susan E. Wood sold to Charles Laue, through Goodale, Perry & Dwight, 108-110 West 38th street, two five-story buildings, on a plot 40x98.9, occupied by "Maxim's" restaurant, and subject to the existing lease of that establishment. In part payment Mr. Laue gave the "Sonoma," a six-story elevator apartment house, at 133-135 Prospect Park West, Brooklyn, on plot 100x100. The transaction involved about $500,000.

Transfers Show Big Trade.

Recording of deeds this week showed the sale by the J. C. McCreery Corporation of the six-story building, 132-144 West 27th street, on plot 120x98.9, to the Adams Real Estate Company, which gave in exchange the one-story business building, 985-989 Westchester avenue, extending through to 960½-968 East 165th street. The deal, which involved about $425,000, was negotiated by Leopold Weil.

Bank Sells to Builders.

The Crest Holding Company, Abraham D. Weinstein, president, bought from the Broadway Savings Institute, through Wm. A. White & Sons, and Walter A. Stephens, the vacant block front, containing about twenty lots, on the east side of Mott avenue, between 157th and 158th street, opposite Franz Sigel Park, for improvement with apartment houses.

Apartment House Sale.

Rivoli Realty Company, Judson S. Todd, president, is reported to have sold 27 East 62d street, a nine-story apartment house on plot 57x100.5. Other property is said to have been given in part payment. This house was reported, in January, to have figured in a trade for the property of Dr. Myles, at 44-46 West 38th street.

Heights Block for Flats.

E. D. MacMannus & Company and M. I. Strunsky & Company sold for the Barney Estate Company to the Solow Construction Company, Max Raymond, treasurer, the plot 246x95, in the south side of West 172d street, 100 ft. west of Broadway, for improvement with five-story apartment houses.

Boston Road Block Sold.

Brown & Lapin, the Normal Construction Company, bought from the Lawyers Title Insurance & Trust Company, through William S. Baker, the block front, 264x111, on the east side of Boston road, between 172d street and Wilkins avenue. Three five-story apartment houses are to be erected.

From Manhattan to Virginia.

Daniel P. Ritchey in conjunction with W. H. Trice Real Estate Company, sold to C. H. Foster, formerly of New York, the Hotel Lynnhaven, at Norfolk, Virginia. The sale includes the building and a perpetual lease of the ground with furnishings and equipment. The Lynnhaven was opened at the time of the Jamestown exposition.

Manhattan—South of 59th St.

12TH ST.—Pepe & Bro. sold for the Levia Realty Co. the 5-sty building, 47 West 12th st, on lot 22x73, to D. Cilla.

50TH ST.—Louis H. Lowenstein sold for the Raygold Realty Co., to a client of Maclay & Davies, the 4-sty dwelling, 335 East 50th st, on lot 17x100.

56TH ST.—Cammann, Voorhees & Floyd sold for Patrick J. McMahon, 238-240 West 56th st, two 4-sty houses, on plot 45x100. There are 22 apartments, and the store is occupied by the Motor Car Equipment Co.

Manhattan—North of 59th St.

80TH ST.—Pease & Elliman sold for Mrs. J. M. Doremus 320 West 80th st, a 5-sty dwelling, on lot 17x102.2.

90TH ST.—Mrs. Robert B. Reese sold 259 West 90th st, a 4 and 5-sty dwelling, on lot 18x100.8, to Mrs. Henry Meyers, who gave in part payment, the 5-sty dwelling, 160 East 69d st, on lot 16x100.

94TH ST.—Theadala Realty Co. sold through Louis Cowan, the 4-sty dwelling, 53 West 94th st, on lot 20x100, to Frederick Brown who gave in part payment, the 2-fam house, 2269 Creston av, Bronx.

100TH ST.—Pease & Elliman sold for Arnold B. Heine, the 5-sty dwelling, 315 West 100th st, on lot 19x100.

109TH ST.—Moritz Greenstein has re-sold 117-119 East 109th st, a 6-sty flat, on plot 50x100.11. He recently acquired it in foreclosure proceedings for $88,957.

110TH ST.—John J. Kavanagh sold for Mrs. Palmer Coolidge, 12-14 East 110th st, two 5-sty apartment houses, on plot 52x100, to Joseph M. Daggert, who gave in part payment, 1295 Madison av, a 4-sty dwelling, on lot 20x73, at the northwest corner of 92d st, recently reported sold by the same broker. Mrs. Coolidge will occupy this house.

118TH ST.—Jacob Lowenthal sold 216-218 East 118th st, a 6-sty tenement, on plot 37x100.

119TH ST.—Ennis & Sinnot have resold 126 West 119th st, a 3-sty dwelling, on lot 20x100, to Morris Aron.

123D ST.—Max Tannenbaum sold, through D. H. Scully & Co, the 3-sty dwelling, 58 East 123d st, on lot 18.3x100.11.

125TH ST.—Shaw & Co. sold for James M. Ryder, 319 East 125th st, a 3-sty building on lot 20x100.

131ST ST.—Ennis & Sinnott bought from Nettie D. Baker and Edith Grant, the 3-sty dwelling, 209 West 131st st, on lot 16.8x100.

133D ST.—Shaw & Co. sold for the Andrews Institute for Girls the 3-sty dwellings, 52, 54 and 56 West 133d st, each on lot 16.8x100.

133D ST.—The estate of William McKee is reported to have sold the two 3-sty dwellings, 115-117 West 133d st, each on lot 16.8x99.11.

140TH ST.—Paul A. McGolrick has sold 271 West 140th st, a 5-sty flat, on lot 25x99.10, to Lester W. Samuels.

154TH ST.—Albany Savings Bank is reported to have resold the four 6-sty flats, 248-260 West 154th st, on plot 150x99.11, recently acquired at foreclosure for $143,000.

156TH ST.—John Brown has sold the lot 25x99.11, in the north side of West 156th st, 125 ft. east of 8th av.

173D ST.—James E. Barry & Co. sold for Mary Barry the 5-sty building, 524 West 173d st, on plot 37.6x100, to Myron W. Robinson, who gave in part payment 2024 Madison av, a 3-sty dwelling.

AUDUBON AV.—Ennis & Sinnott have sold to Hanna Cohn the vacant plot 100x100, on the west side of Audubon av, 25 ft. south of 179th st.

LEXINGTON AV.—Pease & Elliman sold for Vincent J. Slattery, to George Thompson, 571 Lexington av, a 5-sty building on lot 20x78.

RIVERSIDE DR.—Joseph Shenk sold "Greyton Court," an 11-sty apartment house, at the south corner of Riverside dr and 141st st, on plot 100x125, to Marion E. Ireland, who gave in part payment four 5-sty apartment houses, on plot 175x109x irreg, at 975-985 Home st, taking in the northeast corner of Hoe av.

Bronx.

TIFFANY ST.—Turek Realty Co. has sold the 5-sty flat at the southeast corner of Tiffany st and Whitlock av, on plot 55x100.

BROOK AV.—D. H. Scully & Co. sold for the Henry Morgenthau Co. the 1-sty structure, containing 8 stores, at the southwest corner of Brook av and 156th st, on plot 40x156.

ELTON AV.—The 5-sty apartment house 810 Elton av, on plot 50x100, has been sold through Shaw & Co.

FORDHAM RD.—Mark L. Kelly bought through B. H. Weisker, from Supreme Court Justice John J. Brady, the 3-sty Fordham Club property, at the southwest corner of Fordham rd and Morris av, on plot 69x121xirreg. The property has been held at $50,000. The plans of the club have not been determined.

FULTON AV.—Charles Zerman has sold the 5-sty tenement at 1393 Fulton av.

GRAND BOULEVARD AND CONCOURSE.—John A. Evans sold for Mrs. Ida M. Holland, the residence 2436 Grand Boulevard and Concourse, on plot 50x100.

MOHEGAN AV.—Sonn Brothers sold to the Av. St. John and South st. Construction Co. the plot 70x118 at the northwest corner of Mohegan av and 180th st, as a site for a 5-sty apartment house.

MORRIS AV.—B. H. Weisker has sold for the Curtin Estate to a builder, the plot 75x125 on the east side of Morris av., 105 ft south of Fordham rd. This property is directly opposite the Fordham Club property also sold this week through the same broker.

SOUTHERN BOULEVARD.—Smith & Phelps sold for Patrick J. Tierney, the plot 50x100, on the east side of Southern Boulevard, 134 ft north of Freeman st.

TIEBOUT AV.—The Schorn Realty Co., Henry Schorn, president, sold to Louis Ackermann and Carl Schaible two 5-sty flats, on plot 67x84, at the northeast corner of Tiebout av and 188th st.

WALTON AV.—Smith & Phelps sold for George H. Janss, the lot 25x75, on the east side of Walton av, 100 ft north of Mt. Hope pl.

WILKINS AV.—Brooks & Momand resold for Harvie Blair, 1462 Wilkins av, 5-sty flat, on plot 37.6x100.

Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold 1136 Dean st, a 3½-sty dwelling, with a 2-sty extension, for E. W. Harris to Dr. John G. Williams.

SCHAEFFER ST.—E. K. Ramee sold for Fredericka Zaun the 3-sty dwelling, 238 Schaeffer st.

ST. JOHN'S PL.—John Thomason and Delio C. Thomson bought, through Charles E. Rickerson, the 3-sty dwelling, 203 St. John's pl.

ST. JOHN'S PL.—Frederick Fox & Co. sold for Charles T. Root to the Quiller Morgan Co. the 4-sty apartment house, 369 St. John's pl, held at $50,000.

STERLING ST.—Realty Associates sold the following 2-sty dwellings, each on lot 20x100, in Sterling st.: No. 29 to Annie G. Cartwright; No. 33 to John McLean; No. 39 to George A. Lacas, and No. 51 to Clara L. Phoenix; also sold in the north side of Lincoln pl, 425 ft. east of Underhill av, the plot, 120x90, to the Pine Realty Co., which will improve with three 4-sty apartment houses.

UNION ST.—E. T. Newman sold for Raymond Fry, the 3-sty dwelling, 840 Union st, on lot 20x100.

10TH ST, ETC.—William H. Healey sold for Edward J. Doyle the 2-sty dwelling, 492 10th st, to H. D. Perry; also for Samuel S. Strauss, the 3-sty dwelling, 678 10th st to I. Hohenstein.

42D ST.—Frank A. Seaver & Co. sold for Reinhard Hall the 1-fam house, with 3 lots, at 1055 42d st.

BUSHWICK AV.—James M. Hawley sold for Hannah Wardennauer, 314 Bushwick av to George Graf.

ST. NICHOLAS AV.—James M. Hawley sold for Andres Nilson, 64 St. Nicholas av to Frederick Schweiker.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. to John H. Bahrenburg, the 4-sty apartment house, at the southeast corner of 5th av and 76th st., on plot 75x120.

18TH AV.—Frank A. Seaver & Co. sold for Thomas Kelly nine lots at the northwest corner of 18th av and 70th st.

MAPLETON PARK.—Alco Building Co. has sold 1-fam. dwellings to Paul C. Cobbold, A. Hillman, William D. Hinchey, Margaret Barrack, George Campbell, J. C. McCoppen and Frederick Yates.

Queens.

EDGEMERE.—The Lewis H. May Co. has sold for William Scheer a plot in Beach 41st st to Miss Lotta Ruelberg, who will construct a home for her own occupancy.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on the Boulevard to F. W. Taylor and 60x100 in Rose pl to C. H. Bruen.

LONG ISLAND CITY.—Goodale, Perry & Dwight, Inc., sold for Steinway & Sons, the piano manufacturers, the lot 25x100, in Orchard st, near the Queensboro Bridge plaza, to Jacob Freeman, who has leased same to a large manufacturing concern for 21 years. This lot adjoins the McClure factory building that was leased last August by the same brokers for the Eastern Warehouse & Realty Co.

Rural and Suburban.

EAST ISLIP, L. I.—Charles O. Doxsee sold for Ernest Burck, his 50-acre farm, fronting on Carlton av, to Richard K. Wolpert.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on 3d av to A. Powell, and 60x100 on Spruce av to T. J. Tompkins.

MANHASSET PARK, L. I.—L'Ecluse, Washburn & Co. sold to James D. Whelan, a plot adjoining his present residence.

WHEATLEY HILLS, L. I.—S. Osgood Pell & Co., in conjunction with Worthington Whitehouse, have sold the S. Osgood Pell estate, consisting of 37 acres, colonial house and outbuildings, to Henry W. Lowe. The property adjoins the E. D. Morgan and Harry Payne Whitney estates.

YONKERS.—Albert B. Ashforth, Inc., in conjunction with the American Real Estate Co., has purchased for Arthur D. Geissler the residence of Charles Edwin Hunt at Edgecliff ter, Park Hill, a large colonial frame dwelling which the purchaser proposes to remodel and enlarge.

YONKERS, N. Y.—Robert E. Farley Organization announces sales at Nepperhan Heights of a plot on the extension of Marlborough ro to H. R. Snyder; also plots to George Smith and William Axman.

YONKERS, N. Y.—M. A. Broderick sold the 4-sty building 33-35 North Broadway for Mrs. M. A. McGrath to Daniel J. Shannon; the dwellings 34 Purser pl for Mrs. Cecelia B. Schopen to Mrs. Catherine Lyons, and 239 Warburton av for Miss A. De Angeles to Dr. Shanahan, and the moving picture theatre at the corner of Palisade av and Ashburton av for Ludermann Amusement Co. to Louis F. May.

LEASES.

Philip Lewisohn Acquires Corner.

Philip Lewisohn has leased for sixty years from Elbridge T. Gerry, through the Cruikshank Company, the southwest corner of Sixth avenue and 41st street, a plot 100x125, now occupied by eight two-story buildings, facing Bryant Park. It is reported that this site will be improved with a six-story building, designed to conform with the adjoining structure of the Union Dime Savings Bank. Mr. Lewisohn built the twenty-two story structure to the west on the site of the old Mendelssohn Hall, which has enjoyed a marked success.

Twenty-one Year Trinity Lease.

Nelson, Lee & Green have leased for Wells & Snedeker the five-story building on plot 25x98.9 at 98 Chambers street to Burnett Bros., seeds. Wells & Snedeker, who own the building, have taken a lease from Trinity Church for the ground for a period of twenty-one years from May 1, and Burnett Bros. have leased the entire building for their own use for a part of this term. The building was held at a leasing price of $7,500 per annum.

White Plains Avenue Lease.

The firm of John H. Behrmann, Inc., leased for John Borroni the half block front on White Plains avenue, beginning at the northeast corner of 221st street, to Bolte Brothers, for ten years from June 1 next. The lessees will renovate the buildings on the property and sub-lease for business purposes only, as this is an important corner on the line of the White Plains avenue extension of the subway and "L."

Millinery Firm Uptown.

L. Tanenbaum, Strauss & Company leased for the Hopaltrun Realty Company, the store, basement and first floor of the sixteen-story building being erected on the site of the one-time Bijou Theatre, on Broadway, between 30th and 31st streets, to the New York Millinery & Supply Company, now at 628-630 Broadway. The aggregate rental is about $300,000.

$500,000 Victoria Building Lease.

Carstein & Linnekin leased the store, basement and first loft in the Victoria Building, Broadway, Fifth avenue and 27th street, to Muser Brothers, importers of laces and embroideries, now at Fifth avenue and 16th street, at an aggregate rental of about $500,000.

Manhattan.

BRETT & GOODE CO. leased the 4th floor in 103 5th av to the Boy Scouts of America, as headquarters for its uniform department; also rented for the S. & H. Realties the store and basement at 174 Mott st to the Standard Italian Products Co. of 30 Church st.

GUSTAV BRITT leased the store at 33 8th av to Martha A. Gaines and at 43 8th av to Harry Sabloff.

CARSTEIN & LINNEKIN leased to the Bates Advertising Co., for many years in Spruce st, the Broadway half of the 14th floor in the Victoria Building at Broadway and 27th st, at an aggregate rental of about $30,000.

CROSS & BROWN CO. leased for Louis Richard to G. Paulette, of 115 West 52d st, the 4-sty garage to be erected on plot 35x100 at 110-114 West End av.

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CROSS & BROWN CO. leased the 6th floor in 245 West 55th st to William T. Armstrong; the 5th floor in 138-140 West 14th st to the White Silk Braid Co. to 536 Broome st; space in 170 West Broadway to the Art Printing Press Co. of 23 Worth st; space in 136-140 West 52d st to the Jandorf Auto Co. of 1763 Broadway; offices in 204 Madison av to Dr. J. P. Solomon of 45 East 42d st and offices in the 42d Street Bldg to Gauvin Agency of 30 East 42d st, and George Andre.

CAMMANN, VOORHEES & FLOYD leased the dwelling, 256 West 75th st to Mrs. Lucile Martin.

CROSS AND BROWN CO. has leased for Robert Goelet, store at 58-60 West 65th st to Hood Tire Co. of 1737 Broadway; for Burnol Fuel Co., store and basement at 207 West 50th st, to the Goodyear Rubber & Tire Co., and for Thomas F. Galvin the 6th floor at 561 5th av to Pneumatic Dress Form Co., of 557 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 400 Park av to Wm. B. Miller and 419 Park av for Cammann, Voorhees & Floyd to Mrs. W. W. Benjamin in 1083 Park av to Charles Baird, and in 122 East 82d st to Mrs. Juliet L. Ellsworth; and for Jacob Mattern a loft in 238-240 West 53d st to A. Blair Thaw, 2d, for a laboratory.

DOUGLAS L. ELLIMAN & CO. leased apartments in 400 Park av to E. C. DeWitt; at 122 East 76th st, being erected by Julius Tishman & Sons, to Nathan R. Finkelstein; at 114 East 84th st, being erected by the Surrey Realty Co, Samuel A. Herzog, president, to Dwight E. Robinson; at 122 East 82d st to George L. Hunter; and renewed leases at 383 Park av to Miss E. R. Welsh, and at 103 East 86th st to Graeme Donald.

DOUGLAS L. ELLIMAN & CO. leased 51 West 52d st, a 5-sty residence, for Mrs. J. H. Mohlman to Dr. Austin Flint, Jr.; also renewed the lease on 62 East 80th st, a 5-sty residence, for J. Langdon Erving to Miss Ethel Kingsland.

JACOB FINKELSTEIN & SON leased for Max Mandel the building at 111 Bowery to L. Cohen & Sons, of 360 Grand st; the store and basement in 205 Canal st to the La Voce Della Popolo, an Italian newspaper of Philadelphia; and space on the 9th floor in 121-123 Canal st to Goldberg & Blumen of 30 Suffolk st.

J. ARTHUR FISCHER leased for P. J. Flannery the basement store at the southwest corner of 6th av and 38th st to James Desco; also to Childs & Brown the 1st loft at 638 6th av; to the New York Costume Co. the 1st loft in 155 West 45th st and the 3-sty dwelling, 143 East 55th st to Rosina Swart.

FOLSOM BROTHERS leased for Robert Christie, the 4-sty building, 122 West 29th st, to Joseph Schild.

FREDERICK FOX & CO. leased the store and basement in 159 and 161 West 29th st to the Crescent Cloth Sponging Co.; the stores in 110 West 28th st to Kaye & Marotznik of 110 West 28th st and Gunther Bros. of 110 West 28th st; stores in 710-720 7th av to Jacob Brenner of 702 7th av; and Nick Samotac; the 7th loft in 40-42 East 19th st to Pratt & Farmer Co. of 48 East 21st st; the 1st loft in 596 6th av to Warren Smadbeck; the 2d loft in 7 West 31st st to Hamilton Garment Co; the 10th loft in 143-145 West 20th st to Deutsch Bros; and the top loft in 42 East 12th st to Schlossberg & Bessner.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. leased for Katherine A. Kingsland the store and basement at 614 3d av to John G. Kerkmann; also for the Lesk Realty Co. an apartment at No. 29 East 48th st; at 5 West 58th st for John J. O'Connor to Mrs. Florence La Rue, Frank Vanno and Albert Goodin and at 203 West 107th st for Morris Gumpel to Herman C. Hagedorn, which completes the renting of the building.

M. & L. HESS (INC.) leased rooms 1400-1401 in 440 4th av to the Neale Publishing Co., of 31 East 17th st; also offices in 44 East 23d st to R. L. Kenyon and the front part of the 9th loft in 205-209 West 19th st to the National Toy Mfg. Co.

EDWARD J. HOGAN leased space in the Woolworth Building to the William R. Gregory Co., Frank A. Doyle, the American Vulcanized Fibre Co, Cowan, Furinton & Mar, Robert M. Boyd, the New York Acreage Estates Co, Abram Ellenbogen, MacDonald & MacDonald, Colt's Patent Fire Arms Co, Jacob J. Schwebel, American Seedtape Co, British-American Export Co, F. O. Bezner, of the Hudson Motor Car Co, All Package Grocery Stores Co., Phelps Brothers, General Waste Paper Recovery Co, Asbestos Textile Co, R. F. R. Huntsman and Hugh M. Wharton.

HOUGHTON CO. and J. B. English leased for Alexander McConnell the 4-sty dwelling 61 West 69th st to Mrs. Margaret Curry and Mrs. Burt Lee.

SAMUEL H. MARTIN leased the store and basement at 867 9th av to Carl Fischer.

GEORGE W. MERCER & SON leased to the French Cable Telegraph Co. the corner store in 74 Hudson st; and in the same building stores to Nathan Brothers and Morris Pogoda; also the store in 166 8th av to Daniel Reeves, Inc., of 451 125th st.

GEORGE W. MERCER & SON leased for the Abbott Bakeries, Inc., the two dwellings, 275-277 West 22d st.

CHARLES F. NOYES CO. leased for the Bway Bldg. Co., Stewart Browne, pres., 4,000 sq ft of office space in 170 Broadway to I. Tannenbaum Son Co., Inc., now in the Singer Bldg., at an aggregate rental of about $40,000; part of the 12th floor in 97 Liberty st to J. H. Hull and H. A. Everhardt for 5 years; offices in 160 Broadway to the American Manufacturers Export Association of 66 Broadway and to Norman S. Reisenfeld; for the Lawyers Title & Trust Co. part of the 7th floor in 6 Maiden Lane to the Lassner Co. of 6 Maiden Lane for 5 years; the store in 28 Frankfort st for John V. Black to Davis S. Hanson; and for Charles Laue the corner store and basement in the U. S. Arcade Building Fulton and Pearl sts, to Schur & Riemenschneider at an aggregate rental of about $25,000. Extensive improvements will be made and the premises opened as a high class cafe and restaurant.

CHARLES F. NOYES CO. has leased for the Phelps Stokes Estates underwriting premises on the ground floor of the Woodbridge Building, 100 William st to the General Accident, Fire & Life Assurance Corporation, of 55 John st, and similar space in the same building to the Norwich Union Fire Soc., of 59 John st.

PEASE & ELLIMAN renewed store leases in 137 East 35th st to George R. Siefken; in 258 Lexington av to Jacob Greenberg; in 262 Lexington av to R. Swidler, and in 254 Lexington av to A. Grantel; also renewed the lease of Mrs. Leigh Hunt in 563 Park av and rented apartments in 103 East 75th st to G. A. Brisbie and in 39 East 27th st to the Misses Fern and Bruge.

PEASE & ELLIMAN leased to the Lords Court Restaurant Co. larger quarters on the ground floor and basement in 27 William st; also leased offices in the same building to T. L. Thompson, of Rector st; Frank B Hall & Co., of 26 Exchange pl; the Quickness Publishing Co.; Van Iderstein; Duncan & Barker; E. L. Eard; Palmer & Palmer; Rosenthal & Stern and Morgan G. Wake.

PEASE & ELLIMAN leased for the 62d St. Co., E. Clifford Potter, president, an apartment in 43 East 62d st to M. E. Guild; also furnished in 24 West 59th st, for Chauncey F. Ryder to Mrs. Alma V. Hayne; renewed the leases of apartments in 535 Park av of Mrs. Charles B. Foote and Miss Isabel Hastings, and renewed the lease of Mrs. Mary J. Kelly on the 3-sty dwelling, 620 West 147th st.

PEASE & ELLIMAN leased for Mabel L. Costello and others the 4-sty dwelling, 561 Madison av, to Mrs. Rebecca Wall, who will remodel the house from plans by A. Delhi into a store, studio and apartment building.

S. OSGOOD PELL & CO. leased for Frederick Southack & Alwyn Ball, Jr., the store and basement in 1662 Broadway to the Irland Rubber Co; also the 5th floor in 27 West 38th st to Shupnik & Shindler of 32 West 31st st; the 2d floor in 1664 Broadway for the Star Tire Co. to Carl Johnson and Howard Shamburg sales agents for the Excello Tire & Rubber Co. of Philadelphia; in conjunction with Leroy Coventry, to the Roskam Scott Co., the 2nd floor in the southeast corner Broadway & 63rd st, and for C. W. Sandford, 130 East 25th st to Mrs. Welstead.

PEPE & BRO. leased for the Mala Realty Co. the 1st floor and basement in 71 West 3d st to D. Gallante & Co.

POLIZZI & CO. have leased for P. Fiumefreddo and another to Rocco Riccobono the 5-sty tenement 181 1st av for 5 years from May 1, 1915, at the aggregate rental of about $20,000.

PORTER & CO. leased for the estate of Adolph Brussel the store in 129 East 125th st to Samuel & Harry Blank.

PORTER & CO. and HUBERTH & HUBERTH leased for the Acker, Merrall & Condit Co. to the New York American the store at 161 West 125th st.

GEO. R. READ & CO. leased space at 39-41 Cortlandt st to Frank D. Waller, John Kolshaw, Rowland & Burns and Sterling Blower Co.; also in 31 Nassau st to Doremus & Morse, of 50 Pine st; J. A. Raub, Harbison-Walker Refractories Co., of 30 Church st; in 120 Liberty st to Kenneth C. Gosling and Gelien & Co., of 155 Maiden la; in 113-115 Pearl st to S. W. Driggs Warehouse Co., of 278 South st, and A. Kendrick; in 97 Warren st to Louis Comanzo; in 20 Nassau st to James O. Oliver, of 35 Nassau st; in 60 Wall st to M. C. Abuza and Travis & Spence; and the store and basement in 22 South William st to the River Plate Commercial Co.

GEO. R. READ & CO. leased for P. Ballantine & Sons, the 5-sty building, 140 Washington st to the Anchor Corrugating Construction Co., of 62 Cortlandt st, completing the leasing, through the same brokers, of the buildings in the west side of Washington st, from Cedar to Albany sts; also leased for M. H. Harris, the east basement in 32 John st to Galante & Padavano, and space in 61 Broadway to Gordon Auchincloss and David H. Miller on the 29th floor and to Emil Baewald on the 22d floor.

RICE & HILL leased for the Mansbach-Froehlich Realty Co. to Jacob Braunstein the store and basement 1708 Broadway; also for May Irwin to William R. Fletcher the three upper floors of 152-4 West 45th st and to Carl Fischer two floors in 156 West 45th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the 557 5th Av Corporation the store 557 5th av to Lewandos French Cleaning and Dyeing Co.

WILLIAM J. ROOME & CO., INC. leased the parlor floor in 104 West 29th st to J. Goldberg & Son, furriers of 155 West 29th st; store in 110 West 29th st to S. Litwak for a restaurant; parlor floor store in same building to Gerstle & Lewis, Inc., furriers; space in 119 East 23d st to the Edwards School and the store and basement in 211 8th av to the O. X. O. Bread Co. of 95 8th av.

LOUIS SCHRAG leased for Teresa Rowan, the store in 133 West 22d st to Locker & Lashin and with Henry Brady, for Alfred J. Talley, the store in 257 7th av to S. Rosenthal.

G. SEIDE & SON leased for George Schuster, 1323 Park av, a 6-sty tenement.

SHAW & CO. leased for Ethel J. Norwood the 3-sty dwelling, 2005 5th av to C. Hanson and for E. Blum, 5,000 sq. ft. in the northeast corner of 1st av and 124th st to "Simonet," of 207 West 126th st.

SHAW & CO leased for E. Von Minden the 4-sty dwelling, 200 Lenox av to the Central Republican Club and for A. W. Mead a store in 133 West 125th st to Joseph Smolinsky.

JACOB J. TABOLT leased for the estate of Margaret Dimond to Duffield & Co. the 2d loft in 209-211 West 33d st; also for Henry A. Brummer to Stewart & Witter the store and basement, 226 West 36th st; for the Kenio

Realty Co. to Mary Newman the dwelling 143 West 43d st; 122 East 24th st to Lillian Stockdale, and 262 West 36th st to John Wendelin.

UNGER & WOLFSON, INC., leased the private house, 320 East 51st st for Alexis and Maurice Lee to Carl J. Zorn.

Brooklyn.

E. T. NEWMAN leased the 4-sty dwelling 620 2d st to R. O. Scallan, also the private houses 411 1st st to William Garbutt; 469 2d st to H. A. Instone; 443 5th st to J. H. Norton and 583a 6th st to M. Gaffken.

E. K. RAMEE leased for Mrs. J. H. Martin the store at 641 Central av to the Great Atlantic & Pacific Tea Co.

Queens.

LEWIS H. MAY CO. leased at Arverne, L. I., for Julius Miller cottage on Straiton av to W. Bomzon for Jennie S. Simon on Jerome av to A. Meyer; for S. & L. Construction Co. on Vernam av to D. Hollander. At Hammels, L. I., for Wiliam Schoncke, on Gouveneur av, to J. Baum, and for Alexander Weiner on South Grove av to P. Lennon.

Suburban.

AMES & CO. leased the S. Vernon Mann estate at Great Neck, L. I. to Clarence D. Anthony; also the Thomas W. Lewis residence at Plandome, L. I., to Mrs. James W. Wiggins, and the George W. Hardway residence, in the Great Neck Estates, to C. J. Leary.

M. A. BRODERICK leased at Yonkers, 147 Shonnard ter, for Miss E. M. E. McCraith to F. J. Atkinson and 4 Amackassin ter for Mrs. A. A. Brandreth to William A. Dalton.

FISH & MARVIN rented for Miss Helen Feldhusen her apartment in Gramatan Court, at Braxville to J. W. Harris.

FISH & MARVIN leased at Briarcliff Manor, the 6-acre estate of Walter W. Law, Jr., to Wiliam H. Kiernan of Spokane, Wash.; also for William McGowan his property to Garrett W. Owens and for Mrs. Francis S. Marshall, "Ramorney Cottage," furnished to Mrs. William G. Wood.

PEASE & ELLIMAN rented, furnished, for Edward Corning his residence at Shippan Point, overlooking the harbor at Stamford, Conn., to Mrs. R. Graham Biglow.

S. OSGOOD PELL & CO. leased to Victor von Schlegelle, a house in Prospect la, "Wampage," Sands Point, L. I., and the stone house on Pelham av to J. M. Rutherford.

S. OSGOOD PELL & CO. have leased to L. A. D. Percival, the new stucco bungalow on Plum Beach Drive, at Sands Point. This firm has leased or sold all but one of the houses at this water front development on the north shore of Long Island.

WORTHINGTON WHITEHOUSE has leased for Mrs. William G. Park her country estate at Westbury, L. I., to Gifford A. Cochran, consisting of 40 acres with a large Colonial house and out-buildings. It adjoins the estate of J. Norman deR. Whitehouse and Robert Bacon.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

MARY ANN LARKIN.—637 1st av, 942-31, 5-sty ten., 24.8x80, $17,750; 639 1st av, 942-32, 5-sty ten., 24.8x80, $17,750; 349 East 13th st, 455-43, 4-sty ten., 24x43.3, $11,000; 351 East 13th st, n w c 1st av, 455-42, 4-sty ten., 21.9x56, $22,250; 221 1st av, 455-41, 4-sty ten., 21.8x56, $14,000; 273 Mott st, 509-33, 5-sty ten., 20.4x93.5, $17,000; 279-281 Mott st, 509-35-36, two 5-sty ten., each 20x91.5, each $20,000; 283 Mott st, 509-31, 4-sty ten., 20x90.6, $18,000; 149-151 East 113th st, 1641-22-23, old frame shed, 50x100.11, $20,000; 142 West 119th st, 1905-53, 3-sty dw., 20x100, $15,000.

MARY N. McDONALD, 1797 Lexington av, 1629-51, 5-sty ten., 27x75, $20,000.

OBITUARY

HENRY W. ALLEN, president of the Interborough Realty Co., of 10 Wall st, died at his home, 747 Quincy st, Brooklyn, aged sixty-eight. During the Civil War he served in the First Connecticut Heavy Artillery.

OTIS W. BOOTH, retired, real estate broker, died on Tuesday, aged eighty-five, at his home, 20 5th av. He was a member of the University place Presbyterian Church for the last sixty years.

DONALD C. BROWN, assistant general manager of the General Adjustment Bureau of 80 Maiden la, and in the insurance business for the last twenty years, died in the New Rochelle Hospital, on Tuesday, aged fifty-two, following an operation. He lived at 2 Spring st, New Rochelle, and is survived by a widow and one daughter.

WILLIAM H. FALCONER, for many years an active real estate agent, died April 7, aged eighty-four. His office was long at 100 4th av, back of Grace Church. He was a contemporary of E. H. Ludlow, Philip R. Wilkins and Homer Morgan. Mr. Falconer's father was superintendent of lamps and streets seventy-five years ago, and his great-grandfather was superintendent of the port in 1705. Mr. Falconer was one of the founders of the Society for Improving the Condition of the Poor, and one of the first subscribers to the Record and Guide. Upon his retirement from business, about the year 1880, he made a tour of the world with his family and spent about two years abroad. Bruce M. Falconer, counsel of the Fifth Avenue Association, is his son.

WILLARD H. HODGSON, manager for the Home Fire Insurance Co. of Manhattan, died on Sunday of pneumonia, at his home, 379 Parkside av, Brooklyn. He was forty-three years old.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 225 West 30th st.

BASTINE & CO. have been appointed agents of 78 5th av by the Bloomingdale Estate.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 133 East 65th st by the estate of Elizabeth H. Brewster.

SHAW & CO. negotiated the sale recorded Thursday of the 3-sty dwelling, 9 East 124th st, for Philip Schleussner to U. S. Ward.

O'REILLY & DAHN were the brokers in the recently recorded sale of the two 5-sty apartment houses, 748-752 East 179th st.

WHITLEY P. WESTERVELT placed for Max Radt, a loan of $40,000 at 5 per cent. on the 6-sty apartment house, 149-151 East 5th st.

CHARLES S. KOHLER has been appointed agent for 66, 69 and 71-73 West 104th st; also for 79 West 101st st and 12 West 102d st.

S. OSGOOD PELL & CO. have been appointed agents for 225-227 6th av. and 22-26 West 34th st.

W. D. CLOOS & CO. have opened an office at 200 East 42d st, for the transaction of a general real estate and insurance business, specializing in the management of Murray Hill properties.

TITLE GUARANTEE & TRUST CO. loaned $60,000 to the West Side Construction, on 1st mortgage for 3 years at 5 per cent., on the store and loft building at the southwest corner of 7th av and 23d st.

MICHAEL J. EGAN, as referee, has filed a report in the Supreme Court recommending that the Jay Gould estate be permitted to lease 31-32 Park Row to the Reliable Co., moving picture theatre, for 21 years at $27,500 a year.

REAL ESTATE OWNERS PROTECTIVE Association will hold its regular monthly meeting at the Hotel Majestic, Central Park West and 72d street, on Monday evening, April 19, at 8 p. m.

HARRY J. DOUGLAS has purchased from the Murray estate, the lot 25x81, at 2423 Grand Boulevard and Concourse, south of 188th st. He recently acquired the 25 ft. frontage adjoining, at 2425. The brokers were H. A. Douglas & Co. and McLernon Brothers.

ALBERT B. ASHFORTH, INC., which recently opened a downtown office at 14 Wall st, has been appointed by the New York Life Insurance Co. agents for the 20-sty office building at 50 Broad st, through to 50 New st. Russell Bunce will be rental agent on the premises.

M. MORGENTHAU, JR. CO. placed for the Hennion Construction Co., John A. Hennion, president, a first mortgage loan of $39,000, at 5 per cent for 5 years on the recently completed 5-sty apartment house, 521 West 180th st.

A SPECIAL MEETING of the Committee of the Whole, of the West End Association will be held at the Hotel Ansonia, Broadway and 73rd st, on Monday evening, April 19, at 8.30 p. m. to consider and act upon the report of the Committee on Legislation, Law and Schools with reference to Riverside Park and Hudson River waterfront conditions.

PEASE & ELLIMAN wish to announce that their annual catalogue containing plans and

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descriptive data of the apartment houses for which they are agents, 18 pages in all, is ready for distribution to those interested. It contains plans of about forty of the better class houses, and data concerning about sixty, for all of which Pease & Elliman are exclusive agents.

CHARLES C. MULLALY has been engaged as sales manager of the Nelson Estates, Inc., Thomas Nelson, Jr., president. The property comprises about 400 acres of developed forest land at Peekskill, and is adjacent to and includes a small portion of Depew Park, named for the mother of Chauncey M. Depew. The Nelson Estates is one of a chain of suburban holdings extending from White Plains to New York City, being marketed through the Robert E. Farley Organization.

REAL ESTATE STATISTICS

The following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date

MANHATTAN

Conveyances.

	1915 April 9 to 15	1914 April 10 to 16
Total No.	134	143
Assessed value	$6,163,300	$8,741,800
No. with consideration	18	9
Consideration	$396,700	$352,600
Assessed value	$686,500	$279,500
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	2,003	2,159
Assessed value	$109,913,210	$127,899,583
No. with consideration	271	218
Consideration	$14,536,392	$8,170,378
Assessed value	$15,172,250	$8,957,017

Mortgages.

	1915 April 9 to 15	1914 April 10 to 16
Total No.	73	79
Amount	$2,532,687	$2,573,073
To Banks & Ins. Cos.	17	18
Amount	$1,601,000	$594,500
No. at 6%	23	35
Amount	$563,500	$1,278,023
No. at 5½%	4	2
Amount	$583,000	$10,000
No. at 5%	16	18
Amount	$431,950	$547,500
No. at 4½%	4	3
Amount	$487,000	$377,000
No. at 4%	2	.....
Amount	$3,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	20
Amount	$464,237	$360,550
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	1,171	1,287
Amount	$26,175,003	$38,858,076
To Banks & Ins. Cos.	220	301
Amount	$10,474,182	$21,386,100

Mortgage Extensions.

	April 9 to 16	April 10 to 16
Total No.	50	37
Amount	$3,393,500	$2,473,500
To Banks & Ins. Cos.	19	10
Amount	$1,870,000	$1,637,500
	Jan. 1 to April 16	Jan. 1 to April 16
Total No.	572	656
Amount	$28,336,743	$31,875,585
To Banks & Ins. Cos.	201	204
Amount	$16,521,850	$19,972,950

Building Permits.

	1915 April 10 to 15	1914 April 11 to 17
New buildings	18	14
Cost	$1,636,840	$2,112,000
Alterations	$184,630	$227,533
	Jan. 1 to April 15	Jan. 1 to April 17
New buildings	140	148
Cost	$17,881,065	$14,749,790
Alterations	$3,466,611	$4,189,574

BRONX.

Conveyances.

	1915 April 9 to 15	1914 April 10 to 16
Total No.	108	101
No. with consideration	21	9
Consideration	$152,385	$120,945
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	1,721	1,677
No. with consideration	186	204
Consideration	$1,543,439	$2,082,885

Mortgages.

	1915 April 9 to 15	1914 April 10 to 16
Total No.	64	86
Amount	$536,530	$860,133
To Banks & Ins. Cos.	2	6
Amount	$14,500	$214,000
No at 6%	33	42
Amount	$227,950	$302,840
No at 5½%	8	9
Amount	$38,650	$149,750
No at 5%	6	12
Amount	$93,700	$61,601
Unusual rates	2	.....
Amount	$5,192	$77,397
Interest not given	15	20
Amount	$171,038	$268,545
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	925	1,043
Amount	$7,827,452	$9,370,457
To Banks & Ins. Cos.	50	127
Amount	$1,527,050	$2,558,851

Mortgage Extensions

	April 9 to 15	April 10 to 16
Total No.	11	14
Amount	$304,100	$463,500
To Banks & Ins. Co.	6	3
Amount	$161,000	$77,500
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.	243	240
Amount	$4,988,505	$4,486,100
To Banks & Ins. Cos.	63	39
Amount	$1,643,750	$1,028,000

Building Permits

	1915 April 9 to 15	1914 April 10 to 16
New buildings	27	18
Cost	$704,550	$148,800
Alterations	$19,350	$17,475
	Jan. 1 to April 15	Jan. 1 to April 16
New buildings	291	232
Cost	$8,475,025	$5,009,455
Alterations	$244,810	$347,005

BROOKLYN.

Conveyances.

	1915 April 8 to 14	1914 April 9 to 15
Total No.	402	368
No. with consideration	41	45
Consideration	$331,239	$152,837
	Jan. 1 to April 14	Jan. 1 to April 15
Total No.	5,983	6,559
No. with consideration	627	727
Consideration	$3,373,208	$5,265,364

Mortgages.

	1915 April 8 to 14	1914 April 9 to 15
Total No.	282	269
Amount	$993,699	$1,104,546
To Banks & Ins. Cos.	62	76
Amount	$271,200	$607,450
No. at 6%	163	143
Amount	$493,579	$355,514
No. at 5½%	79	54
Amount	$321,800	$512,175
No. at 5%	21	61
Amount	$82,750	$217,500
Unusual rates	.....	2
Amount	.....	$872
Interest not given	19	9
Amount	$95,570	$18,181
	Jan. 1 to April 14	Jan. 1 to April 15
Total No.	4,313	4,480
Amount	$15,089,180	$18,976,879
To Banks & Ins. Cos.	689	916
Amount	$3,955,591	$7,652,591

Building Permits.

	1915 April 9 to 15	1914 April 10 to 16
New buildings	119	118
Cost	$1,225,450	$1,097,100
Alterations	$56,875	$84,186
	Jan. 1 to April 15	Jan. 1 to April 16
New buildings	1,486	1,287
Cost	$11,867,815	$12,189,085
Alterations	$1,048,414	$809,295

QUEENS.

Building Permits.

	1915 April 9 to 15	1914 April 10 to 16
New buildings	197	157
Cost	$708,545	$919,685
Alterations	$11,702	$22,474
	Jan. 1 to April 15	Jan. 1 to April 16
New buildings	1,406	1,291
Cost	$4,732,976	$5,629,797
Alterations	$257,974	$291,640

RICHMOND.

Building Permits.

	1915 April 9 to 15	1914 April 10 to 16
New buildings	46	41
Cost	$232,930	$60,822
Alterations	$11,354	$11,270
	Jan. 1 to April 15	Jan. 1 to April 16
New Buildings	217	227
Cost	$638,103	$256,377
Alterations	$41,803	$68,522

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

At 10:30, this morning, on the steps of the County Court House, in City Hall Park, Joseph P. Day will offer at auction, in bankruptcy proceedings, the real estate holdings of the New York Real Estate Security Company, in what is considered one of the largest public sales of improved Manhattan holdings ever scheduled. Among the properties on the list is the twenty-story office building, 42 Broadway; also the eleven-story apartment house at 468 Riverside Drive, and a number of other high class apartment houses and Westchester acreage. Another foreclosure action affecting the leasehold block front on the west side of Broadway, from 147th to 148th street will result in the offering of the Bunny Theatre and fifteen stores erected on the plot, by Bryan L. Kennelly.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 16, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 78 (*), es, 101.2 s Spring, 25 x100.1, 6-sty bk loft & str bldg; due, $47,171.02; T&c, $370; Grenville L Winthrop et al, exrs. 30,000

Suffolk st, 12 (*), es, 75 n Hester, 25x50, 5-sty bk tnt & strs; due, $19,065; T&c, $504.50; Wm M Martin, exr. 18,000

54TH st, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; adj Apr30.

55TH st, 237 to 243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; adj Apr30. ——

56TH st, 216 W, see Bway, 1744-8.

60TH st, 229 E, ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; due, $11,162.74; T&c, $625.30; Paul Bader & Lazare Bader. 13,000

60TH st, 210 E, ss, 142.2 e 3 av, 19.2x100.5, 3-sty & b stn dwg; due, $9,269.92; T&c, $863.10; Eugenia Rothschild. 12,000

109TH st, 300-2 E, see 2 av, 2118.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; due, $7,620.96; T&c, $178.19; Vincenzo Lanza. 8,000

125TH st, 29 W (*), ns, 350 w 5 av, 20x99.11, 5-sty bk loft & str bldg; due, $38,608.84; T&c, $2,372.27; Bartow S Weeks trste. 30,000

Amsterdam av, 2107, es, 75 n 164th, 25x100, 4-sty bk tnt & strs; withdrawn. ——

Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; partition; adj Apr28.

Manhattan av, 527 (*), ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; due, $11,190.03; T&c, $594.25; Henry L Morris trstes. 11,000

2D av, 2118 (*), sec 109th (Nos 300-2), 17x66, 3-sty fr bk ft tnt & strs; due, $5,446.29; T&c, $168.30; City Real Estate Co. 5,000

HERBERT A. SHERMAN.

Stuyvesant st, 42 (*), ss, 86.7 w 10th, 17x70.5x17.2x75.5, 4-sty bk tnt; due, $8,735.21; T&c, $430.15; Bella C Peterkin. 8,000

82D st, 518 E (*), ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & strs; due, $7,796.78; T&c, $353.55; Ernst Zipse et al, exrs. 6,000

84TH st, 507 E (*), ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; due, $3,457.08; T&c, $400.16; Arnold J D Heins. 3,500

HENRY BRADY.

116TH st, 207 E (*), ns, 115 e 3 av, 30x100.10, 5-sty bk tnt & strs; due, $26,724.74; T&c, $1,341.70; Minna G Goddard. 24,000

141ST st, 239-41 W (*), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; due, $7,414; T&c, $2,000; sub to mtg of $50,000; Chas B McClain. 50,500

M. MORGENTHAU JR. CO.

Amsterdam av, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & strs; partition; Placid Realty Co. 74,300

DANIEL GREENWALD.

29TH st, 563 W, see 35th, 217-9 W.

35TH st, 217-9 W (*), ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; also 8TH AV, 783, ws, 57.9 s 48th, 25.1x100, 3-sty bk tnt & strs; also 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; also 9TH AV, 500, sec 38th (Nos 354-8), 24.9x100, 5-sty bk tnt & strs; also 11TH AV, 302-4, nec 29th (No 563), 49.4x55, 2-4-sty bk tnts & strs; Sheriff's sale of all right, title, &c; F Linderman. 4,000

38TH st, 250 W, see 35th, 217-9 W.

38TH st, 354-8 W, see 35th, 217-9 W.

8TH av, 783, see 35th, 217-9 W.

9TH av, 500, see 35th st, 217-9 W.

11TH av, 302-4 W, see 35th, 217-9 W.

JACOB H. MAYERS.

132D st, 227 W (*), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; due, $8,935.23; T&c, $205.70; Mary Woytisek. 7,000

CHAS. A. BERRIAN.

132D st, 122 W (*), ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,124.80; T&c, $313; Metropolitan Savgs Bank. 6,000

D PHOENIX INGRAHAM & CO.

148TH st, 63-5 E, ns, 140 w Park av, 40x100.11, 6-sty bk tnt; due, $47,378.66; T&c, $705.90; Gibraltar Mtg Co, a party in interest. 42,500

Total	$352,800
Corresponding week 1914	658,850
Jan 1, 1915 to date	12,320,616
Corresponding period 1914	10,765,655

Bronx.

The following are the sales that have taken place during the week ending April 16, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bettners la (*), ses, lots 88 to 90, 300x290 to cl Independence av, 329x32x196x219 & lots 94 & 95, 113x352 to cl Independence av x114x367; also ROADWAY leading to Sigma pl, at beg thereof & on ws Independence av, runs s125xe120xn125xw120 to beg, being lot 1; also INDEPENDENCE AV, cl adj lot 1 on n, runs n75xe172.9xs100.3xw73.5xn—xw105 to beg; also ROADWAY to Sigma pl, lot 4, 135x174x125x77; also INDEPENDENCE AV, ws, lot 82, 101x257x100.3x238; also INDEPENDENCE AV, lots 74 & 75, 134x158.3x134.6x179.6; also PARLINGTON AV, cl lot 73, 136.3x150 x131.5x210.6; also PARLINGTON AV, cl lots 61 & 62, 200.6x200x100.3x73.5x100x 266; also PARLINGTON AV, cl lots 38 to 49 & 51 to 60, 1267.3x222x162.3 to cl Netherland av x1202.3x222; also NETHERLAND AV, cl lots 28 to 31, 350x88x350x 121.3; also NETHERLAND AV, cl lot 27, 75x105.6x75x93.5, & lot 25, 104x269.1 to Riverdale av x100x39x130.5; also RIVERDALE AV, ws, 124 s cl 259th, 50x100; also RIVERDALE AV, ws, intersec cl 259th, 76x100; also RIVERDALE AV, ws, 226 n cl 259th, 100x100; also RIVERDALE AV, ws, 426 n cl 259th, 50x100, vacant; due, $67,390.43; T&c, $4,622.29; Wm L Condit. 60,000

135TH st, 285 E, ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; Jos Ziula. 11,300

182D st, 544-50 E (*), swc 3 av (No 4463), 102.11x80, 2-5-sty bk tnts, strs on cor; due, $8,440.10; T&c, $1,025; sub to mtg $60,000; Regina Hyman. 62,000

Independence av, see Bettner's la.

Katonah av, 4313 (*), ws, 25 n 237th, 25 x85, 2-sty fr dwg; due, $5,827.78; T&c, $744.22; Rebecca E Gourlie et al, extrxs. 6,900

Netherland av, see Bettner's la.

Parlington av, see Bettner's la.

Riverdale av, see Bettner's la.

Roadway leading to Sigma pl, see Bettner's la.

3D av, 4463, see 182d, 544-50 E.

HENRY BRADY.

Rockwood st (*), ss, 84.2 e Walton av, 30.9x45x25x55, vacant; due, $1,498.58; T&c, $75; Anna B Crossin. 100

237TH st E, nwc Katonah av, see Katonah av, 4311.

Katonah av, 4311 (*), nwc 237th, 25x85, 2-sty fr dwg; due, $5,486; T&c, $354.24; Mary E Lowry. 6,000

Katonah av, 4315 (*), ws, 50 n 237th, 25 x85, 2-sty fr dwg; due, $5,827.78; T&c, 744.22; Mary E Lowry. 6,900

Shakespeare av, 1260 (*), es, 175.5 s 169th, 25x100.10, 2-sty bk tnt & strs; due, $1,836.28; T&c, $50.03; sub to 1st mtg $2,000; Jos Kugler. 2,500

JACOB H. MAYERS.

148TH st, 368 E (*), ss, 121.5 w 3 av, runs w25xs112.11xe25xn30xe.04xn83.6, 7-sty stn loft & str bldg; due, $9,001.51; T&c, $1,250.85; sub to 1st mtg $48,000; Lincoln Mtg Co. 53,000

Edenwald av, sec Monticello av, see Monticello av, sec Edenwald av.

Monticello av (*), sec Edenwald av, 175 x100; due, $6,527.07; T&c, $1,277.42; Jno C Eidt. 5,000

HERBERT A. SHERMAN.

Morris av, 1046 (*), es, 130 n 165th, 20x92.6, 3-sty bk tnt; due, $8,249.12; T&c, $750; Imogene Whittlesey et al, extrxs. 7,500

GEORGE PRICE.

Scofield st, 189 (*), ns, — e City Island av, 50x118; due, $2,982.26; T&c, $510; Louis F W Seifert. 3,800

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Auction Sales, Bronx, Continued.

JAMES J. DONOVAN.

Kepler av, 1205, ws, 75 s 235th, 25x100, 2-sty fr dw2, due, $2,698.98; T&c, $68.15; Carrie Fisher. 2,951

Total	$227,951
Corresponding week 1914	136,350
Jan 1, 1915 to date	2,015,057
Corresponding period 1914	1,650,269

Brooklyn.

The following are the sales that were taken place during the week ending April 14, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GOLD ST, es, 80 n Myrtle av, 20x48.9; adj Apr 30 —
LINCOLN PL, ns, 321.2 e Brooklyn av, 140x102.8x irreg; Arthur H Selinger. 12,100.00
PACIFIC ST (*), ss, 150 w Kingston av, 25x105; Wm Stone 2,000.00
WARREN ST, ss, 287.2 e 5 av, 16.8x100; Jno T Kenny 2,300.00
3D ST, nes, 228.8 nw 5 av, 26.8x95; adj May 12 —
47TH ST, sw, intersec nws 16 av, 60x100.2; also 45TH ST, sws, 220 se 13 av, S0x100.2; David Lewin 1,145.00
BROADWAY, ss, 200 e Bedford av, 95.7x74.1; adj Apr 27 —
FLATLANDS NECK RD (*), es, adj land of Augustus G Graue & 147.8 n Mill ln, run e150.7x81.1xw102.3xw47.8x70.8xw61 to beg; Sarah V Ryder et al 1,000.00
MORGAN AV, es, 75 s Thames, 25x100; Moses Dermant 1,500.00
PARK AV, ss, 411.8 e Nostrand av, 11.8x100; Annie Elias, def 32,000.00
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Desmond Dunne Co 9,955.00

WILLIAM J. McPHILLIAMY & CO.

BALTIC ST (*), nwc Hoyt, 25x100; Julia W Costello 7,000.00
QUINCY ST, s, 175 e Bedford av, 50x100; Isabella A Sigrist 16,400.00
17TH ST (*), sws, 150 se 3 av, 25x100; Wm Forger 10,500.00
21ST ST (*), ss, 300 e 13 av, 20x100; Henry Harker et al 3,300.00
70TH ST, nes, intersec ses 12 av, 60.8x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 240x200; 74TH ST, sws, intersec nws 11 av, 97.10x200; 72D ST, sws, intersec nws 11 av, 48x100; Margt M Curry; adj May 12 —
75TH ST (*), ss, 100 w 13 av, 60x100; also 13TH AV, ws, 60 s 75th, 10x100; Thos H Hellron 6,100.00
79TH ST, nec 12 av, 440x200 to 78th; withdrawn —
BROADWAY (*), sws, 200 nw Whipple, 20.6x85.1; Alex Rosenston 13,000.00
BROOKLYN AV (*), ws, 237.6 n Av I, 40x140; Alwilda Matthews 1,000.00
OCEAN PKWAY (*), ws, adj land of Eliza Schoonmaker, containing 2 14/100 acres; Whitman W Kenyon 5,000.00
15TH AV (*), ses, intersec nes 65th, 16.4x100; Ellen A Fitzsimmons 4,000.00
18TH AV, ws, 600 s 86th, 5.8x98.8 adj Apr 27 —
21ST AV, nec 82d, x to Stillwell av; withdrawn —
LOTS 1291 to 1295 (*), map of land of heirs of Nicholas Schenck, right, title, &c; LOTS 1162 to 1165, same map, Jos Ehret Brewing Co 7,502.00

NATHANIEL SHUTER.

BOERUM ST, ss, 100 w Lorimer, 75x97.2x75.3x50x100; Saml Talley 21,732.00
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; adj Apr 28
CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9x irreg; A B Roberts 7,000.00
E 18TH ST, ws, 180 n Johnson rd, 20x100; withdrawn —
73D ST, ss, 220 e 5 av, 20x94; withdrawn —
FORBELL AV, ws, 160 n Magenta, 17.9x120; Henry Rockmore 2,420.00
5TH AV (*), sec 75th, 21.11x95.9; Jno M Heidelberger 600.00

JAMES L. BRUMLEY.

ADAMS ST (*), es, 101.9 s Myrtle av, 26.9x87.9x irreg; Germania Savgs Bank 5,750.00
22D ST (*), ws, 175 nw 6 av, 25x100; Nathaniel Jacobs 5,500.00
53D ST, ns, 160 w 5 av, 16.6x80; Gorvich Pro 15,925.00
KINGS HIGHWAY (*), sec, right of way, runs ne162.2xe282.2xe107.6x182.8xs76.2xw18.5xs75.8xw71.3 xsw 147.9 xnw278.3xn 12.6xnw133.6 to beg; D & M Co in ev Real Estate Co 166,800.00
KINGSTON AV, es, 389 s St Johns pl, 19.4x80; adj Apr 30 —

HENRY BRADY.

79TH ST (*), ns, 155.6 w 14 av, 18.6x100; Arthur C Walley 2,700.00
79TH ST (*), ns, 137 w 14 av, 18.6x100; same 2,700.00

JERE JOHNSON, JR., CO.

PACIFIC ST, 165, ns, 125 e Nevins, 25x70; Ella Haggerty 1,225.00

Total	$372,674.00
Corresponding week 1914	366,425.00

BANKRUPTCY SALE

Manhattan.

JOSEPH P. DAY.

APR. 17.
Bankruptcy sale of the holdings of the New York Real Estate Security Co at the County Court House at 10 a. m.

77TH ST, 66-72 E, ss, 155 w Park av, 100x100.2, 2-3-sty bk dwgs
93D ST, 4-6 W, ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt.
111TH ST, 136 W, ss, 287.8 e 7 av, 37.6x100.11, 5-sty bk tnt.
111TH ST, 140 W, ss, 250.2 e 7 av, 37.6x100.11, 5-sty bk tnt.
111TH ST, 507 W, ns, 150.2 w Ams av, 62.6x100.11, 6-sty bk tnt.
111TH ST, 517-21 W, ns, 274.6 w Ams av, 100x100.11, 6-sty bk tnt.
114TH ST, 122 W, sec St Nicholas av (Nos 66-72), 131.2x100.11x89.2x118.5, 7-sty bk tnt & str.
114TH ST, 609 W, ns, 125 w Bway, 100x100.11, 9-sty bk tnt.
125TH ST, 556 W, ss, 191.8 w Ams av, 45.10x99.11, 6-sty bk tnt.
136TH ST, 520-2 W, ss, 275 e Bway, 100x99.11, 6-sty bk tnt.
136TH ST, 530 W, ss, 105 e Bway, 70x99.11, 6-sty bk tnt.
141ST ST, 476 W, sec Ams av (Nos 1627-33), 35x99.11, 7-sty bk tnt & strs.
141ST ST, 600 W, swc Bway (Nos 3449-59), 90x100.11, 6-sty bk tnt & strs.
142D ST, 605 W, ns, 100 w Bway, 100x99.11, 6-sty bk tnt.
144TH ST, 560 W, ss, 100 e Bway, 100x99.11, 6-sty bk tnt.
145TH ST, 155-7 W, ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & strs.
145TH ST, 159-61 W, ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & strs.
150TH ST, 152-80 W, ss, 80 w Ams av, 170x99.11, 6-sty bk tnt & sts.
162D ST, 505 W, nec Bway (Nos 3880-84), 100x99.11, 6-sty bk tnt & srs.
162D ST, 615 W, nec Ft Wash av, 164.11x69x188x99.2, 6-sty bk tnt.
176TH ST, 560 W, sw Ams av (Nos 2324-36), 100x119.10, 6-sty bk tnt & strs.
177TH ST, 502 W, ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt.
AUDUBON AV, 220 w 228, nwc 176th, runs w 100xn189.10 to ss 177th xe100 to av x189.10 to beg, 2-6-sty bk tnts.
BROADWAY, 12, es, 200.7 s Exch pl, 116.3x197.7x115.7x175, 20-sty bk office bldg.
BROADWAY, 3099-3103, ws, 221.7 n 122d, 80.5x100, 6-sty bk tnt.
BROADWAY, 3132, es, 67.6 s 125th, 32.6x75, 5-sty bk tnt.
BROADWAY, 3441-7, nwc 140th (No 601), 99x99.11, 6-sty bk tnt.
BROADWAY, 3134, es, 35 s 125th, 32.6x75, 5-sty bk tnt.
CLAREMONT AV, 180, nec 125th (No 603), 100x100, 6-sty bk tnt.
CLAREMONT AV, 182, es, 100 n 125th, 40x100, 5-sty bk tnt.
CLAREMONT AV, 190, es, 160.8 s 127th, 40x100, 5-sty bk tnt.
CENTRAL PARK W, 418, swc 102d, 100.11x117, 10-sty bk tnt.
CENTRAL PARK W, 447-8, swc 105th, 55.11x100, 7-sty bk tnt.
COLUMBUS AV, 386 (leasehold), ws, 76.8 s 79th, 25.6x100, 1-sty bk str.
COLUMBUS AV, 380-4, nwc 78th (No 101), 102.2x100, 7-sty bk tnt.
MT MORRIS PARK W, 35, swc 124th, 100.11x100, 6-sty bk tnt.
RIVERSIDE DR, 448, es, 156.5 n 116th, 58.9x135.5x50.10x123.10, 12-sty bk tnt.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt.
RIVERSIDE DR, 583, nec 135th, x , 6-sty bk tnt
ST NICHOLAS AV, 60, nec 113th, 118.5x144.2x100.11x82.3, 7-sty bk tnt & strs.
ST NICHOLAS AV, 961, nwc 158th, 203.3x78.5x199.10 to ss 158th xe 41.11 to beg, 6-sty bk tnt.

Bronx.

138TH ST, 590 E, ss, 237.2 e St Anns av, 37.5x100, 5-sty bk tnt.
145TH ST, 546 & 550 E, ss, 75 w St Anns av, 78.2x99.11, 2-6-sty bk tnts.
LAFAYETTE AV, 2029, nwc 179th, runs n60.4x w188.2 to ss Washington av (No 2020) xs60.4 xe188.2 to beg, 1-6 & 1-5-sty bk tnt & str.
BROOK AV, 278, es, 25.1 n 139th, 37.7x103.7x37x100, 5-sty bk tnts & strs.
BROOK AV, 282, es, 62.9 n 139th, 37.7x107.2x37x103.7, 5-sty bk tnt & strs.
FOREST AV, 1044-48, es, 196.8 n 165th, 75x170x75.5x170, 2-5-sty bk tnts.
WASHINGTON AV, 1477, ws, 90 s 171st, 37.5x100.2, 5-sty bk tnt

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APR. 17.
No Legal Sales advertised for this day.

APR. 19.
103D ST, 111 E, ns, 80 e Park av, 15x100.11, 3-sty & b 4-fm dwg; Anna Goldman, Jno H Redmond et al; Arnstein & Levy (A), 128 Bway; Phelan Beale (R); due, $7,083.02; T&c, $185.15; mtg recorded Mar 18, 1905; Joseph P Day.
57TH AV, 257, es, 74.2 n 28th, 24.7x100, 5-sty stn str; Windham Realization Co—Bryan L Kennelly et al; Alexander & Green (A), 165 Bway; Bernard Rabbino (R); due, $219,559.-01; Tax $12,511.70; Joseph P Day.
85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes Robt Lawrence et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, $43,259.99; T&c, $2,818.40; mtg recorded Dec 28,1900; M Morgenthau, Jr, Co.

APR. 20.
HAMILTON TER, 51; es, 479.6 n 141st, 25x90.6 x25x98.7, 3-sty & b bk dwg; German Savgs Bk

in City N Y Sarah Backer et al; Alfred Roelker, Jr (A), 62 William; Thos K McCarthy (R); due, $222.04 08; T&c, $2.50 mtg recorded Nov 5, 1909; Henry Brady.

25TH ST, 320 W, ss, 125 e 9 av, 25x98.9, 2 & 3 sty bk bdlt & str bldg; Jno O Wolwood—Emil Fraud et al; Romeo, Schurman & Dwight (A), 146 Bway; Wm D Lombard (R); due, $5,540.72; T&c, $250; Bryan L Kennelly.

68TH ST, 26 W, ss, 266 w Central Park W, 19x100.5, 4-sty & b stn dwg; City Real Estate Co—Daniel H Sheafe et al; Harold Swann (A), 156 Bway; Vance Hewitt (R); due, $21,332.75; T&c, $372.75; mtg recorded Sept 30, 1910; Joseph P Day.

92D ST, 53 W, ns, 284.10 w Col av, 20x100.6, 3-sty & b stn dwg; Lhas H August—Marcia L Le Fevre et al; Strasbourger & Schallek (A), 74 Bway; Abr Nelson (R); due, $14,432.68; T&c, $332.40; mtg recorded July 11 1907; Joseph P Day.

118TH ST, 68 & 70 E, ss, 140 w Park av, 50x100.11 6-sty bk tnt; Baron De Hirsch Fund—Anna Koplik et al; Action 2; M S & A L S Isaacs (A), 52 William; Chas T Terry (R); due, $18,433.91; T&c, $688.10; Joseph P Day.

BROADWAY, 3581 to 3589, ws, whole front bet 147th & 148th (Nos 602-14), 199.10x125x99.11x50x99.11x75, 1-sty bk strs; Sarah Dahlman—147 & 148th Sts Corpn et al; Chas Futzel (A), Wolworth Bldg; Geo C Dolay (R); due, $27,747.22; T&c, $——; Bryan L Kennelly.

RIVERSIDE DR, ns, 445.1 w 158th, 102.11x204.7 to 160th, x100x228.3, vacant; Union Dime Savgs Bank—Henry Corn et al; Action 1; Woodford, Bovee & Butcher (A), 1 Madison av; Martin Conroy (R); due, $52,634.69; T&c, $3,117.25; Henry Brady.

RIVERSIDE DR, ns, 478.4 w 158th, 110.11x231.11 to el 160th, x39.10x63.2x237.6, vacant; same—same; Action 2; same (A); Geo Cozgill (R); due, $47,800.52; T&c, $2,612.00; Henry Brady.

1ST AV, 635, ws, 99.8 s 37th, 24.8x80, 5 sty bk tnt & strs; Jos W Dougan—Martha Casner et al; Holm, Whitlock & Scarff (A), 35 Nassau; Clarence McMillan (R); due, $14,929.26; T&c, $766.56; Daniel Greenwald.

2D AV, 2218, sec 114th (Nos 300-2), 20.11x80, 4-sty stn tnt & strs; Green-Wood Cemetery—Abr Cohn et al; Miller, King, Lane & Trafford (A), 80 Bway; Jno H Corwin (R); due, $14,-941.73; T&c, $367.97; Joseph P Day.

3D AV, 1081-9, sec 64th (Nos 200-6), 100.5x130, 1-sty theatre & 2-1-sty bk strs; Kath S Galbraith et al—Jno H Bodine et al; Jno C Ten Eyck (A), 76 William; Jos V Mitchell (R); due, $90,102.96; T&c, $——; Joseph P Day.

APR. 21.

RUTGERS PL, 26-8, swc Clinton (No 241), 57.8x71.4x57.4x71.10, 5-sty tnt & strs; Anna S Wilson—Jno A Anger et al; Mitchell & Mitchell (A), 44 Wall; Frank Moss (R); due, $53,-288.33; T&c, $6,802.80; mtg recorded Feb 20, 1908; D Phoenix Ingraham.

117TH ST, 138 W, ss, 435 w 6 av, 22.6x125.3, 3 & 4-sty & b bk dwgs; Eliz F Pegg—Hester Bates et al; Chas T Terry (A), 100 Bway; Walter Hirsch (R); due, $5,381.72; T&c, $——; sub to 1st mtg $17,000; Joseph P Day.

22D ST, 136 & 138 W, ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft & str bldg; Marie F Powell—Carvert Holding Co et al; Thos I Feitner (A), 67 Wall; Wm L Cahn (R); due, $80,161.97; T&c, $2,947.00; mtg recorded Feb 27, 1912; Herbert A Sherman.

96TH ST, 334 E, ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Louis T Lehmeyer—Oscawana Park Co et al; Marshall S Marden (A), 37 Liberty; Saml Strasbourger (R); due, $28,-256.02; T&c, $127; Daniel Greenwald.

102D ST, 209 E, ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & strs; Jas W Newton—Davis Krilow et al; Chas E Fiske (A), 189 Montague; Patk J Walsh (R); due, $17,101.35; T&c, $608.35; Henry Brady.

108TH ST, 67 W; ns, 150 e Col av, 25x100.11, 5-sty bk tnt; Minnie Bussel—Jno Reis et al; H I & L Cohen (A), 220 Bway; Abraham S Oberstein (R); due, $4,114.63; T&c, $666.80; sub to mtg $22,000; M Morgenthau, Jr Co.

119TH ST, 86 W, see Lenox av, 170-8.

128TH ST, 154 to 160 W, ss, 166.8 e 7 av, 66.5x99.11, 4-3-sty & b bk dwgs; Chas T Pegg—Hester Bates et al; Chas T Terry (A), 100 Bway; Frederic L Lockman (R); due, $3,148.-54; T&c, $——; sub to 1st mtg $27,000; Joseph P Day.

173D ST, 555 W, nwc Audubon av (No 160), 100 x100, 6-sty bk tnt; Penrose Realty Co—Fletcher Court Co et al; Gates Hamburger (A), 220 Bway; Jos C Levi (R); due, $5,538.01; T&c, $5,237.75; sub to 1st mtg $150,000; mtg recorded Feb 3, 1912; L J Phillips & Co.

LENOX AV, 170-8, sec 119th (No 86), 100.11x85, 8-sty bk tnt & strs; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas H Murray (R); due, $210,197.02; T&c, $2,285.55; mtg recorded Sept 22, 1902; Joseph P Day.

1ST AV, 1843, ws, 25.8 n 95th, 25x80, 5-sty bk tnt & strs; Bertha M Johnson—Aschel Sigalov et al; Wells & Snedeker (A), 34 Nassau; Schuyler C Carlton (R); due, $11,224.45; T&c, $576.-90; Joseph P Day.

1ST AV, 1271, ws, 52.4 s 8th, 24.6x50, 5-sty bk tnt & strs; German Savgs Bank in City N Y—Phillip Wagner et al; Dean, Tracy & McMahon (A), 160 Bway; Julian M Wright (R); due, $17,879.11; T&c, $2,018.35; mtg recorded June 30,1891; Joseph P Day.

APR. 22.

NEW CHAMBERS ST, 13, nec William, 27.6x—x21.6; East River Savgs Instn—Andrew F Gilsey et al; Omri F Hibbard (A), 74 Bway; Geo C Austin (R); due, $8,573.53; T&c, $124.-60; mtg recorded March 6, 1905; Joseph P Day.

RUTGERS PL 24, ss, 57.7 w Clinton, 25.5x72.3x25.7x71.10, 5-sty bk tnt & strs; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A), 44 Wall; Wilbur Larremore (R); due, $2,997.50; T&c, $2,495.75; mtg recorded Apr 3, 1908; D Phoenix Ingraham.

57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.

111TH ST, 122 W, ss, 218.9 w St Nicholas av 15x100.11, 4-sty & b bk dwg; Equitable Life Assr Soc of U S—Emaln Sahib de Hirapoin et al; Alexander & Green (A), 165 Bway; Jno H Rogan (R); due, $10,225.79; T&c, $129.70; Samuel Marx.

111TH ST, 253 W, ns, 92 e 8 av, 96x100.11, 6-sty bk tnt; Henry F Schwartz—Sarah R Grossblatt et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Chas L Greenhall (R); due, $40,080.14; T&c, $1,003.00; mtg recorded Feb 20, 1913; Joseph P Day.

131ST ST, 222 to 226 W, ss, 240 w 7 av, 45x99.11, 5-5-sty & b stn dwgs; Bklyn Trust Co—Hester Bates et al; Cullen & Dykman (A), 177 Montague, Bklyn; Henry B Singer (R); due, $22,657.19; T&c, $987.10; Samuel Marx.

135TH ST, 263-5 W, ns, 80 e 8 av, 45x99.11x22.6x12.6x22.6x87.5, 6-sty bk tnt; Mary J Kingsland—Bassy Block et al; Chas P & Wm W Da Kly (A), 141 Bway; Jno H Rogan (R); due, $52,622.74; T&c, $280.40; Bryan L Kennelly.

APR. 23.

MONROE ST, 188 & 190, ss, 60.2 e Montgomery, 43.11x95.9, 2-5-sty bk tnts & strs; Alfred M Heinsheimer et al—Nathan Isenberg et al; Action 1; Cary & Carroll (A), 59 Wall; L Harding Rogers, Jr (R); due, $35,120.73; T&c, $1,126.41; mtg recorded Mar 4, 1909; M Morgenthau, Jr, Co.

MONROE ST, 192, ss, 104.1 e Montgomery, 24.10x98.3x24.11x97.1, 5-sty bk tnt & strs; same—same; Action 2; same (A); same (R); due, $21,052.71; mtg recorded Mar 4, 1909; M Morgenthau, Jr, Co.

MONROE ST, 194, ss, 129 e Montgomery, 24.10x99.6x24.6x98.3, 5-sty bk tnt & strs; same—same; Action 3; same (A); same (R); due, $21,022.39; T&c, $600.20; mtg recorded Mar 4, 1909; M Morgenthau, Jr, Co.

61ST ST, 207 W, ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & strs; Morris Jaffe—S & J Realty Co et al; Saml S Kogan (A), 302 Bway; Henry Waldman (R); due, $3,618.56; T&c, $75—sub to mtg $12,500; Joseph P Day.

66TH ST, 58 E, ss, 160 w Park av, 20x100.5, 5-sty bk dwg; Alice Sachs—Julia W Porges; Harold Swain (A), 176 Bway; Harold H Herts (R); due, $28,856.45; T&c, $——; J H Mayers.

93D ST, 183 E, ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; Christine G Oppenhym et al—Adolph Cohen et al; Cary & Carrol (A), 59 Wall; Jas C Brady (R); due, $22,328.32; T&c, $1,097.56; M Morgenthau, Jr, Co.

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Legal Sales, Manhattan, Continued.

11STH ST, 313-5 E, ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & strs; Lawyers' Mtg Co Jos Edelstein et al; Cary & Carroll (A), 59 Wall; Archibald E Baxter (R); due, $19,121.81; T&c, $787.09; M Morgenthau, Jr, Co.

APR. 24.
No Legal Sales advertised for this day.

APR. 26.
61ST ST, 242 W, ss, 200 e West End av, 25x100.5, 5-sty bk tnt; Equitable Life Assur Soc of U S—Annie Goldstein et al; Action 1; Alexander & Green (A), 165 Bway; Abram Ellenbogen (R); due, $10,761.99; T&c, $182.50; Joseph P Day.

61ST ST, 244 W, ss, 175 e West End av, 25x100.5, 5-sty bk tnt; same—same; Action 2; same (A); Arnon L Squiers (R); due, $10,761.99; T&c, $182.50; Joseph P Day.

77TH ST, 12 W, ss ,225 w Central Park W, 25x102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 46 Cedar st; Michl J Mulqueen (R); due, $21,323.16; T&c, $4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APR. 17 & 19.
No Legal Sales advertised for these days.

APR. 20.
ADAMS ST, es, 297.2 n Van Nest av, 27.5x108.2x25x100; Ella A Butler et al—Wm J Scully et al; Clarence F Corner (A), 375 Pearl; Abr M Pariser (R); due, $4,155.01; T&c, $377.30; Joseph P Day.

BEAUMONT AV, 2316, es, 200 n 183d, 115x100; 2-sty fr dwg & vacant; Flora L Root—Augusta McGuire et al; Amend & Amend (A), 119 Nassau; Harold C Knoeppel (R); due, $1,463.-03; T&c, $212.54; James J Donovan.

CASTLE HILL AV, 1321, ws, 175 n Westchester av, 25x108; Arnold Timmerhans—Mitchell McDermott Constn Co et al; Alfred J Wolff (A), 115 Bway; Michl B McHugh (R); due, $6,519.44; T&c, $150; Charles Berrian.

FRISBY AV, ns, 220.5 w Rowland, 25x122.9x25x122.7; North Bronx Realty Co—Mary Lee et al; Kramer & Rourke (A), 220 Bway; Jerome S Hess (R); partition; Joseph P Day.

ROMBOUTS AV, 3707-35, ws, 100 s Light, 270x100.5x63.11x.05x206.2x100; Dyre Av Realty Co —Truro Constn Co et al; W Arthur Howell (A), 30 E 42d; Melville E Loewus (R); due, $20,208.18; T&c, $——; sub to pr mtg aggregating $52,709.10; Chas A Berrian.

APR. 21.
HERSCHEL ST, 103, ws, 303.9 s Halsey pl, 39.6 x112.7x27.1x105.8; Jane M Hicks—Walter L Shulman et al; Jos G Quinn, Jr (A), 257 Bway; Jas T Brady (R); due, $3,778.36; T&c, $462.12; Herbert A Sherman.

HERSCHEL ST, 106, ws, 227.10 s Halsey pl, 25.4 x97.10x14x4x11x97.10; Jane M Hicks—Norwood Heights Realty & Constn Co et al; Jos G Quinn, Jr (A), 257 Bway; Jas T Brady (R); due, $3,790.85; T&c, $431.02; Herbert A Sherman.

ST PAUL PL, nwc Washington av, see Washington av, 1443.

188TH ST, 504 E, ss, 152 w Bathgate av, 20x95, 3-sty bk tnt; Farmers' Loan & Trust Co—Mountain Constn Co et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, $8,264.50; T&c, $157.60; Henry Brady.

DECATUR AV, 2767, ws, 125.4 s 198th, 25x82.3x25.2x86.4, 2-sty fr dwg; Louis H Cramer et al—Lydia A Reynolds et al; Wray & Pilsbury (A), 50 Park pl; Wm H Steinkamp (R); due, $5,558.50; T&c, $465.54; Herbert A Sherman.

PARK AV, 3104, es, 29.11 n 158th, 28.3x70.4x—83.7, 3-sty fr tnt; Bernhardine D Busing—Anna M Kunkely et al; Louis Steckler (A), 261 Bway; Jos I Silver (R); due, $2,729.67; T&c, $1,011.11; Geo Price.

RYER AV, 2098, es, 181.6 n 180th, 18.6x103.7x —x103.10, 3-sty bk tnt; Farmers Loan & Trust Co—Ralph W Horne et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, $7,129.46; T&c, $108.08; Henry Brady.

WASHINGTON AV, 1443, nwc St Paul's pl, 65.3x100.5x70.10x100.7, 5-sty bk tnt & strs; N Y Life Ins & Trust Co—Geo F Murphy et al; Emmet & Parish (A), 52 Wall; Ely Neumann (R); due, $68,109.57; T&c, $851.50; M Morgenthau, Jr, Co.

APR. 22.
CEDAR ST, ws, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; Action 1; Jerome Eisner (A), 41 Park Row; Wm T Quinn (R); due, $1,213.28; T&c, $218.07; sub to 1st mtg $3,000; Henry Brady.

CEDAR ST, ws, 150 s Chester av, 25x100; same —same; Action 2; same (A); same (R); due, $1,119.33; T&c, $228.51; sub to 1st mtg $3,000; Henry Brady.

CEDAR ST, ws, 175 s Chester av, 25x100; same —same; Action 3; same (A); same (R); due, $1,299.49; T&c, $238.41; sub to 1st mtg $3,000; Henry Brady.

CEDAR ST, ws, 200 s Chester av, 25x100; Rebecca Fuhr—M Kempf Realty Co et al; Jerome Eisner (A), 41 Park Row; Wm T Quinn (R); due, $1,069.54; T&c, $240.03; sub to pr mtg $2,800; Joseph P Day.

167TH ST, 841 E, see 170th, 580 E.

170TH ST, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & strs; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A), 51 Chambers; Benj F Gerding (R); due, $1,214.25; T&c, $733.40; Henry Brady.

PROSPECT AV, ws, 100 n 180th, 35.3x66.1, vacant; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Leo J Curren (R); due, $707.46; T&c, $465; James Donovan.

STEBBINS AV, nec, 167, see 170th, 580 E.

WASHINGTON AV, 962-6, es, 161.6 s 164th, 58.11 x200, 3-2-sty fr dwgs; Bowery Savgs Bank—Workingmen's Educational Assn of Bronx Borough et al; Cadwalader, Wickersham & Taft (A), 30 Wall; Michl B McHugh (R), due, $10,891.71; T&c, $550; Joseph P Day.

APR. 23.
181ST ST, W, sec Davidson av, see Davidson av, sec 181st.

197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.

DAVIDSON AV, sec 181st, 87.4x94.8x77.9x79.5, 1-sty bk factory & vacant; Wm H Caldwell, Jr—Rothkirch Bldg Co et al; Arthur Knox (A), 198 Bway; Jno Davis (R); due, $6,738.-01; T&c, $475; George Price.

GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x82.1x140.2, vacant; Jos E Ducey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due $1,346.50; T&c, $1,158.89; sub to 4 pr mtgs aggregating $8,000; James J Donovan.

APR. 24 & 26.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

APR. 17.
No Legal Sales advertised for this day.

APR. 19.
6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nwc Prospect r'ark W, 97.10x92.6; Jas S Corrigan—Chas L Feltman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); James L Brumley.

APR. 20.
CHESTER ST, ws, bet Blake & Dumont avs Lot 39; Juliette F Potter—Abr K Taylor et al; Saml A Potter (A), 140 Nassau, Manhattan; Abr Feinstein (R); Jacob H Mayers.

INDIA ST, ss, 200 w Oakland, 25x100; Florence Raynor—Jos Chirin et al; Seley & Levine (A), 215 Montague; Louis R Bick (R); Nathaniel Shuter.

PULASKI ST, ss, 530.2 e Throop av, 25.5x100; Wilhemina Buitmann—Eugene Muller et al; Reynolds & Geis (A), 359 Fulton; Geo R Holahan, Jr (R); Wm J McPhilliamy & Co.

VAN SICLEN ST, ws, 304.3 s Av T, 122.8x—; Wilbur F Rockwell—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; David J Day (R); Wm P Rae.

85TH ST, swc 2 w, 140x125; Wm N Cromwell et al—Sarah F P Wales et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm J McPhilliamy & Co.

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss et al—Nunzio Brusca et al; Louis Ravid (A), 44 Court; David P Goldstein (R); Nathaniel Shuter.

CLASSON AV, ws, 250 s Putnam av, 38.2x110.5; Christopher W Wilson—Hamilton Trust Co et al; Coombs & Wilson (A), 260 Bway; Thos O'R Gallagher (R); Nathaniel Shuter.

NEPTUNE AV, sec Ocean pkway, 309.6x140.5; Larina Sawyer et al—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm P Rae.

NEW LOTS RD, ss, 24 w Van Siclen av, 507.1x irreg; Martin Wyckoff—Empire Keystone Impt Co et al; Fredk Van Wyck (A), 40 Wall, Manhattan; Henry D Lott (R); Wm P Rae.

APR. 21.
E 5TH ST, es, 260 n Av D, 30x100; Henry W Chadeayne—Bertha Esselmann et al; Harry L Thompson (A), 75 Remsen; Bernard I Finkelstein (R); Nathaniel Shuter.

9TH ST, ns, 222 w 3 av, 25x100; Kate A Cullen —Ida Walker et al; Isidore Lowenbraun (A), 116 Nassau, Manhattan; Eugene F O'Connor, Jr (R); Wm P Rae.

40TH ST, ss, 100 e 3 av, 25x100.2; Caroline L Brown—Maria Slavin; Theodore Witte (A), 375 Fulton; Mortimer S Brown (R); Nathaniel Shuter.

E 56TH ST (proposed), cl, 215 n Av U, —x— to cl 52d (proposed); Sheriff's sale of all right, title, &c, which Worcester Bklyn Realty Co had on Mar 6, 1915, or since; Lewis M Swasey, Sheriff—Wm P Rae.

GEORGIA AV, es, 360 s Blake av, 20x97.6; Sol Marks—Cecie Kleinman et al; Saml Wolbarst (A), 309 Bway; Harry S Lucia (R); Nathaniel Shuter.

ST MARK'S AV, ns, 199 e Ralph av, 19.6x127.9; Jas S Lawson et al—Thos P Wilson et al; Oscar Borth (A), 192 Bway, Manhattan; Patk E Callahan (R); James L Brumley.

22D AV, nws, 105.3 ne E 2d, 17x49.1; Lucy W Peek—Edwin M Meeker et al; Geo F Alexander (A), 315 Washington; Howard O Wood (R); Howard O Wood at County Court House at noon.

APR. 22.
HERKIMER ST, ss, 200 w Utica av, 50x185; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Leonora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.

UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Barnett Rosenfeld (R); Nathaniel Shuter.

E 12TH ST, ws, 60 s Bloom pl, 34x100irreg; Julia S Lorbe—Jacob Grossman et al; Bennett E Siegelstein (A), 93 Nassau, Manhattan; Howard O Wood (R); James L Brumley.

BEDFORD AV, sws, intersec ses Keap, 35x100; also BEDFORD AV, sws, 35 se Keap, 106x100; Zena Lichtenstein—Helen R Miller et al; Abr P Wilkes (A), 61 Park Row, Manhattan; Asa P Smith (R); Wm J McPhilliamy & Co.

CLARENDON RD, see Nostrand av, 100x100; Mechanics' Bank—David J Stewart et al; Owens, Gray & Tomlin (A), 189 Montague; Thos J Molloy (R); James L Brumley.

RAILROAD AV, es, 269.3 s Jamaica av, 45x175x irreg; Geo Specht—Theophile Henky et al; C S Heidenreich (A), 375 Fulton; Jos F Conron (R); Wm P Rae.

APR. 23.
BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co et al—Wilson Cent Co, Inc, et al; Jos B Boudin (A), 51 Chambers, Manhattan; Alfred A Schlickerman (R); Nathaniel Shuter.

BRISTOL ST, es, 196.1 s East New York av, 37x100; Shetland Co—Saml Brasch et al; Action 2; Jos G Deane (A), 45 Bway, Manhattan; Jas W Monk (R), James L Brumley.

DOBBIN ST, ws, 150 n Nassau av, 25x92.5; Williamsburgh Savgs Bank—Patk O'Connor et al; Action 1; S M & D E Meeker (A), 217 Havemeyer; Peter B Huberty (R); Wm J McPhilliamy & Co.

ELTON ST, es, 375 n Liberty av, 25x90; Adeline Fry—Oscar A Perine et al; Chas J McDermott (A), 2 Rector, Manhattan; Henry S Rasquin (R); Wm J McPhilliamy & Co.

GOLD ST, ws, 259 s Willoughby av, 22.3x100.3; Sheriff's sale of all right, title &c, which Ferdinand L Cross had on Jan 7, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

W 15TH ST, es, 365 n Mermaid av, 40x108.10; Obermeyer & Liebmann—Luigi Fringo et al; Hovell, McChesney & Clarkson (A), 50 Court; Jas W Redmond (R); Wm J McPhilliamy & Co.

70TH ST, ss, 300 e 8 av, 20x100; Edw Devine—Albert J Dowdeswell et al; W H Garrison (A), 50 Court; Jno D Mason (R); Wm J McPhilliamy & Co.

APR. 24.
No Legal Sales advertised for this day.

APR. 26.
CHAUNCEY ST, ns, 350 w Ralph av, 50x81.3; Jno D Williamson—Clifton Place Realty Co et al; G Burchard Smith (A), 391 Fulton; Jacob M Peyser (R); Wm J McPhilliamy & Co.

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian LaMoyne et al; Cullen & Dykman (A), 177 Montague; Peter P Smith (R), Wm J McPhilliamy & Co.

BLAKE AV, sec Bristol, 110x100; Realty Supply Corpn—The Lirock Inc et al; Abr H Spigelgass (A), 44 Court; David Senft (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 10.
13TH ST, ns, 269 e 1 av, 73.11x53.3xirreg; N Y Investors' Corpn—Carlsbrooke Realty Co et al; H Swain (A).

99TH ST, 53 E; Calvin A Stevens et al—Joe Gingsberg et al; W P Vining (A).

160TH ST, nec Ft Washington av, 102.8x102.2; Nathan Waxberg—L & D Realty Corpn et al; amended; Lese & Conolly (A).

APR. 12.
103D ST, 167 E; Amelia Lohr—Moritz Kurzrok et al; Gerlich & Schwegler (A).

108TH ST, 51-53 E; Henry S Bowron—Compact Realty Co, Inc, et al; Schenck & Punnott (A).

115TH ST, 310 E; Lewis Q Jones—Angelina Forreri et al; amended; Weekes Bros (A).

WEST END AV, nec 96th, 100x124; Farber Cont Co—Essie Constn Co, Inc, et al; J A Seidman (A).

APR. 13.
WATER ST, 684; Aletta L Tower et al—Ernestine Schleicher et al; Baldwin & May (A).

31ST ST, ns 145.4 e 7 av, 19.11x66; Mary A Williams et al—Wm F Donnelly et al; Cary & Carroll (A).

61ST ST, 235 W; Abraham Beller—Herbert Fischer et al; amended; C J Foltz (A).

134TH ST, 318 W; Jas K Holly, trst—Rudolph Newman et al; Gay & Goddard (A).

AUDUBON AV, ws 50 s 180th, 50x100; Philip Kramer et al—Alfred C Bachman et al; Gollmar, Smith & Froeb (A).

PARK ROW, 158; Frank Prime et al—Evarts Holding Co et al; Dean, Tracy & McBarron (A).

APR. 14.
19TH ST, 239 E; Wells P Eagleton—Marie P Boom et al; Dayton & Bailey (A).

114TH ST, ss, 334.11 e 7 av, 40.1x99.11; I B Realty Corpn—Isidor Bleiman et al; L S Marx (A).

2D AV 2207; Fitch Gilbert et al—Harris Kahn et al; J H Seymour.

APR. 15.
67TH ST, 50 E; Maurice S Bondy—Seth B Robinson et al; amended; W Bondy (A).

96TH ST, 206 W; Francis H Ross—Ethel H Moore et al; A J Ewald (A).

117TH ST, 212-214 E; Isaac Goodstein—Fischel Realty Co et al; A H Schwarz (A).

120TH ST, 235 W; Robt B Hirsch et al—Jas G Wagner et al; Cary & Carroll (A).

120TH ST, 237 W; Eliz W King—Jas G Wagner et al; Cary & Carroll (A).

APR. 16.
CANNON ST, 133; Esperanto Mtg Co—Marcus Rosenthal et al; W S Newhouse (A).

E BROADWAY, 101; Rachel Jacobson—Hannah Solomon et al; H Meyer (A).

MERCER ST, 19; City Real Estate Co—Walton C Althause et al; H Swain (A).

12TH ST, 648 E; Baldwin Staubach—Simon Machiz et al; amended; M W Wood (A).

28TH ST, 41-3 E; W Forbes Morgan, Jr—Inner Circle Realty Corpn et al; Gerard & Smith (A).

45TH ST, 71-9 W; Broadway Savgs Institution of City of N Y—Jos H Bannigan et al; amended; R Kelly (A).

109TH ST, 84 E; Lazarus Marshall—Israel D Schlachetzki et al; Guggenheimer, Untermyer & Marshall (A).

129TH ST, 329-33 E; Josephine E Thayer—Louis Lese et al; amended; F de P Foster (A).

Bronx.

APR. 9.
CLINTON AV, es, 132 n 181st, 66x150; Annie Mahoney et al—Giosue Galiani et al; Wesselman & Kraus (A).
GRAND BLVD & CONCOURSE, nwc 177th, 30.7 x59.7; Ellis Weisker—Mt Hope Methodist Episcopal Church et al; W R Osborn (A).

APR. 10.
236TH ST, ss, 105 e Carpenter av, 25x114; Martha L Tree—Geo W Burton et al; Clocke, Koch & Reidy (A).

APR. 12.
JENNINGS ST, ss, 134.1 e Union av, 36x100; D Henry Waltemade—Agnes M Pragnell et al; Elfers & Abberley (A).
INTERVALE AV, 850-54; also FOX ST, 854, 858, 860; Margt Knox—Mardece Constn Co et al; A Knox (A).

APR. 13.
ELSMERE PL, 871; Assets Liquidation Co—Henry B Hardenburg et al; Wing & Russell (A).
170TH ST, ns, 108.6 e Crotona av, 32.3x30.6; Amelia Smith—Eugene H Hammond et al; F W Burr (A).
192D ST, sec Valentine av, 13.7x177.8; Ella S Poor—Max Brand et al; Roelker, Bailey & Stiger (A).
LOT 93 & 94, Map of 131 building lots belonging to Estate of Thos O Woolf 24th Ward; Henrietta H Woolf, admtrx—Carl H Dittmar et al; Deering & Deering (A).
LOT 287, "Map of 329 lots parts of Shieffelin Estate," 24th Ward; Benj E Elgar—Giuseppe Bevacqua et al; Cook & Elgar (A).

APR. 14.
IRVINE ST, es, 100 n Seneca av, 24.9x100; Benenson Realty Co—Jos E Dutey et al; Elfers & Abberley (A).
BATHGATE AV, 1964; August Heil—Robt Clemens et al; W D Cameron (A).

APR. 15.
BATHGATE AV, es, 54.10 n 173d, 20.2x87.6; Ferdinand A Duesser as gdn—Annie Rosenhaus et al; G W Blake (A).
CYPRESS AV, nwc 140th, 95.7x200.1; Edgar S Appleby et al—Moses Arndstein et al; Cannon & Cannon (A).
LOTS 96 & 97, map of prop of S Cambreleng at Fordham; Jno Anton—Maiche Marino et al; Williamson & Bell (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 8, 9 & 10.
No Judgments in Foreclosure Suits filed these days.

APR. 12.
64TH ST, 115 E; United States Savgs Bank of City of N Y—Albert J Kramer; Merrill & Rogers (A); Henry Hofheimer (R); due.....31,108.33
138TH ST, 105 W; Thos F O'Brien et al —Lillian V Field; Armin H Mittleman (A); Chas H Murray (R); due.24,026.86
148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savgs in City of N Y—Corkemaz Realty Co; Cadwalader, Wickersham & Taft (A); Wm Klein (R); due.....148,600.00

APR. 13.
55TH ST, 234-6 E; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A); Herman Joseph (R); due 32,000.00

APR. 14.
119TH ST, 43 W; Union Trust Co of N Y—Theresa Abelson et al; Miller, King, Lane & Trafford (A); Phoenix Ingraham (R); due.....11,488.89

Bronx.

APR. 9.
CEDAR AV, 1961-3; Corporate Mtg Co —Edmonson Constn Co et al; L J Tompkins (A); M P Breen, Jr (R); due 1,014.42

APR. 10.
LOTS 14, 15, 22 & 23, parcel 22, map of subdivision of prop of Estate of Wm B Ogden at Highbridge; Park Mtg Co —Guidone & Galardi Co et al; Seybel & French (A); E S Booth (R); due. 6,241.00

APR. 12.
166TH ST, nwc Prospect av, 80x100; Jas T Byrne—Angel Constn Co et al; A Zimmerman (A); W A Keating (R); due 3,082.91
168TH ST, nwc Union av, 26.6x96.8; Helen Fuld et al—Geo P C Stolzenburg et al; Kurzman & Frankenheimer (A); C Brandt, Jr (R); due..22,385.00

APR. 13.
KINGSBRIDGE TER, 3013; also KINGSBRIDGE TER, 3015; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A); R H Arnold (R); due.. 2,075.94
KINGSBRIDGE TER, 3017; also KINGSBRIDGE TER, 3019; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A); R H Arnold (R); due.. 2,075.94

APR. 14.
GARFIELD ST, es, 395.6 s Morris Park av, 25x100; Minnie Hummel—Theo Weberg, Jr; L E French (A); J C Brady (R); due 3,207.16
BRONX PARK AV, es, 75 s Lebannon, 25x100; Conrad Muller, exr—Fanny Shapiro et al; E A Acker (A); W E Smith (R); due 4,171.03
LOTS 297 & 333, map of Village of Wakefield; Thos Burke—Geo W Winston et al; D F Nugent (A); R H Bergman (R); due 2,601.45

APR. 15.
BEAUMONT AV, es, 233.3 n 187th, 33.4 x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A); F S McAvoy (R); due..... 3,451.10
BEAUMONT AV, es, 266.6 n 187th, 33.3 x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A); F S McAvoy (R); due 3,532.37

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 10.
No Lis Pendens filed this day.

APR. 12.
PECK SLIP, 43; Otis Elevator Co—General Fish Co et al; action to foreclose mechanic's lien; H L Brant (A).

APR. 13.
174TH ST, nec Wadsworth av, 100x189.9; Adamo Ciccarono—West Park Presbyterian Church of N Y City et al; action to foreclose mechanic's lien; Menken Bros (A).
AV A nwc 22d, 172.9x117.4; National Bridge Works—Auto Truck Storage & Exchange Co et al; action to foreclose mechanic's lien; Thompson & Fuller (A).

APR. 14.
FULTON ST, 216, David S Naugle—Emily A Naugle et al; action to impress trust, &c; E E Fay (A).
105TH ST, ss, 155 e 1 av, 50x100; Zachariah Hirsch et al—Fannie Hirsch et al; partition; A H Schwarz (A).
3D AV, 1382; Thos F Kane—Matthew A Kane et al; action to declare deed void; J J Lorden (A).
3D AV, 1384; Thos F Kane—Jno L Kane; action to declare deed void; J J Lordan (A).
3D AV, 1386 & 1388; 2 actions; Thos F Kane—Catharine L Kane et al; action to declare deeds void; J J Lordan (A).
LOT 30½; Block 1225, Sec 4; Bessie A McGuire —Jno M Pinkney et al; H Yarm (A).

APR. 15.
CHRYSTIE ST, ws, adj land of Reuben Munson, 25x50irreg; also 127TH ST, ss, 357.8 e 2 av, 25x93.8; Moses Karpf et al—Cannariato Real Estate Co et al; action to set aside deeds; L Sanders (A).
110TH ST, 9 & 11 W; Louis Fishman—Louis W Morrison et al; action to foreclose mechanic's lien; I Cohn (A).

APR. 16.
No Lis Pendens filed this day.

Bronx.

APR. 9.
228TH ST, E, nec Paulding av (known as Lot No 85-1, Wakefield); L Josephine Moses—Elisha G Selchow et al; action to foreclose transfer of tax lien; G A Moses (A).

APR. 10.
No Lis Pendens filed this day.

APR. 12.
No Lis Pendens filed this day.

APR. 13.
MERRIAM AV, swc University av, 42.8x125; Geo Colon & Co—Sarah B Smith et al; action to foreclose mechanic's lien; Menken Bros (A).
MORRIS AV, 1343; Rothblatt-Siegel Co, Inc—Mollie E Katzen et al; action to foreclose mechanic's lien; J Glasser (A).

APR. 14.
FOREST AV, ws, 100 s 165th, 22x91; also LOT 230, Map of part of Trask Estate, adjoining 174th st subway station; Amelia Cook—Eliz Wich et al; partition suit; G Goodman (A).

APR. 15.
No Lis Pendens filed this day.

Brooklyn.

APR. 8.
BERRIMAN ST, es, 100 n Pitkin av, 90x100; Morris Druss—Berrilen Realty Co et al; S A Potter (A).
HOYT ST, es, 40 n Wyckoff, 20x90; Lucy Harksen—Wm H Nolan et al; G W Pearsall (A).
LINDEN ST, 21; Carroll F Norton—Wm Boyle et al; partition; F Ingraham (A).
VAN BRUNT ST, nws, 25 sw Verona, 35x90; Jos McNerney—Mary A Loughran et al; E J Flanagan (a).
JAMAICA AV, ss, 26.9 e Miller av, 15x62.6x15x 68.6; JAMAICA AV, ss, 57 e Miller av, runs s74.8xe31.4xn49.5xnw35.7xw25.10 to beg; E 31ST ST, ws, 300 s Av K, 40x105; LOTS 165 to 170 & ½ of lot 171 "Map of heirs of Nicholas Schenck, Jr"; FULTON ST, ss, 275 e Sackman, 50x100; SUMPTER ST, ss, 275 e Patchen av, runs se52.4xw.05xsw52.4xe25.5xne 55.2xnw57.1xw50 to beg; HERKIMER ST, 593-5; PATCHEN AV, 210; MILLER AV, ws, 160 n Blake av, 20x100; ROCKAWAY AV, nwc Av K, runs w259.4xn90xe105xn15xe120xs105 to beg; CONKLIN AV, nec Bklyn & Rockaway Beach R R, 60x131.4x66.3x103.2; E 95TH ST, ec Av M, runs se126.6xne109.4xnw100.7xsw 103.5 to beg; SKIDMORE LA, sc Rockaway av, 84.11x131.5 x 84.11 x 133.3; ROCKAWAY PKWAY, es, 83.5 n Av J, 156.1x126x152.9x 126.1; STILLWELL LA, wc land of Chas Stillwell, 125x140; LOTS 6 to 9, Map of prop heirs Tunis & Daniel Durland; E 102D ST, ws, 100 n Av G, runs n180xw160xn220xw20xn —xw—xs—xe— to beg; ¾ pt; E 102D ST, ws, 100 n Av G, —x—, ¾ pt; E 102D ST, swc Av G, —x—, ¾ pt; E 12 & 13, Map of Henry Lohman; LOTS 750 to 759, Map of land of heirs of Nicholas Schenck, Jr; LOTS 208 to 215, Map land of heirs of Nicholas Schenck, Jr; BROADWAY, ss, 295 e Troy av, 82.7x100x 78.11x100.1; ST JOHN'S PL, ns, 101.10 w Rochester av, 66.2x133.2x66.10x133; STERLING PL, ns, 215 w Ralph av, runs w10xn126.4 xne115xe80xn—xne5xs60xw120xs100 to beg; ST JOHN'S PL, nec Ralph av, 19.4x41.5x11.2x 38.4; PROP begins 100 s Sterling pl & 100 e Ralph av, runs e60xs71.10xw61.1xn82.2; EASTERN PKWAY, nec Buffalo av, 30x100; PROP bounded nx Park plxw Utica av & se land of Klos & Balz, —x—; DEGRAW ST, ss, 144.6 e Utica av, 80.6x144.6x46.4x162.9; DEGRAW ST, ss, 100 e Buffalo av, 20x220.7; ROCKAWAY AV, ws, bet Avs D & E, —x—; VARKENS HOOK RD, es, 146 s Av G, 110.6x195x124.5x 186.5; SALT MEADOW, called Flatbush Meadow bounded w by a ditch, xn land Henry Vanderveer xs land Michl Stryker xe Vanderveer Creek; E 87TH ST, nes, 208.7 se Av K, runs se87.11xne100.1xnw87.11xsw100.2 to beg; UTICA AV, es, 60 n Sterling pl, runs n162.9x ne155.5xne55.5xnw15.7xe—xse20xw—xs22xw20xs 40 xw80 to beg; COOPER, ST, 272 & 273A; also PROP in Queens, Suffolk & Delaware Co; Emma G Henderson—Albert T Balz et al; partition; A D Ecke (A).
JEFFERSON AV, 623; Albert E Salmon—Fred R Farrington et al; J L Case (A).
UTICA AV, es, 95.6 s Av N, 180x200; Wm S Pendleton—W W Robertson Realty Co et al; H J Davenport (A).
"LOT 7" Map of prop showing location of 19 houses in 6th Ward; Wm R McGuire—Cath Collins & ano; J J Kesselman (A).

APR. 9.
COLES ST, sws, 106.6 nw Hicks, 25x100; Jno H Rickard—Jno P Fitzpatrick et al; to create a title; E J Faudrey (A).
LINCOLN PL, ns, 198.1 e Howard av, 18.1x78.4x 20.5x68.10; Albert T Bass—Sol Wolf et al; H L Thompson (A).
E 12TH ST, es, 1,050 s Beverly rd, 50x100; Ida A Ostergen—Pauline W De Lisser et al; W F Haemer (A).
36TH ST, nes, 160 se 14 av, 20x100.2; Eliz Davis Alfred B Emrick et al; T F Redmond (A).
41ST ST, ss, 160 w 4 av, 40x100.2; Timothy S Williams—Mountain View Hts Realty Co et al; Cary & Carroll (A).
71ST ST, ns, 502.10 w 18 av, 83.10x100x86.1x 100; also 70TH ST, ss, 500 w 18 av, 88.5x100.1 x86.1x100; South Jersey Land Co—Melchior Longo et al; Kramer & Bourke (A).
BELMONT AV, ss, 75 e Hendrix, 25x100; Emma Baker—Rose McGarry et al; Watson & Kristeller (A).
CARLTON AV, es, 91.8 n Bergen, 18.4x81.4; BERGEN ST, ss, 100 w Carlton av, 20x100; ST MARK'S AV, ss, 165 w Vanderbilt av, 17.6 x131; CLINTON ST, ws, 19.6 s Nelson, 53x 55.6; Lizzie P Frerichs—Jno Love et al; partition; W O Gantz (A).
HUDSON AV, ws, 175 s Lafayette, 25x100; Geo D Gilmore—Philip Cichetto et al; W E Buckley (A).
JAMAICA AV, ss, 57 e Miller av, runs s74.8xe 31.4xn49.5xnw35.7xw25.10 to beg; MACON ST, swc Patchen av, 20x80; Emma G Henderson—Albert T Balz et al; partition; A D Ecke (A).
NEW UTRECHT AV, ws, 148 n 58th, 40x110; Bklyn Instn of Arts & Sciences—Josephine R Glashoff et al; T F Redmond (A).
NOSTRAND AV, ws, 60 s Clarendon rd, 20x80; Minnie Hartel—Henry Blau; J W Kahn (A).
THATFORD AV, ws, 75 n Belmont av, 25x100; N Y Investors Corpn Etta A Sosnowitz et al; T F Redmond (A).
TOMPKINS AV, ws, 40 n Ellery, 20x100; Bond & Mtg Guar Co—Chas Hollander et al; T F Redmond (A).

APR. 10.
COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP adj swc above prop, 4.9x24.1x4.5x 24.1; Wm H Snyder—Thos Lamb et al; dissolution of co-partnership; Smith, Doughty & W (A).
AV C, sec Ocean pkway, 34x130; Clara E Broune —Emma C Miller et al; Reed & Pallister (A).
NEW JERSEY AV, ws, 300 s Sutter av, 20x100; Eugene L Richards—Henry Hoffman et al; to set aside deed; Morrison & Schiff (A).
SNYDER AV, 3014; FOREST PL, swc 88th, 53.9 x107.2x100x113.4; Dietrich W Kaatze—Augusta B Bruggerman et al; N D Shapiro (A).

APR. 12.
AMES ST, ws, 190 n Pitkin av, 25x99.10; Title G & T Co—Sarah Scheinert et al; T F Redmond (A).
CONCORD ST, nws, 150 sw Lafayette av, 50x 125; CONCORD ST, nws, 100 sw Lafayette av, 50x125; Herman Richter—Barbara Trefz et al; Reynolds & Geis (A).
DEGRAW ST, ns, 274.6 w Schenectady av, 28.6 x133.1; Caroline Wayne—Tempel Constn Co et al; Pratt, Koehler & B (A).
HOPE ST, ec Keap, 25x100; Paul Hellinger—Nathan Reisler et al; P Hellinger (A).
MONTAUK ST, ss, 300 w Bremen, 25x100; Minnie Weil—Sami Klausner et al; Levy, Gutman & G (A).
MOORE ST, ns, 329.5 w White, 50x100; Nathan Federgreen—Phillip Epstein et al; S Bitterman (A).
AV F, nec West, 80x100; Cornelius J O'Brien—Gustef A Johnson et al; H L Thompson (A).
DEKALB AV, nws, 63 sw Bushwick av, runs n 90xw17xn40xw60xs130xe77 to beg; Thos A Clarke—1175 DeKalb Av Co & ano; J J Curtin (A).
LINCOLN AV, ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke—Ella L Sparrow et al; F Cobb (A).

APR. 13.
ELTON ST, es, 150 s Liberty av, 20x90; Ida Van Wert—Albert Kauffmann et al; P Windels (A).
POWELL ST, es, 140 n Livonia av, 60x100; Barnet Kopelowitz—Abr Krauss; to create a trust; M Greenwald (A).
STOCKTON ST, ns, 84 e Tompkins av, runs n40 xe2xn40xe14xs80xw16 to beg; Morris Grossman—Jaffe Roth Co et al; foreclosure mechanic's lien; H S & C G Bachrach (A).
N 7TH ST, nec, 80 w Bedford av, 20x85; Saml Friedman—Herry Siner et al; L Sanders (A).
44TH ST, nes, 200 nw 15 av, 120x100.2; Bank of Flatbush—Diaz Bldg Co et al; G Boochever (A).
61ST ST, swc 18 av, 140x100; Fannie Johnston—Cath E Coleman et al; H J Davenport (A).
68TH ST, ss, 220.5 w 10 av, 20.1x90; Jno H Carl—Safe Realty Corpn et al; Michling & Kayser (A).
DRIGGS AV, 910; Morris Levinson—Lazarus Harris & ano; to create a lien; S Solomon (A).
HOWARD AV, es, 26.2 s Dean, 27x90; Abr Levin —Abram Barasch & ano; to reform a deed; I Solomon (A).

Lis Pendens, Brooklyn, Continued.

HUDSON AV, ws, 69.8 s Willoughby, runs w100 x8Sxw12xs42.2xe112xn50.2 to beg; Libbie Traktman Roosevelt Hospital et al; to create a title; J Taylor (A).

APR. 14.

BARRETT ST, ws, 100 n Sutter av, 100x100; Salvatore Marrocco—Regal Holding Co et al; R K Jacobs (A).

CROWN ST, swc Rogers av, 100x255.7; Alois Lazansky Attilio Pasquini & ano, Jonas Lazansky & N (A).

ECKFORD ST, ws, 225 n Norman av, 25x100; Kittie S Timmer Sarah L Gechin et al; partition; J W Robertson (A).

FULTON ST, ns, 50 w Bradford, 50x100, Thos B Rider—Leonard J Leese et al; J M Rider (A).

HOPKINS ST, nec Throop av, runs n50xe60xn25xe20xs75xw80 to beg; Bond & Mtg Guar Co —Philip Leventhal et al; T F Redmond (A).

PENN ST, sws, 140 se Harrison av, 66x100; Williamsburgh Savgs Bank—Grace E Tompkins et al; S M & D E Meeker (A).

E 13TH ST, ws, 240 n Av H, 40x100; Morris L Schupack—May T Crofts & ano; foreclosure mechanic's lien; I Solomon (A).

E 14TH ST, es, 300 n Av X, 100x100; Max Silberstein—Cesgold Co; foreclosure mechanic's lien; J A Seidman (A).

E 21ST ST, ws, 325 s Ditmas av, 75.4x100x33.7x109.6; Wm E Philips—Edwin H Bigelow et al; H A Ingraham (A).

75TH ST, nes, 500 nw 19 av, 40x100; Agnes E Reynolds—W Harry Ewald, Jr, et al; H M Bellinger, Jr (A).

CHRISTOPHER AV, ws, 125 n Pitkin av, 36x100; Abr Kalman Kaufman Quinton et al; M N Koven (A).

GATES AV, se Irving av, 50x100; Louis Allmendinger Louis J Hass et al; C Oechler (A).

NEW JERSEY AV, es, 90 s Stanley av, 60x200; Karl Schmelgle—Hannah Friedman et al; C S Heidenreich (A).

SHEFFIELD AV, es, 216.8 n Sutter av, 16.8x95 Sarah W Baker Sam D Danzik et al; T F Redmond (A).

STONE AV, es, 71.6 n Dean, 17.6x80, Dime Savgs Bank—Maria C Mignone et al; Cullen & Dyckman (A).

WYTHE AV, ws, 40 s N 8th, 20x55; Wilfred V Nichols—Thos Grohulsky et al; H J Davenport (A).

14TH AV, ws, 80 n 77th, 40x100; Jno Calendo —Pasquale Russo et al; A F Van Thun, Jr (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APR. 10.

ORCHARD ST, 59; Manhattan Marble & Slate Works, Inc Edw Ridley & M Whitelaw & Co (58) 16.00

45TH ST, 307-15 W; Geo I Roberts & Bros, Inc—Vincent Astor et al & Osborne, Rea & Co & Jas McWalters (50) 220.50

64TH ST, 241-5 W; Jno R Woods—Bournonville Realty Co & F J Ashfield & Sons; renewal (56) 360.00

118TH ST, 215 E; Barnett Voichick—Helen Loughran & Reggie Loughran (55) 27.10

AUDUBON AV, 392; Jno Zicherman—Amelia C Holmes & H M Laubitschek (57) 32.20

WEST END AV, nec 96th, 100x124; Farber Contracting Co—Essio Constn Co, Inc (54) 5,789.80

APR. 12.

GREENE ST, 213; Dora Isseks—Jno J Tully; L C La Forrest and Engineers' Supply & Repair Co (62) 30.00

MOTT ST, 35; Abr Levin Jno Doe; Tolkow Secker & Co (65) 302.27

38TH ST, 237 W; Hirsch Greenberg et al—Tion Realty Co; Jacob Epstein (64) 95.43

AMSTERDAM AV, sec 125th, 25x100; C Rieger's Sons, Inc—Richard A Henriques et al; Darwin E Hill (60) ... 1,910.00

NAGLE AV, ses, 296 sw Hillside av, 100x92; Pratt & Lambert Inc—Central Bldg Impt & Investing Co & Sonn Bros; Miller & Bruings (61) 235.35

6TH AV, 656-58; Hirsch Greenberg et al —Union Trust Co; trst; Jacob Epstein & Anna Markel (63) 105.41

APR. 13.

58TH ST, 316 E; Max Levine—Jeremiah F Cotter; Jacob Chesler (67).. 20.00

64TH ST, 241-45 W; S H Pomeroy Co, Inc Bournonville Realty Co; F J Ashfield; renewal (66) 350.35

LEXINGTON AV, 311; Jos H Lowenstein—Allerton 38th St Co, Inc (08).. 400.00

APR. 14.

NORFOLK ST, 134; Pleasant Iron Wks, Inc—Nathan Cohen; Morris Goldberg (69) 119.35

10TH ST, 387 E; Louis Berger Michl Garlick; Max Lipsky (71) 50.34

11TH ST, 211 W; Edgar Luneschloss—Minna Aronson; Jacob J Aronson, agent (72) 20.00

13TH ST, 416-24 W; Edgar Luneschloss —Wm A Astor, exr; R J Francis, agent (73) 32.00

84TH ST, 205 W; Julius L Engel et al —Wohlfarth Realty Co & Adam Urbach (75) 184.00

157TH ST, 540 W; Diatkin & Wald—Lamont Realty Co (70) 42.00

BROADWAY, 2182-86; 77TH ST, 227-31 W; Superior Cornice & Skylight Wks, Inc—Eva J Coe; Lewis C Van Riper (74) 230.00

APR. 15.

20TH ST, 510 E; Nathan Boyarsky—Jno A Brookman; Barney Berkowitz (77) 164.45

BOWERY, 115 & 117; Herman Steinberg Jas F Hadly; Edward Morrisey (76) 113.00

APR. 16.

15TH ST, 17-21 W; Bayer-Gardner-Himes Co—Midville Realty Co & White, Van Glahn & Co; renewal (80) 196.00

46TH ST, 110 W; Knickerbocker Electrical & Chandelier Supply Co—Evan Costume Co & Geoly & Angelo D Benedetto (79) 32.47

Bronx.

APR. 9.

179TH ST, ns, 50 e Walton av, 50x75; Sam Minskoff—Notlaw Realty Corpn (9) 250.00

179TH ST, nec Walton av, 50x75; Sam Minskoff—Notlaw Realty Corpn (10). 250.00

LIEBIG AV, ws, 250 s 261st, 50x95; Wright-Ogden Co—Hannah Nyden & Louis J Schoefer (8) 348.97

LIEBIG AV, ws, 250 s 261st, 50x95; Frank Ramstedt—Hannah Nyden & Louis J Schoefer (13) 145.00

LIEBIG AV, ws, 250 s 261st, 50x95; Yonkers Woodworking Co, Inc—Hannah Nyden & Louis J Schoefer (14). 110.00

MORRIS AV, swc Tremont av, 31.6x85; Sam Minskoff—Notlaw Realty Corpn (12) 250.00

TREMONT AV, nec Walton av, 25x103; Sam Minskoff—Notlaw Realty Corpn (11) 250.00

APR. 10.

ELTON AV, 150; Alex Campbell—Mary A Walters & Michl J Moriarty (15). 55.00

APR. 12.

LIEBIG AV, ws, 250 s 261st, 50x95; Victor Zambetti—Hannah Nyden; Louis J Schoefer (16) 52.00

APR. 13.

CROTONA AV, 910; Title Guar & Trust Co—Lena Schacht; Jos Solzman (18) 20.00

LIEBIG AV, ws, 250 s E 261st, 25x100; Davis Bros—Hannah Nyden; Louis J Schoefer (17) 127.00

APR. 14.

MACLAY AV, ss, 132.8 e Zerega av, 18x92; Patrick J Twomey Danl J Daily et al; Daniel Daily (19)..... 35.00

APR. 15.

No Mechanics Liens filed this day.

Brooklyn.

APR. 8.

BARRETT ST, 94-6; De Fago & Libertti —Regal Holding Co & Mayer Hoffman as pres 986.27

LORIMER ST, 70; Jos Zucker—Bertha Robinson & Rosie Wolf 30.00

PARK PL, 1702-8; J Sandak—Rio De Janiero Realty Co & Ida Marcus 213.25

QUINCY ST, ns, 300 e Nostrand av, 50 x100; General Gas & Appliance Co—Giffuni & Richard, Vicent Giffuni & Raffaelle Richard 115.00

AV B, ns, 40 e 88th, 60x100; R E Simons Lemides T Burbridge 7,000.00

FLATBUSH AV, sec Parkside av, 95x85.4x102.4x120.9; Canadian Bldg Material Corpn Bklyn Union Bldg Corpn, Carmine Carraturo & Frank Brancaccio 201.08

APR. 9.

GRAND ST, 659; F Pancio—L Schwartz & Hyman Sulsky 70.00

BEDFORD PL, ws, 75 s Clifton pl, —x—; L J Kelly—Thos Roeliford, Sr .. 39.00

MYRTLE AV, 365; J Mortons Sons' Co Louis Rappaport & T J Dougherty . 226.41

APR. 10.

LINCOLN PL, sec Bedford av, runs e 134.6xs100xe8xs85.7xw70xn57.9xw73xnw 30.10xn107.2 to beg; M R Dowdeswell —Carmina Camardella & Jas V Camardella 391.50

220 AV, 6516-20; R C Vernes Sea Beach Bldg Co 215.00

APR. 12.

FULTON ST, 2395; Milwaukee Metal Ceiling Co—Minnie Bennett & Harry Erkert 190.00

HENRY ST, swc Pacific, 144x188; I Spiegel—L I College Hospital; Jno Thatcher & Lewis Max 57.00

HEWES ST, 243; J Seider—Saml Neifeld & Wm Hill 50.00

HINSDALE ST, es, 200 s Dumont av, 150x100; B Goetz—Willmont Realty Corpn 147.35

NEWELL ST, 243-55; GREENPOINT AV, 226-34; Harry Silverstein—Sidney J Freiden, Israel Kostell, Sam Fleischman & Wm Fetner 75.76

ATLANTIC AV, ns, -- w Utica av, 25x 100; Aaron Levinthal—Jno A Selsman & Jno Cohen 284.00

LIBERTY AV, sec Van Sicklen av, 150 x100; B Goetz—Diaz Bldg Co 515.00

20TH AV, ws, 22.2 s 58th, 80x80; C M Johnson—Up-to-Date Bldg Co, Sidney H Bailey & Geo Van Orden 82.13

SAME PROP; R Wiese—same 169.50

APR. 13.

PROSPECT PL, nec Troy av, 80x27.6; Empire City Lumber Co—Johnson Realty Co 380.85

STOCKHOLM ST, ses, 200 sw St Nicholas av, 35x100; Manhattan Marble & Slate Works—German Hospital Soc & Tower Constn Co 220.00

OCEAN AV, sec Newkirk av, 46x124.10; J Danes Kirkiew Realty Corpn & Y Y Karpel 35.00

APR. 14.

CARROLL ST, 1426, 1440, 1442, 1448 & 1450; J W Sands—Leslie Posen Constn Co 3,854.00

GRAND ST, ns, 75 w Manhattan av, 25 x100; J Bossert & ano—Henry & Lena Schwartz & H S Sulsky 264.11

GRAND ST, ns, 75 w Manhattan av, 25 x100; B Becker—Harry & Lena Schwartz & Hyman S Sulsky 127.50

E 14TH ST, es, 300 s Av W 100x100; M Wiesy Cesgold Co & Henry Somerville 28.50

CLASSON AV, 93; G Diamond—Antonio & Luisa Dezego 122.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

APR. 10.

13TH ST, 635 E; Sol Sartizky—David Moskowitz et al; Jan21'15..... 30.00

APR. 12.

47TH AV, ws, 24th or 25th; S C Marx Co—National Cloak & Suit Co et al; Apr2'15 ..... 277.17

SAME PROP; Richardson Phenix Co —same; Apr2'15 ..... 513.06

SAME PROP; Diehl Mfg Co same; Apr2'15 ..... 188.87

SAME PROP; E F Keating Co—same; Apr2'15 ..... 1,585.74

SAME PROP; H W Johns-Manville Co—same; Apr2'15 ..... 1,775.32

SAME PROP; Parker Sheet Metal Wks same; Apr2'15 ..... 6,405.52

APR. 13.

75TH ST 507-9 E; J L Keating & Co—Bernet C Gerken et al; Aug17'14..... 158.13

BROADWAY, 317; Murray Hill Sheet Metal Works—Soc of the N Y Hospital et al; Sept15'14 ..... 36.60

LEXINGTON AV, 571; Davis Brown, Inc—Hammerstein Opera Co et al; May27'14 ..... 9,449.79

LEXINGTON AV, es, 50.5 s 51st; Jno Jonas Iron Works—Hammerstein Opera Co et al; June30'14 ..... 7,112.77

SAME PROP; Davis Brown, Inc—same; May26'14 ..... 9,449.79

2D AV, 1207-15; Jno Viviani—Jane Sanders et al; Dec15'14 ..... 857.00

47TH AV, nwc 24th; Johnson Service Co—National Cloak & Suit Co et al; Apr2'15 ..... 2,226.00

APR. 14.

1116TH ST, ss, 80 w Lexington av; Herman First—David Yesky et al; Mar15'15 ..... 24.85

BROADWAY, 1367; Jacob Rubin—Mary B Averill et al; Jan21'15 ..... 64.65

3D AV, 1550-54; Empire Architectural Iron Wks—Henry D Greenwald et al; Apr3'15 ..... 88.75

APR. 15.

SPECK SLIP, 43; Guarantee Cornice & Skylight Co Bessie F Kane et al; Sept10'13 ..... 115.00

6TH AV, 4-6 & 49½; Thos Galligan, Inc—Henry Vogel et al; Oct9'14.... 55.00

APR. 16.

56TH ST, 363-7 W; Jacob Schlesinger Ida L Eisele et al; Feb2'12..... 470.00

Bronx.

APR. 9.

No Satisfied Mechanics Liens filed this day.

APR. 10.

No Satisfied Mechanics Liens filed this day.

APR. 12.

No Satisfied Mechanics' Liens filed this day.

APR. 13.

No Satisfied Mechanics' Liens filed this day.

APR. 14.

139TH ST, 588 E; Barnet Zam—Sarah E Techt et al; Oct31'14..... 344.00

APR. 15.

WHITLOCK AV, sec Tiffany, 50.4x100; Robt Griffin Co, Bronx Branch, Inc, et al—Turek Realty Corpn et al; Mar25'15 ..... 352.83

Brooklyn.

APR. 8.

E 15TH ST, es, 600 n Av N, —x—; Jno M Garvey—Anna Thomas; Mar15'15 ..... 118.43

BAY 23D ST, 186-88; Max Kornreich—Bay 23D ST Constn Co & Harry Chevron; Feb16'15 ..... 330.00

APR. 9.

SUMPTER ST, 7 & 9; C & G Viebrock —Neaveau Co & Sol Brill & Geo D Suydam; Feb3'15 ..... 321.00

SAME PROP; Natl Sash & Door Co, Inc—Sol Brill & Geo D Suydam; Dec28'14 ..... 120.00

SAME PROP; John McKeown, Inc—Neuveau Realty Co & Geo D Suydam; Dec28'14 ..... 118.37

SAME PROP; Jno F Reilly—same; Dec28'14 ..... 672.00

SAME PROP; C W Wilson & Co—same & S Brill; Dec30'14 ..... 340.52

SAME PROP; Geo D Suydam—Neuveau Realty Co; Dec23'14 ..... 2,098.75

2E 14TH ST, es, 300 n Av X, —x—; Abr Reiser—Cesgold Co, Inc; Henry Sommerfield & Frank P Sabetti; Dec15'14 ..... 880.00

APR. 10.

NEVINS ST, 174; Ermire Krevulin—Joseph A McGarry; Dec31'14 ..... 163.00

PROSPECT PL, nec Troy av, —x—; Realty Supply Corpn—Jensen Realty Co; Apr3'15 ..... 680.00

WARREN ST, 493; Hyman Gash & ano —Jos A McGarry & Erma Krevulin; Nov20'14 ..... 83.00

E 14TH ST, 2325-35; Block & Greenberg Lumber Co—Cesgold Co, Inc; Mar29'15 ..... 402.20

APR. 12.
HICKS ST, 200; McMann & Taylor Co John Thatcher & Son & W J Baldwin, Jr, Heating Co; Mar29'15 ..... 265.13
SAME CROP; H B Smith Co same; Mar29'15 ..... 174.53
SAME PROP; Armstrong Cork Co—same; Mar29'15 ..... 162.61
SAME PROP; Wm E Quimby (Inc)—same; Mar25'15 ..... 700.00
SAME PROP; McMann & Taylor same; Mar19'15 ..... 265.13
SAME PROP; Wm E Quimby (Inc)—same; Mar29'15 ..... 700.00
SAME PROP; H B Smith Co—same; Mar29'15 ..... 174.53
[2]SUMPTER ST, 7 & 9; Geo D Suydam—Nuveau Realty Co (Inc); Dec23'14... 2,008.75
[2]SAME PROP; Jno F Reilly—same & Geo D Suydam; Dec28'14 ..... 672.00
SAME PROP; Jno McKeown (Inc)—same; Dec28'14 ..... 118.37
[2]SAME PROP; Christopher W Wilson et al—same & S Brill; Dec30'14 ..... 340.52
[2]SAME PROP; Chas Viebrock et al—same; Feb3'15 ..... 321.00
[2]SAME PROP; Nat'l Sash & Door Co—Geo D Suydam & Sol Brill; Dec28'15. 120.00
S 3D ST, 111 & 113; Chas H Parsons Marble Co (Inc) S 3D St Bldg Corpn; Feb8'15 .....530.00 or 1,030.00
E 14TH ST, ns, 300 s Av W, 100x100; Saml Meschel—Ceegold Co (Inc); Mar29'15 ..... 70.00

APR. 13.
HICKS ST, 200; Mitchell—Tappen Co—Jno Thatcher & Son & W J Baldwin, Jr, Heating Co; Mar29'15 ..... 326.50
SAME PROP; H W Johns-Manville Co—same; Mar29'15 ..... 75.00
SAME PROP; Mitchell-Tappen Co—same & Casino Mansions Co; Apr6'12. 326.50
SAME PROP; same—Casino Realty Co, Casino Mansions Co & W J Baldwin, Jr, Heating Co; Apr17'12 ..... 326.50
GRAHAM AV, 306-308; Osborn Sash & Door Co (Inc)—Sundel Hyman & Jacob Applebaum; Apr12'15 ..... 80.00
STONE AV, es, 105 s Livonia av, —x—; Barnett Weinstein—Frank Rabinovitz Iron Wks (Inc) & Stone & Powell Impt Corpn; Nov21'14 ..... 250.00

APR. 14.
No Satisfied Mechanics' Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APR. 8 & 9.
No Attachments filed these days.

APR. 10.
BARRACANO, Luigi; D Messuri & Co; $2,611; J Goldstein.
GEDDES, James P; Union Trust Co of N Y et al, admrs; $125,071.71; Miller, King, Lane & Trafford.

APR. 12.
No Attachments filed this day.

APR. 13.
CREDIT ITALIANO; Alfred M Ernst; $1,513.86; Olcott, Gruber, Bonynge & McManus.
SCHUYKILL SILK MILLS; Sarah K Siegel, $4,727.40; A J Spiro.

APR. 14.
PARR'S BANK, Ltd; J S Bache & Co; $7,975.60; Wollman & Wollman.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 9, 10, 12, 13, 14, 15.

Jacobs, Chas. Greenwich st. 142..F Lohmann & Sons, Inc. Bar Counter.. 59.50
Moore, John L. 84th st, 155 W..International Gas & Electric Fix Co. Fixtures. 220.00
Steel Pneumatic Tube & Tire Co. 52d st, 146 W..Stamford Rubber & Supply Co. Press, &c..... 450.00

Bronx.

APRIL 9, 10, 12, 13, 14, 15.

Demetrio, Pensanti & Cappielo. 2946 Paine av..J Landesberg Mfg Co. Gas & Electric Fixtures 52.50
Regina Constn Co. 181st st, nwc Mapes av, —x—..O K Clothes Dryer Co. Dryers. 135.00

Brooklyn.

APR. 8, 9, 10, 12, 13 & 14.

Pellman, Louis. 463 13th st..Richd Heepe. Boilers 389.00
Property Impt Co. Nostrand av, nr Midwood..Volelsky & Jarcho.....(R) 175.00
Rapaport, Max. 1628 Pitkin av..Isaac A Sheppard & Co. Ranges.....(R) 1,862.00
Salaway, Saml. 557-9 Kosciusko st.. Colonial Mantel & Refrigerator Co. Refrigerators, &c. 114.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APR. 15.
25TH ST, ss, 200 w 4 av, 50x98.9; Dudley Harde loans Jno Slattery Building & Constn Co to erect a 12-sty store and loft; — payments.....10,000.00
161ST ST, ns, 140 w Ft Washington av, 150x99.11; Metropolitan Life Ins Co loans Hudson View Constn Co, Inc, to erect a 6-sty apartment; 10 payments 165,000.00
161ST ST, ns, 290 w Ft Washington av, 150x99.11; same loans same to erect a 6-sty apartment; 10 payments.....165,000.00
161ST ST, nec Riverside dr, 223.2x—; Metropolitan Life Ins Co loans Melvin Constn Co, Inc, to erect a 6-sty apartment; 10 payments 245,000.00

APR. 16.
5TH AV, nwc 31st, 29.4x125; Jacob H Schiff loans Strathcona Constn Co to erect 12-sty lofts; 10 payments....175,000.00

Bronx.

APR. 9.
BRYANT AV, ws, 340 s 165th, 100x126; City Mtg Co loans Turpod Realty Co, Inc, to erect 3 5-sty apartments; 11 payments $1,000.00
LONGFELLOW AV, nes, 139.4 n Westchester av, 56x119.6; Manhattan Mtg Co loans Absar Realty Co to erect 5-sty apartment; 10 payments.....32,000.00
LONGFELLOW AV, nes, 195.4 n Westchester av, 44x119.6; Manhattan Mtg Co loans Absar Realty Co to erect 5-sty apartment; 10 payments.....33,000.00

APR. 10.
HOME ST, sec Vyse av, 50.3x100.3; Manhattan Mtg Co loans Vyse Bldg Corpn to erect 5-sty apartment with stores; 9 payments 45,000.00
HOME ST, ss, 50.3 e Vyse av, 50.3x100.3; Manhattan Mtg Co loans Vyse Bldg Corpn to erect 5-sty apartment; 9 payments.....35,000.00

APR. 15.
239TH ST, ns, 225 w Martha av, 50x100; Central Mtg Co loans Ehrich Peterson to erect 2-sty bldgs; 3 payments.....6,400.00
BOSTON RD, whole blk front bet Charlotte & Wilkens av, —x—; Lawyers Title & Trust Co loans Normal Constn Co to erect 3 5-sty bldgs with stores; — payments 170,000.00
HOE AV, ws, 200 n Jennings, 50x100; City Mtg Co loans Galveston Bldg Co to erect 5-sty apartments; 6 payments.....28,000.00

ORDERS

Brooklyn.

APR. 8.
E 15TH ST, es, 600 n Av N, 29.10x—; Annie Thomas on Home Mtg Inv Co to pay Andrew Gray 250.00
SAME PROP; same on same to pay same 250.00

APR. 9.
E 14TH ST, es, 300 s Av W, 100x100; The Ceegold Co on Home Mtg Inv Co to pay Block & Greenberg Lumber Co 202.20

APR. 12.
STERLING PL, sec Rochester av, 120x100; J V Cunningham, Inc, on Spencer Aldrich to pay Realty Supply Corpn. 200.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 117 of 1915, New Building 1570 of 1915, 128-148 Linden avenue, Brooklyn. Messrs Sass & Springsteen, appellants.

Section 31 of Code.—Omission of brick fore and aft partition walls.

An equally good form of construction can be employed.

To omit the brick fore and aft partition walls. A fire wall is provided to limit the undivided area. Laid over.

APPEAL 118 of 1915, New Building 1666 of 1915, 402-404 South 2d street, Brooklyn. Messrs. Sass & Springsteen, appellants.

1. Fore and aft walls omitted.
2. Excessive area of stair walls.
3. Excessive height of walls.

An equally good and more desirable form of construction can be employed.

1. To omit parts of the fore and aft wall at front and rear, and allow the floor beams to be carried on girders over the centre of the rooms;
2. To permit the stair enclosure walls to be 8" on 3d and upper stories.
3. To permit the walls of 2d story to be 12" thick.

1. The fore and aft partition wall is provided where possible and practically throughout the entire length of the building, and a fire wall is provided to divide the building.

2. The area of stair hall is only 6½ ft. in excess of 180 sq. ft. and it is better to give more room in the stair hall than to reduce same 4" in length and 2" in width in order to bring it down to the exact area of 180 sq. ft.

3. The total height of the building is only 1' 3" in excess of 60 ft. above the foundations, and the 12" walls are only 9" in excess of 50 ft. Laid over; appellant absent.

APPEAL 119 of 1915, New Building 1685 of 1915, 209 Avenue F, Brooklyn. W. T. McCarthy, appellant.

Thickness of fore and aft walls not according to section 31 of the Code.

The proposed construction is better than the construction permitted according to the part of Section 31 of the Code pertaining to party walls of twenty foot houses.

That the 8" fore and aft walls shown on the accompanying plans be permitted and that a girder fireproofed in an approved manner be used at front and rear instead of a 12" brick wall.

1. That the 8" fore and aft wall shown on plans does not exceed 24' and the span between it and the adjoining 12" outside walls does not exceed 16' 6" which is 3' 6" less than permitted in a 20' house.

2. That the girders properly fireproofed are good construction inasmuch as a fire wall is provided at stairway. Approved.

APPEAL 120 of 1915, New Building 1686 of 1915, 203 Avenue F, Brooklyn. W. T. McCarthy, appellant.

Thickness of fore and aft walls are not according to Section 31 of the Code.

The proposed construction is better than construction permitted according to the part of Section 31 of the Code pertaining to party walls of twenty foot houses.

That the 8" fore and aft walls shown on plans at the narrow portion of building are 26' and 15' respectively and the span where they take bearing from both sides does not exceed 17' 6" on either side, which is 2' 6" better than in a 20' building.

2d. That the 16' section of wall in the rear portion of the building from the rear wall to the angle takes bearing from only one side and carries a span of only 13' 3". Approved.

APPEAL 121 of 1915, Alteration 531 of 1915, 18-22 West 18th street, Manhattan. Henry C. Pelton, appellant.

1. Building increased in height to over 150 ft. All interior trim should be fireproofed.

It being claimed that the rules and regulations of the President of the Borough, or the provision of the law, or ordinances do not apply.

That an equally good and more desirable form of construction can be employed.

That all unfireproof interior trim in present building remain and not be removed.

In as much as the proposed Pent House covers 13% of the present roof area (floor area of Pent House is 1,000 sq. ft.), and that the proposed Pent House being separate from present building, there being no direct connection with present building, entrance is made direct from roof; a favorable decision on the above stated question is desired. The height of the present building is 146' above the curb (eleven stories). The height of the proposed Pent House is 14' above roof, making a total height of 160' above the curb. Approved.

APPEAL 122 of 1915, Alteration 522 of 1915, 26 Broadway, Manhattan. Messrs. H. Craig Severance & Wm. Van Alen, appellants.

1. As the building exceeds twelve stories in height and the doors and interior trim are of wood the building may not be increased in height.

It being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply. That an equally good and more desirable form of construction be employed.

To enlarge an existing pent house now covering 24%, this enlarged pent house will cover 45% and the part to be used for dining room and kitchen services is 42%.

This addition to the existing pent house in question is to be used for the dining room and kitchen services. The present dining room on the roof is not adequate and it is believed that the new services as planned in the pent house will give better accommodations and safety to the occupants, than that which already exists, this dining room is to be used only by the officials of the Standard Oil Company and is used only for mid-day service. Also that the pent house will be constructed so as to comply with all of the standards established by this Board. The present staircase and fire escapes are to be extended to this level and two additional staircases added. The stand pipes, etc., will also be extended to this level and the glazing of the windows to the kitchen will be of wire glass. Approved.

APPEAL 123 of 1915, New Building 1780 of 1915, 319-321 Stone avenue, Brooklyn. Benj. Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conform with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick fire wall separating front part of building from rear part of building is provided. Disapproved.

APPEAL 124 of 1915, New Building 1965 of 1915, 1630-1640 Park place, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 125 of 1915, New Building 1996 of 1915, 1646 Park place, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 126 of 1915, New Building 2008 of 1915, 3181 Eastern Parkway, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 127 of 1915, New Building 1972 of 1915, 157 Ross street, Brooklyn. Messrs. Shampan & Shampan, appellants.

1. Provide fore and aft partition walls.
2. Height of building contrary to Section 31.

1. In view of the fact that clear spans are not over 26 feet and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. Request that 12" brick walls may be used in 2d story as the 12" section of the walls is not over 50 feet in height.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Walls need not be increased in 2d story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

2. As the 12" section of the wall will not exceed 50 ft. would request that this condition be accepted.

APPEAL 128 of 1915, New Building 1934 of 1915, 846 Prospect place, Brooklyn. Messrs. Slee & Bryson, appellants.

Denied as to Section 31 of the Code.

Application No. 1934 for New Building of the year 1915 has been denied as to Section 31 of Code.

To use steel girders and Acme columns for the support of floor beams as shown on drawings, same to be fireproofed in accordance with the rules and regulations of the Bureau of Buildings, in lieu of unpierced brick as defined in Section 31 of Building Code.

It is impossible to construct partition of brick on account of irregularity of the layout of plan, also impossible to use unpierced brick wall within apartments.

APPEAL 129 of 1915, New Building 341 of 1913, 31 West 110th street, Manhattan. Louis Allen Abramson, appellant.

24. Wood enclosure on roof garden of unlawful construction. Should be of incombustible material.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure.

To permit the use of wood in the construction of the open trellis work, pergola, and supporting members.

The building is occupied and owned by the Young Women's Hebrew Association, by reason of which the fire hazard is reduced to the minimum, no smoking being allowed, and the building being the highest in the locality, it is the appellant's belief that the material desired to be employed, will be equally good to that demanded by the Superintendent of Buildings. Laid over.

APPEAL 130 of 1915, New Building 1810 of 1915, northeast corner Livonia avenue and Hinsdale street, Brooklyn. Louis Allen Abramson, appellant.

Denied under Section 31 of Code.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure. Or that an equally good and more desirable form of construction can be employed.

The use of steel girders; steel girders to be properly fireproofed, in place of fore and aft brick walls.

The form of construction proposed above is, in the opinion of the appellant, equally good and more desirable, particularly inasmuch as a continuous transverse fire wall exists on all floors. Laid over.

BUREAU OF FIRE PREVENTION.
Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending April 10.

Named Streets.

Beekman st, 72—Wm H White, 85 Neperan rd, Tarrytown, N Y.....Sia P-P
Broome st, 419-21—Jacob Kindliman Form Co, premises.....DR
Canal st, 79-87—Saml Strassner, 36 Eldridge, DR-G
Cannon st, 8—Mitchel Smoleroff, 1029 Kelly...C
Cannon st, 90-2—Saml Hochberg, premises...C-G
Cannon st, 90-2—Nathan Kirsch, 123 W 118...C
Chambers st, 110—Rosa Wolff, premises Sia P P
Columbia st, 66—Congregation Tarnigroder, premises.....C-A-F
Columbia st, 66 Cong Albertstein, premises, C-A-F
Front st, 163—Waterman Bldg Co, 173 Bway, W-DR
Fulton st, 58-60—Est Leonard Lewisohn, 11 Bway.....Spkr-Sia
Gold st, 62-64—Wm C Mundt, 25 Kensington av, Jersey City.....Sia-P-P
Grand st, 41½—Pittsburg Hair Co, 431 Grand.A-C
Grand st, 133—Chas Delecker, premises.....D
Gr Jones st, 55—Saml Goldstein, premises, G-C-A
Greene st, 146—Kantrovitz & Elsman, premises.....G
Hubert st, 10—Joseph H Bearns, premises.....B
Madison st, 27-9—Chas Day, premises.....C
Nassau st, 65-9—Est Matthew Wilkes, care W G Langdon 1 Madison av.....St
Pearl st, 446—Mrs Grace M Lane, premises..C-F
Pearl st, 446—Henri Rogowski, premises..G-A-C
Pike st, 69—Nathan Yankelowitz, premises...G
Pitt st, 24-6—Lena Stacy, 691 W 162.....C
Platt st, 1—Henry McC Pangs, 55 Wall.....G
Ridge st, 119-27—Julia Delafield, Est, 34 Nassau.....C
Rutgers Slip, 82-4—Gus Stutsky, premises..G-C
Scammel st, 29—Gussie Vlodofsky, 417 Cherry..C
Scammel st, 29—Cong Eclissirung, premises.C-A
Stanton st, 296—Sam Haber, premises.....C
Sullivan st, 121-3—Moses Zimmerman, 150 E 72.....B
Washington pl, 8—Carl Steinberg & Co, premises.....DR
Washington pl, 8—M Blumenthal & Bros, premises.....DR
Washington pl, 8—Royal Panama Hat Co, premises.....DR-C
Washington pl, 8—Cavalli & Kimmerle, premises.....L-G-DR
Water st, 309—Paul Grimm, premises.....A
Water st, 492-4—Empire Lamp Co, premises, L-C-A-G
Waverly pl, 130—S A Goldschmidt, 39 W 73..G
West st, 117-8—Wm H Chesebrough, 115 Bway.C
West st, 117-8—John Geller, premises.....C
West st, 117-8—Plaza Novelty Co, premises, C-A-G
West st, 117-8—Century Electric Co, 30 Church.A
Willett st, 7-11—Beth Harkness, premises, C-L-A-B-D-DR

Numbered Streets.

3 st, 16-18 W—Midland Hat Wks, premises, C-A-G
4 st, 15-19 W—Franklin Hat Co, premises, C-DR-G
4 st, 15-19 W—Davis & Son, premises..DR-C-L
4 st, 15-19 W—Ohlbaum Bros, 8 Washington pl.....DR
4 st, 15-19 W—C H Tenney & Co, premises..DR
4 st, 15-19 W—Tenney, Hills & Hall, premises.....DR
4 st, 15-19 W—Acme Clothing Co, premises, G-C-DR
4 st 405-11 E—Cyrus H Fay, 150 Nassau.....St
6 st, 706 E—Arron Gottlieb, 207 W 110.....C
10 st, 221 W—S Schurmacher, 309 E 74.....F
14 st, 202 W—John O'Gray, premises.....C
16 st, 408 W—Steinhardt Bros & Co, 9th av & 13th.....E-O-D-G-H-C
19 st, 220-30 W—Elite Button Co, premises, G-L-A-C
23 st, 131-33 E—Chas Kaye, premises.....D-E
23 st, 131-33 E—Chas M Miller, premises...C-F
23 st, 216-28 W—Chelsea Apartment House 222 w 23.....D-C-G-F-B-I-DR
26 st, 101-3 E—Phebe S Sinclair, care Buckingham Hotel, 5 av & 50.....B-C-F
38 st, 39-41 W—Burton S Castles, premises, B-C-E
48 st, 428 E—Chas E Haff Co, premises, A-C-G-H-K-L
49 st, 19 E—John W Breet, premises.....G
50 st, 142-46 W—Chase Motor Truck Co. premises.....C-G-K-A
50 st, 212 W—Northern Pacific Motor Co, premises.....K
54 st, 434-6 W—Eleanor Zeller, premises.....C
56 st, 211 W—Bway Tabernacle, premises.....St
57 st, 149 E—Andrew W Rose, 22 E 57.....C
58 st, 46-50 E—Sweatland Rlty Co, premises..St
59 st, 61-65 E—Edgewater Rlty Co, care J C Davis 3d av & 149.....C
66 st, 36 W—John W Clark, 86 Roosevelt...K-C
66 st, 39-41 W—Thomas Nugent, 223 E 80...B-C
75 st, 115-9 E—Spengler Auto Co, premises, C-K-L-H
77 st, 126 W—Emily B Wilder, 115 Bway..C-B
83 st, 211 E—Sampson H Schwartz, 25 Broad.C
88 st, 57 E—N Y Transportation Co, premises.....C-G-K
110 st 126 E—Agnes Cording, 9 Sibling av, L I City.....C
122 st, 242-52 E—Bernard Voss, premises...St-C
125 st, 309 E—Hannah McDonald, 195 Claremont av.....C
133 st, 50 W—Percy A Cole, premises.....C
145 st, 503 W—N Y Free Circ Library, premises.....J-C-B-E-F

Named Avenues.

Av A, 109—Chas Hyman, premises.....C
Av B, 13—Frank Drao, premises.....C
Bowery, 185—John C Babcock Est premises, B-C-W
Bowery, 185—Cohen Bros, premises.....E-C
Bowery, 185—Alice Flynn, premises.....C-G-D
Bway, 120—Equitable Office Bldg Corpn, 27 Pine.....Sia
Bway, 179—Isidor Treuhold, premises.....A
Bway, 179—Walk-Over Shoe Co, premises...A
Bway, 179—Jacob Seigling, premises.....A
Bway 51 st & 7 av—Healey & Co, premises, C-D-A
Park Row, 108—Paul Hoenack, premises...DR
Park Row, 108—Chinese Republic Pub Co, premises.....DR
Park Row, 108—Wm Wieser, premises.....DR
Park Row, 108—York Printing Co, premises.DR
Park Row, 108—H Finkelstein & Son, premises.....DR
Park Row, 108—Wm Shaw, premises.....DR
Park Row, 108—North Star Pub Co premises, DR

Numbered Avenues.

3 av, 2258-60—Reformed Low Dutch Ch of Harlem, premises.....C-B
5 av, 71—Voss & Stern, premises.....St
11 av, 687-9—Empire Barber Coat Co, premises.....DR
11 av, 687-9—Harvard Laundry Co, premises.DR

BRONX ORDERS SERVED.

Numbered Streets.

176 st, 887 E—M C Wielandt, premises..A-H-G

BROOKLYN ORDERS SERVED.

Named Streets.

Doughty st, 22-42—E R Squibb & Son, 36 Doughty.....C
Fulton st, 50-54—Albert Genevese, premises, W-M
Fulton st, 532-8—Bklyn Union Gas Co, 176 Remsen.....C
Fulton st, 532-8—Frank W Woolworth Co., 280 Bway, Manhattan.....A-F-G-C
Franklin st, 237—The Shredded Wheat Co, Woolworth Bldg, Manhattan.....H-A-G
Fulton st, 8-10—Michael Berglas, premises...C
Fulton st, 526-8—Wm Berri, 292 Washington..C
Fulton st, 532-8—Realty Assn Co, premises, C-B-M-Spkr
Fulton st, 625-8—S S Kresge & Co, premises.A-G
Hawthorne st, 241—C L Gutekunst, premises, H-A-G
Moore st, 179-83—Michael Meyers, premises...C
Olive pl, 25—The Realty Assn, premises.....M
Pulaski st, 50—Meyer Greenberg, premises, C-G-A
Summit st 20-8—John J Riley Co, Van Brunt, M
Tillary st, 14-16—Fredk W Alder, premises....E
Union st, 920—L I Automobile Club, premises, C-A-L
Vanderveer pl, 2247—V Van Der Werken, premises.....H-A-G-D
Wallabout Mkt, 6—B J Tritt Co, premises..C-D
Washington st, 284-8—Est of W Heusted, premises.....M

Numbered Streets.

5 st, 307 E—Emily M Engelhard, premises....M
8 st, 226 E—John A Eakins, premises...M-A-D
22 st, 133—C E Herbst, 593 3 st.....A
40 st, 270—John Deliberty, premises.....W
40 st, 270—Italo DePalma & Jacob Hoskwith, 668 Bway.....F
42 st, 244—Emily Anderson, premises.....M
48 st, 572—Geo M Matzer, premises.....H-A-G
92 st, 1247 E—Geo D Gosline, premises.....D

Named Avenues.

Atlantic av, 151-5—The O'Brien Est, premises.....B-F-C-Spkr
Atlantic av, 1571—Meta Jackens, premises..A-G
Bedford & Parkside avs—G W Hochschwender, premises.....L
Bway, 254—Germania R E & Imp Co, 1566 Flatbush av.....M
Bway, 610—Chas Onoratzky, premises..H-A-G
Bushwick av, 647—Hyman Norman, premises, H-A
Cropsey av, 1805—J A Winkler, premises, C-A-M-G
E Pkway, 1403—Morris Rose, premises.....D
Flatbush av, 369-71—Stack & Wilworth, premises.....C-A-G
Flatbush av, 1487—A H Regenhard, 214 Flatbush av.....C-H-A-G-D-M
Hamburg av, 388—Mary Wagner, 1071 Herkimer.....B
Kent av, 439-41—Rue E Ring, premises.....C
Livonia av, 899—Minnie Epstein, premises..M
Locust av & E 15 st—Vitagraph Co of Amer, premises.....I
Marcy av, 419-27—Grinder Art Metal Co, premises.....D
Myrtle av, 17—James Shea, premises.....B
Myrtle av, 17—Italo Daparina, premises.....E
Ocean Pkway, sec Caton pl—Wm Bisset, premises.....D
Rogers av, 126—Swedish Hospital, premises..W
Sumner av, 128A—Simon Alexandre, 1159 St Johns pl.....M
Throop av, 230-6—Chas Von Hoff, premises..C
Wythe av, 495-7—McLoughlin Bros, 46 S 11 st.C

Numbered Avenues.

15 av, 5321—E F Jackman, premises....H-A-G

QUEENS ORDERS SERVED.

Named Streets.

Beech st, 128 (Flushing)—John Miller, premises.....H-A-G
Willow st & Orient av (Douglaston)—John Munda, premises.....M

Numbered Streets.

1 st, 88-96 (L I C)—Standard Oil Co of N Y, 26 Bway, Manhattan.....L

Named Avenues.

Blvd, 516 (Rkway Bch)—Nathan Jaffe, premises.....H-A-M
Bradford av, 70-76 (E Flushing)—Chas W Copp, premises.....A
Central av, 171 (Far Rkway)—Patrick H McCaffery, premises.....M
Central av, 188 (Flushing)—T Lynton Briggs, premises.....H-A
Corona av, 52 (Elmhurst)—St Mark's African M E Ch, premises.....A
Corona av, 211 (Corona)—Jacob Spanier, premises.....M
Fairview av (Bayside)—A W Cardozo, premises.....H-A-G
Freedom av, 254 (Ozone Pk)—John Dovanzo, premises.....H-A-G
Polk av, 11 (Corona)—Wm D Bloodgood, Bridge Plaza, L I City.....M
Seneca av, 579 (Ridgewood)—Saml Klein, premises.....H-A-G

Numbered Avenues.

8 av, 1 So (Whitestone)—Terence Gillan, premises.....M

RICHMOND ORDERS SERVED.

Named Streets.

Broad st, 251 (Stapleton)—Aug Anselm, premises.....H-A-G-D
Prospect st, 486 (W N Brighton)—Bernard McDonough, premises.....H-A-G
Richmond Ter, 2201 (Pt Richmond)—Standard Oil Co, premises.....L
Van Duzer st, 674 (Stapleton)—Fred G Strohmeyer, premises.....H-G
Van Duzer st, 761—John Schultes, premises.H-G

Named Avenues.

Granite av (Pt Richmond)—Peter Watters, premises.....A-G-C
Sea Side blvd, 89 (So Bch)—Wm G Koch, premises.....H-A

BUILDING MANAGEMENT

ELECTRIC SERVICE FOR APARTMENTS

By ALLAN COGGESHALL, Society for Electrical Development, Inc.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE problem of equipping an apartment house to meet the growing demands of the modern public is beginning to assume some of the exacting requirements that have been part of the office building problem for several years. Business men are beginning to demand that the rule of efficiency in equipment be applied to the home, as well as to the office. This is especially true of those who live in buildings constructed on the multiple home basis. When an owner offers one of the multiple home buildings to the public, he must be able to boast of complete equipment and conveniences and luxuries not to be had elsewhere.

In taking this subject up, it should be borne in mind that the electrical equipment is more intimately and constantly related to the actual daily functions of the home than any other single part of the entire mechanical plant. It is therefore important that all possible needs be anticipated and that no room be left for complaint of inadequate facilities.

Electrical Installation.

The electrical installation may, in a broad way, be divided into two parts—that part common to or serving all parts of the building, such as elevators, feeders, main switchboard, and that part individual to the separate apartments. If tenants are to be billed separately for electric power, electric meters must either be placed in each apartment or separate feeders run to each apartment and the meters all installed in one location in the basement.

Within the separate apartments, the equipment should be complete. The lighting requirements, of course, must receive first attention. In laying out the lighting, it must be remembered that the scheme is not being made for any particular tenant and must therefore be a scheme that admits of diversity of lighting effects.

The several living-rooms of the home must receive their individual treatment and both ceiling and bracket outlets should be provided. There should be sufficient plug receptacles located near the baseboards or in the floors for table, piano lights and fan connections. It is important that some flexibility, as to the switching arrangements, be provided, so that all the lights, or a portion of them, may be switched on at one time. This may be easily accomplished by the installation of suitable gang switch boxes designed for easy access to allow change of wiring connections.

Dining Room Opportunities.

The dining-room offers great opportunity for installation of electrical conveniences and there is probably no other place in the home where they are more appreciated. Usually a ceiling light over the table is preferred, and as there are many minds and ideas as to the type of fixture that should adorn the feast, this outlet should be arranged for easy disconnection and change of fixture. This fixture should also be arranged for progressive lighting so that several degrees of light may be obtained by successive pushes on a wall push button. In placing wall brackets, care should be taken not to monopolize wall space to the exclusion of furniture and pictures.

The provision for power outlets for main dining room table and for side tables is a problem deserving careful attention. Too often heating devices for the table are connected to the overhead fixture to the disadvantage of the main lighting and result in the unsightly appearance of wires dangling over the table, the overloading of circuits and the frequent blowing of fuses with the usual acompanying inconveniences.

Separate circuits should be run to floor boxes and to baseboard outlets and removable connections may then be made from these to plug receptacles, set in plates, fastened to the back of the apron of the table. In this way the table is not disfigured and may also be readily disconnected for moving about. These receptacles may be arranged in one, two or three gang combinations. Side-wall receptacles for plate warmers, chafing dishes, percolators, hot water plates, etc., should be placed in logical locations for such attachments.

Power Receptacles.

All power receptacles should be designed to take the same plug and these should be made to fit only the power outlets so as to prevent their attachment to lighting circuits which are not designed to carry the relatively heavy currents required by the heaters. In other words, the use of heating devices should be encouraged, but means should be taken to make their attachment so convenient at the power outlets and difficult at other points that they will not be indiscriminately connected to lighting circuits. At least one power receptacle should be located in every room to permit the attachment of vacuum cleaner machines.

In the same way power outlets should be provided in kitchens, pantries and laundries. In these rooms electricity may be efficiently employed for a number of purposes, such as ranges, heaters, fans, motors, irons, washing machines, etc.

Heating Attachments.

In bathrooms also, power outlets should be placed to provide means of attachment for heaters which will be found useful in mild weather when furnaces are not in operation to take the chill off the room. In these rooms the light should be carefully placed to give adequate lighting on the important operation of shaving. Important closets throughout the apartments should be equipped with lights, operated by door switches arranged so that opening the door automatically turns on the light.

Hall and corridor lighting should be arranged for switching, so that the lights may be turned on or off from either end of the hall. This may be accomplished by the use of three and four-way switches installed at the two or more entrances to the space to be so controlled. This same principle may be applied to any other portion where this method of control is wanted. It may be applied also at the main panelboard, so that all lights may be illuminated or extinguished at this point.

The illustration cited above will serve to indicate a few of the many ways in which these scientific homes may be made electrically efficient from the light and power standpoint. The electric equipment, however, can be made to serve other purposes; for example, telephone and bell systems come within its province and the proper installations of these can contribute much to the convenience of the household.

Telephone System Desirable.

Here, again, the system may be broadly divided into two parts—first, that part serving all tenants collectively; and, second, that individual to the separate apartments. The equipment constituting the first part is similar to that of the lighting system and consists of trunk feeders for telephone, main telephone switchboard, main stations for interior communicating telephones and battery supply feeders and power plant for the bell system. A source of low voltage supply should be furnished to each apartment to eliminate the inconvenience of replacing batteries.

Small panels may be installed adjacent to the lighting panels to provide for such connections. An interconnecting box for telephones with direct conduit connection to each apartment should be provided for telephones. This box should also be connected to the main distributing point in the basement and arranged so that tenants may be given service through the private branch exchange board of the building or directly to the central office, if desired. Within the apartments conduits should be run so that telephones may be located wherever desired and so that they may be changed to different locations readily.

Bell System.

The bell system should admit of various arrangements, ample conduit connections being provided from all rooms to some central interconnecting box which may also be located near the lighting panel. With such an arrangement any system of calls may be readily accomplished by suitable cross-connections at this box, which thus forms the headquarters for the entire layout. In installing the bell system it is important that rigid conduit runs be provided for all wires.

Bells, buzzers and annunciators should be provided in the servants' quarters and push buttons in other rooms, or empty outlet boxes for future connections. Flexible cords may also be provided from the bell system in the same way as indicated so that a maid or servant may be called from the bedrooms with the least possible effort.

Wm. A. White & Sons' New Offices.

Unique features embodied in the layout of the new home of Wm. A. White & Sons, occupying the twelfth floor at 46 Cedar street, serve to make it one of the most attractive and best equipped real estate offices in the city. The space was originally designed for the Continental Insurance Company, and its most distinctive characteristic is the wide mezzanine gallery, which gives the offices an unusual height of twenty feet and considerable additional space.

On the main floor are housed the management and renting departments; the sales force, the bookkeepers, and also the offices of the directors. On the mezzanine gallery will be located the stenographers, the filing clerks and the telephone operator, whose location gives her the range of the whole area. Here, also, is the library, whose book-lined shelves lend particular distinction to the entire floor.

To these advantages of arrangement are added the exceptional light, which the location on the twelfth floor affords. The suite both in layout and equipment, represents the last word in the modern real estate office.

Five More Members for R. E. Assn.

The following Brooklyn men in the realty business have been received into membership in the Real Estate Association of the State of New York: Corwith Brothers, 851 Manhattan avenue; Charles Rosenthal, 1259 Flatbush avenue; Louis H. Viemeister, 142 Norman avenue; George W. Palmer & Company, 781 Manhattan avenue; John Bohnet, 44 Court street.

USEFUL APPLIANCES

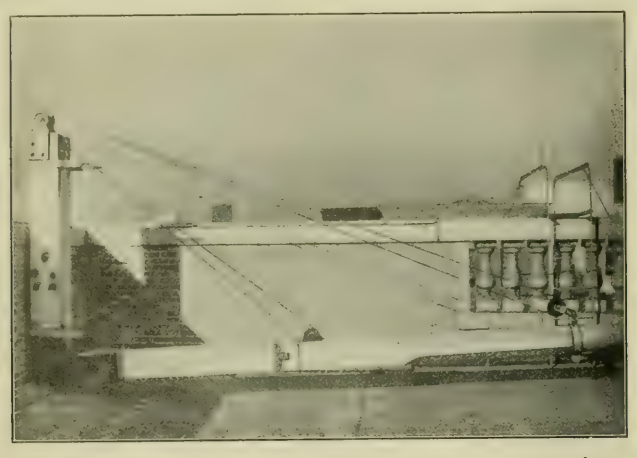
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Roof Safety.

So much damage can be done by a falling flag pole on a roof that a device has been perfected for quickly lowering flag poles in a high wind or for purposes of painting.

It is in the form of a tackle whereby the pole can readily be lowered by building employees. The pole can be thoroughly inspected by building superintendent, necessary repairs can be made, it can be scraped and suitably painted—and raised to original position—without calling in outside workmen, without danger, and at minimum cost.

The device can be applied to most buildings having a flat roof and provided with a stub pole and consists of a system of steel cables, sheaves and drums



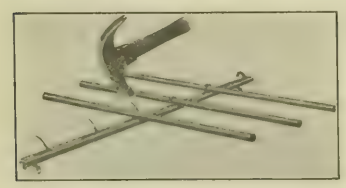
applied to the pole and operated by hand worm and gear, which allows of complete control of the lowering or raising operation.

It is generally assumed that the pole will be fastened by bolts or stirrups to the stub pole built into the fire-wall or other location, and a steel plate base with hinge pin is bolted to the stub and pole.

A shackle is fastened around pole at suitable distance from base and provided with suitable rope sheave. A second plate with sheaves is bolted to pole at top of stub. The rope is then reaved through these sheaves and fastened to controlling shaft and one man can easily raise or lower the pole by use of removable handle provided. When the pole is raised to position against the stub, stirrups are bolted on to take the strain from the cables; and to lower again it is only necessary to uncouple the stirrups and see that the cable is in proper position.

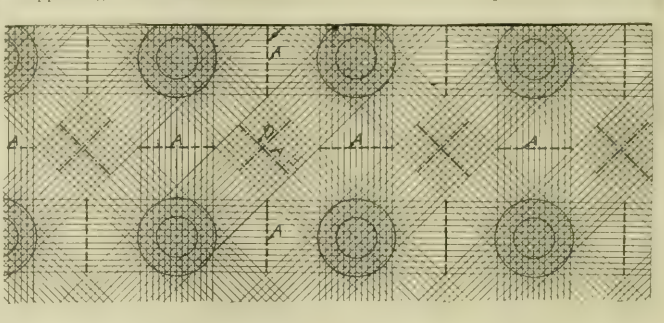
Spacer for Reinforcement Bars.

ILLUSTRATED herewith is the sketch of a very complicated form of bar reinforcement applied in the Rosenbaum Co.'s warehouse, Pittsburgh, Pa., under direction of Hunting & Davis, architects. It is merely an application of the use of



the space bar shown in the smaller cut. The features of this space bar include a spacer support tie and cross bar in one piece. This bar is provided with fingers to hold any size or shape reinforcement bar at the required spacing.

At intervals of about 18 inches a chair is welded to the under side of the spacer bar supporting the reinforcement a proper distance from the forms. By one blow of a hammer a finger is bent over the reinforcing bar, holding the bar firmly in place. The advantage of this system is that there is no measuring, counting, wiring or tieing required, no pulling up of bars, none is omitted. There is no concrete supporting blocks and only one handling is required. There are no exposed steel bars when the forms are removed. The most complicated reinforcement plan can be executed with perfect unity, according to the manufacturer by the use of this bar.



To Test Heat In Coal.

BUILDING managers who think that they are not getting the proper amount of heat out of the coal that they

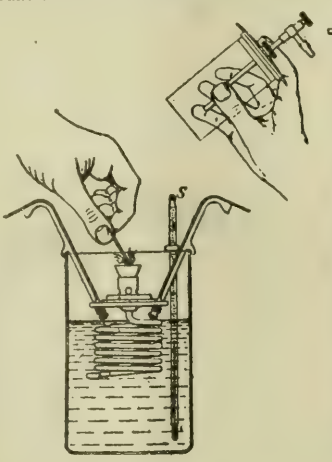


Fig 1.

purchase may, by a simple arrangement, make suitable tests to determine the quality of the fuel they are buying. We illustrate herewith, through the courtesy of the American Gas Light Journal, a calorimeter of simple construction. This device tells the number of calories (the unit of heat to express the amount of heat required to raise one kilogram of water from 0 degree to 1 degree center grade) there is in coal under test.

The calorimeter consists essentially of an outer jar of glass provided with a reference line indicating the height to which it is to be filled with water in making an experiment. From the edges of the jar a crucible support is slung by the spring clips shown in Fig. 1. A piece of lampwick, impregnated with sodium or potassium nitrate, is embedded in a briquette of the coal under test, and ignited by a match as indicated.

The glass bell, shown to the right in Fig. 1, is then lowered over the crucible and clamped against a rubber ring by springing back the supporting slips into their vertical position, as in Fig. 2. Oxyben is supplied from an oxygen bottle through an automatic reducing valve and the flexible pipe to the inlet pipe T, then is fitted with an additional regulating valve D. This oxygen causes the coal to ignite, and the products of combustion flow through the coil F, and escape through small holes near the end of it, and finally up through the water. The gases part with their heat, and at the same time thoroughly stir the water. A series of readings of the thermometer S are taken at regular intervals, and plotted against a time base, for determining the radiation correction. Simultaneous observations are made of the room temperature. The maximum temperature recorded on the plot is noted, and the temperature rise deducted from this is corrected for the loss of heat externally, by means of a table of coefficients. The water equivalent of the coil and bell and other components of the calorimeter is also supplied by the makers, and as a consequence the user has merely to fill the apparatus to the level engraved, and may then treat the whole as having a constant specific heat, and obtain his results by multiplying a constant by the corrected temperature rise, and dividing this by the weight, in grams, of coal.



Fig. 2.

CURRENT BUILDING OPERATIONS

New Structure To Be Erected, at Riverside Drive and 161st Street, Will Form Another Unit in Large Growing Colony

AT the northeast corner of Riverside Drive and 161st street a modern six-story apartment house is soon to be started which will embody some unusual features in both plan and construction. It will be a high class structure in every respect. The building will be owned and erected by the Melvin Construction Co., Inc., Henry Friedman, president, 189 Broadway, and will involve an expenditure of about $1,000,000, including the land.

For its height, the proposed structure will be one of the largest single buildings of its class in the city. It will practically cover a plot 213x110x100x163 feet. The Riverside Drive frontage is 113 feet and that in West 161st street is 213 feet. Three courts will be provided, one interior and two exterior, which will supply light and air in abundance. They are generous in size, considerably larger than is required by the Tenement House Law. The interior court will be 25x25 feet and the exterior or outer courts 15x55 feet.

Harold L. Young and Steward Wagner, architects, 1204 Broadway, are now preparing the plans from which this building will be erected, and the lay-out evidences much thought and care on the part of the architects.



H. L. Young & S. Wagner, Architects.
RIVERSIDE DRIVE AND 161ST STREET.

The facades of the proposed structure have been designed in the style of the Venetian Gothic which will harmonize well with the neighboring buildings. These facades will be constructed of brick, granite and polychrome terra cotta. The basement, which, on account of the steep grade at this point, is almost wholly above the level of the sidewalk, will be of granite up to the underside of the sills of the first story. Above this the fronts will be of brick and terra cotta. The effect of the steep grade will give the appearance of a seven-story structure when viewed directly from in front of the building.

All exterior walls, including the faces of the courts, will be constructed of face brick. This will increase the cost of construction but will also greatly add to the appearance of the structure.

In view of the fact that so large a part of the basement is above grade, the owner has decided to use part of it as an office. Another section will be finished and furnished for use as a ballroom or assembly for the tenants of the building. The rear portion will contain the heating plant and storage rooms for coal and other storage purposes. Part of the roof facing Riverside Drive will be made into a roof garden, and the balance used as drying space for clothes.

This building is being planned to accommodate fifty-four families, or nine families to a floor. The suites consist of four, five, six, seven and eight rooms with baths. The seven and eight-room groups include a maids' room and two baths. This structure is so being planned that eight of the apartments on each floor have an outlook on either the Drive or on 161st street, leaving only one four-room suite whose only outlook is on the yard. Each suite has a foyer hall, and in some suites these are nearly of room size with windows on a court. The arrangement of these foyers are very attractive additions to the building.

Two entrances to this building are to be provided. The main entrance will be on Riverside Drive and will provide access to a lobby, 15.6x100 feet, which will be handsomely decorated and furnished. Walls and floors will be of rich marbles and mosaic work, and the ceilings will be of plaster in relief, painted and gilded. The main entrance with its elaborate detail and ornamental iron doors and grilles will be three stories in height and it will be the predominating feature of the facade, supplying the motif for the design of the building.

One of the good features in the plan of this apartment is the number of commodious built-in closets which are to be provided. Closets are very essential in apartments, as only in rare instances can one of the rooms be used for storage purposes. The closets in this building are large and well placed in relation to the rooms they serve.

The construction of this building is semi-fireproof, and all dividing walls between apartments are to be of brick or hollow tile, which are effective fire stops. Each suite will contain all the most modern appliances for efficient housekeeping and conveniences for the comfort of the tenants.

For a building of its size the public halls on each floor will be remarkably short. This advantage is made possible by grouping the stairs and two electric elevators practically in the center of the building, and radiating the halls from them. The stairs are well placed behind the elevators and are obscured by them.

The section is admirably adapted for apartment house construction, although the land is rocky and rugged. A block south of the contemplated structure is a strip of hilly woodland, in marked contrast to the tall apartment houses adjoining. Riverside Drive at this point is a winding country road, unusually picturesque, the beauty of which is enhanced by the irregularity of the landscape and the proximity of the Hudson, over which expansive views can be had in many directions.



RIVERSIDE DRIVE, NORTHEAST CORNER OF 161ST STREET.

STEINWAY TUNNEL AND APPROACHES

Plans for a Connection With the Grand Central Station—Traffic Arrangements for the Tunnel Route

THE Interborough Rapid Transit Company has given careful consideration to the plan, prepared by the Chamber of Commerce of the Borough of Queens, for an immediate connection between the Steinway Tunnel at Grand Central Station, which will do away with the necessity for passengers coming to the surface of the street between Lexington avenue and Third avenue, and walking 900 feet through 42d street to the entrance of the subway. A definite proposition has been made by General Manager Frank T. Hedley of the Interborough, as to the method of construction and the time for completion of this work. The Transit Committee of the Chamber will now ask the Public Service Commission to order this work done and also request the Board of Estimate to appropriate the necessary money for the extra work.

Mr. Hedley states they appreciate that the people of Queens have been deprived for many years of the transportation that the Steinway Tunnel should have afforded, and would like to provide train service to at least Grand Central Station in the shortest possible period.

The Diagonal Station.

The construction of the diagonal station connecting the present subway in Park avenue with the new Lexington avenue subway, however, is a very difficult contract, and a penalty of $300 a day will be imposed for each day over the contract time. It is, therefore, important that nothing delay the completion of this contract. Notwithstanding this fact the Interborough Rapid Transit Company, which has the contract for the diagonal station, is willing to construct two of the three elevator shafts and have same ready for the operating company to install the necessary elevators, and will undertake to complete this work within 14 months from the date of the execution of its contract, for a nominal sum, to be allotted to it by the Public Service Commission and the Board of Estimate.

Inasmuch as this would save approximately two years of inconvience to the many thousands of passengers who will use this tunnel from the time of its opening this June (for the diagonal station will undoubtedly take at least three years to complete), the people of Queens believe they are entitled to this relief, especially as they have been paying taxes for the past eight years based upon the operation of the Steinway Tunnel. One taxpayer alone in Long Island City has stated that the real estate owned by his company has paid in taxes to the City of New York, over and above what it would have had to pay had the Steinway Tunnel not been constructed, more than the amount which is requested for the additional expense that is required to make this immediate connection.

The Steinway tunnel is to be extended from its present western terminus at 42d street to Times Square, and from its eastern terminus in L. I. City to a junction with the Astoria and Corona lines on the Queens plaza of the Queensboro Bridge. The Interborough will therefore be able to operate trains from the two elevated sections of the Dual System in Queens not only over the bridge to the Second avenue elevated lines, but also through the Steinway tunnel to the subway in Manhattan.

That is to say, a person starting at Elmhurst will be able (when the Queens lines are in operation) to take a train which will come to Queens plaza and continue on through the Steinway tunnel to any of the subway lines in Manhattan, or he can take a train coming over the bridge to the Second avenue elevated line. When the new subway tunnel is ready there will be a third route into Queens, and all will be linked together. As for the man in Manhattan, he will be able to enter the subway station nearest to him and go to almost any part of the city by train in quick order.

The Steinway Tunnel Arrangements.

The cars which will operate in the Steinway tunnel will also operate over the Astoria and Corona "L" lines in conjunction with the cars which will operate over the Second avenue elevated line and across the Queensboro Bridge.

The subway and Manhattan elevated third-rail locations are different, it has, therefore, been necessary to decide upon a compromise location for the third rail in the Steinway tunnel which would be adaptable to both types of equipment.

It is expected that the twelve cars required for the temporary operation will be ready for delivery the latter part of this month. These cars will then have to be equipped by the company, and within a reasonable time after their delivery they should be ready for use.

From the foregoing, it appears that, within a reasonable time after the first of May, operation of the Steinway tunnel may be expected, if no unforeseen difficulties arise. It is impossible, however, to fix any definite time.

At the Manhattan terminal, with entrance on the south side of 42nd street, between Lexington and Third avenue, the escalator has been completed. The entire tunnel is lighted by electricity and the signal system throughout has been installed. Much of the furniture for the station at Long Island City has been installed.

Large Brooklyn Factory Project.

Estimates on general contract are being taken by Francisco & Jacobus, architects and engineers, 200 Fifth avenue, for the construction of a factory and power house to cost approximately $500,000, to be erected in Brooklyn. The new structure will be located in 56th street, between First and Second avenues, and will be owned by the American Machine & Foundry Co., 346 Carroll street, Brooklyn. The building will be built of brick and reinforced concrete, and will be fireproof throughout. It will be five stories in height, 100x700 feet. The plans provide for locker rooms, kitchen and lunch rooms, and hospital quarters, as part of the company's scheme for welfare work among the employees.

Schwartz & Gross Plan Loft.

Plans are being prepared in the office of Schwartz & Gross, architects, 347 Fifth avenue, for a twelve-story store and loft building to be erected in the north side of 30th street, east of Broadway, on a plot 70x100 feet. The plot includes the rear portion of Wallack's Theatre. The owner of this building is Moses Crystal, 37 East 28th street, who will build by awarding separate contracts for the various branches of work. The steel work is being designed by F. A. Burdett & Co., consulting engineers, 16 East 33d street. The facade will be of granite, limestone and terra cotta and the construction will be fireproof throughout.

New West End Avenue Apartment.

Emery Roth, architect, 405 Lexington avenue, is preparing plans for a high-class apartment to be erected at the northwest corner of West End avenue and 89th street, by the 601 West End Avenue Co., Albert Saxe, president, 525 West End avenue. The new structure will be thirteen stories in height and built on a plot 40x80 feet. Its facades will be of brick and limestone.

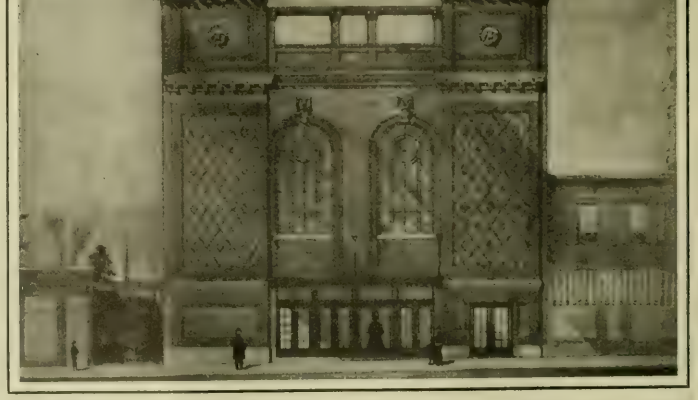
Addition for White Plains Courthouse.

Benjamin W. Morris, architect, 101 Park avenue, has been retained to prepare the plans and specifications for the addition to the Westchester County Courthouse at White Plains, N. Y. The addition will cost $1,000,000. The addition will be designed to harmonize with the structure erected some years ago. Further details of construction will be announced in a later issue.

Baldwin Harbor Activity.

Characteristic of spring real estate activity in the south side of Nassau County, Long Island, is the work being done at Baldwin Harbor, where twenty new bungalows are in course of construction, and the harbor is being deepened.

PICTURE THEATER FOR STEINWAY, L. I.



Reliable Building Co., Owners and Builders. Edward Hahn, Architect.

IN the Steinway section of Long Island City, where during the last year there have been erected many high class tenements and apartments, there is to be built a modern theatre, located on Steinway avenue, near Jamaica avenue. It is to be erected by the Reliable Building Company, of which M. Pilnacek is president; F. Zvanovec vice-president and F. Brodsky, secretary and treasurer. The plans were drawn by Edward Hahn of Long Island City, architect, and provide for a building with a frontage of 75 feet on Steinway avenue, with a seating capacity of 1,000 and to cost about $75,000. The facade will be of Greendale rug brick, with matt of glazed terra cotta trimmings. The lighting arrangements, which are of a special design, have been arranged by the New York & Queens Electric Light & Power Company. A lease of the theatre has been taken for a term of years by the Steinway Avenue Theatre Corporation, which will operate the house, when completed.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—St. Mark's Lutheran Church, Rev. O. H. Trinklein, pastor, 100 Hyatt av, Yonkers, contemplates the erection of a church at 242d st and Martha av. No architect selected.

HUDSON FALLS, N. Y.—Competitive sketches are being considered for the 1-sty public library at Town Hall Park, opposite Post Office, for the Hudson Falls Public Library. Rev. C. D. Kellogg, president, 25 Walnut st. Cost about $10,000.

PATERSON, N. J.—St. Joseph's Hospital, 703 Main st, Dr. Jos. H. Kenna, 242 Main st, in charge, contemplates the erection of a brick addition to the hospital in Main st, to cost about $50,000. No architect selected.

EDMESTON, N. Y.—The First National Bank, W. G. Welch, this place, contemplates the erection of a bank building to cost between $10,000 and $20,000. Architect will be selected about May 6.

HARRISON, N. J.—The Board of Education of Harrison, Dr. M. O. F. Dolphin, president, 112 North 4th st, contemplates the erection of a public school here. No architect and site have been selected.

COHOES, N. Y.—The City of Cohoes Board of Education, W. D. Boswell, president, 64 Canvass st, contemplates erection of a school here. No architect selected. Project will probably go ahead during the summer.

PERTH AMBOY, N. J.—The Board of Education of Perth Amboy, John K. Sheehy, president, is receiving competitive sketches for an addition to P. S. 9, to cost about $25,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Milton Zeisler, 433 East 74th st, architect, is taking bids on subs for general alterations to the 5-sty apartment, 33x100 ft, at 2730 Broadway, for Rudolph Leeds, Indianapolis, Ind.

BANKS.

SOUTH RIVER, N. J.—Bids will close April 19 for a 1-sty bank building for the First National Bank of South River, main st. Francis George Hasselman, 18 East 42d st, Manhattan. Cost, about $40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Albert Ullrich, 367 Fulton st, architect, is taking bids to close April 24 for alterations to the 4-sty dairy and pasteurizing plant and office building at Dean st and 3d av, for R. F. Stevens Co., George Slaughter, president. Cost, about $120,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Bids will close at 10.30 a. m., April 22, for the 7-sty medical staff house and nurses' home, 75x100 ft, at the Willard Parker Hospital, foot of East 16th st, for the Department of Health. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost about $260,000.

NEWARK, N. J.—Bids will close about April 20 for the parental home on Sussex av, between Duryea and Hector sts, for the Board of Trustees of Essex County. Cost about $40,000.

FARMINGDALE, L. I.—Bids will close April 22 at 12 M. for a 2-sty tuberculosis hospital for the Board of Supervisors of Suffolk County. Nathan Myers, Court Theatre Building, Newark, N. J., architect. Cost, $35,000 to $45,000.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—The Sea Cliff Club, F. H. Maidment, this place, is taking bids on general contract for a 1-sty hollow tile and stucco municipal building, 37x30 ft, on Sea Cliff av, for S. J. Stammers, 500 5th av, Manhattan. Cost, about $5,000.

SCHOOLS & COLLEGES.

BEACON, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., is figuring the general contract for a high school for the town of Beacon, Dutchess County, and desires bids on all subs prior to May 1. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects.

STORES, OFFICES & LOFTS.

MANHATTAN.—The Lippe Contracting Co., 52 Vanderbilt av, desires bids on all subs, except electric, prior to April 21, for alterations to the loft at 230 West 47th st, from plans by J. Kraus.

MANHATTAN.—Milton Zeisler, 433 East 74th st, architect, is taking bids on subs for general alterations to the 3-sty loft at 140-141 West st, for the Bowery Savings Bank. Cost, about $7,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

83D ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment, 79x59 ft, at the northwest corner of 83d st and West End av; for the West End and 83d St. Corp., William L. Sutphin, care of Meyer & Clark, 51 East 42d st. Chris J. Jeppeson, Inc., 56 West 45th st, steel engineer. William J. Taylor Co., 5 East 42d st, general contractor.

VERMILYEA AV.—Sommerfeld & Steckler, 31 Union sq, have prepared plans for a 5-sty apartment, 50x123 ft, on the north side of Vermilyea av, 225 ft east of Academy st, for the Hyman Berman Building Co., Inc., 42 Broadway. Cost, about $50,000.

BROADWAY.—Samuel Katz, 1 Madison av, has completed plans for the 6-sty apartment, 50x88 ft, on the west side of Broadway, 166 ft south of 218th st, for Robert E. Simon, 30 East 42d st. Cost, about $45,000.

HAVEN AV.—Plans have been prepared by Goldner & Goldberg, 891 East 149th st, for three 5-sty apartments on the east side of Haven av, 178th to 179th sts, for the Nevah Construction Co., Inc., 1509 Bryant av. Cost, about $195,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 59x69 ft, at 481-5 West End av, corner of 83d st, for the West End 83 Corp., 51 East 42d st. Cost, about $135,000.

VERMILYEA AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 5-sty apartment at the southeast corner of Vermilyea av and 211th st, for Morris Solomon, 728 Driggs av, Brooklyn. Cost, about $45,000.

10TH AV.—Sass & Springsteen, 32 Union sq, have completed plans for the 5-sty apartment at the southwest corner of 10th av and 215th st, for the Haven Construction Co., 215 Audubon av. Cost, about $50,000.

BROADWAY.—Plans have been prepared by Sass & Springsteen, 32 Union sq, for a 5-sty apartment at the southeast corner

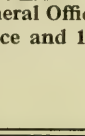
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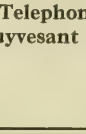
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Contemplated Construction—Manhattan—Cont'd.

of Broadway and 215th st, for the Haven Construction Co., 215 Montague st. Cost, about $50,000.

VERMILYEA AV.—George & Edward Blum, 505 5th av, have prepared plans for a 5-sty apartment on the north side of Vermilyea av, 150 ft east of Academy st, for the Bendheim Construction Co., 128 Broadway. Cost, about $75,000.

7TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 4-sty tenement, 79 East 7th st, for H. German, 82 2d av. Cost, about $3,500.

136TH ST.—Jesse Acker, 2394 7th av, has prepared plans for alterations to two 5-sty tenements, 8-10 West 136th st, for Harry C. Manger, North Plainfield, N. J. Cost, about $6,000.

SCHOOLS & COLLEGES.

MANHATTAN.—All bids were laid over April 12, by the Board of Education, for installing printing shop equipment in P. S. 62.

STORES, OFFICES & LOFTS.

PARK AV.—Louis E. Eden, 1 Madison av, has been retained by W. E. Townsend, 103 Park av, to lay out plans for the heating, plumbing, elevators and electrical work in the Foster Building, southwest corner of Park av and 40th st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

GRAND BOULEVARD.—Harry Howell, 149th st and Willis av, is preparing plans for five 5-sty apartments, 40x76 ft, on the west side of Grand Boulevard and Concourse, 306 ft north of Fordham rd, for Gaines Roberts Co., Furman Gaines, president. Cost, about $120,000.

GLEASON AV.—Fred Hammond, 391 East 149th st, has completed plans for a 2-sty tenement, 25x67 ft, on the south side of Gleason av, 85 ft east of Castle Hill av, for Edward A. Schill, 860 Van Nest av, owner and builder. Cost about $6,000.

LORILLARD PL.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty apartment, 50x88 ft, on the east side of Lorillard pl, 112 ft north of 184th st, for the Russo Iodice Co., 2364 Lorillard pl. Cost, about $40,000.

172D ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans and will take bids about April 20 for a 5-sty apartment, 50x87 ft, in the west side of 172d st, 100 ft south of Boston rd, for the Cedar Construction Co., J. L. Lese, 867 Melrose av, president, and builder.

SCHOOLS & COLLEGES.

BRONX.—Bids were opened by the Board of Education April 12 for installing heating and ventilating apparatus in P. S. 12. Wm. J. Olvany low bidder at $11,572. For installing temperature regulation in addition to same school, Standard Regulator Co., at $1,897.80.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

EAST NEW YORK AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 50x105 ft, at the southwest corner of East New York av and Topscott st, for Moses S. Koeppel, 198 Howell st, owner and builder. Cost about $40,000.

21ST ST.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments at the northeast corner of East 21st st and Dorchester rd, for the Lancastershire Realty Co., to cost about $75,000.

14TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for a 4-sty tenement, 40x90 ft, at the northeast corner of East 14th st and Av I, for Alois Weinmuller, 506 Grand av. Cost about $25,000.

CHRISTOPHER ST.—Morris Rothstein, 601 Sutter av, has completed plans for two 3-sty tenements, 21x80 ft, on the west side of Christopher st, 186 ft south of Livonia av, for Philip Brody, 503 Sutter av, owner and builder. Cost about $14,000.

2D ST.—Harry Dorf, 614 Kosciusko st, has completed plans for five 3-sty tenements, 24x69 ft, in the west side of East 2d st, 220 ft south of Albemarle rd, for the Kaplan Construction Co., Samuel Kaplan, president, 117 Gerry st, owner and builder. Cost about $40,000.

SOUTH 2D ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment at the southwest corner of South 2d st and Wythe av, for the Allen Realty Co., Pincus Malzman, 73 Allen st, Manhattan, president and builder. M. & S. Construction Co., 147 East 125th st, Manhattan, has the mason work. Owner will take bids on subs about April 29. Cost about $50,000.

7TH AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty brick tenements, 45x89 ft, on the east side of 7th av, 45 ft south of 41st st, for the Safe Construction Co., David Goldstein, president, 125 Bristol st, owner and builder. Total cost, about $75,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 60x90 ft, at the northeast corner of Saratoga av and Sumpter st, for the Elm City Improvement Co., Max Robinson, president, 721 Saratoga av, owner and builder. Cost, about $45,000.

CATON AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty apartment, 79x125 ft, on the south side of Caton av, 521 ft east of East 21st st, for Ginsburg & Moss Realty Co., 117 Pennsylvania av, owner and builder. Cost, about $40,000.

DWELLINGS.

PITKIN AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 3-sty extension to the store and residence at 1609 Pitkin av, for Rose Watson, on premises. Abraham Sang, 96 Bristol st, general contractor. Cost about $7,500.

49TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 2½-sty frame and stucco residence, 26x44 ft, in the north side of 49th st, 120 ft west of 15th av, for the Sherman Holding Corporation, Oscar Sherman, 310 Windsor pl, owner and builder. Cost about $9,000.

CARROLL ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for six 2-sty residences in the south side of Carroll st, 40 ft east of Kingston av, for George Potts Co., 1747 Union st, owner and builder. Cost, about $5,000 each.

MIDWOOD ST.—Slee & Bryson, 154 Montague st, are preparing plans for seven 3-sty residences, 20x55 ft, in Midwood st, east of Flatbush av, for the F. B. Norris Building Co., F. B. Norris, president, 188 Fenimore st, owner and builder. Cost, about $38,500.

FACTORIES AND WAREHOUSES.

DRIGGS AV.—Max Hirsch, 391 Fulton st, has completed plans for a 2-sty factory, 62x76 ft, on the east side of Driggs av, 25 ft south of North 9th st, for Jas. McCafferty & Sons, 505 Driggs av. Cost, about $8,000. John J. Moran, 113 Broadway, general contractor.

SCHOOLS & COLLEGES.

BROOKLYN.—All bids were laid over for the general construction of a portable school on the west side of East 23d st, about 117 ft north of Kings Highway, an annex to P. S. 99.

BROOKLYN.—The Board of Education opened bids April 12 for furnishing and delivering glass to various schools. J. H. Werbelovsky low bidder at $3,399.

THEATRES.

FLATBUSH AV.—R. Thomas Short, 3 West 29th st, Manhattan, is preparing plans and will take bids about April 17 for the 4-sty theatre, 95x147 ft, at 1085-1093 Flatbush av, for A. H. Schwartz, 239 East 25th st. Cost about $150,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, has completed plans for a 5-sty tenement, 50x79 ft, on 3d av, 450 ft south of Broadway, for Frank Mucha, 347 East 87th st, Manhattan. Cost, about $30,000.

DWELLINGS.

EAST ROCKAWAY, L. I.—Griffin & Wynkoop, 30 Church st, Manhattan, are preparing plans for a 2½-sty frame residence, 30x60 ft, on the east side of Ocean av, 100 ft south of Mill River rd, for Arthur E. Handy, care of Otis Elevator Co., 11th av and 26th st, Manhattan. Cost about $10,000.

WINFIELD, L. I.—F. Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty bakery and residence, 25x56 ft, in the east side of Northington st, 200 ft north of Woodside av, for Jos. Knizak, 118 Grove st, Woodside, L. I. Cost, about $5,000.

OZONE PARK, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eighteen 2-sty residences, 20x55 ft, on the west side of Oxford av, 98 ft south of Liberty av, for Louis Mehrmann, on premises. Cost, about $72,000.

UNION TERRACE, L. I.—E. J. Meisinger, 394 Graham av, Brooklyn, is preparing plans for two 2-sty residences, 21x55 ft, in the north side of Stanton st, 200 ft east of Lott av, for Thos. Holleran, 930 Metropolitan av, John Kist, Metropolitan av, Brooklyn, builder. Cost, about $10,000.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, are preparing plans for four 2½-sty frame and stucco residences, 23x34 ft, on Abington rd, near Willow st, for John K. Turton, 101 Park av, Manhattan, owner and builder. Cost, about $16,000.

HALLS & CLUBS.

WOODSIDE, L. I.—Walter R. Blair, 281 5th av, Manhattan, has completed plans for a 1-sty brick and steel tennis court building at the southwest corner of Packard st and Queens Boulevard, for the Pastime Tennis Co., 165 Broadway, Manhattan. Cost, about $50,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—William F. Behler, 86 Clinton av, has completed plans for a 2½-sty frame residence, 32x23 ft, on the west side of Broadway, 175 ft south of Elizabeth st, for Chris Keuchmann, this place. Cost about $4,500.

CLIFTON, S. I.—Daniel Santoro, Tompkinsville, has completed plans for a 2-sty brick residence, 29x53 ft, at the northeast corner of New York av and Willow av, for Jos. Pinoola, care of architect. Cost about $4,000.

HALLS AND CLUBS.

STAPLETON, S. I.—Grunert & Pneuman, New Dorp, are preparing plans for a 2-sty brick and terra cotta hall and clubhouse, 40x70 ft, in Broad st, for the Veteran Firemens' Association, M. O'Holleran, president. Cost about $20,000.

STABLES AND GARAGES.

NEW BRIGHTON, S. I.—Jas. Whitford, 8 Richmond ter, St. George, S. I., has completed plans for a 1-sty brick garage, 45x 90 ft, on the north side of 1st av, 50 ft west of Madison av, for S. McEnearney, 60 1st av, Tompkinsville. Cost about $5,000.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—J. A. Miller, this place, has completed plans for a 2½-sty frame and clap board residence in Lafayette st, for Arthur Dorer, Metropolitan Life Building, 1 Madison av, Manhattan. Cost, about $6,000.

Suffolk.

DWELLINGS.

GOODGROUND, L. I.—Foundations are under way for the 2½-sty frame residence, 30x40 ft, for William S. Skidmore, 91 Linwood st, Brooklyn. Harry L Skidmore, 91 Linwood st, Brooklyn, architect. Cost about $9,000.

MUNICIPAL WORK.

HUNTINGTON, L. I.—The State Department of Health has approved plans and specifications of George W. Fuller, 170 Broadway, Manhattan, for sewer and sewage disposal plant for the town of Huntington, S. E. Sammis, this place, town clerk. Bid will be taken about May 1. Cost about $90,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

ARDSLEY, N. Y.—Owen Hanretty, this place, is preparing plans for a 2-sty apartment, 30x52 ft., at Saw Mill River rd, for Michael Fiuri, this place. Cost, about $6,500.

ARDSLEY, N. Y.—Foundations are under way for a 3-sty store and apartments, 40x60 ft, at Ardsley Square, for Owen Hanretty, this place, owner and builder. Cost, about $10,000.

DWELLINGS.

BRONXVILLE, N. Y.—Plans have been prepared privately for a 2½-sty stucco on frame residence at Lawrence Park, for Otto Faelten, care of James Gamble Rogers, 470 4th av, Manhattan. Cost about $8,000.

SCARSDALE, N. Y.—Mann & Cook, 91 Dun Building, Buffalo, are preparing sketches for a 2-sty residence, 30x40 ft, for Allen N. Mann, care of architects. Cost about $8,000.

HARTSDALE, N. Y.—Robert W. Gardner, 43 Cedar st, Manhattan, is preparing plans for a 2½-sty frame residence at Greenacres, for Robert J. Ogborne, care W. & J. Sloane, 5th av and 47th st, Manhattan. The architect will call for bids about April 17. Cost about $10,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, 244 Huguenot st, has not started plans for the 2-sty store and office building to be erected in the south side of Main st, east of Church st, to cost about $10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—D. Paola, 117 Summit av, West Hoboken, N. J., is preparing plans for a 4-sty tenement, 30x90 ft, at the corner of Palisade av and 8th st, for John Vitale, 439 12th st, owner and builder. Cost about $20,000.

MONTCLAIR, N. J.—B. H. Shepard, 564 Main st, East Orange, is preparing plans for a 4-sty apartment at South Fullerton and Union avs, for the Fairchild-Baldwin Co., Firemen's Building, 786 Broad st, Newark.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing plans for a 4-sty apartment, 75x100 ft, on Park av, for William O'Neil, 75 Park av. Cost about $70,000.

MONTCLAIR, N. J.—A. Ginsburg, 225 Main av, Passaic, N. J., is preparing plans for a 3-sty apartment, 40x110 ft., on Bloomfield av, for William F. O'Brien, care of general contractor, David Stein, 175 Graham av, Paterson, N. J. Cost, about $30,000.

MONTCLAIR, N. J.—B. H. Shepard, 564 Main st, East Orange, has completed plans for a 3-sty apartment on the east side of South Fullerton av, 75 ft north of Union av, for Fairchild Baldwin Co., 786 Broad st, Newark, N. J. Miller & Sons Co., 33 South 13th st, Newark, general contractors.

DWELLINGS.

SOUTH ORANGE, N. J.—Edward L. Angell, 959 Madison av, Manhattan, is preparing plans for a 2½-sty residence, 58x 26 ft, on Hillside pl, for C. M. Spor, care of Deering, Milliken & Co., 79 Leonard st, Manhattan. Cost about $15,000.

NORTH BERGEN, N. J.—Hensel & Weis, 809 Savoye st, West Hoboken, are preparing plans for a 1½-sty residence, 22x 40 ft, at 1402 New Durham av, for Henry C. Zurlich, on premises. Cost about $3,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has nearly completed plans for six 2-sty residences, 17x47 ft, at the northeast corner of Arlington av and Union st, for J. Morris, at site, owner, who will soon take bids on general contract. Cost about $4,000.

NORTH PLAINFIELD, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, are preparing plans for a 2½-sty residence, 25x35 ft, for A. M. Zabriskie, 11 West End av, Plainfield. Cost about $5,500.

MONTCLAIR, N. J.—A. F. Norris, 150 Nassau st, Manhattan, has completed plans for a 2½-sty frame residence for E.

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C. O'Neil, 164 Chestnut st, owner and builder. Cost about $10,000.

RIDGEWOOD, N. J.—George F. Brackett, Height rd, contemplates the erection of a 2½-sty frame and stucco residence, 70x30 ft, at Kathwood Park, to cost about $15,000. William B. Peterson, Glen Rock, general contractor.

ARLINGTON, N. J.—Herman Fritz, News Building, Passaic, has completed plans for four 2½-sty residences for H. C. Smith, 475 Elm st, owner and builder. Cost, about $4,000 each.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—William A. Bogart, 298 Jackson av, has completed plans for a 3-sty factory, 38x100 ft, at Brooks and Center sts, for Campanello & Favaro Co., 424 2d st. Cost about $40,000.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. Y.—George S. Drew, State House, Trenton, is preparing plans for a brick morgue and laboratory for the New Jersey State Hospital for Insane, to cost $10,000. Bids will be received by architect about May 5.

MUNICIPAL WORK.

MATTAWAN, N. J.—Bids will probably be advertised about June 1 for the Bascule type drawbridge over the Mattawan Creek, on the Keyport and South Amboy rd, for the Board of Chosen Freeholders of Monmouth County, Freehold, N. J. George D. Cooper, 60 Broad st, Red Bank, N. J., county engineer. Strauss Bascule Bridge Co., 104 South Michigan av, Chicago, Ill., engineer. Cost about $40,000.

PUBLIC BUILDINGS.

DEAL, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., has nearly completed plans for a post office, store and apartment building, 40x60 ft, at Roselle and Norwood avs, for Jos. A. Poole, this place. Cost about $10,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has been commissioned to prepare plans for a 2-sty public school here for the Board of Education, Walter B. Timms, president. Cost, about $52,000.

NEWARK, N. J.—Foundations are under way for the 3-sty convent, 35x60 ft., at 176 Belleville av, for St. Michael's R. C. Church, Father F. M. O'Neill, 173 Belleville av.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—Joseph Lugosch, 408 Kossuth st, Union Hill, N. J., has nearly completed plans for a 1-sty garage, 52x110 ft., at Charles st and Palisade av, for the Polchar Realty Co., August Kleinke, Smith st and Clinton av, owner and builder. Cost, about $10,000.

THEATRES.

HACKENSACK, N. J.—Coleman Gray, Moore st, is preparing plans for a 1-sty brick, steel and reinforced concrete moving picture and vaudeville theatre in Main st, near Susquehanna Depot, for R. R. Deckert, 69 Atlantic av, Hackensack. Cost about $14,000. Bids will be received by owner about May 15.

MISCELLANEOUS.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, are preparing plans for a 3-sty printing shop, garage and meeting room building at the southwest corner of Summer av and Crane st, for Richard F. Mattia, on premises. Cost about $9,000.

Other Cities.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Plans have been prepared privately for a 2½-sty residence, 24x45 ft, at 27 Marshall st, for L. Vanderbrul, 43 Taylor st, owner and builder. Cost, about $5,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—The W. L. Crow Construction Co., 103 Park av, Manhattan, has received the general contract to erect a 3-sty tenement, 75x75 ft., at Bond and Wyckoff sts, for Mrs. C. Zabriskie, care of architect, Beverly S. King, 103 Park av, Manhattan. Cost, about $50,000.

QUEENS, L. I.—Thos. Drysdale, 26 Court st, Brooklyn, has received the general contract to erect a 4-sty tenement, 24x72 ft., at the southeast corner of Hoyt and 2d avs, for William Ulmer Brewery, Inc., John W. Weber, president. Koch & Wagner, 26 Court st, Brooklyn, architects. Cost, about $20,000.

CHURCHES.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 4-sty brick parish house and chapel, at 434 West 36th st, for the Franciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about $20,000. Work will start about May 1.

DWELLINGS.

BROOKLYN.—Theodore Knuth, 2733 East 27th st, has received the general contract to erect a residence and garage at the northwest corner of Av S and East 21st st, for Otto Wolff, 1786 East 21st st, Manhattan. Bloch & Hesse, 500 5th av, Manhattan, architects. Cost about $9,000.

BROOKLYN.—Albert Janson, 215 76th st, Brooklyn, has received the general contract to erect a hollow tile and stucco residence at Shore rd and 82d st, for E. Walter Clark, 321 Chestnut st, Phila., Pa. Brockie & Hastings, 1713 Samson st, Phila., Pa., architects.

KENSINGTON, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., have received the general contract to erect a 2½-sty brick and marble residence, 90x47 ft, and private garage for Frederick C. Gilsey, care of architect, Henry Otis Chapman, 334 5th av, Manhattan.

STAPLETON, S. I.—P. H. Wolff & Son, Wright st, have received the general contract to erect a 2½-sty terra cotta block and stucco residence, 60x44 ft, at Richmond Turnpike, for John Gaus, 10 Broadway, Manhattan. Henry Otto, 6 Jackson st, Tompkinsville, architect. Cost about $20,000.

PORT JERVIS, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has received the general contract to erect a 2 or 3-sty parish house, 60x48 ft, in Hammond st, between Fowler and Sussex sts, for the Church of the Immaculate Conception, Rev. Father Edward F. Leonard, 46 Ball st. George Streeton, 31 East 27th st, Manhattan, architect. Cost about $20,000.

SEAFORD, L. I.—F. L. J. Lee & Co., Freeport, L. I., have received the general contract to erect a 2½-sty residence, 28x32 ft, for Herman Seffert, 169 Meserole st, Brooklyn. Cost about $5,000.

LARCHMONT PARK, N. Y.—Alex. Morrison, Harmon Drive, has received the general contract to erect a 1½-sty frame and stucco residence, 40x24 ft, for H. S. Bullock, care of architect, Ferdinand Fish, this place. Cost about $3,000.

RIDGEWOOD, N. J.—J. H. Christopher, 282 Prospect st, has received the general contract to erect a 2-sty frame and stucco residence, 25x34 ft, at Doremus and Richmond avs, for Harry Kugler, this place. Harold E. Paddon, 50 Church st, Manhattan, architect. Cost about $6,000.

LAKE MAHOPAC, N. Y.—Chas. H. Richards, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stone residence for Mrs. John N. Trainer, care of architect, George B. Ford, 101 Park av, Manhattan.

ENGLEWOOD, N. J.—The W. H. Whyte Construction Co., 382 Railroad av, Hackensack, N. J., has received the general contract to erect a 2½-sty brick residence, 71x29 ft., for Paul Salambier, Franklin st. Hays & Hoadley, 2010 Broadway, Manhattan, architects. Cost, about $13,000.

SOUTHOLD, L. I.—George W. Smith, Main rd, has received the general contract to erect a 2½-sty concrete and stucco residence, 27x31 ft., for W. L. William, this place. Cost, about $4,000. Plans prepared privately.

HUNTINGTON, L. I.—Bingham & Campbell, Cold Spring Harbor, have received the general contract to erect a 2-sty frame cottage, 30x30 ft., at West Neck, for W. G. Millbank, 40 Wall st, Manhattan. Howells & Stokes, 100 William st, Manhattan, architects. Cost, about $5,000.

LOCUST VALLEY, L. I. (sub.).—Alvord & Swift, 25 West 42d st, have received the heating contract, and Gus J. Staats, 160 East 59th st, plumbing, for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av. Kenneth M. Murchison, 101 Park av, Manhattan, architect. The Amsterdam Building Co., 140 West 42d st, Manhattan, general contractor. Cost, about $80,000.

RED BANK, N. J.—Jas. M. Robertson, 90 West st, Manhattan, has received the general contract for alterations to the residence at 82 Riverside av, for Mrs. William Robertson, 81 West 127th st, Manhattan. Frederick S. Keeler, 90 West st, Manhattan, architect.

MT. VERNON, N. Y.—Chas. E. Gollner, 256 West 121st st, has received the general contract to erect a 2-sty frame and stucco residence on Lorraine av, for Marie M. Cloud, 473 West 141st st, Manhattan. E. Guy Gollner, 256 Broadway, Manhattan, architect. Cost, about $8,000.

LAKE MAHOPAC, N. Y.—Chas. H. Richards, White Plains, has received the general contract to erect a 2-sty frame and stone residence, 30x52 ft., for Miss Grace

V. Bliss, care of architect, George B. Ford, 101 Park av, Manhattan.

NEW ROCHELLE, N. Y.—Frank J. New, 23 Clinton Place, has received the general contract to erect a 2-sty residence at Beechmont Park, for Donald E. Battey, Overlook Circle. F. A. Rooke, 489 5th av, Manhattan, architect. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Calendo & Cordi, 6005 14th av, have received the general contract to erect a 2-sty factory, 80x100 ft, in the north side of 44th st, 170 ft west of 3d av, for Frank S. Aliano, 4518 6th av, owner and lessee. Cost about $15,000.

BROOKLYN.—Thos. Drysdale, 26 Court st, has received the general contract to erect an addition to the cold storage warehouse at 62-66 Furman st, for the N. Y. Dock Co., 8 Bridge st, Manhattan, owner of land. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. David I. Davis Co., 431 South Dearborn st, Chicago, Ill., consulting engineer. Cost about $30,000. National Cold Storage Co., 66 Furman st, lessee of land and owner of building.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has received the general contract; Hedden Construction Co., 30 Church st, Manhattan, steel contract, for the 1-sty addition to the foundry at 60-84 Polk st, for Maher & Flockhart, 76 Polk st. Cady & Gregory, 40 West 32d st, Manhattan, architects. Cost, about $7,000.

JERSEY CITY, N. J.—Peter F. Redfern & Son, 571 Jackson av, have received the general contract to erect a 1-sty addition to the factory at 265 Gates ave, for the Eagle Printing Ink Co., H. Kelsey, superintendent in charge of construction. E. M. Patterson, 1 Montgomery st, architect. Cost, about $12,000.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, has received the contract to erect an 8-sty warehouse, 96x200 ft, at Greene and York sts, for Colgate & Co., this place. Warren Davey, architect.

CLEVELAND, OHIO. — (sub.). — The Westinghouse Electric & Mfg. Co. has awarded the foundation contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for a new pattern storage warehouse here. Prack & Perrine, architects and engineers.

CHICAGO, ILL.—(sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, and Chicago, has received the contract for the foundation of a warehouse and other buildings for the Standard Oil Co., Courtlandt st, Chicago.

PITTSBURGH, PA.—(sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the foundation of the warehouse for the Logan-Gregg Hardware Co. Chas. Bickel, architect.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—Peter Doern, 103 Park av, Manhattan, has received the general contract to make alterations and additions to the 2½-sty frame and stucco country club house for the Wykagyl Club. A. F. C. Fletcher, 103 Park av, Manhattan, architect. Cost about $30,000.

HOTELS.

MANHATTAN.—Andrew Brose, 1 Madison av, has received the general contract to erect a 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost, about $25,000.

MUNICIPAL WORK.

BASKING RIDGE, N. J.—Joseph Dobbs, New st, Bernardsville, N. J., has received the general contract to erect a 2-sty hollow tile and stucco fire engine house at Henry st and Maple av, for the Basking Ridge Fire Co. No. 1, Inc. George E. Jones, Union Building, Newark, N. J., architect. Cost about $10,000.

SCHOOLS AND COLLEGES.

HASBROUCK HEIGHTS, N. J.—The Ferber Construction Co., 16 Johnson av, has received the general contract to erect a 2-sty school, 34x90 ft, at the southeast corner of Barton av and Paterson st, for the Board of Education of Hasbrouck Heights. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost about $17,000.

PHILADELPHIA, PA.—(sub.). — The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for foundations of addition to the Sharswood Public School at 2d and Wolf sts.

STABLES AND GARAGES.

BRONX.—John MacAdam & Co., 29 West 34th st, have received the general contract to erect a 2-sty brick garage, 50x200 ft, at 966-968 Prospect av, for the Prospect Garage Co., George Graff, on premises. Benjamin W. Levitan, 20 West 31st st, architect. Cost about $50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Tullis & Blanchard, Inc., 1328 Broadway, have received the general contract to make alterations to the office building at 165 Broadway, for the Equitable Life Assurance Co., William A. Day, president. Harry Payne Whitney, 165 Broadway, lessee. Warren & Clark, 489 5th av, architects.

MANHATTAN.—M. Cohen, 208 Eldridge st, has received the general contract to erect a 2-sty brick and terra cotta restaurant building, 19x80 ft., at 747 6th av, for Edward Berger, 747 6th av. Frank Straub, 25 West 42d st, architect. Cost, about $8,000.

PORTCHESTER, N. Y.—Frank Accurco, this place, has received the general contract for alterations and additions to the store, office and hall building at 42 North Main st, for Henry Siegel, 112 North Main st. W. A. Ward, P. O. Building, architect. Cost about $15,000.

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Contracts Awarded--Continued.

NEW ROCHELLE, N. Y.—The Rolfsen Realty Co., 94 Union av, New Rochelle, has the general contract to erect a 1-sty public market and stores in the north side of Huguenot st, east of North st, for a syndicate. Wm. E. Lockwood, president. Franklin O. Pagan, 57 Lawton st, architect. Cost, about $20,000.

THEATRES.

TOWN OF UNION, N. J.—DeRiso Bros., 217 3d st, Union Hill, have received the general contract to erect a 2-sty cafe, restaurant, store, theatre and dance hall, at Hackensack Plank rd and Bergenline av, for Carl F. Michelfelder Enterprises, Carl F. Michelfelder, 86 Park st, Montclair, president. William H. McElfatrick, 701 7th st, Manhattan, architect. Cost about $100,000.

JERSEY CITY, N. J.—The Jersey City Construction Co., 75 Montgomery st, has received the general contract to erect the 1-sty brick moving picture theatre, 36x107 ft, on the east side of Fairmount av, 102 ft south of Bergen av, for the Aeolian Amusement Co., Benjamin Berkowitz, 102 Mercer st. The Tremont Architectural Co., 401 East Tremont av, Bronx, architects. Cost about $10,000. Bids are desired on all subs.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 1-sty brick and stucco moving picture theatre, 90x100 ft, in North 7th st, near Orange st, for Edward W. McDonough, 207 Market st. Meyer & Singer Amusement Co., 304 Market st, Newark, lessee. H. Baechlin, 665 Broad st, architect. Cost, about $60,000.

MISCELLANEOUS.

PHILADELPHIA, PA.—(sub.)—The contract was recently awarded for the foundation of coal pockets for Morganthaler Bros., Swanson and Wolf sts, to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

83D ST, n w cor West End av, 481-485, 12-sty fireproof apartment house, 59x69; cost, $135,000; owner, West End Eighty-Third Corporation, Wm. L. Sutphin, Pres., 51 East 42d st; architects, Schwartz & Gross, 347 5th av. Plan No. 126.

150TH ST, 510-516 West, two 6-sty brick tenements, 50x86.11; total cost, $100,000; owner, Maple Construction Co., 1 Wall st, Julius Weinstein, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 122.

161ST ST, n s, w of Fort Washington av, two 6-sty brick apartment houses, 150x86; cost, $300,000; owner, Hudson View Const. Co., 189 Broadway, Henry Friedman, Pres.; architects, Young & Wagner, 1204 Broadway. Plan No. 125.

CHURCHES.

LEXINGTON AV, 871, s e cor East 66th st, 5-sty convent, 1-sty church, fireproof, 105x225; cost, $525,000; owner, The Literary Society of St. Vincent Ferrer; president, Edward G. Fitzgerald, 869 Lexington av; architect, Bertram G. Goodhue, 2 West 47th st. Plan No. 118.

DWELLINGS.

PARK AV, 713, e s, s of 70th st, 5-sty fireproof residence, 20x84; cost, $60,000; owner, Charles M. Clark, 1035 Madison av; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 129.

FACTORIES AND WAREHOUSES.

129TH ST, 3-5 East, n s, e of 3d av, 1-sty brick manufacturing plant, 42x86x169; cost, $15,000; owner, Estate of C. Leicester Payne, 165 Broadway; executor, Ambrose G. Todd; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 117.

TOMPKINS ST, 140 s Stanton st, w s, 2-sty brick box factory, 60x100; cost, $12,000; owner, George F. Etzel, 165 West 18th st; architect, Mitchell Bernstein, 131 East 23d st; lessee, Aaren Etra, 165 West 18th st. Plan No. 116.

HOTELS.

71ST ST, 31 West, w of Central Park West, 13-sty fireproof hotel, 25x90; cost, $90,000; owner, Edward W. Browning, 110 West 40th st; architect, Robert T. Lyons, Inc., 110 West 40th st. Plan No. 130.

STABLES AND GARAGES.

170TH ST, n w cor Broadway, 1-sty fireproof garage, 12x16; cost, $200; owner, Clark Estate, care Mr. Wm. Beach Day, 149 Broadway; architects, Ashley Steel Building Co., 1790 Broadway. Plan No. 123.

STORES, OFFICES AND LOFTS.

3D AV, 1579, 7-sty brick store and offices, 25x60; cost, $6,000; owner, John A. Kelly, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 119.

184TH ST, n e cor of Audubon av, 1-sty brick stores, 20x99.11; cost, $3,000; owner, Rexton Realty Co., 37 Liberty st, Irving Kempner, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 115.

MADISON AV, 278-280, s w cor 40th st, 12-sty fireproof stores and offices, 54x120; cost, $285,000; owner, Lillia Babbitt Hyde, 437 5th av; architect, F. E. Townsend, 103 Park av. Plan No. 127.

STORES AND TENEMENTS.

215TH ST, s e cor Broadway, 5-sty brick store and tenement, 81.7x85; cost, $50,000; owner, Haven Construction Co., 215 Audubon av, Charles Flaum, Pres.; architects, Sass & Springsteen, 32 Union Square. Plan No. 120.

215TH ST, s w cor 10th av and Amsterdam av, 5-sty brick store and tenement, 60x100; cost, $50,000; owner, Haven Construction Co., Charles Flaum, Pres., 215 Audubon av; architects, Sass & Springsteen, 32 Union Square. Plan No. 121.

MISCELLANEOUS.

120TH ST, n e cor Riverside dr, 1-sty, fireproof locker room and office, 14x24; cost, $390; owner, Carolina White, Litchfield, Conn.; architect, Ashley Steel Building Co., 1790 Broadway. Plan No. 124.

150TH ST & ST. NICHOLAS AV, 1-sty fireproof locker room and office, 12x24; cost, $250; owner, Peter Alexander, 92 William st; architect, Ashley Steel Building Co., Inc., 1790 Broadway. Plan No. 128.

Bronx.

DWELLINGS.

EASTERN BOULEVARD, e s, 125 n Fairmount av, 2-sty frame dwelling, shingle roof, 20 x27; cost, $3,500; owner, Bentz Con. Co., John Bentz, 2362 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 194.

PRATT AV, w s, 202.79 n Randall av, 2½-sty frame dwelling, shingle roof, 25.10x40; cost, $3,000; owner, Jos. A. Pierce, 2069 Webster av; architect, L. W. Lewis, 839 East 216th st. Plan No. 200.

FACTORIES AND WAREHOUSES.

PERRY AV, w s, 217.3 s 201st, 1-sty brick shop, 9.4x15.6; cost, $300; owner, John Eggers, on premises; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 185.

STORES AND DWELLINGS.

COMMONWEALTH AV, s e cor 174th st, 2-sty brick store and dwelling, 20.2½x65, slag roof; cost, $6,000; owner, L. Einhorn, 1533 Av A; architect, B. Ebeling, 2400 Westchester av. Plan No. 192.

STORES, OFFICES AND LOFTS.

TREMONT AV, s s, 375.25 West Marmion av, 1-sty brick store, slag roof, 25x67; cost, $4,500; owner, Geo. E. Paulson, Redbank, N. J.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 199.

FORDHAM ROAD, s s, 61.91 East Tiebout av, 2-sty brick store and office, slag roof, 37.3⅜x33.11; cost, $10,000; owner, Geo. Donnelly, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 197.

STORES AND TENEMENTS.

FOX ST, n s, 100 w Av St. John, five 6-sty brick tenements, 50x108.8, slag roof; cost, $200,000; owner, Bernhard Mayer, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 191.

HOME ST, n s, 21.4⅞ e Longfellow av, 5-sty brick tenement, slag roof, 64.8x88; cost, $55,000; owners, Durbar Realty Co, Henry Krakower, 80 Maiden la, Pres; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 188.

LONGFELLOW AV, n e, cor Home st, 5-sty brick tenement, slag roof, 64.8x88; cost, $55,000; owners, Durbar Realty Co, Henry Krakower, 80 Maiden la, Pres; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 187.

UNIVERSITY AV, 2 w s 316.05 n 176th st, 5-sty brick tenement, plastic slate roof, 50x86.7; cost, $45,000; owners Varsity Const Co, Fredk. A. Heidelberger, 1699 Nelson av, Pres. Architect, Andrew J. Thomas, 2526 Webster av. Plan No. 184.

WASHINGTON AV, w s, 387.7 n 169th st, 6-sty brick tenement, slag roof, 55x104; cost, $40,000; owners, Roseff Realty Corpn., Samuel Roseff, 1312 Washington av, pres; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 189.

HOE AV, w s, 336 s Aldus st, two 5-sty brick tenements, slag roof, 44.6x93; cost, $70,000; owners, Turek Realty Co., Harry Turek, 505 5th Ave, President; architect, Samuel Katz, 1 Madison av. Plan No. 190.

DECATUR AV, e s, 161.10 s 207th st, three 5-sty brick tenements, slag roof, 41.8x70; cost, $90,000; owner, Simpson Const. Co., Thomas Reilly, 1506 Southern Boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 195.

VYSE AV, n w cor 177th, 5-sty brick tenement, 50x83.10; cost, $50,000; owner Jacob Ruppert Realty Co., Jacob Ruppert, 3d av and 90th st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 196.

BRYANT AV, w s, 100 n Aldus st, two 5-sty brick tenements, slag roof, 42x88; cost, $70,000; owners, Simona Realty Corp., Simon Shapiro, 929 East 163d st, pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 198.

THEATRES.

SO. BOULEVARD, w s, 163.8 n Westchester av, open air theatre, 80x65; cost $2,000; owners, Property Operating Corpn, 66 Broadway; architect, Thos. Brogan, 4620 Matilda av. Plan No. 186.

MISCELLANEOUS.

EASTCHESTER BAY, w s, 1,500 n Pennyfield rd, two 1-sty frame bungalows, 16x20; cost, $150; owner and architect, Chas. J. Hackenberg, 1868 Cruger av. Plan No. 193.

BOSTON ROAD NO. 3545, 1-sty frame shed, 50x23; cost, $100; owners, John and Anna Dannier, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 201.

Brooklyn.

DWELLINGS.

ALBANY AV, w s, 157.6 n Av J, 2-sty frame dwelling, 16x47.6, slag roof, one family; cost, $2,000; owner, Adolph Weintraub, 672 Henry st; architects, Farber & Markwitz, 189 Montague st. Plan No. 2449.

CROWN ST, n s, 110 w Rogers av, ten 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, $35,000; owner, Realty Asso-

ciates, 162 Remsen st; architect, A. G. Carlsen, 157 Remsen st. Plan No. 2495.

WEST 24TH ST, e s, 180 s Neptune av, two 1-sty frame dwellings, 16x40.6, shingle roof, 1 family each; total cost, $2,300; owner, Mark Nave, 2 Rector st, Manhattan; architect, Rocca Mega, 2857 West 5th st. Plan No. 2497.

SHEPHERD AV, e s, 175 n Liberty av, eight 2-sty brick dwellings, 19.6x42, gravel roof, 2 families each; total cost, $24,000; owner, Emil Rienlking, 386 Crescent st; architect, L. J. Frank, 206 Crescent st. Plan No. 2481.

2D AV, w s, 25 s 13th st, 1-sty brick dwelling, 25x25.4, gravel roof, 1 family; cost, $1,500; owner, Jeremiah T. Vaughan, 167 2d av; architect, W. J. Conway, 400 Union st. Plan No. 2510.

CHESTER ST, e s, 40 n Hegeman av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $27,000; owners, Isaac Gordon & ano, 141 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2534.

DURYEA ST, w s, 94 s 66th st, eight 2-sty brick dwellings, 18x36, gravel roof, 1 family each; total cost, $20,000; owner, Harry Pinover, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 2528.

WEST 15TH ST w s, 280 n Neptune av, 2-sty brick dwelling, 20x32, gravel roof, 2 families; cost, $3,000; owner, John Persico, 200 West 40th st, Manhattan; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2520.

WEST 33D ST, e s, 130 s Mermaid av, 2-sty frame dwelling, 14x26, gravel roof, 2 families; cost, $2,500; owner, Thos. M. Hamin, 349 Amsterdam av, Manhattan; architect, S. B. McDonald, 2802 Neptune av. Plan No. 2521.

DRESDEN ST, e s, 50 n Ridgewood av, two 2-sty brick dwellings, 19.6x55, gravel roof, 2 families each; total cost, $7,000; owner, Geo. Schmidt, 5 Windsor st, Forrest Park, L. I.; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2476.

WEST 6TH ST, e s, 380 n Av U, 2-sty frame dwelling, 18x44, shingle roof, 2 families; cost, $3,000; owner, Antonio Amato, 2022 West 5th st; architect, Roco Mega, 2857 West 5th st. Plan No. 2453.

WEST 11TH ST, e s, 107 s Av Q, six 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, $18,000; owner, John F. Churio, 730 Franklin av; architects, Koch & Wagner, 26 Court st. Plan No. 2469.

BEAUMONT ST, w s, 500 s Oriental blvd, 2-sty frame dwelling, 30.4x47, shingle roof, 1 family; cost, $7,000; owner, Antonette F Cassidy, 272 Beaumont st; architect, A. F. Cassidy Corpn., 272 Beaumont st. Plan No. 2552.

MAPLE ST, n s, 180 e New York av, 1-sty brick dwelling, 12x25, gravel roof, 1 family; cost, $1,500 ;owner, Raffaele Saccone, 462 Lincoln rd; architect, Pasqual Gagalardi, 239 Navy st. Plan No. 2563.

EAST 55TH ST, e s, 140 s Linden av, two 2-sty frame dwellings, 16x41.6, slag roof, 1 family each; total cost, $5,000; owner, Brody Constn. Co., 1143 40th st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 2568.

FACTORIES AND WAREHOUSES.

FT. GREENE PL, e s, 48.4 n Atlantic av, 4-sty brick warehouse, 82x100, gravel roof; cost, $60,000; owner, Armour Co., Chicago, Ill.; architect, R. C. Clark, 577 Lexington av. Plan No. 2483.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame storage, 24x14, gravel roof; cost, $750; owner, Hy. Greene, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2501.

56TH ST, n w cor 2d av, 4-sty brick factory, 700x72.8, gravel roof; cost, $250,000; owner, American Machine & Foundry Co., 346 Carroll st; architects, Francisco & Jacobus, 200 5th av, Manhattan. Plan No. 2555.

STABLES AND GARAGES.

HINSDALE ST, w s, 150 n Pitkin av, 2-sty brick stable, 13.7x19.9, gravel roof; cost, $1,000; owner, Max Liber, 146 Hinsdale st; architects, Cohn Bros., 361 Stone av. Plan No. 2504.

BEDFORD AV, e s, 530 n Av F, 1-sty brick garage, 20x30, shingle roof; cost, $1,000; owner, Richard Noecker, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 2508.

PITKIN AV, s w cor Pennsylvania av, 1-sty brick store and garage, 71x100, slate roof; cost, $5,500; owner, Dora Levy, 2078 Pitkin av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2478.

PARK PL, n s, 200 e Utica av, 1-sty brick garage, 39x125, concrete roof; cost, $7,000; owner, Matthias Grossarth, East 51st st and Rutland rd; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 2533.

PRESIDENT ST, s s, 120 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, $450; owner, Jerome Roth, on premises; architect, Clarence L. Stefert, 100 West 40th st. Plan No. 2540.

20TH AV, e s, 100 s 86th st, 1-sty frame garage, 12.6x20, shingle roof; cost, $500; owner, Jacob Rappaport, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No.

GROVE ST, n s, 73 w Knickerbocker av, 1-sty brick garage, 27x20, slag roof; cost, $800; owner, Theresa M. Wenzler, 1503 Putnam av; architect, Herman Wenzler, 1503 Putnam av. Plan No. 2455.

CARROLL ST, 1298, 1-sty brick garage, 17x21, slag roof; cost, $250; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2569.

OCEAN PKWAY, e s, 300 n Av J, 2-sty brick garage, 22x20, shingle roof; cost, $1,000; owner, Fredk. Opolinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2571.

STORES AND DWELLINGS.

PITKIN AV, n s, 20 e Chestnut st, 1-sty brick store and dwelling, 20x53, felt roof, 1 family; cost, $2,200; owner, W. G. Watts, 395 Pine st; architect, Fredk. Wornberger, 30 Snediker av. Plan No. 2485.

FLATBUSH AV, e s, 21 n Martense st, five 3-sty brick stores & dwellings, 18x55, gravel roof, 2 families each; total cost, $26,000; owner, Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2550.

FLATBUSH AV, e s, 105.6 s Winthrop st, 4-sty brick store and dwelling, 27.7x92, slag roof, 14 families; cost, $30,000; owner, Brooklyn Union Bldg. Corpn., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2530.

BAY 14TH ST, w s, 45 s Bath av, 2-sty brick store and dwelling, 25x18.4, slag roof, 1 family; cost, $2,000; owner, Jos. Newman, 1652 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2463.

LIVONIA AV, n w cor Hinsdale st, 3-sty brick store and dwelling, 26x71, gravel roof, 5 families; cost, $12,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2474.

GREENE AV, n s, 280 e Knickerbocker av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $6,000; owner, John A. Fischer, 73 Brush av, Glendale; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 2562.

STORES, OFFICES AND LOFTS.

PITKIN AV, s w cor Bristol st, 2-sty brick store and office, 100x92.11, slag roof; cost, $25,000; owner, Mary A. Dietz, 209 East 112th st, Manhattan; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 2509.

STORES AND TENEMENTS.

DEAN ST, n e cor Rochester av, 3-sty store and tenement, 27.7x70 gravel roof, 5 families; cost, $8,000; owner, John T. Birch, 1821 Dean st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2487.

EASTERN PKWAY, s e cor Kingston av, 5-sty brick store and tenement, 40x90.7, gravel roof, 16 families; cost, $35,000; owner, Michael F. Gleason, 792 St. John's pl; architect, F. L. Hine, 189 Montague st. Plan No. 2489.

GLENMORE AV, s s, 50 w Albermarle rd, 4-sty brick tenement, 50x89, gravel roof, 2 families; cost, $25,000; owner, Abr. Kaplan, 1462 Eastern pkway; architects, Cohn Bros., 361 Stone av. Plan No. 2505.

BAY RIDGE AV, n s, 100.4 e 3d av, two 4-sty brick tenements, 46.6x89, gravel roof, twenty families each; total cost, $60,000; owner, Upton Realty Co, 1985 Bergen st; architect, Kallich & Lubroth, 215 Montague st. Plan No. 2442.

DEKALB AV, n s, 300 e Marcy av, 5-sty brick tenement, 50x88, slag roof, twenty-seven families; cost, $45,000; owner, Madison Construction Co., 83 Hart st; architect, Shampan & Shampan, 772 Broadway. Plan No. 2440.

7TH AV, s e, cor 41 st, 4-sty brick tenement, 45x90, gravel roof, twenty families; cost, $26,000; owner, Safe Const Co, 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 2452.

7TH AV, e s 45 s 41 st, three 4-sty brick tenements, 45x89, gravel roof, seventeen families each, total cost, $75,000; owner Safe Construction Co, 125 Bristol st; architect Cohn Bros., 361 Stone av. Plan No. 2451.

41ST ST, n s, 200 e 9th av, two 3-sty brick tenements, 20x85.10, tin roof, 6 families each; total cost, $12,000; owner, De Rose Bldg. Co., 1260 59th st; architect, Angelo H. Martri, 6005 14th av. Plan No. 2542.

65TH ST, s s, 180 w 13th av, 3-sty brick tenement, 20x88, gravel roof, 6 families; cost, $10,000; owner, Louis Lanci, 1416 70th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2523.

ATKINS AV, w s, 74.6 s Dumont av, 1-sty brick store, 17.6x20, gravel roof; cost, $300; owner, Leno Bldg. Co., 537 Prospect st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2517.

EAST NEW YORK AV, s w cor Tapscott st, 4-sty brick store and tenement, 52.10x104.7, slag roof, 23 families; cost, $30,00; owner, Moses S. Koeppel, 181 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2544.

DEAN ST, s s, 256.6 w Rochester av, three 4-sty brick tenements, 48.9x89, gravel roof, 20 families each; total cost, $90,000; owner, City Impt. Co., 721 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 2468.

HINSDALE ST, w s, 26 n Livonia av, three 3-sty brick tenements, 24.2x65, gravel roof, 6 families each; total cost, $30,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2473.

EAST 14TH ST, n e cor Av I, 4-sty brick tenement, 40x100, gravel roof, 16 families; cost, $25,000; owner, Alois Weinmuller, 509 Grand av; architect, Wm C Winters, 106 Van Siclen av. Plan No. 2575.

THEATRES.

GRAND ST, n s, 50 w Rodney st, moving picture booth, 6x8, tin roof; cost, $1,000; owner, Isaac W. Peyser, 24 Sherman st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2543.

LIBERTY AV, n e cor Sheridan av, 1-sty brick store and theatre, 50x129, tar roof; cost, $15,000; owner, Max Strammer, 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 2518.

MISCELLANEOUS.

FLATBUSH AV, s e cor Tilden av, 1-sty brick market, 150x185.9, gravel roof; cost, $25,000; owner, Excelio Bldg. Corpn., 60 Liberty st; architect, A. W. Pierce, 59 Court st. Plan No. 2519.

FLATBUSH AV, w s, 111 n Martense st, 3-sty brick stores and studio, 18x55, gravel roof; cost, $5,200; owner, J. Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2549.

OCEAN AV, n w cor Av Z, frame grand stand, —x—; Cost, $8,500; owner, Wm. H. Wellman, Madison Sq. Garden, Manhattan; architect, John H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 2551.

PROSPECT PARK, 1-sty carousal, 86x86, shingle roof; cost, $8,000; owner, City N. Y.; architect, Department of Parks. Plan No. 2556.

PROSPECT PARK, 2-sty brick menagerie, 147.8x44.2, slate roof; cost, $40,000; owner, City N. Y.; architect, Arne Delhi, 1368 President st. Plan No. 2491.



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Plans Filed, Continued.

Queens.

DWELLINGS.

DOUGLAS MANOR.—Manor rd, n s, 130 w Douglas rd, 2-sty tile dwelling, 30x30, tile roof, one family, steam heat; cost, $3,000; owner, Edith N. Lumb, 952 Anderson av Bronx; architect, Franklin H. Brevere, same address. Plan No. 1037.

FAR ROCKAWAY.—Hollywood av, s s, 99 e Willow Place, 2½-sty frame dwelling, 32x40, shingle roof, one family, steam heat; cost, $5,000; owner, M. Halpin, on premises; architect, J. H. Cornell, Far Rockaway. Plan No. 1036.

FLUSHING.—Beach st, n e cor Percy st, nine 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $31,500; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 1038 to 1046.

FLUSHING.—23d st, e s, 34 n Franconia av, two 2½-sty frame dwellings, 18x28, shingle roof, one family; cost, $5,000, steam heat; owner, Ludwig N. Lindner, 275 Jamaica av, Flushing; architect, Louis Danancher, Fulton st, Jamaica. Plan No. 1047 to 1048.

RICHMOND HILL.—Chichester av, s w cor. Cedar st, four 2-sty frame dwellings, 19x56, tin roof, two families; cost, $14,000; owner, N. C. Johnson, 636 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1053-56-57-58.

RICHMOND HILL.—Chestnut st, w s, 274 n Atlantic av, 2-sty frame dwelling, 19x36, tin roof, two families; cost, $3,500; owner N. C. Johnson, 636 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1054.

UNION COURSE.—1st st, s s, 125 e Shaw av, three 2½-sty frame dwellings, 17x41, shingle roof, one family, steam heat; Cost, $6,900; owner, Geo. C. Bachert, 607 Gherardi av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1025-26-27.

UNION COURSE -1st st, s s, 25 e Shaw av, 2½-sty frame dwelling, 17x41, shingle roof, one family, steam heat; cost, $2,300; owner, Mrs. Henry Geddes, 4 Lexington st, Richmond Hill; architect, J. D. Geddes, same address. Plan No. 1024.

UNION COURSE. 4th st, e s, 182 e Shaw av, two 2-sty frame dwellings, 18x55, tin roof, two families; cost, $7,000; owner, Wm. Molitor, 163-4th st Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1023.

WINFIELD.—Meyers av, w s, 311 n Woodside av, 2½-sty frame dwelling, 24x32, shingle roof, one family, steam heat; cost, $4,000; owner, J. H. Curry, 37 East 58th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1053.

BROOKLYN MANOR.—Brandon av, s s, 130 w Manor av, two 2½-sty frame dwellings, 20x45, tin roof, 2 families, furnace heat; cost, $8,000; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan Nos. 1070-71.

HOLLIS.—Carpenter av, w s, 225 n Fulton st, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $3,500; owner, Loretta F. Carmody, Chicopee av, Hollis; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1063.

HOWARD ESTATES.—Elkhorn st, w s, 220 n Egan av, 1-sty frame dwelling, 24x26, tin roof, 1 family; cost, $1,000; owner and architect, J. McCullogh, on premises. Plan No. 1064.

JAMAICA.—Church st, w s, 132 s Sutter av, three 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $9,000; owner, Albert Lips, 15 North Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 1060-61-62.

JAMAICA.—Hammond av, n e cor Maple av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $3,000; owner, A. Brezenski, Richmond Hill; architect, Edw. Jackson, Jamaica. Plan No. 1079.

L. I. CITY.—9th av, w s, 100 n Broadway, 2-sty brick dwelling, 22x50, tin roof, 2 families; cost, $4,000; owner, Herman Vannerwald, 281 9th av, L. I. City; architect, C. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 1077.

MIDDLE VILLAGE.—Steuben st, s s, 200 e Morton av, six 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $10,500; owner, Union Hall Building Co., 93 Wayne st, Middle Village; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 1065-6-7.

QUEENS.—Catherine av, e s, 80 Stewart av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, hot water heat; cost, $3,500; owner, Chas. H. Williams, 1527 Clinton av, Ozone Park; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1074.

BAYSIDE.—7th st, w s, 280 s Montauk av, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, John Josinsky, Woodbull av, Bayside. Plan No. 1113.

CORONA.—Jackson av, s s, 145 e 43d st, 1-sty brick store and dwelling, 20x60, tin roof, 1 family; cost, $2,500; owner, John Latordo, 97 West Jackson av, Corona; architect, A. L. Marenelli, 11 East Jackson av, Corona. Plan No. 1104.

ELMHURST.—Toledo st, e s, 75 s Ivy st, three 2½-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, $7,500; owner and architect, John Froenhoefer, 20 Jennings pl, Elmhurst. Plan Nos. 1116-7-8.

HOLLIS.—Hollis av, s e cor Bellview av, 2½-sty frame dwelling, 36x18, shingle roof, 1 family, steam heat; cost, $4,500; owner, Henry E. Wade, 461 Guion av, Richmond Hill; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1105.

JAMAICA.—Dugan st, n s, 95 e Grand st, two 2-sty brick dwellings, 19x55, tin roof, 2 families, steam heat; cost, $7,000; owner, M. McKabe, 47 Hillcrest av, Jamaica; architect, W. H. Spaulding, 34 Bergen av Jamaica. Plan No. 1114.

JAMAICA.—Terry st, w s, 230 n Snediker av, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, $2,500; owner, E. F. Olofson, 953 4th av, L. I. City; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 1115.

OZONE PARK.—Oxford av, w s, 419 s Liberty av, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $21,000; owner, Louis Mehrmann, Liberty and Oxford avs, Ozone Park; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1097-98-99.

OZONE PARK.—Oxford av, w s, 97 s Liberty av, fourteen 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $49,000; owner, Louis Mehrmann, Liberty & Oxford avs, Ozone Park; architect, Chas. Infanger, 2644 Atlantic av, Brooklyn. Plan Nos. 1090-1-2-3-4-5-6.

RICHMOND HILL.—Emerson st, n s 235 e Freedom av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $4,800; owner, Robert Kunsten, 68th st, Union Course; architect; Gottfried Sternberg, 3739 Syosset st, Woodhaven. Plan Nos. 1983-84.

RICHMOND HILL.—Lexington st, n e cor Welling st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $7,200; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 1110-11-12.

RIDGEWOOD.—Millwood av, n s, 80 e Sandol st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Catchuck Constn. Co., 444 Chrystopher av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1103.

ROCKAWAY BEACH.—Maple pl, e s, 197 n Boulevard, 1-sty frame dwelling, 28x23, shingle roof, 1 family; cost, $250; owner, Frank Craft, 16 Maple pl, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan No. 1120.

RIDGEWOOD.—Sandol st, e s, 20 n Millwood st, five 2-sty brick dwellings, 20x55 tin roof, 2 families; cost, $20,500; owner Catchuck Constn. Co., 444 Chrystopher av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1101-02.

UNION COURSE.—7th st, s s, 200 e Shaw av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, $6,000; owner, Christ Vogt, 8th st, Union Course; architect, Gottfried Sternberg, 3739 Syosset st, Woodhaven. Plan No. 1085.

UNION COURSE.—Rector st, e s, 217 s Jamaica av, two 2-sty frame dwellings, 17x61, gravel roof, 2 families, hot air heat; cost, $6,000; owner, Chevron Realty Co., 1044 Jamaica av, Union Course; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1109.

WOODHAVEN.—Dean av, e s, 300 s Jamaica av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, $6,000; owners, Sternberg Bros., 3739 Syosset st, Woodhaven; architect, Gottfried Sternberg, 3739 Syosset av, Woodhaven. Plan No. 1086.

WOODHAVEN.—Fulton av, s e cor Thrall pl, twelve 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, $27,000; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 1106-7-8.

WOODSIDE.—7th st, e s, 575 n Jackson av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $3,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDonell, same address. Plan No. 1100.

ARVERNE.—Straiton av, e s, 316 s Boulevard, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $500; owner, Miss Bessie Stanton, 757 Quincy st, Brooklyn. Plan No. 1128.

BELLAIRE COURT.—4th av, w s, 322 n Cedar av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, M. Hunt, 363 Nostrand av, Brooklyn. Plan No. 1133.

CORONA.—Forest av, s s, 100 e Clinton st, two 2-sty brick dwellings, 40x55, tin roof, 2 families; cost, $7,800; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1139.

EDGEMERE.—Beach 25th st, e s, 140 s Boulevard, 1-sty frame dwelling, 16x40, tin roof; cost, $800; owner, Mary E. McIntosh, 220 West 68th st, Manhattan; architect, Alex. McIntosh, same address. Plan No. 1125.

ELMHURST.—9th st, w s, 275 s Lamont av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family; cost, $2,800; owner, John L. Sullivan, 208 9th st, Elmhurst; architect, R. R. Johnson, Hunt st, Corona. Plan No. 1138.

FOREST HILLS.—Continental av, w s, 150 n Austin st, two 2½-sty brick dwellings and stores, 22x51, tile roof, 2 families; cost, $10,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 1122.

FOREST HILLS.—Continental av, w s, 175 n Austin st, 2½-sty brick store and dwelling, 25x56, tile roof; cost, $5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Pan No. 1121.

MIDDLE VILLAGE.—Hinman st, w s, 475 n Market, two 2-sty frame dwellings, 20x48, tin roof, 2 families; cost, $7,000; owner, Bernhard Post, Hinman st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette av, Middle Village. Plan Nos. 1131-32.

QUEENS.—Preston av, n s, 140 e Campbell av, 2-sty frame dwelling, 26x22, shingle roof, 1 family, steam heat; cost, $3,000; owner, E. P. O'Brien, Queens; architect, C. R. VanDeussen, Fulton st, Hollis. Plan No. 1126.

RICHMOND HILL CIRCLE.—Malcolm av, s s, 399 e Bergen Landing rd, 1-sty frame dwelling, 16x26, tin roof; cost, $450; owner, Wm. Browne, 395 Warwick av, Brooklyn. Plan No. 1136.

UNION COURSE.—Stanton st, n s, 200 e Lott av, two 2-sty brick dwellings, 21x55, tin roof, 2 families; cost, $8,000; owner, Thomas Halloran, 930 Metropolitan av, Brooklyn; architect, Emil J. Meisinger, 394 Graham av, Brooklyn. Plan No. 1134.

COLLEGE POINT.—Av E, s e cor College av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family, steam heat; cost, $3,400; owner, Lawrence Miller, North 10th st, College Point; architect, E. J. Brush, 763 7th av, College Point. Plan No. 1145.

CORONA.—Railroad av, s s, 125 e Sycamore av, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,600; owner, Donato Profunda, 74 Railroad av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1151.

CORONA.—Oak st, s s, 175 w Central av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, $3,000; owner, Augustus Padulo, 94 Oak st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1152.

EDGEMERE.—Lucia av, e s, 1180 n Boulevard, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $800; owner, F. J. Bell, Bruce pl, Rockaway Beach. Plan No. 1158.

GLENDALE.—Myrtle av, w s, opp Hansen pl, 2-sty brick office and dwelling, 43x32, slag roof, 1 family; cost, $10,000; owner, Mt. Lebanon Cemetery Corp., 7 Rutgers st, Manhattan; architect, P. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 1159.

MIDDLE VILLAGE.—Metropolitan av, s s, 62 n Griffith av, 2-sty brick dwelling, 20x36, tin roof, 2 families; cost, $3,800; owner, Adolph Schweikart, 2192 Metropolitan av, Middle Village; architect, Wm. Von Felde, Metropolitan av, Middle Village. Plan No. 1150.

NEWTOWN.—Vermont av, s s, 330 w Miller av, 2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $3,000; owner, John Lyon, Broadway and Jefferson avs, Brooklyn; architect, F.

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J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1148.

RICHMOND HILL.—Jamaica av, s s, 61 w Cedar av, two 3-sty brick dwellings, 20x52, tin roof; 2 families; cost, $10,000; owner, Alvin Const. Co., 1957 85th st, Brooklyn; architect, F. W. Eisenla, 16 Court st, Brooklyn. Plan No. 1142.

WHITESTONE.—8th av, n e cor 18th st, 2-sty brick dwelling, 20x55, tin roof, 1 family and store; cost, $5,300; owner, Seth W. Harpell, 8 18th st, Whitestone; architect, E. Leo McCracken, College Point. Plan No. 1157.

WOODHAVEN.—Syosset st, s w cor Boyd av, 3-sty brick rectory, 48x35, slag roof; cost, $10,000; owner, St. Thomas Apostle R. C. Church, 460 Benedict av, Woodhaven; architect, Francis J. Berlenbach, 260 Garham av, Brooklyn. Plan No. 1170.

WOODHAVEN.—8th st, n s, 240 e Shaw av, eight 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $20,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 1161 to 1168.

FACTORIES AND WAREHOUSES.

BAYSIDE.—Bismarck av, w s, 200 s Lamartine av, 1-sty frame shop, 60x14, gravel roof; cost, $250; owner, Bayside Estates Co., 16 East 35th st, Manhattan. Plan No. 1149.

L. I. CITY.—Anabel st, s s, 10 e Gosman av, 2-sty concrete factory, 235x100, slag roof; cost, $100,000; owner, Courtney Development Co., 1170 Broadway, Manhattan; architects, Tiunis & Chapman, 315 5th av, Manhattan. Plan No. 1140.

SCHOOLS AND COLLEGES.

WOODHAVEN.—Boyd av, w s, 55 n Syosset st, 2-sty brick school, 98x59, slag roof; cost, $30,000; owner, St. Thomas Apostle R. C. Church, 460 Benedict av, Woodhaven; architect, Francis J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 1171.

STABLES AND GARAGES.

BAYSIDE.—Highland av, w s, 200 n Palace boulevard, 1-sty frame garage, 13x19, shingle roof; cost, $200; owner, A. M. Smith, premises. Plan No. 1141.

COLLEGE POINT.—13th st, w s, 175 s 6th av, 1-sty brick garage, 25x60, slag roof; cost, $3,300; owner, Herman Krampe, 37 S. 14th st, College Point; architect, E. L. McCracken, College Point. Plan No. 1156.

CORONA.—Hayes av, s s, 100 w 48th st, 2-sty frame barn, 30x20, gravel roof; cost, $250; owner, Jas. S. Hurwitz, on premises; architect, A. DeBlasi, Corona. Plan No. 1087.

CORONA.—50th st, w s, 140 s Hayes av, 1-sty frame garage, 12x16, tin roof; cost, $150; owner, E. Wellenberg, premises. Plan No. 1154.

FLUSHING.—26th st, e s, 220 n Broadway, 1-sty frame garage, 9x16, tin roof; cost, $100; owner, Roberts, Nash & Co., 93 Amity st, Flushing. Plan No. 1147.

RICHMOND HILL.—Garfield av, e s, 203 n Jamaica av, 1-sty frame garage, 20x18, tin roof; cost, $300; owner, E. Siner, premises. Plan No. 1160.

ROCKAWAY PARK.—Beach 124th st, e s, 160 n Washington av, 1-sty frame garage, 12x24, shingle roof; cost, $200; owner, W. T. Kennedy Co., Rockaway Park. Plan No. 1146.

ELMHURST.—Toledo st, 2, 1-sty frame garage, 10x18, tin roof; cost, $100; owner, Katherine M. Penny, on premises. Plan No. 1069.

ELMHURST.—Maurice av, 176, 1-sty frame garage, 10x16, tin roof; cost, $100; owner, Chris Bermel, on premises. Plan No. 1078.

FLUSHING.—Linden av, 67, 1-sty frame garage, 10x16; cost, $75; owner, J. L. Thomas, on premises. Plan No. 1080.

FOREST HILLS.—Markwood rd, n w cor Union turnpike, 1-sty tile garage, 16x20, tile roof; cost, $500; owners, Hillman & Richards, Forest Hills. Plan No. 1073.

HOLLIS.—Jamaica av, n s, 55 e Flushing av, 1-sty frame garage, 24x16, tin roof; cost, $300; owner, F. M. Baron, on premises. Plan No. 1068.

LAUREL HILL.—Clifton av, s w cor Water av, 1-sty brick barn, 20x16, tin roof; cost, $200; owner, Martin Ryan, on premises. Plan No. 1081.

QUEENS.—Catherine av, e s, 80 s Stewart av, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, Chas. H. Williams, 1527 Clinton av, Ozone Park; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1075.

BAYSIDE.—5th st, w s, 160 n Montauk av, 1-sty frame garage, 14x20, shingle roof; cost, $125; owner, J. A. Daly, on premises. Plan No. 1034.

RIDGEWOOD.—Cornelia st, s s, 56 e Seneca av, 1-sty brick garage, 20x25, tin roof; cost, $500; owner, John Kofler, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1051.

WINFIELD.—Meyers av, w s, 311 n Woodside av, 1-sty frame garage, 17x20, tin roof; cost, $150; owner, J. H. Curry, 37 East 58th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1062.

WHITESTONE.—16th st, w s, 200 n 5th av, 1-sty frame garage, 10x14, shingle roof; cost, $150; owner, John Hahn, on premises. Plan No. 1089.

FLUSHING.—Parsons av, w s, 200 s Broadway, 1-sty frame garage, 14x28, shingle roof; cost, $200; owner, Mrs. D. Beard, Bowne av, Flushing. Plan No. 1137.

FOREST HILLS.—Ibis st, s e cor Continental av, 1-sty brick garage, 23x23, slag roof; cost, $1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1123.

RICHMOND HILL.—Prospect st, e s, 275 s Orchard av, 1-sty frame garage, 12x26, shingle roof; cost, $250; owner, E. Sutterlein, 13 Russell pl, Richmond Hill; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1130.

UNION COURSE.—6th st and Shaw av, 1-sty frame garage, 10x14, shingle roof; cost, $90; owner, A. J. Steidel, premises. Plan No. 1127.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av, s w, cor Sandol st, 3-sty brick store and dwelling, 20x55, tin roof, two families; cost, $8,000; and Myrtle av, s s, 20 e Dill place, nine 3-sty brick store and dwellings, 20x52, tin roof, two families; cost, $56,000; owner, S. & G. Construction Co., 1443 46th st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1028-29-30.

RIDGEWOOD.—Fresh Pond rd, n e cor Palmetto st, five 3-sty brick store and dwellings, 20x58, tin roof, two families; cost, $34,000; owner, J. & G. Burkhard, 382 Sandol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1049-50.

ELMHURST HEIGHTS.—Woodside av, s s, 60 w 22d st, two 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, $10,000; owners, Five Borough Land & Building Co., 205 West 102d st, Manhattan; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1082.

STORES AND TENEMENTS.

L. I. CITY.—Van Alst av, n w cor Washington av, 3-sty brick tenement, 25x70, slag roof, 4 families; cost, $9,000; owner, Wm. Corcoran, 129 Newtown av, L. I. City; architect, Rocco Petrolino, 255 Hoyt av, L. I. City. Plan No. 1124.

L. I. CITY.—9th av, w s, 80 n Graham av, five 3-sty brick tenements, 20x55, tin roof, 3 families; cost, $30,000; owner, Dennis Collins, 399 Pierce av, L. I City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1144.

MISCELLANEOUS.

JAMAICA.—Pacific st, n s, 25 w Lincoln Pl, 1-sty frame shed, 14x12, tar roof; cost $90; owner, A. Teynecki, on premises. Plan No. 1035.

L. I. CITY.—Jackson av, n s, 140 e South Washington pl, steel news-stand, 7x10; cost, $75; owner, Peter Cornell, 316 7th av, L. I. City. Plan No. 1033.

L. I. CITY.—10th av, 335-37, Airdome; cost, $200; owner, D. C. Reilly, 582 Rogers av, Bronx; architect, F. M. Coco, Sanford av, Flushing. Plan No. 1032.

WOODSIDE.—Queens Blvd, s w cor Packard st, Brick Tennis Court, 121x122; cost, $50,000; owner, Pastime Tennis Co, 165 Bway, Manhattan; architect, Walter R. Blair, 281 5th av, Manhattan. Plan No. 1031.

FLUSHING.—South 23d st, 87, 1-sty shed, 10x14, gravel roof; cost, $95; owner, A. Shaw, on premises. Plan No. 1059.

JAMAICA CREEK.—Fosters Meadow rd, e s, 2,000 n Far Rockaway turnpike, 1-sty frame boat house, 16x12; cost, $250; owner, Aug. L. Grander, on premises. Plan No. 1088.

L. I. CITY.—Elm st, s s, 75 e Sherman st, 1-sty frame shed, 6x10, gravel roof; cost, $25; owner, G. Muller, on premises. Plan No. 1119.

RAMBLERSVILLE.—Jamaica Creek, 3, w s, ½ mile Rockaway rd, 1-sty frame boat house, 12x26, tin roof; cost, $300; owner, B. Rausch, 1681 Madison st, Evergreen. Plan No. 1129.

RICHMOND HILL CIRCLE.—Oliver st, w s, 1,500 s Stover st, 1-sty frame boat house, 12x24, tin roof; cost, $250; owner, Edw. Bull, 83 Nassau st, Brooklyn. Plan No. 1135.

FLUSHING.—Congress av, n w cor Park pl, 1-sty frame shed and platform, 48x91, tin roof; cost, $500; owner, Gaumont & Co, premises. Plan No. 1153.

L. I. CITY.—Graham av, n s, bet 10th and 11th avs, frame fence, 200x14; cost, $200; owner, Geo. Ehret, 235 East 92d st, Manhattan. Plan No. 1143.

RICHMOND HILL.—VanWyck av, n w cor Liberty av, 1-sty frame shed, 32x16, gravel roof; cost, $75; owners, Paino Bros., Premises. Plan No. 1155.

Richmond.

DWELLINGS.

BEMENT ST, s w cor Henderson av, West Brighton, 2-sty frame bungalow, 28x24; cost, $3,000; owner and architect, Peter Larsen, Port Richmond. Plan No. 232.

1ST ST, w s, opp Swan st, Tompkinsville, 2-sty brick dwelling, 28x28; cost, $5,000; owner, Albert Johnson, 212 5th av, Manhattan; architect, A. H. Guilbert, 30 East 42d st, Manhattan. Plan No. 228.

4TH ST, s s, 140 w Lincoln av, Midland Beach, 1-sty frame bungalow, 14x38; cost, $475; owner, Wm. Hemmeger, 1876 Lincoln st; architect, K. Grohman, Midland Beach. Plan No. 230.

HILLCREST ST, e s, 119 Winan av, Great Kills, 1-sty frame bungalow, 20x20; cost, $150; owner, Geo. Bergstrom, 501 Bergen st, Brooklyn; no architect or builder. Plan No. 217.

NEPTUNE ST, s s, 120 w Bayview pl, Midland Beach, 1½-sty frame dwelling, 14x34; cost, $1,300; owner, Fred B. Longwell, 2779 Marion av, Bronx; architects, Moore & Landsiedel, 148th st and 3d av, Bronx. Plan No. 246.

PRINCE ST, s e s, 75 s w John st, Stapleton, 2-sty brick dwelling, 19x27; cost, $2,700; owner and architect, Thos. Tinnen, Stapleton. Plan No. 214.

ROSEWOOD ST N, 91 e Cebra av, Tompkinsville, two 2½-sty frame dwelling, 22x46; cost, $2,600 each; owner, Meyer Rosenbolz, Tompkinsville; architect, John Davis, Tompkinsville; builder, John Larsen, Port Richmond. Plan Nos. 221-222.

ARTHUR AV, w s, 220 s Richmond av, Port Richmond, 3-sty brick dwelling, 33x28; cost, $4,000; owner, G. Conte, 26 2d av, Manhattan; architect, Leopold Cera, 456 West Broadway, Manhattan. Plan No. 241.

BROADWAY, w s, 175 s Elizabeth st, Port Richmond, 2½-sty frame dwelling, 32x23; cost, $4,500; owner, Chris Kenchmann, Port Richmond; architect, Wm. F. Behler, Port Richmond. Plan No. 205.

CEDAR GROVE BEACH, Mariners Harbor, 1-sty frame bungalow, 20x26; cost, $350; owner, J. L. Rose, Port Richmond. Plan No. 203.

CEDAR GROVE AV, n s, 8 e Garibaldi av, New Dorp, 1-sty frame bungalow, 16x18; cost, $500; owner, Emma Ford, 154 West 16th st, Manhattan; architect, C. Orilla, New Dorp. Plan No. 242.

LINCOLN AV, n e, 40 from 2d st, West Brighton, 1-sty frame bungalow; cost, $200; owner, F. J. Kahrs, Tompkinsville. Plan No. 243.

MAPLE AV & 5TH ST, Midland Beach, 1-sty frame bungalow, 17x38; cost, $460; owner, Mrs. J. A. Bou, 220 East 67th st, Manhattan; architect, K. Grohman, Midland Beach. Plan No. 231.

MIDLAND BEACH, four 1-sty frame bungalows, 20x24; cost, $300 each; owner, Midland Beach Co., Midland Beach; architect, Otto Kalson, Midland Beach. Plan No. 207.

NEW YORK & WILLOW AVS, n e cor West 4th, Clifton, 2-sty brick dwellings, 29.6x53; cost, $3,800; owner, Jos. Pinoola, care architect; architect, Danl. Santora, Tompkinsville. Plan No. 224.

OCEAN RD, s w, 60 e Old Turnpike rd, South Beach, two 1-sty frame bungalows, 16x19; cost $300 each; owners, Chas. & Adolf Donals, South Beach; architect, none; builder, F. S. Depp, West Brighton. Plan No. 218.

RICHMOND TURNPIKE, e s, 100 s Theresa pl, Stapleton, 2½ brick dwelling, 47.8x33; cost, $15,000; owner, John H. Gaus; architect, Hy. G. Otto, Tompkinsville. Plan No. 198.

ST. MARY'S AV, n s, 157 e Lane, Rosebank, 2½-sty frame dwelling, 21x31; cost, $3,000; owners, Mary & Caroline Gilway, Rosebank; architect, J. C. Haabestad, Port Richmond. Plan No. 206.

SEASIDE BOULEVARD, s s, 1,100 w Sand lane, South Beach, 1-sty frame bungalow, 16x20; cost, $100; owner, H. Engehansen, South Beach. Plan No. 201.

SOUTHSIDE BOULEVARD, n s, 87 e Weinan av, Great Kills, two 1-sty frame bungalows, 14x38, also cesspool; cost, $375 each; owner, Mrs. S. Wolpheir, 381 East 160th st, Bronx. Plan No. 245.

WARD AV, n w, 169 n e Cebra av, Tompkinsville, 2-sty frame dwelling, 26x32; cost, $4,500; owner, Mrs. A. Nordenboldt, Ft. Wadsworth; architect, H. G. Otto, Tompkinsville; builder, Jas. H. Thompson, Ft. Wadsworth. Plan No. 223.

WOODLAND AV, s w cor Giffords lane, Great Kills, two 2-sty frame dwelling, 20x30; cost, $3,600; owner, Julius De Roche, Great Kills; architect, John Davies, Tompkinsville. Plan No. 244.

WYMAN AV & KING ST, n w cor, Great Kills, 2-sty frame dwelling, 20x30; cost, $1,825; owner, C. Liegleheist, care architect; architect, Wm. Peters, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 220.

STORES, OFFICES AND LOFTS.

RICHMOND TERRACE, e s, foot Broadway, Port Richmond, 3-sty brick office building, 34.8x103.8; cost, $21,000; owner, National Lead Co., 111 Broadway, Manhattan; architect, Frank H. Quinby, 90 Nassau st, Manhattan. Plan No. 202.

S. MIDLAND AV, s w, 100 e 3d st, Midland Beach, 1-sty frame store, 18x34; cost, $550; owner, Jos. Bellotti, 254 West 28th st, Manhattan; architect, none; builder, Jas. Littrell, Rosebank. Plan No. 219.

FACTORIES AND WAREHOUSES.

CHURCH ST, e s, opp Broadway, Tottenville, 1-sty brick smelting building, 125x204; cost, $50,000; owner, Tottenville Copper Co., Tottenville; architects, Lockwood, Greene & Co., 101 Park av, Manhattan; builder, McClintic, Marshall & Co., 21 Park Row, Manhattan. Plan No. 197.

4TH ST, n s, 500 w Egbert av, New Dorp Manor, 1-sty frame storage, 12x24; cost, $90; owner, Michael J. Meehan, New Dorp Manor; architect, none. Plan No. 247.

RICHMOND TURNPIKE, e s, 500 n Eddy st, Stapleton, 1-sty concrete storage, 12x36; cost, $250; owner, Fred Rohde, Stapleton. Plan No. 196.

STABLES AND GARAGES.

SIGN RD, s s, 277 w Old St. rd, New Springville, 2-sty concrete barn, 25x46; cost, $1,500; owner, John Denker, West Brighton; architect, H. W. Pelcher, Port Richmond. Plan No. 199.

WOODVAIL AV, e s, 144 s Excelsior av, Prince Bay, 1-sty frame barn, 16x19; cost, $200; owner, F. Decker, Prince Bay. Plan No. 209.

1ST AV, n s, 50 w Madison av, New Brighton, 1-sty brick garage and stable, 45x90; cost, $5,000; owner, S. McEneamey, Tompkinsville; architect, Jos. Whitford, Tompkinsville. Plan No. 208.

STORES AND DWELLINGS.

WILLOW BROOK AV, w s, 80 n King st, South New York, 2-sty brick store and dwelling, 18x36; cost, $800; owner, Nathan Lamport, 17 Battery pl, Manhattan; architects, Cannella, & Gallo, 60 Graham av, Brooklyn. Plan No. 200.

THEATRES.

LIBERTY AV, s w cor Magnolia st, Dongan Hills, 1-sty frame moving picture theatre and studio, 45x70; cost, $14,000; owner, Beaver Film Corp., Dongan Hills; architect, M. A. Buckley, 1513 Home av, Bronx. Plan No. 248.

MISCELLANEOUS.

RICHMOND AV, w s, 164 n Grove av, Port Richmond, 1-sty frame booth and lobby, 23x30; cost, $3,500; owner, Martin Leo, Port Richmond; architect, Jas. Whitford, Tompkinsville; builder, Frank Stern, Port Richmond. Plan Nos. 215-216.

SAILORS SNUG HARBOR, 2-sty brick recreation building, 52x120; cost, $75,000; owner, Sailors Snug Harbor; architect, L. E. Jallard, Plan No. 238.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 91, w s, —— of Delancey st, new partitions (stud, lath and plaster), new windows to 3-sty brick tenement; cost, $500; owner, Charles J. Wirth, 4 Beekman pl; architect, Morris Schwartz, 194 Bowery. Plan No. 820.

BEAVER ST, 26-28, erect steel structure for gravity tank to 19-sty fireproof offices; cost, $600; owner, The Stock Quotation Telegraph Co., 26 Beaver st, William H. Hurst, Pres.; architect, The Rusling Co., Joseph L. Rusling, Pres., 39 Cortlandt st. Plan No. 788.

CANAL ST, 37, n e cor of Ludlow st, 2-4-6, new store front to 5-sty brick stores and tenement; cost, $2,000; owner, Bernard Cohan Estate, 701 West 177th st; Mark Rosenthal, executor; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 777.

CANAL ST, 81, new partitions, wash tubs, sink, stairs to 5-sty brick stores and tenement; cost, $400; owner, Morris Williamson, 4701 15th av, Brooklyn; architect, Harry Hurwits, 230 Grand st. Plan No. 821.

ELIZABETH ST, 251, s of East Houston st, new partitions, concrete floor, ceiling to 5-sty brick store and tenement; cost, $500; owner, John P. Murray, 61 Lembeck av, Jersey City; architect, Otto Reissmann, 147 4th av. Plan No. 845.

FRONT ST, 284-286, w of Roosevelt st, 2-sty extension, brick elevator shaft, 5-ply slag roof to 6-sty brick warehouse; cost, $12,000; owner, Thos. H. Brossar, 15 Gold st, Brooklyn; architect, Geo. P. Chappell, 258 Broadway. Plan No. 840.

GANSEVOORT ST, 39-55, new partitions, mezzanine floor to 2-sty brick cold storage and beef cooler; cost, $3,000; owner, City of New York, care City Comptroller, Wm. Prendergast; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 832.

GRANT ST, 393, s s, w of Suffolk st, lower hallway and front steps, new steps to 3-sty brick showroom and dwelling; cost, $75; owner, Herbert C. Pell, Tuxedo, N. Y.; architect, Joseph Weisner, 61 Ann st. Plan No. 830.

HESTER ST, 126, w of Christie st, new tank on roof to 6-sty brick tenement; cost, $300; owner, Mrs. Theresa M. J. O'Donohue, 5 East 68th st; architect, P. Gregory Stadler, 1867 Bronxdale av. Plan No. 834.

HOUSTON ST, 141-143 East, s s, e of Forsyth st, remove balcony, wall, floor, beams, new extension, f. p. passage to 1-sty brick moving picture theatre; cost, $7,000; owner, Minsker Realty Co., 111 East Houston st, Lawrence Hendricks, Pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 779.

IRVING PL, 36-50, 16th st, 127-131, construct mezzanine story, stairs (1 story), partitions (terra cotta blocks), steel beams and concrete arches to 8-sty f. p. high school; cost, $900; owner, City of New York, care board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 774.

LAWRENCE ST, 13, and 127th st, West 418, new ceiling, floor, windows, partitions and doors (fireproof) to 4-sty brick storage, garage, offices and loft; cost, $1,700; owners, Kertscher & Co., Herman Kertscher, Pres., 13 Lawrence st; architect, owner. Plan No. 811.

LUDLOW ST, 183 s of Houston st, partitions (stud) and windows to 3-sty brick store and dwelling; cost, $1,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Klein, 505 East 15th st.

MACDOUGAL ALLEY, 2, and Washington sq, 25, new partitions, skylight (angle iron) to 2-sty brick studio and exhibition rooms; cost, $525; owner, Clement March, 25 Washington sq; architect, Henry O. Milliken, 331 Madison av. Plan No. 835.

MADISON ST, 209, n s, e of Rutgers st, new c. i. columns and steel beams, store front, partitions to 3-sty brick synogogue and store and residence; cost, $1,000; owner, Etz. Chaim Anchewalozen Congregation, president, Isaac Bunimowitz, 209 Madison st; architects, Fred Hornenburger and Philip Bardes, 122 Bowery. Plan No. 808.

OAK ST, 18-20 e of New Chambers st, erect buttresses (brick bonded piers and P. cement mortar) to 5-sty brick store and lofts; cost, $1,000; owner, William G. Irbig, 255 Washington st; architect, William A. Kenny, 420 West 259th st. Plan No. 837.

PRINCE ST, 72-78, s s; Broadway, 560-66, terra cotta enclosure and fireproof door to 6-sty brick store and loft; cost, $150; owner, Vincent Astor, 23 West 26th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 800.

RIVINGTON ST, 150, n s, e of Suffolk st, reconstruct store fronts, new partitions to 6-sty brick store and tenement; cost, $1,000; owner, Max Green, 150 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 780.

SOUTH WILLIAM ST, 1-3, new fireproof partition and extend shaft to 11-sty fireproof offices; cost, $2,000; owner, Hanover Square Realty Co., 1 William st, Charles D. Lithgow, Pres.; architect, Daniel E. Moran, 55 Liberty st. Plan No. 807.

STANTON ST, 175, s s, e of Clinton st, install sidewalk elevator, new stairs (1-sty), windows to 5-sty brick stores and tenement; cost, $500; owner, Isidor Kalfus, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 789.

SULLIVAN ST, 170, new wood frame and g. i. cover to 3-sty brick réchauffant and dwelling; cost, $200; owner, Estate of N. Low, Pres., S. McIlvaine, 208 Bleecker st; architect, Vincent M. Cajano, 285 South 5th st, Brooklyn. Plan No. 838.

WASHINGTON ST, 140, new show window and doors, wood floors to 5-sty brick loft building; cost, $1,000; owner, P. Balantine & Co., Newark, N. J., Geo. G. Ferlinghuysen, Pres.; engineer, James P. Whiskeman, 30 East 42d st. Plan No. 848.

WILLIAM ST, 128, w of Fulton st, erect walls, fireproof s. c doors, partitions to 4-sty brick lofts and storage; cost, $1,500; owner, Anna Thompson Estate, care of Henry C. Ward, 37 Wall st; architect, Otto Reissmann, 147 4th av. Plan No. 846.

6TH ST, 523 East, n s, partitions and windows to 5-sty brick store and tenement; cost, $200; owner, Henry D. Hydner, Germany; attorney, Chas. Deimling, 523 East 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 798.

14TH ST, 126-132 East, and 13th st, 123-127 East, w of 3d av, new fireproof balcony and regrade floor to 3-sty brick theatre; cost, $10,000; owner, Estate of T. D. Sullivan, 207 Bowery, Patrick D. Sullivan, Pres.; architect, Samuel Cohen, 503 5th av. Plan No. 841.

16TH ST, 344 West, e of 9th av, new w. c. partitions and windows to 5-sty brick tenement; cost, $1,000; owner, John T. Stanley, 642 West 30th st; architect, John H. Knubel, 305 West 43d st. Plan No. 847.

21ST ST, 30-32 West, s s, w of 5th av, erect wood gravity tank and steel structure to 12-sty f. p. light factory; cost, $550; owner, Charles Kaye, 131 East 23d st; architect, Maxwell Engineering Co., Inc., Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 783.

21ST ST, 12-14 West, s s, erect wood gravity tank and steel structure to 12-sty fireproof light factory; cost, $550; owner, Charles Kaye, 131 East 23d st; architects, Maxwell Engineering Co., Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 784.

21ST ST, 34 East, new partitions to 4-sty brick stores and lofts; cost, $50; owners, Jos. W. Stern & Co., Pres., Joseph W. Stern, 102-4 West 38th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 822.

21ST ST, 132-134 West, s w cor 6th av, new wood gravity tank and steel structure to 12-sty fireproof loft; cost, $750; owner, Rexton Realty Co., Elias Lampner, Pres., 37 Liberty st; architect, Franklin Machine & Steam Boiler Wks., Pres., Jas. Montgomery. Plan No. 819.

22D ST, 145 West, n s, e of 7th av, new show windows (metal covered), remove partitions and stairs to 3-sty brick store and dwelling; cost, $500; owner, Herman Younker, 303 5th av; architect, M. Joseph Harrison, 270 Grand st. Plan No. 782.

22D ST, 12-16 East, s s, e of Broadway, erect wood gravity tank and steel pressure tank, steel structure to 12-sty fireproof factory; cost, $2,200; owner, Estate of Arson D. Munn, 233 Broadway, care Charles A. Munn; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 826.

23D ST, 151-53 East, erect brick chimney to 5-sty brick lodging house; cost, $195; owners, Fred & John F. Meyer, 153 East 23d st; architect, Bernard Berger, 24 Gold st. Plan No. 795.

26TH ST, 22-24 West, s s, w of Broadway, erect wood gravity tank and steel structure to 12-sty fireproof factory; cost, $550; owner, Charles Kaye, 131 East 23d st; architects, Maxwell Engineering Co., Pres., Earl E. Maxwell, 146 24th st, Brooklyn. Plan No. 786.

31TH ST, 306 West, s s, w of 8th av, partitions, store front and g. i. cornice to 3-sty brick store and residence; cost, $1,000; owner, Elizabeth Hofner, 306 West 34th st; architect, John H. Knubel, 305 West 43d st. Plan No. 801.

35TH ST, 412-14 West, n w cor of 9th av, heightening of boiler chimney to 1-sty f. p. engine room; cost, $500; owner, St. Mary's Free Hospital for Children, 407 West 34th st, Reverend Mother Sister Cathrine and Sister Esther; architect, Alfred Stretch, 501 West 166th st. Plan No. 776.

41ST ST, 530-534 West, w of s w cor 10th av, erect wood gravity tank and steel pressure tank, steel structures to 5-sty brick stable; owner, Loewer Realty Co., 228 West 42d st, Jacob Loewer, Pres.; architect, John Ph. Voelker, 979 3d av. Plan No. 833.

42D ST, 119 West, new stairs, rebuild front and rear walls and raise floor to 6-sty brick store and lofts; cost, $20,000; owner, Christiana A. Ely, 251 West 95th st; architects, Thain, Hewlett & Reddy, 1181 Broadway. Plan No. 849.

43D ST, 18 West, new extension, plumbing, floor beams, &c., to 3-sty brick hotel; cost, $15,000; owner, David H. King, 10 West 43d st; architects, McKim, Mead & White, 101 Park av. Plan No. 818.

45TH ST, 7-11 West, w of 5th av, new mezzanine fireproof floor to 12-sty fireproof mercantile building; cost, $1,000; owner, 45th St. Realty Co., 7 West 45th st, Joseph Keen, Pres.; architects, C. Howard Crane & Percival R. Pereira, 500 5th av. Plan No. 829.

47TH ST, 228-230, 2-sty addition (c. i. columns and steel beams), new elevator, staircase, plumbing and heating to 4-sty brick store and offices; cost, $12,000; owner, John P. Morgan, 230 W. 47th st; architect, Jaros Kraus, Flushing, N. Y. Plan No. 814.

49TH ST, n s, w of Lexington av, new mezzanine floor (steel and concrete slab) to 4-sty fireproof boiler house; cost, $3,000; owner, New York Central Railroad Co., Alfred H. Smith, Pres., Grand Central Terminal; architects, Whitney Warren & Charles D. Wetmore, 16 East 47th st. Plan No. 813.

49TH ST, 24-26 East, new extension, fireproof s. c. doors, change stairs and partitions to 4-sty brick stores and apartments; cost, $5,000; owner, Advocate Realty Co., Pres., Wolcott G. Lane, 80 Broadway; architect, S. Edson Gage, 28 East 49th st. Plan No. 827.

52D ST, 418 West, s s of West 52 st, new windows and partitions to 5-sty brick tenement; cost, $700; owner, John Swift, Tuckahoe, N. Y.; architects, Fred Hornbenger & Philip Bardes, 122 Bowery. Plan No. 785.

54TH ST, 415-23 East, erect storm shed and widen stairway and doorway to 2-sty brick laundry; cost, $1,000; owner, Louis Schnurmacher, 1st av and 62d st; architect, John F. Kuhn, 328 East 51st st. Plan No. 804.

65TH ST, 102 East, new partitions and close doorway to 5-sty brick dwelling; cost, $285; owner, Elsie M. Ferriday, 31 East 50th st; architect, S. Edson Gage, 28 East 49th st. Plan No. 794.

71ST ST, 100 East, s e cor Park av, new extension, kalamein doors to 4-sty brick residence; cost, $1,500; owner, Carl Lucker, 100 East 71st st; architects, Carrere & Hastings, 225 5th av. Plan No. 824.

72D ST, 358 East, new stairway and bathroom to 4-sty brick stores and tenement; cost, $300; owner, Charles Belsky, 358 East 72d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 825.

75TH ST, 444-46 East, s w cor Av A, construct elevator shaft, fireproof, s. c. doors to 5-sty brick factory; cost, $750; owner, Laura E. Mertens, 56 Hamilton ter; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 792.

107TH ST, 183 East, n w cor of 3d av, new fire-escape stairs, bulkhead and partitions (stud, metal lath and plaster) to 5-sty brick store and factory; cost, $1,500; owner, Old Colony Trust Co., Pres., F. M. Holmes, 17 Court st, Boston, Mass.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 831.

108TH ST, 109-11 West (1-sty) extension to 2-sty brick storage and repair shop; cost, $1,200; owner, The Lion Brewery, Pres., Josephine Donna del Drago, 108th st and Columbus av; architect, Louis E. Dell, 1133 Broadway. Plan No. 791.

116TH ST, 251-3 West, n s, e 8th av, d. w. shaft, new toilet (each story), partitions to 5-sty brick tenement; cost, $2,500; owner, Patrick McCarthy, 92 Greenwich st; architect, Patrick J. Murray, 2028 Grand Concourse. Plan No. 793.

180TH ST, 661 West, n e cor Broadway, 1-sty and cellar extension to 6-sty brick stores and tenement; cost, $800; owner, Alonzo B. Kight, 665 West 180th st; architect, owner. Plan No. 843.

AV A, 32, s of East 3d st, new windows, partitions, store front and g. i. cornice to 4-sty brick store and tenement; cost, $2,000; owner, Nathan Goldstein & Isreal Reisler, 103 Clinton st; architect, Henry Klein, 505 East 15th st. Plan No. 844.

AV A, 99, new partitions to 4-sty brick stores and tenement; cost, $175; owner, James R. Candler, 208 East 70th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 805.

AV B, 95 n of East 16th st, new partitions, store front and stairs, extend front and raise beams to 4-sty brick store and loft; cost, $10,000; owner, Jacob Blum, 135 West 125th st; architect, Jacob Fisher, 25 Av A. Plan No. 817.

BROADWAY, 738, s w cor of Astor pl, new yellow pine flooring and 2x14 beams to 5-sty brick lofts and show room; cost, $75; owner, Thomas Morgan, 130 West 86th st; architect, H. A. Collins, Jr., 254 West 20th st. Plan No. 829.

BROADWAY, 1599-1601, new stairs, flues, skylights, partitions, doors and windows to 2-sty brick restaurant and offices; cost, $3,000; owner, Caroline A. Grant, widow, 11 Wall st; architect, John Ph. Voelker, 979 3d av. Plan No. 817.

BROADWAY, 1230-38, s e cor 31st st, West, new partitions (f. p.) and sub-divide rooms to 7 and 12-sty brick hotel; cost, $2,000; owner, Estate of Josephine Brooks, care Alexandria, Watress & Polk, 32 Nassau st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 810.

BROADWAY, 1572-76, 47th st, 201 West, erect fire-escape to 3-sty brick stores and restaurant; cost, $300; owner, Publicity Leasing Co., Inc., 17 West 42d st, Walter J. Salomon, Pres.; architect, John H. Scheier. Plan No. 806.

BROADWAY, 2341-59, 86th st, 241 West, new vestibule, platform, marble steps to 7-sty brick apartments; cost, $400; owner, Euclid Holding Co., 350 Broadway; Pres., Frank N. Hoffstol, 180 West 59th st; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 796.

BROADWAY, 600-602, and Crosby st, 134, new fireproof partitions, stairway, g. i. skylights to 6-sty brick store and loft; cost, $5,000; owner, Spencer Aldrich, Bay Shore, L. I.; architect, William G. Wilson, 512 West 162d st. Plan No. 836.

LEXINGTON AV, 1730, East 108th st, s w cor, new show windows to 3-sty brick stores and tenement; cost, $300; owner, Henry Market, 756 Prospect av, Bronx, N. Y.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 803.

LEXINGTON AV, s e cor 66th st, East, new stud partitions, remove (3) east bays and south aisle and roof to 1-sty brick church and Sunday school; cost, $10,000; owner, The Literary Society of St. Vincent Ferrer, Pres., Edward G. Fitzgerald, 869 Lexington av; architect, Bertram G. Goodhue, 2 West 47th st. Plan No. 790.

MADISON AV, 515, n e cor of 53d st, new steel tanks, skylights, doors to 10-sty fireproof apartment house; cost, $600; owner, Herbert B. Turner Estate, 22 William st; architect, Geo. Hill, 31 East 27th st. Plan No. 850.

TRANSVERSE RD, w of 5th av, opp. 86th st East, partitions (terra cotta) workshop to 1-sty brick shops; cost, $1,000; owner, City of New York, care Dept. of Parks, Cabot Ward, Commissioner, Municipal Building; architect, Jaros Kraus, Municipal Building. Plan No. 775.

WEST END AV, 200, 69th st, 271 West, n e cor, new show window to 5-sty brick store and tenement; cost, $500; owner, John Brede, 200 West End av; architect, George Hof, Jr., 371 East 158th st. Plan No. 778.

1ST AV, 1643, w s, n of 85th st, erect stairway, wall and partition (t. c. blocks) to 4-sty brick store and tenement; cost, $1,500; owner, Sadie Unger, 1643 1st av; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 809.

2D AV, 111, new show window to 3-sty brick store and dwelling; cost, $1,000; owner, Saul Birnzweig, premises; architect, Ignatz I. Rosenberg, 30 East 42d st. Plan No. 781.

2D AV, 26 1 of 1st st, erect partitions, windows, stairs, new basins, toilets, sink and tubs to 4 and 6-sty brick (2) stores, offices and tenement; cost, $2,500; owner, C. Bernstein, 15 East 40th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 816.

2D AV, 123, new show windows (marble, glass and copper), partitions (stud), fireproof door to 4-sty brick store and tenement; cost, $1,000; owner, Dora Sokolski, 38 East 7th st; architect, Walter H. T. Quest, 249 West 18th st. Plan No. 815.

5TH AV, 741, interior changes, new bathroom to 7-sty brick store and apartments; cost, $1,300; owner, Arthur Mason Jones, 64 East 60th st, and L. Jones Blagden, 174 East 70th st; architects, Hazzard & Erskine, 437 5th av. Plan No. 842.

5TH AV, 605, s e cor 49th st, partitions (steel reinforced concrete), f. p. door to 6-sty brick store and lofts; cost, $1,000; owner, Mary S. Kernochan, 862 Park av; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 802.

5TH AV, 998, n e cor 81st st, extend pent house on roof to 12-sty fireproof tenement; cost, $10,000; owner, Curtiss Securities Co., 99 John st, Pres., Arthur Curtiss James; architects, McKim, Mead & White, 101 Park av. Plan No. 839.

6TH AV, 31-39, and Cornelia st, 2-10, erect steel tank to 12-sty f. p. lofts and factory; cost, $350; owner, Tuscany Realty Co., 467 East 142d st, Bronx; architect, Fred Ebeling, 429 East 81st st. Plan No. 797.

8TH AV, 161, n w cor 18th st, new stairway, partitions, windows to 4-sty brick store and dwelling; cost, $3,000; owner, Estate of Washington Smith, care Frederick H. Denman, 170 Broadway; architect, William S. Boyd, 203 West 14th st. Plan No. 828.

12TH AV, 684-690, s e cor 51st st, West, new wood stairs, fireproof partitions, raise roof to level, galvanized iron sash and frames, new toilets, radiators and electrical work to 2-sty brick shop and offices; cost, $4,000; owner, Vincent Astor 23 West 26th st; architect, George Brunnquell, 1497 Broadway. Plan No. 787.

Bronx.

133D ST, 680-686, 1-sty brick extension, 24x40, to 1-sty brick stable, office and shop; cost, $400; owner, Justine Bunke, 335 East 135th st; architect, John Hoffman, Jr., 680 East 133d st. Plan No. 144.

164TH ST, n w, cor 3d av, new stairs, new doors to 2-sty brick store; cost, $2,000; owner, Louis E. Levy, 3287 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 148.

168TH ST, 631, New partitions to 6-sty brick stores and tenement; cost, $100; owner, C. M. Silverman & Son, Inc; architects, Gross & Kleinberger, Bible House. Plan No. 139.

183D ST, 128 W, 2-sty frame extensions 11x11, to 3-sty frame dwelling; cost, $1,000; owner, Col. H. H. Treadwell, 132 w 183d st; architects, Janes & Cordes, 124 W 45th st. Plan No. 136.

187TH ST, n w cor Southern Boulevard, new entrance, new stairs to 1-sty frame dwelling; cost, $600; owner, J. & M. Haffen Brew. Co., 152d st and Melrose av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 146.

BRONXDALE AV, 1913, two 2-sty brick extensions, 3x33.8—25x44.1 to 3-sty frame dwelling; cost, $3,000; owner, Rosinea Dina, on premises; architects, Horenburger & Bardes, 122 Bowery. Plan No. 134.

CHATTERTON AV, 2041, raise to grade 2-sty frame dwelling; cost, $400; owner, Otto Hipp, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 137.

CHATTERTON AV, 2043, raise to grade 2-sty frame dwelling; cost, $400; owners, Johanna & Adolph Leuchs, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 138.

CRUGER AV, n s, 295 s Van Nest av, move 2-sty frame dwelling; cost, $1,000; owner, Dominick Zambetti, 1661 Cruger av; architect, M. W. Del Gandio, 401 Tremont av. Plan No. 141.

FORDHAM RD, 578, 1-sty frame extension 6.12x26.2, to 3-sty brick and frame dwelling; cost, $600; owner, Anthony F. Nuzzi, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 142.

FULTON AV, 1721, 1-sty brick extension, 18x31, to 2-sty brick dwelling; cost, $1,000; owner, Bertha Greenberg, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 147.

KRUGER AV, s e cor Morris Park av, move 1-sty frame church; cost, $500; owners, Methodist Episcopal Church Society, 150 5th av; architect, Robert A. Fash, 163 West 20th st. Plan No. 143.

ST. LAURENCE AV, s e cor Merrill st, lower to grade two 2 and 2-sty frame dwellings; cost, $200; owner, Edw. A. Schill, 860 Van Nest av; architect, Fred Hammond, 391 East 149th st. Plan No. 135.

WALKER AV, s e cor Sedden st, 1-sty brick extension, 14x1 to 1-sty frame dwelling; cost, $150; owner, Rosa Amelio, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 140.

3D AV, e s, 176 n 168th st, repair damage done by fire to 2-sty brick brewery; cost, $8,000; owner, David Mayer Brew. Co., 3560 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 145.

Brooklyn.

ADELPHI ST, 408, extension to 3-sty dwelling; cost, $200; owner, Selina Symons, on premises; architect, Willard Parker, 24 McDonough st. Plan No. 2457.

CLYMER ST, 49, exterior alterations to 5-sty factory; cost, $900; owner, Brooklyn Factory Power Co., on premises; architect, Maxwell Eng. Co., 146 24th st. Plan No. 2477.

COLUMBIA HEIGHTS, 202, wall to 3-sty dwelling; cost, $1,500; owner, Irving T. Bush, 100 Broad st, Manhattan; architect, Wm Higginson, 21 Park Row, Manhattan.

COOK ST, 187, interior alterations to 2-sty factory; cost, $1,500; owner, Iron Clad R. E. Corpn., 1929 Flushing av; architects, Suffen Eng. Co., 149 Broadway, Manhattan.

DEAN ST, 898, interior alterations to 4-sty bakery; cost, $7,000; owner, Jas. Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 171 Madison av, Manhattan. Plan No. 2467.

DEAN ST 485, extension to 3-sty dwelling; cost, $4,000; owner, Wm. T. Brown, 806 3d av; architect, Geo. H. Van Auken, 1269 Broadway. Plan No. 2490.

FULTON ST, 2146, exterior alterations to 3-sty store and dwelling; cost, $500; owner, Herman Scheiter, on premises; architect, Walter E. Hadler, 1432 Lefferts av, Richmond Hill. Plan No. 2545.

GREEN ST, 173 exterior alterations to 4-sty store and dwelling; cost, $175; owner, Solomon Rosenberg, Ferndale, Sullivan Co, N. Y.; architect, Jas McKillop, Jr, 154 India st. Plan No. 2456.

HENDERSON'S WALK, w s, 270 s Ocean av, extension to 2-sty office; cost, $900; owner, Peter Econopoly, on premises; architect, A. D. Hinsdale, 640 West 129th st, Manhattan. Plan No. 2512.

HERKIMER ST, 1153, extension to 2-sty dwelling; cost, $175; owner, Morris Cohen, 1155 Herkimer st; architect. Hy. M. Entlick, 29 Montrose av.

NAVY ST, 183, interior alterations to two 3-sty tenements; cost, $300; owner, Guseppi Cammissa, 183 Navy st; architects, Brook & Rosenberg, 350 Fulton st.

NELSON ST, s w cor Hicks st, exterior alterations to 3-sty school; cost, $800; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 2548.

POWELL ST, 440, extension to 4-sty store and tenement; cost, $1,000; owner, Carl Weinberg, 442 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2444.

ROEBLING ST, 143, exterior alterations to 6-sty factory; cost, $1,000; owner, Jas. Cavanaugh Corpn., on premises; architect, Moyer & Faubault, 375 Fulton st. Plan No. 2445.

ST. ANDREWS PL, 13, interior alterations to 2-sty dwelling; cost, $200; owner, Elen J. Kane, 593 East 5th st; architect, C. O. P. Barker, 68 Albany av. Plan No. 2464.

SEIGEL ST, 92, interior alterations to 2-sty dwelling; cost, $500; owner, Moses Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2525.

WARWICK ST, 345, extension to 2-sty dwelling; cost, $300; owner, Wm. Hanson, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2494.

SOUTH 1ST ST, 274, extension to 3-sty dwelling; cost, $2,000; owner, Frank Tietelbaum, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 2538.

NORTH 3D ST, 144, exterior alterations to 3-sty dwelling; cost, $250; owner, Max Schrer, on premises; architect, Hy. M. Entlich, 29 Montrose av.

SOUTH 5TH ST, 285, interior alterations to 3-sty tenement; cost, $1,000; owner, S. K. Gremberg, 277 South 4th st; architect, Philip Steigman, 141 Cook st.

E 12TH ST, 1523, extension to 2-sty dwelling; cost, $5,000; owner, Rev. T. A. Hickey; on premises; architect, Elliott Lynch, 347 5th av, Manhattan.

79TH ST, 743, move 2-sty dwelling; cost, $500; owner, Edw. W. Duryea, on premises; architect, Thos Bennett, 5123 3d av. Plan No. 2529.

ALABAMA AV, 221, extension to 1-sty stable; cost, $200; owner, Harry Cohen, 219 Alabama av; architect, Mac L. Reiser, 198 Bristol st. Plan No. 2514.

ATKINS AV, 615, extension to 1-sty dwelling; cost, $2,000; owner, Chas. Ingrassia, on premises; architect, John M. Ricca, 1556 St. Marks av. Plan No. 2458.

ATLANTIC AV, 627, interior alterations to 3-sty storage; cost, $8,000; owner, Armour Co., Chicago, Ill.; architect, R. C. Clark, 577 Lafayette av. Plan No. 2482.

BATTERY AV, 98, interior alterations to 2-sty dwelling; cost, $200; owner, Salvadore Aquino, 100 Battery av; architect, Harry Rocker, 9004 5th av. Plan No. 2500.

BEDFORD AV, 1410, interior alterations to 4-sty garage; cost, $350; owner, Wm. Duryea, New Lots rd and Miller av; architect, Wm. H. Volcking, 116 Decatur st. Plan No. 2516.

BROADWAY, 1380, extension to 1-sty restaurant; cost, $3,000; owner, Jas. H. Hart, 1 South Elliott pl; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2465.

BROADWAY, 889, interior alterations to 4-sty factory; cost, $500; owner, Chas. E. Steinwald, 14 Kossuth pl; architect, Lew Keon, 27 Graham av. Plan No. 2436.

BROADWAY, 1351, interior alterations to 3-sty store and dwelling; cost, $1,200; owner, Wm. Dangler, 726 Decatur st; architect, Koch & Wagner, 26 Court st. Plan No. 2437.

DEKALB AV, 249, interior alterations to 3-sty store and dwelling; cost, $300; owner, Herman Schroeder, 441 47th st; architect, F. W. Elsenla, 16 Court st. Plan No. 2507.

FLATBUSH AV, 940, extension to 3-sty store and dwelling; cost, $1,000; owner, John Weth, on premises; architect, Geo. Dress, 1931 Madison av, Manhattan. Plan No. 2454.

GRAHAM AV, 81, interior alterations to 3-sty dwelling; cost, $500; owner, Moses Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2526.

GRAHAM AV, 83, interior alterations to 2-sty dwelling; cost, $1,000; owner, Max Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2524.

PARK AV, 479, extension to 3-sty store and dwelling; cost, $850; owner, Frank Imperaile, 792 Kent av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2438.

STUYVESANT AV, 93, interior alterations to 3-sty tenement; cost, $600; owner, Rebecca Greenberg, 42½ Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2537.

5TH AV, 5014, interior alterations to 3-sty store and tenement; cost, $400; owner, Louis Rubin, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2443.

5TH AV, 114, extension to 4-sty store and tenement; cost, $2,000; owner, Isaac Firmer, 11 5th av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2486.

12TH AV, 4901, extension to 3-sty store and dwelling; cost, $950; owner, Dora Tisch, 348 Eastern pkway; architect, H. G. Dangler, 215 Montague st. Plan No. 2503.

Queens.

COLLEGE POINT.—High st, n e cor 15th st, 2-sty frame extension, 23x7, rear dwelling, tin roof; cost, $200; owner, M. Martin, on premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 716.

CORONA.—Tory st, n s, 360 w Barkins av, new foundation to dwelling; cost, $100; owner, A. LaRocco, on premises. Plan No. 736.

CORONA.—Hayes av, s w cor 43d st, 2-sty frame extension, 25x10, rear tenement, tin roof, interior alterations; cost, $500; owner, F. Lapp, 61 Hayes av, Corona; architect, owner. Plan No. 779.

ELMHURST.—Charles pl, e s, 400 n Corona av, 1-sty frame extension, 31x14, rear dwelling, tin roof, interior alterations; cost, $1,000; owner, Miss Ida J. Darrin, on premises; architect, Frank Lurz, 7 Plain st, Corona. Plan No. 742.

EVERGREEN.—Smith st, 112, 1-sty frame extension, 16x14, rear barn; cost, $100; owner, Emma Weige, premises. Plan No. 752.

FAR ROCKAWAY.—Central av, n s, 75 e Clark av, 1-sty frame extension, 16x2, front dwelling, tin roof, interior alterations; cost, $400; owner, Geo. Dierenger, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 714.

FLUSHING.—Broadway, 104, rebuild piazza to dwelling; cost, $400; owner, Agnes J. Lawlor, on premises. Plan No. 724.

FLUSHING.—14th st, e s, 180 s Amity st, new cesspool to dwelling; cost, $65; owner, W. Everate, premises. Plan No. 768.

FLUSHING.—Washington st, w s, 125 e Main st, 2-sty frame extension, 20x10, front dwelling, tin roof, interior alterations; cost, $860; owner, Ralph Trotora, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 777.

HOLLIS.—Dunton av, n s, 100 e Hillside av, 1-sty frame extension, 14x15, rear hotel, tin roof; cost, $100; owner, J. E. Tench, premises. Plan No. 756.

JAMAICA.—Sutphin rd, w s, 100 n South st, new foundation to dwelling; cost, $150; owner, Ignatz Drost, premises. Plan No. 737.

JAMAICA.—Church st, e s, 240 n Henly av, plumbing to dwelling; cost, $100; owner, Wm. Branderachle, on premises. Plan No. 741.

JAMAICA.—Shelton av, n s, 100 w Alsop st, 1½-sty frame extension, 7x13, rear dwelling, tin roof, interior alterations; cost, $850; owner, Peter Troutmann, premises; architect, W. A. Ferris, 106 Hillside av, Jamaica. Plan No. 776.

L. I. CITY.—Boulevard, e s, 225 s Webster av, building to be raised and new foundation, interior alterations; cost, $1,000; owner, Rocco Graziano, 1735 St. Peter's av, Bronx; architect, Stephen S. Vararo, 239 East 80th st, Manhattan. Plan No. 774.

L. I. CITY.—Ridge st, 83, plumbing to dwelling; cost, $150; owner, Sam Luckings, 851 Amsterdam av, Manhattan. Plan No. 731.

L. I. CITY.—Prospect st, w s, 100 n Payntar av, 1-sty frame extension rear dwelling, tin roof; cost, $125; owner, J. S. O'Grady, 201 Prospect st. Plan No. 713.

L. I. CITY.—Jackson av, n e cor Hunterspoint av, cut new doorway to store; cost, $100; owner, Wm. Richenstein, on premises. Plan No. 739.

L. I. CITY.—Skillman av, s e cor Moore st, interior alterations to factory and garage; cost, $500; owner, Akron Tire Co., premises; architect, H. Stines, 132 4th st, L. I. City. Plan No. 760.

MASPETH.—2d st, n s, 180 e Broad st, 1-sty frame extension, 9x8, rear dwelling, tin roof; cost, $75; owner, Julius Dohm, on premises. Plan No. 738.

MASPETH.—Grand st, s s, 245 e Columbia av, 2-sty frame extension, 14x38, side dwelling, tin roof, interior alterations; cost, $1,000; owner, John Martino, on premises; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 725.

MORRIS PARK.—Atlantic av, s e cor Church st, repair dwelling after fire damage; cost, $200; owner, Margaret Kelly, premises. Plan No. 763.

NEWTOWN HEIGHTS.—Jefferson av, n w cor Jansen av, new stone addition to dwelling; cost, $300; owner, Wm. Ackel, on premises. Plan No. 761.

OZONE PARK.—Washington av, w s, 160 n Jerome av, plumbing in dwelling; cost, $80; owner, M. Granzer, premises. Plan No. 755.

RICHMOND HILL.—Oxford av, w s, 200 s Emerson st, plumbing to dwelling; cost, $60; owner, Mrs. L. Minicus, on premises. Plan No. 718.

RICHMOND HILL.—Chichester av, n s, 20 e Chestnut st, plumbing to dwelling; cost, $60; owner, Mary Greither, on premises. Plan No. 733.

RICHMOND HILL.—Jamaica av, n w cor Welling st, new store front to dwelling; cost, $250; owner, E. G. Bullard, on premises. Plan No. 711.

RICHMOND HILL.—Jamaica av, n e cor Stotthoff av, new store front to dwelling; cost, $250; owner, Chas Heins, on premises. Plan No. 712.

RICHMOND HILL.—Stoothoff av, e s, 180 n Jerome av, plumbing to dwelling; cost, $50; owner, A. J. Kelly, on premises. Plan No. 747.

Alterations, Queens, Continued.

RIDGEWOOD.—Onderdonk av, 454, interior alterations to tenement and store; cost, $350; owner, Jos. Heinz, on premises. Plan No. 746.

ROCKAWAY BEACH.—Jamaica Bay, 100 w Eldert av, gas piping to club house; cost, $75; owner, Wm. Haunge, premises. Plan No. 721.

ROCKAWAY BEACH.—Boulevard, s s, 150 e Centre st, 1-sty frame extension, 6x20, front store and dwelling, new plumbing; cost, $200; owner Eugene Denning, on premises. Plan No. 727.

ROCKAWAY BEACH.—Pleasant av, e s, 90 n L. I. R. R., 2-sty frame extension, 16x6, rear dwelling, shingle roof; cost, $200; owner, Wm. Siecke, premises. Plan No. 772.

SPRINGFIELD, Foster pl, s s, 175 e New York av, new foundation to dwelling; cost, $150; owner, J. W. Foster, on premises. Plan No. 745.

WHITESTONE.—18th st, w s, 125 e 8th av, build entrance to cellar, store and dwelling; cost, $175; owner, H. Meyer, on premises. Plan No. 726.

WINFIELD.—Woodside av, s s, 75 w Walnut st, new store front to dwelling; cost, $75; owner, J. Rozek, on premises. Plan No. 720.

WINFIELD, Shell rd n s, 339 e Fisk av, new store front to dwelling; cost, $500; owner, Victoria Becker, on premises. Plan No. 737.

Richmond.

BAY ST, e s, 75 n Prospect st, Stapleton, alteration to carriage house; cost, $300; owner, Edmund Schaefer, Stapleton. Plan No. 142.

HAMILTON ST, n s, 275 w Van Duzer st, Stapleton, alteration to frame dwelling; cost, $300; owner, Geo. Julius Loos, 27 Hamilton st, Stapleton. Plan No. 131.

LINCOLN ST, e s, Midland Beach, alter frame bath house; cost, $3,500; owner, Midland Beach Co. Plan No. ——.

MAIN ST, w s, 60 n Amboy rd, Tottenville, alteration to frame store and dwelling; cost, $800; owner, Fred B. Feto, Tottenville; architects, Dekny & Jensen. Plan No. 133.

FRESH KILLS RD, s Rossville av, Rosseville, alter frame dwelling; cost, $75; owner, Mrs. A. Engert, Rossville. Plan No. 121.

LAUREL AV, n s, 150 e Gordon st, Stapleton, alteration to frame dwelling; cost, $800; owner, Mrs. J. Edwards, Jr., Stapleton; architect, Wm. Sample, Stapleton. Plan No. 132.

MONTGOMERY AV, e s, 800 e Fort Park, Tompkinsville, alteration to brick store and dwelling; cost, $300; owner, James Lucey, Tompkinsville. Plan No. 134.

RICHMOND TURNPIKE, e s, cor Austin pl, Tompkinsville, alteration to frame factory; cost, $3,314; owner, L. DeJonge Co., Tompkinsville; builder, Wm. C. Van Brunt. Plan No. 135.

RICHMOND AV, w s, 25 n Hatfield av, Port Richmond, alteration to frame store and dwelling; cost, $400; owner, G. Lovell, Port Richmond. Plan No. 126.

RICHMOND RD, n s, 125 s Bay st, Stapleton, alteration to frame dwelling; cost, $200; owner, Wm. Robinson, Stapleton. Plan No. 138.

RHINE AV, w s, 50 s De Kalb st, Concord, alter frame dwelling; cost, $120; owner, Thos. Spetcht, Concord. Plan No. 123.

SHELDON AV, n s, 400 s Jefferson, Annadale, alteration to frame dwelling; cost, $75; owner, John Bauer, 136 East 42d st, Manhattan. Plan No. 119.

SPRAGUE AV, 438, Tottenville, alteration to frame dwelling; cost, $350; owner, Martha J. Bishop, Tottenville. Plan No. 137.

17TH AV, n s, 125 w Westervelt, New Brighton, alter frame dwelling; cost, $700; owner, J. O'Brien, New Brighton. Plan No. 122.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 10. The location is given, but not the owner's address.

MONTCLAIR.—Claremont Co., n w cor Claremont and Highland avs, 4-sty brick, $35,000.

PASSAIC.—Pink & Pashman, n w cor Paulison av and High st, two buildings (one 3-sty and one 4-sty), brick, $44,000.

NEWARK.—Leonard Frusinsky, 562 South 13th st, 2-sty frame, alteration, $500; Henry Schenck, 695, 697, 699 and 701 South 19th st, four 3-sty brick, $20,000; Jacob Truck, 141 South Orange av, 3-sty frame, alteration, $1,000; Ludwig Hambrock & Sons, 461 and 464 Jelliff av, two 3-sty frame, $10,000; John Pascone, 92 Sheffield st, 3-sty frame, alteration, $1,500; James Nosti, 150 Sheffield, 3-sty frame, alterations, $300; Ludwig Hambrock & Sons, 397 and 399 Badger av, two 3-sty frame, $10,000; Nicola Villanova, n e cor 14th av and Newton st, 4-sty brick, $12,000; Mrs. Philip Roth, 29, Market st, 4-sty brick, alteration, $2,000.

NEWARK.—Andreo Marotta, 23 Searing st, 3-sty brick, $4,000; John Mariove, 869 South 18th st, 3-sty frame, $6,000; James H. Swann, 35 Demarest st, 2-sty frame, $5,000; Maria Fortierlelle, 660 North 6th st, 2-sty brick, $5,000; Michael Galia, 285 and 287 14th av, two 3-sty brick, $18,000; Mary A. Roder, 291 16th av, 3-sty frame alteration, $300.

ORANGE.—Alfreda Manfra, 192 Essex av, 3-sty brick, $5,000.

JERSEY CITY.—August Cross, 122 Irving st, 3-sty brick, $10,000; Zerman Realty & Cons. Co., n e cor Glenwood av and Boulevard, 5-sty brick, $125,000; Abraham Ginsberg, n e cor Princeton and Linden av, 3-sty brick, $15,000; Ignazio Salerno, 212 Pine st, 3-sty frame, alteration, $300; Mary E. Henry, 161 Congress st, 3-sty frame, $7,000; Catherine Simon, 117 and 119 Bostwick av, two 3-sty brick, $16,000.

JERSEY CITY.—Joseph Gatov, 158 Grant av, 4-sty brick, $14,000; Max Potashkin, 122-124 Baldwin av, 3-sty brick, $8,000; David Feingold, 311 Railroad av, 4-sty frame alteration, $100.

TOWN OF UNION.—Amelia Lauf, 578 Hackensack Plank rd, 3-sty brick, $7,000.

KEARNY.—Samuel Kavaleer, 309 Kearny av, 3-sty frame, $6,000.

EDGEWATER.—Herman Lubben, n w cor Columbia ter, South and Columbia ter East, 4-sty brick, $30,000.

BAYONNE.—Lochowitsky & Cohen, n w cor 17th st and Av C, 3-sty brick, $14 000.

LODI.—Donato Greco, inside Westervelt pl, 96 ft w of Willard st, 2-sty brick, $4,000.

FORT LEE.—Vincent DeMatteo, n side Main st, 30 ft w of John st, 3-sty brick alteration, $1,000.

PLAINFIELD.—Crescent Realty Co., 217 East 7th st, 4-sty brick, $45,000.

ELIZABETH.—Mrs. Jessie Kunze, 61 Broadway, 4-sty frame alteration, $2,000; Elias Rosenberg, 408-408½ Spring st, 3-sty frame, $7,000.

WOODCLIFF.—Michael Gardner, s side 28th st, 150 ft w of Hudson av, 3-sty brick, $9,000.

PATERSON.—Morris Ring & Louis Babber, 57 Graham av, 3-sty frame, $7,000; Sarah Sheps, 137 Barclay st, 3-sty frame alteration, $200.

EAST ORANGE.—Abraham Halken, n e cor Dodd and Long sts, 3-sty frame, $8,000.

IRVINGTON.—Michael Novak, 334 17th av, 3-sty frame, $5,000.

PERSONAL AND TRADE NOTES.

CONCRETE STEEL CO. has moved its offices from 32 Broadway to 42 Broadway.

H. C. PITTMAN, architect, has moved his offices from 1123 Broadway to 52 William st.

J. S. CRANE, INC., architects and engineers, has opened offices at 150 Nassau st.

HENRY CAPE, lumber dealer, has moved his offices from 1 Madison av to 52 Vanderbilt av.

FRANK MESCIA, plumbing contractor, has opened a new shop and office at 24 East 8th st.

J. KRESSE CONSTRUCTION CO., fireproofing, has moved its offices from 1133 Broadway to 52 Vanderbilt av.

J. W. BISHOP CO., general contracting, will move its offices from 345 5th av to 101 Park av about April 26.

W. F. DAVIS, general contractor, has moved his office from Newark, N. J., to 38 Arthur av, Belleville, N. J.

CHARLES L. DRAKE, carpenter contractor, has moved his office and shop to 407 Park av, Plainfield, N. J.

W. C. WINTERS, architect, has enlarged his offices, taking the entire second floor of 106 Van Siclen av, Brooklyn.

CHARLES S. TOWLE, civil engineer and city surveyor, has moved his offices from 5 East 42d st to 52 Vanderbilt av.

PHILIP CAPLAN, architect, has moved his office from 477 Boulevard, Rockaway Beach, L. I., to 26 Court st, Brooklyn.

MICHAEL COHEN & CO., stone dealers and contractors, will move their offices May 1 from 1133 Broadway to 8 West 40th st.

KALLICH & LUBROTH, architects, have moved their offices from 186 Remsen st to larger quarters at 215 Montague st, Brooklyn.

WM. H. FISSELL CO., general contracting, 1133 Broadway, will move its offices May 1 to the Marbridge Building, 1328 Broadway.

WALTER H. JACKSON, architect, 500 5th av, desires catalogues and information on gasoline storage tanks and oil traps for garages.

LEEMING & WARDNER, architects, have opened offices for the practice of their profession at 1 Washington st, Poughkeepsie, N. Y.

H. D. BEST & CO., general contractors, have moved their offices from 320 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

CHARLES L. REEDER, consulting engineer, Baltimore, Md., has moved his offices to the Park Avenue Building, Park av and Saratoga st.

HAROLD L. YOUNG and STEWARD WAGNER, architects, will move their offices May 1 from 1204 Broadway to 110 West 40th st, 26th floor.

HENRY ATTERBURY SMITH and William P. Miller, architects, have moved their offices from 1181 Broadway to the 15th floor of 52 Vanderbilt av.

FRED T. LEY & CO., INC., general contractors, have moved their offices from 30 East 42nd st, to the Vanderbilt Concourse Building, 52 Vanderbilt ave.

E. F. GIBERSON & CO. Indiana limestone quarriers and dealers, will move their offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WM. NEIL SMITH, architect, has a series of articles running in the Delineator Magazine on Country Residence work. The next article will appear in the May number.

GEORGE OAKLEY has been appointed city engineer of Little Falls, N. Y., succeeding O. J. Dempster, who resigned to become associated with the State Highway Department.

CALVIN TOMKINS, sole agent for the Newark Plaster Co., and the Tomkins Cove Stone Co., has moved his offices from 17 Battery pl to 30 Church st. Telephone 6196 Cortlandt.

LUDWIG EISINGER, architect, formerly manager for W. W. Bosworth, 527 5th av, has opened an office for the practice of his profession at 52 Vanderbilt av. Telephone, Murray Hill 530.

RICHARD L. WALSH & CO., general contractors, have discontinued their uptown offices at 30 East 42d st. All business of the company is now transacted at their office, 253 Pearl st.

W. C. CHAPMAN, for many years connected with the sales organization of Manning, Maxwell & Moore, Inc., at the Philadelphia branch, has been appointed manager of that branch.

SARCO ENGINEERING CO., manufacturer of the Sarco steam traps, Sarco vacuum valves and Sarco temperature regulators, has moved to new and larger quarters in the South Ferry Building, 1 State st.

GOVERNOR FIELDER, of New Jersey, recently signed a bill which requires separate contracts for heating and plumbing work on all public buildings where the cost of the work is to exceed $100,000.

LEON CUBBERLY, architect, 1 Madison av, and Long Branch, N. J., has temporarily closed his New York office. He is devoting his entire time to the work of his New Jersey office, 192 Broadway, Long Branch.

LEWIS F. PILCHER, State Architect, has been commended in the report made by Comptroller Travis, for the efficient manner in which he has conducted the affairs of the State Department of Architecture.

C. V. DRIGGS, INC., plumbing and heating supplies, has opened offices and warerooms at 160 East 56th st. C. V. Driggs, president of the new concern, was formerly manager of the H. P. Read Lead Works.

RYAN & DIPPEL, formerly associated with the L. K. Comstock Company, have opened offices in the Vanderbilt Concourse Building, 52 Vanderbilt av, where they will conduct an electrical engineering and contracting business.

THOMAS COX, JR., Orchard st, Tuckahoe, N. Y., was recently appointed secretary of the Westchester County Building Committee, lately appointed by the Board of Supervisors to have charge of the construction of public buildings.

MEYERS & THOMPSON have recently engaged in the plumbing supply business at 13th av and 38th st, Brooklyn, Benjamin Meyers, formerly with the Colwell Lead Co., and W. F. Thompson are members of the new firm.

WARREN & CLARK, architects, 489 5th av, have an article in this month's "Good Housekeeping" magazine in which they present the plans and the perspective of a country residence in which many new ideas for economy of space are shown.

PIERCE, BUTLER & PIERCE MFG. CORPORATION, Syracuse, N. Y., and 279 4th av, N. Y. C., announces that R. J. Kingsbury, formerly connected with the Koalsave Vacuum Valve Co., has joined the sales force of the company's New York branch.

HEIDRITTER LUMBER CO., Elizabeth, N. J., has been awarded a contract to furnish the lumber and timber for the construction of stands at the Federal League grounds in Harrison, Newark. The job will require more than 2,000,000 feet of spruce and yellow pine.

A. A. NELSON, one of this year's graduates from the Mechanics' Institute of New York, has been employed by Friedman, Robertson & Keeler, architects, to act as architects' superintendent on the alteration to a large country residence at Red Bank, N. J.

JULIUS FRANKE, architect, 25 East 26th st, said this week that the outlook for future construction was considerably brighter than for some months past. There are a number of important alteration jobs now under way, and several large operations are being figured in his office.

ALBERT OLIVER, 101 Park av, has obtained for the Clinton Fireproofing Co., of New England, the contract for concrete arches, including cement finish and coal bunkers, for the new Essex Power Station now being erected at Newark, N. J., for the Public Service Electric Co. Becker Construction Co. is the general contractor.

JOHN MACADAM, contractor, 29 West 34th st., N. Y. City, moved into his new fireproof residence at Sea Cliff, L. I. Rather an unusual feature of his house is the carrying out of the fireproof idea throughout. Hollow steel doors and windows have been used in the interior as well as the exterior, and concrete arch roof construction as well as flooring.

ARTHUR G. McCAIN, who for the last thirteen years has been connected with the Indiana-Bedford Stone Co., of Bedford, recently resigned to accept a position with G. P. Sherwood & Co., stone dealers, 1123 Broadway, Manhattan. Mr. McCain's successor as general manager of the Bedford company is Parker E. Lary, formerly of the Reed Stone Co.

TULLIS & BRANCHARD (Inc), general contractors, 1328 Broadway, have opened a shop at 97 Grenwich st., and in the future will assemble all special cabinet work and do their own carving of fancy woods. They are now assembling and carving the mahogany required for the extensive alteration for H. P. Whitney's suite of offices on the 29th floor of the new Equitable Building on Broadway.

LEE H. PARKER, formerly connected with the General Electric Co., and for the last ten years with the Stone & Webster Engineering Corporation of Boston, is now president of the Spray Engineering Co., 93 Federal st, Boston, manufacturers of air washers and sprinklers. It is Mr. Parker's aim to develop the Spray Engineering Co., along sound engineering and commercial lines and greatly increase the scope of its business.

WITH THE PURPOSE of demonstrating to architects and engineers the fire resisting qualities of their metal lumber, the Berger Manufacturing Company, under the technical supervision

of experts from Columbia University, conducted a fire test on Wednesday, at the Columbia testing station, Greenpoint, L. I. Compilations are now being made by the experts of the University, and an announcement of the results will be made for about two weeks.

WILLIAM H. GOODYEAR, curator of fine arts in the Brooklyn Museum, has been elected honorary and corresponding member of the Royal Institute of Architects of Ireland. The Irish architects have thus shown their appreciation of Mr. Goodyear's lectures on his discoveries of medieval architectural refinements, which were given in Dublin last May, and of the exhibition at the Dublin Museum of Mr. Goodyear's Cathedral photographs which were loaned by the Brooklyn Museum at that time.

OSCAR WENDEROTH, supervising architect, of the U. S. Treasury Department, has tendered his resignation, to take effect June 1. Ill health is given as the cause of his resignation from office. Mr. Wenderoth entered the supervising architect's office March 8, 1897, as an architectural draftsman, having been appointed from New York. In 1901 he resigned to accept a private position, but in 1903 returned to the office as a draftsman. In July, 1904, he again resigned, his object being to work on plans for the House Office Building. In July, 1912, President Taft appointed him supervising architect to succeed James Knox Taylor, resigned.

EDWARD WEST BROWNING, son of the late Edward Franklin Browning founder of the firm of Browning, King & Co., and nephew of the late J. Hull Browning, former president of the Erie Railroad, was married Thursday, April 15, to Miss Adele Lowen, daughter of Charles H. Lowen, at the Manhattan Congregational Church, Broadway and 76th st, by the Rev. Henry A. Stimson, and has gone on a tour through the Southwest, to be away two weeks. Mr. Browning is the owner of the World's Tower Building; the Herald Square Building, one of the tallest loft buildings in the world; the Browning Building, and is erecting four 13-story hotels in 71st, 72d and 73d streets.

ISAAC HARBY, LUDLOW L. MELIUS AND LOUIS W. ABRONS have organized the firm of Harby, Abrons & Melius, Inc., for the purpose of conducting a general contracting business and have opened offices at 30 East 42d st. Mr. Harby, the president of the new firm, was formerly with Bing & Bing and E. Brooks & Co. Mr. Melius, the vice-president, is connected with the Spuyten Duyvil Construction Co., and Mr. Abrons, who is secretary and treasurer, is from the Perth Construction Co. All three members of the firm are civil engineers. Mr. Harby and Mr. Abrons being members and Mr. Melius an associate member of the American Society of Civil Engineers.

GEORGE A. SHEDDEN CO., general construction, 37 East 28th st, is completing a rather unusual Colonial residence at Short Hills, N. J., for Philip Smith, from plans prepared by A. C. Nash, architect, 345 5th av. In this dwelling the Colonial treatment has been carried out to the smallest detail. All of the hardware, both inside and out is hand made and more than one hundred years old. It is part of the collection which Mr. Smith has been assembling during the last ten years. The most of it was obtained from old residences in New England. All doors are equipped with old thumb-latch catches, made of hammered brass and iron and in some instances two hundred years old. The mantles are for the most part new, also antiques obtained from old New England houses and represent the best of the early Colonial design.

OBITUARY

CHARLES A. WOOLVERTON, electrical engineer, died at his home, 768 Amsterdam av, Monday, April 12. He was born in New York thirty years ago. He is survived by his widow.

JOSEPH FLEET, a builder prominent in Brooklyn for many years, died at his home, 34 Atlantic av, Friday, April 9. He was born in Babylon, L. I., seventy-five years ago. He is survived by his brother.

THEODORE GREENE, a carpenter and general contractor, died at his home, 5205 7th av, Brooklyn, Thursday, April 8. He was born in Germany thirty-two years ago. His widow and three children survive him.

CHARLES F. HILLS, president of the Franklin Electric Company, of Hartford, Conn., died at his home, 752 North Broad st, Elizabeth, N. J., Thursday, April 15. He was fifty-three years old. Mr. Hills had been ill for a year, and death was caused by a complication of diseases. He is survived by his widow and two sons.

JOHNSON CLARK McBRIEN, a general contractor well known in the Bushwick section of Brooklyn, died of Bright's disease at his home, 865 Lafayette av, Wednesday, April 14. Mr. McBrien was born in Derby, Conn., sixty years ago and lived in Brooklyn for the last forty-five years. He is survived by his widow and a daughter.

WILLIAM E. McNEILLIE, an expert in building construction, died of intestinal disease at the Post Graduate Hospital, Monday, April 12. He was sixty years of age. Mr. McNeillie had been employed by various prominent architects to superintend the erection of many large buildings. The National City Bank Building and the Times Building were erected under his supervision.

MAURICE AUGUSTUS VIELE, president of Viele, Blackwell & Buck, construction engineers of 49 Wall st, the firm he founded several years ago, died last week at the Woodward Hotel. He was born at Geneva, N. Y., forty-eight years ago. Mr. Viele had been a noted engineer for many years. He was a veteran of the Spanish-American war and went to the front as adjutant of the corps of engineers that was recruited and sent by the General Electric Company. Mr. Viele was associated with that company for many years and at the age of 28 years was assistant to the chief engineer. He was a graduate of Hobart College and the Massachusetts Institute of Technology. Mr. Viele was a member of the St. Nicholas and Engineers' Clubs and of the Holland Society.

CHARLES W. MacCHORD, professor emeritus of mechanical drawing and designing in Stevens Institute of Technology, died at his home, 60 10 st, Hoboken, Tuesday, April 13. He was in his eightieth year. He was chief draughtsman for Capt. John Ericsson and made the working drawings for the ironclad Monitor, victor in the historic fight with the Merrimac in Hampton Roads. He was draughtsman in the Delamater Iron Works, this city, after his graduation from Princeton in 1854, and while so employed he found errors in dimensions in some of Ericsson's plans. In spite of warnings that he would lose his job if he dared point out a fault to Ericsson, he did so, with the result that Ericsson took him into his own service, where he remained through the great engineer's life. Afterward he became chief draughtsman for the New York City Department of Docks.

KARL F. T. BITTER, the noted sculptor, died Saturday, April 10, in the New York Hospital, where he was taken after he had been struck by an automobile on Broadway on leaving the Metropolitan Opera House after the Friday evening performance. His wife was struck by the machine at the same time, but was not seriously injured. Mr. Bitter was born in Austria, December 6, 1867, and after completing his studies and serving in the army came to America in 1889. Mr. Bitter's work, particularly in its relation to architecture, is well known. He designed the famous bronze doors for Trinity Church, costing $200,000, when a young man, winning in competition over some of the foremost sculptors of the day. He was director of the department of sculpture for the Panama-Pacific Exposition. In 1911 he finished the model of the figure of Henry Hudson, which was planned for the Hudson Monument on Supyten Duyvil Hill. Mr. Bitter received medals from the Paris Exposition of 1900, the Pan-American Exposition at Buffalo in 1901; that Philadelphia in 1902, and at the St. Louis Exposition in 1904. He was a member of the National Institute of Arts and Sciences, the National Academy and the Century Association. His residence was at 44 West 77th st. He is survived by his widow and three children.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention at the Waldorf-Astoria Hotel, New York City, May 18-19.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

ZENAS W. CARTER, 54 Devonshire st, Boston, Mass., has been appointed field secretary for the recently organized Granite Paving Block Manufacturers' Association of the United States.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NEW YORK ELECTRICAL SOCIETY, has elected to honorary membership, Dr. Alexander Graham Bell, Thomas A. Watson, John J. Carty and Dr. Michael I. Pupin in recognition of their work in the development of the telephone and telephone service.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans La April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G Purdie, Marbridge Building, New York City.

NEWARK ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS at its annual meeting held on March 16 elected the following officers: John Nellis, president; John G. Kellar, vice-president; Thomas B. Cryer, treasurer; Harry Geiser, secretary; executive committee (two years), W. A. Lawson; (one year), Robert Berla.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

ARCHITECTS OF CHATTANOOGA, TENN., recently organized the "Society of Chattanooga Architects," for the fraternal and professional welfare of their profession in the city. After adoption of a constitution and by-laws, these officers were elected: J. D. Alsup, president; R. H. Hunt, vice-president; W. H. Sears, secretary and treasurer; Richard O. Deacon and Clarence T. Jones, members of the executive committee. Charter members of the society are J. D. Alsup, R. W. Alger, C. E. Bearden, L. H. Bull, R. G. Deacon, Clarence T. Jones, W. H. Sears, J. L. Snoddy, D. V. Stroop and R. H. Hunt.

CHATTANOOGA BUILDERS' EXCHANGE, CHATTANOOGA, TENN., was recently organized composed of fifty-six contractors and building material dealers. At the first meeting C. M. Willingham was elected president and Lee K. Wert, secretary. Permanent headquarters will soon be arranged for and an active campaign started to increase the membership will be started. The object of the Exchange is co-operation in the purchase of materials and the adoption of a comprehensive system for receiving architects' specifications and bidding on them.

BROOKLYN ENGINEERS' CLUB and the Municipal Engineers of the City of New York, jointly made a trip to Barren Island and Jamaica Bay Saturday, April 10. The party numbered about 200 members and guests. At Barren Island an inspection was made of the disposal plant and utilization of waste; and the improvements to Jamaica Bay were noted with interest. This was the first trip of a series of informal excursions planned by the Brooklyn Engineers' Club for the season of 1915.

RECENT INCORPORATIONS.

MOYER AND FAIRBAULT have filed incorporation papers with $15,000 capital stock to do a general contracting, construction, manufacturing of building materials, asbestos, insulation materials, and act as electrical and mechanical engineers, with offices in Brooklyn. The directors are Herbert E. Mohr, 110 Sevins st, Samuel E. Maires and Thos. W. Maires, both of 672 Ocean av. S. E. Maires, 44 Court st, Brooklyn, attorney.

JOHN J. O'BRIEN CONSTRUCTION CORPN. has been chartered with $50,000 capital stock to do a general contracting, construction and electric business, with offices in Manhattan. The directors are John J. O'Brien, 110 West 81st st; Frederick J. Easterbrook, 50 East 58th st., and Maynard T. Corkhill, 110 West 81st st. R. W. Thompson, 52 Wall st., attorney.

STONE-WOOD ENGINEERING CORPN. is a $100,000 company chartered with offices in Manhattan to do a realty, general contracting, construction and manufacturing of building materials, asbestos, fireproofing, cement, etc., and electric work. Jas. G. Gregg, Harry F. Karst and John T. McGovern, all of 141 Broadway, are the directors. Gregg & McGovern, 141 Broadway, attorneys.

FIREPROOF PARTITION CO. has been incorporated with offices in the Bronx, to do a general partition, stone work and building business, manufacture brick, stone, china, terra cotta and earthenware, with $15,000 capital stock. The directors are Gerard H. Geraerdts, Marie V. Geraerdts and Daniel P. Farry, all of 1445 Boone av. The attorney is Ben W. Slote, 60 Graham av., Brooklyn.

GRETSCH BUILDING NUMBER FOUR is the name of a $650,000 company, chartered, with offices in Brooklyn, to do a realty, general contracting, manufacturing of building materials business. The directors are Walter Gretsch and Fred Gretsch, both of 104 South 4th st; Louis Gretsch, 177 Remsen st, and one other. K. C. & M. V. McDonald, 189 Montague st, attorneys.

NEW YORK LIBRARY SQUARE REALTY CO. is a $100,000 company, chartered to do a realty construction and manufacturing of building materials business, with offices in Manhattan. The directors are Raphael Brill, Louis Cohen and David Davis, all of 37 Wall st. Guggenheimer, Untermyer & Marshall, attorneys.

THE FOX ELECTRICAL CORPORATION, electricians, electrial engineers, mehanical engineers, general contracting, with offices in Manhattan, has been chartered with $25,000 capital stock. The directors are Isabel W. Bonner, G. Harding and John W. Crandall, all of 165 Broadway. The attorneys are Hunt, Hill & Betts, 165 Broadway.

ESTATE OF CHARLES L ADRIAN has filed incorporation papers with $68,000 capital stock as a realty and construction business, with offices in Manhattan. The directors are Charlotte M. Adrian, Matilda C. Adrian, Anna L. Adrian, al of 905 West End av, and four others. Steiner & Petersen, 309 Broadway, attorneys.

WEST END AVENUE is the name of a $50,000 realty and construction business with offices in Manhattan. The directors are Albert Saxe, 901 West End av; Samuel L. Jackson, 111 Broadway, and William H. Freese, 111 Broadway. The attorneys are Freed, Abbott & Morgan, 32 Liberty st.

BUILDING MATERIALS AND SUPPLIES

SIGNS OF A GENERAL IMPROVEMENT IN BUILDING—MARCH CEMENT SHIPMENTS 11 PER CENT. MORE THAN IN 1914

Supply 10 Per Cent. Behind Last Year—Stock Market Effect

BUILDING reports received this week show a marked increase in the number of manufacturing plant extensions for the entire metropolitan district. Automobile, machinery steel and machine tool plants, refrigerating establishments, shipyards, crushing plants, paint and surgical supply establishments are included among the plants having plans on architects' boards for development and extensions. This indicates a more general revival of employment, the resumption of savings bank deposits and a general easing of money for building and permanent loans.

In the various lines of building material production the week's developments showed an increasing demand, emphasizing more than ever the necessity for turning in greater mill capacity to meet current and immediately prospective demand. Almost every mason's material yard from White Plains to New Brunswick is reporting extreme activity and prices close to list based upon quotations ruling in the wholesale New York market and operative on the floor of the Building Material Exchange in the Woolworth building.

General construction is gradually gaining, as shown by the report, elsewhere in this issue, of union labor employed. It is further evidenced by the quantity of brick being ridden. Reports of 115 cities in the country as received by report companies show that building is within only 2.2 per cent. of normal, whereas at the first of the year it was 15 per cent. behind, and in October of last year, two months after the war started, the falling off in prospective building construction in the country was 26.9 per cent.

The increased activity in security buying as shown by the behavior of the New York Stock Exchange reflects the general easement of investment money. Real estate and building interests argue that if there continues to be an influx of gold into this country and trade balance continues in favor of the United States as it has, there will be a quick return to commercial and industrial confidence, collections will be easier and investments will return to a normal basis. The revival of activity on the New York Stock Exchange was responsible for the re-employment in the last week of about 4,300 stenographers and clerks who have been besieging the employment agencies for work, and this has been reflected in a sharp curtailment in savings bank withdrawals. Labor union employment is 4.2 per cent. improved. Consequently, banks have more confidence in the financial outlook, and it ought to increase, according to well informed financial interests, as the rate of employment increases.

Western railroads are taking on more help to the number of 2,000 on May first and 4,000 additional on June first. The Central Railroad of New Jersey has had to employ more help to take care of the increasing freight shipments, especially out of the cement districts. The Lackawanna has been taking on men in its western divisions. The U. S. Steel Corporation has taken on more men.

Plants like the Sauer-Mack Automobile Company, the Crucible Steel Company of America, the Bethlehem Steel Company and others are getting ready to accommodate more hands to take care of foreign and domestic business. All this indicates that better times are slowly approaching, even before the building season has developed.

National reports of the Portland cement industry, a fair basis upon which to judge the volume of building and municipal and government construction work, show that the demand in all States from Maine to Utah and from the Gulf to the Great Lakes, show 11 per cent. increase in shipments over the month of March last year with reserve stock 10 per cent. less. Here is shown a difference of more than 20 per cent. between demand and supply with more than 7 per cent. of mill capacity actually in operation. At the present indicated rate of demand for Portland cement the country's output this year, if current demand is maintained, will for the first time reach a total production of 100,000,000 barrels. This means employment for cement manufacturing labor on a scale never before known. In 1914 the total production for the country was 87,000,000 barrels.

The price situation for building materials in New York and vicinity still holds at levels that ought to be attractive to prospective builders. There is no material that has shown a serious reaction as a market, although in one or two instances large quantities have been sold at shaded quotations, primarily on accommodation orders. This is particularly true of the common brick market where manufacturers up the Hudson are desirous of obtaining empty barges so as to have them loaded when the spring building requirements develop. Consequently, there have been some sacrifice quotations made this week, but the market is still firm and demand brisk, like all other departments of the building material market.

Following is a table showing the plan filings for the entire city for the week just closed. In the corresponding week last year there were 348 plans filed with an estimated value of $4,338,407.

	Week ending. Apr. 9.		Apr. 16.	
Manhattan	14	$146,200	18	$1,636,840
Bronx	15	507,500	27	704,550
Brooklyn	133	909,880	119	1,225,450
Queens	139	450,820	197	708,545
Richmond	...	.....	46	232,930
Total	305	$1,014,400	407	$4,508,315

"I'M BULLISH," SAYS FRICK.

What the Newspaper Men Heard Him Say to Judge E. H. Gary.

WHILE the newspaper men were awaiting the pleasure of Judge Gary, Chairman of the Board of the United States Steel Corporation, on Tuesday morning, he stepped out of the inner sanctum where he and his colleagues retired to pursue the nimble mental exercise of thinking and acting in seven figure items, arm in arm, with Henry Clay Frick. They had been discussing, so the newspaper men were told, the peculiar gymnastics of Bethlehem Steel. Mr. Frick started to leave the room, accompanied by George W. Perkins, and George F. Baker, when Mr. Gary called to him:

"Then you are very bullish, Mr. Frick?"

"I was never more bullish in my life," said Mr. Frick in reply, and in a tone that left no doubt but that building material interests have good cause to expect the general improvement in business and building to continue with even greater acceleration.

VULCANITE MOVES.

One More Company Comes Into the Building Material Zone.

ALBERT MOYER, Manager of Sales of the Vulcanite Portland Cement Company, announced this week that, after today, the address of the Vulcanite Portland Cement Company will be 8 West 40th street, telephone 5370 Bryant. The main sales office has been located in the neighborhood of Fifth avenue and 23rd street for fourteen years, originally in the Mohawk Building, then in the Flatiron Building and later in the Fifth Avenue Building. Keeping pace with the trend of the times this company has moved into the building owned by Paul Starrett, erected by the George A. Fuller Company, Starrett & Van Vleck, architects. It is opposite the New York Public Library and is convenient to all arteries of transportation. The company extends a cordial welcome to the trade, architects and builders to visit the new offices which have been appropriately adorned.

EXCHANGE ELECTION.

William C. Morton Made Treasurer for Sixth Time.

THOMAS D. MILLER of the Builders Supply Company, Newark, was elected president of the Building Material Exchange on Monday, April 12, to succeed Joseph F. Miller of the Lawrence Portland Cement Company. It was the thirty-fourth annual election and marked the sixth consecutive term that William C. Morton, sales agent for the Consolidated Rosendale Cement Company, has been chosen as treasurer. The remainder of the ticket was elected as follows: C. J. Curtin, vice president; and these trustees: Thomas D. Miller, C. J. Curtin, William C. Morton, George A. Molitor, who is the secretary of the Exchange, Joseph C. Seguine, F. D. Creamer, T. I. Gleason, P. J. Heaney, Walter C. Schultz, Daniel Darrow, William T. Roberts, V. W. Tyler and J. C. Detwiler. The inspectors serving at the election were Orin F. Perry, Ernest Braun, Jr. and H. P. Brown.

Retiring President Miller's report showed that the Exchange had been open 255 days during the last year with an average attendance of sixteen and 12 visitors. The necrology showed the decease of John Messenger who joined December 4, 1896, and who died April 20, 1914; H. B. Homan, joined October 2, 1882, and died May 24, 1914; John C. Morton, joined April 9, 1884, died June 28, 1914, and Uriah F. Washburn, joined August 9, 1897, and died August 7, 1914.

There is a membership of 123. After all the expenses of the McAlpin luncheon had been paid the committee turned over $94.20 to the surplus fund.

The membership certificates now have a book value of $83.72 each.

The Treasurer's report showed a balance on hand April 2, 1914, of $10,999.92. In April, 1915, $11,051.62. The Exchange has its meeting rooms in the Woolworth building.

COMMON BRICK.

Big Gain in Sales and Demand Shows Building Impetus.

ANALYSIS of the common brick market, through statistics of unloading as compiled by the Greater New York Brick Company and the reports of bargeload movements on the wholesale market, indicate a marked improvement in the volume of actual building construction now going ahead here.

The gain in distribution riding as reported by Gnybco is 2,370,900 over last week's total and an increase of 1,940,900 for the corresponding week last year. Wholesale purchases were 33 in excess of those of the same week last year and arrivals showed an increase of four.

This condition indicates a remarkable demand for common brick and is a positive sign that there is a corresponding increase in building.

It was stated this week that prices remain absolutely unchanged, at $5.50 to $5.75 per M. wholesale. Prospects for a change either up or down are exceedingly remote because there is a large quantity of brick still available up river and manufacturers are almost unanimous in their decision to encourage the use of brick in building construction as much as possible this season so as to safeguard specification of brick to the fullest extent in the light of the heavy cuts in the price of Portland cement lately.

Official transactions for Hudson River brick covering the week ending Thursday, April 15, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., April 9—18.

	Arrived.	Sold.
Friday, April 9	5	9
Saturday, April 10	10	13
Monday, April 12	17	15
Tuesday, April 13	5	7
Wednesday, April 14	7	9
Thursday, April 15	11	14
Total	55	67

Reported en route, Friday, April 16—

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Cargoes left over Friday A. M., April 16—

Unloading.

Apr. 2..13	461,500	Apr. 8..27	1,430,000
Apr. 3..18	373,500	Apr. 10..21	625,500
Apr. 5..24	733,000	Apr. 12..31	1,101,000
Apr. 6..23	621,500	Apr. 13..27	1,152,000
Apr. 7..25	1,218,500	Apr. 14..34	1,424,900
Apr. 8..28	1,403,500	Apr. 15..40	1,449,000
Total 131	4,811,500	Total 180	7,182,400

1914.

Left over, Friday, A. M., April 10—3.

	Arrived.	Sold.
Friday, April 10	4	5
Saturday, April 11	9	6
Monday, April 13	18	14
Tuesday, April 14	2	2
Wednesday, April 15	7	6
Thursday, April 16	8	6
Total	48	39

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., April 17—12.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 15, 1915	331
Total No. of bargeloads sold Jan. 1 to Apr. 15, 1915	325
Total No. bargeloads, Jan. 1 to Apr. 16, 1915	6
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 16, 1914	225
Total No. bargeloads sold Jan. 1 to Apr. 16, 1914	213
Total No. bargeloads left over Apr. 17, 1914	12

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 24, 1915

FINANCIAL CHANGE AIDS "BUILD NOW" PLAN

Effect of the Activity on the Stock Market Upon the Construction Situation—How Prosperity is Produced

OBSERVERS of building finance have noted, with satisfaction, signs of the times indicating a pronounced upturn in general business conditions. There is a growing opinion that the building industries and material manufacturers have seen the worst of the depression. Optimism is the rule to-day, not the exception. Business men since the first of the year have spoken of business as being good, but collections slow. They speak of business to-day as brisk and with collections improving.

Great industries are contemplating extensions to plants, notably the Sauer-Mack Automobile Company, the American Locomotive Company, the American Machine & Foundry Company, the Crucible Steel Company of America and the Bethlehem Steel Company. The Lehigh Valley Railroad, according to President Thomas, is ready to spend a million on improvements, President Truesdale of the Lackawanna Railroad, has been out on the road in contemplation of a great expenditure of money. The Central Railroad of New Jersey recently has placed an order with Harlan & Hollingsworth for steel cars and have more orders of the same character to give out. The New York Central stands ready to release car, locomotive and rail orders.

Cement Prices Low.

In the building material market Portland cement shipments for March indicate, if maintained, an annual production of 100,000,000 barrels, or 12,000,000 more than ever has been produced in a single year. Prices are very low. Common brick is conspicuous as being the only building commodity that is over produced. Lime, crushed stone and sand are in such demand as to require increased plant capacity. About 1,500 more union artisans are employed to-day than in the same time last month. And the Eastern building season is hardly under way.

Stock market transactions have recently exceeded a million shares a day. More than $20,000,000 in gold has been sent this month to this market from Ottawa to insure continued credit for English buyers here. The lawmakers of state and nation have about reached the end of their labors, a fact which doubtless inspires renewed confidence in all kinds of investors and especially in the hearts and minds of captains of industry. Savings banks are reporting increased deposits. They are actually redeveloping their surpluses.

Bank Surpluses a Sign.

The first sign of returning prosperity is not always to be found in the number of orders for building materials reported nor in the condition of the real estate market, nor in the condition of the United States Steel Corporation's table of unfinished steel orders. Instead, the first signs should be looked for in the condition of bank surplusses.

Some may entertain the mistaken notion that the shrinkage in the surplus of savings banks is of little consequence to the individual depositors in these institutions, and that therefore such shrinkage cannot have any effect upon the placing of railroad rail orders, structural steel business or the purchase of lime, brick and cement. But this is a serious error.

SIGNS OF PROSPERITY.

$20,000,000 in Gold Returned to the U. S. A.

Stock Exchange Transactions 1,000,000 shares a day.

Savings Banks are Developing their Surpluses.

Industrial Plants are Building Extensions.

Railroads are Releasing Orders Long Held Up.

Skilled Building Labor is Better Employed.

Current Business-Baiting Legislation Nearing End.

Building Materials are in Better Demand.

Money for Construction is Easier to Obtain.

Savings Banks' Surplus.

It is necessary for the savings banks to maintain a certain surplus as a matter of prudence and precaution and to insure their solvency beyond peradventure. Therefore, as the existing surplus began to dwindle because of the depreciation of the market value of the securities held, it became necessary to restore by degrees the lost portion by making appropriations for the purpose out of current earnings. Such appropriations in turn, diminished the amount which would be distributed in dividends to depositors, and hence these depositors have been receiving considerably less than would otherwise have been the case.

New York savings banks are all mutual institutions, the profits going entirely to the depositors and on the basis of the current rates of return on the investments in which savings banks are allowed to employ their funds, the depositors in these institutions ought to be getting 4½ per cent per annum in dividends. As a matter of fact some of the largest institutions were paying only 3½ per cent, having had to reduce to that figure owing to the necessity of using part of their current earnings in order to make good the impairment of their surplus account.

Savings Bank Securities.

Large quantities of savings bank securities are invested in railroad stocks. In Maine, during 1913, 50 per cent was thus invested, in Connecticut 38 per cent, and in New Hampshire 33 per cent Massachusetts, New York and New Jersey ratios ran from 15.96 per cent to 19.61 per cent. The number of depositors in these six states numbers almost 7,000,000 people. Combining the railroad investments of insurance companies, and educational institutions with those of savings banks, about $1,464,388,642 in railroad securities were thus held.

When American gold is being shipped abroad in large quantities, as marked the period immediately following the outbreak of the war, the manufacturer, the real estate investor and the prospective builder cannot readily effect loans to tide him over a consequent period of poor collections or commercial paralysis. The only alternative was to shut down. Hundreds of savings bank depositors were thus deprived of their incomes and instead of depositing they were compelled to withdraw money. This resulted in a shifting of funds in the banks to retain a safe reserve which cannot be recovered from railroad securities because of decreased earnings in the traffic departments. Building construction suffered.

Revival of Business.

It is just such a period from which we are emerging. The railroads are beginning to feel an increased amount of business. They asked and received, in some instances, a 5 per cent. freight rate increase which partially makes up for the sub-normal freight shipments. When the danger is passed with the adjournment of the legislatures, of additional business-baiting legislation and if the full crew bills are repealed, the earnings will be increased, the demand for railroad stocks will improve, savings banks can again begin to pay dividends, the building investment market will regain its strength and materials will begin to move into new construction work. This is what is happening to-day on the Stock Exchange and in the building material market. It is shown in increased employment of skilled building artisans.

Predictions Fulfilled.

The Record and Guide, in its issue of January 30, said that the big interests of the country were advised of the turn for the better and were planning to build. They knew what was in store for the securities market. To-day their predictions are fulfilled. The New York Stock Exchange had not known what several consecutive million share days were like, in several years. People are more confident. They are reinvesting their money. And real estate will be the next in line to benefit because money is being made more available to "Build Now."

A wave of confidence is rapidly spreading over the country. The enormous buying power is being turned loose, and its beneficial effect is being felt, at the present time. This is, however, only a beginning. Those who are in intimate touch with the situation cannot see anything but a long swing of prosperity in the immediate future.

Real Swing Launched.

Last November the Record and Guide printed reports from several leaders in various lines, in which the present movement was clearly forecasted. It was also pointed out that before the final movement was commenced a "false start" would appear. This happened last February, but now the "real swing" seems to have been launched.

NO RADICAL CHANGES FOR BUILDING CODE

Nothing Foreseen to Raise the Apprehensions of Builders, Unless It Be the Proposed Limitation on the Heights of Buildings

AN impression exists in labor circles that the majority of the building plans now being filed in large numbers are being filed mostly in anticipation of radical changes in the Building Code, and not with the intention of being translated into actual building contracts in the immediate future. The Record and Guide, therefore, called on former Superintendent Rudolph P. Miller, now in charge of the revision of the Building Code, to ascertain the facts with regard to it.

Mr. Miller was informed of the impression among the labor men and asked whether any very radical changes were contemplated in the Code. He replied:

"I do not see that this revision can have any great effect on the filing of plans, because there are no very important or very radical changes contemplated. Certainly none have appeared so far. I do not foresee any such changes that would cause the filing of plans before the changes go into effect, unless it is an expectation that the heights of buildings ordinance will pass and they want to get in ahead of that. That is the one thing that is really radical. The ordinances on materials and working stresses and loads have passed, and there is nothing radical in either of those. The most important change in the working stresses ordinance is really a reduction in the minimum live loads for dwellings and office buildings. Some people think that the changes in the code do not go far enough, but they go just as far as conditions warrant. What the revision really amounts to is merely making the law conform with the present practice, the present good practice, more than anything else."

Mr. Miller added that it was his experience as Superintendent of Buildings that only about 85 per cent of the plans filed were translated into actual buildings, and that a compilation of figures he had had made some years previously which covered a period of ten years showed that.

Superintendent of Buildings Ludwig expressed the belief that the majority of the plans filed would be actually used, and called attention to the fact that requests for examinations of soil were coming in in the Manhattan Bureau, suggesting that possibly the contracts for the new work were being delayed, but that the requests for soil examinations showed that the work in this borough, at least, was really going ahead.

A hearing is announced by the Building Committee for next Thursday at 2 o'clock, at City Hall, on the subject of the ordinance relating to excavations and foundations.

Four new ordinances to form part of the Building Code were passed by the Board of Aldermen this week: Section 2, relating to materials; section 3, relating to working stresses and loads; section 13, relating to wood construction, and section 15, relating to iron and steel construction.

New Regulations for Garages.

Amendments to section 100 of the Regulations of the Municipal Explosive Commission are pending in the Committee on General Welfare of the Board of Aldermen, introduced by Alderman Brush (by request). The principal new provisions follow:

Section 101. For a permit allowing the maintenance and operation of a Private Garage [as provided for in Sections 372 and 373 of these Regulations] where volatile inflammable oils are not stored, the applicant shall pay an annual fee of Five Dollars, where not more than three motor vehicles are [for a single motor vehicle] stored [therein] and an additional fee of Two Dollars for each additional motor vehicle so stored; if such garage be located outside the fire limits the fee shall be Two Dollars where not more than three motor vehicles are stored and an additional fee of Two Dollars for each additional motor vehicle so stored. Where volatile inflammable oils are stored the applicant shall pay an annual fee of Fifteen Dollars for a single storage tank and an annual fee of Five Dollars for each additional storage tank installed. The unit capacity of storage tanks for purpose of fee shall be two hundred and seventy-five gallons or major fraction thereof.

General Provisions.

Sec. 373. A permit may be issued for a private garage in a building occupied as a dwelling by [either] the applicant or his employee or by the applicant and one other tenant or by the applicant's employee and one other tenant, provided that not more than two [floors or] stories above the garage are occupied or used as living apartments, which apartments shall be separated from the garage by [unpierced fireproof] fire retarding walls and floors, not pierced except by one opening, protected by a fire-proof self-closing door, and provided that there shall be an entrance to the living apartments direct from the street without passing through the garage; and provided further that all motor vehicles stored or kept in [such] the garage shall be the property of the applicant or of his immediate family [and that none of such vehicles shall be let out for hire]. No certificate of fitness shall be required of the person having supervision of such garage. No public garage, however, shall be permitted in any building occupied for dwelling purposes.

Sec. 376. A separator must be installed according to the requirements of the fire commissioner in each individual case. Plans and specifications must be filed and approved by the fire commissioner, and the whole or any portion of the separator installed below the cellar floor must be in a pit sufficiently large so that the separator shall be readily accessible for inspection or maintenance.

Oil Separators.

In all cases the installation shall be such that the effluent from the separator shall discharge into the house sewer on the public sewer side of the house trap and house, and outside court and area drains, toilets and leaders shall not drain into the separator. Drainage from washing stands in garages shall not be permitted to flow into sump pits. When the cellar or basement floor is below the level of sewer, no cars shall be washed on that floor. No gasoline shall be used for cleaning purposes in a garage.

Section 400. No stove, forge, torch [boiler] or other device employing flame or fire [and no] nor any electric or other [appliance] apparatus which is likely to produce an exposed spark, shall be [installed] allowed in any garage, unless it be placed in a room or compartment which is separated from the garage by (fireproof walls and floors) a partition constructed of fire retarding material and provided with a self-closing fireproof door; provided, however, that electric motors may be of the fully enclosed type or provided with an approved type "A" [Fire Department Specifications] motor enclosure; the terminal blocks also shall be properly protected. No boiler or furnace shall be located in any garage unless separated from the remainder of the building by an unpierced fireproof wall consisting of solid masonry, or its equivalent, of at least 8 in. in thickness; provided, however, that where the construction of such unpierced wall shall be impracticable the Fire Commissioner may permit such openings in such wall as may be necessary, and prescribe such protection as in his judgment the particular case shall require.

Fireproof Construction.

Sec. 371 (a). Except as hereinafter provided in this section, all garages hereafter erected shall be of strictly fireproof construction as to rooms and compartments, where motor vehicles, with gasoline in their fuel tanks, are stored; and all garages heretofore erected shall have all walls, ceilings, and floors covered with fire retarding material in all rooms or compartments where motor vehicles, with gasoline in their fuel tanks, are stored. Garages not exceeding one story in height, however, may have non-fireproof roofs covered on the inside with fire retarding material and window openings and outside doors, removed at least thirty feet from the nearest exposure, may be non-fireproof. Nothing in this section shall prohibit the erection or the granting of a permit for a garage of non-fireproof construction while the following conditions exist:

(a) No volatile inflammable oil is stored except in the fuel tanks of the motor vehicle;

(b) Fuel tanks of the motor vehicles stored, are not opened, filled or drawn from in the garage;

(c) Not more than four motor vehicles are stored;

(d) All motor vehicles stored are the property of the owner and not for sale, rent or hire;

(e) The garage is situated at least fifteen feet from the nearest building, unless the nearest wall of such building or the wall of the garage nearest such building is of unpierced fireproof construction.

[The matter in brackets is omitted from the ordinance.]

Growth of the Suburbs.

One of the salient features in connection with suburban real estate today is the demand for building sites in a section adjacent to desirable summer features. The difficulty of finding in the area contiguous to New York City, locations which combine accessibility, residential and recreational advantages, increases daily.

Real estate men know the limit of suburban development possibilities. It is generally understood in realty circles that the quantity of land available in acreage in the Bronx and Westchester counties and in Morris, Union, Essex and Bergen counties in New Jersey is rapidly diminishing. Lands have been developed along the lines of the all-year suburban home and substantially built up with dwellings of the approved modern type. In most cases it has been the aim of the operator to retain as many as possible of the desirable urban features, and at the same time to afford the advantages of country life.

Long Island is therefore one of the few sections which offer marketable property for more open suburban improvement. Even Long Island shows some effect of the swift movement of population in the city, as evidenced by the increasing number of filings in Brooklyn and Queens.

FOURTEENTH STREET HOLDING ITS OWN

Despite the Removal of Many Large Retail Concerns, Thoroughfare Retains Its Character—New Loft Center Brings Trade

FOURTEENTH street retains its character as a popular shopping district in spite of the steady northward march of the large retail establishments, which has been coincident with the growth of the city in the same direction. The street has undergone little architectural change, within the last forty years, and outside of the new class of tenants remains practically unchanged and as it was when Union Square was the center of the amusement and shopping life in the city. The hotels and theatres have since established themselves farther north and latterly, a number of the big department stores have joined the up-town movement.

Thousands of employees working in the many loft buildings which have been recently erected in the streets nearby use Fourteenth street as a thoroughfare to and from their homes and the large traffic has aided the street in retaining its retail trade. This fact, coupled with the locations of the subway express station and stations of the Third, Sixth and Ninth avenue elevated lines and the Hudson tubes, places these stores within easy reach of practically all parts of Greater New York and sections of New Jersey. There are the additional transit facilities of the crosstown surface lines which connect all of the north and south car lines, except those east of Third avenue.

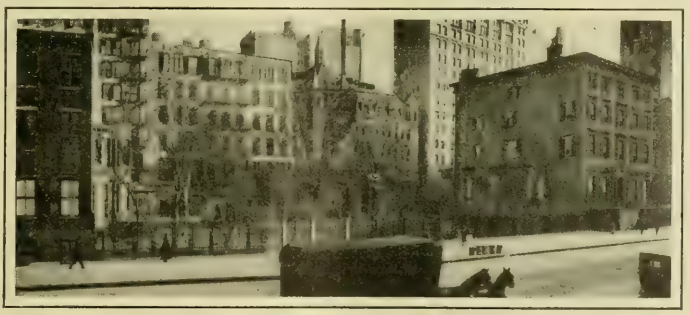
Fourteenth street is holding its own as far as tenants are concerned, for there is not a single store vacancy in the south side of the street, between Fifth and Sixth avenues, with the exception of the ten-story building at the southeast corner of Sixth avenue, which was formerly occupied by the Fourteenth Street Store. Between Fifth and Sixth avenues a number of concerns dealing principally with ladies' wear are located. They include R. Smith & Company, Morrison's, the Bedell Company, and Milkman's cloak and suit house. Two department stores, James A. Hearn & Son and Rothenberg & Company, remain as evidence that this street is still desirable for retail shopping purposes. East of Fifth avenue all the stores are filled with concerns of a similar nature. They include among others, J. L. Post & Company and the Outlet.

The north side of Fourteenth street is filled with a miscellaneous assortment of retail stores comprising principally piano showrooms and moving picture film exchanges. A good part of the block between Fifth and Sixth avenues is taken up by one of New York's most famous landmarks, the Van Beuren homestead, built in 1855, which was for many years the homestead of the Spingler and Van Beuren families. This dwelling, with its extensive gardens, has remained in its original state regardless of the changes in the character of the neighborhood.

Union Square and Fourteenth street were originally residential districts with long rows of old-fashioned dwellings. The square became a park in 1811, when the City Plan was perfected and the residential community began to encircle the three and a half acres of green. Its eventual transformation into the leading business thoroughfare was forecasted in 1868, when Lake and McCreery, now James McCreery & Company, bought the northwest corner of Broadway and 11th street, diagonally opposite Grace Church, and moved their dry goods store from Canal street into a new five-story building, erected at that point. About the same time Arnold Constable & Company began building their new store at Broadway and 19th street. It was not very long before Union Square, which lay between these two large establishments, began to be taken over by business concerns. Many of the remodelled dwellings still stand as evidence of the early residential character of the place.



EAST FROM SIXTH AVENUE.



THE OLD VAN BEUREN HOMESTEAD.



WEST FROM SIXTH AVENUE.

In those days Fourteenth street was not blessed with the numerous transit facilities which it now enjoys, and the horse car which ran through the street, connecting with the ferry at Christopher street, was the line which placed New Jersey residents in touch with New York. The main bulk, however, of the patrons of the Fourteenth street establishments came from the south; the north was an "undeveloped wilderness." Its position as a wide east and west thoroughfare, accessible to all parts of the city, made it adaptable for retail businesses, and the pretty square was ideal for promenading. Numerous famous hostelries began to do business in the immediate neighborhood; the St. Denis and the Union Square Hotels are among the reminders of this development.

The Everett House, at the northwest corner of Fourth avenue and 17th street, was long a favorite place for professional people, lecturers, authors, etc. The Morton House was also frequented by theatrical people. Nearby were the Clarendon, the Spingler, and the Westminster Hotels, which were family hostelries, largely patronized by diplomats. On the square was the famous French restaurant, Maison D'or, the first one of its kind in the city, and further west near Sixth avenue, Ferraro's dancing academy, one of the most popular in the city at that time.

Theatrical interest centered on Wallack's theatre, at Broadway and 13th street, and on the Union Square theatre, now devoted to moving pictures. Music lovers frequented Steinway Hall and the original Chickering Hall, at No. 11 East 14th street, where the piano company of that name engaged in business, and later at the northwest corner of Fifth avenue and 18th street. The Academy of Music, at Irving place, was the influencing factor in the location of these institutions.

Union Square began to assume its business character when Tiffany & Company established their business in what was then considered an unusually attractive building at the southwest corner of 15th street. Later, R. H. Macy & Company and James A. Hearn & Son came into Fourteenth street.

North of the Square the Gorham Company, Lord & Taylor, W. & J. Sloane, A. A. Vantine & Company, Aitken Son & Company, and others, joined Arnold Constable & Company. The entire district bounded by Fourteenth street, Sixth avenue and Twenty-third street and Broadway, became the center of most of the retail shopping business of the city. Other firms formerly established in the immediate vicinity of Union Square were Schirmer & Company, music publishers; Brentano's, the Domestic Sewing Machine Company, Le Boutellier Brothers, and John Duncan & Sons, grocers. Maillard occupied the building at the southwest corner of University place and Fourteenth street, and the late Jacob Rothschild, owner of the Hotel Majestic, was also formerly a merchant in this street. In the Cruger House, adjoining the present Salvation Army headquarters, the Metropolitan Museum of Art made a modest start more than forty years ago.

For years Fourteenth street continued to be the center of the hotel and amusement life and then the uptown movement began, which drew away practically everything but its retail establishments. Even several of these joined the migration, notably R. H. Macy & Company, which moved to its present location, at 34th street and Broadway, about thirteen years ago.

Time has shown, however, that this shift was inevitable, because the need for central locations has caused the creation of new shopping districts, not only around Herald Square, but as far north as 44th street.

THE MAYOR CAN STOP OVER-REGULATION

The Legislative Measure For Simplifying Building Inspection the Subject of a Dramatic Hearing—Other Bills in the Legislature

AT LAST accounts, Mayor Mitchel was still withholding his approval from the bill to simplify building inspection, and eleventh hour negotiations for a compromise were not expected to be effectual.

"Both as a real estate owner and as a city official I beg of you not to veto this bill, but if you must, do so at once, so that the Legislature will have time to act."

This was the keynote speech in favor of the Lockwood-Ellenbogen bill at the hearing given by the Mayor at City Hall on Wednesday afternoon. The speaker was Hon. Marcus M. Marks, president of the Borough of Manhattan. Voicing the sentiment of three more Borough Presidents, Mr. Pounds took his stand beside President Marks and protested against the charge that Comptroller Prendergast had just made, that the object of the bill was to break down the tenement house law.

It was the most dramatic moment in the most momentous hearing that Mayor Mitchel has yet held. The three other Borough Presidents stood near. All five had frequently given utterance to their sentiments on the question and refrained from further remarks on this occasion, in order that they might save the time of the assemblage and keep another engagement.

The Mayor's Quizzing.

Every speaker that came forward in behalf of the bill was heckled by the Mayor. President Marks was no exception. When asked if the bill would not interfere with the pending heights of building ordinance, Mr. Marks answered negatively. Doubtless perceiving that the Mayor was trying to confuse the question, Mr. Marks suavely advised the Mayor not to let details which could easily be repaired if defective interfere with the main question, and laughingly expressed the hope that the time he was taking in answering the Mayor's questions would not be counted against the opposition.

President McAneny of the Board of Aldermen was the next speaker, and as was to be expected, he advised delay until "a more perfect method of solution" could be devised, evidently having his charter revision in mind. Comptroller Prendergast had spoken first.

The usual course of procedure had been interrupted to permit of the high city officers to make their views known. It was the first time in the history of the city since consolidation that there had been such an array of officialdom on the floor of the chamber. The citizens of New York can congratulate themselves that their chief executive officers are orators of surpassing grace and power.

The Opposition.

The hearing began at half-past three. The opponents of the bill spoke first, with Lawrence Veiller acting as introducer. Mr. Veiller was the first Deputy Commissioner of the Tenement House Department and is now secretary of the Tenement House Committee of the Charity Organization. He drafted the original Tenement House law, and has been its defender ever since. It is not giving too much credit to Mr. Veiller to say that in this campaign carried on by the united business and realty interests of the city he has been the principal organizer of the opposition. In fact, while the campaign culminated in a statesmen's battle between the three chief city officials, on the one hand, and the five borough presidents on the other, the question whether the Tenement House Department should be left out of the consolidation of departments was the ostensible gage of battle. The real issue, centralization or decentralization, was not brought forward at the hearing.



MAYOR MITCHEL.
Will he permit the over-regulation of buildings to continue?

Mr. Veiller rallied a large company of gentlemen associated with the Charity Organization's work to speak against the bill. A well considered address was made by Robert S. Binkerd, secretary of the City Club—the club which the Mayor has referred to as "the right arm of his administration."

Alfred Marling was listened to with great attention while he argued that the relief which owners hoped for through the bill, would, after a certain point, be imaginary. He admitted, however, that up to the time when the new building would be completed and ready for occupancy there would be a co-ordination of supervision.

Other speakers in opposition were Miss Lillian Wald, of the Henry Street Settlement; Paul D. Cravath, chairman of the Tenement House Committee of the Charity Organization; Eugene Outerbridge, of the Chamber of Commerce; Otto Bannard, vice-president of the Charity Organization; E. R. L. Gould, of the City and Suburban Homes Company, builder of tenements on the East Side; J. G. Holland, of the Federation of Labor; Albert De Roode, of the Citizens' Union; Fire Commissioner Adamson and Tenement House Commissioner John J. Murphy.

The Proponents.

It was nearly five o'clock when the opponent oratory was shut off. Robert E. Simon, who has acted through the campaign as the chairman of the Conference Committee of Real Estate and Allied Organizations, was the first speaker for the proponents, Mr. Simon made an address which was a clear and pointed presentment of the issue, except as to two points, which the Mayor at the outset had asked all the speakers to omit, namely the depressed condition of the real estate market and the hardship of the present system of building inspection, as the Mayor said he was well aware of these things.

"Do the real estate interests feel inclined to co-operate with the Mayor?" asked Mr. Mitchel.

"We certainly do," answered Mr. Simon.

"Then why did you not come to the Mayor before?"

"We did," said Mr. Simon, "and we made many modifications in the bill to suit the views you expressed. We've compromised all along the line."

The Mayor insisted, however, that he had not been consulted personally.

"By what right do you assume that Mr. Bruere speaks for me?" he asked. "He is not the Mayor. If you want my opinions come to me for them. Don't go about asking others. Mr. Bruere did not represent me at your conferences. What he said was his own personal opinion."

Resents Misrepresentation.

"The real estate people of this city," declared Mr. Simon, "want to go on record as against wilful misrepresentation as to the purposes of this bill by those who oppose it.

"We give in to you, Mr. Mayor, on the question of consolidation, and you have got to give in to us on this bill. We will stand on this law. We admit it is not perfect. No law is. But we will back you up to the limit if you will sign it. We will pay a secretary for a commission you shall name to watch the working out of this plan, and if at the end of a year you are not satisfied we will consent to your plan for centralization."

Real Estate Biggest Asset.

"The biggest asset of the city is its real estate," asserted Mr. Simon. "Its largest income is from this source. What affects the real estate market is reflected in the city's income. Real estate is demoralized. It is in a maze of inspections. Sometimes it is necessary to see six different departments to pass on plans.

"This bill will not cure all the defects, but it is a step in the right direction."

Chasing the Bug-a-Boo.

"You need not be afraid of the Tenement House Law. That is specifically exempted. There can be no going back to conditions existing before the Tenement House Act became a law. There was no Commissioner of Accounts then to investigate derelict officials. And you would not be where you are to-day but for that. You were elected to represent the people of this city. Realty, building and allied interests are the greatest labor employers of any. It is most unfortunate that realty interests have not received a square deal at the hands of the press. The situation is desperate and we must have relief. This bill will afford it. It isn't fair to say that five borough superintendents of buildings appointed by the Borough Presidents will not be equally as honest and efficient as five deputies appointed by a commission."

The Mayor continually and aggressively interrupted Mr. Simon in a manner that the affirmative side resented as heckling, but Mr. Simon maintained his self-control, stuck to his guns and answered the Mayor effectively.

Counselor Walter Lindner, of the Advisory Council of Real Estate Interests, riddled the Mayor's contention that there is no provision for enforcing the law. "An official charged with jurisdiction is bound to exercise that authority," he said, "and is subject to criminal prosecution if he fails." Mr. Lindner said the general intent and general operation of the bill would afford relief and would not cause the complications its opponents claimed.

F. B. de Berard, of the Merchants' Association next spoke in favor of the bill and it was observed that the Mayor did not interrupt him as he did the others.

Laurence M. D. McGuire, president of the Real Estate Board, said that no public official had at any time tried to work out a solution of the evil of over-inspection.

(Continued on Page 685.)

THE DESIGN OF THE SEVENTH AVE. SUBWAY

Structural Features of a Great Underground Traffic Route that Will Cause the Rebuilding of the Middle and Lower West Side

THE Seventh avenue subway, officially called Routes Nos. 4 and 38, forms the west branch of the city's new trunk subway in Manhattan, to be operated by the Interborough Rapid Transit Company. It serves the lower West Side, connecting this district, which contains the Pennsylvania Railroad station, many steamship terminals, theaters, loft buildings and manufacturing plants, with Washington Heights and The Bronx through the existing Broadway subway at Times Square on the north and, through the William and Clark streets tunnel, with Brooklyn at the south. Two tracks extend through Greenwich street to the Battery.

The new line is expected to have a decidedly enlivening effect on the real estate of the middle and lower West Side zones, which have been left outside of the main currents of city traffic for many years. Alfred Brady, Acting Assistant Designing Engineer in the subway work, in a contribution to the Public Service Record (the monthly bulletin of the Public Service Commission) has given a complete description of the design and construction of this great underground railroad, in the course of which the following information is given:

Parts of the way, the Seventh avenue subway runs through the heart of the old Greenwich Village. This section of Manhattan, owing to its peculiar street system, has been isolated from the growing city and preserves to this day the traditions, habits and quaintness of old New York. The cutting through of Varick street and the simultaneous building of this subway therein, will transform Greenwich Village into a business district and destroy another link with the picturesque past.

Eight Contract Sections.

This subway is 4.3 miles long, and is divided into eight contract sections, 1-A, 1 to 6, inclusive, and 6-A, all of which are now in the course of construction. The first two sections, 1-A and 1, are partly in rock and almost entirely below water. Section 2 is in earth, partly old fill, mostly below water and contains the deepest excavation. Sections 3 and 4 are in earth and through widened Varick street and the new Seventh avenue extension, permitting work to be carried on in open cut. On sections 5, 6 and 6-A, work is in rock cut, a considerable distance above mean high water, though at 28th street an old stream was encountered. All work, except in the widened Varick street and Seventh avenue extension, is carried on while maintaining the street traffic, by replacing the paving with heavy plank decking supported on timber posts placed every ten feet. At elevated and building columns the concentrated loads due to same are figured in addition to this loading.

Structural Features.

Steel roof beams or girders, spaced five-foot centers, along the subway, with concrete jack-arches between them, carry the street load. They are supported on 6-inch columns between tracks and I-beam columns in the side-walls. These side-wall columns are designed for both direct load and bending due to side pressure in such a manner that the maximum combined stress does not exceed 20,000 pounds per square inch. Where the structure is on rock and above water, the irregular rock excavation is brought to sub-grade with tamped earth fill. A lining of concrete on this fill makes a smooth track trough. Openings in the concrete prevent the collection of water which would cause pressure and crack the concrete.

In earth the floor is made of concrete one foot thick, which is reinforced with rods and waterproofed at places where the soil is found to be water-bearing. Where the invert is below mean high water, the floor is designed to distribute the dead load of the structure and backfill as a uniform load over the entire bottom. Where the ground is bad or heavy columns make it advisable, piles spaced about 2 feet 6 inch centers are used. The type of design is such as to readily permit the use of piles, which are to be placed at the direction of the field engineers. At stations and platforms columns are spaced 15-foot centers and 4 feet 6 inches from the edge of the platform, longitudinal girders carrying the intermediate beams from column to column.

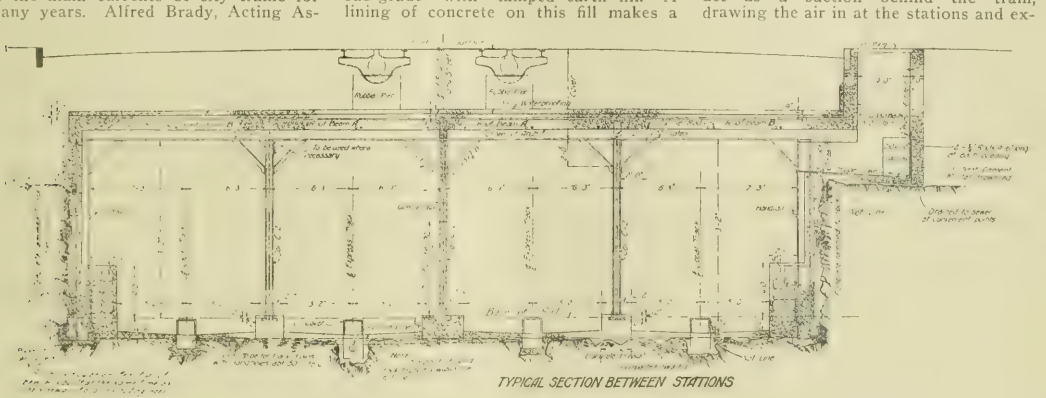
Between Battery Park and Franklin street over 200 columns of the elevated railroad, carrying loads from 50,000 to 430,000 pounds, must be under-pinned or carried on the roof of the subway. At the Park Place curve 24 columns of a proposed twenty-story building, having an average load of 1,000,000 pounds per column, are supported on the roof of the subway.

Stations.

Local stations are 405 feet long and have 12-foot side platforms which decrease to nine feet at the ends, and have entrances in the adjoining side streets. Express stations are 480 feet long and have island platforms. It is desirable to make express stations as high as possible. Their great width makes them appear like long, low caves, where the ordinary headroom of 13 feet 2 inches from base of rail to roof is used. All express stations except the one at 34th street are entered through overhead mezzanines. As the stations are the part of the system which the public sees most, special care is being taken with architectural details, tiling, plastering, etc.

Ventilation.

In order to maintain proper ventilation of the subway, tracks carrying northbound traffic are separated from those carrying southbound traffic by a 6-inch curtain wall. This wall encloses the tracks going in one direction in a two-track tube. The piston action of the trains will push the air ahead and act as a suction behind the train, drawing the air in at the stations and expelling it at gratings, located between stations. Ventilating gratings usually four feet wide, are placed at stations over the platforms, on the approach to stations for the incoming track, and about midway between stations, so proportioned as to insure a complete renewal of air every ten minutes at express stations and every fifteen minutes at local stations.



CONSTRUCTION PLAN OF THE SEVENTH AVENUE SUBWAY.

Cost of the Work.

The total contract price of the eight sections of Routes Nos. 4 and 38, is $14,783,000, which is paid for according to the terms of Contract No. 3, between the City of New York and the Interborough Rapid Transit Company. This includes only the construction work. The track work, block signals, power plants, lighting, rolling stock and station finish, will be taken care of under separate contracts or provided by the operating company. The chief items entering into the construction contracts, their cost and relative value, are:

Excavation	$6,078,000	40%
Concrete	2,070,000	14%
Structural steel	1,982,000	14%
Waterproofing	1,026,000	7%
Underpinning	894,000	6%
Sub-surface Structures	650,000	4½%
Restoring Pavements	440,000	3%
Sewers (exclusive excavation)	411,000	3%
Maintaining Elect. Railways	376,000	2½%
Other Items	867,000	6%

The first set of bids was received on October 31, 1914; the date of completion for the last contract is June, 1917.

REAL ESTATE RECORD AND GUIDE BUILDERS

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The business interests of New York are like the martyrs in the arenas of the ancients, prostrate and appealing to Caesar. Will it be thumbs up or thumbs down?

The enemies of prosperous business are to be found in New York as well as in Congress. The over-regulation and the over-taxation of New York City real estate are part and parcel of the attacks on business interests generally by uplifters and socialists.

The duplication in building inspection which the taxpayers most resent has come from departments launched upon an unoffending local public by the State. There was no duplication of work under the borough government. The remedy is of course to stop the State's interference.

For the sake of the reputation of the Manhattan daily papers for accuracy and wisdom, in ordinary affairs, it is regretable that they have permitted themselves to be grossly misled by the uplifters as to the contents of the Lockwood bill for a mitigation of the over-regulation of buildings—when the meaning of the bill is so plain.

The movement among the business men of the city for legislation to reduce the evil of over-regulation has been carried to the point where no one denies the need for relief in some way, and where the responsibility has been by a great assemblage of substantial citizens put squarely up to the Hon. John Purroy Mitchel, as Mayor, either to give his approval or disapproval to the pending bill and let it take its course at once. No part of his duty to the people of the city requires that he should block the way. As a great moral and economic issue the case has been won. Mayor Mitchel should not withhold the fruit of that victory.

A Case in Point.

Pending in the Committee on General Welfare of the Board of Aldermen are amendments to the ordinance relating to garages, public and private, and to oil-selling stations. One of the new general provisions is that garages exceeding one story in height must hereafter be built fireproof. And another new provision is that all existing garages shall have all walls, ceilings and floors covered with fire-retarding material in all rooms or compartments where motor vehicles are stored. The amendments, when enacted, will be found in Section 100 of the regulations of the Municipal Explosive Commission. While these amendments are pending in the Committee on General Welfare there is in preparation in the Committee on Buildings an ordinance relative to the Classification of Buildings, the tentative draft of which provides that garages outside of the fire limits less than fifteen feet in height and less than 600 square feet in area may be built non-fireproof; and if they are situated outside of the new suburban limits they may be forty feet in height without being fireproof. These tentative provisions have received the approval of the Superintendent of Buildings in each of the five boroughs.

Here plainly is a conflict of laws and jurisdictions illustrative of the confusion existing in the administration of the innumerable and oftentimes inexplicable laws applicable to buildings in this city. Who is in charge of the construction of garages, the Superintendents of Buildings or the Municipal Explosive Commission? Obviously the authorities themselves are in doubt, for both are claiming the same jurisdiction and making conflicting regulations. The former hold that it is unnecessary that every little private garage in the Greater City —in distant Richmond suburbs as well as in the congested parts of Manhattan —should be built fireproof, as the Fire Commissioner would have it. Under the Lockwood bill, providing for the co-ordination of building inspection, this conflict of ordinances and departmental supervision would be avoided, as the Superintendents of Buildings, each in his respective borough, are to have jurisdiction over the construction and alteration of garages, while the Bureau of Municipal Explosives would have control over the maintenance and use of the buildings when they are completed. Architects, builders and business men generally believe that this is the sensible and economical way.

War and Property.

John Ruskin agreed with the saying of the militarists that war is necessary. More than this, he asserted that war is the foundation of all great art. To Ruskin's mind, war is also the foundation of all the high virtues and faculties of men, and he declared that it is quite an undeniable fact that peace and the vices of civil life flourish together—peace and sensuality, peace and selfishness, peace and corruption. Ruskin found, in brief, that all great nations have been nourished by war and wasted by peace, taught by war and deceived by peace.

But the warfare to which John Ruskin referred is not of the kind now being waged in Europe. The truly creative or foundational "war," he maintained, is one in which the natural restlessness and love of contest in men are disciplined into modes of beautiful and peaceable living. It is a "war" in which natural ambition and love of power in men are disciplined into the aggressive conquest of surrounding evil. "To such a war as this all men are born," said the great critic: "in such a war as this any man may happily die; and forth from such a war as this, throughout the extent of past ages, come all the highest sanctities and virtues of humanity."

Scientifically, all life is in its last analysis a struggle—a war. Every living thing is armed for war, offensive or defensive. But it is a cruel as well as a false doctrine which teaches that once in every generation a portion of the population must be killed off in order that the remainder may thrive, and that a vast amount of property must be destroyed in order that men may have work and profit in reproducing it. Still, it is a fact that the so-called waste of money—if we consider money alone—in international physical warfare is grossly exaggerated. The sinking of a battleship, for example, does not represent absolute loss. First, because the money was spent at the time of the ship's construction, not at the time of her destruction. As an investment a ship is destined to represent a total loss eventually through deterioration, if not by destruction. In the second place, the money spent for construction was not lost, but was paid out for wages and material, and therefore it contributed to the support of a great number of people.

The destruction of lives in war is a diabolical crime against nature, but the destruction of property by war, as by fire and flood, is in a very large degree merely an anticipation of natural and economic processes, which most often carry a blessing in disguise to the world at large, if not to particular individuals. But for the European war and the business it has generated for the people of this country, the economic situation here would have been far more distressful.

The Alternative.

According to President McAneny, a direct State tax of $18,000,000 will mean a tax rate of 2.15 in New York City next year, unless there is a cutting down of the service by the city in its departments. A city government at all sagacious will not hesitate long in accepting the alternative. A tax rate of 2.15 means more to this city than to any other in the State, because real estate is assessed here at its full market value, while in the other cities it is not assessed so highly as a general rule, and consequently the tax does not fall so heavily as here. In 1,121 instances when Manhattan property was sold during the year 1913, and the considerations made a matter of public record, it was found that the aggregate of the considerations was less than the aggregate of the assessed valuations by 1 per cent. In 919 Brooklyn cases the average consideration was less than the average value estimated by the Tax Department for assessment purposes by 2 per cent. In 383 Bronx sales the average consideration received was less by 3 per cent than the property was taxed for. (The figures are official.)

A rate of 2.15 figures out in the case of a property valued at $1,000,000 as a tax of $21,500; in the case of a piece of realty valued for assessment purposes at $100,000 it amounts to a tax of $2,150, and for a dwelling estimated to be worth $10,000 the 2.15 rate means a tax of $215, or $17.50 a month. If to the last named sum, for example, be added a figure that will represent the interest on the owner's investment in the dwelling, plus his coal bill, his repair bill and the occasional assessments for adjacent public improvements, there will be revealed a total annual charge so large as to raise the question very seriously in the owner's mind whether it pays any more to invest in New York real estate. In the case of the owners of office and loft buildings now half vacant this higher tax of thirty-five points in two years (and sixty-seven points in nine years) is a very severe infliction.

Can the City of New York afford to have the announcement go forth authoritatively that it doesn't pay to invest in realty within its bounds? For the country is wide and there are other places in which to live and carry on business. Mr. McAneny concedes that the 2.15 rate means an increase of rents—house rents, loft and office rents and store rents. And the alternative is to discontinue some of the service the city is rendering. During the last budget hearings it was made very plain that not only does the city attempt too much, but that there are too many hands even for the necessary work. The number of inspectors of one sort or another going about the city is

extremely large, and the expense to the city is staggering, not to say anything about the annoyance to owners and tenants from the visitations. In the first two months of the present year (as can be learned from Comptroller Prendergast's summary for February) the payroll expenditures of the city amounted to about twenty million dollars. Ninety thousand is the number of persons on the city payroll, and how many more thousands there are on other payrolls which are met by voluntary contributions from the public generally nobody knows. Proportionately, there are more men and women in the public and semi-public service here than in any other city in the land. Eighteen million dollars of tax money was spent last year for health and sanitation, nine million for charitable purposes, two million for recreation, science and art, thirty-two million for the protection of life and property, and forty million for education. The per capita cost of all the budget appropriations for the year 1914 was no less than $34. In other words, a man with a wife and four dependent children had to pay directly or indirectly, in the form of taxes or rent, the total of $170 as his share of supporting the local government. It is inevitable that the city must shorten its protecting arm, put the civil service upon a business basis, and no longer sacrifice the interest of the public at large for the sake of the public servants.

City Rights in the Brooklyn Waterfront.

Editor of the RECORD AND GUIDE:

Dear Sir.—Permit me to call the attention of your readers to the incomplete presentation of the rights of the City of New York in the proceedings to acquire rights for the terminal station of the freight railway on the Brooklyn waterfront in Gowanus Bay. The deed to the First Construction Company recites that it grants "subject to the right of the City of New York and State of New York and United States of America to regulate and control the use of the lands below original high-water mark."

It is submitted that the words "to regulate and control the use of the lands" are synonymous with the words "to the use of," which words as every lawyer knows, constitutes a naked trust, under § 93 of the Real Property Law, vesting the entire title in the person entitled to the use or control of the use of the land.

If this construction is correct, the First Construction Company has no title to the land "below original high-water line."

Second. According to the authoritative map to determine this line of original high-water (a map made by Lieutenant Ratzer, in 1766), introduced in these proceedings by the City (p. 244 of Vol. I of testimony), all of the land to be taken was below original high-water mark, except about 100 square feet, at the intersection of present Clinton and Creamer streets.

The location of these lines is further confirmed by three maps on file in the Kings County Register's Office, which are referred to in the deeds through which these claimants derive title, i. e., a map of the property of Nicholas Laqueer, filed Feb. 15, 1838; a map of the lands of Jordan Coles, filed Dec. 12 and 17, 1834, and a map of lands of the heirs of Mathias and Nicholas Van Dyke, filed in 1834.

It is therefore submitted that the city proposes to pay the First Construction Company, according to the testimony of experts who testified as to the value of land, owned in fee simple absolute—while in fact under proper legal construction it does not belong to the First Construction Company except possibly about one hundred square feet.

Third. There was no mistake in drawing the deed to the First Construction Company. The grantor conveyed all that he had any right to convey, in fee, when he excluded all land below original high-water mark from passing to that grantee and to any one, except the City and State of New York, and possibly the United States. The grantor above named and his predecessors in title derived their rights, beyond the line of original high-water from Chapter—of the laws of 1847. This act authorized Daniel Richards and others, owners of upland, to erect docks as on land under water in front of their land to a line, including Halleck street, on the westerly one-half of the site to be taken for the Terminal, and extending along Sigourney street on the easterly half of the site, so as to include most of the site to be taken.

The fourth section of this act provides that "nothing in this act contained shall be taken or construed to destroy, abridge or in any manner impair or affect the rights of the Mayor, aldermen and commonalty of the City of New York, in respect to any land under water, or other land belonging to the said Mayor, Aldermen and commonalty of the City of New York, or to which they may have right or make claim, nor shall this act authorize any dock, wharf, pier or basin to be erected upon or in front of any of the lands belonging to the City of New York, without the permission of the Mayor, Aldermen and commonalty of the said City first had and obtained."

The reason for the insertion of this proviso is found in the charters of the City of New York, granted by Lord Cornbury and Governor Montgomerie (see Gerard's "City Water Rights," p. 35), granting to the City of New York the ownership of land between high and low-water mark on Long Island from Wallabout Bay to the west side of Red Hook.

These proceedings are not yet closed; ought not the legal representatives of the city to present these claims fully and emphatically, before an award is made?

J. BLEECKER MILLER,
Secy. United R. E. O. Assn.

Projections Beyond the Building Line.

Editor of the RECORD AND GUIDE:

I note in your edition of April 17, a communication from Hon. Cyrus C. Miller, former Borough President of The Bronx, on the proposed ordinance relating to "Projections Beyond the Building Line." It would seem that Mr. Miller is under a misapprehension in regard to this proposed ordinance.

The proposed ordinance does not provide for any encroachment outside of the building line that is not already provided for by some ordinance. It therefore does not legalize any illegal encroachment. What will be accomplished by this ordinance is consistency between existing ordinances. It is quite true that, generally speaking, the provisions outlined in the ordinance represent the practice established for Manhattan in 1911. At a conference of the Superintendents of Buildings some time last year this matter of projection outside the building line was discussed, and the Superintendents generally agreed that the Manhattan regulations as then established seemed fair and reasonable. The Superintendent from The Bronx felt that they were too liberal. Mr. Miller knows quite well that the establishment of the Manhattan regulation of 1911 restricted the permissible encroachments into the street to what was considered, not only by the Borough President, but also by the architects, as a fair and reasonable amount.

If Mr. Miller carries his ideas to their logical conclusion, there could be no projection outside of the building line, not even a belt course, cornice or window sill. I think that he would hardly be willing to go so far as to prohibit these projections. If he doesn't, then why not permit other reasonable projections that are for purely ornamental purposes? Furthermore, Mr. Miller, as Borough President, did not deem it necessary to prevent projections outside the building line if they were ten feet above the sidewalk.

I should be very glad to have from Mr. Miller any suggestions as to the proper amounts of these projections, and to have him indicate which of the projections, in his judgment, should be absolutely prohibited. While this matter is being revised and an attempt is being made to harmonize the ordinances, it is just as well to consider also what limitations should be fixed as a matter of policy.

RUDOLPH P. MILLER.

The Garbage Disposal Question.

Editor of the RECORD AND GUIDE:

The extremely unfair press campaign that has been indulged in by the city administration because Governor Whitman properly vetoed the garbage disposal bill, calls for a strong protest. I advised all New York City realty protective associations to ask the Governor to veto the bill, and the following were my reasons:

City refuse consists of garbage, ashes and rubbish; garbage from American cities cannot be burned alone, but can be reduced by reduction plants, and grease and oil obtained as by-products; or garbage can be burned with rubbish and ashes; ashes, although containing from 15 to 30 per cent. of carbon, cannot be burned alone, but can be burned with rubbish, with or without garbage; rubbish consists of rags, paper, waste, bottles and tin cans. The tin cans can be sold to detinning plants, and the bottles resold.

There is a difference of opinion in Europe as to whether it is more economical to burn garbage, rubbish and ashes as a whole in incinerating plants, or to reduce the garbage in reduction plants, and burn rubbish and ashes in incinerating plants. But the preponderance of opinion is that it is better and more economical to incinerate all city refuse and utilize the power derived therefrom. The power so produced can be used either for electric lighting purposes or for power in light manufacturing plants, or for electrically charging the motor garbage wagons used in the collection of city refuse.

It is absolutely necessary, sooner or later, for New York City to erect incineration plants for burning its refuse instead of the present antiquated plan; and it is all important that such plants be built in small units throughout the different boroughs so as to make short hauls for cartage purposes, as it is only by this means that economies, if any, can be effected.

The question arises if these incineration plants were built in the several boroughs of the city, for what purpose could the power generated be used? The power could be used for recharging the batteries for the electric motor garbage trucks hauling refuse; or it could be used for lighting the streets, or sold for commercial purposes provided the city had the use of electric conduits, which it does not now own. It would therefore seem that the only use that the city could put the power generated to would be to recharge its electric garbage trucks.

I consider that the City Administration owe a public apology to Governor Whitman when it publicly stated that but for his act the city would have saved $1,400,000 per annum on an expenditure of $9,000,000.

In conclusion, I am in favor of the erection of incinerating plants even without a reduction in present expenditure, whenever the financial condition of the city warrants such expenditure, which it certainly does not now do.

STEWART BROWNE,
170 Broadway.

Hearing on Bronx Subways.

A joint conference and hearing before the Rapid Transit Committee of the Board of Estimate and Edward E. McCall, chairman of the Public Service Commission, will be held at eleven o'clock, Monday, April 26, in the rooms of the commission, in order to arrive at a conclusion in the matter of the proposed connection of the old and new subways, on Southern Boulevard and Westchester avenue, by a spur on Whitlock avenue.

A delegation of the Bronx Board of Trade, headed by the Traffic & Waterways Bureau, will appear and urge that the Board of Estimate appropriate the necessary funds for this work.

—In general business conditions in this country one extreme has eventually been balanced by the opposite extreme, as in nature. The present rebound from extreme depression in the stock market is extraordinary only because of its suddenness. It foreshadows the certain revival in real estate.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

MR. M'GUIRE PROTESTS.

And Substantiates His Statement That the Mayor Was Consulted.

President Laurence M. D. McGuire of the Real Estate Board, sent to the Mayor on Thursday a letter which recites certain important facts in connection with the Lockwood-Ellenbogen bill. Mr. McGuire says:

"In view of the developments at the hearing before you yesterday on the so-called Lockwood-Ellenbogen Bill, I feel I did not have an opportunity of putting certain facts, which I consider important, on the record. The speakers who appeared in opposition to the bill were accorded by you an uninterrupted hearing. I regret to have to say that those who spoke in favor of the bill, including myself, were not accorded this same privilege to which I submit they were entitled.

"While I personally realize that the bill did not have your support and I may say it was generally understood, and in fact publicly stated, that you would disapprove the bill, I nevertheless felt that you would accord both sides equally fair consideration.

"You repeatedly stated at the hearing yesterday that you were not consulted at the time the bill was being drafted.

"The minutes of a meeting of the executive committee of the conference held on Friday, December 11, at 11 a. m., contain a record of the presence of City Chamberlain Bruere as representing the Mayor, also a statement that the chairman (Mr. Robert E. Simon) said 'he had asked Mr. Bruere to this meeting for the purpose of hearing the Mayor's views on this subject.'

"Again, under date of January 16, a written invitation was sent to you by the secretary for a meeting of the Conference Committee to be held on January 21, from which I quote as follows: 'The enclosed notice to the delegates of the various associations will give further particulars. You are respectfully requested to be present at this meeting in order that all phases of the matter may be discussed. This conference would appreciate it if you could spare the time to attend the meeting or, if not, send a representative.' I enclose herewith a copy of a letter under date of January 20, signed by your secretary, Mr. Theodore Rousseau, in which you regretted your inability to attend this meeting.

"You will no doubt recall asking me to attend a luncheon at the Whitehall Club along with yourself, Commissioner Adamson, Corporation Counsel Polk and Mr. Abram I. Elkus. You asked me then if the real estate interests were unalterably committed to what was called the Borough consolidation. I told you that the Conference Committee had voted in favor of the transferring of the functions now exercised by the various city departments to the Building Bureaus in the different boroughs. I nevertheless, expressed it as my opinion that if a so-called central plan, which had your approval, could be submitted to the Conference Committee I was confident it would receive every consideration.

"It was then agreed that Mr. Elkus should draft a bill for a central department and I was to submit the bill to the Conference Committee.

"I may say here that this meeting was held prior to the drafting of the Lockwood-Ellenbogen Bill and consequently had your bill for a Central Department been submitted, the committee would have been in a position to substitute it for the Borough plan upon which they had before voted.

"Now this is what actually happened. Instead of Mr. Elkus submitting to the committee your proposed Central plan, he being counsel both for your committee on Consolidation of Departments and for the State Factory Investigating Commission, on the morning of February 15, at an executive session of the State Factory Investigating Commission, the members of your committee came before the members of the State Factory Investigating Commission and submitted a plan giving the Board of Estimate power to consolidate these various departments. In other words, instead of the agreement to submit a Central plan being carried out, this eleventh hour suggestion to give the Board of Estimate power and which, by the way, I believe could not have passed the Legislature, was submitted.

"These facts I feel will show conclusively that you were not only consulted but you were constantly informed as to what the Conference Committee was doing.

"This being the case, I believe the facts should be recorded and this is my purpose in sending you this letter. I regret exceedingly that in public statements attributed to you, none of which you have denied, you have misunderstood the character and the purpose of the supporters of this measure, and I personally resent being alluded to as a land speculator, and I believe the seventy odd representative organizations who have made a hard, fair and earnest fight to obtain relief from an intolerable condition are justified in feeling hurt at your public allusions to them.

* * *

"Whatever your action may be, I want to go on record now as having been of open mind on this whole question, as having considered every phase of it, and as having been instrumental in meeting fairly every objection that was made to the original Lockwood-Ellenbogen bill. I am on record before the Joint Committee on Cities of the Legislature as being as much in favor of a Central as a Borough plan and you must know that I personally would have favored a Central plan, were it a legislative possibility. I do not believe you are justified in feeling that the real estate interests of the City of New York are antagonistic to your administration. You will recall on February 6th, at the dinner of the Real Estate Board I took the initiative in pledging the real estate interests to support your administration and that representative gathering there and then heartily pledged themselves in support of you. I believe we are entitled to your support. We are a unit for the Lockwood-Ellenbogen Bill as amended and I now make one further appeal to you and ask in all fairness and consideration for the great real estate interests of the City of New York, that you approve of the bill."

How Business Men Feel About Over-Regulation.

William H. Browning, of Browning, King & Co., a large real estate owner, has written a letter to Mayor Mitchel on the subject of the Lockwood-Ellenbogen bill, in which he records the state of feeling among business men on the subject:

"I feel that there must be something wrong in the attitude of the daily newspapers toward this bill. You can go into any place of business anywhere in the city and you will find that the feeling against the present system is most bitter. It is not real estate alone, it is

the business and industries of the city that are being injured.

"The real estate interests cannot be prosperous unless business is prosperous, and the employers in the business cannot be prosperous unless the business they work for is prosperous. It all seems so silly to me, and it is really sad when one sees the Tenement House Department of the Charity Organization Society opposing this law with one hand and trying to help the bread line on the Bowery with the other. I may be very stupid, but I cannot see any sense in it pushing people out of work and then trying to feed them. Unfortunately public business has no competition. It would be so refreshing to see it set an example of efficiency to private business.

"Remember, however, if the administration does not make good on the payroll, all the talking in the newspapers and all the nice laws passed to benefit one class and tax another under the assumption that there are two classes in business, when there is no such thing, will not do any good. Your administration will stand or fall by the size of the people's payroll and the size of the payroll will depend entirely upon the amount of prosperity of the business under its control."

MAYOR CAN STOP OVER-REGULATION.

(Continued from page 680.)

"That is not true," exclaimed the Mayor irritably. "I took such action myself."

Mr. McGuire also said that every effort had been made to meet the Mayor's wishes and asked if certain clauses in the bill drawn by Mr. Elkus were not inserted for this purpose.

"I don't know whether he did or not," snapped the Mayor. Mr. McGuire, finding the Mayor in an antagonistic mood, did not prolong his remarks.

Stewart Browne, president of the United Real Estate Owners' Association, said the civic associations understood Mr. Bruere to say he represented the Mayor at the conferences and they certainly thought he spoke for the Mayor. Real estate must get relief. The Mayor should choose between two evils. "You should waive your personal objection to the bill and any minor defects should be lost sight of in view of the great relief it offers. If you will not sign the bill I ask you to return it to Albany promptly," concluded Mr. Browne.

"So as to carry out the program," said the Mayor, sarcastically.

"I know you don't lack the nerve to sign this bill if you think it will afford relief," said Mr. Browne.

"If I'm satisfied after investigating the legal points I shall not lack the nerve either way," asserted the Mayor.

Clarence Shumway, of the North Side Board of Trade, said the Tenement House Law is unusually well guarded in the bill and those who deny this have not investigated the provisions of the Lockwood-Ellenbogen bill.

W. B. Greenman, of the Brooklyn Builders' Association, said that during the numerous conferences preceding the framing of the bill and after its introduction all objections were met in a fair spirit and all of the seventy civic associations regretted that the Tenement House Department refused to fall in line to afford relief. But for this the bill had practically no opposition.

Prof. Charles T. Perry said the Mayor must realize that the bill does, to some extent, afford relief and that it does, to a large extent, represent public opinion; so it must have a germ of something in it that is worth while. "We know that, even were you not consulted, you are too much the Mayor of this great city to sulk in your tent."

"It was up to you," said Prof. Perry, "as the honored head, the father of this great city, knowing what we were doing, to have said to us who were preparing this bill, of your own accord, 'come forward, let us talk this matter over.'"

Joseph L. Buttenweiser said the opponents of the bill seemed to think the Tenement House Law more sacred than the Ten Commandments. The whole city and not the real estate interests only was crying for relief.

"If you find no better objection than these gentlemen have given and no worse than you yourself have given, you should approve this bill," he said. "No law outside the Decalogue was ever perfect—the Tenement House Law least of all—for it had to be amended hundreds of times. I am sure you will be very careful before taking on your shoulders the responsibility of vetoing this bill, which is so plainly of the people, by the people and for the people."

Other Legislative Measures.

The Legislature will adjourn this (Saturday) afternoon.

The Senate has passed, under a suspension of the rules, Senator Mills's second bill amending the secured debt tax law by increasing the recording tax from 5 mills to 7½ mills and fixing the exemption at five years instead of for the life of the bond.

A new administration bill provides that after October 1, 1915, liquor dealers shall turn over to the State Treasury 2½ per cent. of their gross receipts, payable monthly, excepting the first $2,000 of annual receipts.

The Direct Tax.

"The direct tax will be nineteen millions and a few hundred thousand," said the Governor. "I'd hoped we could keep it to eighteen million, but we can't. There is no doubt about the obligations we will have to meet. And our revenues are falling off. If the liquor tax will amount to five millions the direct tax will be sufficient to meet our obligations."

Both houses have passed Senator Slater's bill repealing the Burns law, passed nearly twenty years ago to prevent the construction of trolley roads on the Albany post road, especially along the narrow portions of it in Westchester county.

Both houses have passed the Spring bill to consolidate the Compensation Commission and the State Labor Department. The bill creates an industrial commission of five members.

The only things necessary now to make Rockaway a city are the signatures of Mayor Mitchel and Governor Whitman to the bill which has passed both houses of the Legislature.

Water System at Brentwood.

With the opening of the spring season the suburban real estate operators report a brisk demand for improved and unimproved property in sections contiguous and easily accessible to the metropolitan centers. In many cases the market tendency has been in harmony with the physical improvements made on the properties. At Brentwood, Long Island, a new central pressure water system has just been installed. It is a great improvement over the former system and feeds the entire Brentwood Park District. The Brentwood Realty Co. reports the completion of three new houses of bungalow and semi-bungalow design.

Real Estate Board Tennis.

A tennis tournament for members of the Real Estate Board of New York is scheduled to be held Saturday, May 8, at the "Notlek Courts," Claremont avenue and 119th street. The preliminary play for classification will be held April 24. Among its members the board includes several individual players of note and it is expected before the prizes are distributed many close and interesting games will result. The committee in charge consists of Alfred V. Amy, chairman; Wallace J. Hardgrove, secretary; Harry Parker, Leroy Coventry and E. A. Tredwell.

—The Supreme Court holds that the Interborough Rapid Transit Co. of New York must pay a franchise tax of $500,000 imposed by the State of New York for the privilege of doing business in the State. That will help to ease off the direct State tax for other taxpayers.

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LOCAL IMPROVEMENTS.

Washington Heights District.

Resolutions for the following indicated improvements have been adopted:

Closing and discontinuing of Chittenden avenue from Northern avenue to Riverside drive. Petition of Jonas M. Libbey. The Bureau of Design and Survey reports that the closing of Chittendon avenue would leave a 40-foot strip in private ownership flanked by public parks on either side. The report also calls attention to the fact that the petitioners for the closing should file a bond to meet possible damages under chapter 1000 of the Charter.

Construction of receiving basins adjacent to the southwest corner of West 160th street and Fort Washington avenue, and the southwest corner of Fort Washington avenue and Broadway, the estimated cost being $820 and the assessed valuation, $1,693,000. This improvement originates in connection with the proposed paving of West 160th street. It is deemed advisable to improve surface drainage conditions before paving work is commenced.

Murray Hill District.

Alteration and improvement to sewer in West 24th street, between Sixth avenue and Broadway. Laid over two weeks on March 9th and again on March 23d. Estimated cost $15,600. Assessed valuation $35,622,500. The proposed improvement is due to the fact that the condition of this sewer is very bad throughout. The mortar joints are gone at the crown and sides, with bricks loose or missing. There is a heavy crack in the crown. The house connections are badly broken in numerous instances, permitting dirt to enter. The sewer was built in 1849.

Construction of receiving basins adjacent to the southeast corner of West 52nd street and Sixth avenue, and on the south side of West 52nd street and north side of West 51st street, between Sixth and Fifth avenues. Estimated cost $1,340. Assessed valuation $9,422,000. This improvement originates in connection with the proposed repaving of West 52nd street. It is deemed advisable to improve surface conditions before repaving work is commenced.

Alteration and improvement to sewer in East and West 28th street, between Madison avenue and Broadway, at an estimated cost of $17,700, the assessed valuation being $20,309,000. The proposed improvement is presented because an examination of the existing sewer indicates that it is in a very bad condition throughout its entire length. It is badly distorted, the crown having flattened and the sides buckled. The brickwork is loose and in numerous places there are holes varying in size from 8 to 18 inches. The existing sewer was built in 1847.

Kips Bay District.

Construction of receiving basins adjacent to the northwest corner of 15th street and Avenue B, and the southeast corner of 16th street and Avenue A, at an estimated cost of $900 and assessed valuation, $1,013,500. This improvement originates in connection with the proposed repaving of 15th street. It is deemed advisable to improve surface drainage conditions before any paving work is undertaken.

Greenwich District.

Alteration and improvement to sewer in Pine street, between Nassau street and Broadway, and in Broadway, east side, between Pine and Cedar streets, at an estimated cost of $13,000, assessed valuation being $39,040,000. The existing sewers have settled unevenly in varying amounts up to fifteen inches, probably due to excavations for the new Equitable building. They are cracked, distorted and liable to collapse, thereby creating an unsanitary condition that is a menace to public health, and are in a physical condition which endangers public safety. The Corporation Counsel advises that the owners of the Equitable building or their contractors cannot be held liable because no specific negligence on the part of the contractor can be shown, and states that the city will be guilty of neglect unless these matters are brought before the proper officials for action. He also advises that the procedure now being taken in bringing this matter to the attention of the Local Board is the proper one.

Construction of receiving basin adjacent to the southwest corner of Tenth avenue and 27th street. Estimated cost, $440; assessed valuation, $1,567,450. This improvement originates in connection with the proposed repaving of West 27th street. A readjustment of surface drainage makes the proposed basin desirable.

SEVEN YEARS OF PLENTY NEXT.

This Is the Prediction for Long Island Realty—Speculation Not a Market Feature.

Real estate, throughout Nassau county, Long Island, is displaying the best spring activity in several years, and operators and builders assert that it justifies the old saying that real estate undergoes an unusually brisk movement every seven years. It is about seven years since the last era of marked activity in Nassau and Queens counties properties.

The suburban sections of western Long Island are so extensively improved and transit facilities have become so prolific, that real property has lost the boom aspect completely and has solidified into actual fee values.

It is predicted by investors and operators that if a great buying movement of Long Island real estate starts this spring, as seems likely, that those who sign contracts of purchase will retain them and get deeds to home sites and improve them for occupancy. Speculation is not a market feature.

Queens is carrying on numerous building operations and Nassau county is the scene of much home construction. The north shore of Queens, from Beechhurst east to the Nassau line, is retaining its detached home character, while the central area is susceptible to urban types of construction because of the new subway routes that penetrate it. The north shore of Nassau county is being improved along costly lines, while the south shore of the same county, from the Queens line easterly to Baldwin Harbor, is a theatre of construction of moderate-priced homes.

Long Island is no longer a transit enigma to commuters between Manhattan and the suburbs. It now shares residential honors with the five suburban counties of New Jersey, as well as with Rockland and Westchester counties. The urban growth in the major part of Queens borough is necessarily bringing into greater demand for suburban homes the central and southern parts of Nassau county.

—The president of an industrial concern employing about twenty traveling salesmen, who cover all of the United States as far west as the Rocky Mountains, says the reports he receives from his representatives conclusively point to a decided improvement in sentiment and business conditions. Pittsburgh he sets down as the bluest spot in the United States, while Chicago is optimistic, and points beyond are positively enthusiastic. The sentiment east of the Alleghenies, he says, is still depressed but improving.

PRIVATE REALTY SALES.

Those who were encouraged by last week's good showing to the opinion that the real estate market has a marked tendency toward improvement should not be led toward a contrary view by a cursory survey of this week's business. While not so many deals have been reported as in the previous week, the sales represent the same diversified demand which has characterized recent dealings. There have been 164 conveyances recorded this week, as against 134 last week, which more than balances the falling off in the number of sales privately reported.

Special interest attaches to several important transactions. A Times Square corner figured in a long-term lease as a site for a tall structure to be devoted exclusively to film producers. This class of business, on account of the highly inflammable nature of its commodity, has

created a demand for certain kinds of space, and the new building, it is said, will cater to this demand. Just north, the old Lincoln Hotel is also reported to be involved in a deal which will result in a large commercial improvement.

Apartment houses and costly private residences also figured prominently in the business. It is evident to many that there is still a fundamental strength to the market, evidenced by the greater number of deeds recorded, many of which undoubtedly represent sales that did not happen to be reported.

The total number of sales reported and not recorded in Manhattan this week was 30 as against 35 last week and 28 a year ago.

The number of sales south of 59th street was 6 as compared with 5 last week and 12 a year ago.

The sales north of 59th street aggregated 24 as compared with 30 last week and 16 a year ago.

The total number of conveyances in Manhattan was 164, as against 134 last week, 21 having stated considerations totaling $625,000. Mortgages recorded this week numbered 69, involving $1,063,610, as against 73 last week, totaling $2,532,-687.

From the Bronx 9 sales at private contract were recorded, as against 17 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $13,602,177, compared with $580,751 last week, making a total for the year of $27,937,850. The figures for the corresponding week last year were $1,320,170 and the total from Jan. 1, 1914, to April 25, 1914, was $13,736,094.

$1,000,000 Brooklyn Deal.

Oppenheim, Collins & Company have purchased, through Clark T. Chambers, from H. B. Duryea and William Kuhr, the property at 471-479 Fulton street and 155-157 Lawrence street, Brooklyn, an area of about 12,000 square feet, with a frontage of 75 feet in Fulton street. The same firm acquired adjoining property last Fall from the Loeser estate and now controls a plot fronting 135 feet in Fulton street. A modern structure is contemplated which will be devoted exclusively to the business of the purchaser. The land and building will represent an investment of more than $1,000,000.

Old Burns Restaurant Sold.

Charles S. Kohler sold for Mrs. Susie E. Fitchette, the Burns restaurant property, 783-785 6th avenue, with an "L" to 102-104 West 45th street, four, three and four buildings, 50x100 on the avenue and 43x75 in the street, to a client of the Lawyers' Title Insurance & Trust Company. It was rumored yesterday that the buyer was John Dunstan, proprietor of "Jacks'" restaurant. The property was held at $300,000. Blandy, Mooney & Shipman, as attorneys, represented the seller.

Adds to Holdings.

The E. R. Merrill Spring Company, now owning and occupying 527 and 529 West 27th street and 526-532 West 28th street, have purchased the adjoining three-story building, 531 West 27th street, from Noah B. Shute, and 525 West 27th street from the John Frey estate, and now control eight lots, with frontages of 95 and 100 feet, respectively, in 27th and 28th streets.

Sale and Lease in Fulton Street.

Charles F. Noyes Company sold for the Hudson Realty Company the five-story building at 210 Fulton street, on a lot about 25.6x80, located in the same block in which the terminal buildings are situated. The same brokers leased the building for the sellers for ten years to the New Jersey Wire Cloth Company. In part payment the Hudson Realty Company took 185-187 Clinton avenue, Brooklyn, a residence with garage, covering a plot 66x200. The total transaction involved about $135,000. Stoddard & Mark acted as attorneys.

Hotel Arverne Sold.

Henry Prince has bought from Fannie Epstein, through Frederick Southack and Alwyn Ball, Jr., the Hotel Arverne and grounds, at Arverne, L. I. The hotel contains 183 sleeping rooms, besides parlors, dining room and help rooms. Mr. Prince will spend about $25,000 to remodel it and instal new furniture.

New Phase of Deal.

Mrs. Robert Stafford, purchaser of the nine-story apartment house, 116 East 63d street, reported sold last week by the Lenox Hill Realty Company, Samuel A. Herzog, president, through Pease & Elliman, gave in part payment the six-story loft building, 25-27 West 32d street, on plot 47.6x98.9, leased to Nathan Zobel, to 1928, at a net annual rental of $24,000.

Borough President Sells Realty.

Marcus M. Marks, president of the Borough of Manhattan, has sold the three five-story flats, 1049-1053 Park avenue, on plot 81.8x102.2, 19 feet south of the southeast corner of 87th street. The buyer is the Realty Corporation, which has not, as yet, announced its plans. The brokers were Earle & Calhoun and Henry I. Cooper.

Peter Doelger May Buy.

The Bookman estate is reported to be negotiating with Peter Doelger, the brewer, for the sale of the "Powellton," a seven-story apartment house, at the northeast corner of Broadway and 97th street, on plot 100.11x149.7, which the estate acquired in 1907 from Benjamin Mordecai.

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THURSDAY, APRIL 29, 1915, AT 2 P. M.

South St. Station Freight Yard, cor. Mulberry St., Newark, N. J., 1 car of chestnut lumber, 1 car of cypress lumber, 1 car spruce and hemlock lumber. Reached by Pennsylvania R. R. from New York 34th St. to South St. Station; trains at 12.34 and 1.24. From Jersey City at 1.36 and 1.44. By Hudson Tubes to Park Place, Newark, or D., L. & W. R. R. or C. R. R. to Broad St., Newark, then trolley on Broad St. to South St.

MONDAY, MAY 3, 1915, AT 2 P. M.

Morgan St. Freight Yard at Hudson River, Jersey City, N. J., 1 car N. C. pine flooring, 1 car oak lumber, 1 car headings. Morgan St. is 2 blocks north of Exchange Place, Jersey City, it is near Henderson, Grove and Exchange Place Stations, Hudson Tubes, and all ferries.

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Frederick Brown has resold, through S. & J. H. Albert and Eddy A. Weinstein, the 6,000 lots, known as the Steamboat estate, near Belle Terre, Port Jefferson, L. I., and held at $120,000. Mr. Brown acquired the tract about two months ago in exchange for the twelve-story loft building, 40-42 West 27th street.

Apartment Deal Pending.

The Orland Realty Company, Frederick Brown, president, which recently bought from Mrs. Lillia B. Hyde the two eleven-story apartment houses at 29 and 35 Claremont avenue, is reported to be negotiating for their resale.

Banker Buys Home.

Alexander J. Hemphill, president of the Guaranty Trust Company, purchased, for his own occupancy, the five-story residence, 13 east 69th street, on plot 33x100.5, from Mrs. Louise Minturn.

Manhattan—South of 59th St.

41ST ST.—Edgar A. Manning sold to Mrs. Kate W. Winthrop for Joseph Garry, 145 East 41st st., old buildings, on lot 25x98.9. Mrs. Winthrop is the owner of the property adjoining on the east and now controls a plot 75x98.9.

49TH ST.—Frank B. Taylor and Clark T. Chambers sold the 5-sty dwelling, 35 West 49th st, on lot 22x100.5, Columbia College leasehold, for Mrs. H. K. Brent, to Marie Heckscher.

49TH ST.—Estate of Timothy Donovan sold 542 West 49th st, a frame dwelling, on lot 25x100, to Eugene S. Luden.

Manhattan—North of 59th St.

62D ST. Pease & Elliman sold for M. Hirshkind et al 131 East 62d st, a 4-sty dwelling, on lot 23.6x100, to a client of Rushmore, Bisbee & Stern, attorneys.

63D ST.—Henry B. Gould, of Folsom Brothers, Inc., sold to Joseph Huber the 5-sty private house 17 East 63d st, on lot 29.6x100.5, for the New York Trust Co., representing the Estate of Trenor L. Park. The property was sold for cash. It was purchased by the late Mr. Park in 1906 and was sold at $200,000. Stetson, Jennings & Russell represented the seller and Frank Obernier the buyer.

63D ST.—William B. May & Co. sold for the estate of Anthony Wallace to a client of the Lawyers' Title Insurance & Trust Co. the 4-sty dwelling 12 East 6od st, on lot 25x100.5. The buyer is reported to be John G. Agar.

69TH ST.—Daniel B. Freedman bought from Oviedo M. Bostwick 21 West 69th st, a 4-sty dwelling, on lot 20x100.5. The brokers were L. J. Phillips & Co.

80TH ST.—John J. Kavanagh sold for the estate of Eda Brash 65 East 80th st, a 4-sty dwelling, on lot 18.8x102.2.

93D ST.—John J. Kavanagh sold for Charles H. Hawley the 5-sty apartment house, 62 East 93d st, to Thomas Payntar.

100TH ST.—D. H. Jackson Co. has resold the 6-sty apartment house, 14-16 West 100th st, on plot 40x100.

116TH ST.—Herbert A. Sherman sold for Justus L. Bulkley 108 West 116th st, a 4-sty building, on lot 20x100.11, to the Williams Building Corporation.

118TH ST.—William Reitman bought from the Gibraltar Mortgage Co., Harry Mack, president, the 6-sty tenement, 63-65 East 118th st, on plot 50x100.

123D ST.—D. H. Scully & Co. re-sold for the Henry Morgenthau Co, the 3-sty dwelling, 58 East 123d st, on lot 18.3x100, taken in part payment recently for the southwest corner of Brook av and 156th st, Bronx.

128TH ST.—Charles W. Smith has sold for the Charles Hensle Realty Co., 16 West 128th st, a 3-sty dwelling on lot 17.6x99.11. In part payment the buyer gave a large residence at DuBois and Sea Cliff avenues, Sea Cliff, L. I., with about one acre of ground.

131ST ST.—Cahn & Pittman bought from Isaac Manheimer, the 5-sty apartment house, 51 East 131st st, on lot 25x100.

142D ST.—Joseph Williams has sold 533 West 142d st., a 3-sty dwelling, on lot 16.8x99.11.

148TH ST.—J. S. Maxwell sold for the 160 Broadway Holding Corporation, the 5-sty apartment house, 514-516 West 148th st, on plot 41.8x100.11, to George L. Tighe.

178TH ST.—Airmor Co. has sold the "Golden Rod," the 6-sty apartment house, 508-510 West 178th st. on plot 75x85.

AUDUBON AV.—Hanna Cohn has re-sold the plot 100x100 on the west side of Audubon av, 25 ft south of 179th st, to the V. R. Building Corporation, Selig Rosenberg, president, which will build two 5-sty apartment houses.

BROADWAY.—Margaret Treacy sold to the estate of Timothy Donovan the lot 25x155 at the southeast corner of Broadway and 207th st. The buyer now controls a plot 150x133 at this point.

COLUMBUS AV.—Louis F. Sommer sold for the Michaels estate 944 Columbus av, a 5-sty flat on lot 25.100.

MADISON AV.—William Colgate has purchased from Julia E. Ford for investment 2109 and 2111 Madison av, two 3-sty dwellings, each on lot 20x80. Mr. Colgate is alos the buyer of the similar house at 2105 Madison av, reported sold recently by the City Real Estate Co. Both deals were negotiated by Horace S. Ely & Co.

PARK AV.—Williams Building Corporation sold to M. Russek the 6-sty tenement 1665-1667 Park av, on plot 50.6x90.

ST. NICHOLAS AV.—Slawson & Hobbs sold for Mrs. Mary E. Reisig the 4-sty private house 767 St. Nicholas av, on lot 20x118. The buyer gave in part payment the plot 100x200 at the corner of Boston rd and Peace st, Pelham Manor.

VERMILYEA AV.—Wood-Just Realty Co. sold to Isidor S. Becker, the plot, 50x150, on the east side of Vermilyea av, 200 ft. east of 204th st.

8TH AV.—The 6-sty tenement, on plot 40x100, at the southwest corner of 8th av and 152d st, is reported to have been sold by John Katzman.

Bronx.

LORILLARD PL.—Paul Bultmann sold for Peter Freess, 2389 Lorillard pl., a 16-fam apartment house, on plot 41x92.

134TH ST.—H. P. Phelps sold for the Henry Morgenthau Co. the 5-sty flat, 306 East 134th st, on lot 25x100.

140TH ST.—Smith & Phelps sold the 3-sty dwelling 415 East 140th st, on lot 17.9x100, for Lillian E. Enser.

BATHGATE AV.—W. E. & W. I. Brown, Inc., sold for Dennis Dugan, the 1-fam dwelling, 1620 Bathgate av, on lot 20x115.

CLINTON AV.—Frederick Brown sold 1820 Clinton av, a 3-sty dwelling, on lot 19x90, to Joseph A. Shea, who gave in exchange a plot 75x100 in Gouverneur st, 160 ft. south of Vanderbilt Park.

GRAND BOULEVARD & CONCOURSE.—B. H. Weisker has sold for H. J. Douglas the plot 50x81 on the west side of Grand Boulevard and Concourse, 190 ft south of 188th st. There is a 2-sty dwelling on the plot.

UNION AV.—The 173d St. Improvement Co. sold the 5-sty flat, at the northwest corner of Union av and 158th st, on plot 50x114, to Helen Lacks, who gave in exchange the dwelling 2190 Aqueduct av, on plot 37.5x98.

WHITE PLAINS AV.—Hugo Wabst has sold a plot on the east side of White Plains av, about 500 ft. south of the contemplated Gun Hill rd station of the subway extension now building.

Brooklyn.

PACIFIC ST.—Bulkley & Horton Co. sold 1005 Pacific st, a 3-sty dwelling, for Mrs. Rose Shannon to Thomas Hetherington.

ST. JAMES PL.—A. J. Waldron and S. Noonan sold for Francis Leich to Adolph and Thekla Meyer the 3-sty dwelling 27 St. James pl.

UNION ST.—John Pullman sold for Frederick M. Witzel the 2-sty dwelling 646 Union st to Thomas Alliegro.

UNION ST, ETC.—Realty Associates sold the dwelling 1204 Union st to Alexander Cooper; also the 22 lots on plot 440x127.9 in the south side of Carroll st, between Bedford and Rogers avs, to John J. Kilcourse, who will erect 2-family dwellings; the northeast corner of Sterling st and Rogers av, 100x90, to the Brooklyn Union Building Corporation, which will improve with 3-sty stores and flats, and 20-22 Maujer st, 50x100, to the Havemeyer Construction Co. for improvement with a 4-sty tenement.

WOODBINE ST.—Alferman Brothers sold for the estate of Peter Cornell the 3-sty dwelling 68 Woodbine st.

1ST ST.—Henry Pierson & Co. sold the 2-family dwelling, 398 1st st, for Oscar Palmleaf; also 52 St. Mark's av, a 3-sty dwelling to Nora A. Clarke.

8TH ST.—John Hill sold for the estate of Hugh McLaughlin, the plot 66x100, in the south side of 8th st, 210 ft east of 5th av to the L. A. Clarke Co. which will erect a 2-sty building to be leased to the Government for 10 years, for use as Station V of the Post Office.

50TH ST.—Tutino & Cerny sold for Jeanette M. Larkins, the 2-sty, 2-fam house, 547 50th st, on lot 19.1x100.

64TH ST.—B. J. Sforza sold for Pellegrino Venezia the lot 20x100 in the south side of 64th st, 120 ft. east of 14th av.

65TH ST.—B. J. Sforza sold for Henry Stengel, the 2-sty, 2-fam house, 1513 65th st, on lot 20x100.

85TH ST.—The Mohawk Co. bought through Frank A. Seaver & Co., the ten lots in the south side of 85th st, 100 ft. east of 3d av.

GRAND AV.—Nicholas J. Occhifinto sold 609 Grand ave 3-sty store and dwelling on lot 16x55 for Jessie M. Smith.

IRVING AV.—Charles F. Werner sold 421 Irving av, a 2-family dwelling, for Anna Schauer.

RALPH AV.—Brooks & Momand sold for Lloyd W. Seaman the vacant plot 80x75 at the northeast corner of Ralph av and Herkimer st for improvement with a 4-sty flat.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to Rosalie Williams and 60x100 on Park av to Claire Dexter.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Spruce av to Walter Fitzmaurice and 20x100 on Willow av to Robert Izzette.

PHILIPSE MANOR, N. Y.—Estates of Tappan Zee, Inc., sold to Henry Bley 3 plots, 2 adjoin-

ing the Philipse Manor Country Club and the other opposite the tennis courts.

SCARSDALE, N. Y.—Scarsdale Estates sold, through the Robert E. Farley Organization, a plot on Walworth av, Greenacres, to Emmett H. Naylow.

YONKERS, N. Y.—Alfred W. McCann bought from the American Real Estate Co. a residence on Hillcrest av, Park Hill, on plot 70x150.

LEASES.

Film Producers on Times Square.

George W. Godfrey, of Scranton, Pa., has leased to the newly-formed 727 Seventh Avenue Realty Company, George Backer and Arnstein & Levy, the two-story building at the southeast corner of Seventh avenue and 49th street, on plot 100.5x100, for a long term, at a rental aggregating about $1,750,000. The lessee will erect a sixteen-story building, especially designed to meet the needs of moving picture producers. It is reported that a prominent lending institution has agreed to finance the project.

Lincoln Hotel May Go.

A syndicate of moving picture men, said to be headed by Frank L. Dyer, of the Dyreda Art Film Corporation, are reported to be negotiating for the lease of the old Lincoln Hotel, at the northwest corner of Broadway and 52d street, on plot 100x110. The owner is the Posada Realty Company. Principals declined to discuss the details of the deal yesterday, except stating that nothing definite had been decided upon.

Doctors Lease Dimock House.

Drs. J. Wallace Beveridge and A. J. Quimby have leased furnished, through Pease & Elliman, from Mrs. Susan Whitney Dimock, the residence at the northwest corner of Madison avenue and 60th street, for about $15,000 a year. The same doctors recently leased the one-time Calumet Club property at the northeast corner of Fifth avenue and 29th street, which lease was abrogated when Burton Brothers acquired the corner.

Ten Years Printers' Lease.

The Kalkoff Company, printers, now at 251 William street, leased through Nelson, Lee & Green the top floor and an additional story to be erected in the Monahan building, 216-222 West 18th street, for ten years. The extra story on the roof is estimated to cost about $10,000 and will be used for the executive offices of the company.

Times Square Restaurant Lease.

William S. Coe leased the two four-story houses, 158-160 West 45th street, on plot 40x100, adjoining the New York Theater, for twenty-one years at an aggregate net rental of about $200,000, to the J. B. G. Restaurant, Louis Bilquez, proprietor, established in West 25th street for the last thirty-five years. The brokers were Pease & Elliman.

New Broadway Restaurant.

La Parisienne Rotisserie, Rozzetti & Cella, leased through John N. Golding from Madison Grant, the two-story building 1599-1601 Broadway, adjoining Churchill's, for ten years, with a privilege of a ten-year renewal, for a restaurant. The lessee has been located for many years at 630 8th avenue, near 40th street.

Jeweler in East 47th Street.

Worthington Whitehouse leased for the Goelet Realty Company the store and basement at 14 East 47th street to Howard & Company, jewelers, for a number of years on Fifth avenue.

Manhattan.

BLEIMAN & CO. leased for the 32-33d St. Corporation, the store and basement in 2 West 33d st to Friedman & Distillator, of 652 Broadway; also the store and basement in 16 West 33d st to Weissenburger & Moch, of 652 Broadway; and the store and basement, 8-10 West 33d st to B. J. Galligan & Co; for the No. 652 Broadway Corporation, the store and basement of 652 Broadway to Philip Dressner of 4 Bond st and the store and basement in 687-689 Broadway to Feldstein Brothers & Co.

CAMMANN, VOORHEES & FLOYD, with Daniel Birdsall & Co. have leased 44 Water st. to Barbour & Samaha; also with Horace S. Ely & Co. the 4th floor at 127-129 Water st to Sagarra & Dejoungh.

CARSTEIN & LINNEKIN leased at 37 West 19th st, the 3d loft to the Imperial Cloak & Suit Co, and the 4th loft to the Perfect Skirt Co., of 27 E. 21st st; also space at 456 4th av to J. Abrahams, Inc. and Gizella Ostericher; offices in 347 5th av to the Sterling Silver Mfg. Co. of 11 Maiden la; Edward J. Wessels of 116 West 32d st; the Metal Art Works; Amy Osborne; Nathaniel A. Reichlin and the Paye & Baker Mfg. Co. of 9 Maiden la; in 320 5th av to Robert Spencer; and in 1161 Broadway to the Sexton Mfg. Co. of 366 Broadway and the Richmond Protective Alarm Co.

CITY OF NEW YORK has leased about 7,600 sq. ft., comprising half of the ground floor, the entire 2d floor and the basement in the taxpayer at 1124-1130 St. Nicholas av, for the establishment of a new magistrate's court.

CROSS & BROWN CO. leased offices in 417 5th av to F. & J. Alpern and in 30 East 42d st to the New York State Hospital Commission and the John Deere Co.

O. D. & H. V. DIKE leased the 4th floor in the Candler Building, 220 West 42d st, to the Lighting Studios Co. of 132 Madison av, and space on the 10th floor to Lady Grace MacKenzie.

DOUGLAS L ELLIMAN & CO. have leased a large apartment in the building under construction at 400 Park av; also apartments at 122 East 82d st for Ernest H. Wands to Mrs. Sheldon Davis; at 115 East 53d st for Moore & Wyckoff, agents, to Howard M. Cowperthwait; also renewed leases in 9 East 49th st for Charles Brown to C. F. Jensen Co. and Mrs. Russell Sage.

DOUGLAS L. ELLIMAN & CO. leased apartments in 43 East 62d st to C. Olcott; in 955 Park av for Bing & Bing to T. J. S. Flint; in 178 East 70th st to Howland S. Davis and in 993 Park av for Bing & Bing to George A. Lembcke.

DOUGLAS L. ELLIMAN & CO. leased apartments in 390 Park av to Jesse Wineburgh; in 43 East 62d st to Harold H. B. Pardee; in 993 Park av for Bing & Bing to Townsend Hornor; in 122 East 76th st, as agents for Juius Tish-

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

man & Sons, to Miss Lillian M. Williams; in 719 5th av to Mrs. E. L. Haas, and in 103 East 86th st to Dr. Robert H. Fowler.

M. FORMAN & CO. rented for the St. James Realty Co. to Frank L. Vona the southerly store at 1133 Broadway for the Rexton Realty to Neidlinger & Schneider, 3,500 ft. of space in 136-140 West 21st st; for Frank L. Wing, 15,000 sq. ft. in the Wing Building, 9th av and 13th st, to the House of Rothschild; for the Mary A. Chisholm estate 5,000 sq. ft. in 56 West 22d st to Henry B. Katzman; for the New York Telephone Co., a store to Adolph Gluck at 32 East 29th st; for Andrew J. Conmick the 2d floor at 8 West 29th st to Kushner & Nadler; for John B. Young the 2d floor to Sternschein Brothers at 42 West 28th st.

GAINES & DRENNAN CO. and M. & L. Hess leased the store and basement in 54 West 23d st to Philip Sachs, bakery and restaurant.

JOHN N. GOLDING leased the store and basement in 2929 3d av to the Regal Shoe Co for 10 years; also part of the 7th floor in 597-599 5th av to the Vapor Heating Co. of 1123 Broadway; the north store in 2089 Amsterdam av, to the Great Atlantic & Pacific Tea Co., and half of the 2d floor in 100 Broadway to Taylor, Bates & Co. of 111 Broadway; the 16th floor to Merrill, Rogers & Terry; offices on the 5th floor to Edward W. Wilson and on the 15th floor to the Airmor Co.

N. BRIGHAM HALL & WM. D. BLODGOOD, INC., leased for Walter F. Kingsland, of Paris, to Philip Lumer, the store and basement 195 East 76th st.

M. & L. HESS (INC.) leased in the Cosmopolitan Garden, 34-44 West 23d st, booths 86, 87 and 88 to C. E. Flynn for 10 years, the rental aggregating about $35,000; also the front part of the 3d loft at 30-2 West 15th st to D. Stone Co., of 102 5th av, dealers in laces, embroidery, &c.

M. & L. HESS (INC.) leased the 1st loft in 127 West 30th st to L. Sansone and offices in 128-130 East 23d st to the Advance Therapeutic & Chemical Co.

HOUGHTON CO. and Thomas & Eckerson leased the 4-sty dwelling 62 West 70th st to Rose McGrade.

GEORGE KETCHUM leased for the Sanford Hotel Co. a large store at 1450 Broadway to A. T. Thompson.

GORMAN H. LENNEY leased offices in 200 West 72d st to the Amern School of Languages; also dwellings at 155 West 73d st for Mrs. Frances L. Bardet to Thomas Trebell, and 233 West 93d st for Robert S. Streep to Mrs. Louise Fitzgerald; and an apartment in 220 West 107th st to M. Quasbart.

CHARLES F. NOYES CO. leased the ground floor and 2d floor of the 10-sty banking building 25 Pine st to Bigelow & Co. of 49 Wall st; also leased offices in 160 Broadway to Alfred C. Marks of 115 Broadway and John Holden of 141 Broadway.

SAMUEL H. MARTIN has leased for the Society of the Immaculate Conception the 4-sty dwelling 140 West 65th st to D. P. Saltzman.

PEASE & ELLIMAN rented for Mrs. Simon Sterns, to Dr. Howard Ogilvie, the 5-sty dwelling, 36 West 77th st; also for Mrs. A. H. Underwood, to Charles G. Bourne and Judge Julius M. Meyer, the 4-sty dwelling, 268 West 73d st.

PEASE & ELLIMAN rented for J. F. Hinde to Mrs. Vera K. Mathews, the 3-sty dwelling, 145 West 95th st; also for John L. Tonnele, the top floor in 12 East 48th st to the Rocklitz Studios, photographers; and for the 850 Park Av. Co., George F. Johnson, president, an apartment to Dr. William B. Boyd.

PEASE & ELLIMAN leased for the 850 Park Av. Co., George F. Johnson, president, a special apartment of 16 rooms and 5 bathrooms, formed by making a duplex apartment on two floors to F. B. Davis, and leased in the same building, a suite to E. S. Emanuel.

PEASE & ELLIMAN rented the 3-sty house at 115 East 65th st to Henry C. Beadleston. The lease was made for the tenant, W. B. Dillon, and extended for the owner. Alfred R. Conklin. Also rented an apartment in 330 West 85th st for B. Crystal & Son to Maurice B. Bronner; and made the following renewals of apartment leases: at 960 Park av, those of Louis J. Ehret and Francis B. Swayne; at 875 Park av; of Miss Edith L. Smith and H. D. Tallmadge; and at 829 Park av of W. B. Symmes, Jr.

PEPE & BRO. leased for the Mala Realty Co. the 2d and 3d floor of 71 West 3d st to F. Montagna, of 69 West 3d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Leo Schlesinger the store and basement at 639 Madison av to Ella Borland.

SHAW & CO. leased for Ellison & Co. the store, 211 West 126th st to the Odontograph Co; also for Cecilia L. A. Slater, the store in the northwest corner of 7th av and 130th st to Helen Staubsinger.

SHAW & CO. leased for L. Hurd Sanford the 3-sty dwelling 263 West 127th st to Charles Nord.

HERBERT A. SHERMAN leased for Frank N. Dowling, the 3-sty dwelling, 138 East 39th st, furnished, to Gouverneur M. Carnochan, Jr.

WILLIAM SITTENHAM leased parlor floors in 34 West 39th st to Bertha Gear; in 51 West 37th st to B. Gordon & Co.; in 107 West 47th st to Elinor Falk; and in 123 5th av to John C. Clendinning & Co.; also basement stores in 127 5th av to William R. Price of the International School Equipment Co.; in 107 West 47th st to M. Schwartz and Bonnie Thornton, and the 2d floors in 123 5th av to Ferdinand Klein; in 125 5th av to the American Plush & Velvet Pressboard Co.; and in 68 West 48th st to Antonio Cariello.

TUCKER, SPEYERS & CO. leased to Burton Brothers the store at the northwest corner of 5th av and 25th st, as a branch, pending the construction of their new building at 5th av and 29th st.

UNGER & WATSON, INC., leased the 3-sty dwelling, 241 East 60th st for the estate of B. Goldschmidt to Louis T. McFadden.

UNGER & WATSON, INC. leased the 3-sty dwelling, 786 Lexington av, for the estate of Mary T. Owens to Louise Nylander.

J. IRVING WALSH rented for Clement March the studio building 8 Macdougal alley to Victor D. Salvatore, sculptor; also rented for the estate of J. T. & W. S. Pyle the building at 327 West st.

WM. A. WHITE & SONS rented for Charles A. Moran, trustee, the building at 11 Vestry st to Corning & Co., rectifiers and distillers, of Peoria, Ill.; bachelor apartments in Holworthy Chambers, northwest corner of 32d st and Madison av, to William Baxter, and Charles Jaburg; in 19 West 54th st to Stoddard Hancock and in 173 Madison av to H. Matheson.

WM. A. WHITE & SONS rented for Acker, Merrall & Condit the southerly store, adjoining Maillard, at 5th av and 34th st, to Sheridan, ladies' and misses' wearing apparel, of 29 West 34th st, at an aggregate rental of about $200,000; also the entire store, basement and subbasement at 81 John st to the Kennedy Valve Manufacturing Co., of Elmira, N. Y.; with Geo. R. Read & Co., space on the 9th floor of 31 Nassau st to Doremus & Morse, advertising agents, of 50 Pine st; and for Trinity Corporation, 11 Vandam st, to Miss Sheila Laurie.

WM. A. WHITE & SONS have rented approximately 7,000 square ft of space in the 12-sty building, 163 & 165 West 24th st, in one entire floor to Andrew G. Eland, of 256 West 23d st; and a like amount of space to the Nursery Furniture Co., of 256 West 23d st; also an entire floor in 102 Beekman st to the Joseph Franz Co.; in 111 Reade st two floors to C. H. Fisher & Co, and two floors to the Prudential Specialty Co., of 394 Greenwich st; at 22 Warren st, a floor to the Monarch Towel Supply Co.; at 147 Spring st a floor to Shenfeld & Hart; at 23 and 25 Jay st the 5th floor to the Tuck Press; at 97 Wooster st the 5th floor to Isidor Levine; at 130 Bleecker st the 5th floor to the Smart Set Specialty Clothing Co.; and in 282 Pearl st the 1st floor to A. C. Stallman.

WM. A. WHITE & SONS rented for Albert M. Kahn et al the building 106 and 108 Beekman st to the Koppe Chemical & Oil Co.; also for George C. Cook et al the building at 520 Washington st to William F. Leuthner. This building was formerly occupied by E. E. Pritchard & Co.; and Wm. A. White & Sons have rented to E. E. Pritchard & Co. the store, basement and 4 lofts at 481-483 Washington st; the entire sub-basement and office space in the Franklin-Hudson Building, at the southeast corner of Franklin and Hudson sts to G. & W. Heller, of 213 West 28th st; space in the same building to Henry M. Day, of 100 Hudson st, Paul Schindler, Chr. Bjellamd & Co. of 158 Franklin st, Walter L. Tappen; and additional space to White, Washburne & Co.; offices in 10 and 12 Old st to the Somerville Bratice Clothing Co.; offices in 21 and 23 Maiden la to Warren T. Coffin, Abraham Goudvis and David Davidson; for Bowers & Sands the building at 331 Greenwich st to George E. Cutler, butter and eggs, now at 22 Harrison st.

Bronx.

HUGO WABST leased a store at 3320 White Plains av to Steinbrenner & Goeben for a branch bakery.

Brooklyn.

CHARLES E. RICKERSON leased the 3-sty dwellings 49 Prospect pl to John W. McCarthy and 378 Park pl to Mrs. Isbill.

CHARLES F. WERNER leased the property 1448 Myrtle av through to Menahan st to August Senges, furniture dealer.

Queens.

FAR ROCKAWAY.—Lewis H. May Co. leased cottages for Henry Hagan on Healy av to Joseph Skolny; for W. W. Clock on Atlantic av to A. Latner; for Andrew McTigue on Grandview av to Mrs. D. Weil; and for John Winkler, in Seneca st to Henry Phillips.

LEWIS H. MAY CO. leased at Rockaway Park, L. I., for Arthur J. O'Keefe cottage on South West End av to August Zinsser; for Louis W. Werle on West End av to W. A. Guthrie; and for Paul Von Boeckman on Columbus av to Mrs. S. Loewy.

Suburban.

CROSS & BROWN CO. leased with Feist & Feist for the Mutual Benefit Life Insurance Co. the store at 738 Broad st to C. T. Silver Motor Co.

JULIA BEVERLEY HIGGENS has rented for Rollin Saltus, his place, "Norwood," at Mount Kisco to W. Barton Baldwin.

FISH & MARVIN rented for Dr. George S. Huntington his country estate adjoining the Scarsdale Golf and Country Club and between Scarsdale and Hartsdale, for the summer, furnished.

FISH & MARVIN leased, furnished, for the summer, for Walter Large "Juniper Lodge," near Briarcliff Manor, a 17-acre estate, to Miss Helen P. Richardson.

FISH & MARVIN rented for the summer, furnished, "Wacussee Lodge" at Wallacks Point, Stamford, Conn. to Mrs. S. H. Chapman; also furnished, for the summer, for the estate of H. C. Schenck, a 2-acre property at Rye, N. Y.

SCARSDALE ESTATES leased a residence in Gilmore Court to a Mr. Naylor; at Philipse Manor, C. V. Kenison leased from the Estates of Tappan Zee, House No. 12 and W. E. Taylor leased House No. 5.

FRANK SCOTT has leased from Mrs. Bertha E. Fritz, the dwelling, 1 East Franklin av, Ridgewood, N. J.

JOHN F. SCOTT and De Blois & Eldridge leased for Mrs. Katherine J. White two houses at Cedarhurst, L. I., to the German Embassy, whose summer headquarters has heretofore been at Newport, R. I.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

CHARLES J. APPELL.—330, 332 and 334 8th av, 776-72-71-5, three 5-sty ten., each 22x100, each $32,000; 376 8th av, 778-72, 4-sty ten., 20x65, $24,000.

ELIZABETH H. JACQUES.—51 Whitehall st, 4-13, 4-sty bldg., 27x34.6x31.5x35.4, at s e cor Front st, $66,000.

HENRY KORNAHRENS.—170 West nec Murray, 131-26, 5-sty loft, 26x87, $60,000; 171 West, 131-27, 5-sty loft, 26x87.4, $36,000.

NELLIE MEYER.—5th av, sec 95th st, 1506-69, vacant plot 61.5x102.2 2-3, $310,000 (decedents 1/64th interest was valued at $3,875; also east side 5th av, 40 ft. north of 94th st, 1506-3, vacant plot 60x102.2¾, $240,000 (decedents 1 64th interest valued at $3,000.

EMILIE F. WOODWARD.—210 East 116th st, 1665-45½, 3-sty dw., 17x101x irreg., $11,500.

OBITUARY

CORNELIUS F. CRONIN, retired real estate operator, died on Thursday, at the Catholic Club, aged eighty. He was noted for his charities. He was a member of the Knights of Columbus, and unmarried.

CHARLES F. INSLEE, associated for more than twenty-five years with the Equitable Life Assurance Society, died, aged fifty-five, at the home of his mother, Mrs. Edgar Smith, 45 South Oxford st, Brooklyn.

JOHN M. TOLBERT, head of the firm of John M. Tolbert & Co., fire underwriters, and Tolbert, Bird & Co., marine underwriters, died at the Bellclaire Hotel.

REAL ESTATE NOTES.

BASTLINE & CO. have been appointed agents for 36 East 22d st.

GORMAN H. LENNEY, for the last ten years, at 31 Nassau st, has moved to 39 East 42d st.

SIDNEY L. WARSAWER has been appointed agent for 709-715 8th av.

ALFRED C. MARKS has moved his office to 160 Broadway.

J. IRVING WALSH has been appointed agent for 82-84 West 12th st.

O. D. & H. V. DIKE have been appointed agents for 840 Courtlandt av and 330 East 160th st.

DOUGLAS ROBINSON, CHARLES S. BROWN Co. has been appointed agent for the sale of the Colony Club property at 122 Madison av.

SAMUEL GOLDSTICKER, real estate auctioneer and appraiser, has moved his offices from 149 Broadway to 37 Pine st.

PODGUR REALTY CO., the Sinbar Realty Co., the Pew Realty Co., the Charles Pincus Co. and Podgur & Wilson, formerly at 1029 East 163d st, have taken offices at 505 5th av.

JOHN C. R. ECKERSON moved his real estate brokerage business from 35 West 30th st, in the Wallack's Theatre building, to 299 Madison av, corner of 41st st.

CHARLES BUERMAN & CO. were the brokers in the recently recorded sale of the stable 659 Water st for the Utopia Realty Co. to James S. Reardon.

FRANK M. WILLIAMS, State Engineer, who was to deliver two lectures before the Bronx Board of Trade on "Waterways of New York State," has postponed the date to April 30.

HORACE S. ELY & CO. were the brokers in the recently recorded sale of 2105 Madison av, a 3-sty dwelling on lot 20x80, for the City Real Estate Co. to William Colgate.

BROOKS & MOMAND negotiated the sale of the 5-sty flat, 2153 Southern Boulevard, for A. Kruger to Arthur T. Lawrence, recorded Monday.

M. BAYARD BROWN is the purchaser of the southwest corner of Amsterdam av and 79th st, recently sold through Cammann, Voorhees & Floyd.

L'ECLUSE, WASHBURN & CO. announce at the request of Mrs. Cyril P. W. F. R. Dugmore that she has not rented her estate at Great Neck, L. I., but will occupy it this season herself.

WORTHINGTON SCOTT, formerly with the McVickar Gaillard Realty Co. has become associated with the L. A. Kerngood Co., recently incorporated and transacting a general real estate business at 7 Pine st.

WILLIAM H. FALCONER.—Regret is expressed that currency was given in these columns to a report of the death of Mr. William H. Falconer, long an active real estate agent in this city. We are pleased to learn that Mr. Falconer, now at the age of 85, is in good health.

ORLAND REALTY CO., Frederick Brown, has taken title from Marion Leyden to the "Netherland" apartment house, 340-346 West 86th st, recently reported sold through S. & J. H. Albert, as brokers.

ALLAN ROBINSON, president of the Allied Real Estate Interests, will talk on "Real Estate Legislation," at the meeting of the City College Club, to-night, at the club-rooms, 302 Madison av.

PEASE & ELLIMAN have been appointed agents for 3 East 38th st by J. Sergeant Cram; also for 5 East 35th st by the Metcalfe Co. and for the 12-sty St. Urban apartment house, Central Park West and 89th st, by the Barston Realty Co.

PEASE & ELLIMAN, in conjunction with Wm. A. White & Sons, have obtained a loan of $145,000 for 5 years on 25-27 West 32d st, taken in exchange by the Lenox Hill Realty Co, Samuel A. Herzog, president, for the house at 116 East 63d st, purchased by Mrs. Robert Stafford.

M. MORGENTHAU, JR., CO., for many years at 95 Liberty st, will move this morning to larger quarters on the 20th floor of 111 Broadway. M. Morgenthau, Jr., president of the company, is also president of the Real Estate Association of the State of New York and the New York headquarters of the association will also be moved to the new offices.

BENENSON REALTY CO. has taken title from Henry Leerburger to the entire block front in the west side of 165th st, between Clay and Teller avs, 222x127. In part payment, the Benenson Realty Co. gave a 5-sty apartment house, 2131 Prospect av, 37x100; also a 5-sty apartment house, 462 East 147th st. The buyer is contemplating the improvement of the block with flat and store property. The deal was negotiated by Leo Hess and A. J. Madden.

CONTRACTS have been closed for a 20-year lease by A. M. Bedell, on the southwest corner of 6th and Washington avs, St. Louis. The total aggregate of the rent is about $500,000. The corner is one of the busiest in the city, and is improved with a 4-sty building. Mr. Bedell, a month ago traded "Ulysses Court," 528 Riverside dr, for the million dollar leasehold on the corner of 7th and Washington avs, St Louis. The Willard S. Burrows Co. negotiated both transactions.

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JAMAICA

SMITH & PHELPS placed for various owners the following first mortgage loans: $3,000 on the three lots on the east side of Woodycrest av, 100 ft. south of 166th st; $5,000 on the three lots at the southwest corner of Woodycrest av and 166th st; $5,000 on the plot 83.6x100 on the east side of Woodycrest av, 117.6 northwest 166th st; $7,000 on the four lots at the northwest corner of Woodycrest av and 166th st; $3,000 on the plot 58x118xirreg on the west side of Unionport rd, 140 ft. south of Guerlain pl, through to Gray st, and $27,000 on the 6-sty apartment house, 516 East 157th st.

ADVISORY COUNCIL of Real Estate Interests has elected James G. Timolat to succeed William S. Van Clief as the representative from the Borough of Richmond on the Advisory Council. Mr. Van Clief has withdrawn from the Council because of ill-health, requiring him to be absent from the city during the last few months. Mr. Timolat is the president of the Oakland Chemical Co., director of a number of civic societies on Staten Island, and actively interested in the propert development of real estate and industrial enterprises in Richmond.

WM. A. WHITE & SONS report that since January 1, 1915, they have placed on bond and mortgage, loans aggregating $3,242,000, as follows: $100,000 on 22 West 59th st; $155,000 on Cathedral Parkway and 7th av; $185,000 on the west side of Wadsworth av, 184th to 185th sts; $187,500 on 930 St. Nicholas av; $200,000 on 115 and 117 West 27th st; $195,000 on 7 and 9 East 20th st; $210,000 on the northeast corner of Cathedral Parkway and Lenox av; and $200,000 on 70 and 72 West 46th st; and for Larkin Brothers, $1,800,000 on the block front on the west side of 8th av, between 33d and 34th sts. The same firm has been appointed agent for 1205-1215 Broadway, 24-44 Sullivan st, 43-51 Watts st, 83 Pine st and 24 Broad st.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 April 16 to 22	1914 April 17 to 23
Total No.	164	165
Assessed value	$10,835,500	$12,027,500
No. with consideration	21	19
Consideration	$625,000	$379 625
Assessed value	$615,000	$438,000
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	2,167	2,224
Assessed value	$120,748,710	$139,927,083
No. with consideration	292	237
Consideration	$15,161,392	$8,850,003
Assessed value	$15,787,250	$9,395,017

Mortgages.

	1915 April 16 to 22	1914 April 17 to 23
Total No.	69	95
Amount	$1,063,610	$2,822,764
To Banks & Ins. Cos.	16	32
Amount	$608,000	$1,942,500
No. at 6%	30	39
Amount	$234,816	$861,414
No. at 5½%	6	27
Amount	$192,000	$62,000
No. at 5%	13	27
Amount	$402,000	$857,850
No. at 4½%	1	3
Amount	$23,000	$84,000
No. at 4%	.....	1
Amount	.....	$5,000
Unusual rates	1	.....
Amount	$700	.....
Interest not given	18	19
Amount	$211,094	$952,500
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	1,240	1,382
Amount	$27,238,613	$41,680,840
To Banks & Ins. Cos.	236	333
Amount	$11,082,182	$23,328,600

Mortgage Extensions.

	April 16 to 22	April 17 to 23
Total No.	47	62
Amount	$2,080,800	$2,045,300
To Banks & Ins. Cos.	14	14
Amount	$1,168,300	$1,011,000
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	619	718
Amount	$30,417,543	$33,920,885
To Banks & Ins. Cos.	215	218
Amount	$17,690,150	$20,983,950

Building Permits.

	1915 April 17 to 23	1914 April 18 to 24
New buildings	13	4
Cost	$1,026,400	$412,500
Alterations	$293,725	$228,225
	Jan. 1 to April 23	Jan. 1 to April 24
New buildings	153	152
Cost	$18,907,465	$15,162,290
Alterations	$3,760,336	$4,417,799

BRONX.

Conveyances.

	1915 April 16 to 22	1914 April 17 to 23
Total No.	119	92
No. with consideration	23	3
Consideration	$142,130	$20,033
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	1,840	1,769
No. with consideration	209	207
Consideration	$1,685,569	$2,102,918

Mortgages.

	1915 April 16 to 22	1914 April 17 to 23
Total No.	54	58
Amount	$621,293	$659,656
To Banks & Ins. Cos.	5	6
Amount	$24,500	$28,800
No. at 6%	27	27
Amount	$401,393	$459,799
No. at 5½%	4	6
Amount	$15,300	$24,000
No. at 5%	7	6
Amount	$60,200	$41,000
Unusual rates	.....	4
Amount	.....	$5,682
Interest not given	16	15
Amount	$144,400	$129,175
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	979	1,101
Amount	$8,448,745	$10,030,113
To Banks & Ins. Cos.	55	133
Amount	$1,551,550	$2,587,651

Mortgage Extensions.

	April 16 to 22	April 17 to 23
Total No.	18	20
Amount	$346,600	$724,000
To Banks & Ins. Co.	6	5
Amount	$88,500	$310,000
	Jan. 1 to April 22	Jan. 1 to April 23
Total No.	261	260
Amount	$5,335,105	$5,210,100
To Banks & Ins. Cos.	69	44
Amount	$1,732 250	$1,368.000

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings	7	17
Cost	$295,200	$436,500
Alterations	$17,280	$38,900
	Jan. 1 to April 22	Jan. 1 to April 23
New buildings	298	249
Cost	$8,770,225	$5,445,955
Alterations	$262,090	$385,905

BROOKLYN.

Conveyances.

	1915 April 15 to 21	1914 April 16 to 22
Total No.	490	419
No. with consideration	55	46
Consideration	$2,812,813	$320,568
	Jan. 1 to April 21	Jan. 1 to April 22
Total No.	6,473	6,978
No. with consideration	682	773
Consideration	$6,186,021	$5,585,932

Mortgages.

	1915 April 16 to 22	1914 April 16 to 22
Total No.	377	292
Amount	$3,508,978	$1,085,225
To Banks & Ins. Cos.	77	64
Amount	$635,450	$446,050
No. at 6%	213	146
Amount	$458,307	$401,751
No. at 5½%	96	69
Amount	$679,100	$409,650
No. at 5%	44	63
Amount	$2,309,396	$243,080
Unusual rates	1	1
Amount	$800	$3,000
Interest not given	23	13
Amount	$61,375	$27,744
	Jan. 1 to April 22	Jan. 1 to April 22
Total No.	4,690	4,772
Amount	$19,598,158	$20,062,104
To Banks & Ins. Cos.	766	980
Amount	$4,591,041	$8,098,641

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings	131	69
Cost	$1,009,950	$348,250
Alterations	$81,270	$60,679
	Jan. 1 to April 22	Jan. 1 to April 23
New buildings	1,617	1,356
Cost	$12,877,765	$12,537,335
Alterations	$1129,684	$869,974

QUEENS.

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings	159	114
Cost	$605,540	$609,595
Alterations	$11,143	$43,318
	Jan. 1 to April 22	Jan. 1 to April 23
New buildings	1,565	1,405
Cost	$5,338,516	$6,239,392
Alterations	$269,117	$334,958

RICHMOND.

Building Permits.

	1915 April 16 to 22	1914 April 17 to 23
New buildings	27	42
Cost	$21,526	$59,815
Alterations	$2,642	$8,525
	Jan. 1 to April 22	Jan. 1 to April 23
New Buildings	244	269
Cost	$659,629	$316,192
Alterations	$44,145	$77 017

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

On a bid of $255,000 above existing encumbrances, amounting to about $12,000,000, Arthur B. Thatcher, representing the Bondholders Committee, acquired, on Saturday, at public sale, the

properties of the bankrupt New York Real Estate Security Company. The sale was confirmed, on Tuesday, by Stanley W. Dexter, referee, upon the application of Wechsler & Kohn, attorneys for James N. Rosenberg, trustee in bankruptcy. Other sales of interest involved the five-story mercantile building at 257 Fifth avenue, which went to the plaintiff in the foreclosure suit, the Windham Realization Company, for $229,000, and the four-story dwelling, 38 East 36th street, offered by the Moore estate, to a client of the Douglas Robinson, Charles S. Brown Company, for $83,000. The buyer is reported to be William Church Osborn, attorney.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 23, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

New Chambers st, 13, nec William, 27.6x—x21.6; due, $8,573.53; T&c, $124.60; State & City Realty Co. 8,850

11TH st, 13S (*), ss, 435 w 6 av, 22.6x 125.3, 3 & 4-sty & b bk dwg; due, $5,381.72; T&c, $——; sub to 1st mtg $14,000; Eliz F Pegg. 17,500

57TH st, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; adj May6.

61ST st, 207 W (*), ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & strs; due, $3,618.56; T&c, $75; sub to mtg $12,500; Morris Jaffe. 12,750

77TH st, 66-72 E, ss, 155 w Park av, 100 x100.2, 3-5-sty bk dwgs; also 93D ST, 4-6 W, ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt; also 111TH ST, 136 W, ss, 287.8 e 7 av, 37.6x100.11, 5-sty bk tnt; also 111TH ST, 140 W, ss, 250.2 e 7 av, 37.6x 100.11, 5-sty bk tnt; also 111TH ST, 507 W, ns, 150.2 w Ams av, 62.6x100.11, 6-sty bk tnt; also 111TH ST, 517-21 W, ns, 274.6 w Ams av, 100x100.11, 6-sty bk tnt; also 114TH ST, 122 W, sec St Nicholas av (Nos 66-72), 131.2x100.11x89.2x118.5, 7-sty bk tnt & str; also 114TH ST, 609 W, ns, 125 w Bway, 100x100.11, 9-sty bk tnt; also 135TH ST, 506 W, ss, 191.8 w Ams av, 45.10x99.11, 6-sty bk tnt; also 136TH ST, 520-2 W, ss, 275 e Bway, 100x99.11, 6-sty bk tnt; also 136TH ST, 530 W, ss, 105 e Bway, 70x 99.11, 6-sty bk tnt; also 141ST ST, 476 W, sec Ams av (Nos 1627-33), 35x99.11, 7-sty bk tnt & strs; also 141ST ST, 600 W, swc Bway (Nos 3449-59), 90x99.11, 6-sty bk tnt & strs; also 142D ST, 605 W, ns, 100 w Bway, 100x99.11, 6-sty bk tnt; also 144TH ST, 560 W, ss, 100 e Bway, 100x99.11, 6-sty bk tnt; also 145TH ST, 155-7 W, ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & strs; also 145TH ST, 159-61 W, ns, 140 e 7 av, 40 x99.11, 6-sty bk tnt & strs; also 150TH ST, 462-80 W, ss, 80 w Ams av, 170x99.11, 6-sty bk tnt & strs; also 162D ST, 565 W, nec Bway (Nos 3880-8), 100x99.11, 6-sty bk tnt & strs; also 162D ST, 615 W, nec Ft Wash av, 164.11x69x188x99.2, 6-sty bk tnt; also 176TH ST, 500 W, swc Ams av (Nos 2324-36), 100x119.10, 6-sty bk tnt & strs; also 177TH ST, 502-4 W, ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; also AUDUBON AV, 220 & 228, nwc 176th, runs w100xn199.10 to ss 177th xe100 to av x8 199.10 to beg, 2-6-sty bk tnts; also BROADWAY, 42, es, 206.7 s Exch pl, 116.3 x197.7x115.7x175, 20-sty bk office bldg; also BROADWAY, 3099-3103, ws, 221.7 n 122d, 80.5x100, 6-sty bk tnt; also BROADWAY, 3132, es, 67.6 s 125th, 32.6x75, 5-sty bk tnt; also BROADWAY, 3441-7, nwc 140th (Nos 601), 90x99.11, 6-sty bk tnt; also BROADWAY, 3134, es, 35 s 125th, 32.6 x75, 5-sty bk tnt; also CLAREMONT AV, 180, nec 125th (No 603), 100x100, 6-stv bk tnt; also CLAREMONT AV, 182, es, 100 n 125th, 40x100, 5-sty bk tnt; also CLAREMONT AV, 190, es, 169.8 s 127th, 40x100, 5-sty bk tnt; also CENTRAL PARK W, 418, swc 102d, 100.11x117, 10-sty bk tnt; also CENTRAL PARK W, 447-8, swc 105th, 55.11x100, 7-sty bk tnt; also COLUMBUS AV, 386 (leasehold), ws, 76.8 s 79th, 25.6x100, 1-sty bk str; also COLUMBUS AV, 380-4, nwc 78th (No 101), 102.2x 100, 7-sty bk tnt; also MT MORRIS PARK W, 35, swc 124th, 100.11x100, 6-sty bk tnt; also RIVERSIDE DR, 448, es, 156.5 n 116th, 58.9x135.5x50.10x123.10, 12-sty bk tnt; also RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; also RIVERSIDE DR, 583, nec 135th, —x—, 6-sty bk tnt; also ST NICHOLAS AV, 60, nec 113th, 118.5 x144.2x100.11x82.3, 7-sty bk tnt & strs; also ST NICHOLAS AV, 961, nwc 158th, 203.3x78.5x199.10 to ss 158th xe41.11 to beg, 6-sty bk tnt; also 138TH ST, 590 E, ss, 237.2 e St Anns av, 37.5x100, 5-sty bk tnt; also 145TH ST, 546 & 550 E, ss, 75 w St Anns av, 78.2x99.11, 2-6-sty bk tnts; also BATHGATE AV, 2029, nwc 179th, runs n60.4xw188.2 to es Washington av (No 2020) xs60.4xe188.2 to beg, 1-6 & 1-5-sty bk tnt & str; also BROOK AV, 278, es, 25.1 n 139th, 37.7x103.7x37x100, 5-sty bk tnt & strs; also BROOK AV, 282, es, 62.9 n 139th, 37.7x107.2x37x103.7, 5-sty bk tnt & strs; also FOREST AV, 1044-48, es, 196.8 n 165th, 75x170x75.5x170, 2-5-sty bk tnts; also WASHINGTON AV, 1477, ws, 90 s 171st, 37.5x100.2, 5-sty bk tnt; Arthur B Hatcher, representing the Bondholders Comm (bankruptcy sale). 12,255,000

78TH st, 101 W, nwc Columbus av, see 77th, 66-72 E.

92D st, 55 W, ns, 284.10 w Col av, 20x 100.6, 3-sty & b stn dwg; due, $14,432.68; T&c, $332.40; F L Albiene. 20,250

93D st, 4-6 W, see 77th, 66-72 E.

102D st, swc Central Park W, see 77th, 66-72 E.

103D st, 111 E (*), ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; due, $5,085.02; T&c, $186.15; Anna Goldman. 5,000

105TH st, swc Central Park W, see 77th, 66-72 E.

111TH st, 136 W, see 77th, 66-72 E.

111TH st, 140 W, see 77th, 66-72 E.

111TH st, 507 W, see 77th, 66-72 E.

111TH st, 517-21 W, see 77th, 66-72 E.

111TH st, 253 W (*), ns, 92 e 8 av, 96x 100.11, 6-sty bk tnt; due, $40,080.14; T&c, $1,003; Henry F Schwartz. 35,000

113TH st, nec St Nicholas av, see 77th, 66-72 E.

114TH st, 122 W, sec St Nicholas av, see 77th, 66-72 E.

114TH st, 609 W, see 77th, 66-72 E.

118TH st, 68-70 (*), ss, 140 w Park av, 50x100.11, 6-sty bk tnt; due, $48,433.91; T&c, $688.10; Baron De Hirsch Fund. 43,000

119TH st, 86 W, see Lenox av, 170-8.

119TH st, sec Riverside dr, see 77th, 66-72 E.

124TH st, swc Mt Morris Park W, see 77th 66-72 E.

125TH st, 603 W, nec Claremont av, see 77th, 66-72 E.

125TH st, 154-160 W (*), ss, 166.8 e 7 av, 66.5x99.11, 4-3-sty & b bk dwgs; due, $3,148.54; T&c, $——; sub to 1st mtg $27,000; Chas T Pegg. 32,000

135TH st, nec Riverside dr, see 77th, 66-72 E.

135TH st, 506 W, see 77th, 66-72 E.

136TH st, 530 W, see 77th, 66-72 E.

140TH st, 601 W, nwc Bway, see 77th, 66-72 E.

136TH st, 520-2 W, see 77th, 66-72 E.

141ST st, 476 W, sec Ams av, see 77th, 66-72 E.

141ST st, 600 W, swc Bway, see 77th, 66-72 E.

142D st, 605 W, see 77th, 66-72 E.

144TH st, 560 W, see 77th, 66-72 E.

145TH st, 159-61 W, see 77th, 66-72 E.

145TH st, 155-7 W, see 77th, 66-72 E.

150TH st, 462-80 W, see 77th, 66-72 E.

158TH st, nwc St Nicholas av, see 77th, 66-72 E.

159TH st, swc St Nicholas av, see 77th, 66-72 E.

162D st, 565 W, nec Bway, see 77th, 66-72 E.

162D st, 615 W, nec Ft Washington av, see 77th, 66-72 E.

176TH st, nwc Audubon av, see 77th, 66-72 E.

176TH st, 500 W, swc Ams av, see 77th, 66-72 E.

177TH st, swc Audubon av, see 77th, 66-72 E.

177TH st, 502-4 W, see 77th, 66-72 E.

Amsterdam av, 1627-33, nec 141st, see 77th, 66-72 E.

Amsterdam av, 2324-36, swc 176th, see 77th, 66-72 E.

Audubon av, 220 & 228, nwc 176th, see 77th, 66-72 E.

Broadway, 42, see 77th, 66-72 E.

Broadway, 3099-3103, see 77th, 66-72 E.

Broadway, 3132, see 77th, 66-72 E.

Broadway, 3134, see 77th, 66-72 E.

Broadway, 3441-7, nwc 140th, see 77th, 66-72 E.

Broadway, 3449-59, swc 141st, see 77th, 66-72 E.

Broadway, 3880-8, nec 162d, see 77th, 66-72 E.

Central Park W, 418, swc 102d, see 77th, 66-72 E.

Central Park W, 447-8, swc 105th, see 77th, 66-72 E.

Claremont av, 180, nec 125th, see 77th, 66-72 E.

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Auction Sales—Manhattan (Continued)

Claremont av, 182, see 77th, 66-72 E.
Claremont av, 190, see 77th, 66-72 E.
Columbus av, 380-4, nwc 78th, see 77th, 66-72 E.
Columbus av, 386, see 77th, 66-72 E.
Fort Washington av, nec 162d, see 77th, 66-72 E.
Lenox av, 170-8 (*), see 119th (No 86), 100.11x85, 8-sty bk tnt & strs; due, $210,-197.02; T&c, $2,285.55; Bank for Savings in City N Y, 175,000
Mt Morris Park W, 35, swc 124th, see 77th, 66-72 E.
Riverside dr, 448, see 77th, 66-72 E.
Riverside dr, 468, nec 149th, see 77th, 66-72 E.
Riverside dr, 583, nec 135th, see 77th, 66-72 E.
St Nicholas av, 60, nec 113th, see 77th, 66-72 E.
St Nicholas av, 66-72, nec 114th, see 77th, 66-72 E.
St Nicholas av, 961, nwc 158th, see 77th, 66-72 E.
1ST av, 1843 (*), ws, 25.8 n 95th, 25x80, 5-sty bk tnt & strs; due, $11,224.45; T&c, $576.30; Bertha M Johnson, 9,000

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1ST av, 127 (*), ws, 52.4 s 8th, 24.6x80, 5 sty bk tnt & strs; due, $1,-, T&c, $-, -- German Savings Bank in City N Y, 21,800
2D av, 2218 (*), se 114th (Nos 2200-2), 20.11x80, 4-sty stn tnt & strs; due, $14,-, T&c, $-; Green-Wood Cemetery, 15,500
3D av, 1084-9 (*), ws 64th (Nos 2000-6), 100.5x130, 1-sty theatre & 3-1-sty bk strs; due, $-, T&c, $-; Kath S Gallagher et al, 5,000
5TH av, 257 (*), es, 74.2 n 28th, 24.8x100, 5-sty stn str; due, $219,559.01; T&c, $12,-511.70; Windnam Realization Co. 229,000

HENRY BRADY.

Hamilton ter, 51 (*), es, 179.6 n 141st, 50x99.6x82x98.4, 3-sty & b bk dwg; due, $-, T&c, $250.40; German Savings Bank in City N Y, 16,000
162D st, 209 E (*), ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & strs; due, $17,101.35; T&c, $-; Jas W Newton, 15,000
Riverside dr, ns, 115.1 w 158th, 102.11x204.7 to 160th x100x22x3, vacant, adj May 1, —
Riverside dr, ns, 178.4 w 158th, 110.11x231.11 to el 160th x39.10x63.2x237.6, vacant, adj May 1, —

M MORGENTHAU JR CO.

Monroe st, 188 & 190 (*), ss, 60.2 e Montgomery, 43.11x95.9, 2-5-sty bk tnts & strs; due, $-, T&c, $1,126.41; Alfred Heinsheimer et al, 33,000
Monroe st, 192 (*), ss, 104.1 e Montgomery, 24.10x98.3x24.11x97.1, 5-sty bk tnt & strs; due, $21,032.31; Alfred Heinsheimer et al, 20,000
Monroe st, 194 (*), ss, 129 e Montgomery, 24.10x99.6x24.6x98.3, 5-sty bk tnt & strs; due, $21,022.39; T&c, $609.20; Alfred Heinsheimer, 20,000
93D st, 183 E (*), ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; due, $22,328.32; T&c, $-, -- Christine G Oppenhym et al, 22,000
108TH st, 67 W (*), ns, 150 e Col av, 25x100.11, 5-sty bk tnt; due, $4,114.63; T&c, $066.80; sub to mtg $22,000; Minnie Bussel, 28,750
118TH st, 313-5 E (*), ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & strs; due, $49,-121.81; T&c, $787.69; Lawyers Mtg Co, 47,000

BRYAN L. KENNELLY.

11TH st, 68-70 E, ss, 197.7 w Bway, 42.3 x94.9, 2-3-sty bldgs (vol); bid in at $50,-250, —
25TH st, 330 W (*), ss, 425 e 9 av, 25x98.9, 2 & 3-sty bk loft & str bldg; due, $5,540.72; T&c, $250; Jno C Welwood, 18,000
36TH st, 38 E, ss, 105 w Park av, 25x98.9, 4-sty dwg (exrs); Douglas Robinson, Charles S Brown Co for a client, 83,000
137TH st, 263-5 W (*), ns, 80 e 8 av, 45x99.11x22.6x12.6x22.6x87.5, 6-sty bk tnt; due, $52,622.74; T&c, $286.40; Mary J Kingsland, 40,000
Broadway, 3581 to 3599, ws, whole front bet 147th & 148th (Nos 602-4), 199.10x125x99.11x50x99.11x75, 1-sty bk strs; due, $27,-727.32; T&c, $——; Irving Scott, a party in interest, 32,000

DANIEL GREENWALD.

96TH st, 334 E (*), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; due, $28,256.02; T&c, $127; Louis T Lehmeyer, 20,000
1ST av, 635 (*), ws, 98.9 s 37th, 24.8x80, 5-sty bk tnt & strs; due, $14,929.26; T&c, $766.56; Jos W Dougan, 15,500

D. PHOENIX INGRAHAM.

Rutgers pl, 24 (*), ss, 57.7 w Clinton, 25.5x72.3x25.7x71.10, 5-sty bk tnt & strs; due, $2,997.50; T&c, $2,495.75; Emily M Wheeler, 14,000
Rutgers pl, 26-8 (*), swc Clinton (No 241), 57.8x71.4x57.4x71.10, 5-sty tnt & strs; due, $53,288.33; T&c, $6,802.80; Anna S Wilson, 40,000

SAMUEL MARX.

111TH st, 122 W (*), ss, 218.9 w St Nicholas av, 15x100.11, 4-sty & b bk dwg; due, $10,228.79; T&c, $129.70; Equitable Life Assur Soc of U S, 9,000
131ST st, 222 to 226 W (*), ss, 240 w 7 av, 45x99.11, 3-3-sty & b stn dwgs; due, $22,657.19; T&c, $-; Brooklyn Trust Co, 21,000

HERBERT A. SHERMAN.

22D st, 136-8 W (*), ss, 362.6 e 7 av, 41.8 x98.9, 7-sty bk loft & str bldg; due, $89,-161.97; T&c, $2,947.60; Marie F Powell, 85,000

L. J. PHILLIPS & CO.

173D st, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; due, $5,538.01; T&c, $5,237.75; sub to 1st mtg $150,000; Reed Realty Co, party in interest, 154,728

JACOB H. MAYERS.

66TH st, 58 E (*), ss, 160 w Park av, 20 x100.5, 5-sty bk dwg; due, $28,856.45; T&c, $——; Alice Sachs, 20,000

Total	$13,163,878
Corresponding week 1914	1,187,275
Jan 1, 1915 to date	25,784,494
Corresponding period 1914	11,952,930

Bronx.

The following are the sales that have taken place during the week ending April 23, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Adams st (*), es, 297.2 n Van Nest av, 27.5x108.2x25x100; due, $4,155.01; T&c, $377.30; Ella A Butler et al, 1,000
Cedar st (*), ws, 200 s Chester av, 25x 100; due, $1,009.54; T&c, $240.03; sub to pr mtg $2,800; Rebecca Fuhr, 2,900

138TH st, 590 E, see 77th, 66-72 E, Manhattan Auction Sales.
145TH st, 546 & 550 E, see 77th, 66-72 E, Manhattan Auction Sales.
170TH st, nwc Bathgate av, see 77th, 66-72 E, Manhattan Auction Sales.
Bathgate av, 2029, nwc 179th, see 77th, 66-72 E, Manhattan Auction Sales.
Brook av, 278, see 77th, 66-72, Manhattan Auction Sales.
Brook av, 282, see 77th, 66-72 E, Manhattan Auction Sales.
Forest av, 1044-48, see 77th, 66-72 E, Manhattan Auction Sales.
Frisby av, ns, 220.5 w Rowland, 25x 122.9x25x122.7, partition, P J Heaney, 1,700
Washington av, 902-6, es, 161.6 s 164th, 58.11x200, 3-2-sty fr dwgs; due, $10,894.71; T&c, $550; Williams Building Corpn, 11,950
Washington av, 1477, see 77th, 66-72 E, Manhattan Auction Sales.
Washington av, 2020, see 77th, 66-72 E, Manhattan Auction Sales.

HENRY BRADY.

Cedar st (*), ws, 125 s Chester av, 25 x100; due, $1,213.28; T&c, $218.07; sub to 1st mtg $3,000; Charlotte Recke, 3,500
Cedar st (*), ws, 150 s Chester av, 25x 100; due, $1,119.33; T&c, $228.51; sub to 1st mtg $3,000; Charlotte Recke, 3,100
Cedar st (*), ws, 175 s Chester av, 25x 100; due, $1,299.49; T&c, $238.41; sub to 1st mtg $3,000; Charlotte Recke, 3,100
167TH st, 841 E, see 170th, 580 E.
170TH st, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & strs; adj May5.
188TH st, 504 E (*), ss, 152 w Bathgate av, 20x95, 3-sty bk tnt; due, $8,264.50; T &c, $157.60; Farmers' Loan & Trust Co, 7,500
Ryer av, 2098 (*), es, 181.6 n 180th, 18.6 x103.7x—x103.10, 3-sty bk tnt; due, $7,-129.46; T&c, $108.08; Farmers' Loan & Trust Co, 6,500
Stebbins av, nec 167th, see 170th, 580 E.

HERBERT A. SHERMAN.

Herschel st, 106 (*), ws, 227.10 s Halsey pl, 25.4x97.10x14x4x11x97.10; due, $3,790.85; T&c, $431.02; Jane M Hicks, 3,200
Herschel st, 103 (*), ws, 303.9 s Halsey pl, 39.6x112.7x27.1x105.8; due, $3,778.36; T &c, $162.12; Jane M Hicks, 3,200
Decatur av, 2767 (*), ws, 125.4 s 198th, 25x82.3x25.2x86.4, 2-sty fr dwg; due, $5,-558.50; T&c, $465.54; Louis H Cramer et al, 6,290

CHAS. A. BERRIAN.

Castle Hill av, 1321 (*), ws, 175 n Westchester av, 25x108; due, $6,519.44; T&c, $150; Arnold Timerhans, 6,000
Rombouts av, 3707-35 (*), ws, 100 s Light, 270x100.5x63.11x.05x206.2x100; due, $20,208.18; T&c, $——; sub to pr mtg aggregating $52,709.10; Dyre Av Realty Co, 60,709

M. MORGENTHAU JR CO.

St Paul pl, nwc Washington av, see Washington av, 1443.
Washington av, 1443 (*), nwc St Paul's pl, 65.3x100.5x70.10x100.7, 5-sty bk tnt & strs; due, $68,109.57; T&c, $851.50; N Y Life Ins & Trust Co, 3,500

GEORGE PRICE.

181ST st W, see Davidson av, see Davidson av, sec 181st.
Davidson av (*), sec 181st, 87.4x94.8x 77.9x79.5, 1-sty bk factory & vacant; due, $6,738.01; T&c, $475; Wm H Cauldwell Jr, 1,000
Park av, 3164, es, 29.11 n 158th, 28.3x 70.4x—x83.7, 3-sty fr tnt; due, $2,729.67; T &c, $1,011.11; Thomas Callanan, 4,650

JAMES J. DONOVAN.

Beaumont av, 2316 (*), es, 200 n 183d, 115x100, 2-sty fr dwg & vacant; due, $1,-463.03; T&c, $212.54; Flora L Root, 8,500
Prospect av, ws, 100 n 180th, 35.3x66.1, vacant; adj sine die, —

Total	$138,299
Corresponding week 1914	132,895
Jan 1, 1915 to date	2,153,356
Corresponding period 1914	1,783,164

Brooklyn.

The following are the sales that have taken place during the week ending April 21, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

ADAMS ST (*), es, 100 n Nassau, 24x85 xirreg; Jno A Ruth, 500.00
6TH ST (*), ns, 222 w 3 av, 25x100; Kate A Cullen, 1,450.00
E 56TH ST (proposed), el, 215 n Av U, —x— to el 52d (proposed); withdrawn, —
78TH ST, ns, 300 w 14 av, 20x100; Abbey Realty Co, 4,000.00
78TH ST, ns, 280 w 14 av, 20x100; Abbey Realty Co, 4,000.00
NEW LOTS RD (*), ss, 20 w Van Sicklen av, 50.7.1xirreg; Maria Wyckoff, 100,000.00
9TH AV (*), ws, 40.2 n 57th, 40x100; Liens Purchase Co, 250.00

WILLIAM J. McPHILLIAMY CO.

MINNA ST (*), ss, 200 e Chester av, 100x100; Amalie W Hassenkamp, 500.00
PULASKI ST (*), ss, 530.2 e Throop av, 25.5x100; Wilhelmina Hultmann, 4,000.00
SEELEY ST, ns, 100 w 20 av, 24x100; Duncan Campbell, 3,100.00
82D ST, nes, 180 nw 20 av, 40x100; withdrawn, —
85TH ST, swc 2 av, 140x125; withdrawn, —
LIBERTY AV, swc Alabama av; withdrawn, —

JAMES L. BRUMLEY.

6TH ST, ss, 282.10 e S av, 35x100; Feltman Bros 27,250.000
10TH ST (*), nwc Prospect Park W, 97.10x92.6; Jas S Corrigan 24,000.00
81ST ST (*), ss, 134 w 17 av, 17x100; Bklyn Hospital 3,000.00
86TH ST (*), sws, 157 w Gravesend av, 200x195; Mtg Holding Co..... 141.00
ST MARK'S AV (*), ns, 199 e Ralph av, 19.6x127.9; Jas S Lawson et al..... 3,500.00

NATHANIEL SHUTER.

E 8TH ST (*), es, 260 n Av D, 30x100; Henry W. Chadeayne 3,650.00
40TH ST (*), ss, 100 e 3 av, 25x100.2; Caroline L Brown 1,100.00
AV D, ns, 60 e E 39th, 20x90; Jno P Griebel 2,850.00
GEORGIA AV (*), es, 360 s Blake av, 200x76; Sol Marks 4,500.00
CLASSON AV (*), es, 250 s Putnam av, 38.2x110.5; Christopher W Wilson.... 5,000.00

JOSEPH P. DAY.

CROPSEY AV, sws, adj land of Peter Voorhees, 194.5x to Harway av x13.3 xirreg; also LAND bet high and low water and under water of Gravesend Bay in letters patent of Margt R Bateman, being in Sec 21, blocks 6927 6928 & 6942; Peter J Shields..17,500.00
6TH AV, 160, ws, 85 n Lincoln pl 21 x100; Margt Blainey..... 8,000.00

JACOB H. MAYERS.

CHESTER ST (*), ws, bet Blake & Dumont avs, Lot 39; Juliette F Potter.. 4,000.00

HOWARD O. WOOD.

22D AV (*), nws, 105.3 ne E 2d, 17x 49.1; Lucy W Peek 1,500.00

Total $223,791.00
Corresponding week, 1914..... 155,935.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APR. 24.
No Legal Sales advertised for this day.

APR. 26.
61ST ST, 242 W, ss, 200 e West End av, 25x 100.5, 5-sty bk tnt; Equitable Life Assur Soc of U S—Annie Goldstein et al; Action 1; Alexander & Green (A), 165 Bway; Abram Ellenbogen (R); due, $10,761.99; T&c, $182.50; Joseph P Day.

61ST ST, 244 W, ss, 175 e West End av, 25x -00.5, 5-sty bk tnt; same—same; Action 2; same (A); Arnon L Squiers (R); due, $10,761.99; T&c, $182.50; Joseph P Day.

77TH ST, 12 W, ss, 225 w Central Park W, 25x 102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 46 Cedar; Michl J Mulqueen (R); due, $21,323.16; T&c, $4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.

85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, $43,259.99; T&c, $2,818.40; mtg recorded Dec 28, 1909; M Morgenthau, Jr, Co.

APR. 27.
BROOME ST, 365-9, sec Mott (Nos 166-70), 72.8 x103.4x70.8x108.9, 2-6-sty bk tnts & strs; Jas E March—Carmine Marasco et al; Hedges, Ely & Frankel (A), 165 Bway; Andrew J Shipman (R); due, $28,283.89; T&c, $1,800; sub to mtg $142,500; Joseph P Day.
MOTT ST, 166-70, see Broome, 365-9.

13TH ST, 521 E, ns, 271 e Av A, 25x103.3, 5-sty bk tnt & 2-sty bk rear shop; Anna E Schmidt et al—Sigmund Hornichter et al; Carl S Petrasch (A), 80 Maiden la; Jno Gruenberg (R); due, $20,344.32; T&c, $800; mtg recorded Aug 27, 1909; Joseph P Day.
13TH ST, 1 W, see 5 av, 74-6.
19TH ST, 336 to 47 W, ns, 244.4 e 6 av, 105.8x 92, 12-sty bk loft & str bldg; City Real Estate Co—75 5th Av Inc, et al; Action 1; Harold Swain (A), 176 Bway; Wm Klein (R); due, $556,768.21; T&c, $31,447.70; Bryan L Kennelly.
28TH ST, 226 W, ss, 295.10 w 7 av, 24.10x98.9, 5-sty bk tnt & strs & 4-sty bk rear tnt; Carrie Block—Adele M Comyns et al; Saml Brand (A), 44 Cedar; Paul T Davis (R); due, $1,209.83; T&c, $860.90; Herbert A Sherman.
68TH ST, 26 W, ss, 266 w Central Park W, 19x 100.5, 4-sty & b stn dwg; City Real Estate Co —Danl H Shea et al; Harold Swain (A), 176 Bway; Vance Hewitt (R); due, $21,392.05; T&c, $572.75; mtg recorded Sept 30, 1910; Joseph P Day.
97TH ST, W, sec Riverside dr, see Riverside dr, 244.
116TH ST 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; Archibald K Mackay et al trstes—Santa Rumore et al; Grenville B Winthrop (A), 6 Wall; A Welles Stump (R); due $14,326.30; T&c, $529.15; Henry Brady.
129TH ST, 249 W, ns, 275 e 8 av, 18.9x99.11, 3-sty & b bk dwg; Farmers' Loan & Trust Co—Hellen McGowan et al; Geller, Rolston & Horan (A), 22 Exch pl; Geo F Groesch (R); due, $7,693.26; T&c, $197.40; Henry Brady.
131ST ST, 254 W ss, 250 e 8 av, 17.6x99.11, 3-sty & b stn dwg; City Real Estate Co—Saml R Waldron et al; Harold Swain (A), 176 Bway; Thos W Churchill (R); due, $9,184.04; T&c $259.65; Joseph P Day.
136TH ST, 161 W, ns, 175 e 7 av, 12.6x99.11, 4-sty by dwg; Ernest Bonagur—Ernestine M De Lyons et al; Menken Bros (A), 87 Nassau; Louis Exstein (R); due, $743.22; T&c, $——; Joseph P Day.
142D ST, 293 W; ns, 100 e 8 av, 25x99.11, 5-sty bk tnt & strs; Mathilde A Moller—Rachel Jacobson et al; Miller & Bretzfelder (A), 55 Liberty; Rudolph A Seligmann (R); due, $21,068.85; T&c, $615.80; M Morgenthau, Jr, Co.
BROADWAY, 414, es, 33.8 s Canal, 26.11x85x 27x85, 7-sty stn loft & str bldg; Seamen's Bank for Savgs in City of N Y—Civic Centre Co et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas A Moran (R); due, $114,857.78; T&c, $1,111.33; Joseph P Day.
RIVERSIDE DR, 244, sec 97th, runs e71.11xs 106.10xw58.11xn5.11xw30xn107.9 to beg; 6-sty bk tnt; Sheriff's Sale of all right, title, &c, which Mary Lyons had on Oct 29, 1913, or since; Herbert A Wolff (A), 2 Rector; Max S Grifenhagen, sheriff; Daniel Greenwald.
5TH AV, 74 & 76, ws, 51.7 n 13th, runs n51.7xw 125xs103.3 to 13th (No 1) xe25xn—xe100 to beg, 12-sty bk loft & stn bldg; City Real Est Co—76 5th Av, Inc, et al; Action 2; Harold Swain (A), 176 Bway; Wm Klein (R); due, $510,-650.57; T&c, $12,500.50; Bryan L Kennelly.

APR. 28.
CHERRY ST, 246-8, ns, 64 w Rutgers, runs n 89.5xw21.1xn—xw21xs138xe42 to beg, 3 & 5-sty bk factory; National Nassau Bank of N Y—Harris Shapiro et al; Breed, Abbott & Morgan (A), 32 Liberty; Clayton L Heermance (R); due, $36,944.98; T&c, $790.40; Joseph P Day.
FORSYTH ST, 18, es, 150.3 s Canal, 25x100, 5-sty stn tnt & strs; Mela Zadek et al—Simon Landres et al; Kantrowitz & Esberg (A), 320 Bway; Saml Marion (R); due, $6,465.27; T&c, $——; L J Phillips & Co.
12TH ST, 526 E, ss, 270.6 w Av B, 25x103.3, 6-sty bk tnt & strs; Frances Haight et al—Louis Spahier et al; Wilson M Powell, Jr (A), 7 Wall; Chas L Hoffman (R); due, $30,239.69; T&c, $786.31; mtg recorded Nov 22, 1904; M Morgenthau, Jr, Co.
56TH ST, 216 W, see Bway, 1744-8.
77TH ST, 109 W, ns, 100 w Col av, runs n100.8x w3.2xn3.2xw15.4xs104xe18.6 to beg, 4-sty & b stn dwg; Mutual Life Ins Co N Y Leah A Piza Weil et al; Fredk L Allen (A), 55 Cedar; Irving S Dorf (R); due, $21,624.37; T&c, $——; M Morganthau, Jr, Co.
85TH ST, 302 E, ss, 75 e 2 av, 25x100.8, 5-sty stn tnt, Harry Weill et al,exrs—Caroline Cahn et al; Herman B Goodstein (A), 38 Park Row; Benj Swartz (R); due, $9,445.14; T&c, $——; Joseph P Day.
106TH ST, 238 W, ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Jacob W Solomon—Raymore Realty Co et al; Jos S Rosalsky (A), 346 Bway; Bernard M L Ernst (R); due, $17,-825.51; T&c, $2,600; sub to 2 mtgs aggregating $275,000; Joseph P Day.
138TH ST, 99 W, see 5 av, 1397.
139TH ST, 142 W, see 5 av, 1397.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x 122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.
LENOX AV, 553, see 5 av, 1397.
2D AV, 1166, es, 50.5 n 61st, 25x75, 5-sty bk tnt & strs; Carrie Esberg—Chas Berney et al; Kantrowitz & Esberg (A), 320 Bway; Jacob M Guedalia (R); due, $20,906.12; T&c, $417.-51; Maximilian Morgenthau, Jr, Co.
5TH AV, 1397, es, 23.11 s 115th, 17.2x100; 139TH ST, 142 W, ss, 100 e 7 av, 28x99.11, 5-sty bk tnt; LENOX AV, 553, nwc 138th (No 99), 25x75, 5-sty bk tnt & strs; Philip Hess et al—Wm W Davidson et al; Bandler & Haas (A), 42 Bway; Melvin G Palliser (R); due, $10,-732.86; T&c, $551.40; Joseph P Day.

APR. 29.
GREENE ST, 213, ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Greenwich Savgs Bank—Hermann Strauss et al; B Aymar Sands (A), 46 Cedar; Maurice Deiches (R); due, $39,174.-42; T&c, $782.80; M Morgenthau, Jr, Co.
49TH ST, 536 to 540 W, ss, 225 e 11 av, 80x 104.10x49.11x100.4, 1 & 2-sty bk garage; Edw Howe et al, trstes—Patk J Frawley et al; Roosevelt & Kobbe (A), 44 Wall; Jno J O'Connell (R); due, $29,031.99; T&c, $1,050.-97; Joseph P Day.
69TH ST, 20 W, ss, 225 w Central Park W, 25x 100.5, 4-sty & b stn dwg; Hermann A. Cammann et al, exrs & trstes—Annie B Mackay et al; Henry L Morris (A), 32 Liberty; Geo H Engelhard (R); due, $41,752.58; T&c, $1,-503.60; Joseph P Day.
119TH ST 315 E, ns, 169.3 e 2 av, 18.9x100.11, 4-sty stn tnt; Chas H Young et al—Fredk E Nathan et al; Albert Ritchie (A), 76 William; Julius H Seymour (R); due, $9,194.14; T&c, $508.95; Joseph P Day.
144TH ST W, ns, 450 e Lenox av, 100x99.11, 1-sty fr bldg; B Aymar Sands, trst, &c—Louis Lese et al; Middleton S Borland (A), 46 Cedar; Jno Boyle, Jr (R); due, $10,801.67; T&c, $110.36; Chas A Berrian.

APR. 30.
54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5 2 & 3-sty bk bldgs of brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin N Dalberg (R); due, $64,908.62; T&c, $157.60; mtg recorded Apr 13, 1912; Joseph P Day.
55TH ST, 237 to 243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Wm Burroughs—Ambrose Realty Co et al; Lese & Connolly (A), 35 Nassau; Maurice Marks (R); due, $14,175.67; T&c, $995.60; Joseph P Day.
101ST ST, 303 E, ns, 75 e 2 av, 25x100.11, 5-sty bk tnt & strs; Katharina Bonifer extrx—Moritz Weil et al; Patk J O'Beirne (A), 132 Nassau; Roy M Robinson (R); due, $14,105.-43; T&c, $300.00; Joseph P Day.
120TH ST, 121 W, ns, 290 w Lenox av, 20x 100.11, 3-sty & b stn dwg; Jane M Barron—Robert F Chapman et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jos C Levi (R); due, $17,178.05; T&c, $175.95; Joseph P Day.

MAY 1 & 3.
No Legal Sales advertised for these days.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

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EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN
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Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APR. 24 & 26.
No Legal Sales advertised for these days.

APR. 27.
FOX ST, nwc 156th, 100x100, vacant; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A), 165 Bway; Phoenix Ingraham (R); due, $21,558.84; T&c, $2,795.-88; D Phoenix Ingraham.
156TH ST, E, nwc Fox, see Fox, nwc 156th.
GIVAN AV, nec Lodovick av, 100x500; Julia A Hoiston—Geo E Conley et al; Lemuel Skidmore (A), 69 Wall; Maurice S Cohen (R); due, $6,598.13; T&c, $692.48; L J Phillips & Co.
LODOVICK AV, nec Givan av, see Givan av, nec Lodovick av.

APR. 28.
AUGUSTA PL, 1118 & 1120, es, 163.3 n Eastern blvd, 50x100; Eugenie A Lohmann—Louis Bousha et al; Hieronymus Bruenich (A), 23883a Tiebout av; Clarence Y Palitz (R); due, $3,493.96; T&c, $113.30; Joseph F Day.
BARTHOLDI ST, 736, ss, 100 w Holland av, 25x 95; Marie E Finke—Wm L Phelan et al; Action 1, McLoughlin & Martin (A), 309 Bway; Edw F Moran (R); due, $5,106.90; T&c, $165.07; Henry Brady.
BARTHOLDI ST, 738; ss, 75 w Holland av, 25x 95; same—same; Action 2; same (A); same (R); due $5,100.80; T&c, $135.39; Henry Brady.
CROTONA PARK N, 743; ns, 118.4 e Clinton av, 23x100, 2-sty fr dwg; Wm W Johnson et al, trstes—Rosa Brown et al; Merrill & Rogers (A), 100 Bway; Edw A Acker (R); due, $5,510.88; T&c, $129.64; James J Donovan.

APR. 29.
WILLETT AV, ws, 100 s 216th, 200x100; Jas B Kilsheimer—Cioffi Co et al; Dutton & Kilsheimer (A), 203 Bway; Harold C Knoeppel (R); due, $5,387.85; T&c, $338.10; sub to mtg $5,000; James L Wells.

APR. 30.
TACOMA ST, nec St Lawrence av, see Tremont av, 1787.
239TH ST, E, swc Katonah av, see Katonah av, swc 239th.
BAKER AV, es, 50 n Penfield av, 50x116.4; Geo J Puckhafer—Fredk J Shallk et al; G Arnold Moses (A); Julius D Tobias (R); due, $1,-158.71; T&c $100; J H Mayers.
BLACKROCK AV, 2156, ss, 230 w Castle Hill av, 25x100; Louis Dieboid, exr—Emma A Wolfrath et al; Clifford C Roberts (A), 27 Cedar; Isidor Wels (R); due, $1,945.33; T&c, $231.18; Joseph P Day.
KATONAH AV, swc 239th, 100x105, vacant; Harry Lippmann—Josie Bevens et al; Sampson H Schwarz (A), 25 Broad; Walter W Irwin (R); due, $4,004.01; T&c, $805.08; Joseph P Day.
ST LAWRENCE AV, nwc Tremont av, see Tremont av, 1787.
TREMONT AV, 1787, nwc St Lawrence av, runs n— to Tacoma, xe95xs25xw43.3xnw56.3 to beg; Eliz K Dooling—Wm A Riley et al; Knox & Dooling (A), 27 Cedar; Clarence Y Palitz (R); due, $8,266.56; T&c, $791.91; Joseph P Day.
WICKHAM AV, es, 200 s Tillotson av, 150x100; Jane H Pierce, extrx—Etta G Dupont et al; Ernest H Wells (A), 309 Nassau; Jos R Truesdale (R); due, $2,316.70; T&c, $265; Joseph P Day.

MAY 1.
No Legal Sales advertised for this day.

MAY 3.
WARREN ST OR AV, ws, 285.2 s Spuyten Duyvil pkway, runs w204.2xw181.9xw114.1 to Johnson av xse188.6xe82.3xse319xe150xn102.6x nw105xsw48.3xn383.6 to beg; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Deecke (A), Utica, N Y; Oliver A Davis (R); due, $9,350.22; T&c, $1,861.90; sub to pr mtgs aggregating $19,776.37; Henry Brady.
197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.
GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due $1,346.50; T&c, $1,158.89; sub to 4 pr mtgs aggregating $8,000; James J Donovan.
JOHNSON AV, see Warren st or av, ws, 285.2 s Spuyten Duyvil pkway.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated

APR. 24.
No Legal Sales advertised for this day.

APR. 26.
CHAUNCEY ST, ns, 350 n Ralph av, 50x81.3; Jno D Williamson—Clifton Place Realty Co et al; G Burchard Smith (A), 391 Fulton; Jacob M Peyser (R); Wm J McPhilliamy & Co.
68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian LaMoyne et al; Cullen & Dykman (A), 177 Montague; Peter P Smith (R) Wm J McPhilliamy & Co.
BLAKE AV, sec Bristol, 110x100; Realty Supply Corpn—The Lirock Inc et al; Abr H Spigelgass (A), 44 Court; David Senft (R); Nathaniel Shuter.

APR. 27.
ADELPHI ST, ws, 84 s Myrtle av, 51.10x100; First Mtg Guar Co—Hartman Constn Co et al; Action 1; Leach & Williams (A), Bridge Plaza N, Queens; David Hirshfield (R); Wm J McPhilliamy & Co.
ADELPHI ST, ws, 135.10 s Myrtle av, 51.10x 100; same same; Action 2; same (A); same (R); Wm J McPhilliamy & Co.
BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar Mary E James et al; Weinberg Bros (A) 302 Bway; R Hunter McQuistion (R); Nathaniel Shuter.
BAY 38TH ST, ses, 120 nw Benson av, 60x96.8; BAY 38TH ST, ses, 200 ne Benson av, 100x 96.8, and LOTS 1940 & 1941, Block 31; Sheriff's Sale of all right, title, &c, which Raphael A Pipitone et al had on March 6, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.
RUTLEDGE ST, ss, 80 w Marcy av, 20x100; Sheriff's Sale of all right, title, &c, which Geo C Schroeder had on March 1, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.
VAN SICLEN ST, ws, 304.3 s Av T, 122.8x—; Wilbur F Rockwell—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; David J Daly (R); Wm P Rae.
72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliamy & Co.
79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.
79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.
BROADWAY ss, 200 e Bedford av, 95.7x74.1; Anna M Nelson—Chas B Myers et al; J A Seidman (A), 63 Park Row, Manhattan; Arthur E Goddard (R); Wm P Rae.
CENTRAL AV, nes, intersec ses Gates av, 50x 100; Catherine Ibert—Joseph Stehlin et al; Frank Obernier (A), 44 Court; Henry B Ketcham (R); Wm J McPhilliamy & Co.
CONEY ISLAND AV, ws, 25 s Montauk ct, 160x 100; Bklyn Bible Soc—Esther Thomas et al; Harry L Thompson (A), 175 Remsen; Jos J Hood (R); Wm J McPhilliamy & Co.
NEPTUNE AV, sec Ocean pkway, 309.6x140.5; Larina Sawyer et al—Selena M Lakeland et ap; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm P Rae.
5TH AV, nc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliamy & Co.
18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; Henry J Davenport (A), 375 Pearl; Richmond L Brown (R); Wm J McPhilliamy & Co.

APR. 28.
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank of City of Eklyn—Jno F Gompert et al; Phillips & Avery (A), 41 Park Row, Manhattan; Horatio C King (R); James L Brumley.
S ELLIOTT PL, es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner—J Wm Greenwood exr, et al; David D Ackerman (A), 132 Nassau, Manhattan; Chas S Guthrie (R); Wm P Rae.
E 8TH ST, es, 200 s Av T, 40x100; Anna M E Watkins—Fredk M Seller et al; Wells & Snedeker (A), 34 Nassau, Manhattan; Thos Flaherty (R); Wm H Smith.
15TH ST, ns, 70 w 3 av, 27.10x100; Wm Forger —Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exch pl, Manhattan; Thos E O'Brien (R); Wm J McPhilliamy & Co.
LOTS 174-185, Map of land of Asa W Parker in Bath Beach; Bank of Flatbush—Chas F Lutz et al; Hovell, McChesney & Clarkson (A), 50 Court; Thos H Troy (R); Wm J McPhilliamy & Co.

APR. 29.
GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (A); Wm P Rae.
SCHERMERHORN ST, ss, 325 e Bond, 50x81.11; Annie McManamy—Z Matilda Bergen et al; Wm R Doherty (A), 160 Monroe; Henry D Barmore (R); Nathaniel Shuter.
S OXFORD ST, es, 54 n Lafayette av, 44x82; Dime Savgs Bank of Bklyn—Academy Realty Corpn et al; Cullen & Dykman (A), 177 Montague; Jno J Fitzgerald (R); Wm J McPhilliamy & Co.
18TH ST, nec 3 av, 100x25; also 3D AV, es, 25 n 18th, 25x100; Chas Hoerschgan et al—Bertha Peterson et al; Jno M Zurn (A), 44 Court; Thos Kelby (R); partition; Wm J McPhilliamy & Co.
BROADWAY, nes, intersec nws Ellery, 100x100x irreg; Bowery Savgs Bank—Ernest Stutz et al; Cadwalader, Wickersham & Taft (A), 40 Wall, Manhattan; Jas H McCabe (R); Wm J McPhilliamy & Co.
HOPKINSON AV, ws, 102 s Livonia av, 150x 100xirreg; Brownsville Assn—Veneer Bldg Co et al; Action 2; Harry L Thompson (A), 175 Remsen; Wm L O'Malley (R); Wm J McPhilliamy & Co.
KINGSTON AV, es, 38.9 s St John's pl, 19.4x 80; David Klein—Konrad Bantle et al; Max Arens (A), 271 Bway; Peter W Ostrander (R); James L Brumley.

APR. 30.
BERGEN ST, 1882, ss, 100 e Howard av, 20x 190; Ethel B Watson—Magdelene T Younghans et al; Gould & Wilkie (A), 2 Wall, Manhattan; Michl J Joyce (R); Joseph P Day.
HERKIMER ST, ns, 28 e Stone av, 16x80; Equitable Co-Operative Bldg & Loan Assn—Cecilia McKinnon et al; Jas P Judge (A), Chas L Mahnken (R); Chas J Mahnken.
MADISON ST, ns, 42 w Throop av, 19x100; Mary H De Silver—Leah A Beebe et al; Harry L Thompson (A), 175 Remsen; Morris A Vogel (R); Wm P Rae.
BENSON AV, nes, intersec ses 23 av, 96.8x 100; Jacob Beyer et al; Edw D Powers et al; Harry L Thompson (A), 175 Remsen; David Hirschfield (R); Nathaniel Shuter.
HOPKINSON AV, ws, 100.2 n Riverdale av, 150x100; Brownsville Assn—Veneer Bldg Co, Inc, et al; Action 1; Harry L Thompson (A), 175 Remsen; Ira L Rosenson (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 150.2 n Livonia rd, 100x 100; Jos J Schwartz—Lirock Inc et al; Max Stoch (A), 361 Stone av; Jno H Fleury (R); Nathaniel Shuter.

MAY 1.
No Legal Sales advertised for this day.

MAY 3.
BERRIMAN ST, ws, 60.11 n Sutter av, 20x80; Max Abrams—Adolph Balizer et al; David P Goldstein (A), 132 Nassau, Manhattan; Louis P Goldberg (R); Nathaniel Shuter.
MONROE ST, ss, 325 w Patchen av, 16x100.1; Lizzie M Flower—Almira E White et al; Egbert K Van Beuren (A), 26 Pine, Manhattan; Chas S Guthrie (R); Wm P Rae.
S 3D ST, ns, 18.9 w 8th; Florence M Klein—Geo E Dillingham et al; Neier & Van Derveer (A), 141 Bway, Manhattan; Burt L Rich (R); Wm P Rae Co.

FORÈCLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 17.
15TH ST, 111 W; Corn Exch Bank—Ensign Realty Co et al; Bowers & Sands (A).

APR. 19.
SUFFOLK ST, 160; Geo S Seward—Cortlandt E Taylor et al; Cary & Carroll (A).
36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Tabor et al; amended; H Swain (A).
75TH ST, ss, 220 e West End av, 20x102.2; May G Stelcner Sanford—Isidor Hirsch et al; amended; H Swain (A).
104TH ST, ns, 100 e Columbus av, 33.8x100.11; 2 actions; Metropolitan Life Ins Co—Wm Cumming et al; Woodford, Bovee & Butcher (A).
123D ST, ns, 153.1 w 7 av, 46.11x100; Lloyd Phoenix—Sadie H Jacobs et al; Cary & Carroll (A).
125TH ST, 45-47 W; McConihe Realty Co—Madison G Hawke; Warren McConihe (A).
125TH ST, 129 E; Lottie E Field—Percival E Nagle et al; E Berry (A).

APR. 20.
NORFOLK ST, 171; Evelyn A Mossman—Rachel Pasinsky et al; Pressinger & Newcombe (A).
29TH ST, 5-7 W; United States Trust Co of N Y—E A L Realty Co et al; Stewart & Shearer (A).
39TH ST, ns, 78 w Lexington av, 20x98.9; Emily P Post—Ida C Bracher et al; Hoffman, Leough & Jay (A).
PLEASANT AV, ws, 60.5 s 120th, 40.4x85; E Louis Sands—Morris Weinstein et al; Bowers & Sands (A).
8TH AV, 2221; Geo H Smyth et al—Mabel E Adams et al; amended; H Baer (A).
10TH AV, 329; August Kohl et al—Mary A McElhinny et al; W F Clare (A).

APR. 21.
109TH ST, 211 E; Maiden Lane Savgs Bank—Gertrude R Mittleman et al; Roelker, Bailey & Stiger (A).
133D ST, ns, 366.6 w Lenox av, 33.3x99.11; J Lawrence Pool—Florence O Houck et al; Lexow, Mackellar & Wells (A).
1ST AV, 1108; Julius Levy—Jno D Braue et al; amended; M Cooper (A).

APR. 22.
HESTER ST, ss, 50 w Forsyth, 25x50; Abr L Kass—Jos Kleitman et al; Phillips, Mahoney & Wagner (A).
126TH ST, 14 E; Jno A Brown, Jr—Jacob Schattman et al; F B Comstock (A).

APR. 23.
SUTTON PL, ws, 20.5 n 58th, 20x86.5; also 1ST AV, 1108; Adoniram Clark et al—Jno D Braum et al; Roe & Hayes (A).
29TH ST, 505-7 W; Mary B Dortic—Umberto Monti et al; Merrill & Rogers (A).
124TH ST, 58 W; Mutual Life Ins Co of N Y—Mitchell Halliday et al; F L Allen (A).
AV B, es, 71 n 10th, 23.8x93; Sarah E Blodget —Rosie Rothstein et al; amended; A A Spear (A).

Bronx.

APR. 16.
IRVINE ST, es, 282.4 s Garrison av, 25x100; Joseph E Dutey—Morris Lazar et al; R Loewenthal (A).
160TH ST, ss, 117 se Cortlandt av, 25x100; Eliza J Gamble, extrx—Jno F Muldoon et al; W W Westervelt (A).
CROMWELL AV, ws, 408.4 n 165th, 113.2x116.6; Susan W F Oudin, trst—Estates of Long Beach et al; Ver Planck, Prince & Flanders (A).
FINDLAY AV, es, 285.4 n 169th, 20x100; Danl J Fitzgerald—Mary Lawrie et al; Cary & Carroll (A).
NELSON AV, es, 205.7 n Devoe, 15.8x92.6; August Brandes et al, trsts—Jasper Bayne Co et al; H Wendt (A).
PROSPECT AV, 1414; Anna M Jones—Julia Rothelm; R E Bergman (A).

APR. 17.
LOT 491, Sec 2, Map of Bronx View Park, 24th Ward; Helen Le Roy Pearsall—Ada M Ramos et al; C P Hallock (A).
LOT 492, Sec 2, Map of Bronx View Park, 24th Ward; Helen Le Roy Pearsall—Ada M Ramos et al; C P Hallock (A).

APR. 19.
No Foreclosure Suits filed this day.

APR. 20.
167TH ST, 481 E; Henry H Jackson—Benjamin P Moore; S H Jackson (A).
168TH ST, ns, 98.1 e Walton av, 25x98.7; American Swedenborg Printing and Publishing Soc —Elmer Realty Co et al; McLoughlin & Martin (A).

168TH ST, ns, 123.1 e Walton av, 25x102.3; American Swedenborg Printing and Publishinc Soc Elmer Realty Co et al; McLoughlin & Martin (A).
PROSPECT AV, es, 207.3 ne Beck, 37.5x100; Rondout Savgs Bank—Augusta Levy et al; Cary & Carroll (A).
PROSPECT AV, es, 244.8 ne Beck, 37.5x100; Jno Feeham et al—Julius Bernstein et al; Cary & Carroll (A).

APR. 21.

VICTOR PL, swc Heath av, 25x100; Wm Nelson (Cromwell et al exrs—Fordham Realty Co et al; E T Brackett (A).
BEAUMONT AV, es, 200 n 187th, 33.3x100; Sami Friedmann—Clarence Realty & Constn Co L Levy (A).
WEBSTER AV, es, 275 s 171st, 100x112.8; Anna Matilda Nelson as gdn—Maria Zibelli et al; H M Bellinger, Jr (A).
LOTS 613, 614, 615, 616, 617, 618, 619, 620, 635, 636, 637, 638, 639 & 640, map of prop of Eliz R B King; City Real Estate Co—Fredk W Paas et al; H Swain (A).

APR. 22.

LYMAN PL, ws, 267.6 n 169th, 51.7x55.2; Fannie Graydon—Pasquale J Lamberti et al; Montgomery & Peabody (A).
168TH ST, sec Gerard av, 100x125; Jos Lehman —Isaac L Zinke et al; J C Warren (A).
LOT 552, map of prop of Geo F & Henry B Opdyke, 24th Ward; Jno C Heintz as admr—Maria Gnazza et al; C Frey (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 15.

3D AV, sec 61st, 21.5x70; Greenwich Savgs Bank—Jos Hecht; B Aymar Sands (A); Phoenix Ingraham (R); due 20,664.03

APR. 16.

21ST ST, ss, 235 w 7 av, 46.10x105.5; Jos Schanz—Brookmire Realty Co; Herman Goldman (A); Wm Klein (R); due 18,168.10

APR. 17.

No Judgments in Foreclosure Suits filed this day.

APR. 19.

103D ST, 113 E; N Y Investors Corpn —Leah Cohn; Harold Swain (A); Algernon S Norton (R); due..... 4,760.94
103D ST, 115 E; City Real Estate Co—Leah Cohn; Harold Swain (A); Algernon S Norton (R); due..... 4,743.63

APR. 20.

MOORE ST, 32; Caroline M Child et al —Robt F Parkinson et al; Saml Riker, Jr (A); Louis Lande (R); due 20,930.56
MOORE ST, 30; Sarah E Townsend—same; same (A); Wm Goldsticker (R); due 23,777.10
68TH ST, 47 W; Ella A Brown—City Island Realty Co; Cary & Carroll (A); Edw D Dowling (R); due.... 34,831.54

APR. 21.

No Judgments in Foreclosure Suits filed this day.

Bronx.

APR. 16.

MAIN ST, ws, 61 n Prospect, 49x64.3; Jennie Y Hallock—Mary L Roeder et al; C P Hallock (A); W S Smith (R); due 1,076.67
LOT 5, part of, map of prop belonging to Levina E Bell at City Island; Jno B Livingston—Mary L Roeder et al; C P Hallock (A); W S Smith (R); due 3,155.00

APR. 17.

183D ST, swc Bassford av, 35.8x115; East River Savgs Institution—Bassford Realty Co et al; O F Hibbard (A); P Ingraham (R); due 42,028.89

APR. 19.

FOX ST, ns, 231.10 e Av St John, 40.7x125; Fanny Greenbaum—Gussie Friedman et al; H M Greenbaum (A); J T Dooling (R); due..... 5,096.65
PROSPECT AV, nwc 167th, 50x100; Greenwood Cemetery—Isaac Brown et al; Miller, King, Lane & Trafford (A); G B Hays (R); due..... 63,000.00

APR. 20.

240TH ST, nwc McLean av, 88x113; W Herbert Beach et al as exr—Jas T Doyle et al; C J McDermott (A); J C Connell (R); due 23,702.30
LOT 38, blk 3108, sec 11, on tax map; Saml Goldsticker—Denver Realty Co et al; E Jacobs (A); J P Dunn (R); due 6,646.70

APR. 21.

DECATUR AV, nws, 341.4 ne Southern blvd, 37.6x110; Rebecca B Gourlie et al as extrxs—Clark B Augustine et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due..... 7,408.00
LOT 12, blk 2985, sec 11, tax map; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A); G A Steinmuller (R); due 131.24

APR. 22.

FOX ST, 643; Philip A Ehni—Maze Realty Co of N Y; Lind & Pfeiffer (A); C V Halley, Jr (R); due..... 752.66
WHITLOCK AV, es, 314 s Tiffany, 39x90; Susan McVickar Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A); A N Giegerich (R); due 23,900.55

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 17.

47TH ST, 234 & 325 E; also 45TH ST, 213 E; Hannah A Boylston—Maria McGuire et al; partition; House Grossman & Vorhaus (A).

APR. 19.

125TH ST, 121-23 E; Edwin C Worns—Estate of Andrews Scher et al; action to foreclose mechanic's lien; H L Noah (A).
140TH ST, ns, 264 e 7 av, 136x99.11; Schnell Realty Co, Inc—Jno Weber; specific performance; Van Alen & Dyckman (A).
BROADWAY, nwc 67th, 84.9x75.5; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; Alice T Chamberlin—Florence Joel et al; counterclaim; Putney, Twombly & Putney (A).
PARK ROW, 103; Bridge Cafe—Jno H Burns; specific performance; F E M Bullowa (A).

APR. 20.

No Lis Pendens filed this day.

APR. 21.

28TH ST, 226 W; Tenement House Dept—No 226 W 28th St; action to recover damages, &c; F L Polk (A).
85TH ST, ss, 350 w Columbus av, 18x102.2; Louis Queen—Anna M Wilkinson et al; action to set aside deed; S Bitterman (A).

APR. 22.

82D ST, 116 W; E Hunt Allen—Wm F Allen; action to appoint committee, &c; Allen & Cammann (A).
LENOX AV, ws, 80 s 122d, 20.11x80; and PROP in Westchester County; Manfred H Hall—Merrill Sieders et al; partition; C H & J A Young (A).
3D AV, sec 50th, 25.1x105; 571H ST, ss, 181.11 w Av A, 19.6x100.5, & 6TH AV, nec 21st, 24.8 x95; Geo R Hallock—Wm C Durrin et al; action to determine validity of will; R E Samuels (A).
11TH AV or Boulevard, es, 100 s 175th, 89.8x 100; 113D ST, ns, 325 e Bway, 50x100.11; Eckhardt V Eskesen—Metthea K Mathiason et al; action to declare trust; Phillips & Avery (A).

APR. 23.

SUFFOLK ST, es, 125.5 n Hester, 25x100; Victoria Lauby—Peter J Lauby et al; partition; Steiner & Petersen (A).

Bronx.

APR. 16.

172D ST, sec Bathgate av, 55.3x87.6; Louis Wiener—Bathgate Realty Corpn et al; action to foreclose mechanic's lien; Phillips & Avery (A).

APR. 17.

No Lis Pendens filed this day.

APR. 19.

No Lis Pendens filed this day.

APR. 20.

No Lis Pendens filed this day.

APR. 21.

No Lis Pendens filed this day.

APR. 22.

HUGHES AV, nec 179th, known as lot 1, sec 11, blk 3080; Saml Goldsticker—Stephen A Jackson et al; action to foreclose transfer of tax lien; E Jacobs (A).
OLINVILLE AV, es, 25 s Lester, 100x125; Jacob Rod—North Bronx Realty Co et al; action to foreclose mechanics lien; London & Davis (A).
LOT 268, map of Washingtonville; Winifred F Von Nellsonburgh—Nellie E Johnson et al; partition suit; W C Foster (A).

Brooklyn.

APR. 15.

ASHFORD ST, es, 200 n Hegeman av, 40x100; Edw A Everitt—Julia Neubauer et al; G W Pearsall (A).
LOCUST ST, ns, 232.11 e C I Plank rd, 25x103.1 x25x103.11; Geo Weidner—Mary F Smith et al; T J Evers (A).
MACON ST, ss, 200 w Sumner av, 20x100; David S Naugle—Emily A Naugle et al; to create a trust; E E Fay (A).
MONROE ST, ns, 232.3 w Sumner av, 17.9x100; Lindley J Higham—Julia A Toy et al; C A Clayton (A).
ST JOHN'S PL, ss, 282.3 w N Y av, 18.3x127.9; Louise C Davis—Jacob Heilbron et al; Davison & Underhill (A).
S 4TH ST, ss, 95.10 se Havemeyer, 38.4x104.11; Vreeland-Ord Realty Co—Ph Levy Cont Co et al; W J Vreeland (A).
W 15TH ST es, 460 n Neptune av, 40x118.10; Eagle Savgs & Loan Co—Anostasio Minchella et al; J C McLeer (A).
47TH ST, nes, 180 nw 12 av, 40x100.2; Carrie Giesker—Jos C Trost & ano; J N Folwell (A).
61ST ST, ns, 180 w 11 av, 20x100; Eagle Savgs & Loan Co—Serena L Holt; J C McLeer (A).
61ST ST, sws, 200 se 6 av, 20x81.11, Title G & T Co—Michael Mullins et al; T F Redmond (A).
CHURCH AV, ns, 95 e Rogers av, 30.5x123.8x28 x123.10; Albert E Castle—Wm A A Brown; specific performance; G W Titcomb (A).
LIBERTY AV, sec Van Siclen av, 150x100; Profit Holding Corpn—Diaz Bldg Co et al. A L Spiegelgass (A).
LOT 401, Map 939, lots in Williamsburgh, prop of Wm P Powers; Robt T Hendricks—Lillian T Campbell et al; partition; H M Peyser (A).

APR. 16.

AMES ST, ws, 92.11 n Sutter av, 30x100; Morris Levin—Westshire Constn Co et al; H Hirshfield (A).
FULTON ST, 1756, 1341-1343-1357-1796; N Y Municipal R R Corpn—P F Emmet Co et al; to acquire property; G D Yeomans (A).
VAN BUREN ST, ns, 325 w Patchen av, 25x100; Margt Bauer—Alex R Phyfe et al; Wm Powell, Jr, (A).
E 40TH ST, ws, 97.6 n Av I, 80x100; Belle J Stewart—Earl S L'Amoureux & ano; T Witte (A).
AV C, sec Ocean pkway, 34x130, Clara E Browne —Emma C Miller et al; Reid & Pallister (A).
CLINTON AV, nes, 225 w Forest pl, 25x100; Southampton Bank—Minnie Baird et al; O F Fanning (A).
GATES AV, 1306; Edw A Klein—Anna Bauersfield et al; Jonas Lazansky & N (A).
MILLER AV, es, 200 n Belmont av, 95x100; Israel Paley—Dewey Realty Co et al; J J Schwartz (A).
MYRTLE AV, 1199 to 1209, 1213-1215,1189-1191 & DITMARS ST, ses, 375 ne Bway, runs ne 43.2xe101.8xse28.3xsw114.9xnw100 to beg; N Y Municipal Railway Corpn—Margarita Story et al; to acquire property; G D Yeomans (A).
REID AV, ws, 81 s Quincy, 19x75; Mary B Kellogg—Jno C Austin et al; Wilson, Barker & W (A).
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Mary L Wertheimer—Sarah Pollack et al; T F Redmond (A).

APR. 17.

ELTON ST, es, 150 s Liberty av, 25x90; Ida Van Wert—Albt Kauffmann et al; P Windels (A).
51ST ST, nes 13 av, 20.2x80.1; Wm F Borges—Hyman Parker et al; J H Fleury (A).
LIBERTY AV, sec Van Siclen av, 100x150; Sami Hess—Diaz Bldg Co et al; Cook & Benjamin (A).
8TH AV, ses, 33.4 ne 7th, 16.8x97.10; Eva S Wilkinson—Cath H McCormack et al; M F Johnson (A).
17TH AV, nwc 55th, 80x100.2; Minnie Eisenberg—Agida D'Amico et al; J Haberman (A).

APR. 19.

BERGEN ST, ns, 318.9 w Nevins, 18.9x100; Willett I Blackmer—Eliz H Blackmer; to create a trust; McClelland & Barradell (A).
HINSDALE ST, es, 100 s Blake av, 100x100; Interborough Sash & Door Co—W F S Constn Co et al; foreclosure of mechanic's lien; Simon & Weinstein (A).
MADISON ST, ss, 133.4 w Howard av, 16.8x100; Fred Pralle—Jno H Brobst et al; C Oechler (T).
MATTHEWS PL, nec Coney Island av, 74.8x100 x67.4x100.4; Louise A S Sinclair—Lilia B Wiener et al; T F Redmond (A).
QUINCY ST, nwc Throop av, 50x200; Gussie Rosenman—Louise Kaufold et al; Simon & Weinstein (A).
RALPH ST, 12 to 22; GATES AV, ss, 100 e Tompkins av, 27.6x107.9x27.1x110.6; GATES AV, 538-540; Anna Levy—Jos Levy et al; to set aside deed; P Hellinger (A).
BAY 35TH ST, wc Benson av, 80x96.8; Sebastian Hoh—Minnie Grossman; Kramer, Cohen & M (A).
42D ST nes, 327.8 nw Ft Hamilton av, 33.4x 100.2; Title G & T Co—Ella Monosson et al; T F Redmond (A).
AV G, sec E 25th, 60x100; Henry Helpershausen —Holmes V B Ditmas et al; F W Marquand (A).
NEW UTRECHT AV, sec Bay Ridge av, 20x 116.3x22.3x126.1; Rose Seckler—Chas H Greenfield et al; P S Seligman (A).
OCEAN PKWAY, es, 100 n Av O, 80x150; E 7TH ST, es, 320 n Av O, 60x120.6; AV N, ss, 60 e E 9th, 60x100; Anton F Troescher—Geo Herzog et al; Guggenheimer, Untermyer & M (A).

APR. 20.

ASHLAND PL, es, 462.2 n Fulton, 20x75; Alfretta B Thoma—Britannia P Harvey; Lewkowitz & Schaap (A).
COOPER ST, nws, 39.5 ne Evergreen av, 19.6x 100; MOFFAT ST, nws, 45 ne Evergreen av, 20x100; Sophia Heimer—Ella Markert et al; partition; C H Haubert (A).
McDONOUGH ST, ss, 300 w Reid av, 50x100; Michael J O'Shea—Sarah J Parker et al; Cary & Carroll (A).
W 2D ST, es, 100 s Av P, 20x87.11x20x87.7; Lawrence I Gerber—Geo S Males et al; A A Silberberg (A).
W 2D ST, es, 100 s Av P 20x87.11x20x87.7; Lawrence I Gerber—Bessie Harris & ano; to create a trust; A A Silberberg (A).
E 5TH ST, ws, 40 n Albemarle rd, 30x100; Rudolph F Herting—Rose Shatzkin et al; G C Case (A).
E 14TH ST, es, 320 n Av N, 20x100; The Thrift —Marie Langdon et al; F Jordan (A).
47TH ST, nes, 220 se 5 av, 20x100.2; Amelia Van Tassel—Walter S Smith et al; H M Bellinger, Jr (A).
ATLANTIC AV, ns, 190 e Nevins, 20x90; Mary E Beatty—Minnie Korfhage et al; H L Thompson (A).
EASTERN PKWAY, ns, 260 w Rogers av, 20x 85.7; Arthur Hounslea—Emma T McQuade et al; W H Barradell (A).
N PORTLAND AV, 132; Wm Kennedy Constn Co—Anna Trainor & ano; foreclosure mechanic's lien; F E Johnson, Jr (A).

APR. 21.

DEAN ST, ss, 140 w Kingston av, 60x100; Antonyno Primo—H L Develop Co et al; foreclosure mechanic's lien; I Solomon (A).
FLEET PL, ws, 139 n Johnson, 18x85; Fredk W Barwick—Chas Silverberg et al; S F Strongin (A).
RODNEY ST, 457; Philomene Broderick—Yetta Dressler et al; Overend & Buchner (A).
E 15TH ST, ws, 134.4 n Church av, 60x100; Wm N Cromwell—Grace L Brown et al; H J Davenport (A).
36TH ST, ss, 360 w 15 av, 20x100.2; David S Yeoman—Angelina B Bosco et al; J F Dempsey (A).
41ST ST, ns, 380 e 13 av, 20x100; Williamsburgh Savgs Bank—Harry Koslowsky et al; S M & D E Meeker (A).
41ST ST, ns, 300 e 13 av, 20x100; Williamsburgh Savgs Bank—Saml Phillips R E Corpn et al; S M & D E Meeker (A).
41ST ST, ns, 340 e 13 av, 20x100; same—same; same (A).
41ST ST, ns, 360 e 13 av, 20x100; same—same; same (A).
NICHOLS AV, sec Jamaica av, 50x120; Frank R Kraus—Magdalena Grotz et al; N Dietz (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APR. 17.
27TH ST, 22-24 W; Rusling Co—Elimont Realty Co (80) 1,950.00
106TH ST, 14 W; Max Dick -Abr Cohen, Jno Moss & Anna Jacobs (81) 24.50

APR. 19.
126TH ST, 228-38 W; Frank J Schneidlein—Arthur Brisbane (82) 515.77
CENTRAL PARK W, 236; Edw Mahiphant Hannah Ellis; Pease & Elliman (83) 88.00

APR. 20.
125TH ST, 45-47 W; Jas W Hellion—Madison G Hawke (88) 36.40
128TH ST, ss, 187.6 e 5 av, 20x99.11; Julius B Miller—Louis Feldman; Morris Cramer (86) 100.00
BROADWAY, 901; American Luxfer—Prism Co—Edw H Mount; August H Hillers (85) 230.00
111TH AV, nwc 47th, 25x100.5; Peter B Byrnes Model Fireproof Tenement Co; Edw Margolies; renewal (87) .. 227.46

APR. 21.
MOTT ST, 35-9; Sam Weintraub Jas Naughton & Morris Tolkow (90).... 57.91
NORFOLK ST, 134; Bank Electric Co—Nathan Cohen & Morris Goldberg (89) 180.50
40TH ST, 637-41 W; A C Wicke Mfg Co—Chas E Appleby, Union Stock Yard & Market Co, Erie R R Co & David Shannon; renewal (91)..... 3,308.54
2D AV, 1397-99; Euell & Dutt—Fred Hermann & Paul J Exner & Son, Inc (92) 173.19

APR. 22.
37TH ST, 44-46 W; Jardin Co, Inc—44-46 West 37th St Inc; renewal (94) 1,775.40
128TH ST, 270 W; Abr Salkofsky—Louis Feldman; Morris Sammer (95) 66.00
BROADWAY, 2182; S Wolf's Sons—Eva J W Coe; Lewis C Van Riper (93) 152.35

APR. 23.
DOWNING ST, 45-7; Manhattan Sand Co—Jos Tassi; renewal (96)..... 133.80
MOTT ST, 154; Guarantee Roofing Co—Esther Cohen & Leonard Volpe (97) 25.00

Bronx.

APR. 16.
No Mechanics' Liens filed this day.

APR. 17.
167TH ST, 481 E; Saml & Benj Steinberg—Toard Holding Co, Jos Rosenthal; A S Cox & Jos Rosenthal (20).. 88.38

APR. 19.
PARK AV (**), ws, 60 n 188th; Bronx Artificial Stone Works—Henry J Hemmens & N Y Edison Co; Wm A Burr Co; renewal (84) 1,033.21

APR. 20.
STEBBINS AV, ws, 128 n 169th, 44.9x70.6; Ignazio F Cavaluzzo—Lysteb Realty & Holding Co, Inc (21)..... 638.25

APR. 21.
HERSHELL ST, 1317—Barnett Brolnitsky—Mabel A Pragnell & Agnes Pragnell (22) 65.00

APR. 22.
No Mechanics Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

APR. 15.
GRAND ST, 659; M Nashenberg—Harry & Lena Schwartz & Hyman S Sulsky. 55.00
GRAND ST, 659; Mahnken Bldg Material Co—Harry & Lena Schwartz & Hyman S Sulsky 88.51
KOSCIUSKO ST, 217; N Fetner—Fannie Rosenthal 57.00
UNION ST, ns, 189 w Nostrand av, 200x33.7; Natl Parquet Co—Adolph Realty Co 750.00
E 19TH ST, 360; P Stein—Dorchester Bldg Co 575.00
84TH ST, ss, 190 w Ridge blvd, 45x100; W Wolf—Edw Sloggatt 323.80
BATH AV, 1703-11; H Lictra—Emilio Sarno 275.00
LIBERTY AV, sec Van Siclen av, 100 150; Realty Supply Corpn—Diaz Bldg Co; also Williamsburgh Savgs Bank, Saml Hess & Aaron Benjamin as mortgagees 3,737.04

APR. 16.
KOSCIUSKO ST, 601-3; A Manca—Tinton Impt Co & Harry Levin as pres 215.00
VANDERBILT ST, ns, & 18th running to Prospect av, 169.4x100; Danziger Painting Co Puritan Land Co & Jas W Cunningham 1,950.00
3D AV, es, 50 n 48th, 25x80; I Shkalnick—David Feinberg & Saml Glicksman, ... 487.00
PROP consists of 80 acres on Ruffle Bar, Jamaica Bay, which is owned by City of N Y together with all water front rights, structures & appurtenances; A R Powley Dredging & Constn Co—City of N Y, Ruffle Bar Assn & G H Atkinson Co 26,736.84
SAME PROP; Geo W Rogers & Co - same 4,721.64
SAME PROP; Geo W Rogers Co—same & A R Powley Dredging & Constn Co. 6,047.45

APR. 17.
GRAND ST, 659; I Sulsky—Harry & Lena Schwartz & Hyman S Sulsky.... 950.00
SAME PROP; C Sirota—Harry Schwartz & Hyman S Sulsky 75.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; A Chigalo—Rex Bldg Co & Geo R Davidson 150.00
E 18TH ST, es, 100 s Tennis ct, 25x100; H Hewston Walter Baker & Wm Born & Sachs Bros 55.00

APR. 19.
CHESTER ST, 352; Sam Marsharsky—Louis & Barnet Brauer 32.00
FULTON ST, 3043; C Steffens & Son—Mathilde W & Louis J Becker 41.93

APR. 20.
DEAN ST, ss, 140 w Kingston av, 60 x100; A Primo—West End Impt Co & H L Development Co 200.00
MAPLE ST, 659; E Kaplan—Guiseppi & Mary Raisulo 105.00
AV B, nwc 88th, 75x100; I Kamerman—T L Burbridge & Jos Grossman 750.00
DREW AV, ws, 101.11 s Pitkin av, 40 x100; DREW AV, ws, 180.11 s Pitkin av, 40x100; M Berkowitz—Louis Larsen 180.00
MYRTLE AV, 365; Thos Dougherty—Louis Rappaport 628.00
RIVERDALE AV, swc New Jersey av, 95x100, Empire City Lumber Co—New Lots Constn Co & Harry Schneider... 329.65

APR. 21.
ENFIELD ST, wc Liberty, 100x100; V Isernia—B T Constn Co..... 646.25
GRAND ST, 659; H S Sulsky—Harry & Lena Schwartz 2,088.00
TROY AV, nec Prospect pl, 27.6x80; Bell Fireproofing Co—Johnson Realty Corpn & Aug Williams Co..... 203.52

SATISFIED MECHANICS' LIENS.

Fir t name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APR. 17.
22D ST, 36 E; J W Clark, Inc—Frank G Ormsby et al; Feb3'15 ..... 1,907.50
[2]75TH ST, 507 E; Jas DeFago—Berent C Gerken et al; Aug14'14..... 1,537.05
[2]LEXINGTON AV, 311; Jos H Lowenstein—Allerton 38th St Co, Inc, et al; Apr13'15 ..... 400.00

APR. 19.
[2]WEST END AV, nec 96th; Farber Cont Co—Essie Constn Co et al; Apr10'15. 5,889.80

APR. 20.
No Satisfied Mechanics' Liens filed this day.

APR. 21.
4TH ST, 355 E; Aaron Billow—Dora Silverblatt et al; Feb18'15..... 117.50
BROADWAY, 1578-90; also 7TH AV, 712-20; also 48TH ST, 200-4 W; Forsth Electric Co—Broadway & 7th Av Co et al; June4'14..... 995.20

APR. 22.
ST NICHOLAS AV, nec 175th; Albert Frederick—175th St Hilding Co, Inc, et al; Mar13'15 ..... 91.50
SAME PROP; Jno Milhaven—same; Mar13'15 ..... 121.00
SAME PROP; Niagara Radiator & Boiler Co—same; Mar16'15 ..... 1,256.93
SAME PROP; Geo Koch—same; Mar15'15 ..... 156.75
SAME PROP; Wm J Murtagh—same; Mar15'15 ..... 300.00
[3]WEST END AV, nec 96TH, Farber Cont Co—Essie Constn Co et al; Apr8'15 ..... 6,699.92
[2]7TH AV, ws, whole front bet 24th & 25th; Tuttle & Bailey Mfg Co—National Cloak & Suit Co et al; Apr 5'15 ..... 663.07

APR. 23.
721-3 ST, 204 E; Abr Saffran—Caroline H Sirger et al; Mar9'15..... 106.31
97TH ST, 308 W; Geo Ellis & Co—Grace D Litchfield et al; Oct14'14... 44.50
[2]BROADWAY, ws, bet 147th & 148th; Jos B Friedlander Co—Louis W Morrison et al; Mar24'14..... 1,301.03
[2]BROADWAY, swc 148th; Chas S Waldo—same; Mar30'14 ..... 624.51

Bronx.

APR. 16.
141ST ST, 374 E; Chas Pace et al—Mary Pries et al; Apr8'15 ..... 418.84
HOE AV, 1151; S Blechman & Co, Inc—Elizabeth Rubl Kirchhofer et al; Dec11'14 ..... 115.00

APR. 17.
ALBANY CRESCENT, es, 119.9 s 231st, 134.4x140; Edw Cohen—Volze, Larkin & Kinney Constn Co, Inc, et al; Mar 27'15 ..... 136.00
NAGEL AV (**), ses, 296 sw Hillside av; Pratt & Lambert—Central Bldg Improvement & Investing Co et al Apr2'15 ..... 235.35

APR. 19.
No Satisfied Mechanics' Liens filed this day.

APR. 20.
No Satisfied Mechanics' Liens filed this day.

APR. 21.
No Satisfied Mechanics' Liens filed this day.

APR. 22.
No Satisfied Mechanics Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

APR. 15.
ROCHESTER AV, swc Sterling pl, 45x100; ROCHESTER AV, es, 95 s Sterling pl, 25x100; P T McDermott J V Cunningham (Inc) & Spencer Aldrich; June20'14 ..... 550.00
FLATBUSH AV, sec Parkside av, 120.8x95x120.8x85.4; Canadian Bldg Material Corpn—Bklyn Union Bldg Corpn Carmine Carraturo & Frank Brancaccio; Apr8'15 ..... 201.08

APR. 16.
DEAN ST, ss, 140 w Kingston av, 60x100; Natl Fireproof Sash & Door Co—H L Development Co; Feb10'15 .... 68.00
MALTA ST, ws, 125 s Vienna av, 40x100; Square Lumber Co—Philip L Jardin, John A, Albert S, Frank X & Edw J Schwartz & Lena & Victor Kramer; Mar11'15 ..... 353.56
5TH AV, 5106; Jacob Rubin—Wm Lesnick & Wolkenstein et al; Jan21'15.. 84.85

APR. 17.
KOSCIUSKO ST, ns, 299.7 w Reid av, 50.4x100; Isaac Goldberg—Ellie Arnold & Louis Lo 200.00
PRESIDENT ST, 286; Harry Heller—Theresa Garrity & M J Platzer; Aug 26'14 ..... 36.53
AV B, ns, 40 e 88th, 60x100; Robt E Simons—Leonides T Burbridge; Apr 8'15 (see lien).....14,000.00

APR. 19.
[3]CONGRESS ST, 94; Louis Brooks—I W Rushmore Co & H A Rutan; Dec7'14. 200.00
S 1ST ST, ss, 100 w Wythe av, 58x irreg; Cirill Rebarick & ano—Fulton Bag & Cotton Mills & Hutchinson Metal & Roofing Co; Jan5'15 ..... 130.00
RALPH AV, ws, 60 n Sterling pl, —x—; Harry M Zipkin Herman & Eliz Kayfetz; June3'14 ..... 167.29

APR. 20.
S 9TH ST, ss, 121 e Bedford av, —x—; Sam Steiner—Michl Josephson & Chas Fairenkopf; July18'14 ..... 392.50

APR. 21.
No Satisfied Mechanics' Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APR. 15.
No Attachments filed this day.

APR. 16.
A MITCHEL, Jr's, Sons, Ltd; L Hecht & Co; $7,634.80; A Mayer.
HAHN, Henry F; Jacob A Barkey; $525.95; Eppstein & Rosenberg.
EDWARDS, Jas T; Ella Van B Clark; $475; F E O'Brien.

APR. 17.
DE LA SONDIERE; Gabriel P Louis; J E Place; $1,082.30; Stroock & Stroock.

APR. 19.
QUINBY, Chas L, or Chas Locke; Lulu B Locke; $3,771; F M Patterson.

APR. 20 & 21.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 16, 17, 19, 20, 21 & 22.

Columbus Circle Realty Co. 61st st, 3-7 W..A B See Electric Elevator Co. Elevator 5,132.50
Davis, Jos H Bldg Co. 74th st, ss, 225 w 74th..Consolidated Chandelier Co. Fixtures. .....(R) 700.00
Margarella, Pasquale. Broome st, 477-81..National Equipment Co. Machines. 20,337.00
Romano, Luigi. 24th st, 230 E..E Esposito. Barber Fix..... 308.00

Bronx.

APRIL 16, 17, 19, 20, 21 & 22.

Auditore, Giuseppe. 832 Jennings st.. Ermino Esposito. Barber Fixtures.. 367.00

Brooklyn.

APRIL 15, 16, 17, 19, 20 & 21.

Alkoff, Morris. Riverdale av & New Jersey av..Saul Rendelstein. Plumbing Supplies. 1,073.00
Basis Realty Co. 78th st, c Ft Hamilton av..Elsie E Kerby as extrx..(R) 806.00
Bon Ton Constn Co. Rogers av, c Beverly rd..Elsie E Kerby as extrx..(R) 100.00
Cervadora, Dominick. E 40th st, c Maple st..Elsie E Kerby as extrx.....(R) 60.00
Diaz Bldg Co. Liberty av, c Van Sicklen av..Levin,. Kronenberg & Co. Lumber, &c. 4,150.00
Diaz Bldg Co. Liberty av, c Van Sicklen av..Harry Richmond & ano. Bath Tubs, &c. 5,650.00
Kronheimer & Oldenbusch. 366-8 Butler st..U S Constn Co. Auto Sprinkler, &c. 9,765.00
Thrall Constn Co. Quincy st, nr Nostrand av..Colonial Mantel & Refrigerator Co. Refrigerator..... 250.00
Venech & Duke. Emmons av, c Ocean av..Robt Findlay Mfg Co. Elec Fix. 195.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Bronx.

APR. 16.
BECK ST, swc Leggett av, 46.8x105; Jas G Wentz loans Macy Constn Co two erect 2 5-sty apartments; 9 payments 83,000.00

VYSE AV, es, 100.3 s Home, 50.2x 100.6; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartments; 13 payments 35,000.00

VYSE AV, es, 150.6 s Home, 50.2x 100.6; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartment; 13 payments 35,000.00

APR. 17.

193D ST, ss, whole blk front between Fordham sq & Decatur av, 70.1x 108.1; City Mtg Co loans Wedgewood Co to erect 6-sty apartment; 10 payments. 55,000.00

RANDALL AV, ss, 25 e Monticello av, 25x100; Railroad Co-operative Bldg & Loan Association loans Chas & Josephine Swenson to erect 1-sty dwelling house; 3 payments 2,500.00

STEBBINS AV, ns, 128.3 ne Lyman pl 53.5x69.3; Freehold Constn Co loans Lysteb Realty & Holding Co, Inc, to erect 2-sty brick bldg; 4 payments... 5,000.00

LOT 28, blk 1, map of Tremont Terrace, prop of Bankers' & Security Co, 24th Ward; Eliz K. Dooling loans Carlo Marocooli to erect 2-sty & cellar brick dwelling with stores; 4 payments.... 4,500.00

APR. 19.

174TH ST, sec Longfellow av, 50x100; City Mtg Co loans Trask Bldg Co to erect 5-sty apartment; 12 payments. 40,000.00

VALENTINE AV, es, 100 n 187th, 50.9 x100; City Mtg Co loans Hoffmann Co Builders, Inc, to erect 5-sty apartment; 10 payments 27,500.00

VALENTINE AV, es, 150.9 n 187th, 50.9 x100; City Mtg Co loans Hoffmann Co Builders, Inc, to erect 5-sty apartment; 10 payments 27,500.00

APR. 22.

GRAND BLVD & CONCOURSE, ws, 100 s Field pl, 50x90; City Mtg Co loans Kearns Realty Co, Inc, to erect 5-sty apartment; 6 payments..... 20,000.00

GRAND BLVD & CONCOURSE, ws, 150 s Field pl, 50x90; City Mtg Co loans Kearns Realty Co, Inc, to erect 5-sty apartment; 6 payments..... 20,000.00

ORDERS

Brooklyn.

APR. 16.

STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay P F McDermott 150.00

APR. 20.

PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corpn 527.69

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

During the month of March, the Board of Examiners held seven meetings, and received 71 appeals. There was, in addition, 12 appeals pending on March 1, making a total of 83 appeals. At the various hearings held 58 appeals were approved on condition, 6 approved outright, 5 disapproved, 4 dismissed, without action, 5 withdrawn, by appellant and 5 laid over.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 129 of 1915, New Building 341 of 1913, 31 West 110th street, Manhattan. Louis Allen Abramson, appellant.

24. Wood enclosure on roof garden of unlawful construction. Should be of incombustible material.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure.

To permit the use of wood in the construction of the open trellis work, pergola, and supporting members.

The building is occupied and owned by the Young Women's Hebrew Association, by reason of which the fire hazard is reduced to the minimum, no smoking being allowed, and the building being the highest in the locality, it is the appellant's belief that the material desired to be employed, will be equally good to that demanded by the Superintendent of Buildings.

APPROVED ON CONDITION that the supports of the pergolas be placed on the roof, and not on the exterior walls; and that the rafters of the pergolas shall not project beyond the walls of the building.

APPEAL 130 of 1915, New Building 1810 of 1915, northeast corner Livonia avenue and Hinsdale street, Brooklyn. Louis Allen Abramson, appellant.

Denied under Section 31 of Code.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure. Or that an equally good and more desirable form of construction can be employed.

The use of steel girders; steel girders to be properly fireproofed, in place of fore and aft brick walls.

The form of construction proposed above is, in the opinion of the appellant, equally good and more desirable, particularly inasmuch as a continuous transverse fire wall exists on all floors.

APPROVED on the following CONDITIONS:

1st. That an unpierced brick wall at least eight inches thick be provided at the point marked "A" on 2d, 3d and 4th floor plan, extending from the second floor to the underside of the roof-boards; and that the brick wall marked "C" may be replaced with an ordinary partition.

2d. That that portion of the second floor over space marked "B" on the first floor be of fireproof construction.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 131 of 1915, New Building 1973 of 1915, 1354-1356 63d street, Brooklyn. Matthew W. Del Gaudio, appellant.

This proposition being in conflict with the conditions required by the Board of Examiners, I would recommend that the proposed changes be submitted again to the said Board of Examiners for consideration.

The proposed amendment was in accordance with the recommendations of the Board of Examiners, made on March 16, 1915, at the hearing given the appellant, in the matter of application No. 1220, of 1915, said latter matter being in relation to omission of the fore and aft partition wall, in said building, and when appeal was approved, on certain conditions. The said appeal is known as No. 77, and is dated March 10, 1915. By said amendment it is proposed to provide a steel girder, with a column supporting same, for the support of the floor beams at front portion of building, and to have the wall dividing the front from the rear portions of the building, of 12" brick.

That, in view of the providing of said girder and columns sufficient support is provided for the floor beams, while the providing of a 12" wall between the front and rear portions of building will divide the building in two sections, completely separated from each other.

Proper support being shown for the floor beams, and also, the girders and columns will be properly fireproofed, and the conditions mentioned in the Board's official notice of March 16, 1915, will be complied with.

APPROVED ON THE FOLLOWING CONDITIONS:

1st. That a self-closing fireproof door be provided at the point marked "A" on the cellar plan.

2d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 132 of 1915, New Building 1878 of 1915, 113-121 Linden street, Brooklyn. Harry Dorf, appellant.

1. Comply with Section 31 of the Code. Section 31 of the Code permits me to use steel girders and columns in place of a brick wall where the span is over 26' between bearing walls. May I use steel girders and columns in place of a brick wall? It will diminish the rooms 6" in width and under the present condition it will be bad construction.

APPROVED on the FOLLOWING CONDITIONS:

1st. That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the first floor plan, extending from the first floor beams to the underside of the floor of the second story.

2d. That the floor and ceiling of the space marked "B" on the first floor plan be of fireproof construction.

3. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 133 of 1915, New Building 49 of 1915, 588 Fifth avenue, Manhattan. Alfred Freeman, appellant.

6. Walls in rear portion of second story are of unlawful thickness as shown on new plans. That an equally good and more desirable form of construction can be employed. To construct side and rear walls which are to be of skeleton type 12" in the second story and same to be carried on steel framing. A 12" wall being considered as sufficient for the upper 75 feet or more of the exposed part of the building, the same should apply to the lower or less exposed part of the building. The load on the second story wall is no greater than that on the wall of the story above, and therefore need not be increased in thickness. The main use of this wall is as a fire protection, or protection from the elements.

Appearances: Alfred Freeman and Sidney Diamant, C.E. APPROVED.

APPEAL 134 of 1915, New Building 58 of 1915, 1562 Broadway, Manhattan. James C. Green, appellant.

1st. That the walls shown are of unlawful thickness.

2d. Lining of party walls are insufficient.

That the Superintendent of Buildings will not approve of the mode, manner of construction to be followed in the erection of this building.

1st. That the walls can be built as shown on submitted plans. 12" thick entire height.

2d. That 4" brick lining thoroughly anchored to party wall be permitted. The outside walls are supported at each story on the steel columns and girders, the strength is ample as shown and additional encroachment on the restricted rental space is unnecessary hardship to the owner.

Appearance: James C. Green. On motion, after lengthy discussion, entered on the record as withdrawn by appellant.

APPEAL 135 of 1915, New Building 1862 of 1915, 383-385 South 3d street, Brooklyn. Charles M. Straub, appellant.

Denied for excessive height, contrary to Section 31 of Code.

He refuses to approve the mode and manner of construction to be used in the erection of this building—as to thickness of walls in second story for height of building, same exceeding 60'. To permit the front wall in second story to be 16" thick, and the rear, side and all court walls in second story to be 12" thick, as proposed. The 12" portions of walls from the second floor up to top roof beams does not exceed 50 feet in height, and the total height from curb level to top of roof beams is only 63' 1", and to highest point of roof 64' 9".

Appearance: Charles M. Straub.

APPROVED on the following CONDITIONS:

1st. That an unpierced brick wall be provided at the point marked "A" on the several floor plans, extending from the cellar floor to the underside of the roof-boards.

2d. That a self-closing fireproof door be provided at the point marked "B" in the cellar.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 136 of 1915, New Building 1863 of 1915, 64-68 South 2d street, Brooklyn. Charles M. Straub, appellant.

Denied, for excessive height, contrary to Section 31 of the Code. He refuses to aprove the mode and manner of construction to be used in the erection of this building—as to thickness of walls in second story for height of building, same exceeding 60 feet. To permit the gable wall on South 2d street in second story to be 16" thick, and the front, rear side and all court walls in second story to be 12" thick, as proposed. The 12" portions of walls from the second floor up to top of roof beams does not exceed 50 feet in height, and the total height from curb level to top of roof beams is only 63' 6¾", and to highest point of roof 64' 8¾".

Appearance: Mr. Charles M. Straub.

APPROVED on the following CONDITIONS:

1st. That a self-closing fireproof door be provided in the cellar of the point marked "A."

2d. That those portions of the second floor above spaces marked "B" on the first floor plan be of fireproof construction.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 137 of 1915, New Building 2110 of 1915, 467-469 Prospect avenue, Brooklyn. Frederic W. Eisenla, appellant.

Contrary to Section 31 of Building Code. That 8" brick walls divide each apartment, arranged between the hall walls and the cross walls. Fore and aft supports to be covered with wire lath and 2" of cement mortar, equally as good and more desirable for construction. And being claimed that the Rules and Regulations of President of Borough or provisions of law or ordinance do not apply. That the 8" brick hall walls and the 8" brick cross walls be accepted as dividing apartments, with necessary fireproofing of the columns and girders with wire lath and 2" cement mortar. Distance between main bearing supports does not exceed 26' and therefore no fore and aft partition walls are necessary. To erect fore and aft brick wall in the arrangement of lay out of rooms would cause additional expense in cost of iron to carry upper fore and aft wall at front and loss of space to rooms both at front and rear. Walls forming structure comply with Section 31 of the Building Code in that the main bearing walls are not over 26' apart between supports and 8" brick cross fire walls are provided.

Appearance: Mr. Joseph P. Farrell.

APPROVED on the following CONDITIONS:

1st. That self-closing fireproof doors, or unpierced brick walls at least eight inches thick, be provided at the points marked "A" on the cellar plan.

2d. That a self-closing fireproof door be provided in the first story at the point marked "B."

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 138 of 1915, New Building 2190 of 1915, 319-321 Stone avenue, Brooklyn. Benjamin Cohn, appellant.

1st. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of said borough, or the provisions of law, or ordinances do not apply. That the distance between the main bearing wall is not over 26' and therefore no fore and aft brick partition walls are necessary. Walls forming structure conforms with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick fire wall separating front part of building from the rear part of building is provided.

Appearances: Benjamin Cohn and M. Weinberg.

On motion, APPROVED on the following CONDITIONS:

1st. That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the cellar plan, extending from the cellar floor to the underside of the first story floorboards.

2d. That self-closing fireproof doors be provided at the points marked "B" on the cellar plan.

3d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 139 of 1915, Alteration 617 of 1915, 23d to 24th streets, 4th to Madison avenues, Manhattan. D. Everett Waid, appellant.

1st. Building increased in height to over 150'. All flooring, interior trim, window frames, etc., should conform to Section 105.

2d. Walls of 12th story unlawful. Should be of brick where supported on brick walls below. (Modification to be prepared when objection is answered.) The provisions of the building ordinances do not apply and an equally good and more desirable form of construction can be employed.

1st. Whether the building with the proposed pent house or 12th story can exceed 150 ft. in height above the curb, and whether fireproofed wood flooring and wainscot will be required in the gymnasium in the proposed pent house or 12th story.

2d. Whether steel columns in brick piers with steel frame and hollow tile spandrel walls may be used facing on interior courts as shown.

1st. The present main building is 11 stories high and is being divided into sections by means of fire walls and automatic fire doors as

shown on sheet 45. The proposed pent house or portion of the 12th story is to be used for gymnasium and is of fireproof construction, including trim, except the wood running track supported on steel, and the maple flooring and oak wainscot of the gymnasium proper. The chief contents will be steel lockers and gymnasium apparatus. Reference is made regarding the existing building to a ruling of the Bureau of Buildings known as "Bulletin 42, 1910, modification Section 105 in re Alteration 2 Wall Street," and approval of wood flooring and wainscot in the new gymnasium is asked on the ground that equally good or more desirable construction is provided. So-called fireproofed wood for the floor surface of a gymnasium would be a detriment.

2d. The proposed gymnasium is of skeleton construction with columns in the court walls encased in brick piers. The spaces between the piers which might be filled with windows it is proposed to build up with 4 in. hollow tile block and steel I beam walls plastered on the inside and covered with copper on the outside. Few windows are needed and approval is asked of the construction proposed as being equally good and more desirable than that permitted by the Code.

Appearance: D. Everett Waid.

APPROVED ON CONDITION that the wainscoting is manufactured flush on the back, and that the structural steel is found by the Bureau of Buildings of adequate strength to carry the additional load to be imposed. And on the further CONDITION, that the running track be covered on the underside with asbestos board or sheet metal. Mr. Waid recorded as not voting.

APPEAL 140 of 1915, New Building 2138 of 1915, 379-381 Irving avenue, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 of the Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25 ft. 6 in. and to omit the construction of brick partition walls.

1st. Section 31 Code does not prevent the use of steel girders for the support of floor beams.

2d. An unpierced brick wall 8 in. thick provided midway of building from cellar to roof.

3d. S. C. F. P. D. provided in cellar at the same place.

4th. That all girders and columns supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman. APPROVED.

APPEAL 141 of 1915, New Building 2186 of 1915, 558 50th street, Brooklyn, S. Millman & Son, appellants. Wording same as in Appeal 140 of 1915. Appearance: James J. Millman. APPROVED.

APPEAL 142 of 1915, New Building 2163 of 1915, southwest corner Newkirk avenue and East 21st street, Brooklyn. W. T. McCarthy, appellant. Comply with Section 31 of Code. The proposed arrangement of brick partition walls, while not in compliance with the letter of the Code, fulfills all conditions contemplated in the Code as to fire protection and strength. Whether or not the arrangement of brick partition walls and fireproof doors enclosing floor areas of two thousand square feet or less is adequate for fire protection. Whether or not the thickness of walls as shown is adequate for strength. That unpierced brick walls and fireproof self-closing doors are provided dividing floors into areas of two thousand square feet or less. That no 8 in. brick wall used as a bearing wall takes bearing from beams more than 18 ft. 8 in. in length, while the Code permits an 8 in. party wall between two twenty-foot buildings or the carrying of beams on both sides of 19 ft. 4 in.

Appearance: W. T. McCarthy.

APPROVED on the following CONDITIONS:

1st. That self-closing fireproof doors be provided at the points marked "A" on the cellar plan.

2d. That all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 143 of 1915, Alteration 2023 of 1915, premises 1262 President street, Brooklyn. A. Koeppel, Inc., appellants.

Letter from appellant requesting that appeal be laid over. Request granted; appeal 143 LAID OVER.

APPEAL 144 of 1915, New Building 1612 of 1915, 234-236 Columbia street, Brooklyn, 79 ft. north of President street. Albert C. Kunzi, appellant.

1st. Contrary to Section 352D., Paragraph 3, Moving Picture Ordinance as to height and covering of exit passageway ceiling.

The exit passageway is not directly connected with auditorium. An open court 25 ft. in length is provided between auditorium and exit passageway in question. The proposition has been approved by the Fire Department as being reasonably safe. To allow the height of the passageway to remain at 8 ft. 0 in. clear, and to cover the ceiling of said passageway with metal on ½ in. plaster boards. To make the ceiling of passageway 10 ft. in height and put in a fireproof ceiling as per Section 306 of the Building Code would mean the removal of present tier of beams, partitions, etc., in the first story of premises 79 President street, thereby incurring not only an enormous expense, but also the loss of rent and revenue without any apparent benefit to anyone.

Appearances: Albert C. Kunzi and S. Pellegrino. APPROVED on the following CONDITIONS:

1st. That the railings, at the points marked "A" on the typical seating and exit plan, be rounded at the corners.

2d. That the brick wall be rounded or splayed in the exit passage, at the point marked "B" on the same plan.

APPEAL 145 of 1915, New Building 21 of 1915. Premises 1237-1239 Broadway and 502-504 6th av. J. Walter Katz and I. G. Feiner appellants. Appearances: S. Walter Katz, Geo. W. Harris and E. Chapman.

The appellants requested a postponement of the hearing. Laid over.

APPEAL 146 of 1915, New Building 2169 of 1915, premises 4320 5th avenue, Brooklyn. Thomas W. Lamb, appellant.

Appearance: Eugene De Rosa.

Following lengthy discussion, laid over; the appellant being requested to furnish additional drawings.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

Week Ending April 17.

MANHATTAN ORDERS SERVED.

Named Streets.

Beekman st, 96—J Archibald Murray, 49 Wall.C
Grand st, 410—Isaac Kaufman, premises..G-C-A
Grand st, 410—D Shevinsky, Inc, premises, G-C-A
Grand st, 410—Manuel Bomgard, premises..A-C
Grand st, 410—Socialist Party, premises..C-A-E
Grand st, 586—Pildescu & Green, premises...A
Gr Jones st, 5—Story & Flickinger, premises, H-A-G
Irving pl, 66—Fred Baar, premises.....C
Irving pl, 66—Albert Hoffman, premises..A-C-G
Washington st, 190—Edgar E Champion, premises C
Water st, 166-68—Eliz E White Est, care A M White, 5 Nassau .....B
Water st, 170—Jno J White Est, 51 E 57....B
West st 47-9—B Crystal & Son, premises .DR-W

Numbered Streets.

9 st, 224 E—9th St Garage, premises.....G-H-A
19 st, 143-9 W—N Y Button Works, premises, O-L
21 st, 41 E—Frank Kelley, premises.....DR
21st st, 41 E—Alfred Lewin, premises.....D
21 st, 41 E—Illustrator's Eng Co, premises..DR
21 st, 41 E—Ray Kushin, premises.....DR
21 st, 41 E—Wm Sindberg, premises.....DR
22 st, 313-23 E—Jacob & Julius Fleischhauer Est, 1 av & 44.....Sia-Spkr
24 st, 124-8 W—Elmer A Darling, 21 E 21....G
36 st, 52-6 W—M J Wynne Art Co, premises..G
36 st, 52-6 W—Kupler Co, Inc, premises..G-A-C
36 st, 52-6 W—David R Shapiro, premises..G-A
38 st, 315 W—Isidor Schapierer, premises.G-A-H
46 st, 112 W—Richard Delafield, premises....C
47 st, 145-55 W—Consolidated Gas Co, 130 E 15 C
48 st, 633-5 W—Hardman, Peck & Co, 433 5 av .....W-DR
49 st, 304 W—Edw Adams, premises...G-C-H-D
65 st, 246 W—Royal Taxicab Co, premises. G-H-L-D-C
65 st, 306-8 W—N Y Auto Garage Co, premises. .....L-H-D-Tk-A
66 st, 34 W—Chas A Carey, premises..O-C-G-A
72 st, 438-40 E—Louise Fink, 438 E 72....C-G
76 st, 200 E—Pauline Goldstein, 61 E 92.....C
81 st, 409 E—James Gross, premises.....C
116 st, 110 W—Consolidated Gas Co, 130 E 15..C
121 st, 213 E—Edw Callan, premises.....G-H
132 st, 57-9 W—Mary Bourne, 22 1 av, Mt Vernon, N Y.....C
207 st & Harlem River—Reliance Motor Boat Co, premises .....A-L-H-C

Named Avenues.

Bowery, 9—Alice Flynn, 200 E 27.....C-E
Bowery, 97—John P Jube & Co, premises.....B
Bway, 412—Ideal Gas & Elec Fix Co, premises .....D-E
Bway, 412—Jos Lonie, premises.....DR
Bway, 412—Cobb-Macey-Dohme, Inc, premises .....DR
Bway, 1472-80—Long Acre Land Co, premises.Sia
Bway, 2764—A R Ackert, premises.....H-A-G
Park Row, 158—Circolo Sociale Val Di Trebbia, premises .....C-A
Park Row, 158—Jas Daly, premises.....A
Park Row, 158—Abr Nadel & Morris Shimmel, premises .....I-C-G

Numbered Avenues.

2 av, 1244—Letitia King Arnold, 233 W 52....G
3 av, 1639—Jacob Ruppert, premises.....L

BRONX ORDERS SERVED.

Numbered Streets.

134 st, E & Walnut av—Phillips-Jones Co, 1195 Bway. .....O
137 st, 315 E—Harlem & Morrisania Trans Line, 3 av & 139 st.....G-A-H
183 st, 596 E—German & Blackman, premises O-A

Named Avenues.

Independence av & 252 st—Geo W Perkins, premises .....O-A
Westchester av, 2202—Wm Weinstock, premises .....O-A
Willis av, 150—Simon Ginsburg, premises....C

BROOKLYN ORDERS SERVED.

Named Streets.

Bocrum st, 206—Sam'l Aranowitz, 183 McKibbin .....I-H-A
Clinton pl, 16—Leo Lang, premises.....G-A
Court st, 309—Papa Bros & Co, premises.....J
Fulton st, 12-16—Paul Knoke, premises....M-A
Fulton st, 12-16—Matthew Hinman, premises. D-B-C-F
Fulton st, 35-45—Lyons Hotel Co, premises.D-W
Fulton st, 106—Lyons Hotel Co, premises....M
Fulton st, 106—John Bunce Co, premises.....W
Fulton st, 109—Albert Geneveise, premises. W-D-C-F-B
Fulton st, 223—Est Richard P French, premises. .....W
Fulton st, 289-91—Wm Lyons & Co, premises..W
Grand st, 134—John F Smith, premises..C-D-W
King st, 97—Michele Delio, premises.....H-A-D
Leonard st, 274—Standard Show Case Co, 280 Leonard .....H-D
Raymond st, 65—National Parlor Suit Co, premises .....J
Richard st, 9-31—J H Williams & Co, 150 Hamilton av .....H-A
Rodney st, 460-68—Bklyn Paper Box Co, Inc, premises .....A
Sterling pl, 481-87—Utility Garage Co, Inc, premises C
Summit st, 68—Morris Leibowitz, premises....C
Summit st, 70—Louis Feldman, premises....C-E
Summit st, 70—Edw M Walsh et al, premises W-D

Numbered Streets.

16 st, 198—Diamond & Spiwack, premises....I
23 st, 2730 E—Thomas Verlin, premises..H-A-G
29 st, 36 E—Ross & Weitzman, premises..K-A-G
48 st, 1446—Sol Cedar, premises.....A-M
77 st, 1721—H L Lombard, premises.....H-A-G

Named Avenues.

Bedford av, 1072—Wm Coffey, premises....H-A
Bway, 339—Bernard Gallagher, premises..W-F
Bway, 339—Chas Bevier & Co, premises....E-G
Bway, 339—Bklyn Union Gas Co, 176 Remsen.C
Bway, 658-60—Italo De Palma & David Hoskwith, premises .....E-F
Bway, 658-60—Louise E West, premises....C-W
Bway, 1461—Max Horr, premises.....A
Bway, 1461—Est Mrs Emily Huber, premises. W-C-B
Driggs av, 322—Edw Karfiol, premises...H-A-G
Eastern pkway, 945—W P Neibrugge, premises. .....H-A-G
Hamilton av, 80—John Cordes, premises..C-W-D
Hamilton av, 80—Tod S Cioffi, 82 Hamilton av F-D-E
Johnson av, 576-602—E T Trotter & Co, 588 Johnson av. .....A-H-G
Kingsland av, 267—Geo Skivens, premises.H-A-G
Market av, 236—Robert Terrill, premises...C-D
Ocean blvd & Prospect av—Fred R Welsh, premises .....H-A-L
Putnam av, 1219-29—Mrs Frank Hartman, premises C
Sumner av, 314—John Gallas, premises.....M
Washington av, 679—Saml Shapiro, premises..D
West av, 124—Henry Hunken, premises..C-D-F
Wythe av, 129—Joseph Fibich, premises.....M

Numbered Avenues.

3 av, 4305-11—Olaf Olafson, 48 Jeffrey av, Jamaica .....C-W

QUEENS ORDERS SERVED.

Named Streets.

Lockwood st, 381-83 (L I C)—Stephen Meagher, premises L
Seattle st, nr Jerome av (Ozone Pk)—Peter Wenk, premises .....H-A-G
Waldron st, 55 (Corona)—Daniel Riordan, premises .....M

Numbered Streets.

18 st, 20 S (Flushing)—Earl B Sill, premises H-A-G

Named Avenues.

Cypress av, 241—Jas H Christie, premises.H-A-G
Flushing av & Garrison st (Maspeth)—Richey, Browne & Donald, Inc, premises .....A
Merrick rd, nec Central av (Jamaica)—Robert Burton, Hillside av, Richmond Hill....L
Queens blvd & Penfold rd (L I C)—Queens Blvd Garage & Repair Shop, Elmhurst..L-A-C
Woodhaven av, nec Old rd (Elmhurst)—Robert Burton, Hillside av, Richmond Hill.....L

Numbered Avenues.

1 av, 52 (College Pt)—Pauline Reisenburger, premises .....D

RICHMOND ORDERS SERVED.

Named Streets.

Arricta st, ft (Tompkinsville)—Amer Dock Co, 17 State, Manhattan.....A-H
Bay st, 338 (Stapleton)—John D Killian, premises .....O-A-G-L
Stuyvesant pl, es (Tompkinsville)—Chas Baeszler, premises .....L-C

Named Avenues.

Castleton av, 23—J McCarthy Estate, premises.J

BUILDING MANAGEMENT

ELECTRIC SERVICE IN HOTELS

By A. B. ODAY*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

UNDOUBTEDLY there are no commercially public buildings that present greater possibilities for original treatment, with regard to electric service, than those used for hotel purposes. This is particularly true when considering the lighting equipment, as there are a large number of factors which must necessarily be considered. The other electrical equipment, which is largely utilitarian, is standardized to some extent, and the variety from which to choose is considerably smaller.

There is such a variety of hotels, all of which present distinctive possibilities, that it is almost impossible to present data that would be applicable in all cases. We find the small and large hotels in large and small cities and it is obvious that the electrical equipment should be quite different. In some, the equipment resolves itself into bare necessities, while in others elaborate surroundings and conveniences must be provided so as to appeal to a particular class of trade.

All equipment which is primarily for the comfort of patrons, whether for appearance or practical use, is sure to be an advertising feature and the many applications of electric service are always remembered by hotel patrons. If a building is poorly lighted and, consequently dingy and unattractive, it is obvious that customers are not attracted to the extent that they would be if such a place were bright and cheerful.

In order to give a general summation of the applications of electricity for the various portions of a hotel, each class of rooms will be treated individually, setting forth a few of the most important requirements.

Lobby.

This is the main room of the building and consequently, should be made as attractive and comfortable as possible. Electric service for the lobby resolves itself largely into the question of lighting, as the other power requirements are comparatively few. A number of electric fans and an electric cigar lighter are the services that are most generally found.

The lighting system should be given careful attention for it is here that first and last impressions are made. As a great amount of reading is done, it is necessary that there be a comparatively high intensity of softly diffused light. The whole room should be evenly illuminated so that it is not necessary to be in a particular section to read in comfort. Either semi-indirect or totally indirect illumination is to be preferred, as they not only give the room a pleasing appearance, but they also diffuse and distribute the light in a proper manner. With the large number of designs from which to choose, it is possible to get a fixture which is distinctive as well as architecturally harmonious. Wall



A. B. ODAY.

bracket fixtures equipped with either candelabra lamps, imitation candlesticks or regular low wattage lamps and decorative glassware of the same design as the main fixtures, when placed at regular intervals about the room, add greatly to the attractiveness of the lighting system.

Dining-Room.

It is rather difficult to say just what form of lighting is most desirable for the dining-room, as there are a great variety of equipments, many of which, although quite different in design, seem to meet the requirements equally well. Some owners prefer high intensity lighting for the dining room, while others endeavor to obtain a more subdued effect. A very pleasing lighting scheme



UNIQUE TREATMENT OF A RATHSKELLAR.

is one in which a medium intensity is obtained by a well designed indirect system, this being supplemented by individual table lamps, equipped with low wattage Mazda lamps and decorative silk or glass diffusing shades. When the wiring is being installed wall receptacles should be provided at frequent intervals about the room for the attachment of electric fans during the summer season.

The type of lighting usually found in the rathskellar is quite similar to that described for a dining room, except that a low intensity is prevalent, which is generally supplied by indirect fixtures or recessed ceiling diffusers, supplemented by table lamps. Coziness and attractiveness being the chief requirements, it is obvious that a large amount of illumination is not desired. Glaring light sources, such as clear unshielded lamps, should always be avoided as such a condition tends to defeat the purpose of such a room. Here again should be provision for the attachment of electric fans. Outlets must also be provided either in the floor or baseboard to supply service to the table lamps.

Ladies' Parlor.

Efficiency of light utilization should never be considered when designing the lighting equipment for the ladies' parlor, as artistic appearance is the predominating factor. Daintily designed glassware, etched and tinted to harmonize with the wall decorations and room furnishings, or carefully selected silk shades, are appropriate. One centrally located ceiling fixture, of the semi-indirect type, will usually suffice for the main lighting unit. This should be supplemented by bracket lights and an attractive table lamp. A high degree of diffusion is desirable for all lighting units in a room of this nature, consequently dense glass or heavy silk shades should be employed. Each writing table should be equipped with a portable lighting unit.

Bedroom.

Before the wiring installation is made for a bedroom, information should be obtained as to the probable location of furniture, as this will determine the location of the majority of lighting fixtures. One centrally located ceiling fixture of appropriate design should be provided with a Mazda lamp of such a size as to supply a medium intensity of general illumination. A wall bracket, equipped with an upright opalescent reflector and small lamp, should be located on each side of the dresser mirror. The writing table should be equipped with a portable lamp, as should also the table at the head of the bed. A wall outlet and electric fan should be provided at some convenient location. It is also desirable to provide one or two additional wall or baseboard receptacles to permit the use of such electrical appliances as occasion might demand.

In the bath rooms of most up-to-date hotels should be found a wall receptacle for use in heating the curling iron. This is a service which will be appreciated by many of the women guests. If the bathroom is quite small, two upright burning lamps and opalescent reflectors on wall brackets, one placed on each side of the mirror, will usually suffice. These lighting units will be in the correct position for shaving etc., and will supply sufficient general illumination throughout the room. If the bath room is quite

*The accompanying article was prepared for the Record & Guide through the courtesy of the Society for Electrical Development.

large a ceiling fixture should be installed in addition to the bracket lights.

Cafe and Bar.

A high intensity of illumination is not necessary for the hotel cafe, as quietude and repose should be the predominating feature. Any system of lighting that is artistically harmonious and gives good diffusion is applicable.

The bar and immediately adjoining space should be well lighted. The direction of light should be such that there will be no sharp shadows. Low wattage lamps should be installed at intervals beneath the bar to facilitate the mixing of drinks and washing of glasses. The wine cabinet, which is usually located behind the bar, is similar to a store showcase and should be lighted in a similar manner. Concealed tubular lamps and reflectors, if properly installed, are applicable for this service. Electric fans afford added comfort on warm days and provision should be made for the installation of a number of these in various portions of the room.



LIGHTING SYSTEM IN A HOTEL LOBBY.

Kitchen.

A hotel kitchen undoubtedly presents a larger field for electrical service than any other portion of the building. The whole service can be made electrical and in instances where this is done very good satisfaction has been experienced. There is the complete electric range where all cooking may be done, or it is possible to utilize any of the many electrical cooking devices. Food choppers, buffers, grinders, dish washers, potato peelers, etc., all find application in an efficiently operated kitchen. An exhaust fan and ozonator are useful in removing objectionable odors.

The lighting equipment for a kitchen should be well designed to assist in the rapid and careful preparation of food. One or more ceiling fixtures should be installed, equipped with prismatic glass reflectors and lamps of sufficient size to supply a fairly high intensity of illumination. Bracket lamps should be located over the range, sink, etc., so as to eliminate shadows when a person is working at these points.

Laundry.

Extractors, washers, starchers, ironers, etc., all present possibilities for motor drive and should be given due consideration when installing the electric wiring. The electric flat iron should be installed for use on all hand work. An exhaust fan will also be useful in carrying off the steam and keeping the air in circulation.

The lighting units most applicable for the laundry consist of lamps and porcelain enameled steel reflectors. These lighting units should be spaced with reference to the location of the various machines and tables, and so suspended as not to interfere with any of the operations.

Exit lights usually consist of low wattage, colored lamps or clear lamps within colored enclosing globes.

Each elevator should have a fixture in the roof of the cage, as well as signal lamps by the operators. On each floor are lamps over the doors which serve the double purpose of signaling and illuminating the entrance. Many elevators are also equipped with threshold lights which serve to eliminate accidents due to tripping or missteps. A large portion of the electrical equipment for a modern hotel consists of the motor installations and to give an idea of the various applications, the following table as published in the Electrical World is given:

This data shows the equipment of an actual installation in a modern hotel structure in the South. The total connected load aggregates nearly 185 kw., the annual energy consumption for lighting being 118,500 kw. hr. and that for motor service 183,000 kw. hr.

The public of to-day demand that a hotel be modern in every respect and to be this, modern conveniences must be provided wherever possible. Of all the agents which go to make up a commodious hotel, electricity undoubtedly holds one of the most important places, hence, due to the numerous and varied applications it is of utmost importance that the wiring for electric service in hotels be given the consideration which it justly deserves, so that ample provision is made to meet all requirements.

MOTOR EQUIPMENT IN MODERN HOTEL (20 Motors, 163.5 H. P.).

Number.	Size, H. P.	Speed.	Machinery Driven.
1	6	898	Belted to exhaust fan
1	0.25	...	Elevator signal system
3	30	425-850	Direct-connected to three elevators
1	2	1,200	Direct-connected to air-washer
2	5	1,800	Direct-connected to house pumps
2	2.5	550	Direct-connected to sump pumps
1	7.5	825	Belted to vacuum pump
1	3	1,050	Direct-belted to ice crusher
2	15	700	Silent chain, to ice machines
1	0.5	2,400	Direct-connected to circulating pump
1	5	216	Belted to exhaust fan
1	0.5	1,800	Geared to potato peeler
1	0.5	1,500	Silver polisher
1	3	1,050	Belted to dish washer
1	0.25	1,700	Direct-connected to beer pump.

National Association Formed.

A meeting of the organizers and directors of the National Association of Realty Brokers, Inc., was held on a recent evening at the McAlpin Hotel. The following officers were elected: William H. Brown, president; William E. Morrell, first vice-president; David V. Proskey, second vice-president; Walter Scott, third vice-president; Oliver B. Ferris, secretary and treasurer, and Irvin G. Herman, general counsel.

It is the purpose of the association to limit its membership to real estate brokers, one per county, and to cover the United States and Canada. The efforts of the association will be to create business in real estate lines between counties and States, thus enabling its members to obtain business and profits, which brokers have not been able to obtain heretofore. The association contemplates issuing a national catalogue of the real estate listings of its members as soon as the membership reaches 500 or more, and plans were also laid for the issuing of a monthly publication among the members. Plans were formulated for holding a convention in New York City in the near future at which it is expected brokers will attend from all parts of the country.

Among the advantages members of the association will enjoy may be mentioned the use of a New York office maintained for the benefit of out-of-town members. A member in New York City, who has a client contemplating purchase or exchange of property in San Francisco, may obtain a trustworthy appraisal of the California piece by the member there for the nominal sum of ten dollars. The association also proposes to conduct a national campaign of advertising in order to attract prospective purchasers of farm properties, industrial land sites, etc., and also to familiarize the trading public with the services performed by the association and the reliability of its members.

One important function of the association will be a department designed to establish better facilities for the handling of mortgage investments, so that capital may be made available for investment in farm loans through the states where high rates of interest are obtainable with a reasonable degree of security. The association will also enable its members to foster public improvements which will add to realty values, and also to oppose and prevent by organized effort, the enactment or enforcement of unjust or obnoxious legislation, as well as to encourage the enactment of laws in the various states beneficial to realty interests.

New Specifications for Brick Highways.

The National Paving Brick Manufacturers Association has issued specifications and directions for laying brick street and highway pavements, which have been revised from previous editions under the direction of the board of directors of the association; there having been added to the street paving specifications a set applicable especially to country highways. The specifications and instructions are made still more clear by the photographs and diagrams which accompany them. No explanations of the reasons for the various details of construction recommended nor advocacy of brick pavements is contained in this pamphlet, but an announcement is made that a handbook is being prepared to supplement the specifications, which will contain matter of this kind. These specifications will be sent on application, without cost, to officials, engineers and contractors.

The specifications for street pavements include grading, drainage, curbing, concrete foundation, cushion, expansion joints, the brick itself, brick laying, rolling and applying filler. Alternate specifications are given for stone and concrete curbing; an edging to the concrete in place of curbing; crushed stone foundation, old gravel or macadam foundation, or No. 2 paving brick foundation in place of concrete, or brick laid on natural earth without any artificial foundation. Also for sand filler in place of cement. No provision or mention is made of a bituminous filler of any kind.

Specifications for highway construction include the same items, except curbing, concrete edging being substituted therefor.

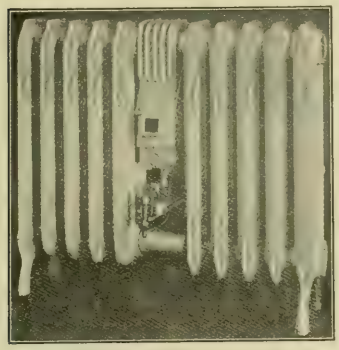
No effort is made to specify dimensions, such as thickness of concrete foundation or the proportion of the ingredients entering into it, dimensions of curbing, etc.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

New Gas Heating System.

SOMETHING entirely new in heating systems is being brought out by a large company of long standing in another department of building equipment. It is in the form of a gas heating system. Of comparatively recent invention, it has aroused much interest. Since obtaining the manufacturing and



contracting rights for the system, engineers have given the whole apparatus careful study and have made many rigid tests.

This heating system is peculiarly adapted to residences, apartment houses, churches, halls, office buildings, and, in some instances, may advantageously be used in industrial establishments.

Gas is burned in a partial vacuum. The advantage of this is threefold: It secures better combustion of gas; it removes the waste products of combustion; and it introduces fresh air into the room.

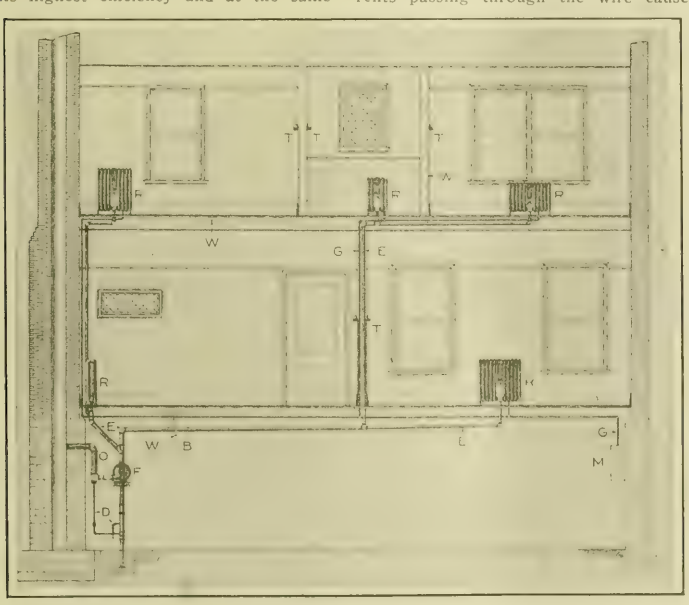
Thus at one stroke gas is brought to its highest efficiency and at the same time two of the most vital objections to gas for heating purposes are removed.

As many radiators as may be needed are used and the same are tied together into a complete unit, as far as the exhaust of the products of combustion are concerned. But each radiator is an independent and self-contained unit as far as heating is concerned, gas being burned in each radiator according to the individual needs of the room.

The one big objection to gas heating, viz., the removal of the waste products of combustion, is removed. This is accomplished by means of the exhaust pipe (E) shown in drawing. The operation of this exhaust also provides ventilation for the room.

The system is under thermostatic control, thermostats being located in each room, if desired. This makes it possible to heat any desired number of rooms, without rendering it necessary to warm up the whole house, as with other forms of heating. In other words, the desired temperature may be obtained just when and where it is wanted because the gas supply is automatically controlled by the thermostat and is shut off when the temperature reaches the required degree or turned on when the room becomes colder than the degree fixed on the thermostat.

A little pilot light in the combustion chamber remains lighted all the time and is in sight through a small mica door in the combustion chamber. If by any chance the fan used to draw off the products of combustion should stop, there is no danger of gas filling the room, for the stopping of the fan automatically shuts off the gas.



Thermaphone Versus Telephone.

A DUTCH inventor, P. de Lange, residing in the Amsterdam consular district, has invented a simple little instrument that seems to be a decided improvement over the present-day telephone. The receiver and transmitter are so small they may easily be carried in the vest pocket, taking up no more space than the ordinary watch. The cost of manufacture is estimated at thirty cents, in American currency.

Notwithstanding its diminutive size, the "thermaphone," for so the inventor has named it, appears to transmit messages with perfect clearness and distinctness, the vocalization being especially good. There is no confusion of vowel sounds, letters or figures. In the "thermaphone," the magnet and diaphragm of the telephone are eliminated, there being substituted a loop of exceedingly fine platinum wire, within a small aluminum cover, pierced with minute holes. Currents passing through the wire cause changes in temperature, alternating from heat to cold with great rapidity, the consequent expansions and contractions of the surrounding air becoming evident as sound.

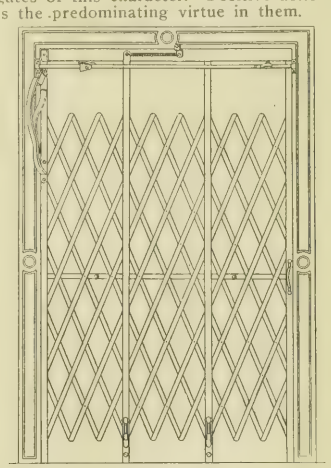
The receiver is so small (being not more than an inch in length and about the thickness of a lead pencil) that it may be placed in the ear, connection being maintained by a thin wire. Either a single or double receiver may be used, and the hands are left free to make notes of any messages transmitted.

At a demonstration of the invention recently at the University of Utrecht, where, by permission of the Netherlands authorities, the wireless telegraph was brought into requisition in connection with the thermaphone with success. Subsequently, at the inventor's laboratory, he had the opportunity of transmitting and receiving messages to and from a distant room in the building over the ordinary wires, all the tests proving satisfactory.

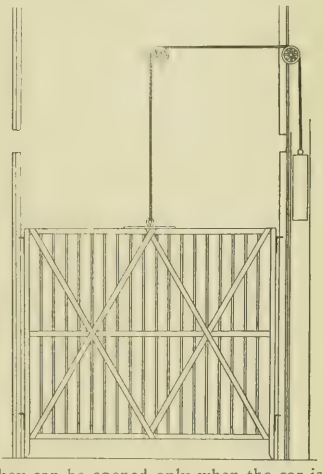
Among the advantages claimed for the thermaphone are compactness, reliability, simplicity and cheapness of construction, and clearness of enunciation. It is claimed, also, that because of the peculiar character of the receiver, and the fact that it can be placed close to the drum of the ear, the thermaphone may be of advantage in ameliorating certain forms of deafness.

Steel Automatic Gates.

THERE are being placed upon the market two new types of open shaft elevator gates, designed to render conditions safer in factories and warerooms. They are both manufactured by A. Bataille & Company, 587 Hudson street, and have features not usually found in gates of this character. Positive action is the predominating virtue in them.



As will be seen by the accompanying illustrations they are strongly built and are made to stand the wear and tear usually given to factory equipment by careful hand work. In addition to this there is a patented device on them that makes them self closing and locking and



they can be opened only when the car is at the landing. The first illustration shows the patent self locking and closing gate and the other the semi-automatic hoisting gates.

CURRENT BUILDING OPERATIONS

New Building for the Eagle Pencil Company, in East Thirteenth Street, to Contain Many Innovations

AT 703-707 East 13th street, between Avenues C and D, the Eagle Pencil Co. is making preparations for the erection of a modern office, warehouse and shipping building. A prominent feature of the plan of this structure is the provision for the loading of trucks within the lines of the building, thus obviating street obstruction and consequent danger to pedestrians. Another interesting feature is included in the arrangement for the welfare of employees. The new building will be in close proximity to the company's factory buildings and, when completed, will house the executive and general offices which are now located at 377 Broadway.

Buchman & Fox, architects, 30 East 42d street, have prepared the plans and specifications from which this building will be erected, and they have taken estimates for its construction under a general contract. Chauncey Matlock, consulting engineer, 30 East 42d street, has designed the steam heating and ventilating systems.

This building will be ten stories in height and will occupy a plot 64x90 feet. The cost is placed at approximately $150,000. As this building will stand entirely independent of its neighbors, all four sides will be constructed of face brick. The front has been designed in a simple, even severe, manner with little ornamentation, except for the pattern of the brickwork. The front is to be of stone to the height of the third floor and of brick above.

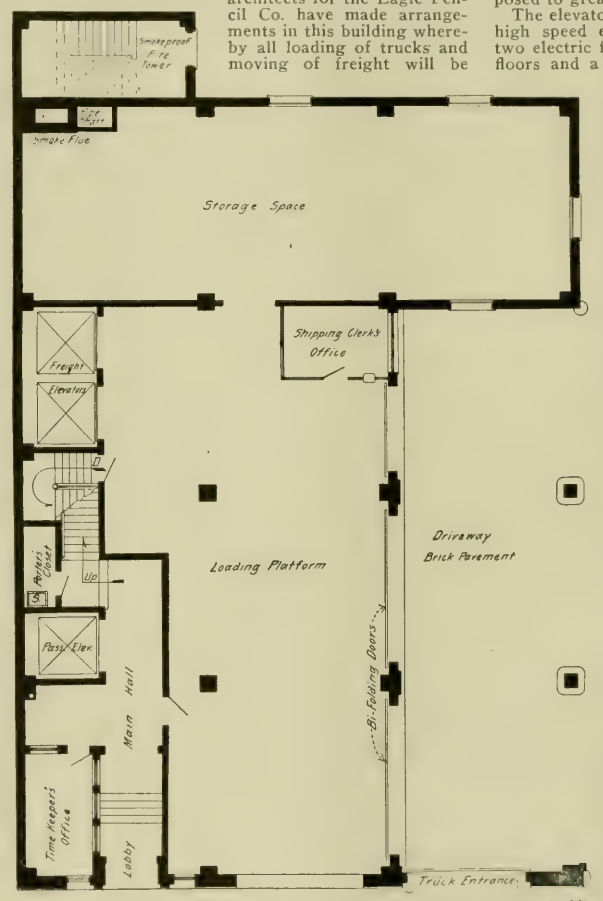
One of the chief requirements of the owner was that this structure be made absolutely fireproof, and in addition it will be equipped with the most modern appliances for fire protection and fire fighting. This precaution is made necessary by the terms of the factory law and the owner's desire to protect the employees from fire hazard.

The fire-protection equipment will consist of a sprinkler system of 100 per cent. efficiency, a stand pipe, with hose connections on all floors, and a fire-alarm system of the highest type. In addition to this mechanical equipment, a smokeproof fire tower will be provided as a safe means of egress for employees should a fire occur.

Window frames, sash, doors and trim throughout the building will be of metal, and all glazing will be with wired glass. Office partitions will be of fireproof materials, and where glass is necessary this will be set in steel frames and sash. As a further precaution against the fire hazard all office furniture will be of metal or some other fireproof material.

Realizing the necessity of perfect natural light and ventilation for the best interests of the employees, much of the wall space in this structure will be devoted to windows. In the warehouse floors patented steel ventilating sash will be used.

Some time ago, Borough President Marks sent a letter to the architects of the city in which he requested their cooperation in his efforts to keep the sidewalks clear of obstructions caused by the shipping and handling of merchandise. With this request in mind, the architects for the Eagle Pencil Co. have made arrangements in this building whereby all loading of trucks and moving of freight will be accomplished within the confines of the building. With the exception of the main entrance hall and an enclosed storage space, the entire first floor will be utilized as a loading platform and driveway, with generous space for the movement of trucks. This loading platform is open on two sides, protected at night by bi-folding doors. This plan means that all loading is taken off the street, which is left free and unencumbered for pedestrian traffic.



Buchman & Fox, Arch'ts.

FLOOR PLAN FOR EAGLE PENCIL CO'S BUILDING.

Along the easterly side of this building a space 10 feet in width has been reserved, which will be utilized as a driveway for trucks. This is in addition to the space given up for that purpose within the actual bounds of the building.

The second, third and fourth floors are to be used for the assembling and packing of stock, and the fifth, sixth, seventh and eighth floors are to be used solely as stock rooms. On the ninth floor the executive and general offices will be located and the tenth floor will include a large show room, educational room, restaurant, kitchen, rest room and lavatories. The educational room, rest room and dining room come under the firm's department of welfare work. This has been an important feature of the company's plan, and with better arrangements it is proposed to greatly increase its scope.

The elevator equipment consists of one high speed electric passenger elevator, two electric freight elevators serving all floors and a short run freight elevator from the fifth to the factory bridge floor or third floor. This bridge will be erected to provide access to the factories and will also serve as an emergency horizontal fire exit.

The new building, on account of its unusual height for that section and also because of its new details of construction, will rise in marked contrast to its rather old-fashioned and commonplace neighbors. West of Avenue C is the congested tenement district, forming part of the great lower East Side, with which we are all familiar. These buildings house a mixed foreign population.

East of the avenue and extending to Avenue D is the factory community, in which the Eagle Pencil Company's works hold a conspicuous position. The plant occupies a large frontage in East 14th street, taking in Nos. 702-732, through to 703-731, East 13th street; part of this plot is to be the site of the contemplated structure. Adjoining it on the west is the factory of the Defender Manufacturing Company, makers of sheets, pillow cases and other kinds of dry goods merchandise. Its other neighbor on the east is the Eagle Smelting and Refining Works, while the rest of the 13th street frontage is taken up by the sawmill of J. & F. Eifert.

These buildings are built of the same kind of red brick, which seems distinctive of every factory building, and years of contact with grime and smoke have given them the dull and dusty color which one invariably encounters in a survey of any factory neighborhood.

On the opposite side of the street is the large plot occupied by the various structures of the New York Mutual Gaslight Company, extending southward to East 11th street. The huge gas holder, towering 230 feet in the air, almost overshadows a row of tenement houses in East 13th street, near Avenue C, the only ones which have penetrated east of that thoroughfare.

In 14th street another large public utilities corporation, the Consolidated Gas Company, has its plant, occupying the north side of the street, from Avenue D to Avenue C, and a good part of the block from Avenue C to Avenue B.

THE JOINT COMMITTEE.

The Work of the Committee on City Departments of New York Chapter.

This committee consists of nine members of New York Chapter, A. I. A.; and is a part of the "Joint Committee on City Departments," composed of representatives of the Building Trades Employers' Association, the American Institute of Consulting Engineers, Brooklyn Chapter, A. I. A.; the New York Board of Fire Underwriters, the National Board of Fire Underwriters, the New York Society of Architects, and New York Chapter, A. I. A. The Chapter representation is by far the largest on the committee.

This committee, during the past year, was, as usual, active in many matters, according to a report printed in the journal of the institute. Sub-committees studied the question of a Board of Appeals for the Tenement House Department, and the question of efficiency and economy in the enforcement of laws and regulations of public departments, with particular reference to inspections and approval of plans and specifications. The standardization of the rules and regulations of various departments, and the recommending of necessary legislation in the interest of efficiency and economy were other subjects of study.

The committee also considered the question of the control of the heights of buildings and the districting or zoning of New York City, and favored the appointment of a commission on building districts and restrictions. The committee also recommended that all powers affecting the control of building construction be centered in one department. In addition to its other activities, the committee is responsible for the suggestion that the editing of the proposed Building Code be placed in the hands of Mr. Rudolph Miller, with the result that this code is now being prepared by Mr. Miller. The new code is now being presented section by section to the Board of Aldermen for passage.

Mediæval Stained Glass.

Commenting on the destruction of considerable of the mediæval stained glass in French cathedral cities that have been bombarded during the progress of the war, a writer in the Boston Transcript describes the essentials that make this glass so valuable and give it that artistic quality that is its chief claim. He writes:

The beauty and charm of mediæval glass lies to a great extent in the character of the material itself, and especially in the inequality of it. Chemically impure and mechanically imperfect, it was seldom crude in tint or texture. It shaded off from light to dark, according to its thickness; it was speckled with air bubbles; it was streaked and clouded, and all these imperfections of manufacture went to perfection of color. And age has improved it. The lack of uniformity in the material has led to disintegration of its surface. Soft particles in it have been dissolved by the action of the gases in the atmosphere, and the surface, pitted like an oyster-shell, refracts the light in a way which adds greatly to the effect. So that an appreciable part of the beauty of old glass is the fortuitious result of its age. This is one reason why no modern glass can be compared with it. It does not require a very expert eye to distinguish at a glance between the modern glass in a cathedral and the ancient, and the superiority of the older work stands out in almost every case with unmistakable emphasis.

To what extent it is possible to reconstruct or restore broken stained glass windows evidently depends upon a number of circumstances. In several of the English cathedrals there are windows which have been reconstructed after a fashion, without regard to the original patterns; this is true of the so-called Golden Window in the east end of the Lady Chapel of Wells, which is gloriously fine in color, but is simply a kaleidoscopic patchwork of bits of the fourteenth century glass put together without any definite design. It is therefore under certain conditions possible to preserve, in a quite remarkable manner, the color effect of the ancient glass, even when it has suffered apparently irremediable damage.

We may therefore indulge the hope that when at the close of the present war, a careful survey has been made of the mediæval glass of the Cathedral of Rheims, its restoration may be attempted with a certain measure of success. Unfortunately, the skill of the modern craftsman cannot successfully imitate the rare quality of the glass destroyed, a quality that only comes with age.

Classified List of Heating Pamphlets.

A list of pamphlets on heating subjects, carefully classified, comprising papers and reports which have been presented from time to time before the heating engineers' society, has been compiled by the society and published, together with the prices at which they may be obtained. The classification includes: Boilers for heating, central station heating, cooling surfaces, etc.; depreciation of heating plants, effect of wind on heating fans, forced blast circulation, etc.; furnace heating (hot air); foreign practice in heating and ventilating, gas heaters, heating guarantees, heating and ventilating buildings, proportioning steam and water pipes, radiators, transmission, etc.; steam heating, time element in heating; testing heating apparatus, uniform contracts, vapor heating, etc.; ventilation, etc.; water heating, and temperature regulation. Copies of the circular may be had by addressing the secretary, J. J. Blackmore, 29 West 39th street, New York.

J. S. Hoyt to Build Residence.

John Sherman Hoyt, former president of the Standard Plunger Elevator Co., will shortly erect a fine residence at the northwest corner of Park avenue and 79th street. The site of the proposed new dwelling fronts 41 feet on 79th street and 82.2 feet on Park avenue, and will probably be improved from plans by Howells & Stokes, architects, 100 William street.

NEW MAP OF COURT HOUSE SITE

THE City Plan Committee and the Corporate Stock Committee of the Board of Estimate have had referred to them a tentative map of the amended Court House site. The map was submitted by the Court House Board, but is still subject to the approval of the Justices of the Supreme Court and the Municipal Art Society.

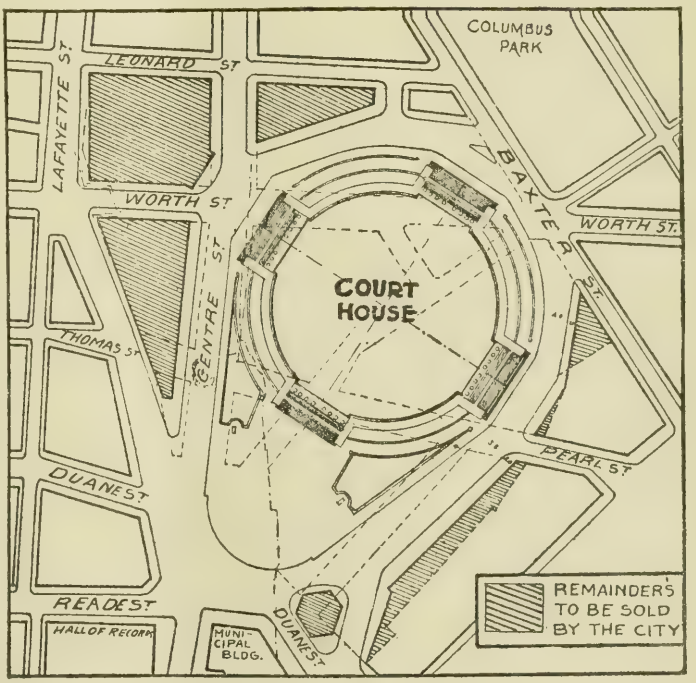
The Court House Board has requested the city to take title on May 6 to that portion of the site which is now the subject of condemnation proceedings. Guy Lowell, the architect, is to have the revised plan of the building ready by May 1. He has a large force of draftsmen at work.

The site is composed of three parts: The first part was selected by the Board of Estimate on January 18, 1912, and the property not owned by the City of New York embraced therein was finally acquired in August, 1913. The second part consists of property not owned by the City of New York which was selected as the addition to the Court House site on July 2, 1914. This property is now being acquired in condemnation proceedings which are well under way. The third part consists of the streets intersecting the site, a small park place and a small playground. These lands have as yet not been selected by the Board of Estimate as a part of the court house site.

The Court House Board has submitted the drafts of four resolutions for approval: (1) To vest title in the Court House site on May 6 (proceeding No. 2); (2) a resolution selecting park and street areas as an addition to the court house site; (3) a resolution approving the layout of the court house site generally; (4) a resolution relative to the construction of temporary roadways within the site.

If the Board of Estimate determines at once upon the vesting of title in the land now being acquired and selects as a part of the court house site the lands not heretofore selected included in the general area, the city may be in a position to complete its title in these lands prior to July 1, at which time the streets within the building plot may be closed and building operations begun. Any delay, however, at this time will delay correspondingly the commencement of the building operations.

It will be necessary to negotiate an agreement between the city and the railroad companies for the re-location of the tracks upon some other street or streets.



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H. W. Johns-Manville Company.

On May 1, the Mitchell Vance Company will become a part of the H. W. Johns-Manville Company lighting service. Under this arrangement the Mitchell Vance Company will devote its entire effort to the development, design and manufacture of lighting equipment, while the marketing of this product will be solely in the hands of the Johns-Manville Company. The real significance of this arrangement reaches further in the combined efforts of these two companies for it establishes, under one guidance, three divisions of lighting effort:

First, for specialized and localized illumination the Frink & J-M linolite systems of lighting; second, in esthetic and commercial lighting the Mitchell Vance product, for the last half century prominent in many representative buildings throughout the United States; and, third, the professional co-operation and installation service of the Johns-Manville Company, through its lighting specialists and construction department, throughout the United States and Canada.

The Johns-Manville Company has forty-four offices throughout the United States and four in Canada.

Film Concerns to Build.

A sixteen-story building for moving picture film concerns will soon be started at the southeast corner of Seventh avenue and 49th street, on a plot 100x100 feet. The project is to be erected by the 727 Seventh Avenue Realty Company, a subsidiary of the George Backer Construction Company. The proposed building is estimated to cost $750,000. It will have special film vaults, and the entire structure will be of steel and reinforced concrete, absolutely fireproof. There will be no transoms and no glass doors. A unique feature will be a theatre for use of the tenants for the private showing of new productions. It is planned to have the building ready for occupancy in March, 1916.

Contractor for Plainfield Post Office.

A general contract was recently awarded to Charles Gilpin, Harrison Building, Philadelphia, for the construction of a post office building at Plainfield, N. J. The plans for the new structure were prepared by the architects of the U. S. Treasury Department, Washington, D. C., and call for a building one story in height, with basement, on a plot 46 x 95 feet. The building will be fireproof, built of brick faced with limestone. The estimated cost to complete this project is $120,000.

Brooklyn Theatre Project.

Daniel G. Malcolm and John P. Benson, architects, 331 Madison avenue, Manhattan, are preparing the plans for a photo-drama theatre, to be erected in the Flatbush section of Brooklyn, and which will be one of the largest and best equipped of its kind in the borough. The new theatre will be located at the corner of Flatbush avenue and Cortelyou road. The theatre will be owned and erected by Picker & Bennett, proprietors of the Eighth Avenue Theatre, in Manhattan. It will be built of brick and limestone with trimmings of terra cotta. Including the balcony the structure will have a seating capacity of 2,800. The roof is being designed to be used as a roof garden, which will have a capacity of 1,500. The cost is estimated at about $225,000.

Tammany to Build Uptown.

At a meeting of the Tammany Society, held this week, the project of moving from its historic clubhouse, in East 14th street, to large and more modern quarters uptown, was again discussed. While no definite plans were decided upon it is understood that the society has in mind the erection of a modern building for its own occupancy. Preliminary sketches were presented at this meeting for a building in the colonial style of architecture, which would be well suited to the needs of the organization. Action was deferred, however, till a later date.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

COHOES, N. Y.—The Board of Education, W. D. Boswell, president, 64 Canvass st, contemplates the erection of a high school here. No architect selected.

ALBANY, N. Y.—The Associated Lodges F. & A. M., Albany, Mt. Vernon No. 3, Masters No. 8, Temple No. 14, Washington No. 85, Wadsworth No. 417, Ancient City No. 452, Guttenberg No. 737, James Ten Eyck No. 831, contemplate an addition to the masonic temple at the northwest corner of Maiden Lane and Lodge st. Edward Smyth, 619 Broadway, chairman of building committee. No architect selected.

AMSTERDAM, N. Y.—The City of Amsterdam, W. A. Kline, mayor, contemplates the erection of a city hall here. Project will probably not go ahead till 1916. No architect selected.

ENGLEWOOD, N. J.—The Board of Education, Graham Sumner, president, contemplates the erection of a public school in Engle st, to seat about 500. No architect selected. Cost, about $150,000.

NEW ROCHELLE, N. Y.—The Board of Education of New Rochelle, H. DeWitt Dobbs, president, contemplates the erection of a 2-sty brick addition to the high school on North av, to cost about $175,000. No architect selected.

PLAINFIELD, N. J.—The Board of Education, Archibald Cox, president, contemplates the erection of a public school in the Netherwood section. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—McDermott & Hanigan, 103 Park av, are figuring for the church on Classon av, between Putnam av and Madison st, for the Church of the Nativity of Our Blessed Lord. Raymond F. Almirall, architect.

DWELLINGS.

OYSTER BAY, L. I.—Harry A. Walker, Bayville, L. I., owner, is taking bids on general contract for a 2½-sty frame residence, 40x60 ft, from private plans, to cost about $6,000.

GLEN GARDNER, N. J.—Bids will close May 6 at 7.30 p. m. for a 2-sty stone, frame and stucco attendants' cottage for the State of New Jersey, Department of Charities & Corrections, Dr. S. B. English. George S. Drew, State House, Trenton, state architect. Cost, about $5,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—Bids will close April 26 for the 4½-sty factory and power house, 700x100 ft, in 56th st, between 1st and 2d avs, for the American Machine & Foundry Co., 346 Carroll st. Francisco & Jacobus, 200 5th av, Manhattan, architects and engineers. Cost, about $500,000.

HOSPITALS & ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, architect, are ready for bids on excavation and foundations for the 2 or 3-sty hospital near Lake av, for the Greenwich Hospital Association, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about $250,000.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—Bids will close April 26 for the municipal lighting plant for the City of Perth Amboy. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about $150,000.

SCHOOLS & COLLEGES.

NEWARK, N. J.—Bids will close April 27 at 4.15 p. m., for an addition to the public school in Oliver st, for the Board of Education of City of Newark. Cost, about $140,000.

CLIFFSIDE PARK, N. J.—The Board of Education is taking bids to close April 28 for 2-sty P. S. 3 at Palisade and Riverview avs, from plans by Ernest Sibley, Palisade Park. Cost, about $85,000.

BEACON, N. Y.—Bids will close May 3 by the Board of Education, Union Free School District No. 8, Homer H. Stuart, president, for the high school on Fishkill av, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan. Cost, about $48,000.

GREAT KILLS, S. I.—Bids will close April 26 at 11 a. m., for an addition to P. S. 8 at Cross st, Park Terrace and Lindenwood rd and School st, for the Board of Education, 59th st and Park av, Manhattan. C. B. J. Snyder, 500 Park av, Manhattan, architect. Cost, about $70,000.

STORES, OFFICES & LOFTS.

BROOKLYN.—Bids closed to-day for alterations to the dairy and erection of a 4-sty pasteurizing plant and office building at Dean st and 3d av, for R. F. Stevens Co., George Slaughter, president, 90 3d av. Albert Ullrich, 367 Fulton st, architect. Cost, about $120,000.

NEWARK, N. J.—Nathan Harris, 21 South Orange av, architect, is taking bids on general contract for a 4-sty store and loft building at the southwest corner of Market and Halsey sts, for the T. B. Peddie Estate, James E. Cressley, on premises. Cost, about $70,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

181ST ST.—Foundations have been completed for the 5-sty apartment in the north side of 181st st, 138 ft. west of Northern av, for the Harvey Realty Co., Wm. R. Harvey, president, owner and builder. Harry Turner & Son, 82 West 174th st, brick mason work. Cost, about $125,000.

WEST END AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 13-sty apartment, 77x100 ft, at the northeast corner of West End av and 80th st, for Mayer & Mayer, Inc., 30 West 29th st, owners and builders. Plans will be completed about June 12.

48TH ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for a 6-sty apartment at 213-219 East 48th st, for Louis J. Marx, 257 Broadway, owner and builder.

WEST END AV.—Plans are being prepared for a 13-sty apartment house at the northwest corner of West End av and 89th st, for the 601 West End Av Co., Albert Saxe, 525 West End av, president. Emery Roth, 405 Lexington av, architect. Alex. Brociner, 489 5th av, steam engineer. Cost, about $280,000.

179TH ST.—Charles B. Meyers, 1 Union Square, is preparing plans for two 5-sty apartments at 179th st, north of Audubon av, for the V. R. Building Corporation, S. Rosenberg, president and builder. Cost, about $50,000.

189TH ST.—J. M. Felson, 1133 Broadway, is preparing plans for two 5-sty apartments, 50x90 ft, in the south side of 189th st, 150 ft east of St. Nicholas av, for C. B. Building Corporation, Samuel Behrman, president, 503 5th av, owner and builder. Cost, about $40,000 each.

STORES, OFFICES & LOFTS.

30TH ST.—Plans will be completed about May 12 for the 12-sty store and loft building in the north side of 30th st, east of Broadway, for Moses Crystal, 37 East 28th st. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Owner will handle general contract.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

172D ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 5-sty apartment in the west side of 172d st, 100 ft south of Boston rd, for the Cedar Construction Co., J. L. Lese, 867 Melrose av, owner and builder. Cost, about $50,000.

BRIGGS AV.—Goldner & Goldberg, 391 East 149th st, have about completed plans for two 5-sty apartments on the west side of Briggs av, 142 ft south of 197th st, for the J. H. M. Construction Co., Jos. H. Mills, president, 54 Maiden Lane. Bids will be received about April 24.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HINSDALE AV.—Louis A. Abramson, 220 5th av, Manhattan, is preparing plans for eight 3-sty apartments, 50x87 ft, on the east side of Hinsdale av, 50 ft north of Livonia av, for Victor Steinfeld, 1560 St. Johns pl, owner and builder. Cost, about $20,000 each.

PRESIDENT ST.—Cohn Bros., Stone av, are preparing plans for three 4-sty apartments, 50x90 ft, at the southwest corner of President st and Utica av, for the Etlinger Construction Co., 330 Utica av, owner and builder. Cost, about $100,000.

FLATBUSH AV.—J. Sarsfield Kennedy, 157 Remsen st, is preparing plans for a 3-sty store and apartment house, 100x129 ft, at the northeast corner of Flatbush av and Martense st, for J. Paul Hoffman, 116 Lenox rd, owner and builder. Cost, about $35,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty store and flat, 27x92 ft, on the east side of Flatbush av, 105 ft south of Winthrop st, for the Brooklyn Union Building Corpn., 44 Court st. Cost, about $30,000.

OCEAN AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x89 ft, on the west side of Ocean av, 129 ft south of Foster av, for the F. & R. Realty Co., Harry Ruben, 433 Miller av, owner and builder. Cost, about $30,000.

BRADFORD ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two 3-sty tenements in the east side of Bradford st, 100 ft north of Glenmore av, for Feinstein & Schwartz Construction Co., Inc., 32 Jerome st, owner and builder. Cost, about $16,000.

BUSHWICK AV.—Koch & Wagner, 26 Court st, have completed plans for a 4-sty tenement at the northeast corner of Bushwick av and Vanderveer st, for the J. F. Trommer Evergreen Brewery, 1632 Bushwick av. Cost, about $10,500.

7TH AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 45 x90 ft, at the southeast corner of 7th av and 41st st, for the Safe Construction Co., 125 Bristol st, owner and builder. Cost, about $26,000.

BANKS.

FULTON ST.—Chas. Werner, 316 Flatbush av, is preparing plans for a 5-sty bank building, 25x100 ft, at 363 Fulton st, for J. Lehrenkrauss & Sons, 359 Fulton st. Cost, about $30,000.

DWELLINGS.

14TH ST.—F. J. Dassau, 1373 Broadway, is preparing plans for twelve 2-sty residences at East 14th st and Av X, for Henry Somerfield, on premises, owner and builder. Cost, about $30,000.

CARROLL ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for six 2-sty residences in the south side of Carroll st, 40 ft east of Kingston av, for the George Potts Co., 1747 Union st, owner and builder. Cost, about $5,000 each.

SHEPHERD AV.—L. J. Frank, 206 Crescent st, has completed plans for eight 2-sty brick residences, 19x42 ft, on the east side of Shepherd av, 175 ft north of Liberty av, for Emil Rieneking, 386 Crescent st. Cost, about $24,000.



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Contemplated Construction Brooklyn—Cont'd.

CHESTNUT ST.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 2-sty residence, 20x55 ft, in the west side of Chestnut st, 100 ft south of Sutter av, for John Platanio, 252 East 117th st, Manhattan, owner and builder. Cost, about $5,000.

FACTORIES & WAREHOUSES.

49TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty warehouse in the south side of 49th st, 175 ft east of 19th av, for Albert K. Sage, 4705 14th av, owner and builder. Cost, about $35,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, has completed plans for a 5-sty tenement, 50x79 ft, on 3d av, 450 ft south of Broadway, for Frank Mucha, 347 East 87th st, Manhattan, owner and builder. Cost, about $30,000.

ASTORIA, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have completed plans for five 3-sty tenements, 20x55 ft, on the west side of 9th av, 80 ft north of Graham av, for Denis Collins, 399 Pierce av, L. I. City. Cost, about $30,000.

LONG ISLAND CITY.—F. W. Korfmann, 9th st, is preparing plans for a 5-sty tenement, 52x89 ft, on Freeman av, for Cornelius Clark, care of architect. Cost, about $40,000.

LONG ISLAND CITY.—F. W. Korfmann, 406 9th av, has completed plans for a 4-sty tenement, 42x90 ft, at the southeast corner of 22d av and Grand st, for John Dannecke, at site. Cost, about $30,000.

BANKS.

LONG ISLAND CITY.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a 1-sty branch bank building on the north side of Queensboro Bridge Plaza, between Jackson and Hunter avs, for The Bank of Long Island, 359 Fulton st, Jamaica. Cost, about $40,000.

DWELLINGS.

WOODHAVEN, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for three 2-sty residences, 16x37 ft, on the west side of Vanderveer av, 200 ft south of Atlantic av, for Sim & Greig, 165 2d st, Union Course, L. I. Total cost, about $10,000.

DUNTON, L. I.—H. E. Haugaard, Hillside Bank Building, Richmond Hill, has completed plans for two 2-sty residences at Atfield av, near Garden st, for George Valentine, owner and builder. Total cost, about $8,000.

WINFIELD, L. I.—F. Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty bakery and residence in the east side of Northington st, 200 ft north of Woodside av, for Joseph Knizak, 118 Grove st, Woodside. Cost, about $5,000.

ELMHURST, L. I.—Otto Staudt, 966 2d av, Manhattan, is preparing plans for a 2½-sty frame and stucco residence north of Winthrop av, for George H. Grear, care of architect. Cost, about $6,000.

RICHMOND HILL, L. I.—George E. Crane, Jamaica av, is preparing plans for a 2½-sty hollow tile, stucco, frame and shingle residence, 30x36 ft, on Prospect av, 175 ft north of Brandon st, for Ernest Sutterlin, 13 Russell st, Brooklyn, owner and builder. Cost, about $6,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for three 1-sty frame residences at the corner of Lexington av and Neeley st, for Gatehouse Bros. Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, about $10,000.

WOODHAVEN, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for twelve 2-sty residences, 16x40 ft, in Fulton st, between Thistle and Bigelow sts, for the Gascoyne Realty Co., Jamaica av, owner and builder. Cost, about $25,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2-sty residence on the west side of Bryant av, 150 ft south of Beaufort st, for George Watt, 1 Briarwood rd, owner and builder. Cost, about $4,000.

RICHMOND HILL, L. I.—F. W. Eisenla, 16 Court st, Brooklyn, has completed plans for two 3-sty residences on the south side of Jamaica av, 61 ft west of Cedar av, for the Alvin Construction Co., Albert Jaret, 1957 85th st, Brooklyn, owner and builder. Cost, about $10,000.

SPRINGFIELD, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2-sty residence, 18x28 ft, on the north side of Clifford av, 180 ft west of College av, for A. A. Foreman, Woodmere, owned and builder. Cost, about $3,500.

GLENDALE, L. I.—F. L. Rickmeyer, 4099 Ferris st, Woodhaven, has completed plans for a 2-sty office and residence, 43x32 ft, on the west side of Myrtle av, opposite Hansen pl, for Mt. Lebanon Cemetery Corporation, F. L. Rickmeyer, in charge, premises. Cost, about $10,000.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Francis J. Berlenbach, 260 Graham av, Brooklyn, has completed plans for a 2-sty parochial school on the west side of Boyd av, 55 ft north of Syosset st, for St. Thomas Apostle R. C. Church, 460 Benedict av. Cost, about $30,000.

MISCELLANEOUS.

NORTH BEACH, L. I.—Work is ready to start on the roller coaster of long leaf pine, 75 ft high, covering four acres, for A. Jarvis, 216 West 20th st, Manhattan, architect and owner of project. Cost, about $30,000.

Richmond.

DWELLINGS.

ARROCHAR, S. I.—Norman McGlashan, 1123 Broadway, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 35x40 ft, for D. Elder, care of architect. Cost, about $8,000.

TOMPKINSVILLE, S. I.—A. H. Guilbert, 30 East 42d st, Manhattan, has completed plans for a 2-sty brick residence, 28x28 ft, in the west side of 1st st, opposite Swan st, for Albert Johnson, 212 5th av, Manhattan. Cost,about $5,000.

GREAT KILLS, S. I.—John Davies, 177 Castleton av, Tompkinsville, has completed plans for two 2-sty frame residences, 20x30 ft, at the southwest corner of Woodland av and Gifford Lane. Cost, about $3,500.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—J. A. Miller, this place, has completed plans for a 2½-sty residence in Lafayette st, for Arthur Dorer, Metropolitan Life Building, 1 Madison av, Manhattan. Cost, about $6,000.

BELLMORE, L. I.—Plans have been prepared privately for a 2-sty store and residence, 50x65 ft, for Cadman H. Fredericks, care of Long Island Realty Co., 258 Broadway, Manhattan. Cost, about $8,000. A. Palermo, this place, general contractor.

Westchester.

DWELLINGS.

HARRISON, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers, are preparing plans for a 2½-story brick residence for Graham Ryle, Highland rd, Rye, N. Y.. Arthur C. Jackson, 25 Madison av, Manhattan, architect. F. N. Goble, 1 East 42d st, Manhattan, general contractor. Cost, about $50,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty frame and stucco residence on the east side of South 9th av, 100 ft north of 5th st, for E. Miccio, 71 South 4th av. Cost, about $4,500.

MOUNT VERNON, N. Y.—Plans have been completed by S. A. Guttenberg, Proctor Building, for a 2½-sty frame and stucco residence at the corner of 3d st and Bedford av, for A. M. Hecht, 348 South 10th av, owner and builder. Cost, about $6,500.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2½-sty residence on Hillside av, for William Gates, care of architect. Cost, about $5,000.

SCHOOLS & COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin and Anton Schonbach, 18 South Broadway, associated architects, have about completed plans for additions to the 3-sty P. S. 19 in Jackson st, near Highland av, for the Board of Education. Bids will be received by owner at 8 p. m., May 11. Cost, about $40,000.

BRONXVILLE, N. Y.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a 2-sty gymnasium and dormitory, 30x50 ft, at Lawrence Park, Midland av, for the Massey Country School, W. W. Massey, this place. Cost, about $10,000.

THEATRES.

TARRYTOWN, N. Y.—B. S. Russell, Main st, has completed plans for a 1-sty moving picture theatre, 35x122 ft, in the north side of Main st, west of Washington st, for L. Van Scoy, 395 St. Johns pl, Brooklyn, owner and lessee. Cost, $15,000 to $20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty tenement, 33x62 ft, in Vroom st, near Baldwin av, for Max Potashkin, 129 West 28th st, Bayonne, owner and builder. Cost, about $9,000.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for four flats and five stores at the southwest corner of Jackson and Myrtle avs, for Isaac Robbins, 455 Av C, Bayonne, N. J. Cost, about $45,000.

JERSEY CITY, N. J.—M. Zipkes, 105 Lexington av, Manhattan, has completed plans for a 5-sty apartment at Glenwood av and Boulevard, for the Zerman Construction Co., 582 Newark av, owner and builder. Cost, about $250,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for a 3-sty flat, 35x81 ft, at the corner of Baldwin av and Vroom st, for Richard Dorison, 90 Bostwick av, owner and builder. Cost, about $18,000.

UNION TOWNSHIP, N. J.—J. B. Scocella, Union Building, Newark, has completed plans for a 2-sty store and apartment house, 25x42 ft, at Montclair av, for Jos. Pisciotta, 273 Morris av, Newark, owner and builder. Cost, about $4,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, is preparing plans for a 4-sty apartment at the corner of Pennsylvania av and Parkhurst st, for Moses Eisner, 98 Clinton av. Cost, about $16,000.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, are preparing new plans for the 3-sty tenement, 50x56 ft, in the west side of Nuttman st, 50 ft from Warren st, for Jos. Di Trolio, 150 Parker st, owner and builder. Cost, about $10,000.

WEST HOBOKEN, N. J.—John Messmer, 610 Summit av, has completed plans for a 3-sty tenement in Angelique st, for Tarantino & Cerulli, 528 Angelique st, owners and builders. Cost, about $8,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, is preparing plans for a 4-sty tenement, 40x70 ft, at the northwest corner of Madison av and 12th st, for Angelo Marorano, 452 12th st, owner and builder. Cost, about $30,000.

ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has nearly completed plans for a 4-sty apartment at the corner of East Park and Snyder sts, for Max Mindlin, 72 Snyder st. Cost, about $40,000.

BANKS.

NEW BRUNSWICK, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have been commissioned to prepare plans for alterations and additions to the bank at 381 George st, for the Peoples National Bank of New Brunswick. Cost, about $30,000.

DWELLINGS.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, is preparing plans for a 2½-sty residence for Ernest C. Hinck, 62 Walnut st. Mullins & Broddock, 14 Bruce rd, general contractors. Cost, about $10,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has completed plans for two 2½-sty brick residences, 22x45 ft, at 19th st and Park av, for Alexander Miller, on premises. Cost, about $5,000 each.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurich, Hackensack, N. J., has been commissioned to prepare plans for a 2-sty Borough Hall for the Boro. of Maywood, David H. Speight, mayor. Cost, about $12,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

HAVERSTRAW, N. Y.—W. H. Parkton, this place, is preparing plans for a 2-sty brick store and apartment house, 62x62 ft, in the south side of Main st, about 75 ft east of Maple st, for Louis Cohn, 55 Broadway, to cost about $10,000. Project will probably go ahead about June 1.

FACTORIES & WAREHOUSES.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has about completed plans for a 2-sty factory in the north side of Church st, east of Market st, for Smith Bros., A. G. Smith, president. William J. Beardsley, 49 Market st, architect. Cost, about $60,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

KEARNY, N. J.—William B. Cunningham, this place, has received the general contract to erect a 3-sty apartment and store building at 143 Kearny av, for William T. Wilkinson, this place. Cost, about $4,000.

CHURCHES.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 4-sty brick parish house and chapel, 25x98 ft, at 434 West 36th st, for The Franciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about $20,000.

NEW ROCHELLE, N. Y.—Thomas J. Waters Co., 271 West 125th st, Manhattan, has received the general contract to erect a church, auditorium and school at the corner of Mayflower av and Mt. Joy pl, for the Church of the Holy Family, Mt. Joy pl, New Rochelle. Jos. H. McGuire, 101 Park av, Manhattan, architect. Cost, about $50,000.

DWELLINGS.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract to erect a 2-sty residence at the corner of Farragut rd and East 21st st, for Dr. A. Lewin, 461 Gold st. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $10,000.

BROOKLYN.—J. Fred Brewster, 2828 West 1st st, has received the general contract to erect a 2½-sty frame residence in the east side of West 1st st, 105 ft north of West av, for Mrs. Sarah A. Richardson, 604 West 140th st, Manhattan. Jos. J. Eberle, 489 5th av, Manhattan, architect. Cost, about $6,000.

SOUTH ORANGE, N. J.—(sub.).—August Schumacher, 267 South 6th st, Newark, has received the mason work, and Jas. E. Farrell, 283 South 11th st, Newark, the carpentry, for the 2½-sty hollow tile, stucco or frame residence, 43x30 ft, in Centre st, for Walter L. Niebling, 215 Littleton av, Newark. Gustavus Staehlin, Metropolitan Building, Newark, architect. Cost, $10,000 to $12,000. Excavation work completed.

NEWARK, N. J.—(sub.).—Chas. S. Fillips, 170 Parker st, has received the mason work for the 2½-story residence at 42-44 Clinton pl, for Mrs. May King Slade, 727 Lake st. Allan S. E. Thorn, 700 Ridge st, architect. Cost, about $8,500.

MT. VERNON, N. Y.—O. J. Tegan, Union av, has received the general contract to erect a 2½-story frame and stucco residence at Esplanade and Lincoln avs, for Mrs. Olive F. Gard McCulloch, 66 North Columbus av. George H. Chichester, 30

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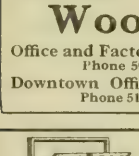
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Contracts Awarded—Continued.

East 42d st, Manhattan, architect. Cost, about $8,000.

ASBURY PARK, N. J.—Clarence Wildman, Belmar, N. J., has received the general contract to erect a 2½-sty hollow tile and stucco residence on West Mattison av, near Railroad, for Sirgany Skaf & Co., 50 Washington st, Manhattan. E. C. Benner, Appleby Building, architect. Cost, about $6,500.

STAMFORD, CONN.—Neil Campbell, this place, has received the general contract to erect a 2½-sty wood and stucco residence on St. George av, for Warren F. Cressey, 204 Atlantic st. Emmens & Abbot, 1 Bank st, architects. Cost, $5,000 to $6,000.

FORT SALONGA, NORTHPORT, L. I.—C. A. Conklin, Laurel av, Northport, has received the general contract to erect a $20,000 residence for John H. Shields, this place. Chas. Werner, 316 Flatbush av, Brooklyn, architect.

MONTCLAIR, N. J.—Edward D. Ring, 57 Plymouth st, has received the general contract to erect a 2½-sty residence, 35x53 ft, at the northeast corner of Gardner Place and Jefferson st, for Thomas T. Waller, 18 Madison av. William S. Covell, 1170 Broadway, Manhattan, architect. Cost, about $6,500.

STONEY BROOK, L. I.—Reeve & Jeffrey, Riverhead, L. I., have received the general contract to erect the garage here for J. C. Atkinson, 95 Madison av, Manhattan. Warren H. Conover, 114 Liberty st, Manhattan, architect.

FACTORIES & WAREHOUSES.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has received the general contract to erect a 2-sty storage building, 77x38 ft, in the north side of East 74th st, 98 ft east of Av A, for the Manhattan Railway Co. George H. Pegram, care of owner, 165 Broadway, architect. Cost, about $30,000.

BRONX.—The North Eastern Construction Co., 225 5th av, has received the general contract to erect a 1-sty extension to the boiler house in the south side of 177th st, 500 ft east of West Farms rd, for The Bronx Co., Wm. H. Birchall, premises. Janes & Cordes, 124 West 45th st, architects. Cost, about $3,000.

THOMASTON, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect two 4-sty buildings for the Seth Thomas Clock Co., this place. Lockwood, Greene & Co., 60 Federal st, Boston, Mass., architects and engineers.

HALLS & CLUBS.

TENAFLY, N. J.—Alonzo Benjamin, this place, has received the general contract to erect a 1½-sty frame golf club house for the Knickerbocker Club, Malcom McKay, president. Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Cost, about $35,000.

LONG ISLAND CITY.—Cauldwell Wingate Co., 381 4th av, Manhattan, has received the general contract to erect a 1-sty brick and steel tennis court building on Queens Boulevard, for the Pastime Tennis Club, care of architect, Walter Blair, 281 5th av, Manhattan.

HOSPITALS & ASYLUMS.

MANHATTAN.—E. T. Benson & Co., 37 East 28th st, have received the general contract to alter the 6-sty brick hospital, 700x190 ft, at 58th to 59th sts, and 9th to 10th avs, for the Roosevelt Hospital, 59th st and 9th av. Clarence S. Howell, 550 West 174th st, architect. Cost, about $5,000.

SCHOOLS & COLLEGES.

BRONX.—Christopher Campbell, Inc., 286 5th av, has received the general contract to erect a 1-sty stone museum at the southeast corner of 181st st and Sedgwick av, for the N. Y. University, on premises. Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, about $6,500.

GLEN RIDGE, N. J.—William G. Sharwell & Co., 377 North 5th st, Newark, have received the general contract to erect an addition to the school at the northeast corner of Bloomfield and Ridgewood avs, for the Board of Education. Boring & Tilton, 32 Broadway, Manhattan, architects. Cost, about $60,000.

QUEENS, L. I.—T. A. Clarke Co., 122 Livingston st, Brooklyn, has received the general contract, and George E. Gibson Co., 49 East 21st st, Manhattan, plumbing, for P. S. 93 at Forest and Putnam avs, for the Board of Education. C. B. J. Snyder, 59th st and Park av, Manhattan, architect. Cost, about $434,000.

STABLES & GARAGES.

MANHATTAN.—Andrew Brose, 1 Madison av, has received the general contract to erect a 2-sty stable and store building at 537-539 West 40th st, for the Loewer Realty Co., 528 West 142d st. John P. Voelker, 979 3d av, architect. Cost, about $8,000.

TUXEDO PARK, N. Y.—The Harriman Industrial Corporation, Harriman, has received the general contract to erect a 2½-sty garage on the Blair Estate, for J. Insley Blair, 24 Broad st, Manhattan. Carrere & Hastings, 225 5th av, architects. Owen Brainard, 225 5th av, Manhattan, consulting engineer.

THEATRES.

BROOKLYN.—McCough & Hoey, 16 Court st, have received the general contract to erect a 1-sty moving picture theatre, 82x122 ft, at the northwest corner of Robinson st and Nostrand av, for Glynne & Ward, Halsey st and Knickerbocker av. Arthur C. Carlson, 157 Remsen st, architect. Cost, about $50,000.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 1-sty brick and stucco moving picture theatre in North 7th st, near Orange st, for Edward W. McDonough, 207 Market st. H. Baechlin, 665 Broad st, architect. Meyer & Singer Amusement Co., 304 Market st, lessee. Cost, about $60,000.

TOWN OF UNION, N. J.—DeRiso Bros., 217 3d st, Union Hill, have received the general contract to erect a 2-sty cafe and restaurant, store, theatre and dance hall near the corner of Hackensack Plank rd and Bergenline av, for Carl F. Michelfelder Enterprises, 86 Park st, Montclair. William H. McElfatrick, 701 7th av, Manhattan, architect. Cost, about $100,000.

MISCELLANEOUS.

BEACON, N. Y.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract for the superstructure of the 2-sty passenger station, 60x100 ft, for the New York Central R. R. Co., 70 East 45th st. A. Vickers, care of owner, architect. Casper Ranger Construction Co., 20 Broad st, Holyoke, Mass., general contractor for foundations. Cost, about $75,000.

BROOKLYN.—W. P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a race track and grand stand at the northwest corner of Ocean av and Av Z, for William H. Wellman, Madison Square Garden. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about $8,500.

BAYSIDE CEMETERY, L. I.—H. Adler, 148 East 57th st, Manhattan, has received the general contract to erect an 18-ft granite mausoleum, 14x25 ft, for E. M. Krulewitch, 30 East 42d st, Manhattan. Gross & Kleinberger, 75 Bible House, Manhattan, architects. Cost, about $15,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS FLATS AND TENEMENTS.

161ST ST, s s, 275, 400 w of Ft. Washington av, 6-sty brick apartment house, 125x86; cost, $300,000; owner, Hudson View Const. Co., 189 Broadway; president, Henry Friedman; architect, Harold L. Young, 1204 Broadway. Plan No. 136.

BROADWAY, w s, 188.64 s 218th st, 5-sty brick apartment house and stores, 50x88; cost, $35,000; owner, Robert E. Simon, 30 East 42d st; architect, Samuel Katz, 1 Madison av. Plan No. 140.

VERMILYEA AV, 72-74, e of Academy st, 5-sty brick tenement, 50x123; cost, $60,000; owner, Hyman Berman Bldg Co., Pres. Hyman Berman, 1076 Findlay av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 131.

ELIZABETH ST, e s, 55.5 s of Grand st, 6-sty brick store, bakery and tenement, 75x87; cost, $40,000; owner, Peter Pinelli, 87 Elizabeth st and Stephen Guardino; architect, Arthur G. Carlson, 157 Remsen st, Brooklyn. Plan No. 134.

FACTORIES AND WAREHOUSES.

MURRY ST, 69, 8-sty, fireproof offices and factory, 24x100; cost, $35,000; owner, French Church du St. Esprit, 45 East 27th st. Rev. A. V. Wittmeyer, pastor; architect, C. B. Brun, 405 Lexington av. Plan No. 132.

STABLES AND GARAGES.

WEST END AV, 110-12-14, 4-sty fireproof garage, 75x100; cost, $40,000; owner, Louis Richard, 110-12-14 West End av; architect, Elliott Lynch, 347 5th av. Plan No. 135.

STORES, OFFICES AND LOFTS.

109TH ST, 113-141 W.—Fireproof sun parlor; cost, $2,200; owner, Woman's Hospital, 113-141 West 109th st; vice-president, Mrs. Frederick F. Thompson; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 137.

36TH ST, 15-17 West, 12-sty fireproof store and lofts, 48x88.9; cost, $150,000; owner, Mr. John Downey, 410 West 34th st; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 138.

26TH ST, 212-232 West, 16-sty fireproof store and factory, 223x98; cost, $350,000; owner, Julius M. Cohn, 341 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 139.

3D ST, 131 West, n s, 150.1 e 6th av, 2-sty brick office and lumber storage, 23x50; cost, $4,000; owners, Alexander Rinaldi, Joseph & An-

drew De Lorenzo, care architect, Louis A. Sheinart, 195 Bowery. Plan No. 142.

THEATRES.

28TH ST, 328-310 West, and 37th st, 329-27 West, 1-sty brick open air moving picture and dance hall, 250x50x100; cost, $10,000; owner Wm. D. Mann, 489 5th av; architects, Koehler, Spyr & Farrington, 489 5th av. Plan No. 133.

MISCELLANEOUS.

206TH ST, 387 West, 1-sty fireproof temporary blacksmith's shop, 36x15; cost, $200; owner, Alexander Walker, Columbus av and 81st st, care Colonial Bank; architect none. Plan No. 141.

Bronx.

STORES AND TENEMENTS.

238TH ST, n s, 50 w Review pl, 5-sty brick tenement, slag roof, 50x88; cost, $40,000; owner, 238th St. Const. Co., Abraham Stolwein, 600 East 167th st, Pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 203.

165TH ST, n e cor Bryant av, two 5-sty brick tenements, 40x88, 70x90, slag roof; cost, $120,000; owners, Bryant Av & 165th St Constn. Co., Inc, Chas. Richardson, 1278 Bryant av, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 204.

GRAND CONCOURSE, e s, 97.02 n 182d st, 5-sty brick tenement, 50x79.6, plastic slate roof; cost, $40,000; owner, Alexander Wilson, on premises; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 206.

WEBSTER AV, e s, 50 n 182d st, two 5-sty brick tenements, 50x78, 50x81, plastic slate roof; cost, $95,000; owners, McEvoy & Koester Cont. Co., John M. Koester, 1902 Marmion av, Pres.; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 205.

MISCELLANEOUS.

146TH ST, 233, 1-sty frame shed, 25x13; cost, $200; owner, Nicola Massa, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 202.

Brooklyn.

CHURCHES.

22D AV, s e cor 85th st, 1-sty brick synagogue, 80x60, gravel roof; cost, $30,000; owner, Peoples Temple, 133 Bay 28th st; architects, Eisendrath & Horowitz, 500 5th av, Manhattan. Plan No. 2581.

MERMAID AV, n w cor West 23d st, 2-sty brick synagogue, 50x80, tin roof; cost, $20,000; owner, Sea Gate Sisterhood & Talmud Thorah, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2682.

DWELLINGS.

WEST 30TH ST, w s, 260.4 s Mermaid av, 1-sty frame dwelling, 12x27.8, gravel roof, 1 family; cost, $800; owner, Mrs. Minnie Schneider, 436 Grove st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2610.

58TH ST, s s, 80 w 20th av, 2-sty brick dwelling, 20x68, gravel roof, 2 families; cost, $4,800; owner, Up-to-Date Bldg. Co., 154 Nassau st, Manhattan; architects, Archibald & Baily, 154 Nassau st, Manhattan. Plan No. 2593.

58TH ST, s s, 100 w 20th av, six 2-sty brick dwellings, 13.4x45, gravel roof, 1 family each; total cost, $15,600; owner, Up-to-Date Bldg Co., 154 Nassau st, Manhattan; architects, Archibald & Baily, 154 Nassau st, Manhattan. Plan No. 2592.

13TH AV, w s, 80 s 46th st, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Morris Wolok, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 2589.

EAST 7TH ST e s, 100 n Av H, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2636.

EAST 7TH ST, e s, 140 n Av H, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2635.

EAST 22D ST, w s, 220 s Av M, 2-sty frame dwelling, 25x48, shingle roof, 1 family; cost, $4,500; owners, Albert Parkin & ano, 5 Canarsie lane; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 2630.

AV H, n s, 100 e E 7th st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $3,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 2637.

MIDWOOD ST, n s, 263.5 e Flatbush av, seven 2-sty brick dwellings, 20x56, gravel roof, 1 family each; total cost, $35,000; owner, F. B. Norris Co., 188 Fennimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2741.

UNION ST, s s, 100 w Bedford av, twelve 2-sty brick dwellings, 16.8x66, gravel roof; 1 family each; total cost, $54,000; owner, Chas A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 2730.

EAST 40TH ST, e s, 137.6 n Av J, two 2-sty frame dwellings, 17x42, slag roof, 1 family each; total cost, $500; owner, Gustave A. Johnson, 79th st and 17th av; architect, Hy Vollmeilla, 696 Bushwick av. Plan No. 2733.

73D ST, n s, 190 w 15th av, two 2-sty brick dwellings, 20x45, gravel roof, 1 family each; total cost, $6,000; owner, Michael Di Pietro, 1138 40th st; architects, De Rosa & Sairgano, 150 Nassau st, Manhattan. Plan No. 2723.

WYONA ST, w s, 80 s Belmont av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $3,500; owner, Max Miller, 326 Wyona st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2702.

EAST 15TH ST, w s, 300 n Av F, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, $15,000; owner, Hy Somerfield, 2337 East 14th st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 2675.

EAST 15TH ST, w s, 400 n Av X, six 2-sty brick dwellings, 16x40, gravel roof, 1 family each; total cost, $15,000; owner, Hy. Somerfield, 2337 East 14th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 2676.

BUSHWICK AV, w s, 72.2 n Linden st, 2-sty brick dwelling, 23x59.6, tile roof, 1 family; cost, $8,000; owner, Richard Webber, 46 Sumner av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2674.

14TH AV, n e cor 45th st, five 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $21,500; owner, R. Vanderveen Co., 961 52d st; architect, R. Vanderveen Co., 961 52d st. Plan No. 2699.

82D ST, n e cor Shore rd, 2-sty brick dwelling, 49.10x44, shingle roof, 1 family; cost, $14,000; owner, Edw. W. Clark, 321 Chestnut st, Philadelphia; architects, Slee & Bryson, 154 Montague st. Plan No. 2773.

83D ST, n s, 220 w 11th av, 2-sty frame dwelling, 20.4x38.8, slate roof, 1 family; cost, $4,500; owner, A. E. Parfitt, 1066 82d st; architect, A. E. Parfitt, 1066 82d st. Plan No. 2777.

BUSHWICK AV, e s, 49.2 s Suydam st, three 3-sty brick garages and dwellings, 20.8x48.6, gravel roof, 2 families each; total cost, $13,500; owner, John G. Paul, 29 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2758.

BUSHWICK AV, w s, 108.1 n Linden st, 2-sty brick dwelling, 23x48.6, tile roof, 1 family; cost, $8,000; owner, Anna H. Huss, 46 Sumner av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2784.

15TH AV, w s, 360 s Bath av, 2-sty brick dwelling, 30x32, slag roof, 1 family; cost, $4,000; owner, Anna Damian, 232 East 56th st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2776.

COLERIDGE ST, w s, 140 s Oriental blvd, 2-sty brick dwelling, 32x53, tile roof, 1 family; cost, $6,000; owner, Wm. H. Tanner, 804 East 9th st; architect, Lindsay Architectural Co., Sikeston, Mo. Plan No. 2833.

EASTERN PKWAY, s s, 446.5 e Buffalo av, 2-sty brick dwelling, 18x60, slag roof, 2 families; cost, $5,000; owner, Herman Shapiro, 112 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2818.

FACTORIES AND WAREHOUSES.

16TH ST, s s, 224.7 w 6th av, 1-sty brick shop, 32.10x35, slate roof; cost, $900; owner, Saml. Ritzer, 277 Prospect av; architects, Thode & Harvey, 406 9th st. Plan No. 2715.

DEGRAW ST, n s, 75 w Van Brunt st, 4-sty brick packing house, 25x100, gravel roof; cost, $30,000; owner, International Provision Co., 33 Degraw st; architect, Chas. Weiner, 67 Berkely pl. Plan No. 2739.



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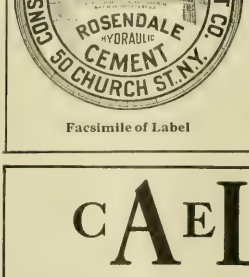
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BELMONT AV, n s, 70 e Bradford st, 1-sty brick storage, 30x20, gravel roof; cost, $500; owner, Saul C Lavine, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2749.

LORIMER ST, s s, 325.1 w Marcy av, 1-sty brick shop, 26.2x137.10, slag roof; cost, $5,500; owner, Louis Harpthwohl, 513 Flushing av; architect, Thos. Engelhardt, 905 Broadway. Plan No. 2659.

10TH ST, s s, 240 e 2d av, 2-sty brick shop, 120x100, pitch roof; cost, $20,000; owner, Millard F. Hanshy, 610-520 st; architect, Wm. Higginson, 24 Park Row. Plan No. 2657.

BTH ST, s s, 175 e 19th av, 2-sty brick storage, 50x100, gravel roof; cost, $12,000; owner, Albert R. Sage, 1545 66th av; architect, B. F. Hudson, 319 90th st. Plan No. 2801.

STABLES AND GARAGES.

ELTON ST, w s, 190 s New Lots rd, 1-sty frame stable, 18x18, tar roof; cost, $200; owner, Geo. Plagg, 676 Elton st; architect, Ernest Dennis, 241 Schenck av. Plan No. 2598.

EAST 19TH ST, e s, 242 s Farragut rd, 1-sty frame garage, 20x14, shingle roof; cost, $400; owner, J. W. Reynolds, 641 East 19th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2591.

18TH ST, s s, 300 w 16th av, 1-sty frame garage, 12x20, shingle roof; cost, $400; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2584.

PRESIDENT ST, s s, 249.4 n Utica av, 1-sty brick garage, 25x21, gravel roof; cost, $1,000; owner, Abr. Koeppel, 320 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2640.

EAST 19TH ST, e s, 550 n Av G, 1-sty brick garage, 18x20, shingle roof; cost, $500; owner, Franklin S. Maury, 665 East 19th st; architect, Hans Arnold, 2434 East 17th st. Plan No. 2614.

IRVING AV, s e cor Hancock st, 1-sty brick garage, 20x20, tin roof; cost, $1,000; owner, Frank H. Osieslik, on premises; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 2624.

HUNTERLEY PL, w s, 86.11 s Herkimer st, 1-sty brick garage, 15.5x35.10, gravel roof; cost, $500; owner, Hy. Machold, 1818 Fulton st; architect, E. J. Messinger, 394 Grand st. Plan No. 2731.

48TH ST, n s 260 e 12th av, 1-sty brick garage, 18x18, shingle roof; cost, $300; owner, Isaac Friedman, 1235 48th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2736.

EAST 86TH ST, s w cor Ditmas av, 1-sty brick stable, 40x22, tile roof; cost, $800; owner, W. N. Beckers, 105 Underhill av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2747.

PRESIDENT ST, n s, 190 w 3d av, 1-sty brick stable, 20x15, gravel roof; cost, $1,500; owner, Leopoldo Fusca, 502 President st; architect, W. J. Conway, 400 Union st. Plan No. 2709.

WITWELL PL, w s, 140 n 1st st, 2-sty brick stable, 40x90, gravel roof; cost, $3,500; owner, Fred. Parascond, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2710.

16TH ST, s s, 224.7 w 6th av, fourteen 1-sty brick garages, 9.6x18, slate roof; total cost, $4,200; owner, Saml. Ritzer, 277 Prospect av; architects, Thode & Harvey, 406 9th st. Plan No. 2715.

BUSHWICK AV, w s, 72.2 n Linden st, 1-sty brick garage, 25x30, tile roof; cost, $1,000; owner, Richard Webber, 46 Sumner av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2673.

NEPTUNE AV, n e cor Highland av, 1-sty frame garage, 20x24, shingle roof; cost, $200; owner and architect, Edw. W. Merrill, on premises. Plan No. 2671.

RIDGEWOOD AV, s w cor Logan st, 1-sty brick garage, 11.4x18.6, slag roof; cost, $350; owner, Wm. C. Lane, 274 Ridgewood av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2701.

BUSHWICK AV, n w cor Van Buren st, 1-sty brick garage, 12x22, tin roof; cost, $400; owner, Geo. J. Schwarz, 900 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 2772.

BUSHWICK AV, w s, 108.1 n Linden st, 1-sty brick garage, 25x30, tile roof; cost, $1,000; owner, Anna H. Buss, 46 Sumner av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2781.

FLATBUSH AV, w s, 22.1 s Stephens court, 1-sty brick garage, 13.3x20, gravel roof; cost, $300; owner, Arthur Benninger, 7304 3d av; architect, W. H. Harrington, 510 57th st. Plan No. 2779.

COLERIDGE ST, w s, 140 s Oriental blvd, 1-sty brick garage, 12x18, tile roof; cost, $560; owner, Wm. H. Tanner, 804 East 9th st; architect, Lindsay Architectural Co., Sikeston, Mo. Plan No. 2814.

PROSPECT PL, n s, 270 east Rogers av, 1-sty brick garage, 50.10x120.7, slag roof; cost, $4,000; owner, Dennis P. Healy, 735 Prospect pl; architect, Saml. Brenner, 30 East 20th st. Plan No. 2824.

EAST 18TH ST, e s, 700 n Av G, 1-sty brick garage, 14x20, metal roof; cost, $500; owner, Jos. Schulwacker, on premises; architect, Frederman P. Imperato, 356 Fulton st. Plan No. 2804.

STORES AND DWELLINGS.

PITKIN AV, w s, 102 e Amboy st, 3-sty brick store and dwelling, 26.1x86, slag roof, 2 families; cost, $7,000; owner, Rose Waton, 1609 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2649.

EAST 92D ST, e s, 25 s Flatlands av, 2-sty brick store and dwelling, 22x55, slag roof, 1 family; cost, $4,000; owner, Louis F. Grome, 1167 East 92d st; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 2638.

CARROLL ST, s e cor Kingston av, 3-sty brick store and dwelling, 20x18, slag roof, 2 families; cost, $6,000; owner, Geo. Palts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2790.

FLATBUSH AV, w s, 22.1 s Stephens court, 3-sty brick store and dwelling, 20.6x55, gravel roof, 2 families; cost, $5,600; owner, Arthur Benninger, 7304 3d av; architect, W. H. Harrington Co., 510 57th st. Plan No. 2778.

KINGSTON AV, e s, 53.7 s Carroll st, 3-sty brick store and dwelling, 20x52, slag roof, 2 families; cost, $6,000; owner, Geo. Palts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2789.

STORES AND TENEMENTS.

EAST 4TH ST, w s, 100 s Beverly rd, 4-sty brick tenement, 80x77, slag roof, 29 families; cost, $65,000; owner, Palm Bldg. Co., 1434 Eastern parkway; architect, S. Millman, 1780 Pitkin av. Plan No. 2631.

JEROME AV, w s, 100 s Sutter av, 3-sty brick tenement, 25x72, slag roof, 6 families; cost, $7,000; owners, Julius Lassof & ano, 565 Elton st; architects, Farber & Markwitz, 189 Montague st. Plan No. 2634.

HENDRIX ST, w s, 212 n New Lots rd, two 3-sty brick tenements, 20x68, gravel roof, 6 families each; total cost, $14,000; owner, Hadrx Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 2587.

NEW LOTS RD, n s, 73.6 w Hendrix st, 3-sty brick tenement, 22x76, gravel roof, 6 families; cost, $7,000; owner, Hadrx Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 2586.

JUNIUS ST, w s, 125 n Riverdale av, two 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, $16,000; owner, Powell Impt. Co., 397 Snedeker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2641.

EASTERN PARKWAY, s s, 244.5 w Utica av, three 4-sty brick tenements, 46x90, gravel roof, 20 families each; total cost, $90,000; owner, Nora Rubin, 567 New Lots rd; architects, Cohn Bros., 361 Stone av. Plan No. 2655.

COOPER ST, w s, 75 n Central av, 4-sty brick store and tenement, 50x89, slag roof, 21 families; cost, $30,000; owners, Wall Sill Inc., 318 Williams st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2694.

PRESIDENT ST, n s, 100 e Rogers av two 4-sty brick tenements, 50x92, slag roof, 16 families each; total cost, $60,000; owners, Kings West Co., 215 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 2704.

ADELPHI ST, e s, 289.5 n DeKalb av, 4-sty brick tenement, 49.9x97.4, slag roof, 20 families; cost, $45,000; owner, G. M. Impt. Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2828.

SOUTH 4TH ST, s s, 25 n Hewes st, 6-sty brick tenement, 50x78, slate roof, 29 families; cost, $30,000; owner, P. S. Realty Co., 30 Hart st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 2794.

FOSTER AV, n s, 119 e East 21st st, 4-sty brick tenement, 40x87.8, slag roof, 13 families; cost, $20,000; owner, Polaischik Spencer Realty, 627 Wales av, Manhattan; architect, Wm. T. McCarthy, 16 Court st. Plan No. 2800.

PROSPECT AV, s s, 260 w 4th av, 4-sty brick tenement, 25x69, tin roof, 8 families; cost, $8,500; owner, Barney Cohen, 127 15th st; architect, Jos. Hartung, 548 2d st. Plan No. 2820.

MISCELLANEOUS.

MADISON ST, s s, 56 e Classon av, foundation for rectory, 40x46.4, —— roof; cost, $1,000; owner, Church of Nativity; architect, Raymond F. Almirall, 185 Madison av, Manhattan. Plan No. 2646.

THATFORD AV, n e cor Newport av, 1-sty frame shed, 49x16, —— roof; cost, $200; owners, D. Weintraub & ano, 385 Thatford av; architect, Wm. S. Berris, 381 Pennsylvania av. Plan No. 2650.

62D ST, s s, 100 e 6th av, 1-sty frame shed, 41x—, asbestos roof; cost, $600; owner, J. M. Huber, 65 West Houston st, Manhattan; architect, Brutus Gaundleich, 185 Madison st, Manhattan. Plan No. 2745.

FLATBUSH AV, n e cor Martense st, 3-sty brick studio, 20.11x100, gravel roof; cost $12,000; owner, J. Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2724.

HOPKINSON, Dumont, Livonia av and Douglass st, 1-sty brick field house, 150x25, gravel roof; cost, $16,000; owner, City of N. Y.; architect, H. B. Hertz, 345 5th av. Plan No. 2691.

PROSPECT PARK, 1-sty frame carousell, 86x86, shingle roof; cost, $8,000; owner, City N. Y., architect, Dept. Parks. Plan No. 2690.

WAVERLY AV, e s, 198.8 n Atlantic av, 1-sty brick transformer room, 25x12, slag roof; cost, $1,000; owner, Reid Ice Cream Co., 32 Chambers st, Manhattan; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2765.

51ST ST, n s, 33.4 e 1st av, two 1-sty frame sheds, 60x40, gravel roof; cost, $600; owner, Wm. E. Trim, on premises; architect, A. G. Carlson, 157 Remsen st. Plan No. 2803.

NECK RD, Av U, Voorhees av and Jerome av, entire block motor speedway; cost, $240,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architects, Koehler, Speyer & Farrington, 489 5th av, Manhattan. Plan No. 2816.

Queens.

DWELLINGS.

ARVERNE, Clarence av, w s, 100 n Elizabeth av, 2-sty frame dwelling, 22x39, shingle roof, 1 family, steam heat; cost, $3,500; owner, R. Schuster, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 1176.

BELLE HARBOR.—Dover av, e s, 210 n Washington av, 2½-sty frame dwelling, 24x35, shingle roof, 1 family, steam heat; cost, $6,000; owner, Richard H. Powers, 48 B. 120th st, Rockaway Beach; architect, Wm. A. Hogan, Rockaway Beach. Plan No. 1177.

DUNTON.—Van Wyck av, e s, 170 s Metropolitan av, four 2-sty frame dwellings, 20x29, shingle roof, 1 family, steam heat; cost, $11,200; owner, Fredk. Eichler & Co., 1008 Gates av, Brooklyn; architect, Herman E. Finke, same address. Plan No. 1184.

DUNTON, Atfield av, e s, 125 s Chichester av, two 2-sty frame dwellings, 16x32, shingle roof, 1 family; cost, $6,000; owner, F. A. Thompson, 1022 Atfield av, Dunton; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1201-2.

JAMAICA.—Church st, w s, 100 s Sutter av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $4,000; owner, Albert Lips, 15 No. Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 1181.

JAMAICA.—Sutter av, s w cor Church st, two 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $6,000; owner, Albert Lips, 15 No. Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 1182-83.

JAMAICA.—Higbie av, s s, 182 e New York av, 1½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $2,400; owner, Albert Krostos, 50 Smith st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1193.

JAMAICA.—Quail st, s s, 156 e Garfield av, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $900; owner, Jamaica Park South Realty Co., 236 Fulton st, Jamaica. Plan No. 1175.

JAMAICA.—Wheeler av, n w cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $3,000; owner, I. Wohl, 103 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1195.

JAMAICA.—Bryant av, n s, 150 s Beaufort st, two 2-sty frame dwellings, 17x36, shingle roof, 1 family; cost, $5,000; owner, Geo. Watt, Briarwood rd, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1197.

JAMAICA.—Homer Lee av, n w cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $3,000; owner, I. Wohl, 103 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1198.

RICHMOND HILL.—Guion av, w s, 110 s Jamaica av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family; cost, $6,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1189.

RICHMOND HILL.—Cedar av, e s, 320 n Belmont av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $3,000; owner, W. Springer, 1373 Oak st, Richmond Hill; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1196.

RIDGEWOOD.—Sandol st, w s, 100 s Myrtle av, four 2-sty brick dwellings, 18x35, tin roof, 2 families; cost, $14,000; owner, Abe. Baum, 1976 84th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1187.

SPRINGFIELD.—Clifford av, n s, 180 w College av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $3,200; owner, A. A. Forcman, Woodmere, L. I.; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1200.

WINFIELD.—Worthington st, e s, 225 n Woodside av, 2-sty brick dwelling, 25x56, tin roof, 1 family; cost, $4,000; owner, Jos. Kuzak, 118 Grove st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1180.

WOODHAVEN.—Vanderveer av, w s, 200 s Atlantic av, three 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $6,000; owners, Sim & Greig, 162 2d st, Union Course; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1203-4-5.

BAYSIDE.—Lamartine av, s e cor Gardiner st, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,000; owner, H. A. Richards, 304 East Broadway, Manhattan; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1211.

COLLEGE POINT.—1st av, s w cor 7th st, 2½-sty brick dwelling, 42x27, tile roof, water heat; cost, $8,500; owner, Mrs. E. J. Mordount, Narangansett, Hotel, N. Y. C.; architect, A. Gray Gollner, 256 Broadway, Manhattan. Plan No. 1219.

FLUSHING.—Bayside av, s e cor Farrington st, 1-sty frame dwelling; 14x30, shingle roof, 1 family; cost, $4,600; owner, Flushing End Realty Co., Broadway, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1210.

FOREST HILLS.—Groton st, n s, 160 e Continental av, 2½-sty brick dwelling, 22x36, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1220.

GLENDALE.—Martin av, w s, 175 s Myrtle av, three 2-sty brick dwellings, 20x32, tin roof, 2 families; cost, $12,000; owner, G. F. Amann, 1356 Greene av, Brooklyn; architect, P. F. Hungar, 4 Forman st, Woodhaven. Plan No. 1206.

LITTLE NECK.—Highland av, n w cor Niebel st, 1-sty frame dwelling, 28x25, shingle roof, 1 family; cost, $1,400; owners, Jas. E. & M. Connaughton, Clinton av, Little Neck; architect, owner. Plan No. 1209.

WOODHAVEN.—Ferry st, w s, 187 s Ashland av, three 2½-sty frame dwellings, 24x32, shingle roof, 1 family, steam heat; cost, $15,000; owners, Gutting Bros., 3918 Ashland av, Woodhaven; architect, C. W. Ross, Woodhaven. Plan Nos. 1215-16-17.

EDGEMERE.—McKinley av, s s, 55 w Hudson av, 2-sty frame dwelling, 26x16, shingle roof, 1 family; cost, $1,200; owner and architect, Edgemere Crest Co., 30 East 42d st, Manhattan. Plan No. 1231.

ELMHURST.—Jennings st, s s, 350 e Chicago av, two 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, $5,000; owner

and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 1229-30.

ELMHURST.—22d st, e s, 222 s Woodside av, four 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, $10,000; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 1225-6-7-8.

HOLLISWOOD.—Palo Alto av, n s, 75 e Flushing av, 2½-sty brick dwelling, 36x33, tile roof, 1 family, steam heat; cost, $4,000; owner, Webster Williams, Hollis, L. I.; architect, D. Stage, Glen Morris. Plan No. 1232.

DUNTON.—Baker av, w s, 100 s Broadway, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,500; owner and architect, E. Larsen, Liberty av, Morris Park. Plan No. 1237.

EDGEMERE.—Beach 43d st, w s, 595 s L. I. R. R., three 2-sty frame dwellings, 23x24, shingle roof, 1 family; cost, $7,500; owner, Mrs. Isabella Levy, 100 N. Gaston av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan Nos. 1244-5-6.

EDGEMERE. Beach 43d st, w s, 1,320 n Boulevard, 2-sty frame dwelling, 15x24, tin roof, 1 family; cost, $1,500; owner, Mrs. Irene Smith, Woodmere, L. I.; architect, J. N. Smith, Jr., Woodmere. Plan No. 1247.

ELMHURST.—Laconia st, e s, 180 s Queens av, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $1,800; owner, George Reiner, 1 Laconia st, Elmhurst; architects, E. Rose & Son, Grant st, Elmhurst. Plan No. 1235.

FLUSHING.—Beaufort st, s s, 180 e Lawrence st, 2-sty brick dwelling, 17x26 shingle roof, 1 family; cost, $2,100; owner, Alphonse Napoli, 120 43d st, Corona; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 1234.

FLUSHING.—Sandford av, s s, 200 w Central av, 2½-sty brick dwelling, 30x49, tile roof, 1 family, steam heat; cost, $12,000; owner, Wm. T. Yale, 110 West 34th st, Manhattan; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1241.

RIDGEWOOD.—Cornelia st, s s, 60 w Prospect st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,500; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1238.

UNION COURSE.—5th st, s s, 200 e Shaw av, two 2-sty frame dwellings, 19x55, tin roof, 2 families, hot air heat; cost, $7,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1239.

WOODHAVEN.—Ferry st, e s, 150 n Beaufort st, two 2-sty brick dwellings, 40x53, tin roof, 2 families; cost, $7,000; owners, Kopp Bros., 240 Beaufort st, Woodhaven; architect, G. Eicholz, 29 Shipley st, Union Course. Plan No. 1233.

WOODHAVEN.—Jerome av, s s, 62 e Spruce st, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, $2,500; owner, J. Atanasio, Jerome av, Woodhaven; architect, A. Cehio, 1129 Boyd av, Woodhaven. Plan No. 1236.

WOODSIDE.—7th st, s e cor Charlotte av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $3,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDowell, same address. Plan No. 1253.

WOODSIDE.—7th st, e s, 600 n Jackson av, three 2-sty frame dwellings, 20x47, tin roof, 2 families; cost, $10,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDowell, same address. Plan Nos. 1250-51-52.

COLLEGE POINT.—5th av, n s, 100 e 21st st, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, $3,300; owner, Mrs. C. Wolff, College Point; architect, S. M. Fehn, College Point. Plan No. 1268.

COLLEGE POINT.—Av E, n e cor 13th st, ten 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $35,000; owner, Unionhall Building Co., 95 Wayne st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1263.

COLLEGE POINT.—4th av, s s, 100 e 14th st, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $8,000; owner, Geo. Krell, 15th st and 4th av, College Point; architect, E. Leo McCracken, College Point. Plan No. 1264.

COLLEGE POINT.—3d av, n s, 179 e 3d st, two 2-sty brick dwellings, 18x55, tin roof, 2 families; cost, $7,000; and 3d av, n s, 179 w 5th st, two 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, $7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alexander McIntosh, 55 Bible House, Manhattan. Plan No. 1276-77.

HOLLIS.—Hillburn st, e s, 60 s Winfield pl, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat, $3,000; owner, Geo. A. Beihling, 317 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1269.

GLENDALE.—Wilton av, e s, 480 s Glasser st, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $25,000; owner, J. Hoffmann and H. Sauer, Inc., 447 Miller av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1257.

JAMAICA.—Herriman av, e s, 156 n Shelton av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,000; owner, Gross Const. Co., Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1270.

JAMAICA.—Herriman av, e s, 106 n Shelton av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $12,000; owner, Gross Construction Co., Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1272-73.

KEW.—Mowbray pl, n s, 166 e Austin st, 2½-sty frame dwelling, 18x54, shingle roof, 1 family, steam heat; cost, $7,350; owners, Newman & Harris, 1123 Broadway, Manhattan; architect, owner. Plan No. 1275.

QUEENS.—Spruce st, n s, 100 e Jackson av, 2-sty frame dwelling, 26x30, shingle roof, 1 family, steam heat; cost, $2,900; owner, Wm. H. Beher, North Wortland av, Queens; architect, M. H. Dibble, Lynbrook. Plan No. 1255.

RICHMOND HILL.—Vine st, w s, 60 n Hillside av, 2½-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, $2,000; owner, M. J. Kelly, No. Curtis av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1256.

RICHMOND HILL.—North Villa av, w s, 92 s Jamaica av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, $6,000; owner, Geo. Muller, 27 Canal st, Jamaica; architect, J. W. Muller, same address. Plan No. 1271.

ROSEDALE.—Maple av, n s, 170 w Florence st, 2½-sty frame dwelling, 32x34, shingle roof, 1 family, steam heat; cost, $3,000; owner, Abraham Greenblatt, 418 Kelly st, Bronx; architect, Chas. H. Richter, 68 Broad st, Manhattan. Plan No. 1259.

FACTORIES AND WAREHOUSES.

EDGEMERE.—Boulevard, s s, 304 e Beach 35th st, 1-sty frame storage, 19x57, gravel roof; cost, $400; owner, L. S. May, Edgemere; architect, W. S. Rothschild, Rockaway Beach. Plan No. 1267.

L. I. CITY.—Potter av, s s, 99 e Lawrence st, 1-sty brick shop, 25x25, tin roof; cost, $900; owner, Frank Jakes, 240 Potter av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1243.

L. I. CITY.—Beebe av, s w cor William st, 3-sty brick factory, 50x87, slag roof; cost, $10,000; owner, American Clip Co., 366 Gerard av, Bronx; architect, R. H. Morris, 541 West 124th st, Manhattan. Plan No. 1208.

OZONE PARK.—Liberty av, s s, 100 e Elm st, 1-sty frame stable, 19x67, gravel roof; cost, $600; owner, Jacob Diogin, on premises. Plan No. 1212.

STABLES AND GARAGES.

COLLEGE POINT.—10th st, e s, 125 n Av D, 1-sty frame garage, 11x14, tin roof; cost, $100; owner, Gus. Weiss, premises. Plan No. 1249.

DOUGLASTON.—Beverly rd, n e cor East drive, 1-sty frame garage, 16x20, shingle roof; cost, $150; owner, J. V. Randall, premises. Plan No. 1242.

FLUSHING.—Central av, 176, 1-sty frame garage, 17x20, tin roof; cost, $275; owner, Dr. A. F. Wiggers, premises. Plan No. 1240.

ELMHURST.—Roosevelt av, s w cor 19th st, 1-sty brick garage, 12x18, tin roof; cost, $200; owner, C. Wenderoth, premises. Plan No. 1185.

FLUSHING.—Broadway, n w cor 15th st, 1-sty frame garage, 16x20, tin roof; cost, $150; owner, H. Koepple, premises. Plan No. 1174.

WINFIELD.—Meyers av, e s, 125 n Queens boulevard, 1-sty brick garage, 12x18, tin roof; cost, $200; owner, C. Herzberger, premises. Plan No. 1186.

WINFIELD.—Worthington st, e s, 225 w Woodside av, 1-sty frame stable, 14x14, tin roof; cost, $100; owner, Jos. Kuzak, 118 Grove st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1179.

RICHMOND HILL.—Nostrand av, e s, 174 n Cleveland av, 1-sty frame garage, 10x16, shingle roof; cost, $120; owner, F. Fauerbach, on premises. Plan No. 1224.

COLLEGE POINT.—13th st, w s, 100 s 5th av, 1-sty frame stable and shed, 14x14, gravel roof; cost, $125; owner, Geo. Duer, 210 13th st, College Point. Plan No. 1265.

RICHMOND HILL.—Brevort st, e s, 125 s Ashland av, 1-sty frame garage, 12x17; cost, $200; owner, F. G. Disbrown, premises. Plan No. 1260.

STORES AND DWELLINGS.

CORONA.—Myrtle av, w s, 50 n Crown st, 2-sty frame store and dwelling, 20x50, tin roof, 1 family; cost, $2,700; owner, Antonia Manfudonia, 182 Bleecker st, Manhattan; architect, L. Danancher, Fulton st, Jamaica. Plan No. 1266.

ELMHURST.—Toledo st, s e cor Ivy st, 2-sty frame store and dwelling, 25x55, tin roof, 2 families; cost, $4,500; owner, John Froenhoffer, 20 Jennings st, Elmhurst; architect, A. Livingston, 121 Buena Vista av, Elmhurst. Plan No. 1262.

RIDGEWOOD.—Myrtle av, n s, 108 w Fresh Pond rd, ten 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $40,000; owner, Ridgewood Holding Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 1188.

ST. ALBANS.—Central av, s s, 185 w Everett av, 2-sty frame store and dwelling, 23x40, tin roof, 1 family; cost, $3,000; owner, Wm. O. Hartmann, 19 Suydam pl, Brooklyn; architect, Edw. Linke, 150 Sheridan av, Brooklyn. Plan No. 1178.

FAR ROCKAWAY.—Moss av, n w cor Remsen av, six 1-sty frame stores, 96x50, slag roof; cost, $5,400; owner, S. B. Althouse, on premises; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1213.

GLENDALE.—Myrtle av, s s, 200 e Gamma pl, 3-sty brick store and dwelling, 20x65, tin roof, 3 families; cost, $6,000; and Myrtle av, s e cor Gamma pl, 3-sty brick store and dwelling, 20x90, tin roof, 5 families; cost, $10,000; owners, Louis Jaeck and Peter Folman, 456 Cooper av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1221-22.

JAMAICA.—South st, s e cor Washington st, 1-sty frame store, 24x24, gravel roof; cost, $500; owner, Jos. Coloci, 99 South St, Jamaica; architect, L. Danancher, Fulton st, Jamaica. Plan No. 1218.

L. I. CITY.—10th av, w s, 307 n Jamaica av, 1-sty brick store, 75x50, slag roof; cost, $4,000; owner, Rose Bendoff, 120 Lee av, Yonkers, N. Y.; architect, Benj. Bendoff, same. Plan No. 1223.

STORES AND TENEMENTS.

FLUSHING.—Union st, w s, 100 s Sandford av, 4-sty brick tenement, 65x110, tin roof, 29 families; cost, $90,000; owner, Robert C. Adolph, 80 Herriman av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1274.

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 3, 1915, for the construction complete (including mechanical equipment and approaches) of the United States Post Office and Court House at Chillicothe, Mo. Drawings and specifications may be obtained after April 22, 1915, from the Custodian of site at Chillicothe, Mo., or at this office in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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Plans Filed Queens Continued.

THEATRES.

L. I. CITY, 10th av, e s, 50 s Jamaica av, 2-sty brick theatre, 54x135, slag roof; cost, $75,000; owner, N. Pilnacek, 1404 2d av, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1190.

MISCELLANEOUS.

FLUSHING, 14th st, w s, 121 s Broadway, 1-sty frame shed, 14x8, tin roof; cost, $65; owner, C. F. Saeger, premises. Plan No. 1173

JAMAICA, Merrick rd, s s, opp State st, two frame signs, 50x8; cost, $150; owner, Estate Juster Schoenwald, 639 Broadway, Manhattan. Plan Nos. 1491-2.

SPRINGFIELD, Jamaica Creek, 2, w s, 200 n Jamaica Bay, 1-sty frame boathouse, 16x26, tin roof; cost, $450; owner, H. C. Keller, 1125 Halsey st, Brooklyn. Plan No. 1172.

L. I. CITY, Boulevard, e s, bet Hoyt and Potter avs, frame stand, 10x10; cost, $100; owner, Park Dept., Queens. Plan No. 1249.

Richmond.

DWELLINGS.

CANAL ST, w s, 189 n Amboy rd, New Dorp, S. I., 2-sty brick dwelling, 20x35; cost, $3,850; owner, Guiseppe Maffeo, New Dorp, S. I.; architects, Grunert & Pneuman, New Dorp, S. I. Plan No. 263.

JEFFERSON ST.—Lyser av, 2-sty frame dwelling, 22x28; cost, $2,000; owner, Chas. A. Lott, 24 Delaware av, Richmond; architect, Chas. Mitaker; builder, J. C. Euttermark, 1901 Grove av, Concord, S. I. Plan No. 271.

SEAFOAM ST, s e cor South Britton la, New Dorp Beach, S. I., 1½-sty frame bungalow, 16x30; cost, $600; owner, H. Welsch, New Dorp Beach, S. I.; architect, H. Welsch, New Dorp Beach; builder, Theodore Saepon, New Dorp, S. I. Plan No. 250.

1ST ST, n s, 75 n Maple av, Midland Beach, N. Y., 1-sty frame bungalow, 18x22; cost, $360, owner, Miss M. Campbell, 227 West 124th st, Manhattan; builder, A. W. Mortenson; architect, A. W. Mortenson, Midland Beach. Plan No. 280.

5TH ST, w s, 160 n Monroe, Midland Beach, 1-sty frame bungalow, 12x30; cost, $350; owner, Mrs. C. Thomas, 173 West 83d st, Manhattan; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 279.

12TH ST, n s, 120 w Oak st, 1-sty frame bungalow, 14x14; cost, $400; owner, David Dreylus; builder, Jas. Littrell. Plan No. 256.

ARTHUR AV, s e, 148 s w Old Town rd, South Beach, S. I., 1-sty frame dwelling, 16x40; cost, $700; owner, Lilla Lacapia, 153 Bleecker st, Manhattan; architect, John E. Grunert, New Dorp, S. I.; builder, Frank Paladino, South Beach, S. I. Plan No. 249.

OCEAN AV, n s, 125 n e Old Town rd, Arrochar, 1-sty frame bungalow, 15x20; cost, $100; owner, L. Witte, 51 blvd; builder, L. Witte, 51 blvd. Plan No. 268.

OCEAN AV, n s, 125 n e Old Town rd, Arrochar, 1-sty frame bungalow, 15x24; cost, $100; owner and builder, L. Witte, 57 Boulevard. Plan No. 267.

OCEAN AV, s s, 1175 e Willowbrook rd, Oakwood Beach, 1-sty frame dwelling, 12x34; cost, $250; owner and builder, Emil R. Luchs, 209 East 9th st, Manhattan. Plan No. 275.

RAILROAD AV, e s, 200 n Cedar av, So. Beach, N. Y., 2-sty brick dwelling, 24x38; cost, $2,600; owner, Marianna Coputa, 251 East 105th st; architect, Wm. Di Miceli, 241 East 108th st. Plan No. 272.

RICHMOND AV, s s, 40 w Sherman av, 2-sty brick dwelling, 22x43; cost, $3,350; owner, G. Stroncone; architect and builder, A. A. Di Brizzi. Plan No. 254.

RICHMOND AV, s s, 70 w Sherman av, 2-sty brick dwelling, 22x43; cost, $3,350; owner, G. Di Anna; architect and builder, A. A. Di Brizzi. Plan No. 255.

WIMAN AV, ft. of Great Kills, S. I., 1-sty frame bungalow, 16x20; cost, $150; owner, Geo. Gillies; builder, L. E. Decker. Plan No. 252.

CEDAR GROVE BEACH, 1-sty frame bungalow, 20x26; cost, $350; owner, Cedar Grove Assn., New Brighton, N. Y.; builder, E. Meeserca, West Brighton, N. Y. Plan No. 265.

FACTORIES AND WAREHOUSES.

CHURCH ST, e s, 175 s Broadway, Tompkinsville, S. I., 1-sty frame temporary storage, 12x24; cost, $110; owner, architect and builder, McClintic Marshall & Co., in care of Tompkinsville Copper Co. Plan No. 262.

CRESCENT AV, w s, 600 s Boulevard, Great Kills, 1-sty frame storage, 10x18; cost, $100; owner and builder, Chas. Zoeller, Great Kills. Plan No. 277.

RICHMOND AV, e s, 40 Cast av, Port Richmond, N. Y., 1-sty frame storage, 32x48; cost, $400; owner, architect and builder, Fred G. May, Richmond av. Plan No. 266.

STABLES AND GARAGES.

JACKSON ST, e s, 350 s Williams st, 27 Tompkinsville, S. I., 1-sty frame garage, 10x18; cost, $100; owner, Anna I. Stahr, 31 Jackson st; builder, Leo Stahr, 27 Jackson st. Plan No. 264.

RICHMOND TURNPIKE, 161 s Richmond av, Bulls Head, 1-sty brick garage, 38x70; cost, $2,000; owner, Rose Kramer, Linoleumville; architect, Harry W. Pelcher, Port Richmond. Plan No. 274.

MISCELLANEOUS.

CHURCH ST, e s, 160 s Broadway, Tompkinsville, S. I., 1-sty frame temporary office, 12x20; cost, $125; architect and builder, McClintic Marshall & Co., in care of Tompkinsville Copper Co. Plan No. 261.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 484-90, n w cor Wooster st, erect wood gravity tank and steel structure and 1 steel pressure tank to 6-sty brick warehouse; cost, $2,500; owner, Ellen W. Duryea, Redbank, N. J.; architect, Maxwell Engineering Co., Inc.; Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 867.

ELDRIDGE ST, 20, e s, 1½ s Canal st, remove stairs, partitions (2x4 studs, 24 gauge expanded metal), w. c. compartments, fireproof stair enclosure to 2-sty brick wagon works; cost, $1,250; owner, City of New York, care Fire Dept., Municipal Bldg., Robert Adamson, Comm.; architect, Anton Pirner, 2069 Westchester av. Plan No. 295.

ELIZABETH ST, 75 n of Hester st, new partitions, remove stairway and fill in beams to 3-sty brick store and dwelling; cost, $1,000; owner, Alfonso Luongo Estate, 75 Elizabeth st; executor, Carmine Luongo; architect, Jacob Fisher, 25 Av A. Plan No. 869.

FORSYTH ST, 138, n e cor Delancey st, 36, remove pier, show windows, new partitions (4" terra cotta blocks) to 6-sty semi-fireproof store and tenement; cost, $1,000; owner, Tinker Realty Corporation, 40 Wall st; treasurer, David Silliman; architect, Louis A. Sheinart, 194 Bowery. Plan No. 859.

ORCHARD ST, 52-48, 125.1 n of Hester st, install elevator to 4-sty brick stores and lofts; cost, $250; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 877.

ORCHARD ST, 21, remove partitions, stairs and fixtures, new stairs and enclosure, store fronts; cost, $3,000; owner, Louis Dansky, 28 Orchard st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 897.

THOMPSON ST, 62, e s, 150.2 n Broome st, erect wood gravity tank and steel support to 7-sty brick warehouse; cost, $600; owner, James J. Callanan, 41-43 Vesey st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 887.

WASHINGTON ST, 106, s of Carlisle st, new runway, four new windows to 3-sty brick stable and dwelling; cost, $500; owners, Newbold Le Roy Edgar & W. A. Edgar, care Cruikshank & Sons, 37 Liberty st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 854.

WASHINGTON ST, 58 new store front, new g. i. cornices, remove 2-sty brick wall to 2-sty brick store and loft; cost, $200; owner, Harriet D. Potter Estate, deceased, 11 East 42d st, care Messrs. Ashforth & Co., 11 East 42d st; architect, Otto Fisher, 448 Amsterdam av. Plan No. 870.

WOOSTER ST, 167-173, w s, 75 n West Houston st, inclose staircases (fireproof), bulkhead to 6-sty brick stores and lofts; cost, $3,500; owner, David L. Einstein Estate, exr., S. A. Fatman, 209 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 889.

15TH ST, 48 West, s s, 245 e of 6th av, fireproof partitions, g. i. skylight, S. C. fireproof doors, new stairway, fire-escapes, fireproof windows to 6-sty brick store and lofts; cost, $2,000; owner, Louis Ottamann, 509 Cathedral parkway; architect, William G. Wilson, 512 West 162d st. Plan No. 885.

21ST ST, 427 West, n s, 328 w of 9th av, 1-sty brick extension, cut window for door to 4-sty brick dwelling; cost, $700; owner, Florence Crittenton League, Inc., 156 5th av.; Pres., Kate W. Barrett; architect, M. Joseph Harrison, 230 Grand st. Plan No. 878.

23D ST, 71 West, n e cor 6th av construct a 12 in terra cotta vault to 19-sty fireproof, stores and lofts; cost, $1,300; owner, trustees Masonic Hall & Asylum Fund, 46-54 West 24th st; president, Geo. W. Jackson, 41 Park Row; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 874.

31ST ST, 324 East, w. c. compartments, cut window openings to 4-sty brick tenement; cost, $250; owner, Frederick Vogel, 306 East 33d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 296.

34TH ST, 146 West, e of 7th av, remove centre pier, reconstruct show windows, partitions to 4-sty brick stores and dwelling; cost, $500; owner, Charles Smith, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 855.

39TH ST, 36-38 West, new partitions, openings and enlargement of doorways, fireproof passage to 5-sty brick, private club; cost, $750; owner, Amson B. Moran, 25 Broad st; chairman, Miss Gertrude R. Smith, 34 West 69th st; architect, Louis R. Metcalfe, 2 West 47th st. Plan No. 857.

39TH ST, 638 West, west of 11th av, raise floor 12 inches, plaster ceiling to 2-sty brick garage and stable; cost, $300; owner, John J. Shea, 638 West 39th st; architect, William H. Erler, 345 5th av. Plan No. 866.

42D ST, 18 East, s s, e of 5th av, extend mezzanine, change stairs, w. c. partitions to 6-sty fireproof lofts; cost, $250; owners, Isidore S. and Max S. Korn, 31 Nassau st; architect, Philippe Meng, Jr, 13 East 40th st. Plan No. 875.

44TH ST, 128-134 West, connect new and old building, iron girders, etc., to 11-sty fireproof club house; cost, $225,000; owner, The Lambs Club, 130-32-34 West 44th st, William Courtleigh, Pres.; architect, George A. Freeman, 331 Madison av. Plan No. 883.

46TH ST, 106 West, s s, 120 w of 6th av, reset hall partitions, install steps (iron covered) to 4-sty brick store and lofts; cost, $500; owner, Hattie Sellinger, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 879.

48TH ST, 1 East, n e cor 5th av, erect iron and glass marquise to 5-sty fireproof stores and lofts; cost, $1,000; owner, Robert Walton Goelet, 9 West 17th st; architect, Julius Jepen, 335 Carroll st, Brooklyn. Plan No. 853.

56TH ST, 432 West, cover shafts (metal), concrete floor, windows, remove dumbwaiter to 5-sty brick tenement; cost, $2,000; owner, Harris Hausman, 343 Canal st; architect, A. T. Johnson, 333 West 15th st. Plan No. 886.

58TH ST to 59th st and 9th to 10 av, basement extension, tile roof, concrete floor, wall to 6-sty brick hospital; cost, $5,000; owner, Roosevelt Hospital, 59th st and 9th av; president, William Emlen Roosevelt, 30 Pine st; architect, Clarence S. Howell, 550 West 174th st. Plan No. 858.

65TH ST, 25 East, n w cor Madison av, 760, raise 1 and 2-sty, new stores and offices and show windows, 1-sty addition to 6-sty brick stores, offices and dwelling; cost, $6,000; owner, Charlotte Weatherby, 646 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 894.

70TH ST, 501-505 East, 100 e of Av A, erect partitions (studs and plastered), cut openings in wall to 5-sty brick factory; cost, $1,000; owner, Monogram Realty Co., 1790 Broadway; Abraham Goldschmidt, Pres.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 871.

77TH ST, 164 West, remove beams, increasing height to 2-sty brick gymnasium; cost, $5,000; owners, the Marist Brothers, 153 East 76th st; architect, Brother Dacianus, 153 East 76th st. Plan No. 868.

83D ST, 449 East w of Av A, new iron stairs, dumbwaiter, S. C. fireproof doors to 2-sty brick laundry and dwelling; cost, $300; owner, Adolf Knodel, 903 Prospect av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 851.

87TH ST, 173-75 East, fireproof partitions, kal. fireproof doors to 6-sty semi-fireproof lofts and stores; cost, $900; owners, Henry D. & Sigmund D. Greenwald, 177 East 87th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 880.

91ST ST, 67 East, 2-sty extension and 1-sty addition, new stairs, elevator and vent shafts to 5-sty brick dwelling; cost, $10,000; owner, Henry B. Barnes, 67 East 91st st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 865.

132D ST, 13-17 East, east of 5 av, new floor, roof (steel supports) to 2-sty brick boiler house; cost, $1,000; owner, James Everard Estate, Mrs. James Everard, Pres., 1317 East 132d st; architect, Arthur G. Erdmann, 949 Fulton st, Brooklyn. Plan No. 865.

AV C, 7-11, s w cor 2d st, 257, erect stud partitions to 6-sty brick store and tenement; cost, $50; owner, Samuel Amsterdam, 7-11 Av C; architect, Chas. M. Straub, 147 4th av. Plan No. 861.

AMSTERDAM AV, 2018, s w cor 160th st, new store fronts (metal covered), new opening for windows and divide store to 3-sty brick store and billiard room; cost, $900; owner, Wright Gillies, 502 West 160th st; architect, Frank J. Schefcik, 4168 Park Row. Plan No. 856.

BROADWAY, 1456-58, new store front, partitions, store bulkhead, etc., to 3-sty brick store and offices; cost, $300; owner, Marx Ottinger, 31 Nassau st; architect, J. M. Felson, 1133 Broadway. Plan No. 852.

BROADWAY, 1631-7, n w cor 50th st, 3, new mezzanines to 3-sty fireproof stores and offices; cost, $5,000; owner, Rebecca A. B. Wendel, 175 Broadway; architect, Tuny Ratner, 862 Kelly st. Plan No. 862.

BROADWAY, 1149-51, cut openings in walls, c. i. templates to 4-sty brick store and lofts; cost, $100; owner, Emma Hopkins, 1151 Broadway; architect, Otto Reissman, 147 4th av. Plan No. 884.

BROADWAY 1190-98, s e cor 29th st, West, 20-26, lower basement floor, partitions to 12-sty fireproof hotel; cost, $500; owner, Hotel Operating Associates, 111 Broadway Wilson S. Kinnear, Pres.; architects, Clinton & Russell, 32 Nassau st. Plan No. 888.

BROADWAY, 1485½, 60.5 s 43d st, angle iron partitions, dust screen (wireglass) to 3-sty brick restaurant and billiard room; cost, $1,000; owner, Childs Co., Hon. S. S. Childs, Pres., 200 5th av; architect, J. C. Westervelt, 36 West 34th st. Plan No. 890.

BROADWAY, 3536, s e cor 145th st, six new 6-in. steel columns, fireproof show windows to 2-sty brick stores and offices; cost, $500; owner, Morris Schinasi, 32 West 100th st; architect, Thomas J. Brady, Jr., 1170 Broadway. Plan No. 892.

EAST END AV, 29-35, s e cor of 81st st, erect stairs, fireproof windows to 7-sty fireproof factory; cost, $2,500; owner, Eldridge T. Gerry, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 873.

LEXINGTON AV, n e cor 23d st East, 135, remove partitions, new skylight to 2-sty brick stores and offices; cost, $300; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 891.

MADISON AV, 593, n e cor 57th st, construct platform to 1-sty stone church; cost, $200; owner, Central Presbyterian Church.; Pres., William Barbour, 96 Franklin st; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 882.

1ST AV, 1969, n w cor 101st st, 335 East, erect wood partitions and cut window in wall to 6-sty brick stores and tenement; cost, $500; owner, Fannie Werner, 55 Liberty st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 872.

2D AV, 564 n e cor 31st st, remove partitions to 4-sty brick store and club room and restaurant; cost, $25; owner, Christopher Donleavy, 507 West 173d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 860.

3D AV, 1554-56, fireproof partitions, kal. fireproof doors to 6-sty semi-fireproof store and lofts; cost, $600; owners, Henry D. & Sigmund D. Greenwald, 177 East 87th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 881.

5TH AV, 728-34, s w cor 57th st, erect mezzanine to 3-sty brick stores and offices; cost, $500; owner, August Hecksher, 728-34 5th av; architect, Adolf Rosenbaum, 540 West 58th st. Plan No. 883.

9TH AV, 988, 100 ft. n of 24th st, new store fronts and beams to 4-sty brick baker shop and furnished rooms; cost, $1,500; owner, Julia Mann, care Chas. W. Stone, 52 William st; architects, Benj. H. & Chas. N. Whinston, 148th st and 3d av. Plan No. 876.

11TH AV, 733, south of 52d st, new shaft (4" angle iron and terra cotta blocks), partitions

and plumbing to 4-sty brick tenement; cost, $2,000; owner, Fred W. Tietjen, 152 West 105th st; architect, John H. Knubel, 305 West 43d st. Plan No. 864.

Bronx.

137TH ST, n e cor Southern Blvd, 3 new water tanks to 5-sty brick factory; cost, $2,700; owners, Winter & Co, on premises; architect, Maurice Brown, 13 Franklin st, Brooklyn. Plan No. 157.

183D ST, 592, 3-sty brick extension, 25x97, to 2-sty brick factory; cost, $8,000; owners, Rapport & Hirchom, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 149.

BRYANT AV, w s, 116.8 s Freeman st, move 2-sty frame dwelling; cost, $1,500; owner, Wm. Sinnott, 967 East 165th st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 152.

BUSSING AV, 1666, 1-sty frame extension, 11.4x10.5, to 3-sty frame house; cost, $780; owners, Trinity Chapel Home, 145 East 35th st; architect, Wm. R. Wright, 306 East 59th st. Plan No. 154.

CARTER AV, w s, 42.9 n 175th st, 1-sty frame extension, 20x13.6, to 2-sty frame workshop; cost, $300; owner, Wm. A. Cameron, Tremont and Bathgate avs; architect, D. H. Flauburgh, 1835 Carter av. Plan No. 150.

FORT SCHUYLER RD, w s, 558 n Roosevelt av, 1-sty frame extension, 12x28, to 1½-sty frame stable; cost, $300; owner, Louis D'Rugelo, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 153.

OLD WHITE PLAINS RD, w s, 400 n Pelham parkway, new doors, new windows, new partitions, etc., to 1½-sty frame bungalow; cost, $2,000; owner, Arthur Weyers, 2070 Honeywell av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 151.

RHINELANDER AV, s s, 50 w Eastchester rd, new foundation to 2-sty brick and frame dwelling; cost, $500; owner, Geo. Wahlin, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 155.

WESTCHESTER AV, n s, 544 & 546, new store front, new partitions to 1-sty brick market; cost, $1,200; owners, Zeller & Michling, 258 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 156.

Brooklyn.

AMBOY ST, 19, extension to 2-sty dwelling; cost, $500; owner, Louis Citron, 23 Amboy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2611.

CARROLL ST, 967, plumbing to two 1-sty dwellings; cost, $175; owner, Mrs. Cath. McCabe, 965 Carroll st; architect, Thos. F. Clark, 751 Franklin av. Plan No. 2721.

CHAUNCEY ST, 13, extension to 3-sty garage and dwelling; cost, $1,500; owner, Daniel W. Rantin, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 2839.

DELMONICO PL, 19, interior alterations to 2-3-sty store and tenement; cost, $1,000; owner, Jacob Bassuk, 424½ Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2809.

ELLERY ST, 172, interior alterations to 3-sty tenement; cost, $200; owner, Louis Knicht, 170 Ellery st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2608.

ELM PL, 13, interior alterations to 6-sty store; cost, $500; owner, Fredk. Loeser & Co., 484 Fulton st; architect, F. D. Swaney, 1300 Dean st. Plan No. 2774.

EMERSON PL, 192, interior alterations to 2-sty dwelling; cost, $250; owner, Cath. Kranz, 210 Franklin av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 2656.

HALSEY ST, 437, plumbing to 4-sty store and tenement; cost, $500; owner, John H. Myer, 1926 84th st; architect, Stewart F. Bahr, 437 Sumner av. Plan No. 2643.

HARRISON PL, 97, extension to 1-sty tool house; cost, $300; owner, Morris Haskell, 75 Harrison pl; architect, S. Millman, 1780 Pitkin av. Plan No. 2652.

HART ST, 128, extension to 2-sty dwelling; cost, $600; owner, Louis Brelnes, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2695.

HEMLOCK ST, 73, extension to 2-sty dwelling; cost, $500; owner, Frank M. Grossman, 37 Hemlock st; architect, Geo. W. Forbell, 561 Grant av. Plan No. 2822.

HENRY ST, 490, interior alterations to 1-sty theatre; cost, $4,000; owners, Michel Buno & ano, 490 Henry st; architect, John Burke, 370 Union st. Plan No. 2622.

HOPKINS ST, 160, interior alterations to 3-sty store and tenement; cost, $400; owner, Max Steckler, 708 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2703.

LEONARD ST, 33, extension to 3-sty dwelling; cost, $300; owner, Annie Zirinsky, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2583.

MADISON ST, 226, interior alterations to 3-sty dwelling; cost, $150; owner, David Mayer, 14 Maiden lane; architect, A. M. Entlich 29 Montrose av. Plan No. 2605.

MAUJER ST, 322, interior alterations to 3-sty tenement; cost, $400; owner, Aloysius Hower, Roslyn, L. I.; architect, E. J. Messinger, 394 Grand st. Plan No. 2728.

MORTON ST, 60, interior alterations to 3-sty dwelling; cost, $600; owner, Emma Wolinska, 79 Division av; architect, F. G. Stellingen, 601 Evergreen av. Plan No. 2767.

NASSAU ST, 172, interior alterations to 3-sty tenement; cost, $500; owner, Michael Lentino, 203 Hudson av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2585.

NORTH HENRY ST, 87, interior alterations to 2-sty dwelling; cost, $150; owner, Hy Hoops, 85 No. Henry st; architect, D. A. Lucas, 98 3d st. Plan No. 2806.

OSBORN ST, 211, interior alterations to 3-sty store and dwelling; cost, $800; owner, Herman Pensak, 209 Osborn st; architect, Mac L. Reiser, 198 Bristol st. Plan No. 2817.

SANDS ST, 209, interior alterations to 4-sty store and tenement; cost, $150; owner, Anna M. Bopp, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 2786.

SIEGEL ST, 70, interior alterations to 3-sty bath house; cost, $900; owner, Michael Berchatsky, 72 Seigel st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2705.

SOUTH OXFORD ST, 177, extension to 2-sty dwelling; cost, $500; owner, Hy. A. Mark, on premises; architect, Jas. A. McCarroll, 619 East 17th st. Plan No. 2759.

ST. JOHN'S PL, 853, interior alteration to 4-sty store and tenement; cost, $1,000; owner, Jacob Schauder, 1846 Park av, Manhattan; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2697.

STERLING PL, 1830, interior alterations to 2-sty store and dwelling; cost, $400; owner, Morris Margroon, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 2662.

WITHERS ST, 123, interior alterations to 3-sty store and tenement; cost, $600; owner, Maria Delladquillo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2735.

16TH ST, 220 interior alterations to 2-sty store room; cost, $300; owner Saml. Ratzer, 277 Prospect av; architects, Thode & Harvie, 406 9th st. Plan No. 2707.

EAST 51ST ST, 421, extension to 2-sty dwelling; cost, $300; owner, Frank Morgan, on premises; architect, Olaf B. Almgren, 230 95th st. Plan No. 2815.

62D ST, 618 Extension to 1-sty factory; cost, $10,000; owner, J. M. Huber, 65 West Houston st, Manhattan; architect, Brutus Gundlach, 185 Madison av, Manhattan. Plan No. 2746.

92D ST, 153, interior alterations to two 3-sty stores and dwellings; cost, $300; owner, Home Title Ins. Co., Jay and Willoughby sts; architect, Olaf B. Almgren, 230 95th st. Plan No. 2775.

92D ST, 219, extension to 2-sty dwelling; cost, $500; owner, Sarah A. Watts, on premises; architect, Olaf B. Almgren, 230 95th st. Plan No. 2763.

ALBANY AV, 305, extension to 3-sty store and dwelling; cost, $1,500; owner, John Martin, on premises; architect, Wm. H. Ludwig, 801 Eastern pkway. Plan No. 2678.

BATH AV, 1653, extension to 2-sty stone and dwelling; cost, $1,400; owner, Jos. Newman, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2832.

BAY RIDGE PARKWAY, 314, extension to 2-sty garage; cost, $3,500; owner, Chas. R. Carleton, on premises; architect, Olaf Almgren, 230 95th st. Plan No. 2620.

BEDFORD AV, 141, extension to 3-sty store and dwelling; cost, $2,500; owners, Barbara Downer & ano, on premises; architect, John Bergesen, 153 West 126th st. Plan No. 2762.

BELMONT AV, 563, extension to 2-sty store and dwelling; cost, $300; owner, Edw. Moskowitz, 477 Belmont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2649.

BELMONT AV, 1119, interior alterations to 1-sty dwelling; cost, $300; owner, Henrietta Kraft, on premises; architect, C. Infanger, 2634 Atlantic av. Plans No. 2840.

BROADWAY, 800, interior alterations to 2-sty office and dwelling; cost, $800; owner, Union Bank, 44 Court st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2808.

BROADWAY, 1729, interior alterations to 2-sty store and dwelling; cost, $1,500; owner, Amelia Sunquest, 712 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2792.

BROADWAY, 1731, interior alterations to 2-sty store and dwelling; cost, $1,500; owner, Amelia Sunquest, 712 Broadway; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2793.

CENTRAL AV, 139, interior alterations to 3-sty tenement; cost, $250; owner, Cologero Pisciotta, 139 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2591.

DRIGGS AV, 777, interior alterations to 3-sty tenement; cost, $300; owner, Julius Landarsky, on premises; architect, Lew Keon, 27 Graham av. Plan No. 2684.

FLATBUSH AV, 1634, exterior alterations to two 3-sty offices and dwellings; cost, $6,000; owner and architect, Flatbush Gas Co., 176 Remsen st. Plan No. 2722.

FLATBUSH AV, 1475, exterior alterations to 1-sty theatre; cost, $400; owner, Max Hencke, on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2788.

FLUSHING AV, 929, exterior alterations to 1-sty factory; cost, $3,000; owner, Iron Clad R. E. Co., on premises; architect, Suffren Eng. Corpn., 149 Broadway, Manhattan. Plan No. 2711.

GATES AV, 7, interior alterations to 4-stv store and tenement; cost, $400; owner, Hy F. Walking, on premises; architect, Wm. Donaghy, 112 So. Oxford st. Plan No. 2810.

GRAHAM AV, 32, extension to 2-sty dwelling; cost, $1,000; owner, Louis Tonchin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2580.

GRAND AV, 194, extension to 5-sty school; cost, $15,000; owner, Morris Bldg. Co., 267 Ryerson st; architects, Howels & Stokes, 100 William st, Manhattan. Plan No. 2727.

HOPKINSON AV, s e cor Sutter av, interior alterations to 4-sty store and tenement; cost, $1,000; owner, Hyman Kaufman, 295 Bristol st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2830.

HUDSON AV, 180, interior alterations to 4-sty store and dwelling; cost, $200; owner, Domenick Santillo, 178 Hudson av; architect, Max Hirsch, 391 Fulton st. Plan No. 2732.

LAFAYETTE AV, 712, interior alterations to 3-sty dwelling; cost, $195; owner, Lewis Peldman, on premises; architect, Geo. Diamond, 8 Tompkins av. Plan No. 2717.

MONTROSE AV, 187, exterior alterations to 3-sty dwelling; cost, $800; owner, Leonardo Mariotte, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2596.

MYRTLE AV, 1439, interior alterations to 3-sty store and tenement; cost, $300; owner, Auguste Winkler, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 2679.

MYRTLE AV, 1277, interior alterations to 2-sty store; cost, $150; owner, Geo. J. Schwarz, 900 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 2771.

NEPTUNE AV, 3615, move 1-sty frame dwelling; cost, $200; owner, Chas. Wittenworth, Surf av and West 35d st; architect, O. B. Almgren, 230 95th st. Plan No. 2768.

NOSTRAND AV, 1280, extension to 3-sty store and dwelling; cost, $1,700; owner, Wm Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 2680.

PITKIN AV, 1718, interior alterations to 2-sty store and dwelling; cost, $450; owner, Philip Smerling, 1193 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2756.

PROSPECT AV, 136, interior alterations to 2-sty synagogue; cost, $250; owner, Congregation Bnei Jacob, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 2606.

REID AV, 180, interior alterations to 4-sty office and tenement; cost, $2,500; owner, John J. Campbell, Cedarhurst, L. I.; architects, John H. Holder, Jr., & ano, 82 Wall st, Manhattan. Plan No. 2666.

RIVERDALE AV, 251, extension to 2-sty store and dwelling; cost, $500; owner, Hyman Isaacs, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2692.

SURF AV, 808, interior alterations to 3-sty cafe; cost, $800; owner, Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 2751.

SUTTER AV, 493, extension to 2-sty store and dwelling; cost, $800; owner, Nathan S. Goldfarb, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2689.

SUTTER AV, 1021, extension to 3-sty tenement; cost, $175; owner, Ruby Dancing, 297 Sheffield av; architect, S. Millman, 1780 Pitkin av. Plan No. 2669.

SUTTER AV, 204, interior alterations to 4-sty store and tenement; cost, $1,000; owner, Hyman Kaufman, 295 Bristol st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2829.

THATFORD AV, 159, interior alterations to 4-sty factory; cost, $500; owner, Geo. Tonkonogy, 1765 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2639.

WAVERLY AV, 523, extension to 3-sty stable; cost, $1,500; owner, Reid Ice Cream Co., 32 Chambers st, Manhattan; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2764.

3D AV, 5204, plumbing to 3-sty store and dwelling; cost, $500; owner, Saml. Polstein, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 2602.

6TH AV, 652, interior alterations to 4-sty factory; cost, $250; owners, A. G. Spaulding Co., 650 Pacific st; architect, Irving B. Ells, 305 West 80th st, Manhattan. Plan No. 2681.

8TH AV, 5211, exterior alterations to 2-sty dwelling; cost, $2,800; owner, Mary Abazzia, on premises; architect, Chas. Braun, 459 41st st. Plan No. 2826.

16TH AV, 8640, extension to 1-sty dwelling; cost, $900; owner, Louisa Loring, on premises; architect, C. S. Haviland, 328 52d st. Plan No. 2769.

18TH AV, 8440, extension to 3-sty store and dwelling; cost, $300; owner, Wm. Ulmer Bwg. Co., 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 2658.

Queens.

DUNTON.—Remington av, e s, 200 s Blanco pl, 1-sty frame extension, 10x16, rear shed, paper roof; cost, $200; owner, H. Kolmetzky, premises. Plan No. 822.

DUNTON.—Maure av, e s, 448 s Liberty av, 1-sty frame extension, 10x16, rear wagon shed, paper roof; cost, $200; owner, F. Schreiber, Maure av, Dunton. Plan No. 823.

FLUSHING.—Union av, 175, 1-sty frame extension, 8x15, rear dwelling, tin roof; cost, $85; owner, J. E. Barum, premises. Plan No. 781.

JAMAICA.—South st, n s, 125 w Unionhall st, 1-sty frame extension on present extension on rear dwelling, tin roof; cost, $200; owner, A. Cantolupo, 127 South st, Jamaica. Plan No. 807.

JAMAICA.—Hardenbrook av, e s, 220 n Fulton st, general interior alterations to garage and store room; cost, $350; owner, New York Telephone Co., 15 Dey st, Manhattan. Plan No. 814.

JAMAICA.—Fulton st, 455, 1-sty brick extension, 25x20, rear dwelling, tin roof, interior alterations; cost, $2,000; owner, Henry Merkel, Carpenter av and Fulton st, Hollis; architect, L. Allmindinger, 926 Broadway. Plan No. 825.

L. I. CITY.—Boulevard, w s, 300 n Payntar av, plumbing to dwelling; cost, $75; owner J. Noma, on premises. Plan No. 801.

L. I. CITY.—11th st, n w cor Jackson av, plumbing in dwelling; cost, $150; owner, W. H. Small, premises. Plan No. 791.

L. I. CITY.—West av, e s, 100 n 4th st, 1-sty brick extension, 11x14, rear dwelling, tin roof, interior alterations; cost, $700; owner, Nicola Passiere, 94 West av, L. I. City; architect, Chas. P. Early, 573 8th av, L. I. City. Plan No. 780.

Queens Alterations—Continued.

MASPETH.—Hull av, n s, 125 e Washington av, 1-sty frame extension, 19x9, front dwelling, tin roof, interior alterations; cost, $2,000; owner, John Sasnilo, 235 Hull av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 821.

OZONE PARK.—Ocean av, w s, 175 s Jerome av, plumbing in dwelling; cost, $150; owner, Mrs. N. Farra, premises. Plan No. 795.

RICHMOND HILL.—Beech st, e s, 75 n Central av, plumbing in dwelling; cost, $65; owner, J. McArthur, premises. Plan No. 789.

RICHMOND HILL.—Chestnut st, w s, 25 s St. Ann's av, plumbing in dwelling; cost, $90; owner, G. Carter, premises. Plan No. 796.

RICHMOND HILL.—Jamaica av, 3101, new store front to dwelling; cost, $350; owner, Chas. Heims, on premises. Plan No. 816.

RICHMOND HILL.—Oxford av, 67, plumbing in dwelling; cost, $67; owner, H. L. Young, premises. Plan No. 820.

RIDGEWOOD.—Woodward av, s s, 100 w Ralph st, new store front on dwelling; cost, $100; owner, G. Neiger, premises. Plan No. 824.

RIDGEWOOD.—Seneca av, 602, interior alterations to store and tenement; cost, $1,500; owner, E. Bliss, premises. Plan No. 795.

WHITESTONE.—Shore rd, s s, 50 e 26th st, general interior alterations to dwelling, new piazzas; cost, $1,200; owner, E. Keller, on premises. Plan No. 806.

WINFIELD.—Prospect st, s s, 200 w 19th st, 2-sty frame extension, 11x9, rear dwelling, tin roof; $250; owner, J. Zerne, premises. Plan No. 790.

WOODHAVEN.—Water st, s w cor Canal st, 1-sty frame extension, 10x24, rear dwelling, tin roof; cost, $150; owner, S. Sonesca, premises. Plan No. 797.

WOODHAVEN.—Myrtle av, n w cor Woodhaven av, plumbing to greenhouse; cost, $100; owner, City of New York, Forest Park. Plan No. 808.

Richmond.

RICHMOND TERRACE, n s, 35 w Bard av, Livingston, alter brick power house; owner, Richmond Light & R. R. Co., Livingston; architect, Richmond Light & R. R. Co., Livingston. Plan No. 154.

ST. GEORGE, near ferry docks, alter frame office; cost, $225; owner, Richmond Light & R. R. Co., St. George; architect and builder, Jos. Mullen, St. George. Plan No. 145.

WINANT, e s, 50 n Crocherno st, Port Richmond, alter frame dwelling; cost, $382; owner, M. Creagen, Port Richmond st. Plan No. 155.

AMBOY RD, n s, near Canal st, Oakwood, alter frame store; cost, $200; owner, Guiseppe Maffio, Oakwood. Plan No. 153.

CHESTNUT AV, n s, 466 w Tompkins av, Rosebank, alter frame dwelling; cost, $200; owner, Marion Langon, Rosebank. Plan No. 156.

HATFIELD AV, cor Lafayette av, Port Richmond, alter frame barn; cost, $100; owner, M. Frantatolla, Port Richmond. Plan No. 146.

MARYLAND AV, s s, 400 e Tompkins av, Rosebank, alter three frame dwellings; cost, $600; owner, Carlo Sorrentino, Rosebank; architect, D. Santora, Tompkinsville; builder, C. Sorrentino, Rosebank. Plan No. 151.

OCEAN AV, n s, 1,575 e Mill rd, Oakwood Beach, alter frame bungalow; cost, $70; owner, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 148.

RICHMOND RD, e s, 100 s Newberry av, Dongan Hills, alter frame store; cost, $500; owner, A. L. Else, Rosebank; builder, Gordon Grant, Dongan Hills. Plan No. 144.

RICHMOND RD, n s, 200 Summit av, New Dorp, alter frame dwelling; cost, $125; owner, Lorino Maucaiusa, 222 4th av, Brooklyn; builder, Vincenzo Geniviso, New Dorp. Plan No. 152.

TODT HILL RD, n s, 800 w Houseman av, Castleton Corners, alter frame dwelling; cost, $150; owner, B. J. Letts, Castleton Corners; architect, none; builder, E. L. Vroome, Castleton Corners. Plan No. 149.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 14. The location is given, but not the owner's address.

JERSEY CITY.—Giovanni & Pietro Verga, e side Wright av, bet Logan av and Broadway, 3-sty brick, $10,000; Magnus Jensen, 106 Jackson av, 3-sty brick, $12,000; Christie Meatto, 242 13th st, 3-sty brick, $7,000; Samuel Rubine, 66-70 Romaine av, two 3-sty brick, $20,000; Rose Bergoff, 121-123 Garrison av, 4-sty brick, $30,000; William Finley, 811 Montgomery, 3-sty brick, alteration, $2,000.

PATERSON.—Patrick Sweeney, 889 Main st, 3-sty frame, alteration, $600; Orazio Corsetti, 64 Jersey st, 3-sty frame, alteration, $200; Samtiou, $200.

KEARNY.—James A. Brown, 401 Kearny av, 3-sty frame, $6,000.

EAST ORANGE.—Empire Construction Co., 82-84 North Park st, two 2-sty frame, $10,000; Melchiora Rizzuto, n e cor Halstead st and Tremont av, 3-sty frame, $5,000; Henry C. Miller, n w cor Summit st and Arlington av, two 4-sty brick, $40,000.

WEST NEW YORK. Weisberg & Codel, n e cor Hudson av and 12th st, three 4-sty brick, $90,000.

ATLANTIC CITY.—May M. Ogden, 143 South Carolina av, 4-sty brick, $25,000.

CLIFTON.—Italian Ind. Pleasure Club of Clifton, n e cor Parker av and Durant st, 3-sty brick, $7,000; Louis Goldberg, 22-24 Highland av, 3-sty brick alteration, $4,000.

BLOOMFIELD.—Savierica Sica, 666 Bloomfield av, 3-sty brick, alteration, $4,500.

HARRISON.—James Van Dyk Co, 243 Harrison av, 4-sty brick, alteration, $500; Alfonso Tino, 48 Harrison av, 3-sty frame, alteration, $400; James Sorrentino, 35 Cleveland av, 3-sty frame, $7,000.

HOBOKEN.—Sarah Cannon, 84 Adams st, 4-sty frame, alteration, $400.

ORANGE.—Antonio De Vincentis, 104-106 Cone st, 3-sty brick, alteration, $10,000.

NEWARK.—Nicholas J. Kaiser, 44 Hensler st, 3-sty brick, $10,000; Mrs. Filomena Filippone 196-200 8th av, 4-sty brick, $30,000.

PERSONAL AND TRADE NOTES.

CLARK & ARMS, architects, have opened offices at 542 5th av.

SNELLING & METCALFE, architects, have moved their offices to 15 West 38th st.

FERRIS J. MEIGS, lumber dealer, has moved his offices from 2 Rector st, to 52 Vanderbilt av.

L. A. RILEY, 2D, consulting engineer, has moved his offices from 30 East 42d st to 52 Vanderbilt av.

CASPAR TRUMPY, architect and engineer, has opened an office in the Thompson Building, Lakewood, N. J.

JOHN LOWRY, JR., general contractor, will move his offices May 1, from 235 Fifth av, to 8 West 40th st.

L. R. MERRITT & CO., boilers and engines, have moved their offices from 95 Liberty st to 52 Vanderbilt av.

J. BYERS HOLBROOK, consulting engineer, has moved his offices from 3 South William st, to 52 Vanderbilt av.

MURPHY & DANA, architects, 331 Madison av, have taken additional space for office purposes on the tenth floor.

ALBERT P. NUCCIARONE, architect, will move his offices May 1 from 43 Minton pl to 72 Jackson st, Orange, N. J.

GEORGE O. STEDMAN, architect, formerly of Philadelphia, Pa., has opened an office at 16 Willett Block, Rome, N. Y.

SHERWIN-WILLIAMS CO. paints and varnishes, 116 West 32d st, will open a branch store in Albany, N. Y., about May 1.

UNITED FIREPROOFING COMPANY will move its executive offices to-day from 1133 Broadway to 8 West 40th street.

EDWIN WILBUR, architect, will move his offices from 120 Liberty st to the southwest corner of Broadway and 164th st.

HOWARD ROGERS, architect, has opened offices for the practice of his profession at 126 Arkay Building, Albany, N. Y.

FRANKLIN CONTRACTING CO. has moved its offices from 1 and 2 Hudson st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

BRUNO GROSCHE & CO., distributors of the Carbolineum brand of wood preservative, have moved their offices from Jones la to 90 Wall st.

G. & W. HALBERT, general contractor and interior decorators, have moved their offices and studios from 455 Fulton st to 134 Livingston st, Brooklyn.

HOWARD PLUMBING SUPPLY CO., Newark, N. J., has opened a branch office at 144 North av, Plainfield, N. J. W. Glickman is manager of the new office.

[illegible]NDY & FOSTER, architects, have recently dissolved partnership by mutual consent. Y. W. Tandy will continue the practice at 1931 Broadway.

H. P. NICHOLSON, 305 West 45th st, recently took over the Eastern agency for the Bernhard boilers, made by the Kanawha Mine Car Co., Charlestown, W. Va.

JOSEPH LUEHM, architect, 353 Melville st, Rochester, N. Y., desires samples and catalogues of building materials and specialties from manufacturers and jobbers.

MORRIS KOTZIN, heating and plumbing contractor, has opened an office and shop at 18 East 108th st, and desires catalogues and samples from jobbers and manufacturers.

G. P. SHERWOOD & CO., wholesale dealers in foreign and domestic marble and stone, have moved their offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

CHICAGO PNEUMATIC TOOL COMPANY, Chicago, Ill., has moved its New York office from 50 Church st to 52 Vanderbilt av, and its Boston office from 191 High st to 185 Pleasant av.

NATHAN C. JOHNSON has resigned as engineer of tests of the Raymond Concrete Pile Company in order to continue his investigations on the improvement of concrete and concrete materials.

MANION BROS., general contractors, have recently opened an office at 608 Livingston Building, Rochester, N. Y., and desire catalogues and samples from manufacturers interested in the building trades.

FREDERICK RAY, consulting engineer, has opened offices at 50 Church st, where he will specialize in centrifugal pumping machinery, condensing equipment, cooling towers and similar apparatus.

GEORGE A. HAMILTON, architect, has recently opened an office at 43 Otis Building, Watertown, N. Y., and desire catalogues and samples from manufacturers interested in the building trades.

ROBERT N. HUNTER has succeeded to the painting and decorating business at 33 Clinton st, Brooklyn, formerly carried on for many years by his father, the late James Hunter, who died March 10.

C. W. HUNT COMPANY, INC., manufacturer of coal handling and conveying machinery and small motor trucks, has moved its office from 45 Broadway to the 11th floor of the new Adams Express Company Building, 61 Broadway.

BENJAMIN L. GLUCKSMAN, architect, formerly at 938 East 163d st, has moved his offices to 892 Prospect av, near Prospect av subway station, and desires catalogues for manufacturers and supply houses interested in the building trades.

THOMAS A. BENNETT, for the last five years in charge of the conveyor and elevator belt sales of the B. F. Goodrich Company, Akron, Ohio, has become assistant to the general sales manager of the New Jersey Zinc Company, 55 Wall st, N. Y. C.

WILSON-SNYDER MANUFACTURING COMPANY and the Wilson-Snyder Centrifugal Pump Company, manufacturers of pumping machinery, of Pittsburgh, Pa., have opened a branch office at 52 Vanderbilt av. A. H. Sherwood is in charge of the new office.

WILLIAM J. ANDERSON, president of the Brooklyn Varnish Co., is at present on a vacation trip to San Diego, Cal. It is rumored that he will study conditions in the West, with the view of possibly locating a branch factory in San Diego or vicinity.

C. D. SCHLEMMER, a civil engineer and surveyor, of Islip, N. Y., has been elected Superintendent of Highways of the Town of Islip. He was formerly with the engineering staff of the Board of Water Supply of the City of New York and on the Panama Canal work.

MERRILL G. BAKER, recently appointed assistant to J. Leonard Replogle, vice-president and general manager of sales of the American Vanadium Company, Pittsburgh, with headquarters in New York, has been given the title of assistant general manager of sales.

A. L. MORDECAI & SON, general contractors for the new Brokers' building on Broadway, next to the corner of 42d, has erected a painted shed over the sidewalk that should please the members of the Municipal Art Society, as it is far from being the hideous thing that builders' sheds have been in the past.

M. H. GREEN, 301 West 91st st, a general contractor, has opened an office in the Marbridge Building, 1328 Broadway. Mr. Green will specialize in the construction of residences in the vicinity of Kew, L. I., and desires to get in touch with sub contractors and material supply houses who do work in this locality.

JOHN F. HIRSCH AND HENRY A. BOURGHARD have formed a partnership under the firm name of Hirsch & Bourghard, dealers in plumbers,' steam and gasfitters' supplies, at 884 Quincy st, Brooklyn. Both were formerly identified with the H. P. Read Lead Works in executive positions.

JAMES A. YOUNG has been elected manager of the Bayonne Building Co., Bayonne, N. J., succeeding H. C. Colville, who resigned on account of illness. Mr. Young has been connected with the concern for the last eleven years and his knowledge of the business makes him a capable man for the position.

JARRETT-CHAMBERS CO., INC., was recently formed to conduct a general contracting business. The new concern has opened offices at 30 East 42d st. Edwin S. Jarrett was formerly vice-president of the Foundation Co., and Ralph H. Chambers was formerly chief engineer and general manager of the same company.

GEORGE RAHMANN, head of George Rahmann & Co., manufacturers of leather belting, 31 Spruce st, was the guest of honor at a dinner held at the Hotel McAlpin, Monday evening, April 12. The dinner was arranged by the office and sales force of the firm, in celebration of the twentieth anniversary of the establishment of the business.

JOHN S. GRIGGS, formerly of the consulting firm of Griggs & Holbrook, and David Moffat Myers, formerly mechanical engineer of the United States Leather Co. and more recently in private consulting practice, announce the consolidation of their practice under the firm name of Griggs & Myers, consulting engineers, 110 West 40th st.

GEORGE B. McC. TAYLOR, consulting, designing and supervising engineer, has opened offices in the Elsner Building, Red Bank, N. J., where he will conduct a general engineering practice. Mr. Taylor superintended the construction of the Harlem Ship Canal, the fortifications at Fort Hancock and has been engaged on the harbor improvements around New York.

JOHN C. JAY, JR., general manager of sales and recently elected vice-president of the Pennsylvania Steel Company and Maryland Steel Company, was the guest of honor at a dinner tendered by the sales department of the companies at the University Club, New York City, Friday evening, April 16. Every domestic sales office of the companies with the exception of San Francisco was represented. Charles S. Clark, the dean of the department, presided.

GOVERNOR JAMES F. FIELDER, of New Jersey, recently affixed his signature to a bill passed by the State Legislature, known as Assembly Bill No. 113, which is of particular interest to the plumbing and heating trades of

that state. This law, which went into effect immediately, eliminates the plumbing, heating and lighting contracts from the general contract on all state, county and city buildings where the cost of the work exceeds $1,000.

D. L. TURNER, deputy engineer of subway construction of the Public Service Commission, First District, of New York State, has been elected a member of the City Plan Commission of New York City. Mr. Turner was graduated from the Rensselaer Polytechnic Institute in 1891 and, after spending a year as assistant in mathematics there, was engaged by the Columbia Granite Company as an assistant engineer on railroad location and construction. In 1900 he entered the service of the New York City rapid transit commission as assistant engineer on subway construction.

THE NEW FLAG of the city of New York adopted by the Board of Aldermen last week made its first public appearance Wednesday evening. The occasion was the second annual banquet of the Upper Manhattan Property Owners' Association, which was held at the Broadway-Claremont, Broadway and 135th st. The new city flag was placed over the speakers' table, at which Mayor Mitchel, Borough Presidents Marks and Mathewson, Police Commissioner Woods, Fire Commissioner Adamson and others identified with the present government were seated.

EDWARD WEGMANN AND A. G. HILLBERG have formed a partnership under the firm name of Wegmann & Hillberg, consulting hydraulic engineers, and have opened offices in the Park Row Building, 13-21 Park Row. Mr. Wegmann was for more than 30 years connected with the construction of the Croton water works for the city of New York. He was the last chief engineer for the aqueduct commissioners and four years chief engineer of the Department of Water Supply, Gas and Electricity. Mr. Hillberg has been engaged in various hydroelectric developments, notably the Mississippi River Power Company's plant at Keokuk, Iowa. For the last two years he has been associate editor of the Engineering Record, in charge of hydraulics.

BUCKINGHAM STEEL CO., INC., 25 West 42d st, has recently established a plant for the fabrication of structural and ornamental iron at 2d av, 56th to 57th sts, Brooklyn. The plant is particularly equipped to supply trusses, plate girders, columns and riveted work of every description. Among the contracts recently closed by this firm for structural and ornamental ironwork are included: The Crocker garage, Lenox road, Brooklyn; Ailano factory, 44th st and 3d av, Brooklyn; addition to the U. S. Nickel plant at New Brunswick, N. J., and the power house, boiler house and steel coal pockets to be erected at Yorktown Heights, N. Y., for the N. Y. State Training School for Boys. Another contract lately closed includes the ornamental iron work necessary to complete the six buildings for the almshouse for the city of Bridgeport, Conn.

OBITUARY

CHARLES STALEY, a general contractor, prominent in Poughkeepsie, N. Y., and vicinity, died at Vassar Hospital, Thursday, April 15. He was born in Red Hook, N. Y., in 1858. He is survived by his widow and six children.

CHARLES K. COVERT, painting and decorating contractor, 963 6th av, Manhattan, died of pneumonia at his home, 252 Jefferson av, Brooklyn, Saturday, April 17. He was eighty-five years old and is survived by two daughters.

JOSEPH JOHNSON, formerly a well-known building contractor of New York City, died at the residence of his daughter, Mrs. F. Stanley Newberry, 38 Hamilton av, Rochelle Heights, Monday, April 19. He was in his seventy-ninth year.

JAMES WOLFENDEN, a building contractor, died of general debility at his home, 704 Monroe st, Brooklyn, Friday, April 16. He was born in England sixty-eight years ago and came to this country about thirty-three years ago. Mr. Wolfenden leaves his widow, two sons and a daughter.

W. LANGLEY MORRISON, a Boston architect from whose plans St. Cecilia's Church in the Back Bay section was built, and who planned the gardens of Lars Anderson, in Brookline, Mass., and Washington, died suddenly of heart disease at his home, in Boston, April 18. He was born in Rochester, N. Y., fifty-two years ago. He is survived by his widow.

HORACE SPRINGER, a civil engineer of Englewood, N. J., employed in the office of Prosecutor Thos. J. Huckin, at Hackensack, was instantly killed at the Hamilton av, crossing in Englewood by a train of the Northern Railroad, a branch of the Erie R. R. Co., Thursday, April 15. He was twenty-eight years old and is survived by his widow and two children.

LUTHER STEADMAN BENT, formerly president of the Pennsylvania Steel Company and a director in numerous corporations, died of paralysis at his home in Overbrook, Pa., Monday, April 19. He was eighty-six years old. Mr. Bent served throughout the civil war. In 1874 he became manager of the Pennsylvania Steel Company, and in 1880 was made president. He held that office until 1896, when he retired.

BERNARD CONCANNON, a member of the firm of Concannon Bros., contractors, died at the residence of his daughter, Mrs. Jane T. Cavanaugh, 855 St. John's pl, Brooklyn, Tuesday, April 20. He was sixty-nine years old and was a veteran of the civil war. He was a member of the Sixty-ninth Regiment. Many years ago he served as president of the Board of Aldermen of New York City. He is survived by his daughter.

GEORGE A. GLAENZER, for many years one of the foremost designers of interior decorations, died after a long illness at his home at 5 West 82d st, Tuesday, April 20. He was sixty-seven years old and was born in France. He fought in the Franco-Prussian war and after studying art in Paris and Stuttgart he came to this country in 1880 with a notable collection of art objects. Mr. Glaenzer designed interior decorations in the homes of Messrs. Frederick W. Vanderbilt, John D. Archbold, Charles B. Alexander, George F. Baker and other prominent men. Before he retired several years ago he was a member of the Architectural League of New York, the Municipal Art Commission, the Academy of Design and several clubs, including the Lambs, the Players and the Larchmont Yacht Club. He is survived by his widow and three sons.

WARREN ARCHER CONOVER, one of the best-known builders in this city, died from intestinal disorders at his residence, 356 Greene av, Brooklyn, Tuesday, April 20. He was sixty-seven years old. Mr. Conover was formerly a member of the Board of Building Examiners of this city. His firm, W. A. & F. E. Conover, was the first to use caissons in the construction of large buildings. He erected the Commercial Cable Company's building at 20 Broad st, and it was on this building that caissons were first used. He also constructed the Postal Telegraph Building on Broadway, the R. G. Dunn Building, the New York Casino and the residence of Clarence H. Mackay at Harbor Hills, L. I. Mr. Conover was a descendent of one of the oldest families in New York City and was of Holland Dutch ancestry. He was born on King st, Manhattan, April 3, 1848, and was educated in the public schools. His father, the late John T. Conover, was a prominent builder and was a leader of the old-time Republican forces in New York City. Mr. Conover was prominent in Masonic circles and was the oldest past master of Holland Lodge No. 8, F. and A. M.; a member of the Past Masters Association and of Coeur de Leon Commandery, Knights Templar. He was a member of the board of trustees of the Broadway Savings Institution and a former president of the library committee of the General Society of Mechanics and Tradesmen of New York. He was one of the oldest members of the New York Athletic Club; a member of the Holland Society and the Hardware Club of Manhattan. Mr. Conover had been retired from business for about twenty years. He is survived by his widow and a son.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONNECTICUT STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in Bridgeport, May 12.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Gruenwald Hotel, New Orleans, Wednesday, May 5.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention at the Waldorf-Astoria Hotel, New York City, May 18-19.

ENGINEERS' CLUB held memorial exercises in honor of Alfred Noble Thursday evening, April 22, at which time a portrait of Mr. Noble was unveiled.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

MAXIMILIAN TOCH addressed the Society of Chemical Industry, New York Section, at Rumford Hall, 50 East 41st st, Friday evening, April 23, on "Paints as Protective Agents Against Corrosion."

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

AMERICAN IRON AND STEEL INSTITUTE will move its offices April 29 from 30 Church st, where they have been for the last five years, to the twenty-ninth floor of the new Adams Express Company building, 61 Broadway.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

MASTER PLUMBERS' ASSOCIATION OF HOBOKEN, N. J., held its annual meeting, April 6, at which time the following officers were elected: A. F. Pflugh, president; B. J. McGovern, vice-president; J. Marnell, financial secretary and treasurer, and L. Fuchs, recording secretary.

THE CONTRACTORS AND MATERIAL MENS' FULL PAY ASSOCIATION OF GREATER NEW YORK, whose principal headquarters are in Brooklyn, recently filed certificate of incorporation with the Secretary of State. Its objects are of a benevolent nature. The directors are Elias M. Pilzer, Antonio Torre and William Steinfield of Brooklyn.

KNOT GOLFERS, an organization recently formed by the lumber dealers in the metropolitan district, has arranged to hold its first golf tournament on the links of the Oakland Golf Club, on Long Island, Tuesday, May 18. According to the present plans a monthly tournament will be held throughout the summer and early autumn seasons, the dates of which have not as yet been announced.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold a meeting in the Engineering Societies Building, 29 West 39th st, Tuesday evening, May 11, at which John Calder, of the Metals Coating Co., will present a paper and make actual demonstrations of the process for spraying metals, involving a kind of pistol through which is fed a wire of the metal to be sprayed and in which the metal is melted and projected against the article to be covered.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

NATIONAL SCULPTORS' SOCIETY, Architectural League of New York, Art Commission Associates, National Institute of Arts and Letters, National Academy of Design and the Century Association held a joint meeting in memory of Karl Bitter, the sculptor, who died April 10, from injuries received in an automobile accident, in the Ethical Culture Meeting Hall, 2 West 64th st., Wednesday evening April 21. The meeting was addressed by Dr. Felix Adler, George McAneny, Herbert Adams and John G. Milburn.

MATERIAL MEN'S CREDIT ASSOCIATION, of Passaic and Bergen counties, N. J., one of the most active building associations in that State, held its third annual banquet at the Hamilton Club, Paterson, Tuesday evening, April 13. About one hundred members and guests were present. A number of interesting addresses were made by men prominently identified with the building business in New Jersey on topics vital to the health and growth of the association and general business. The dinner committee consisted of E. M. Rodrock, chairman; L. A. Johnston, J. W. Clinton, Irvy Myers and Charles E. Jackson.

RECENT INCORPORATIONS.

WATSONS FARMS CORPORATION, realty and construction, has been incorporated with offices in Manhattan, to do business, with a capitalization of $15,000. Warren M. Watson, Ella L. Watson, both of 123 West 80th st, and D. B. Shawhan, 149 Broadway, directors. H. J. Moskowitz, 299 Broadway, attorney.

EDWARD J. SPARENBERG has filed incorporation papers with a capitalization of $10,000 to do a realty and construction business with offices in Manhattan. The directors are Edward J. Sparenberg, Millie Jacobson, both of 301 West 108th st, and Emil Vasen, 159 East 78th st. The attorneys are Cass & Apfel, 68 William st.

CLEMILT REALTY CO. has been incorporated with offices in Manhattan, to do a general realty and construction business and to deal in building materials, with a capitalization of $10,000. The directors are Milton M. Silverman, Carrie G. Silverman, both of 207 West 110th st, and Alanson P. White, 42 Broadway. Wescher & Kohn, Broadway, attorneys.

WOODLAND LUMBER & MFG. CO has been chartered with $25,000 capital stock to do a general lumber business, manufacture sashes, doors, frames, etc., with offices in Manhattan. The directors are Edward L. Jarroll, 7901 6th av, Brooklyn; B. F. Crane, 7521 Ft. Hamilton av, Brooklyn, and Barney Budnick, 165 East 103d st. The attorney is M. Kamber, 99 Nassau st.

M. & G. W. CORPORATION is a $200,000 company, chartered to do a realty and construction business and to deal in building materials, with offices in Manhattan. The directors are Sol. M. Stroock, 133 West 85th st; M. Sanford Weil, 133 79th st; Emma W. Cone, 2370 Broadway, and four others. Stroock & Stroock, 30 Broad st, attorneys.

BUILDING MATERIALS AND SUPPLIES

BIG BRONX AND SUBURBAN BUILDING MOVEMENT SAPS MILL SUPPLIES OF CEMENT—STEEL MUCH STRONGER

Nineteen Bidders on Eastern Parkway Work—Prices Range Over Million

IF there is any doubt still remaining in the minds of prospective builders regarding the condition of the material supply market the latest advices from the Lehigh Valley cement market indicate that the day of low prices is fast closing. April 1 there were only 700,000 more barrels of cement in stock in Zones No. 1 and 2 than there was on Oct. 1, 1914, a period when the stock is normally low. In normal times this supply would barely be sufficient to take care of ten days' excess market requirements.

Consequently the Knickerbocker Company threw in four additional kilns this week and the Alpha Company started additional capacity, making a total number of kilns now in operation in the two zones approximately 160.

A tour of the leading supply yards in Newark, Jersey City, Elizabeth and leading distributing points in Union and Middlesex counties in New Jersey, and Staten Island early this week showed a healthy movement of materials to jobs. Municipal work and especially state road development wherein the use of brick and cement is being largely used is partially responsible for the heavy movement of cement and the taxing of cement mill capacity as far as the suburbs are concerned. Actual building work of commercial or residential structures has not yet developed in appreciable quantity.

In the river section of Long Island City tremendous acreage is either in process of commercial construction or is being prepared for it. In many sections of the Bronx there is scarcely a stretch of three blocks not broken by piles of material moving into jobs. The condition of that borough at present, irrespective of subway and municipal construction, both vast in themselves, looks like the prosperous building seasons of 1906 and 1909. An estimate was made indicating that approximately 12,500,000 common brick are moving into that borough weekly and something more than a million barrels of Portland cement. So great is the demand for material that at least one company has been forced to employ quick delivery methods for conveying stand to jobs. A procession of 5-ton automobile trucks loading at five-minute intervals, is necessary to keep abreast of the requirements of the Kingsbridge neighborhood alone, and yet that is not the busiest portion of the Bronx.

Contractors are still hungry for business. When the bids for the Eastern Parkway work were opened this week there were nineteen bidders putting in figures ranging from $2,734,000 to $3,849,000. This indicates the competition now existing for work requiring building materials and indirectly shows that even contractors are awakening to the fact that prices of materials cannot long remain at present levels.

Common brick in New York, the Newark distributing zone, and throughout Union and Middlesex counties are cheap, but stiffening. Lime and plaster are steady on present levels, but the increasing demand is making discounts tight. Steel reinforcement and structural material is much more active and the new 1.36c price base is rigidly held. More money is moving into suburban real estate development which bespeaks continuation of the present building movement late in the autumn.

Roofing slate is stiffening and there are reasons for believing that present prices on Bangor and some Pennsylvania grades will be changed before long. Hardwoods are extremely active, but mahogany is now coming in again from South America. Flooring and wall panelling woods are still easy, but are stiffening at mill centers.

Heavy requirements of steel and iron on war orders is having an effect upon staple hardware and building hardware. There has been another slight advance in sheet brass and in copper. Spelter is active, which may affect galvanized ware, forcing prices still higher. Dealers are buying in heavy quantities in anticipation of a shortage and discerning consumers are laying in their stocks accordingly.

Plan filings in the five boroughs for the current week follow: In the same week last year there were 264 new building plans filed with an estimated value of $1,866,660.

	Week ending Apr. 16		Apr. 23	
Manhattan...	18	$1,636,840	13	$1,026,400
Bronx.....	27	704,550	7	295,200
Brooklyn....	119	1,225,450	131	1,009,950
Queens.....	197	708,545	159	605,540
Richmond...	46	232,930	27	21,526
Total.....	407	$4,508,315	337	$2,958,616

CEMENT.

Record and Guide's Prophecy of Sixty Days Ago Coming True.

TWO months ago the Record and Guide prophesied that by the first of August there would be practically a shortage of cement supply. Developments in the mills of Zones Nos. 1 and 2 since that time have shown the accuracy of the information then presented to the consuming public of the Eastern market. At the present time there are not more than 700,000 barrels of Portland cement, outside of sealed bins held for special contract orders, above the reserve stock of October first of last year, the low-water mark in cement stock reserves.

When it is considered that this is not more than a normal ten days' supply over average requirements, it is apparent that with close to 160 kilns now in operating, including those just thrown in by the Knickerbocker and the Alpha, the present heavy shipments which in April probably will be equal to output in some plants, at least, an actual shortage of this commodity is at hand.

At the same time there is no reason to expect any immediate change in the price situation, disturbing rumors in the market to the contrary notwithstanding. Conditions are such at present that whatever change in price does take place it will result from anticipation of a shortage of supply at the mills. The Record and Guide is advised that only an actual shortage can force prices up uniformly. At present there is a comparatively meagre supply for building and subway construction alone. When the railroads, municipalities and highway commissioners release work now being figured, and the big terminal projects now being prepared for actual work begin to call for cement, it will be interesting to note the effect it will have upon mill supply and mill prices.

TO CREATE TILE ARTISANS.

Board of Education Opens Trade Apprentice School.

REALIZING the necessity of taking prompt action in the matter of correcting the apprenticeship conditions in New York City, the Tile, Grate & Mantel Association, under date of April 1, issued to members the following letter:

"The undersigned, being a Trade School Committee appointed by the Association, have visited the Boys' Vocational School, 138th street and Fifth avenue, New York City, where there is a class in tile setting under the tutelage of Mr. E. E. Alexander.

"We consider that this is a very good step towards improving the conditions of the trade and in getting tile setters, and is the next best thing to apprentices, which we cannot get through our Union. This Class should be supported by every member of this Association.

"We would, therefore, suggest that every member have a shop boy about 17 years old who should be employed with the understanding that he shall regularly attend this school, and by the time the boy is 19 years of age, he can then be put into the Helpers' Union, as it is our privilege to put in 12 helpers each year.

"After the boy has been a helper three years, he can be put on as an improver, and through taking this course at the school, will know something about the practical end of the business and will prove a valuable man to you

"The course is free, as it is run by the Board of Education of New York City, and each student must be a resident of the city to entitle him to take the course.

"Kindly advise the Chairman what you intend to do to help this course along, as something must be done at once to induce the Principal of the School to continue this class.

"Yours very truly,
"HERMAN PETRI,
"CHARLES ALEXANDER,
"F. H. NOBBE,
"Committee on Trade School."

BRICK.

Twelve Million a Week Going Into The Bronx—Front Active.

MOVEMENTS of common brick in the wholesale market reflect the activity of building construction in the Bronx. About two-thirds of that moving out from West 52d street is for use above the Harlem River. According to this estimate there must be no less than 12,000,000 brick going into that section of the city every week. There is also a corresponding movement of front brick. Here and there the new tones of yellow and buff being introduced by front brick manufacturers are in evidence.

Manufacturers using the open yard system have so far shown no signs of resuming operations. One or two dryer yards are making preparations to open. Shipments are still being held close to demand, as shown by a balance of only three cargoes left over at the close of the week, and seven bargeloads en route. Prices on list are without change for ordinary run of brick.

Official transactions for Hudson River brick covering the week ending Thursday, April 22, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., April 16—6.

	Arrived.	Sold.
Friday, April 16	7	7
Saturday, April 17	5	7
Monday, April 19	6	5
Tuesday, April 20	7	5
Wednesday, April 21	11	14
Thursday, April 22	9	10
Total	45	48

Reported en route, Friday, April 23—7.

Conditions of market, steady. Prices: Hudsons, $5.50 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Cargoes left over Friday A. M., April 23—3.

Unloading.

Apr. 8..27	1,430,000	Apr. 16..34	1,429,500
Apr. 10..21	625,500	Apr. 17..26	708,500
Apr. 12..31	1,101,000	Apr. 19..36	1,328,500
Apr. 13..27	1,152,000	Apr. 20..38	1,686,500
Apr. 14..34	1,424,900	Apr. 21..36	1,734,500
Apr. 15..40	1,449,000	Apr. 22..33	1,560,500
Total.180	7,182,400	Total.203	8,448,000

1914.

Left over, Friday, A. M., April 17—12.

	Arrived.	Sold.
Friday, April 17	4	6
Saturday, April 18	3	0
Monday, April 20	18	6
Tuesday, April 21	3	13
Wednesday, April 22	9	5
Thursday, April 23	7	7
Total	44	37

Conditon of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., April 24—19.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived including left over bargeloads, Jan. 1 to Apr. 22, 1915	376
Total No. of bargeloads sold Jan. 1 to Apr. 22, 1915	373
Total No. bargeloads, Jan. 1 to Apr. 23, 1915	3
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 23, 1914	269
Total No. bargeloads sold Jan. 1 to Apr. 23, 1914	250
Total No. bargeloads left over Apr. 24, 1914	19

EASTERN PARKWAY BIDS.

Nineteen Contractors Vary More Than a Million in Their Figures.

IF any intimation is needed to show how hungry the contractors of New York are for good business as well as the wide variation in the prices of materials in this market reference need only be taken to the bids received this week for the Eastern parkway improvement. They follow:

The Inter-Continental Construction Corporation, $2,734,000 (low); the Tidewater Building Company, $2,810,000; Charles Cooper, $2,856,000; The H. B. Construction Company, $2,945,000; The Underpinning and Foundation Company, $2,950,000; Newman & Carey, $3,300,000; E. E. Smith, $3,359,000; The Mason-Hanger Company, $3,410,000; Morton & Gorman, $3,145,000; Oscar Daniels, $3,347,000; T. E. Gillespie, $3,064,000; Rogers & Hagerty, $3,445,000; Dock Contractor's Company, $3,357,000; Bayley Hipkins, $2,823,000; Degnon Contracting Company, $3,849,000; Smith, Hauser & McIsaac, $3,860,000; Arthur McMullen, $3,600,000; W. A. Gahagan, $3,710,000, and John J. Creem, $3,757,000.

Before contractors bid on work of this sort it is customary for them to obtain quotations from building material supply houses. It is reasonably safe to assume that, in view of the competition now prevailing, the margin of profits in each instance were shaved to the utmost That being the case, the figures presented would seem to reflect a wide degree of shading of prices on future delivery on large requirements, a fact which tends to impress upon prospective builders the fact that manufacturers will not be able to keep supply far beyond demand for some months to come.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 1, 1915

GIGANTIC OPERATIONS ON WATERFRONTS

Terminals in the Bronx and Queens to Care for Future Business — Activity Rivals 1906 and 1912 Periods

ANYONE taking the trouble or being willing to spend the time can see that the "Build Now" movement is bearing fruit in this city. In Long Island City, the way is being cleared for a great terminal project. The Hunts Point section is the scene of another great improvement of the same sort. Kingsbridge is taking material for new building construction so fast that one material dealer has been compelled to install an almost continuous chain of five-ton trucks to cart away the sand on a one-minute loading schedule.



GRAND BOULEVARD AND 184TH STREET.

On the upper East Side, along Valentine avenue, square blocks of building construction, under way, is not an exceptional sight. In this section 12,000,000 common brick a week are arriving and cement barges are unloading in excess of a million barrels every six days. In the New Jersey counties of Hudson, Essex and Union, in Staten Island and in Brooklyn construction is proceeding on a scale in ratio to the population of the Bronx. Manhattan is the only section in which actual construction is not now keeping abreast of plan filings.

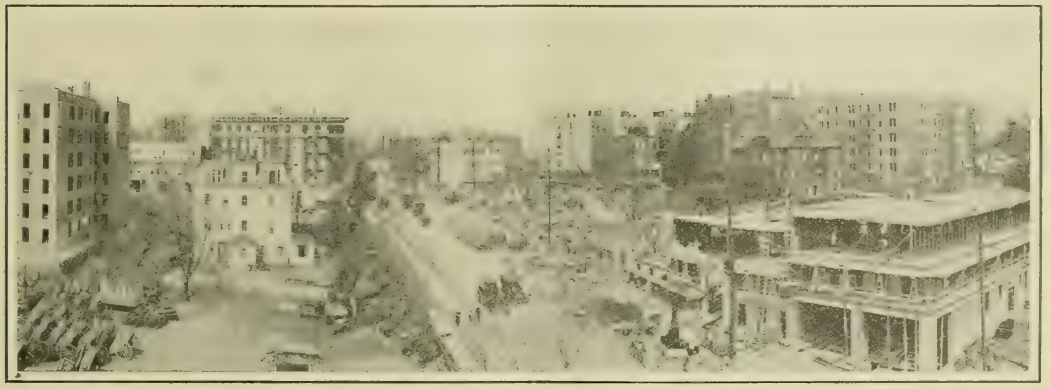
Within the last thirty days about 1,500 additional skilled laborers have found work in this city. Portland cement authorities declare that the shipments from the Lehigh and Hudson valleys to this market in April will equal output despite the fact that there are one hundred more kilns in operation today than there were at the first of the year. At the present rate of common brick consumption in the Bronx of 12,000,000 a week, one-half of the oversupply of 300,000,000 now reported to be in the Hudson river sheds on call, will be consumed in the borough of the Bronx alone by the time the 1915 production is ready for market, about the first of July. This, too, in spite of the fact that great projects have not yet come into the market for materials.

Some of the big work that is now going ahead here includes the Johnson and Degnon terminals, one in the Hunts Point section of the Bronx and the other in the Dutch Kills district of Long Island City. There are already on the latter site the Loose-Wiles Biscuit Company's Sunshine factory, with 20 acres of floor space under one roof, and the American Ever Ready Works of the National Carbon Company, with 400,000 sq. feet of working space. The company has contracted to erect within six months from the signing of the contract a 4-story square block factory for the Brett Lithographing Company, and others are under negotiation, tending to make this one of the "largest industrial communities in the world." Connected with the Queensboro Bridge, the Sunnyside yards of the Pennsylvania railroad and the New York, New Haven and Hartford Railroad, by means of the New York Connecting Railroad over Hell Gate, this improvement alone will not only require in itself a large amount of building material, but it will necessitate the erection of hundreds of apartment and tenement houses in Long Island City for housing the operatives of factories now going up in the locality in considerable number. There will be a big demand for small shops, too. This terminal's size may be judged by the statement that more than 60,000 feet of railroad siding will be required.

Diagonally across the East river, in the Hunts Point section, is the great filling-in work of the George F. Johnson project, entailing a mile square terminal improvement that will take a vast quantity of material and change a countryside into a teeming industrial and freight originating center for maritime transportation and railroads. It is now a considerable distance from the apartment and tenement sections of the now populated section of Hunts Point, but there is an unmistakable tendency to reach out toward the new terminal so that when manufacturers move in there will be a labor market available near at hand.

In this operation between 200,000 and 300,000 square yards of ground is being reclaimed each month, through the agency of giant suction dredges and cartage of subway rock and refuse to the section.

Along Valentine avenue, in the neighborhood of 184th and 188th streets, whole blocks are being transformed from rock piles to handsome brick-faced apartments. One can stand at the site of the block-square school being erected at the corner of Valentine avenue and 188th street and, without turning, see investments involving at least a million dollars. Turning completely about half a million dollars' worth of work can be seen actually under way. From that vantage point it is not possible to look in any direction without encoun-



TIEBOUT AVENUE AND 188TH STREET, LOOKING TOWARD VALENTINE AVENUE.

tering piles of building materials ready to be assembled into apartment houses or tenements.

Clubhouses, churches and even the Union Hospital are slated to be demolished for further meeting the demand for apartment houses in that section of the city, tapped as it will be by the new subway system.

It is a matter of wonderment to many where the people will come from to occupy these handsome new places of residence. Expert realty men say that a large percentage of the new Bronx population will be that driven out by the encroachment of aliens in certain sections of the east and west sides of Manhattan, the new subway giving this class of tenant an acceptable alternative from that of moving into the suburbs. The subway will give these families desirable environment at a cost of ten cents a day as against an overhead of twenty-five to fifty cents a day for carfare.

All of which seems to prove that Manhattan of the future will be a place of abode for the very rich and the very poor, and the habitation of light manufactories and mercantile shops.

Conjecture here reaches toward the housing problem of Manhattan as this tendency continues to assert itself. Will the consequent supervision of the tenement and semi-philanthropic agencies compel a general revision of type of multi-tenanted houses in Manhattan? Or will the constant exodus of the great middle class from Manhattan to outlying sections reached by the new subway systems hasten the conversion of districts like the old drygoods section into downtown tenement districts for a class of labor whose earnings are so meagre as to make even an expenditure of ten cents a day for transportation to and from source of income a considerable burden?

Regardless of the ultimate effect of this shifting of population arising from changing of manufacturing centers the fact remains that demand has proved to the minds of investors that more apartments and tenements are needed in the Bronx and Long Island City, and that instead of this demand being satisfied within a year or two or three, the establishment of great industrial centers like the Degnon and Johnson terminals will make for a "Build Now" movement in these centers lasting an indefinite time, but the early builder gets the first tenants.

EQUAL PRIORITY FOR MECHANICS' LIENS

If an Arrangement Is Made for Completing Building Operations That Get into Trouble—Vital Amendment to the Law

CERTAIN amendments to the mechanics' lien law were passed by the legislature on the last day of the recent session and the bill is now in the hands of the Governor for signature. Any material amendment to the lien law is of great importance to the building industry, and a brief reference to the history of the recent legislation will be of interest.

The matter of amending the law was placed before Phillips & Avery, attorneys, of 41 Park Row, this city, who have had a very extensive experience in mechanics' liens and building matters, and they were requested to draft a bill, which they did, acting in the interests of the public generally and without retainer.

The bill was introduced in the Assembly by Assemblyman Simpson, of Kings County, and in the Senate by Senator Carswell, of Kings. Public hearings were then had before the Joint Judiciary Committee of the Assembly and Senate, and representatives of various trade organizations and many individuals appeared and expressed their views in respect to the proposed legislation.

General Consent Obtained.

Previous to the introduction of the bill it had been submitted to several building trades associations in this city and elsewhere in the State and had received their approval. It was also placed before many of the prominent institutions and firms in New York City engaged in making building loans; copies were sent to the most important materialmen and subcontractors throughout the State, and it was also submitted to the Corporation Counsel of the City of New York, and its provisions in respect of liens for public improvements were discussed with his office.

The bill, as originally drawn, provided that all mechanics' liens should be of equal priority. This was a very radical departure from the mechanics' lien law as it had existed for many decades in this State, and such provision was put in the bill in deference to a sentiment on the part of a number of prominent materialmen.

When the bill came up in committee there was an objection on the part of many members to this provision. The chief argument in favor of making mechanics' liens of equal priority was that in case a building operation got into difficulties and realized less than sufficient to pay all the claims in full, the lienors should share equally. Further public hearings were had in committee.

A Plan to Finance.

It was found that the situation could be met by arranging to take away priorities among lienors in case the proposed plan for carrying on a building operation which had gotten into difficulties should be undertaken, and the bill was amended at the instance of the Senate Judiciary Committee to provide that, in case the arrangement contemplated by the act be carried out, the liens should thenceforth be of equal priority and share pro rata; and as so amended the bill passed.

This legislation does not generally change the present provisions of the existing lien law, for while many of these are susceptible of improvement, it was thought best to leave them as they are, because during many years they have received judicial interpretation. The most important feature of the bill is the addition of a plan by which building operations which have gotten into trouble may be financed, the building completed and placed on sale and realized upon.

Some Difficulties.

At the present time, it frequently happens that a builder who is building upon a building loan secured by temporary mortgage gets into trouble; mechanics' liens are filed; and he is then confronted with the situation where, if he cannot lift these liens and receive further advances on the building loan and finish his building, and then replace the temporary loan by a permanent loan, a foreclosure suit will follow and he and his creditors will be wiped out.

Under these circumstances it is usual to undertake to put through a creditors' agreement, by which the lienors agree to lift their mechanics' liens and to subordinate them to further advances on the temporary loan and finally to the permanent loan. It frequently happens, however, that some lienors stand out against such a plan and refuse to join with the other creditors, in the hope that they may be bought off, which action frequently results in the blocking of the whole scheme and is followed by the inevitable foreclosure.

The New Plan.

In the bill which has just been passed, a plan is formulated to overcome this situation. Upon vote of seventy-five per cent. in amount of mechanics' lien, creditors provision is made that the owner may give to trustees for his creditors an assignment of payments still to be made under the building loan, if any, and may also execute to them a mortgage to secure the cost of completion; in which case the mechanics' liens, as well as judgments, attachments and similar encumbrances, are subordinate to the lien of such trust mortgages, and the mechanics' liens then become of equal priority.

Provisions Made.

Under the act an arrangement can also be made for the payment of those who thereafter furnish material and labor for the completion of the structure. Another amendment provides that, upon similar vote, a permanent loan may be placed and the various liens subordinated to a mortgage given to secure such loan; and there is a further provision which enables the owner, upon like vote, to sell or exchange the property free from mechanics' liens, judgments and attachments.

The effect of these amendments will be to give seventy-five per cent. in amount of the mechanics' lien creditors power, upon receiving the security provided for, to authorize an owner or contractor to raise funds for finishing a building to place a permanent loan, and to sell or exchange the property without hindrance by a minority of the creditors. There are some minor amendments embodied in the bill, but the foregoing is an outline of the principal provisions.

Listing by Telephone.

In New York City we do not have much trouble between owners and brokers over commissions, considering the amount of business done. But in smaller cities, where business is more loosely conducted, brokers encounter not a little difficulty in holding clients to their agreements. For one reason, because they are too prone to accept listings over the telephone without following up and insisting on a written contract. L. D. Woodworth of Rochester, commenting in the Rochester Democrat on two cases just won by his firm, says:

"There is no greater source of difficulty on each side than the listing by telephone, under which neither party becomes personally acquainted with the ideas and intentions of the other, and there is absolutely no writing or note of any kind to record the terms of the agreement which then is made. Some owners persist in listing by telephone in the belief that they make it impossible for the broker to ask for a signature, and in a very large proportion of the cases it is undoubtedly true that the owner intends to obtain the services of the broker under such circumstances that no commission will have to be paid unless the broker is able to keep in such close touch with any deal on the property that his claim for a commission cannot be questioned. This is not saying that the large majority of owners are dishonest, but there are many who do not appreciate the value of their broker's services and who will avoid paying therefor under every pretext."

The New Edison Tariff.

The New York Edison Company has filed with the Public Service Commission a new tariff, putting into effect May 1, 1915, in conformity with a recent order of the commission, a new schedule of rates. The maximum rate is reduced from ten cents to eight cents per kilowatt hour, but those who get the benefit of the eight-cent rate must pay for their lamps. Under the old rate of ten cents per kilowatt hour the company furnished and replaced carbon filament lamps free of charge. The new rates will be effective in Manhattan and in the Bronx west of the Bronx River, except for the old town of Kingsbridge. Customers may obtain the free renewal of lamps as heretofore under a separate agreement for ½ cent per kilowatt hour.

ACTIVITY IN MADISON SQUARE SECTION

Sale of Old Hoffman House Property Has Given New Impulse to Historic District—Ayer Estate Improving Holding

ABOVE the roar of the street cars and the rumble of the heavy vehicular traffic just north of Madison Square, is heard the steady crash of the rock drill and the grind of the giant steam shovel now excavating at the northeast corner of Broadway and Twenty-sixth street. The estate of Frederick Ayer has commenced the erection of a sixteen-story commercial building, on plot 51 x 100, which marks another step in the rejuvenation of Madison Square. Further south the placards of the auctioneers who disposed of the furnishings of the historic Hoffman House and Albemarle Hotel at public sale still confront the passerby and bear mute witness to the huge building project which is contemplated on this site.

The property has had an interesting history and, with the demolishing of the hotels, marks the passing of two notable landmarks, and the last of the hostelries in this one-time famous hotel center. The sale and improvement of the Victoria Hotel site, a few blocks to the north, last summer, was another step, which clearly indicated the shifting of the hotel population.

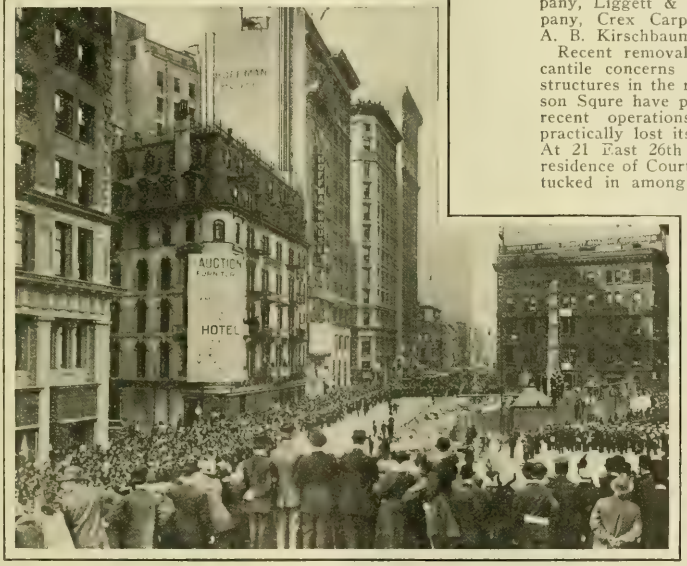
The corner of Broadway and 25th street, under the ownership of Mrs. Louisa M. Gerry, was, until 1913, occupied, in part, by the Hoffman House, but plans were filed for a 12-story building, 50x212.4 x irregular, which was taken over under a long term lease, and the first inroad in the block made. The initial estimated cost of the Gerry building was $400,000, but it is understood that a considerably larger amount was involved in the operation before it was completed.

A few years ago the old Fifth Avenue Hotel, on Broadway, between Twenty-third and Twenty-fourth streets, was razed, and an office building of the most modern type erected, and it is interesting to note that the investment has been a success from the start. Great care was exercised in the selection of tenants and the owners stated, some time ago, that had every applicant been accepted, all the available space in the building would have been under lease before the building was completed.

In April, 1911, the announcement was made that the Hoffman House would close its doors, but the creditors decided that a continuance of the business would serve the best ends. This was done and the Farmers' Loan & Trust Company was appointed trustee for the Kinney estate. It is understood that the Hoffman House has done well and that the large majority of the 221 rooms in the building have been occupied nightly. The main fact, however, remained that the building was outside the hotel zone and that only a question of time would decide its ultimate change of occupancy.

There are many reasons for taking the step at the present time, principal among which may be cited that favorable contracts for building materials can now be made, good labor obtained, and, on account of the lack of work in the contractors' offices, better general results obtained.

The passing of the Hoffman House and the Albemarle Hotel are splendid examples of the evolution which has been going on in the Madison Square section for several years. This change has been particularly marked during the last two years, but, at the present time, a new era is starting, wholesale firms coming in where the retailers formerly occupied quarters. Rentals have been adjusted, in many cases, to fit the new condition, but property owners are more hopeful now than for many months.



MADISON SQUARE, DURING POLICE PARADE, SHOWING THE HOFFMAN HOUSE.

If reliance can be placed upon tradition, the late Francis S. Kinney, who was prominently identified with the tobacco industry, purchased the block front in Broadway, between Twenty-fourth and Twenty-fifth streets, for $5,000. The present sales price is reported, by the brokers, Marston & Company and the Douglas Robinson, Charles S. Brown Company, as being $3,500,000, a figure far in excess of even the fondest hopes of Mr. Kinney, when he acquired the property.

The original Hoffman House, which only occupied part of the site involved in the present deal, was erected in 1864, and, during the half century of its existence, has gone through various changes. It was one of the best known hostelries in the city and during the height of its success, vied with the Fifth Avenue Hotel as a gathering place for politicians. It was the headquarters of the Democratic party, while the Republicans frequented the one on the block to the south. Another hotel, which has since passed out of existence, was the Bartholdi, at the southeast corner of Broadway and Twenty-third street. This was also, in its day, a meeting place for those interested in the administration of city and State affairs.

The Hoffman House was originally under the proprietorship of Reed, Wall & Company and, in 1882, an eight-story addition was built, which greatly increased its capacity. Edward S. Stokes, Jr., was taken into the firm and remained identified with the hotel until 1897, when he retired.

Among the prominent firms which have taken large space in the vicinity of Madison Square are Strawbridge & Clothier, of Philadelphia, Einstein-Wolff Company, Sealpackerchief Company, Stein & Company, George W. Blabon & Company, Strouse & Brothers Company, B. Kuppenheimer & Company, Liggett & Myers Tobacco Company, Crex Carpet Company and the A. B. Kirschbaum Company.

Recent removals of such large mercantile concerns into the tall, modern structures in the neighborhood of Madison Squre have probably influenced the recent operations. The section has practically lost its residential character. At 21 East 26th street, the four-story residence of Courtland de Peyster Field, tucked in among the skyscrapers, still remains as a tie which binds the historic square to its past. On Madison avenue the Manhattan Club and the ten-story apartment house at Nos. 35 and 37 and one old-fashioned brownstone dwelling are the sole survivors of a residential character.

Many dry goods firms, and others in kindred lines of business, have been taking space in the new buildings erected in the vicinity. In the Victoria Building, firms dealing in carpets, dress fabrics, worsteds, rugs, etc, have established themselves. The store, basement and first loft in this building, which extends through to Fifth avenue, was recently leased to a large importer of laces and embroideries at an aggregate rental of about $500,000.

The twenty-story building at 1134 Broadway, through to Fifth avenue, facing the square, also houses a number of concerns of a similar nature. At the opposite corner the twenty-story Crosic Building and diagonally opposite, the twelve-story Brunswick Building, also serve as examples indicative of Madison Square's growth as a commercial center.

In East 26th street there is a twenty-one-story building and a twenty-story building, and on Madison avenue the Madison Avenue Building with its twenty stories, at the corner of 25th street, and the adjoining fourteen-story Farragut Building and the fifteen-story Pullman Building, mark the inroads which business has made on this one-time exclusive residential thoroughfare. The 23rd street or southerly end of the square has long been claimed by business, although the trend has not manifested itself in any new construction; the dwellings have been remodeled for commercial purposes. The one-time Bartholdi Hotel was remodeled several years ago into offices and show rooms.

WHAT THE LEGISLATURE DID AND DID NOT DO

For the Welfare of New York City Property Interests—Veto of the Lockwood-Ellenbogen Bill—Measures Still Pending

AFTER the Legislature had adjourned, and too late for further action by that body, the Mayor vetoed the Lockwood-Ellenbogen bill, which was intended to coordinate the departmental inspections over the construction and alterations of buildings. In explaining his reasons for the veto the Mayor declares that the bill "destroys the efficiency of the Tenement House Department—the only agency that in the past has stood between the unscrupulous among the builders and landlords and the welfare of more than three million people.

"In the public discussion that has been had upon this measure, it has been charged that the real purpose of some—by no means all—of those responsible for the bill was to weaken the efficiency of the Tenement House Department, and to return to the old discredited conditions when the control of tenement construction was in the hands of building officials who were more responsive to the desires of the building interests than have been the several successive Tenement House Commissioners. But whether or not this be true is really not of great moment, as it is result rather than motive that I am primarily concerned with. I need only say, in that connection, that every effort I made to bring about an agreement upon some compromise measure split upon the rock of the control of tenement house inspection. The proponents of this bill, while disavowing all intention of injuring the efficiency of the Tenement House Department, would not in fact agree to any plan which contained the feature of retaining the control of tenements in that department.

"I think it must be self-evident that the health, safety and welfare of three million people is of far greater importance than the convenience of the building interests."

Results from the Session.

The Legislative Session of 1915 adjourned sine die last Saturday night. The financial measures passed were an Appropriation bill amounting to $33,000,000, an Excise tax increasing the license fee of liquor dealers twenty per cent., a Supply bill of $5,500,000, and a Direct tax bill imposing a rate of 1.7 to raise $19,500,000. The General Construction bill amounts to $3,857,000, Canal appropriations to $3,650,000, and the Sinking Fund contributions to $9,000,000.

In view of the big direct tax coming at a time when realty was already overburdened by local taxation, it cannot be said that the Legislative session left a pleasant memory for taxpayers. The session was distinguished otherwise by the enactment of a number of reformatory measures, including the one for the reorganization of the State Tax Department into a bureau with added powers, the abolition of the Departments of Fire Marshal and Efficiency and Economy, the creation of a new Industrial Commission to take over the functions of both the State Labor Department and the Workmen's Compensation Commission and the repeal of the Alien Labor Law.

Four Investigations.

Legislative committees were appointed to investigate (1) the State Labor laws, (2) new sources of revenue for the State, (3) the State payrolls, and (4) the New York City tax situation with the aim of affording relief.

Other bills enacted were:

Bills That Have Become Laws.

Simpson bill, permitting use of approved style cement blocks as well as hollow tile in tenement hallway construction.

O'Hare bill, excepting tenements of two stories and under from provisions regarding two independent ways of egress from ground floor to roof.

Spring bill, to relieve alien labor situation on subway construction.

Mills bill, permitting Board of Estimate to appropriate without limit money for maintenance of Museum of Natural History.

The Mills secured debt tax bill.

Brennan bill, permitting American Institute of Architects to carry on business in the State.

Ahern bill, extending time for completion of New York Connecting Railway work.

Hamilton bill, permitting City College to give free courses to city employees.

Simpson bill, permitting city authorities to "ease off" on assessments and taxes when such equal or exceed value of property concerned.

Lockwood-Brennan bill, reorganizing municipal courts and increasing jurisdiction to cases involving $1,000.

Pay as you go bill, applying to New York City bond issues.

Coroner's bill, abolishing offices after January 1, 1918.

Bills That Failed.

The Cromwell bill, to permit the Board of Estimate and Board of Aldermen to fix salaries of all county and city officers except County Judges and Supreme Court Justices.

The Cromwell bill to reduce the number of members in the Board of Education from 46 to 23.

Mayor Mitchel vetoed Senate Bill 1672 which was an act to amend the city charter in relation to the purchase of supplies for the city and the establishment of a department of purchase. The Mayor's principal objection to the bill was that it would make the Board of Estimate the head of the department of purchase, instead of placing that authority in the Mayor.

Bill to abolish the office of City Chamberlain.

Boylan bill to remove the tracks from Eleventh avenue and Riverside Drive.

Bill creating a Department of Markets.

Lockwood-Goldberg bill, providing flat 5 per cent. telephone rate in New York City.

Flamman-Lawson bill, to prohibit persons from drawing both pension and salary from city at same time.

Lockwood-Ellenbogen bill to reorganize building inspection in New York City.

Carroll bill, to authorize public buildings trustees to lease whole building in New York City for local branches of State officers.

Lawson bill, to reorganize New York police system, resurrecting the office of chief of police.

Patten-Nehrbauer bill, to require exchange of transfers between car lines operated over Queensboro Bridge and Second and Third avenue lines.

Patten-McGarry bill, providing 80-cent gas for the Second Ward of Queens and the Twenty-fourth and Thirty-first wards of Brooklyn.

In the Governor's Hands.

Among the bills passed by the Legislature and now awaiting executive approval are these:

Patten bill, to permit dual elevated system trains of Corona line to run over Long Island Railroad tracks.

Sanders bill, excluding New York from jurisdiction of State Labor law so far as structural changes of buildings is concerned and lodging the administration of all such law in the local authorities.

Thompson-McWhinney bill, requiring State Engineer and Surveyor to investigate plan of Federal Government for construction of canal to connect inland bays along south shore of Long Island carrying no appropriation.

The Advisory Council of Real Estate Interests, through its law committee, Walter Lindner, chairman, urges property owners and taxpayers' associations to communicate with the Governor, endorsing the four following named bills in particular:

The Sanders bill, Senate Int. No. 1303, which provides that the provisions of the Labor law relating to construction, alterations and structural changes in buildings, and authorizing the Industrial Board to make rules and regulations in respect thereto, shall not apply to cities of the first class.

The Mills bill, Senate Int. No. 1333, which amends the Labor law by providing that in New York City the Fire Commissioner may waive the requirement for a fire alarm system in buildings not over four stories or buildings equipped with automatic fire sprinklers if, in his opinion, such signal system is not necessary for the safety of the occupants.

The Thorn bill, Assembly Int. No. 1123, which amends the Labor law by making the present provisions of the section relative to fire walls around stairways apply to buildings more than six stories in height instead of to buildings more than five stories in height.

The Thorn bill, Int. No. 1656, which amends the Labor law by authorizing the Industrial Board to suspend the enforcement of mandatory requirements of the Labor law, when there are practical difficulties or the provision would work unnecessary hardships, until the next session of the Legislature, when recommendation for repeal or modification shall be presented to the Legislature.

Bills in the Mayor's Hands.

The land condemnation bills, providing for excess condemnation and new court supervision.

The Cromwell-Perlman bill, to permit the city to charge for trade waste.

The Green bill (Assembly No. 1728, Int. No. 164), enabling the city to widen, straighten and improve Coney Island Creek.

The rapid transit amendment bill, with reference to assessment of cost and expense necessary to be incurred for the construction of a rapid transit railroad and for property to be acquired for the construction and operation upon property benefited.

Green bill, to permit the Board of Estimate to modify assessments.

The Burlinghame-Stoddard bill, rearranging the Aldermanic districts in New York City.

The Mills inferior courts act, reorganizing the Special Sessions, Children's and Magistrate's courts along lines which it is believed will lessen the present congested condition of the Special Sessions Courts and obviate the necessity of poor people unable to get bail going to jail for minor offenses against the civil codes—ordinances, sanitary and health regulations.

Senate No. 1826, Int. No. 1480, an act to empower the Board of Estimate and Apportionment of the City of New York to retire upon pension persons employed in the fire department of the city of New York.

(Continued on Page 730.)

A FIRE-PREVENTION CODE COMING

Fire Department Will Prepare and Publish Regulations Which Have Never Before Appeared in Unified Form

At the request of the Advisory Council of Real Estate Interests, through its Industrial Code Committee, Julius Franke, Chairman, the Fire Department has consented to print and distribute to the public the instructions issued to the Fire Prevention Inspectors as soon as these rules and regulations can be compiled. These instructions have been issued from time to time, but have never been collated in unified form. The chief of the Fire Prevention Bureau, Mr. Hammitt, is now undertaking this work.

For many years past the architects, builders and real estate owners of New York have been trying to have the Fire Department publish definite rules and regulations. For example, they wish to have it definitely settled what buildings require standpipes and what buildings require sprinklers; and next, to be sure that in case certain standpipes, house tank and other apparatus are specified that the regulations in this respect would not be changed unless property owners were informed, so that they would not be in a position of having contracted for something they assume to be correct, only to find out later that the Fire Department wanted something else.

Standpipe Uncertainties.

The history of standpipe regulations in the Fire Department has demonstrated that it has been possible for one inspector of the Fire Department to insist upon a connection overhead for two standpipes, and another inspector to insist that it was all wrong and that the standpipes should be in the basement. Then it has been insisted that the house tank should be connected with the standpipe. Later on it was maintained that there should be a separate tank for the standpipe.

Then the rule was altered again to allow for a certain reservation in the house tank, available only for the standpipe; and the latest rule is that no reservation is necessary for the standpipe, for in fact, all that is required is to have water in the standpipe, so as to be sure there is no leak, as the fire inspectors now believe the standpipes are to be used only in connection with the Fire Department, attaching the same to the siamese on the street.

The result is that builders, architects and real estate men do not know whether this latter requirement refers to new buildings alone, or to alterations. In fact, the entire matter is very indefinite and, although the Fire Department has some typewritten rules they are for the use only of the inspectors, and are not handed out to the public. The rules of the Fire Department with reference to garages and ammonia piping, and other apparatus for refrigerators have also been in a rather undefined state.

Final Rules Wanted.

The architects of the city have been after the Fire Department for some time to induce it not only to make final rules for all matters over which the Fire Department has jurisdiction, in connection with the erection and equipment of a building, but also to provide what is known as application blanks, similar to those which are provided in the Building Department, so that everything can be definitely stated on the blank and obtain formal approval of the Fire Department. This is customary and has been for years the form of procedure in connection with the work of the Building Department as well as the Tenement House Department, and unless such a system of application and formal approval is adopted, there is always the chance of laxity, with consequent confusion.

The Fire Commissioner, in response to the request of the Advisory Council, has stated that the regulations of the Fire Prevention Bureau should be published for the information of builders, architects and owners. He has added, however, that the Fire Prevention Bureau inherited on January 1st, 1914, thirteen thousand uninvestigated complaints, and that this department has been endeavoring to clean up these complaints, in addition to carrying on its regular work. The Fire Commissioner has further written to the Mayor, asking his permission to publish in the City Record the resolutions adopted by the Board of Standards and the Board of Hazardous Trades.

This agreement on the part of the Fire Department to facilitate and expedite the approval of plans, and likewise arrange its rules and regulations in such a form that there can be no conflicting requirements or confusion, is undoubtedly a decided benefit to real estate owners. When these rules and regulations have been codified so as to represent the final decision of the heads of the various Bureaus of the Fire Department they will undoubtedly be printed in booklet form and can be obtained from the Fire Department. The department now has a printed pamphlet containing the regulations of the former Municipal Explosive Commission, known by the name of the Board of Hazardous Trades, and small pamphlets known as resolutions adopted by the Board of Standards and describing the Fire Alarm requirements for buildings, where the Fire Department has jurisdiction over fire alarms. These pamphlets can be obtained either through the Advisory Council or by writing direct to the Fire Commissioner. When the large number of resolutions adopted by the Board of Standards, and the many amendments adopted to the printed regulations, as well as the special rulings of the Board of Hazardous Trades, are finally prepared it is believed that the doubt and uncertainty which have heretofore prevailed, as to exactly what requirements must be observed, will be cleared away.

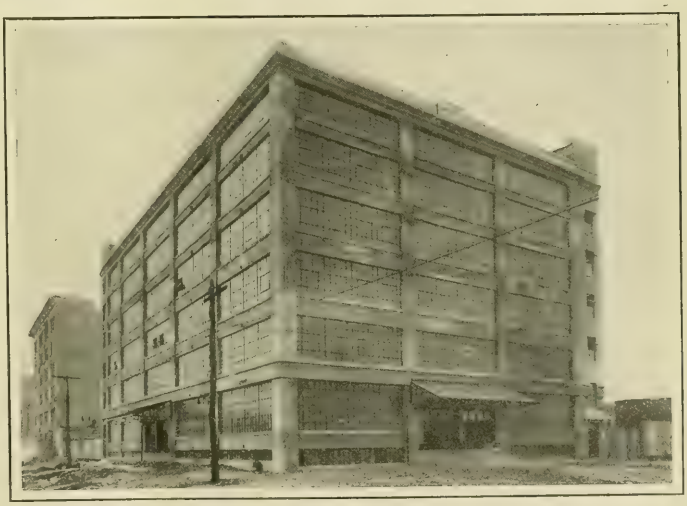
INTERESTING EXAMPLE OF CONCRETE CONSTRUCTION

MANUFACTURING concerns, of today, are giving more attention to the efficient construction of their buildings. Having developed their own manufacturing processes to the highest efficiency they demand, in their buildings, everything which will tend to make the manufacture of the product easier, quicker and cheaper.

An excellent example of the architect's answer to the demands of the manufacturer is the new paint factory recently completed for the C. A. Willey Company, from designs by John Boese, Bridge Plaza, L. I. C., architect. The Woermann Construction Company, of St. Louis, Mo., was the builder.

The machinery installation, being light, and there being no extreme moving or shifting loads, it was possible to effect economies in design. Concrete was used throughout, reinforced with corrugated bars. The structure is a series of flat slab floors, supported by reinforced concrete columns. The spans are 24 x 25 feet, between columns, and in spite of this large span, the floor thickness is only 8½ inches. Well-lighted floor spaces have been obtained because there are no beams or girders visible, which permits the windows to expand clear to the ceiling, giving more light and air. The following out of this plan also makes the installation of overhead shafting and sprinklers easy and cheap.

The thin flat roof construction also permits a lower ceiling height, which reduces, correspondingly, the height of the structure. This has resulted in a considerable saving in materials and cost of construction. The floors are constructed of the Corr-Plate flat slab two-way system, designed in this case to support a live load of 150 pounds to the square foot. Such a structure as the Willey building illustrates the value of reinforced concrete for industrial buildings. Despite the fact that the footings had to be supported by piles, the cost, including all the materials used, was approximately 9½ cents a cubic foot, or about $1.25 a square foot, floor area.



Woermann Const. Co., Builder. John Boese, Architect.

PAINT FACTORY FOR C. A. WILLEY CO., LONG ISLAND CITY.

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Building Construction and Building Management
in the Metropolitan District

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The first of May is here, but with no strikes and lockouts in the building trads to report as in old times.

This was a decidedly unauspicious year for Single Tax legislation. New sources of revenue rather than fewer is the obvious need of the hour.

Charity covers a multitude of—good jobs. Applications were received this week for a position as "social investigator" in the Charities Department at a salary of $4,000 a year.

The three piers of superlative size which the city will build at South Brooklyn will carry themselves financially when completed. With the Dock Department it is not a case of everything going out and nothing coming in.

The Sanders bill, now in the hands of the Governor, will relieve New York City builders of the attentions of the State Labor Department at least, and if signed, will be some consolation for the fate of the Lockwood-Ellenbogen bill.

The strength of the influence which the leagues of social workers have for many years been able to bring to bear upon the municipal government of New York City is the wonder of clear-seeing business men. At the City Hall one feels almost compelled to apologize for possessing property or substantial business interests of any sort.

Half of the real estate tax becomes a lien today and is payable. The personal taxes for the year are also payable today. The remaining half of the real estate tax will become due on November 1. If paid before then, a discount at the rate of four per cent. a year, will be allowed from the date of payment to November 1.

Another Cycle of Higher Costs.

Ricardo, an early writer on political economy, laid down the doctrine that rents should rise, profits fall and wages remain about the same in any growing community. If the natural course of society had not been interfered with by the organization of labor and capital, and by the enactment of laws giving more or less protection to certain trades and professions, things might have worked out that way. Professor Irving Fisher, of Yale, tells us that what has really transpired in our generation is that the man of fixed income has lost one-third of the purchasing power he possessed eighteen years ago, and Professor Fisher believes that we are destined to see for many years to come a rapidly rising tide of prices, during which men must simplify their wants and look for satisfaction in other ways than in the possession of things.

Fortunately, large elements of American society have not been restricted to fixed incomes. The wages of organized labor have as a rule been increased within the period referred to—since the Spanish-American war. On the face of the returns, labor engaged in agriculture, transportation and mining, as well as in construction work and manufacture, is paid at a higher rate. For New York City there was a very general readjustment of wages in the building and material trades about the year 1903. Rents had taken a decided upturn in consequence of the higher cost of construction and maintenance required by the new tenement house law which, while it assured to a certain class of society better housing, thus raised the cost of living for all classes.

In recent years millions upon millions of tax money has been poured out for social and charitable service from which comes no return in money, as well as millions for public works which could just as well have been postponed to a time when the city would be in more affluent circumstances. The State having added to the financial chaos by imposing more taxes directly upon realty, the only way in which the enlarged obligations can be met is by the owners again requiring higher rents.

As compensation for the higher rents, organized labor in turn will be certain to demand, as it did before, still higher wages. Thus has another cycle of higher costs of metropolitan living been started. Forty years ago a similar situation in municipal affairs caused Governor Tilden to appoint a committee of citizens to formulate a reorganization plan for the New York City municipal finances. The State Legislature which has just adjourned has left with Governor Whitman authority to appoint a committee for a similar purpose. We also note that an unofficial committee of local financiers is about to come forward in the hope of somehow helping the city government out of its difficulties. The world truly moves in cycles though never exactly in the same path.

An Illogical Veto.

That Mayor Mitchel's understanding of the meaning and purpose of the Lockwood-Ellenbogen bill is different from the understanding which the owners, builders and managers of property have is very evident in the message which accompanied his veto of the bill. That he did not derive his opinions entirely from his own perusal of the text is as apparent as that the promptings and motives had their origin in considerations quite apart from the real merits of the case. Ostensibly the veto is based on two allegations. First, that the bill, if enacted into law, would "destroy" or "weaken" the efficiency of the Tenement House Department; and second, that the over-regulation of buildings complained of would be aggravated instead of lessened by its operation.

The first allegation in its original form was that the bill would destroy the Law of the tenement house. Now at last it is confessed that it is the Tenement House Department, and not the Law, which the Mayor and his advisers are anxious about. The obvious question then is, Why should the Tenement House Department, any more than some other department, be left out of the reorganization? This question the Mayor has not attempted to answer, and presumably he was as unable as were the framers of the bill to find a good reason for so doing. Surely if the bill was intended to "weaken" and "destroy" one department, its intention must have been the same toward the others, for it was impartial and impersonal, in that it treated all alike.

Nor is there a better basis in logic and fact for the second allegation which the Mayor makes, that the bill would aggravate and not lessen the over-regulation which he pretends to deplore? The primary object of the legislation was to coordinate and bring under one jurisdiction the supervision which a number of departments are exercising over the construction and alteration of buildings. So far as the Departments of Health, Labor, Fire, Tenement, and others had in recent years assumed such supervision, those duties were to be transferred back to the Building Bureaus where they belonged. Then instead of ten or a dozen different departments, municipal, State and national, exercising control over construction and alteration, there would be but one. This is the relief which the building and real estate interests prayed for, and which certainly would have resulted. There would have been but one place to file plans, and but one certificate of approval to obtain. The owner of a new building would thus have been able to get a "clean bill of health" and thereafter be relieved of further attentions by building inspectors.

True, there would have been other duties under the law remaining to the existing departments, but these duties would have had to do with occupancy, and not with construction, and would have concerned tenants rather than owners, architects and builders. It ought to be clear to everyone that there would have been a juncture when a building completed according to law would be absolutely relieved from the attention of inspectors, except those sent around to old buildings to discharge duties similar to those of supervising housekeepers.

The true business of the Fire Department is to extinguish fires, of the Health Department to prevent public nuisances, of the Labor and Tenement Departments to do welfare work, and not in any case to superintend the construction of buildings. The relief from over-regulation provided in the Lockwood-Ellenbogen bill is clearly discernible to the builders, owners and managers of buildings, if not to the Mayor; but doubtless there will come a day when he will see more clearly.

Building to Meet the Demand.

Few people who are not in close touch with the building situation realize the change that has come over the market during the last few months. The old feeling of pessimism is rapidly disappearing and in its stead optimism prevails. This is clearly shown by the number of new buildings in course of construction in the various boroughs, especially those outside Manhattan. All classes of buildings are represented, but industrial buildings, tenements and private dwellings in Queens, and business buildings and apartment houses in Brooklyn and the Bronx, form the nucleus of the operations. Though the plan-filings show a healthy increase for the first three months of the current year, as compared with 1914, still these figures do not entirely reflect the situation. The fact of the matter is that many building operations have been commenced this Spring, from plans filed during the preceding eighteen months.

A year ago times were not propitious for structural activity. Many thought there was an overbuilt condition in some quarters. Then again, the loaning institutions were unwilling to invest money in this branch of the business, for they had more pressing need for their funds. The European war caused an alarming scare in banking circles. The savings

banks, which in normal years lend vast sums on real estate, were conserving their funds to the last dollar. A large percentage of their depositors are foreigners, or Americans who have relatives abroad, and these people send millions of dollars home to relieve the immediate stress of their families. This condition has passed to a large extent. Now the remittances from this class of people have returned to a normal basis, and bankers do not now fear any unusual demand for funds.

It takes only a comparatively short period of building inactivity to change an over-production of structures into a shortage. At present there is a decided shortage of moderate-priced apartments in Manhattan. While there does not seem to be any permanent solution for this problem, still there is but little doubt that a number of houses will be erected which will relieve the congestion in spots. The very high-priced apartments have been somewhat overdone in certain sections. This condition is largely the result of the period of retrenchment that many families went through during the last six months of 1914. But periods of stress and privation are soon forgotten. When it becomes unfashionable to talk about "hard times," the other extreme point of view is taken; people expand their household plans, and once more are extravagant, taking the position that "easy come, easy go" is the proper principle to work upon. With business expansion, it naturally follows that more floor space must also be provided for mercantile concerns. The present war has brought about a realization of how dependent we are upon the foreign countries. Many American concerns now understand how unnecessary it has been to rely upon others for products which we are able to supply at home. The result is that a New America is in the process of formation. New lines of industries will and are being organized, and it should not be long before we shall be supplying some foreign countries with commodities which never before have been produced here.

There is much valuable land, in and adjacent to Greater New York which can be properly converted to the uses of manufactories. Hundreds of acres in Queens and in the Bronx are ripe for improvement. Connections are possible with every trunk line in the country; besides, there is the unrivalled waterfrontage which makes it possible to ship by water to any foreign or domestic port. But little doubt is there that the building movement which was started all over the country will expand to huge proportions and that an era of general prosperity will ensue. The local real estate market usually follows the lead of Wall Street, and the "street" is having its "day." Why should not all precedents be followed? A logical assumption is that real estate is once more coming into its own.

The State's Rights in the South Brooklyn Waterfront.

Editor of the RECORD AND GUIDE:

Having shown in my former letter the rights of the City of New York to the land between high and low water mark, constituting about one-half of the land proposed to be taken for the terminal stated, of the elevated freight railroad, at Gowanus Bay, permit me further to call attention to the rights of the State of New York to the land below water mark, constituting the other half of the territory proposed to be taken.

As stated in my last communication, the deed to the First Construction Company expressly impressed upon the land a use for the benefit of the City of New York, the State of New York, and the United States of America, so far as the land was beneath the original line of high water! I also showed that, according to the Ratze map, produced by the city in this proceeding, all of the land to be taken for this terminal was below the original high-water mark, except a piece amounting to about one hundred square feet, at the intersection of Creamer and Clinton streets. The deed to the First Construction Company does not divide this land below high-water mark between the beneficial owners, i. e., the city and State of New York and the United States, but leaves those bodies to make such division, according to their respective interests.

A glance at the Ratze map, introduced in this proceeding to condemn land for the terminal, shows that the land between high and low water mark, to which the city is entitled, amounts to about one-half of the premises to be taken; i. e., the westerly half between Halleck and Creamer streets and also a piece along Clinton street, north of Creamer street.

According to the testimony of the city officials, this much of the land, below high-water mark, was above low-water mark; it therefore passed to the city under the Cornbury and Montgomerie charters, as set forth in my former letter.

The remainder of the land on the Ratze map, which is to be taken for the terminal, was below low-water mark, in Gowanus Bay, and belonged of course to the State of New York (Weber vs. Commissioner, '8 Wallace, 57). What are the present rights of the State of New York to this land, originally below low water?

The Act of 1847 imposed a condition precedent upon the rights granted to Richards and his associates, i. e., they were to obtain the permission of the Mayor, Aldermen and commonalty of the City of New York before they might erect any wharf on the land below low-water mark, in front of the land between high and low mark which belonged to, or was claimed by the Mayor. I have searched the minutes of the Sinking Fund Commission for several years, about this date, and find no such consent, and I feel confident that none was given. Without such consent, the rights claimed under this act by the First Construction Company, to the land below low-water mark are of course void. Ought not the legal representatives of the city to demand proof in these proceedings that the First Construction Company's predecessors in the title obtained the consent to the erection of these wharves and docks from the City of New York?

But, assuming that this consent was obtained, did the State grant anything except the right to build wharves? Can the structures necessary for a freight railway terminal be erected, if the condemnation awards are paid to the First Construction Company, on land formerly under water, over which only rights to build wharves, had been granted?

The answer to this question is important, because the State of New York appeared in these condemnation proceedings, having been made a party by the city, and stated that it would not be bound thereby (vol. II of testimony, p. 710) and protested against condemnation proceedings, covering any of its lands. No title company would, under these circumstances, insure a title against the State, as litigation is morally certain to ensue. In this litigation, what rights could the city assert against the State, if this proceeding were continued and the awards were paid to the First Construction Company?

All of the land to be taken under the condemnation proceedings below low-water mark seems to have been filled in, under Chapter 202 of the laws of 1847, except the block and a half on the southeast corner, on Court and Halleck streets. This act contains no grant of the title to the land beneath low-water mark, but merely confers an easement, practically identical with the rights already enjoyed by the upland owners.

How do these rights differ from those which every upland owner has in the land under water, in public waters, adjacent to his land? Washburn on Easements (4th Ed., pp. 323-325) and the recent case of Smith vs. Town of Hempstead in New York Court of Appeals, declares that the owner of the upland has the very rights, mentioned in this act, at common law, although he does not own the land under water, in front of his upland. The act of 1847 therefore merely fixed the limit which is otherwise uncertain, within which, the upland owners might exercise their rights of building wharves, etc.

But the existence of these rights of wharfage in the upland owner does not deprive the owner of the fee of the land under water, of his title. If any rights, beyond those of wharfage, are to be exercised on the land under water, such as building a terminal for freight cars, the rights must be acquired by contract or condemnation proceedings from the owner of the land under water. Until, he is settled with, any erection beyond a wharf, etc., would constitute a trespass and the party erecting it would be liable to damages; the erection would be removed and probably the license, or whatever the right of wharfage might be called, would be forfeited.

In the case of the lands claimed by the First Construction Company, the act of 1847 restricted the use of the land to docks and wharves; how can this land be used for a terminal for a freight railway? Certainly this fact should be taken into consideration and full values should not be awarded as though the city were acquiring the fee simple absolute, when it is only acquiring an easement.

It is therefore submitted that the proposed payment of awards, in the proceeding to acquire the terminal, is as objectionable on account of the outstanding rights of the State of New York, as it is reprehensible for its failure to recognize the rights which the City of New York already possesses. As to land below low-water mark, as well as to land above low-water mark, it would be gross injustice to pay the proposed awards.

J. BLEECKER MILLER.
Sec. U. R. E. O. Assn.
170 Broadway.

Encroachments Cannot Be Legalized.

Editor of the RECORD AND GUIDE:

Your issue of April 24 has a letter from Mr. Rudolph P. Miller, entitled "Projections Beyond the Building Line," which replies to a letter of mine of April 17. Mr. Miller writes:

"It would seem that Mr. Miller is under a misapprehension in regard to this proposed ordinance. The proposed ordinance does not provide for any encroachment outside of the building line that is not already provided for by some ordinance. It therefore does not legalize any illegal encroachments."

On the contrary, I am not under any misapprehension. If there are any ordinances which legalize encroachments beyond the building line, they are illegal, and any new ordinance which proposes to make such encroachments legal is quite as illegal as the old ones.

It seems difficult for architects and others who are not lawyers to understand that the law is the law, and that the thoughts of city officials as to what are reasonable encroachments have nothing to do with the case. In times gone by city officials thought that the encroachments were reasonable which subsequently were declared illegal by the courts after much expensive litigation. Only a few years ago private owners were forced by the city to remove encroachments which had been thought reasonable by former city officials, at a cost I have seen estimated at over $9,000,000. Under such circumstances, what excuse is there for present city authorities to appear to legalize such encroachments and encourage owners to erect them when the courts have declared time and time again that no city official or body has the power to legalize them?

Mr. Rudolph P. Miller, for whose ability and integrity I have the highest regard, of course looks at the matter from the architect's point of view. If I knew any way to formulate a rule to legalize permitting reasonable ornamental projections which would not interfere with the public rights or the private rights of neighbors, I should be very glad to let Mr. Miller know of it. The mistake he makes is to suppose that such encroachments can be legalized if city officials think they are reasonable.

CYRUS C. MILLER.
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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

FOR THE PUBLIC WELFARE.

The Good Service of the Real Estate Board's Law and Legislation Committee.

An unusual amount of attention was this year given to the work of the Legislature by the Legislation and Taxation Committee of the Real Estate Board. Weekly meetings were held by the committee and action taken on bills that affected real estate or city finances generally. In every case the attitude of the Real Estate Board was presented at Albany, either by personal representation before committees, or by written statements to legislators introducing the measures under consideration or to the chairman of the proper committees. Some of these measures looked to the carrying out of the legislative program of the Real Estate Board, outlined before the Legislature convened. The following is a brief reference to some of the more important bills affecting real estate owners and now in the hands of the Governor:

Special effort was made in the direction of amending the Torrens Act. The work being in charge of Prof. Alfred G. Reeves, chairman of the Board's Committee. This bill, introduced in the Senate by Senator Boylan, was passed. It was Assemblyman Ahern's bill in the Assembly. It was recommitted during the closing hours of the session.

The Lockwood-Ellenbogen bill, designed to secure simpler building inspection, was passed by both houses of the Legislature, but was vetoed by the Mayor after the Legislature had adjourned.

Senate Int. No. 393, Print No. 1364 (Senator Gilchrist)—Amending section 450, Real Property Law by providing that cemetery lands in first-class cities may be assessed for local improvements of sidewalks abutting thereon in the same manner as other lands, and regulating the collection of such assessments. This bill was actively supported by the Real Estate Board.

Senate Int. No. 1030, Print No. 2131 (Senator Carswell)—This bill abolishes the Recreation Commission and confines these duties to the Commissioner of Parks for each Borough within the jurisdiction of the Department of Education. This legislation was suggested by the board as far back as last November.

Senate Int. No. 1303, Print No. 2033 (Senator Sanders)—Adding a new section 3 to the Labor Law. This places the enforcement of the requirements of the Labor Law, in cities of the first class, in the Bureau of Buildings of the several Boroughs, excepting jurisdiction over exits and fire-escapes. It will give a measure of home rule in matters of this kind such as is not now had by real estate owners. This bill was introduced at the request of the Real Estate Board.

Senate Int. No. 1333, Print No. 2045 (Senator Mills)—This amends section 83-a of the Labor Law by providing that in New York City the Fire Commissioner may waive the requirements for a fire alarm signal system in buildings not over four stories or buildings equipped with automatic fire sprinklers, if in his opinion such signal system is not necessary for the safety of occupants. This bill was actively supported by the Real Estate Board.

Senate Int. No. 1456, Print No. 1788 (Senator Cromwell)—Amending section 119-a of Greater New York Charter relative to assessments for local improvements confined after January 1, 1908. It provides in effect that in dividing installment assessments the improvements shall not be considered. This will be of great benefit to the small owner. This legislation was recommended by the Real Estate Board.

Senate Int. No. 1509, Print No. 1881 (Senator Mills)—Repealing sections 2 and 79-f, Labor Law, by defining a "factory building" as any building or structure any part of which is occupied or used for a factory and in which at least one-tenth of all persons employed are engaged in the work of a factory, but not a building used exclusively for dwelling purposes above the first story. It provides that approved wire glass shall be required in all cases where glass is permitted in a fire-retarding enclosure of a vertical shaft and makes other provisions relative to fireproof shutters for windows, etc.

Assembly Int. No. 1123, Print No. 1854 (Assemblyman Thorn)—This bill amends subdivision 2, section 79-b, Labor Law, by providing that the present requirements of the section relative to fire walls around stairways shall apply to buildings more than six stories in height instead of to buildings more than five stories.

Another bill in the Governor's hands is Senate Int. No. 1024, Print No. 1956 (Senator Spring), which amends the Labor Law by establishing the State Industrial Commission, transferring thereto the powers and duties of the Workmen's Compensation Commission and abolishing the office of Commissioner of Labor and Deputy Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission. It also creates an Industrial Council consisting of five employers and five employees. This bill has not been urged by the Real Estate Board; although the Board believes that the principle providing for a court review by any person in interest to determine the validity and reasonableness of the provisions with respect to rules and regulations is not without merit and justice.

BILLS BEFORE THE MAYOR.

(Continued from page 726).

Senate No. 1649, Int. No. 1378, an act to amend the Greater New York charter, relative to ceding, granting and conveying to the United States lands and lands under water, acquired by or owned by the City of New York, necessary for the improvement of the navigation of waters within or separating portions of the city of New York and for the sale of lands under water and filled-in lands not required for such improvement.

The Cullen marginal railway bill, permitting the city to go into partnership with the trunk line railways for the building and operation of a terminal railway along the South Brooklyn water front.

The Gillen bill, making the cost of the Flatbush avenue extension in Brooklyn a borough charge, instead of a charge against abutting property.

Senate No. 1573, Int. No. 699, an act to amend the Greater New York charter, in relation to the collection and distribution of the tax on foreign fire insurance companies and their agents.

Senate No. 1788, Int. No. 1456, an act to amend the Greater New York charter, in relation to assessments for local improvements confirmed after the first day of January, nineteen hundred and eight.

Assembly No. 2092, Int. No. 419, an act to amend the Greater New York charter, in relation to the pavements of streets and the payment of the cost thereof.

Senate bill 2072, Int. No. 1599, an act to amend chapter three hundred and thirty-six of the laws of nineteen hundred and three, entitled "An act to provide for the erection of a court house in the county of New York, and authorizing the acquisition of a site therefor," in relation to contracts.

Senate bill 1288, Int. No. 1131, an act to amend the Greater New York charter, in relation to the correction of taxes and assessments and refunding taxes paid on erroneous assessments.

Senate bill 2081, Int. No. 1371, an act to amend the public health law, in respect to conferring upon the city of New York control over the potable water supply of said city.

Senate bill 1694, Int. No. 1404, an act to amend the Greater New York charter, in relation to the collection of unpaid personal taxes by distress and sale.

Senate bill 1861, Int. No. 885, an act to amend chapter 737 of the laws of 1911 entitled "An act to authorize the Board of Assessors of the city of New York to estimate and allow the damages sustained by owners of real property fronting upon streets approaching the Manhattan bridge over the East river in said city," in relation to the streets upon which such property is located and the time within which to file claims, and authorizing the Board of Assessors of the city of New York to estimate and allow the damages sustained by owners or lessees of land and buildings fronting upon streets approaching said Manhattan bridge.

Assembly bill 2127, Int. No. 1131, an act to exclude from the city of New York that territory known as the Fifth Ward of the borough of Queens of the city of New York, and incorporate the same under the corporate name of Rockaway City, and to provide for the government thereof.

Midtown Renting Demand.

Eighty-five per cent. rented, seven months after the beginning of construction, is the record of the new 21-story structure owned by the No. 8 West Fortieth Street Corporation, now rapidly nearing completion, at 8 West 40th street, facing the New York Public Library. The renting agents are Ewing, Bacon & Henry. The Geo. A. Fuller Company was the general contractor. The tenants comprise representatives of many fields of endeavor, no particular class of business being conspicuous. The Munsey Trust Company has taken the ground floor and basement, where safe deposit vaults are now being installed. The advertising department of the New York Press will occupy the second floor. The seventeenth, eighteenth and nineteenth floors will be used by the Frank A. Munsey Company. Other entire floors have been leased by such firms as the National Hospital Bureau, the Vulcanite Portland Cement Company and Starrett & Van Vleck, the architectural firm which designed the building.

Other tenants in the structure include Renwick, Aspinwall & Tucker,the National League of Professional Baseball Clubs, the Fitzgibbons Boiler Company, the United Fire Proofing Company, John Lowry, Jr., the Harry E. Campbell Company, and others.

Many unusual features have been incorporated in the construction detail of the building. There is light on all four sides. The same high grade kind of brick has been used on every side, so that all sections of the buildings from every angle present a uniform appearance.

Bronx Facts and Figures.

Estimated population July 1, 1915, 705,742. The Federal Census of 1910 gave the Bronx a population of 430,980. The Borough, if a City, would be the fourth city in size in the United States.

During the four years subsequent to the census of 1910, the population of the Bronx increased 49 per cent., while the whole Greater City increased 17 per cent., thus winning the title of "New York's fastest growing Borough."

Area 40.6 square miles, or twice the size of Manhattan.

Fifty-nine miles of unexcelled waterfront.

With the completion of the Rapid Transit lines now under construction, the Bronx will have 620.9 miles of subway and elevated lines, thus affording splendid transit facilities.

The Bronx is in the midst of a great building boom, in anticipation of the inflow of population subsequent to the completion of the new transit lines, as is shown by the following figures of the Borough Bureau of Buildings, January 1, 1914, to April 15, 1914: Plans 177. Buildings 231. Estimated cost $5,057,955. For the same period in 1915: Plans 202. Buildings 294. Estimated cost $8,590,-425. Showing an increase of $3,532,460.

The Bronx contains 4,154.2 acres of the most beautiful parks in America, exceeding by 500 acres the combined acreage of all the other Boroughs of the Greater City.

There are over 2,000 factories located in the Bronx, employing over 40,000 workers.

Ideal for manufacturing purposes, as labor is good, sites reasonable and power cheapest in the Metropolitan Zone of New York.

"The Borough of Homes." Most healthful of all the Boroughs. Educational advantages of the highest order, from public schools to the two great Universities—Fordham and New York. Churches of all denominations. Rents moderate.—Bulletin of the Bronx Board of Trade.

Sale of Used Maps.

Thos interested in the real estate field are having an opportunity of purchasing second hand, or used, atlases and maps, of the different boroughs, published by E. Belcher Hyde. The sale, which will continue for two weeks, is being held at 97 Liberty street, Brooklyn. There are also some very rare and old volumes included in the sale.

Interesting Decision.

Editor of the RECORD AND GUIDE:

A decision of interest to owners and lessees of real property was rendered on April 7, in the case of East Side Fireproof Stabling & Storage Company against New York Mail Company and American Surety Company, which was tried before Mr. Justic Samuel Greenbaum, and a jury in the Supreme Court, New York County.

The action was by the landlord against the New York Mail Company, as tenant, and the American Surety Company, as surety for the performance of the terms of a lease, which was based on the breach of the covenants as to making repairs and turning the premises over in good condition at the end of the term, and for the compliance of the requirements of the various city departments.

The item for repairs, as set forth in the complaint, amounted to $3,623.61. The violations came to approximately $4,000. The violations required the building of an inside stairway at the cost of approximately $1,800 and for other structural changes. After a three days' trial a verdict was rendered in favor of the plaintiff for the full amount of the repairs and for practically the full amount of the reasonable cost of the violations, as claimed by the landlord. The total of the judgment was for $7,796.17. George Boochever, 5 Nassau street, was the attorney for the plaintiff.

GEORGE BOOCHEVER.
5 Nassau street.

Plans for Municipal Exhibit.

A municipal exhibit, which will be the first of its kind ever held in New York State, will be one of the special features of the sixth annual meeting of the New York State Conference of Mayors and Other City Officials, to be held in Troy, June 1, 2 and 3. The exhibit will consist of implements and manufactured wares most commonly used and purchased by municipalities. A local committee has been appointed by Mayor C. F. Burns, to act for the Conference and have charge of the exhibit, which will

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be held in the drill hall of the State armory. Plans are being made so that large apparatus may be easily moved to the street for purposes of demonstration. All cities in the State have been asked to send motion pictures of their principal municipal activities. C. R. Metzger, general secretary of the Troy Chamber of Commerce, is secretary of the committee in charge of the exhibition.

Queens Chamber of Commerce.

C. G. M. Thomas, the new president of the Chamber of Commerce of the Queens, is president of the New York & Queens Electric Light & Power Company, a member of the executive committee of the Empire State Gas & Electric Association, and vice-president of the Flushing division



CHARLES G. M. THOMAS.
Elected President of the Queens Chamber of Commerce.

of Boy Scouts. Other new officers elected were: Vice-Presidents, George J. Ryan and John Adikes; treasurer, William J. Hamilton, and directors to serve three years, Robert W. Higbie, W. H. Williams, William Brewster, Michael J. Degnon and F. De Hass Simonson.

Real Estate Developments in Queens.

Among some of the more important real estate developments in the borough are the following named, as compiled by the Queens Chamber of Commerce, with the name, location, size and average price of houses and lots:

Broadway-on-the-Hill, Auburndale, 78 acres, $6,500 to $7,000.

East River Heights, Astoria, 2,400 lots, big apartment blocks.

Sound Crest, College Point, 130 lots, $7,250 and up.

Elliott Manor, Corona, 20 acres, $4,000 and up.

Overbridge Heights, East Corona, 53 acres, $6,000 to $10,000.

Douglaston Park, Douglaston, 1,000 lots, $7,000 to $15,000.

Elmhurst, Elmhurst, 200 acres, $7,500 to $17,000.

Jackson Heights, Elmhurst, 325 acres, big apartment blocks.

Kissena Park, Flushing, 3,000 lots, $7,000 to $31,500.

Broadway-Flushing, Flushing, 4,000 lots, $7,000 to $10,000.

Forest Hills, Forest Hills, 500 acres, $7,500 to $16,000.

Forest Hills Gardens, Forest Hills, 204 acres, $8,000 to $20,000.

Hollis Park Gardens, Hollis, 156 plots, $15,300 and up.

Jamaica Hillcrest, Jamaica, 200 acres, $6,500 to $12,000.

Prospect Hill, Jamaica, 40 acres, $6,000 to $13,000.

Yale Terrace, Jamaica, 200 lots, $4,500 to $10,000.

Jamaica Park South, Jamaica, 300 acres, $4,000.

North Jamaica Heights, Jamaica, 100 acres, $5,500 to $7,000.

Jamaica Estates, Jamaica, 500 acres.

Kew Gardens, Kew, 350 acres, $9,500 and up.

Degnon Terminal, Long Island City, 1,600 lots, factories.

Courtney, L. I. City, 450 lots, $2,000 lots.

Norwood, L. I. City, 440 lots, $2,500-$5,000 lots.

Little Neck Hills, Little Neck, 197 acres, $5,000 to $6,250.

Westmoreland, Little Neck, 900 lots, $5,600 to $6,000.

Queens Court, Queens, 50 acres, $5,000 to $11,000.

Howard Beach Estates, Ramblersville, 530 acres, $2,000 to $2,500.

Rockaway Park, Rockaway Beach, 130 acres, $6,000 and up.

Neponsit, West Rockaway, 225 acres, $5,250 to $30,000.

Rosedale, Rosedale, 30 acres, $590 to $625 lots.

Beechhurst, Whitestone, 135 acres, $5,-800 and up.

Malba-on-the-Sound, Whitestone, 163 acres, $6,700 and up.

OFFICIAL NAMES OF BRIDGES.

The Board of Aldermen recently passed an ordinance which gave the following official names for the various bridges in the Greater City:

The New York and Brooklyn Bridge shall be designated as the Brooklyn Bridge.

Bridge No. 2, East River, as the Williamsburgh Bridge.

Bridge No. 3, East River, as the Manhattan Bridge.

Bridge No. 4, East River, the Queensboro Bridge.

The bridge connecting First avenue, Borough of Manhattan, and Willis avenue, Bronx, the Willis Avenue Bridge.

The bridge on the line of Third avenue, the Third Avenue Bridge.

The bridge connecting Madison avenue, Manhattan, and East 138th street, Bronx, the Madison Avenue Bridge.

The bridge connecting West 145th street, Manhattan, and East 149th street, Bronx, the 145th Street Bridge.

The bridge connecting West 155th street viaduct, Manhattan, and Jerome avenue, Bronx, the Macomb's Dam Bridge.

The bridge connecting West 181st street, Manhattan, and University avenue, Bronx, the Washington Bridge.

The bridge connecting West 207th street, Manhattan, and West Fordham road, Bronx, the University Heights Bridge.

The bridge on the line of Broadway shall be designated as the Ship Canal Bridge.

Bronx Bridges.

The bridge over Mott Haven Canal, on the line of East 135th street, the 135th Street Bridge.

The bridge over the Bronx River, on the line of Westchester avenue, the Westchester Avenue Bridge.

The bridge over Westchester Creek, on the line of East 177th street, the Unionport Bridge.

The bridge over Eastchester Bay, connecting Eastern Boulevard and Pelham Bridge Road, the Pelham Bridge.

The bridge over Pelham Bay Narrows, connecting City Island Road and City Island avenue, the City Island Bridge.

The bridge over Eastchester Creek, on the line of Boston Road, the Eastchester Bridge.

Brooklyn Bridges.

The bridge over Gowanus Canal, on the line of Hamilton avenue, the Hamilton Avenue Bridge.

The bridge over Gowanus Canal on the line of 9th street, the 9th Street Bridge.

The bridge over Gowanus Canal, on the line of 3d street, the 3d Street Bridge.

The bridge over Gowanus Canal, on the line of Carroll street, the Carroll Street Bridge.

The bridge over Gowanus Canal, on

the line of Union street, the Union Street Bridge.

The bridge over 5th Street Basin, on the line of Third avenue, the Third Avenue Bridge.

The bridge over Wallabout Canal, connecting Washington avenue and Kent avenue, the Washington Avenue Bridge.

The bridge on the line of Metropolitan avenue, over English Kills, the Metropolitan Avenue Bridge.

The bridge over the Coney Island Creek, connecting West 18th street and West 17th street, the Harway Avenue Bridge.

The bridge over Sheepshead Bay, on the line of Ocean avenue, the Ocean Avenue Bridge.

The bridge over the Coney Island Creek, on the line of Shell Road, the Shell Road Bridge.

Newtown Creek Bridges.

The bridge connecting Manhattan avenue, Brooklyn, and Vernon avenue, Queens, the Vernon Avenue Bridge.

The bridge on the line of Greenpoint avenue, the Greenpoint Avenue Bridge.

The bridge connecting Meeker avenue, Brooklyn, and Laurel Hill Boulevard, Queens, the Meeker Avenue Bridge.

The bridge on the line of Grand street, the Grand Street Bridge.

Queens Bridges.

The bridge over Dutch Kills Creek, on the line of Borden avenue, the Borden Avenue Bridge.

The bridge over Dutch Kills Creek, on the line of Hunters Point avenue, the Hunters Point Avenue Bridge.

The bridge over Flushing River, on the line of Jackson avenue, the Flushing Bridge.

The bridge over Flushing River, on the line of Rodman street, the Strong's Causeway Bridge.

The bridge over Alley Creek, on the line of Jackson avenue, the Little Neck Bridge.

Richmond Bridges.

The bridge over Lemon Creek, on the line of Bayview avenue, the Lemon Creek Bridge.

The bridge over Richmond Creek, on the line of Bridge avenue, the Fresh Kills Bridge.

PRIVATE REALTY SALES.

Many sections of the city contributed to the week's activity and reflected the slow but steady improvement which has been noted for the last few weeks. The present situation has been caused by many years of retrogression and the improvement, many believe, will have to come through a long period of slow progress, and a gradual, rather than sudden, restoration of confidence in real estate as an investment. It is believed that this confidence will not manifest itself by a sudden outburst of activity in any one section of the city, but rather by steady conservative buying in a great many sections.

Perhaps that is why so much interest attaches to a survey of the week's activity. Park avenue apartment builders obtained desirable corner sities for the purpose of adding to the splendid colony of high class multi-family structures which are making that thoroughfare one of the most imposing and beautiful in the city. Similar tendencies were noted in the Bronx and on the West Side; even Washington Square contributed two deals, both of which will result in building operations.

Confidence in that section of Broadway, adjacent to Grace Church, was once more expressed, through the filing of a series of leases by the Sailors' Snug Harbor, involving the property for many years occupied by the dry goods establishment of John Daniell's Sons & Sons, on the west side of Broadway, between 8th and 9th streets. The leases run for five years, the total aggregate rentals being $114,000. Further south, at 39 to 45 Leonard street, several stores and lofts were leased, by an estate, to a concern which has been established upwards of twenty-five years.

Through a decision handed down in the Supreme Court, property owners have been victorious in the prevention of trade

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It sat up, looked around and saw the **greatest crops ever harvested** and sold at prices 50 to 100% higher than usual—

It saw **money pouring into the country** from the sale of war supplies—

It saw everything at the **lowest prices,** business "rotten," and merchants with no stocks of goods—

It saw ninety-five millions of people still living in the United States to be fed, clothed, housed, **just as usual—**

It saw the wonderful **new financial system** of the Federal Reserve Bank in operation.

Then Wall Street made up its mind that this was the **chance of a life time.**

Fortunes have been made since by people who had foresight.

Mercantile business and **REAL ESTATE** still lie flat on their backs. **Think this over.** Read further why you should be interested in the absolute auction sale of the Estate of Arthur R. Morris, by order of Henry Lewis Morris, Esq., Executor, to be held May 11th, 1915, at the Exchange Salesroom, 14 Vesey Street.

For maps and particulars apply to

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YOUNG LADY, expert stenographer, rapid and efficient, competent and reliable, 12 years' experience, over 7 years in building trade; understands specifications, etc. Salary $20. Box 578, Record & Guide.

STENOGRAPHER, competent and bright young lady, seeks position; several years' real estate experience; expert at records; liberal salary. Box 570, Record and Guide.

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527 Fifth Avenue, New York

encroachments in West 52d street, between 5th and 6th avenues. This is not the first time that owners of property in this street, headed by Columbus O'Donnell Iselin, have been in the courts to keep the restrictive clauses in their deeds in force. Justice Goff, who was the trial justice, found that "when Mr. Iselin took title he was justified in placing faith in the legal force of the restrictions."

The total number of sales reported and not recorded in Manhattan this week was 35 as against 30 last week and 30 a year ago.

The number of sales south of 59th street was 5 as compared with 6 last week and 8 a year ago.

The sales north of 59th street aggregated 30 as compared with 24 last week and 22 a year ago.

The total number of conveyances in Manhattan was 164 as against 164 last week, 31 having stated considerations totaling $7,107,400. Mortgages recorded this week numbered 84, involving $2,028,454 as against 69 last week, totaling $1,063,610.

From the Bronx 21 sales at private contract were recorded, as against 9 last week and 24 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,912,950, compared with $13,602,177 last week, making a total for the year of $29,850,800. The figures for the corresponding week last year were $13,602,177 and the total from Jan. 1, 1914, to May 2, 1914, was $14,739,487.

Big Three-Cornered Transaction.

The Hargood Realty & Construction Company, Harry Goodstein, president, sold the two six-story apartment houses, Annadale and Bellecourt, each on plot 127.8 x 100, covering the block front on the west side of Fort Washington avenue, from 177th to 178th streets, to Mrs. Annie Rogers Benjamin, who gave in part payment six old dwellings at 33 and 34 Washington Square and 65 to 70 Washington Place, forming a plot 55 x 128 feet at the southwest corner of those streets, which the Benjamin family has owned for more than forty years. The exchange was negotiated by Edward L. King & Company. The latter property was resold by the realty company, through Pepe & Brother, to Frederick D. Fricke, treasurer of the Excelsior Brewing Company, of Brooklyn, who owns the Hotel Holley property, adjoining, which is held under lease by David and William Knott, for whom Mr. Fricke will improve the realty just purchased by converting the dwellings into one building as an annex for the Holley. The contemplated building was leased through Pepe & Brother to David Knott for twenty-one years.

New Bing & Bing Project.

Bing & Bing purchased from the estate of James Meehan, John, Joseph and George Meehan, the northwest corner of Park avenue and 84th street, a plot 516 on the avenue and 150 in the street, including 1000-1002 Park avenue, two five-story flats and 63-71 East 84th street, four three-story dwellings. Henry Rogers Winthrop also sold to a buyer, who re-sold to Bing & Bing, the vacant plot 55 x 82, on the west side of Park avenue adjoining the corner. On this combined plot, containing about 16,000 square feet, a fifteen-story apartment house is to be erected. The entire operation involves about $1,000,000. Clark T. Chambers was the broker.

Park Avenue Deal.

Edgar A. Levy has purchased from Katherine B. Childs, John Seely Ward, Jr., J. E. Reinthaler and David Lydig, respective owners, the four dwellings at 58, 60, 62 and 64 East 81st street, taking in the southwest corner of Park avenue, a total plot 100.2 on the avenue by 80 in the street, for improvement with a twelve-story apartment house. For the protection of this structure, Mr. Levy also purchased from David Lydig, the dwelling at 75 East 80th street. The operation will represent an investment of about $1,000,000. John J. Kavanagh was the broker.

Grand Boulevard and Concourse Deals.

Mrs. Mary M. Woolf has sold the plot 50 x 96, in the south side of 184th street, 9 feet west of Grand Boulevard and Concourse. Miss Florence Wood also sold to the same buyer, the adjoining plot, 9 x 96, at the southwest corner of Grand Boulevard and Concourse and 184th street. On the combined site, 59 feet in the street and 96 feet on the avenue, an apartment house is to be erected. Richard H. Scobie was the broker. This makes the third corner on this block sold by the same broker, to apartment house builders.

Long Island City Block Sold.

Isaac Kaiser, trustee of the Dean Alvord Securities Company, sold through William J. Roome & Company and Wallace J. Hardgrove, representing the Queensboro Corporation, the entire block on Thomson avenue, bounded by Madden street, Foster avenue and Van Buren street, containing fifty lots, ten of which have been taken by the city for the widening of Thomson avenue. This boulevard will be 200 feet wide and will run from Long Island City to Jamaica. The property was bought by the Dean Alvord Securities Company in 1909 for about $130,000 and was held by them at $200,000. The E. E. Smith Contracting Company, which is building the elevated line from Long Island City to Corona, is the purchaser. The brokers report it a cash sale.

Rumored Bronx Deal.

It was reported yesterday that Mary L. Crawford had sold the sixteen lots on the west side of Valentine avenue, 76 feet south of 182d street, running through 200 feet to Ryer avenue, and having a frontage of 200 feet on each thoroughfare. The property is near the Grand Boulevard and Concourse, which has been experiencing considerable building activity.

New West Side Garage.

Charles Weinstein bought from the Podgur Realty Company, through Arnold, Byrne & Baumann, the plot 126 x 79 x irregular, on the west side of Broadway, 302 feet north of 122d street, which will be improved with a six-story garage and automobile building. It is reported that negotiations are pending for the lease of the proposed structure for a long term.

Washington Square Operation.

The Fogliasso-Clement Building Company purchased from Caesar A. Rozzetti, through Pepe & Brother, the two old three-story dwellings, 79 and 81 West Washington place, on plot 44 x 97, on which will be erected an eight-story apartment house containing two and three-room suites.

One-Time Ryan Home Sold.

The West 12th Street Company, said to be controlled by the City Investing Company, has taken title to the one-time home of Thomas F. Ryan, at the northwest corner of Fifth avenue and 12th street, on plot 103.1x125. The transfer may forecast a commercial improvement for the plot.

To Raze Private Houses.

The Bulkley & Horton Co. sold the two frame houses at 241 and 243 Adelphi street on a plot 50 x 125 to the G. & M. Improvement Co., which will raze the buildings and erect a large modern apartment house containing twenty suites of three, four and five rooms renting for about $10 a room.

Dyckman Lots Sold.

Blanche R. Altmayer sold, through Leo. Solomon, the plot of seventeen lots at the southwest corner of Post avenue and 204th street, fronting 250 feet on the avenue and 200 feet in the street.

Manhattan—South of 59th St.

BROOME ST.—Marcus L. Osk bought from the estate of Frederick Huner, the 3-sty building, at the northwest corner of Broome and Forsythe sts, on lot 17x50, which has been in the family of the seller since 1859. Mr. Osk represented Dr. Frederick Weissman.

97TH AV.—Herman Arns Co. sold for Robert T. Russell, 715 9th av, a 5-sty tenement, on lot 25x150.

Manhattan—North of 59th St.

JUMEL PL.—Olin J. Stephens has sold the plot 75x100, in the east side of Jumel pl, 288.7 ft. south of Edgecombe rd.

JUMEL PL.—The Donovan estate has sold, through Hall J. How & Co., a plot, 50x90, in the east side of Jumel pl, north of 168th st, to Joseph J. Snow.

72D ST.—Pease & Elliman have sold for Mrs. Mathilde Steinam, 39 West 72d st, a 5-sty dwelling, on lot 28x102.2. The house was built by C. W. Luyster, and Mrs. Steinam bought it from him on completion.

76TH ST.—Horace S. Ely & Co. sold for the New York Trust Co. the 4-sty residence, 324 West 76th st, on lot 22x102.2, to Edmund Dwight.

105TH ST.—George Ranger re-sold for the Cobwin Construction Co. the 5-sty flat, 212 West 105th st, on lot 25x100.11.

111TH ST.—J. P. Finneron has sold to Helen Hoetzer the 5-sty flat at 62 East 111th st, southeast corner Madison av, on plot 26.11x95.

118TH ST.—Baron de Hirsch Fund has resold the 6-sty tenement on plot 50x100.11, at 68-70 East 118th st, to Ida Lowenthal. The seller acquired the property at auction last week for $43,000.

121ST ST.—Joseph P. Day sold for the William Horne estate, the 4-sty flat, 67 East 121st st, on lot 21.3x100.11, to the Bee Realty Co., Joseph Burglheimer, president, which owns adjoining property and now controls a plot with a frontage of 42.6 ft.

125TH ST.—Beacon Light Mission, has purchased from Rebecca Hirsch, the 5-sty building, 257 East 125th st, on plot 28x74.11, for a new home. The Mission has been many years at 3d av and 128th st.

128TH ST.—Charles Hensle Realty Co. has sold the 3-sty dwelling, 18 West 128th st, on lot 17.6x100.

131ST ST.—Lillie F. Phillips sold to Herman Mantel, the "Argyle," a 7-sty elevator apartment house, at 142 West 131st st, on plot, 32x100.11.

133D ST.—E. A. Johnson has sold the 5-sty flat, 11 West 133d st, on lot 25x99.11.

144TH ST.—Joseph E. Marx has purchased from Louis Lese and others the 1-sty building in the north side of West 144th st, 450 ft. east of Lenox av, on plot 100x99.11, which was scheduled to be sold at auction on Thursday.

156TH ST.—John Brown is reported to have sold the plot 124.5x30.4x107.1x24.11, at the northwest corner of 156th st and Exterior st.

156TH ST.—John Brown has sold the plot 50x100 in the north side of West 156th st, 225 ft. east of 8th av, near the Polo Grounds. The buyer is said to be Archibald F. Newberry who, several weeks ago, bought a lot in the same block, beginning 125 ft. east of 8th av.

AMSTERDAM AV.—J. Michel sold, through Moore, Schutte & Co., the 5-sty flat at 2266 Amsterdam av, on plot 37.6x100, taking in part payment the Blossom Heath Inn and 14 acres on Boston rd, near Larchmont, N. Y.

WEST END AV.—J. Chr. G. Hupfel Brewing Co. is reported to have purchased from Charles Young, the 5-sty building, at the northeast corner of West End av and 68th st, on lot 25.5x100.

5TH AV.—Irving Savings Institution sold through Arnold, Byrne & Baumann, to a client of Weschler & Kohn, attorneys, the four 5-sty tenements at the northeast corner of 5th av and 101st st, on plot 100x100.

Bronx.

MINFORD PL.—William C. Moore sold, through Steven B. Ayres and Harry W. Davis, the apartment house, 1535 Minford pl, on plot 36x100.

VAN BUREN ST.—Hugo Wabst has sold the 2-family dwelling in the east side of Van Buren st, 100 ft. south of Morris Park av.

148TH ST.—William H. Mehlich has sold for Leonhard Theuerer 455 East 148th st, a 4-sty flat, on lot 25x100.

176TH ST.—James T. Barry sold to Olin J. Stephens the 5-sty new-law house, 265 East 176th st, on lot 50.4x86.9.

194TH ST.—Daniel B. Freedman and Lawrence Davies have resold through Alexander Grant the 1-sty taxpayer, on plot 34x100xirreg, at the northwest corner of 194th st and Bainbridge av. In exchange the buyer gave the entire vacant Brooklyn block containing 16 lots, fronting 200 ft. on 9th av, 120 ft. in 52d st, and 200 ft. in 53d st.

204TH ST.—Hall J. How & Co. have sold for William J. Hill the 1-sty stores, on plot 50x100, at the southeast corner of 204th st, and Decatur av.

BAILEY AV.—Cahn & Pittman sold 2888 Bailey av, a 3-sty, 2-family house, on lot 25x100, to Katherine M. Van Rensselar, who gave in part payment a farm in Bucks county, Pa., consisting of 112 acres.

BASSFORD AV.—Kurz & Uren, Inc., and Josiah Jones sold for the Heptha Realty Co. the northeast corner of Bassford av and 184th st, a 5-sty new law house, on plot 55.03x91.

BASSFORD AV.—William H. Mehlich has sold to Robert J. Moorehead the southwest corner of Bassford av and 148th st, a 5-sty apartment on plot 34x100. It was completed about a year ago.

BROOK AV.—Sadie Silverman sold to James J. Lantelme, 493 Brook av, a 5-sty tenement, on lot 24.11x89.10, at the northwest corner of 147th st.

GRACE AV.—The Shatzkin Realty Co. sold to P. Kelly, a lot 25x100 on the west side of Grace av, 225 ft. south of Edenwald av. The purchaser will improve the lot with a 2-family house.

MARTHA AV.—William Peters & Co. have sold to Charles H. Von Dehcen the three 3-sty buildings at the corner of Martha and McLean avs, through to 242d st. The property was given in part payment for the dwelling at the northwest corner of Grand av and 192d st, recently reported sold.

MOHEGAN AV, ETC.—Kurz & Uren, Inc., sold for Thomas H. Roff the four 4-sty tenements northeast corner of Mohegan av and 181st st; southeast corner of Mohegan av and Hornaday pl; 866 Hornaday pl and 863 East 181st st, covering a plot 62 ft. in 181st st, 121 ft. on Mohegan av and 130 ft. in Hornaday pl.

WASHINGTON AV.—Roseff Realty Corporation bought from the Fleisheau estate, through Schwab & Co., the plot 48x139, on the west side of Washington av, 100 ft. north of 169th st.

WEBSTER AV.—Mrs. C. Cox has sold the plot 97x112x irreg at the southwest corner of Webster av and 184th st.

Brooklyn.

MONTGOMERY PL.—Henry Pierson & Co. sold for W. L. Sayres the 3-sty dwelling 30 Montgomery pl.

PALMETTO ST.—Alferman Brothers sold for the Ring-Gibson Realty Co. the 3-sty dwelling 31 Palmetto st.

PARK PL.—Charles E. Rickerson sold 138 Park pl, a 3-sty dwelling, to Stephen M. Ahearn.

17TH ST.—James M. Hawley sold for the Bennett estate 334 17th st to Reinhold A. Schlesing.

47TH ST.—I. Salzberg sold for Harris Wilner to Rose Boskey 1525 47th st, a 3-sty 2-family cottage, on plot 40x100.

50TH ST.—I. Salzberg sold for George Bender to H. Goldberg a lot, 20x100, in the north side of 50th st, 100 ft. east of 14th av.

63D ST.—B. J. Sforza sold for Charles Gahren the 2-family house 1359 64d st, on plot 40x100. The house will be occupied as the rectory of St. Rosalies Roman Catholic Church by the Rev. Locksley A. Appo and his assistants.

82D ST.—Charles E. S. Thorn resold the residence at 96 82d st, Bay Ridge, on the Crescent Hill Improvement Co. development, to Mrs. Ida Miller.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for the Williamsburg Savings Bank the 3-sty flat, 433 Bay Ridge av; and for the Gibraltar Construction Co. the 6 lots at the northwest corner of 12th av and 79th st, to a builder for improvement with 1-fam detached houses.

BEDFORD AV.—Pepe & Bro. sold for Alice Loughran 414 Bedford av to Fannie Hillenberg.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. sold for Charles M. Fick of Philadelphia, a plot on the west side of Hopkins av, 125 ft north of Camelia st.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on the Boulevard to N. Musurace and 40x100 on the Boulevard to C. S. Taylor.

Richmond.

MARINERS HARBOR.—J. Sterling Drake sold to Eleanor C. P. Scrachan, the property on

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the east side of Union av immediately opposite Zeluff la, size 91x150, known as the Swain Lake House. Mrs. Strachan resold the property at a profit without taking title, merely transferring the contract.

OAKWOOD.—Cornelius G. Kolff has sold for J. W. Hughes 4 lots at Oakwood Heights, Staten Island, to Mrs. Caffuri, who will improve with a residence.

Rural and Suburban.

BRONXVILLE, N. Y. Fish & Marvin sold a plot on Janvrin av, near the entrance to Cedar Knolls, for Dr. C. Ruxton Ellison.

EAST ORANGE, N. J., ETC.—Geiser & Plum of Newark have sold the dwelling 258 Glenwood av for William Rose; also a large plot in West Elizabeth for Frank B. Champion, and the licorice works on the canal for MacAndrews & Forbes of Camden to George F. Corwin.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to John Vlacos; 40x100 on Locust av to William R. McQuinn and at Westfield, 40x100 on Elizabeth av to J. Freitag.

GLEN COVE, L. I.—Burton Thompson & Co. have sold for M. V. and E. M. Titus to Mrs. George S. Coleman a plot of about 1½ acres near the Nassau County Club.

HARRISON, N. Y.—L. J. Phillips & Co. and E. Nelson Ehrhart sold for Joseph Brewster 14 acres at the southwest corner of Westchester av and West Purchase st, at Purchase; also for the estate of E. C. Haviland 20 acres adjoining the above on the west and fronting on Westchester av.

MAMARONECK, N. J.—Seaman Lowerre & Co. sold the 5-acre Wilder estate at Brevoort Park to Mrs. Josephine de Rome.

PELHAM MANOR, N. Y.—Through Van Norden & Wilson Waldo G. Fay has acquired from the Witherbee Real Estate & Improvement Co. three plots, consisting of lots 58, 59, 60, block 2, and lots 43, 44, 45 and 52, 53, 54, block 1, on Highbrook av, where Mr. Fay is now erecting three dwellings. The Witherbee Real Estate & Improvement Co. has acquired from Mr. Fay his stucco house on the southeast corner of Pelham Manor rd and Witherbee av, at Pelham Manor.

LEASES.

Sailors Snug Harbor Leases.

John Daniells, Jr., of John Daniells Sons and Sons, long established dry goods merchants on Broadway, opposite John Wanamaker, has renewed the leases on the location of the firm at 757-765 Broadway, 69-71 East 8th street, and 60-66 East 9th street. The leases by the trustees of Sailor's Snug Harbor were recorded on Wednesday and indicate that the term will be five years and the aggregate rental, $114,000 with taxes.

House Furnishers Move.

W. Emlen Roosevelt and Samuel T. Carter have leased to the G. M. Thurnauer Company, the two five-story buildings, 6-8 East 20th street, formerly occupied by Lord & Taylor, at a rental aggregating about $150,000. The lessee is a house-furnishing firm which has been for the last ten years at 83 Worth street and previous to that time had been for many years at 33 Park place. The brokers were M. & L. Hess (Inc.).

Big Firm Renews Lease.

Clarence Whitman & Company, cotton goods manufacturers and commission merchants, have renewed, through Daniel Birdsall & Company, from the Rothschild estate, the lease of the store, basement and first loft in 39-41 Leonard street, at the northeast corner of West Broadway; also of the lofts in the adjoining building at 45 Leonard street.

Long Term Chelsea Lease.

James N. Wells' Sons leased for Mrs. Mary M. Sherman to the William J. Kennedy Company, the land and the three-story 50-foot building at 518-520 West 22d street for twenty-one years with renewals. The lessee will alter the building for the manufacture of boilers and machinery.

Manhattan.

BLEIMAN & CO. leased for the 32-33d St Corporation, the store and basement in 4 West 33d st to the Biltmore Flower & Feather Co., of 12 West 37th st.

FIRM OF L. J. CARPENTER leased for the Ritz Realty Co. the 2nd floor in 14 East 46th st, to C. Dobler & Co., tailors of 84 4th av.

CORN & CO. have leased for Mary A. Fitzgerald, the north store at 1383 Broadway to the Vassar Apparel Shop, and the south store to Max Jacobs; also leased for Gustave S. Boehm for 5 years, the store and basement in 53 East 59th st to Herbert Goodwin for a restaurant.

CROSS & BROWN leased additional space in 3-7 West 61st st to the Detroit Cadillac Motor Car Co.; also space at the southeast corner of Broadway and 62d st to Cutting-Larson Co., of 225 West 58th st, and the 5th loft at 37 West 3d st to Meyer Barker.

CROSS & BROWN CO. leased the 7th loft in the southeast corner of Broadway and 57th st to the Bosch Magneto Co. of 223 West 46th st; the 2d floor at 22 West 46th st to the Storm Supporter Co. of 1269 Broadway, space in 40-42 East 22d st to the Pinion Hook & Eye Co., of 156 5th av; offices in 1416 Broadway to Frank S. Fox; in 1790 Broadway to Charles C. Branch of 149 Broadway and Embert H. Ridgeway.

CROSS & BROWN CO. leased space in 396 Broadway to Eugene Keeke; in 417 5th av to the J. & T. Cousins Co., of 200 5th av; offices in 30 East 42d st to the Hurlburt Motor Truck Co., of 569 5th av, J. Randolph Smith and Charles H. Hyde; and in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to Rosenberg & Jacobson, Werblow-Fischer Co., A. Buckner and Max Rogers, of 145 West 45th st.

O. D. & H. V. DIKE leased for Ewing, Bacon & Henry, as agents the 9th floor, in 11 East 36th st, to the Cheltenham Advertising Service of 150 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 400 Park av to Chester W. Chapin; in 970 Park av, for Bing & Bing, to W. G. Triest; in 114 East 84th st for the Surrey Realty Co. to Miss Constance Morgan and in 13 East 49th st to Mrs. Willis F. Austin.

EDWARD S. FOLEY & CO. have leased the store, 228 8th av, for the La Salle Realty Co., to Peter Cocef, also the first and 2d store in 87 Greenwich av, for Clarence S. Nathan to Sophie & Emelie Quentin; the store at 9 Christopher st for H. Ulmer to George Ridler; and the first 2 floors in 233 West 13th st for Carey F. Simmons to Edward Reynolds.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Cornelius Fellowes the 4-sty house, 4 East 81st st, to J. F. A. Clark; also leased apartments in 993 Park av, for Bing & Bing, to H. K. Brent; in 43 East 62d st to Mrs. Thomas Hall; in 103 East 86th st to J. D. Hackett and in 246 West End av to Mrs. Charles Schafer.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. H. Van Rensselaer Kennedy 40 East 52d st, a 5-sty residence, to Horace E. Andrews.

J. B. ENGLISH has leased for T. Cattaneo to J. Rabe, the 3-sty dwelling 357 West 50th st; also for M. Lyon to F. Maginn, the dwelling 158 West 46th st; for John S. Spencer, to J. Wahler, the 3-sty dwelling 232 West 49th st; offices in the Astor Theatre Bldg. to B. Gerard, B. Gaston, Dr. Friedman, Fair Service Bureau and to the Melville Co. and apartments at 205 West 56th st to A. Zaldari and E. Currie at 109 West 47th st to W. Caryl.

EWING, BACON & HENRY leased space in 101 Park av to the Austral Window Co., of 101 Park av; U. L. Cooper; Alfred Hopkins, of 101 Park av; the Keppler Glass Construction Co., of 104 Park av; Charles Kerkow, of 101 Park av; George B. Wills, of 101 Park av; the Novelty Mfg. Co., of 101 Park av; Oil City Boiler Works, of 50 Church st; the Rookwood Pottery Co., of 101 Park av; the Waterproofing and Construction Co., of 35 Wall st; and the Watson Mfg. Co., of 101 Park av; also space in 320 5th av to Robert Spencer, of 20 Vesey st; and in 43 Exchange pl to the S. P. Larkin Co., of 25 Broad st.

J. ARTHUR FISCHER leased for Charles J. Follmer, the 5-sty building, 122 West 43d st, to William P. Wilson.

JOHN N. GOLDING has leased to the Lichtenstein Millinery Co. an additional loft in 586 5th av, to be used in conjunction with its building, 584 5th av.

GOODALE, PERRY & DWIGHT rented lofts at 156 West 32d st to Philip Sherman; at 55 West 24th st to A. Seidenberg; at 40 West 28th st to Charles Hoffman and at 40 West 28th st to Louis Novick.

GOODWIN & GOODWIN leased for Agnes Farrell to Congregation Beth Hamdresh Desfardin d'Harlem for 5 years the private house at 41 West 113th st, which they will alter for a synagogue.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Philip Rhinelander at 48-50 West 21st st, the 6th loft to Joseph M. Semmel, manufacturer of dresses, and the 7th loft to Al. Benjamin & Bro., manufacturer of children's dresses.

N BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Dr. Nathan G. Bozeman for a store and basement at 1407 3d av to Jacob Strauss.

M. & L. HESS, INC., leased the 10th loft at 28-30 West 25th st to Ditzion, Kunzberg & Ender; the 6th loft at 29 West 15th st to A. Moskowitz and the store and basement at 54 West 23d st to Philip Sachs, of 263 Grand st.

HENRY HOF leased to Arthur H. Sohl, of 243 West 42d st, part of the ground floor in 267 3d av; also stores at 615 3d av to Hausline & Sieters and at 167 East 37th st to the G. & G. Fleming Co.

HOUGHTON CO. leased for Lillie Munter, the 4-sty dwelling, 52 West 91st st, to Sarah E. Kelly.

HUBERTH & HUBERTH leased in the Circle Building, at Columbus Circle, one of the large Broadway offices to Dr. Louis Nash, of 17 East 38th st; also store and office space to the Carnegie Engineering Corporation, of 17 Battery pl; offices to S. P. Goodman and Mrs. Lillian Mathewson, and the store and basement at the southeast corner of Broadway and 61st st, to Clodio & Engs., Inc., agents for the Kissel Kar.

A. Q. ORZA, of L. Porrino, has leased for J. Loffredo, the 3-sty house, 168 Thompson st, to Frank Crocitto for 5 years.

FELIX ISMAN, INC., leased at 1447 Broadway stores to Joseph Clair, jewelry, and J. Clair & Brother, haberdashers, for 3 years each; also offices to Lew Fields, the Savoy Plumbing Co. and the Essangee Enterprises.

EDGAR A. MANNING leased to Dr. Robert L. Loughran the parlor floor at 46 West 52d st, and for the B. A. L. Realty Co. an apartment in 5 West 55th st to Dr. Thomas McCall Anderson.

MOORE & WYCKOFF leased large apartments

in 410 Park av for the estate of Ogden Goelet to James S. Newell and Stevenson Scott; also in 150 East 72d st to N. Hobart Weekes and in 115 East 53d st to Miss Caroline A. Middlebrook and Hugo Hoffsteadter.

CHARLES F. NOYES CO. leased the 5th floor at 161-163 Grand st for the Trumbull estate to the Arabesca Cigarette Co., of 1600 Broadway; the 2d loft at 543 Broadway to the A. C. Kaufman Mfg. Co., of 94 Chambers st; the 4th loft at 113-115 Spring st to the United Toilet Goods Co. and the 4th loft at 116 Duane st for Daniel P. Morse to the Hudson Novelty Co.

CHARLES F. NOYES CO. leased for Frank Zahn, the store 12 Dutch st to Edward Krausz, also a floor at 196 Canal st for the estate of Benjamin B. Edwards to G. Cangiano.

CHARLES F. NOYES CO. has leased space on the ground floor of 100 William st for the Phelps-Stokes estates, Inc., to Howie & Cain, Metropolitan underwriting managers of the Hanover Fire Insurance Co. This lease completes the rental of the entire ground floor of this building and annex through the same broker.

PEASE & ELLIMAN leased for Arnold S. Furst, the two 5-sty apartment houses, 503-509 West 133d st; also for Bing & Bing, an apartment in 995 Park av, to Mrs. Lawrence Reed of Chicago; and in 25 West 45th st, for the Century Holding Co. offices to the Gardner Reducing Machine Co.

PEASE & ELLIMAN renewed for the Billings estate, the lease of J. J. Geraghty on the garage, 27 East 40th st; also rented, in 565 Park av, the apartment, furnished, of Walter T. Stern to Mrs. B. B. Rendig.

PEASE & ELLIMAN leased apartments in 995 Park av for Bing & Bing to Mrs. Edward Roberts and to Dudley Davis and in 35 West 81st st, for the McMorrow Engineering & Construction Co. to C. S. Andrews, Jr.; also for Salo Cohn the 5-sty tenement, 326 West 59th st.

PEASE & ELLIMAN have rented for the estate of Ruth Dana Draper the 5-sty residence, at 122 East 55th st to Charles J. Fisk; also leased for Leon Malraison the 8th loft at 84-90 5th av to J. C. Brownstone; and for the Century Holding Co., Lee & Fleischman, the half of the 13th floor in 25 West 45th st, to Pathe Freres, who already occupy a large amount of space in the building.

CHRIS. SCHIERLOH leased the store and basement in 45 Vesey st to the Nordian List Newspaper Co.

CHRIS. SCHIERLOH rented the store 821 9th av for Adam Stegier to the Reliable Grocery Co.

LOUIS SCHRAG leased for Herman Younker, the dwelling, 143 West 22d st to George Andrews and for the estate of William M. Leslie, 265 West 24th st, to Joseph O'Byrne.

LOUIS SCHRAG leased for the estate of M. C. Stewart, the 9th loft in 58-60 West 15th st, to Schiller Bros; for the estate of E. A. Darling, the 4th loft in 137 West 23d st, to the Hudson Cloak & Suit Co.; and for Joseph W. Cushman & Co., the 4th loft in 244-6 West 23d st, to Edward J. Pallou.

SHAW & CO. have leased for the estate of H. M. Schieffelin the 3-sty dwelling 150 West 130th st to Ellen M. Brogan.

SHAW & CO. have leased for Richard K. Fox the 4th and 5th floors in 2038 5th av to the Sanitary Insecticide Co.

JAMES A. SHEERAN has leased to the Great Atlantic and Pacific Tea Co. the store at 1292 Lexington av, and to Josephine Garcia the dwelling at 1265 Lexington av.

TUCKER, SPEYERS & CO. leased for Capt. William H. Wheeler in 28-30 West 38th st, the 9th floor west to Goldstein & Fine and the 9th floor east to Louis Mandel.

SOL. STERN has rented to Rudolph H. Roda, jewelry and novelties, the store 28 East 125th st; also in 114 East 28th st for Erlanger & Reis, space to Scientific Clensol Co., Cottrell & Hutchinson, Esaness Advertising Pencil Co. and Caswell & Williams; and in 31 East 27th st to Southwald Development Co., Hammock Studios, Perron Laboratory and Chatham Press.

LUDWIG C. TRAUBE has leased the private house, 131 East 93d st, for Charles E. Popp to Mary Denz; also the stores 1260 Madison av and 1687 3d av.

VAN NORDEN & WILSON leased space in 189 and 191 Broadway to the American Union Realty Co., of 189 Broadway; Dr. Gordon Lee Scheffer, 74 Cortland st; Sundel Doniger, John R. Movihan, Frederick E. Leimbach, Jr., Benjamin Moses, Charles F. Swenson and Gustav A. Celander; and the Delphic Realty & Security Co; and apartments in 611 West 158th st to William B. Farrell and Howard J. Pullum.

HARRIS & VAUGHAN leased the parlor floor store in 17 East 48th st to Mme Du Rack of 588 5th av; and floors to Constant Queller of 590 5th av and Frederick Scholz of 414 4th av.

JAMES N. WELLS' SONS have leased to the New York Bottling Co., of 514 West 36th st, the 3-sty stable, at 532-534 West 20th st; also ground floor and basement in 231-233 10th av to the Nation Metal Bed Co., of 217 7th av; and to the Burrows Metal Manufacturing Co., of 80 Washington st, 8th floor in 521-523 West 23d st. This completes the renting of the building.

WM. A. WHITE & SONS have rented the store at 158 Reade st to Philip Mandelker, of 39 Harrison st; the store and basement at 179 Greene st to Jacob Weinstein; also the store and basement at 201 Chambers st, through to Reade st, to Charles Meany, and the 2d floor rear at 46 West Broadway for Clarence Sackett to The Dutcher Studio, Inc., formerly of Nyack, N. Y.

Bronx.

CROSS & BROWN CO. and J. Clarence Davies leased the store at 520-522 Willis av to the C. T. Silver Motor Co. of 1758 Broadway.

DELAFIELD ESTATE rented at Fieldston, Riverdale-on-Hudson, the residence of Clayton S. Cooper to Mrs. Elizabeth C. Bowen.

HERMAN KNEPPER CO. leased for Williamson & Bryan the two new taxpayers at 3967-3971 3d av to a furniture firm for 5 years at an aggregate rental of about $12,500.

SHAW & CO. leased for J. G. D. Burnett, 5,000 sq. ft. in 265 Rider av to the Manhattan Marblithic & Cement Block Co. of 56 West 45th st.

Brooklyn.

E. K. RAMEE leased for Mrs. Louis Callahan, the store 660 Knickerbocker av, corner of Putnam av, to the Great Atlantic & Pacific Tea Co.

CHARLES W. SEITZ rented 234 Livingston st for a corset business and the 1st loft in 530 Fulton st for an Oriental restaurant.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway for Henry C. Gipson in Gipson pl to Lawrence B. Cohen; for Maud T. Lavinge in Jarvis la to B. Loewenthal; for F. Haberman in Read's la to Walter R. Davies; for Mary A. Fulcher in Oak st to De Witt Stern; for Susan A. Gipson cottage in Gipson pl to Edward Davis.

LEWIS H. MAY CO. leased for David Steckler the moving picture theater on Far Rockaway Elvd., adjoining the Edgemere station at Edgemere, L. I., to David Levenstein.

JOHN STICH & CO. rented cottages at Far Rockaway for Lewis T. Walter, Jr., at Central and Nielson av, to Kuno Heberlein, of Mexico; for Mrs. Henrietta Rowe, on Carnaga av to Edwin J. Golding; for the S. & L. Constn. Co., on Hoywood av, to Captain James F. Kelly; for A. S. Tally, on Cedar av, to Chas. A. Hickey; for Mrs. Mary Lavery, on Cedar av, to W. H. Callanan.

Suburban.

LEON S. ALTMAYER and Allen & Feldstein rented for the summer, to Mrs. Pauline Gutman, the cottage with extensive grounds, "Nashcroft," on Saranac av at Lake Placid, Adirondack Mountains.

GEORGE B. CORSA has leased the Peninsula House, Seabright, N. J., for Mrs. M. M. Dederer to Mrs. C. J. Tomlinson, 45 West 48th st, who will open the house early in June.

CROSS & BROWN CO. has leased for Poole & Bigelow, a bungalow at Magnolia, Mass., to William Ascher.

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VAULTS FOR VALUABLES

ESTATES OF TAPPAN ZEE, INC., rented at Philipse Manor, the "Little White House," to Mrs. Arthur I. Hills and the "Gables" to F. W. Minnick.

FISH & MARVIN leased for the Quaker Ridge estates, Bradford Rhodes, president, an estate on Quaker Ridge, Scarsdale, known as "Wayside," to S. R. Hollander. The property comprises about 5 acres, with a residence and outbuildings, adjoining the grounds of the Metropolitan Golf Links, Inc.

FISH & MARVIN rented at Bronxville a property on Millard av, for the estate of Millard F. Smith to Harold P. Mills; also the Caspar Whitney property at Lawrence Park for the summer, furnished, to Miss Ann Murdock, the actress.

FISH & MARVIN leased for the summer, furnished, for Miss Elizabeth Thacher, her 1-acre estate, "The Ancients' Club," at Briarcliff Manor, N. Y., to Miss E. D. Southwick.

FISH & MARVIN have rented, furnished, for the summer, for James W. MacBride his 15-acre country estate at Quaker Ridge, Mamaroneck, to A. E. Cottier.

JOHN F. SCOTT has rented for Herbert A. Weeks his cottage "Telewana" on Ocean av, Cedarhurst, L. I., to Dr. Robert C. Myles.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Clarence Houghton to George A. Freeman his residence at Shippan Point, Stamford, Conn.

L'ECLUSE, WASHBURN & CO. rented for Mrs. Helen D. Peck, her home at Roslyn, L. I., to Nathan S. Jonas, for the summer.

L'ECLUSE, WASHBURN & CO. leased the W. L. Moffat place on Manhasset Bay to Alfred G. Meyer.

MRS. NINA PARMLY rented for 3 years the Colonial house belonging to Irvin S. Cobb, on Edgecliff terrace, Park Hill, and George Mueller rented the Dutch Colonial house of Miss Bessie Rust on Hillcrest av, Park Hill.

PEASE & ELLIMAN rented for Theodore Sturges his house at Shippan Point, Stamford, to Francis Guerrlich.

PEASE & ELLIMAN leased, furnished, at Riverdale, Conn, the house of Charles F. Slosson to J. A. Widderson de Lyteuil of Paris, France.

S. OSGOOD PELL & CO. leased for W. Ward Damon his house on Prospect Hill, Pelham Manor, N. Y., known as Gray Gables, unfurnished, to Jesse S. Pevear; at Greenwich Conn., for William A. Hyde his country place on Hillside rd, Brookridge, furnished for the summer, to Mrs. Eckstein; also in Brookridge, for Charles D. Baker his property, furnished for the season; at Greenwich the dwelling at 43 East Putnam av, unfurnished, to the American School of Metaphysics.

SCARSDALE ESTATES has leased ground north of the Hartsdale railroad station to Dr. Edson Card, who will build a public garage for local residents.

TUCKER, SPEYERS & CO. have leased for S. P. Hinckley his cottage known as "Marigolds," to Frank G. Curtis, for the season furnished, at Cedarhurst, L. I.

VAN NORDEN & WILSON leased for Mrs. Robert G. Black a house at 1087 Esplande, Pelham Manor, N. Y., to Mrs. Harry S. Abbot; and for Mrs. Lemuel C. Mygatt her summer cottage at the Crater Club, Essex, on Lake Champlain, to Robert H. Fuller for the summer.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914, following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 April 23 to 29	1914 April 24 to 30
Total No.	164	143
Assessed value	$11,226,700	$9,647,000
No. with consideration	31	17
Consideration	$1,107,400	$577,350
Assessed value	$1,274,500	$663,600
	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	2,331	2,367
Assessed value	$131,975,410	$149,574,083
No. with consideration	323	254
Consideration	$16,268,792	$9,127,353
Assessed value	$17,061,750	$10,058,617

Mortgages.

	1915 April 23 to 29	1914 April 24 to 30
Total No.	84	87
Amount	$2,028,454	$2,832,037
To Banks & Ins. Cos.	19	22
Amount	$681,840	$1,382,500
No. at 6%	42	27
Amount	$1,079,014	$373,024
No. at 5½%	1	1
Amount	$30,000	$677,500
No. at 5%	22	26
Amount	$639,500	$1,174,500
No. at 4½%	1	2
Amount	$24,340	$77,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	1
Amount	$3,000	$7,013
Interest not given	17	27
Amount	$252,600	$523,000
	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	664	750
Amount	$32,851,013	$36,171,385
To Banks & Ins. Cos.	229	243
Amount	$19,521,150	$22,534,450

Building Permits.

	1915 April 24 to 30	1914 April 25 to May 1
New buildings	19	15
Cost	$2,290,800	$523,400
Alterations	$281,270	$291,045
	Jan. 1 to April 30	Jan. 1 to May 1
New buildings	172	167
Cost	$21,198,265	$15,685,690
Alterations	$4,041,606	$1,708,841

BRONX.

Conveyances.

	1915 April 23 to 29	1914 April 24 to 30
Total No.	138	121
No. with consideration	27	18
Consideration	$320,362	$101,261
	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	1,978	1,890
No. with consideration	236	225
Consideration	$2,005,931	$2,204,179

Mortgages.

	1915 April 23 to 29	1914 April 24 to 30
Total No.	79	86
Amount	$1,065,359	$942,211
To Banks & Ins. Cos.	10	9
Amount	$168,200	$297,800
No. at 6%	40	36
Amount	$773,133	$226,816
No. at 5½%	8	8
Amount	$37,000	$61,000
No. at 5%	11	13
Amount	$93,190	$95,880
Unusual rates	1	2
Amount	$300	$4,715
Interest not given	19	27
Amount	$161,736	$553,800
	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	1,058	1,187
Amount	$9,514,104	$10,972,324
To Banks & Ins. Cos.	65	142
Amount	$1,719,750	$2,885,451

Mortgage Extensions.

	April 23 to 29	April 24 to 30
Total No.	9	20
Amount	$155,800	$503,500
To Banks & Ins. Co.	.....	2
Amount	.....	$9,400
	Jan. 1 to April 29	Jan. 1 to April 30
Total No.	270	280
Amount	$5,490,905	$5,713,600
To Banks & Ins. Cos.	69	46
Amount	$1,732 250	$1,377,400

Building Permits.

	1915 April 23 to 29	1914 April 24 to 30
New buildings	35	23
Cost	$1,064,850	$447,775
Alterations	$15,600	$32,450
	Jan. 1 to April 29	Jan. 1 to April 30
New buildings	333	272
Cost	$9,835,075	$5,893,730
Alterations	$277,690	$418,355

BROOKLYN.

Conveyances.

	1915 April 22 to 28	1914 April 23 to 29
Total No.	430	458
No. with consideration	57	43
Consideration	$241,801	$135,756
	Jan. 1 to April 28	Jan. 1 to April 29
Total No.	6,903	7,436
No. with consideration	739	816
Consideration	$6,427,822	$5,721,688

Mortgages.

	1915 April 22 to 28	1914 April 23 to 29
Total No.	331	375
Amount	$1,195,236	$1,348,003
To Banks & Ins. Cos.	59	87
Amount	$393,050	$517,950
No. at 6%	174	199
Amount	$457,320	$484,855
No. at 5½%	113	83
Amount	$595,970	$429,540
No. at 5%	30	73
Amount	$112,600	$322,238
Unusual rates	.....	2
Amount	.....	$3,000
Interest not given	14	18
Amount	$29,346	$108,370
	Jan. 1 to April 28	Jan. 1 to April 29
Total No.	5,021	5,147
Amount	$20,793,394	$21,410,107
To Banks & Ins. Cos.	335	1,067
Amount	$4,984,091	$8,616,591

Building Permits.

	1915 April 23 to 29	1914 April 24 to 30
New buildings	126	84
Cost	$981,750	$800,950
Alterations	$59,945	$72,825
	Jan. 1 to April 29	Jan. 1 to April 30
New buildings	1,743	1,440
Cost	$13,859,515	$13,338,285
Alterations	$1,189,629	$942,799

QUEENS.
Building Permits.

	1915 April 23 to 29	1914 April 24 to 30
New buildings	142	86
Cost	$474,790	$326,025
Alterations	$16,224	$28,602
	Jan. 1 to April 29	Jan. 1 to April 30
New buildings	1 707	1,491
Cost	$5,813,306	$6,565,417
Alterations	$285,341	$363,560

RICHMOND.
Building Permits.

	1915 April 23 to 29	1914 April 24 to 30
New buildings	76	39
Cost	$108,423	$57,872
Alterations	$9,900	$4,875
	Jan. 1 to April 29	Jan. 1 to April 30
New Buildings	320	308
Cost	$768,052	$874,064
Alterations	$54,345	$81,922

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

ROBERT B. BAKER.—591 2d av, 913-31, 4-sty ten, 16x62, $14,000.

HENRY B. BARNES.—125 East 55th st, 1310-11½, 4-sty dw, 18.9x100.5, $43,000; 147-149 West 99th st, 1854-12, 6-sty bldg, 35.2x100, $45,000; 11 West 49th st, 1265-30, leasehold, 3½-sty dw, 25x100.5, $22,500.

JOSEPH BIERHOFF.—Details next week.

DIEDRICH BLENDERMAN.—119 West 83d st, 1214-25, 3-sty dwg, 16.4x102.2, $12,000.

THOMAS BOLGER.—359 West 56th st, 1047-5½, 4-sty dwg, 17.10x100.5, $19,000.

CORNELIUS CALLAHAN.—46 Grand st, 476.84, 5-sty ten, 20x60, $16,000; 342 East 24th st, 929-38, 4-sty ten, 30x60, $15,000; 227 East 26th st, 907-17, 3-sty dw, 25x98.9, $18,000; 226 East 27th st, 907-43, 5-sty ten, 25x98.9, $26,000; 124 East 31st st, 886-74, 3-sty dw, 22x98.9, $38,000; 434 West 49th st, 1058-50, 5-sty ten, 25x100.5, $22,000; 14 West End av, 1151-62, 3-sty bldg, 25.1x100, $8,000; 16 West End av, sec 60th st, 1151-61, 2-sty bldg, 25.1x100, $12,000; 222 East 81st st, 1526-37, 4-sty ten, 25.5x102.2, $22,000.

CYRILLE CARREAU.—562 Grand st, 326-60, 3-sty bldg, 20x100, $15,500; 6 Lewis st, 326-33, 3-sty dw, 21.3x60, $8,000; 450 Washington st, 224-15, 3½-sty dw with store, 17.9x68, $8,000; 128 East 29th st, swc Lexington av, 884-70, 5-sty apt, 16.9x81, $42,000; 706 6th av, 1261-2, 5-sty bldg with store, 20.1x60, $44,000; 806 6th av, 1261-73, 4-sty house, 18.9x73, $40,000; 654 Madison av, 1375-17½, 4-sty dw, 16x100, $60,000; 61 West 98th st, 1834-4½, 5-sty flat, 26x100.11, $20,000; 463 Central Park West, 1842-30; 5-sty apt, 32x100, $45,000; 206 St Nicholas av, 1926-6, 5-sty flat, 29.4x118xirreg, $29,000; 2197 2d av, 1662-27, 4-sty ten, 25x80, $14,000; 1662 Madison av, 1616-57, 3-sty house, 20.5x75, $16,000; 1666 Madison av, 1616-57½, 3-sty house, 20.5½x75, $22,000; 1668-1670 Madison av, 1616-58 and 58½, two 3-sty houses, 41.1x75, $42,000.

WILLIAM F. CLAUSEN.—247 West 112th st, 1828-16, 3-sty dw, 18x100.11, $12,000.

MARY F. COLLINS.—39-41 Wooster st, 475-22-23, 3 and 4-sty bldgs, 50x100xirreg, $45,000; 247 Lenox av, 1907-31, 4-sty dwg, 19x80, $19,000.

SARAH E. COOK.—209-211 East 125th st, 1790-6 6-sty bldg, 50x99.11, $80,000.

JEAN G. CUNNINGHAM.—4 East 130th st, 1754-67½, 3-sty dwg, 16.8x99.11, ½ interest, $3,250

ANNIE E. CUNNINGHAM.—287 1st av, 922-66, 4-sty ten, 23x100, $17,000; 343 East 16th st, 922-62, 4-sty dwg, 21.6x69, $12,000; 29 West 74th st, 1127-17, 4-sty dwg, 25x109.4, $58,000.

BERTHA EPSTEIN.—61 East 93d st, 1505-27, 3-sty dw, 16.4x100.2, $17,500; 1627 Av A, 1565-26½, 4-sty ten, 25x75.9, $18,500.

DAVID FINELITE.—4 Baxter st, 60-47, 2-sty bldg., 28x33.6xirreg, $12,500; 238 West 121st st, 1926-49, 3-sty dwg, 16.8x100.1, $11,000. Decedent also held under trust deed 18 Baxter st, 160-39, 5-sty ten, 25x112.6, $36,000; 28 Columbia st, 332-40, 5-sty ten, 25x100, $27,500; n e c Stanton and Attorney sts, 345-36-1, three 4-sty tens, 25x100xirreg, $53,000.

PETER FLOOD.—1764 Madison av, 1621-58, 5-sty ten, 25x85, $30,000.

JAMES R. FRIEZ.—168 West 133d st, 1917-58½, 3-sty dwg, 17x99.11, $8,000; 1647 1st av, 1548-27½, 4-sty ten, 25x75, $18,000.

JACOB HEINRICH.—444 East 78th st, 1472-32, 5-sty ten, 25x102.2, $21,000.

HERMAN H. HIEMSOTH.—627 2d av, 1015-29, 4-sty ten, 19.8x76, $10,000.

GEORGE H. HOLDEN.—66 West 83d st, 1196-59, dw, 18x102.2, $21,500.

JOSEPH J. MACKEY.—151 West 78th st, 1150-11, 3-sty dw, 20x102.2, $24,500.

DAVID McCLURE.—West 213th st, 2210-29, 30, 31, 32, vacant, four lots, 100x100, in north side of 213th st, 300 ft. east of Amsterdam av, $12,500.

JOANNA McGUIRE.—405 East 53d st, 1365-5, 2-sty bldg, 20x100.5, $5,500.

MARGARET MORRISSEY.—253 East 7th st, 377-61, 3-sty dw, 24.9x97.6, $12,000.

MARIA M. MUSANO.—Details next week.

CECILIA POZNANSKI.—124-126 West 25th st, 800-55-56, two 5-sty tens, each 25x98.9, each $15,000.

JOHN RANDLES.—215 East 60th st, 1415-8½, 3-sty dwg, 20x100.5, $15,000; 114 West 102d st, 1836-42, 5-sty ten, 25x100, $23,000.

MARY A. ROBINSON.—413 West 24th st, 7...-30, 3-sty bldg with 3-sty stable in rear, 25x100, $10,500.

JAMES ROWAN.—434 11th av, 707-67, 5-sty ten, 24.8x100, $16,500; 567 West 170th st, 2127-28, 2-sty dw, 25x100, $8,000.

HENRY L. RYER.—145 West 130th st, 1915-11½, 3-sty dw, 16.8x99.11, $10,000.

ADOLPH SCHINKEL.—345 West 21st st, 745-12, 5-sty flat, 25x98.9, $32,000.

HENRY SIMMONS.—34 West 92d st, 1205-45 4-sty dwg, 17.6x100.8½, $22,000; 127 West 81st st, 1212-23, 4-sty dwg and 2-sty ext., 20x102.2, $24,000.

THOMAS W. SMITH.—229 West 130th st, 1936-18, 3-sty dw, 16.8x99.11, $8,500.

REAL ESTATE NOTES.

MARCUS L. OSK has moved from 35 Nassau st to 135 Broadway.

SUSSMAN, GIBBS & KARLIN have moved their offices from 938 East 163d st to larger quarters at 892 Prospect av.

LUDWIG C. TRAUBE has been appointed agent for 1846 2d av, also 1146 Lexington av and 145 East 92d st.

CHARLES F. NOYES CO. has obtained a loan of $18,000 for 5 years, on 238 East 84th st, for M. Deutsch.

RICHARD H. GATLING, real estate mortgage loans and insurance, has moved to 149 Broadway.

KNOX McAFEE, JR., and the Macdoc Realty Co. move today from 1123 Broadway to 200 West 72d st.

GOODWIN & GOODWIN have been appointed agents for the apartment house at the northwest corner of St. Nicholas av and 117th st.

NEHRING CO. has been appointed agent for 2130 Belmont av and 1003 and 1183 Woodycrest av.

SOL. STERN has been appointed agent for the property belonging to the Stiefel Estate at the southwest corner of Bleecker and Greene sts, including 108 Bleecker st and 181 Greene st.

L. A. KERNGOOD CO. announces that Edward Fagan, formerly with the McVickar-Gaillard Realty Co. and recently with L. J. Phillips & Co. has become associated with the firm.

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J ROMAINE BROWN CO was the broker in the recently recorded sale of 5 West 36th st for Catherine C. Hall to John Procter, who owns adjoining property at No. 3.

LEO SOLOMON has moved from 135 Broadway to 505 5th av.

PEPE & BRO. have been appointed agents for 20 Leroy st.

O'REILLY & DAHN and H. Aronson were the brokers in the sale reported last week of the 6-sty house at the northwest corner of 8th av and 152d st, by the Placid Realty Co., John Katzman, president.

WEST END ASSOCIATION will meet on Monday evening, May 3, at 8.30 o'clock, at the Hotel Masonic, Broadway and 73d st. Hon. Charles N. Chadwick, Commissioner of Water Supply, will deliver an address on the "Catskill Water Supply," with illustrations.

MANICE REALTY CO. took title on Thursday from Helen M. Alexander and others to the 12-sty loft building at the northeast corner of Madison av and 32d st, subject to a mortgage of $230,000.

HELEN C. JUILLARD took title this week from the Miller estate to the southeast corner of Laight and Varick sts, squaring out her ownership of the entire block front in Laight st from Varick st to St. John la.

MRS. GEORGE BRUCE-BROWN is the buyer of the former Ladew private stable property at 161 East 69th st, sold recently by Douglas L. Elliman & Co. Mrs. Brown is going to replace the stable with a fireproof garage, costing about $30,000.

CHARLES L. LEONORI sold, through Pease & Elliman, a one-third interest in the lease, furniture, equipment and good will of the Hotel Leonori, at Madison av and 63d st, to Gustav R. Schmidt, for several years manager of the Hotel St. Regis.

PEASE & ELLIMAN have been appointed agents for the new 12-sty apartment house at the southeast corner of West End av and 78th st by 378 West End Av. Co., George Backer, president. The apartments in the building occupy an entire floor each, and contain 12 rooms and 4 baths.

SMITH & PHELPS placed loans of $3,500 on the plot, 162x100, in the north side of 238th st, 250 ft. west of Martha av; $3,500 on the plot, 50xirreg, on the east side of Nelson av, 310 ft. north of 174th st, and $1,000 on the plot, 45x95, at the northwest corner of Wallace and Van Nest avs.

EUGENE J. BUSHER has placed $3,000 at 6 per cent. for the Reville-Siesel Co. on the vacant plot running through from 3d to Park avs., 100 ft. north of East 188th st; also for the Cedar Construction Co. $43,000 at 5½ per cent. on the 6-sty building, at 865 Melrose av; and for Louisa P. Wagner $7,000 at 5 per cent. on the northeast corner of 201st st and Marion av.

THE REAL ESTATE ASSOCIATION of the State of New York announces that its membership now numbers more than 500. A large number of these have come from Brooklyn, where an active campaign is being conducted by W. L. Schweikert, a Brooklyn man, who is representing the State Association. Those who have applied for membership recently are: William Laemmel, Joseph B. Thomson Fry & Lyle, R. A. Fordham, manager Cullen & Terrence; George A. Hann, J. B. Ketcham, Henry Heuschel, Puels & Weber, George A. Wright, Leon Longuemare, Frank M. Blau, E. J. Hallahan Co., Frank A. Seaver & Co., William J. Murphy, Benjamin J. Sforza, Bastress Vought & Co., Garcia Brothers, William Reinhart of Edgemere, Joel Fowler of Jamaica, William Richensteen of Long Island City, William Robinson of Richmond Hill and J. Franklin Butler of Arverne.

OBITUARY

HARRY GARDNER APPLETON, head of the real estate firm of George C. Appleton & Son of Boston, died, aged forty-two, on Wednesday night, at Roxbury, Mass.

MARTIN BREEN, retired real estate operator and an assessor of the old city of Brooklyn, died, of general debility, on Monday, aged eighty-five, at the home of his daughter, Mrs. J. De S. Brown, 116 Garfield pl, Brooklyn.

JOHN A. LEHRITTER, real estate dealer, died of pneumonia, last week, at the Prospect Heights Hospital, in his fortieth year. He lived at 26 Sterling pl, Brooklyn.

DANIEL W. RICHMAN, interested in a number of real estate corporations controlling large Manhattan holdings, died at his home in New Rochelle, N. Y., on Monday, aged sixty-three.

HENRY WEBB, of the real estate firm of Mead Maher & Webb, of Greenwich, Conn., died at his home there, on Tuesday, aged seventy-nine.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Another Special Sales Day scheduled for the Exchange Salesroom in Vesey street, on Tuesday, May 4, will result in the offering of several dwellings in Manhattan, and unimproved holdings in Manhattan, the Bronx and Westchester County, by various estates. Properties to be offered as the result of foreclosure actions, include two large Riverside Drive plots on which the Union Dime Savings Bank seeks to recover $52,634 and $47,800, from Henry Corn and others, and the ten-story store and loft building at 832-834 Broadway, on which there is a judgment of $292,439 held by the Seamen's Bank for Savings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 30, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Broome st, 365-9 (*), see Mott (Nos 166-70), 77.8xx80.1x70 sx100.9, 2-6-sty bk tnts & strs; due $29,2 ; T&c, $1,800 sub to mtg $142,500; Jos E March. 147,500

Cherry st, 246-8 (*), ns, 61 w Rutgers, runs n89.5xw21.1xn ... w22xs83xe42 to beg, 3 & 5-sty bk factory; due, $36,944.98; T&c, $790.40; Nassau National Bank of N Y. 10,000

Mott st, 166-70, see Broome, 365-9.

13TH st, 524 E (*), ns, 271 e Av A, 25x102.3, 5-sty bk tnt & 2-sty bk rear shop; due, $20,344.32; T&c, $800; Anna E Schmidt. 10,000

19TH st, 536-40 W (*), ss, 225 e 11 av, 80x104.10x49.11x100.4, 1 & 2-sty bk garage; due, $29,031.99; T&c, $1,050.97; Edw Howe et al trstees. 25,000

54TH st, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; adj sine die.

55TH st, 237-243 E, ns, 100 w 2 av, 100x100.5, 1-5-sty bk tnts; adj sine die.

56TH st, 246 W, see Bway, 1744-8.

61ST st, 242 W (*), ss, 200 e West End av, 25x100.5, 5-sty bk tnt; due, $10,761.99; T&c, $182.50; Equitable Life Assur Soc of U S. 10,000

61ST st, 244 W (*), ss, 175 e West End av, 25x100.5, 5-sty bk tnt; due, $10,761.99; T&c, $182.50; Equitable Life Assur Soc of U S. 10,000

69TH st, 20 W (*), ss, 225 w Central Park W, 25x100.5, 4-stv & b stn dwg; due, $41,752.58; T&c, $1,503.60; Hermann H Cammann. 30,000

77TH st, 12 W, ss, 225 w Central Park W, 25x102.2, 4-stv & b stn dwg; due, $21,-323.10; T&c, $4,843.71; Rocky Crest Realty Co Inc. 35,300

88TH st, 302 E (*), ss, 75 e 2 av, 25x100.8, 5-stv stn tnt; leasehold; due, $9,445.14; T &c, $ — ; Harry Weill et al exrs. 2,000

101ST st, 303 E (*), ns, 75 e 2 av, 25x100.11, 5-sty bk tnt & strs; due, $14,105.43; T&c, $300; Katharina Bonifer, extrx. 12,000

106TH st, 238 W (*), ss, 225 w Ams av, 150x100.11, 6-stv bk tnt; due, $17,825.51; T &c, $2,600; sub to 2 mtgs aggregating $275,000; Jacob X Solomon. 285,000

119TH st, 215 E (*), ns, 269.3 e 2 av, 18.9x100.11, 4-stv stn tnt; due, $9,194.14; T&c, $508.95; Chas H Yung et al. 9,000

120TH st, 121 W, ns, 290 w Lenox av, 20x100.11, 3-stv & b stn dwg; due, $17,-178.05; T&c, $175.95; Robt F Chapman et al. 17,550

131ST st, 254 W (*), ss, 250 e 8 av, 17.6x99.11, 3-stv & b stn dwg; due, $9,184.04; T &c, $259.65; City Real Estate Co. 8,000

136TH st, 161 W, ns, 175 e 7 av, 12.6x99.11, 1-stv bk dwg; withdrawn.

138TH st, 99 W, see 5 av, 1397.

139TH st, 142 W, see 5 av, 1397.

Broadway, 414 (*), es, 33.8 s Canal, 26.11x85x27x85, 7-stv stn loft & str bldg; due, $114,857.78; T&c, $1,111.33; Seamen's Bank for Savings in City of N Y. 110,000

Broadway, 1744-8, see 56th (No 216 131.9 x122.7x120.2x88.7, 7-sty bk tnt; adj May19.

Lenox av, 553, see 5 av, 1397.

5TH av, 1397 (*), es 22.11 s 115th, 17.8x100; also 129TH ST, 142 W, ss 100 e 7 av, 26x99.11, 5-stv bk tnt; also LENOX AV, 553, nwc 138th (No 99), 25x75, 5-stv bk tnt & strs; due $10,732.86; T&c, $551 to Philip Hess et al. 72,000

M. MORGENTHAU, JR. CO.

Greene st, 213, ws 125 s 3d, 27.6x100, 6-stv bk loft & str bldg; due $29,174 ; T&c, $750.50; Hermann Stronss et al. 28,750

127TH st, 520 E, ss, 270.6 w Av B, 25x100.3, 6-stv bk tnt & strs; due, $30,239.69; T&c, $750.31; mtg recorded Nov22'04, H G Cozzens, a party in interest. 25,000

77TH st, 100 W (*), ns, 100 w Columbus av, runs n100.5xw3.2xn2.2xw15.4xs101.1xe18.6 to bar 4-stv & b stn dwg; due, $21,671.37 T&c, $——; Mutual Life Ins Co NY. 20,000

85TH st, 102 W, ss, 30 w Columbus av, 35x102.2, 5-sty bk tnt; adj sine die.

142D st, 293 W (*), ns, 100 e 8 av, 25x99.11, 5-stv bk tnt & strs; due, $21,629.87; T&c, $615.80; Mathilde A Moller. 21,000

2D av, 1166 (*), es, 50.5 n 61st, 25x75, 5-stv bk tnt & strs; due, $20,006.12 T&c, $417.51; Carrie Esberg. 20,000

2D av, 1168 (*), es 75.5 n 61st, 25x100, 5-sty bk tnt; Lulu Weinstein. 23,000

HENRY BRADY.

129TH st, 249 W (*), ns, 275 e 8 av, 18.9x99.11, 3-sty & b bk dwg; due, $7,693.26; T &c, $197.40; Farmers' Loan & Trust Co. 7,000

BRYAN L. KENNELLY.

13TH st, 1 W, see 5 av, 74-6.

19TH st, 39 to 47 W (*), ns, 244.4 e 6 av, 105.8x92, 12-stv bk loft & str bldg; due, $56,768.21; T&c, $31,447.70; City Real Estate Co. 492,000

5TH av, 74-76 (*), ws, 51.7 n 13th runs n 51.7xw125xs103.3 to 13th (No 1) xe25xn—x e 100 to beg, 12-stv bk loft & str bldg; due, $510,650.57; T&c, $12,500.50; City Real Estate Co. 440,000

HERBERT A. SHERMAN.

28TH st, 226 W, ss, 295.10 w 7 av, 24.10x 98.9, 7-stv bk tnt & strs & 4-stv bk rear tnt; adj May11.

CHAS. A. BERRIAN.

11TH st W, ns, 450 e Lenox av, 100x 99.11, 1-sty fr bldg; withdrawn.

L. J. PHILLIPS & CO.

Forsyth st, 18 (*), es, 150.3 s Canal, 25x 100, 5-sty stn tnt & strs; due, $6,465.27; T &c, $——; Mela Zadek et al. 27,000

DANIEL GREENWALD.

97TH st W, nec Riverside dr, see Riverside dr, 244.

Riverside dr, 244, sec 97th, runs e71.11xs 106.10xw58.11xn5.11xw50xn107.6 to beg, 6-sty bk tnt; withdrawn.

Total	$1,877,550
Corresponding week 1914	486,709
Jan 1, 1915 to date	27,662,044
Corresponding period 1914	12,439,639

Bronx.

The following are the sales that have taken place during the week ending April 30, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Augusta pl, 1118-20 (*), es, 163.3 n Eastern blvd, 50x100; due, $3,493.96; T&c, $113.30; Eugenie A Lohmann. 3,500

Tacoma st, nec St Lawrence av, see Tremont av, 1787.

239TH st E, swc Katonah av, see Katonah av, swc 239.

Blackrock av, 2156 (*), ss, 230 w Castle Hill av, 25x100; due, $1,945.33; T&c, $231.-18; Louis Diebold. 1,000

Katonah av (*), swc 239th, 100x105, vacant; due, $4,004.01; T&c, $805.08; Harry Lippman.

St Lawrence av, nwc Tremont av, see Tremont av, 1787.

Tremont av, 1787 (*), nwc St Lawrence av, runs n— to Tacoma xe95xs25xw43.3x nw5.3 to bey; due, $8,266.56; T&c, $791.91; Eliz A Dooling 6,000

Wickham av (*), es, 200 s Tillotson av, 150x100; due, $2,316.70; T&c, $265; Jane H Pierce, extrx. 2,000

HENRY BRADY.

Bartholdi st, 736 (*), ss, 100 w Holand av, 25x95; due, $5,106.90; T&c, $165.07; Marie E Fincke. 1,000

Bartholdi st, 738 (*), ss, 75 w Holland av, 25x95; due, $5,100.80; T&c, $135.39; Marie E Fincke. 1,000

JAMES L. WELLS.

Willett av (*), ws, 100 s 216th, 200x100; due, $5,387.85 T&c, $338.10; sub to mtg $5,000; Jas B Kilsheimer. 8,000

L. J. PHILLIPS & CO.

Givnn av (*), nec Lodovick av, 100x500; due, $6,598.13; T&c, $992.48; Delia A Holston. 1,000

Lodovick av, nec Givan av, see Givan av, nec Lodovick av.

D. PHOENIX INGRAHAM.

Fox st (*), nwc 156th, 100x100, vacant; due, $21,558.84; T&c, $2,797.88; Geo F Johnson. 500

156TH st E, nwc Fox, see Fox, nwc 156.

JAMES J. DONOVAN.

Crotona Park N, 743 (*), ns, 118.4 e Clinton av, 23x100, 2-stv fr dwg; due, $5,510.88; T&c, $129.64; Wm W Johnson et al trstes. 5,000

JACOB H. MAYERS.

Baker av (*), es, 50 n Penfield av, 50x 116.4; due, $1,158.71; T&c, $100; Geo J Puckhafer. 1,400

Total	$35,400
Corresponding week 1914	516,684
Jan 1, 1915 to date	2,188,756
Corresponding period 1914	2,299,848

Brooklyn.

The following are the sales that have taken place during the week ending April 28, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GOLD ST (*), ws, 250 s Willoughby av, 22.3x100.3; Sheriff's sale of all right, title, &c; Annie F Cross. 1,300.00

HERKIMER ST, ss, 220 w Utica av, 50x185; withdrawn

RUTLEDGE ST, ss, 80 w Marcy av, 20x100; Sheriff's sale of all right, title, &c; Jane A Murphy 5.00

S ELLIOTT PL (*), es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner. 15,100.00

VAN SICKLEN ST, ws, 304.3 s Av T, 122.8x ; Wm E Platt. 6,348.00

BAY 28TH ST, ses, 120 nw Benson av, 60x90.8; also BAY 28TH ST, ses, 200 nw Benson av, 100x90.8; also LOTS 1940 & 1941, block 31; Sheriff's sale of all right, title, &c; Geo A Conroy. 5.00

BROADWAY, ss, 200 e Bedford av, 95.5x74.1; Drexal Holding Co. 14,000.00

RAILROAD AV, es, 269.3 s Jamaica av, 45x175x irreg; Lena Blessing. 3,700.00

WILLIAM J. McPHILLIAMY & CO.

ADELPHI ST (*), ws, 84 s Myrtle av, 51.10x100; First Mtg Guar Co..... 25,000.00
ADELPHI ST (*), ws, 135.10 s Myrtle av, 51.10x100; First Mtg Guar Co... 25,000.00
CHANTCEY ST, ns, 350 n Ralph av, 50x81.3; T E Realty Co..... 4,000.00
DOBBIN ST, ws, 150 n Nassau av, 25x92.5; Wm Huus..... 1,300.00
ELTON ST (*), es, 375 n Liberty av, 25x80; Adelite Fry..... 1,000.00
E 57TH ST, es, 200 s Av T, 40x100; withdrawn..... —
W 15TH ST (*), es, 365 n Mermaid av, 40x108.10; Obermeyer & Liebmann.. 2,500.00
15TH ST (*), ns, 70 w 3 av, 27.10x100; Wm Gerber..... 9,000.00
70TH ST, ss, 300 e 8 av, 20x100; Mary L Shea..... 1,350.00
BEDFORD AV, ews, intersec ses Keap, 35x100; also BEDFORD AV, sws, 35 se Keap, 106x100; withdrawn..... —
CENTRAL AV, nes, intersec ses Gates av, 50x100; Catharyn Jessen..... 13,500.00
CONEY ISLAND AV, ws, 25 s Montauk ct, 100x100; A B Roberts..... 3,000.00
LOTS 174-185 (*), map of land of Asa W Parker in Bath Beach; Bank of Flatbush..... 9,200.00

JAMES L. BRUMLEY.

BRISTOL ST, ss, 186.1 s East New York av, 37x100; Shetland Co..... 15,700.00
MADISON ST, ns, 100 e Stuyvesant av, 30x100; Jno H Rowland..... 10,100.00
PACIFIC ST, ns, 200 w New York av, 20x120; adj May 14..... —
E 12TH ST, ws, 662 s Slocum pl, 34x100x irreg; Jacob Grossman, def.... 12,100.00

NATHANIEL SHUTER.

BRISTOL ST, es, 260 n Sackett, 80x110; Yetta Mensch..... 3,975.00
INDIA ST, ss, 200 w Oakland, 25x100; Jas K Duke..... 675.00
UNION ST, ss, 126.11 e 3 av, 25x129.10; Abr A Bines..... 3,600.00
BLAKE AV (*), ses Bristol, 110x100; Realty Supply Corpn..... 20,050.00

Total $207,898.00
Corresponding week 1914..... 150,175.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 4.

65TH ST, 18, ss, 120 w Mad av, 18x100.5, 4-sty & b stn dwg & 2-sty bk extension (vol).
88TH ST, 157, ns, 312.4 e Ams av, 13x100.8, 4-sty & c stn dwg (extrx).
LEXINGTON AV, 71, es, 74 s 26th, 24.8x100, 5-sty & b bk tnt (vol).
WADSWORTH AV, ws, 90 n 190th, 36.8x98, vacant (vol).

Bronx.

JOSEPH P. DAY.

MAY 4.

134TH ST, ss, 300 w Southern blvd, 50x70, vacant (vol).
135TH ST, ss, 45 w Brown pl, 75x100, vacant (vol).
CEDAR AV, es, 25.7 n 180th, 76.5x116.10x75x100, vacant (admtrx).
HEATH AV, swc Shrody pl, 170x153x87.6x165, vacant (vol).
ST ANNS AV, sec 134th, 100x80, vacant (vol).
UNDERCLIFFE AV, sec Palisade pl, 196x104.2 x x100 (vol).

Brooklyn.

WILLIAM P. RAE CO.

MAY 4.

BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes).
FULTON ST, 442-4, ss, 20.6 w Hoyt, runs w 37.10xs100xw xs25xe86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes).
LINCOLN PL, 228, ss, 170 w S av, 20x100, 3-sty & 4-sty stn dwgs, 20x100 (trstes).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 1 & 3.

No Legal Sales advertised for these days.

MAY. 4.

STANTON ST, 310; ns, 75 e Lewis, 22x75; 3-sty fr tnt & str, 2-sty ext; Jno C Gulick—Lena Boerick et al; Jno C Gulick (A), 132 Nassau; Eugene E Spiegelberg (R); due, $11,785.37; T&c, $656.05; James L Wells.
STANTON ST, 329, ss, 59.10 e Goerck, 21x81.3, 5-sty bk tnt & strs; Metropolitan Savgs Bank—Emma A Mayhew et al; A S & W Hutchins (A), 84 William; Harry N French (R); due, $14,054.70; T&c, $300; mtg recorded Aug 12, 1904; Henry Brady.
46TH ST, 440 W, ss, 275 e 10 av, 25x100.5, 4-sty bk bldg; N Y County National Bank—Frank Richards Laundry Supply Co et al; Kellogg & Rose (A), 115 Bway; Alphonse G Koelble (R); due, $6,956.55; T&c, $286.50; sub to mtg $10,000; Henry Brady.
68TH ST, 54 W, ss, 243.9 e Col av, 18.9x100.5, 4-sty & b stn dwg; Nati Savgs Bank of City of Albany—Clarence E Anderson et al; Rosendale, N Y; Hessberg & Haines (A), 57 State, Albany, N Y; Edgar H Rosenstock (R); due, $19,283.94; T&c, $1,036.95; Joseph P Day.
68TH ST, 26 W, ss 266 w Central Park W, 19x100.5, 4-sty & b stn dwg; City Real Estate Co Dan H Shea et al; Harold Swain (A), 176 Bway, Vance Hewitt (R); due, $21,392.05; T&c, $186.15; Mtg recorded Feb 27, 1897; Joseph P Day.
160TH ST, 117, ls, ns, 125 e Park av, 15x100.11, 2-sty & b stn dwg; N Y Investors' Corpn—Bella Rubel et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, $4,964.39; T&c, $186.15; mtg recorded Feb 27, 1897; Henry Brady.
116TH ST, 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stables, Archibald K Mackay et al trstes—Santa Ramona et al; Grenville B Winthrop (A), 6 Wall; A Welles Stump (R); due $14,326.30; T&c, $529.15; Henry Brady.
145TH ST, 274-6 W, ses 8 av, 2726-8.
RIVERSIDE DR, ns, 178.4 w 158th, 110.11x231.11 to cl 160th, x39.10x63.2x237.6, vacant; same—same; action 2; same (A); Geo Cogill (R); due, $17,800.52; T&c, $2,612.00; Henry Brady.
8TH AV, 2726-8, sec 145th (No 274-6), 40x100; 5-sty bk str; Farmers' Loan & Trust Co, trste—Fleischmann Realty Co, Inc, et al; Geller, Rabkin & Horan (A), 25 Exch pl; Abr Stern (R); due, $19,970.03; T&c, $70.50; Joseph P Day.

MAY 5.

ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
65TH ST, 170 W, see Canal, 67-71.
119TH ST, W, see Riverside dr, see Riverside, 468.
123D ST, 204 W, ss, 96 w 7 av, 16x100.11, 3-sty & b stn dwg; New Church Board of Publication—Adelaide G Hoyt et al; Walter B Safford (A), 32 Nassau; Harry S Goldstein (R); due, $9,666.79; T&c, $250; Joseph P Day.
175TH ST, 659 W, ns, 125 w Wadsworth av, 12.6 x100, 3-sty & b bk dwg; Emma E Odell—Jas Rowan et al; Jno C Gulick (A), 132 Nassau; Robt S Mullen (R); due, $5,615.37; T&c, $227.70; mtg recorded May 11 1895; Chas J Dunn.
LEXINGTON AV, 1795, es, 73.11 s 112th, 27x75, 5-sty bk tnt & strs; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A), 59 Wall; Horace E Deming (R); due, $21,479.12; T&c, $603.30; Joseph P Day.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A), 141 Bway; Phoenix Ingraham (R); due, $21,-415.80; T&c, $12,000; sub to 2 mtgs aggregating $365,000; Joseph P Day.
2D AV, 2453, ws, 74.11 s 126th, 25x105, 6-sty bk tnt & strs; Theo T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A), 271 Broadway; Herman Joseph (R); due, $26,713.67; T&c, $2,932.55; mtg recorded Apr 23, 1907; Samuel Marx.

MAY 6.

57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 55 Nassau; Abr Stern (R); partition; Joseph P Day.
106TH ST, 312 E, ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Frank G Wilde, trste, et al—Rubin Schlegman et al; Winthrop Stearns (A), 277 Bway; Wm Klein (R); due, $34,-022.08; T&c, $177.17; Joseph P Day.
BROADWAY, 832-4, es, 100.6 s 13th, 48x95.4x48x95.3, 10-sty bk loft & str bldg; Seamen's Bank for Savgs in City of N Y—Isidor Bach et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sol Kohn (R); due, $292,439.09; T&c, $4,908.82; mtg recorded Nov 25, 1908; Bryan L Kennelly.

MAY 7.

BROOME ST, 32, nec Goerck (Nos 22-4), 25x75, 7-sty bk tnt & strs; Sheriff sale of all right, title, &c, which Saml Rauch had on Dec 11, 1914, or since; Kaufman & Gisnet (A), 271 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

MAY 8 & 10.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 1.

No Legal Sales advertised for this day.

MAY 3.

WARREN ST OR AV, ws, 285.2 s Spuyten Duyvil pkway, runs w204.2xsw181.9xw114.1 to Johnson pkway, xse188.6xe82.3xse319xe150xn102.6x nw105xsw48.3xn383.6 to beg; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Deecke (A), Utica, N Y; Oliver A Davis (R); due, $9,350.22; T&c, $1,861.90; sub to pr mtgs aggregating $19,776.37; Henry Brady.
197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.
GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due $1,346.50; T&c, $1,158.89; sub to 4 pr mtgs aggregating $8,000; James J Donovan.
JOHNSON AV, see Warren st or av, ws, 285.2 s Spuyten Duyvil pkway.

MAY. 4.

161ST ST, 770 E, ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr str; Jane C Titus—Benj Rosen et al; Harold Swain (A), 176 Bway; Peter L Mullaly (R); due, $5,714.20; T&c, $250.85; Herbert A Sherman.

MAY 5.

BRONX PARK AV, 428, es, 75 s Lebannon, 25x100; Conrad Mulier, exr, &c—Fanny Shapiro et al; Edw A Acker (A), 287 Bway; Wm E Smith (R); due, $4,454.41; T&c, $400; Geo Price.

MAY 6.

167TH ST, 841 E, see 170th, 580 E.
170TH ST, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; 167TH ST, 841 E, nec Stebbins av, 25x92.6x100x61.3, 3-sty fr tnt & strs; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A), 51 Chambers; Benj F Gerling (R); due, $1,214.25; T&c, $733.40; Henry Brady.
PARK AV, 3428, es, 25.1 n Gouverneur pl, 25.1x90.10x24.7x90.11x24.8x95.2, 4-sty bk tnt & str; Kate B Murray vs Jas T Gaffney et al; Saml W Levine (A), 271 Bway; Alex U Zinke (R); due, $12,861.49; T&c, $45.05; Joseph P Day.

MAY 7.

168TH ST, 801 E, nwc Union av (No 1201), 96.3x22.6x96.1x26.7, 5-sty bk tnt; Helene Fuld et al—Geo C P Stolzenburg et al; Kurzman & Frankenheimer (A), 25 Broad; Chas Brandt, Jr (R); due, $23,155.61; T&c, $1,575; Henry Brady.
UNIVERSITY AV, es, 175 s Ogden av, 50x77.1 x77.1 to Ogden av x50x59.11x59.11 to beg, vacant; Park Mtg Co—Guidone & Galardi Co et al; Seybel & French (A), 41 Park Row; Enos S Booth (R); due, $6,258.29; T&c, $1,-472.83; Bryan L Kennelly.

MAY 8.

No Legal Sales advertised for this day.

MAY 10.

GRAHAM ST 1806, es, 51.5 n Morris Park av, 25x95; Chas J Wacker to al—Anna Soell et al; Clocke, Koch & Reidy (A), 391 E 149th; J Homer Hildreth (R); due, $3,578.71; T&c, $362.53 Geo Price.
CROTONA PKWAY, es, abt 170 n 176th, 31.2x 16.7x27.2, gore, vacant; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A), 320 Bway; Geo A Steinmuller (R); due, $556.48; T&c, $50; Geo Price.
TIEBOUT AV, 2255 ws, 250.8 s 183d, 18.5x74.10 x18.5x76.3, 2-sty bk dwg; Wm D Lent—Edmondson Constn Co et al; Jacob H Shaffer (A), 115 Bway; Ellsworth J Healy (R); due, $4,377.90; T&c, $318.30; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 1.

No Legal Sales advertised for this day.

MAY 3.

BERRIMAN ST, ws, 60.11 n Sutter av, 20x80; Max Abrams—Adolph Balizer et al; David P Goldstein (A), 132 Nassau, Manhattan; Louis P Goldberg (R); Nathaniel Shuter.
MONROE ST, ss, 325 w Patchen av, 16x100.1; Lizzie M Flower—Almira E White et al; Egbert K Van Beuren (A), 26 Pine, Manhattan; Chas S Guthrie (R); Wm P Rae.
S 3D ST, ns, 189.9 w 8th; Florence M Klein—Geo E Dillingham et al; Meier & Van Derveer (A), 141 Bway, Manhattan; Burt L Rich (R); Wm P Rae Co.

MAY. 4.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
BERGEN ST, ss, 75 w Rochester av, 20.7x85; Adelheit Kohlman—Antonio Mellillo et al; Edw G Nason (A), 350 Fulton; Frank X McCaffry (R); Wm J McPhilliamy & Co.
E 4TH ST, ws, 90 s Caton av, 25x100; Brooklyn Institute of Arts & Sciences—Thos J Nicholl et al; Harry L Thompson (A), 175 Remsen; Jas P Judge (R); Wm J McPhilliamy & Co.
E 36TH ST, ws, 140 n Av K, 20x100; Aletta L Steenhulsen—Eliza F Stearns et al; Hubbard & Rushmore (A), 28 Court; Saml M Hubbard (R); Wm J McPhilliamy & Co.
E 36TH ST, w s, 160 n Av K, 20x100; Harmanus B Hubbard exr—Eliza F Sterns et al; Hubbard & Rushmore (A), 26 Court st; Samuel Widder (R); Wm J McPhilliamy & Co.
48TH ST, ns, 120 w 6 av, 20x100.2; Kathrina Stecher et al—A Sidney Galitzka et al; Jno J Bakerman (A), 5204 5 av; Chas E Francis (R); Nathaniel Shuter.
67TH ST, ns, 200 w 14 av, 20x100; Jno J Butler—Michl J Grady et al; Andw F Van Thun, Jr (A), 189 Montague; Chas K Landesberg (R); Wm J McPhilliamy & Co.
72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliamy & Co.
79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.
79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.
ATLANTIC AV, ss, 50 w Stockman, 19.4x100; Frank Lopardo—Nicholas Grasso et al; Israel M Lerner (A), Pulitzer Bldg; Felix Reifschneider (R); Nathaniel Shuter.
BEVERLY RD, nwc E 29th, 98.2x374.2x irreg; Albany Heights Realty Co—Tilden Constn Co et al; Wm H Good (A), 44 Court; Wallace N Vreeland (R); Wm J McPhilliamy & Co.
NEPTUNE AV, sec 36th pkway, 309.6x140.5; Larina Sawyer et al—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm P Rae.
5TH AV, nwc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliamy & Co.

Legal Sales, Brooklyn, Continued.

57TH AV, nec 63d, 40x100; David Adler Jacob Schaefer, Jr, et al; Howard O Patterson (A), 215 Montague; Chas S Warbasse (R); Wm J McPhilliamy & Co.

18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Dani Almond Co et al; Henry J Davenport (A), 375 Pearl; Richmond L Brown (R); Wm J McPhilliamy & Co.

MAY 5.

HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100; Jacob Schaer Mary C Devere et al; Gustavus S Smith (A), 134 Bway; Jno L Mitchell (R); Nathaniel Shuter.

RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift-Orlando R Stevens et al; Francis Joran (A), 207 Ryerson; Edw Kelly (R); Jas L Brumley.

E 7TH ST, ws, 488.11 n Church lane, 40x100; Godfrey H Bachman et al—Bertha A Brobst et al; Henry J Davenport (A), 375 Pearl; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

E 10TH ST, ws, 514 n Av P, 26x100; Broadway Trust Co—Chas T Mauder et al; Henry D Lott (A), 164 Montague; Saml Y Gitlin (R); Nathaniel Shuter.

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian LaMoyne et al; Cullen & Dykman (A), 177 Montague; Peter P Smith (R); Wm J McPhilliamy & Co.

BEVERLY RD, ss, 20 w Bedford av, 20x75; Lelia P Cowhill—Geo E Wilson et al; Clarence F Corner (A), 375 Pearl; Fredk Cobb (R); Wm J McPhilliamy & Co.

CANARSIE AV, ns, 60 e E 29th, 20x92.10; Brooklyn Children's Aid Society—Abr Brodsky et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

DORCHESTER RD, ss, 65.5 w Stratford rd, 70.8x174.1; also STRATFORD RD, es, 260 s Dorchester rd, 40x100; also STRATFORD RD, es, 540 s Dorchester rd, 59.1x109.1; also STRATFORD RD, nwc Ditmas av, 72.6x81; Broadway Trust Co—Irving W Farquharson et al; Henry D Lott (A), 164 Montague; Everett Caldwell (R); Jas L Brumley.

FLATBUSH AV, nwc Ditmas av, —x—, to E 22d; also EAST 22D ST, es, 60.3 n Ditmas av, 42.2x182.5x irreg; Saml Hess—Marcus Bldg Co et al; Cook & Benjamin (A), 189 Montague; Jos J Speth (R); Nathaniel Shuter.

MAY 6.

MIDWOOD ST, ns, 180 e Rogers av, 25x100; Brooklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A) 164 Montague; Chas M Travis (R); Wm J McPhilliamy & Co.

72D ST, ns, 420 e Narrows av, 20x100; Nathan Friedman—Max Aufrecht et al; Saml Bitterman (A), 309 Bway, Manhattan; Albt A Weinstein (R); Nathaniel Shuter.

84TH ST, sws, 100 se 15 av, —x109.10x irreg; City of N Y—Albt I Sire et al; Frank L Polk (A), Municipal Bldg; Jacob Peyser (R); Wm J McPhilliamy & Co.

BEDFORD AV, ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank of Brooklyn—Hermine Kuhlman et al; Cullen & Dykman , 177 Montague; Jose E Pidgeon (R); Wm P Rae.

BENSON AV nes, 80 nw Bay 13th, 28.4x125; Mabel A Patterson—Jos B Siliman et al; Howard O Patterson (A), 215 Montague; Albt J Baruth (R); Wm J McPhilliamy & Co.

BROADWAY, sws, 25 se Ellery, 25x101.9x irreg; Jacob N Herrle—Harry Miller et al; Robt E Moffett (A), 894 Bway; Henry B Ketcham (R); Wm J McPhilliamy & Co.

DRIGGS AV, swc Leonard, 95.7x129.4x irreg; Margt S Manson—Henry Metzinger et al; Julius Siegelman (A), 887 Manhattan av; Herman S Bachrach (R); Nathaniel Shuter.

MAY 7.

BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Francis H Macy, Jr—Mary A Gally et al; Cary & Carroll (A), 59 Wall Manhattan; Richard Hollman (R); Jas L Brumley.

WARWICK ST, es, 120 n Hegeman av, 20x100; Philip Sachs—Conrad Hecke et al; Action 2; Louis N Joffe (A), 299 Bway, Manhattan; Wm Murray (R); Nathaniel Shuter.

E 10TH ST, es, 292 n Av K, 32x100; Greater New York Development Co—Victoria M Price et al; Walter P Lindsay (A), 261 Bway; Frank Wasserman (R); Nathaniel Shuter.

BEDFORD AV, sws, intersec ses Keap, 35x100; also BEDFORD AV, sws, 35 se Keap, .06x100; Zena Lichtenstein—Helen R Miller et al; Abr P Wilkes (A), 61 Park Row, Manhattan; Asa F Smith (R); Wm J McPhilliamy & Co.

BELMONT AV, sec Osborn, 25x100; Sheriff's sale of all right, title, &c, which Jacob Neufeld had on Dec 24, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.

NEW LOTS RD, ss, 160.8 e Van Sinderen av, 51.2x99.7x irreg; Isaac Goldberg et al—Verenewl Realty & Constn Co et al; Saml A Telsey (A), 44 Court; Fred G Milligan, Jr (R); Nathaniel Shuter.

5TH AV, ws, bet Carroll & Garfield pl, Lot 52; Rudolph Wallach Co—Margt O'K Seitz et al; Aug Weymann (A), 68 William; Stockbridge Bacchus (R); Wm P Rae.

MAY 8.

No Legal Sales advertised for this day.

MAY 10.

BARRETT ST, ws, 300 n Sutter av, 159.6x 99.11; Isaac Solomnowitz—The I & J, Inc, et al; Abr H Spigelgass (A), 44 Court; Jno F Coffin (R); Wm J McPhilliamy & Co.

72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer—Bridget Rice et al; J Hunter Lack (A), 40 Court; Peter W Ostrander (R); Jas L Brumley.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliamy & Co.

BEDFORD AV, ws, 530 s Clarendon rd, 60x 100; Henry Berberich—Forrest Parkview, Inc, et al; Milton Hertz (A), 391 Fulton; Harold J Dowden (R); Nathaniel Shuter.

BROOKLYN AV, ws, 107.5 n Linden av, 80x 95.6x irreg; Martha N Dillier Harry W Ferron et al; Thos H Williams (A), 555 Decautr; Jas J Duggan (R); Wm P Rae.

EVERGREEN AV, swc Covert, 25x82; Albert F Secker—Bessie Lang et al; Chas Reinhardt (A), 756 Flushing av; Jno H Fluery (R); Nathaniel Shuter.

OCEAN PKWAY es, 100 n Beverly rd, 100x 150; Lancastershire Realty Co et al—Comet Constn Co et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Grover M Moscowitz (R); Nathaniel Shuter.

VOORHIES AV, nwc E 16th, 120x100; Ritter, Schwartz & Cohen, Inc—Madlin, Inc, et al; Jos J Schwartz (A), 361 Stone av; Mortimer Brenner (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 24.

99TH ST, 211 E; Rachel A Friend, trste—Wm Welkowitz et al; Levy & Frankenthaler (A).

116TH ST, 407 E; Sarah Larschan—Raffacia Astarita Realty Co et al; S J Liebeskind (A).

APR. 26.

ATTORNEY ST, ws, 160 s Rivington, 20x100; Morris Rosenfield—Lena Reich et al; H Gottlieb (A).

WOOSTER ST, 205; Albany Savgs Bank—Fannie Hamlin et al; Tracey, Cooper & Townsend (A).

183D ST, ns, 180 e 11 av, 20x99.11; Allen T Miner—Alexander D Duff et al; A Wilson (A).

2D AV, 2126; Pauline Myers—Elka Raskin et al; W C Orr (A).

APR. 27.

MADISON ST, 330-36; Hugh R Hill, trst—Ludwig Zodikow et al; F T Hill (A).

93D ST, 156 E; Arthur F Randolph et al—Mary A Thornton et al; H Swain (A).

1ST AV, 156; Chas Hoefler—Max Heller et al; Davis & Davis (A).

APR. 28.

GREENE ST, 31; Robt L Redfield, trste—Amelia W Boardmen et al; R P Lydon (A).

22D ST, 133 W; City Real Estate Co—Teresa Rowan et al; amended; H Swain (A).

29TH ST, 503½ & 515 W; Abr L Werner 515 W 29th St Co, Inc, et al; Kurzman & Frankenheimer (A).

62D ST, ss, 250 w 10 av, 25x100.5; trste of the Leake & Watts Orphan House in City of N Y—Star Mtg Co et al; Nash & Jones (A).

98TH ST, ns, 100 e Mad av, 50x100.11; Mollie Hirshfeld—Owners' Standard Realty Corpn et al; C L Hoffman & H A Friedman (A).

123D ST, ns, 324.6 e 1 av, 16.8x100.11; Emigrant Industrial Savgs Bank—Louis S Barnard et al; R & E J O'Gorman (A).

133D ST, 66 W; Jno M Bowers—Mary D Smith et al; M S Borland (A).

139TH ST, 44-50 W; 2 actions; Wilhelmina K Gronholz—Henry C Parker et al; A Waxenbaum (A).

PLEASANT AV, swc 121st, 20.10x76.5; Emigrant Industrial Savgs Bank—Chas E Lansing et al; R & E J O'Gorman.

APR. 29.

LUDLOW ST, 17; Luis De Errazu—Isaac E Seikevitz et al; Baylis & Sanborn (A).

WEST HOUSTON ST, 21; U S Trust Co of N Y—Ferdinand H Mela et al; Stewart & Shearer (A).

28TH ST, 41 & 43 E; W Forbes Morgan, Jr—Inner Circle Realty Corpn et al; Gerard & Smyth (A).

62D ST, ss, 275 w 10 av, 25x100.5; Louis T Lehmeyer—Bertha Steinbuehler et al; M S Marden (A).

72D ST, ss, 495, w West End av, 101.3x102.2 to 71st; Metropolitan Life Ins Co—59th St Real Estate Co et al; Woodford, Bovee & Butcher (A).

128TH ST, ss, 208.4 e 8 av, 20.10x99.11; Jane E Barney— Helen D White Haight et al; amended; L S Goebel (A).

ST NICHOLAS AV, es, 50 n 178th, 100x100; Allenel Constn Co—Tacoma Constn Co et al; Wolf & Kohn (A).

APR. 30.

BROOME ST, ns, 75 w Pitt, 25x100; Emanuel Moses—Henry Hyman et al; A Appel (A).

CHARLES ST, swc Waverly pl, 75x38.10; Isaac Marx Margt M Fritz et al; F de P Foster (A).

25TH ST, ns, 127.6 w 9 av, 22.6x98.9; Emigrant Industrial Savgs Bank—Ellen Reynolds et al; amended; R & E J O'Gorman (A).

29TH ST, nec Madison av, 78x37.6; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc et al; amended; H Swain (A).

68TH ST, ns, 106 e Columbus av, 22x100.5; N Y Savgs Bank Attilia C Keene et al; J A Dalton (A).

70TH ST, 307-11 W; two actions; Lawyers Mtg Co—Directors' Realty Holding Co et al; Cary & Carroll (A).

85TH ST, ss, 325 w W End av, 50x102.2; two actions; Baron de Hirsch Fund—Aldebaran Co et al; M S & I S Isaacs (A).

108TH ST, 108-10 E; two actions; Bridget C Sullivan Jacob Pawel et al; R X Brown (A).

123D ST, 414 E; Eleanor Le Roy—Gennaro Del Genio, adm; amended; Bowers & Sands (A).

CONVENT AV, ws, 193.6 s 133d, 135.5x127.5; Lawrence Holding Co—Austin B Fletcher, trste; L Manheim (A).

LEXINGTON AV, 1693; Montefiore Home & Hospital for Chronic Diseases Caroline Jaeger et al; Stroock & Stroock (A).

MADISON AV, es, 51.4 n 120th, 16x89; Lawyers Mtg Co Granby Corpn et al; Cary & Carroll (A).

Bronx.

APR. 23.

ROSELLE ST, sec Poplar, 29.6x100.4; Kittie E Paul—M J Regina Dillon et al; Strang & Taylor (A).

169TH ST, 457 E; Isidore Simon—Louis De Vos et al; M Wolff (A).

BRYANT AV, ws, 475 n Randall av, 25x100; Lorilliard Spencer 3d Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

BRYANT AV, ws, 500 n Randall av, 25x100; Isabella C King—Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

BRYANT AV, ws, 525 n Randall av, 25x100; Eliz G Hardy Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

RYER AV, ws, 475 s Irving, 50x100; Josiah H DeWitt as gdn—Field Realty Co et al; Kiddle & Margeson (A).

VYSE AV, ws, 25 s 181st, 25x100; Carrie L Ancer Jno E Liedrman et al; J J McBride (A).

LOT 312, map of Unionport; Jas Tierney—Anne Maxwell et al; M Wolff (A).

LOT 867, w half, map of Village of Wakefield; Ivetta T Searles as admtrx Mary A Atkinson; J Holden (A).

APR. 24.

No Foreclosure Suits filed this day.

APR. 26.

153D ST, ss, 250 w Courtlandt av, 50x100; Benj Einbigler—Sol Sobol et al; S J Jacobs (A).

APR. 27.

184TH ST, es 192.6 nw Webster av, 40.4x80.9; Maks Weiss Grosant Constn Co et al; N Friedman (A).

NELSON AV, es, 189.9 n 165th, 15.8x92.8; Louise Schroeder—Jasper Bayne Co et al; H Wendt (A).

LOT 160, Map of building lots in 24th Ward nr Williamsbridge Station of N Y & Harlem R R; Lois Carolyn Freedman—Francesco Attardo et al; M Marks (A).

LOT 331, Map of Portion of Hunt Estate, Van Nest Station; Henry Dressel et al—Marks Wolff et al; G Frey (A).

APR. 28.

176TH ST, ss, 336.7 e Anthony av, 21.8x122.9; National Surety Co—Carolina Wenninger et al; W R Page (A).

176TH ST, ss, 358.5 e Anthony av, 21.8x112.7; National Surety Co—Carolina Wenninger et al; W R Page (A).

213TH ST, ns, 400 w 5 av, 50x100; Jeanne Marie Eugenie Viala—Bartholomew O'Connor et al; Williamson & Bell (A).

PROSPECT AV, es, 217.3 s 180th, 33.04x150.2; Wm B Pritchard et al, as trstes—Giosue Galiani et al; Carrington & Pierce (A).

TREMONT AV, ss, 380.3 e Anthony av, 21.8x 128.1; National Surety Co—Carolina Wenninger et al; W R Page (A).

APR. 29.

No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 22, 23 & 24.

No Judgments in Foreclosure Suits filed these days.

APR. 26.

44TH ST, ns, 200 w 5 av, 50x100.5; Viola M Flannery—15 W 44th St Co, Inc; Benj Trapnell (A); Augustine R R McMahon et al; due 129,841.88

150TH ST, ss, 125 w Bway, 130x99.11; Jacob Strauss—Bermuda Realty Co, Inc; David Steckler (A); Henry J Goldsmith (R); due 8,458.60

APR. 27.

ALBANY ST, sws, 65.11 se West, 18.8x 58x irreg; Seamen's Bank for Savgs in the City of N Y—West Side Improvement Co; Cadwalader, Wickersham & Taft (A); Norbert Heinsheimer (R); due 29,244.44

APR. 28.

No Judgments in Foreclosure Suits filed this day.

Bronx.

APR. 23.

LAFAYETTE AV, ws, adj land of W Sembler at City Island; Lucy Webber Jordan—Grace Robertson Hyndman et al; M V W Hall (A); P L Mullaly (R); due 1,265.60

APR. 24.

No Judgments in Foreclosure Suits filed this day.

APR. 26.

PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A); L J Curren (R); due 31,195.83

APR. 27.

LOTS 207, 209 & 211, map 1 of Supreme Court, Valentine V Brady; Caroline Gareiss—Wm Crowley et al; G Frey (A); J P Hennessy (R); due..... 3,652.85

APR. 28.

LOT 627, map of Wakefield, 24th Ward; Jas Wilson—City of New York et al; J L Zoetzl (A); C S Hayes (R); due 2,174.02

APR. 29.

135TH ST, 697 E; Jennie F Tuetel Jennie Davis et al; C Oakes (A); M P Doyle (R); due..... 3,588.47

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 24.

No Lis Pendens filed this day.

APR. 26.
BROADWAY, nwc 67th, 131.8x75.5xirreg; also BROADWAY, ws, 84.9 s 68th, 28x159.2xirreg; T Dwight Poucher —Lincoln Society of Friends et al; counterclaim; Eisman, Levy, Corn & Lowine (A).

3D AV, es, 25.5 s 55th, 25x60; 2D AV, ws, 25.4 s 56th, 25x100; also LEXINGTON AV, es, 60.5 s 72, 20x80; Anna T Kinnicary —Jno A Leamy et al; partition; M Sulzberger (A).

7TH AV, 2326; Tenement House Dept of the City of N Y—No 2326 7th Av; action to declare lien; F L Polk (A).

APR. 27.
59TH ST, 200 W; Galard Co—Sol Bloom; action to declare lien; W M Kilcullen (A).

APR. 28.
ALLEN ST, 81; same—Aaron Wartels et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 82; same—Simon Ginsberg et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 11 & 11½; Manhattan Ry Co—Edith Epstein et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 20; same—Max Levin et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 22-24; same—Max Levin et al; action acquire title; J L Quackenbush (A).
1ST AV, 8 & 10; same—Simon Shapiro et al; action acquire title; J L Quackenbush (A).
1ST AV, 17; same—Philip Bauer et al; action acquire title; J L Quackenbush (A).
1ST AV, 56; same—Kath Witt et al; action acquire title; J L Quackenbush (A).
1ST AV, 61; same—Israel W Schenker et al; action acquire title; J L Quackenbush (A).
1ST AV, 96-98; same—Jennie Gordon et al; action acquire title; J L Quackenbush (A).
1ST AV, 139-41; same—Mary Hillobardn et al; action acquire title; J L Quackenbush (A).
1ST AV, 313; same—Maria Padian et al; action acquire title; J L Quackenbush (A).
1ST AV, 326; same—Wm Wertheimer et al; action acquire title; J L Quackenbush (A).
1ST AV, 342; same—Charlotte Schmeyer; action acquire title; J L Quackenbush (A).
1ST AV, 361; same—Cath Padian; action acquire title; J L Quackenbush (A).
2D AV 426-30; same—Michl J Adrian Corpn; action acquire title; J L Quackenbush (A).
2D AV, 445; same—Ida M Faber et al; action acquire title; J L Quackenbush (A).
2D AV, 446-48; same—Geo M Adrian et al; action acquire title; J L Quackenbush (A).
2D AV, 447; same—Geo M Adrian et al; action acquire title; J L Quackenbush (A).
2D AV, 459; same—Annie Padian et al; action acquire title; J L Quackenbush (A).
2D AV, 472-76; same—Geo F Martens et al; action acquire title; J L Quackenbush (A).
2D AV, 493; same—Susan M Baker et al; action acquire title; J L Quackenbush (A).
2D AV, 568; same—Mary Dorsch et al; action acquire title; J L Quackenbush (A).
2D AV, 585; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
2D AV, 637; same—Margt C Scully et al; action acquire title; J L Quackenbush (A).
2D AV, 692-94; same—Louis Gordon et al; action acquire title; J L Quackenbush (A).
2D AV, 695; same—Robt Goldberg et al; action title; J L Quackenbush (A).
2D AV, 839; same—Jno H Haaren, trste, &c, et al; action acquire title; J L Quackenbush (A).
2D AV, 884-92; same—Isaac Untermeyer et al; action acquire title; J L Quackenbush (A).
2D AV, 915; same—Anna Epstein et al; action acquire title; J L Quackenbush (A).
2D AV, 1058; same—Benj Schwartz et al; action acquire title; J L Quackenbush (A).
2D AV, 1063; same—Mation A Smith et al; action acquire title; J L Quackenbush (A).
2D AV, 1357 to 1363; same—Susan Mount; action acquire title; J L Quackenbush (A).
2D AV, 1394; same—Walton Realty Co et al; action acquire title; J L Quackenbush (A).
2D AV, 1444-46; same—Jno Trunk et al; action acquire title; J L Quackenbush (A).
2D AV, 1463; same—Abr Wolff et al; action acquire title; J L Quackenbush (A).
2D AV, 1468; same—Jonas Weil et al; action acquire title; J L Quackenbush (A).
2D AV, 1490; same—Saml Ulmar et al; action acquire title; J L Quackenbush (A).
2D AV, 1547; same—Peter Doelger Brewg Co et al; action acquire title; J L Quackenbush (A).
2D AV, 1591; same—Wm H Steinkamp et al; action acquire title; J L Quackenbush (A).

APR. 29.
GRAND ST, 383 & 383½; Mabel A Minaldi—Peter A Minaldi et al; amended partition; E L Bushe (A).
11TH ST, 432 E; Tenement House Dept of City of N Y—No 432 E 11th St et al; action to declare lien; F L Polk (A).

APR. 30.
BROADWAY, es, 101.7 s Hillside, —x—; Kiowa Realty Co—Martin Montrose Molenaor et al; action to determine claim, &c; Eisman, Levy, Corn & Lewine (A).

Bronx.

APR. 23.
ELSMERE PL, ns, 96.2 e Marmion av, 75x100; Grand Boulevard Holding Co—Coyne & Delany Co, Inc; action to release judgment; Miller & Hartcorn (A).
LOT 24, blk 2625, sec 10 on tax map; Chas C Dietsch, Jr—Mary E Connellon et al; action to foreclose transfer of tax lien; Ferriss & Storck (A).

APR. 24.
No Lis Pendens filed this day.

APR. 26.
No Lis Pendens filed this day.

APR. 27.
No Lis Pendens filed this day.

APR. 28.
No Lis Pendens filed this day.

APR. 29.
No Lis Pendens filed this day.

Brooklyn.

APR. 22.
OLIVER ST, ns, 250 w Marine av, 50x200; Albert E Schroder—Wm F Kenny & ano; J H Lack (A).
OSBORN ST, ws, 150 s Newport av, runs w100 xn80xw83.6xs—xe—xn350 to beg; Harman Wermann—Arthur Wright et al; Kiendl & Sons (A).
TAYLOR ST, 100; Max Nadler—Lizzie Posaner & ano; to create a trust; E P Sobel (A).
17TH ST, nes, 350 nw 8 av, 28x90.2; 44TH ST, 1325, 1329 & 1333 to 1335; also AV F, ns, 80 w Gravesend av, 20x80; also 40TH ST, ns, 520 w 12 av, 20x95.2; 45TH ST, nes, 120 nw 15 av, 20x100.2; 45TH ST, nes, 160 nw 15 av, 20x100.2; REEVE PL, nec Prospect av, 5x109.11x41.1x104; AV Q, nwc W 13th, 80x100; MINNA ST, ss, 542.6 w Chester av, 20x100; LOTS 74 to 79, 110 to 119, 122, 124 to 127, 355 to 359, 361 to 364, 376, 377, 379 to 386, 393 to 396, 410 to 413, 418 to 421, 431 to 433, 461 & 462, Map of land of heirs of Geo Marquand, dec'd; Emma Schleesteun—Behrens Estate Corpn et al; to set aside deed; Kurzman & Frankenheimer (A).
50TH ST, nes, 180 se 19 av, 20x100.2; Jacob G Dittmer Camille A Trillard et al; H. M. Bellinger, Jr (A).
59TH ST, sws, 100 se 2 av, 100.2x250; Union Hts Realty Co —Peru Realty Co et al; B R Duncan (A).
86TH ST, nes, 100 nw 24 av, 36x100; Bklyn Trust Co—Abram F Bucher et al; H M Bellinger, Jr (A).
AV J, ns, 40 e E 13th, 40x100; Chas B Cook—Photo Theatres Co et al; C F Corner (A).
CHURCH AV, 2836; also ERASMUS ST, 28; East Bklyn Savgs & Loan Assn—Mary L Hefferman et al; W L Durack (A).
DE KALB AV, ws, 150 sw Hamburg av, 25x100; Emil Scherrer Mary Praetz et al; G M Schinzel (A).
FARRAGUT RD, nwc E 21st, 50x100; Mary Thompson—Jas F McKernon et al; H L Thompson (A).
FRANKLIN AV, ws, 308.4 s Myrtle av, 21.4x 154.6; also FRANKLIN AV, ws, 329.10 s Myrtle av, 7x154.6; Eagle Savgs & Loan Assn —Harry Aronson et al; J C McLeer (A).
NEW YORK AV, ws, 152.3 s Church av, 22.3x 102.6; M Annette Brush—Ethel Emmerich et al; H B Brush (A).
WAREHOUSE AV, ws, 95 n Mermaid av, 40x 118.10; Compon of Reformed Dutch Church—Jno E Oberly et al; C L Livingston (A).
LOT 4, Map of Terhune prop in Flatlands & Gravesend, with certain exceptions thereof; N Y Mtg & Security Co Ned A Stanley et al; H M Bellinger, Jr (A).

APR. 23.
BERRIMAN ST, ws, 275 s Blake av, 25x100; Phebe M McKee—Anna M Stackler; Kiendl & Sons (A).
HASTINGS ST, es, 220 s Hampton av, 80x100; Leavitt J Hunt—Manhattan Beach Cottage Co et al; Hunt, Hill & Betts (A).
HULL ST, es, 291.5 e Stone av, 25x100; N Y Investors Corpn—Gerhard Mathis et al; T F Redmond (A).
POWELL ST, es, 300 s Livonia av, 100x100; Stone Av Realty Co—Plymouth Impt Co; A Rockmore (A).
PROSPECT PL, swc Hopkinson av, 20x80; Sarah Mandelbaum—Sadie Meyersohn et al; specific performance; S S Schwartz (A).
VANDERBILT ST, nwc Prospect av, runs n 100xw100xs100xe44.5xs100 to beg; also VANDERBILT ST, nwc Prospect av, runs n100 xw64.5xs102xw20xs90xe84.5 to beg; also VANDERBILT ST, nec 18th, runs n90xe80xs90xw 85.5 to beg; F D Creamer & Co—Puritan Land Co et al; J H Watson (A).
BAY 17TH ST, ses, 103 ne Benson av, 50x96.8; Nathan Edelman—Nathan I Slutzky & ano; E A Deutschman (A).
41ST ST, nes, 200 nw 14 av, 20x100.2; Louis Kalmanowitz—J J Lack Constn Co et al; Ginzburg & Pecker (A).
42D ST, sws, 140 nw 15 av, 360x100.2; Omnis Corpn—Urban Realty Co et al; Reynolds & Geis (A).
43D ST, nes, 240 nw 15 av, 100x100.2; Omnis Corpn—Urban Realty Co et al; Reynolds & Geis (A).
46TH ST, nc 11 av, 80x80.2x79.11x80.2; Title Guar & Trust Co—Benburb Realty & Constn Co et al; T F Redmond (A).
86TH ST, nec 14 av, 60x—x57.5x100; also 80TH ST, swc 14 av, 200x600; also 80TH ST, sec 14 av, 74.4x200x63.1x—; also 81ST ST, swc 14 av, 200x600; also 81ST ST, sec 14 av, 80.4 x200x72.8x—; also 82D ST, sec 14 av, —x—; Isaac C Collier—Herald Constn Co et al; G Buechner (A).
ALABAMA AV, nwc Blake av, 20x80; Jno Schumacher—Louis Rosenberg et al; M S Feiler (A).
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing —Wm A A Brown et al; H L Compon (A).
OVINGTON AV, ss, 221.7 e 2 av, 40.3x79.4x40x 74.5; Aaron Schoenfeld—Eliz Maher et al; M Reizenstein (A).
PARKSIDE AV, ss, 344.6 e St Pauls pl, runs e43.9xs110.6xw43.9xn110.6 to beg; Parshelsky Bros—Clayton Co Builders et al; foreclosure mechanics lien; H S & C G Bachrach (A).
SNEDIKER AV, es, 150 n Heggeman av, 20x100; Wm B Van Horn—Harry Schneider et al; Hubbard & Rushmore (A).
VARKENS HOOK RD, es, at int n land of Kowenhoven, runs e250xn—xw230xs— to beg; Danl J Donovan—Kath Schlichting; specific performance; S C Buechner (A).
ALL real prop, bridges, trestle work & structures connected therewith, beginning from 4 av at 65th to 86th, erected for and used by & known as Sea Beach Line of N Y, Municipal R R Corpn, with buildings, stations, tracks, ties, spikes & appurtenances, together with all rolling stock & land upon which the tracks & rolling stock are situated; Michl J Callahan as trste in bankruptcy of Phoenix Concrete Steel Co—O'Brien-Sivori Co et al; foreclosure of mechanics lien; Pressinger & Newcombe (A).

APR. 24.
VERMONT ST, es, 220 s Sutter av, 20x100; Sarah Kantor—Sarah Silinsky et al; Jerome, Rand & K (A).
VERMONT ST, es, 240 s Sutter av, 20x100; same—Yetta Sparago et al; same (A).
VERMONT ST, es, 200 s Sutter av, 20x100; same—Sarah Silinsky et al; same (A).
VERMONT ST, nec Blake av, 20x100; same—Philip Bloom et al; same (A).
VERMONT ST, es, 20 n Blake av, 20x100; same—Abr Ferman et al; same (A).
E 34TH ST, ws, 500.2 n Vernon av, 80x100; Frank Mescia—Julia Nicholas et al; foreclosure mechanics lien; N Selvaggi (A).
BAY 38TH ST, ws, 300 n Benson av, 96.8x180; Jos Grillo—Louis Velotta; to reform 3 contracts; Foley & Martin (A).
NEWKIRK AV, sec Ocean av, 45.11x124.11; Victor Errante—Kirknew Realty Corpn et al; foreclosure mechanics lien; I Solomon (A).
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Sophie V Minasian—Sarah Pollack et al; G A Minasian (A).
LOT 7, map of prop showing location 719 houses in 6 Ward; Anna Pekowsky—Cath Collins; M Monfried (A).

APR. 26.
ESSEX ST, es, 450 s Blake av, 50x100; ESSEX ST, es, 425 s Blake av, 25x100; Celia Moliver—Maria Myerhoff et al; J Taylor (A).
LAKE ST, ws, 162.6 n 2 pl, 39x157; Louis Joseph—Chas C Overton & ano; G M Moscowitz (A).
PACIFIC ST, ss, 230.6 e Rochester av, 16.10x 107.2; Celia Moliver—Jos Hopkins, Jr, et al; J Taylor (A).
ST JOHN'S PL, ss, 100.10 e Schenectady av, 40x 115; ST JOHN'S PL, ss, 190.10 e Schenectady av, 74x120; Geo Myers—Regis Amusement Co et al; L & J Weinberger (A).
WILSON ST, nwes, 220 sw Wythe av, 15x100; Jno E Bauer Cath L Rhatigar & ano; H A Miller (A).
41ST ST, ss, 100 w 14 av, 40x100.2; August H Meyer—Urban Realty Co et al; M S Feiler (A).
41ST ST, ss, 140 w 14 av, 20x100.2; Katharina Muller—Urban Realty Co et al; M S Feiler (A).
AV P, sec E 18th, 40x100; Mary E Dunham—Cath T Fitzsimmons & ano; H Peake (A).
VAN SICLEN AV, ws, 74 s Sutter av, 18x95; Gesine Angel—Max Ackerman et al; L C Wills (A).

APR. 27.
BERKELEY PL, sws, 130 se 6 av, 20x100; Eagle Savgs Loan Co—Ella M Haight et al; J C McLeer (A).
DEGRAW ST, sec Bedford av, runs e134.6xs100x e8xs85.7xw70xs57.9xw73xnw30.1xn107.2 to beg; M M Dowdeswell Co—Carmina Camardella; foreclosure mechanic's lien; E R Mead (A).
HOPE ST, 155; Dora Nass—Abraham I Bleistift et al; Jonas Lazansky & N (A).
SMITH ST, sec 4th, 22.6x59.1x9.9x63.2; Frank Viehmann—Walter L Viehmann et al; partition; W L Post (A).
E 3D ST, ws, 171 n Av J, 100x241; Barbara Holding Co—Vanadrian Bldg Co et al; Van Alen & Dyckman (A).
E 9TH ST, ws, 140 n Av C, 20x100; Stephen C Halstead—Fannie C Farnan et al; G W Pearsall (A).
E 11TH ST, es, 208.2 n Ditmas av, 40x100; Elmer E O'Donnell—Howard K Mackenzie et al; Watson & Kristeller (A).
59TH ST, sws, 260 nw 13 av, 40x100.2; Morris Wolsk—Peter A Minakaki et al; to reform a deed; C L Douns (A).
62D ST, nes, 500 nw 15 av, 79.10x75.4x85.9x37.7; Theresa Bragin—Herman Desbrock; specific performance; Levy, Gutman & G (A).
66TH ST, sws, 280 nw 14 av, 40x100; 66TH ST, sws, 180 se 13 av, 40x100; Leonardo Normondo —Pasquale Calabrese & ano; F Pascarella (A).
MYRTLE AV, ss, 56.6 w Hamburg av, runs s 20.8xsw70.7xnw25xne60.4xn10.5xe25 to beg; Eagle Savgs & Loan Co—Alex Wacker et al; J C McLeer (A).
MYRTLE AV, ss, 81.6 w Hamburg av, runs s 10.5xsw85.4xnw24xne75.3xe25 to beg; Eagle Savgs & Loan Co—Alex F Wacker et al; J C McLeer (A).
SURF AV, sec W 21st, runs e202xs—xe—xs300xw 75xs300xw162xn640 to beg; Jno Mulstein Co—Richman Holding Co & ano; foreclosure mechanic's lien; Godnik & Razenhofer (A).
TOMPKINS AV, es, 60 s Park av, 20x80, Ida E Van Rijgersma—Albert Habermann et al; Van Alen & Dyckman (A).

APR. 28.
ASHFORD ST, es, 125 s Glenmore av, 20x90; Carrie D Congdon—Jessie O'Connor et al; Sackett & Lang (A).
ASHFORD ST, es, 145 s Glenmore av, 20x90; Josephine B Hammond—same; same (A).
HENDRIX ST, ws, 21.5 Blake av, 19.9x50; Benj Schwartz—Jessie O'Connor et al; Sackett & Lang (A).
HENDRIX ST, ws, 80.3 s Blake av, 19.9x50; same—same; same (A).
HENDRIX ST, ws, 40.9 s Blake av, 19.9x50; same—same; same (A).
MESEROLE ST, 196; Fannie Feinberg—Josephine Leclair; specific performance; Borowsky & Borowsky (A).
STERLING PL, ss, 100 e Underhill av, 19.2x 123.6; Peekskill Savgs Bank—Emma A Comstock et al; H L Thompson (A).
BAY 7TH ST, sc Bath av, 96.8x100; N Y Produce Exch—Susanna Leudemann et al; Baldwin, Fisher & P (A).
46TH ST, nes, 120 nw 14 av, 40x100.2; Saml L Hough—Dara Sokel et al; T F Redmond (A).
70TH ST, sws, 120 nw 15 av, 30x100; Jas C De Groff—Antonio Pansini et al; F S Martyn (A).
AV O, ss, 84 w E 2d, 40x100; Cornelia Tuthill —Walter V Patton Constn Co et al; H J Davenport (A).
AV O, ss, 44 w E 2d, 40x100; same—same; same (A).
HOPKINSON AV es, 190 n Pitkin av, 20x100; Title G & T Co—Lena Eisenberg et al; T F Redmond (A).

Lis Pendens—Brooklyn—Continued.

LEXINGTON AV, ss, 291.8 e Sumner av, 16.8x 100; H D W Lyke—Amie O'Rourke et al; F S Lyke (A).

MEEKER AV, ns, 88.5 e Manhattan av, runs n 206.4xw3.8x-72.11x-139.2x30.5 to beg; Farmers' Loan & Trust Co—Palma Tuozzo et al; Geller, Rolston & H (A).

NEPTUNE AV, ss, 220 w Highland av, runs s 126.3xse173.1xn117.11 to beg; Alrick H Man—Laura W Kip et al; F E Phillips (A).

OCEAN AV, swc Av C, 111.7x176.5x120.7x130.7; Wood-Harmon Warranty Corpn—Cortelyou Inv Co et al; I Roth (A).

PARK AV, ss, 77.9 e Skillman, 22.2x82.3; Morris Gold—Luigi Castiglione et al; J L Danzilo (A).

LOTS 36 to 40, "Map land of Jno A Lott in New Utrecht"; Eliz Riemann—Louis Ehrenberg et al; Weismann & Hertz (A).

LOTS 86 to 90; Map 1, prop of Saml J Tilden, decd; Henry Metzinger—Chas Wolf et al; L F Corwith (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APR. 24.

CHERRY ST, 466; Saml Edelman—Frank Goldstein & Harry Huttner (98) 103.17

APR. 26.

BAYARD ST, 70; Eduardo Corsino—Beckie Gross; Michl Lalli (100)..... 104.00

GOERCK ST, 33; Saml Edelman—Morris Agranoff et al; Harry Huttner (99) 103.17

9TH ST, 23 E; Max Lehrer—Estate of Moritz H Rosenstein Inc—Story & Flickinger, Inc (102)..... 201.50

71ST ST, 432-34 E; Zebro Cont, Inc—Leissner Realty Co; Jno J Heaton Constn Co (103) 500.00

97TH ST, ns, 250 e 5 av, 75x100.8; Chas W Barnett—Russian Orthodox St Nicholas Church; A Hunau (101) 40.00

141ST ST, ft of, at Hudson River; Harold M Kellogg—Wm M Weil; Federal Motor Boat Club (105)..... 37.00

APR. 27.

ELIZABETH ST, 13; Kazemier & Uhl—Convent Park Constn Co; Elias Cohen (106) 68.11

44TH ST, ns, 200 w 5 av, 50x100.5; Lewis Max—15 W 44th St Co, Inc (107) 971.70

WEST END AV, nec 96th, 100x124; Jos Tino & Co—Essie Constn Co; Farber Cont Co (108) 866.56

6TH AV, 288-300; Jno Simmons Co—J B Greenhut & Co (109 ..... 355.37

APR. 28.

111TH ST, 503 W; Julius Glaser & Son—Alfred Blumenthal; F B Lozier & Co 114) 1,266.35

120TH ST, 219 W; Isaac Landau—Wilhelmine Schleif (110) 92.00

146TH ST, 470 W; Julius Glaser & Son—Abr N Leventhal; F R Lozier & Co (113) 919.85

AUDUBON AV, 214; David Barad—M J Strouss; Jno Boss (112) 5.95

7TH AV, 940; 59TH ST, 200-2 W; P J Duncan, Inc—Sol Bloom Hedden Constn Co (111) 5,164.96

APR. 29.

FORSYTH ST, 98; M L Rohman, Inc—Max Green; Yetta & Herman Kempler (115) 251.50

25TH ST, 157 E; Leon Klein—Keran Flynn; J W Friedman (116) 145.00

APR. 30.

48TH ST, 220-8 W; W P Nelson Co—Adlon Constn Co; renewal (117)..... 6,963.00

BROADWAY, 1573; Koster Cabinet Works, Inc—Mitchel H Mark Realty Co & Wm F La Hiff (118)..... 186.00

Bronx.

APR. 23.

COLLEGE AV, 1102; also 166TH ST, 302 E; N Hutkoff & Co—Tully Bldg Co, Inc & Jno J Tully (24)..... 151.00

APR. 24.

No Mechanics Liens filed this day.

APR. 26.

VYSE AV, 1414; Louis H Jaroho et al—Jacob Awner; Rose and Arthur Apt; Jacob Awner (25)..... 249.52

3D AV (**), sec 171st, 25x-00; Domonico A Del Donno—Ellz & Geo Schultz; renewal (104 ..... 2,227.95

APR. 27.

No Mechanics' Liens filed this day.

APR. 28.

KINGSBRIDGE TER, es, 1508.4 n Kingsbridge rd, 75x100; Glokner & Blue Co—Arlington Constn Co; Adam F Bauer (27) 227.50

SOUTHERN BLVD, 910-930; Louis Nirenberg—Rotterdam Holding Co; Frank Kromsky (26) 24.65

APR. 29.

No Mechanics Liens filed this day.

**Recorded in N. Y. County.

Brooklyn.

APR. 22.

AMES ST, es, 180.3 s Livonia av, 120x 100; L Lapidus Co—Hillel, Nathan, Herman & Louis Boslofsky & Max Galinsky 9,200.00

DEAN ST, 2226; J Polito—Francisco Briganti & Maria Briganti..... 700.00

W 24TH ST, es, 220 s Neptune av, 20x 118.10; T Paturzo—Helen McKinney. 90.00

BATH AV, 8745; L Hiltzik—Barnett & Anna Harmatz 160.00

NEWKIRK AV, swc Ocean av, 45.11x 124; V Errante—Kirknew Realty Corpn 100.00

NEWKIRK AV, sec Ocean av, 45.11x 124.11; V Errante—Kirknew Realty Co; correction lien 100.00

APR. 23.

DOUGLASS ST, 1820; A Newburger Electric Co—Saml Katz 2,468.03

ATLANTIC AV, 108-10; also HENRY ST, 316; B Carneol—Isaac Chartin, Alex Diker & Lemish & Greenberg.. 29.48

APR. 24.

E 9TH ST, 2124; E Fisher—Matthew & Margt Moore & Jos Perttle..... 91.64

APR. 26.

BAY 23D ST, 186-8; Chevron Pollak Iron Wks—Bay 23d St Constn Co.... 141.00

E 32D ST, 115; L Shupler—Yetretta & Chas F Hendrycy 10.00

WILLIAMS AV, 456-62; J P Duffy Co—The Crispet, Inc 38.00

WILLIAMS AV, 462-56; Bklyn Fireproof Sash & Door Co—Revlis Realty Co 275.00

APR. 27.

POWELL ST, ws, 280 s Riverdale av, 100x100; T Kramer—Danmore Impt Corpn 348.00

E 34TH ST, es, 500 n Tilden av, 100x 84; F Dennington—Fishkind Bros & N M Fishkind 35.00

OCEAN AV, 1011-23; N Paris—Kirknew Realty Corpn 650.00

ROCKAWAY AV, 668; Bristol st, 321; & RIVERDALE AV, 210; Elias Boturnick—Ida Greenberg 40.00

APR. 28.

41ST ST, 605-611; G O Larsen—Solomon Realty & Constn Co & Herman Lakner 25.76

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

APR. 24.

51ST ST, 166 W; Consolidated Chandelier Co—Hammerstein Opera Co et al; May23'14 ..... 4,200.00

APR. 26.

136TH ST, 161 W; Ernest Bonagur—Ernestine De Lyons et al; Oct21'14.. 582.00

142D ST, 110-32 W; Cross, Austin & Ireland Lumber Co—146 W 142d St Co et al; Dec9'13 ..... 2,556.01

142D ST, 110-32 W; Herbison Walker Refractories Co—Kramer Impt Co et al; May19'13 ..... 3,503.32

142D ST, 146 W; Kertscher & Co—No 146 W 142d St Corpn et al; Oct21' 13 ..... 2,376.00

156TH ST, 546 W; Casmento Specification Roofing Co, Inc—Sherman Co et al; Feb26'15 ..... 80.00

MADISON AV, 617; Anthony Laura—59th St & Madison Av Realty Co et al; Mar1'15 ..... 69.50

[3]7TH AV, ws, bet 24th & 25th; Kieley & Mueller, Inc—National Cloak & Suit Co et al; Apr8'15 ..... 145.68

[2]SAME PROP; Hopkins & Co—same; Apr5'15 ..... 98.50

APR. 27.

74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent Assn et al; Aug27'14 ..... 75.76

95TH ST, 158-64 W; Bethlehem Steel Co—Julius Tishman et al; Apr3'15 .... 8,953.79

[1]100TH ST, 14 W; Max Dick—Abr Cohen et al; Apr17'15 ..... 24.50

WADSWORTH AV, 124-28; A C Horn Co—Wm Hobson et al; Dec18'14.... 55.00

WADSWORTH AV, 124; Geo Goldberg & Sons Inc—same; Dec23'15 ..... 74.00

APR. 28.

142D ST, 130-46 W; I A Adler Co—130 to 146 W 142d St Co, Inc et al; Dec13'13 ..... 525.00

LEXINGTON AV, 138; Aug Skogman—Stella Bobklewicz et al; July30'13.... 196.75

APR. 29.

BROADWAY, 1578-1590 & 7TH AV, 712-720; W A L'Hommedieu & Co—Bway & 7th Av Co et al; Aug28'14... 118.87

SAME PROP; same—same; Aug28'14.. 1,000.00

APR. 30.

120TH ST, 219 W; Isaac Landau—Wilhelmina Schleif et al; Apr28'15..... 92.00

WADSWORTH AV, ws, 50 n 179th; Moritz Arnstein—Wm Hobwon et al; Dec15'14 ..... 350.00

SAME PROP; Gross & Kleinberger—same; Dec15'14 ..... 300.00

SAME PROP; Julius L Strauss—same; Dec17'14 ..... 77.00

SAME PROP; Switkes & Feinstein, Inc—same; Dec18'14 ..... 865.00

SAME PROP; Jno R Hopkins—same; Dec24'14 ..... 287.00

SAME PROP; Jos Spiegel—same; Dec 24'14 ..... 500.00

SAME PROP; Falkenbach Mfg Co, Inc—same; Dec17'14 ..... 253.25

SAME PROP; Landi & Arena—same; Sept14'14 ..... 275.00

SAME PROP; Vito Contesso & Co—same; Nov19'14 ..... 611.45

SAME PROP; D Colasuonnot Co—same; Nov9'14 ..... 1,413.30

SAME PROP; Saml Zucker—same; Nov11'14 ..... 125.00

SAME PROP; Paris Marble & Tile Works—same; Nov11'14 ..... 160.00

SAME PROP; Landi & Arena—same; Sept14'14 ..... 100.00

WADSWORTH AV, ws, 75 s 180th; Sanders & Barnett, Inc—same; Dec 15'14 ..... 1,050.00

SAME PROP; same—Aldorf Constn Co et al; Nov9'14 ..... 1,050.00

SAME PROP; Geo H Storm & Co—same; Nov11'14 ..... 852.33

Bronx.

APR. 23.

No Satisfied Mechanics Liens filed this day.

APR. 24.

No Satisfied Mechanics Liens filed this day.

APR. 26.

BARKER AV, 3060; Patk J Twomey—Michl Brennan, Inc et al; Apr23'15.. 65.00

APR. 27.

SENECA AV, ns, whole block front bet Hunt's Point av & Irvine, 100x114.6; Cooper Electric & Engineering Co—Graham Constn Co et al; Dec12'14... 405.00

SENECA AV, ns, whole blk front bet Hunt's Point av & Irvine, 100x114.6; Cooper Electric & Engineering Co—Graham Constn Co et al; Dec23'14... 505.30

STEBBINS AV, ws, 128 n 163th, 44.9x 70.6; Ignazio F Cavalluzzo—Lysteb Realty & Holding Co, Inc, et al; Apr 20'15 ..... 638.25

APR. 28.

Na Satisfied Mechanics' Liens filed this day.

APR. 29.

No Satisfied Mechanics Liens filed this day.

Brooklyn.

APR. 22.

CERTAIN RIGHT of way, railroad & road bed of section extending bet New Utrecht & 22d av; Henry Steers Sand & Gravel Co, Inc—N Y Municipal Railway Corpn & N L Kennedy, Inc; Mar30'15 ..... 3,494.10

STRIP 5 miles in length, extending from a point bet 64th & 66th, at 4th av & running to 14th av &c; Robt T Boyd—N Y Consolidated R R Co & N L Kennedy, Inc; Geo W McNulty, Inc & N Y Municipal Railway Corpn; Mar31' 15 ..... 5,376.15

APR. 23.

HENRY ST, 316; Rosenberg & Polnkoff—Alexander Dieter & Isaac Chartin & Isaac Lustgarten; Mar29'15..... 584.00

HERZL ST, es, 180.3 s Livonia av, 120x100; L Lapidus Co—Hillel Boslofsky & Nathan Boslofsky; Mar 18' 15 ..... 11,400.00

CORTELYOU RD, swc Ocean av, 176.5x 120.7; Dellon-Watnik Co—Cortelyou Investing Co, Hyman Singer & J Silbermuntz; Nov9'14 ..... 4,399.00

18TH AV, es, 42 n 64th, —x—; Lucia Lavia—Geo W McNulty (Inc) & Heublein Holding Co; Jan9'15 ..... 180.00

22D AV, 6516 to 20; Robt C Vernes—Sea Beach Bldg Co; Apr10'15 ..... 215.00

APR. 24.

HENRY ST, 328 & 330; Israel Spiegel—L I College Hospital; Jno Thatcher & Co & Lewis Max; Apr12'15 ..... 57.00

STERLING PL, sec Rochester av, —x—; J V Cunningham, Inc—Realty Supply Corpn & Spencer Aldrich; Apr12'15 ..... 200.00

APR. 26.

HINSDALE ST, es, 200 s Dumont av, 150x100; B Goetz & Bro—Willmont Realty Corpn; Apr12'15 ..... 147.35

HINSDALE ST, es, 200 s Dumont av, 150x100; Harris Sankin & ano—Willmont Realty Corpn Barnet Steinb & Jennie Steinfeld; Apr22'15..... 1,125.00

S 3D ST, 111 & 113; G Goldberg & Sons (Inc)—South 3d St Bldg Corpn; Mar 26'15 ..... 75.00

E 15TH ST, es, 600 n Av N, —x—; Andrew Gray—Annie Thomas; Apr8'15.. 250.00

DREW AV, ws, 101.11 s Pitkin av, 40x 100; DREW AV, ws, 180.11 s Pitkin av, 40x100; Morris Berkowitz—Louis Larson; Apr20'15 ..... 180.00

5TH AV, 394; Jno Feldman—Sophia & Mendel Rosenzweig & Isaac Sehor; Feb4'15 ..... 60.00

APR. 27.

HICKS ST, 200; Kennedy Valve Mfg. Co—Jno Thatcher & Son & W J Baldwin, Jr, Heating Co; Mar29'15.... 250.00

BENSON AV, nc 22 av, 96.8x100; C I Constn & Supply Co—Pacific-Bedford Corpn & Saml Brill; Jan6'15 ..... 862.25

SARATOGA AV, es, 67 n St Mark's av, 65x100; Szemko & Gaydica—Isaac Miller & Maria Bldg Co; Dec24'14.... 456.00

SAME PROP; same—Isaac Miller; Dec 12'14 ..... 456.00

APR. 28.

CHESTER ST, 352; Sam Marsarsky—Louis & Barnet Brause; Apr19'15... 32.00

ENFIELD ST, nwc Liberty av, 100x100; Vincenzo Tsernia—B T Constn Co (Inc); Apr21'15 ..... 646.25

FREEMAN ST, ss, 250 w Oakland, 50x 100; Globe Tile Co—Louis Raskin, Peter F Biershink & Max & Ida Belinky; Jan7'15 ..... 300.00

GRAND ST, 679; Saml Rabinowitz—Edw & Sarah Zimmer; July29'14.... 145.00

HANCOCK ST, ns, 102 w Lewis av, 18x 100; Jno Casop—Marie F Farrell & Geo Townsend; Apr22'15..... 100.76

PROSPECT PL, nec Troy av, —x—; Realty Supply Corpn—Jensen Realty Co; Apr20'15 ..... 527.69

PROSPECT PL, nec Troy av, —x—; Empire City Lumber Co—Johnson Realty Co; Apr13'15 ..... 380.85

PROSPECT PL, nec Troy av, 27.6x80; Bell Fireproofing Co—Johnson Realty Corpn & Aug Williams Co; Apr21'15. 203.52

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APR. 22, 23, 24, 26 & 27.
No Attachments filed these days.

APR. 28.
SOCIETA INDUSTRIALE CANDIA-SOLONA; Standard Italian Products, Inc; $1,985.37; J Nicchia.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 23, 24, 26, 27, 28 & 29.

Baumgarten, Frieda M. 131st st, 605 W..F Lohman & Sons, Inc. Sal Fix..... 800.00
Durham Piston Ring Co. 54th st, 250 W..Fairbanks Co. Machinery..... 324.00
O'Conor, Thos. 47th st, 233-5 W..F Lohmann & Sons, Inc. Sal Fix..... 110.00
Romeo, Antonio. 106th st, 70 W..E Esposito. Barbers Fix..... 483.00
Spadola, Antouio. Canal st, 219..F Lohmann & Sons, Inc. Sal Fix.... 3,100.00

Brooklyn.

APRIL 22, 23, 24, 26, 27 & 28.

Dorchester Bldg Co. E 19th st, nr Dorchester rd..O A Brennan. Dumbwaiters, &c..... 100.00
L B & C Constn Co. 58th st & Ft Hamilton av..Colonial Mantel & Mirror Co. .....(R) 180.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

APR. 28.
181ST ST, ns, 138.11 w Northern av; 150x214.7xirreg; City Mtg Co loans Harvey Realty Co to erect a 6-sty apartment; five payments 165,000.00

APR. 29.
CANNON ST, 7 to 11; Bertha Quast Middendorf & Anna A Quast loan Manhattan Pie Baking Co to erect a 4-sty bldg; — payments 40,000.00
SAME PROP; Bertram F Steingester loans same to erect same; — payments 10,000.00
MURRAY ST, 69; Edw L Kalish loans Rector Church Wardens' and Verstrymen of the French Church du St Esprit to erect a —sty building; 4 payments 35,000.00
189TH ST, ss, 150 e St Nicholas av, 50 x100.1; & 189TH ST, ss, 200 e St Nicholas av, 50x100.1; Lawyers' Mtg Co loans S B Bldg Corpn to erect two 5-sty apartments; 10 payments 84,000.00
5TH AV, es, 50.8 s 88th, 50x120.9; Hanover Mtg Co loans 1067 5th Av Co, Inc, to erect a 12-sty apartment house; 13 payments 500,000.00

Bronx.

APR. 23.
165TH ST, nec Byrant av, 70x100; City Mtg Co loans Bryant Av & 165th St Co, Inc, to erect 5-sty apartment; 11 payments 49,000.00
BRYANT AV, es, 70 n 165th, 70x100; City Mtg Co loans Bryant Av & 165th St Co, Inc, to erect 5-sty apartment; 11 payments 26,000.00
HOE AV, ws, 356 s Aldus, 44.6x120; City Mtg Co loans Turek Realty Corpn, to erect 5-sty apartment; 11 payments. 28,000.00
HOE AV, ws, 380.6 s Aldus, 44.6x120; City Mtg Co loans Turek Rity Corpn to erect 5-sty apartment; 11 payments 28,000.00

APR. 24.
ARTHUR AV, ws, 439.6 s 187th, 50x 118.6; Manhattan Mtg Co loans Vico Realty Co, Inc, to erect 5-sty apartment with stores; 13 payments.....35,000.00
ARTHUR AV, ws, 489.6 s 187th, 50x 118.6; Manhattan Mtg Co loans Vico Realty Co, Inc, to erect 5-sty apartment with stores; 13 payments.....35,000.00
PROSPECT AV, es, 364.6 s 165th, 50x 97.6; Columbia Trust Co loans Chas Graff, to erect 2-sty & basement bk garage; 6 payments 25,000.00

APR. 26.
183D ST, nes, at intersec ses Bathgate av, 50x115.6; Rockland Realty Co loans Benenson Realty Co to erect 5-sty apartment with stores; 13 payments 55,000.00

APR. 28.
ALBANY RD, es, 213.3 s 231st, 46.6x 125.3; Comity Mtg Co loans Volze, Larkin & Kenny Constn Co, Inc, to erect 5-sty brick bldg; 7 payments...25,000.00
FINDLAY AV, ws, 148 n 166th, 100.01x 152; City Mtg Co loans Tully Bldg Co, Inc, to erect four 5-sty apartments; 12 payments 68,000.00
KINGSBRIDGE AV, es, 95 s 234th, 50 x125; Max Marx loans Seabury Bldg Co Inc to erect 5-sty apartment; 12 payments 37,500.00

APR. 29.
BRYANT AV, ws, 466 s 165th, 42x100; City Mtg Co loans Simonia Realty Corpn to erect 5-sty apartment; 11 payments 27,000.00
BRYANT AV, ws, 508 s 165th, 42x100; City Mtg Co loans Simonia Realty Corpn to erect 5-sty apartment; 11 payments. 27,000.00
CRESTON AV, es, 574.7 s 192d, 69.7x 80.2; City Mtg Co loans Level Realty Corpn to erect 5-sty apartment; 10 payments 36,000.00
CRESTON AV, es, 406.3 s 192d, 85.6x 168.4; same loans same to erect 4-5-sty apartments; 10 payments.....78,000.00
SHERMAN AV, es, 141 n 163d, 43x 104.7; Rockland Realty Co loans Kingsley Contracting Co to erect 5-sty apartment; 14 payments.....28,000.00
SHERMAN AV, es, 184 n 163d, 43x 104.7; Rockland Realty Co loans Kingsley Contracting Co to erect 5-sty apartment; 14 payments.....28,000.00
SHERMAN AV, es, 227 n 163d, 43x105; Rockland Realty Co loans Edw J Byrne Constn Co to erect 5-sty apartment; 14 payments.....28,000.00
SHERMAN AV, es, 270 n 163d, 43x105; Rockland Realty Co loans Edw J Byrne Constn Co to erect 5-sty apartment; 14 payments 28,000.00
UNION AV, es, 25.3 n Freeman, 50x 97.3; Morris Osmansky loans Traf Bldg Co, Inc, to erect 5-sty apartment; 11 payments 35,000.00
UNION AV, es, 75.3 n Freeman, 50x 97.3; Morris Osmansky loans Traf Bldg Co, Inc, to erect 5-sty apartment; 11 payments 35,000.00

ORDERS

Brooklyn.

APR. 26.
HERZEL ST, es, 200 n Riverdale av, 100x100; L Lapidus on Independent Wet Wash Laundry Co to pay Meurer Bros Co 220.00

APR. 28.
E 15TH ST, es, 600 n Av N, —x—; Annie Thomas on Home Mtg Inv Co to pay Andrew Gray 210.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 143 of 1915, Alteration 2023 of 1915, 1262 President street, Brooklyn. A. Koeppel, Inc., appellants.

1. That such alteration is not permitted by Section V. of an Ordinance amending the Ordinance establishing fire limits in the City of New York approved August 14, 1914.

It is claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply. And that equally good and more desirable form of construction can be employed. Has the owner of property upon which is erected a substantial frame building within the fire limits of the City of New York, the right to remove such building to any portion of his property in the same block, also within the fire limits?

He owns the property upon which this building is erected and is desirous of removing the building to another portion of the property so that he may erect upon the present site of the building, substantial brick and stone buildings. If he is denied this right, his frame building, which cost about $16,000 to erect, will be rendered valueless. Section V. of the Ordinance approved August 14 1914, amending the fire limits, has its only proper scope in preventing an increase in fire hazards. This hazard is not increased by the proposed removal and the ordinance is invalid so far as it prevents the removal asked to be approved in this case, because it is unreasonable and without any benefit to the public, renders valueless an expensive structure. In addition, Section 142 of the Building Code provides that if in any block within the fire limits ninety per cent. of the buildings are constructed of frame, any vacant lot situated therein may have a frame building placed thereon. This block has besides the building in question, only two buildings erected upon it, both of which are frame. This case, therefore, constitutes an exception to the ordinance of August 14, 1914, as Section 2 thereof limits its application to cases except as otherwise specifically provided in any other ordinance.

Appearance: A. Koeppel and E. Newman. APPROVED.

APPEAL 145 of 1915, New Building 21 of 1915, 237-239 Broadway and 502-504 Sixth avenue, Manhattan. S. Walter Katz and I. G. Feiner, appellants.

7. Columns are overloaded. All columns must be braced laterally in both directions at the floor levels.

8. Steel work checked is weak.

9. Tie rods should be provided for floor and roof beams.

The superintendent has refused to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure and it is claimed that the rules and regulations of the President of the said Borough, or the provisions of law or ordinances do not apply. The amount involved by such decision exceeds the sum of one thousand dollars.

7. The superintendent has ruled that the wind pressure dead and live load stresses for designing the columns, etc. In the plans submitted, the wind pressure has been calculated at 30% and working stresses do not exceed those set forth in the Code by 50% as per Section 140 Building Code.

9. The form of floor arches proposed has been approved and tested without the rods. It is therefore requested that the rods be omitted as per plans.

The columns disapproved, even the extreme cases, are relatively stronger than the approved connections which transmit the loads to the columns. The superintendent's ruling, therefore, would involve increasing the strength of a portion of the building which is already of relatively greater strength, and therefore would be a waste of money. The superintendent does not question the safety of the structure and states this is not an engineering question. The proposed new Code is more definite than the existing Code, and the approval under the same would be unquestioned. Columns of many other buildings, designed in the same method as these, have been approved by the Department.

Appearances: S. Walter Katz, Paul Chapman and George W. Harris. After prolonged discussion, WITHDRAWN by appellant.

APPEAL 146 of 1915, New Building 2169 of 1915, 4320 Fifth avenue, Brooklyn. Thomas W. Lamb, appellant.

1. Courts to extend full length of building, and all courts open to the sky. 12' clear required for this capacity.

2. Exits to courts, two on each side in balcony.

3. Outside balconies 6' wider with covered staircase to ground.

5. Balcony shall have two separate lines of interior stairs located on opposite sides.

6. Clear space back row of seats in balcony to comply with law.

1. An equally good arrangement is provided.

2. Balcony exits are sufficient for capacity to be accommodated.

5. Section 109 does not specifically apply to this case.

6. Owing to the small seating capacity of the balcony, two interior staircases are not necessary.

3. Balcony exits are sufficient for capacity to be accommodated.

1. An equally good arrangement is provided.

2. Balcony exits are sufficient for capacity to be accommodated.

1. An equally good arrangement is provided.

2. Exits to court, two on each side in balcony.

3. Outside balconies 6' wider with covered staircase to ground.

5. Balcony shall have two separate lines of interior stairs located on opposite sides.

6. Clear space back row of seats in balcony to comply with law.

1. An equally good arrangement is provided.

2. Balcony exits are sufficient for capacity to be accommodated.

5. Section 109 does not specifically apply to this case.

6. Owing to the small seating capacity of the balcony, two interior staircases are not necessary.

3. Balcony exits are sufficient for capacity to be accommodated.

Appearance: Eugene De Rosa. APPROVED on the following CONDITIONS:

1st. That there shall be an additional exit through a fireproof passage leading to Fifth avenue, as shown on the addendum blue print marked "A," and that the main exit to Fifth avenue shall have a lobby not less than 23' 4" wide, as shown on the same sheet.

2d. That there shall be three (3) exits on the court side, opposite Fifth avenue, as shown by addendum blue print marked "B."

3d. That exterior exposed staircases shall be covered, in accordance with the requirements of the Bureau of Buildings.

APPEAL 147 of 1915, New Building 135 of 1915, west side Webster avenue, east side Decatur avenue, 154.86', 169.02' north of Fordham road, The Bronx. Andrew J. Thomas, appellant.

1. Plans do not conform to Section 109 of the Building Code as relates to courts and exits.

On the ground that Section 109 does not apply on account of the irregular shape of the lot and the extremes of the various grades.

The questions of adequate exits and location of courts. The extremes of the various grades on account of the building running through from street to street do not permit the laying out of the courts and exits as construed in Section 109, but the plans as laid out and filed, provide better facilities for exit, also a greater number of exits than what are ordinarily required for a theatre of this capacity. As to the courts, shallowness of the property prevents running a court parallel with the auditorium as required, inasmuch as the width of said court, should same be provided, would be detrimental to the store and office portion of the building on Webster avenue. In lieu of said longitudinal court, a court at right angles to the auditorium is provided, with ample exits and provides a shorter and more direct means of egress to the street, than would be the case should the regulation court be provided. The various questions referred to above are better explained on the accompanying plan, which also shows certain steps, which conditions were approved by the Bureau of Fire Prevention, as being reasonably safe.

Appearance: Andrew J. Thomas.

APPROVED on the following CONDITIONS:

1st. That the exit from stage to the street at the point marked "A" be at least five feet wide.

2d. That the side exit to Webster avenue be moved to position marked "B" on the plan of main floor.

3d. That the opening at point marked "C" on the plan of the mezzanine floor be bricked up, full thickness of the wall.

APPEAL 148 of 1915, New Building 42 of 1915, 3-9 West 67th street, Manhattan. George Mort Pollard, appellant.

1. Building being more than 12 stories and 150 ft. in height, should conform to Section 105 as regards fireproof floor surfaces, trim, etc.

2. Building covers an excessive percentage of lot area.

1. It being claimed that the rules and regulations of the President of said Borough or the provisions of law, or ordinances do not apply.

2. It being claimed that the rules and regulations of the President of the said Borough or the Provisions of law, or ordinances do not apply.

1. To allow the use of wood floors at places other than public and service hall and stairs and the use of wood trim, sash and doors for all interior openings except at hall, stairs and fire exits.

2. To approve the present arrangement of uncovered area.

1. The building is not over 150 ft. to roof from curb and it is only nine (9) stories high, in that, the mezzanine portions do not cover more than about 50% of the floor area. The private stairs in each suite is of metal with wood treads. The sleepers and underflooring is omitted and nailing concrete used instead.

2. The building being only nine (9) stories high the uncovered area of the upper stories is within the law. Permission to cover 90% of lot at 2d story, as the portion of courts covered is used only for public utilities, no sleeping portions, and to cover 74% at 3d story. Portion uncovered above this is 4,368 sq. ft. or 29% uncovered, 71% covered. As required by the Code, the uncovered portion is 10% at the 2d story floor level and 1½% additional for each story above, 12%, total 22%, or 3,313.6 sq. ft.

Appearance: Geo. M. Pollard. APPROVED.

APPEAL 149 of 1915, New Building 95 of 1915, 58-66 West 135th street, Manhattan. Jardine, Hill & Murdock, appellants.

1. Provide a rear court 10 feet wide in the clear and extending full width of lot.

2. The two side courts must extend the full depth of the lot, from 20 feet.

3. The clear space back of last row of seats in auditorium must be 16' at all points.

4. The clear space back of last row of seats in balcony must be 12' at all points.

An equally good and more desirable form of construction can be employed.

1. Omission of rear court 10 feet wide.

2. Omission of a portion of the side court on either side, *viz.*, 51' 10" on the dressing room side and 22' 4" on the property room side.

3. Having less than 16' clear space on the auditorium at the rear of the side banks of seats.

4. Having less than 12' clear space on the balcony at the rear of the side bank of seats.

1. The omission of the rear court permits keeping the dressing rooms and property room entirely outside the main building thereby giving the unpunctured rear brick wall which will be laid up in cement mortar, which will be a thoroughly fireproof protection from any fire hazard from building located in the rear.

2. By using the rear portion of the side courts for dressing rooms on one side and the property room on the other, the fire hazard is materially decreased inasmuch as these are kept *entirely* outside the main theatre building shut off by brick walls and by double Underwriters' fire doors. Further a direct ahead exit from the stage is provided and the stage is protected from fire hazard in that *no* openings from the stage face abutting property.

3. The legal requirement of 16' is maintained in the auditorium behind the central bank of seats and at the *two central* aisles and at the sides, the exits are so placed as to give the safest possible exits.

4. The legal requirement of 12' is maintained behind the central bank of seats and at the two central aisles. We respectfully call your attention to the additonal means of escape from the gallery front to each front staircase through the side passages at the mezzaning level. These plans have been approved by the Fire Department, their file number 380 of 1915.

Appearance: H. H. Murdock. APPROVED on CONDITION that the proscenium opening be equipped with a rigid steel and asbestos curtain, made in accordance with the regulations of the Bureau of Buildings.

APPEAL 150 of 1915, New Building 2294 of 1915, 572 Sterling place, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As the clear span between bearing is not over 26 ft., and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

Appearance: Gilbert I. Prowler. APPROVED on CONDITION that the vestibules forming extensions of the public stairhalls in each story be constructed of six-inch hollow tile blocks supported on steel construction, fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 151 of 1915, New Building 248 of 1915, 1063-1067 Fifth avenue, Manhattan. Charles P. H. Gilbert, appellant.

1. 22. Walls of unlawful thickness for rear extension.

The construction proposed is equally as good as that specified in the Building Law and more desirable.

Will your Board permit the walls of the rear extension to be constructed 12' thick from basement to roof, having a height of 144' above curb, these walls being carried on wall girders at each floor?

The form of construction is equally as good and as it permits more space to be given to the rooms, etc., in this part of the building, the construction proposed is more desirable.

Appearance: F. de Lancey Robinson. APPROVED on CONDITION that the walls of the rear extension are supported on steel skeleton construction at each floor level.

APPEAL 153 of 1915, Alteration 2512 of 1914, 926 Seneca avenue, Ridgewood, L. I., Queens. Charles Infanger & Son, appellants.

Contrary to Section 109 of the Code. Over 1,000 seats and courts less than 12' wide.

It is impossible to obtain space for 12' clear courts without a heavy expense to the owner. Brick building adjoining on the south side; this would have to be bought in.

To use the courts as per survey filed as exit for 1,101 seats.

The courts are more than 10' in width and there are but 1,7 seats over the amount for a 10' court. Fire Department and Building Superintendent both recommend the approval.

Appearance: Otto C. Infanger. APPROVED.

APPEAL 154 of 1915, New Building 2344 of 1915, 28-34 Snyder avenue, Brooklyn. Charles Infanger & Son, appellants.

Contrary to Section 31 of Code. Building over 26' in width and no brick fore and aft partition walls provided. Iron girders and columns are substituted in place of walls. Omit brick fore and aft partition walls and provided girders properly fireproofed as per Department rules. Brick walls would be a detriment if the owner at some future date proposed alterations.

Appearance: Otto C. Infanger. APPROVED (in view of the fact that brick cross-walls are shown) on CONDITION that columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 155 of 1915, New Building 2336 of 1915, 352-358 Pennsylvania avenue, Brooklyn. Charles Infanger & Son, appellants. Wording same as in Appeal 154 of 1915.

Appearance: Otto C. Infanger. APPROVED (in view of the fact that brick cross-walls are shown) on CONDITION that columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 156 of 1915, New Building 2131 of 1915, south side St. Mark's avenue, 300' east Nostrand avenue, Brooklyn. H. B. Moore, appellant.

Denied as being contrary to Section 31 of Code by omission of brick fore and aft partition walls, and the substitution of steel posts and girders in lieu thereof. Superintendent refuses to approve substitution of steel posts and girders in lieu of brick fore and aft partition. To permit the use of steel posts and girders in lieu of brick fore and aft partition walls. That the proposed method of construction is equally as good as said brick walls and complies with the intent of said Section 31 of the Code.

Appearance: H. B. Moore. APPROVED (in view of the fact that brick cross-walls are shown) on the following CONDITIONS:

1st. That columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

2d. That the openings in the cellar marked "A" shall be closed up with brick walls at least eight inches thick, or with self-closing fireproof doors.

APPEAL 157 of 1915, New Building 2377 of 1915, 666 39th street, Brooklyn. Maxwell A. Cantor, appellant.

1. No brick fore and aft walls, contrary to Section 31.

The span of the floor beams is reduced to less than 26' in all cases by means of either brick walls or columns and girders.

Is the arrangement of bearing walls and girders a sufficient compliance with Section 31?

There are no floor beams more than 26' in length, all columns and girders will be fireproofed as required by the Code, and the building is divided into two by a brick wall.

Appearance: M. A. Cantor. APPROVED on the following CONDITIONS:

1st: That columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

2d. That the openings in the cellar marked "A" shall be closed up with brick walls at least eight inches thick or with self-closing fireproof doors, or a fireproof window, glazed with wireglass.

APPEAL 158 of 1915, New Building 2451 of 1915, 4109-4119 Seventh avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partitions walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart and 8" brick cross fire wall separating front part of building from rear part of building is provided.

See Appeal 159

APPEAL 159 of 1915, New Building 2452 of 1915, 4103 Seventh avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code in re brick partition walls. Balance of appeal worded same as Appeal 158 of 1915.

Appearance: Abraham H. Reiner. Appeals 158 and 159. APPROVED on CONDITION that all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 160 of 1915, New Building 2387 of 1915. 546-548 55th street, Brooklyn. S. Millman & Son appellants.

Construction does not comply with Section 31 of Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition wall.

1. Section 31 does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick be provided midway of building from cellar to roof.

3. S. C. F. D. D. provided in the cellar at same place.

4. That all girders and columns supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman. On motion, APPROVED (in so far as it relates to Section 31 of the Building Code) on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 161 of 1915, New Building 2440 of 1915, 723 DeKalb avenue, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.

2. Height of building contrary to Section 31 of Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel columns and girders, ask that this condition be accepted.

2. Request that 12" brick walls may be used in 1st story as the 12" section of wall is not over 50' 4" in height, except at two side walls of front wings of building when 12" section of walls is 52' 7" these side walls are unpierced.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Walls need not be increased in 1st story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams and girders and columns will be fireproofed, request that this condition be accepted.

2. As the 12" section of wall will not exceed 50' 4" at all walls except at two side walls of front wings of building where 12" section of wall is 52' 7" in height, would request that this condition be accepted.

Appearance: Gilbert I. Prowler.

On motion, APPROVED (in view of the fact that cross-walls are shown) on the following CONDITIONS:

1st. That self-closing fireprof door be provided at the point marked "A" on the cellar plan.

2d. That the extensions to the stairhall in each story be enclosed in partitions of six-inch hollow tile blocks supported on structural steel, fireproofed in accordance with the regulations of the Bureau of Buildings.

3d. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 162 of 1915, New Building 2081 of 1915, 118-122 South 3d street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Excessive height of walls.

An equally good and more desirable form of construction can be employed.

1. To omit part of the fore and aft partition wall at rear and allow floor beams to be carried partly on girders at front and rear portions of buildings as shown on plans.

2. To permit the walls of 2d story to be 12" thick and the stair hall and stair enclosure walls to be 8" thick on 3d and upper stories.

1. The fore and aft partition walls are provided where practicable and a fire wall is provided to divide the building.

2. The total height of the building is only 3" in excess of 60' above the foundations and the height of the 12" walls does not exceed the 50' limit as provided by the Code.

Appearance: Samuel Sass.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 163 of 1915, New Building 2191 of 1915, 260-264 South 4th street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Thickness of walls.

An equally good and more desirable form of construction can be employed and the requirements of the Code are complied with.

1. To permit the brick bearing walls parallel to the front and rear walls.

2. To permit the walls of the 2d story to be 12" thick and the stair enclosure walls to be 8" thick on 3d and upper stories.

1. Brick bearing walls are provided in accordance with the requirements of the Code. The term "fore and aft" has always been construed to mean across the run of the floor beams, irrespective of the direction of the said walls, relative to the front.

2. The total height of the building is only 8" in excess of 60' above the foundation, and the height of the 12" walls is only 5" in excess of 50'.

Appearance: Samuel Sass. On motion, DISAPPROVED.

APPEAL 164 of 1915, New Building 2192 of 1915, 154-156 South 3d street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Height of walls.

3. 8" partition walls 50' high.

An equally good and more desirable form of construction can be employed.

1. To omit parts of the fore and aft wall at front and rear and allow the floor beams to be carried on girders over the centers of the rooms.

2. To permit the walls of 2d story to be 12" thick.

3. To permit the 8" partition walls on 2d and upper stories as indicated on plans.

1. The fore and aft partition wall is provided where possible and practically throughout the entire length of the building, and a fire wall is provided to divide the building.

2. The total height of the building is only 4" in excess of 60' above the foundations and the height of the 12" walls will not exceed the 50' limit as provided by the Code.

3. The Code permits 8" partition walls where the span between the outside bearing walls does not exceed 33'.

Appearance: Samuel Sass.

On motion, APPROVED on the following CONDITIONS:

1st. That the extensions of the stairhalls in the second and upper stories be built of six-inch hollow tile blocks supported on structural steel, fireproofed in accordance with the regulations of the Bureau of Buildings.

2d. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 165 of 1915, New Building 2094 of

1915, 1116-1124 St. John's place, Brooklyn. Walter H. Volckening, appellant.

Area of building excessive for non-fireproof as required under Section 32 of Code, limited to 8,000 sq. ft. for an interior lot.

The free use and unobstructed view of the entire floor of the garage is vitally necessary. If any partition wall was built, it would destroy the one building idea and would tend to make the enterprise a failure financially. This was given consideration when the plans were first filed with the Fire Prevention Bureau. Under the approval of March 23d the following were some of the requirements:

The covering of the entire ceiling with 24 gauge expanded metal lath and coating same with ¾" Portland cement plaster. Enclosing the toilet and office partitions in fireproof walls setting self-closing fireproof door at foot of stair. Providing an adequate means of exit both front and rear. The owner has taken all means to safeguard the construction and protect life, and will gladly adopt any further improvement recommended by this Board, but respectfully asks that the dividing of the building be waived.

Omit the construction of a brick wall through the centre of the building between columns, which would divide it into two parts.

Under Section 32 of the Building Code, non-fireproof and fireproof buildings may be increased in area considering locality and purpose, if not over three stories in height. The building in question is one story and therefore does not seem to be governed by this section. Under Section 52, a garage is not included amongst the special classification of buildings.

Appearance: Walter H. Volckening. On motion, APPROVED.

BUREAU OF FIRE PREVENTION.
Municipal Building.
ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

A..Auxiliary fire appliances.
B..Fire escape orders.
C..Fireproofing and structural alterations.
D..Electrical installation.
E..Obstruction of exits.
F..Exits and exit signs.
G..Fireproof receptacles and rubbish.
H.."No smoking."
I..Diagrams on programs and miscellaneous.
J..Discontinue use of premises.
K..Volatile inflammable oils and explosives.
L..Certificates and miscellaneous.
M..Dangerous condition of heating or power plants.
O..Discontinue use of oil lamps.
DR..Fire drills.
W..Interior alarms.
ST..Standpipe installation.
Spkr...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

Week Ending April 24.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 64-6—Rubin Hedars & Co, premises. ..DR-A
Beekman st, 74—Wm W Green Est, 235 Central Park West. ..Sia
Beekman st, 98-100—Ella B Emmett, St James, L I. ..SPR
Bulkhead Pier A, N R—Hon R A C Smith, premises. ..K-A-G-H-C
Canal st, 495—Ohio Chemical & Mfg Co, premises ..L
Chambers st, 106—C B L S Realty Co, Inc, 252 W 78 ..Sia
Chambers st, 122 Eugene A Hoffman Est, 258 5 av ..Sia
Church st, 321—Wiener Bros, premises. ..C
Clinton st, 98—Clinton Hat Works, premises. ..C
Doyer st, 14—Hop Hing, premises. ..C
E Houston st, 147-9—Careful Realty & Con Co, 246 E Bway ..G-C
Elizabeth st, 311—Fram Kushner, premises. ..C
Elizabeth st, 311—Herman Flam, premises. ..C
Fulton st, 120—Charles-Herman Realty Co, 118 Fulton ..Sia
Fulton st, 142—Ellen S Auchmuty, 101 University pl ..Spr
Fulton st, 142—Ellen S Auchmuty, 101 University pl ..Sia
Gold st, 54—Davis Wilson Co, premises. ..Sia
Greene st, 45—Edw N Tailer, 99 Franklin. ..C
Jane st, 124-32—Mary D Hass Est, 247 W 102 St ..Sia
John st, 19—Otto Volkenig, 1239 Madison av. ..Sia
John st, 82—H & T N Keteltas, 37 St Marks pl ..Sia
Lewis st, 179-83 -Spirn Bros, premises. ..C
Reade st, 76—James Boyd, Premises. ..C
University pl, 64—Lottie E De Milt, Bayshore, L I ..C
Warren st, 52—Est Eugene A Hoffman, 258 5 av ..Sia

Numbered Streets.

3 st, 106 W Jos DiMurro, premises. ..G-C
4 st, 25 E—Robt Colin Co, premises. ..C-G-A-C
9 st, 236 E—Adam Sedarbaum, premises. ..C-H
10 st, 58 E—Abr Kirsch, premises. ..G
11 st, 54 E—Isadore Rudes, premises. ..C-G
11 st, 54 E Isadore Hamermesch, premises. ..C
11 st, 238 W—Amelia Dello Joio, premises. ..C
12 st, 321-3 E—Ruben Drillings, 321 E 3. ..C-DR
14 st, 110-8 E—Consolidated Gas Co, 130 E 15. ..C
14 st, 116-8 E—Star Case Co, premises. ..DR-G
14 st, 116-8 E—Baum & Medicus, premises ..DR-G
14 st, 116-8 E—Loewinger Bros, premises. ..DR
16 st, ft E—Hon S S Goldwater, Walker & Centre sts ..C-A-H
16 st, 55 W—Textile Prtg Co, premises. ..DR
16 st, 204 W—A Constable & Co, premises. ..D-G-L
18 st, 10 W—Herman Diamond, premises. ..G
19 st, 205-9 W—Fred R Wood, premises. ..H-G-D
21 st, 133-41 W—Julius Gleichenhaus, premises. ..DR-G
23 st, 148-56 W—Benj Olensky, premises. ..C
25 st, 127-31 W Phillip Herzog, premises. ..O
26 st, 135-9 W—W Greenblatt, premises. ..G-DR
26 st, 135-9 W—Royal Muff Bed Co, 118 W 23 ..G-DR-A
26 st, 135-9 W—Loeb & Stock, premises. ..DR-C
26 st, 135-9 W Nathan Jofia, premises. ..DR
26 st, 135-9 W—M J Meyers Co, premises. ..DR-G
25 st, 135-9 W—Regal Art Emb, premises. ..DR-C
26 st, 135-9 W—Defiance Waist Co, premises. ..C
26 st, 135-9 W—Defiance Waist Co, premises ..DR-C
26 st, 135-9 W—Abr Miller, premises. ..DR-C
26 st, 135-9 W—N Mantner & Bro, premises. ..DR
26 st, 135-9 W—Benj Rutchuk, premises. ..DR
26 st, 506 W—Griffin Roofing Co, premises. ..O-H
29 st, 6 E—Eleanor F Clark, premises. ..C
29 st, 8-10 E—Thomas Hitchcock Est, premises. ..C
33 st, 424-38 W—Knickerbocker Electrotype Co, premises. ..DR
33 st, 424-38 W—Ruskin Bookbinding Co, premises ..A-C-DR
33d st, 424-38 W—Zeese Wilkinson Co, premises. ..DR
33 st, 424-38 W—E L Langer Print Co, premises ..DR
33 st, 424-38 W—Stettiner Bros, premises. ..DR
33 st, 424-38 W—Amer Book Print Co, premises ..DR
33 st, 424-38 W—N J Schless & Co, premises. ..DR
33 st, 424-38 W—Wm Freishman, premises. ..DR
33 st, 424-38 W—Standard Mail Order Co, premises. ..DR
33 st, 424-38 W—Library Bureau, premises. ..DR
35 st, 31 E Mrs Frances T Morgan, 219 Madison av ..K-O
35 st, 159 E—Temple Bowdoin, premises. ..C-K-G
37 st, 331 W—Wm A Scott, premises. ..C
37 st, 405 W—Jos Stein, premises. ..G-A-H
37 st, 533 W—Jacques Kahn, premises. ..DR
42 st, 25 W—Robinson's London Shop, 47 W 42 ..A
46 st, 39 W—Madame Anna O'Neill, premises ..A-C-G
58 st, 353-5 E—Rose Bros, premises. ..O
59 st, 338-42 E—Ullman Mfg Co, premises. ..A-G
64 st, 205-13 E—Black Garage Co, premises. ..O
64 st, 350 E—Schwarz Van Co, premises. ..K-D-A-G-H
68 st, 166 E—Teresa M J O'Donohue, 347 5 av ..A-G-H-D
74 st, 417-9 E—Edw Freund, 75 3 av. ..C
74 st, 502-6 E—Zucchi Furniture Co, premises. ..O
75 st, 535-9 E—Comfort Slipper Co, premises ..G-C-A
75 st, 535-9 E—Comfort Slipper Co, premises. DR
75 st, 535-9 E—Jno Blumers & Bros, premises. ..DR-C-A
75 st, 535-9 E—Huron Cigar Co, premises. ..A-C-DR-G
76 st, 65 E—H S Harkness, premises. ..A-C
80 st, 201 E—Philip & Moskowitz, premises. ..A-C-G
80 st, 205 E—Geo Heckman, premises. ..G
80 st, 305-9 E—Sterling Stable Co, 523 E 73 ..L-A-H-D-G
81 st, 229 E—Martha Schwatzser, premises. ..G
83 st, 612 E—Brass & Bronze Specialty Co, premises. ..G
84 st, 213 W—Borden's Milk Co, 108 Hudson. H-C
85 st, 26 E—Richard M Daley, premises. ..K-G-C-H-A
116 st, 12 E—Jacob Albert, premises. ..C
116 st, 28 W—Isaac Geller, premises. ..G-A-C
139 st, 2-4 W—Hannah Corn, 321 W 27. ..G
138 & Madison av—Hon F J H Kracke, municipal Bldg ..K-C-H-O-A-G-L

Named Avenues.

Av A, 1524—Ida Happel, 1503 Av A. ..C-O
Av D, 112-114—Elinore M Koch, 1457 Lexington av ..C
Bowery, 274—Consolidated Gas Co, 130 E 15. ..C
Bway, 111—U S Cartridge Co, premises. ..A-G
Bway, 447—Est Moses Gardner, 97 Franklin. ..C
Bway, 683-5—E Jones & M Jones, premises. ..DR
Bway, 683-5—David Henlys Son, premises. ..DR
Bway, 683-5—Julius Pitzela, premises. ..DR
Bway, 683-5—C F Rumpp & Sons, premises. ..DR
Bway, 683-5 Jos Lefkea, premises. ..DR
Bway, 683-5—Moss Bros, premises. ..DR
Bway, 683-5—Sommer Deutsch Co, premises. ..DR
Bway, 683-5—Isaac Walroff, premises. ..DR
Bway, 683-5—Gwyn & Strauss, premises. ..DR
Bway, 683-5—Hollard Mfg Co, premises. ..DR
Bway, 683-5 Hoffman Bros, premises. ..DR
Bway, 683-5—Nat Butchers & Drivers Bank, premises ..DR
Bway, 683-5—Bullock & Gross, premises. ..DR
Bway, 683-5—Louis Hilkowich, premises. ..DR
Bway, 683-5—Louis Rappenport, premises. ..DR
Bway, 1751—C M Kraham, premises. ..A-G-K
Bway, 1876—Freeman & Grady, premises. ..A
Central Pk W, 62-63 sts—New Theatre Corp 72 William ..M
Park Row, 189-91—Vincent Caputo, premises ..C-F-O
Park Row, 195—Jno Bronsky, premises. ..C
West End av, 70—Firestone Fire Co, premises ..L-H-D

Numbered Avenues.

1 av, 583—Murray Hill Sheet Metal Works, premises. ..C-G-C-A
1 av, 583—Alice Flynn, premises. ..C-F
2 av, 1538—Wendolin N Nauss, 17 E 94. ..C
3 av, 313—Wm A F Alt, premises. ..A-D-H-G-C
3 av, 743—Christopher Schuber, Hartsdale, N Y ..C
5 av, 55—Auto Wear Rain Coat Co, premises ..A-G
10 av, 885—Samuel Soloman, premises. ..A-H-G

BRONX ORDERS SERVED.

Numbered Streets.

134 st, 635 E—Reis & Behringer, premises. ..A-H
143 st, 472-4 E—David Goldberg, premises. ..O
146 st, 436 E—Louis Bergen, premises. ..G
149 st, 459 E—Michell Sussman, premises. ..A-O
156 st, 859 E—Everett R Stearns, premises. ..C-A
163 st, 625 E—Edw Rowan, premises. ..K

Numbered Avenues.

Bway & 260 st—Whitchorn Bros, premises. ..L-K
Webster av, 1818-24—Oxy-Acetlyene Weldg Co, premises. ..L.-C-G-A
Tremont av, 425—Samuel Fox, premises. ..G

Numbered Avenues.

3 av, 3560—David Mayer Brew Co, premises. ..O

BROOKLYN ORDERS SERVED.

Named Streets.

Degraw st, 610—Pierce, Butler & Pierce Mfg Co, 279 4 av, Manhattan. ..A
Dobbin st, 58-64—Enterprise Metal Bedstead Co, premises. ..H-A
Emerson pl, 74—Robert M Rodgers, premises. ..G
Fenimore st & Kingston av—Hon Sigismund S Goldwater, Walker & Centre sts, Manhattan ..C-A
Floyd st, 133-43—Gr N Y Bed Co, 39 East st, Manhattan ..G
Fulton st, 356-8—David Michael, premises. ..A
Fulton st, 1610—J Goldberg & Son, 155 W 29, Manhattan ..M
Hope st, 155—Fred Reichert, premises. ..C-A
Hope st, 155—Jennie Ashkinsac, premises. DR-A
Hope st, 155—Klein Bros, premises. ..A
Hope st, 155—Abr Bleistift, premises. ..C-G
Hope st, 155—Vincent Struogis, premises. ..M-C
Hopkins st, 262-4—Borden Premium Co, 44 Hudson, Manhattan ..B-C-F-G-A-D
Powers st, 270—Stewart & Sahr, premises. ..A-G
Richardson st, 68-70—Einstein Mfg Co, 387 Leonard ..H-A
Seigel st, 122-4—Progressive Shirt Co, premises ..DR
Seigel st, 122-4—M Kramer Co, premises. ..DR
Seigel st, 122-4—Kosher Matzos Bak Co, premises. ..DR
Steuben st, 213-17—Bklyn Union Gas Co, 176 Remsen ..C

Numbered Streets.

16 st, 29 John Scale, premises. ..M
So 9 st, 274-6—Bklyn Union Gas Co, 176 Remsen ..C

Named Avenues.

Church av, 1805—Kraslow Const Co, 188 Montague ..M
Church av, 1811—Frank A Kunzinger, premises. ..M
Church av, 1813—Michael Zecchino, premises. ..M
Church av, 1815-21-23—Kraslow Const Co, 188 Montague ..M
Jamaica av, 1289—Louis Gerner, premises. ..G
Myrtle av, 265—Harry Levy, premises. ..H-A-G
Myrtle av, 725—Jno H Wholl, premises. ..L
Ocean av, n w c Av S—Bklyn Baptist Orphanage, premises. ..A
Park av, 574-8—Morgan Casket Co, 572 Park av. ..G
Pearl st, 376-8—Edison Elec Illuminating Co, 360 Pearl. ..C-M
Pearl st, 376-8—Mrs Mary Moran, premises. ..M
Schenectady av, 54-60—Bklyn Union Gas Co, 176 Remsen. ..C
Schenectady av, 54-60—Wichert & Gardiner Co, premises. ..C
Schenectady av, 73—Geo Munzer, premises. ..M
Surf av, n s, nr W 15 st (C I)—Bklyn Rapid Transit Co, 85 Clinton. ..A
Troy av, 271—Thomas Leslie, 236 Kosciusko. ..C

Numbered Avenues.

2 av, 669-71—Bklyn Rapid Transit Co, 85 Clinton. ..W-D-B-C
2 av, 669-71—James Rico, premises. ..A-F-D
5 av, 5805—Wm F Ahrens, 402 Sumpter. ..H-A-G
7 av, 5703—Chas H Wohltmann, premises. ..D

QUEENS ORDERS SERVED.

Named Streets.

Main st, 105 (L I City)—Meyer Greenbaum, premises. ..O
Main st, 109 (L I City)—Jos Fritz, premises. ..O
Barclay st, 247 (Flushing)—G B Hill, premises ..H-A-G
Barclay st, 284 (Flushing)—Jno Russell, premises ..H-A-G
Beach st, 103—Edw A Clark, premises. ..H-G
Manly st (L I C)—Ready Works, premises. ..L

Named Avenues.

Covert av, n s, 150 w Wyckoff av—N Y Cooperage Co, Wyckoff av. ..A
Flushing av, 237—Louis Schneider, premises ..H-D
Guion av, 1216 (Ozone Pk)—Geo W Murray, premises. ..H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 404 (Tompkinsville) Richmond Gas Co, premises. ..C
Bay st, 404 (Tompkinsville) Casper E Scheiper, premises. ..G
Low Terrace, 117 (W N B)—Fedor Schmidt, premises. ..K-A
Van Duzer st, 837—Henry Schwing, premises ..H-A-G
Griffin st, 42-4 (Tompkinsville)—McKenzie & Son, premises. ..A-L

Named Avenues.

Cary av, 679 (W N B)—Matthew D Taylor, premises. ..H-G-D-C-L-K
Hamilton & Westervelt avs (N B)—Herbert M Baldwin, premises ..H-A-K
Richmond rd, 2062—Jno H Liesenberg, New Dorp ..L-K-G
St Paul's av, 377 (Tompkinsville)—Mrs Anna Dejonge, premises. ..C-L

BUILDING MANAGEMENT

ELECTRIC EQUIPMENT OF THE RESIDENCE

By A. L. POWELL, Society for Electric Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

PART ONE.

THERE are two types of lamps in common use; the Gem and Mazda. The Gem lamp, which has a metalized carbon filament, is relatively low in first cost, but is inefficient, taking 2½ watts or units of electrical energy for 1 candlepower or unit of light. The Mazda lamp which has a filament of drawn tungsten wire, is much more efficient and is the light source most suitable for residence work.

The Mazda lamp is made in sizes from 10 to 1,000 watts, but the sizes ordinarily applied for the residential interior are the 10, 15, 20, 25, 40, 60, 100 and, occasionally, the 150 watt. The candlepower of these lamps, save for the three smallest sizes, is approximately equal to the wattage. In other words, a 60 watt lamp gives 60 candlepower.

Clear lamps should be used where the bulb is totally enclosed, or where the filament is not visible from ordinary points of view. Lamps with the tip roughened or bowl-frosted are necessary where open reflectors are used, but where the entire lamp is exposed it should be all-frosted. Lamps of the same voltage as that of the circuit should be used. The economy of this readily can be shown with figures, but it is sufficient to say lamps should be burned at their labeled volts, in order that they may give the proper amount of light and rated life.

Reflectors.

The reflector is almost as necessary as the lamp for proper lighting and serves three distinct purposes. Its first and most important function is to protect the eyesight. The exposed filament of an incandescent lamp is far too bright to be looked at for any length of time. If placed within the ordinary angle of vision it produces discomfort and glare. The Mazda lamp has often been criticised as being cold and harsh, when the person has intended to say that its brightness was too great. The proper reflector corrects this fault, diffusing and softening the light.

The second use of a reflector is to redirect the light into useful angles, for when consideration is made of the manner in which an incandescent lamp distributes its lights, it is seen that the maximum light is given off in a horizontal direction, and, also, that nearly half of the light goes upward, lighting the walls and ceilings to a greater degree than is desirable. The action of a reflector might be expressed as gathering in this upward and side light and sending it downward. This redirection of light is, of course, of much more importance in a factory or office where the efficiency of the lighting is more essential than in the residence; nevertheless, there are certain parts of the home, as the kitchen or cellar, where efficient reflectors are of value.

Value as an Ornament.

The third advantage of a reflector, or shade, is its ornamental value. It is self-evident that a bare lamp is not a thing of beauty and there are hundreds of styles of reflectors which are really very artistic. Reflectors can be chosen to fit in with any scheme of color treatment, any architectural period or decorative mode. The reflector manufacturers are willing to supply those interested with catalogues of their material, or one may visit the show rooms and choose equipment which just fits the case in hand. Instead of the lighting appearing as an after thought; if one uses a little discretion in choosing the equipment, the



A. L. POWELL.

lighting units can be made to blend with the room decorations so well that it will be a most pleasant surprise to one who has been used to a haphazard arrangement of lights.

A complete discussion of the reflectors suitable for residence work would require a volume, and all that is permissible here is a glance at some typically bad shades in contrast to some of the more artistic types.

Fixtures.

It is like "carrying coals to New Castle" to tell the architect and builder that the fixtures should be in architectural harmony with the room, and experience has indicated that those designed in connection with a reputable manufacturer will fulfill this requirement. Some parts of the home require ornamental fixtures; other rooms, such as kitchens, closets, servants' quarters, cellar, and the like, have a purely utilitarian demand for lighting, and a simple pipe or chain drop fixture, or wall bracket, will suffice in these instances.

In designing and locating fixtures every precaution should be taken to keep the light source out of the ordinary field of view, and fixtures should be such as to accommodate reflectors which will further shield the eyes. This demand for better diffusion of the light has caused the indirect systems of lighting to come into greater prominence, and while on this subject it might be well to define the three types of lighting fixtures in the common acceptance of these terms: A direct lighting unit is one from which over one-half of the emitted light is directed downward or to the side, reaching the surfaces to be illuminated without being reflected by the walls or ceiling.

A semi-indirect unit is one which employs a diffusing or translucent medium to direct most of the light to the walls or ceiling, to be redirected for use, a part of the light being diffused through its medium.

Indirect Light.

An indirect lighting unit is one from which all the light emitted is projected to the ceiling or walls and then reflected to the object to be lighted.

Needless to say with direct lighting the colors of walls and ceilings have less effect on resultant illumination, and it is generally the most efficient of the three systems when we consider the actual light getting to a given plane, such as the table level. The indirect and semi-indirect systems, however, generally give better diffusion to the light, tend to remove glaring conditions, prevent dense shadows, evenly illuminate the room, are susceptible of very artistic treatment and, last, but not least, are exceedingly comfortable to live under. This statement is not intended to imply that such arrangements of lights should be universal, as all three systems have their proper applications as will be pointed out later.

Color of Light.

In the residence where artistic effect is very prominent the color of the light should receive particular attention with regard to its effect on the colors of surrounding objects. Nearly everyone knows that light of a certain color falling on a differently colored object will produce a change in its apparent color. For instance, red light falling on light green wall paper will make it appear reddish gray; similarly, yellow rays falling on red drapery will make it appear orange. Tables giving such data can be readily located in publications on lighting. The electric light bulb is very flexible in regard to its color. It can be dipped in a tinted lacquer which will give the desired tint to the light; it can be enclosed in colored glass globes and in that way its color modified, or sheet gelatine can be made into cylinders to place around the lamp, or may be located over the mouth of a reflector, flooding the room with light of the particular character chosen. A little experimentation in the home enables one to produce many charming effects.

Since residence lighting is a problem with so many variables, it is impossible to lay down definite schemes for designing the lighting. Individual tastes vary, but the wide extremes and personal preference may cause one to believe that another's lighting scheme is improper, therefore, in outlining the procedure for the individual rooms the best that can be accomplished is the making of but a rough structure on which the individual can build.

Porch.

This part of the home ordinarily requires but very low intensity of illumination sufficient for one to see the steps, bell, name-plate and to distinguish a person from within the entrance. The wattage of the porch light near the door should be very low, as it is often desirable to have the light burning for long periods. The proper pride in the appearance of one's home will lead him to illuminate his porch regularly. The increased safety of a well lighted porch more than compensates for the slight expense. The 10 watt Mazda lamp, at a 10 cent rate for power, can be burned more than three hours a night at a cost of 10 cents a month.

The logical location of the entrance light is on the ceiling, midway between the door and steps, or, in some exceptional instances, at the front above the steps. A standard metal ceiling ring holder with weatherproof socket suffices for a fixture. Instead of the round, roughed crystal glass ball ordinarily applied, it is more desirable to use an opalescent enclosing globe, moulded in the form of an acorn or miniature urn, as the decorative element, as well as the better diffusion, compensates for the slight additional expense.

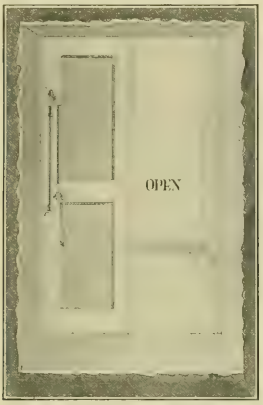
(To Be Continued.)

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Rigid Bolt Sliding Door Lock.

IMPROVEMENTS over the bar locks now used in sliding doors for elevator shafts, etc., are announced by a local manufacturer. The prevailing feature about this device, which is illustrated herewith, is that it is rigid and positive in locking, yet quickly operating to permit prompt opening of the shaft door

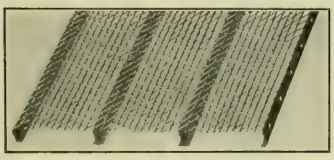


upon the arrival of the elevator at the landing. It will be seen by reference to the cuts that this device consists of a rigid bar, without the usual hinge. In operation all that is required is to push up the slide and in closing the door the slide drops back into place, positively locking the door. The locks come in various combinations, whether for double doors opening in a single direction or opposite.

So many accidents occur through failure of elevator doors to lock that it would seem as though this device, simple in construction and easy of operation, as well as being positive in its movements, would commend itself to architects and others seeking improvements over the types now in general use. This lock, according to the manufacturers, is being used in some of the more recently erected apartment houses of this city.

Expanded Metal Rib Lath.

THROUGH the courtesy of the Engineering News, an illustration is here presented showing the fabric of a recent form of ribbed expanded metal lathing that seems to be meeting with considerable favor from users. It is made by slotting and expanding the



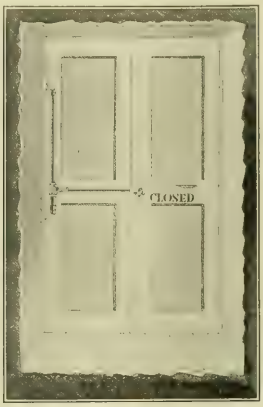
center portion of strips of metal, leaving on each side a solid portion which is afterward bent back forming a channel 4 x 1 inches, with web of expanded metal. The edge of the flange is also bent inward about 3-16 inches.

These channels are united in an interesting manner to form the sheets of lathing. They are placed together with flanges downward, and in contact, and are passed over a table having horizontal rotating disks fitted with punching and flattening devices. These punch holes are about 2 inches apart through the adjacent flanges, the metal burr being flattened on the opposite side so as to clinch the pieces together. The lathing thus made can be reproduced in sizes up to 12 x 4 feet.

Art In Business Offices.

DOWN south in some of the big tobacco factories and cotton mills manufacturers hire musicians to play music in workrooms where hundreds of operatives are employed at tedious and monotonous tasks, of one kind or another. The idea is that it keeps the operatives happy and intuitively they work their hands to the time of the music and turn out more work in a day than they do without this help.

Probably using this idea to a more or less modified degree a company has introduced little portable fountains for use in offices, showrooms, restaurants and grilles, for the purpose of lending a cooling effect in hot weather and giving



an artistic touch to working environs. These portable electric fountains embody all the gorgeous effects and artistic beauties that combinations of colored glass, flowing water and electric light can produce. They require no plumbing fixtures as the water can be used over and over again. They come small enough to be used on a dining room table, or large enough to be used in the center of a dining room or restaurant. The practical side of these fountains rests upon the fact that in winter they give the necessary amount of moisture to the steam dried air and in summer they catch and retain particles of dust floating in the air, when the windows are up for ventilation.

These fountains are operated by the same current that supplies power for office fans or incandescent lights, They can be used in conjunction with certain disinfectants for purifying the air in a room.

A New Type of Window.

ARCHITECTS for a long time have been in search of an improved window that will embody in its design practical utility and pleasing architectural effect. Such a window is being introduced by a firm widely known in the building material field, the house of Richey, Browne & Donald, of Maspeth, Queens, N. Y. The manufacturers claim for this window simplicity of design and construction, rigidity and high quality workmanship, all tending to reduce the cost of maintenance to the minimum, and at the same time giving positive and easy operation under all atmospheric conditions. It is water-proof, having been tested in the severest weather and under high hose pressure. When slightly opened, it gives perfect ventilation at the top and bottom without draft or suction to disturb workers or papers. When opened, its ventilation is double that of the double hung or balanced window.

Among other features it gives the maximum of light. It can be easily cleaned on both the interior and exterior surfaces from the interior without danger; and both hands may be used while cleaning, one on the outer and one on the inner surface, resulting in the saving of time. It can also be cleaned from the exterior in the usual way if this method is preferred.

Signs placed on the glass can be read whether the window is opened or closed. When the window is opened, the signs can be read by persons passing up or down the street, which is not the case with any other type of window, according to the manufacturers. When the window is open vision is not obscured by having to look through two thicknesses of glass, which occurs in the case of the double hung or balanced sash. It is easy to get out of or make observations from, thus forming a perfect fire escape or emergency exit.

Storm sash can be easily applied to this window. It is easy of operation even in a high wind. There is no strain placed upon the glass either in opening or closing the sash. The window cannot be opened from the outside without breaking the glass. Any thickness of glass may be used in the sash. Shades may be applied to this window as simply as to the double hung window. By the use of venetian blinds, shades and awnings can be dispensed with. Lastly, the window can receive any number of coats of paint without binding. The illustrations show two positions of the sash, closed and opened.



CURRENT BUILDING OPERATIONS

The New Orthopaedic Hospital, Being Erected in East 59th Street, to Rank With Most Complete Institutions in the City

NEW YORK City is noted throughout the world for the number of its hospitals, both public and private, and the high character which they have attained. To this group of institutions will soon be added a new one, which, when completed, will be the last word in modern hospital construction and planning.

The steel work has been erected and the masonry is well under way on the structure which is being built at 421-435 East 58th street running through to 420-426 East 59th street, for the New York Orthopaedic Hospital and Dispensary, now at 126 East 59th street. This building is being erected only a short distance from the East River. The 59th street outlook is over the promenade of the Queensboro Bridge and the public market adjoining its Manhattan abutment, thus assuring permanent north light to the hospital.



Marc Eidlitz & Son, Gen'l Contractors. York & Sawyer, Architects.
ORTHOPAEDIC HOSPITAL AND DISPENSARY.

York & Sawyer, architects, 50 East 41st street, prepared the plans and specifications for this building. The consulting engineer for the steam heating, ventilating and electric work is Henry C. Meyer, Jr., 101 Park avenue, and the refrigerating engineers are Friedman, Robertson & Keeler, 90 West street.

Marc Eidlitz & Son, 30 East 42nd street, are the general contractors for the construction of this building. Subcontracts have been awarded for various branches of work as follows: excavating, William J. Dempsey, 103 Park avenue; structural steel, Eidlitz & Ross, 110 West 40th street; and ornamental iron, Harris H. Uris, 525 West 26th street. The granite for the facades is being furnished by the New England Granite Works, 489 Fifth avenue; and the fireproofing and concrete floor arches are being installed by the Adin G. Pierce Co., 103 Park avenue.

Fireproof doors are being manufactured by the Dahlstrom Metallic Door Co., 299 Broadway, the plumbing and gas fitting being installed by James Armstrong, 219 East 38th street, and the electric wiring has been awarded to the Alliance Electric Co., 1168 Broadway.

Much thought and careful study was given to the planning and design of this building, so as to provide for the maximum number of patients, combined with the utmost degree of efficiency. In plan the building is in the form of a cross. In East 58th street the structure has a frontage of 145 feet and in East 59th street the frontage is 88 feet. The dimensions of the building are 86 x 200 x 126 feet. The main portion of this structure will be six stories in height with two wings, four stories in height. Construction throughout the building will be fireproof and the most modern appliances for fire prevention and fire fighting will be installed.

The facades of this structure have been designed in the style of the Italian Renaissance and are being constructed of granite, limestone and terra cotta. Loggias are provided for every floor above the second, located at the intersection of the cross. These loggias will enable the patients to be removed direct from the wards to the sunshine and fresh air. A circular pavilion will be erected on the roof of the main building. This pavilion will be surrounded by loggias and surmounted by a cupola.

On the main floor will be located a waiting-room, and accommodations for outside patients. The dispensary will be located also on the main floor and will extend to the floor above. The quarters for the doctors and nurses will be located on the second floor with wards in the second and third floors of the wings. The operating rooms have been planned to occupy the fourth floor, thus insuring privacy, the best possible light and freedom from dust.

From a sanitary standpoint this structure will be unique. Every possible means for the elimination of dust has been provided for and inside the building it will be a difficult matter to find a corner or crevice where an elusive germ might hide. About $600,000 will be expended to complete this structure.

APARTMENT PROJECT ON HAVEN AVENUE



Great Northern Construction Co., Builder. Geo. & Edw. Blum, Architects.

THE Great Northern Construction Company is building a six-story apartment at the northeast corner of 180th street and Haven avenue, which will be ready for occupancy next October. The location is one of the choicest in the district, having an unobstructed view of the Hudson Valley. The house will contain fifty-three apartments, of four and five large airy rooms, arranged to suit the requirements of the most exacting tenants. The facade will be of limestone, tapestry brick and tile, treated in an ornamental manner, giving an interesting appearance to the building. George and Edward Blum, 505 Fifth avenue, are the architects. The same owners recently completed the Strathcona Apartments, at the northeast corner of Riverside Drive and 155th street, from designs by the same architects.

MASONRY CONSTRUCTION.

Outline of the Draft of a New Ordinance for the Building Code.

A preliminary draft of another article of the revised Building Code has been issued. It deals with the subject of Masonry Construction, including brick work, stone work, mass concrete and hollow building block construction.

The provisions as to hollow building blocks are entirely new. In the Ordinances which recently passed the Board of Aldermen the quality of building blocks to be used in building construction was specified and the working stresses for walls established. In the proposed article the requirements as to the erection of walls of hollow building blocks are given.

The use of these blocks in walls is limited to a height of 40 feet. Within the fire limits walls of this construction will be required to be of the same thickness as brick walls; outside of the fire limits a reduction in thickness is allowed, it being felt that the use of this construction in preference to frame should be encouraged.

Otherwise, in general, the proposed ordinance does not make any material changes in existing requirements or practice. A provision limiting the height of rubble stone walls to 60 feet is apparently new. To some it may seem an unnecessary provision, but it is merely intended to take care of the exceptional case, such as the buildings of the City College, where rubble stone masonry was used very effectively from an architectural standpoint. Walls of this construction are required to be 4 inches thicker than walls of brick.

While architectural terra cotta has been in use for some time as an ashlar facing, it is now for the first time recognized in the law itself. It is also proposed to recognize machine-made mortar as a suitable building material.

The present law requires the increasing of wall thicknesses when the walls exceed a certain length, or when the distance between bearing walls is more than 25 feet, or when there are horizontal openings to a greater extent than 30 per cent. It is not clear, however, whether an increase would be required in each case if a wall should for instance, exceed in all these particulars. The proposed ordinance makes it clear that under such circumstances only one increase is necessary, provided the wall is of ample strength and save construction otherwise.

Under the present law no reduction in wall thicknesses is allowed for non-bearing walls in business buildings. Under the proposed law the same reduction would be permitted in business buildings as is now permitted for residence buildings.

A provision in the proposed new ordinance that will probably avoid the trouble of appeals to the Board of Examiners in a number of cases, is the one which permits 12-inch walls throughout in skeleton buildings, instead of requiring an increase in thickness as the building increases in height.

BUILDING COMMISSIONERS.

Are Coming to the Convention of the National Fire Protection Association.

The annual meeting of the National Fire Protection Asociation will be held at the Hotel Astor on May 11, 12 and 13. Mr. Robert D. Kohn, of this city, will preside at the meetings as president of the association. In connection with this meeting a luncheon is to be held under the auspices of the New York Chapter, N. F. P. A., at the Hotel Astor on Wednesday, May 12. It is expected that prominent speakers will address the assemblage on the subject of "Fire Prevention and the Business Man."

Immediately after the N. F. P. A. meeting and as a sequel to it, a Conference of Building Commissioners and Inspectors has been arranged by the following committee: Rudolph P. Miller, former Superintendent of Buildings of Manhattan; V. D. Allen Commissioner of Buildings of Cleveland; James G. Houghton, Inspector of Buildings of Minneapolis; S. A. Dies, Superintendent of Building Inspection of Pittsburgh; N. A. MacIvor, Inspector of Buildings of Edmonton, Alberta, Canada, and Sidney J. Williams, State Building Inspector, of Madison, Wisconsin (who is acting as Secretary of the Committee).

REVISED ELECTRICAL CODE.

Relates to Electrical Wires, Appliances and Currents.

Alderman Pendry has introduced by request of the Commissioner of Water Supply, Gas and Electricity amendments to the code of ordinances relating to electrical wires, appliances and currents. Seven new articles are incorporated in chapter 9. They will be found printed in full in the City Record of Thursday, April 29, filling sixteen pages.

No electrical construction for light, heat or power may be done without a permit from the Commissioner. And after an official inspection a certificate of approval will be issued. The Commissioner in making rules and regulations for the interpretation and enforcement of the code is to post a copy of the same conspicuously for thirty days in his office and also in the office of the Superintendent of Buildings in each borough and publish the same in the City Record. No change has been made in the technical portion of the code.

Rapid Transit Work in Queens.

A statement has been prepared by Walter I. Willis, Secretary of the Chamber of Commerce of the Borough of Queens, showing the status on April 1st, of the various contracts which have been let by the Public Service Commission for the construction of rapid transit work in Queens Borough. According to this statement, the value of the contracts which have been let to date aggregate almost $7,000,000. Station finish contracts have been let for the extensions from Brooklyn to Ridgewood and over Liberty avenue to Richmond Hill.

In a letter to the chamber from Chairman Edward E. McCall of the Public Service Commission, dated April 22, it is stated that plans have been completed, and the contracts are about ready for submission to the Interborough Company for station finish, and for the supply and installation of track materials on the lines which will operate through the Bridge Plaza Station. This will add several million more dollars to the amount to be expended for rapid transit purposes in Queens.

The following is the list of contracts which have been let to date, and the per cent. of completion of same on April 1st:

1	Steinway Tunnel Reconstn...	$383,910	93%
2	Ely Avenue Route.....	557,856	55%
3	Bridge Plaza Station.....	884,859	50%
4	Astoria Extension	860,743	100%
5	Corona Extension	2,063,588	88%
6	Lutheran Cemetery Extension	389,095	100%
6a	Lutheran Cemetery Stations.	134,354	98%
7	Liberty Avenue Extension...	707,661	99%
7a	Liberty Avenue Stations....	232,000	..%
8	Jamaica Avenue Extension..	734,340	..
		$6,948,406	

"Sign of the Times."

Commuters on the Montauk division of the Long Island Railroad have been amused lately by the presence of a large sign opposite the antiquated station of the railroad, at Baldwin, which reads:

DON'T JUDGE BALDWIN BY THE RAILROAD STATION.

It is one of the best towns on the South Shore of Long Island. It has high schools, public schools, churches, gas, water, electricity, sidewalks and miles of shore front.

Instrumental in erecting the sign, the Business Men's Association of Baldwin is bending its energies toward the building of a new railroad station. The present structure was built so long ago that the oldest inhabitant cannot remember the year. Property owners feel that the station is an eyesore and they do not want prospective homeseekers to judge Baldwin by its railroad station. Hence the sign, which some wag has described as "the sign of the times."

Plans have been prepared for a modern station building, but no definite period for the construction of it has been announced. Some property owners compare the present station to a dry-goods case. It was built sometime in the middle sixties or when the Montauk division was built.

Harbor Island Opposed.

The Merchants' Association, in accordance with a recommendation made by its Committee on Harbor, Docks and Terminals, of which Mr. H. B. Walker is chairman, is opposing a bill introduced in the lower branch of the Legislature by Assemblyman Hoff, authorizing the Commissioners of the State Land Office to convey certain lands under water in New York harbor to a private company for the purpose of constructing an island in the harbor. The project has been suggested at various times in the past and the United States War Department has always declined to give its sanction to it.

The Roosevelt Avenue Assessment.

Property owners in the area of assessment for the opening of Roosevelt avenue, from Woodside to Corona, will not be relieved of the cost of that proceeding, which amounts to more than $550,000, according to a decision which was handed down in the Queens County Supreme Court. Justice Van Siclen's opinion, in part, is as follows:

"The proceeding is practically finished, there being only the formal presentation of the report for confirmation. They (the petitioners) urge but one substantial objection to this proceeding and that is that the real purpose which moved the Board of Estimate to initiate this proceeding to acquire the title to Roosevelt avenue was to afford a place for an elevated railroad extension of the rapid transit.

"The petitioners assume that this was the sole purpose of the proceeding.

"Neither the language relied upon nor the fact, has, I think, warranted this assumption."

Praises Loan Associations.

State Superintendent of Banks Eugene L. Richards praised the work of the co-operative savings and loan associations, in promoting the ownership of small homes and systematic saving. It was the occasion of the recent dinner of the Metropolitan League of Savings and Loan Associations, held recently at the Hotel Majestic. Archibald W. McEwan, secretary of the league, presided.

Steinway Tunnel Connection.

A special committee of the Chamber of Commerce of the Borough of Queens held a conference this week with President Theodore Shonts and General Manager Frank Hedley, of the Interborough Rapid Transit Co., in reference to a proposed plan to provide an immediate connection between the Steinway tunnel and the platforms of the subway station at Grand Central station. The officers of the Interborough Company agreed to do everything possible to complete this extension within 12 to 14 months, if the city would appropriate a small sum required to cover the cost of the extra work involved.

Bronx County Civic Centre.

The question of a civic centre in Bronx County has been agitated for more than a year, mainly as to whether the county buildings should be located at Tremont, 161st street or 149th street. Through the efforts of Frank E. Holahan, who represented many influential business men and tax-payers desirous of having Tremont designated as the civic centre of Bronx County, the Sinking Fund Commission appointed a committee composed of the President of the Board of Aldermen and the Comptroller, to look over the different sites, with the result that recently the committee decided that the Tremont section was the logical and proper location for County buildings. The situation then devolved itself into a question of erecting or leasing public buildings and at a meeting of the Sinking Fund Commission, held this

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week in the City Hall, William C. Bergen's proposition to erect an annex to the Bergen building, to house the County officials, and to erect a new jail at a rental of $29,000 per year for 34,000 square feet of space, for ten years, was unanimously accepted by the Commission.

New Shore Front Hotel.

Because of the growing popularity of Beechhurst, Queens borough, as a home colony for persons desiring shore front residences and nautical advantages, a hotel with all modern equipments will be built on the shore, near the home of the Beechhurst Yacht Club, after plans by Walter K. Pleuthner. To be five stories in height and 100 x 100 feet in size, the hotel will be built so that the porch will surround a huge float for water craft, while two summer dining piazzas will front directly on the water. Beechhurst is adjacent to Willetts Point, where the waters of the East River and Long Island Sound meet. There is an unobstructed marine view clear to the Westchester shore.

In the center of the first floor of the hotel will be a large foyer hall with an office and check room on either side, while an inner dining room of ample size will open directly onto the dining porches. A spacious service porch will connect with all the dining spaces.

In the western end of the first floor will be a large lounging room, joining a smoking room. Extensive porch area will also surround this end of the building.

The driveways through the grounds will pass under porte cocheres where they adjoin the hotel.

In the upper stories will be 100 bed chambers and numerous fresh and salt water bath rooms, the majority of which rooms will overlook the water.

Situated on a promontory at the end of the Whitestone Landing division of the Long Island Railroad, Beechhurst has a shore front of nearly two thousand feet.

Clubhouse for Trained Nurses.

Parish & Schroeder, architects, 12 West 31st street, recently filed plans for the construction of another building for the Young Women's Christian Association. The new structure will be located in the south side of East 45th street, 75 feet east of Lexington avenue, and is to be used as a club house for graduate nurses. It will have a frontage of 75 feet and a depth of 100.5 feet, with a facade of brick limestone and terra cotta in the French renaissance style of architecture. In the basement will be the general dining rooms and kitchen. The executive offices, committee rooms, library and large assembly room will be located on the second floor, while the rest of the building will be taken up as bedrooms, there being 221 in all. It will be known as the Central Club for Nurses. The cost of this operation is given by the architects as $240,000.

Plans for Madison Avenue Loft.

Sommerfeld & Steckler, architects, 31 Union Square, have been retained by the George Backer Const. Co., and Arnstein & Levy, to prepare the plans for a modern twelve-story loft building to be erected at 103 Madison avenue and 25 East 29th street. The dimensions of the building will be 37 x100 feet with a wing 22 x 80 feet. The structure will be fireproof, and have a complete fire protective equipment installed. The materials to be used in construction will be brick, limestone, terra cotta and reinforced concrete.

Closing of Herald Square Theatre.

Last Friday night the historic Herald Square theatre, Broadway and 35th street, closed its doors for the last time. Today wreckers will commence to demolish the landmark, together with the buildings on the rest of the block front, to make way for a modern mercantile structure. For several years leases on most of the property have been for annual terms, with cancellation clauses, and when the entire plottage changed hands, as already announced in the Record and Guide, the occupants were notified to move on May 1. The Herald Square theatre was opened forty-one years ago, and has had a varied career.

Million Dollar Jail for Hudson Co., N. J.

Preliminary plans have been started in the office of John T. Rowland, Jr., architect, 98 Sip avenue, Jersey City, for a county jail to cost about $1,000,000, to be erected in Jersey City. This structure will be erected in Willow street, between Newark and Pavonia avenues, and will be built under the jurisdiction of the Board of Chosen Freeholders of Hudson County, John Magner, supervisor. Definite details of this project have not as yet been decided upon and active operations are not likely to be started for quite some time.

New Residence at St. James, L. I.

Peabody, Wilson & Brown, architects, 389 Fifth avenue, are preparing the plans and specifications for a country residence to be erected at St. James, L. I., for Lathrop Brown, to cost about $100,000. The house will be fireproof, two and one-half stories in height, 50x90 feet, with two wings of irregular dimensions. Brick, marble and Indiana limestone are the materials to be used in construction. This project will probably later include the construction of extensive farm buildings.

An Ordinance Favored.

Ernest Bohm, corresponding secretary of the Central Federated Union of Greater New York and vicinity, has written to the Board of Aldermen that this body heartily approves of the proposed ordinance safeguarding passenger elevators, as advocated by the American Museum of Safety, and more particularly expressed in Sections Nos. 10 to 14. The Union requests favorable action. The measure was prepared by the Building Committee of the Board of Aldermen and when enacted will form part of the Building Code.

New Loft in Mid-Town Section.

Plans are being prepared by William M. Farrar, architect, 1269 Broadway, for a twelve-story store and loft building to be erected at 229-239 West 28th street, by John J. Radley, real estate, 30-34 West 33d street. The new building will have a facade of brick, limestone and terra cotta and the construction will be fireproof throughout. Modern safety devices and fire protection equipment will be installed. The structure will occupy a plot 124x84 feet.

New Loft Building in East 30th Street.

R. H. Almiroty, architect, 220 Fifth avenue, is preparing the working plans for a loft building, twelve stories in height, to be erected on a plot 72.7 x 93.1 feet in the south side of East 30th street 100 feet west of Fourth avenue. The owner of this building is the 40 East 30th Street Co., James Simpson (Marmac Const. Co.), president, 316 West 30th street, and will be erected by the Marmac Const. Co. The cost of this project is placed at about $275,000.

Signal System for the Interborough.

Commissioner Craw has introduced a resolution in the Public Service Commission that the Interborough Rapid Transit shall proceed to equip its elevated system with a system of signals capable of preventing collisions, the system to be so designed as to permit the operation of the tracks to their maximum capacity. The company is to place in operation on some portion of their lines a trial installation of one or more systems, which they shall select, not later than October 1, 1915.

New Fire Trucks.

Bids were opened this week, by Fire Commissioner Robert Adamson, for the supplying of twelve motor-driven hook and ladder trucks, of the latest type, to the Fire Department. The trucks are known as the city service type, and are to be assigned to duty in new companies in the suburban districts. The International Motor Company put in the lowest bid, the amount being $52,152. Four of the new trucks will be delivered in 90 days, and four every 30 days thereafter.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Fogliasso Clement Building Co., John L. Fogliasso, president, 197 Bleecker st, contemplates the erection of a 7-sty apartment house at 79-81 Washington pl. No architect selected.

PELHAM MANOR, N. Y.—A. W. Cole, this place, contemplates rebuilding his residence on Rosedale av. No architect selected.

NEW ROCHELLE, N. Y.—The Thanhouser Film Corp., Edwin Thanhouser, president, contemplates the erection of a studio building in East Main st, to cost about $200,000. No architect selected.

YONKERS, N. Y.—P. H. McGrath, 99 Morris st, contemplates the erection of a 4 or 5-sty apartment on the west side of South Broadway, to cost about $50,000. No architect selected. Particulars will be available about June 1.

MORRISTOWN, N. J.—All Souls' Hospital, Rev. E. J. Ellard, 91 Maple av, contemplates the erection of a hospital on Mt. Kemble av. No architect retained.

LAKE PLACID, N. Y.—The town of North Elba, Willis Wells, Town Clerk, John F. White, chairman of building committee, is receiving competitive sketches for rebuilding the town hall in Main st, to cost about $30,000. No architect selected.

HILTON, N. Y.—The Hilton Supply & Storage Co., Myron Roberts, president, contemplates the erection of a 4-sty reinforced concrete cold storage building.

WATERTOWN, N. Y.—The city of Watertown, F. A. Streeter, City Hall, contemplates the erection of a bridge in Court st, over the N. Y. Central R. R. tracks, to cost about $75,000. No architect selected.

GOUVERNEUR, N. Y.—The Village of Gouveneur, James C. Dolan, president, contemplates the erection of a grade school here in St. Lawrence County, to cost, about $40,000. No architect selected.

GOUVERNEUR, N. Y.—The Village of Gouverneur, L. D. Murray, Village Clerk, contemplates the erection of a 2-sty village hall in Main st, to cost about $30,000. No architect selected.

PLANS FIGURING.

CHURCHES.

WESTBURY, L. I.—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, architect, is taking bids to close May 4, for the rubble stone church, 79x130 ft, for St. Bridgets R. C. Church, Rev. Father Wm. F. McGinnis, Post av, pastor. Cost, about $20,000.

DWELLINGS.

MONTCLAIR, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, architects, are taking bids for a 2-sty residence, 23x77 ft, on Prospect av, for H. W. Johnston, Montclair. Cost, about $10,000.

SAYVILLE, L. I.—Edward Burnett, 11 East 24th st, Manhattan, architect, is ready for bids on general contract for 1-sty hollow concrete block and stucco farm buildings for Anson W. Hard, Jr., on premises. Cost, about $14,000.

HOSPITALS & ASYLUMS.

FAMINGDALE, L. I.—Bids will close May 13 for the tuberculosis hospital for the Board of Supervisors of Suffolk County. Nathan Myers, Court Theatre Building, Newark, N. J., and Woolworth Building, Manhattan, architect. Cost, $35,000 to $45,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Wm. J. Yennie & Co., 5 East 42d st, are figuring on the general contract for alteration to the n. e. corner of Broadway and 97th st. Work consists of remodeling 1st floor and stores for the Doelger Brewing Co., owner. Samuel Levingson, architect. Cost, $30,000.

MANHATTAN.—Wm. J. Yennie & Co., 5 East 42d st, are figuring the alteration at 68 West 37th st, into stores and offices. Architect, H. A. Hunt. Cost, $10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

VERMILYEA AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty apartment, 50x123 ft, at 72-74 Vermilyea av, east of Academy st, for the Hyman Berman Building Co., Hyman Berman, 1076 Findlay av, owner and builder. Cost about $60,000.

172D ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for five 5-sty apartments in the south side of 172d st, from Broadway to Ft. Washington av, for Max Raymond, 507 West 113th st.

BROADWAY.—Milton Zeisler, 433 East 74th st, has completed plans for alterations to the 5-sty apartment 2730 Broadway, for Rudolph Leeds, 16 Wall st. Cost about $4,000.

1ST AV.—Alfred L. Kehoe, 1 Beekman st, has prepared plans for alterations to two 6-sty tenements, 83-5 1st av, for Jos. Spektorsky, 396 Broadway. Cost about $10,000.

3D AV.—Samuel Levingson, 101 West 42d st, has completed plans for alterations to the 4-sty tenement 1845 3d av, for Harris Sarason et al, 24 East 99th st.

124TH ST.—Plans have been prepared by O. L. Spannhake, 233 East 78th st, for alterations to the 5-sty tenement 71 West 124th st, for the Estate of Louisa Eittrolff, 71 West 124th st.

85TH ST.—O. L. Spannhake, 233 East 78th st, has prepared plans for alterations to two 4-sty tenements, 234-6 East 85th st, for Anna Schmidt, 304 East 86th st. Cost about $5,000.

116TH ST.—C. Stegmayer, 168 East 91st st, has completed plans for alterations to the 5-sty apartment 150 East 116th st, for Peter Doelger Brewing Co., 407 East 55th st.

5TH AV.—C. P. H. Gilbert, Broadway and 25th st, has completed plans for the 12-sty apartment house at 1067 5th av, for the 1067 5th Av Co., 45 Cedar st. Cost about $260,000.

189TH ST.—J. M. Felson, 1133 Broadway, has completed plans for two 5-sty apartments in the south side of 189th st, 150 ft east of St. Nicholas av, for the S. B. Building Corpn., 503 5th av. Cost about $90,000.

HOSPITALS AND ASYLUMS.

CONVENT AV.—Eli Benedict, 1947 Broadway, has completed plans for a 4-sty addition to the hospital at 341 Convent av, northeast corner of 144th st, for the Lutheran Hospital of Manhattan, 1676 Amsterdam av. Cost about $10,000.

SCHOOLS & COLLEGES.

MANHATTAN.—Bids were opened by

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Contemplated Construction—Manhattan—Cont'd.

the Board of Education April 26 for removal of street encroachments, etc., at P. S. 7 and 19. For P. S. 7, W. H. Quinn & Co., Inc., low bidder at $3,181; for P. S. 19, Bernard Meehan, at $2,617.

MANHATTAN.—The Board of Education opened bids April 26 for furnishing and delivering new direct radiators to various schools. Wm. J. Olvany, low bidder, at $2,684.

STORES, OFFICES AND LOFTS.

5TH AV.—George & Edward Blum, 505 5th av, are preparing plans for a 12-sty loft, store and office building at the northwest corner of 5th av and 31st st, for Harry and Joseph Falk, 3785 Broadway, owners and builders.

7TH AV.—Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer, has been commissioned to prepare plans for a 16-sty loft, office and moving picture theater building at the southeast corner of 7th av and 49th st, for George Backer, 56 West 45th st.

5TH AV.—S. B. Eisendrath, 500 5th av, has been commissioned to prepare plans for alterations to the store at 534 5th av, for Lebolt & Co., 23d st and 5th av.

VARICK ST.—Trowbridge & Livingston, 527 5th av, have been commissioned to prepare plans for an addition to the 5-sty building at 58 Varick st, for Mrs. Helen C. Julliard, care of A. D. Julliard & Co., 70 Worth st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

PLIMPTON AV.—Neville & Bagge, 156 West 56th st, are preparing plans for a 5-sty apartment on the west side of Plimpton av, 25 ft north of 170th st, for R. A. Winter & Son, 1694 Clay av, owners and builders. Cost about $50,000.

WALTON AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for three 4-sty apartments on the east side of Walton av, 102 ft north of Tremont av. Cost about $60,000.

RYER AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for three 5-sty tenements on the west side of Ryer av, 244 ft south of 183d st, for the County Estate, Inc., William L. Phelan, 2045 Ryer av, president. Cost, about $150,000.

165TH ST.—Benjamin Benenson, 401 East 152d st, owner and builder, contemplates the erection of a 5-sty flat and store building in the north side of 165th st, between Clay and Teller avs, from plans by the Tremont Architectural Co., Webster and Tremont avs.

182D ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 5-sty apartment in the north side of East 182d st, 75 ft west of Prospect av, for the Nivard Realty Co., Harry Lisman, president, 232 East 111th st, owner and builder. Cost, about $50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

AV G.—Plans have been prepared by W. T. McCarthy, 16 Court st, for a 4-sty apartment at the northwest corner of Av G and East 31st st, for the Maxberg Construction Co., Max Greenberg, 963 Prospect av, owner and builder. Cost about $50,000.

FOSTER AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment on the north side of Foster av, 119 ft east of East 21st st, for the Polatschek Spencer Realty Co., Harry Spencer, 627 Wales av, Manhattan, president and builder. Cost about $30,000.

ADELPHI ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 48x97 ft, in the east side of Adelphia st, 235 ft north of DeKalb av, for the G. & M. Improvement Co., 26 Court st, owner and builder. Cost, about $45,000.

NEW JERSEY AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for two 4-sty tenements, 50x93 ft, on the west side of New Jersey av, 100 ft north of Fulton st, for the American Mortgage Co., P. Glickman, president, 1422 Pitkin av. Cost, about $60,000.

CHURCHES.

MERMAID AV.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty synagogue, 50x80 ft, at the northwest corner of Mermaid av and West 23d st, for the Sea Gate Sisterhood and Talmud Torah, on premises. Cost about $20,000.

85TH ST.—Eisendrath & Horowitz, 500 5th av, Manhattan, are preparing plans for a 1-sty brick synagogue, 80x60 ft, at the southeast corner of 85th st and 22d av, for the Peoples Temple, 133 Bay 28th st. Cost, about $30,000.

DEAN ST.—Morris Whinston, 459 Stone av, Brooklyn, has been commissioned to prepare plans for a 1-sty and basement brick synagogue, 44x55 ft, in the south side of Dean st, 50 ft west of Saratoga av, for the Cong. Bakar Cholom Bnai Jacob, H. Rappaport, 1815 Prospect pl, president. Cost, about $10,000.

DWELLINGS.

OCEAN PARKWAY.—Arthur G. Carlson, 157 Remsen st, is preparing plans for a 2-sty frame and stucco residence on the east side of Ocean Parkway, 164 ft south of Ditmars av, for the Alex G Calder Building Co., 1648 11th av, owner and builder. Cost about $4,000.

49TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for a 2½-sty frame and stucco residence in the north side of 49th st, 100 ft east of 15th av, for S. Goldstein, 1445 46th st. Cost about $7,500.

75TH ST.—F. W. Eisenla, 16 Court st, is preparing plans for five 3-sty residences at the northeast corner of 75th st and 5th av, for P. J. Carley, 6th av and 76th st, owner and builder. Cost about $25,000.

BARBEY ST.—William C. Winters, 106 Van Siclen av, is preparing plans for two 2-sty brick residences, 20x55 ft, in the west side of Barbey st, 125 ft north of Sunnyside av, for Herbert C. Smith, care of architect. Cost, about $5,000.

BUSHWICK AV.—W. B. Wills, 1181 Myrtle av, has completed plans for a 2-sty brick residence, 23x48 ft, on the west side of Bushwick av, 108 ft north of Linden st, for Anna H. Huss, 46 Sumner av. Cost, about $8,000.

9TH ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for four 2-sty residences, 20x55 ft, in the east side of East 9th st, 100 ft south of Av U, for the Homecrest Building Co., O. La Canina, president, Av U and East 14th st, president and builder. Cost, about $16,000.

FACTORIES AND WAREHOUSES.

49TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty warehouse, 100x150 ft, in the south side of 49th st, 175 ft east of 19th av, for Albert K. Sage, 4705 14th av, owner and builder. Cost about $35,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

ELMHURST, L. I.—Haenke & Sherman, 15 Broad st, Manhattan, have about completed plans for a 5-sty apartment, 150x80 ft, near the station. Owner's name for the present withheld.

BANKS.

LONG ISLAND CITY.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans and will take bids on general contract about May 15 for a 1-sty branch bank building on the north side of Queensboro Bridge Plaza, between Jackson and Hunter avs, for the Bank of Long Island, 359 Fulton st, Jamaica. Cost about $40,000.

CHURCHES.

LINDENHURST, L. I.—Morris Whinston, 459 Stone av, Brooklyn, has been commissioned to prepare plans for a 2-sty brick synagogue, 25x35 ft, for the Lindenhurst Hebrew Cong. of Lindenhurst. Abraham Weinstein, Lindenhurst, president. Cost, about $10,000.

DWELLINGS.

RICHMOND HILL, L. I.—F. W. Eisenla, 16 Court st, Brooklyn, is preparing plans for four 3-sty residences, 20x60 ft, at the southeast corner of Jamaica av and Guyon pl, for the Alvin Construction Co., Albert Jaret, president, 1957 85th st, Brooklyn, owner and builder. Cost about $20,000.

RICHMOND HILL, L. I.—George C. Crane, 2706 Jamaica av, has completed plans for three 2-sty residences on the north side of Guyon av, 110 ft south of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost about $10,000.

ARVERNE, L. I.—J. B. Smith, 67 North Fairview av, Hammels, L. I., has completed plans for three 2-sty frame bungalows, 23x24 ft, in the west side of Beach 43d st, 595 ft south of L. I. R. R., for Mrs. Isabella Levy, Gaston av, owner. Total cost about $7,500.

GLENDALE, L. I.—F. L. Rickmeyer, 4099 Ferris st, Woodhaven, has completed plans for a 2-sty office and residence, 43x32 ft, on the west side of Myrtle av, opposite Hanson pl, for the Mt. Lebanon Cemetery Corp., F. L. Rickmeyer in charge. Cost about $10,000. Carberry & Weigand, Edison pl and Myrtle av, have the plumbing and heating work.

ROCKAWAY BEACH, L. I.—John A. Lasher, this place, has completed plans for a 1½-sty residence at the southwest corner of Beach Channel Drive and 137th st, for John J. Wagen, care of architect, owner. Cost, about $4,000.

FAR ROCKAWAY, L. I.—Jos. Connell, this place, has completed plans for three

2-sty residences on McKinley av, for the Interborough Improvement Co., Woodhaven, owner and builder. Total cost, about $10,000.

RICHMOND HILL, L. I. Chas B. White, 375 Fulton st, Brooklyn, is preparing plans for ten 3-sty residences, 18x55 ft, on the north side of Liberty av, Church st to Lefferts av, for Thos. F. Martin, 16 Court st, owner and builder. Cost, about $50,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I., has completed plans for a 2-sty residence for the Cord Meyer Development Co., this place. Cost, about $5,000.

Richmond.

DWELLINGS.

GRYMES HILL, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing sketches for a 2½-sty tile and stucco residence for John Jay Cisco, Jr., care of architects.

CLIFTON HARBOR VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence for J. Fanderlik, care of architects. Cost about $6,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, is preparing plans for a 2½-sty rectory, 29x50 ft, for the Church of St. Mary's, Rev. Father Wm. K. Dwyer, pastor.

ROCKVILLE CENTRE, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, is preparing plans for a 2½-sty frame residence to cost about $5,000. Owner's name for the present withheld.

WHEATLEY HILLS, L. I.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence, 40x80 ft, for Mrs. S. S. Sands, care of architects. Cost, about $40,000. John R. Hill, Post av, Westbury, general contractor.

MISCELLANEOUS.

MASSAPEQUA, L. I.—Alfred Hopkins, 101 Park av, Manhattan, has completed plans for 1½-sty frame farm buildings on South County rd, for Edward H. Floyd Jones, on premises. Cost, $10,000 to $12,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reevs Building, has about completed plans for a 4-sty store and apartment house at 149 Nepperhan av, for Thos. Feeley, 151 Nepperhan av. Cost, about $30,000.

WHITE PLAINS, N. Y.—Frank Horton Brown, 1st National Bank Building, is preparing plans for a 2-sty store and apartment house on Madison av, for Domenico De Salvo, 85 Bronx st. Cost, about $10,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—The New Rochelle Realty Co., J. A. Mahlstedt, 152 Pelham rd, contemplates the erection of a 2½-sty residence on Kress Park, from plans by L. L. Barnard, Lawton st. Cost about $6,000.

NEW ROCHELLE, N. Y.—N. M. Woods, 47 West 34th st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence on Neptune Island for C. S. Johnson, Bayview av, to cost about $12,000.

PELHAM MANOR, N. Y.—Lansing, Bly & Lyman, 212 Prudential Building, Buffalo, have completed plans for a 2-sty residence, 30x40 ft, for N. H. Jewett, Pelham Manor. Cost about $8,000.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has completed plans for a 2½-sty residence, 28x39 ft, at 23 Wallace av, for Edgar L. Hoffer, 225 South 1st av. Cost, about $6,000. The architect is ready for bids on all subs and materials.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, is preparing sketches for a 2-sty Hebrew Institute in William st, for the Portchester Hebrew Institute, Moses Miller, Ryan Building. Cost about $25,000.

PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, has been commissioned to prepare plans for a 1-sty boy scout armory on Bush av, for the Boy Scouts of America, Joseph Hubbard, 327 King st, chairman of building committee. Cost about $6,000.

HOSPITALS AND ASYLUMS.

WESTCHESTER.—The Board of Supervisors of Westchester County have selected Walker & Gillette, 128 East 37th st, to prepare plans for an almshouse; James Brite, 18 East 41st st, for a hospital, and Alfred Hopkins, 101 Park av, for a penitentiary. Details will be available later.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, is preparing new plans for the 2-sty Halstead School, at North Broadway and Lamartine av, for the Philipse Manor School Corporation. Cost about $40,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has completed plans for a 3-sty apartment at 63 Skillman av, for The James Estate, care of architect. Cost about $25,000.

NORTH ARLINGTON, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2-sty store and apartment house at the northwest corner of Kearny av and Belleville Turnpike, for William T. Wilkinson, 9 Kearny av. Cost about $15,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has com-

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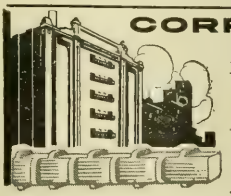
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Contemplated Construction—Continued.

pleted plans for a 3-sty flat, 18x80 ft, at 168-170 Clinton av, for Richard Dorrison, 90 Bostwick av, owner and builder. Cost about $20,000.

NEWARK, N. J.—Aug. M. Kleemann, 711 Broad st, has completed plans for a 4-sty apartment at the northeast corner of Central av and 13th st, for Max Mandel, Essex Building. Cost, about $40,000.

JERSEY CITY, N. J.—Plans have been prepared privately for a tenement at Baldwin av and Vroom st, for Simon Susser, 44 West 24th st, Bayonne, owner and builder. Cost, about $9,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty tenement, 50x90 ft, at the corner of Congress st and Hancock av, for Fred Goldberg, 314 Angelique st, West Hoboken, owner and builder. Cost, about $50,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty flat, 22x55 ft, at 319 Kearny av, near Afton av, for Samuel Balter, Kearny av. Cost, about $6,000

CHURCHES.

PATERSON, N. J.—T. John Folks, Second National Bank Building, is preparing plans for a church and Sunday school room at the southeast corner of Summer and Ellison sts, for the African Methodist Episcopal Zion Church, Rev. Chas. C. Williams, pastor, 693 East 24th st. Cost about $40,000.

DWELLINGS.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for alterations to the 2½-sty frame residence, 30x45 ft, on Hudson blvd and Bentley av, for Dr. R. English, on premises. Cost about $6,000.

HACKENSACK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame and stucco residence for Martin J. Toolen, 57 Euclid av, owner and builder. Cost about $7,000

RIDGEWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty residences for Peter Ziegel, Clifton, N. J. Cost about $6,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., Broad st, is preparing plans for a 2½-sty residence, 22x45 ft, at 544 Morris av, for Willett I. Bingham, 535 Morris av. Cost about $5,000.

FACTORIES AND WAREHOUSES.

KENILWORTH, N. J.—J. Broome, 123 Liberty st, Manhattan, is preparing plans for a plant for the American Composition Co., Mr. Hozapfel, 18 Broadway, Manhattan, owner and builder.

MUNICIPAL WORK.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, have completed plans for alterations to the 3-sty brick city hall in Washington st, for the City of Hoboken, Patrick R. Griffen, Mayor. Cost about $10,000.

THEATRES.

HOBOKEN, N. J.—George C. Brokhaus, 402 Washington st, has completed plans for a 2-sty moving picture theatre, 25x85 ft, at 1st and Grand sts, for Frank Tiscornia, 403 1st st, owner and builder. Cost, about $12,000. The owner builds and will soon take bids on sub-contracts.

Other Cities.

DWELLINGS.

SOUTH NORWALK, CONN.—W. W. Smith, 82 Wall st, Manhattan, has been commissioned to prepare plans for ten 2½-sty stucco and frame residences for Walter Schulze, 1170 Broadway, Manhattan.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, has completed plans for a 2½-sty residence, 28x30 ft, at 152½ Mansion st, for E. J. Cummings, Delano st. Cost, about $4,000.

FACTORIES & WAREHOUSES.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has completed plans for a factory in North Hamilton st, along the C. N. E. R. R. tracks for Smith Bros., A. G. Smith, 13 Market st, president. Cost, about $60,000.

STABLES & GARAGES.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has been commissioned to prepare plans for a 1-sty garage in Church st, east of Market st, for Fred H. Swift, 550 Main st. Cost, about $8,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—J. C. Lyons Sons, 30 East 42d st, have received the general contract to alter the 5-sty tenement and cafe, 25x100 ft, at the southeast corner of 116th st and Lexington av, for Peter Doelger Brewing Co., Peter Doelger, president. Chas. Stegmayer, 168 East 91st st, architect. Cost about $8,000.

MANHATTAN.—(sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the foundation work for the 12-sty building at the northeast corner of 96th st and Riverside drive, to be known as the Cliff Dwelling. The West Side Mortgage Co., Mr. Leslie R. Palmer, president, owner. Herman Lee Meader, architect.

CHURCHES.

YONKERS, N. Y.—The F. S. Polito Construction Co., Yonkers, has received the general contract to erect a new church for Our Lady of Mount Carmel, at Park Hill av and Oak pl. N. Serracino, 1170 Broadway, Manhattan, the architect, will be in full charge of the superintendence.

DWELLINGS.

NEW CITY, N. Y.—E. E. Paul Co., 101 Park av, has received the general contract to erect a 2½-sty hollow tile and brick residence for F. G. Garnochan, care of architects, Renwick, Aspinwall & Tucker, 220 5th av, Manhattan. Brinley & Holbrook, 156 5th av, landscape architects. Cost about $50,000.

MATAWAN, N. J.—Chas. Davison, Keyport, N. J., has received the general contract to erect a 2½-sty frame and stucco residence for Dr. Whitlock, Matawan. W. Conover, 114 Liberty st, Manhattan, architect.

BAYONNE, N. J.—John J. Hauf, at site, has received the general contract to erect three 2-sty residences on the west side of Av C, between 41st and 42d sts, for William D Salter, 948 Broadway. Cost about $9,000.

NEWARK, N. J. (sub).—Chas. S. Fillips, 170 Parker st, has received the mason work, and Stephen C. Fredericks, 22 Wakeman av, the heating, for the 2½-sty frame and stucco residence at 52 Heller Parkway, for Sheldon Cadmus, 301 Market st. E. V. Warren, 31 Clinton st, architect. Cost about $5,000.

SUMMIT, N. J.—Jules Leadbeater, Maplewood, N. J., has received the general contract to erect a 2½-sty brick and stucco residence, 40x35 ft, for Wharton Green, car of the Beaver Construction Co., 22 William st, Manhattan. F. G. Hasselman, 30 East 42d st, Manhattan, architect. Cost about $16,000.

RYE, N. Y.—Warren E. Green Co., 29 West 38th st, Manhattan, has received the general contract to erect a 2-sty tile and brick residence for Mrs. W. Milne, owner. Paul R. Allen, 35 West 39th st, Manhattan, architect. Smith & McNeil, 29 Willett av, Portchester, N. Y., heating and plumbing. Cost about $25,000.

UPPER MONTCLAIR, N. J.—Jas. Crawford & Bro., Verona, N. J., have received the general contract to erect two 2½-sty frame and shingle residences on Fernwood pl for Jerome Sigler, 560 Bloomfield av. Ira Sigler, 74 Valley rd, Montclair, architect. Cost about $3,500 each.

LINDEN, N. J.—Frank J. Schmieder, 514 Jersey av, Elizabeth, has received the general contract to erect a 2-sty hollow tile and stucco residence for Edward Smith, 129 Clifton pl, Jersey City. Frank E. Nees, 76 Montgomery st, Jersey City, architect. Cost about $7,000.

NORTH BERGEN, N. J.—Chas. K. Burhams, 572 Clinton av, West Hoboken, has received the general contract to erect a 2½-sty residence at the corner of Hackensack Plank rd and 26th st, for John H. and Horatio Chasman, George Willaredt, 411 23d st, West New York, architect. Cost about $6,000.

ARLINGTON, N. J.—A. W. Abel, Devon st, has received the general contract to erect a 2½-sty residence at 73 Seeley av, for Frank H. Pillsbury, 73 Seeley av. Mark A. Lee, 35 Rutherford pl, architect. Cost about $7,000.

EDGEMERE CREST, L. I.—Ralph O'Rourke, Grove st, Rockaway, L. I., has received the general contract to erect a 2½-sty frame residence, 30x33 ft, for William Dickerson, Far Rockaway. Howard & Callmann, O'Kane Building, Far Rockaway, architects. Cost, about $6,000.

HUNTINGTON, L. I.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract to erect a 2½-sty residence on Hillside av, for A. P. W. Kinnan, 6th av and 40th st, Manhattan. A. H. Taylor, 138 West 65th st, Manhattan, architect. Paul J. Piatti, 47 West 34th st, Manhattan, heating and ventilating engineer. Cost, about $35,000.

RICHMOND HILL, L. I.—The general contract has been awarded to the Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, for a 3-sty brick residence,

31x42 ft, and 1-sty garage, 15x20 ft, on the east side of Beverly rd, 84 ft. north of Audley st, for Maurice C. Turner, Church st. Frank H. Quinby, 99 Nassau st, Manhattan, architect.

MONTCLAIR, N. J.—W. Wikstrom, 151 Chestnut st, has received the general contract to erect a 2½-sty residence on Upper Mountain av, near Berkeley av, for Shirley N. Carr, 140 North Mountain av. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Lustbader Construction Co., 163 East 82d st, Manhattan, has received the general contract to erect a 5-sty smoke house in Degraw st, 75 ft west of Van Brunt st, for the International Provision Co., on premises. Chas. Werner, 316 Flatbush av, architect. Cost about $25,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, have received the general contract to erect a 2-sty foundry, 120x100 ft, in the south side of 40th st, 210 ft east of 2d av, for M. F. Hamsley, foot of 26th st. William Higginson, 13 Park row, Manhattan, architect. Cost about $40,000.

LONG ISLAND CITY.—Edward J. Alquist, 312 West 42d st, Manhattan, has received the general contract to erect a 3-sty brick factory, 50x87 ft, at the southwest corner of Beebe av and William st, for the American Clip Co., 366 Gerard av, Manhattan. R. H. Morris, 949 Broadway, Manhattan, architect. Cost about $10,000.

NASHUA, N. H.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the construction of a 9-sty warehouse, 320x160 ft, for the Nashua Mfg. Co., of Nashua. C. R. Makepeace, Butler Exchange Building, Providence, R. I., architect and engineer.

STAMFORD, CONN.—O'Connor Concrete Construction Co., 1 Bank st, has received the general contract to erect a 1-sty factory on Fairfield av, for Baer Bros., 700 Canal st. Henry Marvin, 10 Burlington Arcade, architect. John Hankin & Bro., 550-52 West 25th st, engineers.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—M. T. Connolly Contracting Co., 238 17th st, Jersey City, has received the general contract to erect a 3-sty home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind. Cost about $100,000.

BRONX (sub.).—The Architectural Metal Works, 1192 2d av, has received the roofing and sheet metal work for the 4-sty pavilion, 150x150 ft, on Gun Hill rd, for the Montefiore Home, Broadway and 138th st. Buchman & Fox, 30 East 42d st, and A. W. Brunner, 101 Park av, associated architects. The Hedden Construction Co., 1 Madison av, general contractor. Excavating is under way. Cost about $200,000.

BROOKLYN.—The Wm. Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 5-sty addition to the hospital at 4th av and 46th st, for the Norwegian Lutheran Deaconesses Home and Hospital. Foster & Gade, 15 West 38th st, Manhattan, architects. Cost, about $60,000.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—John M. MacAdam & Co., 29 West 34th st, Manhattan, have received the general contract to erect a 1-sty hollow tile and stucco municipal building, 37x30 ft, on Sea Cliff av, for the Sea Cliff Club, F. H. Maidment, this place, president. S. J. Stammers, 500 5th av, Manhattan, architect. Cost about $5,000.

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Contracts Awarded—Continued.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John J. Egan, 523 Jersey av, has received the general contract to erect a 4-sty parochial school, 147x95 ft, at 2d and Erie sts, for St Mary's R. C. Church, Rev. Father B. Henry Torwoert, 246 2d st. John T. Rowland, Jr., 94 Sip av, architect. Cost about $100,000.

GREAT KILLS, S. I.—T. A. Clark Co., 122 Livingston st, Brooklyn, has received the general contract to erect an addition to P. S. 8 at Cross st, Park Terrace and Lindenwood rd and School st, for the Board of Education. C. B. J. Snyder, 500

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 3, 1915, for the construction complete (including mechanical equipment and approaches) of the United States Post Office and Court House at Chillicothe, Mo. Drawings and specifications may be obtained after April 22, 1915, from the Custodian of site at Chillicothe, Mo., or at this office in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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Park av, Manhattan, architect. Chas. Williams, 75 Washington av, Brooklyn, plumber. Cost, about $70,000.

STABLES AND GARAGES.

SOUTHAMPTON, L. I.—Brady & Halsey, Main st, have received the general contract to erect a 2-sty garage on Dune rd, for Mrs. Dudley Olcott, on premises, and 20 East 79th st, Manhattan. F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, architect. Cost about $4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (sub.).—Philip Menges, 328 East 122d st, has received the iron contract, and Louis Guerr, 168 Willis av, plumbing, for alterations to the 4-sty loft building at 26-28 West 35th st, for Revillon Freres, Thos. W. Rourke, president. Seymour & Schoenwald, 4733 Grand Central Building, architects. Leddy & Moore, 105 West 40th st, general contractors. C. W. Klappert's Sons, Inc., 328 East 25th st, carpenters. Cost about $27,000.

MANHATTAN.—The E. E. Paul Co., 101 Park av, has received the general contract to erect an addition to the telephone building at 115 West 38th st, for the N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

MANHATTAN.—Chas Loesch, 415 West 50th st, has received the general contract to erect a 3-sty office building, 50x100 ft, in the north side of 92d st, near 3d av, for George Ehret, 3d av and 92d st. Louis E. Dell, 1133 Broadway, architect.

YONKERS, N. Y.—The Kelly Construction Co., 45 Warburton av, has received the general contract to erect a 1-sty brick market building, 142x111 ft, at the southwest corner of James and Private sts, for Ethan Flagg, Inc., Chas. M. Butler, manager, 2 Hudson st, Phillipsburg Building. E. C. Heald, Phillipsburg Building, architect. Cost about $25,000.

MISCELLANEOUS.

BROOKLYN.—Peter Guthy, 926 Broadway, has received the general contract to erect a 1-sty carousel, 86x86 ft, at Prospect Park, for the Department of Parks. Cost, about $8,000.

NEW JERSEY.—Charles Gilpin, Harrison Building, Philadelphia, Pa., has received the general contract to erect a 1-sty blacksmith shop on the Penn. tracks, Salt Meadows, for the Penna. R. R. Co., 7th av and 32d st, Manhattan. F. W. Smith, care of owner, architect. Cost about $10,000.

NEWARK, N. J.—Lackawanna Bridge Co., 2 Rector st, Manhattan has received the general contract to build a wharf on the Passaic River frontage, foot of Centre st, for Wright & Cobb Lighterage Co., Commercial Wharf. Henry Steers, 17 Battery pl, Manhattan, engineer. Cost, about $30,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST, West, s s, 150 e St. Nicholas av, two 5-sty brick tenements, 50x86; cost, $90,000; owner, S. B. Building Corporation, 503 5th av; Pres., Samuel Behrman; architect, Jacob M. Folson, 1133 Broadway. Plan No. 155.

211TH ST, s e cor Vermilyea av, 5-sty brick tenement, 76x114; cost, $50,000; owner, Lorris Solomon, 728 Driggs av, Brooklyn; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 151.

169TH ST, Fort Washington av, n e cor, 6-sty brick apartment house, 51x71.9; cost, $70,000; owner, County Engineering Co, Inc., Pres., Paul Windels, 162 Lee av, Brooklyn; architect, C. Steinmetz, 2333 Loring pl, Bronx. Plan No. 153.

HAVEN AV, e s, bet 178th and 179th sts, three 5-sty brick apartment houses, 60x87; cost, $195,000; owner, The Nevah Construction Co., Inc., 1509 Bryant av., Pres. Joseph Reiss; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 152.

HALLS AND CLUBS.

45TH ST, 132-138 East, 12-sty fireproof club house, 25x100; cost, $240,000; owner, Young Women's Christian Association of New York, 600 Lexington av; president, Mrs. James S. Cushman, 600 Lexington av; architects, Parish & Schroeder, 12 West 31st st. Plan No. 146.

LEXINGTON AV, 608-14, s w cor 53d st, 10-sty fireproof, Young Women's Christian Association, 100x103; cost, $340,000; owner, Young Women's Christian Association; president, Mrs. James S. Cushman; architect, Donn Barber, 101 Park av. Plan No. 143.

HOSPITALS AND ASYLUMS.

10TH ST, 230 East, s s, 200 w 1st av, 5-sty, fireproof Home for Aged Folks, 25x92; cost, $40,000; owner, Home of the Sons & Daughters of Israel, Pres., Maylich Breitbart, 230 East 10th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 149.

HOTELS.

44TH ST, 122 East, s e cor Lexington av, 427-31 5-sty fireproof stores and hotel, 18x83; cost, $20,000; owner, Patrick Flannery, 651 6th av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 145.

STORES, OFFICES AND LOFTS.

39TH ST, 29-33 West, n s, 72.9 e of Broadway, 12-sty fireproof store and factory, 69x90; cost, $200,000; owner, Wallack Construction Co., Inc., Pres. Moses Crystal, 37-39 East 28th st; architects, Schwartz & Gross and B. N. Marcus, 347 5th av. Plan No. 154.

28TH ST, 220-39 West, n s, 304 e of 8th st, 12-sty; fireproof store, storage and lofts, 124x98; cost, $300,000; owner, John J Radley, 34 West 33d st; architect, William M. Farrar, 1269 Broadway. Plan No. 150.

30TH ST, 38-44 East, s s, 100 w 4th av, 12-sty brick store and lofts, 72x93; cost, $275,000; owner, 40 East 13th St. Co., 316 West 30th st; president, James N. Simpson; architect, Randolph H. Almiroty, 220 5th av. Plan No. 147.

174TH ST, s s, bet Wadsworth av and Broadway, 1-sty brick office and store, 10x15; cost, $300; owner, George L. Slawson, 162 West 72d st; architects, The Texas Co., 17 Battery pl. Plan No. 148.

19TH ST, 264-66-68 West, 8-sty fireproof lofts and store, 54.11x93.8; cost, $100,000; owner, Rehcansie Realty Co., 245-247 West 18th st, Pres., Edward Eisennacher; architect, S. H. Hasbrouck, 245 West 18th st. Plan No. 157.

31ST ST & 5TH AV, n w cor, 12-sty fireproof loft building, 250x125x84; cost, $350,000; owner, Strathcona Construction Co., Inc., Pres., Harry Falk, 3785 Broadway; architects, G. & E. Blum, 505 5th av. Plan No. 158.

THEATRES.

MACOMBS LANE, 122, s e cor 150th st, 1-sty brick photo theatre (open air), 113x150; cost, $500; owner, Vincent Astor, 23 West 26th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 156.

3D ST, 823-825, e s, 60.5 n 50th, 1-sty brick moving picture theatre, 33x100; cost, $20,000; owner, Peter A. H. Jackson Estate, 106 Lexington av; executor, Steven H. Jackson; architect, Louis A. Sheinart, 194 Bowery. Plan No. 144.

Bronx.

DWELLINGS.

TYNDALL AV, w s, 275 s 260th st, 2-sty frame dwelling, 21x33.6, shingle roof; cost, $2,000; owner, A. B. Kilpatrick, 617 West 204th st; architect, John P. Boyland, Fordham rd & Webster av. Plan No. 225.

UNDERHILL AV, e s, 256 s Watson av, 2-sty frame dwelling, 21x48, tin roof; cost, $4,200; owner, Theckla Sandbick, 45 West 30th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 223.

WEBSTER AV, w s, 378.8 n 236 st, 2½-sty frame dwelling, slate roof, 21x34; cost, $3,700; owner, Bartolomeo F. Badaracco, 4304 Webster av; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 207.

BRONX PARK EAST, e s, 300 n Thwaites pl, 2-sty frame dwelling, tin roof, 21x55; cost, $4,500; owner, Julia Brills, 3209 Barker av; architect, H. Woodheim, 1087 Tremont av. Plan No. 234.

SPENCER AV, w s, 210 s 261st st, 3-sty brick dwelling, shingle roof, 39x18; cost, $5,500; owner and architect, Emil Brunel, 285 West 161st st. Plan No. 233.

FACTORIES AND WAREHOUSES.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty frame storage, 79x29, composition roof; cost, $500; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 210.

KINGSBRIDGE AV, w s, 173 s 236th st, 6-sty brick garage and warehouse, 56x100, tarred roof; cost $75,000; owners, Ames Transfer Co., Chas. Ames, on premises, Pres.; architect, Jno. G. Kleinheus, 1839 East 12th st, Brooklyn. Plan No. 220.

STABLES & GARAGES.

181ST ST, s s, 45 e Anthony av, 1-sty frame garage, 9.6x16; cost, $100; owner, Wm C. Bergen, 130 West 180th st; architect, W. C. Martin, 1966 University av. Plan No. 211.

STORES AND DWELLINGS.

171ST ST, n e cor Park av, 2-sty brick store and dwelling, 50x50, tin roof; cost, $10,000; owners, Keisler Realty Co., 1109 Forest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 218.

FORDHAM RD, s s, 993 e Tiebout av, 3-sty brick store and dwelling, 37x20.8, slag roof; cost, $4,000; owner, Mary Annan, 2545 Webster av; architects, Adams & Kirby, Tremont and Arthur avs. Plan No. 217.

GUN HILL RD, s s, 25 e DeKalb av, 2-sty frame store and dwelling, 25.1x60; cost, $3,500; owners, Webless & Glassheim, 44 Greenwich av; architect, Geo. W. McCabe, 96 5th av. Plan No. 212.

VAN CORTLANDT AV, s w cor, Villa av, 2-sty brick store and dwelling, 25x27, slag roof; cost, $7,000; owners, The Henry Elias Brew. Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 221.

STORES & TENEMENTS.

FIELD PL, n s, from Ryer av to Grand Concourse, 5-sty brick tenement, 84.13x84.7; slag roof; cost, $75,000; owners, 173d St. Imp Co., Aaron Miller, 148 West 142d st, Pres.; architects, Krewmorg Architectural Co., 1029 East 163d st. Plan No. 216.

BROADWAY, w s, 100.13 n 246th st, 5-sty brick tenement, 100x66.11, plastic slate roof; cost, $60,000; owner Augustus Van Cortlandt, 47 East 53d st; architects, Cross & Cross, 100 East 47th st. Plan No. 213.

CONCOURSE, e s, 243 s 183d st, two 5-sty brick tenements, 50x87, plastic slate roof; cost, $100,000; owners, County Estates Inc, Wm. L. Phelan, 2045 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 209.

MOHEGAN AV, n e cor 179th st, two 5-sty brick tenements, 45.0x89.1, 50.2x89.4, plastic slate roof; cost, $95,000; owner, Wm. J. Dia-

mond, 175th st and Bathgate av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 214.

RYER AV, w s, 244.8 s 183d st, three 5-sty brick tenements, 50.4x80.23, 50.4x73.4, 50.4x69.5, plastic slate roof; cost, $150,000; owners, County Estates Inc, Wm. L. Phelan, Pres.; 2045 Ryer av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 208.

ARTHUR AV, e s, 125.75 s 180th st, three 5-sty brick tenements, 50.1x90.10, 50x90.10, plastic slate roof; cost, $150,000; owners, J. W. R. Realty Co, Inc, Jos. W. Rowan, 3114 3d av, Pres.; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 222.

ST. ANN'S AV, s w cor 161st st, 1-sty brick stores, slag roof, 79.8x50; cost, $9,000; owner, Adolph G. Hupfel, 842 St. Ann's av; architect, M. J. Garvin, 3307 3d av. Plan No. 228.

163D ST, n s, 82 e Prospect av, 5-sty brick tenement, slag roof, 43x88.5; cost, $40,000; owners, Williams Bldg. Corp., Samuel Williams, 225 West 116th st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 230.

176TH ST, n s, 110.9 e Mt Hope pl, 5-sty brick tenement, slag roof, 57.25x98.7 1-16; cost, $45,000; owners, K. & R. Court Co., Ignatz Roth, 35 Nassau st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 232.

MT HOPE AV, e s, 114.33 n 176th st, three 5-sty brick tenements, slag roof, 57.8x87.5, 57.0x100, 122.0; cost, $140,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 231.

PROSPECT AV, n e, cor 163d st, 5-sty brick tenement, slag roof, 82x90.5; cost, $75,000; owners, Williams Bldg. Corp., Samuel Williams, 225 West 116th st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 229.

MISCELLANEOUS.

FERRIS ST, s w cor Tremont av, 1-sty frame barn, 18x21; cost, $300; owner and architect, St. Joseph's Institute, on premises. Plan No. 227.

ARTHUR AV, w s, 50.45 n 178th st, 3-sty brick shed, 50x90; cost, $3,500; owner, Eugene Ullrich, 788 East 175th st; architect, Arthur Boehnuer, 178th st and Arthur av. Plan No. 226

EASTERN BLVD, w s, 388 n Layton av, 1-sty frame toilet, 18.6x7; cost, $400; owners, City of New York; architect, C. M. Morgan, 529 Courtlandt av. Plan No. 219.

149TH ST, n s, 150 West Morris av, 1-sty frame shed, 25x15; cost, $350; owner, Louis Wentzler, Jr., 322 East 151st st; architect, Wm. G. J. Roeder, 621 Courtlandt av. Plan No. 215.

MARSHALL AV n s, 205 w Fort Schuyler rd, 1-sty frame toilets, 21x14; cost, $800; owner, Sound Heights Corpn., Sidney Neu, 75 Cliff st, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 224.

ELLSWORTH AV w s, 100 s Baisley av, 1-sty greenhouse, 18x92; cost, $500; owner, Rent. Risine, 1797 Washington av; architect, F. P. Schiavoue, 4182 Park av. Plan No. 235.

Brooklyn.

DWELLINGS.

ASHFORD ST, e s, 90 n Dumont av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, $6,000; owner, J. S. Duberhter, 587 Ashford av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2951.

CARROLL ST, n s, 140 w Nostrand av, four 2-sty brick dwellings, 18.10x77, gravel roof, 2 families each; total cost, $16,000; owners, David Weild & Sons, 359 Hancock st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2963.

CLEVELAND ST, w s, 90 n Dumont av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, $6,000; owner, J. S. Duberhter, 587 Ashford st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2950.

40TH ST, n s, 120 w 15th av, 3-sty frame dwelling, 26x49.4, tile roof, 1 family; cost, $7,000; owner; Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 2928.

CROSPEY AV, s s, 600.6 e 22d av, ten 1-sty frame dwellings, 14.6x22, tar roof, 1 family each; total cost, $2,500; owner, Genevieve A. S. Noves, 508 Salem av, Elizabeth, N. J.; architect, Howard E. Whealen, 1540 Brooklyn av. Plan No. 2929.

PENNSYLVANIA AV, w s, 130 s Cozine av, 1-sty frame dwelling, 17x24, gravel roof, 1 family; cost, $700; owner, Rose Mezzei, 907 New Jersey av; architect, John M. Resca, 1356 St. Mark's av. Plan No. 2941.

BAY RIDGE PL, e s, 92.8 n Ovington av, four 2-sty brick dwellings, 20x35, —— roof, 1 family each; total cost, $14,000; owner, Rose Bldg. Co., 4819 14th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2882.

MAPLE AV, n s, 180 e Highland av, 2-sty frame dwelling, 22x36, — — roof, 1 family; cost, $3,500; owner, Marion Lemon, care C. Y. Ingler, — Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2875.

WEST 28TH ST, e s, 440 s Mermaid av, 2-sty brick dwelling, 19x55, gravel roof, 2 families; cost, $5,000; owner, Max Koshin, Cedarhurst, L. I.; architect Geo. H. Suess, 2966 West 29th st. Plan No. 2918.

48TH ST, s s, 120 e 16th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisinla, 16 Court st. Plan No. 2905.

EAST 94TH ST, w s, 281.7 s Flatlands av, five 1-sty frame dwellings, 16x25, —— roof, 1 family each; total cost, $5,000; owner, Geo. A. Morris, Jr., 64 Walthy av, Ridgewood; architect, Geo. A. Morris, Jr., 64 Walthy av, Ridgewood. Plan No. 2900.

RAILROAD AV, n e cor West 28th st, 2-sty brick dwelling, 21x55, gravel roof, 2 families; cost, $5,000; owner, Max Koshin, Cedarhurst, L. I.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2917.

BARBEY ST, e s, 180 s Dumont av, 2-sty brick store and dwelling, 20x52, slag roof, 1 family; cost, $3,000; owner, Jacob Boderman, 64 Amboy st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2845.

EAST 9TH ST, e s, 377.6 n Av I, two 2-sty frame dwellings, 17x42, slate roof, 1 family each; total cost, $6,000; owner, Chas. H. Denenson, Inc., 215 Montague st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2847.

EAST 37TH ST, s e cor Av K, 2-sty store and dwelling, 54.10x33.6,slag roof, 2 families; cost, $5,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2857.

EAST 37TH ST, e s, 54.10 s Av K, 2-sty store and dwelling, 19.10x43.6, slag roof, 2 families; cost, $3,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2859.

EAST 37TH ST, e s, 74.8 s Av K, 2-sty store and dwelling, 19.10x53.8, slag roof, 2 families; cost, $3,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2858.

EAST 37TH ST, e s, 94.6 s Av K, 2-sty store and dwelling, 20x53.8, slag roof, 2 families; cost, $4,500; owner Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2860.

47TH ST, s s, 100 e 14th av, 2-sty frame dwelling, 24x55, shingle roof, 2 families; cost, $6,000; owner, Raphael Erstein, 1211 41st st; architect, Saml. Gardstein, 1168 45th st. Plan No. 2863.

CONKLIN AV, ns, 175 e Rockaway pkway, 2-sty frame dwelling, 20x55, gravel roof, 2 families; cost, $3,000; owner, Jos. Aranon, on premises; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 2862.

ELMORE PL, w s, 140 n Av M, two 2-sty frame dwellings, 22.2x37.8, shingle roof, 1 family each; total cost, $10,000; owners, Schwercker & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 2968.

50TH ST, n s, 140 e 13th av, two 2-sty frame dwellings, 24x38, shingle roof, 1 family each; total cost, $10,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 2985.

AV O, s w cor East 18th st, 2-sty frame dwelling, 22x41, shingle roof, 1 family; cost, $3,500; owner, Alois Weinmuller, 506 Grand av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3000.

AV O, s s, 34 e East 18th st, two 2-sty frame dwellings, 22x33, shingle roof, 1 family each; total cost, $6,000; owner, Alois Weinmuller, 506 Grand av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2999.

HINSDALE ST, e s, 90 s Hegeman av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $5,200; owner, Max Israel, 73 Suffolk st, Manhattan; architect, Morris Rothstein, 601 Sutter av. Plan No. 3038.

77TH ST, s s, 226.2 e 4th av, five 2-sty brick dwellings, 20x55, shingle roof, 2 families each; total cost, $25,000; owner, A. S. W. Const. Co., 570 44th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3050.

AV J, n s, 40 e 39th st, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, $5,000; owner, Robt. S. Paris, 3623 Av J; architect, Robt. S. Paris, 3623 Av J. Plan No. 3021.

AV S, s s, 40.6 w East 8th st, 2-sty frame dwelling, 18x37, shingle roof, 1 family; cost, $3,500; owner, Eliz. M. Merkle, 26 Ferry st, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 3049.

HOMECREST AV, w s, 365 s Av T, 2-sty brick dwelling, 25x50, slag roof, 1 family; cost, $4,000; owner, Andrea Canculli, 2052 Homecrest av; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 3031.

WILLIAMS AV, w s, 99 s Hegeman av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $5,200; owner, Max Israel, 73 Suffolk st Manhattan; architect, Morris Rothstein, 601 Sutter av. Plan No. 3037.

47TH ST, s s, 150 e 12th av, two 2-sty frame dwellings, 17x50, shingle roof, 1 family each; total cost, $6,000; owner, Harris Welner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3071.

14TH AV, s w cor 38th st, 3-sty brick store and dwelling, 19.2x80, slag roof, 2 families each; total cost, $9,000; owner, Garden Bldg. Co., 4819 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3089.

FACTORIES AND WAREHOUSES.

SOUTH 8TH ST s s, 180.6 w Berry st, 1-sty brick factory, 22x150, gravel roof; cost, $7,500; owner, Robt. Freeman, 522 East 14th st; architect, Harry Grattan, 523 East 14th st. Plan No. 2899.

67TH ST, s s, 370 w 1st av, 1-sty brick storage, 17.8x17.8, concrete roof; cost, $1,500; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3023.

68TH ST, n s, 405 w 1st av, 1-sty brick storage, 64x150, iron roof; cost, $15,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3025.

68TH ST, n s, 504 w 1st av, 1-sty brick shops, 25x10, iron roof; cost, $4,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3024.

RICHARDSON ST, s s, 174 w Lorimer st, 2-sty brick storage, 25x100, gravel roof; cost, $5,000; owner, Antonio Logone, 28 Richardson st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3064.

STABLES AND GARAGES.

WITHERS ST, n w cor Lorimer st, 1-sty brick garage, 15x25, gravel roof; cost $500; owner, Germaro Cragano, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2965.

NEWPORT AV, n s, 60 w Chester st, 1-sty brick stable, 40x17, slag roof; cost, $1,000; owner, Abr. Sang, 98 Bristol st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2887.



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Plans Filed, Brooklyn, Continued.

49TH ST, n s, 120 w 15th av, 1-sty frame garage; owner, Oscar Sherman, 310 Windsor pl.; architect, M. A. Cantor, 373 Fulton st. Plan No. 2927.

NEW YORK AV, e s, 265 n Farragut rd, 1-sty frame garage, 30x18, tin roof; cost, $100; owner, Carl Bartels, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2852.

EASTERN PKWAY, s s, 285 n Rockaway av, 1-sty brick garage, 25x16, gravel roof; cost, $250; owner, Abr. Lechner, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2971.

EASTERN PKWAY, s s, 310 n Rochester av, 1-sty brick garage, 25x16, gravel roof; cost, $250; owner, Elias Kornowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2970.

WILLIAMS AV, w s, 225 s Belmont av, 2-sty brick stable, 50x26, gravel roof; cost, $2,000; owner, Mrs. Esther Siruinick, 389 Wyona st; architect, Nathan Epstein, 389 Wyona st. Plan No. 2981.

AV J, n s, 40 e 39th st, two 1-sty frame garages, 12x20, shingle roof; cost, $200; owner, Robt. S. Paris, 3623 Av J; architect, Robt. S. Paris, 3623 Av J. Plan No. 3020.

BATH AV, s w cor 17th av, 1-sty frame garage, 18x20, shingle roof; cost, $500; owner, Harry Goodman, on premises; architects, Kalich & Lubroth, 215 Montague st. Plan No. 3017.

DITMAS AV, n s, 83.4 w East 7th st, 1-sty brick garage, 12x17, shingle roof; cost, $400; owner, Herman Hamel, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3040.

NEW JERSEY AV, s w c Evergreen av, 1-sty brick garage, 11.4x18, slag roof; cost, $350; owner, Eliza Ahrens, 17 New Jersey av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3041.

13TH AV, s w cor 47th st, 1-sty brick garage, 10x16, shingle roof; cost, $400; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3019.

75TH ST, s e cor 12th av, 1-sty brick garage, 19x20, gravel roof; cost, $600; owner, Mary A. Bock, 424 63d st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3080.

FOSTER AV, s w cor Marlmoro rd, 1-sty frame garage, 18.6x22, shingle roof; cost, $1,000; owner, Louis Gold, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3081.

STORES AND DWELLINGS.

MERMAID AV, n s, 19.8 e West 20th st, six 3-sty brick stores and dwellings, 19.8x55, slag roof, 2 families each; total cost, $27,000; owner, Adolph Garmard, West 17th st and Mermaid av; architect, Wm. Richter, 4411 18th av. Plan No. 2922.

SNEDEKER AV, w s, 99.8 s New Lots rd, 2-sty brick store and dwelling; cost, $4,000; owner, Benj. Gerber, Georgia av & New Lots rd; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2964.

3D AV, e s, 60 n 74th st, 3-sty brick store and dwelling, 20x55, —— roof, 2 families; cost, $4,500; owner, Morris Conrad, 131 Sackett st; architect, John Burke, 370 Union st. Plan No. 2997.

MERMAID AV, n e cor West 20th st, 3-sty brick store and dwelling, 19.8x65, slag roof, 2 families; cost, $5,500; owners, Wm. J. Auitable & ano, West 15th st and Railroad av; architect, Wm. Richter, 4411 18th av. Plan No. 3014.

14TH AV, w s, 192 s 38th st, four 3-sty brick stores and dwellings, 19.2x55, slag roof, 2 families each; total cost, $24,000; owner, Garden Bldg. Co., 4819 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3088.

STORES AND TENEMENTS.

CLEVELAND ST, e s, 57.6 n Belmont av, 4-sty brick tenement, 52x85, gravel roof, 23 families; cost, $25,000; owners, Drapkin & Goldberg, 501 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2958.

BRADFORD ST, e s, 100 n Glenmore av, two 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, $16,000; owners, Finestein & Schwartz Const. Co., 32 Jerome st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2911.

UNION ST, s s, 100 e Nostrand av, 4-sty brick tenement, 50x92, slag roof, 16 families; cost, $30,000; owner, Rex. Bldg. Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 2897.

VAN BUREN ST, n s, 325 e Reid av, 4-sty brick tenement, 50x88.9, slag roof, 2 families; cost, $40,000; owners, Burnstein & Stolier, 1077 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2890.

VAN BUREN ST, n s, 375 e Reid av, 4-sty brick tenement, 30x88.9, slag roof, 20 families; cost, $40,000; owners, Burnstein & Stolier, 1077 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2891.

OCEAN AV, w s, 240 n Av H, 4-sty brick tenement, 50x92, slag roof, 16 families; cost, $30,000; owner, Rex Bldg. Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 2896.

UNION ST, s w cor Troy av, 4-sty brick tenement, 50x83.6, slag roof, 16 families; cost, $40,000; owners, G. & W. Bldg. Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 2855.

UNION ST, s s, 50 w Troy av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, $35,000; owners, G. & W. Bldg Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 2856.

31ST ST, s e cor 4th av, 4-sty brick tenement, 50x90.2, gravel roof, 20 families; cost, $35,000; owner, Brooklyn Heights Land Co., 44 Court st; architect, Edw. Hahn, Bridge plaza, L. I. C. Plan No. 2850.

31ST ST, s s, 50 e 4th av, 4-sty brick tenement, 50x83.2, gravel roof, 20 families; cost, $35,000; owner, Brooklyn Heights Land Co., 44 Court st; architect, Edw. Hahn, Bridge plaza, L. I. C. Plan No. 2849.

BUSHWICK AV, n e cor Vanderveer st, 4-sty brick tenement, 20x60, slag roof, 4 families; cost, $10,500; owner, John F. Tromer, 1632 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2867.

BUSHWICK AV, e s, 20 n Vanderveer st, two 3-sty brick tenements, 20x58, slag roof, 3 families each; total cost, $14,200; owner, John F. Tromer, 1632 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2866.

HAVEMEYER ST, s e cor Hope st, 6-sty brick store and tenement, 50x89.4, slag roof, 33 families; cost, $45,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 2990.

HAVEMEYER ST, e s, 50 s Hope st, 6-sty brick store and tenement, 50x87, slag roof, 33 families; cost, $40,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 2989.

BROADWAY, w s, 47.1 n Wallabout st, 2-sty brick store, 25x83, gravel roof; cost, $6,000; owner, Frank Walker, 608 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2986.

LINCOLN PL, n s, 425 e Underhill av, three 4-sty brick tenements, 40x65.6, gravel roof, 8 families each; total cost, $45,000; owner, Pine Realty Co., 706 Pulaski st; architects, Cohn Bros., 361 Stone av. Plan No. 3032.

PULASKI ST, s e cor Sumner av, 1-sty brick store, 35x22, slate roof; cost, $1,000; owner, Theophilus Terripi, 282 Pulaski st; architect, C. H. Dalhauser, 441 East 85th st. Plan No. 3022.

AV G, n w cor East 31st st, 4-sty brick tenement, 60x90, slag roof, 25 families; cost, $50,000; owner, Max Berg Const. Co., 963 Prospect av; architect, W. T. McCarthy, 16 Court st. Plan No. 3042.

PENNSYLVANIA AV, w s, 133.4 s Liberty av, 4-sty brick tenement, 41.6x88, slag roof, 16 families; cost, $20,000; owner, Dist Const. Co., 65 Hull st; architect, Sidney F. Oppenheim, 333 West 80th st, Manhattan. Plan No. 3028.

SARATOGA AV, n e cor Sumpter st, three 4-sty brick tenements, 50x90, gravel roof, 22 families each; total cost, $90,000; owner, Elm City Impt. Co., 721 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 3083.

THEATRES.

PITKIN AV, n w cor Hendrix st, 1-sty brick theatre, 50x100, concrete roof; cost, $25,000; owners, C. Femaro & ano, 825 Blake av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2902.

MISCELLANEOUS.

WILLIAMS AV, w s, 225 s Belmont av, two 1-sty frame sheds, 40x43, tin roof; cost, $500; owner, Mrs. Esther Shirulnick, 389 Wyona st; architect, Nathan Epstein, 389 Wyona st. Plan No. 2983.

BOERUM ST, n s, 50 e Leonard st, 1-sty brick boiler room, 14.6x30, concrete roof; cost, $700; owner, Geo. Tremaco Co., on premises; architect, W. J. Conway, 400 Union st. Plan No. 3048.

Queens.

CHURCHES.

WOODHAVEN.—Brandon av, n e cor Yarmouth st, 2-sty brick Sunday school, 85x51, slag roof; cost, $30,000; owner, Protestant Dutch Reformed Church, Forest Park; architect, W. H. Gompert, 171 Madison av, Manhattan. Plan No. 1355.

DWELLINGS.

ARVERNE.—Elizabeth av, s s, 150 w Wave Crest av, 1-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $800; owner, C. Sibrizzi, 136 Almeda av, Arverne. Plan No. 1288.

CORONA.—43d st, w s, 100 s Jackson av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,900; owners, L. & B. Shannon, 59 43d st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1281.

DOUGLAS MANOR.—Hollywood av, n w cor East drive, 2½-sty frame dwelling, 27x41, shingle roof, 1 family, steam heat; cost, $7,000; owner, Louise C. Howard, Sound Beach, Conn.; architect, Geo. J. Hardway, 347 5th av, Manhattan. Plan No. 1287.

FLUSHING.—20th st, e s, 140 n State st, 2½-sty frame dwelling, 32x25, shingle roof, 1 family, steam heat; cost, $3,500; owner, Annie Gulcolt, 81 State st, Flushing; architect, W. R. Barto, 50 Washington st, Flushing. Plan No. 1289.

FLUSHING.—Amity st, n s, 32 w 14th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. G. Watson, 489 Sanford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1324.

FLUSHING.—State st, n s, 473 e Whitestone av, 2½-sty tile dwelling, 26x30, tile roof, 1 family, steam heat; cost, $6,000; owner, Emil Sichel, 165 125th st, L. I. City; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1301.

FLUSHING.—Sandford av, s s, 40 w 16th st, 2½-sty frame dwelling, 24x29, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. G. Watson, 489 Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1323.

FOREST HILLS.—Proposed st, s s, 59 e Winters st, 2½-sty tile dwelling, 28x38, tile roof, 1 family, steam heat; cost, $6,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1313.

FOREST HILLS.—Proposed st, s s, 108 w Seasonwood rd, 2½-sty tile dwelling, 76x28, tile roof, 2 families; cost, $6,500; and Proposed st, s s, 63 e Winters st, 2½-sty tile dwelling, 28x38, tile roof, 1 family, steam heat; cost, $6,500; and Proposed st, s s, 77 w Seasonwood rd, two 2½-sty tile dwellings, 28x38, tile roof, 1 family, steam heat; cost, $13,000; and Proposed st, s s, 108 e Winters st, 2½-sty tile dwelling, 96x28, tile roof, 2 families; cost, $6,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan Nos. 1308-9-10-11.

JAMAICA.—Styles pl, n e cor Walnut st, two 2-sty frame dwellings, 16x25, shingle roof, 1 family; cost, $3,000; owner, John Fitzgerald, 363 Fulton st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 1316-17.

JAMAICA.—Homer Lee av, e s, 124 n Fulton st, four 2½-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $8,000; owner, Henry E. Price, Fulton st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 1318-19-20-21.

L. I. CITY.—Camelia st, n s, 100 w Crescent st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, E. W. Ditmars, 342 Broadway, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1285.

RICHMOND HILL.—Prospect av, e s, 275 s Brandon av, 2½-sty tile dwelling, 26x36, tile roof, 1 family, steam heat; cost, $6,500; owner, Ernest Sutterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1294.

RICHMOND HILL.—Wyckoff av, e s, 204 s Grafton av, two 2-sty tile dwellings, 18x32, shingle roof, 1 family, steam heat; cost, $7,200; owner, G. Spittan, Woodhaven; architect, Edw. Jackson, Jamaica. Plan Nos. 1314-15.

RICHMOND HILL.—Concord st, w s, 104 s Liberty av, two 2½-sty frame dwellings, 17x37, shingle roof, 1 family; cost, $5,000; owner, H. H. Allen, 2725 Church st, Brooklyn; architect, Chas. Hahn, Curtis av, Richmond Hill. Plan No. 1295.

RICHMOND HILL.—Sherry st, n s, 225 w Herold av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, $7,000; owner, J. Killgallon, 74 Sherry st, Richmond Hill; architect, J. D. Geddew, 4 Lexington st, Richmond Hill. Plan No. 1302.

UNION COURSE.—Nevada av, w s, 200 s 8th st, four 2-sty frame dwellings, 16x37, tin roof, 2 families; cost, $8,800; owners, Sternberg Bros., 3739 Syosset st, Woodhaven; architect, G. Sternberg, same address. Plan Nos. 1292-93.

UNION COURSE.—Eads av, s w cor Dean pl, 2-sty frame dwelling, 23x40, slag roof, 2 families; cost, $4,000; owner and architect, Geo. W. Porbell, 561 Grant av, Brooklyn. Plan No. 1284.

CORONA.—44th st, e s, 344 n Jackson av, two 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, $7,600; owner, Frank Cerra, 88 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan Nos. 1329-30.

FLUSHING.—Mitchell av, n s, 26 w 15th st, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, $2,100; owner and architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1325.

SOUTH OZONE PARK.—Birch st, w s, 150 n Bayview av, 1-sty frame dwelling, 16x34, tin roof, 1 family; cost, $450; owner, E. Alten, 797 Logan st, Brooklyn. Plan No. 1327.

SPRINGFIELD.—Williamson av, n s, 67 w Richard st, 2-sty frame dwelling, 26x22, shingle roof, 1 family; cost, $2,500; owner Mrs. E. Crowder, 203 East 19th st, Manhattan; architect, P. Mathison, 471 54th st, Brooklyn. Plan No. 1328.

ELMHURST.—Ketcham st, e s, 885 n Warner av, six 2½-sty frame dwellings, 17x37, shingle roof, 1 family, steam heat; cost, $18,000; and Ketcham st, e s, 165 n Warner av, four 2½-sty frame dwelling, 21x45, shingle roof, 1 family, steam heat; cost, $14,400; owner and architect, John Simkir, 51 East Grand av, Corona. Plan Nos. 1334 to 1343.

ELMHURST.—Coler av, s s, 225 w 19th st, 1-sty frame dwelling, 22x33, tin roof, 1 family; cost, $2,400; owner, Jos Svoboda, 18 Forest av, Winfield; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 1345.

FLUSHING.—32d st, e s, 480 n State st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $2,400; owner, Emma Andeman, Great Northern Hotel, West 57th st, Manhattan; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 1356.

FOREST HILLS.—Continental av, w s, 175 n Austin st, 3-sty brick dwelling, 25x56, tile roof, 2 families; cost, $5,500; and Continental av, w s, 150 n Austin st, four 3-sty brick dwellings, 22x51, tile roof, 2 families; cost, $10,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr, Bridge plaza, L. I. City. Plan Nos. 1346-47.

JAMAICA.—Phraner av, w s, 180 n Cumberland st, two 2-sty frame dwelling, 17x39, shingle roof, 1 family; cost $4,000; owner, Nicholas Pretiatano, 172 Brown av, Jamaica; architect, J. P. Janowitz, Liberty av, Richmond Hill. Plan No. 1350.

JAMAICA.—Digby st, n e cor Fulton st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $5,000; and Fulton st, n s, 20 e Digby st, four 2-sty brick dwellings, 20x55, tin roof, 2 families, cost, $18,000; owner, Samuel Bernstein, 2080 Douglas st, Jamaica; architects, S. Millman & Son, 1780 Pitkin av av, Brooklyn. Plan Nos. 1333-34.

ROCKAWAY BEACH.—Columbus av s s, 564 e Mott av, two 2-sty frame dwellings, 24x30, shingle roof, 1 family, steam heat; cost, $5,000; owner, Frank Hennessy, Far Rockaway; architect, Paul F. Jargon, 1008 Bushwick av, Brooklyn. Plan Nos. 1348-49.

ROCKAWAY BEACH.—Ryder pl, e s, 244 s Lefferts av 1-sty frame dwelling, 21x14, tin roof; cost, $500; owner, M. Silverstein, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 1344.

BEECHURST.—30th st, n s, 100 w 16th av, 2½-sty frame dwelling, 28x39, shingle roof, 1 family, steam heat; cost, $4,500; owner, T. F. Slauson, 132 West 104th st, Manhattan; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1373.

FLUSHING.—Norwood av, s w cor 28th st, 2-sty frame dwelling, 16x22, 1 family; cost, $1,200; and Norwood av, n s, 40 e 25th st, 2-sty frame dwelling, 16x22, shingle roof, 1 family;

cost, $1,200; and 27th st, e s, 160 s Norwood av, 2-sty frame dwelling, 16x22, shingle roof, 1 family; cost, $1,200; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 1357-58-59.

RICHMOND HILL.—Oak st, e s, 300 n Metropolis av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family, steam heat; cost, $5,000; owner, J. W. Anderson, 126 Helen av, Ozone Park; architect, owner. Plan Nos. 1365-66.

RICHMOND HILL.—Maple st, n s, 175 w Oxford av, 2-sty frame dwelling, 19x50, tin roof, 2 families; cost, $4,000; owner, John Stuppelli, 44 Maple st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1370.

RICHMOND HILL.—Hamilton av, e s, 295 n Sutter av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Miss G. Howell, 76 Corneselya st, Brooklyn; architect, E. Linke, 150 Sheridan av, Brooklyn. Plan No. 1371.

ROCKAWAY BEACH.—Fairview av, w s, 540 s Boulevard, two 2-sty frame dwellings, ...x24, shingle roof, 1 family; cost, $2,400; owner, Fred W. George, 45 So. Fairview av, Rockaway Beach; architect, Geo. Presch, Rockaway Beach. Plan No. 1364.

ARVERNE.—Seaview av, e s, 160 s Ocean av, 2½-sty frame dwellings, 24x37, shingle roof, 1 family, steam heat; cost, $6,000; owner, Moe Levy, 54 East 82d st, Manhattan; architect, J. C. Jorgenson, Arverne. Plan No. 1403.

CORONA.—46th st, w s, 140 n Smith av, 2-sty brick dwelling, 18x52, tin roof, 2 families; cost, $4,800; owner, Alphonse Napoli, 120 43d st, Corona; architect, A. L. Mariniella, 11 East Jackson av, Corona. Plan No. 1379.

FAR ROCKAWAY.—Kensington Gardens, w s, 158 s Mott av, 2½-sty frame dwelling, 40x32, shingle roof, 1 family, steam heat; cost, $5,500; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1378.

EDGEMERE.—Beach 46th st, n w cor Mermaid av, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $1,500; and 46TH ST, w s, 210 n Mermaid av, 2-sty frame, 18x38, shingle roof, 1 family; cost, $1,500; and 46TH ST, e s, 850 n Boulevard, three 2-sty frame dwellings, 16x24, shingle roof, 1 family; cost, $3,600; owner and architect, Chas. Mayer, P. O. Box No. 40, Jamaica. Plan Nos. 1384 to 1388.

EDGEMERE.—Beach 36th st, w s, 500 n Mermaid av, 2-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, W. F. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1377.

EDGEMERE.—Maple av, w s, 150 s Lincoln av, 2-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, $3,000; owner, M. Breen, 460 w 147th st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 1381.

OZONE PARK.—Canadian st, e s, 300 s Liberty av, twelve 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $30,000; owner, Jas. B. O'Donohue, 24 Prospect Park West, Brooklyn; architect, Arthur E. Wenige, 340 Columbia av, Woodhaven. Plan Nos. 1391 to 1402.

ST. ALBANS.—Central av, s s, 208 w Everitt av, 1½-sty frame dwelling, 29x25, tin roof, 1 family; cost, $1,200; owner, W. O. Hartman, 3703 Jerome av, Woodhaven; architect, owner. Plan No. 1404.

WOODSIDE.—7th st, w s, 275 n Howell av, 2-sty brick dwelling, 20x55, tin roof, 2 families, steam heat; cost, $4,500; owner, J. McGovern, 257 Stryker av, Woodside; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 1380.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Thompson av, s w cor Van Buren st, 1-sty frame storeroom, 20x45, slag roof; cost, $900; owner, E. E. Smith, 101 Park av, Manhattan. Plan No. 1322.

STABLES AND GARAGES.

DOUGLASTON.—Marie av, w s, 200 s L. I. R. R., 2½-sty concrete garage, 21x33, shingle roof; cost, $250; owner, Thos. Mortimer, Main av, Douglaston. Plan No. 1298.

FLUSHING.—Parsons av, w s, 55 s Sandford av, 1-sty brick garage, 17x22, tin roof; cost, $300; owner, G. H. Merkley, premises. Plan No. 1282.

FLUSHING.—Hicks pl, 8, 1-sty frame garage, 10x18, tin roof; cost, $150; owner, H. L. Humphrey, premises. Plan No. 1290.

JAMAICA.—Terrace, n s, 200 w Flushing av, 1-sty frame garage, 10x17, shingle roof; cost, $100; owner, S. Youmans, premises. Plan No. 1299.

ROCKAWAY PARK.—West End av, e s, 217 s Newport av, 1-sty frame garage, 12x22, shingle roof; cost, $150; owner, Mrs. L. Hamberger, premises. Plan No. 1286.

QUEENS.—Lynn av, n w cor Ascot pl, 1-sty frame garage, 12x12, tin roof; cost, $200; owner, Queens Court Realty Co., 200 Broadway, Manhattan. Plan No. 1303.

FAR ROCKAWAY.—James st, e s, 150 n Cornaga av, 1-sty brick garage, 46x80, slag roof; cost, $3,000; owner, Luke Killgallon, Far Rockaway; architect, owner. Plan No. 1326.

RICHMOND HILL.—Lefferts av, w s, 40 s Stewart st, 1-sty steel garage, 12x18; cost, $185; owner, Mrs. E. Jorgens, premises. Plan No. 1331.

RIDGEWOOD.—Cornelia st, s s, 200 e Buchman av, 1-sty steel garage, 10x16; cost, $150; owner, A. Schroeder, premises. Plan No. 1333.

UNION COURSE.—Rockaway rd, n s, 80 w Snediker av, 1-sty steel garage, 12x20; cost, $190; owner, J. W. Mayer, premises. Plan No. 1332.

L. I. CITY.—Lockwood st, e s, 175 n Broadway, 1-sty steel garage, 10x14; cost, $90; owner, M. A. Skine, on premises. No. 1352.

ARVERNE.—Meredith av, e s, 100 s Amstel boulevard, 1-sty frame garage, 12x16, tin roof; cost, $100; owner, C. Crabbe, premises. Plan No. 1360.

ARVERNE.—Remington av, n s, 60 w Boulevard, 1-sty frame garage, 12x16; cost, $100; owner, A. Hollander, premises. Plan No. 1361.

COLLEGE POINT.—12th st, 130, steel garage, 12x18; cost, $200; owner, J. Engel, premises. Plan No. 1369.

RICHMOND HILL CIRCLE.—Walnut st, n e cor Malcolm av, 1-sty frame stable, 16x12, gravel roof; cost, $150; owner, T. Pazas, premises. Plan No. 1362.

STORES AND DWELLINGS.

ELMHURST.—Corona av, s w cor Gay st, four 2-sty frame dwellings and stores, 79x62, slag roof, 2 families; cost, $8,000; owner, John Simkin, 51 East 42nd av, Corona; architect, owner. Plan No. 1279.

JAMAICA.—Morris av, n e cor Pacific st, 2-sty tile store and dwelling, 25x70, shingle roof, 1 family; cost, $3,500; owner, Sebastian Ladise, Cedar Manor; architect, C. Verrone, 58 Washington st, Jamaica. Plan No. 1296.

STORES AND TENEMENTS.

L. I. CITY.—3d av, e s, 450 s Broadway, 5-sty brick tenement, 50x86, slag roof, 26 families; cost, $30,000; owner, Frank Mucha, 230 5th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1300.

L. I. CITY.—11th av, w s, 250 n Broadway, two 4-sty brick tenements, 25x70, slag roof, 8 families; cost, $17,000; owner and architect, Andrew Pizzitola, 211 8th av, L. I. City. Plan No. 1297.

L. I. CITY.—Steinway av, w s, 66 n Wilson av, 5-sty brick tenement, 37x83, slag roof, 14 families; cost, $20,000; owner, Wm. Koch, 498 10th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1363.

L. I. CITY.—Webster av, s s, 75 e Hancock st, 4-sty brick store and tenement, 25x75, slag roof, 7 families; cost, $13,000; owner, Jas. Indiveri, 163 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1382.

RIDGEWOOD.—Catalpa av, n w cor Fremont st, 3-sty brick store and tenement, 20x80, slag roof, 6 families; cost, $10,000; and CATALPA AV, n s, 20 w Fremont st, three 3-sty brick tenements, 26x72, slag roof, 6 families; cost, $24,000; owner, C. J. Loeffler, 2031 Himrod st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1389-90.

THEATRES.

ELMHURST.—Broadway, 125, 1-sty frame airdrome; cost, $350; owners, Allen & Crist, 119 Broadway, Elmhurst. Plan No. 1278.

MISCELLANEOUS.

FLUSHING.—14th st, w s, 403 n State st, brick cesspool; cost, $80; owner, S. Rosenweig, premises. Plan No. 1280.

JAMAICA.—L. I. R. R., e s, s Hillside av, frame billboard, 100x12; cost, $200; and Merrick rd, n w cor Washington pl, frame billboard, 50x12; cost, $50; and Merrick rd, s e cor Tompkins pl, frame billboard, 100x12; cost, $50; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 1305-6-7.

L. I. CITY.—Boulevard, e s, 250 n Graham av, 1-sty frame shed, 67x69, tin roof; cost, $2,800; owners, M. & C. Fedischi, 80 Webster av, L. I. City. Plan No. 1283.

L. I. CITY.—14th st, n s, 60 e Hancock st, frame platform, 30x40; cost, $200; owner, Emerken Chemical Co., premises. Plan No. 1372.

WOODHAVEN.—Liberty av, s e cor Perkins av, retaining wall; cost, $3,000; owner, Acacia Cemetery Co., Woodhaven. Plan No. 1367.

Richmond.

DWELLINGS.

COTTAGE PL, e s, 112 n Bond st, Port Richmond, 2-sty frame dwelling, 22x45; cost, $3,800; owner, F. Burgher, Herberton av, Port Richmond; architect, John P. Frone, 234 Charles av, Port Richmond; builder, John P. Frone, 234 Charles av, Port Richmond. Plan No. 286.

N. S. LANE, Sea Breeze Heights, Tottenville, 2-sty frame dwelling, 22x38; cost, $2,100; owner, Helen M. Lindsay, Manhattan; architect, Jas. H. Cummings, Tottenville; builder, Jas. H. Cummings, Tottenville. Plan No. 298.

NEW DORP LANE, e s, 200 n of 3d st, New Dorp, 2-sty frame dwelling, 27x22; cost, $4,500; owner, Jas. W. Hughes, New Dorp, Richmond; architects, Archibald & Bailey, 154 Nassau st; builder, G. Benedetto, New Dorp, Richmond. Plan No. 306.

3D ST s s, 175 e Guyon av, Parkwood Heights, 2-sty frame dwelling, 27x22; cost, $4,500; owner, Jas. W. Hughes, New Dorp, N. Y., Richmond; architect, R. E. Archibald, New Dorp, Richmond; builder, owner. Plan No. 307.

PENNET AV, w s, 200 n Prospect st, Port Richmond, 2½-sty frame dwelling, 28x29; cost, $3,600; owner, Mrs. G. McNally; architect and builder, Carl Herriman, 24 Cottage pl, Port Richmond. Plan No. 312.

BUTLER AV, w s, 520 n King st, Richmond, 2-sty brick dwelling, 18x36; cost, $1,500; owner, Vincenzo Canicatti, 314 East 62d st, Manhattan; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 327.

CLINTON AV, s s, 62 w Lafayette av, Port Richmond, 2½-sty frame dwelling, 18x27; cost, $2,000; owner, John C. Johnson, Port Richmond; architect, John C. Johnson, Port Richmond; builder, John C. Johnson, Port Richmond. Plan No. 337.

DAVIS AV, e s, 338 s Cast av, West New Brighton, 2½-sty frame dwelling 21x34; cost, $2,500; owner, Harriet Menziers, Warren st, West New Brighton; architect, A. Makely, Cottage pl, Port Richmond; builder, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 328.

DECKER AV, w s, 680 n Catherine st, Port Richmond, 2-sty frame dwelling, 20x28; cost, $2,600; owner, Dean F. Wood, 29 Haughmont st, West Brighton; architect, Peter Larsen, 50 Decker av, Port Richmond; builder, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 294.

ELM AV, w s, 417 s Richmond Terrace, West Brighton, 2-sty frame bungalow, 24x28; cost, $3,400; owner, E. Peterson, Elm Court, West Brighton; architect and builder, John P. Frone, 239 Charles av, Port Richmond. Plan No. 288.

MANOR RD, s s, 250 Columbia st, West New Brighton, 2½-sty frame dwelling, 21x29; cost, $2,800; owners, John & Mary Macrae, Warren st, West New Brighton; architect and builder, William F. Behler, 84 Clinton av, Port Richmond. Plan No. 283.

MAIN AV, e s, 1,140 s Jacob st, Tottenville, 2-sty frame dwelling, 22x28; cost, $2,200; owner, Geo. Knott; architect and builder, G. O. Petersen, Tottenville. Plan No. 324.

NELSON & BENNET AV, n w cor, Great Kills, 1-sty frame bungalow, 20x32; cost, $1,000; owner, J. Ellis, 180 Hamilton av, Manhattan; architect and builder, Geo. Hoverkamp, Jr., Richmond rd, Richmond. Plan No. 305.

SHARP AV, e s, 175 s Hatfield, Port Richmond, 2-sty frame dwelling, 22x48; cost, $3,800; owner, O. T. Haverkorn, 132 Elm Court, West Brighton; architect, O. O. Odegoarde, 210 Elm st, Port Richmond. Plan No. 284.

SHERIDAN AV, w s, 96 n Fingerboard rd, Fort Wadsworth, 2-sty frame dwelling, 16x26; cost, $2,500; owner, G. F. Hutchings, Fingerboard rd, Fort Wadsworth; architect, H. E. Witteman, 191 Broadway, Manhattan; builder, Thos. Wearner, Jr., 1111 Castleton av, West New Brighton. Plan No. 296.

STAFFORD AV, n s, 120 w Jefferson B., Annadale, 2-sty frame dwelling, 16x32; cost, $1,200; owner, George Kodtell, 179 East 78th st, Manhattan; architect and builder, C. C. Peterson, Tottenville. Plan No. 281.

WILLOWBROOK RD, w s, 120 n Vedder av, Port Richmond, 2-sty frame dwelling, 23x36; cost, $2,200; owner, Edw. S. Gale; architect, John Lee; builder, Chas. E. Depuy, Port Richmond. Plan No. 325.

FARM COLONY, Farm Colony, Staten Island, 3-sty brick dormitory cottage, 68x45; cost, $33,000; owner, City of New York, Dept. of Public Charities, Manhattan; architect, Chas. B. Meyers. Union sq, Manhattan. Plan No. 317.

RAILEY AV, e s, 135 s John st, Port Richmond, 2-sty frame dwelling, 20x25; cost, $1,800; owner, Charles Hagburg, 250 Dubrise av, West Brighton; architect and builder, Louis Larsen, 112 Lex av, Port Richmond. Plan No. 290.

MIDLAND AV, e s, 70 n 4th st, Midland Beach, 2-sty frame dwelling, 20x40; cost, $1,600; owner, Jos. Messina, 1039 West Side av, S. I.; architect, John Armstrong, 175 Duncan av, S. I.; builder, S. N. Cucci, 91 Logan av, S. I. Plan No. 259.

RAILROAD AV, 180 n Cedar av, South Beach, 2-sty brick dwelling, 20x38; cost, $2,200; owner, Vincenzo Catanzaro, 209 East 104th st; architect, M. Di Micela, 241 East 108th st, Manhattan. Plan No. 273.

HOTELS.

MADISON AV, e s, 690 s Cedar av, New Dorp, 2-sty frame hotel, 34x42; cost, $7,000; owner, Savirio Virzi; architects, Cannella & Callo, Brooklyn. Plan No. 326.

STABLES AND GARAGES.

WALNUT ST, s s, 200 w Kissal av, New Brighton, 2-sty concrete garage, 24x24; cost, $1,400; owner, Wm. S. Weimple, 1039 West Side av; builder, C. Archer. Plan No. 260.

STORES AND TENEMENTS.

ST. MARY'S AV, s s, 1,038 w N. Y. A., Rosebank, Richmond, 3-sty brick store and tenement, 25x45; cost, $5,000; owner, Angelo Vitacco, Rosebank; architect, Danl. Santora, Tompkinsville. Plan No. 285.

MISCELLANEOUS.

HOWARD AV, w s, 1,000 s Lewis st, Richmond, 1-sty brick greenhouse, 19x48; cost, $1,985; owner, Otto P. Heyn, Howard av, Stapleton; architects, Lord & Burnham Co., Irvington, N. Y.; builders, H. Spruck & Son, 304 Broad st, Stapleton, N. Y. Plan No. 287.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 40, n e cor Hester st, new stairway, partitions, and plumbing to 3-sty brick dwelling; cost, $1,000; owner, Rose Bockar, 126 Broome st; architects, Gross & Kleinberger, Bible House. Plan No. 967.

BLEECKER ST, 123-12, n w cor Wooster st, new doors, angles and beams to 8-sty fireproof loft building; cost, $100; owner, Walter J. McCauley, 23 West 36th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 932.

BROOME ST, 476-78, n s, 50 e Wooster st, 62, e s, new wood tank and steel structure to 6-sty brick light factory; cost, $800; owner, Bank for Savings, 280 4th av, Walter Trimble, Pres.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 903.

BURLING SLIP, 15-19, brick wall, stairs and toilets shifted to 4-sty brick offices and factory; cost, $2,000; owner, Wm. J. Matheson, 184 Front st; architect, Geo. P. Chappell, 258 Broadway. Plan No. 965.

CARMINE ST, 10, 74.3 s Minetta lane, new toilet compartments to 4-sty brick store and tenement; cost, $700; owner, Bernard Galewski, 166 West 120th st; architect, Samuel Levingson, 101 West 42d st. Plan No. 900.

CATHERINE SLIP, 18, s s, 45 e Water st, fill in space and remove railing to 4-sty brick assembly rooms, offices and dwellings; cost, $150; owner, Rev. Vincent Jannuzzi, 26 Roosevelt st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 972.

CHERRY ST, 265-267, s s, and Water st, 520-22, n s, new window openings, c. i. plates to 7-sty brick storage and sorting room; cost, $150; owner, Thomas D. Hurst, 298 Garfield pl, Brook-

Alterations (Continued).

lyn; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 960.

CHURCH ST, 12-18, s w cor Courtlandt st, lower vault, new store fronts (copper), new iron spiral stairs and partitions to 5-sty brick, stores and offices; cost, $150; owner, Sarah A. Hadley, 57 West 73d st; architect, William P. Parl, 514 1st av. Plan No. 942.

CLINTON ST, 43, w. c. compartments (stud lath and plaster) to 5-sty brick tenement; cost, $200; owner, Abraham Leipziger, 201 West 121st st; architect, Harry Zlot, 65 Grand st. Plan No. 920.

CLINTON ST, 45, w. c. compartment (stud lath and plaster 4") to 5-sty brick tenement; cost, $200; owner, Emilie Macher, 54 Maiden lane; architect, Harry Zlot, 63 Grand st. Plan No. 918.

DIVISION ST, 251, new store fronts to 3-sty brick stores and tenement; cost, $500; owner, Abraham Davis, 153 East 40th st; architect, M. Joseph Harrison, World, Building, N. Y. C. Plan No. 933.

DUANE ST, 116, s s, 100 e of Church st, new wooden tank, steel supports to 5-sty brick store and lofts; cost, $30; owner, Lazarus Fried, 118 Duane st; architect, Charles Sheres, 882 Kelly st, Bronx. Plan No. 954.

GRAND ST, 196, n s, 76 w of Mott st, new store front and partitions to 3-sty brick stores, offices and dwelling; cost, $1,500; owner, Catherine E. Turnbull, care Chas. F. Noyes Co., 92 William st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 958.

GROVE ST, 1-15, Hudson st, 490-92, and Bedford st, new openings, new floor (reinforced concrete slab), new partitions (4in. t. c.), new steel stairs, etc., to 5-sty fireproof public school; cost, $60,000; owner, City of New York, Board of Education, 500 Park av; architect, C. L. J. Snyder, 500 Park av. Plan No. 936.

HESTER ST, 94, s e cor Eldridge st, 60-62, remove show windows, new partitions (stud) to 5-sty brick stores and tenement; cost, $500; owner, Witty Realty & Construction Co., 54-56 Eldridge st, Samuel Witty, Pres.; architect, Mitchell Bernstein 131 East 23d st. Plan No. 902.

MONTGOMERY ST, 67-65, e s, 50.6 n Cherry st, remove walls, new steel columns and girders and floor beams, new show windows and stalls to 6-sty brick stable and lofts; cost, $8,000; owners, Kauffman & Lowenthal Realty Co., 206 Division st; president, Isaac Lowenthal; architect, Louis A. Sheinart, 194 Bowery. Plan No. 928.

MULBERRY ST, 114-116, e s, 176 n of Canal st, cut windows (rear), w. c. compartments, partitions (stud and plaster) to 5-sty brick store and tenement; cost, $600; owners, Donato Boffa & Donato De Sesa, 114 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 911.

OLIVER ST 64, new toilets, fixtures and partitions, &c., remove water closets and demolish building to two 5-sty brick tenements; cost, $600; owners, Guiseppe Turino and Vincenza Turino, 64 Oliver st; architect, H. A. Kirvin, 133 Maiden la. Plan No. 931.

PELL ST, 10½, n s, 97.8 w of Bowery, enlarge windows, remove partitions and stairs to 5-sty brick stores and tenement; cost, $1,000; owner, Ernest Plath, 39 7th av; architect, Max Muller, 115 Nassau st. Plan No. 924.

RIVINGTON ST, 217-19, s e cor Pitt st, 72-4, F. P. S. C. doors, enlarge opening (metal, c. i. and steel beams) to 6-sty brick store and tenement; cost, $500; owner, Solomon Minglegreen, 78 1st av; architect, Otto Reissmann, 147 4th av. Plan No. 916.

STUYVESANT ST, 42, remove cellar, new toilet, rearrange floor to 4-sty brick dwelling; cost, $1,500; owner, Louis Sussman, 199 2d av; architect, Frank Schefcik, 4168 Park av. Plan No. 966.

UNIVERSITY PL, 29-3, s e cor East 9th st, 26, removal of walls, F. P. columns with 2" terra cotta blocks, level ceiling to 4-sty brick hotel and restaurant; cost, $500; owner, Trustees of the Sailors Snug Harbor, 61 Broadway, Pres., Seth Low; architect, George Provot, 104 West 42d st. Plan No. 922.

WALL ST, 49-51, 2-sty addition to 4-sty fireproof offices; cost, $5,000; owner, Atlantic Mutual Insurance Co., Cornelius Eldert, president, 49-51 Wall st; architect, Lawlor & Haase, 69 Wall st. Plan No. 941.

WARREN ST, 16, 239 w of Broadway, new fireproof elevator enclosure, angle iron and 6 in. terra cotta), fireproof doors and partitions, toilets and fireproof store fronts to 5-sty brick store and office; cost, $5,000; owner, Clement March, 25 Washington Sq North; architect, Harry N. Paradies, 231 West 18th st. Plan No. 934.

WASHINGTON PL, 18-22, and Greene st, 237-41, s w cor, new steel tank supports to 8-sty fireproof loft building; cost, $2,370; owner, Samuel L. Goldenberg, 109-11 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 950.

WEST ST, 344, n e cor West Houston st, 346, new piers in steel girders, new show window, partitions to 2-sty brick store and loft; cost, $200; owner, George C. Cornell, 311 Spring st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 947.

WHITEHALL ST, 59-64, n e cor South st, F. P. frames and sashes, windows, continue stairway bulkhead to 6-sty brick hotel and restaurant; cost, $1,200; owner, George Coles Estate, 51 Wall st, Augustus Hand, exr.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 907.

5TH ST, 802 East, s e cor Av D, 54, F. P. partitions, new iron stairs, bulkheads, w. c. compartment, new windows to 6-sty brick stores and lofts; cost, $1,500; owner, Samuel Gruber, 143 2d av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 915.

6TH ST, 511 East, n s, 90 ft. w Av B, new partitions, window openings to 4-sty brick dwelling and stables; cost, $400; owner, Louis L. Dettas, 501 East 6th st; architect, Henry Klein, 500 East 150th st. Plan No. 914.

7TH ST, 128 East, s s, 100 w Av A, new wall, stairs to 7-sty brick loft; cost, $20,000; owners, A. Wolf & H. Abraham, 684 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 937.

10TH ST, 232 East, s s, 175 w 1st av, new front brick wall, 1sty addition (steel beams and concrete arches), new fireproof, s. c. doors to 5-sty brick Home for Aged Folks; cost, $10,000; owner, Home for the Sons and Daughters of Israel; president, Maylich Breitbart, 232 East Tenth st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 926.

14TH ST, 702-32 East, and 13th st, 703-31 East, new steel tank supports to 4-sty brick factory; cost, $1,245; owner, Eagle Pencil Co., 710 East 14th st., Pres., Ernest Beerlzheimer, 377 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 948.

15TH ST, n s, 831 east of Av C, new elevator and openings, water pipe pitt to 7-sty fireproof hospital pavilion; cost, $9,000; owner, City of New York, Dept. of Health, 149 Centre st, Hon. S. S. Goldwater, Comm.; architect, Wm. E. Austin, 46 West 24th st. Plan No. 939.

19TH ST, 51 East, and 4th av, 236-38, 2-sty extension and mezzanine, new toilets to 4-sty brick store and factory; cost, $5,000; owners, Dr. Albert Pittis et al, 678 East Front st, Plainfield, N. J.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 956.

22D ST, 101-109 East, n e cor 4th av, new partitions and plumbing, window openings to 9-sty fireproof store and offices; cost, $400; owner, United Charities, Inc., Corpoartion, 289 4th av, Pres., Robert Fulton Cutting, 32 Nassau st; architects, Alexander List Sons, 105 West 40th st. Plan No. 971.

22D ST, 56-58 West, s s, 95 e 6th av, new steel tank supports to 12-sty fireproof lofts; cost, $1,900; owner, Mary A. Chisolm Estate, exr., George E. Chisolm, 84 William st; architect, Royal J. Mansfield, 135 William st. Plan No. 947.

23D ST 449 West, n s, 250 e 10th av, 1-sty brick extension, new passage to 4-sty brick dwelling; cost, $2,000; owner, Agnes D. Cloud, 449 West 23d st; architect, William Weissenberger, Jr., 130 East 15th av. Plan No. 904.

31ST ST, 328 East, new w. c. compartments, cut window openings (rear) to 4-sty brick tenement; cost, $250; owner, Frederick Vogel, 306 East 33d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 910.

35TH ST, 63-67 West, 100 e 6th av, erect marquise (steel and g. i.) to 4-sty F. P. theatre; cost, $700; owner, Walter Rosenberg 112 West 34th st; architect, Samuel Levingson, 101 West 42d st. Plan No. 899.

36TH ST, 204 West, s s, 75 w 7th av, new store front (g. cornice) to 4-sty brick tenement; cost, $500; owner, Frank Demuth, 154 West 105th st; architect, John H. Knubel, 305 West 43d st. Plan No. 905.

36TH ST, 11 East, and 37th st, 10 East, erect F. P. windows (steel construction) and partitions, to block, to 12-sty F. P. loft building; cost, $600; owner, Chas. E. Havilard, 11 East 36th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 912.

36TH ST, 436-38 West, new extension at rear, remove wall (rear), new openings and girders to 1-sty brick church; cost, $1,000; owners, Franciscan Fathers, 151 Thompson st; architect, Mathew W. Dee Gaudio, 401 East Tremont av. Plan No. 968.

39TH ST, 25-33 West, removal of stairway and partitions to 15-sty F. P. offices and lecture rooms; cost, $2,500; owner, United Engi cering Societies, 29 West 39th st, Mr. Gano Dunn, Pres., 117 West 58th st; architect, Henry G. Morse, 101 Park av. Plan No. 913.

41ST ST, 139 West, n s, 160 e Broadway, new partitions and roof tank (steel beam support) to 4-sty brick dwelling and furnished rooms; cost, $1,000; owner, James Boyd, 408 West 26th st; architect, John H. Knubel, 305 West 43d st. Plan No. 970.

44TH ST, 333-335 West, n s, 325 e of 9th av, new walls, girders and beams, new door opening to 2 and 3-sty brick shop and storeroom; cost, $300; owner, Susie Mount estate, 137 East 34th st, Joseph M. Adrian, exr.; architect, Lee Samenfeld, 230 Grand st. Plan No. 925.

45TH ST, 158-60 West, remove wall, new girders and columns and store front (glass), stairs (iron), windows, toilets and new partitions to 5-sty brick restaurant; cost, $8,000; owner, William S. Coe, 527 5th av; architect, Stephen J. Kobak, 45 Warbourton av, Yonkers, N. Y. Plan No. 923.

53D ST, 46 West, new elevator shaft, alter stairs, new rooms (2) to 4-sty brick residence; cost, $8,000; owner, William B. Marple, 48 East 82d st; architect, Arthur C. Nash, 345 5th av. Plan No. 909.

60TH ST, 166-170 East, s s, 95 w 3d av, alter flue, new brick work, new headers and trimmers to 4-sty brick department store and restaurant; cost, $500; owner, Irving Bloomingdale, 1000 3d av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 919.

66TH ST, 3 East, new iron railing and repairing to 5-sty brick private dwelling; cost, $1,500; owner, Phillips Phoenix, 3 East 66th st; architects, W. Warren & C. D. Wetmore, 16 East 47th st. Plan No. 940.

68TH ST, 38 East, new sun parlor (copper and glass), (steel beams and channels) to 4-sty brick residence; cost, $3,000; owner, Louis N. Hammerling, 38 East 68th st; architect, Robert M. Haas, 331 Madison av. Plan No. 945.

72D ST, 342 West, install 7,000 gal. tank on roof (parapet wall support) to 8-sty brick apartment house; cost, $750; owner, Johnson-Kahn Co., 230 5th av, Pres., Geo. Johnson. Plan No. 898.

72D ST, 176 East, new stairs and entrance bulkhead, new extension to 4-sty brick dwelling; cost, $7,000; owner, Argall L. Hull, 151 Orange st, New Haven, Conn; architect, S. Edson Gage, 28 East 49th st. Plan No. 943.

88TH ST, 176 West, s s, 144 s Amsterdam av, 1-sty addition to 3-sty brick dwelling; cost, $750; owner, Theo. Gersheimer, 176 West 88th st; architect, Bernard Berger, 24 Gold st. Plan No. 944.

118TH ST, 83 West, n s, 85 e Lenox av, new front wall (steel girders), new partitions and stairs to 3-sty brick store, offices and dwelling; cost, $5,000; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 25 West 42d st. Plan No. 935.

121ST ST, 247 East, new show window, partitions, 1-sty extension, stairs to 3-sty brick dwelling; cost, $600; owners, Jacob Haltzer & Rosa Haltzer, 247-249 East 121st st; architect, A. Anderson, 2529 8th av. Plan No. 906.

134TH ST, 22 West, s s, 335 w 5th av, new light shaft (4" t. c. blocks and angle iron), (2) bath rooms, rearrange rooms 6 into 4 to 5-sty brick tenement; cost, $3,000; owner, Karoline Smith, 103 West 141st st; architect, Samuel Levingson, 101 West 42d st. Plan No. 901.

136TH ST, 8-10 West, subdivide 5 room apts, new bathroom and kitchen, fire escapes to 5-sty brick tenement; cost, $6,000; owner, Harry C. Munger, 42 Washington av, North Plainfield, N. J.; architect, Jesse Acker, 2394 7th av. Plan No. 940.

142D ST, 202 West, s s, 75 w of 7th av, erect brick storm shed to 3-sty brick convent; cost, $150; owner, Rt. Rev. Francis H. Wall, 211 West 141st st; architect, Jas. A Boyle, 367 Fulton av, Brooklyn. Plan No. 952.

AV A, 7, w s, 31 n of East 1st st, new partitions, stairs and store fronts, remove tier beams and wall to 3-sty brick store and dwelling; cost, $5,000; owner, Egerton L. Winthrop, Esq., 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 953.

AV A, 103-105, w s, 45 s 7th st, remove 7-sty (wall), new walls, partitions to 6-sty brick apt house; cost, $8,000; owners, A. Wolf & H. Abraham, 684 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 938.

BROADWAY, 1313, n w cor 34th st, new staircase, c. i. columns, g. i. tile, cement and glass front, new dumbwaiter to 3-sty brick stores and offices and restaurant; cost, $3,500; owner, Robert S. Smith, 52 West 14th st; architect, Geo. Keister, 56 West 45th st. Plan No. 957.

BROADWAY, 1637, and 50th st, n w cor, erect balcony in store (rear), to 3-sty fireproof stores and lofts; cost, $150; owner, Rebecca Wendel, 175 Broadway; architects, Emanuel Kaiser & Irving Kudroff, 713 7th av. Plan No. 962.

BROADWAY, 2409-15, s w cor 89th st, add iron frame conservatory to 3-sty brick stores, apartments and conservatory; cost, $2,500; owner, Oceanic Investing Co., 49 Wall st, Pres., A. E. Thorne; architects, S. Jacobs & Sons, 1365 Flushing av, Brooklyn. Plan No. 955.

BROADWAY, 826, w s, and 12th st, 49 East, n s, 87 w of Broadway, remove plumbing fixtures, new toilets, stair to 5-sty brick cafe, stores and hotel; cost, $500; owner, Mortimer Estate, Richard Mortimer, exr., 11 Wall st; architect, John Fox, Jr., 30 East 42d st. Plan No. 926.

BROADWAY, 1383-1375, n w cor 37th st, 121-33 West, new store front (marble), partitions (6 in. plaster) to 2-sty brick loft building; cost, $175; owner, Mary A. Fitzgerald, 62 Cedar st; architect, Raffael J. Wokenstein, 1876 Belmont av. Plan No. 930.

LEXINGTON AV, 152, w s, 49.4½ s of 30th st, 1-sty addition to 5-sty brick stores and dwelling; cost, $10,000; owner, Henry H. Pike, 108 Water st; architects, Dietrich Wortmann & H. H. Braun, 114 East 28th st. Plan No. 946.

MADISON AV, 262, s w cor 39th st, new entrance, vestibule and stairs, new windows and steel beams and columns to 4-sty brick dwelling; cost, $7,000; owner, Mrs. Florence B. Low, 200 Madison av; architects, Walker & Gillette, 128 East 37th st. Plan No. 964.

MADISON AV, 762, new 2-sty brick extension, partitions, raise 1st and 2d tier of floor beams to 5-sty brick dwelling, store and offices; cost, $6,000; owner, Richard Collins, 65 Wall st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 908.

MADISON AV, 73, e s, 49.5 s of 28th st, new store front and galvanized cornice to 4-sty brick store, dwelling and furnished rooms; cost, $500; owner, Bernard Frankenfelder, 73 Madison av; architect, John H. Knubel, 305 West 43d st. Plan No. 969.

PARK AV, 1126, w s, 60 n of East 90th st, new fire-escape balcony, remove stairs and entrance to 5-sty brick stores and tenement; cost, $300; owner, Sadie Bonwit, 322 West 101st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 959.

1ST AV 697, new sinks, wash tubs and waste lines to 5-sty brick tenement; cost, $200; owner, Rexton Realty Co., 37 Libert- st, Pres., Irving Kempner; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 921.

2D AV, 122, e s, 53 n of 7th st, new fire-escapes, fireproof windows, c. i. columns, floor beams and new brick wall, extension to 5-sty brick lofts; cost, $2,000; owner, Herman, Louis and Chas. Milgrim, 122 2d av; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 954.

5TH AV, 84-90, and 14th st, 1 West, n w cor, erect wood gravity tank and pressure tank and steel supports to 11-sty fireproof factory; cost, $2,500; owner, Leon Mabraison, 65 5th av; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Pres., Earl C. Maxwell. Plan No. 963.

5TH AV, 475-77, s e cor 41st st, East, remove front wall and 1st floor, new front, floor and staircase, roof and skylight to 5-sty brick bank and offices; cost, $30,000; owner, The Farmers' Loan & Trust Co., Pres., Edwin S.

Marston, 16-22 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 975.

5TH AV, 471, e s, 78.6 s e 41st st, new store fronts and staircase, fill out floor, new marble facie to 5-sty brick office building; cost, $3,500; owner, Jennie K. Stafford, Imperial Hotel; architect, J. Acker Hays, 2010 Broadway. Plan No. 974.

5TH AV, 534, w s, 50.5 n 44th st, new store front (metal, glass and marble) to 5-sty brick store and loft; cost, $2,000; owner, Moses Sahleim, 534 5th av; architect, Bernhard Horwitz Assoc., 500 5th av. Plan No. 927.

7TH AV, 713, e s, 100 n of 47th st, remove pier to 3-sty brick stores and lofts; cost, $100; owner, Frederick F. Brueck, 106 5th av; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 961.

Bronx.

259TH ST, 267, new doors, new windows to 2-sty frame dwelling; cost, $200; owner, Christopher Keefe, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No 162.

BEACH TERRACE, 605, new ceiling to 1-sty frame garage; cost, $250; owner, Margaret Mary McNally, 605 Beach Terrace; architect, Geo. H. Greibel, 1974 Broadway. Plan No. 169.

CASTLE HILL AV, e s, 154.6 s Zerega av, 2-sty brick extension, 19x24, to 3-sty frame storage; cost, $600; owner, Guiseppe Napolitano, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 161.

MACLAY AV, n s, 25 e Montgomery pl, 1-sty brick extension, 18.9x6 to 2-sty brick dwelling; cost, $200; owner, Mrs. Emma Dreiub, 1640 St. Peter's av; architect, Albert V. Sielke, 1466 Rosedale av. Plan No. 158.

McGRAW AV, n s, 68.21 w Sturow st, 2-sty frame extension, 6x12, to 2½-sty frame dwelling; cost, $1,000; owner, Patrick Lenihan, 2198 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 166.

MORRIS PARK AV, s w cor Cruger av, 1-sty brick extension, 21.3x4, to 2-sty frame dwelling; cost, $300; owner, Mary Farrella, on premises; architect, T. F. Kelly, 643 Morris Park av. Plan No. 163.

MORRIS PARK AV, s s, 50 e Holland av, 1-sty frame extension, 3x10, to 3-sty frame stores and dwelling; cost, $250; owner, Henrietta Getelson, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 170.

PROSPECT AV, w s, 50 n 151st st, 1-sty frame extension, 22x2.10, to 2-sty frame store and dwelling; cost, $1,000; owner, Chas. Oestrich, 633 Prospect av; architect, R. Geo. Swart, 13 Wicker st. Plan No. 168.

TRINITY AV, e s, 177.54 n 147th st, 2-sty frame extension, 25x14.6 to 2-sty frame dwelling; cost, $800; owner, Wm. Nieter, 501 Brook av; architects, Sterling Architectural Co., 13 Park Row. Plan No. 171.

UNIVERSITY AV, n w cor Wiegand pl, 2-sty brick and frame extension, 50.6x33, to 2½-sty brick and frame school; cost, $4,300; owner, N. Y. University, on premises; architect, Robt. N. Elmerdon, 2207 Andrews av. Plan No. 172.

WALKER AV, w s, 94.8 s Frisby av, remove encroachments to 3-sty brick hotel; cost, $2,000; owner, Thos. J. McMahon, Carmel, N. Y.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 159.

WASHINGTON BRIDGE, n w cor University av, 1-sty brick extension, 30.10x19, to 2½-sty stone school and convent; cost, $3,000; owners, Academy of the Sacred Heart, on premises; architect, F. W. Riner, 624 Madison av. Plan No. 165.

WILLIS AV, e s, 75 n 137th st, new store front to 5-sty brick store and tenement; cost, $200; owner, Chris. Weinbacher, 947 Grand av; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 160.

3D AV, 2860, new stairs, new partitions, &c, to 5-sty brick store; cost, $1,500; owner, Wm. Astor Chandler, 32 Liberty st; architects, Buchman & Fox, 30 East 42d st. Plan No. 164.

Brooklyn.

AMBOY ST, 340, move six 2-sty dwellings; cost, $2,000; owner, Elmont Devel. Corp., 215 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 3056.

BRADFORD ST, 321, interior alterations to 2-sty store and dwelling; cost, $500; owner, Saml. Chairne, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3018.

COLUMBIA ST, 238, exterior alterations to 3-sty store and dwelling; cost, $500; owner, Ralph Scotta, on premises; architect, John Benke, 370 Union st. Plan No. 2965.

COURT ST, 160, interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Harry Cohen, ——; architect, Max Hirsch, 391 Fulton st. Plan No. 3015.

DEAN ST, 1681, interior alterations to 3-sty tenement; cost, $300; owner, Kath. Josiah, on premises; architect, John Nigio, 1796 Atlantic av. Plan No. 3082.

DELMONICO PL, 38, interior alterations to 1-sty stable; cost, $400; owner, Lipman Lipsitz, 392 Bushwick av; architect, T. Goldstone, 49 Graham av. Plan No. 2914.

DOUGLASS ST, 49, interior alterations to 2-sty dwelling; cost, $300; owner, Herman Gottlieb, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3073.

EAGLE ST, 101, interior alterations to 3-sty tenement; cost, $275; owner, Michael Manko, on premises; architect, Jos. McKillopp, 154 India st. Plan No. 2880.

FRONT ST, 55; Iron sign to 7-sty factory; cost, $300; owners, A. Zereges Sons, 26 Front st; architect, Vulcan Rail & Const. Co., 35 Meserole av. Plan No. 3001.

FULTON ST, 453, interior alterations to 4-sty store and office; cost, $500; owner, Wm. Halbert, 134 Livingston st; architect, Geo. Dyker, 1321 East 23d st. Plan No. 2948.

FULTON ST, 2158, extension to 4-sty store and tenement; cost, $1,500; owner, Ignatz Friedman, on premises; architect, Hy. J. Nurick, 830 Putnam av. Plan No. 2885.

HENDRIX ST, 545, interior alteration to 3-sty tenement; cost, $300; owner, Jos. Bochner, 438 Ashford st; architect, Max Cohen, 280 Bedford av. Plan No. 3030.

HERKIMER ST, 544, extension to 2-sty storage; cost, $1,000; owner, Adam T. Given, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2844.

HEWES ST, 35, interior alterations to 3-sty factory; cost, $300; owner, Francis H. Evans, 31 Hewes st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2846.

HIGH ST, 181, interior alterations to 3-sty tenement; cost, $500; owner, Lugi Romano, 197 Prospect av; architect, Pasquale Gagalardi, 259 Navy st. Plan No. 3063.

HOPKINS ST, 236, extension to two 2-sty stores and tenements; cost, $1,000; owner, Emma Baumgarten, 142 Harrison av; architect, Tobias Gladstone, 49 Graham av. Plan No. 2993.

IRVING ST, 69, interior alterations to 2-sty storage; cost, $4,000; owners, Marx & Rowole, 9 Van Brunt st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 2899.

JUNIUS ST, 176, interior alterations to 5-sty store and lofts; cost, $500; owner, Morris Koppleman, 1142 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2949.

LINWOOD ST, 984, extension to 1-sty stable, cost, $200; owner, Jos Arownsky, 924 Linwood st; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 2864.

LOMBARDY ST, —, interior alterations to 1-sty shed; cost, $250; owner, Max Trunz, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2972.

MADISON ST, 226, interior alterations to 3-sty dwelling; cost, $500; owner, David Mayer, 14 Maiden la; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2869.

McKIBBEN ST, 155, interior alterations to 3-sty store and tenement; cost, $200; owner, Annie Marmorek, 157 Division st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2954.

MOORE ST, 134, interior alterations to 2-sty dwelling; cost, $500; owner, Max Goodman, 126 Moore st; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 2932.

PRESIDENT ST, 79, interior alterations to 3-sty dwelling; cost, $1,000; owner, Carmello Pellegrino, 32 Union st; architect, A. C. Kunzie, 182 Harmon st. Plan No. 3057.

PROSPECT PL, 1897, extension to 2-stv synagogue; cost, $6,000; owner, Tiferth Bachain, 1565 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2952.

PROSPECT ST, 196, plumbing to 5-sty tenement; cost, $500; owner, Vincenzo De Marines, on premises; architect, R. A. Austin, 174 Sands st. Plan No. 2898.

ROSS ST, 38, interior alterations to 5-sty factory; cost, $850; owner, Nat'l Aniline & Chemical Co., on premises; architect, Walter H. Volckining, 82 Wall st, Manhattan. Plan No. 3060.

SKILLMAN ST, 54, interior alterations to 3-sty tenement; cost, $250; owner, Andrea Basile, 812 Kent av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3065.

SPENCER ST, 38, raise 1-sty storage; cost, $1,200; owner, Ferdinand Lidominic, 464 Flushing av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3066.

WATKINS ST, 231, exterior alterations to 4-sty tenement; cost, $500; owner, Simon Rosenthal, 1387 St. Marks av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 3067.

EAST 13TH ST, 1629, extension to 2-sty dwelling; cost, $700; owner, Mary Baum, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2848.

21ST ST, 193, plumbing to 3-sty tenement; cost, $300; owner, Pasquali Pizzo, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3075.

27TH ST, 92, extension to 1-sty boiler room; cost, $2,000; owner, D. S. Arnott estate, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2853.

EAST 93D ST, 1291, interior alterations to 2-sty dwelling; cost, $500; owner, Augusta Eagan, 745 Fulton st; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 2854.

ALBANY AV, 170, extension to 4-sty tenement; cost, $2,000; owner, Lena E. Batchis, 494 2d st; architect, Morris Whinston, 459 Stone av. Plan No. 2933.

BROADWAY, 766, interior alterations to 3-sty store and dwelling; cost, $2,000; owner, Chas. H. Wohlers, 502 Broadway; architect, E. Mandeburg, 766 Broadway. Plan No. 2893.

BUSHWICK AV, 57, interior alterations to 3-sty tenement; cost, $300; owner, Eliz. Ellert, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2955.

BUSHWICK AV, 55, interior alterations to 3-sty tenement; cost, $300; owner, Anna Freund, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3085.

CLASSON AV, 493, interior alterations to 3-sty dwelling; cost, $250; owner, Helen L. Baldwin, on premises; architect H. E. Esterbrook, 1463 Fulton st. Plan No. 3047.

CLINTON AV, 530, interior alterations to 3-sty dwelling; cost, $3700; owner, Corpn. of the Brick Church, 25 Broad st, Manhattan; architect, F. L. Hine, 189 Montague st. Plan No. 2851.

EAST NEW YORK AV, 642, extension to 2-sty dwelling; cost, $650; owner, Michael Patrone, on premises; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 2935.

EAST NEW YORK AV, s w cor Howard av, interior alterations to 2-sty shop; cost, $150; owner, Chas. Fienhold, 1434 Pitkin av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3046.

HAMBURG AV, 180, interior alterations to 4-sty store and tenement; cost, $200; owner, Edw. Meithke, 2328 Myrtle av; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 2995.

HARRISON AV, 208, interior alterations to three 3-sty stores and tenements; cost, $2,000; owner, Simon Berg, 714 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3035.

HUDSON AV, 178, interior alterations to 3-sty store and dwelling; cost, $300; owner, Alex. Santillo, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2994.

KINGSTON AV, 329, extension to 1-sty store and dwelling; cost, $1,000; owner, Sycamore Constn. Co., 60 Wall st, Manhattan; architect, R. F. Schaffer, 1526 Flatbush av. Plan No. 2988.

LEE AV, 91, interior alterations to 3-sty dwelling; cost, $500; owner, Lazarus Harris, 285 Division av; architect, T. Goldstone, 49 Graham av. Plan No. 2915.

LEWIS AV, 321, extension to 2-sty garage; cost, $600; owner, Saml. Sludsky, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3010.

LINCOLN AV, 811, extension to 2-sty dwelling:; cost, $250; owner, Antonio Viscardi, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 2979.

LIVONIA AV, 419, interior alterations to 3-sty store and tenement; cost, $600; owner, Sarah Sherman, 417 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3004.

MARCY AV, 389, plumbing to 2-sty store and dwelling; cost, $200; owner, G. Schevitz, on premises; architect, J. B. Wallach, 528 West 124th st, Manhattan. Plan No. 2912.

MARCY AV, 496, interior alterations to 4-sty tenement; cost, $300; owner, Madeline Hartman, on premises; architect, Lee Samenfeld, 741 McDonough st. Plan No. 2948.

MARCY AV, 82, interior alterations to 3-sty tenement; cost, $750; owner, Frank Titelbaum, 274 South 1st st; architect, Max Cohen, 280 Bedford av. Plan No. 3029.

METROPOLITAN AV, 338, extension to 2-sty store and dwelling; cost, $800; owner, Anthony Perita, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 3002.

NASSAU AV, 273, extension to 3-sty store and dwelling; cost, $1,000; owner, Salvatore Pieleo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2904.

NEWPORT AV, 157, move 2-sty dwelling; cost, $2,000; owner, Abr. Sang, 98 Bristol st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2892.

NEW UTRECHT AV, 492, exterior alterations to 3-sty store and dwelling; cost, $300; owner, Geo. Kamen, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 2926.

NEW YORK AV, 32, plumbing to 2-sty tenement; cost, $300; owner, Jos. E. Horsford, 218 6th av; architect, Lew Koen, 27 Graham av. Plan No. 3005.

NORMAN AV, 183, Interior alterations to 3-sty tenement; cost, $300; owner, Tobias Tryman, 201 Java st; architect, Jas. McKillup, 154 India st. Plan No. 2881.

NOSTRAND AV, 580, interior alterations to 3-sty dwelling; cost, $1,200; owner, Danl. De Bixedon, 44 Wall st, Manhattan; architect, Bruno Burger, 121 Bible House, Manhattan. Plan No. 2874.

NOSTRAND AV, 273, interior alterations to 4-sty store and tenement; cost, $750; owner, Walter Mallinson, on premises; architect, Christian Bauer, 861 Manhattan av. Plan No. 3034.

PROSPECT AV, 269, exterior alterations to 1-sty theatre; cost, $600; owner, Wm. D. Kalle, 273 Prospect av; architect, W. H. Wirth, 358 17th st. Plan No. 3069.

SHORE RD, 9249, exterior alterations to 3-sty dwelling; cost, $200; owner, Wm. F. Keny, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 2969.

SUMNER AV, 71, interior alterations to 3-sty dwelling; cost, $500; owner, Saml. Rubinowitz, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3061.

THROOP AV, 189, interior alterations to 3-sty store and tenement; cost, $500; owner, Sarah Himmelstein, on premises; architect, Lew Keon, 27 Graham av. Plan No. 2886.

WEBSTER AV, 22, plumbing to 2-sty dwelling; cost, $220; owner, Mary McNally, 12 Webster av; architect, Ernest Arnold, 98 Lawrence av. Plan No. 2920.

WILLIAMS AV, 372, interior alterations to 3-sty store and tenement; cost, $600; owner, Max Shakman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3003.

WILLOUGHBY AV, 676, extension to 2-sty dwelling; cost, $1,500; owner, David Werbelowsky, on premises; architect, Henry J. Nurick, 830 Putnam av. Plan No. 3054.

Queens.

BROOKLYN HILLS.—Maple st, s s, 275 w Freedom av, plumbing in two dwellings; cost, $134; owner, Mrs. Hupfer, premises. Plan Nos. 831-2.

COLLEGE POINT.—3d av, s s, bet 3d and 5th sts, 2-sty brick extension, 26x20, side factory; cost, $200; owner, American Hard Rubber Co., premises. Plan No. 877.

CORONA.—French pl, n s, 100 e 51st st, 1-sty frame extension, 10x20, front dwelling and store; cost, $200; owner, E. Zendora, on premises. Plan No. 892.

EDGEMERE.—Frank av, 120, repair dwelling after fire damage; cost, $500; owner, W. A. Yates, premises. Plan No. 852.

EVERGREEN.—Summerfield av, 80, 1-sty frame extension, 14x15, rear dwelling, tin roof, interior alterations; cost, $1,000; owner, Henry Schmidt, 371 Dill pl, Glendale; architect, W. H Tiedeman, 1622 Jefferson av, Brooklyn. Plan No. 834.

Alterations—(Continued).

FLATBUSH AV, 120, interior alterations to 1-sty office and dwelling; cost, $2,000; owners, Goldberg & Zeitlen, 124 Flatbush av; architect, Max Hirsch, 238 Fulton st. Plan No. 3058.

FAR ROCKAWAY.—White st, 55, 1-sty frame extension, 7x18, front dwelling, tin roof; cost, $105; owner, L. P. Edsall, premises. Plan No. 850.

FAR ROCKAWAY.—Rue de St Felix, e s, 250 s South st, 1-sty frame extension, 40x70, side hotel, tar and gravel roof, interior alterations; cost, $2,500; Gusser Construction Co., premises; architect, J. C. Jorgenson, Arverne. Plan No. 897.

FAR ROCKAWAY.—Point Breeze pl, n s, 250 e Mott av, provide bath room and new dormer window to dwelling; cost, $275; owner, G. E. Mott, on premises. Plan No. 89.

FLUSHING.—Broadway, s s, 200 e Main st, alter dwelling to provide for store; cost $300; owner, Thomas Burnett, on premises. Plan No. 886.

FLUSHING.—West Grove st, n s, 140 w Lawrence st, new foundation to dwelling; cost, $250; owner, D. Bellezze, on premises. Plan No. 893.

GLENDALE.—Cooper av, 2-sty frame extension, 18x16, rear dwelling, interior alterations; cost, $700; owner, Harman Const. Co., premises; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 874.

GLENDALE PARK.—Walling st, s s, 123 e Northern boulevard, 1-sty frame extension, 10x12, rear office; cost, $100; owner, J. Gagliano, premises. Plan No. 848.

JAMAICA.—Foley av, 5, plumbing in dwelling; cost, $75; owner, Pat'k Cantwell, premises. Plan No. 867.

JAMAICA.—Beaver st, e s, 432 s L. I. R. R., 1-sty frame extension, 20x22, rear dwelling and store, tin roof; cost, $200; owner, S. Shire, 77 Rockaway rd, Jamaica; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 833.

JAMAICA.—Herriman av, 17, 1-sty brick extension, 12x15, rear office; cost, $700; owner, J. C. Kinnehan, premises; architect, W. Young, 12 Dora pl, Jamaica. Plan No. 830.

L. I. CITY.—Radde st, 299, interior alterations to dwelling; cost, $300; owner, B. Ldenek, premises. Plan No. 878.

L. I. CITY.—Jackson av, 64, vault for elevator; cost, $60; owner, Wm. Richensteen, L. I. City. Plan No. 875.

L. I. CITY.—Newtown av, n s, 50 e 16th av, plumbing in dwelling; cost, $150; owner, C. Furfman, premises. Plan No. 870.

L. I. CITY.—Court st, w s, 150 n Ridge st, plumbing in dwelling; cost, $165; owner, S. A. Cangellita, premises. Plan No. 865.

L. I. CITY.—Marion st, 62, new foundation and 1-sty built underneath dwelling; cost, $650; owner, R. Frances, premises. Plan No. 858.

L. I. CITY.—Steinway av, 23, new store front dwelling; cost, $800; owner, Frank Holub, on premises. Plan No. 891.

MASPETH.—Lexington av, e s, 250 s Hyatt lane, interior alterations to dwelling, change flat roof to mansard; cost, $800; owner, Thos. DeSota, premises; architect, C. Hendry, Baxter av, Elmhurst. Plan No. 864.

OZONE PARK.—Oakley av, e s 412 s Broadway, plumbing to dwelling; cost, $85; owner, E. Lott, on premises. Plan No. 898.

RICHMOND HILL.—Jamaica av, n e cor Walnut st, interior alterations to store and dwelling; cost, $2,000; owner, Louis Schroeder, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 860.

RICHMOND HILL.—Jamaica av, n s, 250 e Freedom av, new store front; cost, $200; owner, P. Glass, premises. Plan No. 863.

RICHMOND HILL.—Hillside av, 63 w Queens boulevard, plumbing in two dwellings; cost, $100; owner, M. Schmidt, premises. Plan Nos. 846-47.

RIDGEWOOD.—Woodward av, 707, interior alterations to store and tenement; cost, $1,-000; owner, J. Stein, premises. Plan No. 831.

RIDGEWOOD.—Cypress av, 816, erect new fire-escape to office building; cost, $300; owner, Ridgewood Times Co., premises. Plan No. 839.

ROSEDALE.—Fosters Meadow rd, e s, 600 n Merrick rd, new foundation to dwelling; cost, 400; owner, P. Boenig, premises. Plan No. 861.

WHITESTONE.—16th st, n s, 50 w 5th av, piazza to dwelling; cost, $125; owner, H. B. Blanchard, premises. Plan No. 868.

WHITESTONE.—11th av, w s 100 s 35th st, porch to dwelling; cost, $60; owner, Dora Flanders, premises. Plan No. 872.

WHITESTONE.—29th st, 146, 1-sty frame extension, 12x16, rear dwelling, tin roof; cost, $200; owner, H. Stowe, premises. Plan No. 840.

WHITESTONE.—West 21st st, 18, plumbing in dwelling; cost, $100; owner, M. McKenna, premises. Plan No. 905.

Richmond.

CHURCH ST, e s, 100 n R. R., Tottenville, alter frame storage; cost, $250; owner, Tottenville Copper Co., Tottenville; architect, Chas. Mauer; builder, owner. Plan No. 163.

JERSEY ST, e s, 20 s Crescent av, New Brighton, alter frame engine house; cost, $1,-200; owner, City of New York Fire Dept., City of New York, Municipal Bldg., Manhattan. Plan No. 168.

OAK ST, n s, 430 w Union av, Mariners Harbor, alter brick storage and dwelling; cost, $2,-000; owner, Rosario Cuccia, Mariners Harbor; architect, Daniel Santoro, Tompkinsville. Plan No. 157.

WATER ST, n s, 58 w Beach st, Stapleton, alter brick storage and office; cost, $1,100; owner, Staten Island Savings Bank, Stapleton; architect, Jas. Whitford, Tompkinsville; builder, Edgar K. Whitford, Port Richmond. Plan No. 171.

BROADWAY, n s, 150 e William st, Tottenville, alter frame dwelling; cost, $275; owner, Jos. Cossey, Tottenville; builder, E. R. Pauph, Tottenville. Plan No. 165.

CHICAGO AV & PROSPECT AV, s w cor, Arrochar, alter brick dwelling and dancing; cost $3,000; owner, Harriet Beauley, 369 West End av, Manhattan; builders, H. Sprucks & Son, 304 Groad st, Stapleton. Plan No. 160.

CAST AV, n s, 100 w Barker st, West New Brighton, alter frame store and dwelling; cost, $700; owner, H. Packer, Richmond av; builder, S. Mollinoff, 1944 Richmond Terrace. Plan No. 161.

MERRILL AV s s, ½ mile w Richmond av, Bulls Hill, alter brick stable and shed; cost, $600; owner, Vincent Katsaros, Merrill av, Bulls Hill; owner builds. Plan No. 164.

RICHMOND AV, w s, 300 n Rockland av, New Springville, alter frame dwelling; cost, $200; owner, Adam Martin, New Springfield; architect and builder, G. S. Cortelyou New Springville. Plan No. 169.

ROOSEVELT AV & WILLOWBROOK RD, Port Richmond, alter brick dwelling; cost, $250; owner, Sudovice Sylvester, Roosevelt av; builder, Peter J. Morgan, 54 Simonson pl, Port Richmond. Plan No. 166.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 24. The location is given, but not the owner's address.

ELIZABETH. — Elias Rosenberg, 408-408½ Spring st, 3-sty frame, $7,000.

PLEASANTVILLE.—George W. Leech, n e cor Washington av and Shore rd, 3-sty brick, $18,-000.

JERSEY CITY.—Arthur Gold, 613 Ocean av, 3-sty frame alteration, $2,500; Isaac Robbins, 279, 281, 283 and 285 Jackson av, four 3-sty brick, $45,000; Louis Eig & Saml Michalow, 26 and 30 Bergan av, two 3-sty brick, $18,000; Michael Lyons, 67 Gautier av, 4-sty brick, $10,-000; Michele Pompeo, 348, 1st st, 3-sty frame alteration, $200; Samuel Hyman, 106 Baldwin av, 3-sty brick, $10,000; Max Potoehkin, 8 Vroom st, 3-sty brick, $9,000.

HOBOKEN.—Mrs. Rosetta Greenberg, 628 Garden st, 3-sty brick, alteration, $2,000.

PATERSON.—Joseph Barons, 121 Martin st, 3-sty brick, $7,000.

NEWARK.—Louis Darney, 291-293 Belmont av, two 3-sty brick, alteration, $2,500; Raffaele Sozio, 243 8th av, 3-sty frame, alteration, $300; Albert Victory, Widman, n w cor Clinton and Shanley av, 4-sty brick, $26,000; Frank Cundari, 453-455 Mt. Prospect av, 4-sty brick, $45,000; Bruno Cutrozzuo, 457-459 Mt. Prospect av, 4-sty brick, $45,000.

WEST HOBOKEN.—Vigilio G. Erazzalli, e s Central av, near Shippen st, 3-sty brick, $9,000.; Tarantino & Cerulli, 538 Angelique st, 3-sty brick, $8,000.

BELLEVILLE.—Arsieno Peccora, 99 Franklin st, 2-sty frame, alteration, $200.

TOWN OF UNION.—Charles Zimmerman, s e cor Hudson av and 1st st, 3-sty brick, $9,000.

WEST NEW YORK.—Morris Goldberg, s s 17th st, near Tyler pl, two 3-sty brick, $19,000.

PERSONAL AND TRADE NOTES.

A. A. WINKLER, architect, has moved his offices from 254 Hudson st to 66 Vestry st.

W. S. ENSIGN CORPORATION has moved its offices from 1 Madison av to 141-7 Fifth av.

PRENTICE SANGER, architect, has moved his office from 331 Madison av to 8 West 40th st.

HARRY E. CAMPBELL CO., iron work, has moved its New York office from 1123 Broadway to 8 West 40th st.

MICHAEL COHEN & CO., cut stone dealers, have moved their offices from 1133 Broadway to 8 West 40th st.

FLEISCHMAN CONSTRUCTION CO., general contracting, has moved its offices from 5-7 East 42d st to 7 West 45th st.

J. W. BISHOP CO., general contracting, has moved its offices from 345 Fifth av to the Architects' Building, 101 Park av.

CLARK & ARMS, architects, 542 5th av, desire information and catalogues on vacuum cleaners and vacuum cleaning systems.

M. JOSEPH HARRISON, architect, has moved his offices from 230 Grand st to the World Building, 61 Park Row, Suite 1101.

HAIGHT & GITHENS, architects, have moved their offices from 452 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

MANHATTAN CONSTRUCTION CO., general contracting, has moved its offices from 76 William st to the Marbridge Building, 1328 Broadway.

McNALLY & CO., builders, have opened offices in the Columbia Trust Co., 148th st and Third av, where they will conduct a general contracting business.

STARRETT & VAN VLECK, architects, have moved their offices from the Everett Building, 15th st and 4th av, to 8 West 40th st. Telephone 4490 Bryant.

PRESTON CONTRACTING CO. has opened an office and shop at 230 West 41st st, and desire catalogues, samples and price lists from manufacturers and jobbers.

KIRBY LUMBER CO. has moved its New York office from 1 Madison av to the new Equitable Building, 120 Broadway. John W. Chandler, eastern sales manager.

HENRY ATTERBURY SMITH and WILLIAM MILLER, architects, have moved their offices from 1181 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

TROEGERLITH TILE CO., manufacturer of fireproof composition flooring, has moved its office and showroom from 11 Broadway to 103 Park av. Telephone 5554 Murray Hill.

WILLIAM E. WALSH, building contractor, has moved his offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 8358, Murray Hill.

JOHN H. McGOWAN CO., manufacturer of steam pumps, has moved its offices from 170 Broadway to 30 Church st. E. F. Walker is the New York representative of this company.

WILLIAM GORDON CORPORATION has recently been organized to conduct a heating, ventilating, plumbing and electrical contracting business and has located at 107 West 13th st.

BRICKELL & BRICKELL, architects, have moved their offices from the Havens Theatre Building to the First National Bank Building, corner of State and North Union sts, Olean, N. Y.

BEVERLY S. KING, architect, 103 Park av, spent the last week end in Saugerties, N. Y., where work is rapidly progressing on the new library building, the plans of which were prepared by him.

NORDBERG MFG. CO., Milwaukee, Wis., builder of engines, air compressors, electric hoists, etc., has moved its New York office from 42 Broadway to the new Equitable Building, 120 Broadway.

GEORGE A. JOHNSON, consulting engineer, 150 Nassau st, has been retained to design and supervise the construction of water filtration works for Cambridge, Mass., and has opened a branch office at 141 Milk st, Boston.

GEORGE E. CRANE, architect, will move his offices May 10 from 2706 Jamaica av to 4710 Jamaica av, Richmond Hill, L. I. He desires samples and catalogues from manufacturers and jobbers interested in the building trades.

BROWNE & ALMIROTY, architects, 220 5th av, have dissolved partnership by mutual consent. Frederic C. Browne and Randolph H. Almiroty will in future practice their profession independently at same address.

DAHLSTROM METALLIC DOOR COMPANY has moved its New York office and show rooms from 299 Broadway to the fifth floor of the Consolidated Gas Company's building, 130 East 15th st. Telephones 1391-2-3 Stuyvesant.

PETER H. LOUGHRAN, one of West Hoboken's pioneer building contractors, has retired from the building business after many years of activity. He has made preparations to make his permanent residence somewhere along the Jersey coast.

CHARLES G. DAWES, a Chicago banker, has purchased a site in Boston, Mass., where he intends to erect a million dollar hotel for unemployed men similar to the Rufus F. Dawes Memorial hotel which he built in his native city in memory of his son.

A. EDGAR GOETZ, lighting specialist and electrical contractor, has moved his office from 51 to 55 Barclay st. The electrical fixture plant and repair shop, known under the name of A. L. Bogart Co., of which Mr. Goetz is proprietor, will remain at 51 Barclay st.

TROWBRIDGE & LIVINGSTON, architects, 527 5th av, are represented at the Panama-Pacific Exposition by their model of the forty-story building of the Bankers' Trust Company of New York. The model is nearly forty feet high and is an exact reproduction of the exterior of the building.

EBEN F. OLIVER, who has for a number of years been engaged in lighting work in the Newark Division of the Public Service Electric Co., is now connected with the New York office of Bayley & Sons, 101 Park av. Mr. Oliver is pushing the sales of Equalite lighting fixtures in New York City and northern New Jersey.

B. P. CRESSON, JR., chief engineer of the New Jersey State Harbor Commission, has designed a new type of shore bulkhead, with groynes at right angles instead of jetties. The distinct feature of the new bulkhead is that the sea face is not vertical, but slanting, so that the waves will run over and deposit sand on the land side.

COMMON COUNCIL OF NEW ROCHELLE, N. Y., recently passed a resolution for the protection of the architects who are residents of the city. The resolution bars all outside architects from being allowed to take city work and makes it imperative for all architects employed by the city for any work to be residents of New Rochelle for one year or more.

RALPH ADAMS CRAM, architect of the nave of the Cathedral of St. John the Devine, recently, in presenting his report at the annual meeting of the Cathedral League, said: "This cathedral building is the most important piece of architectural art now being built anywhere in the world. It is the largest and most expensive, and it must be given great faithfulness and study by its architects."

WILLIAM NEIL SMITH, architect, 101 Park av, has been retained to prepare the plans for the $100,000 City Hall building to be erected in Little Falls, N. Y. The award is the result of a competition recently held and in which were represented a number of prominent architects. Mr. Smith's plans provides for a building of brick and limestone, fireproof, designed in the Colonial style.

CHARLES HOFFBAUER, the distinguished French painter, who had charge of the decorations of the Confederate Memorial in Richmond, Va., and who is a member of the Architectural League of New York, has been selected by the

French government to paint pictures of the war for preservation by the State. For the last two or three months, practically since his return to France, he has been in the trenches making studies which later he will put on canvas.

DONN BARBER, architect, 101 Park av, will be one of the party which includes Mayor and Mrs. Mitchel and A. A. Anderson which will depart Sunday morning on an extensive trip through the West. The first stop will be at Cody, Wyoming, near where Mr. Anderson, who is president of the Hunters' Fraternity, has a ranch. The party will be entertained for some time at the ranch by Mr. Anderson. After leaving Cody, the party will proceed to San Francisco, where some time will be spent at the Panama Pacific Exposition.

JAMES C. HOE'S SONS, carpenters, builders and cabinet makers, have moved their offices and plant from 52-56 Gansevoort street, where they had been located for fifty years to 305-309 East 43d st. This is probably the oldest concern in the United States in its line. The business was established in 1822, ninety-three years ago. It was incorporated in 1909. During the entire history of this concern the business has been entirely in the hands of the Hoe family, practically handed down from father to son through nine decades.

JOHN E. BOWE, formerly commissioner of street cleaning of the Borough of Richmond, New York, was recently appointed assistant commissioner of public works of that Borough. Mr. Bowe was deputy commissioner of the Department of Water Supply, Gas and Electricity of the city in charge of the Richmond office, from 1908 to 1914. During his period in office, privately owned and operated water companies were taken over by the city and properly organized. Since 1914 Mr. Bowe has been commissioner of street cleaning.

ARTHUR WILLIAMS of the New York Edison Co. showed big statistics at the luncheon of the Fifth Avenue Association, at which he presided, to prove that something had been done to stem the factory tide. From May 15 to November 30, 1914, said Mr. Williams, there were 654 factories within a block of the avenue and on it. There are now but 498. The 73,582 employees have dropped to 52,478. This is a decrease of 156 factories and 21,104 workers. Other speakers were President Robert Grier Cook, Rabbi Silverman, A. A. Anderson, Joseph J. Rothschild, Reginald Pelham Bolton and Michael Dreicer.

LOUIS C. MAURER, of Balboa Heights, Canal Zone, Panama, junior engineer of the Panama Canal, who formerly was actively engaged in the practice of architecture in New York City, desires catalogues and price lists from manufacturers of materials used in the building trades. The Panama Canal Commission will soon erect two hospital buildings, one at Ancon and one at Colon. The former at an estimated cost of $150,000 and the latter at an estimated cost of $177,000. Mr. Maurer is desirous of obtaining information in the form of cuts, catalogues, etc., with unit prices for estimating purposes, also for designing and layouts for plans, which will be soon in progress. The following are a few important items of material, on which information is especially desired: Hospital plumbing fixtures and fittings, water closets designed without wood seats or covers, shower baths, bath tubs, slop sinks, bed pan racks, tables, beds, nurses' chairs, disinfecting, sterilizing and fumigating apparatus, incinerators, hospital elevators (approximately 4 ft. 6 ins. x 8 ft. 6 ins), red floor tile (Adamantine) or equal composition floors, base and wainscot, kitchen equipment, metal file cases, metal lockers, metal frames and sash. In reference to the last item, there will be two window openings 11 ft. wide x 7 ft. 6 ins. high, and one opening 14 ft. wide x 7 ft. 6 ins. high. The 3 windows will be of a type similar to that shown in the William Bayley Co.'s catalogue, center pivoted ventilator arranged for fly screen. All screening to be No. 18 copper wire screening. An estimate required for these three windows with all material throughout, of solid bronze, copper or steel, with glazing included. All glass of grade AA D.S. clear glass.

OBITUARY

CHARLES E. WETMORE, treasurer of the American Hardware Corporation of New York, died at his home in New Britain, Conn., Sunday, April 25. He was sixty years old.

GEORGE DIRKS, a retired building contractor, died after a long illness at his home, 12th st and Monument av, College Point, L. I., Friday, April 23. He was seventy-two years old.

BENJAMIN H. WEBBER, a general contractor, and member of the firm of Robins & Webber, died after a long illness at his home, in Whitestone, L. I., Tuesday, April 20. He was fifty-one years old; was born in Sea Cliff, L. I. He is survived by his four sons.

JOHN R. McMANUS, a well-known building contractor, died at his home, 105 Oakwood av, Orange, N. J., Tuesday, April 21. He was sixty years old and for many years had been prominent as a builder in Newark and the Oranges. He is survived by four sons and a daughter.

THOMAS IRVING PURDY, painting and decorating contractor, died of pneumonia at his home, 150 Linwood st, Brooklyn, Saturday, April 24. He was born in Manhattan fifty-seven years ago and had lived in Brooklyn for a number of years. He is survived by his widow and a son.

HUGO KAFKA, a retired architect prominent in this city, died in his home, 49 Washington av, New Rochelle, N. Y., Wednesday, April 28, of a complication of diseases. He was born and educated in Prague, Austria, and came to this country in 1875 to aid in constructing the exposition buildings for the Philadelphia Exposition. He is survived by his widow and two sons.

DAVID W. SMACK, a member of the firm of McKinley & Smack, which operated the old Clinton Iron Works in Water st, between Pike and Rutgers sts, died of paralysis yesterday at the Bethesda Sanitarium, Brooklyn. His home was at 586 Quincy st, Brooklyn. Mr. Smack was born in Manhattan eighty-four years ago. He was a member of the old Volunteer Fire Department. He is survived by his son.

FRANK C PAGE, a retired speculative builder, who erected and operated a number of hotels at Rockaway Beach, L. I., died of a complication of diseases at his home, 691 Nostrand av, Brooklyn, Wednesday, April 21. He was born in Worcester, Mass., sixty-six years ago, and was a veteran of the Civil War. Mr. Page, who had been a resident of Brooklyn for the last forty-five years, is survived by his widow, a son and a daughter.

HERBERT VAN WAGONEN, JR., of the firm of Nelson & Van Wagonen, architects, 15-17 West 38th st, died at French Lick Springs, Ind., Friday, April 23. Mr. Van Wagonen was a graduate of Columbia University, Class of '99, and of the Ecole des Beaux Arts in Paris. Nine years ago he formed the partnership for the practice of architecture with Mr. Nelson and the firm has been prominent in this city and vicinity. Mr. Van Wagonen is survived by his widow and his brother.

MISS ANNA PENDLETON SCHENCK, a partner of the firm of Schenck & Mead, 105 West 40th st, said to be the first firm of women architects established in this city, died of pneumonia at the New York Hospital Thursday, April 29. Miss Schenck was forty-one years old and lived at 163 Madison av. She was born in Brooklyn and was among the first women to receive diplomas at Columbia University. Miss Schenck studied architecture in New York and Paris and was a pupil of Aubretin. With Miss Marcia Mead she established the firm of Schenck & Mead in March, 1914. The two women were successful from the start, executing their agreement to specialize in the drawing of plans for private homes, model tenements and even communities. The firm received the first prize offered by the City Club, of Chicago, for the best architectural plans for a modern community settlement. Miss Schenck and Miss Mead selected a section of the Bronx on which to base their plans. Miss Schenck and her partner also prepared the plans for the Ellen Wilson Memorial Home, which is to be erected in Washington, D. C., in memory of President Wilson's wife. The home will be for workingmen and their families. Miss Schenck was a member of the Women's Cosmopolitan Club.

JEREMIAH O'ROURKE, supervising architect of the Treasury Department at Washington under President Cleveland, and designer of the Church of St. Paul the Apostle in Manhattan, and the Cathedral of the Sacred Heart, Newark, died of hardening of the arteries in his home, 45 Burnet st, Newark, N. J., Friday, April 23. He was eighty-three years old. He was born in Dublin, Ireland, February 6, 1833, and was educated in the Christian Brothers School. He learned his profession in the Government School of Design. He came to Newark from Ireland in 1850. Mr. O'Rourke was employed by Jonathan B. Nichols, a carpenter, and drew plans for him. Nine years later he went into business for himself as an architect. Mr. O'Rourke designed the church of the Immaculate Conception in Camden, St. Joseph's, St. Michael's, St. Bridget's churches and St. Michael's Hospital, in this city, and Seton Hall College, in South Orange. He was appointed supervising architect for the Treasury Department in 1893. He supervised the construction of the post offices at Washington, Buffalo, Kansas City and the Appraisers' stores building in New York. Mr. O'Rourke was a member of the American Institute of Architects and the Metropolitan Museum of Art. He was head of the firm of J. J. O'Rourke & Sons, architects, Newark. He is survived by three sons and two daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONNECTICUT STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in Bridgeport, May 12.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL ASSOCIATION OF LUMBER AND SASH AND DOOR SALESMEN will hold its annual meeting in Chicago, Saturday, May 8.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Gruenwald Hotel, New Orleans, Wednesday, May 5.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention at the Waldorf-Astoria Hotel, New York City, May 18-19.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

SAFETY FIRST SOCIETY OF NEW YORK, at the recent meeting of its board of directors, elected Charles L. Bernheimer, president. He has been closely identified with the organization from its beginning and last year served as vice-president.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

NATIONAL ACADEMY OF DESIGN held its annual dinner at Delmonico's, Tuesday evening, April 27. There were 145 members and guests present. J. W. Alexander presided, and addresses were made by Edwin Blashfield and Cass Gilbert. Prominent among those present were Herbert Adams, Robert L. Aitken, William N. Chase, Kenyon Cox, William A. Coffin, C. C. Curran, Ben Ali Haggin, F. C. Jones, Harrison Morris, Alexander Van Laer and Adolph Weinman.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

SOCIETY FOR ELECTRICAL DEVELOPMENT has launched a nation-wide movement to focus attention on the use of electricity for light, power and other uses, and plans are now in preparation for a campaign of education. Prominent in the plan of the society is the celebration to take form of an "Electrical Prosperity Week," beginning Monday, November 29, and ending Saturday, December 4, 1915. A committee of the society having the work in charge has asked the society for an appropriation of $50,000 for printing, advertising and other expenses, and it is estimated that the society will devote sufficient money from its regular appropriations to swell the total to $100,000. A simultaneous display throughout the country of store window lighting and of special town illumination is planned. The headquarters of the Society for Electrical Development are located in the Engineering Societies Building, 29 West 39th st.

RECENT INCORPORATIONS.

TILE ARCH CONSTRUCTION CO. has been chartered with $15,000 capital stock to do a general construction business and to deal in building materials, with offices in Manhattan. The directors are John Comerma, 7 East 42d st; Thomas H. Ray, 42 Broadway; and Elizabeth Kelly, Harrison, N. Y. The attorney is Thomas H. Ray, 42 Broadway.

KINGS POST REALTY CO. has filed incorporation papers with $25,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are: Thos. H. Ireland, 177 North 6th st; Hugo C. Gollmar, 2732 Bedford av, and Thos. H. Ireland, Jr., 1088 Nostrand av, all of Brooklyn. Gollmar, Smith & Froeb, 134 Broadway, Brooklyn, attorneys.

BUILDING MATERIALS AND SUPPLIES

BIG BRONX AND SUBURBAN BUILDING MOVEMENT SAPS MILL SUPPLIES OF CEMENT—STEEL MUCH STRONGER

Nineteen Bidders on Eastern Parkway Work—Prices Range Over Million

MAY first marks the real start of the building season. This year it is featured by conservatism, both in lending money for prospective construction and in the quantity of materials moving to jobs under way. The prices of materials remain low and the prospects are that for the next fortnight they will be practically stationary, pending labor adjustments and action on the part of the railroads regarding release of supply and equipment orders.

Current price shifts effective on this date include a range of $5.75 and $6.00 for Raritan common brick, $5.75 for good Hudson common brick; a range running from $1.23 to $1.32 for Portland cement; a price of $1.15 instead of $1.25 for finishing lime; a drop of five cents on all grades of gravel except in subway gravel, where the drop, by some of the smaller companies is even more. The big companies do not care for business in this commodity less than ninety cents.

Hollow tile is without change on moderate quantities for exterior or interior block, but concessions are being made this month for large quantities. Linseed oil has advanced two cents. Spelter, affecting all galvanized material like pipe and wire goods, including reinforcement, is higher. Quotations for May are at $0.13½, June $0.13 and July $0.12½. Copper, used for flashing and art work in buildings, has advanced. Electrolytic is now $0.18½ and $0.18¾.

	Week ending Apr. 23		Apr. 30	
Manhattan...	13	$1,026,400	19	$2,290,800
Bronx.....	7	295,200	35	1,064,850
Brooklyn.....	131	1,009,950	126	981,750
Queens.....	159	605,540	142	474,790
Richmond....	27	21,526	76	108,423
Total.....	337	$2,958,616	398	$4,920,613

COMMON BRICK.

Raritans Not Quoting Below $6 for Post-June Delivery.

COMMON brick is slightly firmer, in the sense that more brick is going out at $5.75 than at $5.50. Raritans are being quoted at $5.75 and $6 for delivery up to June 30, but the Sayre & Fisher Company are not making contracts beyond that date below $6. Newark yard prices are at $6.75 without noticeable stiffness.

It is understood that old contracts are having an important influence in keeping prices of Hudson brick back in this market at present. The action of the up-river manufacturers in not flooding the market and in determining to delay manufacturing to the latest possible date so as to gauge the probable requirements of the summer with consideration for the quantity left over at the beginning of the manufacturing season, is responsible for the change in prices rather than any improvement in local demand.

Official transactions for Hudson River brick covering the week ending Thursday, April 29, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., April 23—3.

	Arrived.	Sold.
Friday, April 23.....	6	6
Saturday, April 24.....	8	9
Monday, April 26.....	18	16
Tuesday, April 27.....	4	6
Wednesday, April 28.....	8	8
Thursday, April 29.....	10	7
Total.....	54	52

Reported en route, Friday, April 30—6.

Conditions of market, steady. Prices: Hudsons, $5.75 and $6. Raritans, $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and — (yard). Cargoes left over Friday A. M., April 30—5.

Unloading.

Apr. 16..34	1,429,500	Apr. 23..28	464,000
Apr. 17..26	708,500	Apr. 24..25	742,000
Apr. 19..36	1,328,500	Apr. 26..39	1,732,000
Apr. 20..38	1,686,500	Apr. 27..41	1,472,500
Apr. 21..36	1,734,500	Apr. 28..38	1,851,200
Apr. 22..33	1,560,500	Apr. 29..40	1,800,200
Total.203	8,448,000	Total.201	7,861,900

1914.

Left over, Friday, A. M., April 24—19.

	Arrived.	Sold.
Friday, April 24.....	4	9
Saturday, April 25.....	5	4
Monday, April 27.....	12	11
Tuesday, April 28.....	3	8
Wednesday, April 29.....	6	10
Thursday, April 30.....	8	8
Total.....	38	50

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., May 1—7.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 29, 1915..	430
Total No. of bargeloads sold Jan. 1 to Apr. 29, 1915.....	425
Total No. bargeloads, Jan. 1 to Apr. 30, 1915	5
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 30, 1914.....	307
Total No. bargeloads sold Jan. 1 to Apr. 30, 1914	300
Total No. bargeloads left over May 1, 1914.	7

LIGHTERAGE RATES.

Interstate Commerce Commission Heeds Dealers' Demands.

WHEN word was received this week from Washington to the effect that the Interstate Commerce Commission had acceded to the request of the Building Material Dealers Association and other interests in New York to postpone action pending full investigation of the proposal to advance lighterage rates in New York harbor, there was rejoicing. The matter will rest until after November 1, having been originally postponed from January first.

The railroads, including the New York Central, Erie, Baltimore & Ohio, Lehigh Valley, Pennsylvania and other lines desired to advance the charge for handling freight by lighter or float from and to points within and without the free lighterage limits. The commission has not had time to complete its investigation and accordingly the matter had to go over.

PORTLAND CEMENT.

Change in Local Market Price Not Far Off.

CHANGES in the local quotation for Portland cement was believed this week to be not far off. Some of the smaller companies and a big company are said to have benefited by the low prices to the extent of filling their mills full of business with little or no profit and that as soon as these plants have been surfeited the change upward will occur. There were rumors of big things imminent yesterday, but E. M. Hagar said that there was nothing he could announce at this time.

Albert Moyer, of the Vulcanite Portland Cement Company, which has been selling its product ten cents a barrel higher than some of the other companies, has figured out an interesting survey of what this cut has cost manufacturers. According to his calculations plants manufacturing one to two million barrels a year have practically the same overhead charges so far as administration, sales costs and similar expenses are concerned as a plant manufacturing a million barrels. The depreciation on a 2,000,000 barrel plant is $150,000 a year. Should a plant with a capacity of two million barrels ship one million at 57 cents, the cost of overhead and depreciation will be $300,000 and if it sold cement at 75 cents, mill, it would lose $120,000.

Should such a plant attempt to increase sales, thereby reducing overhead and manufacturing cost, it would have to reduce the selling price therefore, selling 1,500,000 barrels at a manufacturing cost of 55 cents and at a selling price of 65 cents there is a loss of $150,000, the same overhead and depreciation being figured as for a million.

Multiply this loss by the number of plants that have been selling at low price this year and some idea of the cost of the price war can be had.

IRON AND STEEL.

General Conditions Good, But Improvement Is Expected.

PIG iron is more active than steel. This is taken to be a good sign, especially since foundry grades are in the best demand. Total sales for April will amount to about 500,000 tons, or about 100,000 tons less than March. This is an improvement over the total for any other month since September.

Steel building and bridge work, even with the subway contracts placed, in April were less than in March, but March was an exceptionally heavy month compared with previous months, other than March. The April business will be larger than in any month (excepting March) since September, 1914.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to May 1, 1915:

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, April 3, 1915.

Hudson common .....$5.75@$6.00
Raritan common ..... 5.75@$6.00
Second hand common ..... ——@ 2.75
Newark (yard) ..... 6.75@ ——
Front or face .....18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot .....$1.23@$1.32
Over 30 days..... 1.42@ ——
10c. bag; returns on bags.
Mill base ..... .65@ ——
Con. Rosendale Nat. to dealers.$0.90@ ——
Dealers price to job..... 1.10@ ——
7½c. bag; returns on bags.
Alsen's German .....No Quotation
Dyckerhoff German .....No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in..... $0.95
Trap rock, ¾ in..... 1.05
Bluestone, 1½ in..... .80
Bluestone, ¾ in..... .90

GLASS, Windows—from jobbers' list—Discounts.
Single thick 90-20
Double thick 90-25
Plate (May 1 list).....90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in.....$0.80
¾ in..... .85
P. S. C. gravel..... .95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in..... $0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15
Interior—
2x12x12 in..... $0.048
3x12x12 in..... .048
4x12x12 in..... .054
6x12x12 in..... .072
8x12x12 in..... .096
Shaded on quantities

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing...$1.55@$1.60
Eastern common 1.15
Hydrated finishing 8.50

LINSEED OIL—
American Seed City Raw.....$0.64@$0.65
American Seed City Boiled.... .63@ 64

LUBRICANTS (Mineral):
Black, refined, summer....$0.13½@ ——
Black, reduced, 27 gravity, 35@30 c. t..... .13 @$0.13½
Wax, crude .....per lb. 3½@ 3¾
Cylinder, light filtered.....21½@23
Cylinder, dark, steam, refined..15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in.....$22.00@$26.50
14 to 16 in..... 28.50@ 33.00
Heart face siding 4-4 & 5-4 ——@ 28.00
Flooring, 13-16x2½ & 3 ins. ..... 14.00@ 27.00
Hemlock, Pa., f. o. b. N. Y. base price, per M..... ——@ 22.50
Hemlock, W. Va., base price per M. ..... ——@ 20.50
Hemlock, Eastern mixed cargoes ..... 18.00@ 19.00
(To mixed cargo price add freight $1.50.)
Spruce Canadian .....$24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft..... $26.00
9 in., 16 ft. and under..... 28.00
2x6, 10 and 14 ft..... 23.00
2x8, 12 and 14 ft..... 23.00
2x10, 8x10, 10 to 16 ft..... 29.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $26.00
LATH (Eastern spruce f. o. b. N. Y.):
1½-in. slab .....$4.00@$4.25
PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... $8.50@ ——
BLOCKS—
2 in. (solid) per sq. ft.....——@$0.06
3 in. (hollow) .....——@ .06½
4 in. (hollow) .....——@ .07¼
Boards ⅝ in. thick, per sq. yd.——@ .16
SAND—
Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..... .45
SLATE (Per Square, N. Y.):
Penn. Bangor ribbon.....$4.10@$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine No. 2..... 4.50@ 6.75
No. 1 red.....10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor (stiffening) .. 4.75@ ——
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20
STRUCTURAL STEEL (Waverly):
Beams & channels up to 14 in.$1.85@$1.90
Beams and channels over 14 in. 1.85@ 1.90
Angles 3x2 up to 6x8..... 1.85@ 1.90
Zees and tees ..... 1.85@ 1.90
Steel bars, half extras..... 1.80@ 1.85

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 8, 1915

WAITING FOR WEST SIDE IMPROVEMENTS

Mayor Mitchel Expects an Early Solution, But the West End Association is Skeptical—Plans For Landscaping

ACCORDING to an announcement by Mayor Mitchel the city is about to conclude preliminary negotiations with the New York Central Railroad Company for an agreement concerning the disposition to be made of the tracks along the West Side waterfront. The outstanding features of the new agreements differ materially from those in the tentative one arrived at under the previous negotiations, which were carried on by a committee of the Board of Estimate headed by the present Mayor, and were abruptly terminated when counsel for the West End Association, the Citizens Union and the League to End Death Avenue proved at public hearings that the Terminal Committee was under a misapprehension as to the rights of the railroad company to the lands occupied by its tracks.

So much of the plan as relates to Riverside Park provides that the rails shall either be covered over or a new road tunneled under the adjacent hillside for the length of the park, down to 59th street or thereabouts; and from that latitude the tracks are to be on an elevated structure to 30th street, and from there southward in a subway.

Changes in Plan.

The former plan (dated March 27, 1913) provided for a four-track subway from 59th street to 44th street through private property, and from there for an elevated structure to 30th street. Nothing was contained in the former tentative agreement about tunneling Riverside Park as an alternative. It was then planned simply to roof over the tracks where they run through the park lands and extend the parking to the river edge.

Whether the proposition to establish a freight yard at Manhattanville will be renewed will not be regularly made known until the Board of Estimate's committee, of which Mr. McAneny is now chairman, makes its report. Intimations have been given at City Hall that this will soon be forthcoming, but since the defeat of the Boylan bill in the Legislature the West End Association is skeptical of the consummation of any plan until the New York Central is pleased to proceed. There is now no compulsion in the shape of a time limit to urge the railroad corporation to hurry along. The Boylan bill, which was prepared by the Law Committee of the West End Association, provided that the Public Service Commission should prepare a plan for the necessary changes in railroad conditions on the West Side.

The West End Association has procured most of the legislation by which Riverside Park has been provided and protected. This great public service entitles the association to consideration. Charles L. Craig said this week that the Boylan bill was modeled after the Buffalo Terminals Commission act, which is operating to free the streets of Buffalo from the traffic of railroads. The plans when made final were to be approved by the Board of Estimate.

The bill also repealed the act of 1887 under which the waterfront (twelve streets) between 59th and 72d street, has been obstructed and public access cut off. It is very generally conceded that the act of 1887 is unconstitutional. The bill also repealed the act of 1911 under which the Board of Estimate is now carrying on negotiations with the railroad company for a proper disposition of its tracks. Counselor Craig is not sanguine that a solution of the matter can ever be had under the act of 1911.

The West End Association has now appointed a special committee to confer with the railroad and city authorities concerning the plans for landscaping and improving that part of Riverside Park which lies west of the railroad between 72d and 129th streets. The legal adoption of such plans will, Mr. Craig says, effectually check the operations of those who are insistent upon destroying that part of Riverside Park and substituting railroad yards. The law committee of the association has just issued an elaborate report upon the whole matter. It is contained in an illustrated pamphlet of 90 pages and evinces the years of careful attention which the association has given to protecting the most enjoyable park the city possesses.

That the present Commissioner of Docks and Ferries, Hon. R. A. C. Smith, is not included among those who would destroy the beauty of the park is evident from an illustrated pamphlet (printed at private expense) which he has circulated. It is entitled "In Rebuttal." It shows by means of the illustrations the plans which the Commissioner has for landscaping the lands (hitherto under water) which are now being added to the usable portion of the park. He explains the present status of the improvement and gives assurances of ultimate satisfaction by the public.

In Rebuttal.

In answer to a criticism that has been directed against the city authorities because of the erection of the disposal building at the foot of 77th street, North river, Commissioner Smith says that in order that the present open dump may be discontinued, and to save the city ten thousand dollars a year now paid to a private corporation maintaining an open dump, the engineers of the Dock Department worked out a form of artistic structure suitable for refuse disposal so long as it may be needed for the purpose and then convertible into a shelter.

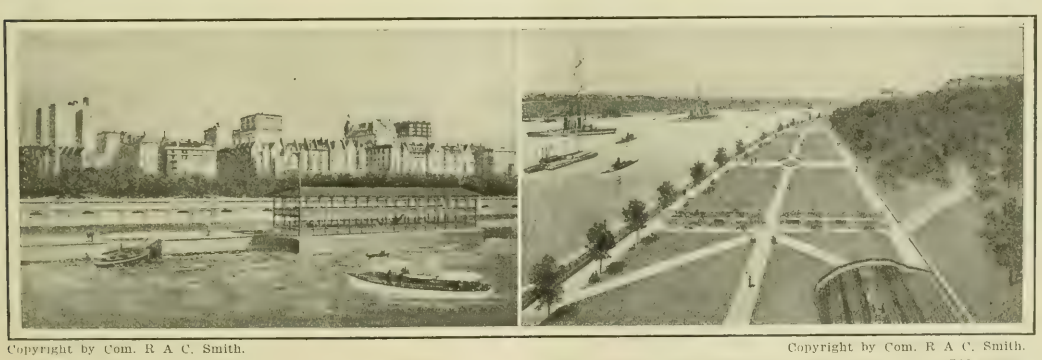
On completion of the changes south of 72d street (to provide a proper disposal section at or in the neighborhood of 68th street) the building will be vacated by the Street Cleaning Department and put to the uses for which it is ultimately intended.

"Mothers and children will then find shelter from the summer sun and enjoy the breezes and the river view just as well as those who enjoy them from the Columbia Yacht Club property," says the Commissioner.

Commissioner Smith's resignation from the West End Association was announced this week.

The port of New York has 445 miles of direct waterfront. Boston, Baltimore, Philadelphia, and New Orleans have less than 100 miles.

The port of New York has 343 miles of wharfage, more than London, Liverpool and Hamburg combined.



Copyright by Com. R A C. Smith.

Commissioner Smith's plan for a shelter and recreation structure at foot of 79th street.

Copyright by Com. R A C. Smith.

Plan for the improvement of the new area north of 72d street, as a river esplanade.

THE NEW RIVERSIDE PARK, WHERE LANDS UNDER WATER WILL BE RECLAIMED AND RAILROAD TRACKS ROOFED OVER.

LOWER BROADWAY CONDITIONS ANALYZED

Statistical Table Shows the Approximate Number of Vacancies—Surface Indications Point to an Uplift, Due to New Subway

A STUDY of the renting situation along Broadway, from White street to Astor place, through the wholesale clothing, millinery, etc., districts, is reproduced in statistical form on this page. For several years there has been considerable comment and discussion on the so-called "uptown movement" of commercial establishments and the resultant "abandonment" of downtown locations for places further north. Various individuals, intimate with the situation, have from time to time advanced different theories as to the whys and wherefores of this trend, but no one, so far as can be found, has made a building-to-building canvass to ascertain conditions.

The accompanying table, giving the street number of each structure, its height, and the number of store and loft vacancies, speaks for itself. It will be found that in spite of the popular impression to the contrary, renting in a number of blocks is good and that the number of signs plastered conspicuously on various parts of the building do not in every case indicate that amount of vacancies, but rather the number of brokers who have the property listed upon their books.

A table such as this can, at best, but comprise a survey of only surface conditions; a report of actual occupancy, prospective occupancy or vacancy cannot be attempted, because new leases are constantly being made. Firms are moving out and others moving in; signs are being taken down and replaced by others. Just south of Canal street there has been considerable activity of late, a number of office furniture firms having taken large space in some of the heretofore unoccupied buildings. Farther north, firms which have been established in the side streets are taking lofts on Broadway, with an evident appreciation of the advertising value of having a Broadway address.

A digest shows that there are 206 buildings between Astor place and 8th streets, ranging in height from two to fifteen stories, each having one or more stores on the street floor and lofts or offices above. An examination from the street, without inquiry as to whether or not new leases have been made, will find there are twenty-seven vacant stores on Broadway within these limits, indicating an average of about one store in every eight buildings. Fourteen of these vacancies are within the four blocks south of Grand street, the remaining thirteen stores are in the ten blocks, north of that street. Among the 206 buildings, eight are entirely vacant, thirty-six have but one vacancy, either a store or a loft, and eighty-one are entirely rented. Among this number fourteen are occupied at this time by a single tenant. Twelve buildings have been sub-divided or were originally built for offices or salesrooms.

Several blocks made a good showing in spite of all the talk to the effect that the section is "dead." The east side of Broadway, from Prince to Grand streets, has not a single store vacancy, and not many lofts are to lease. The block on the same side of the thoroughfare from Bond to West 3rd streets is fully occupied. In a row of seven twelve and thirteen-story structures between Prince and Houston streets there appear to be only two lofts vacant and one store.

Vacancies seem to be numerous south of Grand street. The street is almost impassable at various points on account of the subway construction.

TABLE SHOWING BROADWAY VACANCIES.

WEST SIDE.					EAST SIDE.			
No.	Height	Stores Vacant	Lofts Vacant		No.	Height	Stores Vacant	Lofts Vacant
384-8	5	0	1	WHITE STREET	382	3	*0	0
388-9	5	0	**1		384-6	6	*0	0
391	5	0	0		388	5	1	0
393	5	0	0		390	5	0	all
395	15	0	offices		392	5	0	2
					394	5	0	1
					396-8	10	0	offices
101	5	1	offices	WALKER STREET	400	3	*0	0
103	5	1	all		402	5	0	all
105	5	0	0		404	5	1	**1
107-9	5	0	offices		406	5	0	**1
111	5	0	**1		408-10	5	1	all
113	5	0	0		412	5	0	0
				LISPENARD STREET	414	7	0	**1
					416	9	0	**1
119	1	0	**1	CANAL STREET	420-2	under construction		
121	1	0	**1		424-6	6	0	all
123	2	1	all		428-32	6	1	0
127	5	1	0					
133	5	0	0	HOWARD STREET	434-8	9	0	**1
135-9	1	0	**1		440	5	0	1
141	5	0	0		442	4	0	1
143-5	5	0	0		444	5	0	1
147	5	0	**1		446-50	5	0	0
149	5	0	1		452	5	1	0
451-3	5	1	all		454	5	0	all
455-7	5	0	0		456	5	1	all
459-461	5	1	0		458	5	1	0
463-5	5	0	0	GRAND STREET	462-4	6	0	2
467	3	0	0		466-8	6	0	2
471	5	0	**1		470	5	0	2
473	8	0	**1		472	5	0	all
475	8	0	**1		474	4	0	all
477-9	5	*0	0		476	11	0	**1
481	1	0	0		478-82	5	*0	0
483-5	5	1	0		484	5	0	2
487	12	1	offices		486	6	0	**1
489	5	0	0	BROOME STREET	488-92	5	*0	0
491-3	12	0	1		494	4	0	0
495-7	7	*0	0		496	5	0	**1
499	4	0	0		498-500	5	0	**1
501	5	*0	0		502-4	5	0	0
503-5	5	0	**1		506	5	0	1
507-9	5	0	**1		508	5	0	1
511	5	1	all		510	5	0	0
513	6	1	all		512-4	6	0	0
515-7	6	0	1		516	6	0	0
519	6	0	0		518	5	0	0
521-7	5	1	1		520-2	11	0	**1
					524-8	11	1	**1
529-33	6	0	offices	SPRING STREET	530	10	0	**1
535	5	0	**1		532-4	10	0	**1
537-9	5	0	0		536-8	11	0	0
541	5	0	0		540	5	0	0
543	10	0	**1		542-4	6	0	2
545	6	0	1		546-8	5	0	1
547	6	0	0		550	5	0	0
549-55	5 10 / 12	*0	0		552-4	6	0	0
					556	4	0	1
557-9	5	*0	0		558	4	0	0
561-3	12	0	**1		560-6	6	0	0
565-7	9	0	**1					
569-71	6	0	0	PRINCE STREET	568-74	12	0	0
573-5	6	0	**1		576-8	12	0	0
577-81	5	0	**1		580-2	12	0	0
583-7	12	1	**1		584-6	12	1	0
589	4	0	**1		588-90	12	0	0
591	6	0	0		592-6	13	0	1
593	5	0	0		598	12	0	1
595	4	0	0		600-2	6	1	**1
597	5	0	0		604-8	7	0	offices
599	5	0	1					
601	2	0	0					
603	8	0	0					
605-9	5	0	offices					
611-621	8	0	offices	HOUSTON STREET	610-4	6	pt 1	0
623	5	1	1		616-8	6	0	1
625	13	0	**1		620	6	0	0
627-9	10	0	0		622-6	6	0	0
631	5	0	0		628-30	6	0	0
633	5	0	0		632-4	12	0	0
635	5	0	**1		636-8	12	0	1
637	5	0	0		640	11	0	1
639	5	0	1					
641	2	0	0					
643	5	0	0	BLEECKER STREET	644-6	8	0	0
645-7	5	0	**1		648	10	0	**1
649-51	5	0	**1		650	5	0	**1
653-9	5	0	0		652	12	0	1
661-9	6	0	0		654	6	0	0
663	5	0	**1		656-8	12	0	offices
665-5	5	0	0					
667-77	5	0	0	BOND STREET	670-4	5	*0	0
675	5	0	0		676	5	*0	0
683	3	0	1		678	5	*0	0
					680	4	0	0
					682	10	0	0
685-5	12	0	**1	GREAT JONES STREET	684	12	0	offices
687-9	6	0	**1	WEST 3RD STREET	686	5	1	**1
691	6	0	0		688	6	0	1
693-7	16	0	**1		690	5	0	0
					692	12	0	0
699	9	0	**1	WEST 4TH STREET	702	8	0	**1
701	5	*0	0		704-6	10	0	**1
705	2	0	all		708	10	0	1
707-9	10	0	0		710	10	1	0
711	2	0	0		712	8	0	**1
713	5	0	**1		714	10	0	1
715-7	12	0	1	WASHINGTON PLACE	716	6	0	**1
719	12	0	0		718-720	11	0	**1
721-3	12	0	0		722	8	0	**1
725-7	12	0	0					

*Occupied by one tenant. *One or more lofts vacant

SUBWAY EXITS WOULD BLOCK SIDEWALKS

Public Protests Against P. S. Commission's Plans, Which Would Make the Cost of Changes a City Charge—Condemnation Proceedings Advised

IN urging that William and Nassau streets shall not be given over to subway entrances and exits, Borough President Marcus M. Marks is receiving pronounced support. It is understood that the Real Estate Board, the Advisory Real Estate Council, the Merchants' Association and the Citizens' Union are moving in the matter, at the instance of many property owners in the section who apprehend that present unsatisfactory plans for access to the subway may not be changed. The lithographed plans show one station on the William street line extending from Wall to John and one other extending from John to Fulton, with entrances at various points, but all situated on the narrow sidewalks, and subtracting from the available width for traffic in streets that are much congested.

Borough President Marks has directed the attention of President McCall, of the Public Service Commission (under date of April 23) to the policy of the city in removing any encroachments and widening roadways in order to make available the full area of the streets for the accommodation of the constantly increasing vehicular and pedestrain traffic. In the widening of the roadway it had on several occasions, he said, been necessary to remove subway entrances and other structures that were a part of the subway. The cost had been a charge upon the community.

A Wrong Practice.

"An examination of the plans for the subways which are now under construction indicates that the practice is still in vogue of locating entrances and other structures on the sidewalk when their alteration may some time become necessary. While it is realized that the subways are a great public convenience, and even a necessity, it is believed that other space than the public highways should be used for station entrances. It is realized that the acquisition of private property for this purpose will slightly increase the cost of the railroad. It is believed, however, that this plan is more economical than the one now followed, when it is remembered that a great many of these entrances must ultimately be removed in order to provide accommodation for surface traffic.

"The need of the removal of some of these entrances in the uptown sections where the sidewalks are wide has already been felt. At such points as the intersection of Broadway and Fifth avenue, at all the stations on William street, and at other points throughout the city, there should be no encroachment of station entrances on the sidewalks.

Improper Encroachments.

"The fact that the property owners along William street were only recently required to remove all their encroachments at great cost is all the more reason why the city should not now occupy this space for subway entrances, which it required the property owners to restore to its proper use on the ground that it is needed for purposes of surface traffic.

"An examination of the lithographed plans for the William street subway indicates that in some cases the space between the stairway to the subway station and the curb line is not more than two or three feet. At Pine street, for example, the sidewalk is of insufficient width even at present to accommodate the pedestrian traffic.

"Since the city is the owner of the subways, and since the taxpayers of the city will have to pay the cost of removing these obstructions at some time in the future, it would seem that provision should be made to locate these entrances outside of the street lines, and that the cost thereof should be made a subway charge to be amortized with the rest of the cost of subway construction, and not be made a general tax upon the community.

"I respectfully call your attention to this matter with the hope that you will still be able to make provision to have these entrances built on private property instead of in the public highway, as shown on the existing plans. The practice of locating station entrances on private property in the City of Boston is general, and has been very satisfactory. The City of New York should be equally able to follow this practice and not appropriate for station entrances space in the public highways which was acquired for other purposes."

Official Confirmation.

At the office of the Public Service Commission an inquirer was referred by Chairman McCall to Engineer Turner, who confirmed the general understanding that the plans still call for entrances and exits situated within the sidewalk space. No easement had yet been obtained for an entrance into the subway through any adjacent building, and Mr. Turner would not undertake to say what success the commission would have in that respect, or what changes might be made ultimately in the plans. He understood that owners were asking prices for easements that are considered far too high.

The Merchants' Association has formally asked President Marks to cause an examination of the entire subject with a view, if possible, to suggesting some practical alternative which will better meet the needs of the public than will be the case if the entrances are located as is now proposed by the plan of the public service commission.

The matter is being considered by the Railroads and Transportation Committee of the Real Estate Board and a report is expected to be followed by action by the board. This committee consists of E. C. Camman, chairman; A. L. Dean, Sarsfield Doyle, William E. Harmon, Frank R. Houghton, Cyrus C. Miller and Carlisle Norwood.

So far as inquiries by the Record and Guide disclosed, the feeling of owners and business interests along William street is strongly opposed to the use of any part of the narrow sidewalks for subway entrances. It is the emphatic belief also that now, while the subways are being built, is the time to take the subject up, and that the city should not be put to the trouble and extra expense of changing station entrances after the work has been done. These sidewalks are only nine to ten feet in width, and are not sufficiently wide at the present time to properly handle the traffic. Subway station entrances and exits six feet six inches in width would reduce the space at such points to less than three feet in the clear.

It is pointed out by those who are familiar with conditions that entrances of this width would not be adequate to handle the tremendous crowds which will pour through the Fulton and Wall street stations of the William street subway. Entrances at least ten feet in width will be required to properly handle such traffic, especially at Fulton street, where by reason of a peculiar and unusual condition entrances and exits will be located on the easterly side of the street only to handle both uptown and downtown traffic. To give the public the facilities it requires these entrances should properly be made twelve to fifteen feet in width.

An Engineer's Suggestion.

A plan for the relief of conditions, that has caused a great deal of comment, is that of Maurice Deutsch, consulting engineer, who believes it is practicable to close William street to business vehicle traffic during certain hours and use both the sidewalk and roadbed for pedestrians. This would give forty feet of space from building to building and permit ten-foot subway entrances in the middle of the street with fifteen feet on each side for traffic. The claimed advantages for this plan are that street conditions will be improved, adequate entrances to the subway can be arranged for, and there will be no necessity for the city to condemn easements for entrances and exits.

In this connection it is pointed out that William street, south of Fulton, is now given over almost entirely to office buildings. The property not so improved is used largely by tenants who do not require cartage and shipping facilities. The stores along William street, south of Beekman, outside of the built-up section, where insurance interests predominate, are occupied by tailors, restaurants, lunch rooms, cafes and the like. The upper portions of these old buildings are generally given over to jewelry manufacturers and for semi-office and manufacturing purposes. There are probably not half a dozen firms remaining on William street who require cartage and shipping facilities.

If the Deutsch plan is not practicable from a legal viewpoint, then downtown interests will insist that arrangements be made, by condemnation proceedings or otherwise, so that entrances sufficiently wide will be provided.

Action by the Real Estate Board.

The Railroad and Transportation Committee of the Real Estate Board, of which E. C. Camman is chairman, has unanimously adopted a resolution opposing sidewalks in William and Nassau streets for subway purposes. In discussing this matter, Mr. Camman stated that on account of the large traffic in William street and the fact that the sidewalks at the present time are not of sufficient width to handle the traffic during the busy hours, that the public and real estate interests should insist that these subway entrances be kept off William, Nassau, Fulton, John and Pine streets.

EASEMENTS BY CONDEMNATION.

THE Railroad and Transportation Committee of the Real Estate Board has unanimously adopted the following resolutions: "That in connection with the construction of subways in William and Nassau streets (being narrow streets) the Real Estate Board of New York believes that the use of sidewalks for entrances and exits would be unwise, and that easements on private property should be condemned; but only sufficient space taken for entrance and exit purposes, and that all entrances and exits should be planned sufficiently wide to satisfactorily handle the traffic."

AN EXTRA LEGISLATIVE SESSION?

It Will Be Necessary If Appropriations Are Greatly Reduced—Resolutions in the Constitutional Convention

HEARINGS will begin next Monday before the Governor at the Capitol on the State appropriation bills passed hurriedly in the closing moments of the session. The Governor has caused to be summoned to the hearings the head of every State department, thirty-two in number, to prove the need of each and every item in the bills.

Every citizen interested in the tax budgets, city and State, will be welcome at the hearings. There should be a large delegation to represent New York City. If the hearings are conducted upon sound business principles, with the books wide open for taxpayers to see, it will, indeed be a revolutionary proceeding in this State, and probably means a really big reduction in the amount of the appropriations.

President McAneny says the State appropriation bills amount to more than $93,000,000, to which must be added the $27,000,000 for canal construction, which might be granted by the referendum in November. Together these reach the total of $120,000,000—more than twice the amount of appropriations of 1910.

Perhaps an Extra Session.

A bill is awaiting action by the Governor providing for a direct tax of 1.7. If, after an exhaustive scrutiny of every appropriation item, it is found that a substantial sum may be saved, it is probable that an extra session of the Legislature will be called.

Called to the Flag.

The Advisory Council of Real Estate Interests is urging upon all property owners and taxpayers' associations the necessity of appearing in Albany next week at the series of public hearings to be given by the Governor upon the financial bills now before him for approval. During the controversy between State and city officials, as to the need of a direct State tax, the special committee of the Advisory Council upon this matter was assured by the Governor that these hearings would be granted to the property owners, in an effort to lighten their tax burdens. Although it seems reasonably certain that a direct State tax is inevitable, nevertheless the Advisory Council believes that radical economies can be effected in the appropriations made.

With this in view, this special committee of the Advisory Council, which consists of Messrs. Cyrus C. Miller, chairman; Willard V. King, Alfred E. Marling and Thomas M. Mulry, has been carefully analyzing the different items of the State budget. Although the entire subject has been somewhat confused by political partisanship, nevertheless many of the appropriations, particularly for administrative purposes, are susceptible to reduction. However, nothing can be effectively accomplished by vague generalities. Actual facts, substantiated by practical reasons, must be adduced by all property owners if any success is to be obtained through being represented at these hearings of the Governor. It must be remembered that although New York City pays 70 per cent. of this direct State tax, nevertheless this tax levy will also bear heavily upon property owners upstate also, another will doubtless be represented at these hearings before the Governor.

More Bills Signed.

The Mayor signed the bill empowering the Board of Assessors to award damages to property owners near the Brooklyn terminal of the Manhattan Bridge who had been injured by the change of grade on the approaches.

Mayor Mitchel vetoed the bill for the widening of Coney Island Creek. He explained that the bill did not provide any means for the payment of the cost of the construction of the proposed ship canal between Gravesend and Sheepshead Bays, which would be the result of the work projected. The city just now could not undertake so expensive a piece of work, and the property-owners along the route had not expressed any willingness to pay for it.

For the Industrial Board.

Albany advices say that it has practically agreed that John Mitchell, James M. Lynch and J. Mayhew Wainwright will be three of the five members of the State Industrial Commission, which is to administer the work of the Workmen's Compensation Department and the Labor Department. Mr. Mitchell, who is a member of the Compensation Board, will be head of the new government branch; Mr. Lynch, present Labor Commissioner, will have charge of the labor branch of the new department.

Home Rule Expected.

An amendment demanding clean-cut home rule for New York City was laid before the Constitutional Convention by Senator Robert F. Wagner. It prohibits legislative enactments that have reference to any special city. It forbids the Legislature to provide for the filling of any municipal office now existing or hereafter to be created, except by an election within the municipality or by appointment of an official thereof. Absolute self-government is expressly given to all cities by the provision that they shall have the power to organize their own municipal government.

James L. Nixon, of Buffalo, submitted a proposition prohibiting the exemption from taxation on any real property, except that owned by the Federal, State, county and municipal governments in this State.

A new form of short ballot proposed by Edward N. Smith, of Watertown, gives the Governor, Lieutenant-Governor, Comptroller and Attorney-General a four-year term instead of two. Under Mr. Smith's plan the Governor would name a secretary for charities, a secretary for commerce and labor, a secretary for defense, a secretary for finance, a secretary for the interior, a secretary for public works and a secretary of state. They, with the superintendent of public instruction, would comprise the Governor's cabinet.

Chairman Seth Low, of the Cities Committee, announced that on Tuesday, May 11, that committee would have its first public hearing. Up to date the only resolution to be referred to this committee is the Wagner proposal for home rule for cities.

Senator Wagner offered a resolution which exempts all State lands from taxation by towns and counties.

Arthur J. Baldwin introduced a resolution which provides that no bill levying a direct tax shall be passed by the Legislature unless it receives the assent of members of the Senate representing districts in which the assessed valuation of taxable property shall be at least 40 per cent. of the total assessed valuation of such property in the State. This would mean that such a measure would have to have the support of more than half the number of the New York members.

SUB-METER TARIFF ORDERED HELD UP

Pending Further Negotiations Between the Companies and Wholesale Consumers of Lighting Current

A special committee of the Real Estate Board, with Charles Griffith Moses as chairman, which recently took up with the Public Service Commission and the lighting companies the question of a new rule of the commission reducing the retail rate for lighting current, has obtained a postponement of this arrangement for thirty days from May 1, with the prospect of a further adjournment pending the adjustment of certain phases of this matter.

A new ruling of the Public Service Commission provided that the retail rate for current furnished by the New York Edison Company and subsidiaries should be reduced to 8 cents per k.w. beginning May 1, but this rule did not materially affect the wholesale rate made by lighting companies. Aside from the ruling of the commission, the lighting companies promulgated an order, also to go into effect on May 1, that the wholesale consumers should be furnished with but one light and one power meter for each contract, and that all additional meters must be purchased by the consumer. This rule also required that these meters must be maintained, tested and read by the consumer.

It has been the custom, and the policy of the lighting companies, for owners of large apartments to make a special contract with lighting companies assuming the financial responsibility for the entire current consumption of the building and retailing the current to their tenants at regular lighting company rates and supplying tenants with certain types of lamps at the owners' expense.

The lighting companies under this arrangement furnished and installed all meters and read them, and in case of a controversy as to the accuracy of a bill rendered, furnished disinterested and expert evidence which, generally speaking, was accepted as final and conclusive. The lighting companies were relieved of a considerable overhead expense in not having to deal with a number of small consumers. They were also freed from the danger of financial loss through uncollectable accounts.

Under the new ruling of the lighting companies, which was to have gone into effect on May 1, the wholesale consumer would incur large expenses for the purchase of meters and for reading and testing them. There is also the prospect of many disputes between landlord and tenant, meantime the lighting companies will receive as much as formerly for their electric current.

The owners of large buildings feel that this ruling means the shifting of the burden from the lighting companies to the wholesale consumer. The lighting companies take a somewhat different view of the case. Precisely what will be the outcome of the representations made by the Real Estate Board's Committee cannot now be stated, but it is believed that some reasonable adjustment of the matter will result. The other members of the Real Estate Board's Committee are Charles A. Cone, Irving S. Whiting, Charles E. Duross, F. R. Wood, A. L. Babcock and Benjamin Mordecai. The action in no way affects the rest of the new tariff.

WHEN BUILDINGS MUST BE FIREPROOF

A New Classification of Buildings for the Building Code—Fireproof Restrictions—Fire Protection Convention—Inspectors' Conference

AN ordinance in relation to the classification of buildings prepared in the Building Committee of the Board of Aldermen was introduced at this week's meeting of the board. Buildings are classified, first, according to occupancy, as Public Buildings, Residential Buildings and Business Buildings; and second, according to their construction as Fireproof, Non-Fireproof and Frame.

Fireproof construction will be required as follows:

a. Every public building over 20 feet high, in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained under legal restraint;

b. Every other public building over 40 feet in height, or exceeding 5,000 square feet in area;

c. Every residence building, except tenements, over 40 feet in height and having more than 15 sleeping rooms;

d. Every tenement house exceeding six stories or parts of stories as provided in the Tenement House Law;

e. Every residence building having more than 15 sleeping rooms and exceeding 2,500 square feet in area, unless divided by interior partition walls of approved masonry or reinforced concrete into sections of less than 2,500 square feet area;

f. Every other residence building over 75 feet in height;

g. Every garage within the fire limits; every garage within the suburban limits exceeding 600 square feet in area or 15 feet in height, or not located as provided in §91 of this chapter; and every garage, outside these restricted areas, over 40 feet in height;

h. Every business building used for a hazardous trade as indicated in §§ 171 and 212 of chapter 10 of this ordinance;

i. Every building over four stories in height used as a factory as defined in the Labor Law.

j. Every building or structure within the fire limits or the suburban limits used as a grain elevator or a coal pocket.

k. Every business building over 75 feet in height (as in the existing law).

l. Every business building within the fire limits or the suburban limits exceeding, when located on an interior lot or when facing on only one street, an area of 7,500 square feet, or when facing on two streets an area of 12,000 square feet; or when facing on three or more streets an area of 15,000 square feet, provided that when any such building is equipped throughout with an approved system of automatic sprinklers, fireproof construction shall be required only when the areas exceed double those herein specified for the respective conditions, and provided also that when any such building is divided by approved interior fire walls, fireproof construction shall be required only when any undivided area exceeds 7,500 square feet. Buildings of greater areas than herein specified for the respective conditions may, considering location and purpose, be constructed non-fireproof by special permission of the superintendent of buildings, provided they do not exceed two stories in height.

§ 71. Construction. 1. Classes of construction. For the purposes of this chapter all buildings or structures coming under its provisions shall be classified, with respect to construction, as fireproof, non-fireproof and frame.

2. Fireproof. Buildings or structures which are constructed throughout of materials that will effectively resist the action of fire as more specifically provided in Article 17 of this chapter, and in which wood or other combustible material, so far as permitted by this chapter, is used only for window frames, sashes and doors with the trim around the same, and for other inside finish, flooring, sleepers, door bucks and grounds, are deemed to be fireproof.

3. Non-fireproof. Buildings or structures which do not conform to the requirements for fireproof buildings or structures as in this section provided, but which are enclosed with walls of approved masonry or reinforced concrete, and constructed otherwise in accordance with the provisions of this chapter, are deemed to be non-fireproof. (See also City Record, May 6, and Record and Guide, March 6.)

Excavations and Foundations.

The ordinance in relation to Excavations and Foundations was reported out of committee for final passage this week in the Board of Aldermen. (See Record and Guide, April 3, page 569; and City Record, May 6.)

FIRE PROTECTION CONVENTION

Subjects to Be Reported on Next Week —Building Inspectors' Conference

The nineteenth annual meeting of the National Fire Protection Association will be held in the Banquet Room, eighth floor of the Hotel Astor, next Tuesday, Wednesday and Thursday, and on the following day there will be a conference of Building Commissioners and Inspectors. President Robert D. Kohn will preside at the convention. F. J. T. Stewart is chairman of the executive committee.

At the Tuesday morning session the following committees will report: Canadian Committee, John B. Laidlaw, chairman; Public Information, Franklin H. Wentworth, Boston; State Fire Prevention Associations, Thomas R. Weddell, Chicago; Field Practice, C. H. Patton, Cleveland; Electrical Committee, F. E. Cabot, Boston; Blower Systems, A. M. Feldman, New York.

At the afternoon session of Tuesday the opening address will be delivered by Frank Irving Cooper, on the subject of the Status of School House Construction in the United States. There will be reports at this session from the following committees: Safety to Life, H. W. Forster, Philadelphia; Fire-Resistive Construction, Ira H. Woolson, New York; Uses of Wood in Building Construction, Julius Franke, New York; Automatic Sprinklers, C. L. Scofield, Montreal; Standardization of Pipe and Pipe Fittings, Charles A. Olson, Boston.

At the Wednesday morning session committees will report on the following matters: Explosives and Combustibles, Charles A. Hexamer, Philadelphia; Fire Protection Coverings for Window and Door Openings, W. C. Robinson, Chicago; Tanks, Gorham Dana, Boston.

Come to the Luncheon.

At 1 o'clock on Wednesday at the Hotel Astor there will be a luncheon under the auspices of the New York Chapter, N. F. P. A., at which the topic will be Fire Prevention and the Business Man. The speakers, on this occasion, will be Acting Mayor McAneny, Allan Robinson, and Franklin H. Wentworth. R. P. Miller, of New York, is president of the New York Chapter.

An interesting feature of the luncheon will be an illustrated talk by James E. Latta on the great work of the Underwriters' Laboratories in the cause of fire-prevention. A general invitation is extended to the public to attend the luncheon. ($1.50 per plate.)

The local committee in charge of the arrangements for the luncheon is composed of Messrs. J. P. H. Perry, of the Turner Construction Company; L. I. Neale, of the J. B. King Company; F. J. T. Stewart, of the Board of Underwriters; E. R. Hardy, of the New York Insurance Exchange, and President R. P. Miller.

At the afternoon session of Wednesday there will be a round-table discussion of practical problems in building regulations. Sydney J. Williams, of Madison, Wis., will preside. There will be five minutes' talk on the following topics: Uniformity in Building Laws, How Far It Is Possible and Desirable; Relation of State and City Building Codes; Relation of Building Codes and Architects' License Laws; Discretionary Powers of Enforcing Officials. Also special topics to building officials, such as the Availability of Window Protection for Hotels and Apartments and Sub-Standard Stair Enclosures for Low Grade Buildings.

On Thursday morning committees will report on the following subjects: Signalling Systems, Ralph Sweetland, Boston; Standards, W. C. Robinson, Chicago; High Pressure Fire Service Systems, H. B. Machen, New York; Fire Pumps, H. O. Lacount, Boston. There will be a round-table discussion at this session on the subject of Private Fire Supplies from Public Mains, with special reference to automatic sprinkler connection to High Pressure Fire Service Systems. Committees will also report on the following matters: Hydrants and Valves, H. O. Lacount, Boston; Manufacturing Risks and Special Hazard, Benjamin Richards, Boston; Laws and Ordinances, Charles H. Lum, New York; Uniform Requirements, Gorham Dana, Boston.

Building Commissioners and Inspectors.

In connection with the Convention of the National Fire Protection Association there will be a conference of building commissioners and inspectors from the principal cities of the United States. The conference will open at the Hotel Astor on Friday morning. Ex-Supt. Miller, of New York, will call the meeting to order.

At the building commissioners and inspectors' conference Supt. Carlin, of Brooklyn, will open a discussion on the subject of Hollow Tile for Outside Bearing Walls—should it be permitted? Prof. Woolson will speak on Uniformity and Mr. Lawrence Veiller on Building Inspection in relation to Housing.

The questions which this Conference will discuss include:

First, technical details of fire protection, sanitation, and structural safety, for the protection of both property and life—what protection is ideally desirable, and what can a building code reasonably require;

Second, questions of administration—relation between state and city authorities, discretionary powers, etc.

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Building Construction and Building Management
in the Metropolitan District

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The new Fifth avenue is being blighted by the same pest that ruined the lower section for retail trade. Factories are necessary and valuable in their place, but they should be kept there. The need of a district commission with moderate police power to keep things in their right place is seen more plainly every day.

The Chelsea and Greenwich sections even now offer many opportunities for speculative building and will be very active when the Seventh avenue subway is ready. Proximity to business is an advantage to some people superior to any that distant sections offer, and consequently the comparatively few modern apartment houses in the two old villages are, according to all accounts, remarkably well occupied.

Taxation without representation has always been resented by the American people. Yet, when have property interests been sufficiently represented on any public board empowered to levy taxes, impose occupancy limitations or direct structural alterations? The probabilities are strong that no bona-fide business man, builder or real estate expert will be appointed to the new Industrial Board.

The city of Newburgh voted at a general election held last Saturday to adopt the city manager form of government, which means a government on business principles only, as opposed to a government for political ends. General Frederick Smith, U. S. A., recently retired, a native of the town, is likely to be tendered the commission of City Manager. Under an expensive system of government, for a small city, taxes and rents have mounted there to a level which aroused the citizens to action.

Delayed Terminal Improvements.

Preventing legislation which would have charged the Public Service Commission with the duty of preparing plans for the West Side terminal improvements within a specified limit of time has put a responsibility upon the city administration which property interests fear it may not be equal to in view of the non-success of its efforts heretofore. Nine years have now elapsed since the first Act was passed by the Legislature directing the removal of the railroad tracks from the surface of the West Side avenues, and nothing final has yet been accomplished. The Mitchel committee of 1913 failed because it had a wrong conception of the respective rights of the city and the railroad company to the lands in question, and carried on the negotiations as a suppliant instead of as the owner of four-fifths of the right-of-way.

But for this misunderstanding the committee would surely not have written into the tentative agreement with the railroad company the concession for a great railroad yard at Manhattanville that would have ruined property values not only along Riverside Drive north of the Valley but for a considerable distance westward, and wherever the midnight noises of rumbling cars, shrieking locomotives and bellowing cattle would have disturbed the rest of the surrounding population. Such important public business as the laying out of a terminal system intended to completely reorganize freight-handling for the city might very well have been entrusted to the Public Service Commission and its corps of engineers when armed with a law requiring the railroad company to come to terms within a reasonable period. Nothing can be done under the existing law without the assent of the railroad company, and the misfortunes which have so far attended the negotiations carried on from City Hall under such a handicap would have amply justified a change.

That delay in the completion and approval of a final plan for the improvements is not unattended with danger to the rights of the public in the park is evidenced by the attempt made in 1913 to repeal the law under which the lands under water west of the railroad tracks between 72d and 129th streets are held as a trust for park purposes. No one could be found to acknowledge the authorship of the bill, which would have permitted the park lands to be set apart for "such purposes as may be designated by the Board of Estimate." One of these purposes undoubtedly was commercial wharfage and railroad trackage. Strange as it may seem to the general public, constant vigilance has for many years been required on the part of the West Side property owners, and especially the West End Association, to detect and frustrate by public exposure the subtle attempts to take the park frontage for railroad and dockage purposes. The city while possessing more miles of waterfront than any other port in the world is undoubtedly in need of more wharfage for deep-sea vessels, for much of the present wharfage room is monopolized by railroad companies, while channel obstructions, which it is the duty of the United States Government to remove, render miles of frontage useless for ocean commerce.

While the citizenry will hope for the best from the Board of Estimate, they are very doubtful that the board is capable of handling the negotiations for the reorganization of the waterfront with finality, as the Public Service Commission would have been able to do. Mayor Mitchel was not adverse, as he said, to having the whole matter of West Side improvements turned over to the commission, and no doubt the general public would have insisted with success on this had there been timely notice of the pendency of the bill.

There Remaineth a Hope.

Even though the State appropriation bills which have passed the Legislature and will be the subject of hearings before the Governor next week should be pruned to a considerable extent, the direct tax at the rate of $1.70 per thousand would remain to be collected, unless the Legislature is reconvened to amend the resolution fixing the tax rate so that it will be in accordance with the reduced appropriations.

An extra session of the Legislature, when it will have opportunity of taking a sober second thought, is a probability at the moment which affords taxpayers a reason for taking new courage.

Another and larger reason for hope is found in the Constitutional Convention, where resolutions already offered provide for home rule for New York City and a more economical administration of State affairs. Whatever the Legislature may or may not do to reduce the burden of taxation, there is almost a certainty that the fundamental law of the State will be so changed and modernized, as the result of the work of the convention, as to provide for property interests in the future the fullest protection compatible with reason and justice.

A Modern Praetorian Guard.

All over the country taxpayers are revolting against the increasing cost of municipal government. In the past decade there has been a remarkable expansion of city pay rolls and a consequent increase of taxation and rents unwarranted by a corresponding increase in population, buildings and wealth. With a desire to make as many places in the public service as possible, political leaders have encouraged the smaller cities to extend public works and services in emulation of their larger neighbors, and many of them now have municipal organizations of a size sufficient for cities of several times their population. Larger sums are being spent for education, police, fire departments, charity, sanitation, and public works than most towns can afford, and the consequence has been the coming together of citizens in mass meetings and the forming of taxpayers' and rentpayers' leagues in towns where such societies were never known before; and they have demanded and obtained at the polls forms of government more economical than the old ones.

Citizens, irrespective of party, who had never taken much interest in local government, have thus been drawn together in helpful fellowship in hundreds of cities, to prove that American government cannot be a failure while the people retain the power to expel a system of civil service when it proves unresponsive to their will. Revolutions of this kind have occurred in so many places where they were deemed impossible that there remains no warrant to think that New York City will never get a change from the sort of government which overregulates and over-taxes.

In contrast to the new fellowship among citizens for the general good is the new movement among city employees here to organize into one body, presumably for the protection of their places in the civil service. No one will dispute their right to peaceable assemblage and the use of honorable means to maintain themselves, any more than he will challenge the right of business men to seek legislation for relief from abuse by regulation and confiscatory taxation. It is hoped, however, that the city employees will not be like the Praetorian Guards who acquired a dangerous power in ancient Rome and exercised it in a most unscrupulous manner, deposing and elevating emperors at their pleasure, and demanding from aspirants for imperial dignity liberal donations in return for their favor. Or, like the Janissaries of Constantinople, those organized public servants who finally conducted themselves with such extereme violence toward civilians that they were driven out of the city.

Ninety thousand men and women, with their relatives and friends, would make a formidable army for civilians to oppose in a political war. Even now they constitute a potential political force which city administrations have ever had the greatest consideration for, even at the

expense of the civilian body. Unfortunately their numbers far exceed the reasonable requirements of the municipal corporation in times of financial stress, and the excess is not only the cause of an excessive outgo for salaries, but a reason for the city doing unwarrantable things. Property owners have, for humane reasons, hesitated to demand formally a reduction in the force, but different feelings may be aroused if they find that a Praetorian guard has really been organized to oppose their demands for relief. Any unpleasant overturn in the city government would be regrettable, and wise public officers, of both city and State, will always avoid compelling the citizenry to resort to their extreme constitutional rights.

The City's Rights in the South Brooklyn Waterfront.

Editor of the RECORD AND GUIDE:

In my last letter I stated that the land to be taken by the city for a freight terminal below original low-water mark, on the Brooklyn shore, was filled in (under Chapter 202 of the laws of 1847) with the exception of a block and a half at the southeast corner of the tract, south of Sigourney street, on Halleck and Court streets, which was filled in under Chapter 184 of the laws of 1851. Permit me now to set forth the title of this block and a half, and show whether the condemnation proceedings, now pending, have safeguarded the interests of the city, as future owner of this land, to be used for a freight terminal, any better than they appeared to do for the rest of the land, as shown in my last two letters.

Chapter 202 of the laws of 1847 permitted the erection of wharves, etc., to the south side of Sigourney street; the rights of the wharf-owners, down to this line, were considered in my last letter to you. The rights of the occupants, from the south side of Sigourney street to the south side of Halleck street, and between Court street and Henry street basin, will be considered in this letter.

All of the land in question was below original low-water mark; the title was therefore vested in the State of New York—People, etc., vs. Staten Island Ferry Company (68 N. Y. 76). The State of New York enacted Chapter 184 of the laws of 1851, entitled "An act to authorize the owners of land fronting on Gowanus Bay to build docks, wharves and bulkheads, piers and basins in front of their lands in said bay, in the City of Brooklyn and part of New York."

The act provides: "It shall be lawful for the owners of land fronting on the water . . . and their heirs and assigns, to erect, etc., docks, etc., on the land under water in front of their lands in the City of Brooklyn." Then follows description of a line which would include the block and a half under consideration, between it on the south and and the line authorized by Chapter 202 of the laws of 1847 on the north; the section closes with the words: "And it shall be lawful for the said owners, their heirs and assigns, to charge and receive reasonable dockage and wharfage from all persons using any of the wharves, bulkheads, piers and basins that may be constructed in pursuance of this act."

It is evident that the act of 1851 is as far from giving ownership in the land under water to the persons who are authorized to build the wharves, south of Sigourney street, as was the act of 1847 in granting such ownership over the land under original low-water mark, north of Sigourney street, as set forth in my last letter.

All of the remarks in my last letter, showing the difference between ownership in fee simple absolute, and easements to build wharves on land under water, belonging to the State, therefore apply to the block and a half now under consideration, and for the reasons set forth in that letter, the proceedings to condemn the rights of the persons in possession, as though they owned the fee should be reopened and the rights of the city asserted. It should be remembered that the act of 1847 required the consent of the City of New York to the extensions of wharves, and that no such consent has been shown, in these proceedings, and that probably none was ever given. In that case the erection of wharves, etc., under the act of 1851 was unauthorized, as it could only be asserted by persons having complied with all of the requirements of the act of 1847, which extended the bulkhead line to the south side of Sigourney street.

Moreover, the act of 1851 grants privileges south of the south side of Sigourney street, only to "the owners of land fronting on Gowanus Bay;" there were no owners of land fronting on Sigourney street, between Court street and Henry street basin; there were only persons claiming certain easements to build wharves, practically identical with the rights of all up-land owners over land under water, in front of their uplands. There was therefore no authority for persons who were not owners to proceed under this act of 1851, and build wharves south of Sigourney street, and all such erections were encroachments on the public domain and unauthorized.

The deeds under which the First Construction Company takes title are made expressly subject to all covenants and restrictions of record, thereby preventing any possibility of a successful assertion that some of the restrictions in these acts of the Legislature might be barred by the lapse of time.

It is therefore submitted that as to this block and a half in Court street and Halleck street, the present claimants of the awards are far from being owners in fee simple absolute, and that appraisements made on that theory should be revised and accommodated to the rights of owners of easements of land under water, subject to all of the objections above set forth.

The deeds to the First Construction Company have, perhaps unintentionally, merely given unto Caesar the things that are Caesar's. As no rights can be asserted under this act of 1851, south of Sigourney street, except by persons who have acquired the consent of the City of New York to build wharves, etc., north of Sigourney street, and as no such consents appear to have been obtained, it follows that the City of New York is in virtual control of this block and a half, south of Sigourney street, as well as of the rest of the tract proposed to be taken for this freight terminal.

J. BLEECKER MILLER,
Ex. Sec'y U. R. E. O. Asso.

Standardization of Forms.

Editor of the RECORD AND GUIDE:

The question of the standardization of forms of instruments to be recorded in the Hall of Records is one of intimate importance to all those identified with real estate in any of its branches. It will be remembered that last autumn a conference was held at my office and the subject discussed in full, the result being a committee was appointed, consisting of men identified with some of the largest title companies in the city. This committee reported in favor of the change and a bill was introduced by Senator Simpson (Senate Bill, Int. No. 1573 Pr. No. '994), which is now in the hands of the Governor, for signature. Following is a copy of a letter, sent to the Governor, by me, asking for his favorable consideration:

"Last autumn I invited representatives of varied real estate interests, including the title companies, distinguished lawyers of large real estate practice, representatives of large estates and real estate periodicals, to a conference to consider standardizing forms of instruments as recorded in this office for the convenience of the users of these forms and for the economy such standardization would afford in making the records of recorded instruments in this office. After the conference had discussed the matter generally and approved the purpose for which it was called, a committee was appointed, the members of which were Walter Lindner, Esq., of the Title Guarantee & Trust Company; Henry R. Chittick, Esq., of the Lawyers Title & Trust Company, and Cyril H. Burdette, Esq., of the New York Title Insurance Company, to study the subject and report the result of same to the conference. The report of the committee was submitted to the members of the conference and generally approved by them and the bill now before you represents their work.

"Practically, the bill provides additions of other forms of instruments than those now constituting part of Section 258 of the Real Property Law and includes such instruments as the committee deemed it wisely possible to standardize. The amendment to the present law is in entire accord with the full spirit of the present law in that it provides no compulsion for the use of the forms standardized and sets them up as sign-posts to the users of such forms of instruments. Generally, the bill in my estimation is a long step in the right direction, and approved, as it has been, by the various members of the conference, made up, as stated, of representatives of real estate interests generally, may afford you full assurance as to the propriety and need for such legislation."

Should this bill become a law, the taxpayers should be saved considerable expense, and the Department would be relieved of much red tape.

JOHN J. HOPPER,
Register, New York County.

That Direct Tax.

Editor of the RECORD AND GUIDE:

Whatever may be the merits of the "direct tax" dispute, favored by some and opposed by other city officials, Comptroller Prendergast has the great advantage of being a practical accountant and understanding the meaning of figures which some of the disputants do not. They speak of $65,000,000 and of $120,000,000 with what may be called the flippancy of confidence. Albany legislation has always been unfavorable to New York City no matter which political party was in power there.

ERNEST HARVIER.
1193 Broadway.

A Fire-Escape Decision.

The Advisory Council of Real Estate Interests is calling to the attention of property owners the recent decision of the Court of Appeals, in the case of Amberg vs. Kinley, whereby it is declared that failure to provide fire-escapes as required by Section 82 of the Labor Law establishes a conclusive proof of negligence against such persons not complying with this provision. The section of the Labor Law prescribes the following requirements with regard to fire-escapes on factories: "Such fire-escapes as may be deemed necessary by the Commissioner of Labor shall be provided on the outside of every factory in this State consisting of three or more stories in height."

The property owner possessed a large wooden building for drying oiled hides, 123 feet long and 43 feet wide, commonly termed a tannery drying loft. The first floor of this drying loft was on the ground, with only two board floors above, the third story being only sixteen feet from the ground. Notwithstanding the moderate height of the building, the court primarily held that it was three stories high, within the meaning of the Labor Law. Though tan bark was banked around the building outside to the top story, thereby indicating its low structure, this fact was not regarded of sufficient weight to exclude the building from the operation of the Labor Law.

The court held that it was not necessary on the part of the representatives of the deceased, in an action for damages against the property owner, to prove that he had negligently caused the death of their testator, in order to establish the liability of the property owner. Mere non-compliance with that provision of the Labor Law requiring fire-escapes was sufficient to determine conclusively negligence on the part of the property owner, although the building was provided with every other necessary facility.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

GAS RANGE LEASES.

Public Service Commission Orders a Modification in Requirements.

Apartment house owners and tenants throughout the city will be interested in a ruling made by the Public Service Commission, modifying the requirements of the Consolidated Gas Company in the charges for leasing gas ranges.

The case was brought before the Commission by Edward B. Bruch, a member of the Real Estate Board, Harry Dubinsky acting as attorney for Mr. Bruch. The plaintiff secured the co-operation of the board's committee, and Laurence M. D. McGuire, president of the board, appeared before the commission and testified for Mr. Bruch.

The demands were, first, that all gas range rentals expire yearly from date of original hiring; or if a specific date must be fixed that the date be fixed as October 1 of each year. Second, upon expiration of the yearly contract new ranges be installed if desired without the payment of $2. Third, all rentals for one year, if the rental is renewed, cancellation be allowed on ten days' notice and the unearned rental be refunded to the consumer.

At the hearing on April 8, President McGuire, of the Real Estate Board, testified, among other things, that the members of the Real Estate Board of New York as owners or agents for owners, paid to the various gas companies approximately $1,000,000 a year for gas and gas ranges. The commission's ruling was as follows:

"The commission being of opinion after said hearing that the rules and regulations of said company as to the rental of gas ranges are unjust and unreasonable, it is

"Ordered that said Consolidated Gas Company modify its said rules and regulations so as to provide that upon the expiration of the first year's rental of a gas range any renewal thereof may be cancelled on thirty days' notice to said company, and that thereupon said company shall refund the amount paid for the unexpired term of such renewal, and it was further

"Ordered that this order shall take effect June 1, 1915, and that within ten days after service thereof said Consolidated Gas Company notify the commission whether the terms of this order are accepted and will be obeved."

Waterways on Long Island.

Property owners and residents generally of the south side of Long Island are pleased with the recent action of Governor Whitman in signing a bill directing the State Engineer and Surveyor to make a survey of the area necessary to build, in conjunction with the Federal Government, a deep waterway or channel through the confluent bays of the south shore.

Because of a general retrenchment in State expenditures, the Legislature did not deem it wise, at this time, to appropriate money for the acquisition of lands and rights of way for the creation of the waterway. No appropriation is necessary for the survey. The total cost of acquiring rights of way is estimated to be $995,000.

The matter has now assumed an official status and the State Engineer is directed to present the subject to the Legislature for further consideration before February first next. The delay is ascribed primarily to the fact that the State wishes to ascertain the probable cost of the enterprise independent of the Federal Government.

If the pledges of boards of supervisors and township officials on Long Island amount to anything, the cost of the projected waterway to the commonwealth will be much reduced by rights of way for laterals and easements being deeded by property owners and towns.

The entire south side of Long Island is eager for the waterway. Only last winter a large delegation appeared before the Board of Army Engineers in Washington to urge the project. The Government then took the attitude that if the State of New York would bear the expense of acquiring the lands and rights of way that the army engineers would attend to the rest. The chief item of expense is the acquiring of a right of way across the Rockaway peninsula in order to join the waterway directly to Jamaica Bay, the latter of which is being developed as part of the port of New York.

Four waterways are already completed by private enterprise that can be used as laterals for the main channel: The three deep harbors at Baldwin Harbor, Nassau County, and the Venetian canal at Brightwaters, in Suffolk County. The steady upbuilding of the south shore of Long Island assures an extensive use of a deep waterway both by pleasure as well as mercantile craft.

Growth in the Bronx.

"The people of the Bronx have waked themselves to a realization that the Borough has well earned the title of 'The Greater City's Fastest Growing Borough,'" said a member of the Bronx Board of Trade. "We are now engaged in the greatest building boom the Bronx has ever seen, in order to take care of the daily increase in population, now going on and which will be greatly quickened after the completion and opening of the rapid transit lines now under construction.

"I feel that I am making a conservatively optimistic forecast in saying that by 1918 the Bronx will have a population of well over a million, where today there is a population of 700,000, and that where there are today about 2,000 factories, employing 40,000 workers, we will have at least 2,500 by 1918 with a total of 50,000 employes."

According to the records of the Bureau of Buildings an increase is shown of more than 40 per cent. for the first four months of 1915 over the same period of the last year. To put the case in dollars and cents, the plans filed from January 1 to May 1, 1915, show an increase of $3,941,345 over the same period during 1914, while the number of permits issued show an increase of 61.

Will Ask an Injunction.

The United Real Estate Owners' Association, through Stewart Browne, president, has notified the Governor, the Attorney General and the Comptroller of the State that the proposed issue of $6,000,000 bonds to meet the current deficiency is unconstitutional, as Article 7 of the State Constitution prohibits loans of more than $1,000,000, and section 17 of the State Finance Law is unconstitutional. A new session of the Legislature should be called to pass a law authorizing this bond issue and the issuing of other bonds sufficient to relieve the taxpayers of the present unbearable burden. In the meanwhile, if necessary, the injunction will be applied for to prevent the payment of these bonds.

LOCAL IMPROVEMENTS.

Washington Heights District.

At the meeting of the Local Improvement Board held May 4, the following resolutions were approved:

Construction of receiving basins in West 176th street, adjacent to the southwest corner of Audubon avenue, and in St. Nicholas avenue adjacent to the northeast corner of West 175th street, at an estimated cost of $875, the assessed valuation being $561,000. In view of the proposed paving of West 176th street it is considered advisable to improve surface drainage conditions before any work of repaving is undertaken.

Regulating and paving with a permanent sheet asphalt pavement on concrete foundation West 161st street, from the westerly curb line of Port Washington avenue to the easterly house line of Riverside drive service street at an estimated cost of $7,650; assessed valuation, $540,000.

Constructing a sewer in Elwood street, between Nagle avenue and Sherman avenue. Petition of property owners, in which it is stated that anticipated building improvements makes this sewer necessary as soon as possible. Estimated cost, $7,400; assessed valuation, $1,114,200.

Kips Bay District.

Construction of receiving basin in East 38th street, adjacent to the southwest corner of First avenue at an estimated cost of $480, assessed valuation $928,000. It is proposed to repave East 38th street, and it is considered advisable to improve surface drainage conditions before paving work is undertaken.

Greenwich District.

Construction of receiving basin adjacent to the northwest corner of Dutch and John streets, with connecting sluice basin adjacent to the notheast corner of Dutch and John streets, at an estimated cost of $565; assessed valuation, $6,943,000. Recommended as a means of improving surface drainage conditions prior to work of repaving.

Construction of receiving basin and inlet adjacent to the northeast corner of West 30th street and Tenth avenue, at an estimated cost of $590; assessed valuation, $1,203,700. It is proposed to repave this portion of West 30th street, and it is considered advisable to improve surface drainage conditions before paving work is undertaken.

Murray Hill District.

The board is likely to approve the following resolution:

Alterations and improvements to the sewer in 19th street, between Sixth avenue and Broadway, is contemplated, at an estimated cost of $29,200; assessed valuation of property to be benefited, $15,340,000. The existing sewer, from Sixth avenue to Broadway, constructed about 1847, is in a dangerous condition. Several sections in each block have caved in recently; timber shoring has been placed at other points to support the arch, while the remainder is distorted to such an extent that it may collapse at any time.

Arrangements for Steinway Tunnel Traffic.

The Public Service Commission has adopted an agreement modifying the provisions of the Dual System contract with the Interborough Rapid Transit Company to provide for the temporary operation of the Steinway Tunnel.

This tunnel was built by Interborough interests and is completed from a point in 42nd street, Manhattan, between Lexington and Third avenues, under 42nd street and the East River to a point in Long Island City at Jackson and Van Alst avenues. Under the Dual System contract the tunnel was transferred to the city and made a part of the city-owned lines which will be operated by the Interborough Company. Under the direction of the commission the company has been reconstructing certain portions of the tunnel to fit it for temporary operation, which is expected to begin next month. The modifying agreement provides that it shall be operated in connection with the existing subway either by trains of cars or by single cars.

Eventually the tunnel will be extended to a junction with the existing subway at Times Square, but for the present transfers will be given between the tunnel trains and those of the subway. An escalator will bring passengers to the surface of 42nd street, and they will have a short walk to the Grand Central station of the subway where their transfers will be good on trains going in either direction.

Subway Contracts.

The Public Service Commission awarded the contract for the construction of Section No. 4 of Routes Nos. 4 and 36 of the Broadway subway in Manhattan, lying in Seventh avenue between 51st and 59th streets to the Litchfield Construction Company, the lowest bidder, for $1,937,509. The contract for the construction of Section No. 2 of Route No. 12, that part of the Eastern Parkway subway in Brooklyn lying between Prospect Park Plaza and a point about 600 feet east of Nostrand avenue, was awarded to the Inter-Continental Construction Corporation, the lowest bidder, for $2,744,263.

Bids will be opened by the Public Service Commission on May 18 at 12:15 p. m. for the construction of Section No. 2 of Route No. 49, which is that part of the Gravesend avenue elevated railroad for Brooklyn running over Gravesend avenue and Shell Road between Bay Parkway and Avenue X. This is the first section of this line to be put up for bidding. The Gravesend avenue elevated railroad will connect the Fourth avenue subway with Coney Island.

LAW DEPARTMENT

Incorporeal Hereditaments.

By Isaac S. Forster.

Definitions—Immaterial, not consisting of matter, not having a material body.

Synonyms—Bodiless, formless, unsubstantial.

In a legal sense, the word incorporeal means: Not appreciable by the senses.

Intangible; as incorporeal rights in corporeal property.

Legally speaking, the word hereditament means: Anything capable of being inherited; any property that may be transmitted by the law of descent.

Property of such a nature as to be cognizable by the senses and in any way connected with land is known as a corporeal hereditament.

An incorporeal hereditament is an inheritable right issuing out of and annexed to some corporeal inheritance, in itself neither tangible nor visible, but existing in contemplation of law; an inheritable right contemplated in law, and intangible, created by and attached to some corporeal inheritance and adding to its value.

To illustrate: A owns a tract of ten acres. He sells part, an interior plot, to B for milling purposes. The law recognizes that B is entitled with his patrons to cross A's property, using the shortest route and reasonable discretion, otherwise his business would be profitless and his property valueless. This right of way over another's land is an incorporeal hereditament.

Why? Because this right, while intangible and invisible, is created by B's purchase from A and forms part of the value of the property which the law contemplates may be capable of being inherited.

Again: C owns upland and wharf adjoining, and D the land under water adjacent thereto. C built the wharf for the use and benefit of shipping, seeking compensation for services rendered. The wharf right implies the right of approach for vessels and carries an easement over D's land under water. (Landon vs. the Mayor: 93 N. Y. 129.) Moored to the wharf, vessels are subject to C's regulations, since C has the right issuing out of his ownership in

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the wharf to regulate conditions and charge wharfage which the law contemplates and upon which C depends when he constructed such wharf. This right is an incorporeal hereditament.

Bulkhead rights (the right to collect cranage and wharfage along the bulkhead) and pier rights (the right of cranage and wharfage at a pier built out over land under water but connected with upland in the rear of the water line) may belong to owners who are not proprietors of the upland in the rear.

Special value may arise from a combination of bulkhead or pier rights with ownership of upland which may even be physically separated from the line along which frontal rights exist by a marginal street, quay or wharf. Such joining in ownership of upland with frontal rights gives to these frontal rights an additional element of value known as conjunctive value.

A Broker's Claim Sustained.

The 1st paragraph of a complaint in an action by a real estate broker alleged that defendant agreed to pay him $2,000 for negotiating an exchange of lands. In the 2d paragraph he alleged that he brought to defendant one H., who entered into a contract in writing with defendant for an exchange of the lands. In the 4th paragraph he alleged a refusal on the part of the defendant to pay the commissions and asked for the recovery thereof. In the 3d paragraph he alleged that defendant broke his contract with H., and in separate subdivisions of paragraph 4 alleged (a) that at the special instance and request of defendant and said H. he employed the Title Insurance Company of New York to examine the title of the property to be exchanged and that the "value of the service so rendered by said Title Insurance Company of New York is $3,-500;" (b) that said H. employed him to obtain a loan on the property for which she agreed to pay $2,400; that he arranged for said loan, but that owing to defendant's refusal to convey "such loan was not and could not be obtained, whereby plaintiff was prevented from earning and receiving the sum of $2,400 aforesaid;" (c) that at the time of the making of the written agreement aforesaid it was, with the knowledge and consent of defendant, agreed between plaintiff and H. that she should pay for plaintiff's services in bringing about the exchange a commission of $4,500, but that by the refusal of defendant to convey, plaintiff has been prevented from receiving the same. For these various sums, in addition to the sum of $2,000, plaintiff demanded judgment.

The Appellate Division, Second Department, held that the complaint alleged a good cause of action for commissions in effecting the exchange of the properties;

That subdivisions a, b and c of paragraph 4 are not allegations of special damage resulting from the breach of defendant's contract with plaintiff, but constitute separate causes of action;

That demurrers to the causes of action attempted to be stated in subdivisions a, b and c of paragraph 4 should be sustained;

That the demurrer to the entire complaint upon the ground that causes of action upon contract have been improperly united with causes of action arising upon tort was not well taken.

THE BROKER AND THE AUTO.

How the Motor Car Has Helped the Real Estate Business.

"The motor car bears a strong relation to the real estate business, in these days of activity and of rapid transportation," says a writer in the National Real Estate Journal. "It has come as a boon to many dealers with subdivisions somewhat removed from the business sections of cities.

"In the olden days it was necessary for the dealer to depend on the railroad service, or the more or less uncertain street car transportation. Sometimes the latter was not available, the subdivisions being located outside of the street car district. In that case, depending on the infrequent service of the trains, the real estate dealer was at a great disadvantage.

"A trip to an outlying subdivision would consume hours and in many cases would take all day. A prospective buyer would find that even if the time consumed in making the trip were a few hours short of a full day, it nevertheless so cut into his day that there was practically no time left for his regular work.

"But, with the advent of the automobile, and its perfection, things have assumed a very different phase. Now the real estate dealer puts his prospective customer into a motor car and in a short time he is landed at the subdivision. If it is a large subdivision the car will carry him over the entire section in a few minutes, without the necessity of his disembarking even for one minute. He sees the lay of the land, gets an idea of the situation of the lots with reference to the rest of the city, and is taken back to the city without having suffered the least inconvenience. In an hour or two he is back at his desk or his work.

"Real estate dealers all over the country are beginning to realize the value of the motor car."

PRIVATE REALTY SALES.

Small properties figured prominently in the business of the week and represented the same diversified elements which have characterized recent trading. Builders continued to acquire desirable parcels for improvement along both residential and commercial lines. In Long Island City a large tract was bought for utilization as a site for six-family houses. Other building projects are foreshadowed by purchases in the Bronx and on the West Side. A Trinity Church leasehold and a Columbia College leasehold also changed hands, injecting a new phase to the trading.

Commercial leasing was active and represented a substantial percentage of the total amount of business transacted. The mid-town district seemed to be the center of this trend.

The removal of another large china firm into 23d street, to join other concerns in kindred lines of business, strengthened the tendency to make that district the new center of the glassware and pottery trades.

The total number of sales reported and not recorded in Manhattan this week was 23 as against 35 last week and 29 a year ago.

The number of sales south of 59th street was 11 as compared with 5 last week and 14 a year ago.

The sales north of 59th street aggregated 12 as compared with 30 last week and 15 a year ago.

The total number of conveyances in Manhattan was 159, as against 164 last week, 27 having stated considerations totaling $1,536,535. Mortgages recorded this week numbered 87, involving $2,646,-178, as against 84 last week, totaling $2,028,454.

From the Bronx 10 sales at private contract were recorded, as against 21 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,209,253 compared with $1,912,950 last week, making a total for the year of $31,060,053. The figures for the corresponding week last year were $960,285 and the total from Jan. 1, 1914, to May 9, 1914, was $15,699,772.

Bronx-Downtown Trade.

L. J. Phillips & Company sold for the Sykes Realty Corporation, Charles A. Sykes, president, to the Red Shield Realty Company, the McCrory Building at the northwest corner of Prospect avenue and 160th street, on plot 77.2 x 125 feet. The building is leased at a net rental for a long term to the J. G. McCrory Company, which operates more than 200 5 and 10 cent stores through the country, and which has a store in this building. The Riker-Hegeman

Company and the United Cigar Stores Company, and others, are sub-tenants in the building. In part payment, the buyer, gave 124-128 West 45th street, three buildings, covering a plot 61.8 x 100.5.

$350,000 Two-Borough Trade.

The Milledge Realty Company sold, through Wm. D. Bloodgood & Company and John F. James & Sons, 145-151 East 32d street, four five-story flats, on plot 99.1 x 98.9 x irregular, which the new owner expects to improve with a commercial structure. He gave in part payment fourteen six-family flats, at 80-96 Thirteenth avenue, and 99-115 Fourteenth avenue, Long Island City. The deal involved about $350,000. Wm. D. Bloodgood & Company have been appointed agents for the properties.

Concourse Deal Closed.

Achilles R. Scharsmith & Company and David Kraus sold for Mrs. Fannie M. Wallace sixteen lots, 200x200 on the east side of Ryer avenue, 99 feet south of 182d street through to Valentine avenue, with a frontage of eight lots on each thoroughfare. This is one of the largest single transactions in the West Bronx section, along the line of the new Jerome avenue subway, where there has been considerable activity of late. This is the plot that was rumored sold in last week's Record and Guide.

Old Flower House in Deal.

Fernando Wood has purchased the ten-year Columbia College leasehold, with renewal privileges, at 612 Fifth avenue, a six-story residence on lot 23 x 125, the one-time home of Frederick S. Flower. The building will be remodelled and stores built on the ground floor and first story. Negotiations are reported to be pending for the lease of the store to a prominent jeweler. The brokers were Nelson, Lee & Green and Bryan L. Kennelly.

Buys Trinity Leasehold.

Duross Co. has sold for the Neal & Brinker Company, wholesale hardware dealers, E. T. B. Penman, president, the Trinity leasehold, 18 Warren street, a five-story building on lot 25 x 100, to the M. Weiss Co., wholesale druggists, which will occupy part of the building. The lease has eleven years to run, with the privilege of a ten-year renewal. The Neil & Brinker Company took back a lease on the store and basement.

Large Long Island City Deal.

The G. X. Mathews Company has purchased 160 lots on Eighteenth and Nineteenth avenues, Long Island City, on which it will erect one hundred six-family houses, of the type which the same builder has erected in Ridgewood. The property is opposite the holdings of the Pennsylvania Railroad. The total investment will represent about $1,000,000.

Ridgewood Activity.

Realty Associates have sold to the Ring-Gibson Company the northwest corner of Palmetto and Doubleday streets, 200x100, and the southwest corner of Palmetto and Doubleday streets, 340x100, comprising in all twenty-seven lots. The purchaser intends to improve with twenty-five two-family dwellings and two three-family dwellings.

Yorkville Apartment Deal.

John Volz bought from the Salisbury Realty Company, Edgar A. Levy, president, the "Clark," a six-story elevator apartment house at the northwest corner of Madison avenue and 87th street, on plot 50x115, which has been held at $180,000. The brokers were McDowell & McMahon.

Resells in 12th Street.

Samuel H. Stone resold through Pepe & Bro. to Adam Goodman the four-story dwelling, 39 West 12th street, on lot 25x103.3, and the two four-story dwellings, 41 and 43 West 12th street, on plot 26.6x54.6x irregular. The houses were part of the holdings of the Butterfield estate, recently sold at auction.

Heights Plot Sold.

S. Leibmann & Sons sold, through Richard Elliott, to Harris and Albert Sokolski, the plot of eleven lots, 275 x 99.11, in the north side of 150th street, 125 ft. east of Broadway, for improvement with two apartment houses.

Manhattan—South of 59th St.

12TH ST.—Meister & Bache Realty Co. bought from Leopold M. Rothmann and others 229-231 East 12th st, a 7-sty apartment house, on plot 50x100. The sellers acquired the property at foreclosure last March for $88,531.

22D ST.—Pease & Elliman sold for G. F. W. Poggenburg, the 5-sty tenement, 405 East 22d st, on lot 25x100.

28TH ST.—Ames & Co. sold for A. M. Comyns and M. J. Kaughran, 226 West 28th st, a 5-sty flat, on lot 24.10x98.9.

45TH ST.—Thomas Killilea is reported to have sold 125 West 45th st, a 4-sty dwelling, on lot 19.2x82.

EAST BROADWAY—George G. Hallock Jr.'s Sons sold for the estate of Mary Crosby to Wisoff & Bronerwein the 5-sty building, 40 East Broadway, on lot 24.11x69.8. The property has been in the family of the seller for half a century.

10TH AV.—Crosby & Blemly sold to James J. Dunphy, 329 10th av, northwest corner of 29th st, a 5-sty tenement on lot 24.8x70.

Manhattan—North of 59th St.

61ST ST.—Pease & Elliman have sold for the estate of Hester B. Payton, 151 East 61st st, a 4-sty dwelling, on lot 21x100.5.

108TH ST.—J. Louis Schaefer bought from Charles D. Wilder the 5-sty dwelling, 327 West 108th st, on plot 35x100.11. The brokers were Thomas J. O'Reilly and Slawson & Hobbs.

113TH ST.—Harriet A. Hartman is reported to have sold 254 West 113th st, a 3-sty dwelling, on lot 17x100.11.

126TH ST.—Barnett & Co. sold for a client to Jacob Brann, 23 West 126th st, a 3-sty dwelling on lot 17.6x50x100. The same brokers also leased the dwelling for the new owner to Frederick Suess.

141ST ST.—John R. Davidson has sold for the Van Kannell Realty Co. 519 West 141st st, a 4-sty, 2-fam dwelling, on lot 16x99.11, to Alexander Charlton.

The U. S. Government

Two Years Ago Paid $7,500 to $15,000 Per Lot for Lots on Mott Avenue, Between 149th and 150th Streets, for the erection of a Government Building.

WHAT ARE YOU WILLING TO PAY FOR LOTS on Mott Avenue, three Blocks North?

63 Lots on Mott Avenue, opposite Sigel Park, between 153d and 156th Streets and Sheridan Avenue, will be sold separately for WHATEVER YOU CHOOSE TO PAY FOR THEM.

Mott Avenue is the continuation of Grand Boulevard and Concourse. The Subway Station is at 149th St. and Mott Avenue. Property between Mott Avenue, 156th St. and 159th St. has recently been purchased for the erection of apartment houses. These lots will see a wonderful transformation within the next few years, owing to their accessible location, opposite a beautiful park.

POSSIBLY A FEW HUNDRED DOLLARS—CASH—WILL SECURE ONE OF THESE LOTS. They must be sold for whatever they will bring. There will be absolutely no protection or by-bidding whatsoever.

OTHER PROPERTIES WHICH MUST BE SOLD UNDER LIKE CONDITIONS ARE THE FOLLOWING:

MANHATTAN, 438 and 440 West 57th St., near 9th Ave.;
402-404 Pearl St., running through to 10 New Bowery.

BROOKLYN, 18 three-story private dwellings, Clinton and Harrison Sts., and Tompkins Place, to be sold separately.

Northeast corner of Myrtle Ave. and Jay St., known as 69-75 Myrtle Ave., 327 to 333 Jay St.

BRONX, Subway Station corner, four lots, n. e. corner of 138th St. and 3d Ave.

QUEENS, 2 two-family frame houses, 258 to 260 Academy St., Long Island City.

70% can remain on mortgage. Titles insured free.

At the absolute auction sale of the Estate of Arthur R. Morris, by order of Henry Lewis Morris, Executor, at the Exchange Salesrooms, 14 Vesey Street, Tuesday, May 11th, 1915.

For maps and particulars apply to

J. Clarence Davies, 149th St. and 3d Ave.
Joseph P. Day, 31 Nassau St. } **Agents and Auctioneers**
Lewis S. Morris, Esq., Atty., 32 Liberty St.

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OLD Established Real Estate Corporation, located on west side, below 42d street, will take over an agency business and the services of the owner of the same upon satisfactory arrangement. Opportunity for real estate man controlling some agency business to consolidate with reliable concern. Communications treated confidentially. Address MIDTOWN, Box 584, Record and Guide.

BUILDERS OF SUBURBAN HOMES
Advertiser, who is now developing a large tract of Roton Heights in the heart of South Norwalk, Conn., will make an attractive proposition to responsible builder. Demand for homes by far exceeds the supply. WALTER SCHULZE, 1170 Broadway, New York City. Tel., Madison Square 3879.

REAL ESTATE Salesman, successful in large transactions wanted in uptown east side office on salary and commission basis: excellent opportunity, with good future, for right man. Applying, stating terms, confidential. Box 586, Record and Guide.

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Arena Building, 39-41 W. 31st St.
Hendrik Hudson Apartments, Broadway, 110th Street, Riverside Drive.
Developer of A-R-E-CO districts, The Bronx, and Park Hill, Yonkers.
On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.
Correspondence Invited.
American Real Estate Company
Capital and Surplus, $3,247,789.13
527 Fifth Avenue, New York

160TH ST.—Theodore Bertsch sold through George F. Denhart the 5-sty flat, 507 West 160th st, on lot 25x100.

AMSTERDAM AV.—The Surety Land Co. has bought the plot 100x100, at the southwest corner of 140th st and Amsterdam av, from the Oothout estate. The buyer is said to be a subsidiary of the Columbus Circle Construction Co.

BROADWAY.—J. Allen Townsend sold to the Seaman Construction Co., through Hall J. How & Co. the plot 125x100, at the southwest corner of Broadway and 207th st, for improvement with two apartment houses.

WADSWORTH AV.—Baptist City Missionary Society has purchased from William Hobson the 4-sty building 124-128 Wadsworth av.

2D AV.—Jacob Kaplon sold, through Ames & Co. 1466 2d av, a 5-sty tenement, on lot 25x88.6.

Bronx.

FOX ST.—Isaac Lowenfeld sold to Jenny Fisch 1165 Fox st, a 3-sty flat on lot 25x69x irreg.

PARKSIDE PL.—George L. Schoen has purchased the plot 100x90, on the west side of Parkside pl, 229 ft. north of 207th st.

163D ST.—Schlessinger & Gilliman bought from Lowenfeld & Prager the plot, 104.6x116.6xirreg, at the northwest corner of 163d st and Stebbins av. They will erect two 5-sty apartment houses.

176TH ST.—Joseph Herzog sold for the Anthony Ave. Improvement Co. the two 2-fam. houses, 311-313 East 176th st, on plot 65x126.3x irreg.

CLINTON AV.—Esther Realty Co. bought from Emma A. Oesting, the plot 111x100, at the southeast corner of Clinton av and Jefferson pl.

FULTON AV.—Roseff Building Corporation has purchased from the Zeltner estate, the plot 50x96, at 1385 Fulton av.

RIVER AV.—Thomas D. Malcolm sold, through Joseph A. Wasserman, the 2½-sty dwelling, 1223 River av.

SOUTHERN BLVD.—The Moorehead Realty & Construction Co. sold the 5-sty apartment house at 2081 Southern blvd to Ellen Elizabeth Blazer, who gave in part payment the vacant plot, 50x100, on the south side of Tremont av, 25 ft. west of Clinton av.

Brooklyn.

GARFIELD PL.—Jerome Property Corporation sold 559 Garfield pl, a 4-sty apartment house, for M. Mullee and 589 10th av, a 3-sty house, for E. O'Connell.

18TH ST.—Bulkley & Horton Co. sold 1480 East 18th st, a 2½-sty residence on plot 33x100, for the Midwood Associates to Mrs. Mary E. Hill.

12TH AV.—Frank A. Seaver & Co. sold 5 lots at the northwest corner of 12th av and 86th st, Dyker Heights, for William Rafferty.

15TH AV.—I. Salzberg sold for the C. W. Construction Co. the 3-sty cottage at the northeast corner of 15th av and 47th st to S. Robins and the 3-sty cottage at the northwest corner of 15th av and 47th st to H. Levy.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to Charles Spalding and 60x100 on Park av to August Goldsmith.

Richmond.

ARROCHAR.—The Bethlehem Orphans and Half Orphans Asylum of College Point, L. I., has purchased the Alexander H. Barrett estate of about 20 acres on Fingerboard rd, for improvement. The brokers were John Lucker, Douglas Robinson, Charles S. Brown Co. and J. Sterling Drake.

DONGAN HILLS.—Cornelius G. Kolff sold for the heirs of W. W. Crawford, 2 lots on Liberty av, near Hancock st, to Carmena De Rosa, who owns adjoining property.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold for E. Augustus Ryan, his 11-room house on plot 50x100, at 772 Lake st, to William C. Symmons, who will occupy and build a garage in the rear.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Miss Catherine J. Demarest, the 3-sty factory, 91 New Jersey Railroad av to Patrick J. Kelly, who leased it to the Glacey Paper Box Co. The same broker also sold for Mrs. Mary E. Campbell and Miss Kathryn Stokesberry to Dr. Fortunato Soriano, the two 3-sty dwellings, 49-53 8th av.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for John Utz to Edward Wise, a one-acre estate at Pondfield rd and Argyle pl, which has been held at $40,000.

BRONXVILLE, N. Y.—Fish & Marvin sold for Mrs. J. Finelli her property in Gifford st, Gifford Park, to William N. Perrin.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Myrtle av to E. Hilty and 60x100 on Spruce av to E. S. Gill.

RONKONKOMA, L. I.—Kurz & Uren, Inc., have sold a 14-acre farm known as the "Rohrig Farm" on Ocean av and Pond rd, with a dwelling and outbuildings.

RYE, N. Y.—Charles Field Griffen & Co. sold for the estate of Edward C. Haviland to Joseph Brewster 20 acres on the south side of Westchester av.

SCARSDALE, N. Y.—Robert K. Painter sold, through Fish & Marvin, the 2-acre country place at the corner of Park and Oxford rds to Dr. A. Edward Davis.

TARRYTOWN, N. Y.—Joseph P. Day sold for 303 5th Av Corporation, to the Chevrolet Motor Co., a tract of 17 acres fronting on the Hudson River, lying between the Beekman av and Kingsland Point plants of the buying company.

YONKERS, N. Y.—Plots have been purchased at Nepperhan Heights, on Fairview av, by A. E. Elbert and John Peck and on Morningside rd by Charles Gilbert.

WEST HOBOKEN, N. J.—Arbi Realty and Construction Co. sold to David Engler 141-155 Palisade av, West Hoboken, six 4-sty apartment houses, occupying the entire frontage on Palisade av from Demott to Courtland st. The buyer gave in part payment 73 Adams st, Hoboken, a 4-sty loft building, and 400 to 406 Newark st, Hoboken, six frame store buildings. The transaction involved about $200,000.

LEASES.

$600,000 Estate for "Movies."

Nelson, Lee & Green have leased, to the Vitagraph Company of America, the 200-acre estate of Samuel K. Jacobs, known as the "Oaks," at Bayside, L. I. The property contains a manor house, a large lake, greenhouses, woodland and an inlet connecting with Long Island Sound. On the estate, which is said to be held at $600,000, moving picture plays will be produced.

China Firm To Move.

William Guerin & Company, French china, of 33 Park place, have leased new quarters at 43-45 West 23d street, through to 24-28 West 24th street, in the building formerly occupied by Flint & Company. The firm has taken the entire seventh floor. The brokers were the firm of L. J. Carpenter and Stephen H. Tyng, Jr., Company.

Restaurant to Enlarge.

J. Arthur Fischer has leased for Dr. E. Harrison Griffin, at an aggregate rental of about $110,000, the three buildings, 110-112-114 West 45th street, to Charles L'Homme, restaurateur, who is at present the occupant of Nos. 110-112. The lessee will make extensive alterations to No. 114 and use the same in connection with his present buildings.

Leases City Pier.

The City of New York has leased to the United States Steel Products Company, a subsidiary of the United States Steel Corporation, the 1,200-foot pier which is being built at the foot of 29th street, Brooklyn. The lease is for ten years at an annual rental of $35,000, with the privilege of two renewals for similar terms at a 10 per cent. advance.

Lease in Old Slip.

The firm of Leonard J. Carpenter leased for Ellen S. Auchmuty and F. Augustus Schermerhorn to Arnold & Aborn, teas and coffees, the two four-story buildings, 37 and 39 Old Slip, which are to be converted into one and modernized for the business of the lessees.

Manhattan.

WINTHROP AMES leased for 20 years from Vincent Astor the dwelling at 244 West 44th st, adjoining the Little Theatre. It is reported that the theatre is to be enlarged.

BASTINE & CO. rented offices in 235 5th av to Adolf Hirschfeld, of 29 Liberty st; to Max Davidson and Victor Nielson, of 440 4th av.

BASTINE & CO., as agents of 31-33 West 21st st, have rented the 1st loft to the American Marabou Co. of 24 East 22d st; the store and basement through N. Brigham Hall & Wm. D. Bloodgood, Inc., to Frederick Hacker & Co. of 15 West 17th st.; through M. & L. Hess the 2d loft to Bernstein & Breave, and the 5th loft to Strobing Bros. of 45 Broome st; through M. Forman & Co. the 5th loft to Leo Wertheim of 71 Mercer st; and the 10th loft through Heil & Stern to S. Mitchell & Co. of 58 West 15th st. This completes the renting of the building.

CAMMANN, VOORHEES & FLOYD leased 98 Front st for Mary B. Caswell to Waterbury Chemical Co., of 37 Pearl st; and offices in 136 to 140 Front st to L. Littlejohn & Co., of 129 Front st.

CARSTEIN & LINNEKIN leased the 9th floor at 11 East 36th st to the Cheltenham Press of 150 5th av; the 5th loft at 15 Spruce st to Frank B. McBreen; additional space at 456 4th av to the Presbrey Syndicate; space at 118 East 28th st to Johnson, Adams & Greacen; at 347 5th av to the Ball Library Service, Inc., and Aimee Osbourne; at 874 Broadway to M. Rothchild and the Lane Mfg. Co.; at 1161 Broadway to John H. Anderson, and at 18 East 41st st for Cross & Brown Co. to William H. Wellman.

CLARK, CHILDS & CO., members New York Stock Exchange, now at 111 Broadway, have taken the entire 2d floor in the New York Title Insurance Co. Building at 135 Broadway, and will take possession today.

CROSS & BROWN CO. has leased the corner store and the south half of the 6th floor in the southeast corner of Broadway and 54th st to the Fullman Sales Co., of 1709 Broadway; the 2d floor at 243-5 West 64th st to the Perfection Spring Co.; and space in 3-5-7 East 42d st to H. E. Nicolay Co.

THE CROSS & BROWN CO. leased the store and basement in 256 West 23d st to McCahill Soda Fountain Co., of 461 8th av; offices in the United States Rubber Company Building, Broadway and 38th st, to the Casualty Co. of America, of 68 William st; to Frederick W. Brown, and additional space to Norma Co. of America; and offices in 126 5th av to Grathwell.

CROSS & BROWN CO. leased offices in 18 East 41st st to Mrs. Blanche N. Sheehan and the Huntington Aircraft Co.; in 30 East 42d st to the H. H. Gibson Realty Co., of 311 Madison av; the 2d floor at the northeast corner of 8th av and 43d st to Harry Wazar and offices in 1416 Broadway to the American Taximeter Co., of 733 7th av.

CROSS & BROWN CO. has leased store at 1806 Broadway to Paige-Detroit Co. of N. Y. of 235 West 58th st; store in Strand Theatre Bldg., Broadway and 47th st, to P. J. Miller & M. Matzok; space in 252-62 West 40th st to the American Taximeter Co. of 733 7th av; and offices in 126 5th av to Joseph F. O'Gorman of 98 Park pl; and in conjunction with Carstein & Linnekin office in 18 East 41st st to Wm. H. Wellman.

DOUGLAS L. ELLIMAN & CO. have renewed the lease on 54 East 56th st, a 4-sty house, for Mrs. T. Chesley Richardson; also on 14 East 70th st, a 5-sty house, for Mrs. James Benedict to Lewis M. Bloomingdale.

DOUGLAS L. ELLIMAN & CO., as agents, have leased apartments at 399 Park av to Mrs. Charles E. Wilmot; also in conjunction with J. F. Whiton-Stuart Co. to William E. Curtis and Miss Elizabeth Curtis; and in conjunction with Pease & Elliman to Louis M. Green.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 62d st to Miss A. Florence Memory; in 114 East 84th st to Rutger B. Miller; in 1 Lexington av for Gaines & Drennan to F. Huntington Babcock; and in 246 West End av to Santa C. Cerebelli; also renewed the lease on 156 East 64th st, a 3-sty dwelling, for William M. Hoes to Finley P. Dunne and leased for Paul M. Kimball the 4½-sty dwelling, 121 East 64th st to John A. Rousmanierre.

DOUGLAS L. ELLIMAN & CO. leased apartments in 955 Park av for Bing & Bing to Mrs. Felix Sampson; also in 114 East 84th st to Miss Helen A. Peabody; in 901 Lexington av to Walter Barnum and renewed leases in 969 Park av to John S. Sheppard, Jr.; in 122 East 82d st to Ernest H. Wands, and in 383 Park av to Mrs. S. O. Vanderpoel, Samuel F. Stroit and F. G. Achelis.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 62d st to Mrs. Alexander Harvey Tiers; in 122 East 76th st for Julius Tishman & Sons to William Shepherd Dana; in 178 East 70th st to Guy H. Scull; in 114 East 84th st to Alton S. Keeler; also renewed the lease of 1020 Madison av, a 5-sty house, for the Lawyers' Title Insurance & Trust Co. to Richard Trimble.

J. B. ENGLISH leased for M. J. Mulhall, the property 114 West 48th st to M. Crippa, for a restaurant.

EWING, BACON & HENRY leased lofts in 250 West 54th st to the Board of Water Supply; King Motor Car Co., of 1670 Broadway; Overman Cushion Tire Co., of 250 West 54th st; Haynes Auto Co., of 1715 Broadway; the Combusto Device Corporation, of 250 West 54th st; Regal Motor Car Co., of 1700 Broadway; Robert McAllister Lloyd, of 1790 Broadway; Thermoid Rubber Co., of 250 West 54th st; Charles E. Reiss & Co.; Shirley Auto Fabric Co., of 40 West 32d st, and with Huberth & Huberth to Dunham Piston Ring Co. This completes the renting of the building.

JULIUS FRIEND, EDWARD M. LEWI CO. and Ogden & Clarkson, leased for the Investors' Estate Corporation the top floor in 657-659 5th av, to W. T. Hardy, importer of gowns; in 31-37 West 27th st, for M. Cohen & Bros. Realty Co., the 4th floor, to R. A. Day Suit Co.

G. GOLDBERG & SONS, INC., a builders' hardware concern, for many years at 133 Division st, have leased from the estate of William Watson, a loft at 50-52 Franklin st, larger quarters necessitated by the increase in business.

GOODWIN & GOODWIN rented for Harry Schiff to Georgianna Miller, the 3-sty dwelling, 320 West 113th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for A. H. Matthews, as agent, the building at 44 6th av to John Dellavoure.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Henry Trenkmann leased for Philip Rhinelander the 5th loft at 48-50 West 21st st to Cooper & Lipchansky, of 46 East Broadway.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Proudman Realty Co. to the Manufacturer's Millinery Co., of 220 5th av, the first loft at 34 East 22d st, and for Philip Rhinelander the 8th loft at 48-50 West 21st st.

M. M. HAYWARD & CO. have leased for Leopold Barzaghi the loft at 2642 Broadway to the Broadway Art Co., of 18 east 14th st.

M. & L. HESS (Inc.) leased to the Varga Jewelry Co., formerly at 324 4th av, the store in the Windsor Arcade, 563 5th av.

M. & L. HESS (INC.) leased the 5th loft in 31-33 West 21st st to Strobing Brothers of 45 Broome st, and the 2d loft at 12-14 West 32d st to Louis Newman.

HOUGHTON CO. leased to Captain W. Gustave Oswald, the 4-sty dwelling, 4 West 83d st.

HOUGHTON CO. leased for the trustees of the estate of Herman Flurscheim, the 4-sty dwelling, 131 West 77th st to Sarah J. Hart.

A. KANE & CO. have leased the 3-sty dwelling 208 West 121st st.

LOUIS KEMPNER & SON leased for Nicholas Zanick store at the southwest corner of Broadway and 90th st to Michael Papst for a cigar store for 5 years.

SAMUEL H. MARTIN leased for Nathan Ottinger, the store at 31 Columbus av to the Harvey Shoe Stores, Inc.

SAMUEL H. MARTIN has leased for S. Scott Hall the store at 426 West 125th st to the Riley-Hogan Co.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 130 West 65th st to the Virginia Pope Co.

MESSIMER & CARREAU AND DEAN WIDNER leased space in 52 Vanderbilt av to Thomas Nash, of 1170 Broadway; Motor Tire Reconstruction Co., of 405 Lexington av; L. W. Eisinger; Charles C. Haight, architect, of 452 5th av; and Irving S. Van Loan, of 30 Church st, in conjunction with Cross & Brown, to William F. Malloy; with Albert B. Ashforth & Co., to Tuttle & Bailey Mfg. Co., of 76 Madison av; with Douglas Robinson, Charles S. Brown Co., to B. F. Sturtevant Co., of 50 Church st; with John R. Hotson to Sherman Carbide Co., and with L. H. Slawson & Co., to Aladdin Lamp Corporation.

CHARLES F. NOYES CO. has leased 84-86 Pearl st for Frances L. Glover to William R. Boyce, of 88 Pearl st; 5 Jones la for Isaac H. Cary to A. Bleecker & Sons, of 44 South st, and stores at 44½-46 Maiden la to the Jacobs Hat Co., of 99 Nassau st, and at 12 Dutch st for C. S. Phillips, treasurer, to Edward Krausz; also store and basement at 210 Water st for Phelps Bros. Co. to Moses G. & Gilbert A. Wright.

CHARLES F. NOYES CO. has leased a floor at 199 Fulton st for Colgate & Co. to the Consolidated Electric Lamp Co. of 136 Liberty st; also a floor at 196 Canal st for the B. B. Edwards Estate to Joseph Friedman; and space in 12 Dutch st to the S. & S. Window Corporation.

CHARLES F. NOYES CO. leased part of the 4th loft in 45 John st to the Massachusetts Binding & Insurance Co., of 84 William st;

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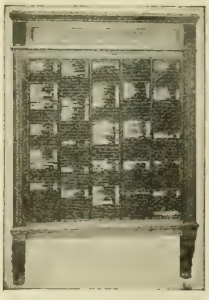
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space in 123 William st to the Compensation Rating Bureau, offices in 81-83 Fulton st to Sternfeld, Weil & Co., of 23 Ferry st, and Davis Silverstein; space in 61 Beekman st to Proujanski & Greenberg, of 61 Beekman st, and in 71 West 23d st to the Brady Lithograph Co and Edward Brady; the Western Import Co. and the Picture Playhouse Film Co.

THOMAS J. O'REILLY has leased stores at 1227 Amsterdam av to Gristede Brothers, 2820 Broadway to W. Wolinsky; 2822½ Broadway to J. Yurdin, and 2206 Broadway to M. Picarillo.

PEASE & ELLIMAN have leased for Edward C. McParlan to the Standard Lunch Co. the store and basement at 457 4th av.

PEASE & ELLIMAN leased for the E. A. L. Park Av Co., Edgar A. Levy, president, a large apartment in the new building under construction at 525 Park av to Ernest Hopkinson and an apartment in 535 Park av for Edward Dunn to Malcolm D. Sloane.

PEASE & ELLIMAN subleased apartments for Mrs. Emily I. M. Frame to W. F. Roohan in 2131 Broadway and for Mrs. Russell Soley in 39 West 55th st to Mr. Nathalie M. Boone; also renewed apartment leases for Henry J. Parsons in 829 Park av and in 56 West 58th st for James M. Crank.

PEASE & ELLIMAN leased offices in 55 Liberty st to John S. Appleby; Lawrence Langner, of 149 Broadway; George Cooper Dean, of 149 Broadway; Henry M. Brigham, of 27 William st; Edward H. Wilson, of 27 William st; Thomas E. Brown, Jr., of 27 William st; W. Edward Lake, of 60 Wall st; the Lawyers' Advertising Co., of 25 Liberty st; Nathaniel S. Corwin, of 55 Liberty st; Electric Motor Corporation; Hasseltine, Lake & Co., of 60 Wall st, and Rambout & Wilson, of 27 William st; and additional space to the White Investing Co.; Brewster & Co.; Davis, Symmes & Schreiber; the Lehigh Valley Railroad Co.; A. P. Richardson and W. C. Peyton.

PEASE & ELLIMAN rented the 4-story dwelling, 52 East 55th st, for Mrs. Marie E. Ray to the St. Luke's Nurses' Club; also leased for Mrs. Mary S. Lillie the 5-sty apartment house at 525-7 West 133d st; made renewals of apartment leases at 960 Park av to Lorillard Spencer and Henry G. Silleck; at 829 Park av to Edwin M. Leask, and at 49 West 57th st to John H. Hall; rented for David Doniger the 5-sty building 55 West 65th st to Leopold Weiss, and apartments at 161 East 79th st for the 161 East 79th St Co, I Randolph Jacobs president, to Embury Palmer; also in 150 West 80th st to Louis Schwartz.

PEPE & BRO. leased for the Rudden Estate, 36 King st to A. Colombra.

PEPE & BRO. have leased for Hon. Wauhope Lynn, 17 King st to A. Ruffolo.

PORTER & CO. have leased for Irving Emmons to Daniel Reilly, the 3-sty dwelling 271 West 127th st.

PORTER & CO. leased for Hannah E. Walke to William Kelly the 3-sty dwelling, 154 West 123d st.

PROFIT SHARING GROCERIES' Corporation, a new corporation which intends to open a chain of stores in Manhattan and the Bronx, has leased the property at the southeast corner of 3d av and 72d st.

WILLIAM J. ROOME & CO. (INC.) leased for Madison Grant, trustee, in the Murray Hill Chambers at the southeast corner of 33d st and Madison av, store No. 2 to the Typewriter Service Co. and store No. 3 to the Madison Floral Co., of 107 Madison av; also in 22 East 30th st the 2d floor to the Mind Your Mending Shop, Inc., an enterprise to relieve unemployment among working girls, supported by Mrs. J. Searle Barclay, Jr.

SHAW & CO. leased for the Farmers' Loan & Trust Co. the 3-sty dwelling, 248 West 121st st to Annie Dorsey.

LOTON H. SLAWSON CO. leased space in 5 West 31st st to the Crafts & Art Studio of 307 5th av; offices in the Vanderbilt Concourse Building to the Alladin Lamp Co. and show rooms in 116-120 West 32d st to Martin E. Feuer & Co.

LOTON H. SLAWSON CO. has leased to the North American Review Publishing Co. a portion of a floor in 171 Madison av for executive offices and editorial rooms. This company has been located on Franklin sq in the building occupied by Harper & Brothers for a great many years.

SLAWSON & HOBBS rented dwellings for W. R. Peters, at 256 West 94th st to Mrs. J. B. Hayes; also to L. Elguers, 634 West 147th st and in conjunction with Albert B. Ashforth, for Ten Eyck Wendell, 70 Riverside dr, to Nathan Klein.

SLAWSON & HOBBS rented 4-sty dwellings: For the Seabury estate, at 330 West 108th st to H. Everett Russell; for C. J. Kennard, at 302 West 73d st to Richard Ritter, and for Alexander Orr, at 50 West 70th st to Thomas O'Connell.

SLAWSON & HOBBS rented for W. E. D. Stokes to Mrs. E. Hale, the 4-sty dwelling, 242 West 76th st and for Charles A. Miller to J. B. Melville, the 4-sty dwelling, 123 West 72d st.

SPEAR & CO. have rented for the estate of Mary A. Chisolm the 3d loft in 56-58 West 22d st to Balkan & Co.; with Stephen H. Tyng & Co. offices in 385 4th av to Notaseme Hosiery Co.; with Albert E. Ashforth the 6th loft in 329-331 4th av to the Phoenix Knitting Mills of 45 East 17th st; for the St. James Bldg. Corp. offices in 1133 Broadway to Hirsch & Kahn; for the 652 Broadway Co. the 10th loft in 652 Broadway to A. Moskowitz & Co.; for William H. Flattau the 11th floor in 113 University pl to Greenstein-Lyons Clothing Co.

SPEAR & CO. have rented for Ainsley C. Oakley the top loft in 29 East 21st st to D. Charnas & Co., of 29 East 21st st; for B. Crystal & Son the top loft in 141 West 17th st to Acme Toy Co.; for Joseph M. Harris, recr, the 10th loft in 136-140 West 21st st to Jacob Schiffman, of 136 West 21st st; for Lee Holstein the 2d loft in 130-132 West 25th st to D. Littman & Co.; for Samuel Bergman to the R. & W. Cloak & Suit Co., of 34 West 17th st, the 9th loft in 34 West 17th st, and in 34 West 17th st the top loft to Lazarus Light, of 36 West 17th st; for Michael Wielant et al the 9th loft in 12 West 17th st to Abraham Smith, of 12 West 17th st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler, the 11th floor west in 28 and 30 West 38th st to Jacobs & Greenfield.

TUCKER, SPEYERS & CO. have leased the store in the main hall of the Victoria Building, 5th av and 27th st, to Peter G. Yost, of 381 Broadway, for a barber shop.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices at 111 Broadway to John E. Bensel; the United States Machine Recorder Co.; William S. Driver; A. L. Pach; S. I. Gould; Walter C. Teter; the Gray National Telautograph Co., of 75 Fulton st; James Stokes, of 84 William st; E. G. Bach; John E. Bell; the Topical Film Corporation; the Institute of Radio Engineers, of 71 Broadway; and offices in 115 Broadway to John Burnham & Co., of 31 Nassau st; the Tillotson & Wolcott Co.; Frederick L. Zimmerman; Henry E. Strohdreier; Ernest H. B. Weatherall; H. C. & M. V. McDonald; the Fair Play Publishing Co.; the Kings County Iron Foundry Co., Samuel Blume and James E. Shuyler.

WORTHINGTON WHITEHOUSE has renewed for Mrs. Theodore Frelinghuysen her lease of 15 West 47th st to John Sanford.

WORTHINGTON WHITEHOUSE has renewed for Paul Tuckerman his lease on the 4th floor apartment at 520 Park av to M. Taylor Pyne, Jr.

Bronx.

PEASE & ELLIMAN leased for Lynn S. Hoe, the ground floor and basement at 2861 3d av, through to Melrose av, to the A. S. Beck Shoe Co., of 50 East 23d st, for a branch.

ACHILLES R. SCHARSMITH & CO. leased the 2-family house at 2094 Ryer av.

SUSSMAN, GIBBS & KARLIN have leased for the Newport Investing Co. the 6-sty elevator apartment house at the northeast corner of Prospect av and 164th st, at an aggregate rental about $100,000.

Brooklyn.

HOWARD C. PYLE & CO., who have recently been appointed agents for the Garfield Building, Court and Remsen sts, have leased 2,000 sq. ft. on the main floor to John Muir & Co. of 74 Broadway, the Manhattan stock brokers, for a Brooklyn branch.

Queens.

M. & L. HESS (INC.) and J. A. Harrington leased for Andrew J. Bradley to the Aeolian Co., piano dealers, the entire upper part of Bradley Building No. 1, in East 10th st, Long Island City, comprising about 30,000 sq. ft. The premises will be used as a distributing station.

LEWIS H. MAY CO. leased cottages at Edgemere, L. I., for Emma Hatch on Grandview av, to I. Rosenschein; for S. & L. Construction Co., on Dickerson av, to S. J. Stern; for S. & L. Construction Co., on Lucien av, to Maurice Herwitz; for Lancaster Sea Beach Improvement Co., on Ocean av, to I. L. Lewine; for Edgemere Realty Co., on the Boulevard, to M. Schatz.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for E. Jacobus on Remington av to E. Katz; for Mrs. E. Miles on Atlantic av to J. Heit; for S. & L. Construction Co. on Gaston av to I. Greenberg; for Suburban Realty Co. on Summerfield av to Anna Ivins; for Suburban Realty Co. on Remington av to A. Hollander.

Richmond.

ALBERT B. ASHFORTH, INC., has leased the Bradish Carroll House adjoining the Richmond County Country Club at Dongan Hills, Staten Island, to William Peake.

Suburban.

BRYAN L. KENNELLY leased for the summer for George C. Clausen the Satterlee pl, in Ridge st, Portchester, to Martin Carey.

DE BLOIS & ELDRIDGE have leased for Mrs. Lorillard Spencer her place, Chastellux, on Wellington av, Newport, R. I., overlooking the harbor and bay, to Mrs. William K. Vanderbilt, Jr., for the summer.

CHARLES FIELD GRIFFEN & CO. rented the country estate of John Sherman Hoyt at Darien, Conn., to Mrs. A. Remsen.

FISH & MARVIN leased for the summer, furnished, for Dr. Henry C. Holbrook, his 3-acre property at Scarborough, N. Y., to Mrs. B. Sessler; and the property of Dwight Holbrook to T. Gruen; also for Bertrand F. Bell, his 32-acre farm, "Elm Ridge," at Scarsdale to Norvin R. Lindheim and for Mrs. Paul G. Thebaud, her estate "HilHair" at White Plains, consisting of about 96 acres, a large mansion and outbuildings.

KENNETH IVES & CO. rented for George M. Cumming his country place at Irvington on Hudson to Walter E. Beer for the season.

L'ECLUSE, WASHBURN & CO. have sold at Manhasset Park house on a plot 60x115 to C. W. Keay.

PEASE & ELLIMAN have leased, furnished, "Valley View Farm," at New Rochelle, N. Y., for the estate of T. A. Maitland to Mrs. Vere Sinclair.

S. OSGOOD PELL & CO. leased for Richard A. Monks his country place in North st, Greenwich, Conn., furnished, for the summer to Charles R. Sherlock; and at Greenwich for Charles A. Baker his property on Brookridge dr for the season to Henry J. Eckstein.

RICE & HILL leased for the season, for James F. Gifford, his summer camp on Little Moose Lake, in the heart of the Adirondacks, to Amos L. Prescott.

REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent for 101 East 123d st.

WM. A. WHITE & SONS were the brokers in the recently recorded sales of 2014 5th av, and 3 and 7 West 121st, to the Antler Realty Co.

SAMUEL H. MARTIN has been appointed agent for 35 West 65th st, 65 West 68th st and 325 West 137th st.

RULAND & WHITING CO. has moved its uptown office from 331 Madison av to 693 Madison av.

DUFF & BROWN CO. negotiated the sale recorded on Wednesday of 250 East 136th st for Jacob Ryttenberg to Vito Corrado. The same firm has been appointed agent for 3281-3289 Broadway and 474-476 West 145th st.

GARFIELD REAL ESTATE CO. of Rochester has issued Bulletin No. 33, illustrated, giving lists of properties for sale in that city.

GOODALE, PERRY & DWIGHT (Inc.) have been appointed agents for 265-267 6th av and 102 West 17th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for "Weld Chambers," 53 East 61st st.

M. MORGENTHAU, JR., CO. placed for the F. M. S. Corporation, Aaron Goodman, a first mortgage loan of $60,000 on the 6-sty apartment house 513 West 170th st.

KURZ & UREN were the brokers in the recently recorded sale of the 6-sty building at the northwest corner of West Houston and Greene sts.

M. M. HAYWARD & CO. have been appointed agents for the elevator apartment houses 523 and 527 West 121st and 200 Claremont av; also for 419 West 115th st and 2455 8th av.

A. V. AMY & CO. have been appointed agents by the Vassar Realty Co., for the 7-sty apartment house, at the northwest corner of 7th av and 112th st.

J. ARTHUR FISCHER was the broker in the lease of the "Gotham," a 7-sty apartment house at 240-242 West 49th st, to Hugo J. Hanf for John LaSpina, as president of the 20th St. Realty Co.

REAL ESTATE OWNERS' PROTECTIVE Association will hold a mass meeting on Monday evening, May 10, at 8 p. m. at the Hotel Majestic, Central Park West and 72d st, to protest against the Direct Tax measure, now in the hands of the Governor for disposition.

THE MUNICIPAL CIVIL SERVICE COMMISSION has ordered an examination to take place in the near future for Deputy Tax Commissioners, whose duties are to assess the value of real and personal property for the purpose of taxation. All men who have had five years' experience in the real estate business are eligible.

THE ANNUAL MEETING of the Metropolitan League of Savings and Loan Associations will be held in the offices of the Atlantic Association, 321 Court st, Brooklyn, tonight at 8 p. m. Officers and three trustees, whose terms expire, are to be elected. There will be talks on the Land Bank and on other measures in the line of saving and loan expansion in this section.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

JULIA B. ADAMS.—1923 Madison av, 1748-77, 3-sty dw, 20x85, $10,000.

FREDERIC BAKER, Charles W. Rau, Margaret T. Hicks, Elizabeth M. Stevens, Jennie M. Maher and Jacob Mayer. Details next week.

JOSEPH BIERHOFF.—118 West 127th, 1911-41½, 3-sty dwg, 16.8x99.11, $11,000; 130 East 118th and 1896 Lexington av (swc), 1645-58½ and 58¾, 2 and 3-sty bldgs, 75x17.7, $17,500; also two leaseholds, one of which expired on May 1, 1915.

HUGH BRIEN.—447 6th av, swc 27th st, 802-45, 5-sty bldg, 24.8x65, $110,000; 480-482 9th av, sec 37th st, 760-75-74, two 4-sty bldgs, 49.6x64.9, $49,000 (the corner bldg was valued at $30,000); 441 West 40th st, 1050-13, 4-sty ten, 25x98.9, $14,500.

CATHERINE A. F. CASANOVA.—50 Chrystie st, 302-2, 5-sty ten, 25.3x101.2, $30,000; 105 Washington st, 53-4, 5-sty ten and 4-sty rear, 25x92.2, $23,500; 107 Washington st, 53-5, 5-sty ten and 4-sty rear, 25x92.2, $23,500; 235-237 East 13th st, 469-46, 6-sty ten, 30x103.3, $48,000; 239 East 13th st, 469-44, 6-sty ten, 30x103.3, $48,000; 22 Stanton st, 427-44, 5-sty ten, 25x103.3, $42,000; 214-216 Eldridge st, 416-10, 6-sty ten, 31.2x88.6, $47,500; 185 Chrystie st, 426-35, 6-sty ten, 25x97.6, $42,000.

MINNIE S. COHN.—490-494 Columbus av, 1214-33-34-35, three 5-sty ten, each 25.6x90, each $39,000.

CLERMONT L. CLARKSON.—698 10th av, 1058-62, 5-sty flat, 25.9x92, one-fifth undivided interest, $5,250; 279 Washington st, 138-4, 5-sty warehouse, 26.3x76.3, one-fifth, $7,500; 288 Greenwich st, 138-12, 5-sty warehouse, 26x75.4, one-fifth, $4,950; 232 Fulton st, 82-34, 4-sty bldg, 25.2x45.2xirreg, one-fifth, $4,500; 106 Franklin st, 178-6, 5-sty bldg, 25x100, one-fifth, $2,250; 214-215 West st, 183-30, two 3-sty bldgs, 40x80, one-twentieth undivided interest, $2,062.-43.6x100, one-twentieth, $1,500; 365-367 West st, through to 606-610 Washington st, 602-15, 1½-sty bldg, 75x316.10xirreg, one-twentieth, $5,625; 342-346 Washington st, 183-36, three 1-sty bldgs, 60.4x81.5, one-twentieth, $2,250.

CATHERINE CORCORAN.—138 West 137th st, 1921-50, 5-sty ten, 30x99.11, $28,000.

PAULINE DASTLER.—561 West 42d st, 1071-4½, 3-sty bldg and 4-sty rear, 22x125x irreg, $20,000.

WILHELMINA DIELE.—213 West 60th st, 1152-24, 5-sty ten, 25x100.5, $17,000.

JULIA L. DWIGHT.—90 Broad st, swc Stone, 10-39, 5-sty bldg, 28.5x53.6xirreg, $82,000.

MORRIS GREEN.—215 Eldridge st, 421-63, 6-sty ten, 25x100, $37,500; 143 Essex st, 411-62, 5-sty ten, 25x90, $35,500; 145 Essex st, 411-61, 5-sty ten, 25x90, $35,500; 28 Av B, 398-33, 5-sty ten, 24.2x80, $34,000; 244 East 2d st, 385-48, 6-sty ten, 24.9x105.11, $36,000; 250 Delancey st, 333-37, 6-sty ten, 25x75, $37,500; 261 Henry st, 287-6, 6 sty ten, 24.9x92.5, $31,000; 52 Jefferson st, 271-11, 5-sty ten, 25x104.4, $32,000; 19 Suffolk st, 312-28, 5-sty ten, 25x100, $34,000; 113-115 Henry st, 283-4, 5-sty ten, 25x87.6, $30,000.

THERESE HAAS.—539 West 141st st, 2073-13½, 3-sty dwg, 18.6x99.11, $12,800.

JOHN P. HOFFNER.—205 East 46th st, 1320-5 3½-sty dwg, 20x100.5, $7,000.

ALEXIS M. LEON.—116 East 32d st, 887-88, 3-sty dwg, 25x58.7, $15,000.

THOMAS J. LOCK.—207 Lexington av, 888-21, 3-sty bldg, 24.8x95, $37,000; 209-11 Lexington av, 888-60-59, two 3-sty bldgs, 32x75, $46,-000.

MARGARET E. MANAHAN.—23 East 129th st, 1754-12, 3-sty dwg, 16.8x99.11, $10,500.

MARIA M. MUSANO.—216 East 111th st, 1660-41, 4-sty ten, 25x100.11, $14,000.

CATHERINE REILLY.—378 1st av, nec 22d st, 954-1, 4-sty ten, 28x73, $23,000; 403 East 21st st, 954-5, 4-sty dwg, 23x49.5, $12,000.

SOPHIA ROBERT.—1657 and 1659 1st av, 1549-26-27, two 4-sty ten, each 25.2x75, each $19,500; 578 2d av, 937-66, 5-sty ten, 22x72, $30,000.

MARY RUSK.—166 West 35th st, 810-77, 4-sty dwg, 18x72.10, $32,500.

SALEM T. RUSSELL.—126 West 13th st, 608-26, 3-sty dwg, 22x100.3, $18,000.

JOSEPH SHARDLOW.—114 West 84th st, 1214-44, 5-sty apt, 30.8x102.2, $35,000; 116 West 84th st, 1214-45, 5-sty apt, 19.4x102.2, $22,000.

ALICE H. S. STEBBINS.—170-172 William st, nec Beekman st, 100-15, 6-sty bldg, 50.7x73.11, one-third interest valued at $80,000.

BERTHA THEISE.—450 2d av, 931-58, 4-sty ten, 19.9x103, $16,000.

SARA L. THURSTON.—113 East 29th st, 885-12, 4-stv dwg, 20x98.9, $35,000.

FANNY G. WILLIS.—39 East 29th st, 859-32, 3-sty dwg, 21.6x98.9, $45,000.

CHARLES F. ZABRISKIE.—37 West 75th st, 1128-13, 4-sty dwg, 22x102.2, $42,000.

OBITUARY

JOSEPH A. GOULDEN, Bronx Congressman and general agent in this city for the Pennsylvania Life Insurance Co., with offices at 180 Broadway, died suddenly in Philadelphia, on Monday. He was born in 1844 and was a veteran of the Civil War. He was for many years interested in Bronx civic and political affairs and was the first president of the Taxpayers' Alliance of the Bronx.

GUSTAV BERNSTEIN, for forty years a real estate dealer in New York City, died, in his

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eighty-third year, on Sunday, at his home, 257 West 121st st. He retired about fifteen years ago.

STEPHEN R. HEWLETT, large real estate owner of Roslyn, L. I., died on Saturday, at the Hewlett homestead, aged fifty-six.

JOHN E. HIGGS, for many years in the real estate business in Brooklyn, died last week, aged fifty-six, at his home, 111 Ash st, Flushing.

CHARLES W. L. ROCHE, a member of the firm of Roche, Crane & Wiley, of 165 Broadway, New Jersey real estate developers, died on Tuesday, aged forty-seven years, at his home, 373 Charlton av, South Orange, N. J.

FREDERICK B. STERLING, superintendent of the Western Union Telegraph Building in Manhattan, died on Tuesday, at his home, 5401 New Utrecht av, Brooklyn.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 April 30 to May 6	1914 May 1 to 7
Total No.	159	181
Assessed value	$9,753,400	$12,859,054
No. with consideration	27	19
Consideration	$1,536,555	$795,867
Assessed value	$1,726,200	$818,654
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	2,490	2,551
Assessed value	$111,728,810	$162,133,147
No. with consideration	350	273
Consideration	$17,805,327	$10,223,220
Assessed value	$18,787,950	$10,877,271

Mortgages.

	1915 April 30 to May 6	1914 May 1 to 7
Total No.	87	107
Amount	$2,646,178	$2,651,983
To Banks & Ins. Cos.	23	18
Amount	$1,373,000	$180,250
No. at 6%	36	48
Amount	$376,708	$617,553
No. at 5½%	2	.....
Amount	$9,000	.....
No. at 5%	28	23
Amount	$1,156,470	$1,531,750
No. at 4½%	1	4
Amount	$433,000	$66,000
No. at 4%	1	.....
Amount	$400,000	.....
Unusual rates	.....	1
Amount	.....	$1,047
Interest not given	16	31
Amount	$271,000	$135,033
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	1 411	1,576
Amount	$31,913,245	$47,164,860
To Banks & Ins. Cos.	273	378
Amount	$13,137,022	$25,191,350

Mortgage Extensions.

	April 30 to May 6	May 1 to 7
Total No.	54	61
Amount	$4,151,380	$2,154,600
To Banks & Ins. Cos.	13	29
Amount	$3,222,500	$1,492,500
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	718	811
Amount	$37,002,423	$38,325,985
To Banks & Ins. Cos.	248	262
Amount	$22,743,650	$24,026,950

Building Permits.

	1915 May 1 to 7	1914 May 2 to 9
New buildings	6	13
Cost	$1,016,550	$2,144,000
Alterations	$202,950	$251,507
	Jan. 1 to May 7	Jan. 1 to May 9
New buildings	178	180
Cost	$22,214,815	$17,829,690
Alterations	$4,254,556	$4,960,351

BRONX.

Conveyances.

	1915 April 30 to May 6	1914 May 1 to 7
Total No.	113	167
No. with consideration	23	22
Consideration	$321,276	$400,074
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	2,121	2,057
No. with consideration	259	247
Consideration	$2,327,207	$2,604,253

Mortgages.

	1915 April 30 to May 6	1914 May 1 to 7
Total No.	90	88
Amount	$904,977	$947,324
To Banks & Ins. Cos.	10	4
Amount	$120,000	$49,700
No. at 6%	44	39
Amount	$529,100	$594,904
No. at 5½%	7	11
Amount	$32,800	$49,000
No. at 5%	32	14
Amount	$98,177	$69,120
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	27	21
Amount	$244,900	$234,300
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	1,148	1,275
Amount	$10,419,081	$11,919,648
To Banks & Ins. Cos.	75	146
Amount	$1,839,750	$2,934,951

Mortgage Extensions.

	April 30 to May 6	May 1 to 7
Total No.	13	18
Amount	$353,000	$501,000
To Banks & Ins. Co.	1	6
Amount	$257,500	$309,000
	Jan. 1 to May 6	Jan. 1 to May 7
Total No.	283	298
Amount	$5,843,905	$6,214,600
To Banks & Ins. Cos.	73	52
Amount	$1,989,750	$1,686,400

Building Permits.

	1915 April 30 to May 6	1914 May 1 to 7
New buildings	10	20
Cost	$1,329,600	$495,662
Alterations	$30,000	$19,700
	Jan. 1 to May 6	Jan. 1 to May 7
New buildings	373	292
Cost	$11,164,675	$6,389,392
Alterations	$307,690	$438,055

BROOKLYN.

Conveyances.

	1915 April 29 to May 5	1914 April 30 to May 6
Total No.	529	569
No. with consideration	18	11
Consideration	$680,900	$308,335
	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	7,482	8,005
No. with consideration	787	860
Consideration	$7,108,722	$6,030,023

Mortgages.

	1915 April 29 to May 5	1914 April 30 to May 6
Total No.	141	113
Amount	$1,792,492	$2,045,696
To Banks & Ins. Cos.	86	97
Amount	$613,285	$678,050
No. at 6%	254	240
Amount	$873,094	$839,928
No. at 5½%	118	88
Amount	$644,900	$535,850
No. at 5%	35	91
Amount	$187,950	$601,545
Unusual rates	3	1
Amount	$1,313	$700
Interest not given	31	23
Amount	$95,535	$67,673
	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	5,462	5,590
Amount	$22,585,886	$23,455,803
To Banks & Ins. Cos.	921	1,164
Amount	$5,597,376	$9,294,641

Building Permits.

	1915 April 30 to May 6	1914 May 1 to 7
New buildings	94	117
Cost	$917,750	$1,155,600
Alterations	$49,750	$86,540
	Jan. 1 to May 6	Jan. 1 to May 7
New buildings	1,837	1,557
Cost	$14,777,265	$14,493,885
Alterations	$1,239,379	$1,029,339

QUEENS.

Building Permits.

	1915 April 30 to May 6	1914 May 1 to 7
New buildings	133	146
Cost	$492,130	$548,580
Alterations	$31,254	$53,220
	Jan. 1 to May 6	Jan. 1 to May 7
New buildings	1,840	1,637
Cost	$6,305,436	$7,113,997
Alterations	$316,595	$416,780

RICHMOND.

Building Permits.

	1915 April 30 to May 6	1914 May 1 to 7
New buildings	43	37
Cost	$55,555	$38,235
Alterations	12,765	$5,355
	Jan. 1 to May 6	Jan. 1 to May 7
New Buildings	363	345
Cost	$823,607	$412,299
Alterations	$67,110	$87,277

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Outside buyers figured in the Special Sales Day auction on Tuesday and acquired several properties. Among them was F. E. Barnes, who, for a client, paid $33,800 for 71 Lexington avenue, after spirited bidding. F. J. Flynn purchased the northeast corner of St. Anns avenue and 134th street for $19,700. On Thursday Frederick Sprenger bought the dwelling, 109 West 57th street, for $50,000.

Interest next week will center on the sale of Manhattan, Bronx, Brooklyn and Queens holdings of the estate of Arthur

R. Morris, by Joseph P. Day, on Tuesday, for the benefit of the heirs, including a number of charitable institutions.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 7, 1915, room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Downing st, 58, ss, 119 e Varick, 16.5x64.8, 3-sty dwg (exrs), Chas F Lennon. 4,600

57TH st, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Fred Sprenger 50,000

65TH st, 18, ss, 120 w Mad av, 18x100.5, 4-sty & b stn dwg & 2-sty bk extension (vol); bid in at $53,500.

68TH st, 54 W (*), ss, 243.9 e Col av, 18.9x100.5, 4-sty & b stn dwg; due, $19,-283.94; T&c, $1,036.95; Natl Savgs Bank of City of Albany. 21,000

68TH st, 26 W, ss, 266 w Central Park W, 19x100.5, 4-sty & b stn dwg; due, $21,-392.05; T&c, $186.15, withdrawn.

88TH st, 157, ns, 312.4 e Ams av, 13x100.8, 4-sty & c stn dwg (extrx); Gibraltar Mtg Co. 11,050

106TH st, 312 E (*), ss, 200 e 2 av, 37.8x100.11, 6-sty bk tnt & strs; due, $34,022.08; T&c, $477.17; Frank G Wilde, trste, et al. 31,500

119TH st W, see Riverside dr, see Riverside dr, 468.

123D st, 204 W (*), ss, 96 w 7 av, 16x100.11, 3-sty & b stn dwg; due, $9,666.79; T&c, $287; New Church Board of Publication. 7,500

145TH st, 274-6 W, see 8 av, 2726-8.

Lexington av, 1795 (*), es, 73.11 s 112th, 27x73, 5-sty bk tnt & strs; due, $21,479.12; T&c, $603.30; Mathilde E Weber. 17,500

Lexington av, 71, es, 74 s 26th, 24.8x100, 5-sty & b bk tnt (vol); F E Barnes for a client. 33,800

Riverside dr, 468 (*), sec 119th, 100x100, 9-sty bk tnt; due, $21,415.80; T&c, $12,000, sub to 2 mtgs aggregating $365,-000; Emily Loewy. 386,000

Wadsworth av, ws, 90 n 190th, 199x98, vacant (vol); F L Bacon. 64,000

Wadsworth av, ws, 289 n 190th, 169x98, vacant (vol); F L Bacon. 55,000

8TH av, 2726-8, sec 145th (Nos 274-6), 40x100, 3-sty bk str; due, $19,970.69; T&c, $70.50; Fred D Menke, representing the bondholders. 80,000

HENRY BRADY.

Stanton st, 329 (*), ss, 59.10 e Goerck, 21x81.3, 5-sty bk tnt & strs; due, $14,-054.70; T&c, $300; Metropolitan Savgs Bank. 13,000

46TH st, 440 W (*), ss, 275 e 10 av, 25x100.5, 4-sty bk bldg; due, $6,956.55; T&c, $286.50; sub to mtg $10,000; N Y County Natl Bank. 15,053

103D st, 117 E (*), ns, 125 e Park av, 15x100.11, 3-sty & b stn dwg; due, $14,-964.39; T&c, $186.15; N Y Investors Corpn. 4,775

Riverside dr, ns, 445.1 w 158th, 102.11x204.7 to 160th x100x228.3, vacant; adj May 18.

Riverside dr, ns, 478.4 w 158th, 110.11x231.11 to cl 160th x39.10x63.2x237.6, vacant; adj May15.

BRYAN L. KENNELLY.

Broadway, 832-4 (*), es, 100.6 s 13th, 48x95.4x48x95.3, 10-sty bk loft & str bldg; due, $292,439.09; T&c, $4,998.82; Seamens Bank for Savgs in City N Y. 280,000

JAMES L. WELLS.

Stanton st, 310 (*), ns, 75 e Lewis, 22x75, 3-sty fr tnt & str, 2-sty ext; due, $11,-785.37; T&c, $656.05; Jno C Gulick. 6,000

SAMUEL MARX.

2D av, 2453 (*), ws, 74.11 s 126th, 25x105, 6-sty bk tnt & strs; due, $26,713.67; T&c, $2,932.55; Theo T Brinckerhoff et al. 25,000

CHAS. J. DUNN.

178TH st, 659 W, ns, 125 w Wadsworth av, 12.6x100, 3-sty & b bk dwg; due, $5,-615.37; T&c, $227.70; Chas Meisel. 6,225

HENRY B. KETCHAM.

Allen st, 14, see Canal, 67-71.

Canal st, 67-71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title &c; adj May19.

65TH st, 170 W, see Canal, 67-71.

DANIEL GREENWALD.

Broome st, 32, nec Goerck (Nos 22-4), 25x75, 7-sty bk tnt & strs; Sheriff's sale of all right, title, &c; Gabriella Diloso. 600

Total	$1,111,603
Corresponding week 1914	763,286
Jan 1, 1915 to date	28,773,647
Corresponding period 1914	13,202,925

Bronx.

The following are the sales that have taken place during the week ending May 7, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

134TH st, ss, 300 w So blvd, 50x70, vacant (vol); W M Jackson. 4,700

135TH st, ss, 45 w Brown pl, 75x100, vacant (vol); Jas M Wood for a client. 10,500

Heath av, swc Shrody pl, 170x153x87.6x165, vacant (vol); D Shoen. 11,500

Park av, 3428 (*), es, 25.1 n Gouverneur pl, 25.1x90.10x24.7x90.11x24.8x95.2, 4-sty bk tnt & str; due, $12,861.49; T&c, $45.05; Kate B Murray. 12,000

St Anns av, sec 134th, 100x80, vacant (vol); F J Flynn. 19,700

Sedgwick av, ws, running to Cedar av, 75x116x74.6x100, vacant (admtrx); Edna B Lewis. 5,500

Undercliffe av, es, 950 n 176th, 196x104.2x—x100 (vol); R Roebbelen, 7,750

HENRY BRADY.

Warren st or av, ws, 285.2 s Spuyten Duyvil Pkway, runs w204.2xsw181.9xw114.1 to Johnson av xse188.6xe82.3xse319xe150xn102.6xnw105xsw48.3xn383.6 to beg; withdrawn.

167TH st, 841 E, see 170th, 580 E.

168TH st, 801 E (*), nwc Union av (No 1201), 96.3x22.6x96.1x26.7, 5-sty bk tnt; due, $23,155.61; T&c, $1,575; Helene Fuld et al. 18,000

170TH st, 580 E, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & strs; withdrawn to be readvertised.

Johnson av, see Warren st or av, ws, 285.2 e Spuyten Duyvil Pkway.

HERBERT A. SHERMAN.

161ST st, 770 E, ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr str; due, $5,714.20; T&c, $250.85; City Real Estate Co. 5,000

GEORGE PRICE.

Bronx Park av, 428, es, 75 s Lebanon 25x100; due, $4,451.41; T&c, $400; Herman C Schrader, a party in interest. 3,000

BRYAN L KENNELLY.

University av, es, 175 s Ogden av, 50x77.1x77.1 to Ogden av x50x59.11x59.11 to beg; due, $6,258.29; T&c, $1,472.83; adj May 21.

Total	$97,650
Corresponding week 1914	196,999
Jan 1, 1915 to date	2,286,406
Corresponding period 1914	2,496,847

Brooklyn.

The following are the sales that have taken place during the week ending May 7, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

MONROE ST (*), ss, 325 w Patchen av, 16x100.1; Lizzie M Flower 2,200 00
S 3D st (*), ns, 189 w 8th; Florence M Klein 2,000.00

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Brooklyn Auction Sales Continued.

CANARSIE AV, ns, 60 e E 29th, 20x92.10; Robert C Baker 3,400.00
NEPTUNE AV, see Ocean pkway, 30.6 x140.5; Jno M Gray 20,200.00

WILLIAM J. McPHILLIAMY & CO.

PERGEN ST, ss, 75 w Rochester av, 20.7x85; withdrawn ..... —
GARDEN PL, 37, es, 148 n State, 25x80; 3-sty & b bk dwg & fr extn (exrs); Louis J Jurgens 6,550.00
HERKIMER ST (*), ns, 28 e Stone av, 16x80; Equitable Co-Operative Bldg & Loan Assn 3,000.00
E 17TH ST, ws, 90 s Caton av, 25x100; A B Roberts 3,000.00
18TH ST, nec 3 av, 100x25; also 3D AV, es, 25 n 18th, 25x100; Carrie Burghart. 15,750.00
E 36TH ST (*), ws, 140 n Av K, 20x100; Aletta L Steenhulsen 2,000.00
E 36TH ST (*), ws, 160 n Av K, 20x100; Harmanus B Hubbard, exr..... 2,000.00
67TH ST (*), ns, 200 w 14 av, 20x100; Jno J Butler 1,500.00
68TH ST, sws, 100 nw 16 av, 20x100; Rose A Murphy 3,480.00
72D ST, sws, 145.10 nw 6 av, 20x100; Jno E Sullivan Co 4,350.00
BEVERLY RD (*), nwc E 29th, 98.2x374.2xirreg; Albany Heights Realty Co. 16,200.00

BEVERLY RD, ss, 20 w Bedford av, 20x75; Eagle Savgs & Loan Co..... 4,050.00
5TH AV, nec 63d, 40x100; Ludwig F Brauns 5,350.00
18TH AV (*), ws, 650 s 86th, 50x96.8; Nellie Connors 2,000.00

NATHANIEL SHUTER.

BERRIMAN ST (*), ws, 60.11 n Sutter av, 20x80; Max Abrams 3,250.00
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; adj May 18.. —
HUMBOLDT ST (*), ws, 50 n Ten Eyck, 50x150; Jacob Seiner 12,000.00
SCHERMERHORN ST (*), ss, 325 e Bond, 50x81.11; Annie McManamy ... 1,000.00
E 10TH ST, ws, 514 n Av P, 26x100; J Voss 3,900.00
18TH ST (*), 120 w 6 av, 20x100.2; Kathrina Stecher et al 6,250.00
ATLANTIC AV, ss, 108.6 w Sackman, 19.4x100; S Lopardo 2,225.00
BENSON AV, nes, intersec ses 23 av, 98.8x100; M G Morrsy 2,660.00
FLATBUSH AV, nwc Ditmas av, —x—, to E 221; also EAST 22D ST, es, 60.3 n Ditmas av, 42.2x182.5xirreg; Montague Mtg Co 84,500.00
HOPKINSON AV, ws, 100.2 n Riverdale av, 150x100; Ginsberg & Kobre 6,625.00
ROCKAWAY AV, ws, 150.2 n Livonia av, 100x100; Jos J Schwartz..... 54,000.00

JAMES L BRUMLEY.

CLARENDON RD (*), sec Nostrand av, 100x109; Mechanics' Bank..... 15,500.00
DORCHESTER RD (*), ss, 65.5 w Stratford rd, 70.8x174.1; also STRATFORD RD, es, 540 s Dorchester rd, 59.1x109.1; also STRATFORD RD, nwc Ditmas av, 72.6x81; Broadway Trust Co. 8,000.00
KINGSTON AV, es, 38.9 s St John's pl, 19.4x80; withdrawn ..... —
STRATFORD RD, es, 260 s Dorchester rd, 40x100; Harold D Watson 6,600.00

JOSEPH P. DAY.

BERGEN ST, 1882, ss, 100 e Howard av, 20x100; Jos P Haynes..... 4,650.00

Total $308,190.00
Corresponding week, 1914 ..... 167,625.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 11.

PEARL ST, 402-4, es, 61.3 n New Bowery, 25x87.1 to New Bowery (No 10) x36.10x61.8, 6-sty bk loft bldg (exrs).
57TH ST, 438-40 W, ss, 300 e 10 av, 50x100.5, 5-sty & b bk tnt (exrs).

MAY 12.

17TH ST, 170, ss, 100 w 4 av, 20x111.6x—x109.10, 3-sty & b bk tnt (trstes).

BRYAN L. KENNELLY.

54TH ST, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty & b stn dwg (exrs).
37TH ST, 259-63 W, ns, 100 e 8 av, 50x98.9, 3-4-sty dwgs (vol).
40TH ST, 265-7 W, ns, 100 e 8 av, 50x98.9, 2-5-sty stn tnts (vol).

Bronx.

JOSEPH P. DAY.

MAY 11.

138TH ST, nec 3 av, —x—, vacant (exrs).
156TH & 158D STS, Mott & Sheridan avs, sale of 63 lots (exrs).

MAY 12.

WATSON AV, 2128, —s, 240 e Olmstead av, 50x103, 2-sty fr dwg (exrs).

Brooklyn.

JOSEPH P. DAY.

MAY 11.

CLINTON ST, 301-11, sec Harrison (Nos 206-224), 100.2x238, to Tompkins pl (Nos 10-12) x100x239.7 to beg, 18-3-sty & b bk dwgs (exrs).
JAY ST, 327-33, nec Myrtle av (Nos 69-75), 71.8x110, 2-3-sty bk bldgs & strs (exrs).

WILLIAM J. McPHILLIAMY & CO.

MAY 11.

PUTNAM AV, 254, ss, 180 w Nostrand av, 20x100, 3-sty & b bk dwg (exrs).

WILLIAM P. RAE CO.

MAY 11.

BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes).
FULTON ST, 442-4, ss, 29.6 w Hoyt, runs w 37.10xs100xw—xs25xe86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes).
LINCOLN PL, 228, ss, 170 w 8 av, 20x100, 3½ & 4-sty stn dwgs, 20x100 (trstes).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 8 & 10.

No Legal Sales advertised for these days.

MAY 11.

WASHINGTON ST, 718; swc 11th (Nos 346-8), 27x36x12.6x61; and 11TH ST, 350 W, ss, 61 w Washington, 19x31x19.8x35.6, 2-sty bk tnts & strs; Jno Corse, exr & trste—Sarah M Chapman et al; Geo E Miner (A), 25 Broad; Jno Corse, exr, &c; exr's sale; Joseph P Day.
11TH ST, 350 W, see Wash, 718.
11TH ST, 346-8 W, see Wash, 718.
157TH ST, 1-3 E, see 5 av, 73.
28TH ST, 228 W, ss, 295.10 w 7 av, 24.10x98.9, 5-sty bk tnt & strs & 4-sty bk rear tnt; Carrie Block—Adele M Conyns et al; Saml Brand (A), 44 Cedar; Paul T Davis (R); due, $1,209.83; T&c, $860.90; Herbert A Sherman.
55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A), 84 William; Herman Joseph (R); due, $32,-390.49; T&c, $1,140.70; Joseph P Day.
64TH ST, 115 E, ns, 125 e Park av, 20x100.5, 3-sty & b stn dwg; U S Savgs Bank of City N Y—Albert J Kramer et al; Merrill & Rogers (A), 100 Bway; Henry Hofheimer (R); due, $31,431.71; T&c, $641.50; mtg recorded July 11, 1914; Joseph P Day.
94TH ST, 55 W, ns, 85 w Central Park W, 20x100.8, 4-sty & b stn dwg; Bowery Savgs Bank—Margt T Van Epps et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm Forster (R); due, $14,729.61; T&c, $1,348.90; Joseph P Day.
116TH ST 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; Archibald K Mackay et al trstes—Santa Rumore et al; Grenville B Winthrop (A), 6 Wall; A Welles Stump (R); due $14,326.30; T&c, $529.15; Henry Brady.
119TH ST, 43 W, ns, 376 w 5 av, 17x100.11, 3-sty & b stn club house; Union Trust Co N Y—Theresa Abelson et al; Miller, King, Lane & Trafford (A), 80 Bway; Phoenix Ingraham (R); due, $11,832.04; T&c, $115.80; mtg recorded May 13, 1911; Henry Brady.
119TH ST, 61 W, ns, 526.8 w 5 av, 16.8x100.11, 3-sty & b stn dwg; Rosalie Kaufmann et al, trstee—Harry Rodman et al; Wm Bondy (A), 149 Bway; Walter A Hirsch (R); due, $10,-734.94; T&c, $231.60; Joseph P Day.
57TH AV, 73; nec 15th (Nos 1-3), runs n 38.6xe100xn61.6xe25xs103xw125 to beg, 11-sty bk loft & str bldg; Margt O Sage—Wm McBrien et al; DeForest Bros (A), 30 Broad; Carl Ehlermann, Jr (R); due, $406,799.57; T&c, $326.11; Joseph P Day.

MAY 12.

FLETCHER ST, 20-8, see Front, 164.
FRONT ST, 164, nec Fletcher (Nos 20-8), 32.5x103x31.7x93, 4 & 5-sty bk loft & str bldg; City of N Y—Carson Brevoort et al; Frank L Polk (A), Municipal Bldg; Abr Oberstein (R); due, $94,886.50; T&c, $6,462.57; Joseph P Day.
9TH ST, 734-6 E, ss, 218 w Av D, 40x93.11, 6-sty bk tnt & strs; Jos Zimmerman et al—Benj Sonnenschein et al; Breitbart & Breitbart (A), 309 Bway; Albert Blumenstiel (R); due, $7,684.60; T&c, $1,097.12; sub to a mtg $40,000; Joseph P Day.
138TH ST, 105 W, ns, 509 e 7 av, 26x99.11, 5-sty stn tnt; Thos F O'Brien et al, gdns—Moses Hess et al; Armin H Mittleman (A), 44 Cedar; Chas H Murray (R); due, $24,401.04; T&c, $178; mtg recorded Nov 23, 1906; Joseph P Day.
142D, 102-4 W, ss, 100 w Lenox av, 100x100, 2-6-sty bk tnts; Sound Realty Co—Jos Bloch et al; Lewis S Marx (A), 128 Bway; Max E Kaplan (R); due, $36,407.79; T&c, $——; sub to 2 mtgs aggregating $100,000; Joseph P Day.
148TH ST, 412-20 W, 75 e Convent av, 100x99.11, 6-sty bk tnt; Seamen's Bank for Savgs in City N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm Klein (R); due, $149,084.42; T&c, $4,442.50; mtg recorded Oct 7, 1908; Samuel Marx.

MAY 13.

NEW CHAMBERS ST, 55; swc Roosevelt (No 50), 27.3x20.2x—, 5-sty bk tnt & strs; East River Savgs Inst—Moses Blank et al; Omri F Hibbard (A), 74 Bway; Harry M Lewy (R); due, $3,361.76; T&c, $165.64; Joseph P Day.
ROOSEVELT ST, 59, see New Chambers, 55.

MAY 14.

ATTORNEY ST, 156, es, 150 n Stanton, 25x100.5, 5-sty bk tnt & strs; Anna Hochstein—Sol Schlanger et al; Henry J Block (A), 277 Bway; Edw Jacobs (R); due, $9,940.68; T&c, $224.40; sub to 1st mtg $24,500; Samuel Goldsticker.
63TH ST, 47 W, ns, 475 w Central Park W, 25x100.5, 4-sty & b stn dwg; Ella A Brown—City Island Realty Co et al, Cary & Carroll (A), 59 Wall; Edw D Dowling (R); due, $35,178.-36; T&c, $814.85; mtg recorded Jan 26, 1909; Joseph P Day.
181ST ST, 836 W, see Pinehurst av, 90.
201ST ST, W, nwc 9 av, 100x99.6, vacant; Jos H Freedlander et al, exrs—Romney Realty Co et al; Einstein, Townsend & Guiterman (A), 32 Liberty; Marcel Levy (R); due, $3,-336.87; T&c, $480; J H Mayers.
PINEHURST AV, 90, sws 181st (No 836), 109.9x112.10x114.11x117.11, 6-sty bk tnt & strs; Henry Morgenthau Co—Comfort Realty Co et al; Simon T Stern (A), 41 Park Row; Percival H Gregory (R); due, $38,785.74; T&c, $2,000; sub to 1st mtg $30,000; Joseph P Day.
9TH AV, nwc 201st, see 201 st, W, nwc 9 av.

MAY 15.

No Legal Sales advertised for this day.

MAY 17.

54TH ST, 223-9 E, see 55th, 226-32 E.
55TH ST, 226-32 E, ss, 250 w 2 av, runs s 100.5 xe50xs100.5 to 54th (Nos 223-9) xw125xn100.5 xw25xn100.5xe100 to beg, — bk & fr bldgs of brewery; Viola M Flannery—Chas A Doelger et al; Benj Trapnell (A), 170 Bway; Arthur S Friend (R); due, $20,678.81; T&c, $245.40; sub to pr mtg $92,000; mtg recorded Apr 13, 1912; Joseph P Day.
54TH ST, 223-31 E, see 55th st, 226-32 E.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 8.

No Legal Sales advertised for this day.

MAY 10.

GRAHAM ST 1806, es, 51.5 n Morris Park av, 25x95; Chas J Wacker et al—Anna Soell et al; Clocke, Koch & Reidy (A), 391 E 149th; J Homer Hildreth (R); due, $3,578.71; T&c, $362.53 Geo Price.
197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.
197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.

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CROTONA PKWAY, es, abt 170 n 176th, 31.2x 16.7x27.2, gore, vacant; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A), 320 Bway; Geo A Steinmuller (R); due, $556.48; Tax, $50; Geo Price.

GRAND BLVD & CONCOURSE nec 197th, —x 100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due $1,346.50; T&c, $1,158.89; sub to 4 pr mtgs aggregating $8,000; James J Donovan.

TIEBOUT AV, 2255 ws, 256.8 s 183d, 18.5x74.10 x18.5x76.3, 2-sty bk dwg; Wm D Lent—Edmondson Constn Co et al; Jacob H Shaffer (A), 115 Bway; Ellsworth J Healy (R); due, $4,377.90; T&c, $318.30; Joseph P Day.

MAY 11.

TIFFANY ST, 1035, ws, 118.3 n 165th, 44x100, 5-sty bk tnt, Abr Dorb—York Constn Corpn et al; Herman Gottlieb (A), 299 Bway; Harold H Straus (R); due, $8,650.30; T&c, $880.90; sub to 1st mtg $33,000; George Price.

2151H ST, 852 E, ss, 304.6 e Barnes av, 47.4x 90; Thos Burke—Geo W Winston et al; Danl F Nugent (A), 200 5th av; Robt H Bergman (R), due, $2,790.30; T&c, $371.01; James J Donovan.

BEAUMONT AV, 2424, es, 233.4 n 187th, 33.4x 100, 4-sty bk tnt; Julius Simon—Clarence Realty & Constn Co et al; Action 1; Lawrence L Levy (A), 309 Bway; Francis S Mc-Avoy (R); due, $3,691.24; T&c, $567.85; sub to mtg $15,600; Henry Brady.

BEAUMONT AV, 2428, es, 266.8 n 187th, 33.4x 100, 4-sty bk tnt; same—same; Action 2; same (A); same (R); due, $3,770.44; T&c, $567.85; sub to mtg $15,000; M Morgenthau, Jr, Co.

MAY 12.

165TH ST, 200 E, ss, whole front bet Sheridan av & Sherman av, 200.11x46.2x201.10x54.1, vacant; Ida Lyons—Fram Bldg Co, Inc, et al; Alfred Frankenthaler (A), 35 Nassau; Jno P Joyce (R); due, $5,491.15; T&c, $2,041.22; sub to pr mtg $7,500; Joseph P Day.

181ST ST, 440 E, sec Park av (No 4402), 91x 25; Alice M Cordier et al, trstes—Saml Weiss et al; Henry M Bellinger, Jr (A), 135 Bway; Wm T Quinn (R); due, $4,830.67; T&c, $100.00; Joseph P Day.

PARK AV, 2978, es, 83.9 n 153d, 27.11x66.2x25 x78.6, 2 & 3 fr tnt & strs; Model Bldg & Loan Assn of Mott Haven—Mary M Malloy et al; Herbert Reeves (A), 55 Liberty; Schuyler E Day (R); due, $4,134.01; T&c, $406.83; Joseph P Day.

PARK AV, 4402, see 181st st, 440 E.

SHERIDAN AV, swc 165th, see 165th st, 200 E.

SHERMAN AV, sec 165th, see 165th st, 200 E.

MAY 13.

BASSFORD AV, 2275, swc 183d, 115x35.8, 6-sty bk tnt & strs; East River Savgs Inst—Bassford Realty Co et al; Omri F Hibbard (A), 74 Bway; Phoenix Ingraham (R); due, $42,556.-95; T&c, $1,780.10; Herbert A Sherman.

INTERVALE AV, 1129, ws, 330.7 n 167th, runs w120.8xn1.10xw18.9xn0.6xw20.3 x n 25 x e 47.11 xs1.1xe122.4xs25 to beg, 3-sty bk tnt; Chas Spengler—Carmine Ciofi et al; Rabe & Keller (A), 258 Bway; Harry Bijur (R); due, $5,167.88; T&c, $92; sub to 1st mtg $5,000; J H Mayers.

LIND AV, 1132, es, 283.7 s Union, 25.9x162x25x 155.9, 2-sty & b fr dwg; Helen R Viele—Mary Hassels et al; Ronald K Brown (A), 320 Bway; Phoenix Ingraham (R); due, $4,987.30; T&c, $750; Henry Brady.

MAY 14.

KINGSBRIDGE TER, 3013 & 3015, ws, 181.3 s Boston av, runs s38.9xw110.10xn2.2xe3xn35.6xw 2.9xn11/100 of a ft xe119.10 to beg, 2-2-sty bk dwgs; Corporate Mtg Co—Edson Bldg Co et al; Action 1; Henry D Patton (A), 27 Cedar; Richard H Arnold (R); due, $2,245.03; T&c, $300; sub to pr mtgs aggregating $10,700; James L Wells.

KINGSBRIDGE TER, 3017 & 3019, ws, 141.3 s Boston av, runs s40xw119.11xn4.11xe25.1xn35x e92.1 to beg, 2-2-sty bk dwgs; same—same; Action 2; same (A); same (R); due, $2,245.-03; T&c, James J Donovan.

167TH ST, 833 E, nwc Prospect av (No 1131-5), 100x50, 6-sty bk tnt & strs; Green Wood Cemetery—Isaac Brown et al; Miller, King, Lane & Trafford (A), 80 Bway; Geo B Hayes (R); due, $63,495.30; T&c, $809.50; Chas A Berrian.

214TH ST, E, ns, — e Barnes av, 50x100; Home Title Ins Co of N Y—Elmont Development Corpn et al; Henry J Davenport (A), 375 Pearl, Bklyn; Maurice S Cohen (R); due, $1,011.86; T&c, $200; L J Phillips & Co.

CEDAR AV, 1961 to 1965, ws, 124.7 n 179th, 50x 100.8, 2-2-sty bk dwgs; Corporate Mtg Co—Edmondson Constn Co et al; Leslie J Tompkins (A), 27 Cedar; Matthew P Breen, Jr (R); due, $1,148.30; T&c, $300; sub to 3 1st mtgs aggregating $12,000; Chas J Dunn.

PROSPECT AV, 1131-5, see 167th st, 833 E.

MAY 15.

No Legal Sales advertised for this day.

MAY 17.

240TH ST, 455-63 E, see McLean av, 851-3.

BARNES AV, sec Wickham av, 65.2x61.6x50x 97.6; Martha C McKnight—Vincenzo Manzione et al; Grant Squires (A), 296 Mad av; Jno P Dunn (R); due, $1,406.61; T&c, $39.23; Chas A Berrian.

BATHGATE AV, 1742-60, see 3 av, 405-7.

McLEAN AV, 851 & 853, nwc 240th (Nos 455 to 463), runs n88xw21xn10xw36xs75xe113 to beg, 5-3-sty fr tnts & strs; Herbert Beach et al—Jas T Doyle et al; Chas J McDermott (A), 2 Rector; J Cotter Connell (R); due, $24,-172.95; T&c, $7,586.20; Henry Brady.

WICKHAM AV, sec Barnes av, see Barnes av, sec Wickham av.

3D AV, 4051-7, ws, 100 n 174th, 215x— to Bathgate av (Nos 1742-1760), 5-5-sty bk tnts & vacant; Sheriff's Sale of all right, title, &c, which Hugo D Rosendorf had on Mar 13, 1915, or since; Jas F O'Brien, sheriff; Anthony V Caggiano.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 8.

No Legal Sales advertised for this day.

MAY 10.

BARRETT ST, ws, 300 n Sutter av, 159.6x 99.11; Isaac Solomnowitz—The I & J, Inc, et al; Abr H Spigelgass (A), 44 Court; Jno F Coffin (R); Wm J McPhilliamy & Co.

E 7TH ST, ws, 488.11 n Church lane, 40x100; Godfrey H Bachman et al—Bertha A Brobst et al; Henry J Davenport (A), 375 Pearl; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer—Bridget Rice et al; J Hunter Lack (A), 40 Court; Peter W Ostrander (R); Jas L Brumley.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliamy & Co.

BEDFORD AV, ws, 530 s Clarendon rd, 60x 100; Henry Berberich—Forrest Parkview, Inc, et al; Milton Hertz (A), 391 Fulton; Harold J Dowden (R); Nathaniel Shuter.

BROOKLYN AV, ws, 107.5 n Linden av, 80x 95.6x irreg; Martha N Hillier—Harry W Ferron et al; Thos H Williams (A), 555 Decatur; Jas J Duggan (R); Wm P Rae.

EVERGREEN AV, swc Covert, 25x82; Albert F Socker—Bessie Lang et al; Chas Reinhardt (A), 756 Flushing av; Jno H Fluery (R); Nathaniel Shuter.

OCEAN PKWAY, es, 100 n Beverly rd, 100x 150; Lancastershire Realty Co et al—Comet Constn Co et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Grover M Moscowitz (R); Nathaniel Shuter.

VOORHIES AV, nwc E 16th, 120x100; Ritter, Schwartz & Cohen, Inc—Madlin, Inc, et al; Jos J Schwartz (A), 361 Stone av; Mortimer Brenner (R); Wm P Rae.

MAY 11.

PRESIDENT ST, sec 3 av, 18.9x70; Max Israel—Caterina Galio et al; Saml E Klein (A), 367 Fulton; Thos W Maires (R); Wm P Rae.

ST JAMES PL, es, 40 s Clifton pl, 20x100; Eagle Savgs & Loan Co—Martha H Hooper et al; Jas C McLeer (A), 189 Montague; Wm A Robinson (R); Wm J McPhilliamy & Co.

WARWICK ST, es, 100 n Hegeman av, 20x100; Philip Sachs—Conrad Hecker et al; action No 1; Louis N Jaffe (A), 299 Bway, Manhattan; Wm Murray (R); Wm J McPhilliamy & Co.

WARWICK ST, es, 120 n Hegeman av, 20x 100; same—same; Action No 2; same (A); same (R); Wm J McPhilliamy & Co.

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.

79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.

ROCKAWAY AV, es, 95.8 s Av D, 100x250x irreg, excpt parts released; Frank Bailey Laura E Fitzgerald et al; Harry L Thompson (A), 175 Remsen; Wm H White (R); Wm J McPhilliamy & Co.

ST MARKS AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr—Danl L Donohue et al; Harry I Thompson (A), 175 Remsen; Jno L Aitchell (R); Wm J McPhilliamy & Co.

5TH AV, nwc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliamy & Co.

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Brooklyn Legal Sales Continued.

MAY 12.

HART PL, ses, 204.6 sw W 15th, 100x48.6x irreg; Cath McCloud Antonio De Falco et al; Walter L Durack (A), 215 Montague; Edw G Nelson (R); Wm J McPhilliamy & Co.

McDOUGAL ST, ss, 212.8 w Hopkinson av, 16x100; Bernard R F Desmo Mason I Doyle et al; Thornton & Earle (A), 38 Park Row, Manhattan; Jos A Kennedy (R); Wm J McPhilliamy & Co.

RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift—Orlando R Stevens et al; Francis Joran (A), 207 Ryerson; Edw Kelly (R); Jas L Brumley.

3D ST, nes, 228.8 nw 5 av, 26.8x95; Fredk L Ostergren—Mary T L Warren et al; Wm F Haemer (A), 59 Nassau, Manhattan; Albert R Lelson, Jr (R); Wm P Rae.

W 9TH ST, es, 139 n Av R, 17x100; Ora J Myers—Henry De Baun et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuistion (R); Wm P Rae.

17TH ST, ss, 100 w 4 av, 100x100; Jno Corse —Sarah M Champan et al; Geo E Miner (A), 23 Broad, Manhattan; Jno Corse, exr, &c; Joseph P Day.

32D ST, nes, 200 se 3 av, 25x100.2; Edwin C Swezey—Tlodoro Nardolillo et al; Robt F Swezey (A), 50 Pine, Manhattan; Peter B Hanson (R); M Morgenthau, Jr, Co.

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72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Wm A Deigan et al; Harry L Thompson (A), 175 Remsen; Wilmot L Morehouse (R); Wm P Rae.

MAY 13.

82D ST, sws, 100 nw 17 av, 40x100; Eliz A De Mund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; J Gardner Stevenson (R); Wm P Rae.

BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Saml T Maddox—Homesborough Realty Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Edmond J Donegan (R); Wm J McPhilliamy & Co.

OCEAN AV, es, 78.7 n Foster av, 200x120x irreg; Eliz Clarke—Hartman Bldg Co, Inc et al; Wilmer V Wallock (A), 189 Montague; Frank H Field (R); Jas L Brumley.

WASHINGTON AV, es, bet Sullivan & Malbone, Lot 4; Tax Lien Co of N Y—Theresa Bridgewater et al; Eliz S Pope (A), 68 William, Manhattan, Edw H Maddon (R); Wm P Rae.

LOT 34, blk 5392, sec 16; Dora Pines—Wm L Newton et al; Theo I Schwartzman (A), 44 Court; Leo J Hickey (R); Nathaniel Shuter.

MAY 14.

GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (A); Wm P Rae.

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.

WINTHROP ST, ns, 2,905.7 e Flatbush av, 140x 106; also WINTHROP ST, es, 309.10 e Nostrand av, 60x106; Allan Cowperthwaite—Robt Carter et al; Manassch Miller (A), 350 Fulton; Frank W Holmes (R); Nathaniel Shuter.

MAY 15.

No Legal Sales advertised for this day.

MAY 17.

DEAN ST, es, 60 e Franklin av, 20x80; Eleonor L Grimes—Rita Aitken et al; Tomes, Sherk & Palmer (A), 44 Court; Jas W Redmond (R); Wm J McPhilliamy & Co.

FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M. Diehl et al—Louisa Diehl et al; Jno A Bloom (A), 358 Fulton; Harrison C Glore (R); Wm J McPhilliamy & Co.

BELMONT AV, ns, 81 e Pennsylvania av, 34x 125; Simon J Harding—Bunny Constn Co et al; Gilbert Elliott (A), 185 Bway, Manhattan; Michael Ditore (R); Wm P Rae.

LOT 47, Block 6103, Sec 18; Jno G Hogan—Jas R O'Beirne et al; Benj Ammerman (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 1.

94TH ST, ss, 55 e Columbus av, 50x72.8; Burlock E Rabell as exr—P & W Holding Co et al; C V Gabriel (A).

MADISON AV, ws, 50.10 s 130th, 16.8x75; Astor Trust Co as trste—Isabel A McKinstry et al; Wite & Case (A).

MAY 3.

BROOME ST, 319; Bettie Rothfeld—Anna Sachs et al; Kurzman, Frankenheimer & Gutman (A).

39TH ST, ns, 275 e 2 av, 25x98.9; J Henry Alexander, Jr, et al—Charles Rosentover et al; R K Brown (A).

75TH ST, ns, 112 e Col av, 21x102.2; Windham Realization Co, Inc—Jas A Nichols et al; Alexander & Green (A).

104TH ST, ns, 137 w Col av, 88x100.11; Cofmonwealth Securities Co—W 134th St Realty Co et al; Almy, Van Gordon, Evans & Kelly (A).

112TH ST, 224-26 E; Elkan Kahn—Emblem Realty Co et al; Hirleman & Vaughan (A).

MAY 4.

GREAT JONES ST, 30; N Y Savgs Bank—Leopold Kaufmann et al; J A Dutton (A).

WATER ST, 161-63; Lawyers' Mtg Co—N Z Graves Co et al; Cary & Carroll (A).

3D ST, ns, 201.4 w Lewis, 20x102.2xirreg; German Savgs Bank in the City of N Y—Susanna Holzapfel et al; M Auerbach (A).

51ST ST, 108-10 W; Felix Marvotte et al—Realty Holding Co et al; Coudert Bros (A).

95TH ST, ns, 167.10 w Amsterdam av, 29.4x 100.9; Jacob Wicks, Jr—Caroline De Vito et al; J B Mitchell (A).

98TH ST, 326-28 E; Julius Levy—Nathan Schwartz et al; M Cooper (A).

117TH ST, 433 E; Cath York—Ignatz Weisberger et al; Kelly & Quinn (A).

125TH ST, 45 & 47 W; Margt O Sage—Madison G Hawke et al; D Forest Bros (A).

142D ST, ns, 310 w Lenox av, 40x99.11; Helen E Weed Pearson—Max Uhlfelder et al; Cary & Carroll (A).

MAY 5.

29TH ST, 5-7 W; U S Trust Co of N Y—E A L Realty Co et al; amended; Stewart & Shearer (A).

70TH ST, 305 & 309 W; 2 actions; Lawyers' Mtg Co—Directors' Realty Holding Co et al; Cary & Carroll (A).

LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Tine Schattman et al; amended; J M Rider (A).

WEST BROADWAY, 533; Franklin Trust Co, trste—Lillie S Beall et al; McKeen, Brewster & Morgan (A).

2D AV, swc 97th, 25.11x75; Anna E Schmidt et al—Albina Goldstein et al; C S Petrasch (A).

MAY 6.

CHRYSTIE ST, 87; Harold Nelson—Nathan Harrison Realties et al; J A Seidman (A).

24TH ST, 17 W; N Y Inst for the Instruction of the Deaf & Dumb—Paul Shotland et al; F H Comstock (A).

36TH ST, 116 W; Guaranty Trust Co of N Y—Belle S Taber et al; amended; H Swain (A).

90TH ST, 69-71 W; Sadie Morris—Wm J Jennings et al; action to foreclose mechanic's lien; S B Pollak (A).

MAY 7.

SOUTH ST, 195; Kips Bay Brewing & Malting Co—Giovanni Castellano et al; Paskus, Gordon & Hyman (A).

119TH ST, 324 E; Grace F Lesster et al—Abr H Sarasohn et al; amended; Cary & Carroll (A).

119TH ST, ss 337.6 w 1 av, 18.8x100.10; Lawyers Mtg Co—Abr H Sarasohn et al; amended; Cary & Carroll (A).

134TH ST, 318 W; Jas K Holly—Rudolph Newman et al; Gay & Goddard (A).

3D AV, ws, 50 n 127th, 25x100; Helena D K Hulst—Jos A H Pelletier et al; amended; Leach & Williams (A).

11TH AV, swc 25th, 98.9x150; Rutherford Realty Co—McKeon Realty Co et al; Wells & Snedeker (A).

Bronx.

APR. 30.

COSTER ST, es, 420 s Spofford av, 20x100; Wolcott G Lane as trste—Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

FAILE ST, ws, 200 n Randall av, 25x100; Wolcott G Lane et al as trstes—Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

FAILE ST, ws, 225 n Randall av, 25x100; Wolcott G Lane et al as trstes—Hunts Point Estates et al; Miller, King, Lane & Trafford (A).

ALEXANDER AV, 311; Albt H Atterbury as trste—Rachel C Blanchard et al; T More (A).

STARLING AV, nwc Olmstead av, 25x100; Eliz B Deyer—Empire State Wood Working Co et al; F A Southworth (A).

MAY 1.

DAVIDSON AV, nec 177th, 31.9x75.9; Wm I Seaman—Ezra R Baker et al; Speir & Bartlett (A).

VILLA AV, es, 271.6 s Van Cortlandt av, 25x 125.6; Nicholas Wapler—Fulimeno Bufano et al; W E Sammis (A).

MAY 3.

MATILDA AV, es, 525 s 237th, 100x110.9; Frances G de Peyster—Irving Realty Co et al; Shattuck, Glenn, Huse & Ganter (A).

PROSPECT AV, 701; Italian Savgs Bank of the City of N Y—Arthur Richardson et al; Wayland & Bernard (A).

LOTS 1, 2, 3, 4, 5 & 6, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A).

LOTS 15 & 16, map of 131 bldg lots belonging to Est of Thos O Woolf, 24th Ward; Eugene T Woolf -Mary J Price; Deering & Deering (A).

MAY 4.

TIFFANY ST, 1115; Maurice Ginsburg—Isabella M Meeks et al H Gottlieb (A).

176TH ST, 682 E; City Real Estate Co—Johanna Reid et al; H Swain (A).

MAY 5.

HARRIET PL, es, 264.6 n Eastern blvd, 50x98.2; also TURNBULL AV, ns, 105 w Zerega av, 100x108; Edward O'Hara et al—Colorado Realty Co et al; J R Harrison.

135TH ST, nec Brown pl, 33.4x100; Lawyers' Mtg Co—Margt A Laphy et al; Cary & Carroll (A).

FRANKLIN AV, es, 455.4 s 166th, 54.3x201.4; Chas Colgate—Young Realty & Constn Co et al; Joline, Larkin & Rathbone (A).

MAY 6.

BROOK AV, 1251-53; Samson Rosenfield—Rose R Warner et al; Kantrowitz & Esberg (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APR. 29.

29TH ST, 39-41 W; Michl J O'Connor et al—Rockbridge Realty Co, Inc; Harold Swain (A); Percival H Gregory (R); due 136,497.76

APR. 30.

76TH ST, 140 W; E Matilda Ziegler—Anna F Eastman; Robt L Moffett (A); Henry Necarsulmer (R); due..26,671.94

BROADWAY, 454; Henry Bruere, as City Chamberlain—Agnes Parry et al; Frank L Polk (A), Municipal Bldg; Wm Klein (R); due..... 77,427.07

2D AV, 2133; Rosina Guzzetta—Guiseppe Guzzetta et al; Jno Santora (A); Francis W Pollack (R); due.. 2,290.00

MAY 1.

No Judgments in Foreclosure Suits filed this day.

MAY 3.

98TH ST, ns, 84.2 w Amsterdam av, 52.7x165; Wm Rankin—Martha Kommer; Wm R Adams (A); Jos Gallagher (R); due 9,195.00

MAY 4.

7TH AV, ws, 50.11 n 121st, 50x95; Levi P Morton—N Y Real Estate Security Co; Winthrop & Stimson (A); Wm Klein (R); due 69,072.95

MAY 5.

61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A); Jas A Foley (R); due 315,098.61

163D ST, 465 W; Jennie F Seymour—Mary A Dempsey; Julius H Seymour (A); Wm C Rosenberg (R); due....20,641.69

Bronx.

APR. 30.

3D AV, swc Brook av, 29.4x36.5; Universal Savgs Bank—Wm H Harden et al; R Mazet (A); E B Cohen (R); due 5,194.81

MAY 1.

233D ST, ss, 180.6 e White Plains rd, 64.5x99.3; Mary J Skillman—Gus T Smith et al; McLoughlin & Martin (A); M Sulzberger (R); due..... 5,245.83

MAY 3.

HOME ST, nwc Prospect av, 57.3x85.9; Mary Kirsch—Ittner Realty Co et al; H Robitzek (A); W B Dobbs (R); due 5,615.26

WENDOVER AV, 417; Helen F Montigriffo—Jennie Walker et al; A H Montigriffo, Jr (A); J C Farrel (R); due 3,829.37

MAY 4.

183D ST, ns, 40 w Grand av, 20x100; Title Guar & Trust Co as trste—Janpole & Werner Holding Co et al; H Swain (A); J S Joyce (R); due. 7,028.57

ANDERSON AV, 952; Peter McDowell—Kemp-Jones Realty Co et al; P F Griffin (A); E A McShane (R); due. 4,582.50

LOTS 19-20, map of Cebric Park, 24th Ward; Theo J Chabot—Sarah A Lockwood et al; M J Sullivan (A); J W Bryant (R); due 4,446.10

MAY 5.

COSTER ST, 636; Eliz Meeker Trafford—Hunts Point Estates et al; Miller, King, Lane & Trafford (A); J Davis (R); due 6,222.50

PROSPECT AV, ws, 125 n 156th, 25x142.6; Louisa Adami—Rebecca Goldberg et al; Brown & Glass (A); C Y Kalitz (R); due 13,772.77

MAY 6.

FOX ST, 659; Julia Friedlander—Ruhr Real Property Co et al; Otterbourg, Steiner & Houston (A); E Neumann (R); due 6,821.16

LOT 27, blk 3237, map of Kingsbridge Real Estate Co, Auction Sale Map; Bronx Savgs Bank—Albt E Davis; D B Simpson (A); A N Giegerich (R); due 1,023.63

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 1.

No Lis Pendens filed this day.

MAY 3.

2D AV, 1491; M Groh's Sons—Michl Cafferty et al; S F Keogh (A).

MAY 4.

No Lis Pendens filed this day.

MAY 5.

7TH AV, sec 59th, 200.10x416.6; Title Guar & Trust Co, trste—Bankers' Trust Co, trste, et al; action to determine claim; H Swain (A).

MAY 6.

108TH ST, 51-53 E; Henry S Bowron—Compact Realty Co, Inc, et al; amended; Schenck & Punnett (A).

5TH AV, nec 19th, 46.6x125; Alfred P Gardiner—Wm P Gardiner et al; partition; Elkus, Gleason & Proskauer (A).

MAY 7.

162D ST, ss, 300 e Bway, 100x99.9; Adam Happel, Inc—Jno P Kane Co et al; counterclaim; Phillips & Avery (A).

Bronx.

APR. 30.

TERRACE PL, ses, 84.9 sw 159th, 28.3x146.6; also LOT 17 (part of), map of Village of Morrisiana; also LOT 17 (part of), map of Village of Morrisania; also LOT 17 (part of), map of Village of Morrisania; Sarah Marston—Benj F Frisbie et al; action to set aside 4 deeds; M S Schector (A).

MAY 1.

202D ST, ss, 343.4 e Marion av, 44.7x100; also 202D ST, ss, 838 e Marion av, 25x100; also 202D ST, ss, 673 e Marion av, 50x100; Alice C Warner—Alice C Warner; partition suit; I N Williams (A).

PROSPECT AV, 1091-95-1101-7-13; Geo A Colvin—Angel Constn Co, Inc; action to compel execution of mtg; L J Bershad (A).

MAY 3.

No Lis Pendens filed this day.

MAY 4.

No Lis Pendens filed this day.

MAY 5.

158TH ST, 795 E; Saml M Preiser et al—173D St Impt Co; action to compel defendant to execute lease; S Greenbaum (A).

MAY 6.

No Lis Pendens filed this day.

Brooklyn.

APR. 29.

HOPKINS ST, 230; Jos Fischer—Sigmund Margulies & ano; foreclosure vendee's lien; J A Whitehorn (A).

PRESIDENT ST, 478; Maria A Garoni—Gennaro Vignola et al; partition; T C Hughes (A).

ROSS ST, ns, 210 w Bedford av, 20x100; Mary A Haddon—Reginald de S Loughran et al; G H Pettit (A).

E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Pioneer Constn Co—Dorchester Bldg Co et al; G M Moscowitz (A).

59TH ST, ns, 230 e 13 av, 50x100.2; Title G & T Co—Wm J Stratton et al; T F Redmond (A).

78TH ST, ss, 372 w 14 av, 22.8x100; Abr B Odell—Florence E Pelletreau et al; Fuller & Prest (A).

79TH ST, ns, 101.2 w 20 av, 16.10x100; Albro J Newton Co—Marloe Constn Co & ano; McDonald Roesch & Mc (A).

HEGEMAN AV, sec Vermont, 200x550, with certain exceptions thereof; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

HEGEMAN AV, sec Wyona, runs s550xe—xn—xw175.11 to beg; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

MILLER AV, es, 120 s Belmont av, 20x95; Chas Doscher—Shulim Whitebook et al; H F Cochrane (A).

MILLER AV, ws, 180 s Belmont av, 20x100; same— Saml Teitelbaum et al; same (A).

NEWKIRK AV, nwc E 21st, 87.1x120x40x110.5; Jno P Carter—Peru Realty Co et al; W Y Hallock (A).

NEW LOTS AV, swc Wyona, 1.0x739x100x736; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

NEW LOTS AV, sec Wyona, 177.4x739.7x—x 191.6; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

NOSTRAND AV, swc Willoughby av, 40x100; Thos Drescher—Frank G Hoerlein et al; L C Wills (A).

PITKIN AV, ns, 40 w Amboy, 20x90; Bowery Savgs Bank—Jacob Gordon et al; T F Redmond (A).

S PORTLAND AV, ws, 48.3 s DeKalb av, runs w110.1xsw24.1xe112.7xn24 to beg; Bond & Mtg Guar Co Leonora Obendorfer et al; H L Thompson (A).

STEWART AV, es, 45 s 100th, 50x100; Chas W Church, Jr—Jennie M Hamilton; J C Stemmerman (A).

VIENNA AV, sec Vermont, 200x550; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

VIENNA AV, sec Wyona, 154x410x—x—; Bankers' Trust Co—Empire Keystone Impt Co et al; J C Harrison (A).

APR. 30.

MONROE ST, ss, 20 e Sumner av, 19x100; Olaf C Hageman (Clifford A Schauffle et al; Cary & Carroll (A).

MONROE ST, ss, 210 e Sumner av, 20x100; Nicholas Wendel—Lasher & Lathrop, Inc., et al; Cary & Carroll (A).

PROSPECT PL, sec Utica av, 19.8x90; Title G & T Co—Jno Joost et al; T F Redmond (A).

SCHOLES ST, ns, 100 w Graham av, 25x100; N Y Investors Corpn—L P R Realty Co et al; T F Redmond (A).

SUMPTER ST, ss, 225 e Saratoga av, 50x100; Johanna Balaban Louis Ludwig et al; M Krieger (A).

W 15TH ST, es, 460 n Neptune av, 40x118.10; Eagle Savgs & Loan Co—Anostasio Minichella et al; J C McLeer (A).

BAY 16TH ST, ses, 174.8 ne Cropsey av, 17x96.8; Jas W Anderson—20th Av Realty Corpn et al; Cary & Carroll (A).

64TH ST, nwc 9 av, 62.8x80x79.9x81.10; R Annie Armstrong—Otto W Adams et al; R T Griggs (A).

AV U, nec E 13th, 60x100; also PROP in Bronx Co; Alice C Warner—Annie C Hyland et al; partition; I N Williams (A).

FLATBUSH AV, ns, 30 nw Dean, runs ne 73.11 x s 5.4 x w 10.9xn41.1xnw10.6xsw11.6xse40xsw75 to beg; Bklyn Builders' Supply Co—Dean Amusement Co et al; Hovell, McChesney & C (A).

FT HAMILTON PKWAY, ses, 82.5 ne 49th, runs ne20.4xse5xse83.7xsw20xnw87.3xnw5 to beg; Ulster Co Savgs Instn—Zerlina L Anderson et al; H L Thompson (A).

LAFAYETTE AV, ss, 20.6 w Ashland pl, 20x90.4 x20x93.5; 16TH ST, nes, 197.10 se 11 av, 39.11x100x41.3x100; BAY 16TH ST, ws, 600 s 86th, 100x193.4; MONROE ST, ns, 425 w Nostrand av; 20x100; BRIDGE ST, nec Willoughby, 40x75; Jennie L McCue—Jas M Goss et al; Hymes & Schaap (A).

PROSPECT AV, ns, 198.5 e 8 av, 50x151; Jno F Clarke—Oscar E Heiberg et al; H M Bellinger, Jr (A).

LOTS 49 & 50, Map 197, lots in village of Wmsburgh; Wm Simon—Paul Kulis et al; Gollmar, Smith & F (A).

MAY 1.

BERRIMAN ST, es, 176 n Pitkin av, 18x100; BERRIMAN ST, es, 154 n Pitkin av, 18x100; BERRIMAN ST, es, 172 n Pitkin av, 18x100; Isaac Schwartz—Thos McMillen et al; C Eisenberg (A).

HERKIMER ST, ns, 340 w Albany av, 20x100; Edw A Ewvitt—Susan L Wright et al; G W Pearsall (A).

MESEROLE ST, nec Manhattan av, 50x100; Wm Ulmer Brewery—Louis Friedsell et al; S M & D E Meeker (A).

E 5TH ST, ws, 198.11 n Ft Hamilton av, 40x100; Oscar T Jackson—Evarine Paulsen et al; Foley & Martin (A).

46TH ST, ns, 175 w 3 av, 25x100.2; Bernard D Thorn—Lester Realty Co et al; A G Meyer (A).

58TH ST, ns, 320 e 5 av, 20x100.2; Rasmus H Rasmussen—Carl E Knutsen & ano; to set aside deed; T L Thompson (A).

GEORGIA AV, ws, 300 n Hegeman av, 20x100; Geo B Ensworth—Harry Raimer et al; D V D Reiley (A).

MAY 3.

BELVIDERE ST, ses, 181.6 sw Beaver, 25x85.1 x25x85.7; Nicholas Muller—Maria Gitterman & ano; N Muller (A).

LEONARD ST, es, 270 s Norman av, 25x100; Jas Fahey—Jno Grant et al; partition; J Siegelman (A).

QUINCY ST, 541A; Margt Kittman—Katie Nave et al; H C Botty (A).

ST JOHN'S PL, ss, 21.8 e Nostrand av, 20x97.9; Robert E Patterson—Sea Gate Hotel Co; W S Miller (A).

VANDERVEER PL, ss, 122 e Cortlandt, 40x145; Chas Joseph—Emily C Donnell et al; to create a lien; Burnstein & Geist (A).

E 10TH ST, es, 273.4 s Av K, 17.4x100; Jennie Rockmore—Sam Lebowitz et al; A Rockmore (A).

BAY 16TH ST, ses, 89.6 ne Cropsey av, 17.2x96.8; People's Trust Co—20th Av Realty Corpn et al; Cary & Carroll (A).

BAY 16TH ST, ses, 106.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A).

BAY 16TH ST, ses, 140.8 ne Cropsey av, 17x96.8; same—same; same (A).

BAY 16TH ST, ses, 157.8 ne Cropsey av, 17x96.8; same—same; same (A).

BAY 16TH ST, ses, 123.8 ne Cropsey av, 17x96.8; same—same; same (A).

BAY 17TH ST, nws, 87.1 ne Cropsey av, 17.2x96.8; People's Trust Co—20th Av Realty Corpn et al; Cary & Carroll (A).

43D ST, ns, 440 e 13 av, 20x100.2; Angelo Manfredi—Artee Realty Corpn; specific performance; N Selvaggi (A).

57TH ST, ss, 100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A).

66TH ST, nes, 679.10 nw 20 av, 20.2x100; Julia E Cullen—Mtg Financing Co et al; Cary & Carroll (A).

75TH ST, nes, 108 se 15 av, 18x100; Michl Shellins—Thos J Lennon et al; G B Davenport (A).

AV K, nwc E 36th, 100x100; N Y Title Ins Co—Homewood Holding Co; G B Davenport (A).

ATLANTIC AV, ns, 83.10 e Schenectady av, 16.6x99.1; Hudson Trust Co—Marcus Pius et al; Holm Whitlock & S (A).

BAY RIDGE AV, nes, 250 nw 15 av, 20x90; Mary N Scranton Vincenza Silvestri et al; H J Davenport (A).

CATON AV, ns, 40 e E 5th, 40x100; Henry O'Brien—Jos J O'Brien et al; Foley & Martin (A).

LIVONIA AV, sec Williams av, 50x100; Baruch Freund—Leon Lemberg et al; J G Abramson (A).

PROSPECT AV, nes, 535 se 3 av, 20x62.1; Harry S Cochran—Annie Silver et al; P H Leifert (A).

5TH AV, es, 60 n 63d, 20x100; Wm Callister—Jno E Sullivan Co et al; W F Timm (A).

MAY 4.

BARBEY ST, es, 60 s Dumont av, 80x100; Esther Berman—Arvintz Bldg Corpn et al; to set aside deed; E E Rosenblum (A).

SUYDAM ST, nws, 167.11 sw Wyckoff av, 25x100; Minnie Dahl—Saml Levenberg et al; Hart & Quist (A).

VAN BRUNT ST, ws, 240 s Verona, 20x90; Thos P Archer—Jno Connors et al; partition; J P Judge (A).

E 18TH ST, es, 140 s Av I, 40x100; Title G & T Co—Sadie J Black et al; T F Redmond (A).

E 22D ST, ws, 124.11 n Foster av, 80x100; Lawyers' Title & Trust Co—Harry Arnold et al; Dean, Tracy & Mc (A).

57TH ST, ns, 80 w 8 av, 60x100; Harry B Hawkins—Helene Petermann et al; H J Davenport (A).

BAY RIDGE AV, ns, 212.3 w 2 av, 145x180; Mechanics' Bank—Danl J Ryan et al; Owens, Gray & T (A).

DEKALB AV, ss, 129 w S Elliott pl, 21.5x98.10x21 x94.7; Margt B Newington—Geo R Brown et al; Harris, Corwin, Moffat & S (A).

KINGS HWAY, nec E 23d, runs n—xe169.7xse 4.7xne34.9xs—xsw— to beg; E 23D ST, es, 40 s Av O, runs s—xe169.7xnw95.5xne100.1xnw105.5 xw127.3 to beg; LOT 139, map So Greenfield, belonging to United Freeman's Assn No. 3; Lawyers' Title & Trust Co—Rockfall Realty Co et al; Dean, Tracy & Mc (A).

LAFAYETTE AV, ns, 22 w Steuben, 42.6x95; N Y Investors' Corpn—Grace L Brown et al; H L Thompson (A).

LAFAYETTE AV, ns, 64.6 w Steuben, 42.6x95; LAFAYETTE AV, ns, 107 w Steuben, 43x95; Bond & Mtg Guar Co—Sara C Brown et al; H L Thompson (A).

LAFAYETTE AV, nwc Steuben, 22x95; same—Grace L Brown et al; same (A).

LIVONIA AV, sec Chester av, 100x100; Meth Episcopal Hospital—Hugo D Rosendorf et al; T F Redmond (A).

PITKIN AV, ns, 50 e Georgia av, 25x100; Benj Rosenblatt—S & Q Realty Co et al; Kiendl, Smyth & G (A).

RIVERDALE AV, swc New Jersey av, 95x100; Empire City Lumber Co—New Lots Constn Co et al; foreclosure mechanic's lien; S A Telsey (A).

SNEDIKER AV, es, 100 s Pitkin av, 50x100; David Bussell—Eddy Glickman Bldg Concreting & Impt Co et al; H l & L Cohen (A).

MAY 5.

CHESTER ST, es, 75 n Bway, 50x100; Jas A Trowbridge—Saml Palley et al; T F Redmond (A).

CHESTER ST, ws, 250 n Bway, 25x100; Oswego City Savgs Bank—Jacob Fromm et al; T F Redmond (A).

GREEN ST, ss, 295 e Franklin, 100x100; Victor Meyer—Federal Leather Co et al; C E Sutherland (A).

HERKIMER ST, ns, 407.8 e Howard av, 15.4x100; Williamsburgh Savgs Bank—Lebohner Bus Co et al; S M & D E Meeker (A).

McDOUGALL ST, ns, 125 e Howard av, 25x100; Emily Rueger—Cath Loerch et al; R E Moffett (A).

PACIFIC ST, ss, 233.9 w Grand av, 20x110; Title G & T Co—Henry J Tanner et al; T F Redmond (A).

16TH ST, ns, 418.11 e 4 av, runs e.02xn24.8xw .02x25 to beg; Yorkville Bldg Co, Inc—Helen K Cooper et al; partition; W L Durack (A).

BAY 17TH ST, wc Cropsey av, 20x87.1x20.2x88.6; Logren Realty Co—Louis Hirsch et al; B C Ribman (A).

40TH ST, nes, 99.6 se 16 av, runs ne39.1xs5.6xe 5xs56.9xnw48.8 to beg; 40TH ST, nwc West, runs n50xw47.3xs68.9 to beg; Jas Pirnie—Ada M Weeks et al; J H Breaznell (A).

ATLANTIC AV, nwc Radde pl, 16.6x80; East Bklyn Savgs Bank—Anna M Rossa et al; Phillips & Avery (A).

ATLANTIC AV, ns, 83.10 e Schenectady av, 16.6 x99.1; Hudson Trust Co as trste—Henry J Furlong et al; Holm Whitlock & S (A).

CHRISTOPHER AV, es, 240 s Dumont av, 50x100; Frank B Forbes—Beth Israel of Brownsville et al; Reynolds & Geis (A).

GLENMORE AV, sec Snediker av, 19.4x75; Title G & T Co—Lillian Tonkin et al; T F Redmond (A).

PITKIN AV, ns, 75 w Van Sicklen av, 25x100; People's Trust Co—Clarence W Lyon et al; T F Redmond (A).

RUTLAND RD, ns, 420 w Bedford av, 20x100; Anna M Everit—Francisca de Lopez & ano; G W Pearsall (A).

SUTTER AV, nec Milford, 20x90; Mathilde G Hodgskin—Jas Grogan et al; Hirsch, Newman & R (A).

LOTS 82A, 83A & 84A & 58A, 59A & 60A, Map 1st addition to Homecrest prop of Harbor & Suburban Bldg & Savgs Assn; Thos Murphy—Louis Rosiello et al; Alexander & Green (A).

LOTS 229-231, Map Ocean Av Tract, N Y & Flatbush Realty Co; John A Sattler—Chas J McFadden et al; F X McCaffry (A).

PROP recorded in Liber 3344, page 225, of Mtgs, Kings Co; Anna M Roes—Cath E McLoughlin et al; C W Clowe (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 1.
40TH ST, 110-2 W; Hart & Hutchinson Co, Inc—Edw W Browning & Worlds Tower Vaults, Inc (1)..... 435.00

MAY 3.
175TH ST, ns, whole front bet St Nicholas & Audubon avs, —x—; Frank Falk Co—Moses Goodman Corpn; renewal (2) 120.00

MAY 4.
EAST BROADWAY, 169; M L Rohman, Inc Henry H Korn (5) 23.75
47TH ST, 256 W; same—B & H K Co; Henry H Korn (4) 86.75
BROADWAY, 1313; Ganford Co, Inc—United Merchants' Realty & Impt Co; Edw J Noble (5) 3,085.00
BROADWAY, es, 30.11 s 41st, 22.11x78.9 xirreg; also BROADWAY, sec 41st, 31.2x93.4; J P Zurla Tile Co, Inc—Hotels Realty Holding Corpn; 41st St Realty Co; renewal (6) 1,153.09

MAY 5.
77TH ST, 227 to 231 W; Willie E Roys—Eva J Coe; Lewis C Van Ripper (9) 2,400.00
BROADWAY, 1313; Ganford Co, Inc—United Merchants' Realty & Impt Co; Edw J Noble (7) 3,085.00

MAY 6.
RUTGERS PL, 21 & 23; L Frooks Engine Co—Sarah Bimberg; Chas Bimberg (11) 225.00
55TH ST, 20 E; Ernest A Turner—Jeanette Le B Parsons & Jos C Mott (14) 7,617.85
77TH ST, 225-31 W; also BROADWAY, 2148-86; Theo Wood—Eva J Coe & N Y Impt Properties Co; Lewis C Van Ripper (10) 204.15
BROADWAY, 2182-86; also 77TH ST, 227-31 W; Empire City Iron Works—Eva J Coe & Improved Prop Corpn; Lewis C Van Ripper (15) 1,525.00
PARK AV, sec 84th, 102.2x133.4; Frank O Brunett—Esthold Realty Co, Inc—Osborn Rea & Co (12) 400.00
PARK AV, sec 92d, 80x80; Frank O Brunett—Esthold Realty Co, Inc; Osborn Rea & Co (13) 350.00

MAY 7.
35TH ST, 420 W; Louis Schloss—Clara F Goden & M Whitelaw & Co, Inc (17) 50.00
46TH ST, 46 W; Gross & Schulman—A B S Co, Inc; renewal (16)..... 206.00
BROADWAY, nec 77th, 77.5x130; Fireproof Products Co, Inc—Ev J Coe & Improved N Y Properties Corpn & Lewis C Van Riper (18)..... 14.19

Bronx.

APR. 30.
ST LAWRENCE AV, 1518; Mallett Contracting & Supply Co, Inc—Ninfa De Guiseppe & Agostino Di Angelo (28). 113.47

MAY 1.
No Mechanics Liens filed this day.

MAY 3.
No Mechanics' Liens filed this day.

MAY 4.
FORDHAM RD, sec Marion av, —x—; Wm F Birch—Adams Realty Co; F Morris and Adams Realty Co (2).... 1,500.23
PROSPECT AV, ws, whole block front bet 166th & 167th; —x—; Rothberg & Rosenblatt—Angel Constn Co (3).. 1,185.85

MAY 5.
No Mechanics' Liens filed this day.

MAY 6.
219TH ST, 913 E; Michl Birnbaum—Jno Locktevo & Anthony Eolzella (4) 32.50

Brooklyn.

APR. 29.
MOFFAT ST, 94; G Westreich—J J Leyndecker 17.95
S 4TH ST, ns, 100 e Kent av, 78x141; Markovsky & Fishman—American Sugar Refining Co & Midwood Cont Co. 4,000.00
SAME PROP; same—same..... 1,500.00
43D ST, 436; W S Brown—Sarah Hopping. 21.85
RIVERDALE AV, nec Osborn, 30x100; G Teitelbaum—Sigmund Koeppel, Inc & Saml Ettinger 175.00

APR. 30.
STARR ST, 233; H Magness—Barbara Fried 150.00
S 4TH ST, ns, 100 e Kent av, 78x141; F Markovsky—American Sugar Refining Co & Midtown Cont Co..... 500.00
W 23D ST, 2862; M A Northridge—Progression Hotel Co & Mr Townsend 60.00
BAY 35TH ST, 154; J Leahy—Jesse H & Fredk B Lozier..... 268.76
E 51ST ST, ws, 97.6 s Av N, 80x100; F Allocca—Marquki Realties, Inc... 362.34
NEWKIRK AV, sec Ocean av, 46x124; J McBride—Kirknew Realty Corpn & G M Karpass 1,777.75

MAY 1.
FT HAMILTON AV, ws, 21.7 s 39th, 37.6x100; Martense Cont Co—Jno F Bohm, Isaac Mass & Dyker Heights Amusement Co. 15.20
ROCKAWAY AV, 260; Abe Budilin—S Bergman & Emma Woods..... 100.00

MAY 3.
FULTON ST, 478; A Gluck—Annie A, Geo R, Edw C & Jno T Smith, Arthur L Braus, Koch Co & Fulton & Elm Leasing Co 268.00
E 38TH ST, 907-9; H W Rives, Jr—Martha & Wm Wingerath 140.00
41ST ST, swc 4 av, 100x100; J Lamborghini—Wayfourth Constn Co & Antonio Bonagur 520.00
E 51ST ST, ws, 97.6 s Av N, 80x100; H Skowfoe Marquki Realties, Inc & Francis Bryson 60.00
OCEAN AV, nec Newkirk av, 46x124.10; B Jackson—Kirknew Realty Co & Y Y Karpas 185.50

MAY 4.
ASHFORD ST, 531; M Schwartz—Jos Zeetseff 15.00
UNION ST, ns, 189 w Nostrand av, 200 x53.7; Gustave Rader Co—Adolph Realty Co & Adolph & Mary Levin.. 704.24
S 4TH ST, ns, 100 e Kent av, 78x141; E Burak—American Sugar Refining Co & Midtown Cont Co 110.60
E 7TH ST, 1539; T De Facey—Sam Jacobs 170.95
NEWKIRK AV, sec Ocean av, 46x124; L G Fried—Kirknew Realty Corpn & Maurice Runkle 812.86

MAY 5.
KOSCIUSKO ST, 554; I Shkolnick—Bessie Rosen & Ruben & Louis Greenberg, doing bus Greenberg & Greenberg 175.00
27TH ST, 218-20; Church Art Work Co—Chas E McDonnell & Jno F Agoglia 410.95
43D ST, 1262-4; S Nathan—Jos Steinberg 235.00
OCEAN AV, 1011; Max Jonas—Kirknew Realty Co 497.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 1.
[2]9TH ST, 23 E; Max Lehrer—Moritz H Rosenstein, Inc, et al; Apr26'15..... 201.50

MAY 3.
[2]TRINITY PL, 70 to 76; Neven Sparks Lamb, Inc—Valentine Lynch & Co et al; Apr2'15 ..... 85.00
[2]WEST END AV, nec 96th; Jos Tino & Co—Essie Constn Co et al; Apr27'15. 866.56

MAY 4.
NASSAU ST, 150; Louis D Compson—American Tract Society et al; Mar10'15 ..... 958.00
SAME PROP; McMann & Taylor Co—same; Mar10'15 ..... 146.30
SAME PROP; J D Johnson Co—same; Mar9'15 ..... 229.98

MAY 5.
BROADWAY, 1573; Koster Cabinet Works, Inc—Mitchel Marks et al; Apr1l30'15 ..... 186.00
FT WASHINGTON AV, 35; Union Decorating Co—L & D Realty Corpn; Dec 30'14 ..... 58.90
LEXINGTON AV, 311; Litosilo Co of N Y, Inc—Allerton 38th St Co et al; Jan28'15 ..... 1,745.28

MAY 6.
RIVINGTON ST, 6; Stanley & Patterson, Inc—Caroline White et al; May 5'15 ..... 110.24
142D ST, 146 W; Standard Plumbing Supply Co—146 W 142d St Corpn et al; Nov28'13 ..... 1,184.00
AV A, nwc 22d; Fred Lauer—Auto Truck Storage & Exchange Co et al; Feb11'15 ..... 1,400.00
[3]CENTRAL PARK W, ws, whole front bet 90th & 91st; Louis Harshbowitz—Secured Holding Corpn et al; Dec24'14 ..... 1,185.00
LEXINGTON AV, 1275; Excelsior Metal Ceiling Co—Ande Realty Co et al; Dec21'14 ..... 160.00

MAY 7.
GREENE ST, 69-71; Koslow Iron Works, Inc—60 Cliff St Co et al; Oct5'14 ..... 240.00
97TH ST, 106 E; Rubin Schenkelbach—Eva Yankowitz et al; Mar18'15.... 47.00

Bronx.

APR. 30.
219TH ST, ns, 138.4 e Bronxwood av, 33.4x114; Gustave A Johnston—Frank Lacativa et al; Mar5'15..... 60.84

MAY 1.
No Satisfied Mechanics Liens filed this day.

MAY 3.
166TH ST, 302 E; also COLLEGE AV, 1102; N Hutkoff & Co—Tully Bldg Co, Inc, et al; Apr23'15 ..... 151.00

MAY 4.
No Satisfied Mechanics' Liens filed this day.

MAY 5.
142D ST, nwc Wales av, —x—; Louis Kleinfield—Ward Baking Co; May3'15 522.22

MAY 6.
178TH ST, ns, 98 w Boston rd, 87.1x 100; Colwell Lead Co—Hull Bldg Co et al; Dec15'14 ..... 2,900.00
178TH ST, ns, 98 w Boston rd, 87.1x 100; Murray & Hill Co—Hull Bldg Co et al; Dec15'14 ..... 3,400.00
178TH ST, ns, 98 w Boston rd, 87.1x 100; Noonan Bldg Material Co, Inc—Hull Bldg Co et al; Jan8'15..... 2,377.91
178TH ST, ns, 98 w Boston rd, 87.1x 100; Gus Schlaier Eagle Wrought Iron Works, Inc—Hull Bldg Co et al; Jan13'15 ..... 524.18

Brooklyn.

APR. 29.
JEWEL ST, 34; Jacob Axelrod—Morris Reich; Feb8'15 ..... 57.00
EAY 23D ST, ws, 106.10 s Bath av, 61.1x 162; C I Constn Supply Co—Bay 23d St Constn Co, Inc; Feb19'15..... 1,239.13
BAY 23D ST, 186-8; Elias Medlin—same & Robt J Yosco; Mar11'15.... 245.25

APR. 30.
VAN BRUNT ST, sec Bowne, runs se 230xsw100xse100 to Richards xsw100 xnw400xne50xnw90xne150 to beg; Thompson-Bonney Co—Potter, Sloan, O'Donohue Co & Terminal Supply Co & Hamilton Terminal Co; Nov 18'14 ..... 1 196.88
BAY 23D ST, sws, 117.10 sw Bath av, 51x96.11; Chervon Pollak Iron Wks, Inc—Bay 23d St Constn Co; Apr26'15 141.00
DREW AV, ws, 100 s Fitkin av, 40x 100; Dominick Mavmo & ano—Louis Larsen; Mar18'15 ..... 150.00
LEXINGTON AV, 540; Hyman Miller—P K Miller; June1'14 ..... 115.00
OCEAN AV, 1676; Benj G H Hitchings, Inc—Leroy D & "Mary" Ball; Sept 18'14 ..... 104.01

MAY 1.
No Satisfied Mechanics Liens filed this day.

MAY 3.
CROPSEY AV, HARWAY AV & 25TH av, —x—; Chas H Finch & Co—Jos A Coakley & wife & Frank Klein; Jan 30'15 ..... 345.80

MAY 4.
CARROLL ST, 1426, 1440, 1442, 1448 & 1450; Jno W Sands—Leslie Posen Constn Co; Apr14'15 ..... 3,854.00
NEWELL ST, 243 & 245; GREENPOINT AV, 226 to 234; Harry Silverstein—Wm Fetner, Sidney J Freiden & Israel Kostell; Feb18'15 ..... 75.76
POWELL ST, ws, 280 s Riverdale av, 100x100; Tema Kramer—Danmore Impt Corpn; Apr27'15 ..... 348.00
UNION ST, ns, 189 w Nostrand av, 200x 53.2; National Parquet Co (Inc)—Adolph Realty Co; Apr15'15 ..... 750.00

MAY 5.
PRINCE ST, 78-88; Edw E Buhler Co—Rufus H Brown, Inc, & Walter T Ball; Mar11'15 ..... 125.00
THATFORD AV, 132; Jacob Minsky—Minnie Hoffman; Dec5'14 ..... 734.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

APR. 29.
LEWIS, John F; Marie E Monahan; $1,781.11; C W Walter.
PANAGIOTOPOULOUS, Nicholasos; Ulysses Fallanos; $2,489; M Leight.
ROGERS, Geo M, Viola Toothill & Mary Rogers; Arthur R Johnston; $7,000; J L Delafield.

APR. 30.
KERR, Robt J; Fredk C Callen, $10,000; Wilder, Ewen & Patterson.

MAY 1.
HECKMANN, Johann & Ervin May; Rodolfo Barriga; $19,064.05; Curtis, Mallet, Provost & Colt.

MAY 3.
FIACHER, Fredk W; Geo Reischmann et al, exrs; $4,000; Wood, Cooke & Seitz.

MAY 4.
HOLLAND, Wm D; Elso I Holland; $5,012.99; Griggs, Baldwin & Baldwin.

MAY 5.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 30, MAY 1, 3, 4, 5 & 6.

Av C Amusement Co. Park Row. 223 ..A H Andrews Co. 325 chairs at each 3.70
Caminito, Antonino & Tommaso Rodiisso. 103th st, 344 E..E Esposito. Barber Fix. 697.00
Falcone, Guiseppe. Thompson st, 73.. E Esposito. Barber Fix..... 225.00
Italiano, Giuseppe. 2d av, 2226..E Esposito Barber Fix 469.00
Margarella Pasquale. Broome st, 477-81. National Equipment Co. Motors. 1,188.00
N Y Confection Co. Carmine st, 78.. National Equipment Co. Motors..... 750.00
Rorer Restaurant. Broadway, 42.. Trustees of N Y Real Estate Security Co. Chattels & lease to secure lease.. nom

Bronx.

APRIL 30, MAY 1, 3, 4, 5 & 6.

De Marco, Carmelo. 1010 Intervale av ..Ermino Esposito. Barber Fixtures .....(R) ——
Kleper, Chas, Cut Stone Co. East 150th st & Harlem River..F R Patch Mfg Co. Planing Machine .....(R) 901.17

Brooklyn.

APRIL 30, 31, MAY 1, 3, 4 & 5.

Rubin, Nathan. E 14th st nr Av X.. Saul Rendelstein. Plumbing Supplies. 440.00
Wayforth Constn Co. 41st st, c 4 av ..Colonial Mantel & Refrigerator Co. Mantels. 80.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 7.

207TH ST, ss, 100 n Bway, 50x125; same loans same to erect 5-sty apartment house; — payments 30,000.00
EROADWAY, nwc 207th, 125x100; J Allen Townsend loans Seaman Constn Corpn to erect 5-sty apartment house; — payments. 90,000.00
ST NICHOLAS AV, es, 183.9 s 145th, 62.6x100; Abel King & Isaac Schorach loans Placid Realty Co to erect 6-sty tenement; 7 payments 30,000.00
5TH AV, 743; Lawyers Title & Trust Co loans J Langdon Ward, Louis C Hasell & W Kintzing Post, trstes, to erect 9-sty stores and apartments; 7 payments 155,000.00
7TH AV, sec 49th, 100.5x100; Metropolitan Life Ins Co loans Fred S Godfrey to erect 16-sty loft; 12 payments 400,00.00

Bronx.

APR. 30.

174TH ST, nec Vyse av, 50x80; City Mtg Co loans Trask Bldg Co to erect 5-sty apartment; 10 payments.....33,000.00
188TH ST, nwc Valentine av, 56.7x100; City Mtg Co loans H M Constn Co to erect 5-sty apartment; 9 payments. 27,000.00
STEBBINS AV, ws, 569.08 s Westchester av, 100x120; City Mtg Co loans Foxvale Realty Co to erect 3-5-sty apartments; 7 payments.....81,000.00
VALENTINE AV, ws, 56.7 n 188th, 50 x100; City Mtg Co loans H M Constn Co to erect 5-sty apartment; 9 payments. 23,000.00

MAY 1.

LORILLARD PL, es, 121.6 n 3 av, 50x 100; Jas G Wentz loans Russo-Iodice Realty Co, Inc, to erect 5-sty apartment; 10 payments 35,000.00

MAY 3.

180TH ST, nwc Mohegan av, 70.1x 118.2; Premium Holding Corpn loans Av St John & Fox St Corpn to erect —sty bldg; 8 payments. 46,000.00

MAY 5.

KINGSBRIDGE RD, sec 215th, 81.7x65; & 215TH ST, swc 10 av, 60x99.11; Lawyers' Title & Trust Co loans Haven Constn Co, Inc, to erect two 5-sty apartments; 9 payments 125,000.000

MAY 6.

FIELD PL, nec Grand Blvd & Concourse, 73.4x94.6; Manhattan Mtg Co loans 173d St Improvement Co, Inc, to erect 5-sty apartment with store; 16 payments 70,000.00
KELLY ST, ws, 252.9 s Westchester av, 87.6x100; City Mtg Co loans Mott Av Realty Co to erect 5-sty apartment; 10 payments 50,000.00
184TH ST, sec Grand Blvd & Concourse, 61.2x73.4; Manhattan Mtg Co loans 173d St Improvement Co, Inc, to erect 5-sty apartment; 16 payments 70,000.00
MURDOCK AV, ws, 400 s Randall av, 25 x100; Railroad Co-Operative Bldg & Loan Association loans Terkel O & Mary G Christiansen to erect 1-sty apartment; 3 payments 2,800.00

ORDERS

Brooklyn.

APR. 29.

LOQUER ST, 16; Jacob Purpe on Home Title Ins & Trust Co to pay Audley Clarke Co 400.00
TROY AV, nec Prospect pl, 27.6x80; Johnson Realty Co on Home Title Ins Co to pay Bell Fireproofing Co..... 100.00

MAY 4.

MANHATTAN AV, 604; B Miller on Heidelberg Bros to pay I Feldman... 41.00
TROY AV, nec Prospect pl, 27.6x80; Johnson Realty Corpn on Home Title Ins Co to pay Realty Supply Corpn.. 279.69

MAY 5.

E 14TH ST, es, 300 n Av X, 100x100; Ceegold, Inc, or Home Title Ins Co to pay Nathan Rubin 520.00

1914 INDEX OF DECISIONS OF THE BOARD OF EXAMINERS.

THE record and Guide herewith presents a complete index of all decisions (as well as appeals withdrawn) that have been handed down by the Board of (Building) Examiners, during 1914. The index was compiled by Mrs. M. M. D. Clark, for years secretary of the board. The index will serve as a ready reference for architects, and others, who may be desirous at any time of quickly obtaining information regarding building precedents, giving, as it does, the number of the appeal, the plan number, the location of the property in question, the classification of the objection, the appellants name, and the decision of the board. The index covers Manhattan, the Bronx and Richmond.

BOROUGH OF MANHATTAN.

Appeal No.	Plan No.	Location.	Subject.	Appellants.	Decision.
1	498/13 N.B.	es Bway, 134-135th sts.	Theatre (pictures), dance hall over.	Gaetan Ajello.	Approved O. C.
2	389/13 N.B.	309-11 W 86th st.	Pent house.	Schwartz & Gross.	Approved.
3	22/14 Alt.	287 W 10th st.	Brewery, Sec. 105.	Samuel Katz.	Approved O. C.
4	397/12 N.B.	swc Bway and 97th st.	Theatre, dance hall over.	Thos. W. Lamb.	Withdrawn.
5	3908/13 Alt.	521-3 W 23rd st.	Mezzanine.	Paul C. Hunter.	Approved O. C.
6	397/12 N.B.	swc Bway and 97th st.	Theatre, dance hall over.	Thos. W. Lamb.	Approved O. C.
9	484/13 N.B.	1 E 94th st.	Area lot.	Delano & Aldrich.	Approved.
10	1670/13 Alt.	34-35th sts, Madison and 5th avs.	Altman's store, wood non-fp. floors.	Trowbridge & Livingston.	Approved.
11	3827/13 Alt.	155 E Bway.	Elevator shaft.	Horenburger & Bardes.	Withdrawn.
14	104/13 N.B.	swc Lafayette and White sts.	Wood non-fp, floors	Wm. E. Austin.	Approved.
15	5/14 N.B.	149-57 W 24th st.	Walls, Sec. 36.	Geo. Fred Pelham.	Withdrawn.
16	15/14 N.B.	2-16 W 33rd and 15 W 32nd sts.	Pent house.	Herman Lee Meader.	Approved O. C.
17	447/13 N.B.	508 W 24th st.	Walls.	Paul C. Hunter.	Dismissed.
19	276/14 Alt.	16 W 56th st.	Elevator enclosure.	Geo. J. Cavalieri.	Approved.
20	5/14 N.B.	149-57 W 24th st.	Walls, Sec. 36.	Geo. Fred Pelham.	Approved.
24	38/14 N.B.	4 E 65th st.	Pent house.	Thomas Nash.	Disapproved.
26	513/14 Alt.	203-17 W 24th and 204-6 W 25th sts.	Floors, wood non-fp.	J. E. Ditmars.	Approved.
27	15/14 N.B.	2-16 W 33rd and 5-15 W 32nd sts.	Walls enc., Sec. 36.	Herman Lee Meader.	Approved.
29	76/14 N.B.	36-46 E 31st st.	Walls, enc., Sec. 36.	Walter Haefeli.	Approved O. C.
32	3550/13 Alt.	248 W 14th st.	Theatre (pictures), bowling alley.	C. B. Meyers.	Approved O. C.
33	863/14 Alt.	4-6 Lafayette st.	Dumbwaiter shaft, Bk. of Manht'n.	Jos. C. Cocker.	Approved O. C.
36	1020/14 Alt.	417-21 5th st.	Walls, height and thickness; pent house.	Buchman & Fox.	Approved.
37	16/14 N.B.	121-25 W 48th st.	Walls, height and thickness, Sec. 36.	Wm. H. Gompert.	Approved O. C.
38	97/14 N.B.	63-5 Broadway.	Walls, Sec. 36.	Renwick, A. & T.	Approved O. C.
41	596/14 Alt.	55 W 54th st.	Walls, Secs. 31, 39; pent house, Hotel Devon.	Julius Harder.	Approved.
42	116/14 N.B.	31-7 E 31st st.	Walls, Secs. 36, 39.	Wallis & Goodwillie.	Approved O. C.
43	120/14 N. B.	311 Lexington av.	Walls, Sec. 36.	Paul C. Hunter.	Approved O. C.
45	129/14 N.B.	nwc Vanderbilt av and 45th st.	Walls, Sec. 36.	Warren & Wetmore.	Approved O. C.
46	103/14 N.B.	nec 5th av and E 41st st.	Walls, Sec. 36, Rogers Peet Co. Bldg.	Townsend, S. & H., Inc.	Approved.
47	276/14 Alt.	16 W 56th st.	Elevator enclosure.	Geo. J. Cavalieri.	Disapproved.
49	898/14 Alt.	18-24 Lispenard and 18-26 Walker sts.	Walls, Sec. 36; adding 7 stories, Sec. 39.	McKenzie, V. & G.	Approved O. C.
51	1318/14 Alt.	32 E 39th st.	Walls, Sec. 31.	J. I. Campbell.	Approved O. C.
56	160/14 N.B.	swc 160th st and Colonial parkway.	Basement entrance, Sec. 105.	Schwartz & Gross.	Approved.
57	1705/14 Alt.	214 W 42nd st.	New Amsterdam theatre, dancing floor (tem).	Wm. H. Gompert.	Disapproved.
58	1602/14 Alt.	55-69 W 66th st.	St. Nicholas Rink, balcony, non-fp.	Wm. H. Gompert.	Withdrawn.
59	137/14 N.B.	swc 78th st and West End av.	Walls, party, Secs. 37, 39.	Schwartz & Gross.	Approved O. C.
63	157/14 N.B.	swc 7th av and W 59th st.	Walls, Secs. 36, 105.	Buchman & Fox.	Approved.
64	148/14 N.B.	14 E 46th st.	Walls, Secs. 32, 39.	L. F. J. Weiber.	Approved O. C.
65	129/14 N.B.	nwc Vanderbilt av and 45th st.	Windows, Sec. 104.	Warren & Wetmore.	Approved O. C.
66	1743/14 Alt.	158-60 E 86th st.	Walls, Secs. 32, 39.	Max Muller.	Approved O. C.
67	169/14 N.B.	57-61 W 58th st.	Walls, Sec. 36, 39.	Rouse & Goldstone.	Approved.
68	1783/14 Alt.	nwc 115th st and 8th av.	Theatre (pictures), bowling alley.	Koppe & Moore.	Approved O. C.
72	177/14 N.B.	6-10 E 43rd st.	Walls, Secs. 26, 36.	George B. Post's Sons.	Approved.
74	190/14 N.B.	156-160 E 79th st.	Walls, party, Secs. 37, 39.	Geo. & Edw. Blum.	Approved O. C.
76	186/14 N.B.	344-48 W 38th st.	Walls, Secs. 26, 36, 37.	Edward L. Larkin.	Withdrawn.
77	185/14 N.B.	406-26 W 31st st.	Walls, Secs. 26, 36, 37.	Edward L. Larkin.	Withdrawn.
79	217/14 N.B.	118 W 72nd st.	Walls, windows, area, Sec. 105.	Buchman & Fox.	Approved O. C.
80	218/14 N.B.	42 W 72nd st.	Walls, windows, area, Sec. 105.	Buchman & Fox.	Approved O. C.
81	219/14 N.B.	126 W 73rd st.	Walls, windows, area, Sec. 105.	Buchman & Fox.	Approved O. C.
82	221/14 N.B.	2420-34 Bway.	Walls, Sec. 105.	Chas. A. Platt.	Approved.
83	183/14 N.B.	30-38 E 33rd st.	Walls (skeleton).	M. E. Rountree.	Approved O. C.
84	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Adolph Mertin.	Withdrawn.
86	222/14 N.B.	63-5 W 36th st.	Walls, Sec. 36.	Rouse & Goldstone.	Approved.
87	3/14 N.B.	505-11 Cherry st.	Violation on exits.	Frank H. Quinby.	Disapproved.
88	24/14 N.B.	885-95 5th av, 2-4 E 71st and 1-5 E 70th sts.	Fence Ordinance, 5/29/14; lattice, wooden, facing wall.	Thomas Hastings.	Approved.
90	185/14 N.B.	406-26 W 31st st.	Walls, Secs. 26, 36.	Edward L. Larkin.	Approved.
91	186/14 N.B.	344-48 W 38th st.	Walls, Secs. 26, 36.	Edward L. Larkin.	Approved O. C.
92	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Adolph Mertin.	Dismissed.
93	2100/14 Alt.	123-7 W 47th st.	Conversion, Sec. 105.	Adolph Mertin.	Approved O. C.
95	226/14 N.B.	1-2 State st.	Walls, Sec. 36; pent house, Sec. 105.	Starrett & Van Vleck.	Approved O. C.
104	444/14 Alt.	1680-4 Bway.	Theatre (pictures), 352 D.M.P.O.; lattice (wood), ceiling.	Koppe & Moore.	Disapproved.
107	213/14 N.B.	610-12 W 58th st.	Lumber yard shed.	William D. Magovern.	Approved.
108	2546/14 Alt.	145 W 45th st.	Pent house, Sec. 105.	James Riely Gordon.	Approved O. C.
111	181/14 N.B.	181-7 Park Row and 1 Roosevelt st.	Walls, Secs. 28, 32.	Rouse & Goldstone.	Disapproved.
112	2182/14 Alt.	2633-5 Bway.	Theatre (pictures).	S. Walter Katz.	Dismissed.
119	252/14 N.B.	sec 54th st and Park av.	Basement entrance, Sec. 105.	Schwartz & Gross.	Approved O. C.
120	248/14 N.B.	1066-7 5th av.	Basement entrance, Sec. 105.	C. P. H. Gilbert.	Approved O. C.
121	264/14 N.B.	308-12 W 30th st.	Pent house, Sec. 105, Hotel Irvine.	Jackson, R. & W.	Approved O. C.
122	2564/14 Alt.	348 W 12th st.	Area, Sec. 8.	A. L. Beineix.	Approved O. C.
123	264/14 N.B.	79-87 Madison av, 23-7 E 28th st. and 28 E 29th st.	Walls, Sec. 36.	Warren & Wetmore.	Approved.

125	2776/14 Alt.	39 Canal and 3 Ludlow sts.	Area, Sec. 8.	Makstein & Erler.	Approved O. C.
129	2533/14 Alt.	26 E 76th st.	Walls, Secs. 31, 39.	Clinton M. Cruikshank.	Approved O. C.
130	2810/14 Alt.	29 E 39th st.	Elevator shaft, Sec. 96.	J. Francis Burrowes.	Approved O. C.
135	564/12 N.B.	2633-5 Broadway.	Theatre (store front).	S. Walter Katz.	Approved.
136	120/14 N.B.	311 Lexington av.	Pent house. Sec. 105.	Paul C. Hunter.	Approved.
139	444/14 Alt.	1680-4 Bway.	Broadway Rose Garden, theatre.	Koppe & Moore.	Approved O. C.
146	269/14 N.B.	551-5 Park av.	Basement entrance, Sec. 105.	Robert T. Lyons.	Approved O. C.
148	279/14 N.B.	nec 84th st and West End av.	Basement entrance, Sec. 105.	Schwartz & Gross.	Approved O. C.
153	292/14 N.B.	6-10 W 40th st.	Walls, Secs. 36, 39.	Starrett & Van Vleck.	Approved O. C.
157	300/14 N.B.	nwc Bway and 84th st.	Basement entrance, Sec. 105.	Gaetan Ajello.	Approved.
160	3174/14 Alt.	216-26 W 39th st.	Floors, non-fp., Sec. 105.	Renwick, A. & T.	Approved O. C.
170	120/14 N.B.	311 Lexington av.	Windows and sash, Sec. 105.	Paul C. Hunter.	Approved O. C.
181	3124/14 Alt.	712 5th av.	Skylight.	Albert S. Gottlieb.	Approved.
188	103/14 N.B.	nec 5th av. and E 41st st.	Exits; fire walls, Sec. 75.	Townsend, Steinle & Haskell.	Approved O. C.
189	274/14 N.B.	1-11 Central Park W.	Skeleton walls.	James C. Green.	Approved.
199	2859/14 Alt.	6 W 52nd st.	Pent house.	Warren & Wetmore.	Approved O. C.
201	315/14 N.B.	310-20 W 86th st.	Walls, Sec. 36.	Edgar J. Moeller.	Approved O. C.
202	342/13 N.B.	nwc Vanderbilt av and 44th st.	Parquet flooring, Sec. 105 (2 rooms).	James Gamble Rogers.	Approved.
205	321/14 N.B.	1153-9 Park av.	Basement entrance, Sec. 105.	Robert T. Lyons.	Approved.
209	3353/14 Alt.	swc Chrystie and E Houston sts.	Theatre, Sec. 109.	Louis A. Sheinart.	Disapproved.
210	327/14 N.B.	nwc Madison av and 44th st.	Walls, Secs. 36, 105.	La Farge & Morris.	Approved O. C.
211	3696/14 Alt.	5-9 W 37th st.	Pent house.	Neville & Bagge.	Withdrawn.
214	320/14 N.B.	nwc 62nd st and Park av.	Walls (steel and terra cotta).	Delano & Aldrich.	Withdrawn.
218	346/14 N.B.	100-108 E 61st st.	Basement entrance, Sec. 105.	Schwartz & Gross.	Approved O. C.
220	3796/14 Alt.	6 W 37th st.	Windows, non-fp.	Norman H. Hunt.	Approved O. C.
221	3010/14 Alt.	336 W 21st st.	Conversion.	Paul C. Hunter.	Approved O. C.
222	3011/14 Alt.	338 W 21st st.	Conversion.	Paul C. Hunter.	Approved O. C.
223	315/14 N.B.	310-20 W 86th st.	Filling between sleepers omitted.	Mulliken & Moeller.	Disapproved.
226	3394/14 Alt.	nwc 102nd st and West End av.	Area, Sec. 8.	Sommerfeld & Steckler.	Withdrawn.
229	3871/14 Alt.	158 E 27th st.	Conversion, theatre, Secs. 105-109.	John Martin.	Disapproved.
230	3871/14 Alt.	158 E 27th st.	Conversion, theatre, Secs. 105-109.	John Martin.	Disapproved.
232	2970/14 Alt.	210-26 W 44th st.	Theatre (Shubert), kitchen.	H. J. Krapp.	Approved O. C.
233	148/14 N.B.	12-14 E 46th st.	Walls, Sec. 32.	Lorenz F. J. Weiher.	Disapproved.
234	356/14 N.B.	nec Bway and W 26th st.	Walls, Sec. 36.	Maynicke & Franke.	Approved O. C.
236	3394/14 Alt.	nwc 102nd st and West End av.	Area lot.	Sommerfeld & Steckler.	Disapproved.
237	4001/14 Alt.	50 E 58th st.	Pent house, Sec. 105.	Denby & Nute.	Approved O. C.
242	148/14 N.B.	12-14 E 46th st.	Walls, party.	Lorenz F. J. Weiher.	Approved O. C.
243	294/14 N.B.	38 W 59th st.	Pent house.	George H. McCabe.	Dismissed.
244	357/14 N.B.	409 Park av.	Walls, basement entrance.	Cross & Cross.	Approved O. C.
248	1640/14 Alt.	141-7 Columbus av.	Pent house.	Wm. H. Gompert.	Disapproved.
253	1348/14 Alt.	586 Fifth av.	Pent house.	Geo. A. & Henry Boehm.	Disapproved.
256	178/14 N.B.	134-42 W 37th st.	Mezzanine.	Geo. & Edw. Blum.	Withdrawn.
259	369/14 N.B.	nec Riverside Drive and 96th st.	Area, Sec. 10.	Herman Lee Meader.	Approved.
263	279/14 N.B.	nec 84th st and West End av.	Sleepers omit filling, Sec. 105.	Schwartz & Gross.	Disapproved.
264	3985/14 Alt.	20-4 Nassau st.	Pent house, Sec. 105.	Delano & Aldrich.	Approved O. C.

BOROUGH OF THE BRONX.

21	36/14 N.B.	Courtland av & 149th st.	Theatre, pictures.	H. B. Herts.	Withdrawn.
22	37/14 Alt.	ws Brown av, 66.21 ft n Rhinelander av.	Tnt H. D. Permit must be obtained.	Henry Nordheim.	Disapproved.
41	151/14 Alt.	880 E 161st st.	Height increased.	M. W. Del Gaudio.	Approved O. C.
50	502/13 N.B.	891 Westchester av.	Theatre (pictures), dance hall.	George Keister.	Withdrawn.
98	315/14 N.B.	ft Cabot st and East River.	Chimney.	E. J. Springer.	Approved O. C.
131	389/14 N.B.	nwc Westchester and Forest avs.	Theatre; courts and exits; Sec. 109.	Gordon & LaVelle.	Approved O. C.
152	437/14 Alt.	1086 Tinton av.	Area; Sec. 8.	Carl J. Itzel.	Approved.
187	438/14 Alt.	es Bronx st, 357.90 ft n 177th st.	Fire limits; extension, frame; Sec. 142.	Henry Nordheim.	Approved.
208	496/14 Alt.	nec 187th st and Belmont av.	Fire limits; extension, frame; Sec. 142.	M. W. Del Gaudio.	Approved O. C.
216	499/14 N.B.	900 E 187th st.	Shed.	M. W. Del Gaudio.	Withdrawn.
217	500/14 N.B.	2462 Arthur av.	Shed.	M. W. Del Gaudio.	Withdrawn.
227	490/14 Alt.	870 Home st.	Extension; Sec. 142, 144.	Lucian Pisciotta.	Approved.
235	559/14 Alt.	sec Tacoma st and St Lawrence av.	Area lot; Sec. 8.	M. W. Del Gaudio.	Approved O. C.

BOROUGH OF RICHMOND.

228	461/14 Alt.	22 Thompson st, Stapleton, S I.	Walls; Sec. 32,36, fire limits; Sec. 146.	Samuel Sass.	Approved O. C.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arrayed alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A.....Interior Alarm System.
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
*FE.....Fire Escapes.
*FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
NoS.....No Smoking Signs.
*Spr.....Sprinkler System.
*St.....Stairways.
*Stp.....Standpipes.
SA.....Structural Alterations.
*Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
*WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D&R.....Descontinuances or Removals
*FilSy.....Approved Filtering and Distilling Systems
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending May 1.

MANHATTAN ORDERS SERVED.

Named Streets.

Beekman st, 78-80—Edward Whitaker, premises.....Rec
Beekman st, 78-80—Smith & Thompson, premises.....Rec
Centre st, 209-13—Albert M Meretzet, premises.....Rec
Chatham sq, 23—Garland A Thomasson, premises.....FP-FE-GE-(R)
Elizabeth st, 49-51—N Y Gas Fixture Co, premises.....FA-GE-Rec
Gold st, 7—Mary G Hoffman Est, 107 E 36...Spr
Hubert st, 34-44—Varick Realty Co, 398 Washington.....FD
Madison st, 27-9—Nicholas T Brown, rm 1000, Tribune Bldg.....FE-A-FP-(R)
Maiden lane, 47-49—Harry Friedman, premises.....FD
Maiden lane, 47-49—Harry Abel, premises..FD
Maiden lane, 47-49—Arthur Van Der Lyn, premises.....FD
Maiden lane, 47-49—Saul Smigrod, premises..FD
Maiden lane, 47-49—Lester Cerf, premises..FD
Maiden lane, 47-49—Henry Goll & Co, premises.....FD
Maiden lane, 47-49—Israel Efrus, premises..FD
Maiden lane, 47-49—Joseph Waldman, premises.....FD
Maiden lane 47-49—William Goldenberg, premises.....FD
Maiden lane, 47-49—Warren T Coffin, premises.....FD
Maiden lane, 47-49—Lewis Leighton, premises.....FD
Maiden lane, 47-49—A Joffe & Son, premises.FD
Maiden lane, 47-49—Jacob Paschkopf, premises.....FD
Maiden lane, 47-49—David Kreisberg, premises.....FD
Maiden lane, 47-49—Richard Lipschitz, premises.....FD
Maiden lane, 47-49—Waterbury Cloak Co, premises.....FD
Maiden lane, 47-49—Victor Morgenstern, premises.....FD
Maiden lane, 47-49—Hammel, Riglander & Co, premises.....FD
Maiden lane, 47-49—Thomas A Weiss, premises.....FD
Maiden lane, 47-49—M Fushnett & Son, premises.....FD
Maiden lane, 47-49—Capital Lunch Co, premises.....FD
Maiden lane, 47-49—John J Rose, premises..FD
Maiden lane, 47-49—Stepan Lanko premises..FD
Maiden lane, 47-49—Charles Kresmey, premises.....FD
Maiden lane, 47-49—George Cahn, premises..FD
Maiden lane, 47-49—Spandorfer, Katzen & Co, premises.....FD
Maiden lane, 47-49—L Shapiro & Co, premises.....FD
Maiden lane, 47-49—Jacob Schamboff, premises.....FD
Maiden lane, 47-49—Sirvint & Shulman, premises.....FD
Maiden lane, 47-49—Robert Nadler, premises.FD
Maiden lane, 47-49—Beckman, Rohde Co, premises.....FD
Maiden lane, 47-49—William Shaff & Co, premises.....FD
Maiden lane, 47-49—Gerstenblith Bros, premises.....FD
Maiden lane, 47-49—Saul L Solomon, premises.....FD
Maiden lane, 47-49—Saml Pollack, premises..FD
Maiden lane, 47-49—Mazza & Florindo, premises.....FD
Maiden lane, 47-49—Charles Simon, premises..FD
Maiden lane, 47-49—August F DeJonge, premises.....FD
Maiden lane, 47-49—Hailparn & Co, premises.FD
Maiden lane, 47-49—Isaac R Thiese, premises.....FD
Mott st, 30—Mrs Jennie P Marshall, 323 Washington, Bklyn.....FE-(R)
Nassau st, 85—Florence Mathews, 30 W 57..Spr
Sullivan st, 181—Louis Muisa, premises....FP

Numberced Streets.

15 st, 30-2 W—Krugman & Horwitz, premises.....FP-FA-FD-A
18 st, 44-8 W—United Cigar Stores Co, premises.....FA
19 st, 39 E—Max Weisman, premises.....FD
22 st, 28 E—Ten Dollar Garment Co, premises.....Rec-FD
28 st, 146-8 W—Charter Constn Co, 609 W 127..A
37 st, 9-11 E—Elizabeth M Anderson, 80 W 40.....A
37 st, 226-8 E—Est Frederick Vogel, 322 E 33.....GE-Rec-Rub
44 st, 626-30 W—Crawford & Calder, premises.....Rec-FD
54 st, 210 W—Pacific Motor Car Exchange, premises.....D & R
78 st, 235 E—Chas A Stein, 21 E 75.....Rub
114 st, 300 E—Diedrich Eggers, 2217 2 av..Vac
116 st, 26 W—Lipman Greenstein, premises.....FP-FA-Rec

Named Avenues.

Bway, 583-7—Louis Ettlinger, care Am Litho Co, 19 & 4 av.....A
Bway, 693-7—Excelsior Knitting Mills, premises.....FD-Rec-FA
Bway, 1600—Carl Laemmle, premises...D & R
Park Row, 165-73—W E Addicks, premises..GE
Park Row, 194—David Rothschild, 196 Park Row.....FP-FP-(R)-D & R

Numbered Avenues.

1 av, 583—Henry E O'Brien Est, Rose Hill av, Tarrytown, N Y.....FP-D&R-FE(R)
5 av, 57—Adolph Cohen & Co, premises.....FD
5 av, 57—Enterprise Dress Co, premises.....FD
5 av, 57—William H Oliver, premises.....FD
5 av, 57—Herman Goldner, premises.....FD
6 av, 510-12—Gustav Baer, premises.....FP-Rec

BRONX ORDERS SERVED.

Numbered Avenues.

3 av, 4040-54—Zarland Realty Co, premises...O

BROOKLYN ORDERS SERVED.

Named Streets.

Newell st, 193-97—Modern Film Laboratories, Inc, 199 Newell.....D&R
Wallabout st, 81-91—Miller Shoe Co, premises.....Rec-GE
Wallabout st, 81-91—McMaster & Flaws, premises.....Rec-GE
Wallabout st, 81-91—Rubin & Kramer, premises.....Rec-GE
Wallabout st, 81-91—Andrew McGee, premises.....Rec-GE
Wallabout st, 81-91—Harry Endleman, premises.....Rec-GE
Wallabout st, 81-91—Nathan Herman, premises.....Rec-GE

Named Avenues.

Atlantic av, 141-3—Chas H Semken, premises.....O-Ex-Rec
Bway, 240-44—Jechiel Estate, premises..A-F-D

BUILDING MANAGEMENT

ELECTRIC EQUIPMENT OF THE RESIDENCE

By A. L. POWELL, Society for Electric Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

PART TWO.

THE illuminated house number is a novel fitting and saves much annoyance to the person looking for the particular number and to the occupant who is frequently called to the door to answer an inquiry as to what number his house is. A standard fitting is so designed that the house number appears in white letters on a background and the light from the lamp also illuminates the porch. Control of the porch light should be from a flush wall switch within the entrance. If the porch is of sufficient size to warrant the installation of several ceiling lights, these should be on a separate switch so that they can be turned on only when it is desired to use the porch for reading or card playing. Medium size lamps (25 or 40 watt) serve for these outlets, and direct diffusing globes or reflectors complete the equipment. One or more weatherproof flush receptacles should be provided for use with a fan or portable lamp for reading on summer evenings. This should be so located as to prevent entrance of water when washing the floor.

Front Hall.

This room is so varied in character from the mere vestibule to the luxurious reception room that it is difficult to describe a layout. If it serves merely as an entrance a single unit from 15 to 40 watts, depending on the size of the room, enclosed in a diffusing glass auxiliary, should be used. A short chain fixture carries the glassware and is placed in the center of the room. Two three-way switches control this light, one placed near the entrance door and the other at the head of the stairs or in the upper hall. In some cases it may be necessary to provide wall brackets at the sides of the coat rack and mirror, and in other cases a bracket outlet with pull chain socket and 10-watt lamp in diffusing glass shade can be placed at one side of the stairway. This low wattage lamp is so economical that it may be burned all night, forming an extremely cheap and effective burglar insurance. At least one baseboard receptacle should be provided in the hall for connecting the vacuum cleaner, floor polisher or luminous radiator.

Living-room.

Many methods are in use for lighting this room, all of which have certain advantages. The former practice of employing a central chandelier is giving way to the installation of a central semi-indirect or indirect unit, supplemented in many instances, by a number of wall bracket units harmonizing in treatment. Certain historical styles demand the wall bracket with candelabra type fixtures. The lighting from such units is effective, as it removes deep facial shadows. The size of lamps used in the center fixture varies, depending on the size of the room, 40, 60 or 100 watt lamps being commonly employed. It is desirable that this fixture be so arranged that varying degrees of illumination can be secured by combinations of from one to the total number of lamps. Control should be by means of a wall switch conveniently located near the entrance doorway, this switch so connected that the combinations of lamps mentioned above may be secured by successive turns of the switch. The bracket lamps should be on a separate flush wall switch and should also be controlled at the sockets.



CORNER OF DEN.

The necessity for a generous number of baseboard and floor receptacles cannot be too strongly emphasized. Portable table lamps are on the market of such attractive designs that they add greatly to the appearance of the room. These are most conveniently and inconspicuously attached to the lighting circuit by means of flexible cords and baseboard plugs. At least one baseboard outlet in this room should be wired, of sufficient capacity to enable one to use the vacuum cleaner, floor polisher or emergency radiator. A baseboard receptacle near the piano is of much convenience, as it enables one to use a local light for the music rack and is also an economy for one often desirous to play with the music and keyboard alone illuminated.

Library.

This room must be made very comfortable, as a great deal of the time is spent here. A low general illumination should be provided by either a diffusing central fixture, or a number of wall brackets, so equipped that they will not be glaring. Local lamps should be provided for reading and attached to the circuit by baseboard receptacles and plugs. The central or wall units should be controlled by flush wall switches near the entrance, while the table lamps may be furnished with pull chain sockets. An additional baseboard outlet is desirable for an electric fan, cigar lighter and the like.

Dining-room.

The practice in lighting this part of the home is widely varied. Many persons desire a very low value of general lighting from a shower fixture or other ceiling source, with local illumination provided by candles placed on the table. Semi-indirect lighting using an alabaster glass bowl is in favor in many cases, and others prefer the art glass dome hung over the center of the table.

When the dome is used its base should be about 4 feet 6 inches from the floor. The entire base of the dome should be covered by a screen of light tinted silk held in place by a wire ring. This diffuses the light well, mellows the illumination and prevents any light source being visible. A reflector of the prismatic glass type should be used inside of the dome with the tip of the lamp pointing downward. A 60-watt lamp is generally adequate. The redirecting properties of the reflector compensate for the absorption of the silk screen and the arrangement becomes very effective, particularly where doilies are used on a polished table top, as it removes all glaring reflection. Control of the main lighting unit should be by a conveniently located wall switch. Floor receptacles should be provided for connecting electric imitation candle-sticks or electric flower decoration, and one or more receptacles are necessary for attaching the electric cooking utensils. Among these we might mention the chafing-dish, coffee percolator, tea samovar, toaster, disc stove, frying pan or grill, griddle, waffle iron and plate warmer. In some cases special provision should be made for the illumination of the interior of the china cabinet, using low candlepower lamps.

Pantry.

It is self-evident that a good intensity of illumination is desirable here to eliminate breakage, and this can be usually accomplished by a single unit placed close to the ceiling, equipped with an efficient distributing type reflector controlled by a push-ball switch near the door. Wall outlets of a capacity for the electric plate warmer, water urn and other heating devices are essential. A great convenience is a small motor for polishing silver, grinding coffee, chopping meat and the like.

It has been mentioned that a high intensity of light is more to be desired in this room than some type of artistic fixture. In the kitchen of moderate size at least two outlets are necessary so that the table, sink and ranges may not be in shadow when one is working at these. Bowl-frosted Mazda lamps (25 watt and 40 watt) depending on the size of the room, with clear prismatic glass reflectors are desirable. A large number of electrical appliances are of service in the kitchen and the designer must make



ILLUMINATION OF DINING-ROOM.

provision for these. The electric range, the electric waterback attached to the boiler, the water filter, small motor for beating eggs, turning ice cream freezer or dough mixer, and the various cooking appliances, mentioned in the description of the dining-room, save time.

A low intensity of illumination is all that is demanded here and almost any type of ceiling or wall bracket lighting units with small lamps will meet the requirements. Control by means of pull sockets is usually satisfactory.

Cellar.

The question of lighting this portion of the house is merely that of furnishing beacons to guide one in a passage from one compartment to another, with a resultant low value of illumination. Thirty-watt Gem or 15-watt Mazda lamps, clear, with no reflectors, and in waterproof sockets, are suitable units. The location of these lights should be such that one unit lights the foot of the stairs, another the coal compartment, a third the ash pit and furnace, with others for the vegetable bins and preserve shelves. Conditions may be such that in some cellars one light will be sufficient for the entire room; in that case a 25- or 40-watt clear Mazda, waterproof socket and flat dome type reflector, hung high and localized with reference to the furnace will serve. Frequently a work bench is found in the cellar.

Twenty-five watt clear Mazdas and bowl-shaped steel reflectors, located over this, controlled at the socket and hung about 7 feet high, will serve very well here. The lights in the main portion should be on one circuit, and controlled by a snap switch at the top of the stairs. A small lamp should be used in multiple with the others, located above the kitchen door leading to the cellar, to serve as a pilot and prevent needless waste of energy.

The laundry is often located in the cellar, and here provision should be made for electric irons and washing machine, or, in the larger houses, for an electric mangle.

Additional outlets are often desirable in the cellar for ice cream freezers, small lathe or other machines run by motors.

One or more ceiling units or wall brackets, consisting of low wattage lamps with diffusing glass shades or reflectors, should be located in such positions that all parts of the halls are illuminated to a low degree. Control should be by means of three-way switches located at the foot and top of the stairs.

Bedroom.

Too often is the bedroom inadequately illuminated, due to the lack of provision for electric fixtures. There should be a center outlet, controlled by a wall switch, to furnish general illumination of a low value. The outlet should be furnished with a totally indirect or semi-indirect dish of a design harmonizing with the room treatment, and from a 25-watt to 60-watt Mazda lamp, depending on the size of the room, will furnish the proper lighting.

Side-wall bracket type fixtures, controlled both by pull-chain sockets and a wall switch near the door, should be placed around the walls at the probable location of the dresser, dressing table or chiffonier. From 15 to 40-watt Mazda lamps and diffusing reflectors supply the illumination at these points. Some of the types of glassware described in the early part of the article are particularly well suited to the daintily furnished bedroom.

If the house is thoroughly equipped for electrical service at least two baseboard receptacles are advisable; one for a portable or reading lamp at the side of the bed, another for the heating pad, sterilizer, vibrator, curling iron, milk warmer or other electrical convenience, which may be of service in the bedroom. If there is a possibility of one of the bedrooms being used as a sewing room a convenient outlet should be placed to which the motor for driving the sewing machine may be attached.

For one to shave in ease a lighting unit should be used on each side of the mirror in the bath room. Low wattage lamps with diffusing shades are suitable. Care should be taken in the location of these outlets so that they are not opposite a window, as shadows may be produced on the window shade. A wall receptacle should be placed near the wash bowl and wired so that the electric water heater, massage vibrator, shaving mug, sterilizer, hair drier, curling iron, fan or luminous radiator may be attached. Nickel-plated bracket fixtures are used and opalescent spherical globes completely surround the lamp. The wall receptacle, not shown, is directly to the right of the wash basin.

The single bare lamp of low wattage placed close to the ceiling above the closet door will give sufficient light. An automatic door switch is the convenient means of controlling this lamp, but it is also advisable to equip the lamp with a key socket to avoid the light being on for long periods while the closet door may remain open, as during house cleaning.

Problems of Building.

By Nobel Foster Hoggson.

COMPREHENSIVE investigations of commercial buildings by a leading insurance company developed the fact that 96 per cent. of structures of this type exceeded, in final cost, the original estimates. This excess cost averaged 33 per cent. The direct result was the impairment of the investment in most cases and the absolute failure of the investment in many instances. The insurance company which conducted the investigation had been generous in making loans on commercial building propositions. Now, its activities in this line have been curtailed appreciably.

Effect of Skyscrapers.

Until ten years ago office buildings made money for their owners in spite of themselves. Then the development of the skyscraper, rising land values, increased cost of building materials, the complexities of construction, the improvements and conveniences for the tenants and the newer and better service that came with this, brought on a different condition. The office building became a proposition demanding a most careful supervision. In the hands of inexperienced owners they were failures. They brought the need for a new profession—that of the management of buildings. And it is due to the scientific building manager of today that office buildings pay any return investment, commensurate with the risk involved.

The margin between profit and loss was such a narrow one that the building manager cast about for means to insure a building's success. From his daily trials and the knowledge gained from his experience, he came to know that buildings were not planned to afford the best utilization of space by the tenants who were to occupy them. He learned that in most cases rooms were made too deep—that the points farthest from the windows were usually waste spaces. He learned that architects, not from design, but through lack of knowledge of actual renting conditions, attempted to cover too much of the lot area with building, confusing the idea that the greatest amount of rental space meant the greatest amount of usable space. He learned that light, air adaptability and efficiency were the factors that made rooms desirable, and not mere size.

New Field for Manager.

So, of necessity, the building manager came to concern himself with the planning of the building. It was right and proper that he should do this, not only because he was particularly qualified, but because he was held responsible for the success of the building from a renting standpoint.

Therefore, it might be safely stated that when a building manager (and meaning by that term a man qualified by training and experience to bear the title) has a hand in the selection of the site, in the decision as to the kind of building to erect, in the planning and layout of the rooms, and in the management, three of the big factors essential to the success of a building are well taken care of. But there is still another item, of as great, if not greater, importance, than the elements mentioned above. That is the matter of original cost.

Is the architect at fault? Is the owner at fault? Or is the common system in vogue at fault? The "common system," of course, is a combination of all elements.

Owner Demands Changes.

Whether the architect is at fault or no, he is standing the large share of the blame. Oftentimes the owner is at fault. He starts out to erect a building at a cost of, say, $500,000. Later he wants a number of things included that he had not thought of before, so he adds to his own cost.

Every building operation is an investment. The returns are predicated on the original cost. The size of the building known, the building manager can tell the owner almost to a dollar the rentals that the building can be expected to produce. He can tell, with fair accuracy, the expense of operation. The difference between the income and expenditure will represent the profit. The relation of the amount of profit to the estimated cost will give the percentage of return on the investment. Every dollar, therefore, of cost in excess of the original estimate, lessens the return on the investment, and it is only too often that this results disastrously to the owner.

No architect who is a member of the American Institute of Architects can guarantee the cost of a building operation because the canons of that body will not permit of it. The architect is a professional man. In his relation to the owner he acts as the owner's agent and is supposed to prepare the plans and conduct the bulding operation as the owner's representative and under the owner's directions. He is in no way responsible, except for gross negligence, and can give the owner no guarantee as to the amount of money he will eventually pay out.

This is not written in a spirit of criticism. Neither is there an overstatement of conditions. These are the facts. With the architect it is a matter of professional ethics and it is his right and privilege to stand by them, and his duty to live up to them.

The building owner, however, is not concerned greatly about this. He wants to get the best building possible for the amount of money he has to spend and he wants to make a fair and adequate return on his investment. In order to do this he must know definitely first of all that his building will not cost more than a certain fixed amount. If he has $500,000 to put into the construction of a building and bases his returns on that sum, he should know that the final cost sheet will show $500,000 and not $550,000 or $600,000.

Difficulties of Building.

In every phase of business today, except building, one knows in advance just what the cost of any specified piece of work will be. In a building operation, as ordinarily conducted, no one participant is in a position to guarantee the work of all participants. The responsibility of the various contractors who execute different portions of the work is individual; the responsibility of each ends with the completion of his particular part; no one of them is in a position to guarantee anything beyond his own specific share or detail of the whole operation.

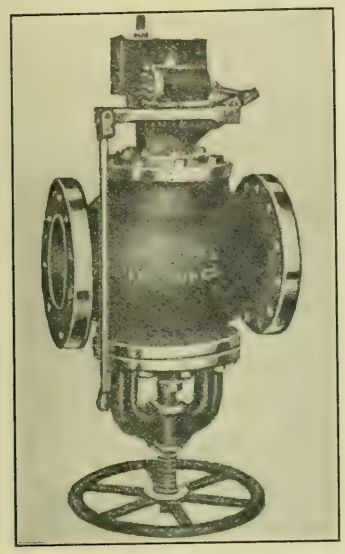
Usually the owner goes ahead without adequate guarantee of the limit of cost. He does not protect himself against errors in plans, specifications and estimates. If the discovery of errors necessitates extra charges later, he must pay them; if they go undetected, his building may be defective and he may suffer from its diminished quality and earning power; if plans and specifications are slighted in execution, if mismanagement occurs, if the building is not ready to earn income when expected, he must suffer loss.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Prevents Flywheel Explosions.

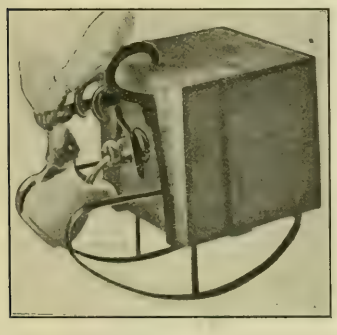
DANGER from flywheel explosion is imminent in any office building or factory, where heavy power is required. In order to automatically prevent such an accident there is being introduced upon the market a control valve, shown in the accompanying illustration, that shuts off steam as soon as the engine



speed reaches a dangerous point. Its chief function is to automatically and instantaneously stop the engine as soon as it begins to race. It can be attached to any existing throttle regardless of make or size without disturbing the valve, piping or other part of the engine. Or it may be inserted in place of the present throttle.

A Carboy Inclinator.

SO many fires are caused by the careless handling of carboys containing high potential acids that there is being introduced on the market a carboy inclinator that promises to have extensive use among factory owners and building managers. It is simple in construction,

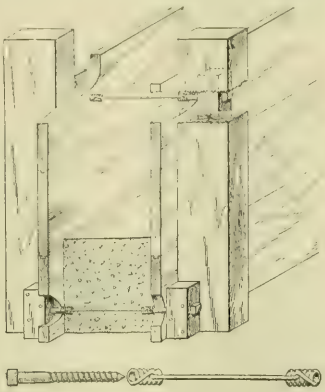


yet most efficient. It allows the contents of carboys to be poured out at will without exertion and with absolute safety against spilling or splashing. A drop or a bucketful can be obtained with equal ease. One movement locks it to the carboy. In pouring all that is necessary is to pull out a handle. It resumes upright position through gravity.

A Novel Concrete Spacer.

MODERN methods of spacing concrete walls in order to conform to the requirements of the new building code promise to give a decided impetus to the demand for a new spacer being introduced in this city. The accompanying sketches, published by courtesy of the Engineering News, gives a clear conception of the use and operation of this device. It can also be used as an anchor for the future attaching of machinery on structures.

The spacer consists of a continuous wire, spiraled at both ends to provide a bond in the concrete and a socket into which the form screws may be entered



during construction and which after the removal of the forms serves as the female screw into which the anchors may be fitted.

The manufacturers claim for this device that it provides absolutely even spacing and because the binder anchor is at the outside surface of the wall, concrete ingredients cannot be impeded while laying the material, hence no voids can occur.

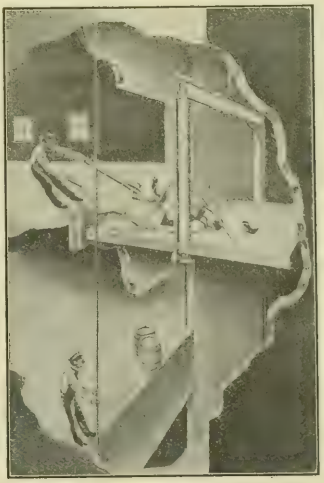
A Window Exhaust Ventilator.

VARIOUS types of window ventilators have been introduced upon the market at different times, but now comes a type entirely different. It operates on the exhaust principle. The new device has a number of new and well-thought-out features, being about the smallest practical electric-driven exhaust unit in the market. It will be supplied in a portable panel, ready to install above or beneath a window, or the motor, frame and fan may be bought separately and installed directly in an opening in the wall.

The advantage claimed for this device is that it is so simple in construction that it cannot get out of order and by reason of the principle employed of exhausting the impure air from a room, the occupants obtain fresh air without having breezes disturb papers, etc.

Prevents Elevator Accidents.

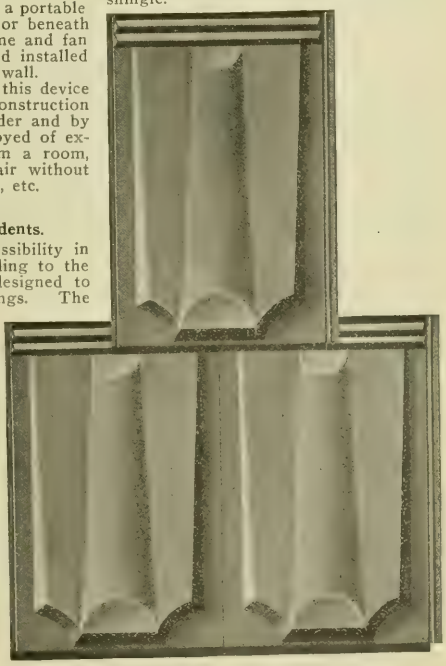
THIS is a picture of a possibility in your own factory, according to the manufacturers of a device designed to prevent just such happenings. The open shaft elevator is a necessity in many plants. Even in some buildings there is an ever-present danger of somebody either pulling the control rope or turning over the control lever. To avoid just such a contingency there is being manufactured a safety lock that positively prevents accidents of the kind depicted. In fact, it prevents the sudden starting of an elevator car under any circumstances because it controls the source of power. The danger of a truck load of material accidentally bumping against the controller handle is eliminated by its use, because no matter how far the lever is turned over,



as long as the lock is applied it is impossible to move the car in any direction, thereby positively preventing accidents.

A New Type of Metal Shingle.

EVERY once in a while some manufacturer gets out a type of building material, or equipment, that seems on its face to be destined for a distinct success. This is what appears to be in store for a new type of metal shingle that is just being introduced and which is illustrated on this page. These shingles are made of fine selected metal, up to 10 x 14, and are made to conform to various periods of architecture. The shingles are made with a three-point contact block construction and an end lap providing higher corrugations at the top insures a tight joint and absolutely gle now in the market. This serves a two-fold purpose. It facilitates application and at the same time makes the shingles automatically interlocking and self-aligning while the knife edge at the top insures a tight joint and absolutely prevents capillary attraction. In other words, a quicker, better and tighter job is possible, according to the manufacturers, by the use of this shingle, and a more lasting and beautiful roof achieved than is possible with the ordinary metal shingle.



CURRENT BUILDING OPERATIONS

Several Costly Residences Being Erected or Projected On and Near Fifth Avenue, in Lenox Hill Section

DESPITE the fact that the recent financial depression has affected almost everyone in some degree, and has been felt particularly by many of our wealthy families, the construction of private residences continues on a large scale. Many handsome and costly dwellings are now being erected, and others which are contemplated will be started, no doubt, during this spring and early summer. This applies to the construction of both city and country houses, and it would seem to indicate the return of confidence in the future on the part of these owners, when they are willing and able to spend large sums of money for purely social purposes.

Fifth avenue and the side streets west of Park avenue from 60th to 70th street is probably one of the most active sections of the city, when the construction of new buildings and alterations to old ones is considered. This district is dotted with many newly finished houses and those now in various stages of completion. Recent real estate deals indicate that other dwellings of importance are contemplated and that the present activity will continue for some time to come.

The northward march of business has been abruptly stopped by the natural barrier presented in Central Park. The residences north of 60th street are assured of privacy for many years to come. Apartment houses have in a few instances been erected in this exclusive section, but they are so elegant in tone and character and have attracted tenants of such high reputation that their construction has not jeopardized the ancient prestige of the city's foremost residence street.

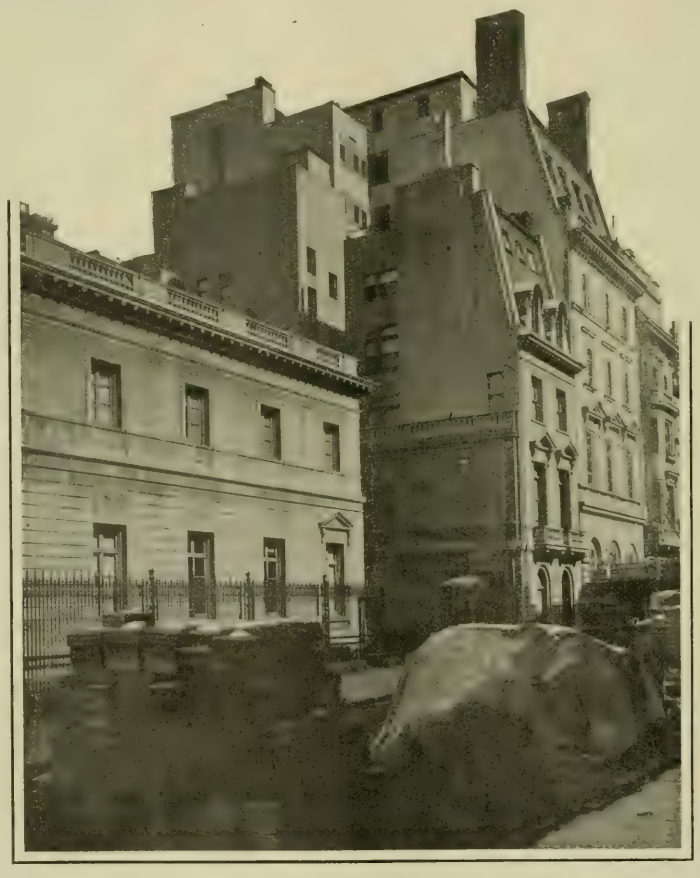
Considered as a group, the dwellings in the Fifth avenue section would be a credit to any city in the world. They have been planned by architects who are masters of their profession, with wide experience in this class of construction. Into these houses they have put the best of their talents and have created structures which will for many years exert an influence for good upon the aesthetic sensibilities of the community at large. Following is given a brief description of some of the more important projects now active in this territory.

At 9 East 65th street a five-story American basement residence is soon to be erected for E. W. Humphreys, from plans by C. P. H. Gilbert, architect, 1123 Broadway. This house will be built on a lot 25 by 100 feet. The facade is to be limestone and granite and the house will include every possible modern convenience and comfort.

Hoppin & Koen, architects, 224 Fifth avenue, have been retained by Harris Fahnestock, banker, 2 Wall street, to prepare plans and specifications for a handsome residence which he is to build at 13 and 15 East 56th street, on property recently purchased by him. This residence will be five stories in height and will probably cost more than $100,000.

The general contract was recently awarded to James McWalters & Son, Inc., for the construction of a dwelling for John T. Pratt, lawyer, 43 Exchange Place, from plans which have been prepared by Charles E. Platt, architect, 11 East 24th street. This house is being erected at 7 and 9 East 61st street. It will be five stories in height, with basement and attic, built of brick and limestone, and will be on a plot 50 by 89.9 feet. E. E. Seelye, 101 Park avenue, is consulting engineer for the structural steel work.

At 9 East 70th street, William Crawford, general contractor, 5 East 42d street, is erecting one of the largest private houses in the city. This house is seven stories in height, with basement and attic, and in height is second only to John D. Rockefeller's house in West 54th street. The owner of this new residence is Dr. W. B. James, and the architects who prepared the plans and specifications are Trowbridge & Livingston, 527 Fifth avenue. The building itself occupies a plot 41 by 90 feet. Its facade is of granite and limestone, elaborately carved. Nygren, Tenny & Ohmes, 101 Park avenue, are the consulting engineers for heating and ventilating. Following are the names of a number of subcontractors who supplied labor and material for the construction of this building: Waterproofing, Tuttle Roofing Company; structural steel, Post & McCord; granite, A. Le Poydevin & Company; plumbing, Francis McNamara; heating, Barr & Company; carpenter work, Watt & Sinclair; ornamental iron, Wells Architectural Iron Works; roofing and sheet metal, Nicholson & Galloway; elevators and lifts, Otis Elevator Company; electric wiring, J. Livingston Electric Company; plastering Klee - Thompson Company; cabinet work and trim, Pottier & Stymus; painting, Charles A. W. Rinschede.



Wm. Crawford, Gen'l Contractor. Trowbridge & Livingston, Architects.
RESIDENCE OF DR. W. B. JAMES, IN EAST 70TH STREET.

Another important operation which is now nearing completion is the residence at 882 Fifth avenue, for Oliver Gould Jennings, 70 East 72d street. This structure is six stories in height, on plot 30 by 175 feet. The building was designed by W. B. Chambers, 109 Broad street, and Stephenson & Wheeler, 2 West 45th street, associated architects, and has been erected under separate contracts which were awarded by the architects. Opposite the recently completed Frick residence, on the southeast corner of Fifth avenue and 70th street, a four-story marble structure is being completed by Norcross Brothers, builders, 103 Park avenue, which is to be the residence of C. Ledyard Blair, the banker. This house was planned by Carrere & Hastings, architects, 225 Fifth avenue, and is 33 by 158 feet, costing between $150,000 and $200,000.

One of the largest alterations in this district is that to the residence of E. W. Ellsworth, at 12 East 69th street. W. W. Bosworth, architect, 527 Fifth avenue, prepared the plans for this work, and Hugh Getty, builder, 359 West 26th street, was the general contractor. The project includes an addition and general interior alterations, extensive in character, totalling in cost, according to the architect's estimate, about $75,000.

BUILDING INSPECTIONS.

Mayor Mitchel Requests Walter Lindner to Work Out a Satisfactory Scheme.

Mayor Mitchel has requested Walter Lindner, chairman of the Law and Legislative Committee of the Advisory Council of Real Estate Interests, to attempt to work out a satisfactory scheme to minimize building inspections. When the Mayor vetoed the Lockwood-Ellenbogen bill, he stated that he regretted that a proper measure could not be passed at the late session of the Legislature, adding that nobody realized more keenly than he did the burdens now upon real estate. Concluding his veto message, he stated that not only would he not discontinue but he would double his efforts to cure the admitted evils of the existing inspectorial system. In accordance with his promise, the Mayor proposes that between now and the next session of the Legislature the city officials and others who may be interested, shall co-operate with Mr. Lindner in a sincere effort to frame legislation which will be acceptable to all concerned. In his letter to Mr. Lindner, the Mayor states:

"As I said in the memorandum accompanying my veto of the Lockwood bill, I am more anxious than ever to accomplish a well-considered and workable solution of this very vexatious problem, and I know of no one who is more capable than yourself to assist in evolving a scheme acceptable to me and those who hold my views, and satisfactory to those who have taken a contrary position.

"I propose formally to announce that I have procured your acceptance of this commission, and I shall instruct all the heads of departments and other officials under the Mayor's jurisdiction to co-operate in this important work."

THE NEW ELECTRICAL CODE.

Explained By Commissioner Williams—Permits Are Now Necessary.

Commissioner William Williams of the Department of Water Supply, Gas and Electricity, says the purpose of Articles One, Two and Three of the proposed new electrical code (see City Record, April 29) is to amplify the powers of the Commissioner under Sections 523 and 524 of the Charter, in reference to the enforcement of the code.

The Commissioner adds: "These articles contain one new provision, namely, the requirement that no person shall install or alter electric wiring or appliances without a permit from the Commissioner. The intent hereof is to prevent the ignorant from endangering life or property through the improper performance of electrical construction. This will not hamper any legitimate electrical contractor or any other person conversant with electrical construction; nor will it prohibit the renewal of fuses or of lamps by the tenant or any of his employees. Any person who can show the Commissioner that he is able to perform the proposed work can secure a permit therefor.

"Article Four is intended to secure for the city the revenue which now goes to the Fire Underwriters. Hitherto, the electrical inspections of this department have been conducted free of charge, while a large percentage of those of the Underwriters have been charged for. It is estimated that by the establishment of a schedule of fees similar to that of the New York Board of Fire Underwriters and by enlarging our inspection force somewhat an income of approximately one hundred thousand dollars per annum can be secured without imposing any new burden upon the property owner. When the fee system goes into effect, the Underwriters will, as a matter of course, be obliged to abandon their system of charges. At the same time, the present Underwriters' agreement, which is a subject of some criticism on account of the fact that Underwriters' inspectors are performing work which should be done by city employees, will pass out of existence.

"Article Seven is substantially a restatement of the penalty now prescribed in the Charter.

"I have submitted the proposed ordinance pursuant to Section 523 of the Charter, making it my duty from time to time to submit to the consideration of the Board of Aldermen proposed ordinances in regard to electric wires, appliances and currents for furnishing light, heat or power when introduced into or placed in any building in said city."

West End Avenue Project.

ANOTHER West End-avenue apartment has recently been planned by Emery Roth, architect, 405 Lexington avenue, for Albert Saxe. The new structure, thirteen stories in height, will be located at the southwest corner of West End avenue and 89th street, on a plot 44 by 90 feet. The building will accommodate thirteen families, or one to



Emery Roth, Architect.
NO. 601 WEST END AVENUE.

each floor. Each apartment will consist of nine rooms, large foyer, and three baths. Two electric elevators, one passenger, and one combination freight and service, will be installed. The building will be fireproof and will include some distinctive features in apartment house construction. Separate laundries, with dryers, will be located in the pent house on the roof. The facades of the building will be built of limestone and the courts will be of white enameled brick. The cost of the building is estimated at $250,000 and the reported rentals will range from $3,300 to $4,000 a suite.

Bronx Dynamite Outrage.

Damage to the extent of about $5,000 was done to the Bronx Borough Hall when a dynamite bomb, said to be one of the most powerful ever exploded in New York City, was set off Monday evening about 8 o'clock. Five persons were in the building at the time but no one was injured.

The bomb was exploded near a door at the foot of the stairway leading into the basement, in the south court of the building. The structural damage to the building, directly traceable to the explosion, is slight; some masonry was splintered and damaged, and two or three brick piers in the basement were weakened. These require the support of steel jacks until permanent repairs can be made. Concussion, following the explosion, caused the greater amount of damage. Practically every window in the south half of the building was broken, particularly in the court where the effect was felt most on account of its being enclosed on three sides.

The quarters of the Bureau of Highways was the greatest sufferer. In these offices, the floor directly over the position of the bomb when exploded was ripped up for an area about 20 feet square. Desks, tables and other furniture were damaged by falling glass. Ink bottles, standing upon the floor, were flung up and the contents splashed against the ceiling by the force of the concussion, but aside from the general disorder and damage to the floors, the building is in good shape.

Borough President Mathewson, when interviewed by a Record and Guide representative on the morning following the explosion, stated: "The actual damage to the building is slight. As you can readily see there is very little glass left, but the building physically otherwise has not suffered; that is, with the exception of the basement where two or three brick piers were slightly weakened.

"Considering the amount of explosive used there is no telling what might have happened had the bomb been placed differently. We were fortunate also in that the explosion took place at the time when practically no one was in the building. Our engineers have not, as yet, made an accurate survey of the extent of damage, but outside of replacing of glass in the window sash the repairs will not reach a very high figure.

"The old building with its wood girders and beams and in many instances wood columns stood the strain well, probably better than it would have had it been a modern steel structure, which is more rigid and consequently more susceptable to a sudden shock."

Another Loft Building in Printing District.

William H. Birkmire, architect, 1133 Broadway, has prepared the plans and specifications for another large loft building to be erected in the city's new printing centre by the Birwin Realty Corporation, of 1133 Broadway. The structure will be twelve stories in height, covering a plot 102.10x94.9 in the north side of 38th street, 469 feet east of Eighth avenue, now occupied by old time private dwellings. The cost has been estimated at $400,000.

Another Midtown Loft.

John I. Downey, Inc., builder, 410 West 34th street, is having plans prepared by Peabody, Wilson & Brown, architects, 389 Fifth avenue, for a modern twelve-story store and loft building which will soon be started at 15-17 West 36th street. The structure will cover a plot 50 x 100 feet and have a facade of brick and Indiana limestone. The building is estimated to cost about $200,000.

Plan Addition to Bergen County Jail.

Haenke & Sherman, architects, 15 Broad street, Manhattan, have been retained to prepare plans for an addition to the Bergen County Jail at Hackensack, N. J. The work will proceed under the jurisdiction of the Board of Chosen Freeholders of Bergen County, Charles N. Cumberland, chairman Building Committee. The addition will be fireproof, built of brick, limestone and reinforced concrete and will contain seventy cells.

Two New Lofts for Long Island City.

Plans are being prepared by Franklin Hawley Janes, architect, 154 Nassau street, for two modern, reinforced concrete loft buildings on Webster avenue, Long Island City, to be used for light manufacturing purposes. Both structures are to be built for Mrs. Annie S. Annable, of Bay Head, N. J., and will be five stories in height. One will cover a plot 200 x 111 feet and will cost $60,000, and the other will be 200 x 180 feet and cost about $100,000. D. D. Harned, attorney, 154 Nassau street, Manhattan, represents the owner.

Plans for New Bronx Church.

A. F. A. Schmitt, architect, 604 Courtland avenue, has about completed the plans and specifications for the new church to be erected in the north side of 138th street, 525 feet east of St.

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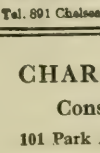
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Ann's avenue. The building will be for St. Luke's Roman Catholic parish, Rev. John Boyle, pastor, and will replace the one worshipped in for a number of years. The new structure will be built of brick and stone, 92.3x151.4 feet, and is estimated to cost about $100,000.

Architect for Film Co.'s Building.

Arthur Loomis Harmon, architect, 3 West 29th street, has been retained to prepare the plans for the structure to be erected at the southeast corner of Seventh avenue and 49th street by the 727 Seventh Avenue Co., George Backer, president, 56 West 45th street. The building will be sixteen stories in height on a plot 100x100 feet. This structure will be modern in every respect and thoroughly fireproof. It will include a theatre for the private display of feature films, before their release. The structural engineer is Chris. J. Jeppesen, Inc., 56 West 45th street. This project will cost about $750,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Seamon Construction Corp., T. G. Galardi and Max Just, 612 West 207th st, are receiving competitive sketches for two apartments at the southwest corner of Broadway and 207th s'

PORT JERVIS, N. Y.—The City of Port Jervis Board of Education, P. J. Gandy, 14 Ball st, contemplates the erection of an addition to the high school or the erection of a new building. Project will probably not go ahead until the fall. No architect selected.

PORT JERVIS, N. Y.—Jas. H. Sweeney, 143 Front st, contemplates the erection of a moving picture theatre here. No architect selected.

ALBANY, N. Y.—The Lutheran Church of the Redeemer, Rev. Ernest M. Gahn, 150 Western av, pastor, contemplates the erection of a 2-sty church and parsonage at 152-154 Western av, to cost about $50,000.

SYRACUSE, N. Y.—Syracuse Aerie No. 59 of the Eagles, W. Fayette st, George E. Kappesser, 214 East Washington st, chairman of Fund Committee, is raising funds for the erection of a clubhouse here. No architect has been retained. Cost, about $150,000.

SYRACUSE, N. Y.—I. Fleischman, 321 East Genesee st, contemplates the erection of a business block here. No architect selected. Project will probably go ahead this summer.

RUTHERFORD, N. J.—The Rutherford Mutual Loan & Building Association, Chas. R. Hunt, president, contemplates the erection of a store and office building at 52 Park av. No architect selected.

PLANS FIGURING.

DWELLINGS.

SCARSDALE, N. Y.—Randolph H. Almiroty, 220 5th av, Manhattan, architect, is ready for bids on all subs for a 2½-sty frame and stucco Swiss Chalet, to cost about $20,000. Owner's name for the present withheld.

FACTORIES & WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, architect, is taking bids for a 5-sty reinforced concrete factory, 50x110 ft, on Jackson av, for the Auto Supply & Equipment Co., care of architect. Cost, about $50,000.

HALLS & CLUBS.

RICHMOND HILL, L. I.—W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect, is taking bids for a 2-sty masonic temple in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892, F. & A. M., Thos. Coates, 320 Spruce st, master. Cost, about $20,000.

SCHOOLS & COLLEGES.

NEWARK, N. J.—Bids will close May 11 at 4 p. m. for the 3-sty parental school on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Essex County Parental School, Lathrop Anderson, 474 Broad st, chairman of building committee. J. H. & W. C. Ely, Firemen's Building, architects. Cost, about $40,000.

PATERSON, N. J.—Bids will close May 24 at 4 p. m. for additions and alterations to P. S. 21 at the corner of 10th av and Madison av, for the Board of Education. Wm. F. Fanning, Colt Building, architect. Cost, about $125,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

192D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for three 5-sty apartments in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Corp., Raymond & Raisman, 507 West 113th st, owners and builders. Cost, about $100,000.

126TH ST.—Jas. F. Hughes and Morris S. Berk, 353 5th av, are preparing plans for alterations to the apartment at the northeast corner of 126th st and St. Nicholas av, for N. McDermott, on premises. Cost, about $15,000.

211TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty apartment, 76x114 ft, at the southwest corner of 211th st and Vermilyea av, for Morris Solomon, 728 Driggs av, Brooklyn, owner and builder. Cost, about $50,000.

HAMILTON ST.—Cannella & Gallo, 60 Graham av, Brooklyn, have completed plans for a 4-sty tenement at 21-3 Hamilton st, for Luigi Terregrossa, 18 Monroe st. Cost, about $12,000.

152D ST.—Edmund L. Ellis, 3 West 29th st, has prepared plans for a 5-sty apartment at 464 West 152d st, for Daniel F. Mahoney, 102 West 42d st. Cost, about $40,000.

AV. A.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty tenement at 103-5 Av A, for Wolf & Abraham, 684 Broadway. Cost, about $25,000.

DIVISION ST.—Plans have been prepared by M. Bernstein, 185 Madison av, for alterations to the 5-sty tenement, 96-98 Division st, for Bertha Goldman, 1454 Lexington av. Cost, about $4,000.

96TH ST.—Raphael Prager, 149 Broadway, has prepared plans for alterations to two 5-sty tenements, 153-5 East 96th st, for the Metropolis Holding Corpn., 149 Broadway. Cost, about $4,000.

114TH ST.—Plans have been completed by Arthur Arctander Co., 994 Grant av, for alterations to the 5-sty tenement at 411 East 114th st, for Enrice Viggiani, 411 East 114th st, to cost about $6,000.

RIVERSIDE DR.—Adolph E. Nast, 546 5th av, is preparing plans for a 12-sty apartment at the northeast corner of Riverside dr and 144th st, for the Paterno Contg. Co., Michael Paterno, president.

2D AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for alterations to the Milgrim Building at 122 2d av.

172D ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for four 5-sty apartments in the south side of 172d st, from Broadway to Ft. Washington av, for Max Raymond, 507 West 115th st, owner and builder. Cost, about $200,000.

BROADWAY.—Benjamin W. Levitan, 20 West 31st str, is preparing plans for three 5-sty apartments at Broadway and Ellwood st, for the Haven Construction Co., Chas. Flaum, 149 Broadway, president and builder.

8TH AV.—John H. Knubel, 305 West 43d st, has completed plans for alterations to the 4-sty tenement, 884 8th av, for the Henry Astor Estate, 11 East 42d st.

48TH ST.—David Bleier, 545 East 139th st, has prepared plans for alterations to the 5-sty tenement, 311 East 48th st, for Jos. Frankenthaler, 1215 Madison av.

14TH ST.—Plans have been prepared by Otto Reissmann, 147 4th av, for alterations to the 5-sty tenement, 233 East 14th st, for Albert E. Smith, 1787 Broadway. Cost, about $4,500.

38TH ST.—Sommerfeld & Steckler, 31 Union Square, have prepared plans for alterations to two 5-sty tenements, 336-8 East 38th st, for Rachel Jacoby, 109 West 129th st.

31ST ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment, 50x110 ft, at 307-309 East 31st st, for the Business Men's Realty Co., Meyer Vessell, president. Cost, about $50,000.

HALLS & CLUBS.

45TH ST.—Parish & Schroeder, 12 West 31st st, have about completed plans for nurses

at 132-138 East 45th st, for the Y. W. C. A., 600 Lexington av, Mrs. Jas. S. Cushman, president. Bids will be taken on general contract about May 20 by architects. Cost, about $400,000.

HOSPITALS & ASYLUMS.

99TH ST.—C. W. Knox, 101 Park av, electrical engineer, and Nygren, Tenney & Ohmes, 101 Park av, steam engineers, are preparing plans for four hospital buildings at 99th to 100th sts, Madison to 5th avs, for Mount Sinai Hospital, 5th av and 100th st. Arnold W. Brunner, 101 Park av, architect.

STORES, OFFICES & LOFTS.

30TH ST.—R. H. Almiroty, 220 5th av, has completed plans for a 12-sty loft and store building, 72x100 ft, at 38-44 East 30th st, for the 40 East 30th Street Co., James Simpson, 316 West 30th st, president. The Marmac Construction Co., 316 West 30th st, general contractor. Cost, about $275,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

FOREST AV.—William Koppe, 830 Westchester av, is preparing plans for a 5-sty apartment, 31x100 ft, at the southwest corner of Forest av and 163d st, for the Sheerin Estate, care of architect. Cost, about $25,000.

PLIMPTON AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty apartment on the west side of Plimpton av, 25 ft north of 170th st, for R. A. Winter & Son, 1694 Clay av, owners and builders. Cost, about $50,000.

SOUTHERN BOULEVARD.—Frank Begrisch, 149th st and Tinton st, contemplates the erection of two 5-sty apartments on the west side of Southern Boulevard, about 150 ft south of 172d st, from plans by Harry Howell, 148th st and 3d av. Cost, about $100,000.

178TH ST.—Maximilian Zipkes, 405 Lexington av, has been commissioned by the Eifel Construction Co. to prepare plans for a 5-sty apartment in 178th st, near Marmion av, to cost, about $40,000.

WALKER AV.—H. Nordheim, 1087 Tremont av, has completed plans for a 5-sty brick tenement, 62x65 ft, at the southwest corner of Walker av and Montgomery pl, for Luigi Astorino, 6602 14th av, Brooklyn. Cost, about $50,000.

KINGSBRIDGE AV.—John G. Kleinhenz, 1839 East 12th st, Brooklyn, has completed plans for a 6-sty garage and warehouse, 56x100 ft, on the west side of Kingsbridge av, 173 ft south of 236th st, for the Ames Transfer Co., Chas. B. Ames, president. Cost, about $75,000.

HOSPITALS & ASYLUMS.

167TH ST.—Louis Allen Abramson, 220 5th av, is preparing preliminary plans for a 4-sty brick and fieldstone home for the aged at 167th st, between Teller and Finley avs, for the Daughters of Jacob, 301 East Broadway, Mrs. A. D. Dworsky, president. Bids will be called about July 1. Cost, about $300,000.

SCHOOLS & COLLEGES.

BRONX.—The Board of Education opened bids for installing electric equipment in the addition to and alterations in P. S. 12. T. Frederick Jackson, Inc., low bidder at $4,154.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

UNION ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x82 ft, in the south side of Union st, 50 ft west of Troy av, for the G. & W. Building Co., 1664 Broadway. Cost, about $35,000.

ADELPHI ST.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for an apartment in the east side of Adelphi st, 239.5 ft north of De Kalb av, for the G. & M. Improvement Co. Cost, about $40,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 40x100 ft, at Division av, near Havemeyer st, for Mary McDonald, care of architects. Cost, about $38,000.

PROSPECT PL.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 48x96 ft, on the north side of Prospect pl, 80 ft west of Franklin av, for The Cornfeld Inc., 127 Bristol st, owner and builder. Cost, about $75,000.

LINDEN ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 5-sty apartment, 100x108 ft, in the south side of Linden st, 272 ft east of Flatbush av, for Baker Bros., 330 Westminster rd, owners and builders. Cost, about $125,000.

HAVEMEYER ST.—Farber & Markwitz, 189 Montague st, have completed plans for a 6-sty apartment, 50x90 ft, at the southeast corner of Havemeyer and Hope sts, for the Havemeyer Construction Co., 1104 Broadway, owner and builder. Cost, about $45,000.

WOODRUFF AV.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty apartment at Woodruff av, St. Paul's pl and Parkside av, for the Miller-Bergs Realty Co., 1210 Nostrand av, owner and builder. Cost, about $45,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments on Parkside av, 90 ft east of Flatbush av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, owner and builder. Cost, about $45,000.

12TH AV.—Plans are being prepared by M. A. Cantor, 367 Fulton st, for four 3-sty brick apartments, 25x70 ft, on the east side of 12th av, 100 ft south of Chester av, for the Garwood Building Corp., 1011 East 58th st. Cost, about $25,000.

CLARA ST.—M. A. Cantor, 367 Fulton st, is preparing plans for four 3-sty apartments, 25x70 ft, in the north side of Clara st, 175 ft west of Chester av, for G Altenberg, 1207 47th st, owner and builder. Cost, about $26,000.

FLATBUSH AV.—W. H. Harrington, 510 57th st, has completed plans for a 3-sty apartment, 22x92 ft, at the southwest corner of Flatbush av and Stephens Court, for Arthur Buininger, 7403 3d av, owner and builder. Cost, about $12,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, have prepared plans for four 3-sty flats at the northwest corner of Albany av and Union st, to cost about $40,000, for the Brooklyn Union Building Corporation. Also five 3-sty buildings at the northeast corner of Sterling st and Rogers av, for the Brooklyn Union Building Co. to cost about $45,000.

DWELLINGS.

ROGERS AV.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for five 3-sty residences and stores at the northeast corner of Rogers av and Sterl-

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Contemplated Construction—Continued.

ing pl, for the Brooklyn Union Building Co., 44 Court st, owner and builder. Cost, about $40,000.

UNION ST.—Shampan & Shampan, 772 Broadway, are preparing plans for four 3-sty residences and stores at the northwest corner of Union st and Albany av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, president and builder. Cost, about $30,000.

AV D.—The Bush Building Corp., 367 Fulton st, contemplates the erection of ten 2½-sty frame residences, 20x45 ft, on Av D, between East 35th st and Brooklyn av, from plans by H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I. Cost, about $5,000 each.

FLATBUSH AV.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for seven 3-sty brick residences and stores at the northeast corner of Flatbush av and Palisade av, for the Brooklyn Union Building Co., Samuel Teplitz, 44 Court st, owner and builder. Cost, about $50,000.

NOSTRAND AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for six 3-sty residences and stores on the east side of Nostrand av, 140 ft east of Clarendon rd, for Maurice Strominger, care of architects. Cost, about $36,000.

FACTORIES & WAREHOUSES.

GRANT ST.—E. J. Meisinger, 394 Graham av, is preparing plans for alterations to the 4-sty store and factory, 50x100 ft, at the northeast corner of Grand and Roebling sts, for Adam Schulz Son, 267 Grand st. Cost, about $15,000.

68TH ST.—Walter Pfandler, 71 Pineapple st, has completed plans for a 1-sty storage, 64x150 ft, in the north side of 68th st, 405 ft west of 1st av, for the E. W. Bliss Co., Jas. W. Lane, president, 1 Adams st. Cost, about $15,000.

STABLES & GARAGES.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for additions to the stable, 70x100 ft, at 27 Clinton av, for Drake Bros. Co., Clinton and Park avs.

Queens.

APARTMENTS, FLATS & TENEMENTS.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 5-sty apartment at the northwest corner of 3d and Pierce avs, for Percy Jacobs, 225 West 83d st, Manhattan. Cost, about $25,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 20x80 ft, on the north side of Catalpa av, west of Fremont st, for Cyprian J. Loeffler, 2031 Himrod st, owner and builder. Cost, about $10,000.

FLUSHING, L. I.—Frank Schefcik, Park av and 176th st, Manhattan, is preparing plans for a 4-sty apartment, 53x89x70 ft, at the southeast corner of State and Prince sts, for Mrs. Wm. F. Boardman, 411 Lafayette av, Buffalo, N. Y. Cost, about $40,000.

DWELLINGS.

RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for a 2½-sty residence and 1-sty brick garage on the east side of Division av, 355 ft north of Myrtle av, for Peter Blank, Bushwick av, Brooklyn. Cost, about $4,500.

WOODMERE, L. I.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty frame residence, 30x60 ft, for Frank Cotter Co., care of architects. Peter Roache, Far Rockaway, general contractor. Cost, about $20,000.

CORONA, L. I.—C. L. Varrone, 166 Carona av, has completed plans for a 2-sty store and residence on South av, near Shapola av, for George Nappe, 9 South av. Cost, about $4,000.

CORONA, L. I.—R. W. Johnson, this place, has completed plans for a 2-sty residence, 20x55 ft, in the west side of 42d st, 100 ft south of Jackson av, for Ellen B. Shannon, 59 43d st, owner and builder. Cost, about $5,000.

ELMHURST, L. I.—R. W. Johnson, Corona, L. I., has completed plans for three 2-sty frame and stucco over metal lath residences in the north side of Cook st, 50 ft west of Toledo av, for Mrs. Jos. Kenyon, this place, owner and builder. Total cost, about $12,000.

FLUSHING, L. I.—Fred Johnson, this place, has completed plans for a 2½-sty frame and stucco over metal lath residence, 42x34 ft, in the south side of Franklin pl, 100 ft east of Colden av, for Norman de Forrest, 390 Broadway. Cost, about $10,000.

QUEENS, L. I.—Harry Dorf, 614 Kosciusko st, Brooklyn, has completed plans for ten 3-sty residences and stores, 20x55 ft, on Myrtle av, 106 ft west of Fresh Pond rd, for Max Tauben, 503 Pennsylvania av, Brooklyn, owner and builder. Cost, about $40,000.

STORES, OFFICES & LOFTS.

CORONA, L. I.—C. L. Varrone, this place, has completed plans for a 1-sty frame shop at the northeast corner of Mark Arower and Shapola avs, for I. Stulbaum, 20 Shapola av, owner and lessee. Cost, about $5,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

MARINERS HARBOR, S. I.—Elisha H. Janes, 124 West 45th st, Manhattan, has been commissioned to prepare plans for a 3-sty store and apartment and pier for the Bradley Improvement Co., 1 Madison av, Manhattan.

Nassau.

STABLES & GARAGES.

LYNBROOK, L. I.—Plans have been prepared privately for a 1-sty brick garage, 75x133 ft, on Merrick rd, near Main st, for Oscar J Kern, Merrick rd. Cost, about $8,000.

HOTELS.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 7-sty addition to the Hotel Trouville, Boardwalk, Long Beach. Dr. Geo. Wix, manager. Cost, about $100,000. Bids will probably be taken by owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

BRONXVILLE, N. Y.—Foundations have been completed for two 2½-sty frame and stucco apartments on Gramatan av, for The Residence Co. of Lawrence Park, 542 5th av, Manhattan. Bates & How, 542 5th av, Manhattan, architects.

TARRYTOWN, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans and will take estimates on the general contract for a 2½-sty frame and stucco residence at Phillips Manor, for William S. Dumspaugh, this place. Cost, about $15,000.

DWELLINGS.

RYE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty frame residence for Simeon Ford, care of architects, to cost about $17,000.

HOSPITALS & ASYLUMS.

MT. PLEASANT, N. Y.—James Brite, 18 East 41st st, Manhattan, has been commissioned to prepare plans for a hospital here for the Board of Supervisors of Westchester County.

MUNICIPAL WORK.

MOUNT PLEASANT, N. Y.—Alfred E. Hopkins, 101 Park av, Manhattan, is preparing sketches for a penitentiary for the Board of Supervisors of Westchester County, E. P. Barrett, chairman.

SCHOOLS & COLLEGES.

HARTSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a grammar school on Huntington av, for the Board of Education of Scarsdale, Thos. F. Burgess, president. Cost, about $28,000.

SCARSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a high school on the west side of New York Post rd, north of Sherbrooke rd, for the Board of Education of Scarsdale, Thos. F. Burgess, president. Cost, about $64,000.

STORES, OFFICES & LOFTS.

YONKERS, N. Y.—E. C. Heald, 2 Hudson st, is preparing plans for a 3-sty brick store and office building, 120x100 ft, at the northeast corner of Palisade av and New Main st, for the Ethan Flagg Estate, Chas. M. Butler, manager, 2 Hudson st. George Howard Chamberlin, 18 South Broadway, consulting architect. Cost, about $110,000.

TARRYTOWN, N. Y.—B. S. Russell, Main st, has about completed plans for a 3-sty store and office building at 17 North Broadway, for Henry F. Fulling, Tuckahoe, to cost about $25,000.

TARRYTOWN, N. Y.—Benton Russell, Main st, has about completed plans for a 3-sty store and office building at the southeast corner of Main st and Depot sq, for George Brown, 51 Chambers st, Manhattan. Cost, about $15,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, is preparing plans for a 4-sty apartment, 57x90 ft, in the north side of Gouveneur st, between Broad st and Belleville av, for V. Frey, care of architect. Cost, about $40,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has nearly completed plans for a 4-sty apartment, 50x107 ft, at 640-42 High st, for the Modern Homes Construction Co., Union Building, Newark, owner and builder. Cost, about $45,000.

NEWARK, N. J.—O. C. Gonnelli, 800 Broad st, has completed plans for a 4-sty flat, 27x73 ft, at 144 Norfolk st, for Mrs. Pasquale Coppola and Vincenzo Padalino, 123 Warren st. Cost, about $14,000.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans and will take bids about May 15 for a 5-sty apartment, 110x119 ft, at the northeast corner of Park av and Prospect st, for the Park Construction Co., care of architect. Cost, about $100,000.

KEARNY, N. J.—J. B. Warren, Essex Building, Newark, architect, is taking bids for two 2-sty flats, 34x59 ft each, at the southwest corner of David and Quincy avs, for H. Waldheim, corner of Midland av and Forest st, Arlington. Cost, about $6,500 each.

CHURCHES.

NETCONG, N. J.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for a brick and stone church for the Baptist Church of Netcong, F. W. Overheiser, pastor and chairman.

DWELLINGS.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan, are preparing plans for a 2½-sty brick, frame and stucco residence, 37x65 ft, and garage at the corner of Montrose av and Halsey pl, for Robert A. Watson, care of architects.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, has completed plans for a 2½-sty frame and stucco residence, 30x45 ft, for C. O. Hartsman, 1 Christopher st, owner and builder. Cost, about $9,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for a 1-sty frame shingle and brick veneer residence at Harrison and Gates av, for the Montclair Realty & Construction Co., 27 Spring st, owner and builder. Cost, about $16,000.

HOHOKUS, N. J.—Plans have been prepared privately for a 2½-sty frame residence in Fairmount st, for Andrew Phelps, 66 Lenox av, Ridgewood, N. J. J. L. Brown, this place, general contractor. Cost, about $4,500.

UNION HILL, N. J.—Joseph Lugosch, 408 Kossuth st, has completed plans for a 2½-sty residence, 26x51 ft, on Union pl, for William H. Kuhlmann, on premises. Cost, about $3,000.

FACTORIES & WAREHOUSES.

NEWARK, N. J.—Frank Hill Smith, engineer, care of owner, has completed plans for a 4-sty reinforced concrete factory, 95 x175 ft, at 370-386 Orange st, for Jas. A. Bannister, 185 Washington st. Cost, about $125,000. Bids on all subs will be taken by the engineer.

HALLS & CLUBS.

PLAINFIELD, N. J.—George H. Fisher, 224 Manson pl, has completed plans for a 2-sty hollow tile and stucco clubhouse in West 4th st, for St. Mary's T. A. B. Society. Cost, about $8,000.

MUNICIPAL WORK.

SAYBROOK, N. J.—C. Godfrey Poggi, 2 Julian Place, Elizabeth, N. J., has completed plans for a 1-sty frame fire house for the Hillside Volunteer Fire Department, 16 West Jersey st, Elizabeth. Cost, about $4,000.

STORES, OFFICES & LOFTS.

SOUTH RIVER, N. J.—William H. Boylan, National Bank Building, New Brunswick, has completed plans for a 2-sty brick and terra cotta bake shop store and apartment in William st, for F. Anklowitz & Bros., this place. Cost, about $8,000.

MISCELLANEOUS.

RIDGEWOOD, N. J.—Company "C" of Ridgewood, J. J. Smith, captain, Prospect st, will soon receive bids on general contract for the 1 or 2-sty brick armory, 75x 100 ft, in Irving st, near East Franklin st, from plans by C. S. Keyser, 75 Hermance pl. Appropriation of $25,000 has been granted.

Other Cities.

BANKS.

MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, is preparing preliminary plans for a 5-sty bank and office building at the northwest corner of North and King sts, for the Merchants' National Bank, G. T. Townsend, president. Cost, about $100,000.

CORTLAND, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have about completed plans and will take bids on general contract about May 11, for the National Bank of Cortland, S. S. Knox, 55 Main st, president. Cost, about $40,000.

FACTORIES & WAREHOUSES.

BEACON, N. Y.—Plans are being prepared privately for a grain elevator, about 50x250 ft, in Main st, for Thos. J. Cunningham, 15-21 East Main st.

SCHOOLS AND COLLEGES.

TROY, N. Y.—Lawlor & Haase, 59 Wall st, Manhattan, are preparing plans for a dining hall and dormitories at 15th av, Av D and The Campus, for Rensselaer Polytechnic Institute, Dr. Palmer C. Ricketts, president. Cost, $50,000 to $60,000.

STABLES & GARAGES.

SUFFERN, N. Y.—Ross & McNeil, 39 East 42d st, Manhattan, are preparing plans for 1 and 2-sty local stone farm buildings for Henry P. McKenney, Esq., care of architects. Plans will be completed about May 19.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—J. K. Turton, 101 Park av, Manhattan, has received the general contract to erect the 9-sty apartment at 743 5th av, for the Estate of Mary Mason Jones, care of W. Kintzing Post, 16 Exchange pl. Hazzard & Erskine, 437 5th av, architects. Cost, about $80,000.

BROOKLYN.—F. W. Stork, 7416 3d av, has received the general contract to erect a 4-sty brick apartment, 30x90 ft, on 6th av, near Lincoln av, for L. W. Mackey, care of general contractor. Cost, about $15,000.

JERSEY CITY, N. J.—George C. Simon, 170 Jackson av, has received the general contract to erect two 3-sty flats, 29x67 ft, at 117-119 Bostwick av, for Catherine Simon, 185 Railroad av, Bayonne, N. J. A. Schule, 360 Av C, Bayonne, architect. Cost, about $9,000 each.

CHURCHES.

BROOKLYN.—Reinhard Hall, 1655 42d st, has received the general contract to erect a church in the north side of 44th st, 250 ft. east of 7th av, for the Norwegian Evangelist Lutheran Free Church, Rev. O. Thompson, 744 44th st, pastor. B. F. Hudson, 319 9th st, architect. Cost, about $13,000.

YONKERS, N. Y.—Hoyt Miles, this place, has received the general contract to erect a 1½-sty brick church in Jackson st, for the Hungarian Presbyterian Church, Andrew Szilsgyi, 62 Hawthorne av. H. Lansing Quick, 18 South Broadway, architect. Cost, about $8,500.

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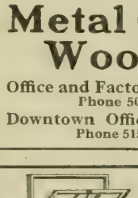
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Contracts Awarded—Continued.

DWELLINGS.

BROOKLYN.—Charles Wuttke, 15 Hull st, has received the general contract to erect two 2-sty residences, 20x55 ft, on the east side of Railroad av, 100 ft south of Liberty av, for Henry Sandman, on premises. Chas. Infanger, 2634 Atlantic av, architect. Cost, about $9,000.

BAY HEAD, N. J.—Frank Ferry, Jr., Bay Head, has received the general contract to erect a 1½-sty frame bungalow for Dr. Ulamor Allen, 401 Ogden av, Jersey City, N. J. Robert C. Dixon, Jr., 148 Park av, Weehawken, N. J., architect. Cost, about $4,000.

MAPLEWOOD, N. J.—(sub.).—Vreeland & Kolster, 532 4th st, Newark, have received the mason work for the 2½-sty hollow tile and stucco residence for W. G. & Eleanor P. Bartindale, 49 Oakview av. Lucius Clark Main, 1 Mountain av, architect. Cost, about $10,000.

HASTINGS, N. Y.—Hoyt & Miles, 222 Roberts av, Yonkers, have received the general contract to erect a 2½-sty residence, 30x40 ft, at Riverview Manor, for John O. Hall, care of architect, Lester Kintzing, Room 4735 Grand Central Terminal, Manhattan. Cost, about $8,000.

LEONIA, N. J.—Arthur Waldron, 647 Palisade av, Yonkers, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 25x29 ft, on Sylvan av, for Mrs. Sarah B. Allison, 248 Sherman av, Manhattan. Frank A. Rooke, 489 5th av, Manhattan, architect. Cost, about $5,000.

MONTCLAIR, N. J.—J. S. Carlson, 58 Montclair av, has received the general contract to erect a 2-sty residence on Prospect av, for H. W. Johnston. Wallis & Goodwillie, 56 West 45th st, Manhattan, architects. Cost, about $10,000.

SUMMIT, N. J.—(sub.).—N. H. Thatcher, 164 Alden st, Orange, has received the mason work for the frame residence and garage on Essex rd, for G. Herbert Smith, 154 Nassau st, Manhattan. E. V. White, 110 East 23d st, Manhattan, architect.

FACTORIES & WAREHOUSES.

STAMFORD, CONN.—The O'Connor Concrete Construction Co., 1 Bank st, has received the general contract to erect a 1-sty brick factory building on Fairfield av, for Baer Bros., 700 Canal st. Henry Marvin, 10 Burlington Arcade, architect. John Hankin & Bro., 550-52 West 25th st, Manhattan, engineers.

BAYONNE, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for six buildings for the Vacuum Oil Co. E. B. Van Leuvan, engineer. Work will be undertaken at once.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, Manhattan, has the contract for the manufacturing building at Annabel and Gossman avs, for the Courtney Development Co., 1123 Broadway, Manhattan. G. Schirmer, Inc., lessee. Timmis & Chapman, 315 5th av, Manhattan, architects and engineers.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty reinforced concrete addition to the cold storage building at 44 School st, for Harry Steinmetz, 44 School st. Jas. A. Watson, Reevs Building, architect. Cost, about $35,000.

JERSEY CITY, N. J.—(sub.).—Thomas Iwen, 504 Hudson av, Weehawken, has received the mason work, and Chas. Eicholz, 310 5th st, Union Hill, the carpentry, for the 1-sty brick factory, 25x70 ft, at 124 Leonard st, for the Hudson Reed & Harness Co., Irving st. Wm. Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about $4,000.

HOSPITALS & ASYLUMS.

MANHATTAN.—Harby, Abrons & Melius, Inc., 30 East 42d st, have received the general contract to erect a 7-sty reinforced concrete and stucco medical staff house and nurses' home at the foot of East 16th st, for the Department of Health, Centre and Walker sts. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about $260,000.

HUDSON, N. Y.—Simon Russek, Inc., 261 Broadway, Manhattan, has the general contract to erect the main hospital building at the State Training School for Girls, Miss Mary Hinkler in charge of bids. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about $65,000.

MT. McGREGOR, N. Y.—Jacob & Youngs, 116 West 32d st, Manhattan, have received the general contract to erect a 3½-sty sanitarium, 51x93 ft, for the Metropolitan Life Insurance Co., John R. Hegeman, president. D. Everett Waid, 1 Madison av, Manhattan, architect. Cost, about $50,000.

PUBLIC BUILDINGS.

ALBANY, N. Y.—(sub.).—Peter Keeler Building Co., 427 Orange st, Albany, has received the contract for finish of special rooms at the County Court House at Eagle, Columbus, Steuben and Lodge sts, for the City of Albany. Cost, $1,000,000.

STABLES & GARAGE.

MT. VERNON, N. Y.—Cornelius J. Hogan, 934 Ogden av, Manhattan, has received the general contract to erect a 1-sty garage, 25x50 ft, on the east side of 5th av, 150 ft south of 6th st, for the Westchester Elec. R. R. Co., Frederick W. Whitridge, president, 2396 3d av, Manhattan. Cost, about $4,000.

MANHATTAN.—W. L. & G. H. O'Shea, 29 Broadway, have received the general contract to erect a 4-sty brick garage, 75 x100 ft, at 110-114 West End av, for Louis Richards, 110 West End av. Elliott J. Lynch, 347 5th av, architect.

STORES, OFFICES & LOFTS.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 7-sty store and office building at 1579 3d av, for John A. Kelly, care of architect, Otto L. Spannhake, 233 East 78th st. Cost, about $6,000.

NEWARK, N. J.—Vincenzo Altieri, 395 Chestnut st, has received the general contract to make alterations and additions to five stores and three apartments at the southwest corner of 7th av and Garside st, for Dr. Frank A. and Edward Caruso, 35 6th av. O. C. Gonnelli, 800 Broad st, architect. Cost, about $4,500.

THEATRES.

JERSEY CITY, N. J.—(sub.).—The Fagan Iron Works, 14th st, has received the structural and ornamental iron work for the 1-sty brick moving picture theatre building on the east side of Fairmount av, 102 ft south of Bergen av, for the Aeolian Amusement Co., Benj. Berkowitz, president, 102 Mercer st. The Tremont rchitectural Co., 401 East Tremont av, Manhattan, architect. Jersey City Engineering & Construction Co., 75 Montgomery st, general contractor. Cost, about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

152D ST, 464 West, 5-sty brick apartment house, 50x87.11; cost, $40,000; owner, Daniel F. Mahoney, 102 West 42d st; architect, Edmund L. Ellis, 3 West 29th st. Plan No. 161.

BROADWAY, 2400-4-6, n e cor West 88th st, 12-sty fireproof stores and tenement, 100x164; cost, $500,000; owner, Eighty-ninth Construction Corp., 200 West 72d st, Pres., Jacob Axelrod, Sec., Herman Axelrod; architect, George Fred Pelham, 30 East 42d st. Plan No. 160.

VERMILYEA AV, n s, 150 e of Academy st, 5-sty brick tenement, 75x118; cost, $75,000; owner, Bendheim Construction Co., 128 Broadway, Pres., Edwin Bendheim; architects, George & Edward Blum, 505 5th av. Plan No. 159.

STORES, OFFICES AND LOFTS.

38TH ST, 223-231 West, 12-sty fireproof store and lofts (for publishers), 102.10x94.9; cost, $400,000; owner, Birwin Realty Corporation, 1133 Broadway; Pres., William H. Birkmire; Sec., Andrew J. Kerwin, Jr.; architect, William H. Birkmire, 1133 Broadway. Plan No. 162.

THEATRES.

BROADWAY, 1614-16, e s, 25 n of 49th st, moving picture theatre (open air), 50x143; cost, $750; owner, Barney Estate, 61 Broadway; Pres., Ashbel Barney; architect, Charles C. Hartman, 9 East 40th st. Plan No. 163.

MISCELLANEOUS.

50TH ST, East, 30 e Park av, Grand Central Terminal Yard, 1-sty brick tool house, 5.5x9.8; cost, $800; owner, The New York Central Railroad Co.; Pres., Alfred H. Smith, Grand Central Station; architect, James G. Wise, 70 East 45th st. Plan No. 164.

Bronx.

CHURCHES.

138TH ST, n s, 525 e St. Ann's av, 1-sty brick church, slate roof, 92.3x151.4; cost, $100,000; owner, R. C. Church of St. Luke, Rev. John J. Boyle, 625 East 138th st, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 241.

DWELLINGS.

DEAN AV, e s, 100 n Barkley av, 2½-sty brick dwelling, slate roof, 21x45; cost, $5,500; owner, Dennis Fenton, 2080 Daly av; architects, Toelberg & Son, 1167 Fox st. Plan No. 238.

218TH ST, n s, 280 e Bronxwood av, 2-sty frame dwelling, tin roof, 22x28; cost, $2,500; owner, Louis Satirano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 247.

MIDDLETOWN RD, n s, 75 w Edison av, 2-sty frame dwelling, tin roof, 23x33.6; cost, $5,-000; owner, Wellman Finance & Realty Co., Dorthea Hein, 120 Westchester sq. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 248.

HAVILAND AV, n s, 191.36 e Pugsby av, 1½-sty frame dwelling, shingle roof, 19x26; cost, $3,500; owner, Mink Const. Co., Adam Mink,

2135 Gleason av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 255.

NEWMAN AV, w s, 250 n O'Brien av, 2½-sty frame dwelling, shingle roof, 19x34; cost, $3,200; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 256.

STABLES AND GARAGES.

183D ST, n w cor Tiebout av, 1-sty brick garage, slag roof, 12.8x23; cost, $400; owner, Wicklow Bldg. Co., P. J. Dwyer, 1879 Southern boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 246.

STORES, OFFICES AND LOFTS.

WEBSTER AV, w s, 154.80 n Fordham rd, 2-sty brick stores and offices, plastic slate roof, 125x95.9; cost, $60,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 257.

PELHAM PARKWAY, s e cor Bronx Park East, 1-sty brick office, sheet steel roof, 10x15; cost, $300; owner, Bonivecia Garage Co., 254 West 109th st; architect, The Texas Co., 17 Battery pl. Plan No. 243.

STORES AND TENEMENTS.

ELSMERE PL, s w cor Daly av, 6-sty brick tenement, 25.3x91.7, slag roof; cost, $25,000; owner, Norcorth Realty Co., Albert E. Hartcorn, 20 Nassau st, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 237.

172D ST, w s, 100 s Boston rd, 5-sty brick tenement, plastic slate roof, 50x87.10; cost, $50,000; owner, Cedar Const. Co., Jos. J. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 236.

CRESTON AV, s w cor Field pl, 5-sty brick tenement, plastic slate roof, 57.6x80; cost, $60,000; owner, 2333 Creston Av. Co., Inc., Archibald Hamilton, 165 Broadway, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 234.

CRESTON AV, e s, 433.3 n Fordham rd, five 5-sty brick tenements, 40.7x76, slag roof; cost, $120,000; owners, The Gaines Roberts Co., Furman V. Gaines, Grand blvd and Fordham rd, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 245.

GRAND BLVD, w s, 306.4 n Fordham rd, five 5-sty brick tenements, 40.6x75.2, slag roof; cost, $120,000; owners, The Gaines Roberts Co., Furman V. Gaines, Grand blvd and Fordham rd, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 244.

HULL AV, n e cor Mosholu pkway, three 5-sty brick tenements, 40x93, 70.7x59.7, 70.7x83.10, slag roof; cost, $130,000; owners, Hubbard Realty Co., Mark Levy, 4387 3d av, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 246.

UNIVERSITY AV, e s, 773.8 n 183d st, 5-sty brick tenement, slag roof, 90x91; cost, $80,000; owner, Wm. Evans, 2340 University av; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 242.

MORRIS AV, e s, from 177th st to Mt. Hope pl, four 5-sty brick tenements, plastic slate roof, 60x85.6, 65x83; cost, $180,000; owner, John W. Cornish Const. Co., John W. Cornish, 805 Tremont av., Pres.; architect, Frank J. Schefcik, 4168 Park av. Plan No. 250.

SOUTHERN BOULEVARD, w s, 175 n 172d st, two 5-sty brick tenements, plastic slate roof, 50x87.10; cost, $100,000; owner, Cedar Const. Co., Jos. J. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 252.

182D ST, n s, 75.6 w Prospect av, 5-sty brick tenement, plastic slate roof, 50x88; cost, $45,000; owner, Nivarb Realty Co., Harry Lisman, 232 East 111th st, Pres., architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 254.

BRIGGS AV, w s, 25ft n Bedford Park Boulevard, two 5-sty brick tenements, slag roof, 50x90; cost, $90,000; owner, Briggs Bldg., Inc., Patrick J. Mitchell, 1979 Webster av, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No 258.

DECATUR AV, e s, 80.34 s 197th st, three 5-sty brick tenements, plastic slate roof, 56.7x85.10, 56.11x85.10; cost, $150,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 153d st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 251.

MISCELLANEOUS.

167TH ST, n s, 108 e Park av, 1-sty frame shed, 22x51.6; cost, $500; owner, Frank Nicoletti, 451 East 167th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 240.

EASTERN BOULEVARD, s w cor Fort Schuyler rd, 1-sty frame shed, 50x150; cost, $700; owner, Ebling Brew Co., 156th st and St. Ann's av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 253.

Brooklyn.

DWELLINGS.

COLERIDGE ST, w s, 140 s Oriental blvd, 2-sty frame dwelling, 32x53, tile roof, 1 family; cost, $6,000; owner, Wm. H. Tanner, 804 East 19th st; architects, Lindsay Architectural Co., Sikeston, Mo. Plan No. 3147.

WEST 30TH ST, e s, 320 s Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $8,000; owner, Max Wexler, 113 St. Mark's pl, Manhattan; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 3184.

WEST 20TH ST, e s, 80 n Mermaid av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $4,000; owner, Adolf Germaise, West 17th st and Mermaid av; architect, Wm. Richter, 4411 18th av. Plan No. 3092.

EAST 38TH ST, w s, 137.6 n Av I, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, $7,000; owner, John E. Reynolds, 418 East 28th st; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 3113.

77TH ST, n s, 200 w 19th av, three 2-sty brick dwellings, 20x42.6, gravel roof, 1 family each; total cost, $6,000; owner, Buck Eye Inv. Co., 1701 77th st; architect, Karl F. J. Seifert, 104 West 42d st, Manhattan. Plan No. 3111.

SCHENECTADY AV, e s, 100 s Av R, four 2-sty brick dwellings, 20x51.7, slag roof, 2 families each; total cost, $18,000; owners and architects, Dinchil Bros., 200 5th av. Plan No. 3116.

JEROME ST, e s, 140 n Hegeman av, 2-sty brick dwelling, 20x45, gravel roof, 2 families; cost, $3,600; owner, Anna M. Devito, 320 Rockaway av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 3212.

49TH ST, n s, 100 e 15th av, 3-sty frame dwelling, 24x44.6, shingle roof, 1 family; cost, $6,000; owner, Saml. Goldstein, 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3220.

ALBEMARLE RD, s w cor Westminster rd, 2-sty frame dwelling, 33x53, shingle roof, 1 family; cost, $15,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H Cutting, 1721 Av J. Plan No. 3211.

CARROLL ST, s s, 320 e Brooklyn av, two 3-sty brick dwellings, 20x75.4, slag roof, 1 family each; total cost, $17,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3251.

PENNSYLVANIA AV, w s, 312.8 s New Lots rd, two 2-sty brick dwellings, 19.6x55, gravel roof, 2 families each; total cost, $7,600; owner, Talorisky Bros., 63 Louisiana av; architect, Morris Rothstein, 691 Sutter av. Plan No. 3252.

47TH ST, n s, 280 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3271.

47TH ST, s s, 300 e 13th av, four 2-sty frame dwellings, 17x50, shingle roof, 1 family each; total cost, $3,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3272.

78TH ST, s s, 220 w 19th av, seven 2-sty brick dwellings, 17x47, slag roof, 1 family each; total cost, $21,000; owner, Cervesdoro Const. Co., 540 St. Marks av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 3264.

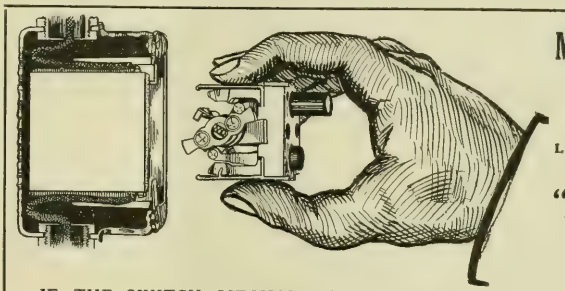
18TH AV, n e cor 62d st, 1-sty brick store and dwelling, 40x75, slag roof, 1 family; cost, $4,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3202.

FACTORIES AND WAREHOUSES.

GATES AV, n s, 300 w Sumner av, 1-sty brick storage, 20x100, slag roof; cost, $3,500; owner, Kath. Horn, 632 Gates av; architect Hy Holder, Jr., 242 Franklin av. Plan No. 3193.

CEDAR ST, s s, 126.3 w Evergreen av, 1-sty brick storage, 25x24, slag roof; cost, $900; owner, Julius J. Carle, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 3225.

WEST 17TH ST, e s, 346.8 n Neptune av, 1-sty frame shop, 15x35.6, gravel roof; cost, $550; owner, Paul Muro, 2737 West 17th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3228.



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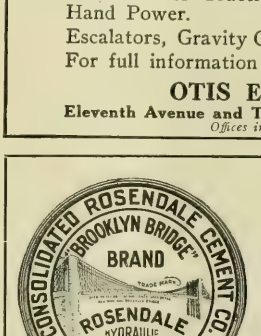
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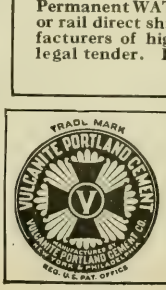
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Plans Filed, Brooklyn, Continued.

DEGRAW ST, s s, 217.10 e 3d av, 2-sty brick factory, 55x98, slag roof; cost, $10,000; owner, T. C. Raines Co., 58 Harrison st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3290.

STABLES AND GARAGES.

14TH AV, n w cor 55th st, 1-sty brick stable, 17x23, slag roof; cost, $500; owner, Edw. Spiegel, on premises; architect, G. I. Prowler, 167 Van Buren st. Plan No. 3115.

TENNIS CT, n s, 36.7 n Ocean av, 1-sty frame garage, 21x20, shingle roof; cost, $300; owner, Jas. J. Cochran, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3118.

BUSHWICK AV, e s, 49.2 s Suydam st, 1-sty brick garage, 12x16.9, slag roof; cost, $500; owner, John G. Paul, 29 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3130.

COLERIDGE ST, w s, 140 s Oriental blvd, 1-sty frame garage, 12x18, tile roof; cost, $500; owner, Wm. H. Tanner, 804 East 19th st; architects, Lindsay Architectural Co., Sikeston, Mo. Plan No. 3148.

DALGREN PL, e s, 300 n 92d st, 1-sty frame stable, 16x20, gravel roof; cost, $300; owner, Andrea Vitolo, on premises; architect, Olaf B. Almgren, 230 90th st. Plan No. 3173.

EAST 22D ST, n e cor Av N, 2-sty frame garage, 25x25, shingle roof; cost, $1,000; owner, Saml. Hildreth, Neck rd and East 22d st; architect, Michael M. Foley, 2160 East 13th st. Plan No. 3155.

49TH ST, n s, 100 e 15th av, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, Saml Goldstein, 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3221.

DICKINSON ST, s s, 192 e Vandervoort st, 1-sty brick stable, 103x42, gravel roof; cost, $3,000; owner, Chapman Dock Co., on premises; architect, Richard A. Wright, 233 Broadway, Manhattan. Plan No. 3261.

CORTELYOU RD, s e cor East 15th st, 1-sty brick garage, 26.9x21, gravel roof; cost, $1,000; owner, Ferdinand Schmidt, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3253.

DITMAS AV, s w cor East 17th st, 1-sty brick garage, 17.4x20, shingle roof; cost, $600; owner, Wm. G. Heath, 5 Nassau st, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3242.

VIENNA AV, s s, 42.6 w Alabama av, 1-sty frame stable, 20x15, gravel roof; cost, $300; owner, Isidor Weiss, on premises; architect, Morris Rothstein, 601 Sutter av. Plan No. 3254.

15TH AV, w s, 40 s 46th st, 1-sty brick garage, 10x20, shingle roof; cost, $500; owner, Jacob Harris, 4612 15th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3255.

NORWOOD AV, e s, 153 n Fulton st, 1-sty brick garage, 64.8x20, slag roof; cost, $500; owners, B. Schuler & Son, 155 Jamaica av; architects, B. Schuler & Son, 155 Jamaica av. Plan No. 3301.

STORES AND DWELLINGS.

FRANKLIN AV, w s, 39 n Prospect pl, two 3-sty brick store and dwellings, 17.6x55, slag roof, 2 families each; total cost, $8,000; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3190.

NOSTRAND AV, e s, 140 s Clarendon rd, six 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $60,000; owner, Rose Bldg. Co., 4819 14th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3249.

STERLING PL, n e cor Rogers av, 2-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, $8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3268.

ALBANY AV, n e cor Union st, 2 sty brick store and dwelling, 19.7x80, slag roof, 2 families; cost, $8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3270.

ALBANY AV, w s, 19.7 n Union st, three 3-sty brick stores and dwellings, 19.6x35, slag roof, 2 families each; total cost, $24,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3269.

FLATBUSH AV, w s, 384 n Albermarle rd, two 3-sty brick stores and dwellings, 20.2x80, gravel roof, 2 families each; total cost, $12,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3289.

ROGERS AV, e s, 20 n Sterling pl, four 2-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $32,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architect, Shampan & Shampan, 772 Broadway. Plan No. 3267.

18TH AV, e s, 40 n 62d st, two 1-sty brick stores and dwellings, 30x72, slag roof, 2 families each; total cost, $8,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3291.

STORES AND TENEMENTS.

CATON AV, s s, 529.4 e East 21st st, 4-sty brick tenement, 79x98, gravel roof, 23 families; cost, $60,000; owners, Ginsberg & Moss Realty Co., 117 Pennsylvania av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3094.

OCEAN AV, n s, 124.9 s Foster av, 4-sty brick tenement, 50x88, gravel roof, 16 families; cost, $25,000; owner, Effenar Const. Co., 500 Willoughby av; architects, Cohn Bros., 361 Stone av. Plan No. 3102.

WOODRUFF AV, n e cor St. Paul's pl, 4-sty brick tenement, 70.7x87, gravel roof, 20 families; cost, $30,000; owner, Miller Bergs Realty Co., 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 3099.

PROSPECT PL, n s, 80 w Franklin av, 4-sty brick tenement, 48x96, —— roof, 20 families; cost, $75,000; owner, Cornfeld, Inc., 127 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 3119.

STERLING PL, s s, 271 w Utica av, two 4-sty brick tenements, 50x89.7, gravel roof, 20 families each; total cost, $60,000; owner, Aaron Const. Co., 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3122.

FLATBUSH AV, s w cor Stephens ct, 3-sty brick store and tenement, 20x83.9, gravel roof, 5 families; cost $12,000; owner, Arthur Benninger, 7403 3d av; architect, W. H. Harrington, 510 57th st. Plan No. 3136.

LINDEN AV, s s, 272.5 e Flatbush av, 5-sty brick tenement, 100x108.3, slag roof, 36 families; cost, $125,000; owners, Baker Bros., 330 Westminster rd; architects, Shampan & Shampan 772 Broadway. Plan No. 3121.

39TH ST, n s, 325 e 4th av, 3-sty brick tenement, 25x69.6, gravel roof, 6 families; cost, $7,000; owner, Jacob Braun, 359 82d st; architect, F. W. Elsenla, 16 Court st. Plan No. 3142.

GEORGIA AV, e s, 68 n Sutter av, 3-sty brick tenement, 24.11x78, — roof, 6 families; cost, $7,500; owner, Wm. Steuer, 187 Washington av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3174.

SOUTH 4TH ST, s s, 118.7 w Marcy av, 6-sty brick tenement, 44.8x83.7, slate roof, 30 families; cost, $30,000; owner, Jacob Fish, 105 West 112th st, Manhattan; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3231.

SOUTH 4TH ST, s s, 163.4 w Marcy av, 6-sty brick store and tenement, 52.6x88.4, slate roof, 34 families; cost, $45,000; owner, Jacob Fish, 105 West 112th st, Manhattan; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3230.

BAY 16TH ST, e s, 58 n Bath av, 4-sty brick tenement, 42x85.2, gravel roof, 16 families; cost, $28,000; owner, F. & H. Const. Co., 8611 16th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3250.

HINSDALE ST, n e cor Riverdale av, 4-sty brick tenement, 32.6x90, gravel roof, 14 families; cost, $20,000; owners, Simon Halperin & ano, 1400 Lincoln pl; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3284.

HINSDALE ST, e s, 37.6 n Riverdale av, seven 3-sty brick tenements, 24x68, gravel roof, 6 families each; total cost, $70,000; owners, Simon Halperin & ano, 1400 Lincoln pl; architect, L. A. Abramson, 220 5th av. Manhattan. Plan No. 3285.

THEATRES.

75TH ST, s e cor New Utrecht av, 1-sty frame open air theatre, 24.8x22.8, —— roof; cost, $400; owner, Sherman W. Reardon, 525 5th st; architect, John C. Wandell, 4 Court sq. Plan No. 3288.

DUMONT AV, s w cor Snediker av, moving picture booth, 10x2, concrete roof; cost, $1,500; owner, Saml. Silver, 496 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3126.

STORES, OFFICES AND LOFTS.

R. R. AV, s s, 690 e Ocean pkway, 1-sty frame store, 24x30, slag roof; cost, $500; owner, Brighton by the Sea Co., Sea Breeze av, C. I.; architect, Wm. Richter, 4411 18th av. Plan No. 3154.

ROCKAWAY AV, es, 119 s Av G, 1-sty frame store, 25x60, slag roof; cost, $2,000; owner, Philip Ketchum, 82 6th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3106.

MISCELLANEOUS.

SURF AV, n s, 40 e West 17th st, 1-sty brick shooting gallery, 20x30, gravel roof; cost, $150; owner, Hy. McCollough, 2847 West 19th st; architect, A. D. Hinsdale, Jones walk and Surf av. Plan No. 3120.

MORGAN AV, s e cor Division pl, 1-sty brick shed, 8x40, iron roof; cost, $450; owner, Richard Young, on premises; architect, Chi Bauer, 861 Manhattan av. Plan No. 3169.

ROCKAWAY AV, w s, 300 s Schenck av, 1-sty frame sleeping room, 18x24, slag roof; cost, $300; owners, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, Wm. Richter, 4411 18th av. Plan No. 3265.

Queens.

DWELLINGS.

COLLEGE POINT.—Victoria pl, n s, 70 e South 10th st, three 1-sty frame bungalows, 12x18, shingle roof; cost, $300; owner and architect, H. D. Grant, College Point. Plan Nos. 1417-18-19

EDGEMERE.—43d st, w s, 1,100 n Boulevard, 1-sty frame dwelling, 16x53, shingle roof, 1 family; cost, $600; owner, Max Cohen, 1989 Fulton av, Bronx; architect, J. N. Smith, Woodmere. Plan No. 1412.

EDGEMERE.—Lucia av, w s, 1,160 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $800; owner, Mrs. M. McCracken, 183 Carlton av, Brooklyn; architect, A. H. Snoll, Rockaway Beach. Plan No. 1407.

ELMHURST.—Ithaca av, n s, 100 w Shell rd, 2-sty brick dwelling, 20x35, tin roof, 2 families; cost, $5,200; owner, Frank Marrill, 81 Ithaca av, Elmhurst; architect, E. Leo McCracken, Manhattan st, College Point. Plan No. 1422.

ELMHURST.—Cook av, n s, 50 w Toledo av, three 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, $9,600; owner, Jos. Kenyon, Elmhurst; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 1411.

FAR ROCKAWAY.—Millbroke court, s s, 52 w Broadway, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, $4,500; owner, E. Muhlbach, Far Rockaway; architect, J. Muhlbach, Far Rockaway. Plan No. 1405.

FAR ROCKAWAY.—41st st, n s, 110 e Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $2,250; owner, Luther Ruelberg, Far Rockaway; architect, P. J. Jargon, 100 Bushwick av, Brooklyn. Plan No. 1425.

JAMAICA.—Martha av, w s, 260 n Baisley st, 2-sty frame dwelling, 18x24, shingle roof, 1 family; cost, $1,750; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, S. G. Ryder, East Rockaway. Plan No. 1406.

JAMAICA.—Flushing av, e s, 80 s Lathrop av, 2-sty frame dwelling, 20x39, shingle roof, 1 family, steam heat; cost, $2,500; owner, Michael Zewetkin, 128 Willet st, Jamaica; architects, Farber & Markwitz, 189 Montague st, Brooklyn. Plan No. 1410.

MASPETH.—Jay av, n s, 375 e Clermont av, 2-sty frame dwelling, 22x38, tin roof, 2 families; cost, $1,700; owner, Geo. Zatorga, 27 Jay av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1424.

RICHMOND HILL CIRCLE.—Whitson av, w s, 760 s Bergen Landing rd, 2-sty frame dwelling, 14x35, tin roof; cost, $400; owner, M. Brand, 465 Crescent st, Brooklyn; architect, H. Murch, Richmond Hill Circle. Plan No. 1421.

WOODHAVEN.—Ferry st, e s, 139 s Ashland av, two 2½-sty frame dwellings, 24x32, shingle roof, 1 family, steam heat; cost, $10,000; owners, Gutting Bros., Inc., 3918 Ashland av, Woodhaven; architect, C. W. Ross, Benedict av, Woodhaven. Plan Nos. 1415-16.

EDGEMERE.—McKinley av, s s, 85 n Maple av, three 2-sty frame dwellings, 22x33 shingle roof, 1 family; cost, $6,000; owner, Interboro Improvement Co., Woodhaven; architect, J. H. Cornell, Far Rockaway. Plan Nos. 1432-33-34.

FLUSHING.—Percy st, n e cor Beech st, three 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $10,500; owners, Miller & Rubin, Nebraska av, Dunton; architect, Louis Danancher, Fulton st, Jamaica. Plan Nos 1440-41-42.

FLUSHING.—Cypress Av, n s, 193 e Parsons av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $4,000; owner, Max Frankel, Bandamn av, Jamaica; architect, Louis Danancher, Fulton st, Jamaica. Plan No. 1439.

FLUSHING.—Parsons av, n e cor Cypress av, 2½-sty frame dwelling, 40x26, shingle roof, 1 family, steam heat; cost, $7,000; owner, W. F. Donaldson, 164 Percy st, Flushing; architect, I. B. Ells, 47 West 34th st, Manhattan. Plan No. 1437.

FOREST HILLS.—Ascan av, e s, 66 s Seasonwood rd, nine 2½-sty tile dwellings, 17x41 (over all), tile roof, 1 family, steam heat; cost, $63,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1428.

GLEN MORRIS.—Briggs av, e s, 320 s Sutter av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $4,000; owner and architect, Arnold J. Zachow, 1345 Briggs av, Brooklyn. Plan No. 1435.

KEW.—Beverly rd, n s, 270 w Willow st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat; cost, $6,000; owner, L. G. N. Cardeza, 27 William st, Manhattan; architect, C. L. Otto, 45 Broadway, Manhattan. Plan No. 1454.

MALBA.—4th av, e s, 250 n Boulevard, two 2-sty frame dwellings, 26x33, shingle roof, 1 family, steam heat; cost, $8,500; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan Nos. 1452-3.

MALBA.—North dr, s s, 195 w Malba dr, 2-sty brick dwelling, 35x30, tile roof, 1 family, steam heat; cost, $6,000; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1451.

MIDDLE VILLAGE.—Washington av, n e cor Steuben st, two 2-sty frame dwellings, 22x49, tin roofs, 2 families; cost, $6,400; owner, Chas. Dietus, 35 Dry Harbor rd, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 1429.

MORRIS PARK.—Belmont av, n w cor Briggs av, seven 2½-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, $24,500; owner, Hillside Realty Co., 149 Stone av, Brooklyn; architect, L. Danancher, Fulton st, Jamaica. Plan Nos. 1443-4-5-6-7-8-9.

RICHMOND HILL.—Lefferts av, n w cor Central av, 2-sty frame dwelling, 35x32, shingle roof, 1 family, steam heat; cost, $7,000; owner, Mrs. Parson Price, Ozone Park; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 1427.

RICHMOND HILL.—Willow st, w s, 100 s Central av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owner, Arthur B. Weucierz, Lafayette av, Suffern, N. Y.; architect, H. J. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1438.

ROCKAWAY PARK.—Washington av, n s, 100 e 5th av, 1-sty frame dwelling, 19x20, tin roof; cost, $300; owner, Barsch Realty Co., Rockaway Park; architect, J. B. Smith, Rockaway Beach. Plan No. 1436.

KEW.—Austin st, s w cor Mowbray av, 3-sty brick dwelling, 38x23, shingle roof, 1 family, steam heat; cost, $6,000; owner, Century Homes Co., 1328 Broadway, Manhattan; architect, Walter McQuade, 1328 Broadway, Manhattan. Plan No. 1455.

RIDGEWOOD.—Emma st, s s, 202 n Metropolitan av, three 2-sty brick dwellings, 16x27, shingle roof, 1 family; cost, $8,250; and Metropolitan av, n s, 487 w Emma st, two 2-sty brick dwellings, 20x32, tin roof, 2 families; cost, $9,000; owner, Lincoln Park Construction Co., 50 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1456-7.

WOODHAVEN.—Shipley st, n s, 175 w Vandeveer av, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mrs. Lena Rubsamm, 3 Centre st, Union Course; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1462.

ELMHURST.—11th st, w s, 175 n Lamont av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $3,500; owners, Johnston & Gundrey, Kingsland av, Elmhurst. Plan No. 1467.

FLUSHING.—28th st, e s, 200 s State st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, $4,500; owner, Broadway Flushing Homes Co., 256 Broadway, Manhattan; architect, B. F. Hudson, 319 9th st, Brooklyn. Plan No. 1490.

OZONE PARK.—Beaufort st, n e cor Lawn av, three 2-sty frame dwellings, 16x55, tin roof, 2 families; cost, $6,200; owner, C. Viola, premises; architect, Jos. Monda, 3958 Broadway, Woodhaven. Plan Nos. 1465-66.

RICHMOND HILL.—Willow st, w s, 125 s Central av, 2-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, $2,000; owner, Arthur Wenciez, Jefferson, N. Y.; architect, H. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1489.

ST. ALBANS.—Rutland st, s e cor Herkimer st, 2-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, $4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, I. B. Ells, 47 West 34th st, Manhattan. Plan No. 1471.

WOODHAVEN.—Legget av, e s, n w cor Charles pl, ten 2½-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, $25,000; owner, Frank Gertler, 324 Jerome av, Brooklyn; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 1472 to 1481.

WOODHAVEN.—Snediker av, w s, 128 s Clinton pl, fourteen 2-sty frame dwellings, 16x29, tin roof, 2 families; cost, $21,000; owner and architect, Dickel Construction Co., 73 Dennington st, Woodhaven. Plan Nos. 1468-69.

WOODHAVEN.—Summit st, s s, 80 e Legget av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, $2,500; owner, Frank Gertler, 324 Jerome av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1483.

WOODHAVEN.—Charles st, n s, 80 e Legget av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, $2,500; owner, Frank Gertler, 324 Jerome av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1482.

WOODHAVEN.—Yarmouth st, e s, 95 n Jamaica av, eight 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $28,000; owner, Henry Bieg, 185 Etna st, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1484-5-6-7.

ARVERNE.—Meredith av, w s, 282 s Boulevard, 1-sty frame dwelling, 16x16, shingle roof, 1 family; cost, $500; owner, H. E. Pierson, 106 Gaston av, Arverne. Plan No. 1500.

FLUSHING.—Franklin pl, s s, 220 e Colden av, 2½-sty frame dwelling, 28x35, shingle roof, 1 family, steam heat; cost, $7,000; owner, Lytle J. Hunter, 11 Franklin pl, Flushing; architect, owner. Plan No. 1497.

STABLES AND GARAGES.

RICHMOND HILL.—Greenwood av, 1243, 1-sty steel garage, 10x14; cost, $140; owner, E. P. Brythran, premises. Plan No. 1420.

GLEN MORRIS.—Rockaway rd, n s, 100 e Lefferts av, 1-sty concrete garage, 40x60, slag roof; cost, $3,000; owner, John Connell, Glen Morris; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1426.

COLLEGE POINT.—12th st, 130, 1-sty steel garage, 12x18; cost, $200; owner, L. Engel, on premises. Plan No. 1458.

WOODHAVEN.—Shipley st, n s, 175 w Vandeveer av, 1-sty brick garage, 18x18, tin roof; cost, $300; owner, Mrs. Lena Rubsamm, 3 Centre st, Union Course. Plan No. 1460.

JAMAICA.—Felton av, w s, 230 n Southern boulevard, 1-sty frame stable, 20x16, tin roof; cost, $150; owner, F. Mezzacpo, premises. Plan No. 1488.

L. I. CITY.—Jackson av, s s, 406 e Honeywell st, 5-sty brick garages, 50x100, slag roof; cost, $45,000; owner, Auto. Spec. Equipment Co., 594 Jackson av, L. I. City; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 1470.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, n w cor Lincoln av, two 3-sty brick stores and dwellings, 20x38, tin roof, 2 families; cost, $12,000; owner, Alvin Const. Co., 1957 86th st, Brooklyn; architect, Fredk. W. Eisenla, 16 Court st, Brooklyn. Plan Nos. 1413-1414.

RIDGEWOOD.—Yale av, n e cor Glasser st, 3-sty brick store and dwelling, 22x80, slag roof, 6 families; cost, $9,500; and Yale av, e s, 22 n Glasser st, 3-sty brick tenement, 28x67, slag roof, 6 families; cost, $7,500; owner, Nicholas Bach, 2 Slocum st, Ridgewood; architect, Louis Aumendinger, 926 Manhattan av, Brooklyn. Plan Nos. 1408-9.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Steinway av, w s, 307 n Jamaica av, 1-sty brick store, 75x50, slag roof; cost, $5,000; owner, Rose Bencoff, 120 Lee av, Yonkers, N. Y.; architect, Thos. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1430.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Seneca av, e s, 48 s Stephen st, four 3-sty brick tenements, 28x68, slag roof, 6 families; cost, $32,000; and Seneca av, e s, 20 s Stephen st, 3-sty brick tenement, 28x77, slag roof, 6 families; cost, $8,000; and Seneca av, s e cor Stephen st, 3-sty brick store and tenement, 20x89, slag roof, 4 families; cost, $10,000; and Seneca av, n e cor Norman st, 3-sty brick store and tenement, 20x89, slag roof, 4 families; cost, $10,000; and Seneca av, e s, 20 n Norman st, 3-sty brick tenement, 20x61, slag roof, 3 families; cost, $6,000; owner, Kilian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1491 to 1495.

MISCELLANEOUS.

ELMHURST.—Trotting Course lane, w s, 702 w Dry Harbor rd, 1-sty frame shed, 60x20; cost, $250; owner, L. Lachter, premises. Plan No. 1423.

FOREST HILLS.—Queens boulevard, e s, 800 n Union turnpike, frame signboard, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1431.

HOLLIS.—Hillside av, s s, 1,525 e Carpenter av, frame sign, 50x12; cost, $100; owner, L. Bruttner, premises. Plan No. 1450.

FLUSHING.—Locust st, n s, 140 e Main st, 2-sty brick lodge room, 30x90, slag roof; cost, $10,000; owner, Pacific Lodge, I. O. O. F., Flushing; architect, Fred Johnson, 46 Prospect av, Flushing. Plan No. 1461.

RAMBLERSVILLE.—Boardwalk, w s, 400 s Flynn av, 1-sty frame boat house, 12x20, tin roof; cost, $100; owner, J. Harder, on premises. Plan No. 1459.

L. I. CITY.—Broadway, n s, 30 w Van Alst av, 1-sty steel shed, 12x20; cost, $75; owner, H. Bothino, premises. Plan No. 1464.

JAMAICA CREEK.—Bay av, w s, 1,880 s Kissan lane, 1-sty frame boat house, 11x30, tin roof; cost, $150; owner, Mrs. J. M. Rool, 1144 DeKalb av, Brooklyn. Plan No. 1498.

JAMAICA CREEK.—Bay av, w s, 1,026 s Kissan lane, 1-sty frame boat house, 20x24, tin roof; cost, $175; owner, Chas. Foss, 64 Stagg st, Brooklyn. Plan No. 1499.

ROCKAWAY BEACH.—Seaside av, w s, 100 n Remsen st, 1-sty frame restaurant, 27x85, tin roof; cost, $2,000; owners, Egert & Wheeler, Rockaway Beach; architect, J. H. Cornell, Rockaway Beach. Plan No. 1496.

Richmond.

DWELLINGS.

BOND ST, s e cor West Arden rd, Eltingville, 1-sty frame dwelling, 28x27; cost, $3,700; owner, John Linley, 130 West 44th st, Manhattan; architect, Jos. Whitford, Tompkinsville; builder, S. H. Collins, Mariners Harbor. Plan No. 360.

SAND ST, e s, 225 s Ennis st, Port Richmond, 2½-sty frame dwelling, 19x40; cost, $2,500; owner, L. Pratnickt. 110 Elm st, Port Richmond; architect, O. O. Odegoarde, 210 Elm st, Port Richmond. Plan No. 376.

3D ST, s s, 126 w Bayview pl, New Brighton, 2-sty frame dwelling, 22x22; cost, $1,900; owner, Mary A. Phillips, 300 West 49th st, Manhattan; architect, Dominick Buffa, Tompkinsville. Plan No. 356.

BRADLEY AV, w s, 300 s Willowbrook rd, Willowdale, 2-sty brick dwelling, 25x30; cost, $3,000; owner, Antonio Guadagnino, 334 East 107th st, Manhattan; architect, L. Pisciotta, 391 East 149th st, Bronx. Plan No. 374.

FAIRVIEW AV, e s, 148 s Potter av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, $5,000; owner, Standard Construction Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 363.

FAIRVIEW AV, w s, 408 s Potter av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, $5,000; owner, Standard Construction Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 365.

OAKLAND AV, w s, 300 n Castel av, West New Brighton, 2-sty frame dwelling, 24x30; cost, $4,000; owner, C. W. Petler, Taylor st, West New Brighton; architect, W. H. Curry, 1119 Castleton av. Plan No. 390.

PALMER AV, s s, 277 w Heberton av, Port Richmond, 2-sty frame dwelling, 24x26; cost, $3,200; owner, Geter, Prospect st, West Brighton; architect, J. P. Frone, 234 Charles av, Port Richmond. Plan No. 397.

POTTER AV, n s, opp Fairview av, West New Brighton, two 2-sty frame dwellings, 23x34; cost, $5,000; owner, Standard Contracting Co., 156 Broadway, Manhattan; architect, John Davies, Tompkinsville. Plan No. 364.

RICHMOND RD, s e, 25 n e Delaware av, Dongan Hill, 2-sty frame dwelling, 22x46; cost, $3,200; owner, John Shvatkore, Castleton Corners, West New Brighton; architect, C. Doroskook, Castleton Corners. Plan No. 391.

STANLEY AV, n s, 221 w Pain st, New Brighton, two 2-sty frame dwellings, 42x46; cost, $3,000; owner, Jos. Goldburg, 857 Stebbins av, Bronx; architect, Kleinman, 400 Jersey st, New Brighton. Plan No. 366.

VANNAME AV, w s, 146 n Railroad av, Manner Harbor, 1-sty frame dwelling, 28x36; cost, $2,800; owner, Ray Lock, Vanname av, Manner Harbor; architect, O. H. Lee, 231 Nicholas av, Port Richmond. Plan No. 358.

12TH AV, s w, 80 n w Richmond turnpike, Linoleumville, 2-sty frame dwelling, 20x40; cost, $1,600; owner, Eliz. Lower, Linoleumville; architect, W. J. Zakowski, P. O. Box 216, Linoleumville. Plan No. 387.

STABLES AND GARAGES.

CARROLL PL, e s, 150 n Westervelt av, New Brighton, 1-sty frame garage, 30x30; cost, $1,000; owner, Dr. A. H. Thomas, Westervelt av, New Brighton; architect, A. T. Cummings, Jr., 60 Metcalf st, Stapleton. Plan No. 395.

RICHMOND TURNPIKE, s s, opp Lexington av, Linoleumville, 2-sty frame barn, 24x29; cost, $1,500; owner, Fred Schopman, Whitepot, S. I.; architect, Frank J. Hahn, 2112 Metropolitan av; builder, Albert Coors, Elmhurst, L. I. Plan No. 380.

MISCELLANEOUS.

RICHMOND TERRACE, s s, 50 w Central av, Port Richmond, 1-sty frame store, 18x38; cost, $1,000; owner, E. L. Jones, Van Pelt Harbor, Port Richmond; architect, A. Ellis, Jr., 33 Union av, Port Richmond. Plan No. 386.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 318, remove front of building and rebuild to 4-sty brick store and loft; cost, $400; owner, Lawyers' Mortgage Co., 431 West 14th st; Pres., Richard M. Hurd, 431 West 14th st; arcaitect, James S. Maher, 431 West 14th st. Plan No. 1003.

CEDAR ST, 48-56, s s, bet Nassau and William sts, connect 4-sty to next building, fireproof stairs, S. C. door to two 7-sty and 14-sty fireproof offices; cost, $800; owner, The Mutual Life Insurance Company of New York, 32 Nassau st; Pres., Chas. E. Peabody; and Continental Insurance Co., 80 Maiden lane; Pres., Henry Evens; architects, Clinton & Russell, 32 Nassau st. Plan No. 1025.

CHRYSTIE ST, 5, w s, 71 n Division st, remove show window, new show window to 5-sty

Alterations (Continued).

brick tenement; cost, $200; owner, Jacob Kalman, 853 Tremont av, Bronx; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 998.

CROSBY ST, 53, increasing capacity of floor to 6-sty brick lofts; cost, $600; owner, George G. Williams Estate, 270 Broadway; trustee, Frank B. Keech, Tuxedo, N. Y.; architect, Edward McCormick, of Peter McCormick & Sons, 83 East 52d st. Plan No. 1014.

GOERCK ST, 59-65, new fireproof partitions and extend stairs to 4-sty brick loft; cost, $500; owner, William Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1037.

GRAND ST, 319-21, s w cor Orchard st, fireproof partitions, new stairways, bulkhead and rearrange fire-escapes to 5-sty brick lofts; cost, $750; owner, Pincus Malzman, 75 Allen st; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 1024.

NASSAU ST, 100, block from 40 Ann st to 129 Fulton st, remove wall, new steel floor beams to 6-sty brick stores and lofts; cost, $200; owner, John Raymond, 94 Nassau st; architect, Jas. McKillop, Jr., 154 India st. Plan No. 1028.

RIVINGTON ST, 34, n w cor Forsyth st, new steel stairs, partitions and windows to 5-sty brick stores and tenement; cost, $300; owner, Irving Baum, 170 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 1030.

RIVINGTON ST, 134, n s, 34 e Norfolk st, remove partitions and store front and stoop, new partitions, store fronts and excavate cellar to 4-sty brick store, storage and dwelling; cost, $1,-800; owner, Mrs. Minnie Edelstein, 132 Norfolk st; architect, Lew Koen, 27 Graham av, Brooklyn. Plan No. 1017.

ROOSEVELT ST, 133, s w cor Front st, alter hoistway, new pent house (g. i), doors (kalamein), pilaster and show window to 4-sty brick and frame storage; cost, $3,000; owner, Amos F. Eno, 32 5th av; architect, Harold B. Roberts, 103 Park av. Plan No. 975.

SOUTH WILLIAM ST, 26, n s, 153.10 e of Broad st, erect fireproof elevator enclosure, fireproof doors, galvanized iron skylights to 4-sty brick lofts; cost, $1,000; owner, John A. Brown, Jr., 21 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1018.

SUFFOLK ST, 11, w s, 75 n Hester st, remove walls, tier beams, new partitions, stairs, tier beams, show windows and new extension to 4-sty brick store, synagogue and dwelling; cost, $3,000; owner, Morris Lowenstein, 20 West Houston st; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 1023.

VARICK ST, 54-56, s s, s e cor Laight st, demolish building and erect new brick walls to 6-sty brick factory; cost, $30,000; owner, August D. Juilliard, 70 Wall st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 976

WASHINGTON SQ, 33-34 West, s w cor West Washington pl, remove part of attic and roof and stairs, chimney breasts, plumbing, plastering and studding, all new lay out to (6) 3-sty brick hotel; cost, $50,000; owner, Frederick D. Fricke, 108 West 12th st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 1012.

WOOSTER ST, 69, 71, 73 and 75, w s, and 383-87-89 West Broadway, new door openings and doors to two 5 and 6-sty brick stores and lofts; cost, $150; owner, Lawrence Holding Co., 225 Wooster st, Morris Golde, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1016

2D ST, 295 East, s w cor Sheriff st, new partitions and stairway, new fireproofing in cellar (4" terra cotta b.), fire-escapes and bulkhead to 6-sty brick stores and lofts; cost, $5,000; owners, Isaac Bleicker et al, 147 West 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 977.

7TH ST, 79 East, n s, 125 w 1st av, remove partitions, etc., construct partition, 4" terra cotta shaft and boiler room to 4-sty brick store and tenement; cost, $3,500; owner, Harry German, 182 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 996.

13TH ST, 323 East, n s, 284 e 2d av, remove pier, new store front and doors to 4-sty brick tenement; cost, $300; owner, Anna Mestel, 15 Av A; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1009.

14TH ST, 251 West, remove partitions, new partitions and two skylights to 4-sty brick dwelling and home for girls; cost, $800; owner, Mrs. Maria A. Lopez, 251 West 14th st; architect, Jacques L. de Mesquita, 307 West 36th st. Plan No. 1029.

14TH ST, 347 E, n s, 101 w 1st av, remove encumbrances, stoop, etc., new entrance, doors and window to 4-sty brick Immigrant home; cost, $500; owner, Russian Immigrant Home, 347 East 14th st; president, Bishop Alexander Nemelowsky; secretary, Rev. John Cheppelemns; architect, Morris Inkelas, 206 East 78th st. Plan No. 1041.

16TH ST, 420 East, s s, 294 e of 1st av, remove wood floor, new concrete floor, fireproof S. C. doors, portable steel smoke house, boiler room, boiler and new fireproof ceiling to 5-sty brick tenement; cost, $1,000; owner, Mrs. Cora Martin, Monticello, N. Y.; architect, Henry Regelmann, 133 7th st. Plan No. 1015.

20TH ST, 6-8 East, s s, 125 e 5th av, erect balcony, brick up openings, new stairs and bulkhead to 5-sty brick store and lofts; cost, $12,-000; owner, James A. Roosevelt estate, executor and trustees, George E. and W. Emlen Roosevelt, 30 Pine st; architect, Chas H. Richter, 68 Broad st. Plan No. 1007.

20TH ST, 20-24 E, s s, 125.7 East Broadway, extend stairs, bulkhead and skylight to 6-sty fireproof store and lofts; cost, $300; owner, Almy G. Gallatin, 141 Broadway; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 1044.

22D ST, 9-19 W, n s, 202 w 5th av, remove show windows, new marquise, front and columns to 12-sty fireproof store and lofts; cost, $500; owner, Louis Stern, 9-19 West 22d st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1043.

22D ST, 150-152 West, remove skylight and roof slab and beams, erect two studio skylights (book tile and angle iron) to 12-sty fireproof office and lofts; cost, $200; owner, John J. Sheindler, 56 West 45th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 1031.

23D ST, 71 West, n e cor 6th av, erect three fireproof vaults, vent ducts and partitions to 19-sty fireproof stores and lofts; cost, $3,500; owners, Trustees Masonic Hall and Asylum Fund, 46 West 24th st, Pres., Geo. J. Jackson; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 986.

26TH ST, 32 E, s e cor Madison av, rearrange partitions, new plumbing, steel frame work and terra cotta blocks to 4-6-sty brick club house; cost, $25,000; owner, the Manhattan Club, president, Phillip J. Britt, 27 William st; architects, Hoppin & Koen, 244 5th av. Plan No. 1040.

30TH ST, 48-52 East, s w cor 4th av, erect four fireproof vaults, vent ducts to 16-sty fireproof stores and lofts; cost, $3,500; owner, 440 4th Av. Co., 49 Wall st, Pres., Irving Swan Brown, Sec., Robert C. Kwapp; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 987.

33D ST, 217 West, n s, 180 w 7th av, remove stoop and change entrance, new bathrooms, closets, steam heating and electric lighting systems, new vent duct and repairs throughout to 3-sty brick dwelling; cost, $5,000; owner, William Lustgarten & Co., Inc., 68 William st, Pres., William Lustgarten; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 984.

34TH ST, 631 West, n s, about 160 w of 11th av, new water closet compartments to 2-sty brick loft; cost, $200; owner, New York Central and Hudson River Railroad Co., 42d st and Madison av, Grand Central Station; Pres., Alfred H. Smith; architect, Robert A. Fash, 163 West 20th st. Plan No. 1021.

39TH ST, 342 West, s s, 200 e of 9th av, remove wall (rear of cellar), new bake oven and windows to 5-sty brick store and tenement; cost, $500; owner, Charles Fessler Estate, 44 East 87th st; manager, Julia Muller; ext., Charles Rohe 527 West 36th st; architect, Adolph E. Nast, 546 5th av. Plan No. 983.

41ST ST, 120-22 West, erect small mezzanine balcony to 5-sty fireproof store and lofts; cost, $700; owner, Phillip Lewishon, 119 West 40th st; architect, Henry Erkins, 110 West 40th st. Plan No. 1035.

48TH ST, 162 West, s s, 157 e of 7th av, remove front and rear walls, new partitions, walls, fireproof shaft, steel girders, fire-escapes, skylights and stairs to 4-sty brick store and bachelor apartments; cost, $4,800; owner, Josephine Underwood, 249 East 188th st; architect, Max Muller, 115 Nassau st. Plan No. 1022.

46TH ST, 126-32 West, erect partition film vault, examining room and distribution room to 12-sty fireproof office and storage, etc; cost, $500; owner, Leavitt Realty Co., 126-32 West 46th st; Pres., Louis Leavitt; architect, Abraham L. Libman, 126-32 West 46th st. Plan No. 1001.

48TH ST, 212-216 West, n w cor Broadway, install studio skylights, remove front wall to 5-sty brick store and lofts; cost, $500; owner, Mitchell Marks, 212-216 West 48th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1000.

53D ST, 136 West, s s, 324 e 7th av, new partitions, sink and tubs and new bathroom fixtures and skylights to 3-sty brick dwelling; cost, $800; owners, G. & J. Cobban, 857 6th av; Pres., George W. Cobban; architect, Wilfrid C. Reid, 1023 Summit av. Plan No. 1010.

65TH ST, 214-16 West, s s, 200 w of Amsterdam av, new 2" concrete floor to 6-sty brick garage; cost, $3,000; owner, Katherine Highland, 101 West 66th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 997.

78TH ST, 134 E, s s, 38.4 w Lexington av, build extension (rear) to 3-sty brick dwelling; cost, $500; owner, Samuel R. Auterbridge, 136 East 78th st; architect, Will H. Erler, 545 5th av. Plan No. 1039.

85TH ST, 234-36 East, s s, 120 w 2d av, new partitions, wall and fireproof doors, remove cellar stairs to 4-sty brick tenement; cost, $6,-000; owner, Anna Schmidt, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 995.

103D ST, 201-203 W, n w cor Amsterdam av, remove show window, new flush front, marquise, doors and columns, repair grating and railing to 6-sty brick store and tenement; cost, $500; owner, Sadie V. Levy, 600 West End av; architect, George Hof, Jr., 371 East 158th st. Plan No. 1042.

104TH ST, 101-103 West, n w cor Columbus av, cut new doorway, new S. C. fireproof doors and steps and wall to 5-sty brick tenement; cost, $500; owner, Daniel Buckley, 103 West 104th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1005.

112TH ST, 118 East, s s, 233 w Lexington av, remove partitions, new skylights, plumbing fixtures, partitions to 3-sty brick stores and dwelling; cost, $1,000; owner, Emily McCoy, 2049 5th av; architect, Samuel Cohen, 503 5th av. Plan No. 1033.

118TH ST, 301 West, n w cor 8th av, install 5 stores, remove front wall to 5-sty brick stores and tenement; cost, $2,000; owner, Daniel Hennessy, 799 Madison av; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 999.

145TH ST, 355 West, n e cor St. Nicholas av, remove wall, new iron beams to 7-sty brick apartment house; cost, $175; owner, William C. Lester, 40 Hamilton Terrace, & A. Edward Lester, 111 West 70th st; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1013.

209TH ST, n e side, 100 nw from cor of Columbus av, alter boiler pit and coal storage, erect steam drying room, terra cotta partitions, iron beams and reinforced concrete roof, new skylights and openings to 1-sty brick cleaning and dyeing establishment; cost, $1,500; owner, Paul Schmalzl, 1747 Amsterdam av; architect, Frederick Jaeger, 441 Tremont av, Bronx. Plan No. 1027.

AV B, 25, e s, 84 n 2d st, remove wall and erect new piers and brick walls and new partitions to 4-sty brick store and tenement; cost, $2,000; owner, Adolph Blum, 56 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 1002.

AMSTERDAM AV, 3860-70, n w cor 207th st, alter show windows, new toilet and storage room, omit partitions and bathroom to 1-sty, 18 ft. brick stores and dwelling; cost, $800; owner, Thomas Walker, 141 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1011.

AMSTERDAM AV, 2360-62, n w cor 177th st, erect moving picture booth (angle iron and asbestos board) to 1-sty brick moving picture theatre, store and office; cost, $500; owner, Charles M. Rosenthal, 160 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1020.

BOWERY, 318, s w cor Bleecker st, remove portion of wall and partitions, new columns and girders to 4-sty brick loft building; cost, $500; owner, Jacob H. Schiff, 52 William st; architect, E. H. Janes, 124 West 45th st. Plan No. 979.

BROADWAY, 549-555, raise elevator shaft roof 23 ft. to 10 and 12-sty fireproof wholesale department store; cost, $500; owner, Peter W. Rouss, 220 Garfield pl, Brooklyn; architects, Low-Parker Engineering Co., Pres., George E. Low, 57 Ridgewood rd, South Orange, N. J. Plan No. 982.

BROADWAY, 2281-99, and 82d st, 247 West, erect balcony in store, new stairway beams and girders to 2-sty brick stores, offices and moving picture theatre; cost, $1,000; owner, Lansing Realty Holding Co., 71 Broadway, Sec., William B. Reid; architect, Jacob Fisher, 25 Av A. Plan No. 980.

BROADWAY, 1190-98, s e cor West 29th st, new partitions, entrance door and toilet fixtures, rearrangement of heating, plumbing, drainage and electric wiring, rearrangement of barber shop and restaurant to 12-sty fireproof hotel; cost, $7,000; owner, Hotel Operating Associates, Pres., Wilbur S. Kinnear, 111 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 1008.

BROADWAY, 253-55, n w cor Murray st, erect wood water tank, steel support to 13-sty fireproof offices; cost, $600; owner, Postal Telegraph Building Co., 253 Broadway; Vice-Pres., George G. Ward; architects, Howell, Field & Goddard, Review av, Long Island City. Plan No. 1019.

BROADWAY, 287, s w cor Reade st, remove c. i. projections, columns and posts, new show windows, girders, posts and store entrance to 5-sty brick store and offices; cost, $1,750; owner, Thomas Storm Estate, 555 Park av; ext., Sarah M. Arvis; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1032.

BROADWAY, 3562-68, n e cor 146th st, new fireproof partitions to 3-sty brick stores and dance hall; cost, $200; owner, Bradhurst Amusement Co., 701 7th av; Pres., Benjamin R. Moss; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1038.

LENOX AV, 409-411, w s, 48.8 s of 131st st, extend building to building line, new walls and partitions to 3-sty brick and frame stores and dwelling; cost, $2,000; owner, Max Meyers, 151 West 26th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 988.

MANHATTAN AV, 448, n e cor 119th st, remove stairs and dumbwaiter to 5-sty brick tenement; cost, $300; owner, Morris Hankin, 126 West 100th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1034.

WASHINGTON AV, 205, s e cor Vesey st, 81, new awning and two skylights to 5-sty brick store and offices; cost, $500; owner, Thomas McNell, 106 West 75th st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 990.

3D AV, 1888, w s, 50 n 104th st, remove wall and stairs and raise balcony, new stairs, steel girders and partitions to 2-sty brick moving picture theatre; cost, $3,000; owner, Atlas Theatre Co., 1888 3d av, Pres., Lieb Zimmerman; architect, Louis A. Sheinart, 194 Bowery. Plan No. 992.

3D AV, 1890, w s, 75 n of East 104th st, remove rear portion of building, new walls, fireproof ceiling and floor, new extension at rear and show windows to 3-sty brick store, photograph gallery and moving picture theatre; cost, $5,000; owner, Mathilda White, 220 West 98th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 993.

3D AV, 660-62 n w cor 42d st, remove walls, new steel girders and columns, new fireproof partition, cut new openings and well holes to 2-sty brick stores, loft and dwelling; cost, $5,000; owner, Anna M. Rothman Estate, 660 3d av; Otto Stoats, trustee; architect, George Hof, Jr., 371 East 158th st. Plan No. 1006.

4TH AV, 234, n w cor 19th st, East, alter entrance, fireproof partitions to 4-sty brick saloon and lofts; cost, $500; owner, Albert Eckelman, 234 4th av; architect, George J. Froehlich, 680 Whitelock av. Plan No. 994.

5TH AV, 129-131, and 20th st, 4-8 East, increase height of bulkhead, new g. i. skylights to 5-sty brick department store (vacant); cost, $100; owner, J. K. Roosevelt Estate, 30 Pine st; exr., W. Emlen Roosevelt; architect, Harry N. Paradies, 231 West 18th st. Plan No. 989.

5TH AV, 557, new store fronts, partitions, columns and girders (remove store fronts and show windows) to 5-sty brick stores and lofts; cost, $1,000; owner, 557 5th Av. Corporation, 30 East 42d st, Pres., Benjamin Mordecai; architects, William L. Rouse & Lafayette Goldstone, 38 West 32d st. Plan No. 981.

5TH AV, 572, 73.6 s of 47th st, remove front, new iron columns and beams, new store front backed with brick, false roof (tile and g. i. partitions), elevator pit, new motor room and toilets, new iron stairs, bulkhead and fireproof S. C. doors to 5-sty brick shop; cost, $16,000; owner, Henry A. Budd, 572 5th av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1026.

6TH AV, 446, n e cor West 27th st, erect iron glass marquise to 4-sty brick saloon and lofts; cost, $75; owner, Townsend Underhill, Esq., care Mr. Schrag, 142 West 23d st; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 991.

Bronx.

161ST ST, n w cor Forest av, 1-sty brick extension, 41.4x28, to 3-sty brick store and dwelling; cost, $3,000; owner, Carolina Zucke, Bloomfield, N. J.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 173.

170TH ST, 881, new columns, new girders, new store front to 5-sty brick stores and tenement; cost, $1,500; owner, Michael Ticotzky,on premises; architect, N. Langer, 81 East 125th st. Plan No. 181.

216TH ST, n e cor Bronx boulevard, new tank to 2-sty brick factory; cost, $750; owner, Vari Lace Mfg. Co., 260 4th av; architect, L. G. House Eng. Co., 143 West 40th st. Plan No. 176.

BARNES AV, e s, 92.3 s 228th st, 1-sty frame extension, 13x11.2 to 2-sty frame dwelling; cost, $200; owner, Adelaid Riccardi, on premises; architect, Otto A. Eblinghaus, 752 East 220th st. Plan No. 177.

BATHGATE AV, e s, 20 n 172d st, 1-sty brick extension, 12x20.2, to 2-sty frame store and dwelling; cost, $1,000; owners, Wattenberg, Cohn & Pittman, 406 East 149th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 180.

BROOK AV, 1265, new windows, new partitions to 5-sty brick stores and tenement; cost, $500; owner, Louis Levy, 2275 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 179.

MORRIS PARK AV, n s, 45 w Wallace av, 1-sty frame extension, 4.8x30, to 3-sty frame store and dwelling; cost, $200; owner, Jacob Lang, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 175.

MULINER AV, 1840, new brick walls to 2-sty frame dwelling; cost, $100; owner, Marie Costello, on premises; architect, Philip Bardes, 122 Bowery. Plan No. 178.

RIVERDALE AV, e s, 135.4 s 259th st, new windows, new partitions to 3-sty frame store and dwelling; cost, $750; owner, H. C. Demarest, 15 East 14th st; architect, John J. Lawler, 360 West 23d st. Plan No. 183.

TREMONT AV, 463, 3-sty brick extension, 22.48x5.9, to 2-sty brick store and offices; cost, $1,500; owner, W. E. Andrews, on premises; architect, Edw. J. L. Raldiris, 1104 Findlay av. Plan No. 184.

VAN NEST AV, n w cor Melville st, raise to grade 2-sty frame dwelling; cost, $500; owner, Geo. Ringler & Co., 92d st and 3d av; architect, H. Nordheim, 1087 Tremont av. Plan No. 182.

WASHINGTON AV, n e cor 176th st, 2-sty brick extension, 15x69.1¼, to 2-sty brick library; cost, $20,000; owner, City of New York; architects, Carrere & Hastings, 225 5th av. Plan No. 174.

Brooklyn.

BOERUM ST, 5, interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Morris Walzer, 46 Graham av; architects, Garman & Schwartz, 367 Fulton st. Plan No. 3139.

BUTLER ST, 239, interior alterations to 4-sty factory; cost, $900; owner, R. G. Dun Co., 290 Broadway, Manhattan; architect, R. J. Mansfield, 135 William st, Manhattan. Plan No. 3157.

COURT ST, 10, interior alterations to 8-sty office building; cost, $250; owner, Continental Ins. Co., 80 Maiden lane, Manhattan; architect, W. T. Williams, 963 Washington av, Bronx. Plan No. 3280.

DOUGLAS ST, 40, plumbing to 2-sty dwelling; cost, $300; owner, Julia Heyman, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3197.

FT. GREENE PL, 171, exterior alterations to 3-sty store and dwelling; cost, $1,100; owner, Mr. Kluich, 391 Fulton st; architect, C. M. Detlefson, 6 Sullivan st. Plan No. 3263.

FULTON ST, 1371, erect marquise to 3-sty cafe and dwelling; cost, $125; owner, Anna Schoonmaker, on premises; architect, A. Meyersburg, 902 Eagle av, Bronx. Plan No. 3226.

HENRY ST, 478, interior alterations to 3-sty tenement; cost, $600; owner, Jas. Martincano, 201 Columbia st; architect, John Burke, 370 Union st. Plan No. 3105.

HENRY ST, 518, exterior alterations to 4-sty tenement; cost, $500; owner, Saml. T. Munson, 44 Court st; architect, W. J. Conway, 400 Union st. Plan No. 3248.

LOGAN ST, 398, extension to 2-sty dwelling; cost, $200; owner, Geo. L. Becker, 398 Logan st; architect, E. Dennis, 241 Schenck av. Plan No. 3110.

NORTH ELLIOTT PL, 137, interior alterations to 3-sty tenement; cost, $100; owner, Libero Palladino, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 3101.

PEARL ST, 121, exterior alterations to 9-sty factory; cost, $125; owner, Cavanagh Co., on premises; architect, The Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 3167.

POPLAR ST, 64, extension to 3-sty dwelling; cost, $3,000; owner, New Skin Co., 98 Grand av; architects, Slee & Bryson, 154 Montague st. Plan No. 3196.

SEIGEL ST, 26, extension to 3-sty bath and dwelling; cost, $350; owner, Abe Brounstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 3308.

SKILLMAN ST, 69, extension to 2-sty dwelling; cost, $1,200; owner, Raffaele Carcano, 108 Skillman st; architect, D. Salvati, 525 Grand st. Plan No. 3128.

STERLING PL, 217, interior alterations to 4-sty home; cost, $700; owner, Brooklyn Industrial School Assn., on premises; architect, M. McNeil, 179 Garfield pl. Plan No. 3243.

THAMES ST, s e cor Vandervoort av, interior alterations to 3-sty school; cost, $500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3287.

UNION ST, 96, interior alterations to 3-sty tenement; cost, $200; owner, Antonio Garavanta, 455 57th st; architect, Paul De Martin, 206 Sullivan st. Plan No. 3257.

WALTON ST, 58, exterior alterations to 4-sty factory; cost, $2,000; owner, Saml. Stein, 56 Walton st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3274.

WASHINGTON ST, 31, exterior alterations to 6-sty factory; cost, $750; owner, Kath. F. Hardi, on premises; architect, The Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 3166.

WITHERS ST, 126, interior alterations to 3-sty tenement; cost, $400; owner, Giovanni Zambrotto, on premises; architect, D. Salvati, 525 Grand st. Plan No. 3133.

SOUTH 1ST ST, 265, exterior alterations to 3-sty dance hall; cost, $300; owner, Julius Miller, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3247.

SOUTH 1ST ST, 273, interior alterations to 3-sty store and tenement; cost, $500; owners, Louis Hess & ano, 598 St. Marks av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3293.

2D ST, 80, plumbing to 2-sty dwelling; cost, $125; owner, Jas. F. Meehan, on premises; architect, Edw. H. Scally, 527 Henry st. Plan No. 3100.

SOUTH 3D ST, 236, interior alterations to 4-sty store and tenement; cost, $1,800; owner, Wm. G. Murphy, 149 Keap st; architect, Robt. Teichman, 22 William st, Manhattan. Plan No. 3165.

4TH ST, 76-8, interior alterations to 3-sty tenement; cost, $450; owner, Nalalo Maiorino, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3153.

NORTH 9TH ST, 259, exterior alterations to 3-sty dwelling; cost, $200; owner, Martinelli Domenico, 255 North 9th st; architect, D. Salvati, 525 Grand st. Plan No. 3131.

WEST 17TH ST, 2733, extension to 2-sty dwelling; cost, $350; owner, Paul Muro, 2337 West 17th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3307.

WEST 24TH ST, 2915, extension to 1-sty dwelling; cost $200; owner, Norman Chiz, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 3125.

46TH ST, 370, move 2-sty dwelling; cost, $1,300; owner, Norwegian Lutheran Hospital, 46th st and 4th av; architect, Mortimer Forster, 15 West 38th st, Manhattan. Plan No. 3145.

47TH ST, 1279, extension to 2-sty dwelling; cost, $300; owner, J. J. Lack Constn. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3222.

61ST ST, 1353, interior alterations to 3-sty dwelling; cost, $300; owner, Frank Speciale, 156 Wyckoff st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3217.

64TH ST, 834, interior alterations to 2-sty dwelling; cost, $200; owner, Thos. Bennett, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 3179.

ATLANTIC AV, 892, interior alterations to 3-sty tenement; cost, $300; owner, Concetta Messina, on premises; architect, Jas. F. Boyle, 422 St. Marks av. Plan No. 3175.

ATLANTIC AV, 721, interior alterations to 3-sty dwelling; cost, $150; owner, Dominick Ponco, 733 Atlantic av; architects Laspia & Salvati, 525 Grand st. Plan No. 3281.

BEDFORD AV, s w cor Church av, interior alterations to 3-sty school; cost, $1,200; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3172.

BROADWAY, 1319, exterior alterations to 3-sty store; cost, $800; owner, Estate of John A. Schwartz, Nostrand and Flatbush avs; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3141.

BROADWAY, 1009, exterior alterations to 3-sty store and dwelling; cost, $350; owner, Fred Roemele, 706 Grand st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3187.

CHURCH AV, 2241-3, interior alterations to 3-sty garage; cost, $1,500; owner, Adam F. Ingraham on premises; architect A. E. Fischer, 882 Bushwick av. Plan No. 3168.

CLINTON AV, 29, extension to 2-stv stable; cost, $6,000; owners, Drake Bros., 77 Clinton av; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 3279.

CORTELYOU RD, 9616, interior alterations to 3-sty store; cost, $350; owner, Hy. F. Newberry, 143 Park pl; architect, F. W. Eisenla, 16 Court st. Plan No. 3107.

CORTELYOU RD, 1207, extension to 2-sty store and dwelling; cost, $4,000; owner, Glen H. Frost, 960 East 13th st; architect, C. G. Wessell, 1118 Av J. Plan No. 3256.

DUMONT AV, s w cor Snedeker av, interior alterations to 1-sty theatre; cost, $300; owner, Saml. Silver, 496 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3127.

DUMONT AV, 941, exterior alterations to 2-sty dwelling; cost, $800; owner, Jacob Goldstein, 17 Av A, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3185.

EAST NEW YORK AV, 551, exterior alterations to 2-sty dwelling; cost, $300; owner, Prospero Briganti, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 3159.

FLATBUSH AV, 142, exterior alterations to 3-sty postoffice and dwelling; cost, $800; owner, Gabrial Schwager, 140 Flatbush av; architect, H. G. Dangler, 215 Montague st. Plan No. 3229.

FT. HAMILTON AV, s s, bet 43d and 44th sts, exterior alterations to 3-sty school; cost, $3,600; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3171.

GRAHAM AV, 50, interior alterations to 3-sty store and tenement; cost, $1,500; owner, Kath. Miller, 622 Hancock st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3259.

HAMBURG AV, 110, interior alterations to 3-sty tenement; cost, $175; owner, G. Giganti, 136 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3282.

HOPKINSON AV, 638, exterior alterations to 3-sty store and tenement; cost, $500; owner, Max Omansky, on premises; architect, Mac L. Reiser, 198 Bristol st. Plan No. 3216.

HUDSON AV, 314, plumbing to 3-sty tenement; cost, $200; owner, Michael Santaumara, on premises; architect, Robt. Austin, 292 St. John's pl. Plan No. 3137.

KINGS HIGHWAY, 386, exterior alterations to 1-sty florist; cost, $1,000; owners, Klugman & Schnunow, on premises; architects, S. Jacobs & Sons, 1365 Flushing av. Plan No. 3192.

MILLER AV, 163, interior alterations to 2-sty dwelling; cost, $300; owner, Mrs. Emma Hickey, on premises; architect, W. C. Winters, 106 Van Siclen av. Plan No. 3202.

MYRTLE AV, 1445, interior alterations to, 1-sty store; cost, $1,800; owner, Saml Sanders, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 3200.

MYRTLE AV, 765, raise 3-sty store and dwelling; cost, $1,000; owner, Bernet Fogel, on premises; architect, J. M. Debus, 329 Gates av. Plan No. 3158.

PITKIN AV, 1669, interior alterations to 4-sty dwelling; cost, $1,000; owner, Saml. Palley, 1758 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3303.

RALPH AV, 279, interior alterations to 3-sty tenement; cost, $400; owner, Jos. Fein, 340 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 3276.

ST. MARKS AV, 1508, interior alterations to 4-sty tenement; cost, $400; owner, Ethel Plain, on premises; architects, Cannella & Gallo, 49 Graham av. Plan No. 3246.

THROOP AV, 38, interior alterations to 3-sty store and tenement; cost, $250; owner, Julius Mahwitz, 168 Lorimer st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3203.

5TH AV, 4801, interior alterations to 4-sty store and tenement; cost, $450; owner, Philip Thile, 521 48th st; architect, John G. Michel, 323 45th st. Plan No. 3283.

Queens.

BAYSIDE.—6th st, e s, 240 s Montauk av, cesspool to dwelling; cost, $100; owner, R. T. Tindall, premises. Plan No. 919.

COLLEGE POINT.—15th st, 221, new foundation to dwelling; cost, $75; owner, G. Schnell, premises. Plan No. 909.

CORONA.—Orchard st, s s, 250 e Corona av, 2-sty frame extension, 22x12, rear dwelling, tin roof; cost, $300; owner, John Vuola, 122 Orchard st, Corona; architect, A. F. Brems, Corona. Plan No. 941.

DUNTON.—Mill st, s s, 50 w Maure av, 1-sty frame extension, 14x14, rear dwelling; cost, $150; owner, A. Ingle, premises. Plan No. 918.

EDGEMERE.—Frank av, e s, 80 n Boulevard, alter office to provide for bungalow; cost, $150; owner, W. Reinhart, premises. Plan No. 960.

ELMHURST.—Corona av, s s, 50 w Darvell st, 1-sty frame extension, 4x13, side dwelling, tin roof; cost, $300; owner, A. Search, premises. Plan No. 914.

EVERGREEN.—Decatur st, n s, 225 e Forest av, plumbing to dwelling; cost, $85; owner, E. Wilson, on premises. Plan No. 932.

FAR ROCKAWAY.—John st, n e cor Central av, plumbing to dwelling; cost, $100; owner, M. McCabe, on premises. Plan No. 939.

FLUSHING.—Broadway, n s, 100 w Linden av, plumbing to garage; cost, $350; owner, Wm. Gilroy, on premises. Plan No. 947.

FLUSHING.—Madison av, 25, repair dwelling after fire damage; cost, $500; owner, J. Bacheri, premises. Plan No. 925.

FOREST HILLS.—Seminole av, n e cor Gown st, interior alterations to church; cost, $500; owner, Forest Hills Free Church, Forest Hills; architect, owner. Plan No. 955.

GLENDALE.—Tesla pl, e s, 115 s Central av, plumbing to dwelling; cost, $190; owner, H. Marsmann, on premiscs. Plan No. 933.

GLENDALE.—Indiana pl, s s, 445 e Tesla pl, plumbing in dwelling; cost, $70; owner, Wm. Opitz, premises. Plan No. 958.

JAMAICA.—Spruce st, w s, 150 s Hillside av, plumbing to dwelling; cost, $75; owner, H. Horsted, on premises. Plan No. 944.

JAMAICA.—Briggs av, n w cor Fulton st, plumbing to dwelling; cost, $75; J. Bedell, on premises. Plan No. 945.

JAMAICA.—Fulton st, n e cor Middleton rd, new foundation to office; cost, $60; owner, Everett Realty Co., Jamaica. Plan No. 931.

JAMAICA.—Smith st, 112, alterations to barn; cost, $100; owner, Emma Weige, premises. Plan No. 965.

L. I. CITY.—Steinway av, 257, 1-sty brick extension, 22x30, rear store and dwelling, tin roof; cost, $150; owner, Nat. Friedman, 31 Borden av, L. I. City. Plan No. 968.

L. I. CITY.—4th st, 161, 3-sty frame extension, 7x8, rear tenement, new plumbing; cost, $500; owner, John Foley, on premises; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 962.

L. I. CITY.—Newtown av, n w cor Crescent st, 1-sty brick extension, 39x68, side and rear of church, interior alterations; cost, $20,000; owner, Our Lady of Mt. Carmel Church, premises; architects, T. H. Poole & Co., 13 West 30th st, Manhattan. Plan No. 963.

L. I. CITY.—Sherman st, e s, 152 n Paynter av, plumbing to dwelling; cost, $75; owner, M. Brove, on premises. Plan No. 940.

Alterations Continued.

L. I. CITY.—17th av, 200, new foundation and frame extension over present extension on rear dwelling, tin roof; cost, $1,000; owner, Mrs. Anna Regis, 304 Grand av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 937.

L. I. CITY.—Jackson av and Honeywell st, plumbing to office building; cost, $250; owner, Goodyear Rubber Co., on premises. Plan No. 949.

L. I. CITY.—1st av, e s, 150 s Grand av, 2-sty brick extension, 7x16, side dwelling, tin roof; interior alterations; cost, $1,200; owner, P. Clarke, 556 1st av, L. I. City; architect, J. L. Langley, 405 Lexington av, Manhattan. Plan No. 952.

L. I. CITY.—Sherman st, w s, 75 s Washington av, plumbing in dwelling; cost, $100; owner, J. Lutzar, premises. Plan No. 941.

L. I. CITY.—Ridge st, n s, 300 e Sherman st, interior alterations to dwelling; cost, $500; owner, Paul Irrara, premises. Plan No. 920.

L. I. CITY.—9th av, w s, 115 n Pierce av, gas piping in ice plant; cost, $90; owner, L. I. C. Hygeia Ice Co., premises. Plan No. 924.

MASPETH.—2d st, 15, gas piping to dwelling; cost, $65; owner, H. Hurman, on premises. Plan No. 951.

METROPOLITAN.—Flushing av, s w cor Sophie st, 1-sty frame extension, 20x10, rear dwelling, tin roof; cost, $225; owner, Wm. Kinning, on premises. Plan No. 946.

OZONE PARK.—Jerome av, s e cor Briggs av, plumbing to dwelling; cost, $100; owner, Mamie Lingke, on premises. Plan No. 942.

QUEENS.—Madison av, s w cor Jericho turnpike, 2-sty frame extension, 16x20, rear dwelling, interior alterations; cost, $1,200; owner, W. Weeks, premises. Plan No. 912.

RICHMOND HILL.—Sherman st, n e cor Hillside av, new store front to office; cost, $250; owner, Alex Campbell Milk Co., premises. Plan No. 907.

RICHMOND HILL.—Chestnut st, s e cor St. Ann's av, plumbing in dwelling; cost, $70; owner, M. Bruce, premises. Plan No. 922.

RICHMOND HILL.—Chestnut st, 509, plumbing in dwelling; cost, $125; owner, F. McConnell, premises. Plan No. 956.

RIDGEWOOD.—Woodward av, 615, new store front to dwelling; cost, $100; owner, S. Goodmann, premises. Plan No. 967.

RIDGEWOOD.—Myrtle av, 2318, interior alterations to store; cost, $150; owner, W. Schwartz, premises. Plan No. 959.

RIDGEWOOD.—Tompkins pl, 17, plumbing in dwelling; cost, $60; owner, C. Doscher, premises. Plan No. 961.

ROCKAWAY BEACH.—Remsen av, e s, bet railroad station and Central av, electric sign on hotel; cost, $125; owner, K. F. Ryan, 102 Columbus av, Rockaway Beach. Plan No. 964.

UNION COURSE.—Snediker av, n e cor Quogue st, new store front on dwelling; cost, $300; owner, Dr. Emma Antonious, 101 Newell st, Brooklyn. Plan No. 957.

WINFIELD.—Hyatt av, w s, 40 n Garfield st, 2-sty frame dwelling, 20x24, rear dwelling, tin roof, interior alterations; cost, $700; owner, Louis Renaldi, 108 East 119th st, Manhattan; architect, E. Rose, Grand st, Elmhurst. Plan No. 935.

WOODHAVEN.—Ferry st, e s, 160 s Syosset st, frame piazza to dwelling; cost, $75; owner, A. Siegel, on premises. Plan No. 956.

Richmond.

OCEAN TERRACE, n s, 2,000 e Todt Hill rd, Ocean Terrace, alterations to stone dwelling; cost, $5,000; owner, Henry Decker, "Stoneheights," Ocean Terrace; architect, H. L. Walker, 103 Park av, Manhattan. Plan No. 183.

WILLIAM ST, e s, 200 s Broadway, Tottenville, alterations to frame dwelling; cost, $800; owner, Felix Lind, 26 William st, Tottenville; architect, Jas. Whitford, Tompkinsville. Plan No. 185.

3D ST, w s, 120 s Lincoln av, Beach Park, Midland Beach, alterations to frame bungalow; cost, $200; owner, Gladys Van Pearce, 13 3d st, Midland Beach; builder, A. Cecil, 12 5th av, Midland Beach. Plan No. 184.

5TH ST, n e cor Lincoln av, Midland Beach, alterations to frame restaurant and boarding house; cost, $1,000; owner, E. Felline, 551-53 Lincoln av; architect, W. A. Pierson. Plan No. 186.

AMBOY RD, 4045, n s, 300 w Nelson av, Great Kills, alterations to frame dwelling cost, $500; owner, Mrs. Chas. Greene, 4045 Amboy rd, Great Kills; builder, G. W. P. Wort, 746 Rossville av, Rossville. Plan No. 177.

BURKE AV, s s, 220 e Richmond turnpike, Linoleumnville, alterations to frame dwelling; cost, $450; owner, Stanislaw G. Lugit, Linoleumville; builder, W. J. Zokowski, Linoleumville. Plan No. 193.

CUBA AV, w s, 275 n Surf av, New Dorp, alterations to frame dwelling; cost, $400; owner, Antonio Bionto, 141 Sullivan st, Manhattan; architect, John Carpagna, 215 West 6th st, Brooklyn. Plan No. 191.

MADA AV, s e cor Castleton av, West New Brighton, alterations to frame dwelling; cost, $700; owner, Emily Hone, West New Brighton; architect, John Davies, Tompkinsville; builders, Karlson Bros., Brighton Heights. Plan No. 175.

OVERLOOK AV, n s, 600 w Vista av, Midland Heights, alterations to frame dwelling; cost, $400; owner, S. G. Taylor, Rosebank; architect, E. H. Lockhart, Rosebank. Plan No. 178.

RICHMOND RD, e s, 50 n DeKalb av, Concord, alterations to frame store and dwelling; cost, $700; owner, Eliz. Meiners, Wandel av, Stapleton; builder, Thos. Cummings, 60 Metcalf st. Plan No. 195.

RICHMOND TURNPIKE, s e, 40 e Fildmyer's lane, Linoleumville, alterations to frame dwelling; cost, $200; owner, Frank Glazewski, Linoleumville; builder, W. J. Zakowski, Linoleumville. Plan No. 181.

ROCKLAND AV, w s, 600 n Meisner av, New Dorp, alterations to frame dwelling; cost, $350; owner, Washington Square Home, 8 5th av, Manhattan; builder, L. W. Williamson, Egbertville. Plan No. 189.

SHERMAN AV, n s, 100 n Grand st, Port Richmond, alterations to frame dwelling; cost, $1,000; owner, Frank Dimino, Richmond av, Port Richmond; architects, Buttermark & Paul, 164, 113 John st, Port Richmond. Plan No. 187.

VISTA AV, e s, 75 s Magnolia st, Midland Heights, alterations to frame dwelling; cost, $200; owner, Ch. Hubert, 73 Vista av, Midland Heights. Plan No. 176.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 1. The location is given, but not the owner's address.

NEWARK.—Frank Robrecht, 315 West Kinney st, 3-sty frame alteration, $300; Frank Biondi, 25 6th av (rear), 3-sty frame alteration, $300; Mary Del Guercio, 253 Academy st, 4-sty brick, $17,000; Concetta Rizzolo 97 High st, 4-sty brick, $7,000; Samuel J. Savit, 803 South 16th st, 3-sty frame, $5,000; Bernard Avidan, 180 Charlton st (rear), 3-sty frame alteration, $500; Bernard McGovern, 15-17 Myrtle av, 5-sty brick, $28,000; Helen Biedermann, 50 Sterling st, 3-sty frame alteration, $1,500.

PASSAIC.—Max Slaff, 187 Parker av, 3-sty brick, $6,000; Elizabeth Digaudio, 585 Main av, 3-sty frame alteration, $1,400.

JERSEY CITY.—Charles Levin and Harry Uslan, 25, 27, 29 and 31 Van Wagenan av, four 4-sty brick, $29,000; Richard Dorison, 168-170 Clinton av, 3-sty brick, $18,000; Simon Susser, s e cor Baldwin av and Vroom st, 3-sty brick, $10,000; Max Meltzer and Jacob Shulman, 184 13th st, 4-sty brick alteration, $400; Henry Gonder, 179 Nelson av, 3-sty brick, $13,000; estate of James Farrell, 63 Skillman av, 3-sty frame alteration, $2,000; Margaret Muller, 81 Maple st, 3-sty frame alteration, $500; Samuel Portnoy, 323 and 325 Baldwin av, two 3-sty brick, $31,000.

NORTH BERGEN.—National Building Company of New Jersey, s w cor Boulevard and Angelique st, 4-sty brick and 5-sty brick, $65,000.

WEST NEW YORK.—Mary Arnold, s w cor 17th st and Palisade av, 4-sty brick, $38,000; Abraham Boorstein, s s 20th st, 26 ft. e of Hudson av, twenty-five 4-sty brick, $30,000; John Vitali, s w cor Palisade av and 8th st, 4-sty brick, $17,000.

SUMMIT.—Jacob Shahnazarin, 170 Morris av, 3-sty frame alteration, $3,500.

PATERSON.—Collier and Stein, 149-151 Van Houten st, 4-sty brick, $20,000.

HOBOKEN.—Louis Carbone, 75 Monroe st, 3-sty frame alteration, $800.

NUTLEY.—Sali and Mary Pignatare, n e cor Center st and Franklin av, 3-sty brick, $18,000.

EAST ORANGE.—Harry Bernstein, n w cor Rhode Island av and South Clinton st, 3-sty frame, $8,000.

KEARNY.—Isaac Dolgan, 330 and 336 Kearny av, two 3-sty frame, $15,000.

PHILLIPSBURG.—F. A. Shimer, 34 Lewis st, 4-sty brick, $22,000.

PERSONAL AND TRADE NOTES.

NATIONAL METAL BEAD CO. has moved its offices from 217 7th av to 231 10th av.

STANDARD ARCH CO. has moved its offices from 413 East 31st to 245-47 West 18th st.

LEVITTE BROS., interior decorators, have opened an office and shop at 937 Madison av.

J. LESLIE RYDER, architect, 44 Market st, Poughkeepsie, N. Y., desires samples of face brick.

W. J. TILLACK, general contractor, has moved his offices from 13-21 Park Row to 150 Nassau st.

B. F. STURTEVANT CO., engineer, has moved its offices from 50 Church st to 52 Vanderbilt av.

EDWARD R. LADEW CO., INC., belting, has moved its offices into larger quarters at 133-7 Center st.

PEELE COMPANY, elevator fire doors, has moved its offices from 123 Liberty st to 13-21 Park Row.

CHICAGO PNEUMATIC TOOL CO. has moved its New York office from 50 Church st to 52 Vanderbilt av.

STANDARD PLUNGER ELEVATOR CO. has moved its New York office from 115 Broadway to 119 West 40th st.

JOHN C. GABLER, general contractor, has moved his offices from 339 West 18th st to 114 Leroy st, near Hudson st.

ORSENIGO COMPANY, INC., furniture and decorations, has recently opened its new salesroom at 112-114 West 42d st.

O'BRIEN CONSTRUCTION CO., general contracting, has moved its offices from 70 East 45th st to room 1402, 18 East 41st st.

GEORGE E. CRANE, architect, has moved his offices from 2706 Jamaica av to 4710 Jamaica av, Richmond Hill, L. I.

HERMANN SCHMITT, plumbing contractor, has moved his office and shop from 681 Elton av to 431 East 154th st, The Bronx.

WILLIAM P. SEAVER, architect and engineer, has moved his offices from 322 5th av to the Grand Central Terminal Building.

THOMAS NASH, architect, has moved his offices from 1170 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

LEWIS F. PILCHER, State architect, will deliver the Memorial Day oration in the celebration to be held at Herkimer, N. Y.

JOHN UTZ, general contractor, has moved his offices from the Arcade Building to the Gramatan Bank Building, Bronxville, N. Y.

CHARLES SCHAEFER, plumbing contractor, is the successor to the late James F. Gordon in the business located at 220 East 81st st.

GANFORD COMPANY, general contracting, has moved its offices from 136 Liberty st, Manhattan, to 581 Jackson av, Long Island City.

TUTTLE & BAILEY MANUFACTURING CO. has moved its offices from 76 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WILLIAM E. ROPES, civil engineer, has moved his offices from the Kene Building to the Chapman Building, 270 Main st, New Rochelle, N. Y.

H. E. McCORMICK, architect, has closed his office at 244 Main st and is transacting his business at his home, 346 Main st, New Rochelle, N. Y.

D. B. LEDLIE & SON, 60 Putnam st, Saratoga Springs, N. Y., desire information and samples of enameled brick (enameled two sides).

MESLIN BROS., heating and plumbing contractors, have moved their office and shop from 317 East 72d st to larger quarters at 303 East 73d st.

PRESTON PLUMBING CO., Sol Manheimer, has opened an office and shop at 230 West 41st st for the conduct of a plumbing contracting business.

FRED WINTER, architect, has moved his office and drafting room from the Kene Building to the Chapman Building, 270 Main st, New Rochelle, N. Y.

W. H. POUCH, of the New York office of the Concrete Steel Co., is making an extensive tour through the West visiting the various agencies of the company.

T. J. KELLY SONS, general contractors, have moved their offices from 200 Broadway, Manhattan, to the Temple Bar Building, 44 Court st, Brooklyn.

McNALLY BUILDING CO., formerly Harry McNally, general contractor, has moved its office to the Columbia Trust Co. Building, 148th st and 3d av, The Bronx.

M. W. KELLOGG COMPANY, manufacturer, specializing in power plant piping and radial brick chimneys, has moved its offices from 50 Church st to 90 West st.

L. C. LITCHFIELD, lumber dealer, has moved his offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 6833 Murray Hill.

JOHN T. HALE recently resigned his position with the Warren-Webster Co., Camden, N. J., and has become associated with the Consolidated Engineering Co., Chicago, Ill.

JOHN W. HELLER, general contractor, has moved his offices from the Firemen's Building, Newark, to the Postoffice Building, South Orange, N. J. Telephone, 446 South Orange.

JAMES F. HUGHES, architect, formerly associated with Edw. Burnett, 11 East 24th st, has become associated with Morris S. Beck, and is practicing his profession at 353 5th av.

DAVID C. MORRISON, formerly associated with the William Vail Plumbing Co., has opened an office and shop at 15 East 13th st, where he is conducting a plumbing contracting business.

JOHN H. HALL, consulting engineer, 2 Rector st, has discontinued his office and practice and entered the employ of the Taylor-Wharton Iron & Steel Co., High Bridge, N. J., as metalurgical engineer.

JOHN J. CAINE, Philadelphia, Pa., iron and steel merchant, has moved his branch office in New York City from 140 Liberty st to 90 West st, room 1120. V. Horton is the New York representative.

JAMES G. WILSON MANUFACTURING CO., rolling shutters has changed its name to the J. G. Wilson Corporation. The offices of the company have been moved from 3 West 29th st to 8 West 40th st.

FLACHNER & WEINSTEIN, plumbing and heating contractors, have recently opened an office and shop at 331 7th av, and desire catalogues and price lists from manufacturers and jobbers interested.

UNIVERSITY OF MICHIGAN, through its Board of Regents, has appointed a committee for the consideration of some form of memorial to its distinguished graduate, the late Alfred Noble, class of '70.

MAYOR MITCHEL has appointed Walter Lindner to evolve a plan to minimize building inspection. Mr. Lindner will confer with Corporation Counsel Polk and Commissioners Adamson and Murphy.

WILFORD L. STORK, of Jersey City, N. J., was awarded the Darling prize of $1,000 for the most faithful and deserving student in the Graduate Mechanical Engineering School of Columbia University.

DAVID McCREERY, plumbing and heating contractor, 224 East 57th st, has established a branch office in Queensboro Plaza, Long Island City, and desires catalogues and price lists from jobbers and manufacturers.

THOMAS A. EDISON received the Civic Forum Medal of Honor for distinguished service at a meeting of the Forum held in Carnegie Hall, Manhattan, Thursday evening, May 6. President Butler, of Columbia University, presided.

H. McL. HARDING, consulting engineer, specializing in locations, designs and plans for marine and railway terminals, terminal equipment and freight handling machinery, has moved his office from 17 Battery pl to 52 Vanderbilt av.

RICHARD OLDENBUTTEL, plumbing and heating contractor, has opened an office and shop at 309 East 26th st, and desires catalogues and price lists from jobbers and manufacturers interested in the plumbing, heating and steamfitting business.

THE WHITNEY COMPANY, as general contractor, has the new 14-sty Y. M. C. A. Building in Hanson pl in the finishing state. It is one of the buildings in Brooklyn containing over five hundred rooms, which are to be rented out to young men.

GEORGE B. GRIFFIN, formerly connected with the wholesale department of A. A. Vantine & Co., has become associated with the Mountain Community, Inc., interior decorations, 176 Madison av, and will represent that company in New York City and adjacent territory.

DOCK COMMISSIONER SMITH believes that the proposed development of the South Brooklyn water front this summer is of such importance that he has foregone the trip to the Panama-Pacific Exposition, which he intended to make in company with Mayor Mitchel's party.

GEORGE W. ALLEN, formerly of the Allen-Wheeler Company, lumber dealer, New Brighton, S. I., has severed his connection with the company and has opened a lumber yard at Grassmere, S. I., where a complete stock of lumber for the retail trade will be carried.

E. KRAUSS, plumbing contractor, formerly associated with Jacob Braunstein, 62 St. Nicholas av, has recently opened an office and shop at 144 East 58th st, where he is doing a heating and plumbing contracting business. He was awarded the contract for the plumbing and heating work at the City Farm Colony, Staten Island.

GEORGE C. ANTHON, E. E., who during the last twelve years has been in charge of the sales and engineering departments of the Westinghouse Air Brake and the National Brake & Electric companies, has severed his connection in order to become identified with the engineering department of G. M. P. Murphy & Co., 43 Exchange pl, Manhattan.

W. A. CASE & SON MFG. CO., of Buffalo, N. Y., Nashville, Tenn., and Norristown, Pa., recently opened an additional branch at Gravesend av and Av I, Brooklyn, under the management of A. K. Sage, where they have erected a 4-sty building. They will carry a full line of plumbers' and steamfitters' supplies in addition to the cast iron boilers, radiators and galvanized range radiators which they manufacture.

MAYOR GRIFFING, of New Rochelle, N. Y., recently appointed a committee on building code to investigate the condition of buildings in the city and submit a draft of a new code for the consideration of the Council. The committee as appointed includes Henry G. Anthes, building inspector; John Stella, chairman ordinance committee; Fred E. Winter, chairman fire commissioners; George F. Pelham and August Sundberg, architects; John F. New and Michael Bartnett, masons; George Watson and William H. Switzer, carpenters; and Grand Archibold and C. J. Leary, plumbers.

FRANK H. HINES, Superintendent of Public Buildings and Offices, has a squad of workmen moving the contents of the Mayor's offices in the northwest corner of the City Hall, in preparation for a general overhauling. The work will be finished by August 1. The changes planned will complete the restoration of the City Hall to what, as near as can be determined by the old plans, was the original interior of the building. During the work of repair, the Mayor's office and his official force will be in the former rooms of the Borough President, in the southeast corner of the second floor.

OBITUARY

WILLIAM R. HAGUE, a hardware dealer, died of hemorrhage following the bursting of a blood vessel, at his home, 620 DeKalb av, Brooklyn, Saturday, May 1. He was thirty-eight years old and is survived by his widow.

JAMES MERRIT RICE, a retired builder, died of general debility at his residence, in New Rochelle, N. Y., Thursday, May 6. He was ninety-one years old and is survived by his widow, two sons and one daughter.

JOHN McKEE, president of the McKee Refrigerator Co. of Brooklyn, died of pneumonia, in the Brooklyn Hospital. He was sixty-four years old and a trustee of the Dime Savings Bank of Brooklyn and the Manufacturers' and Citizens' Trust Co. of Brooklyn.

FREDERICK FREDERICKSON, a general contractor, died of pneumonia after an illness of nine days, at his home in Essex st, Millburn, N. J., Friday, April 30. Mr. Frederickson had been active as a builder for many years and recently completed the new Millburn town hall.

CHARLES E. SEE, an architect, of 469 East 31st st, Paterson, N. J., died suddenly of apoplexy Saturday, May 1. Mr. See was forty-eight years old and was a graduate of the College of the City of New York. He lived in Paterson. He is survived by his widow, two daughters and one son.

WILLIAM E. MEYERS, a civil engineer, died of heart disease in the Bushwick Hospital, Brooklyn, Wednesday, May 5. He was sixty-five years old and lived at 558 Lexington av, Brooklyn. He was a member of the New York Association of Civil Engineers, and is survived by his widow, one daughter and three sons.

CAPTAIN WILLIAM R. BELL, a member of the firm of Bell Brothers Lumber Company, and a former sea captain, died at his home, 157 West 94th st, Tuesday, May 4. He was in his ninetieth year. He was a native of this State and became a sea captain in his early twenties. During the Civil War Captain Bell became a thirty-third degree Mason and carried dispatches for the order. For a number of years after he commanded vessels in the Liverpool trade, finally retiring to enter the lumber business.

EDWARD DELANO LINDSEY, for many years prominent as an architect and for a number of years attached to Princeton University as chairman of the Society of Architecture and Applied Art, died from paralysis at his home, 175 Amity st, Flushing, L. I., Friday, April 30. Mr. Lindsay was born in New Bedford, Mass., seventy-four years ago. Following his graduation from Harvard, with the class of 1862, he entered the Ecole des Beaux Arts in Paris, where he studied until 1865. In 1867 he came to New York and built the first two fireproof structures of that period, the French Theatre and the Drexel Building, recently demolished to make way for the new Morgan Banking building. In the fall of 1876 Mr. Lindsey went to Princeton, where he remained until 1880, when he resigned, owing to ill health. He returned to New York and designed a number of commercial buildings, among them being the Consolidated Stock Exchange and the building for the American Lithograph Company. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

CONNECTICUT STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in Bridgeport, May 12.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

MASTER PLUMBERS' ASSOCIATION OF JERSEY CITY at its recent regular meeting adopted a set of resolutions which were ordered engrossed and presented to Michael P. Moran, who retires as secretary of the association after a continuous service since 1898.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold a meeting in the Engineering Societies Building, 29 West 39th st, Tuesday evening, May 11, at which John Calder, a member of the society, will present a paper on the "Metal Spray Processes in Engineering and Art." The talk will be illustrated with lantern slides showing the operation of the process and a commercial spraying instrument will demonstrate.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentiety annual convention at the Waldorf-Astoria, May 25 and 26. Manufacturers from all parts of the United States will assemble to discuss the effects of the year's political and economic developments, internal and international, on their business. Among those who will address the convention are ex-President Taft and Senator Harding of Ohio. The subject of Mr. Taft's address will be "The Clayton Act and Other Things."

NATIONAL SCULPTORS' SOCIETY, the National Academy of Design, the Architectural League of New York, the Municipal Art Commission, the National Institute of Arts and Letters, and the Century Association, held a joint meeting in Ethical Culture Hall Wednesday evening, May 5, in memory of Karl Bitter, who died April 10 from injuries received when struck by an automobile in front of the opera house on April 9, while saving his wife from being run down. Felix Adler presided, and the meeting was addressed by George McAneny, Herbert Adams, John G. Milburn and O. G. Villard. Mr. Adams, in closing his address, read the resolutions which were recently passed by the National Sculptors' Society, and sent to Mr. Bitter's family. They read in part as follows:

"Whereas, In circles far wider than those of his profession, he was not only valued as a faithful friend, but, because of his commanding personality, his intellectual and moral force, his enthusiasm, his imagination, his executive ability, and his devotion to the service of art, he was repeatedly appointed to positions of great trust; now, therefore, be it

"Resolved, That we, as members of the National Sculptors' Society, here record our loyal affection for Karl Bitter, comrade and president; our recognition of his liberating and quickening spirit among us; our gratitude for the beauty his art gave to the world—even in the midst of our profound sorrow writing down these things in our annals, for love, honor and remembrance."

RECENT INCORPORATIONS.

A. BARTOCCINI CO., general contracting, decorating, dealers in building materials, etc., has filed incorporation papers with offices in Manhattan, to do business with a capitalization of $10,000. The directors are: Astolfo Bartoccini and Florence Eartoccini, both at 538 Morris Park av, and Frank Di Stefano, 21 Hancock st. The attorney is A. Caccia, 261 Broadway.

E. C. CONSTRUCTION CO. has been chartered with $10,000 capital stock as a realty and construction company, with offices in Brooklyn. The directors are: Chas. Winkel, 1172 Fulton st; Irving Ribman, 960 Gates av, and Benjamin C. Ribman, 105 Bay 29th st, all of Brooklyn. The attorney is Benj. C. Ribman, 367-373 Fulton st, Brooklyn.

ERLBACK REALTY CO. has been incorporated with offices in Manhattan to do a realty and construction business with $10,000 capital stock. The directors are: Leo J. Lehman, 225 West 86th st, Manhattan; Jos. Hennessy, 583 St. Johns pl, Brooklyn; and Lawrence S. Heller, 231 West 103d st, Manhattan. A. H. Mittlemann, 44-48 Cedar st, attorney.

302 FIFTH AV CORPORATION has filed incorporation papers with $15,000 capital stock, to do a realty and general contracting business, with offices in Manhattan. The directors are Jos. Falk and Harry Falk, both of 3785 Broadway, and Louis North, 109 Thatford av. The attorney is Jos. Falk, 3785 Broadway.

TRASK REALTIES have been chartered, with offices in Manhattan, to do a realty and construction business with a capitalization of $50,000. The directors are Frederick B. Mearkle, Daniel F. Kelly and Edna J. Siess, all of 233 Broadway. The attorneys are Maerkle & Maerkle, 233 Broadway.

THE DAMSEY REALTY CORPORATION is the name of a $10,000 company, chartered, with offices in Manhattan, to do a realty and construction business. The directors are Jos. A. Damsey, 949 Hoe av; Cecil Rossi, 1115 Westchester av, and N. S. Riesenfeld, 313 West End av, who is also the attorney for the company.

BUILDING MATERIALS AND SUPPLIES

TURN IN PRICE SITUATION BELIEVED TO BE NEAR —LIME PRICES UP—BRICK MARKET SOLD OUT

Knickerbocker Said to Have Been Chosen New York Hager Plant

BUILDING material dealers throughout the metropolitan district believe that the turn in the price situation has arrived. Common Hudson brick moved up twenty-five cents a thousand, wholesale, this week. Portland cement companies, with the exception of two or three, have been showing a tendency to get to new levels, higher than $1.23. Linseed oil advanced another cent a gallon, leading paint manufacturers to believe that a higher quotation would be necessary before long in view of the high price of lead and colors. Copper and sheet brass were quoted this week at 24c. base for the former and 21¼ and 20½ for the latter. Copper was 18 cents and brass 17½ cents a few weeks ago. It is being held stiff and high and the result is that art metal manufacturers, especially those making andirons and fire-place fixtures have had to consider further advancing their quotations to the trade.

The name of the Knickerbocker Portland Cement Company was mentioned this week as the New York State unit in the Edward M. Hager chain of cement factories that he plans to establish throughout the country in areas of 200 miles each. President Bassett said, however, that Mr. Hager was not at present negotiating with the company. The fact that the new concern was about to be incorporated, and the further fact that the man who probably will be the president of the new concern, has gone to Chicago to attend the Manufacturers' Convention to begin next week, leads many to believe that negotiations are all closed and that the company is about ready for launching. It is to be incorporated for $25,000,000.

An actual gain in building construction of 20.4 per cent. is indicated by the increased consumption of common brick from the Hudson river district alone for the first four months of 1915 over the same period in 1914. This barometer is particularly reliable this year, because of the fact that few dealers are stacking owing to their anxiety to store as much cement at the low prices that have been prevailing as possible. Reports from the suburbs indicate that there is a notable improvement for building materials although the yard prices for common brick in Newark is still between $6.75 and $7.

Advices from the manufacturing centers of the Hudson brick industry indicate that what looked like a possible over-supply will barely fill out the season on current demand to June 12, when new brick is expected to arrive. On Jan. 1 there were 300,000,000 common brick up the Hudson. Today there are only 117,375,000, and there is a current demand of 18,750,000 brick a week. The price of Raritan brick has advanced from $6 to $6 @ $6.25 to match the advance made in the price of Hudson.

The condition of the lumber market is such as to give considerable hope to dealers for better prices. The stocks at the mills are getting low. The large demand for rifle stocks is sapping certain grades of hardwood to the extent that hardwood panels and mantels are likely to be higher in price unless the present demand eases off. Heavy shoring timber is in the bulk of the business moving in this city today, while in the suburbs building grades are slow, but strong on figuring. The low price of cement, brick, sand, lime and other basic materials used in making fire resistive structures is said by some of the dealers to be responsible for the marked falling off in the demand for lumber and the gain in the call for brick, cement and general concrete ingredients.

In some places in the east there has developed a decided campaign opposing the further use of wood shingles. This is being discussed by lumber interests of the jobbing trade in New York with the idea of combatting this tendency. The feeling is that once this movement gets under way it will sweep throughout the East, where there are many cities of moderate population, and cause a run on slate and composition material.

Plan filings in the five boroughs for the current week follow: In the same week last year 333 new building plans were filed, with an estimated value of $4,382,077.

	Week ending			
		April 30		May 7
Manhattan...	19	$2,290,800	6	$1,016,550
Bronx.....	35	1,064,850	40	1,329,600
Brooklyn....	126	981,750	94	917,750
Queens.....	142	474,790	133	492,130
Richmond....	76	108,423	43	55,555
Total.....	398	$4,920,613	316	$3,811,585

LIME.

Application of New Freight Rates Advances Price of Hydrated 15 Cents.

OWING to the application of new freight rates for lime, local distributors this week advanced the price from $8.50 for hydrated lime, making the current quotation $8.65 without bags and $10.65 with bags. The demand for this commodity has shown marked increase within the last month.

PORTLAND CEMENT.

Big Convention in Chicago Expected to Open the Market.

WHEN the National Portland Cement Manufacturers open their convention in Chicago on Monday, there is expected to be a chain of big events released. In the first place, Edward M. Hager is to be a speaker and during the course of his address, it is expected, that he will have an important announcement to make regarding his new chain of manufacturing plants that will reach from New York to the Pacific Coast and from the Gulf to the Great Lakes.

Mr. Hager's recent visit to the East resulted in the acquisition of what he called "an important plant in New York." The Knickerbocker plant is generally believed to be the one to be selected, although President Bassett said Thursday that no negotiations with Mr. Hager were in progress at this time. Mr. Hager has exacted a pledge of secrecy regarding his plans and what he has accomplished here in the East, but the intimation he gave to the Record and Guide that he was about ready to make an important announcement indicates that the Chicago convention next week will be the place and the proper time to make a statement.

It is the purpose of this convention to take up the matter of sales development through publicity. Advertising and sales promotion experts from the four corners of the country will be there and will show and discuss plans for boosting cement sales on a plan never before attempted. Matters pertaining to follow-up systems, new fields of applications for this commodity are all included in the program.

The relation of good cement streets and roads to the development of cities and rural communities will be one of the themes for discussion and an unusual feature of the convention will be a two-hour free excursion from Chicago to Milwaukee, Wisconsin, for all the delegates to see how a good concrete road can build up a district in a remarkably short time.

LUMBER.

Building Grades in Weak Demand—Shoring Active.

BUILDING grades of lumber in this city are weak. In the suburbs it is stronger, but it is apparently not approaching the quantity that the wholesalers had hoped for. If figuring is taken into consideration there is no reason for complaint, said a Queens dealer, this week, but the trouble seems to be that the low price of cement and brick and the moderate price that lime, sand and concrete ingredients have reached during the season, have inspired a wider use of these commodities and building grades of lumber has suffered in consequence, especially since the quotations on lumber have not dropped to proportionate levels.

Shoring material, however, is in good demand and probably will continue to be. The subway work is taking tremendous quantities of this material, in fact practically all the bottom capacity now coming into this harbor. This entails heavy building shoring. One big Brooklyn distributor said this week that the demand for material over 8x8 probably never has been exceeded. Quotations are practically without change in any line.

LINSEED OIL.

Prices Advance to the 65 and 66 Cent Level—Demand Better.

LINSEED oil moved up another cent a gallon this week, in response to an improved demand for this commodity from paint and varnish companies. The early estimates of volume to meet the building demand for paints this year have had to be revised upon receipt of news from salesmen that the low stocks that dealers have been carrying in anticipation of moderate building requirements, are being rapidly depleted and that, while they are a little slow in placing heavy orders now, they are looking forward to heavier specifications as the season advances.

COMMON BRICK.

General Improvement in Demand—Prices Up—Labor Restless.

BRICK stiffened perceptibly this week. Prices moved up to $6.25 a thousand wholesale and the demand was active, based upon information that a larger proportion of construction was moving ahead. This, according to opinion expressed this week on the Building Material Exchange, included much work that was held over from the last quarter of last year. Some idea of the improvement in demand for common brick during the first four months of this year compared with the same period last year may be obtained from the Record and Guide's weekly reports of brick barge movements in the wholesale market.

From January 1 to May 1, this year, 487 barge loads, or 182,625,000, common brick moved out for distribution to jobs. In the same period last year 387 barge loads, or 145,120,000 common brick moved out. This is a gain for this year's consumption of 37,500,000. In view of the disposition of dealers to stack up cement in as much space in their yards as possible, some even going so far as to build temporary shelters for cement on spots usually reserved for brick stacks, it shows that actual building construction this year as shown by brick sales for the district is 20 per cent over that for the same time last year.

The above figures concern only the movement of the Hudson brick coming into the entire metropolitan district.

On the first of January there were 300,000,000 still in sheds in the Hudson River brick manufacturing district. Figuring on the conservative basis of 375,000 brick to a barge there has been sold 182,650,000 common Hudson brick, leaving a total in sheds of 117,375,000. If the rate of sale continues at or about 50 barge loads a week in the wholesale market, there is still available a supply of Hudson brick that will last until June 12, when new brick will be coming into the market.

Official transactions for Hudson River brick covering the week ending Thursday, May 6, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., April 30—5.

	Arrived.	Sold.
Friday, April 30.....	6	9
Saturday, May 1.....	15	11
Monday, May 3.....	15	15
Tuesday, May 4.....	1	1
Wednesday, May 5.....	6	10
Thursday, May 6.....	10	10
Total.....	51	56

Reported en route, Friday, May 7—7.

Conditions of market, steady. Prices: Hudsons, $6.00 and $6.25. Raritans, $6.00 and $6.25 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and — (yard). Cargoes left over Friday A. M., May 7—0.

1914.

Left over, Friday, A. M., May 1—7.

	Arrived.	Sold.
Friday, May 1.....	6	4
Saturday, May 2.....	5	5
Monday, May 4.....	18	10
Tuesday, May 5.....	4	7
Wednesday, May 6.....	8	11
Thursday, May 7.....	3	1
Total.....	44	38

Condition of market, stiffening at top quotations. Price: Hudson, — to $5.75; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., May 8—13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 6, 1915..	481
Total No. of bargeloads sold Jan. 1 to May 6, 1915.....	481
Total No. bargeloads left over May 6, 1915.	0
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 7, 1914.....	351
Total No. bargeloads sold Jan. 1 to May 7, 1914	338
Total No. bargeloads left over May 8, 1914	13

IRON AND STEEL.

Big Industrial Plant Expansion Feature of the Week.

THERE are signs of strengthening in the May steel business for building construction. The loss of 34 per cent., reported in April under the March total, probably will be entirely made up in the current month by reason of the relinquishment of large railroad orders and an easement in the letting of contracts for industrial plant extension. The Crucible Steel Company will put up a big plant at Harrison, N. J., just outside of Newark and has already closed with the American Bridge Company for 2,500 tons.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 15, 1915

THE NATIONAL FIRE PROTECTION MEETING

Convention Held on Tuesday, Wednesday and Thursday, at the Hotel Astor—Many Important Topics Discussed

AT the Hotel Astor, Broadway and 45th street, last Tuesday, Wednesday and Thursday, was held the Nineteenth Annual Meeting of the National Fire Protection Association. The association comprises about 130 organizations, which are actively engaged in the protection of life and property from conflagration. The ballroom, on the eighth floor of the hotel was crowded to capacity when Robert D. Kohn, president of the association, called the meeting to order, and after the usual routine business, reports were read from many of the affiliated organizations, which commended the work of the association.

Election of Officers.

On Thursday, just before the meeting was adjourned, the following were elected officers for the ensuing year: Charles E. Meek, of New York, president; Louis Wiederhold, Jr., of Philadelphia, Pa., first vice-president; D. Everett Waid, of New York, second vice-president; Franklin H. Wentworth, of Boston, Mass., secretary and treasurer; also the following members of the executive committee, to serve three years: H. W. Forster, of Philadelphia; E. B. Hatch, of Chicago, Ill.; H. O. Lacount, of Boston, Mass.; A. M. Schoen, of Atlanta, Ga., and Mason R. Strong, of New York. F. J. T. Stewart, of New York, was elected chairman of the executive committee and the following three members are added to the nominating committee, class of 1916: W. H. Merrill, of Chicago, Ill.; Gorham Dana, of Boston, Mass., and Richard L. Humphrey, of Philadelphia, Pa.

The President's Address.

In his opening address, Mr. Kohn said, in part:

"The purpose of our association is defined in our Articles of Association as follows: 'To promote the science and improve the methods of fire protection and prevention; to obtain and circulate information on these subjects and to secure the co-operation of its members in establishing proper safeguards against loss of life and property by fire.' What has been accomplished by our energetic committees in this direction will be brought to your attention in detail by these committees during the sessions of this association of the next three days. No one who hears these reports or reads this mass of technical material will fail to realize the devoted service which has been rendered our cause during the year. The members who have thus given of their time and their knowledge have not worked toward a selfish end. In the best sense they have been in the service of our country, for they have helped to build up the solid foundation on which our country's legislation to reduce the fire hazard must in the future be based if it is to be based on expert, not on amateur opinion. They have served their country as the citizens of a democracy can best serve it—by offering the best of themselves for the good of all. They offer it and trust to convincing others through the wisdom inherent in the offerings, not through force. In this



CHARLES E. MEEK.

sense, we, the workers in this effort toward the protection of life and property, are soldiers enlisted in a fight against an enemy, fire. Let us hope that more and more the technically qualified citizens of this country may join in this and other ways to further by constructive means the ends of right and wisdom, and that we may be spared from any desire to attain just ends by means of violence and destruction. * * *

Official Interest Growing.

"It is fair to ourselves to take stock of the evidence of growing official interest in the work of the National Fire Protection Association. The officers of your association have been able to co-operate for the first time during this year to a limited extent with certain departments of the government in the establishment of standards of safe construction. This co-operation will in my opinion be much advanced if we can present our standards in graphic form. A plan to this effect has the general endorsement of your executive committee.

"We are convinced that the publication of diagrams illustrative of forms of construction that reduce the hazard from fire to life and property will encourage their adoption after due trial as safety standards by the national and state governments. They would then be distributed throughout the country to any one interested. Citizens in far-away places, completely out of touch with fire prevention experts, would then be advised most easily as to the proper construction of chimneys, the proper enclosures of elevator shafts; the safe construction of staircases and other exits; of roofs, of cellars, of hatchways, etc. We have during the last year received many assurances from different government departments that such a series of standard sheets would be of invaluable assistance. Their publication would be a great step forward in the cause of conservation."

Franklin H. Wentworth, the secretary and treasurer, said in his report: "The status of our membership as of April 30 is as follows: Active members, 126, a gain of 5; associate members, 2,595, a gain of 84; honorary members, 4, a gain of 1; total, 2,725, a gain of 90. As in previous years, our resignations have been met and exceeded by new adhesions so that the records show an unbroken gain for the past five years.

"By all odds the association's most important publication of the year was the inspection manual, Field Practice, the entire first edition of which, aggregating 3,000 copies, has already been sold. Its official adoption by the New York Board of Fire Underwriters and its general use by the inspectors of the New York City Fire Prevention Bureau, place the seal of the largest American city upon its value, and inspire the hope that it will continue rapidly to gain in favor and become the standard fire inspection manual for all fire departments and inspection bureaus in the United States and Canada.

Mr. Wentworth's Report.

"The demand for speakers on fire prevention is also becoming nation wide. The growing habit of cities to institute 'clean-up week,' with its accompanying public meetings, is rapidly multiplying this demand. Although motion pictures are an admirable feature of such meetings, a good speaker is necessary.

The following members of the association served in the delivery of lectures and addresses: Gorham Dana, Powell Evans, Joseph O. Hammitt, E. M. Underwood, H. W. Forster, W. H. Merrill, J. Tremblay, John Kenlon, W. O. Teague, John A. O'Keefe, Ira G. Hoagland, Ralph Sweetland, J. A. Robinson, Benjamin Richards, John C. McDonnell, Thomas R. Weddell, F. R. Morgaridge, Charles E. Meek, Rudolph P. Miller, Edward R. Hardy, Alcide Chausse, Gilbert A. Pevey, Robert Adamson, H. M. Wilson, R. H. Newbern, Lew R. Palmer, E. P. Heaton, H. C. Henley, O. B. Ryon, Lewis T. Bryant, John R. Freeman, Robert D. Kohn, F. M. Griswold, William Guerin, F. E. Cabot and Frank E. Henderson."

One of the pleasant features of the convention was the luncheon on Wednesday that had been arranged by New York Chapter, of which Rudolph P. Miller, ex-Supt. of Buildings, is president. The company was large, filling the grand ballroom comfortably. The honor guests were the Acting Mayor, Hon. George McAneny; Fire Commissioner Adamson, Chief Kenlon, ex-President Phillips and Secretary Wentworth of the N. F. P. A.; Messrs. Stewart and Anderson of the Board of Fire Underwriters, ex-Supt. Milller and Allan Robinson of the Allied Real Estate Interests. President Robert D. Kohn acted as toastmaster. The speakers were the Acting Mayor, the Fire Commissioner and Messrs Robinson and Wentworth, and the general subject of discussion was "Fire Prevention and the Business Man."

The Acting Mayor extended the welcome of the City of New York and made

for the first time the important announcement that an entire new fire-alarm system is to be installed, and that the Board of Estimate is to take action on the matter very soon. He alluded to the policy upon which the city has entered for limiting the height of buildings, and to the necessity of limitation. Long efforts to get a new building code were at length being rewarded by the success of the present plan of revision, and he alluded to Mr. Miller's work as Superintendent of Buildings and reviser of the Building Code in words which brought a round of applause from the audience for Mr. Miller.

Commissioner Adamson called attention to the Acting Mayor's promise of a new fire-alarm system and asked the stenographers to take particular note of it. He described the need of the new system and assured property interests that the interest on the cost of the installation would be offset to them by the reduction that would be made in their insurance premiums, a promise he had obtained from the Board of Underwriters.

Mr. Robinson explained to business men the profit there was derivable from the installation of automatic sprinklers through the lower rate of insurance granted to owners of property where the sprinklers are installed. He advocated a measure in prospect that the water required for sprinklers should not be metered.

Secretary Wentworth spoke of the need of interesting business men in fire-prevention work.

In the conclusion the party was entertained and instructed by an illustrated lecture describing the Underwriters' Laboratories at Chicago.

The committee of New York Chapter in charge of the luncheon consisted of Messrs. J. H. Perry, of the Turner Construction Company, chairman; L. I. Neale, of the J. B. King Company; E. R. Hardy, of the New York Board of Fire Underwriters, and Pres. R. P. Miller.

Superintendents Carlin, Moorehead and Moore, Louis Graves, secretary to the Acting Mayor, and Secretary Needham, of the Building Committee of the Board of Aldermen, were guests of President Miller of the local chapter.

Building Inspectors' Conference.

Following the adjournment of the convention, a round table meeting, composed of men prominently identified with building, both in official and private capacities, was held on Friday morning. Mr. Rudolph P. Miller opened the meeting as temporary chairman, but following the roll call was unanimously elected permanent chairman and Mr. Sidney J. Williams, State Building Inspector, of Madison, Wis., as secretary.

The subjects discussed at the meeting, which lasted the best part of the day, were: (1) Floor loads, with special reference to low floor loads; (2) hollow tile, as applied to outside and buried walls; (3) sprinklers; (4) enclosed stairs; (5) the relation of the building inspector to the public, the enforcement of the code, etc., and (6) the organization of the building department, including statistics, forms, etc.

In his opening address Mr. Miller said:

"We have come together from communities widely separated, varying in size and character and having different needs. Materials that are common to some of us are practically unknown to others. Problems that are pressing in our community would in their solution mean a waste of time elsewhere. Results under the organization existing here are secured by different means than where the administrative machinery is otherwise constituted. One building official's jurisdiction extends over the installation of plumbing and the maintenance of elevators, as well as the construction of buildings; another's is limited to supervision over structural matters only.

"And yet there must be many matters in which there is a common interest. There are some general principles that hold good everywhere. Even when practice and expediency vary in different places, a discussion of them cannot but be helpful to everyone who participates in a conference such as this.

"Before starting on our discussions, may I mention a few fundamentals that I believe it would be well to keep in mind in these deliberations? The official called upon to enforce the building laws, whether he is called commissioner, superintendent, inspector, or anything else, is a police officer; not, of course, in the restricted sense of a person whose business it is to patrol a certain beat for a fixed period of time for the purpose of arresting offenders against the provisions of the criminal laws, but in the broader sense of a guardian of the peace. His immediate concern, however, is to see that public safety as to life and limb is secured by the observance of such laws as it has been found necessary to make with respect to the construction of buildings. Dealing with technical matters, he should be a man qualified by experience to judge competently of the matters under his jurisdiction.

"The building laws should provide only for such requirements with respect to building construction and closely related matters, as are absolutely necessary for the protection of persons who have no voice in the manner of the construction or the arrangement of buildings with which they involuntarily come in contact. Otherwise there should be the greatest freedom to the owner and builder to erect as he sees fit. Thus, when buildings are comparatively small, are far apart and their use is limited to the owners and builders of them, so that, in case of failure of any kind they are not a source of danger to others, no necessity for building restrictions would exist. But as these buildings are placed closer to one another or on the line of a neighbor's property, or as they are used first as a matter of necessity and later as a regular practice growing out of necessity, by other persons than the owners, as in the

(Continued on Page 827.)

EYES STILL TURNED TOWARD ALBANY

Petitioning the Governor for an Extra Session—Legislation Aftermath—Constitutional Convention

VERY little good to real estate came from the last session of the Legislature, upon which great hopes had been set. The Sanders bill, which would have given to the local Building Bureaus the duty of enforcing in this city the State Labor Laws relating to construction and alteration of buildings, has been vetoed by the Governor. It would have given the building interests a measure of relief from over-regulation, seeing that the Lockwood-Ellenbogen bill was vetoed by the Mayor.

The bill containing the recodification of the State Labor Laws, upon which the State Factory Investigating Commission spent a great deal of time last year, was denounced by the Real Estate Board and was lost in committee. The only great reforms that may result from the session are promised by the bills authorizing investigations of the tax system of the State and the financial system of the city.

Action by the Governor.

The Thompson bill, intended to compel charitable organizations to give detailed reports of their receipts and expenditures, has been vetoed by Gov. Whitman. He said its provisions were too broad.

Four New York rapid transit bills have been signed. One permits the Public Service Commission to allow the Interborough Company a slice of Bronx Park for tracks and storage. Others authorize construction of a subway along Utica avenue, Brooklyn, permit the transfer of city property for rapid transit and connect the subway with the Long Island railway at Corona.

The Governor has signed Assemblyman Kelley's bill amending the workmen's compensation law by providing that an employe suffering from a previous disability shall not receive compensation allowed for a later injury in excess of compensation allowed for such injury, when considered by itself.

The Direct State Tax Question.

The Governor has been holding hearings this week on the appropriation bills, and has made many small cuts, but just what they will all amount to, and what will be the effect upon the tax rate, cannot be anticipated. An important constitutional question has been raised by Stewart Browne, president of the United Real Estate Owners, in connection with the State Comptroller's intention to raise $5,000,000 by bonding the State for a term of seven years. Mr. Browne contends that the State constitution authorizes the State to contract a debt or debts not exceeding a total of $1,000,000, in order "to meet casual deficits or failures in revenue or for expense not provided for," as the section reads. The United Owners intend to see if this is not good law that they have cited, by an action in the courts.

A mass meeting under the auspices of the Real Estate Owners' Protective Association was held at the Hotel Majestic on Monday night. Resolutions were adopted praying the Governor to veto the Direct Tax bills and the appropriation bills now before him, and that an extraordinary session of the Legislature be called for the purpose of going over the financial needs of the State for the ensuing year.

Action by United Owners.

Stewart Browne, president of the United Real Estate Owners, has forwarded to Governor Whitman resolutions passed by the executive board and asking that after the State Department heads have been heard the Governor fix a day by wire at which the United R. E. Owners and other realty associations of New York City can have a hearing on the pending appropriation bills and the State Direct Tax of $19,000,000; and that the Governor be petitioned to veto said State Direct Tax bill and convene a special session of the Legislature for the sole purpose of amending said several appropriations bills and for the purpose of passing a Direct State Tax bill in acordance therewith.

Unite for the Home Rule Campaign.

In a public letter Corporation Counsel Polk urges citizens, and particularly civil organizations, to unite in support of the city's constitutional program.

"A constitutional amendment granting home rule to cities," he says, "is absolutely needed and to obtain it New York is co-operating with other cities of the State. There is a general realization that cities must have larger control over their municipal affairs if they are to be efficiently governed. Their present dependence on the Legislature for every minor reform causes unending embarrassment and vexation.

"With 60 per cent. of the population living in the larger cities, municipal home rule has ceased to be a debatable theory. It is now an admitted necessity."

BEDFORD SECTION IN TRANSITION STATE

Once a Residential District, Now Given Over Largely to Business Enterprises—Advent of Automobile an Influencing Factor

WILL Grant Square, in the Bedford section of Brooklyn, and its environs, continue to be a desirable residential district, or will business in its numerous forms, march on and forever change the character of what, only a few years ago, was a choice section for homes? If business continues to usurp plots devoted to residences, apartments and semi-public buildings, will it appreciate or depreciate realty values in this locality?



Peter Cleary, Builder. Montrose W. Morris, Architect.
GRANT SQUARE, BROOKLYN, SHOWING NEW APARTMENT HOTEL.

At the present time that portion of Bedford avenue, including Grant Square from Fulton street to Eastern Parkway, is rapidly undergoing a decided metamorphosis. It is claimed, by real estate operators and owners of property in this vicinity, that the change is due largely to the advent of the automobile. For many years Bedford avenue has been one of the principal thoroughfares for people riding or driving for pleasure, as the artery leads from the very heart of the borough to Eastern Parkway, thence through Prospect Park and to the Ocean Boulevard to Coney Island.

In the past Bedford avenue was a thoroughfare lined with fine residences, high-class apartments, churches, clubs and other notable buildings of a public or a semi-public character. In this section, also, are to be found two of the finest equestrian statues in the city; the one of General Grant, at Grant Square, and the General Slocum monument, at Eastern Parkway and Bedford avenue. Among the notable buildings in this section are the Brevoort apartments, the first elevator apartment erected in the borough; the Twenty-third Regiment Armory, occupying the block front on Bedford avenue, from Atlantic avenue to Pacific street; the Kings County Medical Building directly opposite, on Bedford avenue, and William Fox's Bedford Theatre, at the corner of Bedford avenue and Bergen street. The imposing building, at the corner of Grant Square and Dean street, was for many years the home of the Union League Club of Brooklyn, and is now occupied, after extensive alterations were made, by the Unity Club, which was formerly at 482 Franklin avenue. In Herkimer street, just a short distance from Bedford avenue, is located the Invincible Club and Kismet Temple of the Mystic Shrine. This section includes a number of apartment hotels of high class and whose service is excellent, as well as many apartment houses of modern design and construction.

One has only to walk along Bedford avenue, say, from Putnam avenue to Sterling Place, and note the changes, wrought during the last few years, to realize that the automobile has been the primary cause for the present condition of affairs on this thoroughfare. Stores in close succession, and in a number of cases entire buildings are utilized as salesrooms for automobiles and automobile accessories, garages, repair shops, etc. These stores occupy a large percentage of the avenue frontage and leave only a few locations for other businesses.

With the occupancy of these stores by practically one line of endeavor, what has been the effect on other businesses which formerly found place on the avenue? In the first place, it has made it almost impossible for them to continue business on the avenue and they have been forced to seek quarters in other locations. Nostrand and Rogers avenues have been particularly favored by virtue of this fact. Many businesses' which formerly were conducted on Bedford avenue, are now located along Nostrand and Rogers avenues, and during the last six or seven years these thoroughfares have become lively business marts. Both, for miles, are lined with small shops so necessary to the life of the community. Nostrand avenue, in particular, has been favored, and its stores are high class as a whole and they have helped much to increase the values noticeable in this section

During the last two years the number of building operations, chiefly apartment houses of medium class, have been completed in the transverse streets.

These houses are of the usual type, four and five stories in height, averaging two to four families to a floor.

During the coming summer a noteworthy addition to the group of apartment hotels, in the vicinity of Grant Square, is to be erected. Plans and specifications for this structure have been prepared by Montrose W. Morris, architect, 82 Wall street, New York City, and Peter Cleary, 115 Marion street, has been awarded the general contract. The building will occupy the northwest corner of Bedford avenue and Dean street and will have a frontage on Bedford avenue of 155 feet and a depth, in Dean street, of 90 feet. It will be six stories in height, fireproof, thoroughly modern in all its appointments. This hotel will be owned and operated by Louis F. Seitz and will adjoin the Hotel Chataline, in Dean street, which is also owned and operated by the same interest. The structure, it is understood, will cost approximately $200,000 to erect.

A CONTROVERSY ABOUT GAS-RANGE LEASES

Gas Company Refuses to Obey the Public Service Commission's Order and Asks for Its Suspension and a Rehearing of the Case

THE Consolidated Gas Company, through Vice-President R. A. Carter, has notified the Public Service Commission formally that it will not obey the recent order of the commission, directing the company to modify its charges for leasing gas ranges, and, further, asks for a suspension of the order pending a rehearing, on the ground that the commission has no power of regulation in the present case, and on the further ground that the order is inequitable.

The company has also, through its attorneys, Shearman & Sterling, filed a brief, in which, answering the complaint of Edward B. Bruch, a member of the Real Estate Board, with Harry Dubinsky, as attorney, it is said that the complaint has narrowed down to a very narrow compass—to a demand that the company shall arrange its rental period so as to make leases for a year from the first of October, because that is the period chosen by real estate owners and operators. The questions presented are, therefore (1) whether any abuse in the business methods employed by the company in connection with the rental of its gas ranges has been shown, and (2) whether, on the facts established, the commission has any power of regulation in connection with the rental of gas ranges.

Points for the Company.

The company's brief recites the fact that in the cheaper tenements, which are not steam heated, the tenants through the winter months use coal stoves; and they would dispense with their gas ranges during that period if the leases expired on the first of October. And further:

"The real estate interests suggest that if the leases were made for a year from the first of October, the gas companies would fare just as well, because they would have a lease that would ensure them a rental during every month of the year. That is not so; because, this class of tenants would not renew a lease that expired on the first of October. They would force the company to take out the ranges on the first of October and to install them again in the spring; and, unless the company could then insist upon a lease for another year, the tenant would take a range only during the months of mild weather. In other words, if the suggestion of the landlord is adopted, the company would never, after the first year, be able to lease its ranges to about 50 per cent. of all its consumers, except for periods of about six months in each year. This would inevitably force the company to abandon the leasing system altogether or else to require a much higher rent. For the cheaper kinds of ranges, which are necessarily the kind demanded by this class of tenants, the annual rent is only $1, or 8 1/3 cents a month. As the cost of installation is on an average much more than one dollar, it is obvious that if the ranges were returned in the autumn and remained idle for six months in each year and were then again installed, the rent charged would have to be increased to a prohibitive price, and the present method of doing business would have to be abandoned.

The Landlord Point of View.

"Gas ranges are very inexpensive compared with the ordinary coal ranges; and in the construction of the modern apartment houses of the better class, the expense of purchasing and installing these ranges would be an insignificant item in the aggregate cost. Any owner, therefore, who desires to have absolute control of the rental of the ranges can obtain it at a trifling expense, by purchasing them outright. A real estate owner, who is unwilling to do this and who prefers to hire the ranges from the gas company and sublet them to his tenants, must conform to the conditions upon which such leases are made.

An Old Custom.

"Leases of houses and apartments were formerly made for a year from the first of May. That was before there were such ready facilities for spending the summer months in the country, and before such a large portion of the population left the city during the summer. If leases had continued to be made from May to May, many tenants, after the first year, would have gone into the country and, in the autumn, would have rented a house or an apartment for the winter months only. It was to prevent this inevitable loss that the landlords very properly insisted upon making the leases run for a year from the first of October, as Mr. Burch very reluctantly admitted and as Mr. McGuire, the president of the Real Estate Board, frankly conceded.

A Precedent.

"The same principle precisely that has resulted in the universal leasing of residential property from the first of October, has led the gas companies to make leases from the first of April, the season of demand in the former case being for the winter months and in the latter case for the summer months.

"The demand of the real estate agents is, in substance, that the gas company shall be deprived of the privilege which they themselves exercise of fixing a rental year which will ensure a maximum income upon the investment in the property rented. Their answer to an objecting tenant is that if he does not like the rental year, he can purchase a house instead of renting one, which is something that but very few persons can do. Nearly everyone, however, could purchase a gas range upon the liberal terms made by the companies. A canvass of the better class of apartment houses in New York City would undoubtedly disclose the fact that just as many of the gas appliances installed therein are owned by the owners of the building as are rented from the gas companies.

Why Allow for Idle Months?

"Some suggestion was made, by way of aspersion upon the gas companies, that they did not make any rebate for the months when the ranges are not in use. Why should they, when the amount of annual rental is established upon an assumption of annual service? If the rental had to be based only on a period of actual use, the amount exacted for that period would necessarily have to be increased, so as to pay for the periods of idleness and for the expenses of frequent removals and installations. Did any one ever hear of a landlord who remitted the rent to his tenants during the summer months, when they did not occupy the premises? Mr. Bruch very bluntly said that they did not, and that if a tenant failed to pay his rent, even though he had vacated the premises, he would be promptly sued for the amount due. Obviously, owners of improved real estate could not maintain present rental rates if they attempted to pursue any other policy. If, for instance, the investment in an apartment house represented a million dollars, and if, in order to obtain 6 per cent. on the investment, the owner found it necessary to exact an annual rental charge for all his apartments, aggregating $150,000, it is obvious, that, if he made no charge for six months of the year, the rental for the remaining six months would have to be doubled if he wished to preserve the value of his investment and earn a fair return thereon.

Rental Periods.

"What is it that the complainant seeks to have the Gas Company do in the present case? He complains because, while he sees fit to negotiate his leases from the first of October, the gas company sees fit to negotiate its leases from the first of April. Therefore, an owner who lets his apartment from the first of October, with a gas range leased to the first of April, may have to take a new lease of the range for a year from the first of April. But as the term of his lease is to the first of October, he has nothing to complain of for the summer months. He personally is not entitled to any rebate because the range is not used in the summer, for he has charged the tenant for the range, whether it is used or not.

Only Ground of Complaint.

"The landlord's only possible ground of complaint against the gas company is, therefore, that he may possibly be unable to procure tenants for every one of his apartments during the winter months, and, to that extent, the rental for the ranges in those particular apartments may fall upon him. The annual rental charges for ranges are from $1 to $6, or at the rate of 8 1/3 cents to 50 cents per month. This is a mere nominal risk on the part of the landlord, and is in itself so trivial as not to call for serious consideration; especially as even this infinitesimal liability could be avoided by the landlords, if they purchased the gas ranges instead of leasing them. They are not satisfied, however, with requiring their tenants to pay for the ranges as well as the apartments during the summer months, when they are away from the city, but insist upon a regulation which will throw all remaining risk respecting the ranges upon the gas companies, in case they are unable to find tenants for all their apartments.

"Although many real estate agents and owners prefer to have the rental period for ranges from the first of October they cannot always make leases in this way. There are hundreds of operators and individuals who lease and operate properties where the leases run from and to various dates throughout the year. They might, with equal propriety, demand that the gas companies should regulate the gas range rental period to conform to the respective periods covered by their leases."

The Official Order.

The order appealed from is as follows:

"Ordered that said Consolidated Gas Company modify its said rules and regulations so as to provide that upon the expiration of the first year's rental of a gas range any renewal thereof may be cancelled on thirty days' notice to said company, and that thereupon said company shall refund the amount paid for the unexpired term of such renewal; and it was further.

"Ordered that this order shall take effect June 1, 1915, and that within ten days after service thereof said Consolidated Gas Company notify the commission whether the terms of this order are accepted and will be obeyed."

JUSTICE FOR BROOKLYN REAL ESTATE

Joint Committee of Advisory Council and the Charity Organization to Solve the Three-Family House Problem

THE hearings which the Three-Family House Committee of the Advisory Council of Real Estate Interests have been holding to learn the opinions and advice of real estate owners, architects and builders with regard to encouraging the construction of three-family houses, will be continued during the summer.

It was practically impossible for this committee to arrive at any conclusions which might be embodied into law, owing to the brief session of the last Legislature. However, considerable information and advice have been gleaned at the hearings which have taken place every Monday since February.

The work of this committee, consisting of Messrs. Cyrus C. Miller, chairman; Frank Bailey, Edward C. Blum, William M. Calder and Frederic B. Pratt was divided into two subdivisions.

First, to ascertain whether it would be profitable to construct a three-family house at the present time, and simultaneously conforming to proper regulations for hygienic housing, ventilation and light. In this respect, architects and builders of recognized merit were requested to submit plans for three-family houses. The second subdivision was to cover the many one-family houses which today exist in the several boroughs, in order to ascertain whether it would be profitable and practicable to alter or remodel these houses, so as to make them accommodate two, three or four families. In its deliberations, the committee was immediately confronted with the fact that the two and three-family house was passing away in the Boroughs of Manhattan, Brooklyn and the Bronx. Since the housing of people in multi-family tenements increases the percentage of citizens who feel no direct interest in government, and is apt to be accompanied by all of the evils of overcrowding, it was evident that any movement which would help to increase the number of land owners and to spread the population over a larger area should be encouraged. The ambition to own their own homes is common to all people, and this desire should be gratified whenever economic conditions permit.

Stating the Problem.

A number of reasons have been assigned for the decline in the erection of three-family houses, which are economic, social and legal. In the latter respect it has been constantly asserted that certain provisions of the Tenement House Law might be modified, so as to decrease the cost of construction of these houses. From general observation, there would seem to be no difficulty in making a three-family house pay where the lot values are from $500 to $1,000; but the question is a much closer one where lot values are from $1,000 to $1,500. From $1,500 to $2,500, it is hardly possible to make them pay, and from $2,500 up, it seems to be impossible.

Shortly before the Legislature adjourned, it was deemed advisable by the members of the Three-family House Committee of the Advisory Council to consider whether or not it would be feasible to amend the Tenement House Law at present, so as to reduce the number of requirements now prescribed for small houses. At a special meeting, which was attended by Messrs. Paul D. Cravath, Charles S. Brown and Alfred T. White, of the Tenement House Committee, the possibility of making such amendments during the recent Legislative session was discussed. The members of the Tenement House Committee evinced a willingness to do all that they possibly could, within reason, to comply with the request of real estate owners, that some remedy be effected. With a view of co-operating, therefore, with the Tenement House Committee in this respect, the special committee of the Advisory Council prepared the following report. Lawrence Veiller, however, dissented from the conclusions of the majority, and feeling that the committee had not investigated the subject as thoroughly as it might, he resigned. The report, therefore, was signed merely by Messrs. Frank Bailey, Edward C. Blum, William M. Calder, Cyrus C. Miller and Frederic B. Pratt.



HON. WILLIAM M. CALDER.
Who is working for modifications in the Tenement House Law.

Report of the Committee.

"The Three-Family House Committee has to report that it has approached the question of new Tenement House construction, with a desire by new legislation, to discourage the growth of the four and six-story tenements, four families on a floor, constructed especially in Brooklyn and in Queens on lots that are worth under $1,500, and to increase the number of smaller houses. This committee is of the opinion that the construction of these large tenements causes congestion and should not be allowed. The city is spending a very large amount of money to disperse the population and the marked tendency toward large tenements should be viewed with alarm by those working to improve housing conditions.

"The principal phase of this question, discussed by those appearing before the committee, was the method of decreasing the cost of the three-family house, for its construction has practically ceased in Kings and in Queens counties.

"Recommendations tending to reduce the cost of construction of these three-family houses had to do in main with the fire-proofing now required, and suggested few changes affecting the hygiene of such buildings.

"We are inclined to believe that over-regulation, or over-inspection by the city departments resulting in extreme annoyance to owners, is an element of much importance in producing the larger buildings, inasmuch as the large buildings could better afford to attend to inspectors' complaints while the small buildings, as a rule occupied in part by the owners, were not large enough to endure non-essential annoyances.

What Over-inspection Has Done.

"We believe that in regulating tenement houses, as construction is now required in the Tenement House Law, the results have not been entirely successful, or entirely satisfactory, even as the Inter-State Commerce Act did not produce the results the public demanded, and neither the public nor the railroad was satisfied; for over-regulation has tended to change the ownership of tenement houses to a class of people who do not particularly wish the tenants well, and who are willing to avoid laws made for the tenants' benefit whenever practicable or possible.

"We also feel that over-inspection and unnecessary annoyance are part of the elements preventing the construction of the three-family houses, and from our investigations believe that it is possible that a surplus of inspectors are causing troubles to owners, not in the end beneficial to the tenants.

"We feel that neither over-inspection nor cost are, however, the complete reasons for the construction of the large buildings, but that there are other causes, sociological and financial, which also tend to their production. These other causes have not been investigated.

Be Fair to the Landlord.

"We, however, feel that it is not our purpose or our desire to be placed in a position of trading with those who have produced tenement house reform for the purpose of furthering the construction of any particular class of buildings; but we do feel that the tenement house situation will not be improved to the extent that it should, unless these large buildings upon cheap lots are no longer constructed, and unless at least a part of the penalty for filth and ill-use is borne by the tenant, instead of as now—all borne by the landlord.

"We strongly recommend that the Tenement House Committee, constituted for the purpose of tenement house reform, should be asked, inasmuch as it assumes the guardianship of the tenants' interests, to further guard the tenants' interests by changing the tenement law, so as to produce a class of buildings which are better for the tenants than those now produced, and that the city should not be allowed to further clog up with these large fifty-foot-four-family-on-a-floor buildings to the detriment of the health and the morals of the tenants, where the land values do not require such construction. The methods of producing these results and the character of the new legislation, we do not now suggest, but we do feel that immediate consideration of this big question, so important to Brooklyn and to Queens, should receive the direct attention of the Tenement House Committee, or it should entrust this needed reform to others."

Cooperation Promised.

"At a meeting of the Tenement House Committee held on May 11, Alfred T. White and Darwin R. James, Jr., were appointed to confer with the Committee of the Advisory Council upon this subject. Thus, it is anticipated that a thorough plan of co-operation will be arranged for by the Advisory Council and the Tenement House Committee of the Charities Organization Society. This joint committee will consider the subject thoroughly during the summer months, and in the fall, so that by the next session of the Legislature it is quite possible that legislation may be agreed upon which will tend to improve conditions for small property owners.

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Start an endless chain of letters to the Governor asking him to veto the Direct Tax bill and call an extra session of the Legislature. Do it now.

No legislative body is really interested in economy. The requirements of political organizations, which the members primarily serve, compel the raising and spending of as much money as taxable property can yield.

Publicity when availed of is a great help to good government and to cooperation between departmental administrations and the public. A municipal division which does not take the public into its confidence, when it has plans under way affecting the public, is likely to be misunderstood.

The Governor, at last accounts, was still at work with his pruning-knife on the appropriation bills. New York City taxpayer organizations have taken fresh hope and are sending up appeals for an extra session of the Legislature, believing that the leaders in that body have now come to a realization of the harm they have done to New York City.

An entirely new fire alarm system, completed within two years, is the promise which Commissioner Adamson has obtained. Mayor Mitchel and President McAneny have said it. Better still is the promise of the Board of Fire Underwriters that, in return for this more perfect protection to property, insurance premiums will be appreciably reduced—to such an extent that the interest on the cost of the installation to taxpayers will be offset by the difference in the cost of their insurance. Public improvements that actually pay their own way are in an entirely different category from those which bring no equivalent.

Commission Government.

Remarkable results have attended the trial in several hundred American cities of a commission form of government, when it was found that government by National political parties was incapable of adjusting itself to existing economic conditions in local affairs. Every city has its own story of taxes reduced, of the real estate market revived after depression, of bonds retired, municipal departments unified, public works more economically constructed, extravagance stopped, unnecessary services dispensed with, and the old spirit of American democracy in local government recalled from exile and again enthroned. So rapidly is the charter revolution spreading that any list of cities governed by commissions soon becomes obsolete. Newark, Jersey City, Passaic, Mount Vernon, Beacon and Newburgh, all in the immediate vicinity of New York, are among the number.

A singular characteristic of commission government of every variety is that it proves even better in practice than it promises. Certainly no city that has tried it has yet expressed regrets. Somehow when a municipality resolves to strike the trail, the resolve reforms and regenerates the whole community. This is the point which Henry Bruère missed when he reported the results of his investigation of commission government to the Metz Fund in 1911. In Mr. Bruère's view, commission government does not necessarily imply good government, but he admits that it removes numerous impediments thereto, that it keeps city problems separate from State and National issues, and that it enables cities to elect public officers without the aid of bosses. More than that, according to our own observation, it accomplishes the chief purpose intended—a wise administration of public affairs without over-burdening the taxpayers.

Underlying principles of the commission form are "the short ballot, the concentration of authority in the hands of a few responsible officers, the elimination of all ward lines and designations, absolute publicity in the conduct of public business, the merit system, and a city administration, or a city administrator, responsive to the deliberately formed and authoritatively expressed public opinion of the city." (Woodruff.) Responsive action upon the part of commissioners can be assured and most often is, by the operation of the principles of the initiative, referendum and recall, aided by direct primary and non-partisan elections. The advantages claimed are that it facilitates the election of a higher class of men, since American municipal experience has demonstrated that small bodies with large powers attract a better class of men than large bodies with small powers; and because it abolishes sectional lines, settles the question of centralization or decentralization and makes each commissioner a representative of the interests of the whole city. (Bacon and Wyman.) The alleged objections are, (1) that it combines the taxing power and the spending power, and (2) concentrates all the executive, legislative, judicial and financial powers of the city in a single small body. As one has pungently expressed it, a commission form sets up a bunch of five to run everything and certify to everything. They make your laws, make up your budget, assess your taxes and conduct your public works. They are, in fact, an elected oligarchy. The answer given to this objection is that business corporations are so conducted.

What is believed to be an improvement on the straight commission form is the commission-manager plan. The manager has entire control (through power of appointment and removal) over the administrative departments, except courts and schools. Some authorities believe that the three fundamental requirements of the ideal city government—efficiency, economy and democracy—can be satisfied in even the largest cities, such as New York, by the city manager plan with proportional representation. (Hoag.) After all, the attractive thing about commission government is that it means local administration on simple business lines. Whether it be administered under the Des Moines, Lockport or Dayton plan, the commission has broad powers to create, unify or extirpate departmental agencies within the local sphere; and its members, by means of the initiative, referendum and recall, or otherwise, are made directly responsible to the will of the people when intelligibly expressed. New York City is at present engaged through a committee in revising its charter. No intimation has been given that the committee has examined into new forms of local government or into the experience of commission cities, but it is hoped that, unlike some battleships and some other codes, the new charter may not on that account be antiquated before it is launched. A large extension of the expensive social service features of the present government would, for one thing, be directly contrary to the wish of property owners as declared to the Board of Estimate, and therefore sharply in contrast with the spirit of the new forms of local government for strict compliance with public opinion.

An Encroachment Problem for the Authorities.

The Public Service Commission has been asked by the Borough President, by the real estate and mercantile organizations and by local business interests not to erect subway kiosks within the narrow space afforded by the sidewalks of William and Nassau streets and the streets intersecting them. First, because they would be encroachments in defiance of corporation orders recently promulgated and enforced by the Borough President, directing the removal and future prohibition of any projection beyond the building lines in those streets. The fact that the projections from the subways are to come up through the sidewalks, and not from either side, as in the case of buildings, can hardly justify an exception to the rule.

The Public Service Commissioners would be setting a poor example to the community if they should over-ride regulations which private citizens are commanded to obey. And it may be asked if such action would not be contrary to that fundamental law which the Court of Appeals laid down in the case of the City vs. the Knickerbocker Trust Company, to the effect that nobody has a right to maintain a permanent encroachment upon a public street, that nobody has a right to grant a permit to do so, and that if any official body should presume to, it would be exceeding its constitutional powers. Not even the Legislature is authorized to grant a license to erect a permanent encroachment upon any public street in this city, in the opinion of the highest court. If it be granted that the subway kiosks would be a permanent encroachment, than according to this decision, which has been consistently followed by the lower courts, the Public Service Commission would be exceeding its authority in erecting them, and could be restrained by a taxpayer's action, if not by a simple order from the Borough President to remove the encroachment —which is all that is necessary for other property owners.

A second good reason why the Public Service Commission should not contemplate obstructing the narrow sidewalks is that it is unfair to create conditions which the borough would have to change at its own expense. The cost of effecting entrances and exits for the subways through the adjacent buildings should be made a part of the general cost of subway construction and be paid for in the same manner, and not left for taxpayers to defray through the annual city budget. The fact that adjacent property owners have not offered to make gifts of easements should not be a reason for the Public Service Commission to dodge the responsibility of purchasing them or getting title by condemnation. Every owner does not want a subway entrance through his building. He has other uses for his premises, and in the case of a building with a narrow front-

age, a passageway ten to fifteen feet wide into the subway would practically ruin the building for certain purposes.

It seems to the Record and Guide that the Public Service Commission should not take thought as to how it may circumvent the city in this case, but rather how it can do the handsome thing, by putting the openings where they will not be a nuisance and the cost of making them not a hardship on the public.

Proposed Bus Lines.

Editor of the RECORD AND GUIDE:

Many merchants on Broadway, between Herald and Times squares, headed by the Broadway Association, have been urging the Board of Estimate to modify one of the proposed automobile bus routes, so that the Herald square section and Broadway, north of that point, might be benefited. As laid out, the route runs from 42d street, south on Seventh avenue, to the Pennsylvania Station. It is proposed that the busses operate from the Pennsylvania Station to Broadway, then north through that thoroughfare, to Times square, and thence as originally laid out. While this change is all right in a way, why not lay out two routes, whereby some of the busses could run in both avenues. Of course there is but little demand, at the present time, for busses in this section of Seventh avenue, while the reverse is true as applied to Broadway. Still, Seventh avenue is sure to reap the benefits of the new subway and undoubtedly will be improved with modern structures. Therefore, it should not be deprived of what additional transit facilities it can obtain. I would suggest that alternate busses run on Broadway and Seventh avenue. This is a compromise suggestion, that, I think, should not meet with much opposition. The future alone can decide whether the proposition is correct, but this is only a detail, which readily can be adjusted.

IMPARTIAL.

May 13, 1915.

The William Street Subway Entrances.

Editor of the RECORD AND GUIDE:

I enclose with this letter a copy of a resolution adopted at the meeting of the governors of the Real Estate Board, held on Tuesday, relating to the location of entrances and exits for the William street subway. This board is unalterably opposed to the use of the narrow sidewalks in William and Nassau streets for kiosks or station purposes. These sidewalks are only from nine to ten feet wide. If the entrances to stations are placed as called for on the subway plans, the width at such points would be only two or three feet. The mere fact that the entrances are at certain points will only increase the congestion which already exists on both thoroughfares.

It is the opinion of this board's Railroad and Transportation Committee that entrances of adequate width should be provided for and that the traffic on the William street subway, with stations only at Fulton and Wall streets, could not properly be handled through a six-foot six-inch entrance. This is particularly true of Fulton street, where the traffic must go through stations on the easterly side of the street only, which means practically twice the normal congestion under existing conditions. This William street subway will serve not only upper New York, but the outlying districts in Brooklyn, so morning and night there is certain to be a tremendous amount of traffic, all of which will be poured out of entrances on the easterly side of the street only.

This matter should be settled at this time, and the press should support Borough President Marks in his efforts to relieve this condition. If the sidewalk is used as now contemplated, it would be unfortunate, because former Borough President McAneny compelled owners of property in William and Nassau streets to remove all incumbrance beyond the building line on both these streets, and this was done at a cost of several hundred thousand dollars.

William street is only forty feet wide, the sidewalks, as pointed out, are nine to ten feet in width, and at the present time approximately 7,000 people use William street in a given hour morning and night. Under the present conditions the sidewalks are entirely inadequate to handle this traffic.

RICHARD O. CHITTICK,
Executive Sec'y R. E. Board.

The resolution referred to above follows:

Resolved, That in connection with the construction of subways in William and Nassau streets (being narrow streets) the Real Estate Board of New York believes that the use of sidewalks for entrances and exits would be unwise and that easements on private property should be condemned, but only sufficient space taken for entrance and exit purposes, and that all entrances and exits should be planned sufficiently wide to satisfactorily handle the traffic.

Hostility of the Daily Press to Real Estate Interests.

Editor of the RECORD AND GUIDE:

The Lockwood-Ellenbogen bill which was passed by the Senate and the Assembly by an overwhelmingly large majority is a bill which to my mind should have received the sanction of the entire press as well as of the Mayor of the city. The legislators are the direct representatives of all the people. They know the pulse of the people, and the bill was the result of a demand made on the Legislature by more than seventy real estate organizations throughout the boroughs; and by the merchants' associations. It is folly to believe that so many organizations would stand behind a bill which is not meritorious. I am astonished that the press took an adverse attitude against the bill, calling it vicious and scandalous. I am not at all surprised that the public is reluctant to make further investments in real estate. Considering all the difficulties that the owner of property contends with, such as excessive taxation, over-inspection, the recent difficulty of renewing mortgages, and on top of this ridicule and criticism by the daily press, the bright days of real estate must be far off, and yet real estate pays 95% of the expense of this great city.

BERNARD GOODMAN,
Pres. N. Y. Taxpayers' Asso.
230 Grand street.

"Where Am I At?"

Editor of the RECORD AND GUIDE:

Without any desire to criticise, and assuming that "there's a reason," it strikes me as strange that there are no street signs on Park avenue, in the 70's and 80's. This condition has resulted in a great deal of annoyance to strangers in the neighborhood. On account of the large number of new buildings which have been erected in the section, during the last two years, the thoroughfare has taken on an entirely different aspect, and old landmarks have disappeared, or are hard to find. I also notice that new signs have been placed on Madison avenue, and must say that they are most intelligible. The principle of using large numerals, or letters, for the street to be designated, and smaller ones for the intersecting thoroughfare, is admirable. These letters are illumined, so at night they are clearly discernable. I assume that either this scheme, or another equally good one, is to be carried out on Park avenue, but in the interim, many people find themselves "lost in this big city."

WANDERER.

May 14, 1915.

—The real estate situation at the present time would not be fully realized by the reader of this paper in future years without a note being made as a matter of record of the intense public feeling of anxiety now prevailing concerning the cisis caused by the sinking of the Lusitania and the American Government's note to the Imperial Government of Germany. We are living in times of thrilling international events. Long years of economic stagnation are near an end.

Secured Debt Tax Law Amendments.

Article 15 of the Tax Law relating to taxation of secured debts, was changed materially at the recent session of the Legislature.

Securities on which the tax was paid prior to May 1, 1915, are not affected by the new law, but continue to be exempt from assessment under the personal property tax; nor do the changes affect the mortgage recording tax (Article eleven of the Tax Law).

The secured debt tax law, as enacted in 1911, provided that upon the payment of a tax at the rate of one-half of one per cent. to the State Comptroller, certain securities could be exempted from the ordinary personal property tax. These securities were mainly mortgages on property outside the State, and bonds secured thereby, and state and local bonds of other States.

Chapter 169, approved April 1, 1915, amended the law by adding at the beginning of Section 331 the words: "After the first day of May, nineteen hundred and fifteen." The effect of this amendment was to suspend the operation of the law.

A bill was subsequently introduced, making the secured debt tax an annual one, but after a hearing before the Senate Committee on Taxation, the annual tax feature was dropped. The bill as amended was passed, and approved April 30, as chapter 465.

The changes made by the new law are explained by Secretary Pleydell of the New York Tax Reform Association to this effect: The rate is increased to three-quarters of one per cent.; the tax exempts the security from the ordinary personal property tax for a period of five years only; payment must be made before the first day of November, 1915. Taxable securities which have not then been stamped will be liable to the personal property assessment, without deduction for indebtedness, and taxable at the regular local tax rate. Taxable securities owned on assessment day this year, which is July first in many districts and October first in the City of New York, will be liable to the personal property assessment without deduction for debt, unless the secured debt tax has been paid before assessment day.

The new law also makes taxable as a "secured debt" such proportion of a bond, note, or mortgage, secured by real property within this State and property outside the State, as the value of the property outside the State bears to the value of the entire property. This will affect chiefly bonds secured by a mortgage recorded in this State subsequent to the enactment of the recording tax law of 1906, when such mortgage includes also property outside the State; the recording tax being paid only on such proportion as is located within this State, and being held to exempt therefore only an equivalent proportion of the total value of the bond. Bonds secured partly by a mortgage recorded within this State prior to 1906, and partly by property outside the State, may be registered, under the recording tax law (§ 264), with the recording officer of the county where the mortgage was first recorded, upon payment of one-half of one per cent. on the entire value of the bond, and thus obtain exemption from the personal property tax.

A Relief Committee for Draughtsmen.

The architects of New York City are creating a fund to help draughtsmen, who, in these depressed times, have been without work and who are now without funds. The loans will be arranged for easy repayment after employment and will demand a low rate of interest to give them a commercial aspect. The committee will probably develop automatically into a committee of employment. Application for sums are strongly desired by the architects in charge, who will consider all requests confidential. These applications can be addressed to G. L. Schelling, care of B. G. Goodhue, 2 West 47th street, New York.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

A $5,500,000 LEASE.

Broadway Block Front, Including Projected Building, Acquired by Realty Company.

What will probably prove to be one of the largest deals of the year, has just been closed. The property affected is the block front in the west side of Broadway, between 35th and 36th streets, opposite the New York Herald building and includes a twelve-story commercial structure now in course of construction. The entire deal, according to the recorded instrument, involves $6,500,000.

The Old School Realty Company has leased from the No. 1337 Broadway Company, William Everdell, Jr., president, and in which William Henry Barnum is heavily interested, the entire property for a term of twenty years from the completion of the structure. The deal also includes a renewal privilege, the rental to be determined by re-appraisal.

The property was acquired by the present owners of the fee last June, from Charles E. Johnson, whose family had owned the block front for almost sixty years. The property has a Broadway frontage of 211 feet, and measures 207 feet in 35th street, facing the establishment of R. H. Macy & Company, 81 feet in 36th street, with irregular lines on the west side. It is understood that the new building will be ready for occupancy about January 1, 1916.

The transaction is one of the largest leasehold deals which has been closed during recent years. House, Grossman & Vorhaus were the attorneys for the lessees, and Simpson, Thatcher & Bartlett represented the owners, as attorneys.

During the last three years, or so, the property was reported sold and leased a number of times. In 1913, Lee Shubert, representing a syndicate, obtained an option of the property, having in mind the improving the site with a notable structure. After negotiations had extended over a considerable period, they dropped out of sight and the deal was subsequently declared off.

Owing to the prominence of the location several large out-of-town dry goods concerns figured in the current reports, prominent among which were Jordan, Marsh & Co. and R. H. White & Co. Last year the property, with its present old buildings, was assessed by the city at $2,135,000.

When the purchase of the property was concluded, last June, the price was currently reported as having been $6,500,000. In deeds recorded shortly afterward, it was shown that a building loan of $1,250,000 was made by the Thompson-Starrett Company, which is to erect the building. The loan is to run for 5 years, at 5 per cent., and a second mortgage of $5,000,000, for ten years, was given to Mr. Johnson. F. & G. Pflomm and Edward P. Blake, of William A. White & Sons, were the brokers in the sale.

Clinton & Russell, 32 Nassau street, are the architects for the new building, which will be of skeleton steel frame type, resting on steel grillage and concrete foundations, the floor construction being of reinforced concrete.

Taxable Real Estate.

In 1912, according to the Census Bureau, the value of the real property in the United States subject to taxation was $51,854,000,000.

NEW YORK CITY'S FACTORIES.

35,849 Employ 782,566 Persons—16,552 Factories in the Clothing Industry.

The Industrial Directory of New York State for the year 1913, just issued by the Albany State Department of Labor, contains statistics of the number and kind of factories in New York and other cities. From this we learn that there was at date of record a grand total of factories in New York City of 35,849, employing no less than 782,566 persons, constituting New York City the largest manufacturing city in the United States.

There are two main divisions to the volume; the first comprises tables of statistics of factories and factory employes, geographically arranged; and the second contains a record of individual factories by firm names. The data was secured by mail or by agents and from the reports of factory inspectors.

In Greater New York there are 188 factories engaged in the manufacture of cut stone and a total of 599 factories manufacturing stone, clay and glass products; 393 are manufacturing brass and bronze goods; 89 manufacturing sheet metal work of copper, brass and aluminum.

The structural and architectural iron work shops number 320; sheet iron work, 422; cooking, heating and ventilating apparatus, 45; machinery, 484; castings, 31; electrical apparatus, 218; automobiles and parts, 396; boat and ship building, 56; and altogether a total of 4,549 factories manufacturing metals, machinery and conveyances.

There are 205 factories engaged in the manufacturing of house trim; 413 manufacturing cabinet work and fixtures, 156 manufacturing pianos, organs and other musical instruments; 979, furs and fur goods; 355, miscellaneous leather goods; and a total of 2,520 factories manufacturing furs, leather and rubber goods.

There are 161 factories manufacturing chemicals; 98 paint, varnish, etc.; 96 dyes, colors and inks, and a total of 801 engaged in the manufacturing of chemicals, oils, paints, etc.

There are 265 factories manufacturing paper boxes and tubes; 2,121 engaged in printing and book-making; 17 engaged in the manufacture of wall paper; and a total of 1,013 manufacturing textiles.

There are 4,280 factories manufacturing men's tailoring; 290 men's shirts, collars and white goods; 2,051 women's dresses and waists; with a total of 16,552 factories in Greater New York manufacturing clothing, millinery, laundering, etc., and a total of 11,994 in Manhattan alone. There are 101 factories engaged in slaughtering and meat packing; and a total of 4,998 factories making food products, liquors and tobacco.

Golf Tournament of Board.

The spring golf tournament of the Real Estate Board of New York will be held at the Engelwood Golf Club, on Tuesday, May 25, morning and afternoon. Up to the present there have been sixty entries. At the autumn tournament last October there were seventy entries. It is expected that long before the tournament starts 100 players will have entered their names.

This is the Board's fourth tournament, the first having been held in November, 1913, at the Oakland Golf Club, Bayside, L. I. In the spring of 1914 the tournament was held at the Baltusrol Golf Club, Short Hills, N. J., and the

fall tournament in 1914 at the Oakland Golf Club.

The Golf Committee requests that members of the Board send in their entries as soon as possible. Arrangements have been made for dinner at the Engelwood Golf Club.

The Golf Committee includes the following: Albert B. Ashforth, chairman; Joel S. DeSelding, secretary; John P. Kirwan, H. H. Hazelton, Walter Stabler and W. J. VanPelt.

Industries in Queens.

From the report made by A. L. Langdon, traffic manager of the Long Island Railroad, at the last meeting of the Chamber of Commerce of the Borough of Queens, it is evident that many new factories are locating in Queens. Mr. Langdon, who is vice-chairman of the Industrial Committee of the Queens Chamber of Commerce, reported the following new industries in Queens:

1. "Kaufman, Worms & Co., cigar manufacturers, of 348 East 23d street, New York, are erecting a two-story brick building, to cost $16,000, on Woodside avenue, near the new Union Station. They expect to employ fifty hands when in full operation.

2. "The C. B. French Cabinet Co., manufacturers of telephone booths and phonograph cabinets, have moved into their new building in the Maspeth section.

3. "The Ficks Reed Co., manufacturers of reed furniture, of Cincinnati, Ohio, have rented a loft in 6th street, Long Island City, for the distribution of their products in New York. They expect to move their entire plant to Long Island City in the near future.

4. "The Commercial Research Co., of Tuckahoe, N. Y., has rented the top floor of the Goodyear Rubber Tire Co.'s building on Jackson avenue, Long Island City, and will have twenty-five employees.

5. "The Dietz Coal Co., Fresh Pond road, are erecting a plant for the manufacture of ice, the capacity of which will be seventy tons daily."

According to the last Federal census, taken in 1909, there were 771 factories, with 27,495 employes, located in Queens. The latest census taken, however, by the Department of Labor of New York State, in 1913, which has just been compiled in book form, shows a total of 830 factories, with 35,105 employes. Queens County has a greater number of employes in its factories than any other county in New York State, with the exception of Manhattan, Kings, and Erie Counties. A general distribution of these factories throughout the borough is shown by the following table:

Location.	No. of Factories.	No. of Employes.
Arverne	11	95
Bayside	8	30
Brooklyn Hills	2	33
Cedar Manor	1	22
Clarenceville	2	31
College Point	38	3,256
Corona	27	840
Dunton	1	57
Edgemere	2	9
Elmhurst	7	25
Evergreen	42	774
Far Rockaway	35	248
Flushing	50	384
Forest Hills	1	65
Glendale	16	848
Hillside	2	88
Hollis	2	23
Jamaica	45	651
Laurel Hill	5	2,516
Long Island City	338	18,444
Maspeth	31	1,076
Morris Park	2	761
North Beach	3	22
Ozone Park	4	50
Queens	4	51
Richmond Hill	41	1,075
Ridgewood Heights	18	523
Rockaway Beach	38	293
Rosedale	1	5
Union Course	9	137
Whitestone	13	281
Winfield	9	229
Woodhaven	17	1,985
Woodside	5	178

Exhibition of Civic Art.

The Municipal Art Society has arranged a "Civic Art Exhibition" in the rooms of the National Arts Club, 119 East 19th street, which will be open until May 30. The exhibition has been planned to show what has been and is being accomplished to make the city ornamental, and in time as beautiful in detail as it is now artistic in mass, when seen from a proper distance. George W. Breck is chairman of the committee in charge of the exhibit, which consists of drawings, sculptural models and photographs of works completed and projected. A special feature is the first public view of the new seal and city flag recently adopted by the Board of Aldermen. The flag is to be first unfurled on June 20. The seal designed by Paul Manship is quite in the spirit of the date which is on it, 1664.

Notable among the plans shown for improvements now under way and proposed are those for Riverside Drive and the Department of Docks. There are also groups devoted to the Bronx and the Committee on City Plan of Manhattan and Brooklyn. Interesting is a project for a Brooklyn Civic Centre by the architectural firm of McKenzie, Voorhees and Gmelin. Plaster models are shown of groups for the approaches to the Manhattan Bridge by the sculptors, French, Rumsey and Heber. Another feature, illustrated by photographs, explains the labors of the Art Commission and shows work that has been approved and disapproved. At the close of the display the drawings submitted in the competition for "An Architectural Solution of the Intersection of an Avenue and a Street," the announcement of which was recently made in the Record & Guide, will be shown in the same galleries.

BUILIDING INSPECTORS' CONFERENCE.

(Continued from Page 820.)

case of guests at hotels, customers in business buildings, workers in factories, tenants in multiple dwellings, etc., then the increasingly greater requirements needed to secure to the occupants and to neighbors structural safety, security against fire, sufficiency of light and air to preserve health, etc.

"So far as possible, the laws should prescribe only the purpose to be accomplished and not the method to be followed. In this latter all possible freedom should be left to the designer. In this way development will not be hampered. When necessary, it may be well for the building official to supplement the law by rules designed to fix the minimum safe practice, but those rules should be made only as the need for them arises, and then they should be framed with the same principle in mind that controls the making of the laws, namely, to provide only for the safety of the otherwise helpless occupants or neighbors.

"It is not my purpose to elaborate on these points at this time. Much can, and perhaps should, be said in explanation. But building officials generally are so desirous of securing the best possible work, of raising the standards of construction, of establishing the best practice, that they are likely to overlook the fact that this is not their function. Let us remember in our discussions that the building official is acting his part when he secures a construction that safeguards the public from dangers incident to buildings by an observance of the laws enacted for his and the public guidance."

Officials Present.

Among those present at the meeting were S. J. Williams, State Building Inspector, Madison, Wis.; Philip Kerrigan, late of the State Fire Marshal's Office, Albany, N. Y.; Walter R. Forlush, Public Building Commissioner, West Newton, Mass.; Wallace L. Gifford, Salem, Mass.; S. A. Dies, Superintendent of Buildings, Pittsburgh, Pa.; Daniel J. Dundon, Inspector of Buildings, Erie, Pa.; Robert H. Mitchell, Superintendent

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Demand for Waterfront Sites.

In conformity with the demand for waterfront sites in suburban Long Island, as indicated since the beginning of spring, active construction work has been begun on four new waterways or harbors in the 750-acre tract overlooking Hempstead Bay at Baldwin Harbor, southern Nassau County. To be from six to eight feet in depth and sixty feet each in width, these waterways will flow into Baldwin Harbor.

Owners of homes between these waterways will be enabled to have their motor boats anchored practically at their back doors, and it is the homeseekers who love nautical pleasures who are buying extensively along the south shore of Nassau County.

The waterways are being built, at Baldwin Harbor, between Washington and Hayes streets; between Van Buren and Hayes streets; between Jackson and Van Buren streets; and between Northern Boulevard and Jackson street.

Plans are completed and the developers are ready for bids on the construction of twenty-six frame stucco and hollow tile detached houses to contain from six to nine rooms with modern improvements. These houses will be between the waterways mentioned. More houses will follow the completion of these.

When Will Queens Get Rapid Transit?

The Interborough will require well over a year to connect its "L" in Second avenue with the bridge, because of the extensive reconstruction work that will have to be done on the "L" structure between 61st and 57th streets.

The tracks opposite the bridge entrance are to be lowered in order to make room for bringing the downtown track from the bridge above the uptown track on Second avenue, thus avoiding a grade crossing at that point.

The Corona and Astoria elevated lines are to be connected with the union station at the bridge plaza on the Queens side this fall, according to present estimates. Connection with Manhattan this year or early in 1916 will be through the Steinway tunnel.

Big Pier Leased.

The first lease of one of the new, massive piers which are to be erected along the South Brooklyn waterfront by the city, has been authorized to the United States Steel Products Company by the Sinking Fund Commission.

This particular pier is to be located at the foot of 29th street. When built it will be 1,198 feet long and 80 feet wide, together with a bulkhead extending from a point about 98 feet north of the pier to a point about 115 feet south of the pier.

The lease is to be for a term of ten years, and the lessee will have the privilege of two renewals of ten years each. The rental for the first term of ten years is to be at a rate of $35,000 per annum, and for each renewal term, the city is to exact a 10 per cent. advance on the rental.

Bronx Mass Meeting.

A mass meeting was held at McKinley Square Casino, 169th street and Boston road, on Friday evening, May 14, to protest against the proposed Direct State Tax of $19,000,000, 73 per cent of which will be saddled on New York City. If this iniquitous measure is not vetoed, this tax will add a 17.5 point increase in the municipal tax rate next year.

Delegations from many civic associations in the Bronx were present at the meeting, and among the speakers were Ex-Lieutenant Governor Wagner and Assemblyman Alfred E. Smith, both of whom fought hard against the passage of the bill in the legislature.

Electric Light Sells Real Estate.

A real estate operator of Rockford, Ill., who wished to dispose of a group of building lots in a sub-division just outside the city limits, conceived the idea of installing electric lighting so that prospective purchasers could inspect the property at night. Accordingly, a contract was entered into with the Rockford Electric Company and a special pole line constructed to the subdivision where an installation of high-efficiency lamps was made.

The lighting of this property attracted considerable attention and many visitors inspected lots at night. The entire subdivision comprising 200 lots was sold in 30 days, and the operator claims that this phenomenal record is due entirely to the electrical installation and the resultant advertising.—Electrical Review.

Beach Sand from Europe.

Sand imported from Europe is being used in construction of the new subways in New York City. This is not because suitable sand cannot be obtained in this country, but because the war in Europe has cut down the cargoes which steamships ordinarily bring from the other side of the Atlantic to such an extent that it is necessary for many ships to come over in ballast. They have been using beach sand as ballast. Upon arriving in New York this ballast is discharged to make room for the returning cargoes and is practically given away by the steamship company to any one who will haul it away and dispose of it. Rodgers & Hagerty, Inc., who have the contract for the construction of Section No. 15 of the Lexington avenue subway, extending from about 138th street and Park avenue, through Mott avenue and Franz Sigel Park and River avenue to 157th street, have used ten scowloads of this sand in back filling what remains of the subway excavation.

PRIVATE REALTY SALES.

WHILE there was a varied budget of sales and leases reported during the week, still it was not until last Thursday, when the $6,500,000 lease of the block front on Broadway, between 35th and 36th streets, was announced, that the climax came. The fact that a deal of this magnitude is possible is about the best recommendation of the stability of real estate as a permanent investment, for deals of this size always extend over a period of years, proving confidence in the future.

During the last few months the market has been "spotty," some weeks showing considerable activity, while others dropped below the average. A careful analysis of the situation will show that at present there is a far better feeling than for a long time past. Property owners have united forces to combat existing evils, and it is confidently expected by them, that good, and only good, will result. It is only a short time since an attitude of hopelessness was assumed. Everything looked dark and unpromising.

Well located real estate is as good today as ever. It has greater possibilities. Operations of greater magnitude are being undertaken. Money, in greater quantities, is being invested in single

projects. The direct effect is good. The small investor can back up the confidence of the large operator, because it is usually the large operations which create real estate values.

Outside of the large deal, which after all is in a section whose future is assured for many years to come, other sales and leases were closed, which clearly indicates the broadening tendency of the market. Speculative builders were prominent in the budget of the week, both the East and West sides being well represented. In addition there were a large number of small dwellings and flats which changed hands.

Vacant land in the Bronx figured in the transactions of the week. A Manhattan institution acquired a solid block in the Kingsbridge section, which is rapidly becoming a center for large charitable and educational institutions.

In Queens a development company acquired a large tract of land along the line of the new subway. The operation, which involves upwards of 1,100 building lots, is expected to result in the establishment of a new settlement of apartment houses, similar to those erected, by the same company, on property acquired some time ago in the Bronx.

During the week the convention of the National Fire Prevention Association was held, and many suggestions made to further guard against the loss of life from fire and other hazards. Should these suggestions be adopted, real estate, in the long run, should be the benefactor.

The total number of sales reported and not recorded in Manhattan this week was 45 as against 23 last week and 26 a year ago.

The number of sales south of 59th street was 14 as compared with 11 last week and 11 a year ago.

The sales north of 59th street aggregated 31 as compared with 12 last week and 15 a year ago.

The total number of conveyances in Manhattan was 147, as against 159 last week, 22 having stated considerations totaling $1,013,325. Mortgages recorded this week numbered 80, involving $2,870,508, as against 87 last week, totaling $2,646,178.

From the Bronx 21 sales at private contract were recorded, as against 10 last week and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,444,852, compared with $1,209,253 last week, making a total for the year of $32,504,905. The figures for the corresponding week last year were $1,443,991 and the total from Jan. 1, 1914, to May 16, 1914, was $17,143,763.

Big West Side Deal Closed.

Slawson & Hobbs have sold for various owners, the six private houses at the southeast corner of West End avenue and 89th street, on plot 100.8 x 82, to a builder for improvement with an apartment house. The houses take in 590-598 West End avenue and 274 West 89th street and were sold respectively by Albert W. J. Petrie, Thomas H. Willard, Mary H. McCulloch, Gertrude D. Hawes, Sophia E. Poundt and Charles A. Starbuck. The Record and Guide of February 13, 1915, reported that the deal was being negotiated.

Large Purchase in Queens.

The American Real Estate Company has purchased the Kouwenhoven estate, in the Steinway section of Queens, containing about 1,150 lots, with frontages on Flushing, Woolsey, Potter, Ditmars, Wolcott, Fourth, Sixth, Seventh, Eighth and Ninth avenues. The property is along the line of the dual subway system now in course of construction and its sale is one of the most important in the borough for many years.

Fordham Road Corner Sold.

The Keary estate has sold through Richard H. Scobie, the southeast corner of Fordham road and Elm place, comprising practically the entire block front on the south side of Fordham road from Elm place to Marion avenue. The plot measures 159.45 on Fordham road and 57.55 in Elm place, with an easterly line of 115.47, adjoining the five-story apartment house at the southwest corner of Fordham road and Marion avenue.

Huggins Homestead Sold.

Francis B. Chedsey, executor of the estate of Samuel J. Huggins, has sold to the Lehigh Building Corporation, Irving Judis, president, the old Huggins homestead at the southwest corner of St. Nicholas avenue and 157th street, an old frame dwelling and six lots fronting 103 feet on the avenue and 144 feet in the street. The site will be improved with a high-class apartment house. George Ranger was the broker.

Sale Opposite City Hall.

It was reported yesterday that the Domestic and Foreign Missionary Society of the P. E. Church had sold the five-story building, 243 Broadway, with an "L" to 2½ Murray street, measuring 25.1 on Broadway, extending back 126.6, and with a frontage of 12.7 in Murray street. The society received the property through the will of Mary R. King, in 1910.

New 82d Street Operation.

Samuel A. Herzog purchased from Mrs. A. S. H. Schmidt, through Douglas L. Elliman & Company, the three four-story flats, 110-114 East 82d street, on plot 71.6 x 102.2, for improvement with a nine-story apartment house. This represents Mr. Herzog's second operation in East 82d street, his first one having been the "Surrey" at No. 122.

Institution Buys in Bronx.

The Society for the Relief of the Destitute Blind, now at Amsterdam avenue and 104th street, has purchased from the estate of William Wicke, the block bounded by Kingsbridge road, Grand Boulevard and Concourse, Creston avenue and 193d street, containing about twenty lots, to be used as the site for a new building. The deal was negotiated by John N. Golding and Geo. R. Read & Company.

Bronx Block Front Deal.

Phelan Brothers' Construction Company bought from Edward Ruehl, the eight lots comprising the block front on the south side of Lafayette avenue, from Longfellow to Whittier avenues, 200 x 99; also the plot 100 x 150 at the northwest corner of Lafayette avenue and Whittier avenue. The broker was John A. Steinmetz.

Buy to Protect Light.

A. Kimbel sold, through William A. Pond Phipps, the seven-story building,

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The Civil Service Commission has ordered an examination to take place soon for Deputy Tax Commissioners, permanent city positions, salaries $1800 to $3000. Appointments in all boroughs. Real Estate men having five years' experience are eligible. Special expert coaching by Tax Expert of nine years' experience. Further particulars call, write or phone A. J. Fancell, Civil Service Instructor, 301 Fifth Ave. (32nd St.). Phone 5775 Murray Hill.

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12 West 40th street, on lot 25x98, to the 8 West 40th Street Corporation, owners of the new twenty-story structure adjoining on the east. The property was held at $250,000. The seller occupies part of the building and has taken a lease of three floors.

Big Queens Project.

The Ring-Gibson Company has purchased the Van Wicklen farm, containing about 600 lots, on Liberty avenue, in the South Richmond Hill section of Queens, for development with two-family houses. The land is along the route of the Liberty avenue extension of the elevated portion of the dual subway system.

Buys Tall Loft Structure.

The McMorrow Engineering & Construction Company sold to a client of Paul Korn, the thirteen-story mercantile building, at 131-137 West 37th street, on plot 75 x 98.9. The building was completed last summer.

Manhattan—South of 59th St.

CEDAR ST.—Euphemia S. Coffin sold the Liberty Building, a 5-sty structure, at the north corner of Cedar and West sts, to Frederick Brown, who took it in part payment for "Rugby Hall" and "Eton Hall" apartments 29-35 Claremont av, recently reported sold.

DOWNING ST.—Kurz & Uren (Inc.) sold for the Hubener-Escher Co. the 7-sty loft building 24-28 Downing st, on plot 60x75, to the Benenson Realty Co., which took it in part payment for the block front in the south side of 165th st, from Teller to Clay av.

GREENE ST.—E. H. Ludlow & Co., sold for the No. 69 Cliff Street Co. to Joseph Hamblin 69 and 71 Greene st, a 5-sty building, on plot 37.6x100.

WATER ST.—Morris Weinstein sold to M. Benevento 383 Water st, a 3-sty building, on lot 20x80.

WAVERLY PL. — The Fogliasso-Clement Building Co., which recently purchased the plot 44x97, at 79-81 Washington pl, for an 8-sty apartment house improvement is reported to have purchased a plot 44x18 in the rear of the abutting buildings at 118-120 Waverly pl to provide a greater depth.

17TH ST.—Annie Rubin sold 347 East 17th st, a 6 sty tenement, on lot 22x92.

28TH ST.—J. S. Maxwell sold for Emma J. Egan to the Nason Realty Co., Max N. Nathanson, president, the 5-sty stores, on plot 50x100, at 136 and 138 West 28th st, which has been held at $100,000.

31ST ST.—Harrie S. Lines sold for Mrs. Amelia S. Lansing 219 East 31st st, a 3-sty house, on lot 17x98.9.

46TH ST.—John W. Condit is reported to have sold 352-356 West 46th st, a 5-sty apartment house, on plot 75x100.5.

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46TH ST.—George W. Mercer & Son sold for the New York County National Bank, the two factory buildings, 440 and 442 West 46th st, on plot 50x100.

57TH ST.—Hall-Berwin Corporation and H. Nelson Flanagan sold for the Wilmurt Realty Co., 163 West 57th st, a 4-sty dwelling on lot 19x100.5, to Louis H. Chalif, who recently purchased adjoining property at No. 165 and now controls a frontage of 39.10 ft.

Manhattan—North of 59th St.

72D ST.—Frank G. Burke, Jr., sold 247 West 72d st, a 4-sty dwelling, on lot 25x102.2, to Mrs. Alice C. Williams, who owns the adjoining house at 249 and now controls a frontage of 50 ft. The buyer gave in part payment the 5-sty flat, 60 East 122d st. The brokers were Spear & Co. and E. H. Ludlow & Co.

74TH ST.—William B. May & Co. sold for Bertha Lewy, the 3-sty dwelling, 128 East 74th st, on lot 18.9x102.2.

82D ST.—John Seeley Ward bought from Solomon Tim, 10 East 82d st, a 4-sty dwelling, on lot 20.6x102.2. The broker was John J. Kavanagh.

82D ST.—Pease & Elliman sold for the Ess Eff Realty Co., Solon L. Frank, president, 109-111 East 82d st the plot 50x100, and now occupied by a livery stable under lease to the Carnegie Hill Livery Co. The buyer is Edward S. Black.

89TH ST.—The 601 West End Corporation, Albert Saxe, president, purchased from Dr. John J. Moorehead the 3-sty dwelling 301 West 89th st, on lot 20x100.8, to protect the westerly light of the 13-sty apartment house to be erected at the northwest corner of West End av and 89th st.

90TH ST.—Thomas I. McKeon sold, through Joseph P. Day the 4-sty dwelling, 67 West 90th st, on lot 18.9x108.8, to H. R. Roeder, who will alter for business.

118TH ST.—Lawyers' Mortgage Co. sold 313-315 East 118th st, a 6-sty tenement, on plot 50x100.

118TH ST.—Charles R. Protze has sold 306-308 East 118th st, a 6-sty tenement, on plot 40.9x100.11.

135TH ST.—Speedway Realty Co., Klein & Jackson sold the 6 lots in the south side of West 135th st, 115 ft. east of Broadway, 160x99.11, adjoining the Claremont Theatre. The buyer will erect a garage. The brokers were Wm. A. White & Sons.

143D ST.—Hermine Debrovsky sold 256 West 143d st, a 6-sty tenement on lot 25x99.11, to the Normal Construction Co., Brown & Lapin, which gave in exchange the new 6-sty apartment house, at the southeast corner of Av St. John and Fox st, on plot 75x100.

148TH ST.—J. S. Maxwell resold for George F. Tighe the 5-sty apartment house 514 West 148th st, on plot 41.8x100.

169TH ST.—Adolph Lewisohn bought through L. J. Phillips & Co., from the Markey estate, the lot 23x100 in the north side of West 169th st, 143 ft. west of Broadway. Mr. Lewisohn owns the entire westerly Broadway block front from 169th to 175th st, with the exception of the 169th st corner.

170TH ST.—Mrs. Margaret Cameron is reported to have re-sold the "Bright," a 6-sty apartment house, at 555 West 170th st, on plot 75x100.

180TH ST.—John M. Thompson and C. Walter Cushier have sold for Mrs. Elizabeth C. Schneider the 5-sty apartment house 610 West 180th st, on lot 25x100. The house was built 5 years ago by John B. Berry, this being the 2d sale since its completion. The property has been held at $45,000.

187TH ST.—Isidor Grayhead sold the plot, 100 x200, in the north side of West 187th st, 125 ft. east of St. Nicholas av, to Joseph Reiss, who gave in exchange the 5-sty new-law flat at the southeast corner of Bryant av and 179th st, on plot 45x100. The Manhattan plot was later resold to David Zipkin, the builder.

AMSTERDAM AV.—Joseph P. Day sold for Lewine & Kempner, 71 Amsterdam av, a 5-sty tenement, on plot 26.9x100.

AUDUBON AV.—Value Realty Co. sold the 2-sty building at the northeast corner of Audubon av and 183d st, on lot 25x75, to Edwin A. Castor.

BROADWAY.—Valentine Diedrich sold to the Donovan estate, through Hall J. How & Co., the lot 25x150, on the east side of Broadway, 150 ft. north of 207th st. The seller now controls a plot fronting 175 ft. on Broadway and 133 ft. in 207th st.

LEXINGTON AV.—Lawyers' Mortgage Co. sold 1045 and 1047 Lexington av, two 3-sty dwellings, each on lot 17x55.

WADSWORTH AV.—Ennis & Sinnot bought from the Belford Realty Co., through McDowell & McMahon, the 5-sty flat, 143 Wadsworth av, on plot 37.6x100. The brokers report it a cash transaction.

1ST AV.—Ernest N. Adler sold for Amelia S. and Charles E. Lansing to Elias Rosenbaum 1490 1st av, a 4-sty tenement, on plot 25.6x65.6x irreg. The new owner will alter it into a store building.

Bronx.

FOX ST.—Joseph Reich bought from Mrs. Emma Breckendorf the 5-sty apartment house 681 Fox st, on plot 40x100.

FOX ST.—The J. W. Cornish Construction Co. has sold the southwest corner of Fox st and Av St. John, a new 5-sty apartment house, on plot 50x100.

181ST ST.—G. Ernst sold to Frank Eberhart, Bryant Court, a 5-sty apartment house, 35x100, at the northeast corner of 181st st and Bryant av.

183D ST.—Richard H. Scobie sold for the estate of Richard Webber 5 lots on the northeast corner of 183d st and Creston av, 123 ft. on Creston av and 95 ft. in 183d st.

BATHGATE AV.—G. Tuoti & Co. have sold for the Benenson Realty Co. a plot 48x97.4 on the west side of Bathgate av, 49 ft. north of 182d st.

BATHGATE AV.—W. E. & W. I. Brown, Inc., sold for Mrs. Charlotte Weise, 1622 Bathgate av, a 1-fam. dwelling, on lot 20x115.5.

BOSTON RD.—The Hudson Realty Co. has sold to Mrs. Jennie S. Armstrong the four 5-sty flats, with stores, on plot 160x131.9, at the northeast corner of Boston rd and 168th st. In part payment the company took 26 acres on Central av near Valley Stream, known as the Finn farm, and 132 West 121st st, a 3-sty dwelling, on lot 20x100.11. Henry J. Leist and A. J. Norman were the brokers.

FRANKLIN AV.—Richard Dickson sold for James T. Barry the 5-sty apartment house 1394 Franklin av, on plot 37.6x100, to John Miller, who gave in exchange the plot 81x95 at the southwest corner of Eastburn av and 174th st and the plot 50x95 on the east side of Eastburn av, 226 ft. south of 175th st.

GRAND BOULEVARD AND CONCOURSE.—H. A. Douglas & Co. sold for the Red Roof Realty Co. to William H. Hancox the lot 25x61, on the east side of Grand Boulevard and Concourse, 115 ft. north of 187th st.

167TH ST.—Roth & Klein sold 826 East 167th st, a 5-sty flat, on plot 40x100.

MACLAY AV.—Richard Dickson sold for Smith Williamson the 1-fam. dwelling 2414 Maclay av, on plot 38.96x92.33.

AV ST. JOHN.—Normal Construction Co., Brown & Lapin, sold the 5-sty apartment house, at the northwest corner of Av St. John and Beck st, on plot 65x100.

UNIVERSITY AV.—University Building Corporation, William C. Bergen, president, sold through H. L. Phelps the two new 5-sty apartment houses at 1952 and 1956 University av, each on plot 43x180.

VALENTINE AV.—John A. Steinmetz sold for the Phelan Brothers Construction Co. the new the 5-sty apartment house at the northwest corner of Valentine av and 182d st.

Brooklyn.

PRESIDENT ST.—Burrill Brothers sold the 3-sty private house 803 President st for Mrs. Catherine Mangels.

17TH ST.—James M. Hawley sold for Reinhold A. Schlesing, 334 17th st to Gustav Leide and George Berkobein; also for John Schlepp, 1666 Grove st to Thomas Tutty and for Julia Travers, 261 Moffat st to Henry Heibrecht.

49TH ST, ETC.—John F. Burke sold to F. W. Jones the 2-sty house, 348 49th st; also to J. H. Carey, the 2-sty house 570 46th st; for D. P. Sammon the lot 20x100, in the north side of 39th st, 140 ft. west of 4th av; to Mary Smith, the 2-sty house, 564 72d st; for Annie Cahill to Catherine F. Brown the 2-sty house 574 72d st.

73D ST.—Samuel Galitzka Co. sold for Herman W. Lucke the 2-sty, 2-fam. house 472 73d st.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for Mrs. Catherine Grace the 3-fam. house 358 Bay Ridge av.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for James Bryon, the 2-stv building on the west side of Flatbush av, 78 ft. north of Dorchester rd, on lot 20x100.

LAFAYETTE AV.—A. J. Waldron sold for the Realty Associates the 2-sty dwellings, 526-528 Lafayette av, on plot 50x100.

PROSPECT PARK WEST, ETC.—A. Peace & Son sold for C. Aukam the 4-sty apartment house 157 Prospect Park West; also for the Wenalden Co. the 4-sty dwelling 181 Park pl, and for Miss F. McCarter the 3-stv house 615 Carlton av.

VANDERBILT AV.—Bulkley & Horton Co. sold for Mrs. Lizzie G. Mitchell a plot 33x100 on the west side of Vanderbilt av, between Willoughby and DeKalb avs, to the Rolla Realty Co., which will erect a 1-sty garage.

18TH AV.—Frank A. Seaver & Co. sold for Ethel Norton the 9 lots at the northwest corner of 18th av and 70th st.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to M. Schloss and 80x100 on Lincoln av to J. S. Wall.

Richmond.

CLIFTON.—Dr. L. Dreyfus purchased from the Marsh Estate, through D. T. Cornell, a plot on the south side of Belair rd, Clifton, S. I.

NEW DORP.—D. T. Cornell sold for John L. Farrell his hotel property to Oscar A. Kruger.

PORT RICHMOND.—Polizzi & Co. bought from Clarence P. Browning a tract in Marianne st and on Forest and Indiana avs, which will be subdivided and offered for resale.

STAPLETON.—Moffatt & Schwab sold for Charles A. Harreus, Jr., to Mrs. Robert Donella the residence at 44 Beach st.

WEST NEW BRIGHTON.—Mansion Realty Co. sold, through Moffatt & Schwab, a plot on Pelton av to Captain John H. Lingo, who will build a dwelling.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—George McNair has sold through Fish & Marvin his 13-acre estate, "Braeview," to C. P. Case.

BRONXVILLE, N. Y.—Henry C. Merritt sold, through Fish & Marvin, the Merritt homestead and grounds at Sagamore to C. Linn Seiler. The property has been held at $25,000.

GARWOOD, N. Y.—New York Suburban Land Co. sold 60x100 on Pine av to Michael Sica and 50x100 on Myrtle av to M. Weill.

GOSHEN, N. Y.—G. Frederick Norton, of New York city, bought through Worthington Whitehouse the Rankin estate, consisting of about 110 acres, a residence, outbuildings and a private lake.

GREAT NECK, L. I.—S. Osgood Pell & Co. sold for Dr. H. B. Baruch to Miss Ida E. Bliss his estate at King's Point, held at $150,000. Dr. Baruch recently completed an Italian villa on the estate from plans by J. H. Friedlander.

LONG BEACH, N. J.—Thomas Healy has purchased the Long Beach Casino, which he has held under lease for the last two years. He also purchased two adjoining lots 25x100 each and now owns a plot 180x100 on the walk.

NORTH TARRYTOWN, N. Y.—William H. Douglas bought from the estate of John Webber an 18-acre tract comprising the north portion of the Anderson property, including part of the Pocantico River. The buyer's large estate, "Thorncroft," adjoins.

SCARSDALE, N. Y.—Fish & Marvin and Douglas L. Elliman & Co., sold for Bertrand F. Bell his estate, "Elm Ridge Farm," consisting of about 30 acres, residence and outbuildings, to Louis Bloomingdale. The place has been held at $100,000.

TARRYTOWN, N. Y.—Arthur Hess has purchased through Nichols & Hobbie from D. O. Pierce the Willard house on Castle Ridge.

LEASES.

Mail Order Firm in 23d Street.

Montgomery Ward & Company, the Chicago mail order house, leased from Louis Stern, Benjamin Stern and the estate of Isaac Stern the seventh, eighth, ninth and tenth lofts, containing 85,000 square feet, at 28-30 West 23d street, through to 9-19 West 22d street. Montgomery Ward & Co. will move their women's wearing apparel and millinery departments from their Brooklyn plant to the above space and also their buying offices now located at 43 West 23d street. The brokers were M. & L. Hess, Inc.

Haberdasher in 42d Street.

David & David, haberdashers, have leased from Walter J. Salomon, through Nelson, Lee & Green, the large store at 25 West 42d street, which will result in the addition of another large men's furnishing concern to that section. The lease is for seven years, from June 1, 1915.

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Trade Removal.

Rossig Brothers, manufacturers of artificial leaves and foliage, have leased, through Bleiman & Company and Alexander J. Roux & Company, the five-story building 188-122 Sixth avenue, formerly occupied by Park & Tilford. The lessees are now at 497 West Broadway.

Manhattan.

BROADWAY SALES & RENTING CO. leased 63-67 West 95th st for the Colgate estate to Katherine Watson for 3 years.

LEROY COVENTRY & CO. rented the store, 27 Columbus av to Michael Menacker, for a restaurant.

CROSS & BROWN CO. has leased the 7th floor in the Locomobile Building at 16-24 West 61st st to the Franklin Motor Car Co. of New York, of Amsterdam av and 73d st, and the Tinkham Suspension Co.

CROSS & BROWN CO. leased space in 1416 Broadway to Charles A. Zeeman, and in conjunction with Wm. A. White & Sons, the store and basement in 170 West Broadway to the Degnon Contracting Co., of 30 East 42d st.

DOUGLAS L. ELLIMAN & CO. leased the store at the northwest corner of Madison av and 45th st for John R. Blair & Co.

DOUGLAS L. ELLIMAN & CO. leased for William Whitman, Jr., 51 East 86th st, a 4-sty house, on lot 25x102.2, to Mrs. Walter H. Lewis; also apartments in 390 Park av to Mrs. Barton Sewell; in 45 East 62d st to S. Theodore Hodgman; in 930 Madison av to Mrs. Van Slyck Thorn, and in 131 East 66th st to Ernest H. Schelling.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer to Abraham Katz & Co., of 74 5th av, the 6th floor in 18-20 West 21st st; for Ernst L. Kahn to Schoenfeld Manufacturing Co., 4th floor, in 160-162 Wooster st; for Adolph Boskowitz, 10th floor in 704-706 Broadway to Irvin Rosenheim & Henry Selkowitz.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and BASTINE & CO. leased for the Holland Holding Co., Judson S. Todd, the store and basement at 31-33 West 21st st to Frederick Hacker & Co., laces and embroideries, now at 15 West 17th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland to Thomas Dragna, the store and basement in 897 8th av, and for Walter F. Kingsland, of Paris, to Emanuel Kramer, of 195 East 76th st, the store and basement in 195 East 76th st.

M. & L. HESS (INC.) leased the 1st loft in 25 West 15th st to Shaw & Jacobson, and the 6th loft in 9 West 20th st to Mendlin & Feldman.

M. & L. HESS (INC.) leased the 2d loft at 25 West 15th st to the Independent Cloak House, of 109 East Broadway, and the 2d loft at 31-33 West 21st st to Bernstein & Breave.

M. & L. HESS (INC.) leased the 3d loft at 9 West 20th st to Perlman & Siegel; the 9th loft to the A. L. Cloak Suit Co., of 46 West 21st st; the 2d loft at 43 West 17th st to Vincent Licari & Co., and the 11th loft at 8 East 12th st to Werner & Mozer, of 84 East 10th st.

HUBERTH & HUBERTH have rented to the Hudson Motor Car Co. of 1920 Broadway the stores in the Circle Building at Columbus Circle, at 1842 and 1844 Broadway, through to 6 West 61st st, together with basement space, and space on the 2d floor to be occupied for the executive offices.

PHILIP JESELSON leased for the Hewitt Realty Co. the 4th floor in 395-401 4th av to Richard G. Krueger, of 162 West 21st st.

J. S. MAXWELL leased for Mrs. Kate I. Reilly the dwelling 606 West 138th st to Miss R. Loghy.

CHARLES F. NOYES CO. has leased the dwelling 118 Waverly pl for Helen A. Roche to Vincent C. Pepe for 5 years; also the store and basement of 191 Pearl st for the firm of L. J. Carpenter to the Century Steel Co. of America.

CHARLES F. NOYES CO. leased offices in 100 Broadway for the Lawyers' Title & Trust Co. to D. M. Koehler & Son Co., of 149 Broadway; in 6 Murray st to Jacob H. Beil; in 130-132 Pearl st, for Bertfield Realty Co. to Stephen M. Weld Co., of 82 Beaver st, and in 102-104 Fulton st for John J. Burton to Lauer Chemical Co.

PEASE & ELLIMAN leased for Dr. A. S. Vosburgh to Dr. S. Basch the 4-sty dwelling 40 West 88th st; also for Moritz Kollender the 5-sty building 340-344 Manhattan av, and for Benjamin N. Duke an apartment in the southwest corner of 7th av and 58th st to Mrs. Florence E. Clark.

PEASE & ELLIMAN leased for Bing & Bing apartments in 955 Park av to Ralph W. Merrill and Henry Wetzel; for the 161 East 79th Street Corporation, controlled by I. Randolph Jacobs, in the new house under construction in 79th st, near Lexington av, apartments to W. Howard Gilder; and with John J. Kavanagh to Edward Necarsulmer, and for the Horatio Realty Co., controlled by Samuel A. Herzog, in 399 Park av to Louis M. Greer.

PEASE & ELLIMAN leased at 199 Fulton st, for Colgate Co. the 2d loft to the Consolidated Electric Lamp Co., of 136 Liberty st; at 201 Fulton st, the top loft for the Trinity Church Corporation to the Automatic Target Machine Co., of 203 Fulton st; at 23 John st, the 1st loft for Otto Volkening to Mrs. M. Howard; at 47-49 Liberty st, temporarily for George W. Cobb, Jr., the store, to Donchian Bros.; and at 53 Nassau st, space for the Martin Stationery and Printing Co. to B. Koninsky.

PEASE & ELLIMAN leased, furnished, for Mrs. W. S. Stafford her apartment in 375 Park av to Mrs. G. I. Dore; also renewed for Mrs. Elisha Dyer the lease of 37 West 56th st to Y. Everit Macy; rented a store at 313 Madison av to W. E. Morgan and made the following renewals of apartment leases: at 150 West 80th st to C. E. Bemis; at 565 West 181st st to Henry Hacker; at 24 West 59th st to Mrs. J. Lee Finney, and at 39 East 27th st to Miss Florence Cuppernan.

PEASE & ELLIMAN have leased for George A. Wheelock to Dr. Maurice Packard the 5-sty dwelling 3 West 86th st; also the 5-sty dwelling at the southwest corner of Audubon av and 184th st for August Eitzen to I. Y. Cohen; also apartments for Bing & Bing to Mrs. Mary B. Bradford in 995 Park av; in 12 East 87th st to F. M. Peters; in 850 Park av for George F. Johnson to Dr. Carl Eggers; in 993 Park av to Mrs. F. Stockett Kent for Bing & Bing; in 378 West End av to Henry Pomeroy; for William Waldorf Astor in 230 West 76th st to C. K. Eagle; also renewals of apartment leases in 104 East 40th st to Barclay S. Y. McCarty, F. W. Davis, Jr., and C. W. Clark; in 49 West 57th st to Mrs. Nora M. Pitou; in 24 West 59th st to Stoddard Hancock and to Mrs. Irene B. Smith; and in 45 5th av to Howard C. Dickinson.

S. OSGOOD PELL & CO. leased the store and basement at 1643 Broadway for John Kerregan to Frank & Co.

PEPE & BRO. leased for Pissara and Cavagnaro 147 West 4th st to the Greenwich Village Inn.

JOSEPH F. SEITZ leased the dwellings 244 East 62d st for J. C. Thompson to W. A. Minott and 205 East 62d st for Georgianna McGinley to Helen Gylen.

SENIOR & STOUT, INC. leased to Morris Hayman, 117 West 51st st, a 2-sty garage, to Mrs. Elizabeth Patrick 2 floors in 66 West 49th st; to Mrs. M. Hennion a dwelling at 241 West 54th st; to Ernest Tacklin the 3-sty dwelling at 124 West 131st st; to Mrs. Boole the dwelling at 155 West 131st st; to William Tolliver the dwelling 141 West 136th st, and to the Hygrade Wine Co. the store in 879 6th av.

SHAW & CO. have leased for the F. F. Freehold Estates, Inc., the 3-sty dwelling 112 East 127th st to James Conran.

SPEAR & CO. rented, with Mark Rafalsky & Co., agents, for 10 years, the top loft in 150-154 West 22d st to the Nagloc Engraving Co.; for the Security Mortgage Co., the top loft in 149-155 West 24th st to the Lion Mfg. Co.; for B. Shapiro, the 2d loft in 43-47 West 24th st to Joseph Dayan, of 36 Allen st; for John H. Rosenstein, the 9th loft in 55 East 11th st to Israel Samuels.

TUCKER, SPEYERS & CO. leased for Mary W. Corday, the 6th loft in 147-9 West 25th st to Wallach and Groff, and for Captain William H. Wheeler, the westerly store, in 108 West 63d st to Hunt Deiderich.

CHARLES B. WALKER has leased for the Trinity Corporation, 4 Desbrosses st, to N. Goodman & Sons; lofts in 118 Walker st to Ritter Model Co. and Alexander McCarte; for the Graham Estate, and in 210-212 Canal st to A. Saliger and Co., and the store and basement, 206 Canal st to A. Discepola and Co.; space in 124 Baxter st to N. Blaston; in 121-123 Canal st to Cohen Manufacturing Co. and A. Rosenwein; in 178 Centre st to A. Ippolata and basement 203-5 Centre st to Albert Mayer.

WM. A. WHITE & SONS leased in 97 Wooster st, which has been extensively altered since it was partially destroyed by fire, the 1st loft to the Maxine Mfg. Co.; the 2d loft to H. Bernstein & Sons; the 3d loft to Langer & Co.; the 4th loft to the Miller Bros Co., and the top loft to Gustav Abrahams Co., completing the renting of the building.

WM. A. WHITE & SONS have rented the 3d loft in 8 Reade st to the Shur-Loc Elevator Safety Co., of 61 Park Row; the 3d loft in 116 William st to Joseph Braunstein; the 3d loft in 102 Beekman st to Arthur Kenny; the 2d loft in 45 South st to Louis Martin; the 4th loft in 179 Greene st to Henry M. Levy; also rented for the Montana Realty Co. an apartment in 375 Park av to Miss Sarah E. Fox; also apartments in 173 Madison av to Frederick B. Stott, and in 152 Madison av to Robert B. Krogstad; studio in 77 Irving pl to William N. Cole, and the entire building 200½ Bowery to Louis Greenfield.

BERNARD WURTENBERG leased loft space in 159 West 25th st to the Oxford Cloak Co.; 136 West 21st st to Rosenthal Bros.; 456 4th av to Stutz & Co., of 111 5th av; 136 West 21st st to the N. T. B. Dress Co.; 285 6th av to the Belle Skirt Co., of 22 West 27th st; 874 Broadway to M. Rothschild; 28 West 38th st to William Brill of 16 West 22d st; 43 East 20th st to B. Waldman; 22 West 27th st to A. Ferguson; Columbus av and 101st st to Helfen & Abel; also store and basement in 43 East 20th st to Karl Hershon, of 81 Eldridge st; and store and basement in 150-2 West 25th st to the German Silk Co.

Brooklyn.

PEASE & ELLIMAN leased, temporarily, for Samuel Beck, the store at 363 Fulton st to the Barnum Sales Co., of 74 Cortlandt st, Manhattan.

CHARLES E. RICKERSON leased 112 6th av, a 4-sty dwelling, to Mrs. Adeline MacDonough, and 498 4th st, a 3-sty dwelling, to John F. Doyle.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway for Mrs. Caesar Weissman, on Franklin av, to B. Hahn; for Mrs. Charlotte Lilienthal, on Neilson av, to Henry Gutenstein; at Cedarhurst, for Harry Woolsey, on Cedarhurst av to Walter M. Schwarz; for Charles A. Cort, on Oakland av, to S. Chas. Hirschberg.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased cottages at Rockaway Park for Geo. H. Closs on Lincoln av to Abraham Cohen; for Catherine V. Stoltz on 8th av to Sidney A. Krause; at Belle Harbor, for Dennis J. Healy on Montauk av to Martin E. Bigger; for Frances E. Smith on Oxford av to W. A. Benzinger.

JOHN STICH & CO. have rented in Far Rockaway houses for Edward Roche to Marcus A. Myers, in South st; for John Danahar, in Prospect st, to Mrs. S. J. Silberman; for W. Harvey Beegle, on Franklin av, to F. Ray Comstock.

Richmond.

MOFFATT & SCHWAB leased for George W. Hechler to F. C. Walter the residence at 351 St. Paul's av, Stapleton; also leased for Miss Jeanette E. Thompson to Richard Waterman, of Philadelphia, the residence on Pennsylvania av, Rosebank, formerly occupied by John A. Donald; for Mrs. Muriel Goodliffe to Mr. Collings of the New York American, a cottage at Grant Terrace, Grant City, and for Mrs. C. W. Townsend to George Gartland, a cottage in Carroll pl, St. George; also apartments in the "Bonaire" on Central av, Tompkinsville, to Mrs. Stephen D. Stephens and Mrs. William H. Hitchcock.

Suburban.

AMES & CO. and Frank Crowell have leased to Carl Hamilton the Colonial residence of R. H. Easton on the Great Neck estates.

ALBERT B. ASHFORTH, INC., has leased for Robert Carter his country place at Shoreham, L. I., to F. O. Walther.

FEIST & FEIST, INC., leased for Joseph Oscward to the Akron Tire Co., Inc., of New York City, the store in 211 and 213 Halsey st, Newark, N. J.; also for William E. Lehman to the Beck Shoe Co. R. P. Hazzard, president, the store and basement in 865 Broad st, Newark.

FISH & MARVIN leased for the summer, furnished, the 80-acre estate of the late Gustav Schwab to William D. N. Perine.

FISH & MARVIN have rented, furnished, for the summer, the country estate of J. G. Phelps Stokes at Wallacks Point, Stamford, Conn., to Edward M. Conger; also furnished for the summer the Herbert M. Cowperthwait property at Orienta Point, Mamaroneck to Mrs. S. Wanger.

FISH & MARVIN rented a country place at Briarcliff Manor, known as "Cedar Knoll," and consisting of a residence and an acre of land, to A. H. Geeding of Berlin, Germany, and for W. W. Baldwin his country place at Briarcliff Manor, to Mrs. Francis S. Marshall.

WILLIAM A. HOPPING leased at Red Bank, N. J., for Miss Marie V. Leonard her residence in Upper Broad st to Dr. Charles L. Smith of Richmond, Va.

KENNETH IVES & CO. leased for Joan N. Cuneo her residence, furnished, at Scarsdale to Frederick F. Bach.

JACOB A. KING leased at Asbury Park, N. J., the Aberdeen Hotel, corner 3d av and Kingsley st, to Foy & Stratton, of the Bronx; also the cottage, 1508 Main st, to Abraham Bischoff and the Mayer bungalow in Wanamassa to Myron C. Perlow.

PEASE & ELLIMAN subleased for R. S. Pierrepont his residence at Roslyn, L. I., to E. G. Potter, Jr.

PEASE & ELLIMAN have leased, furnished, for W. Gould Brokaw his place at Great Neck, L. I., to Harry F. Guggenheim and subleased for C. M. Fleischmann his residence at Convent, N. J., to Henry Mellon.

S. OSGOOD PELL & CO. leased to Dr. H. B. Baruch the Lester place at Bayshore, L. I.

S. OSGOOD PELL & CO. rented at Rye, for the season, "Brookside," for Mrs. William H. Parsons to George Arents, Jr., and to John Philip Sousa Alexander Trowbridge's place at Sands Point, L. I.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Robert V. V. Sewell his country place "Fleetwood," at Oyster Bay, L. I., to Charles H. Thieriot for the season.

BURKE STONE, INC., rented for William H. Howe his country place in Lawrence Park to Henry G. Graff; for A. N. Lawrence, a dwelling in High st, Tuckahoe, to Florence O'Reilly; for Daniel McCurdy, a dwelling on Pondfield rd, and one acre with garage, to Mrs. Mary Fitzsimmons; for David Lamb, a residence in Armour Villa Park, facing the Bronx River Reservation, to Mrs. Mary McNichol.

CORNELIUS VANDERBILT leased from Colgate Hoyt his 185-acre estate, "Eastover," at Centre Island, L. I.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

THEODORE ALLEN.—17 West 8th st, 572-52, 4-sty bldg, 25.1x93.11, $26,000. May 2, 1908.

EBENEZER BAILEY.—58 Downing st, 528-27, 3-sty dw, 16.8x64.8, $5,500. March 4, 1914.

FREDERIC BAKER.—508-510 Washington st, 596-35-36, 4-sty warehouse, 40x115, $75,000; 506-518 Washington st through to 311-312 West st, 596-9-10, 31-32, four 3-sty bldgs, 42.6x208, $72,500; 380-392 West 12th st, 640-15 and 12, 7-sty warehouse, 176x80, $275,000; 513-519 West 20th st, 692-23, 7-sty warehouse, 100x92, $160,000 521-527 West 20th st, 692-19, 9-sty bldg, 100x92, $200,000. June 15, 1913.

WILLIAM A. BALLANTINE.—331 West 87th st, 1249-18, 5-sty dw, 15x100.8, $25,500; 286 West End av, 1165-33½, 4-sty dw, 20x80, $35,000; 40 Perry st, 612-11, 3-sty dw, 20.10x95, $12,000. Nov. 23, 1914.

NORMA H. BARRETT.—153, 155, 157 West 64th st, 1136-11½-12-13, three 4-sty dwgs, each 18x100.5, each $19,500. July 13, 1914.

JANE B. EERNARD.—381-382 Central Park West, 1834-30, 7-sty apt, 48x100, three-fourths interest, $78,750. Jan. 6, 1915.

SARAH ROTHMAN.—Details next week.

GEORGE M. CONLIN.—363 Hudson st, 599-74, 4-sty bldg, 25x60, $26,000. May 3, 1909.

THOMAS F. DOLAN.—1803-1805 Park av, 1773-2, 2 and 3-sty bldg, 38x90, $23,500. Jan. 20, 1915.

SAMUEL FRANK.—144 East 24th st, 879-55, 2-sty stable, 26x98.9, $37,500. March 6, 1914.

JACOB GUTERMAN.—178 East 95th st, 1523-41½, 3-sty dw, 18.9x100.8½, $11,000; 14 East 114th st, 1619-66, 5-sty ten, 25x100.11, $25,000. Nov. 22, 1914.

ROBERT HENDERSON.—466-468 West 24th st, 724-75-76, two 2-sty dwgs, each 14.8x80, Moore leaseholds, from May 1, 1908, to April 30, 1929, each leasehold valued at $1,500. Aug. 17, 1914.

MARGARET T. HICKS.—130 Madison av, 860-65, 4-sty dw, 30x95, $103,000. March 17, 1914.

JENNIE M. MAHER.—7 Mt. Morris Park West, 1720-18½, 4-sty dw, 20x100, $32,500; 231 West End av, 1182-33½, 5-sty dw, 16x82.10, $20,000. Oct. 26, 1910.

KATHERINE K. MALONEY.—219 West 127th st, 1933-25, 3-sty dw, 15x99.11, $10,500; 162 East 93d st, 888-45, 5-sty flat, 25x100, $31,000. Dec. 17, 1913.

JACOB MAYER.—135 East 47th st, 1302-26, 3-sty bldg, 17.6x100.5, $17,000; 693 3d av, 1317-48, 5-sty flat, 20x80, $21,000. June 7, 1911.

EMMA K. MEARS.—215 East 19th st, 900-12, 3-sty dw, 18x92, $17,500. Nov. 15, 1914.

MAX MOSKOWITZ.—328 Madison st, 266-8, 6-sty ten, 25x90, $45,000; 124 Essex st, 353-15, 3-sty bldg, 17.6x50, $15,000; 110 Rivington st, 411-70, 5-sty ten, 22x80, leasehold for 21 years, $5,000. July 28, 1914.

CHARLES W. RAU.—627 West 142d st, 2089-18½, 3-sty dw, 15x99.11, $11,000. May 27, 1914.

HENRY SAMPSON.—14 West 58th st, 1273-47, 4-sty dw, 25x100.5, $125,000; 111 East 64th st, 1399-4, 4-sty dw, 20.10x100.5, $50,000. May 24, 1914.

ELIZABETH M. STEVENS.—14 East 63d st, 1377-62, 4-sty dw, 25x100.5, $120,000; also one-half undivided interest in the following properties, the valuation being for that interest and not for the whole; 69 South st, n w c Pine, 37-4, 5-sty bldg, 26.1x56.10, $16,650; 219 Front st, 97-21, old bldg, 16.9x74, $4,500; 108 Murray st, 123-29, 4-sty, 24.10x89.4, $12,000; 106 Park pl, 129-21, 5-sty, 24.1x78, $13,500; 162-163 West st, 129-24, 5-sty, 43.7x50.3, $18,450; 233-239 Washington st, s e c Park pl, 128-10, 71.11x60.1, land only, $31,500; 116 Park pl, 128-13, 5-sty, 24.5½x49.2½, $9,900; 134-136 Park pl, 128-40, 4-sty, 22.8x83.1, $12,600; 226 Washington st, 128-50, 5-sty, 25.1x55.6, $11,250; 253 Washington st, 185-27, 4-sty, 26.7½x83.6, $11,250; 348 Greenwich st, s w c Harrison st, 5-sty, 23.2x85.3, $18,900; 219-223 East 87th st, 1533-8, 8½, 12, 3-sty, 70.10x100.8, and gore, 39.1x64.1 in rear, 1533-8½, $19,800; 1585 3d av, n e c 89th st, 1535-1, land only, 25.8x110, $20,250; 2d av, s w c 91st st, 1536-26, land only, 50.8x94, $15,750; East 92d st, 1571-45-46, south side, 94 east of 1st av, 50x100.8½, land only, $8,100; East 92d st, 1571-42-43-44, south side, 144 ft. east of 1st av, 75x100.8, vacant, $12,150; 1768-1770 1st av, s e c 92d st, 1571-47-48, 50.8x94, land only, $15,750; 436-438 East 92d st, 1571-32-33, 50x100, land only, $8,100; 440-442 East 92d st, 1571-30-31, 50x100, land only, $8,100; 415-417 East 91st st, 1571-12, 50x100.8½, land only, $8,100. Decedent also owned a seven hundred and ninety-three ninety-six hundredth interest in Pier 18, North River, foot of Murray st, which interest was valued at $57,600, and a similar interest in Pier 16, North River, foot of Barclay st, valued at $51,750.

GUSTAV VON GLAHN.—28 Amsterdam av, 1152-32, 5-sty flat, 20x80, $25,500. Jan. 5, 1914.

LOUIS WOLLSTEIN.—Details next week.

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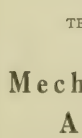
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REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 May 7 to 13	1914 May 8 to 14
Total No.	147	169
Assessed value	$8,951,800	$11,546,700
No. with consideration	22	12
Consideration	$1,013,325	$425 136
Assessed value	$1 026,000	$516,500
	Jan. 1 to May 13	Jan. 1 to May 14
Total No.	2 637	2.720
Assessed value	$150,680.610	$173,979,837
No. with consideration	372	285
Consideration	$18,818,652	$10.648 356
Assessed value	$19,813,950	$11,393,771

Mortgages.

	1915 May 7 to 13	1914 May 8 to 14
Total No.	80	101
Amount	$2,870,508	$2,620,366
To Banks & Ins. Cos	15	20
Amount	$1,218.047	$1,522,250
No. at 6%	32	48
Amount	$514,778	$519,796
No. at 5½%	3	1
Amount	$556,000	$500,000
No. at 5%	21	29
Amount	$1,569,330	$695.950
No. at 4½%	1	2
Amount	$6.000	$630.000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	1
Amount	$15,000	$1,770
Interest not given	22	20
Amount	$209,400	$272.850
	Jan. 1 to May 13	Jan. 1 to May 14
Total No.	1 491	1,677
Amount	$34.783,753	$49.785.226
To Banks & Ins. Cos.	288	398
Amount	$14,355.069	$26,713,600

Mortgage Extensions.

	May 7 to 13	May 8 to 14
Total No.	45	51
Amount	$3.007.650	$2,137.450
To Banks & Ins. Cos.	17	19
Amount	$2.076.000	$1,394 000
	Jan. 1 to May 13	Jan. 1 t May 14
Total No.	763	862
Amount	$40.010.073	$40.463 435
To Banks & Ins. Cos	265	281
Amount	$24.819.650	$25,420,950

Building Permits.

	1915 May 8 to 14	1914 May 9 to 15
New buildings	12	14
Cost	$10,976 375	$821,100
Alterations	$192 322	$388 676
	Jan. 1 to May 14	Jan. 1 to May 15
New buildings	190	194
Cost	$33,191 190	$18.650 790
Alterations	$4,446,878	$5,349,027

BRONX.

Conveyances.

	1915 May 7 to 13	1914 May 8 to 14
Total No.	119	142
No. with consideration	18	13
Consideration	$80,691	$102,650
	Jan. 1 to May 13	Jan. 1 to May 14
Total No.	2,240	2,199
No. with consideration	277	260
Consideration	$2,407,898	$2,706,903

Mortgages.

	1915 May 7 to 13	1914 May 8 to 14
Total No.	60	83
Amount	$856,236	$632,690
To Banks & Ins. Cos	4	9
Amount	$160,500	$162,300
No at 6%	23	38
Amount	$431.510	$256,380
No at 5½%	5	12
Amount	$117,700	$136.500
No at 5%	7	13
Amount	$141,200	$117,965
Unusual rates	2	3
Amount	$1,575	$1,445
Interest not given	22	17
Amount	$164,251	$120,400
	Jan. 1 to May 13	Jan. 1 to May 14
Total No.	1,208	1,358
Amount	$11,275.317	$12,552.338
To Banks & Ins. Cos	79	155
Amount	$2.000 250	$3,097,251

Mortgage Extensions.

	May7 to 13	May 8 to 14
Total No.	13	14
Amount	$172.500	$452.000
To Banks & Ins. Co	4	4
Amount	$34,500	$172.000
	Jan. 1 to May 13	Jan. 1 to May 14
Total No.	296	312
Amount	$6,016.405	$6,666.600
To Banks & Ins. Cos	77	56
Amount	$2,024.250	$1,858.400

Building Permits.

	1915 May 7 to 13	1914 May 8 to 14
New buildings	19	15
Cost	$780.200	$141.075
Alterations	$3.800	$57,160
	Jan. 1 to May 13	Jan. 1 to May 14
New buildings	392	307
Cost	$11,944.875	$6,530.467
Alterations	$311,490	$495,215

BROOKLYN.

Conveyances.

	1915 May 6 to 12	1914 3 May 7 to 1
Total No.	445	475
No. with consideration	44	35
Consideration	$150,788	$214.890
	Jan. 1 to May 12	Jan. 1 to May 13
Total No.	7,927	8,480
No. with consideration	831	895
Consideration	$7,259,510	$6,244,913

Mortgages.

	1915 May 6 to 12	1914 May 7 to 13
Total No.	369	367
Amount	$1,365,929	$1,138,829
To Banks & Ins. Cos	91	62
Amount	$609 800	$373.250
No. at 6%	205	187
Amount	$544 639	$339.869
No. at 5½%	103	98
Amount	$608.200	$440.900
No. at 5%	42	61
Amount	$159.790	$288,250
Unusual rates	1	6
Amount	$3,400	$20,500
Interest not given	18	15
Amount	$49.900	$49.310
	Jan. 1 to May 12	Jan. 1 to May 13
Total No.	5,831	5,957
Amount	$23.951 815	$24,594.632
To Banks & Ins. Cos	1,012	1,226
Amount	$6,207,176	$9,667,891

Building Permits.

	1915 May 7 to 13	1914 May 8 to 14
New buildings	100	144
Cost	$780 800	$1,338.650
Alterations	$87.050	$87,330
	Jan. 1 to May 13	Jan. 1 to May 14
New buildings	1 937	1.701
Cost	$15.558 065	$15.832.535
Alterations	$1,326,429	$1,116,669

QUEENS.

Building Permits.

	1915 May 7 to 13	1914 May 8 to 14
New buildings	105	62
Cost	$289 080	$328.235
Alterations	$13,343	$30,993
	Jan. 1 to May 13	Jan. 1 to May 14
New buildings	1 945	1.699
Cost	$6.594.516	$7,442 232
Alterations	$329,938	$447,773

RICHMOND.

Building Permits.

	1915 May 7 to 13	1914 May 8 to 14
New buildings	14	54
Cost	$44.326	$69 980
Alterations	$3,140	$3,925
	Jan. 1 to May 13	Jan. 1 to May 14
New Buildings	377	399
Cost	$867 933	$482,279
Alterations	$70.250	$91.202

OBITUARY

C. WHARTON CLIFTON, active twenty years ago in the real estate business, died last week, at his home, 549 West End av, aged seventy-seven.

LEVI SAMUELS, a member of the insurance firm of Samuels, Cornwall & Stevens, of 84 William st, died on Saturday, at his home, 1261 Madison av, aged seventy-three. He was for twenty years president of the Progress Club.

JOHN W. SOUTHACK, son of the late Frederick Southack, of the firm of Southack & Alwyn Ball, Jr., died on Tuesday. He was a graduate of Columbia, Class of 1901, and a member of Squadron A.

REAL ESTATE NOTES.

GAINES & DRENNAN CO. has been appointed agent for 240 5th av.

DUFF & CONGER have been appointed agents for 1239 Madison av and 404 St. Nicholas av.

WILLIAM J. SCHOONMAKER is now associated with the renting department of Carstein & Linnekin, Inc.

NEW YORK TITLE INSURANCE CO. has loaned $31,000 to Archibald H. Rowan on two 4-sty apartments, 233 and 235 West 35th st.

ERNEST N. ADLER negotiated the sale of the 5-sty tenement, 442 East 78th st for David Abraham to Meyer Deliskey.

PEASE & ELLIMAN have been appointed agents by George Backer, for the 9-sty apartment house he is building at 5-9 West 55th st.

S. OSGOOD PELL & CO. have moved from 542 5th av to 15-17 West 44th st, where they will occupy the entire 2d floor.

TAPE & KLEHR have opened an office at 4141 3d av, near 176th st for the transaction of a general real estate and insurance business.

O'REILLY & DAHN were the brokers in the recently recorded sale of the northwest corner of 8th av and 152d st for Harry Aronson, to Mrs. Anna V. Moritz.

W. H. DENIKE, who has been identified for the last 15 years with West Side real estate, has assumed the management of the selling department of Kick & Snarrott.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a meeting on Monday, May 17, at 8.15 p. m., at the Hotel Majestic, Central Park West and 72d st.

BROADWAY SALES & RENTING CO. has opened offices at 200 West 72d st to specialize in mortgage loans and foreign property investments.

GEORGE H. EARLE is the buyer of the dwelling at 125 West 45th st, exclusively reported sold in last week's Record and Guide. Mr. Earle also bought from the same seller, Thomas Killelea the adjoining house, at 127.

FAIRBANKS & COY have dissolved partnership, E. A. Fairbanks having retired. Charles F. Coy and Charles E. Coy have formed a new firm to be known as Charles F. Coy & Son, which will transact a real estate and insurance business at 600 West 127th st.

KURZ & UREN, INC., negotiated the sale of the vacant block front in the south side of East 165th st, from Teller to Clay av, for the Benenenson Realty Co. to Hubener-Escher Co., which gave in exchange 24-28 Downing st and 373-375 East 137th st.

AT A SPECIAL meeting of the Real Estate Auctioneers' Association last week, William F. Redmond, treasurer, was also elected vice-president and Hugh D. Smyth was made secretary, to succeed the late D. Phoenix Ingraham, who held both positions. Joseph P. Day was chosen as chairman of the executive committee.

WM. A. WHITE & SONS have been appointed agents for 111 Reade st, 32 West 22d st, 85-87 John st, 44 East 53d st, 78 Greene st, 414 Broadway, 832-834 Broadway and 136-144 West 128th st. The same firm negotiated the recently recorded sale of 141 West 120th st for the New York Life Insurance Co. to the Crest Holding Co.

ALBERT B. ASHFORTH, INC., has been appointed managing agent for the new 11-sty Brokaw Building, now in the course of erection at 1457 Broadway through to 7th av. Brokaw Brothers will occupy the first six stories and the remainder will be offered to lease as showrooms and offices. No manufacturing will be permitted in the building, which will be ready for occupancy about Feb. 1 next.

AT THE ANNUAL MEETING of the Metropolitan League of Savings and Loan Associations the following officers were elected: President, Charles Stuart Folsom, Co-operative Association of New York; vice-president, J. Barth Cronin, Hamilton Association, Brooklyn; secretary, Archibald W. McEwan, American Association, New York; treasurer, Edwin M. Cutler, Citizens Association, New York; trustees (class of 1918): Charles M. Phillips, Home Association, Mount Vernon; Henry G. Eckhoff, German-American Association, New York; W. M. Tomlins, Jr., Prospect Home Association, Brooklyn; Charles Kaiser, Bedford Association, Brooklyn.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Auction Market.

Illustrative of the marketability of New York City real estate at any and all times, regardless of whether general conditions are favorable or unfavorable, the heirs of the estate of Arthur R. Morris realized a total of $310,475, Tuesday, on holdings, improved and unimproved, in Manhattan, Brooklyn, the Bronx, and Queens. The improved properties were sold for $277,475, while vacant land in the Bronx brought $83,000.

The sale was arranged by Joseph P. Day and J. Clarence Davies for the executor, Henry Lewis Morris, and the proceeds are to be distributed among various religious, charitable and educational institutions in this city and Japan. An extensive advertising campaign resulted in the attraction of a large crowd at the Vesey street salesroom. As a result every offering was sold at what was generally considered bargain prices.

The high price for a single property was paid by Owen Tyler, of Louisville, Ky., who bought the land at the southeast corner of Third avenue and 138th street for $49,000. Nathan L. Ottinger, who has often expressed his faith in the future of 57th street, supported this belief by paying $43,800 for the two flats at 438 and 440 West 57th street.

A heavy buyer of Bronx lots was one-time State Tax Commissioner Thomas F. Byrnes, who bought twenty-four lots opposite Franz Sigel Park for $21,800. Along Mott avenue, lots brought from $1,100 to $1,800 each, while on Sheridan avenue prices ranged from $675 to $1,275. Complete results will be found below.

"Although the prices were low," said J. Clarence Davies, "when the geographical location of the lots is considered and comparison is made with prices obtained for similar properties in the immediate neighborhood, the fact that they actually were sold demonstrated that there is always a market for real estate in this city, if the owners are willing to sell cheaply."

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 14, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Fletcher st, 20-8, see Front, 164.

Front st, 164 (*), nec Fletcher (Nos 20-8), 32.5x93x31.7x93, 4 & 5-sty bk loft & str bldg; due, $94,886.50; T&c, $6,462.57; City N Y. 35,000

New Chambers st, 55, swc Roosevelt (No 59), 27.3x20.2x—, 5-sty bk tnt & strs; due, $3,361.76; T&c, $165.64; Chas A Casazza & Angelo L Casazza. 3,700

Pearl st, 402-4, es, 61.3 n New Bowery, 25x87.1 to New Bowery (No 10) x36.10x61.8, 6-sty bk loft bldg (exrs); Michl T Garvey. 24,500

Roosevelt st, 59, see New Chambers, 55.

Washington st, 718, swc 11th (Nos 346-8), 27.5x50x12.6x51; also 11TH ST, 350 W, ss, 61 w Washington, 19x31x19.8x35.6, 2-sty bk tnts & strs (exrs sale); Sarah M Chapman, deft. 14,100

9TH st, 734-6 E (*), ss, 218 w Av D, 40x93.11, 6-sty bk tnt & strs; due, $7,684.60; T&c, $1,097.12; sub to a mtg $40,000; Jos Zimmerman. 45,000

11TH st, 350 W, see Wash, 718.

11TH st, 346-8 W, see Wash, 718.

15TH st, 1-3 E, see 5 av, 73.

55TH st, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; due, $32,-360.49; T&c, $1,140.70; adj June11.

57TH st, 438-40 W, ss, 300 e 10 av, 50x100.5, 5-sty & b bk tnt (exrs); Nathan L Ottinger. 43,800

64TH st, 115 E, ns, 125 e Park av, 20x100.5, 3-sty & b stn dwg; due, $31,431.71; T&c, $641.50; Dr Jno J Moorhead. 36,200

68TH st, 47 W (*), ns, 475 w Central Park W, 25x100.5, 4-sty & b stn dwg; due, $35,178.36; T&c, $814.85; Ella A Brown. 35,000

94TH st, 55 W (*), ns, 485 w Central Park W, 20x100.8, 4-sty & b stn dwg; due, $14,729.61; T&c, $1,348.90; Bowery Savgs Bank. 16,500

119TH st, 61 W (*), ns, 526.8 w 5 av, 16.8 x100.11, 3-sty & b stn dwg; due, $10,734.94; T&c, $231.60; Rosalie Kaufmann et al, trstes. 7,500

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Auction Sales, Manhattan, Continued.

138TH st, 105 W (*), ns, 599 e 7 av, 26x99.11, 3-sty stn tnt, due, $24,401.04; T&c, $148. Thos F Ollrich et al, galns. 20,000

142D st, 102-4 W (*), ss, 100 w Lenox av, 100x100, 2-6-sty bk tnts; due, $35,-100.79; T&c, $——; sub to 2 mtgs aggregating $100,000; Sound Realty Co. 125,000

181ST st, 836 W, see Pinehurst av, 90.

Pinehurst av, 90 (*), swc 181st (No 836), 109.9x112.10x114.11x117.11, 6-sty bk tnt & strs; due, $38,785.74; T&c, $2,000; sub to 1st mtg $150,000, Henry Morgenthau Co. 181,695

57TH av, 73 (*), nec 15th (Nos 1-3), runs n38.6xe100xn61.6xe25xs100xw125 to beg, 11-sty bk loft & str bldg; due, $406,799.57; T&c, $326.11; Margt O Sage. 350,000

HERBERT A. SHERMAN.

181ST st, 226 W, ss, 295.10 w 7 av, 24.10x98.9, 5-sty bk tnt & strs & 4-sty bk rear tnt, withdrawn. ——

HENRY BRADY.

119TH st, 43 W (*), ns, 376 w 5 av, 17x100.11, 3-sty & b stn club house; due, $11,-832.04; T&c, $115.80; Union Trust Co N Y. 10,000

BRYAN L. KENNELLY.

34TH st, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty & b stn dwg (exrs), adj June 9. ——

37TH st, 259-63 W, ns, 100 e 8 av, 50x98.9, 3-4-sty dwgs (vol); bid in at $73,500. ——

164TH st, 265-7 W, ns, 100 e 8 av, 50x98.9, 2-5-sty stn tnts (vol); withdrawn. ——

SAMUEL MARX.

148TH st, 442-20 W (*), ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; due, $149,084.42; T&c, $1,142.50; Seamen's Bank for Savgs in City N Y. 140,000

JACOB H. MAYERS.

201ST st W (*), nwc 9 av, 100x99.6, vacant; due, $3,336.87; T&c, $480; Jos H Freedlander et al, exrs. 17,000

9TH av, nwc 201st, see 201st W, nwc 9 av.

SAMUEL GOLDSTICKER.

Attorney st, 156 (*) es, 150 n Stanton, 25x100.5, 5-sty bk tnt & strs; due, $9,-940.68; T&c, $224.40; sub to 1st mtg $24,-500. Anna Hochstein. 30,357

Total	$1,135,352
Corresponding week 1914	1,330,366
Jan 1, 1915 to date	29,308,999
Corresponding period 1914	14,533,291

Bronx.

The following are the sales that have taken place during the week ending May 14, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

138TH st, nec 3 av, 89.3x75.7x100x102.2, ground only; Owen Tyler. 49,000

152D st, nwc Sheridan av, 92.8x112.11x75x68.9; T F Byrne. 4,325

165TH st, 200 E, ss, whole front bet Sheridan av, & Sheridan av, 200.11x46.2x201.10x54.1, vacant; due, $5,791.15; T&c, $240.11.22; sub to pr mtg $7,500; Alfred Frankenthaler. 14,500

181ST st, 440 E, see Park av (No 4402), 91x25; due, $4,830.67; T&c, $100; Jas M Bovard. 4,600

Mott av, nec 153d, 100.8x43.7x80.9; Clay Cont Co. 4,600

Mott av, es, — n 153d, 50.1x84.4x50x80.9; Mary F Byrns. 2,300

Mott av, es, 677.11 s 156th, 50.1x84.4x50x87.11; Wm A McAllister. 2,200

Mott av, es, 552.7 s 156th, 125.4x87.11x125x96.11; Lawrence Davies. 6,675

Mott av, es, 527.7 s 156th, 25x96.11x9.4x16.2x15.8x81.11; Lawrence Davies. 1,425

Mott av, es, 502.6 s 156th, 25x81.11x9.8x7x15.3x90; Lawrence Davies. 1,25

Mott av, es, 452.5 s 156th, 50.1x90x50x94; Lawrence Davies. 2,850

Mott av, es, 302.3 s 156th, 150.2x94x150x x100.2; Adolph & Henry Bloch. 9,500

Mott av, es, 252.3 s 156th, 50x100.2x50x99.11; Morris Klinkowstein. 3,600

Mott av, es, 202.3 s 156th, 50x99.11x50x99.8; Adolph Waxenbaum. 3,450

Mott av, sec 156th, 202.3x99.8x200x120.8; Clay Cont Co. 13,075

Park av, 2978, es, 83.9 n 153d, 27.11x66.2x25x87.6, 2 & 3 fr tnt & strs; due, $4,-134.01; T&c, $406.83; Helen Warrington. 4,500

Park av, 4402, see 181st, 440 E.

Sheridan av, swc 165th, see 165th, 200 E.

Sheridan av, ws, 63.8 n 153d, 25x75; J Henry Small. 675

Sheridan av, ws, 93.8 n 153d, 140x75; T F Byrne. 4,750

Sheridan av, ws, 150 s 156th, 365x85; T F Byrne. 12,725

Sheridan av, ws, 100 s 156th, 100x85. Jas J Moore. 3,800

Sheridan av, swc 156th, 50x85; Herman Roeding. 2,525

Sheridan av, nwc 156th, 20.8x223.3 to Mott av, 0.11x222.9; H F Hutchinson. 3,100

Sherman av, sec 165th, see 165th, 200 E.

Tiebout av, 2255 ws, 250.8 s 183d, 18.5x74.10x18.5x76.3, 2-sty bk dwg; due, $4,-377.90; T&c, $318.30; J K McLernon. 4,900

Watson av, 2128, —s, 240 e Olmstead av, 50x103, 2-sty fr dw (exrs); Edw Dunigan. 2,950

HENRY BRADY.

Beaumont av, 2424 (*), es, 233.4 n 187th, 33.4x100, 4-sty bk tnt; due, $3,691.24; T&c, $567.85; sub to mtg $15,600; Julius Simon. 17,900

Lind av, 1132 (*), es, 283.7 s Union, 25.9 x162x25x155.9, 2-sty & b fr dwg; due, $4,-987.30; T&c, $750; Helen R Viele. 5,000

GEORGE PRICE.

Graham st, 1806 (*), es, 51.5 n Morris Park av, 25x95; due, $3,578.71; T&c, $362.53; Chas J Wacker et al. 4,100

Tiffany st, 1035 (*), ws, 118.3 n 165th, 44x100, 5-sty bk tnt; due, $8,030.30; T&c, $380.90; sub to 1st mtg $33,000; Abr Dorb. 38,000

Crotona Pkway (*), es, abt 170 n 176th, 31.2x16.7x27.2, gore, vacant; due, $556.48; T&c, $50; Anna F Ostrowe. 425

JAMES J. DONOVAN.

197TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 197.

197TH st E, ns, — e Grand blvd & concourse, see Grand blvd & concourse, nec 197.

197TH st E, ns, 95 e Creston av, see Grand blvd & concourse, nec 197.

215TH st, 832 E (*), ss, 204.6 e Barnes av, 47.4x90; due, $2,790.30; T&c, $371.01; Thos Burke. 1,500

Grand blvd & concourse, nec 197th, —x 100, vacant; also 197TH ST E, ns, — e Grand blvd & concourse, 25x100, vacant; also 197TH ST E, ns, 95 e Creston av, 55.4 x140x62.1x140.2, vacant; withdrawn. ——

M. MORGENTHAU JR. CO.

Beaumont av, 2428 (*), es, 266.8 n 187th, 33.4x100, 4-sty bk tnt; due, $3,770.44; T&c, $567.85; sub to mtg $15,000; Julius Simon. 17,900

HERBERT A. SHERMAN.

Bassford av, 2275 (*), swc 183d, 115x35.8, 6-sty bk tnt & strs; due, $42,536.95; T&c, $1,780.10; East River Savgs Instn. 25,000

JACOB H. MAYERS.

Intervale av, 1129 (*), ws, 330.7 n 167th, runs w120.8xn1.10xw18.9xn0.6xw29.3xn25xe 47.11xs1.1xe122.1xs25 to beg, 3-sty bk tnt; due, $5,167.88; T&c, $92; sub to 1st mtg $5,000; Chas A Spenzler. 6,000

JAMES L. WELLS.

Kingsbridge ter, 3013-15 (*), ws, 181.3 s Boston av, runs s38.9xw110.10xn2.2xe3xn 35.6xw2.9xn1/100 of a ft xe119.10 to beg; 2-2-sty bk dwgs; due, $2,245.03; T&c, $300; sub to pr mtgs aggregating $10,700; Corporate Mtg Co. 12,425

CHAS. A. BERRIAN.

167TH st, 833 E (*), nwc Prospect av (Nos 1131-5), 100x50, 6-sty bk tnt & strs; due, $63,495.30; T&c, $809.50; Green Wood Cemetery. 40,000

Prospect av, 1131-5, see 167th, 833 E.

CHAS. J. DUNN.

Cedar av, 1961 to 1965 (*), ws, 124.7 n 179th, 50x100.9, 3-2-sty bk dwgs; due, $1,-148.30; T&c, $300; sub to 3 1st mtgs aggregating $12,000; Corporate Mtg Co. 13,600

L J PHILLIPS & CO.

214TH st E (*), ns, — e Barnes av, 50x100; due, $1,011.86; T&c, $200; Home Title Ins Co of N Y. 500

JAMES J. DONOVAN.

Kingsbridge ter, 3017-19 (*), ws, 141.3 s Boston rd, runs s40xw119.11xn4.11xe25.1xn 35xe92.1 to beg, 2-2-sty bk dwgs; due, $2,-245.03; T&c, $——; Corporate Mtg Co. 12,700

Total	$309,500
Corresponding week 1914	113,625
Jan 1, 1915 to date	2,595,906
Corresponding period 1914	2,610,472

Brooklyn.

The following are the sales that have taken place during the week ending May 12, 1915, at the Brooklyn Salesrooms, 189 *Montague Street*:

WILLIAM P. RAE CO.

BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes); withdrawn. ——

FULTON ST, 442-4, ss, 29.6 w Hoyt, runs w 37.10xs100xw—xs,25xs86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes); withdrawn. ——

LINCOLN PL, 228, ss, 170 w 8 av, 20x100, 3½ & 4-sty stn dwgs, 20x100 (trstes); withdrawn. ——

MADISON ST, ns, 42 w Throop av, 19x100; withdrawn. ——

PRESIDENT ST, sec 3 av, 18.9x70; withdrawn. ——

W 9TH ST, es, 139 n Av R, 17x100; H D Hammond. 3,000.00

72D ST, ns, 394.6 w 6 av, 20x117.5; adj May 26. ——

BEDFORD AV (*), ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank of Brooklyn. 5,300.00

BELMONT AV, sec Osborn, 25x100; Sheriff's sale of all right, title, &c; David Meyerson. 305.00

BROOKLYN AV (*), ws, 107.5 n Linden av, 80x95.6xirreg; Martha N Hillier. 15,500.00

CANARSIE AV, ns, 63 e E 20th, 92.2 x20x92.10x20.1; Robt C Baker. 2,400.00

VOORHIES AV (*), nwc E 16th, 120x 100; Ritter, Schwartz & Cohen, Inc. 15,150.00

5TH AV, ws, bet Carroll & Garfield pl, Lot 52; withdrawn. ——

WILLIAM J. McPHILLIAMY & CO.

BARRETT ST, ws, 300 n Sutter av, 159.6x99.11; Lillian Ratner. 100,600.00

HART PL (*), ss, 204.6 sw W 15th, 100x84.6xirreg; Cath McCloud. 1,000.00

McDOUGAL ST (*), ss, 212.8 w Hopkinson av, 16x100; Bernard R F Devine. 3,500.00

MIDWOOD ST, ns, 180 e Rogers av, 25x100; Wm H Place. 8,500.00

ST JAMES PL (*), es, 40 s Clifton pl, 20x100; Eagle Savgs & Loan Co. 6,250.00

OXFORD ST (*), es, 54 n Lafayette av, 44x82; Dime Savgs Bank of Bklyn. 50,000.00

WARWICK ST (*), es, 100 n Hegeman av, 25x100; Philip Sachs. 100.00

WARWICK ST (*), es, 120 n Hegeman av, 20x100; same. 100.00

E 7TH ST (*), ws, 488.11 n Church la, 40x100; Godfrey H Bachman. 6,200.00

21ST ST (*), ns, 300 e 3 av, 25x100; Cath McCloud. 3,700.00

76TH ST, ns, intersec ses, 12 av, 600 x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 200x200; 74TH ST, sws, intersec nws 11 av, 85.11x97.2; 73D ST, sws, intersec nws 11 av, 67.10x200; 72D ST, sws, intersec nws 11 av, 49x100; adj sine die. ——

79TH ST, ss, 151 e 2 av, 30.4x67; adj May 25. ——

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; adj May 25. ——

84TH ST, sws, 100 se 15 av, —x109.10 xirreg; Richard J Donovan. 2,600.00

BEDFORD AV (*), sws, intersec ses Keap, 25x100; also BEDFORD AV, sws, 35 se Keap, .06x100; Lena Lichtenstein. 1,000.00

BENSON AV (*), nes, 80 nw Bay 13th, 28.4x125; Mabel A Patterson. 500.00

BROADWAY (*), sws, 25 se Ellery, 25x101.9xirreg; Jacob N Harrle. 13,000.00

HOPKINSON AV, ws, 102 s Livonia av, 150x100xirreg; Ginsberg & Kobre. 4,900.00

PUTNAM AV, 254, ss, 180 w Nostrand av, 20x100, 3-sty & b bk dwg (exrs); withdrawn. ——

ROCKAWAY AV, es, 95.8 s Av D, 150x250xirreg; except parts released; A B Roberts. 2,600.00

5TH AV, nwc Ovington av, 37.2x112.10; withdrawn. ——

NATHANIEL SHUTER.

WARWICK ST, es, 120 n Hegeman av, 20x100; withdrawn. ——

E 16TH ST (*), es, 292 n Av K, 32x 100; Greater N Y Development Co. 6,000.00

BEDFORD AV (*), ws, 530 s Clarendon rd, 60x100; Henry Berberich. 7,000.00

DRIGGS AV, swc Leonard, 95.7x129.4x irreg; withdrawn. ——

EVERGREEN AV, swc Covert, 25x82; D Bergdorff. 7,100.00

NEW LOTS RD, ss, 80 e Van Sinderen av, —x—; J D Smith (over incumbrances). 2,000.00

NEW LOTS RD (*), ss, 160.8 e Van Sinderen av, 51.2x99.7xirreg; Isaac Goldberg et al (over incumbrances). 1,600.00

OCEAN PKWAY (*), es, 100 n Beverly rd, 100x150; Lancastershire Realty Co et al. 15,000.00

JAMES L. BRUMLEY.

BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Lawyers' Mtg Co. 4,500.00

RYERSON ST (*), es, 80.9 n Park av, 25x100; The Thrift. 4,400.00

72D ST, ss, 234.6 e 5 av, 20x100; Mary A Fearon. 7,000.00

JOSEPH P. DAY.

CLINTON ST, 301, sec Harrison, 20.3 x74, 3-sty & b dwg; Kath McDonough 5,600.00

CLINTON ST, 303, es, 20.3 s Harrison, 16x73.11, 3-sty & b dwg; Evelyn Aschner. 4,525.00

CLINTON ST, 305, es, 36.3 s Harrison, 16x73.11, 3-sty & b dwg; R D Davis. 4,025.00

CLINTON ST, 307, es, 52.3 s Harrison, 16x74.11, 3-sty & b dwg; Jas E Wright. 4,200.00

CLINTON ST, 309, es, 68.3 s Harrison, 16x74.11, 3-sty & b dwg; Margt E Duffy. 3,900.00

CLINTON ST, 311, es, 84.3 s Harrison, 15.9x74.11x18.6x75, 3-sty & b dwg; J K Streat. 3,800.00

HARRISON ST, 206, ss, 74 e Clinton, 17.1x99.10x11.9x100, 3-sty & b dwg; Gertrude Getson. 3,750.00

HARRISON ST, 208, ss, 91.1 e Clinton, 14.11x99.10, 3-sty & b dwg; Gertrude Getson. 3,500.00

HARRISON ST, 210, ss, 106 e Clinton, 14.11x99.10, 3-sty & b dwg; Gertrude Getson. 3,350.00

HARRISON ST, 212, ss, 120.11 e Clinton, 14.11x99.10, 3-sty & b dwg; Margt E Duffy. 3,400.00

HARRISON ST, 214, ss, 74.5 w Tompkins pl, 15.1x99.10, 3-sty & b dwg; Kathryn McDonough. 3,475.00

HARRISON ST, 216, ss, 59.5 w Tompkins pl, 15x69.6x15x68.8, 3-sty & b dwg; Cath Reidy. 3,275.00

HARRISON ST, 218, ss, 44.5 w Tompkins pl, 15x68.8x15x67.9, 3-sty & b dwg; Cath Reidy. 3,300.00

HARRISON ST, 220, ss, 29.6 w Tompkins pl, 14.11x67.9x14.11x66.11; Bridget Doherty. 3,450.00

HARRISON ST, 222, ss, 14.6 w Tompkins pl, 15x66.11x15x66; Kath T Quilgan. 3,400.00

HARRISON ST, 224, swc Tompkins pl, 14.6x66x17.4x65.1; Jas Charet. 3,550.00

JAY ST, 327-33, nec Myrtle av (Nos 69-75), 71.8x110, 2-3-sty bk bldgs & strs (exrs); Harris Salit & Wm L O'Malley. 25,500.00

TOMPKINS PL, 10, ws, 65.1 s Harrison, 16.3x78x16.3x77.4; Peter J Monahan. 3,450.00

TOMPKINS PL, 12, ws, 81.4 s Harrison, 18.8x78.9x14.1x78; Wm J Reynolds. 3,725.00

17TH ST, 170, ss, 100 w 4 av, 20x 111.6x—x109.10, 3-sty & b bk tnt (trstes); Arthur W Corse. 3,100.00

M. MORGENTHAU, JR., CO.

32D ST (*), nes, 200 se 3 av, 25x100.2; Edwin C. Swezey. 1,100.00

Total	$408,180.00
Corresponding week 1914	289,740.00

VOLUNTARY AUCTION SALES.

Brooklyn.

NATHANIEL SHUTER.

MAY 20.
BROADWAY, 674, ss, 123.3 e Bartlett, 20.6x80.4x20x75.7, 3-sty fr bldg (exrs).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 15.
No Legal Sales advertised for this day.

MAY 17.
54TH ST, 223-9 E, see 55th, 226-32 E.
55TH ST, 226-32 E, ss, 250 w 2 av, runs s 100.5 xe50xn100.5 to 54th (Nos 223-9) xw125xn100.5 xw25xn100.5xe100 to beg, — bk & fr bldgs of brewery; Viola M Flannery—Chas A Doelger et al; Benj Trapnell (A), 170 Bway; Arthur S Friend (R); due, $20,678.81; T&c, $245.40; sub to pr mtg $92,000; mtg recorded Apr 13, 1912; Joseph P Day.
54TH ST, 223-31 E, see 55th st, 226-32 E.

MAY 18.
35TH ST, 248 W; ss, 275 e 8 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; Libbie B Hall, extrx—Flatiron Realty Co et al; Jno H Stoutenburgh (A), 140 Nassau; Jno E Brady (R); due, $26,239.12; T&c, $968.17; Samuel Marx.
103D ST, 113 E, ns, 95 e Park av, 15x100.11, 3-sty & b stn dwg; N Y Investors' Corpn—Leah Cohn et al; Harold Swain (A), 176 Bway; Algernon S Norton (R); due, $5,080.32; T&c, $188.15; mtg recorded Feb 27, 1897; Joseph P Day.
103D ST, 115 E, ns, 110 e Park av, 15x100.11, 3-sty & b stn dwg; City Real Estate Co—Leah Cohn et al; Harold Swain (A), 176 Bway; Algernon S Norton (R); due, $5,059.77; T&c, $186.15; mtg recorded May 29, 1909; Joseph P Day.
116TH ST, 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; Archibald K Mackay et al trstes—Santa Rumore et al; Grenville B Winthrop (A), 6 Wall; A Welles Stump (R); due, $14,326.30; T&c, $529.15; Henry Brady.
125TH ST, 524 W, ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & strs; Wm Jonas—Martin Lask et al; Benno Loewy (A), 206 Bway; L J Phillips & Co.
125TH ST, 528 W, ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & strs; same—same; same (A); L J Phillips & Co.
136TH ST, 6 W, ss, 110 w 5 av, 25x99.11, 5-sty bk tnt; Gustav Lange—Jacob Smalls et al; Action 3; Gustav Lange, Jr (A), 257 Bway; Saml Strasbourger (R); due, $17,-885.14; T&c, $23.50; Joseph P Day.
136TH ST, 12 W, ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $17,782.93; T&c, $733.50. Joseph P Day.
136TH ST, 14 W, ss, 210 w 5 av, 25x99.11, 5-sty bk tnt; same—same; Action 1; same (A); same (R); due, $17,782.93; T&c, $894.45; Joseph P Day.
RIVERSIDE DR, ns, 445.1 w 158th, 102.11x204.7 to 160th, x100x228.3, vacant; Union Dime Savgs Bank—Henry Corn et al; Action 1; Woodford, Bovee & Butcher (A), 1 Mad av; Martin Conroy (R); due, $52,634.69; T&c, $3,117.25; Henry Brady.
RIVERSIDE DR, ns, 478.4 w 158th, 110.11x231.11 to cl 160th, x39.10x63.2x237.6, vacant; same—same; action 2; same (A); Geo Cogill (R); due, $47,800.52; T&c, $2,612.00; Henry Brady.
61ST ST, 200 E, see 3 av, 1029.
3D AV, 1029, sec 61st (No 200), 21.5x70, 5-sty stn tnt & strs; Greenwich Savgs Bank—Ralph W Mallon et al; B Aymar Sands (A), 46 Cedar; Phoenix Ingraham (R); due, $21,-294.21; T&c, $1,180.73; mtg recorded Mar 23, 1885; Joseph P Day.

MAY 19.
ALLEN ST, 14, sec Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
14TH ST, 58 W, ss, 125 e 6 av, 25x103.3, pt 5-sty bk str; Guaranty Trust Co N Y—Frances A Cohen et al; Stetson, Jennings & Russell (A), 15 Broad; Louis C Levy (R); due, $123,670.75; T&c, $——; Samuel Marx.
21ST ST, 218-20 W, ss, 235 w 7 av, 46.10x105.5 x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brookmire Realty Co et al; Herman Goldman (A), 13 Park Row; Wm Klein (R); due, $18,562.-88; T&c, $1,035.50; mtg recorded Sept 20, 1911; Samuel Marx.
56TH ST, 216 W, see Broadway, 1744-8.
61ST ST, 231 W, ns, 324.9 e West End av, 25.3x 100.5, 5-sty bk tnt; Alice R Sprague—Saml Rosenthal et al; Foley & Powell (A), 206 Bway; Horace E Deming (R); due, $11,224.-78; T&c, $1,048.50; Joseph P Day.
103D ST, 131 W, ns, 243.9 w Col av, 18.9x100.11, 5-sty stn tnt; N Y Trust Co—David N Carvalho et al; Bowers & Sands (A), 46 Cedar; Geo E Weller (R); due, $20,112.17; T&c, $402; Henry Brady.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x 122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

MAY 20.
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5xw 56xn.06xw44xs46.11xe100, 2-5-sty bk tnts & strs; Cath M Welp—Caroline Henes et al; Peter Cook (A), 258 Bway; Chas O'Sullivan (R); partition; Joseph P Day.

MAY 21.
150TH ST, 608-10 W, ss, 125 w Bway, 150x99, 6-sty tnt & strs; Jacob Strauss—Bermuda Realty Co, Inc, et al; David Steckler (A), 135 Bway; Henry J Goldsmith (R); due, $21,-632.77; T&c, $1,832.15; sub to 2 mtgs aggregating $148,400; mtg recorded Aug 27, 1913; Daniel Greenwald.

MAY 22.
No Legal Sales advertised for this day.

MAY 24.
44TH ST, 15 & 17 W, ns, 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; Viola M Flannery —15 West 44th St Co, Inc, et al; Benj Trapnell (A), 170 Bway; Augustine R McMahon (R); due, $130,171.88; T&c, $1,965.92; sub to pr mtgs aggregating $275,000; Herbert A Sherman.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 15.
No Legal Sales advertised for this day.

MAY 17.
240TH ST, 455-63 E, see McLean av, 851-3.
BARNES AV, sec Wickham av, 65.2x61.6x50x 97.6; Martha C McKnight—Vincenzo Manzione et al; Grant Squires (A), 299 Mad av; Jno P Dunn (R); due, $1,406.61; T&c, $39.23; Chas A Berrian.
PATHGATE AV, 1742-60, see 3 av, 4051-7.
McLEAN AV, 851 & 853, nwc 240th (Nos 455 to 463), runs n88xw21xn10xw36xs75xe113 to beg, 5-3-sty fr tnts & strs; Herbert Beach et al—Jas T Doyle et al; Chas J McDermott (A), 2 Rector; J Cotter Connell (R); due, $24,-172.95; T&c, $7,586.20; Henry Brady.
WICKHAM AV, sec Barnes av, see Barnes av, sec Wickham av.
3D AV, 4051-7, ws, 100 n 174th, 215x— to Bathgate av (Nos 1742-1760), 5-5-sty bk tnts & vacant; Sheriff's Sale of all right, title, &c, which Hugo D Rosendorf had on Mar 13, 1915, or since; Jas F O'Brien, sheriff; Anthony V Caggiano.

MAY 18.
GARFIELD ST, 1720, es, 205 n Van Nest av, 25x100; Minnie Hummel—Theo Weberg, Jr, et al; Lawrence E French (A), 41 Park Row; Jas C Taylor (R); due, $3,408.88; T&c, $210; Bryan L Kennelly.
COURTLANDT AV, 910, es, 27.11 n 162d, 27.11x 115x25x127.6, 3-sty bk tnt & strs; Metropolitan Savgs Bank—Union St Realty Co et al; A S & W Hutchins (A), 84 William; Jno P Dunn (R); due, $5,454.61; T&c $275.61; Chas A Berrian.
GRAND BLVD & CONCOURSE, ws, 748.4 n Bredford Pk blvd, 45.4x123.3x39.11x120.2, vacant; Warren B Sammis—Pasquale Fusco et al; Warren E Sammis (A), 1 Liberty; Francis L Patton, Jr (R); due, $3,458.03; T&c, $1,125.93; Joseph P Day.
SOUTH OAK DR, ss, 28.10 w Cruger av, 30.1x 106.1x25x89.6; Wm C Trull—Ralph M Glover et al; Lawrence E French (A), 41 Park Row; Jas C Brady (R); due, $757.38; T&c, $160; Bryan L Kennelly.
SOUTHERN BLVD, ws, 129.3 n 179th, 66.1x 149.4x—x149.3, vacant; Saml Goldsticker—Denver Realty Co et al; Edw Jacobs (A), 25 Broad; Jno P Dunn (R); due, $7,182.29; T&c, $1,899.04; T&c, Chas A Berrian.

MAY 19.
VINCENT AV, es, 100 n Fairmont av, 55.11x -x42.6x -; Jennie Sealy—Emma O'Donnell et al; Benj Franklin (A), 44 Westchester sq; Matthew P Breen, Jr (R); due, $1,217.94; T&c, $33.38; James J Donovan.
WHITLOCK AV, 856, es, 314 s Tiffany, 39x90, 5-sty bk tnt; Susan McV Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A), 37 Wall; Arthur N Giegerich (R); due $24,420.68; T&c, $1,118.77; Joseph P Day.

MAY 20.
FOX ST, 651, ns, 231.10 e Av St John, 40.7x125, 5-sty bk tnt; Fannie Greenebaum—Gussie Friedman et al; Harold M Greenebaum (A), 2 Rector; Jno T Dooling (R); due, $5,421.47; T&c, $1,175; sub to mtg $29,000; Joseph P Day.

MAY 21.
FOX ST, 643, ns, 150.7 e Av St John, 40.7x125, 5-sty bk tnt; Philip A Ehni—Maze Realty Co et al; Lind & Pfeiffer (A), 46 Cedar; Chas V Halley, Jr (R); due, $7,091.54; T&c, $1,065.80; sub to mtg $27,500; James J Donovan.
221ST ST, E, ss, 105 w Bronxwood av, 50x114; Adelaide A Wabst—Anna A Owen et al; Julius D Tobias (R); due, $973.38; T&c, $210; J H Mayers.
OGDEN AV, ws, 175 s University av, see University av, es, 175 s Ogden av.
ST LAWRENCE AV, es, 95 s 174th, 25.3x41.9x 25x43.5; L Josephine Moses—Albt Mielke et al; G Arnold Moses (A), 3721 Bronx blvd; Robt D Paskett (R); due, $355.64; T&c, $100; J H Mayers.
UNIVERSITY AV, es, 175 s Ogden av, 50x77.1 x77.1 to Ogden av x50x39.11x59.11 to beg, vacant; Park Mtg Co—Guidone & Galardi Co et al; Seydel & French (A), 41 Park Row; Enos S Booth (R); due, $6,528.29; T&c, $1,-472.83; Bryan L Kennelly.
WEBSTER AV, ws, — s McLean av, 75x117.5x —x111.4, vacant; Caroline Gareiss—Wm Crowley et al; Gustave Frey (A), 3429 3 av, Jos P Hennessy (R); due, $3,880.01; T&c, $240.84; Henry Brady.

MAY 22.
No Legal Sales advertised for this day.

MAY 24.
220TH ST, E, ss, 180.8 e White Plains av, 100.4x114.6; Jas Wilson—City of N Y et al; Jos L Zoeizl (A), 206 Bway; Chas S Hayes (R); due, $2,602.74; T&c, $397.38; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 15.
No Legal Sales advertised for this day.

MAY 17.
DEAN ST, ss, 60 e Franklin av, 20x80; Eleonor L Grimes—Rita Aitken et al; Tomes, Sherk & Palmer (A), 44 Court; Jas W Redmond (R); Wm J McPhilliamy & Co.
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M. Diehl et al—Louisa Diehl et al; Jno A Bloom (A), 358 Fulton; Harrison C Glore (R); Wm J McPhilliamy & Co.
BELMONT AV, ns, 81 e Pennsylvania av, 34x 125; Simon J Harding—Bunny Constn Co et al; Gilbert Elliott (A), 185 Bway, Manhattan; Michael Ditore (R); Wm P Rae.
LOT 47, Block 6103, Sec 18; Jno G Hogan—Jas R O'Beirne et al; Litchfield F Moynahan (A), 233 Broadway, Manhattan; Benj Ammerman (R); Nathaniel Shuter.

MAY 18.
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
CANARSIE LA, nwc Bedford av, 100x70.4x100x 72.10; Stephen Yates—Conrad Realty Co, Inc, et al; Geo C Case (A), 189 Montague; Albt E Richardson (R); Wm P Rae.
GRAND ST, swc Bedford av, 23.4x75; also GRAND ST, ss, adj above known as Lot 237; Kings County Savgs Instn—Eugene L Richards et al; Wm W Taylor (A), 63 Wall, Manhattan; Thos J Snee (R); Wm P Rae.
3D ST, nes, 228.8 nw 5 av, 26.8x95; Fredk L Ostergren—Mary T L Warren et al; Wm F Haemer (A), 99 Nassau, Manhattan; Albert R Latson, Jr (R); Wm P Rae.
67TH ST, sec 12 av, 20x57; Bklyn City Savgs & Loan Assn—Adriano Bria et al; Delany & Niper (A), 189 Montague; Wm P Pickett (R); Wm P Rae.
61ST ST, ns, 300 w 12 av, 40x100; Emma S Quinby—Gustav Anderson et al; J Hunter Lack (A), 44 Court; Baruch Miller (R); Nathaniel Shuter.
DRIGGS AV, es, 60 n Division av, 20x75; W Elmer Paynter et al—Florence A Scheftel et al; Fred G De Witt (A), Bridge Plaza, Long Island City; Arnon L Squiers (R); Wm P Rae.
ST MARKS AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr—Dani L Donohue et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.
TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva St Clair Hamilton—Kath A Ryan et al; Henry J Davenport (A), 375 Pearl; Earker D Leich (R); Wm J McPhilliamy & Co.

MAY 19.
LORIMER ST, es, 80 s Richardson, 20x75; Nicola Caprio et al—Lizzie Di Mero et al; Jas E Finegan (A), 154 Nassau, Manhattan; Eugen Sherk (R); Nathaniel Shuter.
TERRACE PL, nwc 20th, 75x93; Lillian M Smith—Thos F Sherman et al; Clarence F Corter (A), 375 Pearl; Jas Gray (R); Wm J McPhilliamy & Co.
61ST ST, sws, 95 se 15 av, 20x100; also 61ST ST, sws, 155 se 15 av, 20x100; Homestead Bank of Bklyn—Willmont Realty Corpn et al; Watson & Kristeller (A), 160 William; Harry L Thompson (R); Wm J McPhilliamy & Co.
72D PL, ns, 374.6 w G av, 20x117.4; Harriet A Hartman—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; Elmer G Sammis (R); Wm P Rae.
BEDFORD AV, es, 25 s S 4th, 21x100; Mary C Purdy—Chas H L Mosely et al; Chas W Church, Jr (A), 44 Court; Geo B Boyd (R); Wm J McPhilliamy & Co.
17TH AV, ws, 19 n 84th, 18x100; Janie M Graham—Boone Constn Co et al; Stitt & Phillips (A), 113 Fulton, Manhattan; Wm A Mathis (R); Wm J McPhilliamy & Co.
LOT 49, Block 1368, Sec 5; Henry Seinfel—Roxanna Campbell et al; Schwartzman & Schwartzman (A), 44 Court; Jacob M Peyser (R); Nathaniel Shuter.

MAY 20.
BROADWAY, nes, intersec nws Ellery, 100x256x irreg to Fayette; Bowery Savgs Bank—Ernest Stutz et al; Cadwalader, Wickersham & Taft (A), 40 Wall, Manhattan; Jas H McCabe (R); Wm J McPhilliamy & Co.
BROADWAY, nes, intersec nws Ellery, 100x100x irreg; Bowery Savgs Bank—Ernest Stutz et al; Cadwalader, Wickersham & Taft (A), 40 Wall, Manhattan; Jas H McCabe (R); Wm J McPhilliamy & Co.
16TH AV, sws, 240 nw 86th, 19x100.4; Wm G Wood et al—Kokke Realty Co et al; J Albert Lane (A), 320 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.

MAY 21.
OSBORN ST, ws, 40 n Sutter av, 60x48; Esther Maller—Lizzie Perlman et al; Saml A Telsey (A), 44 Court; Michl Rose (R); Nathaniel Shuter.
E 12TH ST, es, 050 s Beverly rd, 50x100; Sarah A G Skinner—Jack D Chalmers et al; Cary & Carroll (A), 59 Wall, Manhattan; C Elmer Spedick (R); Wm P Rae Co.
BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth A Bruce-Brown—Rachel Lippi et al; Wilson, Barker & Wager (A), 48 Wall, Manhattan; Chas H Luscomb (R); Wm P Rae.
75TH ST, ns, 290 e 15 av, 45.3x100; Chas B Page—Justin S Galland et al; Willard A Mitchell (A), 141 Bway, Manhattan; Saml E Maiers (R); Wm P Rae.
14TH AV, ses, 80 sw 78th, 20x53.10½; S Bklyn Savgs Instn—Mary A Betts et al; Coombs & Whitney (A), 44 Court; Wm C Rodger (R); Wm J McPhilliamy & Co.

MAY 22.
No Legal Sales advertised for this day.

MAY 24.
ROSS ST, nws, 216.5 ne Bedford av, 19.3x100; Gustave Girard—Jane W O'Meara et al; Richard J Kent (A), 215 Montague; Isidor Buxbaum (R); Nathaniel Shuter.

Legal Sales, Brooklyn, Continued.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell Wm H Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhillamy & Co.

PROSPECT AV, ss, 118.4 w 5 av, 15x80; W Hepburt Beach et al—Frank Makosky et al; Chas J McDermott (A), 2 Rector, Manhattan; Chas H Haubert (R); Wm J McPhillamy & Co.

WILLIAMSBURGH & JAMAICA TURNPIKE RD, s, 525 e Bushwick av, 25x100; Martha Lewis Edmund Reck et al; Paul A Katske (A), 367 Fulton; Herbert Zarnikaur (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 8.
No Foreclosure Suits filed this day.

MAY 10.
15TH ST, 328-40 E; Eva Stein et al—Clarence Realty & Constn Co et al; J Gordon (A).
125TH ST, 241 W; Wm Rankin—Colman Faludy et al; W R Adams (A).

MAY 11.
LEWIS ST, 225; Edwin A Archer—Louis Lewinthan et al; Hurry & Dutton (A).
61ST ST, n, 225 e West End av, 25x100.5; Jno W Thomson—Mamie Levin et al; Foster & Thomson (A).
190TH ST, 202-4 E; Ethel P Arnold—Edwin L Kahner et al; O Lowenstein (A).
112TH ST, ns, 152 w 5 av, 18x100.11; Susan Tuckerman et al; Lewis S or Louis S Goldstein et al; amended; F F de Rham (A).
190TH ST, ss, 419.11 w Amsterdam av, 14.9x99.11; Jessie N Stillman—Homer R Gilles et al; Beals & Michelson (A).
RIVERSIDE TER, — e Haven av, 50x50.6xirreg, Lot 46; Carrie S Weiss—Montrose Realty Co et al; Goldsmith, Cohen, Cole & Weiss. (A).

MAY 12.
153D ST, 12 W; Mendel Marcus—Ellen McGuire et al; I Levison (A).
128TH ST, 654 W; Anna M Terwilliger—Margt E Weill et al; Blandy, Mooney & Shipman (A).
LENOX AV, ws, 25.2 n 117th, 75.2x57.10x irreg; Max Kobre et al—Herman F Bindseil & Co; J T Mahoney (A).
MADISON AV, 64; N Y Trust Co—Jessie C Bailey et al; M S & I S Isaacs (A).

MAY 13.
69TH ST, ns, 465 w Ams av, 40x100.5; Cornelia F Ogle—Jane Riley et al; J A Lynch (A).
80TH ST, ns, 149 w West End av, 16x102.2; Guaranty Trust Co of N Y—Marie Barnes et al; Stetson, Jennings & Russell (A).
ST NICHOLAS AV, ss, 262.4 n 145th, 18.8x62; Edmund P M Von Gehren—Chas A Borst et al; C Brandt, Jr (A).
117TH AV, 562; Brian G Hughes—Margt Knight et al; H E Heistad (A).

MAY 14.
61ST ST, ss, 250 e West End av, 50x100.5; two actions; Edith Bates Halsey—David Kass et al; amended; H Swain (A).
125TH ST, 58 W; German Savgs Bank in City of N Y—Saml M Rosendorf et al; Amend & Amend (A).

Bronx.

MAY 7.
FREEMAN ST, 809-11; Magdalena Siemon—Maria Lutz et al; O E Davis (A).
176TH ST, ss, 336.7 e Anthony av, 21.8x122.9; National Surety Co—Carolina Wenninger et al; W R Page (A).
ROAD from Eastchester to Westchester to land of Captain Watson, containing 2 acres; Diedrich Behrens et al—Thos B Watson et al; Elfers & Abberley (A).

MAY 8.
ARTHUR AV, es, 188.5 n 179th, 16.9x115; Dorothea Bauer—Emily K Stigler et al; J Miller (A).
STEBBINS AV, ses, 100 ne 169th, 50x122.9; Rhinelander Real Estate Co—Stebbins Holding Co et al; Miller & Hartcorn (A).
STEBBINS AV, es, 150 n 169th, 50.7x128.6; Philip Rhinelander, as exr Stebbins Holding Co et al; Miller & Hartcorn (A).
STEBBINS AV, ses, 200 ne 169th, 50x131.3; Philip Rhinelander, as exr—Stebbins Holding Co et al; Miller & Hartcorn (A).
WEBSTER AV, sec 189th, 36.3x91.1; Mary E Wilkinson—Jno J Wilkinson et al; McLoughlin & Martin (A).

MAY 10.
HERSCHEL ST, 105; Julia Cooper Schieffelin—Norwood Heights Realty & Constn Co et al; C A Kalish (A).

MAY 11.
ANTHONY AV, 1842; Albert Schaefer—176th St & Anthony Av Impt Co et al; A Josephsson (A).
LONGFELLOW AV es, 125 s Jennings, 25x107.5; Paul Koch—Bertha Koch et al; F H Finn (A).
UNION AV, es, 38.3 s 150th, 36.6x90; Jno Alex Beall et al, trstes—Emma M S Mestaniz et al; Gordon & Rogers (A).
LOTS 51 to 58, map of 108 lots belonging to Hudson P Rose Co, known as Coster estate—Hudson P Rose Co—Salvatore Ciarlo et al; Davison, Gwen & Bird (A).

MAY 12.
VAN BUREN ST, ws, 106.3 s Morris Park av, 55.5x127.5; Carrie V Pratt—Jos Gamache et al; Carrington & Pierce (A).
STEBBINS AV, sec 170th, 33.7x90.1; Mary McLean Thompson—Bellewood Constn Co et al; Carrington & Pierce (A).

MAY 13.
GRAND AV (**), ws, 50 n North, 25x161.10; Anna M Lindsley—Russo Barba Realty Co et al; R K Brown (A).
**Recorded in N. Y. County.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 6.
SUFFOLK ST, 143-5; Jno Welz et al—Gussie Rubel et al; Goldfogle, Cohn & Dorf (A); Stephen S Blake (R); due 15,161.75
137TH ST, 444 E; Fredk L De Grauw, exr—Giovanni Parisi; Henry M Haviland (A); Henry W Showers (R); due 29,051.95

MAY 7 & 8.
No Judgments in Foreclosure Suits filed these days.

MAY 10.
15TH ST, 20 W; Carrie E Crocker—Kath C A Fay; Fredk P Schenck (A); Chas D Donohue (R); due.... 2,149.36
8TH AV, 785; also 48TH ST, 306 W; David Israel—The A Realty Co et al; David Rosengarten (A); Alfred J Talley (R); due 5,487.96

MAY 11.
121ST ST, 302 W; Jas B Roosevelt, Jr—Daisy B McCloskey; Cary & Carroll (A); Edw S Clinch (R); due..... 26,470.48

MAY 12.
115TH ST, ss, 125 e 2 av, 25x100.11; Lewis Q Jones—Parmilio Rescigno; Weekes Bros (A); Max Solomon (R); due 9,654.50
BROADWAY, sec 124th, 100.11x100; Surety Realty Co—Grace H Howell et al; Eisman, Levy, Corn & Lewine (A); Wm Allen (R); due 29,985.85

Bronx.

MAY 7.
FOX ST, 655; Alex S Blumenthal et al—Gussie Friedman et al; Otterbourg, Steindler & Houston (A); E Neuman (R); due 6,528.20
149TH ST, 501 E; Emil W Oppenheim—Beekman Constn Co et al; J Rosenberg (A); J J Hynes (R); due..... 29,35.60
HERMANY AV, ss, 105 e Castle Hill av, 182.3x200; Thos Amend—Mary Wagner et al; M B McHugh (A); E R Eckley (R); due..... 2,091.65

MAY 8.
No Judgments in Foreclosure Suits filed this day.

MAY 10.
TINTON AV, 721; Robt Buscher—Jas E J Martin et al; H G Friedman (A); E D Dowling (R); due..... 12,114.92

MAY 11.
SOUTHERN BLVD, 1241; Mollie Ottenberg—Martha Perna et al; H Swain (A); L A Abrams (R); due.. 13,199.83

MAY 12.
LOT 152, amended map of portion of Gleason prop, situated in the 24th Ward; Anna C Wilder—Jas W MacGregor et al; H Swain (A); J V Mitchell (R); due 1,055.83

MAY 13.
152D ST, ns, 70.3 e Morris av, 100x100; Peter Wynene—Arthur F Krause et al; Glatzmayer & Kalt (A); E Hirschberg (R); due..... 4,348.67

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 8.
MORTON ST, 9-11; Greenberg Constn Co, Inc—Benj N Trigg et al; action to foreclose mechanic's lien; G C Young (A).

MAY 10.
23D ST, 503 W; Fredk G Miller—Mary Miller et al; action to debar claim, &c; R S Wolfe (A).
28TH ST, 136-8 W; Nason Realty Co, Inc—Emma J Egan; specific performance; H S Mansfield (A).
55TH ST, ss, 80.6 w Madison av, 22.6x100.5; Ernest A Turner—Jeannette Le B Parsons et al; action to foreclose mechanics lien; M B & D W Blumenthal (A).

MAY 11.
56TH ST, 227-29 E; Ditmas Realty Co—Geo R Bristor; specific performance; Myers & Schwersenski (A).
AV B, 202; Florence V Benoliel—Abr Benoliel et al; admeasurement of dower, &c; P Gross (A).
GORE LOT, beg at a point 402 e G av & 71 n of W 12, —x —; Livia Realty Co, Inc—Margt V Kieley et al; action to recover possession; Gettner, Simon & Asher (A).

MAY 12.
No Lis Pendens filed this day.

MAY 13.
MERCER ST, 237; Fernecliffe Realty Co—Hyman Horwitz et al; action to compel sale, &c; Strasbourger & Schallek (A).

MAY 14.
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Empire City Iron Works—Eva J Coe et al; action to foreclose mechanics lien; Lewkowitz & Schaap (A).

Bronx.

MAY 7.
GRAND BLVD & Concourse, es, 116.6 s 188th, 35x50; Michl Postiglione—Ida A Holland; action to compel specific performance of contract; A J Romagna (A).
LOT 430-1; map of Wakefield; Thos J Byrne—Ludwig Bach et al; action to foreclose transfer of tax lien; L F Moynahan (A).

MAY 8.
No Lis Pendens filed this day.

MAY 10.
No Lis Pendens filed this day.

MAY 11.
CROTONA AV, es, 200 n 183d, 100x100; also SUBDIVISION 2 of lot 114, map of Village of Morrisania; Chas S Simpson—Adelia Dowe et al; partition suit; J J Smith (A).

MAY 12.
No Lis Pendens filed this day.

MAY 13.
PROSPECT AV, 1091, 1095, 1101, 1107 & 1113; N Passman & Son, Inc—Angel Constn Co, Inc; action to foreclose mechanics lien; S N Tuckman (A).

Brooklyn.

MAY 6.
AMES ST, ws, 92.11 n Sutter av, 30x100; Morris Levin—Westshire Constn Co et al; D Hirshfield (A).
ASHLAND RD, es, 462.2 n Fulton, 20x75; Alfretta B Thomas—Britannia P Harvey & ano; Lewkowitz & Schaap (A).
HART ST, ss, 155 w Throop av, 19x100; Anna Albers—Ruth S Baker et al; C Ropes (A).
TAYLOR ST, 63; Michael J Kehoe—May Rosenfeld et al; J L Danzilo (A).
WEST ST, es, 480 n Av F, 59.11x60x34.11x65; Title G & T Co—Eva Komow et al; T F Redmond (A).
WILLOUGHBY ST, nwc Jay, 25.9x100; Bklyn Trust Co—Susan A Rumpf et al; partition; Cullen & Dykman (A).
6TH ST, ns, 80 e 7 av, 31.10x100; Fannie Sherwin—Edw B Kegal et al; D S Myers (A).
N 8TH ST, 111; Jno Pszczola—Michl Cassidy & ano; foreclosure venders lien; J H Lack (A).
W 32D ST, nwc bulkhead line of Atlantic Ocean, 44.1x135; Lillian B Wechsler—Cath F Salomon et al; R W Wechsler (A).
E 34TH ST, es, 220 n Church av, 20x100; Isaac Schwartz—Henriette Jacoby et al; A G Fuchs (A).
E 34TH ST, es, 240 n Church av, 20x100; Isaac Schwartz—Henriette Jacoby et al; A G Fuchs (A).
59TH ST, ns, 100 w 6 av, 20x100.2; Lawyers' Mtg Co—Wm B Boate et al; Cary & Carroll (A).
EASTERN PKWAY, ns, 200 e Rochester av, 30x120.7; Sarah Ginsberg—Leah Miller & ano; to reform a deed; S A Telsey (A).
LAFAYETTE AV, ss, 40 w S Portland av, 20x80; Anna M Rose—Cath E McLoughlin et al; C W Clowe (A).
MYRTLE AV, ns, 50 e Adelphi, 25x104; Thos Dougherty—Louis Rappaport et al; foreclosure mechanic's lien, B F Schwartz (A).
NEWPORT AV, sec Osborn, 150x100; Mechanics' Bank—Sarah Cohen et al; Kiendl, Smyth & G (A).
2D AV, es, 20 s 46th, 100x120; Title G & T Co—E J McLoughlin Co et al; T F Redmond (A).

MAY 7.
W 25TH ST, ws, 100 n Surf av, 20x133.10x20x133.8; Stella Steinbuch—Sidney De Verna et al; partition; J H Steenwarth (A).
E 34TH ST, 211; Isaac Schwartz—Henriette Jacoby et al; A G Fuchs (A).
E 34TH ST, 213; same—same; same (A).
BAY PKWAY, ses, 170.4 sw Cropsey av, 20x94; Mary C Farina—G Sacca Co & ano; G P Foulk (A).
BEVERLY RD, nwc E 19th, 50x100; Bank of Flatbush—Oscar Fribourg & ano; Hovell, McCheaney & C (A).
BLAKE AV, nwc Barbey, 25x100; Mabel A Rock—Max Taubin et al; J P Howe, Jr, (A).
BUFFALO AV, ws, 77.9 n Sterling pl, 25x100; R Annie Armstrong—Ponce Realty Co et al; R T Griggs (A).
CLARENDON RD, ss, 120 e Bedford av, 40x100; Louis Kaplan—Julia Betz et al; C L Meckenberg (A).
JEFFERSON AV, ss, 294 e Bedford av, 16.9x100; Geo Shaw—Grace C Shaw et al; partition; H S Renaud (A).
WYTHE AV, 723; Knit Goods Sxchange, Inc—Ethel Cohen & ano; H R Lowe (A).
WILLIAMS AV, es, 120 s Newport av, runs e 61xne39.6xs—xw40.2xsw5.4xw61xn20 to beg; N Y Mtg & Security Co—Capital Development Co et al; G B Davenport (A).
WILLIAMS AV, es, 100 s Newport av, runs e 117xs—xw20.7xsw39.6xw61xn20 to beg; same—same; same (A).

MAY 8.
AMES ST, ws, 125.5 s Newport av, 50x100; Isaac Shlefstein—Harry Finkelstein; foreclosure mechanic's lien; D B Getz (A).
FULTON ST, sec Richmond, 23x102.2x23.4x106.1; Annie V R Wells—Fannie Druss et al; E R Vollmer (A).
STOCKHOLM ST, 237; Justice Mann—Pauline Liebert et al; Mann, Buxbaum & S (A).
E 57TH ST, ws, 108.11 n Ft Hamilton pkway, 40x100; Oscar E Jackson—Evarine Paulsen et al; Foley & Martin (A).
E N Y AV, 1691; GREENE AV, ss, 340 w Tompkins av, 20x100; Homestead Bank—Harris Gettinger et al; to set aside two deeds; Watson & Kristeller (A).
IRVING AV, sws, 44 se Greene av, 24x90; Louis H Fleck—Pauline E Bill et al; Washington Ruston & R (A).
IRVING AV, sws, 68 se Greene av, 24x90; same—same; same (A).
IRVING AV, sws, 116 se Greene av, 24x95; same same; same (A).
IRVING AV, sws, 92 se Greene av, runs sw90x se8xsw5xs16xnw95xnw24 to beg; same—same; same (A).
10TH AV, ws, 120 s 68th, 20x80; Mary M Williams—Safe Realty Corpn et al; Hubbard & Rushmore (A).

MAY 10.
DEGRAW ST, ss, 735 w Columbia, 25x100; Emma Wehrman—Jno R Macry et al; Van Alen & Dyckman (A).
HINSDALE ST, es, 150 s Blake av, 50x100; also HINSDALE ST, es, 100 s Blake av, 50x100; Sonia Dressel— W F S Constn Co, Inc, et al; Jos G Abramson (A).

HOPKINS ST, ss, 300 e Throop av, 25x100; to clear title; Ralph W Kenyon & ano—Margt Arnold et al; R W Kenyon & ano (A).
MACON ST, ns, 360 e Throop av, 20x100; Cath T Halstead—Mary Oldham et al; Cary & Carroll (A).
151H St, ns, 362.10 e 8 av, 20x100; Alwine Lienau—Caroline Karber et al; Hirsh, Newman & R (A).
41ST St, nes, 200 se 14 av, 20x110.2; Mary B Francisco—Louis Aronstam et al; J J Hord (A).
85TH ST, ss, 100 e 22 av, 60x100; Belle Thretchmar as trste, &c, Jno R Graham—Ervin Constn Co et al; C A Clayton (A).
CROPSEY AV, e c Bay 16th, 20.2x88.1x20.2x89.6; Fannie Slotkin—Isidor Halper et al; Saml Rabinowitz (A).
OCEAN PKWAY, es, 259.5 n Church la, 80x250; Lena Keck—Lilla B Wiener; Alvah W Burlingame, Jr (A).

MAY 11.

BARBEY ST, es, 218.9 s Sutter av, 18.9x100; Lucie R Sackett—Jessie O'Connor et al; Sackett & Lang (A).
BARBEY ST, es, 200 s Sutter av, 18.9x100; Fannie S Harrison—same; same (A).
BARBEY ST, es, 256.3 s Sutter av, 18.9x100; Annie Underhill—same; same (A).
FULTON St, 1423-5; N Y Municipal Railway Corpn—Jacob Kaplan et al; to acquire the right to reconstruct; G D Yeomans (A).
FULTON ST, 1438-48; N Y Municipal Railway Corpn—Jno Somerville et al; to acquire a right to reconstruct; G D Yeomans (A).
McDOUGAL ST, ss, 150 e Saratoga av, 20x100; Jacob Brenner—Emma McGuire; H Herdling (A)
52D ST, ss, 386.8 w 3 av, 16.8x100.2; Theo Kremer—Annie R P Eichert et al; C A Clayton (A).
10TH ST, nes, 19.10 se 7 av, 20.1x90; 18TH ST, nes, 285.8 se 8 av, runs ne100.2xse14.3xne100.2xse65xsw200.4xnw93.3 to beg; Bryna Realty Co—Sarah A Fisher et al; specinc performance; Jones, McKinny & S (A).
20TH ST, ws, 39.6 s Terrace pl, 21x100; Clinton V Murray—Jno L Thompson et al; H J Davenport (A).
W 27TH ST, ws, 260 s Mermaid av, 20x118.10; Chas S Fairchild—Ernest T Siefeld et al; Bowers & Sands (A).
39TH ST, ns, 320 w 13 av, 40x95.2; Gertrude E Naylor—G C Bldg Corpn et al; I F Greene (A).
CONEY ISLAND AV, es, 460 s Av I, 50x100; Sydney D Leslie—Wm H Price et al; H Peake (A).
DEKALB AV, ns, 100 w Stuyvesant av, 20x100; Bertha Mittman—Annie Klein; partition; H Zirn (A).
LIBERTY AV, ss, 40 e Crystal, 20x75, Jonathan Moore—Lena Dubroft et al; H L Thompson (A).
NICHOLS AV, es, 337.10 s Ridgewood av, 20x125; Williamsburgh Savgs Bank—Bertha Fowle et al; S M & D E Meeker (A).
VERNON AV, nec Clinton, 100x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).
VERNON AV, ns, 100 e Clinton, 50x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).
WASHINGTON AV, ss, 39 w 3d, 40.6x100; Susie Holstein—Franciska Mader et al; C Oechler (A).

MAY 12.

BERGEN ST, ss, 133 w Kingston av, 19.6x100; Wm C Taylor—Jno J Goodwin et al; Haff & Farrington (A).
PROSPECT PL, ss, 300 e Saratoga av, 20x127.9; Thos B Saddington—Nathan Saltzman et al; F Cobb (A).
W 3D ST, es, 159.7 s Kings hway, runs e136xs20xw135xn20.9 to beg; Grace R Preble—Regina Buchner et al; Smith & Bowman (A).
S 4TH ST, ss, 192 w Driggs av, 23x144.8; Clara Czerny—Israel Jacobowitz et al; H P Velte (A).
E 19TH ST, ws, 400 s Av U, 40x100; Chas M Taylor—Anna E Fletcher et al; E G Bullard (A).
67TH ST, nec Sedgwick pl, 53x62x50x80; Patrick Moore—Andrew Mortensen et al; Shiland & Hedges (A).
43D ST, nes, 350 se 3 av, 20x100; Angelo Galli—Romilda Frank; Hovell, McChesney & C (A).
DEKALB AV, ns, 295.6 e Stuyvesant av, 30x100; Jos Kahaner—Bernard Nadler et al; to set aside deed; E E Rosenblume (A).
NEWPORT AV, nec Hopkinson av, 40x100; Morris Meyer—Simon Isaacson et al; A L Salkin (A).
NEW YORK AV, ws, 85.1 n President, 16.11x100; Francis L Blakford—Indian Hill Co et al; G E & E C Brower (A).
NICHOLS AV, 113; Henry Kanzer—Fredk Voges & ano; to set aside deed; M N Krakower (A).
LOTS 229 to 231, map of Ocean av tract, N Y & Flatbush Realty Co; Jno A Sattler—Chas J McFadden et al; F X McCaffry (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 8.

ELDRIDGE ST, 241; Max Garfinkel—Joel M Chasis; Leon Kranz (26).... 47.00
MORTON ST, 9 & 11; Greenberg Constn Co, Inc—Estate of Miriam L Trigg et al (27) 998.58
1ST ST, nec Extra pl, 25x62; Newman Dunn—Moses D Barnes; Gordon Bros (22) 65.00
22D ST, 22 E; Black & Boyd Mfg Co—Frances A Lawrence; Root-Knight Co, Inc (23) 275.00
56TH ST, 432 W; Max S Zwedling—Hanis Hausman, Wolin Bros Co & A Stern (24) 77.00
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Chas Grosskurth—Eva J W Coe & Improved N Y Properties Corpn & Lewis C Van Riper (20).... 949.28
SAME PROP; Geo H Storm & Co—same (21) 228.70
WEST END AV, nec 96th, 100.10x124.10; David Kraus—Essie Constn Co & Farber Contracting Co (25)..... 100.00
2D AV, nwc 1st, 35.9x70; Louis Pollinger—Isaac & Katie Hirschhorn & David Weinberg (19) 200.00

MAY 10.

42D ST, 155-57 E; City Guaranteed Roofing Co, inc—Jno Doe & Rosecor Constn Co (32) 49.00
BROADWAY, nec 77th, 100x115; National Fireproof Sash & Door Co—Improved Property Corpn & Eva J Coe & Louis C Van Riper (28)..... 707.00
BROADWAY, nec 77th, —x—; Aug Kirchner—Eva J Coe, Improved N Y Property Corpn & Lewis C Van Riper (30) 165.00
WEST END AV, nec 96th, 100x125; Ajax Concrete Specialties Co, Inc—Essie Constn Co & — Farber (31).. 40.00
8TH AV, 2782; W J Yomnie & Co—Sophie Sterns (29) 6,748.00

MAY 11.

ANN ST, 85; also BEEKMAN ST, 55; Achille Batalie & Co—McKesson & Robbins; Chas Levy (35) 27.50
FULTON ST, 91-93; same—same (36). 82.50
COLUMBIA ST, 100; same—Morris Kerber; Harry Schifranick (38)..... 11.00
37TH ST, 135-47 W; Milton F Levison et al—Jno Doe; Greeley Sq Garage Co (39) 400.00
BOWERY, 231-33; Leichter Bros—Comlty Mtg Co; Ballanson & Schmisky (37) 43.70
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Carroll Mulliken—Eva F W Coe estate & Eva J Coe; Chas Furthmann; Lewis C Van Riper (33) 1,185.66
SAME PROP; Harry McGill—same (34) 1,311.71

MAY 12.

WATER ST, 42; Ike Katz-Nelson— J M Hill; Geo I Garber (41) 125.00
110TH ST, 158 E; Esther Karger—Salvatore Isalli or Iasillo; Michael Iquinto (40) 200.00
AMSTERDAM AV, nwc 187th, 50x100; M Manassa—Janpole & Werner Constn Co (42) 50.00

MAY 13.

MORTON ST, 9-11; City Kalamein Co, Inc—Estate of Miriam L Trigg (45). 30.00
27TH ST, 138 E; City Kalamein Co, Inc—Jno Martin; Butler, Davenport & Bramhall Playhouse, Inc (44)..... 278.00
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Chas M Scammell Co, Inc—Eva J Coe, Improved N Y Properties Corpn & Estate of Eva J W Coe; Lewis C Van Riper & Chas Furthman; M Byrne Co (43)..... 242.21

MAY 14.

PARK PL, 27; Jacob Rubin—Chas A Low & Singer & Lowenkron (46).... 258.05
46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co & Arthur Brisbane; renewal (47)..... 420.00

Bronx.

MAY 7.

156TH ST, 417-19 E; Emma L O'Connell—Wm A Taylor & Jacob Keller (5) 115.00

MAY 8.

No Mechanics Liens filed this day.

MAY 10.

PARKER ST, 1627-29; Michl Lagana & Co, Inc—Rebecca Eller (7)..... 542.75
231ST ST, sec Broadway, —x—; Albt Schaile—Jno Gilbert, Schmitz & Eulenstein; renewal (8) 397.76
PROSPECT AV, ws, whole blk front bet E 166th & 167th, 100x200; N Passman & Son, Inc—Angel Constn Co & Carmine Cioffi (6) 1,800.00
UNIVERSITY AV, ws, 316.05 n 176th, 50x100; Wm F McElroy—Fredk W Heidelberger & P Ventimiglia (9)... 96.00

MAY 11.

No Mechanics' Liens filed this day.

MAY 12.

156TH ST, ss, 100 w Elton av, 45x100; Pheon Cont Co—Blache D Taylor and Edward B Terrill; Jacob Keller Cont Co (11) 36.00
UNIVERSITY AV, ws, 316.05 n 176th, 50x100; P Ventimiglia—F W Heidelberger (10) 475.00

MAY 13.

UNIVERSITY AV, ws, 316 n 176th, 50x100; Julius Capozzi—Varsity Constn Co, Pasquale Ventimiglia & Varsity Constn Co (12)..... 165.00

Brooklyn.

MAY 6.

E 14TH ST, es, 300 n Av X, 100x100; S Adragna—Coegold Co & H Sommerfield 51.75
43D ST, 1262-4; S Nathan—Jos & Max Sternberg 235.00
HOPKINSON AV, 482-6; Oriental Fire Proof Sash & Door Co—Thespian Bldg Corpn & Fredk Neugass 375.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; T Kramer—Livonia Holding Co & Abr Krantsky & S Koenig..... 513.00
SAME PROP; Canadian Bldg Co—Livonia Holding Co & Tenner Kramer. 90.00

MAY 7.

HOPKINS ST, 250; M Blumberg—Sarah Simon & Max Goldstein 88.48
SCHERMERHORN ST, 42-4; also COURT ST, 94 to 110; also STATE ST, 175; C Schwenker—Estate Jos D Willis, ida M & Henry A Willis.... 787.71
OCEAN AV, sec Newkirk av, —x—; L Weisfeld—Kirknew Realty Co 83.00

MAY 8.

18TH ST, 597-9; M Annenberg—Naples Bldg Constn Co & Michl A Abuzio... 90.00
HOPKINSON AV, 482-6; Delton Watnick Co—Thespian Bldg Co (San Howe Amusement Co, lessee) & Fredk Neugass 190.50
ST MARK'S AV, 1424; M Annenberg—John King 18.50

MAY 10.

VAN DAM ST, 42-44; Mike Casaline—J W Moore & C Preutte..... 185.75

MAY 11.

DOUGLASS ST, swc E N Y av, runs s123.4xw100xs25xw25xn105.10xe132 to beg; M Perlman—Saml Katz 1,600.00
FULTON ST, 422; Eastern Fire Proof Sash & Door Co—Abrast Realty Co & Geo F Driscoll Co 995.00
E 15TH ST, 1460; J Feldman—Isador Levy 73.95
E 28TH ST, 462; M H Johnson—Walter E Mac Adam & Wm C Owen, Jr..... 340.00
ROCKAWAY AV, ws, 175 s Schenck av, 500x500; J T Sullivan—Canarsie Operating Co, Louis Berni, Philadelphia Toboggan Co..... 274.57
2D AV, ws, 100 n 41st, 75x200; F C Farnsworth Co—Bush Land Co, & Saml & Morris Honeyman, Leo Brocker & Michl Mislig, doing bus Mercury Rubber Co 111.70

MAY 12.

PACIFIC ST, ss, 158 w Columbia, 52x52; Albert A Volk Co—N Y Dock Co & Gabler Constn Co..... 296.75

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 8.

905TH ST, foot of North River; Calumet Iron Works—Curtis Blaisdell Co et al; June3'14 ..... 3,994.00

MAY 10.

No Satisfied Mechanics Liens filed this day.

MAY 11.

BROADWAY, 901; Otto Reissmann—Ed H Mount et al; Mar3'15 ..... 110.00
BROADWAY, 1313; Ganford Co—Edw J Noble et al; May4'15 ..... 3,085.30
SAME PROP; same—same; May5'15.. 3,085.00
COLUMBUS AV, es, 50.7 s 109th; Raisler Heating Co—Annie E Potter et al; Dec16'14 ..... 250.00
3D AV, 1550-56; also 87TH ST, 177 E; Mawneer Mfg Co—Henry D Greenwald et al; Apr6'15 ..... 350.00

MAY 12.

No Satisfied Mechanics' Liens filed this day.

MAY 13.

125TH ST, 121-23 E; Edwin C Worns—Estate of Andrews Scher et al; Apr20'14 ..... 11.61
WADSWORTH AV, 124-26; Standard Fireproof Sash & Door Co—Wm Hobson et al; Dec17'14 ..... 250.00

Bronx.

MAY 7.

No Satisfied Mechanics Liens filed this day.

MAY 8.

LAFAYETTE AV, 1430; Sam Davidson Libson Realty Corpn et al; Oct19'14. 83.95
TINTON AV, 1491; Bernard J Reynolds—Annie P Marcella et al; Sept19'14. 83.50

MAY 10.

178TH ST, 1015-17 E; Silverman & Lonzetta—Hull Constn Co et al; Oct20'14. 200.00

MAY 11.

178TH ST, ns, 98 w Boston rd, 87.6x100; Chas A Merritt—Hull Bldg Co et al; Dec23'14 ..... 1,091.11
MORRIS AV, 1543; Jacob Wolfson—Mollie E Katzen et al; Feb20'15 ..... 180.00
MORRIS AV, 1543; Isidor Albert—S G Katzen et al; Jan12'15 ..... 35.00

MAY 12.

No Satisfied Mechanics' Liens filed this day.

MAY 13.

MANIDA ST (**), ns, 90.2 e Garrison av; Fickle Concrete Constn Co—Manida Co et al; July29'09..... 1,375.00
MANIDA ST (**), sws, 158.1 se Garrison av; same—Meehan Bldg Co et al; July29'09 ..... 3,712.00
MANIDA ST (**), ss, 200 e Garrison av; Fickle Concrete Constn Co—Meehan Bldg Co et al; May21'09.... 788.00
MANIDA ST (**), ws, 158 s Garrison av; same—Meehan Bldg Co et al; May25'09 ..... 3,712.00
MANIDA ST (**), nwc Lafayette av; same—Manida Co et al; June 10'09. 1,375.10
136TH ST, ns, 100 w Southern Blvd, 100x100; Aug J Lundgren—Buellesbach Constn Co et al; Feb9'14. 60.00
136TH ST, ns, 100 w Southern blvd, 100x100; H E Astheimer Co—Buellesbach Constn Co, Inc, et al; Jan 21'1915 ..... 503.75
HUNTS POINT RD (**), ws, — n Lafayette av; Fickle Concrete Constn Co—Hunts Point Constn Co et al; May21'09 ..... 1,581.00
HUNTS POINT RD (**), se or swc Garrison av; same—same; July29'09... 1,581.00

Satisfied Mechanics' Liens, Bronx, Continued.

VYSE AV, 1490; Angelo Altieri & Co—Charlotte H Nouskajian et al; Mar 5'15 ..... 50.00

MAY 14.

MANIDA ST (**), sws, 158.1 se Garrison av; Fickten Concrete Constn Co—Meehan Bldg Co; July29'00..... 788.00

136TH ST (**), ns, 100 w Southern blvd; Murray & Hill Co—Jos Buelles-bach Constn Co et al; Dec4'13..... 2,400.00

SAME PROP (**), Louis Guerr—same; Dec4'13 ..... 2,200.00

SAME PROP (**), Osslan Johnson—same; Dec8'13 ..... 756.50

SAME PROP (**); Eagle Wrought Iron Works, Inc—same; Dec4'13..... 1,827.90

**Recorded in N. Y. County.

Brooklyn.

MAY 6.

GOLD ST, 333; Jas Mitchell—National Bridge Works & Tredennick Co (Inc); May6'14 ..... 1,000.00

GOLD ST, es, 100 n Myrtle av, 74x150; Edw H Cook, Jr Manhattan Bridge Three-Cent Line & Natl Bridge Works & Tredennick Co (Inc); June15'14 ..... 1,292.79

SAME PROP; Harry B Royer—same; June13'14 ..... 1,030.28

BAY 17TH ST, 181; H F Meistrell Heating Co—Antonio di Candia; May 4'14 ..... 120.00

MAY 7.

ASHFORD ST, es, 110 s Blake av, 26x90; Max Schwartz—Jos Zeitseff; May 4'15 ..... 15.00

MAY 8.

MAPLE ST, ss, 160 e Nostrand av, —x—; also MIDWOOD ST, ss, 100 e Nostrand av, —x—; Midwood Cont Co—Homewood Holding Co & Henrietta & Jos P Hamblen, Jr; Jan27'13 ..... 841.40

MAY 10.

BARRETT ST, ws, 100 n Sutter av, 100x100; Marceca Bros—Regal Holding Co; Mar1'15 ..... 225.00

SAME PROP; same—same & Sultsky & Bromberg (Inc); Mar24'15 ..... 250.00

HINSDALE ST, es, 100 s Blake av, 100x100; Isidor Krassner & ano—W F S Constn Co (Inc); Oct19'14 ..... 13.10

W 23D ST, 2882; M A Northridge—[1]Progressive Hotel Co (Inc) & M Townsend; Apr30'15 ..... 60.00

MAY 11.

RIVERDALE AV, swc New Jersey av, 100x95; Standard Lime Co—New Lots Constn Co; May6'15 ..... 728.62

MAY 12.

[1]BARRETT ST, ws, 100 n Sutter av, 100x100; Perozzi & Son (Inc)—Regal Holding Co (Inc); May12'15 ..... 100.00

E 34TH ST, es, 500.2 n Tilden av, 100.1x84; Fredk C Dennington—Fishkind Bros (Inc) & Wm Fishkind; Apr27'15 35.00

84TH ST, ws, 540 n 19 av, 55.3x100; Frank M Brown—Jacob Sarnoff, Geo Martin & Conwar Constn Corpn; Dec31'14 ..... 302.06

84TH ST, ss, 550 w 19 av, —x—; same—Jacob Sarnoff, Conwar Corpn & Jno C Langan; Jan5'15 ..... 140.00

ATLANTIC AV, 1679; Aaron Levinthal & ano—Jno A Selsman & Jno Cohen; Apr12'15 ..... 284.00

EASTERN PKWAY EXT, nws, 143 w Hopkinson av, —x—; Bernard Lodrow—Fink Kap Constn Co & Ira Kaplan; Mar29'15 ..... 110.50

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 6.

SCHEDLER, Herman; Fuchs & Lang Mfg Co; $119.98; H B Ketcham.

MAY 7.

RICE, Bruce L; Hayden, Stone & Co; $9,000; K R Babbitt.

MAY 8.

MARINA, Gonzales; Ernest B Horwitz; $22,500; G M Brooks.

MAY 10.

No Attachments filed this day.

MAY 11.

HEYDEMANN, Dietrich; Emil Karpeles, indiv & surving partner; $6,018.70; B Loewy.

MAY 12.

DUNCAN, Isador; Ernest F Wagner; $3,756; J J Sullivan.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 7, 8, 10, 11, 12 & 13.

Eaclava, Gust & Geo Conidores. 6th av, 683..Wm Yoost. Moving picture theatre, &c. 2,000.00

Kreutzer, Chas or Carl..Chambers st, 101..Fred Hollander & Co. Chattels, lease, &c. 19,030.44

Lutynski, Minnie, to Stanley Skoblicki ..Bill of sale, lease, &c, of 21 st, 36 E ..... nom

Bosco & Co. Prince st, 131-5. Shipley Constn & Supply Co. Machine..... 850.00

3d St Realty Co. W Bway, 570-6..U S Constn Co. Fire Extinguishers.... 5,720.00

38 West 59th St Co. 59th st, 38 W.. Otis Elevator Co. Elevator.....(R) 195.00

Bronx.

MAY 7, 8, 10, 11, 12 & 13.

Fairhurst, Wm S. 2662 Park av.. Greater N Y Granite Works Co. Machinery. 965.00

Strauss & Co, Inc. 596 E Tremont av.. Unger Bros, Inc. Electric Sign..... 95.00

Brooklyn.

MAY 6, 7, 8, 10, 11 & 12.

Heights Bldg Corpn. Carroll st, nr Albany av..Baldinger & Kupferman Mtg Co. Gas Fix. 280.00

I C S Realty Co, Inc. 6th st, nr 8 av ..Isaac A Sheppard & Co. Ranges.. 184.00

Johnson Realty Co. Troy av, c Prospect pl..Louis Quadre. Bath Tubs, &c. 600.00

Lirock, Inc. Rockaway av, nr Livonia av..Isaac A Sheppard & Co. Ranges. 874.00

Parker & Lepofsky. 41st st, nr 13 av ..Elsie E Kerby on extra(R)..... 693.00

Wingerath, Wm. 905-7 E 38th st.. Flatbush Gas & Elec Fix Co. Gas Fix. 60.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 10.

30TH ST, 29-33 W; Charter Constn Co loans Wallack Constn Co, Inc, to erect 12-sty mercantile bldg; 9 payments..115,000.00

MAY 11.

180TH St, ns, 170 e Audubon av, 50x100; City Mtg Co loans Hennion Constn Co to erect 5-sty apartment house; 10 payments 36,000

MAY 12.

154TH ST, 429-31 W; Abr Stern & Chas Jackson loans W 154th St Co, Inc to erect a 5-sty apartment; —payments 29,000.00

BROADWAY, sec Ellwood, 201.9x192.6x irreg; Premium Holding Corpn loans Haven Constn Co, Inc, to erect a —sty building; 14 payments 150,000.00

MAY 14.

VERMILYEA AV, ns, 150 e Academy, 75x150; City Mtg Corpn loans Duluth Realty Corpn to erect a 5-sty apartment house; 10 payments 50,000.00

Bronx.

MAY 11.

165TH ST, sec Bryant av, 60x100; City Mtg Co loans Reich Bldg Co, Inc, to erect 5-sty apartment; 11 payments..44,000.00

BRYANT AV, es, 60 s 165th, 50x100; City Mtg Co loans Reich Bldg Co, Inc, to erect 5-sty apartment; 11 payments 31,000.00

MT HOPE AV, es, 75 s Mt Hope pl, 100x171.5; Sarah F Deutsch loans K & R Constn Co, Inc, to erect four 5-sty tenements; 7 payments..... 80,000.00

MAY 12.

FAILE ST, ws, 205 s Aldus, 100x238.8; City Mtg Co loans B & W Bldg Co, Inc, to erect five 5-sty apartments; 13 payments $150,000.00

MAY 13.

180TH ST, nwc Vyse av, 144.7x150.02; City Mtg Co loans Mott Av Realty Co to erect 3 5-sty apartments; 11 payments 135,000.00

ORDERS

Brooklyn.

MAY 6.

DELAMERE PL, swc Newkirk av, —x—; also 1 22D ST, es, 99.11 s Newkirk av, —x—; Dragone Constn Co on People's Trust Co to pay Raisler Hacting Co 500.00

SAME PROP; same on same to pay same 600.00

VAN DAMM ST, es, 100 n Nassau av, —x—; C Perretta on J N Moore to pay Realty Supply Corpn 584.01

MAY 10.

STERLING PL, sec Rochester av, 120x100; J V Cunningham (Inc) on Spencer Aldrich to pay Realty Supply Co. 226.57

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 166 of 1915 (new), New Building 2139 of 1915, 2245 Pitkin avenue, Brooklyn. William C. Winters, appellant.

That building does not comply with Section 109 of the Building Code.

As building is only to be used as a motion picture house and not a theatre and it is not intended to operate both floors at the same time therefore not having more than 600 people at any performance. Building is also constructed of fireproof material throughout.

Why a motion picture house should be compared with the theatre laws. We have complied with all laws and rules regarding a motion picture building for both floors, providing proper means of exit, width of stairs, doors, etc.

We consider that as building is constructed entirely of fireproof material and proper means of exit have been provided eliminate every means of danger from fire etc. Also we consider a roof garden far better than an open air motion picture that is constructed on the street level, inasmuch as there is less danger for the people taking cold from dampness, and the air being much purer.

Appearances: Wm. C. Winters and Dr. Majer.

On motion, DISAPPROVED.

APPEAL 167 of 1915, New Building 2468 of 1915, south side Dean street, 256' 6" west Rochester avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conform with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick cross fire wall separating front part of building from rear part of building is provided.

APPEAL 168 of 1915, New Building 2470 of 1915, 75-87 Woodruff avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code in re brick partition walls. Rest of appeal worded same as in Appeal 167 of 1915.

APPEAL 169 of 1915, New Building 2505 of 1915, south side of Glenmore avenue, 50' west Alabama avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 168 of 1915.

Appearance: Abraham Reiner.

On motion, Appeals 167, 168 and 169, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 170 of 1915, New Building 2544 of 1915, southwest corner East New York avenue and Tapscott street, Brooklyn. Edward M. Adelsohn, appellant.

Violation of Section 31 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the provisions of law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26'.

The walls forming the structure conforms to the Building Code in that the bearing walls are not over 26' apart. Also a brick wall at the stair hall separates the front part of the building from the rear part into small areas. Similar construction to that shown on the plans have been approved by the Superintendent of Buildings for the Borough of Brooklyn, numerous times, and that said construction does comply with the Building Code. All floor and roof girders and columns will be fireproofed with wire lath and 2" concrete.

Appearance: Edward M. Adelsohn.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 171 of 1915, New Building 683 of 1912, Broadway, Nassau, Pine and Cedar streets, Manhattan. E. R. Graham, appellant.

35. All trim should be incombustible in accordance with Section 105 of the Building Code. The superintendent has disapproved the material which it is proposed using.

The use of non-fireproof wood be allowed in the space to be occupied by the Bankers' Club of America as shown by plans submitted. The finish of these rooms must be the finest, which is impossible to obtain by the use of fireproofed wood.

The amount of wood involved in the proposed installation is less than one per cent. of the floor area of the building. Automatic closing shutters are being provided as shown on the plans to divide the area in which this wood is located. All the proposed wood will be hard wood and solidly backed up with fireproof material, leaving no open spaces.

Appearances: L. J. Horowitz, A. F. Gilbert and George Simpson.

On motion, APPROVED on CONDITION that automatic self-closing fireproof doors be provided at each of the points marked "A" on the 36th floor plan.

APPEAL 172 of 1915, New Building 2340 of 1915, 245-249 Midwood street, Brooklyn. P. Tillion & Son, appellants.

1. Comply with Section 31 of Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

1. The Superintendent of Buildings has refused to approve the manner of construction and materials proposed to be used in this building.

1. Comply with Section 31 of the Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

We believe Section 31 of the Code provides for using iron columns and girders in place of brick partition walls. We have provided an 8" brick wall across the centre of the building as a fire protection.

Appearance: Philip G. Tillion.

On motion, APPROVED on the following CONDITIONS:

1. That a self-closing fireproof door be provided in the cellar at point marked "A" on the cellar plan.

2. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 173 of 1915, New Building 2240 of 1915, 23-25 Lenox road, Brooklyn. Slee & Bryson, appellants.

Denied as to Section 32 of Code—area of non-fireproof building.

Application No. 2240 for New Building for the year 1915 has been denied as to Section 32 of Code—area of non-fireproof building.

That the proposed construction of building be granted as shown on plans, i. e., brick walls, steel and concrete floors, fireproof partitions, steel girders and columns, 3" x 9" spruce roof beams, entire ceiling be covered with 26 gauge metal ½" plaster board as per Fire Department regulations, and fireproof windows on all lot lines.

The building is only one story in height; at least 75 feet away from any other building on the block; is outside of the fire limits; is to be used as an automobile storage where no gasoline is stored or kept on the premises. Further the Building Code provides for the Commissioners' option in such and similar cases as herein described, "Under Section 32."

Appearance: John R. Slee.

On motion, APPROVED, in view of the fact that the building is outside of the fire limits.

APPEAL 174 of 1915, New Building 2389 of 1915, 3101 Surf avenue, Brooklyn. George H. Suess, appellant.

Denied under Section 31 of the Code.

To approve the mode and manner of construction in regards to using steel columns and steel girders to support upper floors instead of brick wall bearing partition.

It is desired that iron columns and steel I beam girders as marked on the plans and elevations be used as a means of support of upper floors instead of brick bearing wall. Brick cross wall tiering bearing walls marked on the plans. Entire first floor is used for stores.

That this mode of construction in this case is equally good. Also, in case of the first floor, as entire first floor is used for store purposes, a brick wall would spoil all the stores as it would run right through the centre of the stores.

Appearance: Geo. H. Suess.

On motion, APPROVED on the following CONDITIONS:

1: That an unpierced brick wall not less than eight inches thick be built at the point marked "A" on the cellar and first floor plans, to extend from the cellar floor to the underside of the roof-boards.

2: That the vestibules at the ends of the staircase halls be built of six-inch terra cotta blocks in steel framing, fireproofed in accordance with the regulations of the Bureau of Buildings.

3: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 175 of 1915, New Building 103 of 1915, 1103-1109 Broadway and 1-5 West 24th street, Manhattan. H. Craig Severance and Wm. Van Allen, appellants.

1. Walls are of unlawful thickness.

1. An equally good form of construction can be employed.

1. To allow the walls to be 12 in. thick above the first story as shown on the plans.

1. Skeleton frame construction being used, the walls are carried at every floor and are only 12 ft. 10 in. high.

Appearance: H. Craig Severance.

On motion, APPROVED on CONDITION that the walls of the first story be made not less than sixteen inches in thickness.

APPEAL 176 of 1915, New Building 49 of 1915, 588 Fifth avenue, Manhattan. Alfred Freeman, appellant.

7. Proposed walls in first story and in basement are of unlawful thickness. Section 36.

That an equally good and more desirable form of construction can be employed.

To construct side and rear walls, which shall be of skeleton type 12 in. in the first story and 16 in. in the basement and same to be carried on steel framing.

1. A 12" wall being considered as sufficient for the upper 75 feet or more on the exposed part of the building, the same should apply to the lower or less exposed part of the building.

2. The height of the first story is less than 15 feet and since the walls are supported at each story by steel beams the weight of the first story wall or the load on the lower layer of bricks is considerably less than that which would develop in the use of a 12" bearing wall carried to its lawful height.

3. This wall carries no load other than its own weight.

4. The main use of this wall is as a fire protection or protection from the elements.

5. The use of a 16" wall in the basement would be in conformity with the Code requiring that the basement wall be made 4" thicker than the wall above.

6. Since this is only an 8-story building no special features or difficulties present themselves.

Appearance: Sidney Diamant, engineer.

On motion, APPROVED on CONDITION that the basement walls be made not less than sixteen inches in thickness.

APPEAL 177 of 1915, New Building 2631 of 1915, 390 East 4th street, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31 Code does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick provided midway of the building from cellar to roof.

3. S. C. F. P. D. provided in the cellar at the same time.

4. That all columns and girders supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

BUREAU OF FIRE PREVENTION.
Municipal Building.
ORDERS SERVED.

(First name is location of property; and next following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and number avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A	Interior Alarm System.
DL	Locked Doors.
El	Electrical Equipment.
Ex	Exits.
FA	Fire Appliances, Miscellaneous.
FD	Fire Drills.
*FE	Fire Escapes.
*FP	Fireproofing.
Rec	Fireproof Receptacles.
GE	Gas Equipment and Appliances.
DC	Heating or Power Plants (Dangerous conditions of)
O	Obstructions.
Rub	Rubbish.
Ex S	Exit Signs.
No S	No Smoking Signs.
*Spr	Sprinkler System.
*St	Stairways.
*Stp	Standpipes.
SA	Structural Alterations.
*Tel	Telegraphic Communication with Headquarters.
TD	Time Detector for Watchman.
Vac	Vacate Order (Discontinue use of)
*WSS	Windows, Skylights and Shutters.
CF	Certificates of Fitness.
D & R	Discontinuances or Removals.
*Fil Sy	Approved Filtering and Distilling Systems
*OS	Oil Separator.
RQ	Reduce Quantities.
*St Sys	Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending May 8.

MANHATTAN ORDERS SERVED.

Named Streets.

Beekman st, 69—Grubel & Co.....Rub-Ex
Bleecker st, 2-4—Brodsky & Katzberg.....FP
Bleecker st, 2-4—Moe Milman.....FP-FA
Bleecker st, 123-125—Steinberg & Forman. FP-FA-FD-Rec-GE
Bleecker st, 123-125—Hirsch, Wolff & Co. FA-Rec-FD
Bleecker st, 123-125—Bertha Petsky. O-FD-Rec-FA-FP
Bleecker st, 123-124—Jacob Manowitz FD-FP-Rec-GE
Bleecker st, 123-125—Lewis Bros...Rec-GE-FD
Bleecker st, 123-125—Manhattan Bandeau Co. FD-Rec
Bleecker st, 123-125—Diamond Coat Front Pad Co. .....FP-FD-Rec
Bleecker st, 123-125—Greater New York Feather Co. .....FA-FP-FD-GE-Rec
Fulton st, 87—Francis H Sloan, 267 Hancock, Bklyn .....Stp(R)
Grand st, 421—Jos Schmalzl Cleaning Est. CF-FA-FP(R)-NoS-Ex
Greene st, 53—Geschwind Bros..Rec-FP-FP(R)
Greene st, 53—L & H Waist & Dress Co....FP
Lafayette st, 266—Isaac Wheatfield, D & R-Ex-FA-Rec
Ludlow st, 19—Sam Glickman. Rec-FP-FP(R)-FA
New Chambers st, 24-34—Patrick J Gallagher Rec
New Chambers st, 24-34—Reid's Ice Cream Co FA
New Chambers st, 24-34—George W Miller..Rec
Pearl st, 59—Universal Picture Cut Co. CF-FP-NoS-FA
South st, 32—William H Swan.....Rec-FA
Walker st, 57—Steuer & Siegel.....FD
Walker st, 57—L Lipschitz.....FD
Walker st, 57—Nierenberg, Ehrlich & Co...FD
Walker st, 57—Ullman & Oppenheimer.....FD
Wooster st, 152-156—Cymrot & Cohen.....FD
Wooster st, 152-156—Joseph Cohn & Son..FD
Wooster st, 152-156—L B Simonds & Co....FD
Wooster st, 152-156—Goodstyle Hat Works..FD
Wooster st, 152-156—Joseph B Bloomingdale, 78 5 av .....A-FD

Numbered Streets.

3 st, 55-57 W—Livingston Holding Co..Stp(R)
4 st, 405-411 E—Est Betsie A Fay.....Stp(R)
11 st, 61 E—Dube & Reingold.....Rec-FA
14 st, 354 W—Mrs Anna Gildea.....Rub
17 st, 11 W—Edward W Browning, 110 W 40 .....Spr
17 st, 13 E—Mrs Lizzie Armstrong.....Stp(R)
17 st, 15 W—Wilward Realty Corp, 220 Bway Stp(R)
18 st, 231 W—J Odell Whitcomb.....NoS-FA
19 st, 335-337 W—Andrew Greis Co.....D&R
21 st, 225 E—Nicholas Morizio..NoS-FP-FP(R)
23 st, 361-363 W—George G Rambaud....FA-Rec
24 st, 27-33 W—Morris Prashker...GE-Rec-FP
24 st, 27-33 W—Empire Cloak & Suit Co. FP-GE-Rec
24 st, 27-35 W—Lachman, Hirsch & Co.Rec-FP
24 st, 27-35 W—Columbia Mills Co.....Rec-FP
24 st, 36-44 W—76 5th Av, Inc, 149 Bway.Stp(R)
25 st, 119-25 W—S L Hoffman & Co..FD-FA-Rec
26 st, 15 E—Australasian Films, Ltd..Rec-D&R
28 st, 145-147 W—Fashion Button Works. CF-Rec(R)-Rub-D&R
31 st, 31-33 W—Lurie Dress & Waist Co. FP-Rec-FD
37 st, 135-137 W—Greeley Square Garage Co. CF-FA-Rec-FP-D&R
39 st, 146-148 W—Opera House Garage.....CF
41 st, 18 E—The Grand Lake Co.....NoS-Rec
41 st, 520-524 W—Albert Pryibil.....FP
52 st, 404 E—Louis Rippel.....Rub
53 st, 143 E—George Raymond.....Rub-GE
54 st, 423 W—Dickson & Turnbull Co. NoS-FA-Rec-El
55 st, 146 W—Weidman & Schaefer.....FP
56 st, 208 E—Aaron Altmayer Est, 62 E 86..Rub
56 st, 210 E—Jacob Doll.....NoS-FA-Rec
57 st, 146 E—A Van H Stuyvesant, 3 E 57 NoS-El
76 st, 260 W—76th St Co.....Stp(R)
88 st, 56 E—Mrs L M Pollack...NoS-FA-El-Rec
96 st, 216 W—S Blechman & Co....FA-NoS-Rec
100 st, 204 W—William Winter..NoS-Rec-D&R
105 st, 116-138 W—Louis Burghardt NoS-FA-CF-WSS-Ex-Rec-D&-R
121 st, 421 E—William Austin Est, 416 No Bway, Yonkers. .....FP(R)
124 st, 208-214 W—Normal Auto Station, Inc. CF-FP
181 st, 517 W—Philip Loebel.....FA
216 st, 416-422 W—Evans Film Mfg Co..FP-Ex

Named Avenues.

Av B, 105—Morris Singer, 515 W 110.....Rub
Broadway, 150—Ella V Von E Wendel, 175 Bway .....Stp(R)
Broadway, 466-468—Est George Bliss, care W P Bliss, 71 Bway .....FP(R)-FP
Broadway, 591—Charles W Endel, 752 Bway...A
Broadway, 682—James L & John Beers..Stp(R)
Broadway, 1890—Brody-Murray Motors Corp. NoS-FA-El
Broadway, 2001-2019—O J Gude Co.....Rec
Broadway, 2869—Samuel Ferber...NoS-FA-Rec
Columbus av, 568—Max Grodin.....NoS-FA
Park av, 1892—Friedenbach Bros..NoS-FA-Rec
Park av, 4462—Edward McCann.....Vac
Park Row, 165-173—Frank Lewis..A-FP-FE(R)

Numbered Avenues.

2 av, 2330—Joseph Diamond.....FA-Rec
5 av, 84-90—Leon Malraison.....Spr
8 av, 896—Elizabeth Grobet...FA-RQ-Rec-D&R
8 av, 2234—Henry Freedman.....NoS-FA-Rec
11 av, 425-435—Anheuser Busch Agency.....CF

BRONX ORDERS SERVED.

Numbered Streets.

137 st, 245-9 E—J L Mott Iron Wks, 118 5 av Rub
231 st, 167 W—Louis Grossman.....NoS-FA-Rec

Named Avenues.

Jerome av, 2332—Sternschuss Co.....FA-D&R
Washington av, 1488—Dr Julius Hammer. NoS-Rec-FA
Willis av, 290—Peck & Shapiro.....FA

BROOKLYN ORDERS SERVED.

Named Streets.

Berry st, 411—Edwin M Bullwinkel, M.D., 87 S 9 .....NoS-Rec-DC-El
Court st, 543—S B Dayton, Inc.....FA-DC
Cumberland st, 368-70—Thos C Craig, M.D., 187 Washn Pk .....CF-Vac
Front st, 227—Gaitano Morino.....RQ
Fulton st, 1839—Chas Frey, Union Course, L I .....NoS-FA-Rec
George st, 65-7—Tascarella Bros.....El-CF
Hancock st, 938-40—Arthur Brauner. Vac-CF-FP(R)
Morrell st, 29-31—Saml Gonsky.....FA
Pacific st, 754—C Kenyon Co..StSys(R)-Rec-Vac
Van Brunt st, 328—Philip Kessler...NoS-FA-DC

Numbered Streets.

6 st, 192-200—Geo Carrizzo & Co, Inc. FP-DC-RQ-Ex-O
10 st, 248-56 N—Geo W Speaight & Co.CF-StStys
20 st, bet 8 & 9 avs—The Booth Felt Co, Inc. 450 19 st. .....NoS-FA-Rec
38 st, 1433—Shatkun & Kahn.....Rec-FA
38 st, 1433—Szemko & Gaydica.....CF-Rub
59 st, 1850—Franz Schlip.....NoS-FA-Rec

Named Avenues.

Atlantic av, 141-3—O'Brien Estate.....Tel-A
Flatbush av, 1119—Bolstein, Epstein Co....FP
Flatbush av, 1580—Fred W Brecht. StSys(R)-CF-Rec-Vac-FP
Flatbush av & 32 st—Ice Mfg Co, Remsen av, Far Rockaway .....CF-Vac
Flushing av, 1469—Henry Kruse...NoS-Rec-FA
Gates av, 660—Louis Schneider.....El
Manhattan av, 399-407—Peter Schwartz & Sons .....FA
Metropolitan & Morgan avs—Sanitary Fireproofing & Contg Co.....NoS-FA
Montauk av, 13—Montauk Metallic Bed Co. NoS-FA-Rec-Vac
Prospect av, 93-5—So Bklyn Paper & Bag Co. Vac
Ralph av, 207—Nathan Sulds.....NoS-FA-Rec
Waverly av, 187—Herbert L Pratt.....FP

Numbered Avenues.

3 av, 4214—Meyer Sukenick, 4204 3 av.....DC
5 av, 5422—P E Smyth.....EP-El-FA-Vac-Rec
18 av, 6402—Peter C Richard.....EP-FA

QUEENS.

Named Streets.

Birch st, 811 (R H)—Paul Hofer, Jr, 50 Birch .....Nos-FA-Rec

Numbered Streets.

1 st, 88-96 (L I C)—Standard Oil Co, N Y, 26 Bway, Manhattan.....FA-NoS
6 & Freeman sts (L I C)—Harrolds Motor Car Co, 233 W 54, Manhattan.....CF
10 st, swc 3 av (College Pt)—U S Metal Products Co, 43 Wall, Manhattan...StSys-FP

Named Avenues.

Brenton av & Douglas st (Jamaica)—DeMilt Bros .....FA-FP
Clinton av, 130 (Maspeth)—Ludwig Paslanski Vac-FA
Laurel Hill—The General Chemical Co, 25 Broad, Manhattan.....FA-CF-D & R
Lefferts av, 1321 (Richmond Hill)—G. A. Meyer .....NoS-FA-Rec
Sandford av, 554—Dr Walter G Hallstead, 69 Main, Flushing .....NoS-FA-Rec
West av & Newtown Creek (L. I. C.)—Roscoe Lumber Co .....FA-RG

RICHMOND.

Named Streets.

Richmond ter, 1978—Jos F McKinney, Port Richmond .....Rec

Named Avenues.

Amboy rd & Weir av—Leone Laudati, Tottenville .....CF-Rec

BUILDING MANAGEMENT

FACTORY HEATING AND VENTILATING

By J. P. MALLETT, Society for Electrical Development

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE installation of a heating and ventilating system in a factory is invariably considered as an expense to be reduced to its lowest terms. This is no doubt due to the fact that it does not enter directly into the manufacturing operations of the factory. It is not an actual link in the chain of production, but it can, however, have a most important control of the surrounding atmosphere, and thereby of the workmen and thus of the total production. You will find some kind of a heating and possibly ventilating system in nearly all factories—this indicates the necessity.

Artificial Heat Necessary.

In our chief manufacturing centers the winters are too cold to make it possible for the workmen to do their work efficiently, if at all, without the use of some artificial heating system. It may be stoves, located at certain points, in which case a small section about each stove is perhaps too hot with the temperature falling as the radius from the stove increases, until there is an area too cold to work in. Possibly some steam or hot water system may be used with only natural radiation where the necessary heating pipes are supported on the wall or ceiling, or it may be that some system of natural circulation of hot air is installed.

Regardless of which one of the above systems may be used for heating, it would require another system for cooling in the summer. This may be only by opening the windows, which is sometimes better than nothing, or possibly the use of fans or blowers in certain sections, if not generally. This all shows that the manufacturer finds it necessary to control the temperature and condition of the air in the factory to a sufficient degree to permit his operators to work even during the extreme cold and hot seasons. If this is necessary is it not at least desirable and better to control the temperature and quality of air to such a degree that the employees are working at maximum efficiency at all seasons?

Influencing Factors.

The class of work a person can do is determined largely by his experience and mental ability. The amount and accuracy of the work he will do depends largely upon his physical condition and his physical condition in turn depends directly upon the air he works in. The importance of proper air for the workmen cannot be too strongly emphasized. It has been proved in many plants that from 10 to 25 per cent. more work can be produced where pure air and proper temperature are provided. Ignoring the humanitarian side of the case, it will pay in dollars and cents. It means contented labor, greater immunity from disease, longer life, therefore less frequent change in the productive organization.

Good Air.

Admitting the desirability of having good air in the factory, how can we get it at a reasonable cost? To have good air we must have some method of moving it so that there will be no dead air spots and it must be possible to control the velocity with which the air is moved, as well as its temperature and quality.

There has been only one method of heating and ventilating developed, as far as I know, which gives the desired results. It is the so-called "mechanical heating and ventilating system by forced circulation."

The apparatus consists of a blower, which is usually driven by an electric motor and a bank of coils enclosed in a proper housing. For heating, the blower



J. P. MALLETT.

forces the cool air through the coils of pipes which are heated by steam or hot water. For cooling, the air is forced by the blower around between the coils of pipes through which cold water is circulated and from there the air for either purpose is forced through distributing tubes throughout the factory, with outlets at such points and in such shapes as may best direct the warm or cool air to all parts of the factory, or to such parts as may most require it. The different outlets should be supplied with dampers by means of which the amount of air escaping at any outlet can be controlled.

Bad Air.

The exact method of installing such a system will depend on the shape of the building or space to be heated or ventilated, as well as the product to be manufactured and the arrangement of the men and tools for producing same, so it is very advisable when designing a factory building to make the plans with respect to the heating and ventilating system to be used. Don't leave this important factor of an up-to-date factory building as an after consideration of little value. It is said that "bad air slows up more workers than alcohol or ill-nourishing "food" and it is unquestionably true.

The air circulated in such a system can be washed and cleansed, humidity controlled, and even revitalized by ozone made by an electric ozonator. This shows how the air in a factory can be controlled when the heating and ventilating system is such that the air can be prepared as may be desired at a given place, and then circulated throughout the factory, so that the air may be changed as frequently as conditions require.

Why should any factory be without a good heating and ventilating system, when it is known that an increase of not less than 10 per cent in output can be secured by its use? This may make just the difference between a profitable and an unprofitable business.

It can be readily understood how important this is to a factory located as many factories are, where the outside air is dirty and often saturated with odors of various kinds, which make it unpleasant and unhealthy to breathe, and it frequently contains dust which might settle on the machinery and material being manufactured, so as not only cause extra expense to remove, but prove very injurious to bearings and other working parts. Acid fumes thus carried might be not only injurious to breathe, but attack various parts of the machinery to a serious extent.

Ventilation.

With proper ventilating system, the windows and doors of the factory in such a location may be kept shut during all seasons of the year, and the air taken into the factory can be cleansed and purified and then circulated through the factory in the regular heating and ventilating ducts, and the pressure of the air being greater on the inside than the outside of the building, will prevent any large quantities of air entering the factory around the windows or other similar places; in fact nowhere except at the regular intended intake where the air is prepared according to the requirements.

It is impossible to specify here just how such a system can be installed that will meet the conditions of all factories, as practically no two factories are the same, or have the same conditions existing either inside or outside, so that each one should be considered by itself as an individual proposition.

Fundamental Factors.

There are, however, certain fundamental factors entering into any heating and ventilating problem which must be known before any definite plans can be formulated. These factors will be different from each plant, but they will hold the same relative place of importance in determining the proper heating and ventilating plan for any given factory.

First: The building; what is its shape and dimensions? Also, of what material is it constructed in its various parts?

Second: What is to be manufactured in general and in each of the different departments of the factory?

Third: What change will it be necessary to make in the quality and temperature of the air to meet the requirements of each department, and how frequently should the air be changed in each department?

Fourth: Space allowable for the heating and cooling plant and distributing pipes.

When the above factors are known a proper heating and ventilating system can be designed, cost estimated and all information necessary, furnished for such installation.

Any of the large manufacturers of heating and ventilating apparatus are glad to furnish engineering data on application with the above factors given.

John E. Eustis Elected President.

At their meeting held May 11, the directors of the Guaranteed Mortgage Company of New York elected John E. Eustis, former Public Service Commissioner, to the presidency of the company. Up to the expiration of his term as a member of the Public Service Commission for this city, in which he served for almost seven years, Mr. Eustis had worked for the municipality almost continuously over a period of many years. Among the positions held were those of school trustee, school inspector, commissioner of education and park commissioner for the Bronx. Since leaving the public Service Commission, Mr. Eustis has resumed the general practice of law. Mr. Eustis succeeds James L. Bennett, who resigned in order to devote his time to new interests in California. The directors also voted yesterday to increase the capital and surplus of the Guaranteed Mortgage Company of New York, from $350,000 to $500,000.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

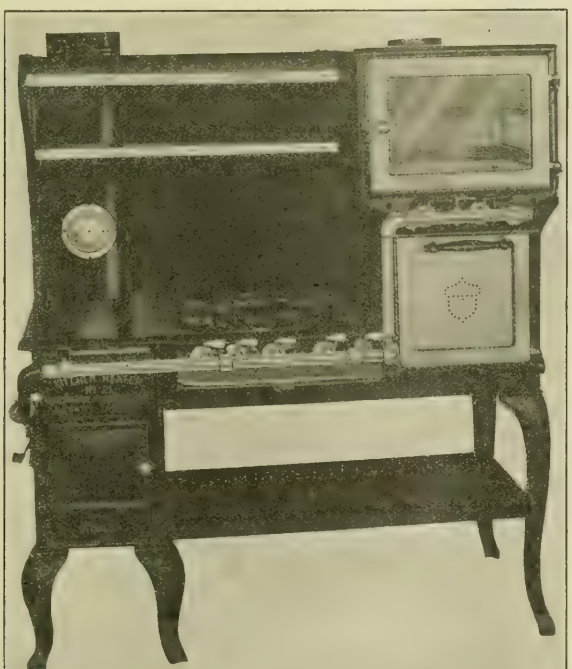
NEW ideas in gas ranges are being placed upon the market by enterprising manufacturers to meet the new requirements of modern apartment kitchens and kitchenettes, and it is the purpose of the Record and Guide, through the cooperation of the American Gas Light Journal, to present to our readers a series of illustrations showing the most modern gas cooking equipments that have been introduced or are about to be. The first of this series is presented herewith.

Compactness and Small Cost.

HERE is a small-sized gas range that is manufactured for use in a kitchenette of a modern apartment house where the servant problem has created



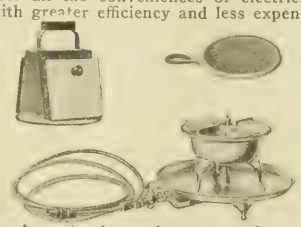
a demand for a range suitable in size and capacity for the preparation of a modest breakfast or luncheon and contemplating a trip to some neighborhood restaurant for the evening meal. It



will be noticed by the accompanying cut that this stove is equipped for boiling, broiling and baking, taking care of the warm cereal, the lamb chop and the hot muffin. This stove is well built and is so constructed as to make cleaning easy. Its protection by means of a rear apron and a shelf for plate warming lends much to its general attractiveness and utility.

Gas Table Specialties.

ALONG with the new styles of gas ranges are several novelty gas appliances which are shown herewith. The table set is a real step toward added comfort in the use of gas. It makes possible with gas a toaster, chafing dish and other small appliances so necessary in modern domestics. It eliminates the danger of the alcohol lamp; gives the user all the conveniences of electricity with greater efficiency and less expense.



In short, it places the owner of a gas-equipped apartment on exact par with the owner of an electrically equipped apartment. The complete set consists of table, stove, toaster, griddle or fry pan and six feet of nickel-plated metal tubing with one-eighth inch standard metal connections. The various parts can be ordered separately if desired. The stove consists of a bowl mounted on legs; resting on an eighth and ½-inch tray, also on legs. The toaster heats quickly and toasts rapidly, two slices of bread at once. The griddle is convenient for cooking cakes, chops, small steak, frying eggs, etc. Coffee percolators, tea or water kettles, sauce pans, chafing dishes, egg coddlers, etc., for the set can also be had from the same manufacturer. The cost from the manufacturer is moderate.

Family Apartment Gas Range.

THIS range is designed for an apartment occupied by a family which maintains a servant. It is constructed with the idea of doing away entirely with the coal range combining coal and gas in apartments or residences. It has real points of novelty and value.

The range shown in the illustration was built to supply the growing demand for a cabinet gas range with coal or coke heater for heating kitchens. The oven measures 18x16x12 inches and the broiler 18x12x12. The size of the cooking top is 20¼ by 33½ inches in length; over all, is fifty-two inches. The kitchen heater has a gas lighter with which it is possible to start a coal fire without kindling, and the fire box is full sized, making it possible to carry fire over night. The sheet metal parts and castings are furnished in a semi-gloss baked japanned finish. The oven doors are nickeled with glass enameled panels. This attractive combination is designed to be another step toward the "All Gas Kitchen," being but one-third coal and two-thirds gas.

Inexpensive Bath Water Heater.

HERE is a device that any apartment house owner can install for little expense and will appeal strongly to the family consisting in part of infants or invalids where hot water may be necessary during the night or where special



food in small quantities has to be prepared at unusual hours. It may be installed in a nursery.

The device is shown in the accompanying illustration. It consists of a burner in a bowl attached to a wall apron of enameled iron. It is 7 inches wide and 11 inches high, and is fastened to the wall out of the way. If desired it can be attached to a board and made portable for use in a number of rooms.

Another Type of Small Range.

THERE is shown in the accompanying illustration a gas stove somewhat on the style of the one shown elsewhere on this page, but is a little larger and is of little different design, having a shelf apron at the top and a side shelf on the left. This stove is also designed for apartment houses as well as residences, but it has a deeper



warming box underneath the cooking section and it has a little more nickel work on it. The type of burner is somewhat different. This stove is designed more especially for bachelor apartments, sets a little higher from the floor and the burners are of a little different design, calculated to conserve the patience of the masculine cook who has an early train to catch in the morning. This range is now ready for fall distribution.

CURRENT BUILDING OPERATIONS

Prominent Corner on Murray Hill To Be Improved, With Modern Structure, for the International Correspondence School

PLANS have been completed by F. E. Townsend, architect, 103 Park avenue, for the erection of a modern store and office building at the southwest corner of Madison avenue and 40th street. This property is owned by Mrs. Lilla B. Hyde and has been leased for a term of years to the Foster Building Company, of Scranton, Pa. The new structure will be known as the Foster Building, and has been designed and will be constructed especially for use as the headquarters of the Foster Institute of Domestic Arts and Sciences, which will give instruction throughout the United States and Canada in dressmaking, millinery, cooking and other branches of domestic science, by the home study method. The institute is a subsidiary of the International Correspondence School and it is proposed to operate it so that it will act in the education of women largely as the International Correspondence School has functioned in the education of men throughout the country.

According to the plans and specifications the structure will be twelve stories in height with a basement and subbasement, and will occupy a plot having a frontage of 54 feet on Madison avenue and of 120 feet in East 40th street. It will be fireproof in every sense of the word and will be equipped with the latest appliances for comfort and safety. The facades have been designed in the free perpendicular Gothic style and are to be built up of Indiana limestone, face brick and ornamental terra cotta. The first two stories will be entirely of limestone, above which face brick in four colors and terra cotta, also in colors will be employed. In the spandrels of the arches in the upper stories terra cotta in the same colors as the face brick will be used. The ornamental balcony shown will be of wrought iron and terra cotta and the roof will be of green Spanish tile.

The mechanical equipment of this building has been given particular thought by the architect and engineers. High speed electric passenger and freight elevators will be installed. The building will be heated by low pressure steam from a plant located in the basement and electric current for the operation of elevators, lighting, etc., will be furnished by the New York Edison Company.

The steel engineer is Thomas J. Bird, 30 East 42nd street, and the engineer for heating, electric work, plumbing and elevators is Louis E. Eden, 1 Madison avenue. The building will be erected under general contract by the Manhattan Construction Company, 76 William street, Manhattan. This structure, exclusive of the value of the land, will represent an expenditure of approximately $400,000.

The new building will be used almost exclusively by the Foster Institute. In it will be located the New York headquarters, and the administrative offices. It will also include an instruction department where the written lessons and samples of work submitted by students will be examined and corrected. Numerous instructors will be employed in this work. In this building the Institute will also conduct demonstration schools in sewing, dressmaking, millinery and cooking, for the purpose of demonstrating to those interested the benefits to be gained through a knowledge of these subjects and the practicability of the Institute's home study method of teaching them.

Two entire floors of the new Foster building will be devoted to a demonstration dressmaking school. Another entire floor will be used as a millinery school and another will be utilized as a cooking school. This floor will be completely equipped with the most up-to-date cooking utensils and appliances for sanitation and refrigeration.

There are only comparatively few parcels in this section of Murray Hill which are not either improved with modern buildings, or under long term leases. During the last few years the character of the section has undergone a complete change, and what was once one of the finest residential sections in the city, has been given over to business.

The opposite northwest corner of Madison avenue and 40th street, also under the ownership of Mrs. Hyde, and where she maintained her residence for many years, is now under lease to the Anderson Art Galleries, which concern occupies the adjoining twelve-story building, which was erected for its occupancy. On the southwest corner of Madison avenue and 41st street, is the twelve-story structure, occupied in part by the H. W. Johns-Manville Company. The owners of the corner also control the adjoining property on the avenue and in the street, these parcels having been acquired to protect the light and air of the larger building.

On the northwest corner of Madison avenue and 38th street is the Professional Building, designed for the exclusive occupancy of doctors, dentists and others engaged in a profession. This structure was erected on a site which had an interesting history, for many years the site of a handsome residence, which was subsequently sold to a firm of builders, which started the erection of a modern office building. As a result of the resale of the property, to an adjoining owner, the erection of the building was discontinued, and the present structure built.

At the southeast corner of Fifth avenue and 41st street the new establishment for Arnold, Constable & Company is in the course of construction, which will mean another notable link to the already long chain of mercantile structures in the section. The southeast corner of Madison avenue and 38th street, occupied for many years as a place of worship by the congregation of the Old South Church, was sold some time since to a firm of speculative builders, and the announcement was made that an apartment house might be erected.



Manhattan Const. Co., Builder. F. E. Townsend, Architect.

PERSPECTIVE OF THE FOSTER BUILDING.

BUILDING CODE REVISION.

Approved Ordinances.

Mayor Mitchel has approved of the ordinance to amend Article 2, Chapter 5, of the Code of Ordinances of the City of New York, entitled "Materials."

Mayor Mitchel has also approved of the ordinance to amend Article 15, Chapter 5, of the code of Ordinances, relating to Iron and Steel Construction.

Also the ordinance to amend Article 14, relating to Wood Construction.

And the ordinance to amend Article 3, relating to Working Stresses and Loads.

All the new ordinances will be found printed in full in the City Record of Tuesday, May 11.

New Factory Rules Approved.

The Advisory Council of Real Estate Interests, through its Industrial Code Committee, which consists of Messrs. Julius Franke, chairman; Louis J. Horowitz, Frank A. Pattison and Evarts Tracy, approves of the proposed rules relating to the removal of dust, ashes and fumes, promulgated by the Industrial Board. These rules seem to be very proper and desirable, and apply to manufacturing in loft buildings throughout New York City. Certain recommendations were suggested by the council for a change in the requirements specified, and these recommendations were incorporated into the rules. It is of vital importance that the owners and tenants of loft buildings should be apprised as to the exact tenor of these rules, and the council advises that they obtain the same from the Labor Department. The rules of the Industrial Board, when finally approved by the Labor Department, have the force and effect of statute law, so that any violation of them is regarded in the courts as prima facie evidence of a desire to evade the law. Inasmuch as ignorance of the law excuses no one, there is every reason why property owners should have these rules and regulations of the Industrial Board on file in their offices for immediate reference.

Electric Wiring Inspections.

In the Aldermanic Chamber, City Hall, yesterday, there was a hearing on the proposed ordinance to make it obligatory on the part of property owners, in the erection of buildings, to pay the city for the inspection of electric wiring and the issuing of certificates.

At the present time these duties are being performed by the underwriters, who charge for the inspection, and the city and the Edison Company accept the certificates of the underwriters, with regard to the safety of the wiring. This new ordinance would add to the number of inspections of buildings, and also to the cost of administering the laws.

The Advisory Council of Real Estate Interests has been active in its opposition to the ordinance being passed and this week sent out a notice requesting property owners to appear at the hearing in order to register their protests.

As desirable as it may be for the city departments to become self-sustaining, by having property owners pay for the inspections performed upon their own buildings, nevertheless the council believes the present time is exceptionally inauspicious for increasing the financial obligations to the city on the part of real estate owners.

The council objects particularly to the features which occur in Article IV, which are as follows:

"Section 1. Fees for Permits and Certificates. The Commissioner is hereby authorized to charge for inspections, surveys, permits and certificates made or issued pursuant to this Chapter such fees as, in his judgment, may be reasonable compensation to the city therefor. A schedule showing such fees in detail shall be filed and conspicuously posted in the office of the Department of Water Supply, Gas and Electricity, in which applications are filed and from which permits and certificates are delivered, and also in the office of the City Clerk.

"Section 2. The Commissioner shall on each day, except Sundays and holidays, render to the Comptroller an account under oath, of all fees collected by him pursuant to this Chapter, containing the names of the persons from whom such fees were collected and the purpose for which fees were charged respectively, and all amounts of money so collected shall be paid to the Chamberlain of the City of New York, whose receipt therefor shall be furnished to the Comptroller.

Chamber of Commerce for Rochester.

Plans are being prepared by Claude Bragdon and Foster & Gade, associated architects, Rochester, N. Y., for a new half million dollar building for the Rochester Chamber of Commerce, G. W. Todd, president, to be erected at the corner of St. Paul and Mortimer streets. The structure will be fireproof, two stories in height and will occupy a plot 92 x 112 feet. This building will be a gift to the city from George W. Eastman, president of the Eastman Kodak Co.

Another Brooklyn P. O. Station.

R. Thomas Short, architect, 17 West 44th street, is preparing plans for a post office substation to be erected in 8th street, between Fifth and Sixth avenues, Brooklyn, by Thos. A. Clark Co., owner and builder, 122 Livingston street, Brooklyn. The building will be built of brick two stories in height, on a plot 60 x 100 feet. The cost is $30,000. U. S. Government, Treasury Department, has leased the building for a long term of years.

Plans for Brooklyn Hospital.

Axel Hedman, architect, 367 Fulton street, Brooklyn, is preparing plans and specifications for a new hospital structure to be erected on the southeast corner of New York avenue and Union street, by the Unity Hospital, Dr. M. A. Cohn, president. The building will be fireproof, built of reinforced concrete and brick, five stories in height. It will be built on a plot 50x100 feet. The cost is estimated at between $40,000 and $50,000.

Court House Plans Filed.

Guy Lowell, architect, 225 Fifth avenue, filed plans with the Bureau of Buildings Thursday for the city's new $10,000,000 court house to be located on Leonard, Lafayette, Duane and Baxter streets. The structure will be circular, 385.4 feet in diameter.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Northern Cornice & Roofing Co., 1681 Carter av, Harry Gillman, president, is receiving competitive sketches for two 5-sty apartments at the northwest corner of 163d st and Stebbins av. No architect selected.

LONG ISLAND CITY.—G. C. Mathews Co., 1852 Putnam av, Brooklyn, contemplates the erection of several 3-sty brick apartments at 18th and 19th avs, opposite Penn. R. R. Holdings, on Jackson av. No architect retained.

UNION HILL, N. J.—The Palisade Council, No. 387, Knights of Columbus, Dr. H. H. Tyndall, chairman of building committee, 228 Park av, Weehawken, contemplates the erection of a club house here. No architect has been retained.

NEWARK, N. J.—The Church of Our Lady of Good Council, Rev. Father Wm. J. Richmond, pastor, contemplates the erection of a 2½-sty brick rectory on the west side of Summer av, opposite Carteret st, to cost about $10,000. No architect retained.

UTICA, N. Y.—Nicholas Weaver, 322 Catherine st, contemplates the erection of a 4-sty brick stable and storehouse, 50x120 ft, at 322 Catherine st, to cost about $25,000. No architect selected.

UTICA, N. Y.—South Street Methodist Church, Rev. Albert G. Judd, 109 South st, contemplates the erection of a church at Square st and Johnson Park, to cost about $25,000. No architect selected.

BATAVIA, N. Y.—The Board of Education of Batavia, Christian Meyer, Jr., president of board, contemplates the erection of a new high school here. An architect will be selected by competition.

CEDAR KNOLLS, N. Y.—Mrs. Florence K. Carleton, 105 West 72d st, Manhattan, contemplates the erection of a 2½-sty stone and stucco residence. No architect selected.

HERKIMER, N. Y.—William A. Pierce, 116 North Main st, contemplates the erection of a $5,000 frame residence in Main st. No architect selected.

ROME, N. Y.—The Rome Trust Co., 103 South James st, Frederick M. Shelley, president, 103 West Garden st, contemplates remodelling the 4-sty bank building, 25x104 ft, at the southeast corner of James and Dominick sts, to cost, about $75,000. Competitive sketches are being received by owner.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—The Howard Contracting Co., 367 Fulton st, Brooklyn, is figuring plans for alterations to the 4-sty building at Grand and Roebling sts; also the building in the north side of Leonard st, 100 ft north of Grand st, and desires bids on subs.

JERSEY CITY, N. J.—Maximilian Zipkes, architect, 405 Lexington av, has completed plans and is ready for bids for the 5-sty apartment at the corner of Glenwood av and Hudson County blvd.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, architect, is taking bids for five stores and two apartments at the northeast corner of Bloomfield av and Parker st, for Jos. L. Feibleman & Co., 738 Broad st. Cost, about $6,000.

BANKS.

CORTLAND, N. Y.—Bids will close May 18 for the general construction of the 2-sty bank and office building, 29x100 ft, at the corner of Main and Railroad sts, for The National Bank of Cortland, S. S. Knox, 55 Main st, president. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects and engineers. Cost, about $40,000.

DWELLINGS.

PASSAIC, N. J.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects, are taking bids on general contract for a 2½-sty hollow tile and stucco residence, about 34x50 ft, for W. H. Curey, 268 Boulevard, to cost, about $15,000.

HOSPITALS & ASYLUMS.

MANHATTAN.—Bids are desired on subs by the J. J. Hearn Construction Co., 67 West 46th st, for the 3-sty sanitarium for Dr. Henry W. Lloyd, at the southeast corner of St. Nicholas av and 150th st. George J. Hardway, 347 5th av, architect. Bids must be in prior to May 25.

NORTH BROTHERS ISLAND.—The Department of Health, Walker and Centre sts, is taking bids to close May 27 at 10.30 a. m., for the 4-sty concrete dormitory, 115x44 ft, at Riverside Hospital, from plans by Clinton & Russell & Chas. F. Post, 32 Nassau st. Cost, about $80,000.

SUFFOLK CO.—The J. J. Hearn Construction Co., 67 West 46th st, is ready for bids on the four tuberculosis hospitals for the County of Suffolk, N. Y. State. Nathan Meyers, Woolworth Bldg., architect. Bids desired prior to May 25.

MUNICIPAL WORK.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, president of Borough of Brooklyn, Borough Hall, is taking bids to close May 26, at 11 a. m., for a 2-sty pumping station, 76x128 ft, at the southwest corner of West 10th st and Av V, from plan by A. L. Martin, 215 Montague st. Cost, about $100,000.

PERTH AMBOY, N. J.—Bids will close May 19 for the municipal lighting plant for the Board of Aldermen, City Hall. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about $150,000.

SCHOOLS & COLLEGES.

SHELTER ISLAND, L. I.—Bids will close May 22d for the preparatory school, 200x130 ft, for the Passionist Fathers, Provincial Rev. Father Clement Lee, West Hoboken. F. J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about $125,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Wm. M. Farrer, 1269 Broadway, architect, is taking bids to close May 17 for the 12-sty store and loft building at 229-239 West 28th st, for John J. Radley, 35 West 32d st. Cost, about $300,000.

MANHATTAN.—The J. J. Hearn Construction Co., 67 West 46th st, desires bids on subs prior to May 18 for alterations to the loft building, 117 East 18th st, for the Estate of Ellen M. Hennessy. Dr. Parker, lessee. George Provost, 104 West 42d st, architect.

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APARTMENTS, FLATS & TENEMENTS.

WASHINGTON PL.—Frank E. Vitola, 16 East 23d st, is preparing plans for a 7 or 8-sty apartment and studio building at 59-81 Washington pl, for the Fogliasso Clement Building Co., John L. Fogliasso, president, 197 Bleecker st. Cost, about $100,000.

115TH ST.—Hyman Feuerstein, care of architect, S. Levinson, 101 West 42d st, is having plans prepared for alterations to the apartment at 119 West 115th st, to cost about $6,000.

100TH ST.—Plans are being prepared for a 13-sty bachelor apartment house, 25x100 ft., at the northwest corner of 100th st and Broadway, for the Bookman Estate, care of S. Levinson, architect, 101 West 42d st. Cost, about $250,000.

RIVERSIDE DRIVE.—Adolph E. Nast, 546 5th av, has been commissioned to prepare plans for a 13-sty apartment house at the northeast corner of Riverside Drive and 144th st, for the Paterno & Son Contracting Co., Michael Paterno, president, 580 West 172d st.

CHURCHES.

57TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing plans for alterations to the 2½-sty church, 50x200 ft, at the northeast corner of 57th st and Madison av, for the Church Extension Committee, 156 5th av. Cost, about $30,000.

SCHOOLS & COLLEGES.

119TH ST.—Chas. A. Rich and F. Mathesius, Jr., 320 5th av, associated architects, are preparing plans for a 5-sty students building, 200x200 ft, in 119th st, between Broadway and Clermont av, for the Barnard College, premises. Chas. E. Knox, 101 Park av, electrical engineer.

STABLES & GARAGES.

133D ST.—John C. Watson, 271 West 125th st, is preparing revised plans for a 4-sty brick and granite garage, 200x90 ft, on the east side of Broadway, 133d and 134th sts, for the Riverside Drive Realty Co., 2789 Broadway. Cost, about $75,000.

STORES, OFFICES & LOFTS.

5TH AV.—Walker & Gillette, 128 East 37th st, have been commissioned to prepare plans for alterations to the residence at 612 5th av, for a 4-sty business building for Fernando Wood, care of Benj. Trapnell, 170 Broadway.

BROADWAY.—Foundations are under way for the 16-sty store and loft building at the northeast corner of Broadway and 26th st, for Frederick Ayer, Boston, Mass., represented by Frank Lord, care of Daniel Birdsall, 317 Broadway. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Rapp Construction Co., 30 East 42d st, fireproof arch work. Cost, about $800,000.

MADISON AV.—Plans are being prepared for a 12-sty store and loft building at 103 Madison av and 25 East 29th st, for the George Backer Construction Co., 56 West 45th st, Arthur Loomis Harmon, 3 West 29th st, architect. Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

KINGSBRIDGE RD.—M. W. Del Gaudio 401 East Tremont av, is preparing plans for a 5-sty apartment on the east side of Kingsbridge rd, 90 ft. south of 232d st, for C. Carucci, 641 East 183d st, owner and builder. Cost, about $50,000. The owner builds and will take bids at once.

MARION AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment at 2972 Marion av, between 200th and 201st sts, for the Steinmetz Construction Co., S. B. Steinmetz, 1416 Glover st, owner and builder. Cost, about $50,000.

WASHINGTON AV.—Excavating is under way for a 5-sty apartment on the west side of Washington av, about 100 ft north of 169th st, for the Samuel Roseff Realty Co., corner Washington av and 169th st. Gronenberg & Leuchtag, 303 5th av, architects. J. DiPace Construction Co., 721 Melrose av, has mason for foundation work. Cost, about $60,000.

MARMION AV.—M. Zipkes, 405 Lexington av, is preparing plans for an apartment on Marmion av, near 178th st, for the Eifel Construction Co., 1822 Mohegan av.

175TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 5-sty apartment, 28x76x82 ft, at the northwest corner of 175th st and Waterloo pl, for The Marguette Co., 1029 East 163d st. Cost, about $25,000.

UNIVERSITY AV.—Jas. Meehan, 1029 East 163d st, contemplates the erection of four 5-sty apartments on the east side of University av, 125 ft. south of Brandt pl, from plans by Emery Roth, 405 Lexington av, and Kreymborg Architectural Co., 163d st and Southern Boulevard, associate architects. Cost, about $200,000.

DECATUR AV.—Robert E. La Velle, 2801 Valentine av, has about completed plans for a 5-sty apartment, 50x88 ft, on the east side of Decatur av, 150 ft north of 195th st, for the Coryell Building Co., Frank G. Coryell, 1414 Vyse av, president. Cost, about $50,000.

HOSPITALS & ASYLUMS.

GUN HILL RD.—Louis A. Abramson, 220 5th av, has about completed plans for a 2-sty service building, 34x70 ft, on Gun Hill rd, for the Montefiore Home, Broadway and 138th st. A. L. Mordecai & Son, 30 East 42d st, general contractors. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 2-sty taxpayer, 15 stores and offices on the west side of Webster av, 154 ft north of Fordham rd, for The Wedgewood Co., Henry F. Keil, 401 East 163d st, president. Cost, about $60,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, have completed plans for two apartments on the north side of Parkside av, 88 ft. east of Flatbush av, for Samuel Toplitz, to cost about $90,000.

RALPH AV.—Plans have been prepared by S. Millman & Son, 1780 Pitkin av, for a 4-sty tenement, 25x80 ft., on the west side of Ralph av, 102 ft. south of Bergen st, for the M. & D. Building Co., M. Grotenstein, 266 Herzle st, president and builder. Cost, about $12,000.

36TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 3-sty tenements, 24x67 ft., in the west side of 36th st, 54 ft. east of Tehama st, for the Culver Building Co., 50 Court st, owner and builder. Cost, about $19,500.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement on the north side of Division av, 160 ft. west of Marcy av, for Mary L. McDonald, 177 Remsen st. Cost about $45,000.

WEST ST.—Henry Vollweiler, 696 Bushwick av, has completed plans for a 4-sty tenement, 27x88 ft, in the east side of West st, 53 ft north of Av F, for the Gustof Adolf Realty Co., northeast corner of 79th st and 17th av, owner and builder. Cost, about $22,000.

KOSCIUSKO ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 23x89 ft, in the north side of Kosciusko st, 216 ft east of Marcy av, for the Lenoor Realty Co., M. Kaplan, 539 Greene av, president and builder. Cost, about $20,000.

HINSDALE ST.—Morris Rothstein, 601 Sutter av, has completed plans for five 3-sty tenements, 23x72 ft, in the west side of Hinsdale st, 106 ft south of Riverdale av, for Meyer Chizner, 574 Snediker av, owner and builder. Cost, about $32,500.

WILSON ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty tenement, 47x87 ft, in the south side of Wilson st, 228 ft west of Lee av, for Aaron Segal, 169 Hewes st, owner and builder. Cost, about $40,000.

PARK PL.—Plans have been prepared by W. T. McCarthy, 16 Court st, for a 4-sty tenement, 44x100 ft, at the southwest corner of Park pl and Vanderbilt av, for the Park Operating Co., Inc., B. Wolfson, 254 Park pl, owner and builder. Cost, about $40,000.

ROCHESTER AV.—J. M. Felson, 1133 Broadway, Manhattan, is preparing plans for two 4-sty apartments at the corner of Rochester av and Lincoln pl, for the Rochline Construction Co., on premises. Cost, about $40,000 each.

CLYMER ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 6-sty apartment houses on north side of Clymer st, 125 ft. west of Lee av, for Morris Solomon & Son, owners, to cost $100,000. Also seven 3-sty buildings at the northeast corner Flatbush av and Parkside av, for the Brooklyn Union Building Corporation, as owners, to cost $70,000.

MANHATTAN AV.—R. Zerin, 76 Allen st, Manhattan, contemplates the erection of a 5-sty building at the northeast corner of Manhattan av and Powers st, from plans by M. J. Harrison, World Building, Manhattan, and will take bids on materials and labor.

DWELLINGS.

AV D.—Plans have been prepared by H. T. Jeffrey & Son, 923 Lefferts av.

Richmond Hill, for ten 2½-sty frame residences, 20x45 ft, on Av D, between East 35th st and Brooklyn av, for the Bush Building Corp., 367 Fulton st, owner and builder. Cost about $5,000 each.

CARROLL ST.—James Boyle, 367 Fulton st, is preparing plans for eight 2-sty residences, 20x69 ft, in the south side of Carroll st, 140 ft west of Rogers av, for John Kilcourse, Dean st, owner and builder. Cost, about $7,000 each.

HART ST.—Cannella & Gallo, 60 Graham av, are preparing plans for a 2-sty residence at 790 Hart st, for Frank Marino, 705 Hart st. Cost, about $6,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids May 10 for installing heating and ventilating apparatus in addition to P. S. 18. James Curran Mfg. Co., low bidder at $23,681. For installing temperature regulation, Johnson Service Co., at $2,268.

STABLES AND GARAGES.

BERGEN ST.—H. G. Dangler, 215 Montague st, is preparing plans for a 2-sty garage in the north side of Bergen st, between Carlton and Vanderbilt avs, for Peter F. Reilly, 618 Dean st. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

83D ST.—Benj Driesler, 153 Remsen st, is preparing plans and will take bids on general contract for a 2-sty office building, 50x50 ft, at East 83d, 84th and 85th sts and Ditmas av, for Beckers Analine & Chemical Works, 107 Underhill av. Cost about $12,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

RIDGEWOOD, L. I.—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for six 3-sty tenements at the southeast corner of Seneca av and Stephen st, for Kilian Schurger, 875 Woodward av, owner and builder. Cost about $50,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for two 3-sty tenements, 20x76 ft, at the northeast corner of Seneca av and Norman st, for Kilian Schurger, 875 Woodward av, owner and builder. Cost about $16,000.

LONG ISLAND CITY.—The American Real Estate Co., 527 5th av, contemplates the erection of 4 and 5-sty apartments between Steinway and 4th av, with frontages on Flushing, Woolsey, Potter, Ditmars, Wolcott, 4th, 6th, 7th, 8th and 9th avs. Plans by owner.

LONG ISLAND CITY.—Frank J. Schefcik, Park av and 176th st, Manhattan, is preparing plans for a 5-sty apartment in east side of Raddle st, 88 ft north of Freeman st, for Louis Vancura, 253 Raddle st. Cost, about $25,000. Architect will take bids about May 28.

DWELLINGS.

WOODHAVEN, L. I.—W. C. Winters, 106 Van Sicien av, is preparing plans for four 3-sty residences, 20x55 ft, on the west side of Freeman av, 200 ft north of Amber st, for John Falkenberg & Son, Brooklyn Manor, L. I., owners and builders. Cost, about $16,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for three 2-sty residences, 20x60 ft, in the west side of Union st, 164 ft south of Hillside av, for Morris Rappaport, 36 North Washington av, owner and builder. Cost, about $15,000.

FLUSHING, L. I.—L. Danancher, Fulton st, Jamaica, has completed plans for two 2½-sty residences, 18x40 ft, on the south side of Cypress av, 161 ft west of Parsons av, for Miller & Rubin, 1482 Nebraska av, Dunton, L. I. Total cost, about $10,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for a 2½-sty frame residence, 21x48 ft, on the west side of Madison av, 550 ft south of Hillside av, for Mrs. Madeline Holsch, Madison st. Sperling & Co., 81 Madison st, general contractors. Cost, about $5,000.

MALBA, L. I.—N. M. Woods, 47 West 34th st, Manhattan, has completed plans for two 2½-sty residences, 35x32 ft, on the east side of 4th av, 250 ft north of blvd, for the Malba Estates Corp., 60 Liberty st, Manhattan. Cost, about $6,000 each.

HALLS AND CLUBS.

RICHMOND HILL, L. I.—Plans are being figured for the 2-sty masonic temple, 40x90 ft, in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892, F. & A. M., Thos. Coates, 320 Spruce st, master. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost about $20,000.

Richmond.

STORES, OFFICES AND LOFTS.

STAPLETON, S. I.—S. Levingson, 101 West 42d st, Manhattan, is preparing plans for alterations to the department store at 108 Canal st, for Samuel Cohen, on premises. Cost about $5,000.

Nassau.

BANKS.

HICKSVILLE, L. I.—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 1-sty bank, 28x50 ft, for the Bank of Hicksville, L. I. G. Edwin Bartow, in charge. Cost, about $15,000.

DWELLINGS.

KENSINGTON, L. I.—Patterson & Dula, 15 East 40th st, Manhattan, owners and architects, are preparing plans for a 2½-sty frame residence to be erected here, to cost about $12,000.

GARDEN CITY, L. I.—I. B. Ells, 1328 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 30x39 ft, for R. E. Hutcheson Corp., to cost about $7,000 to $8,000.

HEMPSTEAD, L. I.—H. J. Talmadge, this place, contemplates the erection of two 2½-sty frame and stucco on metal lath residences, to cost about $10,000, from private plans.

LONG BEACH, L. I.—Herman Fritz, News Building, Passaic, N. J., is preparing plans for a 2-sty residence for J. B. Elwell, care of architect. Cost, about $12,000.

SCHOOLS AND COLLEGES.

LOCUST VALLEY, L. I.—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 2-sty addition, 60 x60 ft, to the public school for the town of Locust Valley Board of Education. Cost about $25,000.

INWOOD, L. I.—A. J. Bogart, Far Rockaway, is preparing plans for a 2-sty brick and concrete school, 138x158 ft, for the Board of Education, Franklin B. Lord, 49 Wall st, Manhattan. Cost, about $90,000. An appropriation of $100,000 will be voted on at the meeting to be held May 28 of the Town Board of Education.

MISCELLANEOUS.

OYSTER BAY, L. I.—Hoppin & Koen, 244 5th av, Manhattan, have completed plans for brick outbuildings for Sterling Postley, 830 Park av, Manhattan. F. W. Maher, 320 5th av, Manhattan, general contractor.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—F. A. Galloe, Proctor Building, has been commissioned

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Contemplated Construction—Continued.

to prepare plans for an apartment house for Cuzzi Bros., 302 South 6th av, owners and builders.

DWELLINGS.

HARTSDALE, N. Y.—Elkin Wallick, 103 Park av, Manhattan, has completed plans for a 2½-sty frame and stucco residence for Ralph Hayhurst, Tuckahoe, N. Y. Cost, about $6,500.

SCHOOLS AND COLLEGES.

PORTCHESTER, N. Y.—Hewitt & Bottomley, 597 5th av, Manhattan, are preparing plans for a 3-sty high school on Irving av, for the Board of Education, H. S. Carpenter, president. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about $120,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Plans have been prepared by C. F. Dieffenbach, 220 Broadway, Manhattan, for a 3-sty flat, 25x80 ft, at 179 Nelson av, for H. Gonder, 117 Nelson av. Cost, about $13,000.

NORTH BERGEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 3-sty tenement, 28x58 ft, at Grand av and Hill st, for The National Building Co., 74 West st, West Hoboken, N. J., owner and builder. Cost, about $9,000.

PATERSON, N. J.—A. Ginsburg, 225 Main st, Passaic, is preparing plans for a 4-sty apartment, 50x88 ft, for David Stein, 175 Graham av, owner and builder, who will soon take bids on sub and materials. Cost, about $40,000.

GLEN RIDGE, N. J.—D. R. Rizzolo, 238 Washington st, Newark, has about completed plans for a 3-sty flat, 32x83 ft, at 991 Bloomfield av, for Frank Brunetto, on premises. Cost, about $14,000.

DWELLINGS.

SOUTH ORANGE, N. J.—F. G. Lippert, 132 Nassau st, Manhattan, is preparing plans for a 2½-sty frame residence, 36x 27 ft, for Mrs. Ira Heller, care of architect. Cost about $6,500.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, is preparing plans for a 3-sty residence, 28x40 ft, at 694-696 High st, to cost about $10,000. Owner's name for the present withheld.

PALISADE PARK, N. J.—Excavating is under way for a 2½-sty frame residence, 33x33 ft, on Grand av, for the Steenland Construction Co., Peter Steenland, president. N. K. Vanderbeek, 22 Morse pl, Englewood, architect. Cost, about $6,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has completed plans for a 2½-sty residence, 22x58 ft, at 147 Magnolia av, for Mrs. M. A. Bauerman, 149 Magnolia av, owner and builder, Cost, about $5,000.

SOUTH ORANGE, N. J.—Herman Fritz, News Building, Passaic, is preparing plans for three 2½-sty residences for the P. J. Bowers Co., 189 Market st, Newark, owner and builder. Total cost, about $24,000.

BOGOTA, N. J.—Plans have been prepared by Herman Fritz, News Building, Passaic, for two 2½-sty frame residences for George B. Hitchcock, this place. Cost, about $4,500.

TENAFLY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty frame residences for George Muller, this place. Cost, about $4,000 each.

HOSPITALS & ASYLUMS.

NEWARK, N. J.—H. J. & J. V. King, 9 Clinton st, have about completed plans for a 2-sty laboratory, 60x80 ft, in Camden st, for the Commission of Public Buildings and the Common Council of the City of Newark. Bids will soon be advertised for.

PUBLIC BUILDINGS.

TOMS RIVER, N. J.—J. C. & G. A. Delatush, 70 Broad st, Red Bank, are preparing plans for a 1-sty stone county building, 50x60 ft, also for remodelling the present court house, building and installing central heating plants for the entire group of buildings for the Chosen Freeholders of Ocean County. Plans will probably be ready for estimates about June 11.

SCHOOLS & COLLEGES.

KEARNY, N. J.—Chas. P. Baldwin, 45 Clinton st, Newark, has completed plans for alterations to the 3-sty public school No. 2, at the corner of Kearny and Johnston avs, for the Board of Education. Cost, about $25,000.

STABLES & GARAGES.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has completed plans for a 1-sty garage, 50x110 ft, at 19-21 Oakland av, for Joseph Lahey, Cook st. Cost, about $7,000.

STORES, OFFICES & LOFTS.

PASSAIC, N. J.—E. E. Twist, News Building, is preparing plans for six 1-sty stores, 50x100 ft, at the corner of Hamilton and Monroe sts, for Henry Pasternack, 42 2d st, owner and builder. Cost, about $8,000.

MISCELLANEOUS.

NEWARK, N. J.—Wm. P. Field, 763 Broad st, is preparing plans for a grand stand, 235x71 ft, seating capacity 3,100, at Weequahic Park, for the Essex County Park Commission, Alonzo Church, 810 Broad st, secretary. Cost about $60,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, is preparing sketches for a 3-sty store and apartment house, 20 x64 ft, at 505 Main st, for Mrs. John G. Halstead, 507 Main st. Bids will be receive on separate contracts by architect about May 31. Cost, about $7,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Plans have been completed privately for a 2½-sty residence, 22x47 ft, at 6 Maniton av, for A. Steinberg, 564 Main st. Cost, about $5,500.

POUGHKEEPSIE, N. Y.—John H. Muller, 55 Taylor av, contemplates the erection of a 2½-sty residence on Innis av, from private plans. Cost, about $5,000.

FACTORIES & WAREHOUSES.

SYRACUSE, N. Y.—W. C. Jarvis, Indianapolis, Ind., has nearly completed plans for a 7-sty cold storage plant in North West st, for the Syracuse Cold Storage Co., J. M. Coldwell, 101 North West st, president. Cost, about $125,000.

HOSPITALS & ASYLUMS.

NEW HARTFORD, N. Y.—Bids will be called about May 17 for the 4-sty hospital, 186x120 ft, in Genesee st, for St. Elizabeth Hospital, Sister Ambrosia in charge, 722 Columbia st, Utica. Thos P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., architect. Edward J. Berg, Jones Building, Utica, N. Y., supervising architect. Cost, about $350,000.

SCHOOLS & COLLEGES.

UTICA, N. Y.—Gouge & Ames, 70 Genesee st, are preparing plans for a 2-sty grade school, 200x128 ft, at Warren and Court sts, for the Board of Education. Cost, about $140,000.

BINGHAMTON, N. Y.—Plans are being prepared for a 3-sty school in Helen st, 125x91 ft, for the City of Binghamton, by Sanford O. Lacey, 415 Phelps Building, architect. John A. Giles, City Hall, city engineer. Cost, about $100,000.

BINGHAMTON, N. Y.—S. O. Lacey, 415 Phelps Building, is preparing plans for a 3-sty school in New st, for the Board of Education. Cost, about $100,000.

SILVER CREEK, N. Y.—H. S. Horton, 101 West Huron st, Buffalo, has been commissioned to prepare plans for an addition to the public high school in Dunkirk st, for the Board of Education, Arthur Guest, president of Silver Creek Preserving Co., this place. Cost, $40,000 to $50,000.

STABLES & GARAGES.

PORT JERVIS, N. Y.—Marvin & Davis, 303 5th av, Manhattan, have completed plans for a 2-sty garage, 66x73 ft, for the Main St. Garage, E. H. Courvoisier & Son, 1 Main st. Frank Raymond, 40 Franklin st, general contractor. Cost, about $15,000.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, is preparing plans for a 1-sty garage in Church st, east of Market st, for Fred N. Swift, 550 Main st. Cost, about $8,000.

STORES, OFFICES AND LOFTS.

ITHACA, N. Y.—J. C. Westervelt, 36 West 34th st, Manhattan, has been commissioned to prepare plans for a 3-sty store and studio building at 306-308 East State st, for L. S. White, 1546 Broadway, Manhattan.

MISCELLANEOUS.

MIDDLETOWN to CALLICOON, N. Y.—Preliminary surveys are being made for the railway here, to include the construction of passenger stations, car barns and repair shops, for the Monticello, Middletown & Callicoon Railway Co., Walter Smith, member of commission. Blake A. Mapledoram, Price st., Monticello, engineer. Cost, $1,000,000. Chas. E. LeBarbier, 31 Nassau st, Manhattan, attorney for owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—(sub.).—William R. Whyte, 36 Oakland av, has received

the mason work, and James Verran, 138 Central av, carpentry, for the 3-sty store and apartment, 22x100 ft, at 625 Newark av, for Adama Blum, 34 Enos pl. George A. Flagg, Spingarn Building, architect. Cost, about $20,000.

JERSEY CITY, N. J.—(sub.).—G. Lowry, 40 Grant av, has received the mason work, and D. Boyarsky, 22 Dwight st, the carpentry, for the 4-sty apartment, 50x80 ft, at 121-123 Garrison av, for Julius & Rose Bergoff, 280 Bergen av. Nathan Welitoff, 222 Washington st, Newark, architect. Cost, about $45,000.

DWELLINGS.

HARRISON, N. Y. (sub).—Fowler & Sellars Co., 32 Railroad av, White Plains, have the plumbing contract, and the Atlas Roofing Co., 115 Clark st, Newburgh, roofing and metal work, for the 2½-sty brick residence, stable and garage for Graham Ryle, Highland rd, Rye. Arthur C. Jackson, 25 Madison av, Manhattan, architect. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. F. N. Goble, 1 East 42d st, Manhattan, general contractor. Cost about $50,000. Excavating is under way.

RICHMOND HILL, L. I.—John H. Martling, Kew, L. I., has received the general contract to erect a 2-sty frame residence, 35x32 ft, at the northwest corner of Lefferts av and Central av, for Mrs. Parson Price, Ozone Park. Cost, about $7,000.

WHITE PLAINS, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame residence on Sound View av, for R. B. Dula, care architect, Patterson & Dula, 15 East 40th st, Manhattan. Cost about $16,000. Excavating is under way.

FLUSHING, L. I.—Miller & Dyatt Co., 1328 Broadway, Manhattan, have received the general contract to erect a 2½-sty frame residence, 40x26 ft, at the northeast corner of Cypress and Parsons avs, for W. F. Donaldson, 154 Percy st, owner. I. B. Ells, 47 West 34th st, Manhattan, architect. Cost, about $7,000.

PASSAIC, N. J.—Peter Zegel & Sons, 221 Madison av, Clifton, N. J., have received general contract to erect two 2½-sty frame and stucco residences at Kent Court, for John Zegel, 221 Madison av, Clifton, N. J. Herman Fritz, News Building, architect. Cost about $5,000 each.

LLEWELLYN PARK, WEST ORANGE, N. J.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 3-sty residence, 32x105 ft, for Orson Munn, care of architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect.

WEST ORANGE, N. J.—George Reinhardt, 24 Carroll st, Orange, has received the general contract to erect a 2½-sty frame and stucco residence at Llewellyn Park for Millicent D. Mengle, care of architect, Lester Kintzing, Grand Central Terminal Building, 42d st, Manhattan.

SOUTH ORANGE, N. J. (sub.).—Jos. Butterworth, 223 Ashland av, Bloomfield, has received the mason work and Fred Balau, 220 Amherst st, East Orange, the carpentry, for the 2½-sty frame and shingle rsidnes, 30x50 ft, on Kingman rd, South, south of South Orange av, for Mrs. Clara L. Jost, 17 Richelieu ter, Newark. H. Baechlin, 665 Broad st, Newark, architect. Cost, about $7,000.

BAYONNE, N. J.—William C. Rode, 153 Garfield av, Jersey City, has received the general contract to erect a 2½-sty residence at the corner of Av C and 36th st, for Melville Hoffman. 31 West 42d st. William J. Lodge, 716 Broadway, architect. Cost, about $6,500.

ENGLEWOOD, N. J.—Jas. L. Bried, West st, Englewood, has the general contract to erect a 2-sty frame and shingle residence on Spring Lane, for Miss Evelyn H. Baldwin, 97 Engle St. Hays & Hoardley, Broadway and 68th st, architects.

BANKS.

SOUTH RIVER, N. J.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has received the general contract to erect a 1-sty bank building for the First National Bank of South River, Main st. Francis George Hasselman, 18 East 42d st, Manhattan. Cost about $40,000.

SOUTH ORANGE, N. J.—(sub.).—N. H. Thatcher Co., 164 Alden st, Orange, has received the mason work; Frank F. Weber, 280 South Clinton st, East Orange, carpentry; Louis Koeck, 112 Valley st, Orange, heating and plumbing; Herman & Co., 73 Bank st, Newark, painting, and George R. Boyce, 209 Main st, Orange, wiring, for the 2½-sty frame, wire lath and stucco residence, 30x58 ft, in Halsey st, for H. L. Jones, 32 West 32d st, Manhattan. Marsh & Gette, 46 Cedar st, Manhattan, architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Ruggles-Robinson Co., 331 Madison av, has received the general contract to erect a 2-sty reinforced concrete warehouse and boat shed, 134x51 ft, at Mill Rock at Hell Gate, East River, for the U. S. Government, W. M. Black, 710 Army Building, 39 Whitehall st, in charge.

ALBANY, N. Y.—The George A. Fuller Co., 111 Broadway, Manhattan, has received the general contract to erect the superstructure of the 2-sty power plant, 140x170 ft, in South Trinity st, for the Municipal Gas Co., 112 State st. Thomas E. Murray, care of N. Y. Edison Co., Irving pl and 15th st, Manhattan, architect. Peter Keeler Building Co., 425 Orange st, general contractor for foundations. Cost about $150,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a new service station and salesroom building at Main, Jewett and Rodney sts, for the Ford Motor Car Co. The building wil be 4-sty, 100x400 ft. A. Kahn and E. Wilby, 58 West Lafayette Building, associate architects.

HOSPITALS AND ASYLUMS.

HUNTINGTON, L. I.—Bingham & Campbell, Cold Spring Harbor, L. I., have the general contract to erect a 3-sty hospital, 33x70 ft, at Park av and Viewacre drive, for the Huntington Hospital Association, August Heckscher, 576 5th av, Manhattan, Miss Cornelia Prime, this place, donor. David Dusinberre, this place, architect. Cost, about $35,000.

PUBLIC BUILDINGS.

HOBOKEN, N. J.—Robert J. Rath, 259 6th st, Hoboken, has received the general contract for alterations to the 3-sty city hall in Washington st, for the city of Hoboken, Patrick R. Griffen, Mayor. Fagan & Briscoe, 95 River st, architects. Cost about $10,000.

SCHOOLS & COLLEGES.

HARRISON, N. J.—(sub.).—McEvoy Bros., 33 6th st, have received the mason work, and Thos. Boyle, 45 Clinton st, Newark, cut stone, for the 3-sty brick parochial school, 108x190 ft, in North 4th st, for the Church of the Holy Cross, Rev. George L. Fitzpatrick, 16 Lodi st, pastor. John T. Rowland, Jr., 98 Sip av, Jersey City, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Fleischmann Construction Co., 11 West 45th st, has received the general contract to make alterations to the 12-sty store and loft

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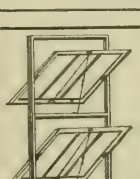
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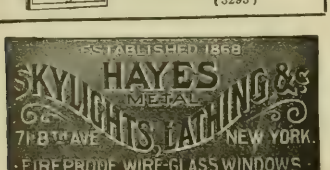
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Contracts Awarded—Continued.

building 19 West 34th st, for the Lomis Estate, Henry P. Lomis, care of Revillon Freres, 19 West 34th st. Seymour & Schonewald, Grand Central Terminal, architects. The Bedell Co., 14-16 West 14th st, lessee. Cost about $30,000.

MANHATTAN.—Jos. Thurner, 798 Crestón st, Astoria, L. I., has received the general contract to erect a 1 and 2-sty market building, 100x219 ft, at 549-559 West 180th st, for the Newton Holding Co., 55 Liberty st. O. Lowinson, 5 West 31st st, architect. Cost, about $25,000.

MANHATTAN.—(sub.).—The Northern Wrecking Co., 103 Park av, has received the contract for wrecking at 267 5th av, for Burton Bros. & Co., 384 Broadway. Starrett & Van Vleck, 8 West 40th st, architects. E. Brooks & Co., 3 West 39th st, general contractors.

BROOKLYN.—Robert T. Buttelman, 1930 Myrtle av, has received the general contract to erect a 1-sty smoke house, 27x30 ft, and 3-sty residence, 30x27 ft, at the southwest corner of Morgen and Meeker avs, for Ernest Martens, 861 Manhattan av. Bauer & Meth, 861 Manhattan av, architects.

MISCELLANEOUS.

MANHATTAN—(sub.).—Baker Smith & Co., 83 West Houston st, has received the contract for fabrication and installation of high pressure and low pressure steam piping, running from service plant to Terminal Building, at the Grand Central Terminal, for the N. Y. C. & H. R. R. R. Plans by owner. Cost, about $25,000.

BROOKVILLE, L. I.—The Northeastern Construction Co., 225 5th av, Manhattan, has received the general contract to erect a 1½-sty and 2½-sty stone farm building from Montague Flagg, 109 Broad st, Manhattan, owner and architect.

TOTTENVILLE, S. I.—(sub.).—H. P. Stephenson Co., 241 West 20th st, Manhattan, has received the plumbing contract for a 1-sty smelter building, for the Nassau Smelting & Refining Co., 603 West 29th st, Manhattan. Lockwood, Greene & Co., 101 Park av, Manhattan, architects. McClintic-Marshall Co., 13 Park Row, Manhattan, general contractor. Cost, about $100,000.

POUGHKEEPSIE, N. Y.—The Flynt Building & Construction Co., Palmer, Mass., has received the general contract to erect a concrete and steel trestle and coal pocket for Collingwood & Seaman, 5 Market st. Cost about $18,000.

ALBANY, N. Y.—W. F. Plass & Bro., 145 West 18th st, Manhattan, have received the general contract for the completion of the armory building and stable, for Troop B., on New Scotland av. The owner is the New York State Armory Commission, 174 State st, Albany. Lewis F. Pilcher, Capitol, architect. Cost, about $150,000.

WEST POINT, N. Y.—C. T. Wills, Inc., 286 5th av, Manhattan, has received the general contract to erect a granite, bronze and concrete base George Washington Statue, 30x22 ft, at the Government Reservation, Jas. A. Scrymser, 66 Broadway, Manhattan, donor. Trowbridge & Livingston, 527 5th av, Manhattan, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE, 676-78-80-82, n e cor 144th st, 12-sty fireproof apartment house, 100x118; cost, $500,000; owners, Paterno & Son Contracting Co., 128 Convent av; Pres., Michael Paterno, and Sec., Frances S. Paterno; architect, Adolph E. Nast, 546 5th av. Plan No. 173.

BROADWAY, e s, 124.8 s e Ellwood st, 5-sty brick tenement, 77x86; cost, $75,000; owner, The Haven Construction Co., 215 Audubon av; Pres., Charles Flaum; vice-president, Mrs. Charles Flaum; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 174.

VERMILYEA AV, s s, 175 e Hawthorne st (204th st), 5-sty brick tenement, 50x116; cost, $40,000; owner, Becker Realty Corpn., 811 Ritter, pl, Bronx; Isidore S. Becker, Pres.; Samuel Becker, Sec. and Treas., 1393 Stebbins av; architects, Sass & Springsteen, 32 Union sq. Plan No. 166.

172D ST, 642-652 West, two 5-sty brick tenements, 65x50x82x82; cost, $95,000; owner, Raymond Construction Co., Inc., 507 West 113th st; Pres., Max Raymond; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 167.

172D ST, 630 to 640 West (2), 5-sty brick tenement, 65x82; cost, $110,000; owner, Raymond Construction Co., Inc., 507 West 113th st; President, Max Raymond; architect, Sommerfeld & Steckler, 31 Union sq. Plan No. 171.

CHURCHES.

ISHAM ST., n w cor Seaman av, 1-sty brick temporary chapel, 24x60; cost, $1,000; owner, the Board of Managers of the Diocesan Missionary and Church Extension Society of the Diocese of New York, Rt. Rev. David H. Greer, Bishop of New York, 119th st and Amsterdam av; President, Rev. Wm. H. Pott, 2041 5th av; architect, Horace Greeley Knapp, 123 Liberty st. Plan No. 168.

PUBLIC BUILDINGS.

COURT HOUSE SITE, Center, Leonard, Baxter sts and City Hall pl—8-sty fireproof court house, 385.4 diameter; cost, $10,000,000; owner, City of New York, by the Court House Board, Morgan J. O'Brien, Chairman, and L. Laflin Kellogg, Secretary; architect, Guy Lowell, 225 5th av. Plan No. 169.

HALLS AND CLUBS.

48TH ST, 106-110 West, 5-sty fireproof Club House, 61x95; cost, $130,000; owner, Friars Club, 107 West 45th st; President, Geo. M. Cohan, or Abbot, 107 West 45th st; Richard J. Hatzel, Treasurer, 107 West 45th st; architect, Harry Allan Jacobs, 320 5th av. Plan No. 170.

STABLES AND GARAGES.

91ST ST, 311-313 East, 1-sty fireproof auto storage, 20x20; cost, $375; owner, Anton Hoffmann, 311 East 91st st; architect, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 172.

STORES, OFFICES AND LOFTS.

111TH ST to 112th st, St. Nicholas to Lenox avs, 2-sty brick stores and lofts, 13@x236x201; cost, $25,000; owner, Grammont Holding Co., Inc., 215 West 98th st; Pres., Thomas J. McLaughlin; Sec., M. O'Connor; architects, George & Edward Blum, 505 5th av. Plan No. 165.

Bronx.

CHURCHES.

STEBBINS AV, w s, 104.9 n 163d st, 2-sty brick synagogue, 78x132.7, composition roof; cost, $75,000; owners, Sinai Cong. of the Bronx, Wm. Daub, Lebanon Hospital, Pres.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 263.

DWELLINGS.

WRIGHT AV, e s, 475 s Randall av, 2½-sty frame dwelling, 20x28; cost, $4,000; owner, Frank Finnic, 859 10th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 260.

VAN NEST AV, n s, 25 e Adams st, 1-sty frame dwelling, 20x36, shingle roof; cost, $2,500; owner, Louis Caruso, 160 West Houston st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 267.

STABLES AND GARAGES.

BRONXDALE AV, n e cor Barnes av, 1-sty frame garage, 16x20; cost, $200; owner, Dr. Geo. N Fischer, 345 East 84th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 265.

STORES AND DWELLINGS.

ST. ANNS AV, e s, 121.06 n Westchester av, 1-sty brick store and dwelling, tin roof, 25.5x64; cost, $7,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 271.

STORES AND TENEMENTS.

BRYANT AV, s e cor 165th st, 5-sty brick tenement, 60x90, slag roof; cost, $65,000; owners, Reich Bldg. Co., Jacob Reich, 822 Beck st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 264.

WALKER AV, s w cor Montgomery pl, 5-sty brick ten., 62.11x103.11, felt and gravel roof; cost, $50,000; owner, Luigi Astorino, 6602 14th av, Brooklyn; architect, Henry Nordheim, 1087 Tremont av. Plan No. 266.

LORILLARD PL, e s, 374.5 s 187th st, 5-sty brick tenement, 50x88, tin roof; cost, $40,000; owners, Russo Iodice Realty Co., John Russo, 2364 Lorillard pl, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 261.

SOUTHERN BLVD, w s, 225 n Jennings st, two 5-sty brick tenements, 50x88, slag roof; cost, $100.00; owners, Soward Bldg. Co., Frank Begrish, 800 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 262.

BRYANT AV, e s, 60 s 165th st, 5-sty brick tenement, 50x87, slag roof; cost, $35,000; owners, Reich Bldg. Co., Jacob Reich, 822 Beck st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 259.

179TH ST, n s, 30.27 e Bathgate av, 5-sty brick tenement, slag roof, 49.5x93; cost, $41,000; owners, Burnett Well Const. Co., Robt. Burnett, 1014 East 163d st, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 272.

184TH ST, n w cor Grand Concourse, two 5-sty brick tenements, slag roof, 62x83.3, 68.4x72.1; cost, $100,000; owners, Wicklow Bldg. Co., Inc., Patrick Dwyer, 1879 So. Boulevard, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 273.

BRIGGS AV, w s, 142.03 s 197th st, two 5-sty brick tenements, tar and gravel roof, size irregular; cost, $90,000; owners, J. H. M. Const. Co., Jas. H. Miles, 54 Maiden la, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 268.

FULTON AV, w s, 240.31 n 167th st, 5-sty brick tenement, tar and gravel roof, 67.1x114.5; cost, $70,000; owners, Esther Realty Co., Inc., Max Cohen, 790 Riverside Drive, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 269.

GRAND CONCOURSE, w s, 232.03, n 184th st, 5-sty brick tenement, tin roof, 50x66.7; cost, $30,000; owners, Nista Const. Co., John Nista, 2434 Cambreleng av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 274.

SHERMAN AV, e s, 227 n 163d st, two 5-sty brick tenements, slag roof, 43x85.6; cost, $70,000; owners, Edw. J. Byrne Const. Co., Inc., Edw. J. Byrne, 148th st and Willis av, Pres. and architect. Plan No. 270.

Brooklyn.

CHURCHES.

DEAN ST, s s, 50 w Saratoga av, 1-sty brick synagogue, 21.4x55, gravel roof; cost, $10,000; owner, Becker Cholom Congregation, 1855 Prospect pl; architect, Morris Whinston, 459 Stone av. Plan No. 3455.

DWELLINGS.

KENMORE PL, e s, 140 n Av M, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost,

$5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3392.

KENMORE PL, e s, 220 n Av M, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost, $5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3390.

KENMORE PL, w s, 380 s Av L, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost, $5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3391.

12TH AV, n w cor 79th st, 2-sty frame dwelling, 26x51.8, shingle roof, 1 family; cost, $4,500; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3385.

EAST 37TH ST, w s, 100 s Av L, nine 2-sty brick dwellings, 17.9x42, slag roof, 1 family each; total cost, $25,200; owner, Reinhard Hall Realty Co., 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3345.

97TH ST, s s, 247.6 e 4th av, 2-sty frame dwelling, 18x40, gravel roof, 2 families; cost, $2,000; owner, Hans Hansen, 432 97th st; architect, Harry Rocker, 9004 5th av. Plan No. 3334.

DRESDEN ST, w s, 300 s Ridgewood av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Chas. Gallagher, 126 Dresden st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3346.

MALTA ST, e s, 255 s Vienna av, 1-sty frame dwelling, 18x40, slag roof, 1 family; cost, $1,500; owner, Ernest Grozder, 171 Malta st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3351.

CATON AV, n e cor East 3d st, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $28,000; owner, Peter Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 3349.

COFFEY ST, n s, 25 w Dwight st, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $20,000; owner, Fred W. Silack, 2123 Av G; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3426.

EAST 22D ST, e s, 260 s Av M, 2-sty frame dwelling, 31x49.6, single roof, 1 family; cost, $5,000; owners, Albert Parkin & ano, 5 Canarsie la; architect, Sami Kaiser, 713 7th av, Manhattan. Plan No. 3430.

50TH ST, n s, 220 e 14th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, Rornblum Bldg Corp, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3432.

61ST ST, n s, 100 w 7th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $20,000; owner, Thos. Williams, 675 75th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3431.

AV P, s s, 40 w Hendrickson st, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, $3,000; owner, Angalina Girardi, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3433.

HART ST, n s, 100 w Knickerbocker av, 2-sty brick dwelling, 20.8x45, slag roof, 2 families; cost, $6,000; owner, Frank Marino, 705 Hart st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3462.

46TH ST, s s, 360 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Kornblum Bldg. Corpn., 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3458.

KINGS PL, w s, 251 s Kings highway, two 2-sty brick dwellings, 18.9x36, tin roof, 1 family each; total cost, $6,000; owner, F. C. Rudolff, 1470 East 3d st; architect, C. G. Wessell, 1118 Av J. Plan No. 3494.

46TH ST, s s, 100 e East 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, $10,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3489.

46TH ST, n s, 140 w 15th av, three 2-sty frame dwellings, 22.2x54.2, shingle roof, 2 families each; total cost, $15,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3488.

47TH ST, n s, 300 e 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, $10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3486.

80TH ST, s s, 133.4 w Ridge boulevard, 2-sty frame dwelling, 22x46.6, shingle roof, 1 family; cost, $5,000; owner, Morrison Allardyce Const. Co., 539 48th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3496.

14TH AV, n w cor 51st st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3485.

FACTORIES AND WAREHOUSES.

HANSON PL, s e cor Ashland pl, 1-sty brick storage, 14.6x33 concrete roof; cost, $1,000; owner, L. I. R. R. Co., Penn. Station, Manhattan; architect, J. R. Savage, Jamaica Station. Plan No. 3381.

ATLANTIC AV, n w cor Elton st, 4-sty brick factory, 177.5x105.1, slag roof; cost, $75,000; owner, Sanlis Realty Co., 299 Broadway, Manhattan; architect, M. A. Cantor, 373 Fulton st. Plan No. 3411.

HART ST, n s, 100 w Knickerbocker av, 2-sty brick factory, 25x46, slag roof; cost, $4,000; owner, Frank Marino, 705 Hart st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3463.

GREENPOINT AV, s s, 76.6 w Russell st, 1-sty brick factory, 25.6x95, slag roof; cost, $3,500; owner, Jas. Keely, 117 Milton st; architect, John Dreyer, 75 Oakland st. Plan No. 3449.

STABLES AND GARAGES.

MANSFIELD PL, n s, 550 n Voorhies av, 1-sty brick garage, 23.6x21.6, shingle roof; cost, $400; owner, Antonio L. Aste, Mansfield pl and Jerome av; architect, Wm. S. Fitzpatrick, 2454 East 14th st. Plan No. 3380.

ATLANTIC AV, s s, 80 w Nostrand av, 1-sty brick garage, 53.3x100, slag roof; cost, $8,000; owners, H. & H. Garage Co., 652 Jefferson av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3335.

MALTA ST, e s, 255 s Vienna av, 1-sty frame stable, 25x14, slag roof; cost, $500; owner, Ernest Grozder, 171 Main st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3352.

CARROLL ST, n s, 120 w Kingston av, 1-sty brick garage, 13.4x18.4, gravel roof; cost, $400; owner, Agnes L. Graves, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3425.

AV S, s s, 40.6 w East 8th st, 1-sty frame garage, 12x16, shingle roof; cost, $250; owner, Eliz. M. Merkle, 26 Ferry st, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 3407.

BEDFORD AV, e s, 40 s Farragut rd, 1-sty brick garage, 20x19, shingle roof; cost, $500; owner, Wilhelmina von Lehn, 464 East 24th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3416.

LINCOLN RD, w s, 240 s Etna st, 1-sty frame garage, 24.6x18, tar roof; cost, $200; owner, Carl Schtaitzer, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3421.

SENATOR ST, s s, 499.10 e 4th av, 1-sty brick garage, 35.1x174, tin roof; cost, $1,000; owner, Victor A. E. Wiekman, on premises; architect, John Burke, 379 Union st. Plan No. 3444.

47TH ST, n s, 240 e 15th av, 1-sty brick garage, 12x16, — roof; cost, $400; owner, Jonas Vogel, 1236 50th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3412.

SNEDIKER AV, w s, 140 s Pitkin av, 1-sty

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Plans Filed, Brooklyn, Continued.

brick garage, 19x18, slag roof; cost, $400; owner, Harry Weinberg, 194 Snediker av; architects, Farber & Markwitz, 189 Montague st. Plan No. 3473.

14TH AV, n e cor 45th st, 1-sty brick garage, 20x20, concrete roof; cost, $350; owner and architect, R. Vander Veen, 961 52d st. Plan No. 3464.

STORES AND DWELLINGS.

ROCKAWAY AV, e s, 30 n Glenwood rd, 1-sty frame store and dwelling, 27x42, tin roof, 2 families; cost, $1,600; owner, Jacob Rappold, 2746 Fulton st; architect, E. Dennis, 241 Schenck av. Plan No. 3328.

NELSON ST, s s, 118.6 e Columbia st, 2-sty brick store and dwelling, 25x26.6, 2 families; cost, $3,500; owner, Gerado Liego, 12 Nelson st; architect, Max Hirsch, 391 Fulton st. Plan No. 3364.

DEAN ST, s s, 100 w Saratoga av, two 1-sty brick stores and dwellings, 16.10x26.2, gravel roof, 2 families each; total cost, $4,000; owners, Sarah Graunsten & ano, 2118 Dean st; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 3467.

SANDS ST, n s, 266.8 w Bridge st, 2-sty brick store and dwelling, 25x75, gravel roof, 2 families; cost, $800; owner, John J. Spowers, 101 Pierrepont st; architects, Slee & Bryson, 154 Montague st. Plan No. 3435.

FLATBUSH AV, n e cor Parkside av, 3-sty brick store and dwelling, 20.1x90, slag roof, 2 families; cost, $8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3479.

FLATBUSH AV, e s, 20.1 n Parkside av, six 3-sty brick stores and dwellings, 20.1x55.11, slag roof, 2 families each; total cost, $48,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3478.

STORES AND TENEMENTS.

NEW JERSEY AV, w s, 100 n Fulton st, two 4-sty brick tenements, 50x93, slag roof, 23 families each; total cost, $70,000; owner, Realty Constn. Co., 1422 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3388.

WARWICK ST, s w cor Belmont av, 4-sty brick tenement, 25x90, slag roof, 12 families; cost, $12,000; owner, General Cont. Bldg. Co., 422 Jerome st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3403.

EAST 16TH ST, s w cor Newkirk av, 2-sty brick store and tenement, 32x68.4, tin roof, 3 families; cost, $12,000; owner, Mau Const. Co., 1215 47th st; architect, Adam Fischer, 862 Bushwick av. Plan No. 3428.

EAST 16TH ST, w s, 44.11 n Newkirk av, four 3-sty brick stores and tenements, 20x55.3, tin roof, 3 families each; total cost, $28,000; owner, Mau Const. Co., 1215 47th st; architect, Adam Fischer, 862 Bushwick av. Plan No. 3427.

NEW LOTS RD, n w cor Hendrix st, 3-sty brick store and tenement, 21.2x73, slag roof, 5 families; cost, $15,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 3456.

CRYSTAL ST, w s, 100 s Belmont av, four 2-sty frame tenements, 20x65, shingle roof, 4 families each; total cost, $16,000; owner, C. & K. Const. Co., 1507 Washington av; architect, S. Millman, 1780 Pitkin av. Plan No. 3483.

FOUNTAIN AV, e s, 100 s Belmont av, four 2-sty frame tenements, 20x65, gravel roof, 4 families each; total cost, $16,000; owner, C. & K. Const. Co., 1507 Washington av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3482.

RALPH AV, w s, 107.9 s Bergen st, 4-sty brick store and tenement, 25x80, gravel roof, 7 families; cost, $15,000; owner, M. & D. Bldg. Co., 266 Herzl st; architect, S. Millman, 1780 Pitkin av. Plan No. 3481.

THEATRES.

3D AV, n w cor 72d st, 3-sty brick theatre, 88x169, gravel roof; cost, $200,000; owner, Bay Ridge Theatre Corp., 46 Madison st; architect, Robt. T. Rasmussen, 999 Bergen st. Plan No. 3408.

STORES, OFFICES AND LOFTS.

RODNEY ST, n e cor Grand st, 1-sty brick store, 20x36.4, gravel roof; cost, $800; owner, Lazarus Harris, 285 Division av; architect, Morris Peristein, 37 Fulton av, Middle Village, Queens. Plan No. 3372.

8TH ST, n s, 206.10 e 5th av, 2-sty brick post-office, 66x82.8, gravel roof; cost, $20,000; owner, T. A. Clarke Co., 122 Livingston st; architect, R. T. Short, 370 Macon st. Plan No. 3397.

MISCELLANEOUS.

15TH AV, s e cor 54th st, 2-sty frame carriage house and dwelling, 23x23, tile roof, 1 family; cost, $1,000; owner, Sarah Oshinsky, on premises; architects, Farber & Markwitz, 180 Montague st. Plan No. 3405.

WEST 21ST ST, e s, 294 s Surf av, 2-sty brick bathhouse, 80x50, slag roof; cost, $6,000; owner, Ruhman Holding Corp., 161 Canal st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3499.

Queens.

DWELLINGS.

BAYSIDE.—Bell av, w s, 171 s Lawrence blvd, 2-sty frame dwelling, 20x60, shingle roof, 1 family; cost, $3,000 (store and dwelling); owner, Harry Bell, Bell av, Bayside; architect, G. Harnden, 3d st, Bayside. Plan No. 1536.

DUNTON.—Maure av, w s, 245 n Liberty av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $4,500; owner, Soshen Constn. Co., 37 George st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan Nos. 1539-40.

FLUSHING.—Cypress av, s s, 100 w Parsons av, four 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $14,000; owners, Miller & Rubin, Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan Nos. 1543-4-5-6.

JAMAICA BAY.—Hook Creek, w s, near Richters Hotel, 1-sty frame dwelling, 16x20, tin roof; cost, $300; owner, H. Speicher, on premises. Plan No. 1524.

JAMAICA.—Pulaski st, w s, 160 n Pacific st, two 2-sty frame dwellings, 16x40, tin roof, 2 families; cost, $3,000; owner, Thos. Gerus, 150 Wyckoff st, Jamaica; architect, J. F. Beball, 321 Fulton st, Jamaica. Plan Nos. 1534-35.

JAMAICA.—Briarwood rd, n e cor Orchard st, 2½-sty frame dwelling, 32x35, shingle roof, 1 family steam heat; cost, $5,000; owner, Otto H. Mohnken, 378 Shelton av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1530.

LITTLE NECK HILLS.—Iowa rd, s s, 264 w Highland av, 2-sty frame dwelling, 24x24, shingle roof, 1 family, steam heat; cost, $3,500; owner, John Loughran, Little Neck Hills; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 1525.

WOODHAVEN.—Thrall pl, w s, 150 n Fulton st, two 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $5,000; owner, A. J. Cobb, 729 Digby st, Woodhaven; architect, Chas. G. Wessel, 1118 Av J, Brooklyn. Plan No. 1522-23.

WOODHAVEN.—Oxford av, s w cor Brandon av, two 2½-sty frame dwellings, 23x38, shingle roof, 1 family, steam heat; cost, $8,000; owner Wilmot D. Losee, 726 Hatch av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1528-29.

ELMHURST.—Clermont av, s s, 221 e Thompson av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,000; owner, P. Mulligan, 32 Lenox av, Winfield; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1514.

GLEN MORRIS.—Church st, w s, 200 s Hawtree av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, $2,800; owner and architect, Rudolph E. Zachrow, 4726 Liberty av, Richmond Hill. Plan No. 1512.

JAMAICA.—Hardenbrook av, e s, 140 n Shelton av, 2½-sty frame dwelling, 30x46, shingle roof, 1 family, steam heat; cost, $8,000; owner, Dr. Louis Fechtig, Jamaica; architect, C. G. Parks, Inwood. Plan No. 1517.

JAMAICA.—Cherry av, n s, 387 e New York av, two 2-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, Rockaway Coast Realty Co., Frank av, Edgemere; architect, owner. Plan Nos. 1505-06.

KEW.—Abingdon rd, n s, 250 e Brevoort st, three 2½-sty frame dwellings, 34x29, shingle roof, 1 family, steam heat; cost, $15,000; owner, John K. Turton, 101 Park av, Manhattan; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan Nos 1508-9-10.

MASPETH.—Jefferson av, e s, 142 s Calamus rd, 1-sty frame dwelling, 22x38, tin roof, 1 family; cost, $1,500; owner, J. J. Van Pola, 135 Jefferson st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1513.

RICHMOND HILL.—Division av, w s, 255 n Myrtle av, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, $3,000; owner, Peter Blank, 1019 Bushwick av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 1515.

WOODHAVEN.—Togo st, w s, 200 s Old South rd 2-sty frame dwelling, 12x16, shingle roof, 1 family; cost, $200; owner, Geo. Vanhove, 607 Linwood st, Brooklyn. Plan No. 1520.

FLUSHING.—25th st, e s, 220 n Av A, 2-sty frame dwelling, 16x30, tin roof, 1 family; cost, $1,600; owner, C. Miller, 25th st, Flushing. Plan No. 1567.

FLUSHING.—Av A, s s, 20 e 26th st, 1-sty frame dwelling, 13x15; cost, $100; owner, Stephen Bubeska, on premises. Plan No. 1566.

FLUSHING.—Chestnut st, s s, 60 w Central av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,200; owner, Cambrian Realty Co., 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1553.

FLUSHING.—Bowne av, w s, 300 n Queens av, 2-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, $2,500; owner, H. F. Adams, 279 Jamaica av, Flushing; architect, owner. Plan No. 1547.

FOREST HILLS.—Livingston st, s s, 100 e Colonial av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, $4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1551.

GLENDALE.—Parkview av, w s, 260 n Myrtle av, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $6,000; owner, John Cromarty, 3694 Broadway, Manhattan; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan Nos. 1571-2-3.

NEPONSET.—Ontario st, e s, 240 s Newport av, 2-sty frame dwelling, 30x40, shingle roof, 1 family, steam heat; cost, $4,200; owner, Mrs. Dora Stuart, Seminole av, Neponset; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 1555.

QUEENS.—Hemp and Jamaica turnpike, s s, 200 e Park Hill blvd, 2½-sty frame dwelling, 28x37, shingle roof, 1 family, steam heat; cost, $6,000; owner, Henry Meyer, 277 Gates av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1568.

WHITESTONE.—7th av, s w cor 8th st, 2½-sty frame dwelling, 24x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, Wm. McMahon, 7th av, Whitestone; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1552.

WOODHAVEN.—Vandeveer pl, s e cor Elm st, ten 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $24,000; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Woodhaven. Plan Nos. 1556 to 1565.

ELMHURST.—Arlington av, w s, 498 n Bushwick and Newtown turnpike, 2½-sty frame dwelling, 21x46, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan No. 1589.

FLUSHING.—Franklin pl, s s, 155 e Colden av, 2½-sty frame dwelling, 42x34, shingle roof, 1 family, steam heat; cost, $6,500; owner, Norman DeForest, 390 Broadway, Flushing; architect, Fred Johnson, 46 Prospect st, Flushing. Plan No. 1591.

HOLLIS.—Chichester av, s s, 140 w Garrison av, two 2½-sty frame dwellings, 24x40, shingle roof, 1 family, steam heat; cost, $6,000; owner and architect, Fred Wingerath, Maple av, Hollis. Plan No. 1577-78.

MASPETH.—Fisk av, s s, 100 n Linden st, 2-sty frame dwelling, 21x30, shingle roof, 1 family; cost, $2,000; owner, Rocco Dragone, 19 Elm st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1579.

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QUEENS.—North Wertland av, n e cor Wood av, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, Frances A. Denton, Queens; architect, C. Henry, Vaughan av, South Jamaica. Plan No. 1600.

RIDGEWOOD.—Palmetto st, s w cor Doubleday st, two 3-sty brick dwellings, 20x63, tin roof; cost, $10,000; owner, Wm. R. Gibson, 769 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1594-95.

ROSEDALE.—Washington av, s s, 225 e Rosedale av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $2,500; owner, C. C. Nelson, 82 Van Siclen av, Brooklyn; architect, N. C. Mortinsen, Rosedale. Plan No. 1582.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Thompson av, s w cor Van Buren st, 1-sty tile storage, 20x46, slag roof; cost, $1,000; owner, E. E. Smith Constn Co., 101 Park av, Manhattan. Plan No. 1521.

OZONE PARK.—Rockaway blvd, s s, 80 e Hamburg av, 1-sty steel shop, 21x36, steel roof; cost, $1,500; owner, Wm. B. Plunkitt, on premises. Plan No. 1569.

STABLES AND GARAGES.

EDGEMERE.—Beach av, w s, 140 n Mermaid av, frame garage, 12x18, tin roof; cost, $150; owner, Jas. Penners, on premises. Plan No. 1527.

FLUSHING.—19th st, n w cor State st, 1-sty frame garage, 12x20, shingle roof; cost, $250; owner, M. Rollnick, on premises. Plan No. 1541.

EDGEMERE.—Beach 33d st, w s, 580 s Edgemere av, 1-sty frame garage, 12x16, shingle roof; cost, $400; owner, Mrs. M. Brill, 33d st, Edgemere. Plan No. 1511.

ELMHURST.—Foley st, 18, steel garage, 16x18; cost, $250; owner, E. C. Cox, on premises. Plan No. 1519.

GLENDALE.—Lafayette st, 20, 1-sty frame garage, 16x14, tin roof; cost, $75; owner, A. Flade, on premises. Plan No. 1507.

L. I. CITY.—9th av, w s, 632 n Riker av, 1-sty brick garage, 37x37, slag roof; cost, $2,000; owner and architect, Astoria Veneer Mills Co., on premises. Plan No. 1503.

L. I. CITY.—9th av, e s, 350 n Vandeventer av, 1-sty tile garage, 12x18; cost, $200; owner, J. Kern, 556 9th av, L. I. C. Plan No. 1502.

RICHMOND HILL.—Greenwood av, 556, steel garage, 10x16; cost, $165; owner, A. Dillman, on premises. Plan No. 1518.

WHITESTONE.—22d st, n s, 150 w 8th av, 1-sty frame garage, 10x15; cost, $80; owner, J. B. Tyler, on premises. Plan No. 1504.

WINFIELD.—Worthington st, e s, 225 w Woodside av, 1-sty brick stable, 14x14, slag roof; cost, $140; owner, J. Kuzak, on premises; architect, F. Chmelik, 795 2d av, L. I. City. Plan No. 1516.

CORONA.—Astoria rd, s s, 40 w 46th st, 1-sty frame garage, 12x20, tin roof; cost, $150; owner, Thos. F. O'Neil, on premises. Plan No. 1548.

ELMHURST.—Victor pl, e s, 200 s 3d st, 1-sty frame stable, 20x10; cost, $150; owner, S. Mark, on premises. Plan No. 1549.

FLUSHING.—Amity st, s s, 79 n 14th st; 1-sty frame garage, 10x16, tin roof; cost, $100; owner, J. T. Watson, Flushing. Plan No. 1554.

FLUSHING.—Sandford av, n w cor Central av, 1-sty frame garage, 16x20, shingle roof; cost, $250; owner, Pushea Williams, premises. Plan No. 1584.

GLENDALE.—Lafayette av, e s, 340 n Myrtle av, 1-sty frame garage, 16x14, tin roof; cost, $100; owner, A. Fladel, premises. Plan No. 1592.

GLENDALE.—Webster av, w s, 419 n Cooper av, 1-sty brick stable, 20x20, gravel roof; cost, $500; owner, Frank Vitole, 1683 Woodward av, Ridgewood. Plan No. 1574.

STORES AND DWELLINGS.

L. I. CITY.—Broadway, n w cor 13th av, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, $29,500; owner, 20th Av. Realty Co., 44 Court st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1586-87.

RICHMOND HILL.—Jamaica av, s e cor Cedar av, 2-sty brick store and dwelling, tin roof, 2 families; cost, $6,000; owner, Sunshine Realty Corp., 44 Court st, Brooklyn; architect, Fred W. Eisenelli, 147 Remsen st, Brooklyn. Plan No. 1581.

RICHMOND HILL.—Jamaica av, s s, 20 e Cedar av, 2-sty brick store and dwelling, tin roof, 2 families; cost, $4,500; owner, Sunshune Realty Corp., 44 Court st, Brooklyn; architect, Fred W. Eisenelli, 147 Remsen st, Brooklyn. Plan No. 1580.

RIDGEWOOD.—Fresh Pond rd, w s, 92 n Myrtle av, 3-sty brick store and dwelling, 28x65, tin roof, 2 families; cost, $5,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1596.

STORES, OFFICES AND LOFTS.

L. I. CITY.—10th av, w s, 114 s Jamaica av, 1-sty brick store, 41x37, shingle roof, 1 family; cost, $1,500; owner, Reliable Building Co., 1404 2d av, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1585.

WOODHAVEN.—Fulton st, s w cor Ferry st, 1-sty frame store, 27x19, slag roof; cost, $450; owner, Lerner Realty Co., Woodhaven. Plan No. 1576.

FOREST HILLS.—Continental av, w s, 150 n Austin st, 1½-sty brick bakery, 17x35, slag roof; cost, $1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1550.

BAYSIDE AV.—L. I. R. R., foot of 7th st, 1-sty frame storeroom, 24x16, gravel roof; cost, $150; owner, Bayside Tennis Club, Bayside. Plan No. 1583.

CORONA.—Roosevelt av, s s, 100 e Albertis av, 1-sty frame office, 10x20, tin roof; cost, $150; owner, P. Vanerwald, premises. Plan No. 1588.

STORES AND TENEMENTS.

L. I. CITY.—Woolesy st, e s, 103 s Hoyt av, 4-sty brick tenement, 44x100, slag roof; cost, $16,000; owner, Louis Levin, 566 10th av, L. I. City; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 1532.

RIDGEWOOD.—Fresh Pond rd, w s, 197 n Myrtle av, three 3-sty brick tenements, 28x70, tin roof, 6 families; cost, $24,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1597.

RIDGEWOOD.—Fresh Pond rd, w s, 120 n Myrtle av, 3-sty brick tenement, 27x79, tin roof, 6 families; cost, $8,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1599.

RIDGEWOOD.—Fresh Pond rd, w s, 120 n Myrtle av, 3-sty brick tenement, 27x76, tin roof, 6 families; cost, $8,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs. Plan No. 1598.

THEATRES.

ARVERNE.—Vernam av, n e cor Boardwalk, airdome; cost, $2,000; owner, Edw. Margolis, on premises. Plan No. 1531.

L. I. CITY.—11th av, w s, 100 s Jamaica av, airdome; cost, $300; owner, Arcadia Amusement Co., 187 Vandeventer av, L. I. City; architect, P. Coco, 120 West 32d st, Manhattan. Plan No. 1570.

MISCELLANEOUS.

FLUSHING.—Elm st, s s, 240 w Murray st, 1-sty frame shed, 12x18, tin roof; cost, $125; owner, G. Henning, on premises. Plan No. 1537.

MIDDLE VILLAGE.—Lafayette st, n e cor Hinman st, 1-sty frame shed, 10x21, tar roof; cost, $100; owners, Simon & Pollack, on premises. Plan No. 1526.

ROCKAWAY BEACH.—Boroughs av, s w cor Maple pl, frame shed, 20x36, tin roof; cost, $90; owner, M. M. Keshin, on premises. Plan No. 1501

L. I. CITY.—Steinway av, w s, 175 s Jamaica av, metal booth for moving picture machine; cost, $115; owner, N. Marks, premises. Plan No. 1575.

Richmond.

DWELLINGS.

ALLEN PL, e s, 223 s Park pl, New Brighton, 2-sty frame dwelling, 22x22; cost, $1,800; owner, Mary A. Phillips, 300 West 49th st, Manhattan; architect, J. J. McHenry, 125 Allen pl, New Brighton. Plan No. 400.

NEW DORP LA, s w cor Bayview pl, New Dorp Beach, 2-sty brick dwelling, 22x29; cost, $1,000; owner, Mrs. A. Vanderhoef, 65 Westervelt av, New Brighton; architect, John Davies, Tompkinsville. Plan No. 409.

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Plans Filed—New Buildings—(Continued).

1ST ST, s e cor Ocean av, New Dorp, S. I., 2-sty frame dwelling, 22x30; cost, $2,000; owner, Emil Peterson, Princes Bay. Plan No. 422.

GREELEY AV, s s, 200 n Kruser st, Concord, 2-sty frame dwelling, 24x28; cost, $2,500; owner, Meta F. Whitaker, 1240 Richmond rd; architect, A. Buttermark, Concord. Plan No. 399.

GREELEY AV, s s, 180 n Kruser st, Concord, 2-sty frame dwelling, 24x28; cost, $2,500; owner, Meta F. Whitaker, 1240 Richmond rd; architect, A. Buttermark, Concord. Plan No. 398.

MYRTLE AV, n s, 100 e Elizabeth st, West New Brighton two 2½-sty frame dwellings, 25x26; cost, $6,400; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, W. H. Hoffman, West New Brighton; Builders, Karlsson Bros., Tompkinsville. Plan No. 420.

MYRTLE AV, n s, 180 w Elizabeth st, West New Brighton, 2½-sty frame dwelling, 28x27; cost, $3,600; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, W. H. Hoffman, West New Brighton; builder, J. Larsen, Port Richmond. Plan No. 419.

RONIA AV, n s, 100 w Turf av, New Dorp, 1-sty brick dwelling, 23x34; cost, $1,000; owner, Ristrina Affrussa, 141 West Houston st; architect, E. H. Lockhart, 59 Overbrook av, Midland Heights; builder, Antonia Casella, 326 East 11th st, Manhattan. Plan No. 426.

WINANT AV, n s, 50 w Hudson pl, Graniteville, 2-sty frame dwellings, 16x40; cost, $1,480; owner, M. E. Egbert, Graniteville, S. I.; architect, F. D. Drake, Mariner's Harbor. Plan No. 417.

12TH AV, n s, 150 e Jersey st, New Brighton, 2½-sty frame dwelling, 20x46; cost, $4,500; owner, Edw. Breier, 150 5th av, New Brighton; architect, H. Hermansen, 240 Oakland av, West Brighton. Plan No. 411.

STORES AND DWELLINGS.

GRIFFIN ST, w s, 236 s Richmond turnpike, 3-sty brick store and dwelling, 25x50; cost, $8,000; owner, Geo. L. Egbert, Tompkinsville; architect, Robert Curry, 45 Broadway, Manhattan; builder, Kalrsson Bros., Tompkinsville. Plan No. 423.

6TH ST, s w cor Rose av, New Dorp, S .I., two 2-sty frame store and dwelling, 22x96; cost, $6,000; owner, Emil Peterson, Princess Bay. Plan No. 421.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 87-89, w s, 125 n Delancey st, alter stairs, new doors, balconies to 2-sty brick synagogue; cost, $200; owner, Congregation, I. Gal. Dukler Mogen Abraham, 280 East 10th st; Pres., Sigmund Schnee; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1056.

CANAL ST, 440-444, and Vestry st, extend stairways, new fireproof doors and stairways to 7-sty brick warehouse and factories; cost, $500; owner, Corporation of Trinity Church, 187 Fulton st; rector, Dr. William T. Manning; architect, Thos. F. Rae, 253 West 27th st. Plan No. 1088.

CROSBY ST, 79-85, remove partitions new fireproof partitions, fireproof s. c. doors and new stairs and bulkhead to 6 and 7-sty brick lofts; cost, $3,000; owner, George G. Williams Estate, 270 Broadway; trustee, Frank B. Keech, care Wm. Ayers, Jr., 270 Broadway; architect, Edward L. McCormick, 83 East 52d st. Plan No. 1055.

DIVISION ST, 7, s s, 63.6 e Catherine st, remove extension, new show windows, stairs, partitions and new extension to 3-sty brick lofts; cost, $5,000; owner, Sarah Bernstein, 88 Division st; architect, Max Muller, 115 Nassau st. Plan No. 1087.

EAST HOUSTON ST, 283, s s, 75 w Clinton st, new store front, grating and doors to 5-sty brick tenement; cost, $500; owner, Adam A. Schopp, 53 3d av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1080.

ELIZABETH ST, 302, e s, 90 s Bleecker st, new stairs to 5-sty brick stable and lofts; cost, $75; owner, Elouise C. Hoffman, 283 Dean st; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 1058.

FRONT ST, 186, w s, 42 n Burling slip, extend stairs, fireproof doors, galvanized skylights to 5-sty brick lofts; cost, $97; owner, Wm. J. Matheson, 184 Front st; architect, Geo. P. Chappell, 258 Broadway. Plan No. 1081.

GREENWICH ST, 402-404, increase carrying capacity of floor to 6-sty brick storage; cost, $6,000; owner, Carmans Realty Co., 123 Lockwood av, New Rochelle; Pres., W. J. Amend, 119 Nassau st; architects, Messrs. Friedman, Robertson & Keeler, 90 West st. Plan 1047.

MADISON ST, 170, s s, 138 e Pike st, erect partitions, water closet compartments, window openings to 4-sty brick tenement; cost, $380; owner, Thomas Carroll, 263 Hewes st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 1045.

MOTT ST, 59, new stairs, door openings and stud partitions to 6-sty brick loft building; cost, $200; owners, John Boyce Smith, Wood Cliff Lake, N. J., and Mulberry Realty Co., Abraham Sobel, Pres., 509 West 110th st; architect, George H. Robertson, 111 Broadway. Plan No. 1067.

MOTT ST, 66, 175 n e Bayard st, installing new sinks and tubs and changing doors to 4-sty brick stores and tenement; cost, $350; owner, Martin Rothschild, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 1083.

SPRING ST, 67-73, n s, 48 w Lafayette st, new fireproof partitions, fireproof s. c. doors, skylights, bulkhead and new window to (2) 6-sty brick and fireproof lofts; cost, $2,500; owner, John W. Aitken, 69 Spring st; architects, Volckening & Holler, Jr., 82 Wall st. Plan No. 1098.

SPRING ST, 149, remove fire escape, new doors, sash, stairway to 8-sty brick factory; cost, $1,700; owner, Pondista Realty Co., 165 Broadway; President, Elliott N. Eldridge, 61 Worth st; architect, National Bridge Works, 1123 Broadway. Plan No. 1100.

SUFFOLK ST, 21, w s, 175 s Grand st, remove store fronts and brick piers, floor beams, new store fronts and windows, beams, columns and girders, stairs, partitions to 4-sty brick stores and lofts; cost, $7,500; owner, Abraham H. Levy, 378 Grand st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1071.

WALL ST, 45-47, erect steel support to 18-sty fireproof offices; cost, $500; owners, the United States Trust Co., 45-7 Wall st; Pres., Edward W. Sheldon; architect, the Rusling Co., 39 Cortlandt st, President, Joseph L. Rusling. Plan No. 1094.

WEST ST, 439-41, s e cor Bank st, new wood stair, fireproof enclosure and doors to 7-sty brick factory; cost, $1,200; owner, George F. Morgan, 439 West st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1063.

WHITE ST, 43-5, remove elevator shaft, new concrete flooring and alter stairs to 6-sty brick stores and lofts; cost, $500; owner, J. C. Ayer Estate, Lowell, Mass.; F. Ayer, sole trustee, Boston, Mass; architect, Matthew J. McQuillan, 253 Pearl st. Plan No. 1070.

WOOSTER ST, 239-41, w s, 95 w 4th st, new front wall, reconstruct roof, new store fronts to 3-sty brick stores and lofts; cost, $5,000; owner, Max Taigman, on premises; architect, M. Joseph Harrison, World Building. Plan No. 1073.

10TH ST, 291-303 West, n s, 90 e West st, extend floor back 49.4 and new partitions to 5 and 8-sty brick office, washroom and storage; cost, $1,000; owner, Beadleston and Woerz, 291 West 10th st, President, Alfred N. Beadleston; architect, F. G. Johnson, 171 Madison av. Plan No. 1089.

22D ST, 407 East, n s, 119 e 1st av, new partitions (water closet compartments), new skylights and windows to 4-sty brick tenement; cost, $1,200; owner, Robert Binz, 407 East 22d st; architect, Otto Reissmann, 407 East 22d st. Plan No. 1078.

23D ST, 71-79 West, n e cor 6th av, erect fireproof vault and vent duct to 19-sty fireproof stores and lofts; cost, $1,000; owner, Trustees Masonic Hall and Asylum Fund, 46-54 West 24th st; Pres., George J. Jackson, 41 Park Row; Treas., Geo. F. Montgomery, 105 Fulton st; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 1046.

25TH ST, 141-155 East, n s, 125 ft e Lexington av, new partitions to 7-sty fireproof loft building; cost, $700; owner, New York Railway Co., 165 Broadway; Pres., Theodore P. Shonts; Vice-Pres., David W. Ross; architect, Adolph E. Nast, 546 5th av. Plan No. 1053.

36TH ST, 53-57 West, n s, 195 e 6th av, erect wood gravity tank, pressure tank, steel support and fireproof pent house to 12-sty fireproof light factory; cost, $2,200; owner, Newtown Creek Dock Properties, Inc., 129 Front st; Walter J. Vreeland, Sec. and Treas.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, N. Y. Plan No. 1064.

35TH ST, 62-64 West, n s, 153 e 6th av, 2-sty addition to 12-sty fireproof store and offices; cost, $2,500; owner, Samuel Green, 45 West 34th st, president of the Monolith Realty Co., 45 West 34th st; architect, Abraham H Zacharius, 45 West 34th st. Plan No. 1082.

41ST ST, 416 West, s s, 224.1 w 9th av, new water closet compartments, plumbing, cut windows, extend hall to 5-sty brick tenement; cost, $1,500; owner, Gustava Brandt, 314 West 47th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1106.

42D ST, 124 West, s s, 225 w 6th av, remove stairway, new stairway, ceiling, cashier's cage and (2) new windows to 9-sty fireproof store and offices; cost, $3,000; owner, New York Edison Co., 130 East 15th st; Pres., Nicholas F. Brady; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 1060.

43D ST, 132-6 West, erect wooden tank and steel support to 8-sty fireproof storage and stores; cost, $1,500; owners, Acker, Merril & Condit, 132-4-6 West 43d st; architects, Horwitz & Somenfeld, 230 Grand st. Plan No. 1948.

44TH ST, 133-137 West, new partitions, skylights and bath rooms to 4-sty brick stores and offices; cost, $2,000; owner, Whitney Lyon, 375 Park av; architects, Charles A. Rich and F. Mathesius, Jr., 320 5th av. Plan No. 1086.

46TH ST, 63 West, build areaway to 4-sty brick stores, lofts and dwelling; cost, $100; owner, The Helenita Realty Co., 67 West 46th st; Pres., John J. Hearn, Treas., William N. Cohan, 452 West 55th st; architect, Stacy B. Apdyke, Jr., 32 West 4th st. Plan No. 1051.

52D ST, 49-51 East, remove areas, new extension and transoms to 7-sty fireproof garage and dwelling; cost, $3,000; owner, William K. Vanderbilt, 660 5th av; architect, Whitney Warren and Charles D. Wetmore, 16 East 47th st. Plan No. 1092.

53D ST, 436-46 East, construct steel supports for gravity and pressure tanks to 3-sty brick factory; cost, $2,000; owner, the Nineteenth Ward Realty Co., 25 Broad st, Pres., Adolph Kern; architect, the Rusling Co., 39 Cortlandt st, Pres., Joseph L. Rusling. Plan No. 1093.

56TH ST, 228 East, 225 w 2d av, remove wash tubs and sinks and erect new bath rooms to 5-sty brick tenement; cost, $500; owner, William Keuthen, 228 East 56th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1101.

57TH ST, 350 East, removal of basement floor, ceiling and partitions, new floor, ceiling, partitions, wall to 1-sty brick church; cost, $30,000; owner, Church of St. John of Nepomuck, 350 East 57th st, Rev. John Kropac, pastor, 348 East 57th st; architect, Stephen J. Kodak, 45 Warburton av. Plan No. 1091.

62D ST, 12 East, raise tier beams, remove partitions, new walls elevator, fireproof staircase to 5-sty brick, private dwelling; cost [illegible] 000; owner, City Real Estate Co., 176 Broadway; Vice Pres., Clarence H. Kelsey; architect, Harry Allen Jacobs, 320 5th av. Plan No. 1049.

67TH ST, 58 East, s s, 160 w Park av, new stud partitions, shaft and steel beams to 5-sty brick dwelling; cost, $2,000; owner, Alice Sachs, 58 East 66th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1085.

73D ST, 177-179 East, n s, 115 w 3d av, new partitions, fireproof doors to 5-sty fireproof private garage and apartment; cost, $2,000; owner, Automobile Realty Co., president, Nicholos F. Brady, 130 East 15th st; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 1075.

74TH ST, 232 West, s s, 182 w Broadway, 1-sty extension to 3-sty brick lofts; cost, $2,000; owner, The Onward Construction Co., 2011 Broadway, Thomas Stokes, vice-president; architects, A. Wallace McCrea & Co., 23 East 15th st. Plan No. 1072.

76TH ST, 427-29 East, n s, 200 w of n w cor Av A, erect wood gravity tank and steel pressure tank, steel supports and frostproof house to 5-sty brick cigar factory; cost, $2,100; owner, August Braun, 316 East 67th st; architect, Franklin Machine & Steam Boiler Works; Pres., Jos. Montgomery, 11-27 Franklin st, Brooklyn. Plan No. 1054.

77TH ST, 44-50 West, s s, 150 e Columbus av, new partitions to divide rooms to 14-sty fireproof apartment house; cost, $2,400; owner, Manhattan Square Apartment Association, 44-50 West 77th st; vice-president and part owner, Russell Dart; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 1107.

78TH ST, 169 East, n s, 199 w 3d av, 1-sty addition to 3-sty brick residence; cost, $2,000; owner, Mrs. John R. MacArthur, 346 West 84th st; architects, Satterlee & Boyd, Wm. F. Leppin 3 West 29th st. Plan No. 1103.

79TH ST, 230 West, s e cor Broadway, erect mezzanine to 12-sty fireproof apartment house; cost, $200; owner, 230 West 79th St. Corporation, 601 West 115th st; Pres., Joseph Paterno, 435 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 1102.

80TH ST, 77 East, n w cor Park av, remove walls, partitions, alter stairs, new store fronts, new rear extension to 5-sty brick stores and apartments; cost, $10,000; owner, S. Levy, 77 East 80th st; architect, J. F. Rieger, 154 Nassau st. Plan No. 1079.

82D ST, 102-108 West, and 440-454 Columbus av, install (4) new bath rooms and windows to 7-sty brick hotel and stores; cost, $3,500; owner, The Vivian Roberts Estate, 2 Wall st; trustees, H. Thompson, R. W. Freedman and C. S. Cooke; architect, Ernest A. Lynde, 663 East 165th st, Bronx. Plan No. 1065.

89TH ST, 123-125 West, alter elevator and shaft, new skylight to 5-sty brick stable; cost, $1,500; owner, Mrs. Elise M. Welton, 290 West 90th st; architect, C. B. Brun, 405 Lexington av. Plan No. 1077.

106TH ST, 416-422 East, and 105th st, East, cover court with corrugated galvanized iron to 4-sty brick factory; cost, $2,000; owner, Max Nathan, 32 East 72d st; architect, Wesley J. Havell, 325 East 31st st. Plan No. 1057.

114TH ST, 411 East, new window openings, partitions, steam heat, repair stairs, erect new balconies to 5-sty brick stores and tenement; cost, $6,000; owner, Enrico Viggiani, 411 East 114th st; Pres., Arthur Arctander, 994 Grand av, Bronx; architect, Arthur Arctander Co., 994 Grand av. Plan No. 1099.

115TH ST, 341 East, n s, 100 w 1st av, new extension and driveway to 3-sty brick dwelling; cost, $250; owner, Lena Manzino, 341 East 115th st; architect, B. F. Thompson & Co., 1679 Carter av. Plan No. 1066.

124TH ST, 71 West, n s, 156 e Lenox av, new partitions, dumbwaiter shaft, galvanized iron skylight f. p. s. c. doors, plumbing, fire escapes and bulkhead, remove cellar stairs to 5-sty brick tenement; cost, $5,000; owner, Louisa Bittroff Estate, 71 West 124th st; executor, Leopold B. Bittroff; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1050.

134TH ST, 55 West, and 135th st, 359 e Lenox av, construct moving picture theatre (open air) to 3-sty brick theatre; cost, $1,000; owner, Samuel A. Cunningham, 70 East 38th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 1069.

BROADWAY, 1914-1916, s e cor 64th st, subdivide store, new partitions, stairway to 3-sty brick stores and lofts; cost, $300; owner, Kenneth H. Wood, 45 Cedar st; architect, M. Joseph Harrison, World Building, Manhattan. Plan No. 1090.

LEXINGTON AV, 1579-85 s e cor 96th st, remove street encroachments to 5-sty brick Public School 86; cost, $15,000; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1062.

LEXINGTON AV, 1732, n w cor 108th st West, divide store, new show windows to 3-sty brick stores and tenement; cost, $300; owner, Henry Market, 756 Prospect av, Bronx; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1052.

LEXINGTON AV, 2099, s e cor 127th st, remove partitions and stoop, new elevator, dumbwaiter, plumbing, partitions, new entrance, extend extension, change stairs to 4-sty brick hospital; cost, $15,000; owner, Harlem Eye, Ear and Throat Infirmary, 144 East 127th st; president, Eugene E. Hinkle, 534 West 156th st; architects, Walter Katz and I. G. Feiner, 505 5th av. Plan No. 1076.

MADISON AV, 527, e s, 40 s 54th st, erect new fire escapes to 4-sty brick shop and dwelling; cost, $500; owner, Dr. Duncan Buckley, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1059.

MADISON AV, 343-45, e s, 25 n 44th st, remove windows, new frames and sash and wall to 61 ft. brick stores and lofts; cost, $300; owner, Louis & Henry Schmitt, 343 Madison av; architect, John F. Rieger, 154 Nassau st. Plan No. 1095.

MANHATTAN AV, 540, install 6-room apt where restaurant exists, new partitions and plumbing fixtures to 6-sty brick apt house; cost, $1,000; owner, Hancock Construction Co., 122d st and Manhattan av, Pres., Philip Meirowitz; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1096.

MT. MORRIS PARK WEST, 35-38, s w cor 124th st, new bathroom, fireproof partitions and new windows to 6-sty fireproof apartment house; cost, $600; owner, Bernard Ratkowsky, 50 West 120th st; architect, John Brandt, 271 West 125th st. Plan No. 1061.

ST. NICHOLAS AV, 1126-30, e s, 26 n 166th st, change stairs, new partitions, stairs, entrance and raise roof 2-sty brick store and office; cost, $3,000; owner, Anthony F. Koebble, 1124 St. Nicholas av; architect, Henry A. Koebble, 114 East 28th st. Plan No. 1084.

WEST BROADWAY, 170, n w cor Worth st, new fireproof windows and door, remove wall to 6-sty brick offices and shop; cost, $200; owner, William Reynolds Brown, 79 Park av; engineer, R. P. Gustin, 30 East 42d st. Plan No. 1104.

2D AV, 186, e s, 41 s 12th st, extend show windows, remodel front stoop and reset cellar stairs to 4-sty brick store and tenement; cost, $150; owner, Ceasar Millis, 186 2d av; architect, Chas. M. Straub, 147 4th av. Plan No. 1074.

2D AV, 1228-32, new fireproof partitions, stairs to 6-sty brick factory; cost, $2,000; owner, Catherine A. Beekman Estate, Charles K. Beekman, trustee, in care of Beekman, Menken & Griscom, 52 William st; architect, William F. Beekman, 345 5th av. Plan No. 1097.

5TH AV, 316, s s, 251 e 2d st, new partitions, stairways, windows and new store front to 3-sty brick store and dwelling; cost, $3,000; owner, Max Bierman, 75 Av A; architect, Jacob Fischer, 25 Av A. Plan No. 1068.

5TH AV, 99-101, extend stairs to roof, doors, framing, etc., to 12-sty brick stores and lofts; cost, $600; owner, United States Life Insurance Co. of N. Y. City; Pres., Dr. John P. Munn, 277 Broadway; Alfred Wheelwright, vice-president; architect, Adolph Rosenbaum, 540 West 58th st. Plan No. 1105.

Bronx.

ROSEWOOD ST, n s, 67 w Olinville av, move 2½-sty frame barn; cost, $300; owner, Patrick Butler, 3301 Olinville av; architects, Ebert & Pringle, 3329 Olinville av. Plan No. 185.

MORTON PL, 147, 2-sty frame extension, 24x12.6, to 2-sty frame dwelling; cost, $600; owners, Gartland Realty Co., on premises; architect, Edwin Wilbur, 562 West 164th st. Plan No. 189.

142D ST, s s, 250 w Willis av, new doors, new stairs to 2-sty brick garage; cost, $150; owner, Sidney H. Nash, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 191.

FORDHAM ROAD, s e cor Hughes av, new show windows, new partitions to two 3-sty frame store and dwelling; cost, $500; owner, Louise Moorehead, 10 St. Nicholas Terrace; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 192.

MORRIS AV, n w cor 177th st, two 1-sty frame extensions, 20.6x15, 37.6x15, to 1-sty frame hall; cost, $1,000; owner, St. Edmond's Church, Dr. John C. Smiley, 206 East Tremont av, rector; architect, Wm. Mayer, 373 4th av. Plan No. 190.

ROSEWOOD AV, n w cor Olinville av, move 2½-sty frame dwelling; cost, $450; owner, Patrick Butler, 3301 Olinville av; architects, Ebert & Pringle, 3329 Olinville av. Plan No. 186.

SO. BOULEVARD, w s, 50 s 173d st, 1-sty brick extension, 15x32, to 3-sty brick stable and dwelling; cost, $100; owners, Alpepiana Realty Co., on premises; architect, Edw. J. L. Raldius, 1104 Findlay av. Plan No. 193.

WILLIS AV, 481, 1-sty brick nicolette, 25x106; cost, $700; owner, Emma L. Mahoney, 1281 Franklin av; architect, Maximilian Zipkes, 403 Lexington av. Plan No. 187.

Brooklyn.

ADAMS ST, 242, interior alterations to 3-sty dwelling; cost, $300; owner, Frank Lauria, 59 Tillary st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 3457.

BALTIC ST, 631, extension to 3-sty tenement; cost, $1,000; owner, R. H. Bellinger, 631 Baltic st; architect, B. E. Groerer, 111 4th av. Plan No. 3509.

BERRIMAN ST, 390, extension to 2-sty dwelling; cost, $350; owner, Abram Ramries, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3347.

COOK ST, 178, exterior alterations to 5-sty factory; cost, $2,000; owner, Iron Clad R. E. Co., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 3384.

CLINTON ST, w s, 104 n State st, exterior alterations to 3-sty dwelling; cost, $7,500; owner, Mrs. Mary V West, Hotel Bessert; architect, Beverly King, 103 Park av, Manhattan. Plan No. 3450.

COOPER ST, 257 extension to 3-sty dwelling and store; cost, $700; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architect, Max Hirsch, 391 Fulton st. Plan No. 3468.

DECATUR ST, 198, extension to 2-sty dwelling; cost, $400; owner, Dora Axelstrom, on premises; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 3493.

DOUGLASS ST, 328, extension to 2-sty stable; cost, $15,000; owner, Otto R. Berger, 575 Degraw st; architect, Frank E. Kelly, 390 Douglass st. Plan No. 3454.

FREEMAN ST, 206, extension to 3-sty tenement; cost, $350; owner, Solomon Henkin, on premises; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 3344.

FULTON ST, 468, interior alterations to 5-sty store; cost, $2,500; owners, Wm. Trotter & ano., 45 William st, Manhattan; architect, John C. Wendell, 4 Court sq. Plan No. 3355.

HINSDALE ST, 580, interior alterations to 2-sty dwelling; cost, $200; owner, Sadie Herbstein, on premises; architect, Jacob Fein, 99 Powell st. Plan No. 3323.

HOOPER ST, 208, interior alterations to 3-sty dwelling; cost, $150; owner, Philip Warshauer, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 3393.

HOPKINS ST, 236, interior alterations to 2-sty dwelling; cost, $500; owner, Emma Baumgarten, 142 Harrison av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3367.

HOPKINS ST, 257, interior alterations to 3-sty dwelling; cost, $2,000; owner, Chas. H. Wohlers, 502 Broadway; architect, Otto Strack, 214 East 23d st, Manhattan. Plan No. 3466.

LEONARD ST, 97, interior alterations to 2-sty synagogue; cost, $3,500; owner, Cong. Sons Abraham, 63 Boerum st; architect, Lew Koen, 27 Graham av. Plan No. 3366.

MALTA ST, 18, interior alterations to 2-sty dwelling; cost, $350; owner, Harry Sacks, 428 Hegeman av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3400.

MIDWOOD ST, 118, extension to 3-sty garage; cost, $600; owner, Andrew I. Sherman, 44 Dongan st; architect, Chas. B. White, 375 Fulton st. Plan No. 3379.

MONROE ST, 669, extension to 1-sty garage; cost, $200; owner, Jas. Perlman, 669 Monroe st; architect, Max Cohn, 510 Leonard st. Plan No. 3399.

MONTAGUE ST, 200, alter elevator in office building; cost, $2,700; owner, Continental Ins. Co., 158 Montague st; architect, Harry R. Cullmer, 280 Broadway, Manhattan. Plan No. 3375.

NAVY ST, 123, exterior alterations to 3-sty store and tenement; cost, $200; owner, Rosina Monaco, 71 Navy st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 3325.

NELSON ST, 14, interior alterations to 2-sty dwelling; cost, $400; owner, Gerado Liego, 12 Nelson st; architect, Max Hirsch, 391 Fulton st. Plan No. 3363.

POWELL ST, 129, extension to 2-sty dwelling; cost, $500; owner, Simon Gasner, 1868 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3395.

PRESIDENT ST, 1505, extension to 2-sty dwelling; cost, $1,500; owner, Dr. Michael A. Colm, 1506 President st; architect, Axel Hedinson, 371 Fulton st. Plan No. 3329.

STANHOPE ST, 45, interior alterations to 2-sty dwelling; cost, $1,000; owner, Parmillia Shueragai, on premises; architects Louis Allmendinger, 926 Broadway. Plan No. 3440.

UNION ST, 66, exterior alterations to 3-sty tenement; cost, $700; owner, Nicholas Cavagnaro, 44 1st pl; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 3382.

VERMONT ST, 495, interior alterations to 2-sty dwelling; cost, $300; owner, Benny Abramowitz, 75 Delancey st, Manhattan; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 3414.

WALTON ST, 65, interior alterations to two 3-sty tenements; cost, $800; owner, Jos. Marienhoff, 659 Myrtle av; architect, Lew Koen, 27 Graham av. Plan No. 3357.

WASHINGTON ST, 21-27, interior alteration to 6-sty factory; cost, $250; owner, Robt. Gair, 50 Washington st; architect, Lawrence Beattie, 381 Amersfort pl. Plan No. 3422.

WYONA ST, n w cor Arlington av, interior alterations to 4-sty school; cost, $500; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3365.

1ST ST, 282, plumbing to 3-sty tenement; cost, $300; owner, Carmine Migone, on premises; architect, Danl. Larrocca, 169 5th av. Plan No. 3373.

EAST 2D ST, 587, plumbing to 2-sty dwelling; cost, $300; owner, Vincent Molinari, on premises; architect, Henry Rocker, 9004 5th av. Plan No. 3512.

NORTH 9TH ST, n s, 123.8 w Withers st, interior alterations to 3-sty tenement; cost, $400; owner, Martinelli Dominico, on premises; architects, Lespia & Salvati, 525 Grand st. Plan No. 3439.

BAY 22D ST, 55, extension to 2-sty dwelling; cost, $600; owner, Giovanni Pandolfina, 51 Bay 22d st; architect, Freman P. Imperato, 356 Fulton st. Plan No. 3474.

EAST 28TH ST, w s, 420 n Farragut rd, extension to 1-sty shed; cost, $3,000; owner, Wm. J. Tienkin, 1424 Flatbush av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3461.

EAST 28TH ST, 374, extension to 2-sty dwelling; cost, $600; owner, Miss Mary Dummett, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3460.

39TH ST, 929, extension to 2-sty store and dwelling; cost, $800; owner, Salvatore Antonio, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 3358.

39TH ST, 929, interior alterations to 2-sty storage and dwelling; cost, $300; owner, Salvator Antonio, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 3359.

39TH ST, 1131, interior alterations to 3-sty dwelling; cost, $1,000; owner, Henry Goldstein, 1131 39th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3336.

EAST 40TH ST, 23, extension to 7-sty dwelling; cost, $1,000; owner, Jos A. Schmidt, 393 East 40th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3476.

59TH ST, 1669, exterior alterations to 2-sty dwelling; cost, $500; owner, Mrs. Mary Kressch, architect, Lew Koen, 27 Montrose av. Plan No. 3415.

77TH ST, 511, move 2-sty dwelling; cost, $500; owner, Albert Erickson, 5th av and 77th st; architect, Harry Rocker, 9004 5th av. Plan No. 3511.

ALBANY AV, 251, extension to 2-sty dwelling; cost, $900; owner, Johanna E. Curren, 1203 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 3497.

Alterations—(Continued).

BATH AV, 1653, extension to 2-sty dwelling; cost, $800; owner, Jos. Newman, on premises; architects, Kalisch & Lubroth, 215 Montague st. Plan No. 3406.

BROADWAY, 1365, exterior alterations to 3-sty bank and dwelling; cost, $5,000; owner, Phoebe E. Leverich estate, 449 McDonough st; architect, Wm. Debus, 86 Cedar st. Plan No. 3459.

CARLTON AV, 446, extension to 3-sty dwelling; cost, $1,500; owner, Rosina Rotiera, 448 Carlton av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3438.

DEKALB AV, 135, extension to 3-sty dwelling;; cost, $800; owner, Rudolph E. Emmerich, on premises; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 3382.

DEKALB AV, s e cor Carlton av, extension to 3-sty dwelling; cost, $1,000; owner, Frank De Hegman & ano, 269 Carlton av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3383.

DE KALB AV, 1106, extension to two 3-sty stores and dwellings; cost, $1,000; owner, Pincus Gaus, on premises; architect, Leon Lannenfeld, 230 Grand st. Plan No. 3477.

FLATBUSH AV, 817, interior alterations to 1-sty theatre; cost, $3,000; owner, Carlton Amusement Co., on premises; architect, A. G. Carlson, 157 Remsen st. Plan No. 3443.

LEE AV, 2, interior alterations to 2-sty offices; cost, $1,500; owner, City N. Y.; architect, Thos. E. O'Brien, 240 Center st, Manhattan. Plan No. 3322.

MYRTLE AV, 57, interior alterations to 3-sty dwelling; cost, $1,500; owner, Dr. John H. Reb, 328 Jay st; architect, A. Hedman, 371 Fulton st. Plan No. 3338.

PROSPECT AV, 139, exterior alterations to 2-sty dwelling; cost, $200; owner, Solomon Feinberg, 33 Howard pl; architect, D. A. Lucas, 98 3d av. Plan No. 3409.

RIVERDALE AV, 263, extension to 2-sty store and tenement; cost, $700; owner, Abr. Kessman, 45 Riverdale av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3396.

47TH AV, n w cor 46th st, extension to 5-sty hospital; cost, $8,000; owner, Norwegian Hospital, on premises; architects, Forster & Gade, 15 West 38th st, Manhattan. Plan No. 3326.

47TH AV, n w cor 46th st, exterior alterations to 5-sty garage and laundry; cost, $3,000; owner, Norwegian Hospital, on premises; architects, Forster & Gade, 15 West 38th st, Manhattan. Plan No. 3327.

7TH AV, 534, interior alterations to 3-sty dwelling; cost, $400; owner, Wm. Dengler, 926 58th st; architect, T. H. Johnson, 429 7th av. Plan No. 3339.

18TH AV, 6303, interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Abraham Ratnoff, 6408 18th av; architect, Henry Zlot, 65 Grand st, Manhattan. Plan No. 3429.

Queens.

BAYSIDE.—Broadway, n w cor Bell av, plumbing to hotel; cost, $150; owner, Mrs. F. Egle, on premises. Plan No. 987.

BAYSIDE.—Bell av, e s, 200 s Park av, 2-sty frame extension, 25x24, front and side dwelling, interior alterations; cost, $800; owner, Jas. W. Cain, premises; architect, W. T. Willett, Bayside. Plan No. 1057.

COLLEGE POINT.—Av C, s s, 75 w 10th st, 1-sty built underneath dwelling; cost, $800; owner, Geo. V. Young, on premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1042.

COLLEGE POINT.—14th st, w s, 75 s 4th av, 2-sty frame extension, 14x12, rear dwelling, interior alterations; cost, $750; owner, Edw. Schlussmann, on premises; architect, E. Leo McCracken, College Point. Plan No. 1017.

FLUSHING.—Amity st, n s, 300 e Lawrence st, 1-sty frame extension, 9x18, rear dwelling, tin roof; cost, $175; owner and architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1019.

FAR ROCKAWAY.—White st, w s, 118 s Mott av, interior alterations to store; cost, $250; owner, L. P. Edsall, on premises. Plan No. 1005.

FLUSHING.—Beach st, n s, 150 e Wilson av, plumbing to dwelling; cost, $75; owner, John Miller, on premises. Plan No. 1000.

FLUSHING.—Colden av, 165, new concrete foundation to dwelling; cost, $150; owner, Ellen Lee, on premises. Plan No. 992.

FLUSHING.—Beech st, s s, 20 e Wilson av, plumbing in dwelling; cost, $62; owner, M. Sperling, premises. Plan No. 1055.

FLUSHING.—Beech st, s s, 60 e Wilson av, plumbing in dwelling; cost, $110; owner, Mrs. Kerwin, premises. Plan No. 1056.

FLUSHING.—Broadway, s s, 100 w Main st, interior alterations to store; cost, $100; owner, Edw. Bowne, premises. Plan No. 1058.

FLUSHING.—Broadway, 139, plumbing in dwelling; cost, $75; owner, T. H. Burney, premises. Plan No. 1062.

GLENDALE.—Indiana pl, s s, 360 e Tesla pl, plumbing to dwelling; cost, $55; owner, J. Hofer, on premises. Plan No. 1004.

GLENDALE.—Myrtle av, 1912, plumbing to dwelling; cost, $70; owner, H. Ruthman, 1031 14th st, Brighton Beach, L. I. Plan No. 982.

GLENDALE.—Lafayette st, s e cor Edsall av, plumbing to dwelling; cost, $200; owner, R. Plaut, on premises. Plan No. 977.

JAMAICA.—Hardenbrook av, e s, 20 n Fulton st, plumbing to dwelling; cost, $100; owner, H. C. Bohack Co., on premises. Plan No. 1037.

JAMAICA.—Van Wyck av, n e cor Liberty av, store front to dwelling; cost, $350; owner, F. H. Paulsen, on premises. Plan No. 1031.

L. I. CITY.—Ridge st, 93, plumbing to dwelling; cost, $100; owner, V. Polizo, on premises. Plan No. 1041.

L. I. CITY.—Meadow st, s s, between Pierson and Anabel st, elevator in factory; cost, $2,750; owner, Degnon Terminal & Realty Co., 30 East 42d st, Manhattan. Plan No. 1039.

L. I., CITY.—2d av, w s, 125 n Beebe av, plumbing to dwelling; cost, $150; owner, Eliza Hazard, on premises. Plan No. 1036.

L. I. CITY.—Ridge st, s s, 175 w Hopkins av, plumbing to dwelling; cost, $145; owner, Jos. Castagnetta, on premises. Plan No. 974.

L. I. CITY.—Hopkins av, 400, 2-sty brick extension, 16x10, front of dwelling tin roof, interior alterations; cost, $1,000; owner, J. H. Dioguardi, on premises. Plan No. 1005.

L. I. CITY.—Boulevard, 233, install new plumbing to dwelling; cost, $100; Frank Laugo, on premises. Plan No. 998.

L. I. CITY.—Ridge st, n s, 100 w Court st, plumbing to dwelling, cost, $100;; owner, M. Polizo, on premises. Plan No. 989.

L. I. CITY.—Honeywell st, s w cor Jackson av, install new elevator in factory; cost, $800; owner, Goodyear Tire Co., on premises. Plan No. 988.

L. I. CITY.—Pearsall st, n s, e Starr av, plumbing in dwelling; cost, $200; owner, Jos. Wasilkowski, premises. Plan No. 1043.

MORRIS PARK.—Sherman st, w s, 150 n Chichester av, plumbing to dwelling; cost, $130; owner, M. Mattison, on premises. Plan No. 1022.

OZONE PARK.—Hatch av, w s, 140 s Kimball av, 1-sty frame extension rear dwelling; cost, $325; owner, N. F. Bauna, on premises. Plan No. 1006.

RICHMOND HILL.—Briggs av, w s, 175 n Fulton st, plumbing to dwelling; cost, $75; A. Newell, on premises. Plan No. 1011.

RICHMOND HILL.—Hamilton av, 720, plumbing to dwelling; cost, $65; owner, N. Leske, on premises. Plan No. 1010.

RICHMOND HILL.—Briggs av, w s, 150 n Fulton st, plumbing to dwelling; cost, $75; owner, A. Newell, on premises. Plan No. 1013.

RICHMOND HILL.—Vine st, w s, 250 n Hillside av, plumbing to dwelling; cost, $65; owner, H. H. Garden, on premises. Plan No. 1012.

RICHMOND HILL.—Beech st, e s, 200 s Broadway, plumbing to dwelling; cost, $100; owner, N. B. Wood, on premises. Plan No. 1018.

RICHMOND HILL.—Maple st, n s, 225 w Freedom av, plumbing in two dwellings; cost, $75; owner, M. Huntly, premises. Plan Nos. 1048-49.

RIDGEWOOD.—Foxall st, s e cor Forest av, cut new doorway to garage; cost, $100; owner, H. Entermann, premises. Plan No. 1045.

RIDGEWOOD.—Hatch av, 702, alterations to garage; cost, $300; owner, B. E. A. Klock, on premises. Plan No. 983.

RIDGEWOOD.—North st, 479, 1-sty frame extension, 5x7, rear dwelling, tin roof; cost, $250; owner, Rudolph Sturtzman, on premises. Plan No. 1009.

WHITESTONE.—8th av, 45, repairs to barn; cost, $124; owner, Consumer Brewing Co., 55th st and Av A, Manhattan. Plan No. 1023.

WOODSIDE.—Jackson av, n s, 25 w Transmeadow rd, alter shed, to provide for garage; cost, $125; owner, C. Schmidt, on premises. Plan No. 970.

WOODSIDE.—1st st, w s, 150 n Woodside av, plumbing in dwelling; cost, $150; owner, Fred. S. Duke, premises. Plan No. 1047.

Richmond.

CANAL ST, s e cor Front st, Stapleton, S. I., alterations to frame tenement; cost, $1,000; owners, Lembeck & Betz, 173 9th av, Jersey City, N. J.; architect, John Davies. Plan No. 209.

PRICE LA, s s, 175 e Lexington av, Gramtisville, alterations to frame dwelling; cost, $400; owner, Robert Brown, Norwood, N. J.; builder, Cornelius Prier, 96 Semenson pl. Plan No. 208.

CRESCENT AV, 78, New Dorp, alterations to frame dwelling; cost, $150; owner, Emil Petersen, Princes Bay. Plan No. 210.

MANOR RD, 871, 100 n Norwalk av, West New Brighton, alterations to frame dwelling; cost, $500; owner, Peter Haybers, 871 Manor rd, West New Brighton; architect, John Davies. Plan No. 202.

RICHMOND TURNPIKE, n s, ½ mile e Union av, Bull's Head, Port Richmond, alterations to frame stable; cost, $250; owner, Louis Heilbrunn, 60th st and West End av; builder, H. W. Wyman, 97 Wyona av, Port Richmond. Plan No. 201.

SEAFOAM AV, e s, 240 n Cedar gr, New Dorp, alterations to frame bungalow; cost, $200; owner, Mary E. Noble, Seafoam av, New Dorp; builder, W. N. Noble, Seafoam av, New Dorp. Plan No. 205.

SEASIDE BEACH, s s, 763 w Sand la, South Beach, alterations to frame dance hall; cost, $350; owner, Aquchonga Amusement Co., 124 West 45th st; architect, E. H. Janes. Plan No. 207.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 8. The location is given, but not the owner's address.

BOUND BROOK.—Liberato DeCastro, 102 Talmage av, 3-sty brick, $8,000.

NEWARK.—William Brohm, 83 17th av, 3-sty frame alteration, $300; James E. Bathgate, 326-328 Park av, 4-sty brick, $21,000; Joseph Palletto, 174 Adams st, 3-sty brick, $4,000.

JERSEY CITY.—Philip Friese, 152 Manhattan av, 3-sty frame alteration, $500; Louis Lenckousky, 189 Danforth av, 3-sty brick, $9,000; Joseph Bercovitz, 14 Skillman av, 3-sty brick, $8,000; Pietro and John Verga, 16-18 Wright av, 3-sty brick, $10,000; Louis Dorison, northeast corner West Side and Kearny avs, 3-sty brick, $13,000; Luici and Carmela Amodio, 1591 Boulevard, 3-sty brick, $7,000.

SHADY SIDE.—John Evans, northwest corner River road and Thomsons lane, 3-sty frame, $6,000.

ATLANTIC CITY.—Margaret Workman, 272 South Massachusetts av, 3-sty brick, $13,000.

CLIFTON.—Ernest Burgstahler, 7 Harrison pl, 2-sty brick alteration, $3,500; Bendetto Alberti, southwest corner 3d st and Barclay av, 2-sty brick, $5,000.

PASSAIC.—Max Madison, northwest corner Van Winkle av and President st, 3-sty brick, $12,000; Max Slaff, 24 Allen st, 3-sty brick, $6,000; Mokari Brothers, 27 Monroe st, 3-sty brick alteration, $500.

GARFIELD.—Samuel Zaretzky, 136 Jewel st, 2-sty frame alteration, $1,500.

NORTH ARLINGTON.—Wm. T. Wilkinson & Son, northwest corner Kearny av and Belleville turnpike, two 2-sty brick, $16,000.

IRVINGTON.—West Side Park Realty Co., 65 Bruen av, 3-sty frame, $5,000.

BAYONNE. — Corporation Realty Co., 522 Boulevard, 4-sty brick alteration, $200.

PERSONAL AND TRADE NOTES.

BIJOU LIGHTING CO. has recently started in business and opened an office at 2605 8th av.

O'CONNOR-WALKER CUT STONE CO. has moved its offices from 200 5th av to 52 Vanderbilt av.

HARDE & SHORT, architects, have moved their offices from 3 West 29th st to 17 West 44th st.

A. W. EDDY, architect, has recently opened offices at 50 Church st for the practice of his profession.

TILE ARCH CONSTRUCTION CO., contracting, has opened offices in the Transit Building, 5 East 42d st.

E. O. BONNEY was recently appointed a consulting engineer in the New York State Department of Highways.

AMERICAN CEMENT TILE MANUFACTURING CO. has moved its New York offices from 29 Broadway to 50 Church st.

W. S. BRICKEL-SWAIN CO., architects, has moved its offices from 595 Ellicott sq to 46 Chaplin Block, Buffalo, N. Y.

AMERICAN THERMOSTAT CO., Elmira, N. Y., has moved its factory and general offices to 101-103 Mechanic st, Newark, N. J.

VITROLITE COMPANY OF NEW YORK has moved its offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

VULCANITE PORTLAND CEMENT CO.'S offices are now located in the new building at 8 West 40th st, opposite the Public Library.

GORDON A. WRIGHT, architect, has moved his offices from 213 Dillaye Building, to 219 Union Building, South Salina st, Syracuse, N. Y.

GORHAM CO., 5th av and 36th st, recently completed a bronze elk which will be placed in the cemetery lot of the Elks Lodge at Trenton, N. J.

TAYLOR-HORNSBY CONSTRUCTION CO., building contracting, has moved its offices from the Post-Standard Building to 101 South Salina st, Syracuse, N. Y.

JEFFREY MFG. CO., Columbus, Ohio, has moved its New York office from 77 John st to 50 Dey st. George H. Mueller, assistant sales manager of the company, has charge of this office.

T. H. McHALE & SON, general contractors, have moved their offices from the McCarthy Building to 604-6 Cahill Building, South Salina st, Syracuse, N. Y.

HENRY KROPKE, formerly associated with W. H. Kropke, of the Bronx, has recently organized the Kropke Plumbing & Heating Co., with offices and shop at 368 Willis av.

MASON R. STRONG, architect, 7 Wall st, has been retained to prepare plans for a building for the Bethlehem Orphans Home, to be erected at Arrochar, S. I., at a cost of $100,000.

FOSTER CONSTRUCTION CO., general contracting, has recently opened offices in the Kinney Building, Newark, N. J. The firm does a general building business in Newark and vicinity.

COLBY & CHRISTIE, inspection engineers of Philadelphia, have moved their New York office from 1 Madison av to 165 Broadway. Charles S. Bilyeu is the New York representative of the company.

EMIL E. LUNGWITZ, New York City representative of the Kelley Filter Press Co., and the Galigher Machinery Co., of Salt Lake City, has moved his offices from 80 Maiden lane to 30 Church st.

E. V. FROTHINGHAM, Commissioner of Public Works of the Borough of Manhattan, New York, City, has tendered his resignation to be effective June 1. He was appointed to office February, 1910.

H. S. COLLETTE, secretary of J. G. White & Co., Inc., and the J. G. White Engineering Corporation, 43 Exchange pl, has resigned from these companies and will make his permanent residence in California.

THEODATE POPE, architect, 15 East 40th st, prominently known as a designer of fine country

homes and for her ability as an interior decorator, is reported as being among the survivors of the Lusitania disaster.

CONTRACTORS estimating labor and materials for the proposed Detroit Municipal Court Building may have access to the plans and specifications in the office of the F. W. Dodge Co., 119 West 40th st.

DANIEL RUNKLE, for a number of years associated with the Warren Foundry & Machine Co., has been appointed New York representative of the Standard Cast Iron Pipe & Foundry Co., with offices at 61 Broadway.

C. H. McDONALD has recently become a member of the staff of the Art Metal Construction Co., Woolworth Building. His entire time will be devoted to calling upon the architects and engineers of the metropolitan district in the interests of the company.

CHAS. FREIDBURG, dealer in plumbers', steam and gasfitters' supplies, has opened offices and salesrooms at 3910 New Utrecht av, Brooklyn. Mr. Freidburg was formerly identified with Saul Rendelstein in the same line of business, as manager and buyer.

LENOX SAND & GRAVEL CO. will move June 1 from 125 West 140th st to the foot of West 158th st. Hoisting and conveying machinery for rapid handling of material is now being installed at the new location and a garage will soon be erected to accommodate additional motor trucks.

JOHN T. ROWLAND, architect of the Jersey City Board of Education, at a recent meeting of the board asked that when the budget, for the coming school fiscal year is prepared, the directors make provision for a clerk to aid him in properly handling the vast amount of business in connection with school building construction.

ALEX SCHWALBACH will sever his connection with the Bearings Company of America, June 1. For the last six years he has been in charge of advertising and publicity for the F & S bearings imported by the former J. S. Bretz Company, and its successor, the Bearings Company of America, 250 West 54th st, New York.

C. S. PAINE CO., LTD., Grand Rapids, manufacturers of a complete line of high grade furniture, have opened salesrooms at 25 West 45th st. Howard I. Beal, who has had wide experience in the furniture business, is in charge of the new showroom and will represent the Paine Company throughout the Metropolitan district.

MRS. JANE C. HUNTER has opened an office and salesroom at 2146 Broadway, under the style "Jayne—Home Furnisher," in connection with F. E. Berton, an interior decorator. Mrs. Hunter will take care of the furniture, upholstery, drapery and novelty end of the business, Mr. Berton confining himself to the wall papers, painting and general alteration work.

L. R. MERRITT & CO., formerly of 95 Liberty st, have moved into larger offices in the new Vanderbilt Concourse Building, 52 Vanderbilt av. The firm represents the following concerns: The Brownell Co., Springfield Boiler & Mfg. Co., Craig, Ridgeway & Son., Coppus Eng. & Equip. Co., Advance Pump & Compressor Co. and James McMillan & Co.

CHAIRMAN McCALL of the Public Service Commission, and Commissioners Hayward, Cram, Wood and Williams were the guests of President Peters of the Long Island Railroad in his private car Thursday afternoon for an inspection trip over that part of the Flushing-Bayside route of the Dual Subway System that passes over the Long Island Railroad tracks.

GEORGE FRED PELHAM, architect, who was appointed as one of the architects on the committee to draft a new building code for the city of New Rochelle, has written to Mayor Griffing, stating that he will be unable to serve on the committee because of his having to be much away from the city. Mayor Griffing has appointed Chas. A. Lupprian in Mr. Pelham's place.

SECRETARY ROSWELL D. TOMPKINS, of the United Board of Business Agents of the Building Trades, said this week that nearly 115,000 building workmen are at work in the building industry in New York and that only about 10,000 or 12,000 are now unemployed. "Those now idle," said Mr. Tompkins, "will be at work in a month or so and then all workers in the building industry will be busy."

HERMAN KREITLER, architect, 45 Clinton st, Newark, N. J., who has practiced his profession in Newark and vicinity for the last twenty-five years or more is seriously ill at his country home from a blood clot on the brain. He has designed many prominent private buildings as well as a number of city and county institutions. He is a member of the Essex County Board of Supervising Architects.

JOHN ANDERSON, formerly general superintendent for George B. Spearin, general contractor, and James Wheeler, recently connected with Westinghouse, Church, Kerr & Co., have formed a company to be known as Anderson & Wheeler, Inc., to conduct a business as contracting engineers on dock, timber and concrete construction. The offices of the company will be located at West New Brighton, Staten Island.

WALTER B. CHAMBERS, architect, 109 Broad st, delivered a lecture on "American Church Architecture" in the chapel of the Reformed Church, Poughkeepsie, N. Y., Friday evening, May 14. The lecture was illustrated by a number of lantern slides, showing what are considered some of the finest American church edifices. Mr. Chambers is the architect of the new structure to be erected by the Reformed Church of Poughkeepsie on Hooker av.

STREET PAVEMENT PERMITS.—Owing to the time, trouble, expense attending to details, deposits and refunds that builders and contractors are placed in relation to building material permits, the F. E. Folsom Company of 507 5th av, Manhattan, have started a new business whereby they take out this permit and assume all responsibility for same as to deposits, charges, and refunds, thereby guaranteeing the builder or contractor the actual cost of the permit at the start of a job.

CHARLES A. BILLINGS, for many years identified with the structural steel business, recently resigned as manager of the Brooklyn plant of the American Bridge Company, and will in the future devote his entire time to personal interests. He was the guest of honor at a dinner held at the Hotel McAlpin on the evening of April 30, and was presented with a loving cup by employees of the company. Previous to his connection with the American Bridge Company he was manager for Post & McCord.

GURNEY ELEVATOR CO., 62 West 45th st, has recently closed contracts for elevator installations in the following buildings: Bijou Building, Broadway and 30th st, for A. Hopper, Inc., builder, six elevators; Broadway, 35 to 36th st, Thompson-Starrett Co., builders, ten elevators; apartment house at 13-17 West 55th st, George Backer Const. Co., owner and builder, two elevators; apartment house at Broadway and 98th st, Jacob Axelrod, owner and builder, two elevators. Contracts have also been closed for installing elevators in the new buildings for the Union National Bank and Elks Club at Scanton, Pa.

MARK & MOHL, INC., iron works, announces the removal of their works and office to Third av and 6th st, Brooklyn. The move to that locality, which is directly on line of the new Fourth avenue subway, is made in anticipation of the great industrial development which will take place in that part of the city so soon as the transit improvements are completed. Mark & Mohl, Inc., are makers of ornamental iron work of the better grade and of structural steel. Up to now the works have been located in the Greenpoint section of Brooklyn. The concern is one of the number that has looked up and forward during the time of general depression, and as indication of its faith in the good times to come, has extended its capacity, made new installations and is preparing for New York's re-awakening.

The new plant is in a brick building, two stories high, on a plot 50x260, part of which is set aside for storage of materials. The building faces on Third avenue and there is also access to 6th st by means of a driveway, thus allowing a continuous procession of work without the necessity of handling any semi-finished materials back and forth. The most up-to-date shop construction in semi-fireproof type has been used. High headroom, perfect light by means of Bailey sash set in large openings and skylights of ample proportion and perfect sanitary arrangements characterize Mark & Mohl's new shop. One wall is almost entirely of glass, just enough masonry having been provided to carry the roof and floor construction. The drafting rooms and office on the second floor are spacious and perfectly lighted and afford all possibilities for the performance of good work. With a plant of this kind and with skilful production, special arrangements and especially adapted machinery which it has, Mark & Mohl, Inc., look forward with certainty to a share in the prosperity that is surely coming to our city.

OBITUARY

CYRUS L. AXTELL, formerly a well-known building contractor in Newark, N. J., and vicinity, died at his home, 76 Steuben st, East Orange, N. J., Saturday, May 8. He was eighty-two years of age and was a veteran of the Civil War. He is survived by his widow, a son and a daughter.

JOHN D. BRODERICK, for sixteen years connected with the Department of Water Supply, Gas and Electricity of the City of New York, died of heart disease at his home, 369 Greene av, Brooklyn, Tuesday, May 11. He was seventy-six years old, and leaves his widow, two sons and three daughters.

CARL EDWARD ANSELM, of the firm of Meyer & Anselm, iron manufacturers and contractors, and a real estate operator of prominence in Brooklyn, died suddenly of paralysis of the larynx at his home, 62 Elton st, Brooklyn, Tuesday, May 11. Mr. Anselm was born in New York City May 5, 1864, and had been a resident of Brooklyn for many years. For thirty years he had been engaged in the structural iron manufacturing business. He was president of the Title Estates and Mortgage Company; president of the Nassau Co-Operative Building and Loan Association; a trustee of Tyrian Lodge, No. 618, F. and A. M.; a member of the Mechanics and Traders Exchange of Brooklyn; a director of the East New York Savings Bank; a member of Atlantic Council, Royal Arcanum; Bunker Hill Lodge, Independent Order of Odd Fellows; Montauk Council, of the Order of Heptasophs; the Society of Old Brooklynites; and the Brooklyn League. Mr. Anselm had been for many years active in the Republican politics of the district in which he lived, and was prominent in the social life of the Arlington section. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its annual meeting at Atlantic City, N. J., June 22-26.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

HERBERT ADAMS, 131 West 11th st, has been elected president of the National Sculptors' Society, to succeed Karl Bitter, who died recently as the result of an automobile accident.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentieth annual convention at the Waldorf-Astoria, May 25 and 26. Manufacturers from all parts of the United States will assemble to discuss the effects of the year's political and economic developments, internal and international, on their business. Among those who will address the convention are ex-President Taft and Senator Harding of Ohio. The subject of Mr. Taft's address will be "The Clayton Act and Other Things."

CEMENT PRODUCTS EXHIBITION CO., of Chicago, held its annual meeting Tuesday, May 11, at which the following officers were elected: B. S. Affleck, president; A. Y. Gowen, vice-president; Robt. F. Hall, secretary; J. U. C. McDaniel, treasurer. The directors elected were as follows: B. F. Affleck, J. P. Beck, W. E. Cobean, Wm. Dickinson, A. Y. Gowen, Edward M. Hagar, Robt. F. Hall, D. McCool and J. U. C. McDaniel.

ASSOCIATED MANUFACTURERS OF ELECTRICAL SUPPLIES have appointed a committee to consider and recommend to the Board of Governors a general secretary for the association. The committee consists of D. C. Durland, Sprague Electric Works, New York; W. A. Gennor, Standard Underground Cable Company, Perth Amboy, N. J., and J. E. Way, R. Thomas & Sons Company, New York.

HERMAN H. SCHMIDT, chief engineer of the Brooklyn Bureau of Highways, was elected president of the newly-formed New York Civil Service Association at its meeting held in Manhattan Tuesday evening, May 11. The name of the organization was changed to the New York Municipal Club. Moses Altman, secretary of the Charter Revision Committee of the Board of Estimate, was elected vice-president; Robert Farrell, of the Borough of Queens office, secretary, and George Stansfield, of the Department of Public Charities, treasurer.

ASSOCIATED ADVERTISING CLUBS.—Chicago will be the scene of the eleventh annual convention of the Associated Advertising Clubs of the World which meets June 20 to 24. President Wilson, war conditions permitting, will head the list of speakers. Hon. William Jennings Bryan, John H. Fahey, president of the Chamber of Commerce of the United States; Henry Watterson, George Horace Lorimer, ditor of the Saturday Evening Post, and Arthur Brisbane are among others of national prominence who have promised to address the sessions. On the Sunday preceding the formal opening of the convention, fifty business men of country wide reputation will deliver lay sermons in Chicago churches. New features include a conference of the teachers of advertising and another of the secretaries of advertising clubs. Departmental meetings of men in the several fields of work give opportunity for a discussion of the problems of various phases of advertising, an arrangement which reflects the new freedom in business.

BUILDING MATERIALS AND SUPPLIES

MOVEMENT TO LIMIT MANUFACTURERS' SALES TO DEALERS ONLY EXTENDS FROM NEW YORK TO EASTERN PENNSYLVANIA

Common Brick Prices Advance—Cement Raise Looked Forward To—Oil Up

FOR the purpose of protecting the building material dealers of New York, New Jersey and Eastern Pennsylvania a movement is on foot to induce manufacturers of building materials not to sell to any one who is not, strictly speaking, a dealer. The latest development in this direction was in the form of a special meeting of the Building Material Dealers of Eastern Pannsylvania at the Hotel Walton, Philadelphia, Tuesday, when the big cement companies not only agreed with the idea, but sent their representatives there to further the plan and to induce their dealer customers to join.

This action followed the movement taken by New Jersey and New York dealers several weeks ago, when a similar call was sent out and the manufacturers at that time did as they did in Philadelphia, this week, endorsed and promised to further the enterprise. The three states are now practically a unit in the matter of protecting the dealer against outside buying to the end that the builder may derive more protection in the matter of quality of materials supplied against the operations of so-called "Shoe string" builders, men who prey upon unsuspecting builders by telling them they can buy material cheap and build cheaper than regular supply men can put the materials in their yards.

In order to fully protect the dealer and the consumer it has been necessary to eliminate all contractors from membership in the association. If a contractor desires to buy cement, for instance, from the manufacturer, he will have to pay the five cents a barrel differential now allowed as commission to the dealer, so that it will not profit him to buy outside of his own home town.

This will not increase in the least the cost of building construction save to those who have been inclined to contract with men who have no rating as dealers. Quality is thus insured to the consumer, whereas under the former conditions he has been attracted by a special bargain price which has resulted, in some cases, in failure of concrete structures of more or less serious character. The plan is now in operation in the metropolitan districts of New York, Newark, Trenton, Philadelphia and Scranton.

Prices of materials in the New York metropolitan district are somewhat firmer, led by common Hudson brick, which has moved to $6.50 a thousand, wholesale, N. Y. Portland cement prices are without change, the bottom quotation being $1.23 and the top $1.33. Further stiffening is shown in iron and steel for future delivery, and in art metals there is a very firm tone. Sand and gravel is steady at the same quotations ruling at the first of the month. Roofing paper is somewhat firmer because of the difficulty of obtaining Canadian wood pulp and rags and the lack of bottoms for asphaltum freight from South America. Paints are stiffening perceptibly, as the price of colors and linseed oil keeps high. Linseed oil is now at 67 and 68 cents a gallon, an advance of eight cents in the last five weeks. The top is not yet reached, say the distributing trade here.

The condition at the Portland cement mills in the Hudson and Lehigh districts is still of a character to warrant concern regarding the supply three months hence. There are now 188 kilns in operation.

The condition of the Hudson river common brick supply is such as to indicate general resumption of brick manufacture up the river by June 1. Many of the yards started to clear and get ready for brick making today. There is a general belief that the early spring decision to reduce output this year to something like 60 per cent. of capacity will undergo revision in view of the drain on the reserve supply that has developed in the metropolitan district since April 1. Manufacturers say they can make expenses by selling brick at $6.50, and so, in order to counteract the low price of Portland cement in this market it is not considered probable that the price for this commodity will go higher between now and August 1, when the price of Portland cement is expected to move up to points nearer normal levels.

Following is the summary of new building plan filings in the five boroughs this week. In the corresponding week last year 289 new building plans were filed at a total estimated value of $2,699,040.

	Week ending May 7.		May 14.	
Manhattan...	6	$1,016,550	12	$10,976,375
Bronx.....	40	1,329,600	19	780,200
Brooklyn.....	94	917,750	100	780,800
Queens.....	133	492,130	105	289,080
Richmond....	43	55,555	14	44,326
Total.....	316	$3,811,585	250	$12,870,781

This action does not signify any tendency upon the part of the dealers or manufacturers to advance the price of cement to consumers. It is a movement merely to protect the dealers 5 cents a barrel differential in the price of cement sold to consumers. The plan is to charge builders or users of cement like big concrete contractors the price that dealers ordinarily would charge them. The matter of classifying mail order houses selling cement and building materials was referred to a special committee by President George P. Erich, of Allentown, which will report at the annual meeting to be held in February at Philadelphia. About 128 dealers attended the meeting.

PORTLAND CEMENT.

More Than 188 Kilns Now Reported in Operation.

REPORTS from the cement manufacturers' centers supplying this market are to the effect that there are now probably more than 188 kilns in operation to meet the constantly increasing demand for this material. There are conflicting rumors regarding the maw into which this great quantity of cement is being fed, but it is a settled fact that practically none of this excess output is going into reserve mill bins. It is stated that even the clinker capacity of the leading mills is being taxed to meet the current demand for finished material and there is, in consequence, comparatively little clinker on hand.

April shipments greatly exceeded those for March, which were far in excess of those for any preceding month this year, from the Lehigh district. An unconfirmed report has it that the April shipments were 13 per cent. in excess of those for March, which were, in turn, 30 per cent. in excess of those for March, 1914. The shipments from the Lehigh district in April were slightly above normal for that month. Local dealers have worked off their supplies bought during the crux of the price war in early February and middle March and the indications are that there will be a continued heavy demand for Portland cement in May, especially when pending concrete road contracts are awarded and work begins.

COMMON BRICK.

Some Manufacturers Now Have Kilns Under Way.

SOME manufacturers up the Hudson have kilns under construction for the first 1915 burn. There is sufficient brick up the river to take care of present demands, so most of the manufacturers are building large kilns, indicating that there is a well defined tendency not to rush the local market beyond what the traffic will bear. Prices here at present for the best Hudson brick range between $6.25 and $6.50, with small likelihood of there being a further advance.

The movement of brick from the West 52d street wholesale docks in the last week has been exceptionally heavy in view of the retarded movement noticeable heretofore this year, but a week's sale of sixty bargeloads is only normal for this time of the year and has no special significance. An abnormal week of sales would total between 80 and 90 bargeloads. Practically all of the brick being sold is moving direct to jobs, which is an encouraging sign.

New brick cannot arrive in this market before June 5, even with good weather conditions. If there is a spell of bad weather with much rain and little sunshine the arrival of 1915 brick will be postponed accordingly. The Raritan brick market is firm to strong and $6.50 top is said to be stiff.

Official transactions for Hudson River brick covering the week ending Thursday, May 13, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., May 7	Arrived.	—0. Sold.
Friday, May 7	7	7
Saturday, May 8	10	10
Monday, May 10	30	26
Tuesday, May 11	5	6
Wednesday, May 12	7	3
Thursday, May 13	10	8
Total	69	60

Reported en route, Friday, May 14—7.

Conditions of market, steady. Prices: Hudsons, $6.25 and $6.250. Raritans, $6.25 and $6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., May 14—9.

1914.

Left over, Friday, A. M., May 8	Arrived.	—13. Sold.
Friday, May 8	8	9
Saturday, May 9	13	6
Monday, May 11	14	8
Tuesday, May 12	4	3
Wednesday, May 13	10	4
Thursday, May 14	5	10
Total	54	40

Condition of market, firm. Price: Hudson, — to $5.75; Newark, yard, $7.25 to $7.50, dull. Left over Friday a. m., May 15—27.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 13, 1915	550
Total No. of bargeloads sold Jan. 1 to May 13, 1915	541
Total No. bargeloads left over May 14, 1915	9
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 14, 1914	405
Total No. bargeloads sold Jan. 1 to May 14, 1914	378
Total No. bargeloads left over May 15, 1914	27

ART METALS.

Advance in Price of Copper and Brass Boosts Quotations.

SHARP advances in the price of copper and sheet brass have led manufacturers of art brass goods, and irons, etc., to consider a further boost in catalog quotations. The Janusch Manufacturing Company followed the lead last week of the F. H. Graf Manufacturing Company and of the Peerless Manufacturing Company and have jumped their prices 10 per cent.

Iron prices have also stiffened which affects even ordinary wrought iron and irons and fireplace goods. This includes ornamental iron work, although the average iron worker has been loath to mark his catalogue quotations up because there are still some who desire to shade for new desirable business. Copper sheets held this week at 24c base as against 18 cents when the art metal manufacturers first advanced their prices and sheet brass was quoted at 20¼ and 20½ as against 17 cents in the first part of April.

IRON AND STEEL.

Small Fabricated Orders Coming Out in This Territory.

IRON and steel orders are developing some strength, primarily, however, in numerous small order quantities, among them an order for about 500 tons for the Equitable building owing to some changes in the interior construction of the building. The fabricating shops are fairly busy as a whole.

Conditions in the metropolitan district indicate a strengthening tone to the foundry iron situation, showing that ornamental iron interests are increasingly active. Steel works are buying more low phosphorus iron. There is a great deal of galvanized iron pipe being bought by speculative interests in anticipation of still further advances in the cost of spelter which affects galvanized products of all kinds. The second half of the year price list reads as follows for tidewater delivery:

	Cents per lb.
No. 1 X foundry northern	14.25 and 14.75
No. 2 X foundry northern	14.00 and 14.50
No. 2 plain foundry	13.75 and 14.25
Gray forge foundry	13.25 and 13.75
Basic northern	13.00 and 13.50
No. 1 foundry southern	14.00 and 14.50
No. 2 foundry southern	13.75 and 14.25
No. 1 soft southern	14.00 and 14.50
No. 2 soft southern	13.50 and 14.00
Gray forge	13.00 and 13.25

JOIN WITH N. Y. DEALERS.

Eastern Pennsylvania Interests to Cooperate for Protection.

FOLLOWING a conference held here a few weeks ago when the dealers in building material supplies put up to the manufacturers of Portland cement and other materials the necessity of drawing a tight line between dealers and contractors in the matter of price, the Eastern Pennsylvania dealers at the Hotel Walton in Philadelphia on Tuesday met and received the pledges of co-operation from the Atlas, Lehigh, Coplay, Allentown, Alpha, Vulcanite Bath and other Portland cement companies.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 22, 1915

HOW REAL ESTATE RECORDS ARE KEPT

The Early Libers Were Written in Dutch—Purpose of the Register's Office—Changes and Improvements in 1914.

TO those not interested in real estate the work done yearly at the office of the Register of the County of New York means little or nothing, but to others it is of prime importance. Accuracy and speed are two essentials, and that mistakes are almost unknown is due to the system which has been evolved from the one hundred and three years' experience, since the recording office was established.

Prior to 1812 the records affecting real estate were kept by the County Clerk. At that time the county was about one hundred and fifty years old, and about one hundred volumes were necessary to keep the records. These were transferred in 1812 to the care of the Register, and the records, with the exception of a few of the early libers, are now continuous from 1654, during the Dutch regime, to the present day. It is interesting to note that some of the first libers are written in the Dutch language.

Hon. John J. Hopper, the Register of New York County, in his statement and report showing the changes and improvements made in the department during 1914, gives much valuable as well as interesting information, covering as it does the early history of the Register's office down to the present time.

Records Written by Hand.

Until about 1898, the records were written by hand in large volumes, each book containing from 500 to 700 pages. These libers would contain from two to three hundred instruments, each of which was copied out at length. In the early days there were not many instruments, so those recorded were easily located, but to-day there are upwards of two million instruments, of various kinds, on file. There are about one hundred thousand lots in New York County, so that, on an average, there are about twenty instruments which make up the title to each lot. To find the particular twenty instruments, out of the two million on record, is the object of title "searching" and so simply that search is the purpose of indexing.

Each liber is separately indexed, by placing the names in alphabetical order in the back of the book. Later special index books were supplied. The alphabetical system continued until 1891, at which time there were about one million two hundred thousand instruments on record. It has been estimated that not less than four million separate name entries were indexed. The result of this system was an enormous aggregation of names under each letter.

600,000 Names in 1856.

In 1856 the indexes contained about six hundred thousand names and an effort was made to correct the evils resulting from the cumbersome system in vogue. A new alphabetical index was arranged, in which the names for the entire period prior to 1856 were arranged in exact directory order. This system was a decided improvement over the one in force up to that time, and shortened the time required for searching titles.

The agitation for improved indexes



HON. JOHN J. HOPPER,
Register of New York County.

was actively renewed in 1885. At that time about one million instruments were on record and searching conditions were almost intolerable. As a result a Commission was appointed and a measure providing for the block system was passed in 1889 and went into effect January 1, 1891. The law was defective, inasmuch as it did not provide for the re-indexing of the great mass of instruments recorded prior to 1891. A re-indexing law was passed in 1892 and again in 1893 but nothing was done until the organization of the Reindexing Department in 1910.

When first organized the only duty of the Register was to receive real property instruments, record them "at length" and index them. This is still the primary duty of the Register, but in recent years the responsibilities and duties of the office have been greatly increased and broadened. In addition to the current recording and indexing, the Register attends to the satisfaction of mortgages; he receives chattel mortgages, of which more than one hundred thousand are filed and indexed annually; he collects the mortgage tax, which amounts to about $2,000,000 a year; he is also responsible for recopying and certifying old and mutilated records, and also for the locality reindexing of all old records. The Register is also the Registrar o titles under the Land Title Registration Act, commonly called the Torrens Law.

Three Classes of Instruments.

Real property instruments are divided into three main classes: (1) conveyances, (2) mortgages, and (3) miscellaneous papers. These three classes are each given a separate series of filing numbers, record and index books. Within each classification are a variety of instruments. For example: In the conveyance libers are placed deeds, leases, assignments of leases, releases, party wall agreements, trust agreements and similar instruments. The mortgage libers contain mortgages, assignments of mortgages, extension agreements, participation agreements and the like. Among the miscellaneous papers are found general trust mortgages, general conveyances and releases of decedents' estates, and other papers general in character. During last year there were recorded 12,138 conveyances, 12,163 mortgages and 852 miscellaneous papers.

About one hundred papers are received daily for record and to obtain the highest economy of administration a routine has been established so that each division receives an entire day's work to handle. The daily steps for the original instruments are as follows:

Division of the Work.

First Day. The instruments are taken in and pass the notary clerk, the mortgage tax, the receiving clerk, the cashier, the tickler index and the bookkeeper. Each instrument receives its serial number and minute of record, and is abstracted, examined and located by block and lot.

Second Day. Each instrument is copied at length by typewriter in the record libers and the liber and page are noted.

Third Day. The Examining Division compares the typewritten record with the original paper and corrects all errors.

Fourth Day. The Block Index Division completes and verifies the entries in the block index, first written from the abstract slips, which are then sent to the Alphabetical Index Division for use in preparing that index.

Fifth Day. The original papers are sent to the Executive Office for the signature and certificate of the Register. They are entered in the delivery book and delivered by mail, or otherwise, as requested.

The routine of procedure has been so worked out that there is hardly any variation in actual operation. A person recording a paper knows that it will be returned to him at the end of the fifth day without the necessity of making any special request.

Mr. Hopper states that the systematic handling of an entire day's work each day and thus keeping the work up to date does not add to the cost, but on the contrary results in distinct saving.

Use of Typewriters.

The use of typewriters and of the abstract method in indexing current instruments and for checking accuracy was begun early in 1914. Formerly both the block index and the alphabetical index were prepared in preliminary form in "blotters." These were afterwards copied in the permanent books. The use of temporary blotters was discontinued in 1914 and indexing is now made directly into the final books. This system resulted in reducing, by nearly one-half, the staff engaged in preparing these two indexes. The clerks so relieved were assigned to other work.

The budget for 1914, which was prepared before Mr. Hopper went into office, was $304,468.40, a considerable reduction from 1913, due to the withdrawal of Bronx County, which was

effective January 1, 1914. The total amount spent in 1914 was $279,277.65. The difference represents a money saving to the city, of which $14,956.62 was saved in salary accounts, $10,206.50 in wages of temporary employees, and $27.63 in supplies, making a total saving of $25,190.75, which was returned to the City Treasury in unexpended balances.

Budget Appropriation.

The total appropriation allowed in the budget for 1915 is $291,392.25, a decrease of $13,076.15 from that allowed for 1914. A great deal of extra work done during 1914, and continued into 1915, was made necessary by the fact that work was allowed to fall behind at certain points in years gone by, and because errors crept into the indexes due to inadequate methods of checking. Beginning with 1914 the record and index entries for each instrument are cross checked in such a manner that it will not be necessary at any future time to go over the indexes again.

An instrument once recorded cannot be altered except by re-execution. A wrong block may be corrected by paying a small fee, but if the error is in the body of the instrument it must be re-recorded. This, however, is usually a simple matter, if the transaction is fresh, whereas if allowed to remain unnoticed, years might go by, parties move away or die, and a defect in the title result. A record of each error and its manner of correction is kept upon a card or on the abstract slip.

Standardization of Forms.

Every instrument is copied "at length" in a liber. A majority of the instruments are on printed forms. During 1914 a record was kept and it was found that about 46 per cent. of the contents of conveyances and 66 per cent. of mortgages are printed matter. If the varying forms furnished by different printers were the same, the Register's office could have printed pages prepared corresponding to these standard forms and so save copying the printed parts. The copying is paid for by piece work, at the rate of five cents a hundred words. The sum of $27,000 was allowed for this work in 1915. About one-half of this amount could be saved annually. As already announced in the Record and Guide, to accomplish this requires other legislation compelling the use of standard forms, or an agreement among printers and conveyancers.

A Transfer to the Bronx.

The formation of Bronx County reduced to some extent the revenues of the New York County Register's office, and the number of its employees. A transfer of the conveyances and other instruments, contained in 1711 volumes, to Bronx County, was made last July. A transfer of 1730 filed maps was made last August and 176 filed maps in October, all affecting Bronx property.

Many attorneys and conveyancers have expressed their approval of the new system of examining instruments immediately upon their receipt and advising those interested of any discovered errors or omissions.

POPULATION VERSUS REPRESENTATION

An Argument for a Geographical Division of the State—Discrimination Against New York City

MUCH has been said relative to the subject of "Population Versus Representation," and in this connection Joseph S. Wood, member of the Westchester Bar, has compiled the following statistics, which bear upon the subject:

"The population of the City of New York, in 1910 and 1914, together with that of the balance of the State, is given in the following table, which also includes an estimate of what the population will be in 1929.

	New York City.	Rest of State.	Whole State.
1910.....	4,766,833	4,346,777	9,113,614
1914.....	5,583,871	4,540,719	10,124,590
1920.....	7,000,000	4,890,000	11,890,000

"Today the City of New York contains more than 1,000,000 inhabitants than the rest of the Empire State. In the State Senate it has only 21 members, out of 51, and in the Assembly, only 64, out of 150. If representation in the Legislature were based on population, New York City would have 28 senators out of 51, and 83 assemblymen out of 150. If the total numbers of senators and assemblymen are not changed, New York City should have, on the same basis, in 1920, 31 senators out of 51 and 90 assemblymen out of 150. This the State Constitution prohibits.

Voters and Representation.

"If representation should be based on the number of voters, then the figures to be considered are as follows:

	Total Number of Voters.	Male Aliens over 21 Years.
New York City....	923,077	510,675
Rest of the State..	1,194,776	208,248
Totals	2,117,853	718,920

"These figures are taken from the United States census of 1910. On the basis of voters only, New York City should, in 1910, have had 22 senators, instead of 21, and 65 assemblymen instead of 64. On this basis of actual voters, New York City had, in 1910, virtually all the representation in the Legislature it was entitled to. In 1914, however, allowing the same percentage of male aliens 21 years old as in 1910, the City of New York should have had 1,083,261 voters, and the rest of the State 1,248,698. The city, therefore, should have had, in 1914, 24 senators instead of 21, and 70 assemblymen instead of 64. In like manner it can be shown that in 1920 New York City will have 1,358,000 voters, and the rest of the State 1,344,750; so, in 1920 the city should have 26 senators instead of 21, and 76 assemblymen instead of 64. Thus, on the basis of the actual number of male voters, the minority in this State will, unless the Constitution is changed, rule the majority in the Legislature, on and after 1920.

Divide the State.

"New York State has an area of 49,170 square miles, of which 326 are in the city. It would be absurd and unjust to permit the voters who live in 326 square miles of the southeastern corner of the State, to regulate the affairs of those who live on 48,844 square miles, some parts of which are 300 miles from New York City. It is equally unjust and absurd that a minority of the voters in the whole State should be permitted, after 1920, to regulate the affairs of New York City. What then should be done? The answer is: Divide the State.

"My suggestion is let New York City, the rest of Long Island and the whole of Westchester County be one State and the remainder of New York State the other. Rhode Island has only 1,250 square miles, and is only 50 miles long and 35 miles wide. Hamburg and Bremen are independent States of the German Empire, the former having 160 square miles, with a population of 1,000,000, and the latter less than 100 miles, and a population of less than 300,000.

"There are only two States in the Union, outside of New York, having a population of more than 5,000,000 each, namely Pennsylvania, with nearly 8,000,000, and Illinois, with less than 6,000,000.

Assessed Values.

"The assessed valuation of all real estate in the Union, in 1913, was $50,290,126,002, of which $7,861,898,890, or nearly one-sixth, was levied on New York City. None of the States in the Union, except New York, has an assessed valuation of real estate aggregating more than $5,208,131,631. The assessed valuation of New York State is greater than that of twenty-four States in the Union combined, and these States have forty-eight United States Senators.

"In 1914, the assessed valuation of New York State realty was $10,900,260,883, of which $8,007,647,861 was in the city, or, in other words, 73 per cent. of the taxable real estate in the State is located in New York City. Yet the city has only 41 per cent. of the State Senate and 42¾ per cent. of the Assembly.

Personal Property.

"The ratio of the value of personal property in the city to that of the rest of the State is greater than that of the real estate. New York City has about one-sixth in value of the real estate in the Union; it has fully one-fifth, if not one-fourth, of the personal property therein.

"It may be difficult to obtain a division of the State and it may be unwise to do so, on account of the question of water supply for the city. There is another way of doing justice to some extent, and that is by dividing the State into two tax districts. Let New York City be one and the rest of the State the other.

Two Tax Districts.

"In 1912 the State spent $42,354,612.99, as follows:

For Education.....	$9,646,044.29
Agriculture	2,631,729.51
Conservation, etc.	3,015,904.48
Highways and Public Works	4,772,916.95
Hospitals	8,622,839.97
Charities	4,024,726.41
	$32,714,161.61
Executive & Administration.	$3,588,102.53
Legislative	2,047,420.09
Judiciary	1,757,922.11
Prisons	2,247,011.97
	$42,354,012.97

"Out of the $9,646,044.29 for education, the city received, in 1912, the sum of $2,198,070.79, leaving $7,447,973.50, which was paid over to the cities and school districts of the rest of the State. As New York City paid at least 75 per cent. of the whole, which is $7,234,533.22, and received only $2,198,070.79, it follows that the city paid $5,036,462.43 for the education of the children in the rest of the State.

"Out of the $32,714,161.61 spent by the State for education, agriculture, conservation, highways, public works, hospitals and charities, at least 75 per cent. was paid by the city, which amounts to $24,535,621.21. Out of this the city received for schools $2,198,070.79, which means that the city paid, for the benefit of the rest of the State $22,347,550.42. The city may have some patients in the State hospitals and asylums for the insane and their maintenance should be charged to the city.

"Let each tax district pay for what it gets, and let the State expenses which are general, such as the Executive, Legislative and Judicial, be apportioned in the two districts by the State Tax Commissioners."

An Adverse Recommendation.

Alfred Craven, Chief Engineer of the Public Service Commission, has made a report against the proposed connection of the West Farms branch of the existing subway with the proposed elevated extension of the Lexington avenue subway running through Westchester avenue, in the Bronx. He holds that such a connection would disarrange the traffic scheme for the Bronx and reduce the ability of the West Farms branch to serve its own territory.

"OLDEST" LANDMARK TO BE MODERNIZED

As the Result of the Sale of Historic Site, Dwelling Will Be Reconstructed to Fill Up-to-date Requirements

WHAT is probably one of the oldest houses in the Van Cortlandt, Riverdale and Fieldston districts, was sold recently, as already reported, by the Delafield Estate to Willett R. Skillman, who is to occupy the premises, after extensive alterations which amount practically to reconstruction, under the supervision of Dwight James Baum, architect, Waldo avenue and 246th street. The house is located on the Albany post road, just north of the old southerly line of the Philipse Manor.

The house antedates the famous Van Cortlandt mansion in Van Cortlandt Park, and is so old that the exact date of its erection is not known. Around it are linked a number of historical associations which make it one of the most interesting landmarks, binding present New York with the past. It is estimated to have been built two hundred years ago and represents the type of construction of a period when building materials and methods of construction were almost primitive in their simplicity. The structure seems to have been the guardhouse at the southerly entrance to the manor. Tradition has it that it was occupied by the commander of the American army in the days of the Revolutionary War, during the fighting in the section north of New York City. Another old story holds that during these exciting days, George Washington spent a night under its roof. The present tenant has been on the premises for thirty-five years.



REVOLUTIONARY LANDMARK IN RIVERDALE SECTION.

The house, in its present condition, presents an interesting study, representing, as it does, in plan and style, an era even before the Revolution. The main portion is about twenty-four feet square and is built of rough stone walls, more than two feet thick, laid up in lime, which is, in the main, mud. Originally its northern division, which is now built of wood, was a small stone annex.

Owner Since 1829.

This part was razed in 1815 and the present wooden or higher portion erected. The property came into the possession of the Delafield family in 1829.

All the materials are hand made; the beams are hand hewn and the nails of wrought iron. The laths were also made by hand and consist of long strips split from rough hewn timbers. The supports on the first floor are about ten inches square, those on the second floor, approximate four inches by six inches. The roof rafters are five inches wide by four inches deep, as compared with two inches wide by six inches deep custom-army in use at the present day.

One of the unique details noted in connection with the layout of the interior is a slender partition built entirely of stone separating the old kitchen from the dining-room. Its thickness including several coats of whitewash, laid from time to time, is only five and one-half inches. No one has been able to explain the reason for this type of interior partition and the only plausible cause advanced is that it was constructed to divide the two rooms. Nothing corresponding to it has been found in any of the old landmarks which also represent antiquated types of building construction.

Heavy Floor Timbers.

The flooring consists of boards about ten inches wide, and from one and a half to two inches thick; the wear of two centuries has caused, at various points, spots nearly worn through. From the kitchen there is still a ladder which leads to a small room under the roof, containing one window, two feet square. This space was originally used for slave quarters. The greater part of the southern side is taken up by a huge chimney which makes the wall at this end four feet thick. It opens into an old Dutch oven in the kitchen and a five foot wide fireplace in the dining-room and in the bedroom above. There are two fireplace openings of simple lime-mortar finish with hearths of huge flagstones which have been so used that in places they resemble the rocks worn down by the ceaseless onrush of waters in the bed of a creek. The chimney is topped by brick, probably brought over from Holland.

Wrought Iron Hinges Used.

Both on the east and west sides of the house are porches with square post columns. These are to be saved and used when the building is reconstructed. On the blinds are ancient wrought iron strap hinges of crude make, probably the handiwork of the old-time village blacksmith. These will be duplicated and added to, as part of the reconstruction work.

As much as possible of the old building will be retained and preserved, as outlined by Mr. Baum. The only exterior change will be the lowering of the roof of the wooden or newer section, painting the clap-boards of the new portion white, a similar treatment of the downstairs blinds and the adding of new shutters along the old lines on the upper portion of the house. The old stone work is to be repointed with white mortar. When completely remodelled, the house will represent as near as possible an old New England prototype.

A small new kitchen wing is to be added on the south, with a breakfast porch at the southeast. The present old kitchen will be utilized as a pantry. The old stairs of black walnut connecting the first and second floors are to remain intact, while in the northerly part of the house a living-room porch is to be built. All these porches will have original columns and the new ones required will be remodelled after the old.

One of the most interesting features in connection with this ancient dwelling house is an unusual growth of vines. These have become so heavy and strong through years of steady and uninterrupted growth that they have forced themselves between the stonework and can even be seen in some of the rooms. In one place, they have raised a section of the roof rafters.

The house, of course, has the old Colonial garden, typical of all the old-time residences. The old grape arbor has also grown to a remarkable degree; some of the bushes have trunks the size of a full grown tree and one has followed a fence for more than a hundred feet.

Along the line of the road stretches a row of giant boulders and a stone wall about three feet high, which is said to have once marked the southern boundary of the old Philipse Manor. As part of the reconstruction a low quaint white picket fence is to be added to the top, which will serve to make the old gray wall even more picturesque. About a hundred feet from the house there is a famous spring which has been in use for a great many years. It is guarded by a huge, equally famous, frog, who has been there in the memory of the oldest residents. He gazes placidly on every curious onlooker within a reasonably safe radius, and vanishes in the depths of the pool at the least approach of danger. In back of the spring is the old Dogwood brook, so called on account of the great number of dogwood trees along its banks.

Crude Construction.

The house, with its crude construction which has resisted the wear and tear of the winters of two centuries and its picturesque surroundings, exemplifies the charm and mystery which every old landmark holds for the imaginative observer. These impressions are intensified by the picturesque wildness of the surrounding country and the almost virginal character of the woodland stretching in every direction, away from the old building.

The Riverdale section has many other historic houses still standing, and is full of Revolutionary lore. Organizations, which have for their object the preservation of relics, a few years ago made a thorough canvass of the section, trying to locate furniture and other things which would serve to perpetuate the memories of past days, and the efforts were rewarded in many instances. The old Van Cortlandt mansion, in the park bearing that name, is used as a museum for the exhibition of these antiques.

WHAT CITY PLANNING HAS DONE FOR NEW YORK

Work of the New York City Improvement Commission and How Far Its Ambitious Plans Have Been Carried Out*

By NELSON P. LEWIS

VARIOUS schemes have been put forward for modifying the plans of those portions of the city already mapped, but none of them has had the official character of those proposed by the New York City Improvement Commission, created by ordinance of the Board of Aldermen in December, 1903, in a report which was submitted in January, 1907.

This report was accompanied by a number of plans, most of which were commendable, but some of them were ambitious and extravagant beyond possibility of realization, while some of them also ignored conditions which then existed or improvements then under way which would have rendered their execution impossible.

No attempt will be made to describe or even to enumerate all the different projects suggested in this report. Some of them have already been carried out or are under way. Among these, the following may be noted:

The widening of the roadway of Fifth avenue by setting back the curb and the removal of encroachments beyond the building line. Not only has Fifth avenue been treated in this way, but a great number of other streets in the Borough of Manhattan.

The New Seventh Avenue.

The southerly extension of Seventh avenue and the widening of Varick street in order to furnish a much needed continuous thoroughfare on the west side of Manhattan: This project was under consideration by the Board of Estimate before the commission submitted its report, and a special report had been made by the chief engineer of the board, dealing not only with the Seventh avenue and Varick street improvement, but with a number of other changes relating to this part of Manhattan.

The extension of Grand street and the widening of Roebling street in the Borough of Brooklyn: These improvements have been entirely carried out and had been incorporated in the plan of the city before the commission made its report. Their purpose was to furnish a system of adequate approaches to the Brooklyn end of the Williamsburg Bridge.

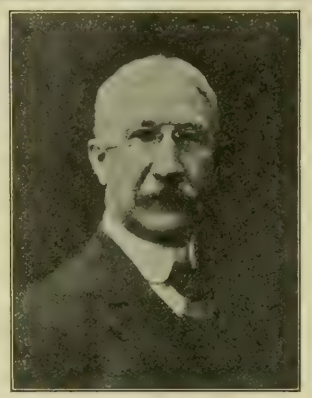
The widening of Thompson avenue in the Borough of Queens: This improvement is now under way on a more comprehensive scale than was suggested in the report of the commission. The street is two hundred feet in width instead of one hundred and sixty feet, as suggested in the report, and extends all the way to Jamaica.

An Ambitious Project.

The creation of a civic center in the Borough of Manhattan: While the commission made no very specific recommendation on this subject, the selection of a site for the new court house of such proportions as to permit the grouping about it of other buildings and connecting it with the City Hall Park, is probably a more ambitious project than the commission had in mind.

Certain other projects suggested by the commission have been at various times discussed by the Board of Estimate, and some of them have gone as far as the preparation and consideration of specific plans, but no action has been taken. Among these are the following:

The separation of grades at Fifth avenue and 42d street: Plans were made for carrying the surface railway tracks and the heavy traffic on 42d street under Fifth avenue in a subway. Public hearings were given, but there was so much opposition on the part of the property owners in the immediate vicinity that the project was abandoned.



NELSON P. LEWIS.
Chief Engineer to the Board of Estimate.

Approach to the Queensboro Bridge: The commission favored the acquisition of the block between 59th and 60th streets all the way from Fifth avenue to Second avenue, but expressed the belief that this would be too costly and advised the widening of 60th street by taking half the block to the south and the construction of a diagonal connection between 57th street and the end of the bridge. The Board of Estimate has actually laid out on the city plan the entire block between 59th and 60th streets and between Second and Third avenues as an open space and has provided for the widening of Second avenue for several blocks either side of the bridge, but no action has been taken toward the acquisition of the property, pending a final determination as to the arrangement of tracks on the Queensboro Bridge and the connections between these tracks and existing and proposed transit lines.

The southerly extension of Irving place from 14th street to Fourth avenue: This was also considered by the Board of Estimate and the extension was laid out upon the city map in order to provide a route for what was called the Tri-Borough Subway. When the transit plans were changed, this extension was abandoned.

The extension of the Shore Road around Fort Hamilton to connect with Dyker Beach Park in the Borough of Brooklyn: This project appears likely to be realized through negotiations with the War Department permitting the re-establishment of a road which was closed at the time of the Spanish War.

The extension of Flatbush avenue southwardly across Jamaica Bay to Barren Island: This street has been laid out and it is likely that it will be acquired in the near future.

The laying out of Bedford avenue from the deflection at Heyward street to the Williamsburg Bridge Plaza: This street was laid out on the city plan and proceedings to acquire title to it were authorized. Its strategic importance was at once recognized and a rapid transit line was planned to follow it. Owing, however, to the insistent objections of some of the property owners in the territory which would be traversed by the street, on the ground that it would change the entire character of the neighborhood, the project was abandoned. It should be noted, however, that the change in the character of the neighborhood, so much dreaded, has taken place, and many of those who opposed the extension have already found homes elsewhere.

A Brooklyn Civic Center.

The grouping of public buildings in the Borough of Brooklyn: The commission suggested the plaza at the main entrance to Prospect Park as an admirable location for a Brooklyn civic center. Present plans contemplate, however, retaining this center at the Borough Hall, and the location in this vicinity of a notable group of buildings, including a new municipal building and a court house, which, with a reconstructed terminal for the Brooklyn Bridge, would create a center which, while of entirely unconventional shape, would probably be very satisfactory.

The plaza at the main entrance to Prospect Park would have furnished an admirable site for the grouping of the public buildings of Brooklyn, but it is so far removed from the administrative center of the borough it would probably be better to adopt it as the location of a group of educational buildings. The Brooklyn Institute of Arts and Sciences is already there, and the Mount Prospect reservoir, which will probably not be needed when the Catskill water supply is introduced into the city, if lowered a few feet would have furnished an admirable site for a public building. The location of the Brooklyn Public Library on the triangular space in front of the reservoir between Flatbush avenue and Eastern Parkway, a site the selection of which was strongly opposed by many, seems to have effectually prevented any such use of the reservoir site.

The Enormous Cost.

There were many other projects suggested and the above comments relate only to those which have received more or less consideration by the municipal authorities. The report of the commission was referred to the chief engineer of the Board of Estimate for analysis and for an estimate of the probable cost of carrying out those improvements which appeared to be most practicable.

Such report was made under date of September 26, 1907, and included an estimate of the probable cost of carrying one of the projects which appeared most meritorious, this estimate being based upon the assessed value of the property which would be required with a certain addition which was believed to represent the probable difference between the actual cost of acquisition and such assessed value. The plans for the Boroughs of Queens and Richmond were so little developed at the time that it was impossible to present estimates for any of the projects suggested for these boroughs. The total estimates of the probable cost of acquiring the necessary land in the other three boroughs were as follows: Manhattan projects, $48,628,000; Brooklyn projects, $25,490,000; the Bronx projects, $5,390,000; total, $79,508,000. The above did not include the estimated cost of the Seventh avenue extension and the widening of Varick street now under way.

*From a paper read before the Advisory Commission on City Plan and printed in connection with the Annual Report of the Committee on City Plan.

—According to reports from excellent sources, the new baseball park of the New York American League team will be established in Long Island City, only a few minutes' ride from the Queensboro Bridge Plaza.—Long Island Star.

BUILDING INSPECTORS' CONFERENCE

The More General Use of Automatic Sprinklers Advocated —Floor Loads and Stairways—Conferences to Continue

THE first subject discussed at the morning session of the Building Inspectors' Conference at the Hotel Astor on May 14, was "The recent tendency toward low floor loads." The discussion brought out the fact that there was a great difference in different cities in this respect. Some of the cities give elaborate lists of buildings and differentiate between different purposes.

The other extreme is represented by the provisions recently adopted by New York City, in which provision is made for minimum floor loads for floors used for residence purposes, for places of assembly, and for business purposes.

It was also brought out that there is a wide variation in the minimum floor loads required. In some cities the minimum floor loads required for residence buildings are as high as 70 lbs. per square foot. New York in its recent action represents again the other extreme in having adopted 40 lbs. per square foot as a fair minimum floor load for residence buildings.

In the case of places of assembly it was contended by some of the Building Inspectors present that loads sometimes run up as high as 150 lbs. per square foot and more, but it appeared that this was only in cases of experiment in which buildings were crowded within a given space as closely as possible. This is an unusual condition that would seldom occur, as under such conditions it would be practically impossible for people to move.

A suggestion was made that in fireproof buildings also floor loads might be permitted lower than in non-fireproof buildings, not only as an encouragement to construct fireproof buildings, but because the proportion of dead load to total load is greater in the case of a fireproof building than in the case of a non-fireproof building.

Certificates of Occupancy.

The discussion of floor loads drifted for a while into one of certificates of occupancy, and resulted in the passage of a resolution to the effect that certificates of occupancy should be issued in all cases of new buildings, and a change of occupancy should be made unlawful unless a new certificate is secured from the proper building official.

Hollow Tile Walls.

Superintendent of Buildings Carlin, of Brooklyn, opened the discussion on Hollow Tile for Outside and Bearing Walls in an interesting paper, in which he outlined the present practice in the City of New York. He contended that hollow tile walls should be at least of the same thickness as brick walls, if not thicker. He also argued for the restriction of hollow tile walls to buildings of limited height, namely, about forty feet. The tendency elsewhere seems to be to higher and thinner walls of hollow tile. Attention was called to a desirable feature in connection with hollow tile walls, that if encouraged by being permitted to be of less thickness than brick they would replace frame construction to a large extent where such construction is permitted. There was some discussion on the strength of hollow tile blocks and the tests made by the National Fireproofing Company in Chicago were referred to, showing that hollow tile walls in cement mortar greatly exceeded in crushing strength ordinary brick walls in lime mortar.

Considerable discussion was evoked by the subject of Automatic Sprinklers. Opinion was divided as to whether automatic sprinklers should be provided for in building codes. Some contended it was a matter of fire-prevention, but the advocates of automatic sprinklers as a safeguard to life were numerous. The discussion on this subject was continued in the afternoon session, at which time a resolution was drafted advocating the more general use of automatic sprinklers.

Enclosed Stairways.

The Enclosure of Stairways, which was scheduled for the morning session, was not reached until the afternoon. The opinion was quite general that stairways should be enclosed in all buildings except residence buildings, and perhaps other buildings not over two stories in height.

The discussion on the Organization of a Building Department did not proceed very far, for lack of time. Commissioner McKelvey, of St. Louis, outlined the organization of his department. It appeared from the discussion that in the work of many city building departments the planning and supervision of public buildings is included. The sentiment was general that this matter is not a proper function of a building official. The presentation of this subject was made more than usually interesting by the submission of several diagrams showing the exact relation of the official to the public and to his staff.

Results of the Conference.

The results of the Conference were considered very satisfactory. The interest aroused was so great that it was decided to hold a Conference annually. The present chairman, Rudolph P. Miller, now Engineer to the Building Committee of the Board of Aldermen in charge of the revision of New York City's Building Code, and the secretary, Hon. Sidney J. Williams, State Building Inspector of Wisconsin, were elected to continue in office, and to act as an executive committee in arranging for a conference some time next year. It was thought wise to hold the next conference somewhere in the West and in connection, if possible, with some national organization interested in some subject closely akin to building construction.

LEGISLATIVE AND CONSTITUTIONAL

An Extra Session Still Demanded by Realty Interests— Labor Unions Want Changes in the Form of Government

GOVERNOR WHITMAN has concluded to sign the bill imposing a direct tax of $19,560,000 upon the State, notwithstanding all the appeals that have been made to him to be considerate of taxpayers and especially of New York City taxpayers whose burdens will be unusually heavy next year. As he was able to cut only $2,300,000 from the appropriation bills, he considers there is no need of calling an extra session.

This will be the largest direct tax since the year 1900, when the rate was 1.96 mills. This year it is to be 1.70 mills. The tax will fall rather heavily on New York City because, first, we pay on 77 per cent. of the total assessed valuation, and, second, because real estate here is assessed at its full value, while the largest number of counties are credited with only 70 to 80 per cent. of full value, and in some the assessment is less than half the full value, according to statistics recently published by the president of the New York City Tax Board, Hon. Lawson Purdy.

In a statement issued by the Advisory Council this week, property owners are urged to communicate with the Governor, beseeching him to adopt ways and means to eliminate the economies which he has effected from the Direct State Tax. If this may only be done by calling an extra session of the Legislature, then such a method should be employed and the responsibility for the appropriations placed directly upon the Legislature, for doubtless further savings could thus be accomplished. The Advisory Council, through its special committee, consisting of Messrs. Cyrus C. Miller, chairman, Willard V. King, Alfred E. Marling and Thomas M. Mulry, has been carefully following the hearings at Albany. This committee believes that under the depressed real estate conditions in the city it would be wise for the Governor to adopt heroic remedies to reduce this Direct State Tax, particularly when all property owners have heavy city taxes to meet. Experience has shown that when there is a large unexpended surplus in the public treasury a strong tendency prevails among public officials to appropriate such moneys for improvements that are not immediately necessary or of vital importance.

Senator William M. Bennett and Stewart Browne, of the United Real Estate Owners' Association, appeared at a hearing before the Governor in opposition to the Mills bill, permitting the new New York court house to be built in sections. Frank DeMuth, of the West Side Taxpayers' Association, and Senator Bennett contended that under the present plans the court house will cost forty to sixty million dollars. L. Laflin Kellogg, of the Court House Board, and Leo Arnstein, representing the Board of Estimate, spoke for the bill.

An injunction to restrain Comptroller Travis from borrowing $6,000,000 to meet State engagements was denied by Justice Cochran at Hudson last Saturday when application was made by President Browne of the United Real Estate Owners' Association.

Constitutional Convention Matters.

Abram I. Elkus appeared before the Committee on Industrial Relations in the Constitutional Convention and advocated a minimum wage for women but not for men. Representatives of labor organizations will hold a conference in Albany next Monday. In an interview Labor Commissioner Lynch said that workmen's compensation, the short ballot, and woman suffrage are among the broader proposals in which the laboring classes are taking a special interest. He believes that the initiative and referendum and proportional representation are other suggestions that make a large appeal in labor circles.

Specific proposals for a constitutional amendment already brought forward would give the Legislature the right to delegate to a board or commission the power to make regulations for carrying out the labor law, the right to establish a minimum wage, if it should see fit so to do, and the right to regulate or prohibit manufacture in tenement houses. Alfred E. Smith, minority leader of the Assembly, has introduced three proposed amendments designed to bring about these changes.

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Building Construction and Building Management
in the Metropolitan District

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Chicago's eight thousand carpenters were getting $5.25 a day when they struck for five cents more an hour. The employers, uniting for defense, then locked out everybody in the building trades. A sympathetic lockout is a novelty in Chicago. If a good general arbitration plan develops from the war it will not have been fought in vain.

The Public Service Commission would have great difficulty in proving that subway kiosks on the narrow sidewalks of streets where the Borough President has prohibited sidewalk encroachments, are a public necessity, and so a privileged encroachment not amenable to the law. The Commissioners should watch their step and get in line with the determined will of the people.

The experiment of Labor trying to get along without Capital, and relying upon the Uplifters instead, has been thoroughly tried out. Persistent and unnecessary legislation against employers and property owners under the pretense of improving working conditions has done no one any good. The old saying that the best governed people are governed the least has had ample justification.

The insurance companies which report to the New York State Insurance Department have $1,761,000,000 invested in real estate deeds and mortgages, a sum which is equal to about one-fifth of the total assessed valuation of all the real estate in New York City. Add to this the sum which the savings banks and some other big lending institutions have invested in the same securities and you will be well on the way to the answer to the question, "Who owns New York?"

The City's Changing Needs.

"More and more the city of New York, if it is to be well governed, must develop toward the city-manager plan."—City Chamberlain Bruère.

Something evidently needs to be done to bring the system of government more into accord with the facts of city life. New York is first of all a business community, the greatest port for commerce in the world, the largest city borrower and spender of money, and it should have a local government conducted with some respect for business principles and with reasonable consideration for the city's economic interests, upon which all its other interests are founded. In recent years the social and altruistic side of government has been so strongly emphasized as to bring reminders from the tangible interests that New York City was not intended to be simply an international melting-pot with endless philanthropic attachments, and that we cannot as a business community contemplate the imprudent use of tax money with the same indifference as in years gone by when the total was comparatively small. That there is not more appreciation at City Hall for the practical affairs of the city is acknowledged to be far more the fault of the plan on which the government is organized than the fault of the members of the government. Therefore when a system of government planned primarily for the benefit of political and social elements becomes incapable of adjusting itself to local economic requirements, a new plan of government is now very often adopted.

Between three and four hundred American cities have taken on the commission or commission-manager form, which concentrates responsibility into the hands of a few experts. The plan eliminates partisan politics entirely and puts local government on an efficient but economical basis, so that public money may not be needlessly spent or the tax and rent payers overburdened. The commissioners and the city manager conduct the affairs of the city as if it were a bank, a railroad or a great industrial establishment. Mr. Bruère, in his report as City Chamberlain, recommends certain steps in the direction of the commission form of government, and would make a beginning by establishing the Department of Finance as the sole fiscal agency for the city government, instead of having a host of departments and bureaus handling city funds. He would also set up a Department of Administration to be a branch of the Mayor's office and "an instrument of day-by-day assistance to the Mayor in the performance of his work as general manager of the city government, which he must increasingly become."

It is important to know that a prominent member of the Mayor's cabinet concedes the need of an entirely new form of government, though advising only partial steps for the present. As there is a committee of the Board of Estimate now engaged in revising the Charter as a whole, the public may be warranted in inferring from the remarks of the City Chamberlain that the product of the revision committee will not be patterned altogether after the commission plan. The piecemeal method, when revision is absolutely necessary, is of course better than no revision at all, and a complete change of plan would be a great deal to expect from members of the existing government. And yet the question may be asked if a complete change is not imperatively required, and if a more certain and distinct departure from the present system would not result from a charter drafted by an independent committee of citizens, especially if they followed a model of known and proved worth? John Stuart Mill once wrote that the precursor of every important period of social and political reconstruction has been "a great change in the modes and opinions of thinking society." We have seen here in New York a great but ineffectual protest go up from the business people against those modes of government that have resulted in over-regulation and excessive taxation. The protest has been ineffectual simply because the present system is not responsive to the intelligent and authoritatively expressed opinion of the people. Under a straight commission form of government, with the initiative, referendum and recall incorporated, the people would have close control over their governing board.

For the Protection of Homes and Institutions.

While New York City is waiting for the new Commission on Building Districts and Restrictions to recommend the boundaries of districts and the proper regulations to be enforced in each, it is interesting to learn that the city of Philadelphia is also taking steps to control the location, size and use of buildings. Under an act which this week has been signed by the Governor of Pennsylvania, cities of the first class in that State may for the purpose of promoting the public health, safety, order and general welfare, control the types of buildings to be erected hereafter. To the Park Commission is given special authority to regulate the size, location and use of buildings coming within two hundred feet of any park, parkway or public place under its care or management. In a few days the heads of the several departments having in charge the inspection of buildings, the planning of the city and the control of its parks will meet to consider the regulations to be adopted, in order, as we infer, not only that residential districts may be properly protected from incongruous invasions, but also that various types of buildings to be hereafter erected, corresponding to the lines of trade in which they will be engaged, may be located where they will best serve both their own interest and that of the community at large.

One of the most serious charges that can be brought against any city, as well as against any nation, is that it does not protect its citizens in their homes and institutions. In order to preserve certain neighborhoods from contamination our people have not only had to organize societies and keep up a constant vigilance, but also to spend large sums of money. In innumerable other instances have fine residential districts been broken up and old families, with their houses of worship and other institutions, scattered—not so much as the consequence of invasion by legitimate business houses as by the intrusion of activities essentially illegitimate and destructive to the good name, the comfort and the value of the district. A man living in New York cannot be certain of his dwelling for any definite period, or that he will be able to leave it unimpaired to his heirs. He cannot be certain of his church or his club, or who his neighbors will be at any future time. Nor can he be sure that his business will not be ruined by a sudden inrush of outlanders of some sort. Nothing being permanently settled, the fluid elements in population and business dash hither and yon to new points of interest and vantage almost unrestrained. Even old covenants against unwelcome establishments have not served in every instance, for the times change and former designations no longer apply. Thus, restrictions against tenements made in 1873 will not hold against tenements erected in 1915. Stables have become garages and theatres "movies" in common parlance, and a million-dollar office building may be declared a factory building in the eyes of the law.

That assurance of permanence in habitation and business in which a man elsewhere may take comfort and pride is denied to the residents of old New York under existing conditions. Manhattan has suffered irreparable social and institutional losses. In some sections of Brooklyn values are also being disintegrated. For there is little in the city ordinances to hinder a garage, a factory, a picture theatre or any undesirable structure from locating next to the most beautiful dwelling in any borough, if the site can be purchased; and nothing that places a restriction over a

section to apply to all properties, to ensure the permanence of homelife, appreciate values and preserve those things which testify to the refinement and high civilization of a community. But there will be such restrictions when the district regulations are promulgated and the general lines for city development are marked out; when certain areas are set apart for port development, other areas for factories, and when residential neighborhoods are fortified against their enemies. Only in this way can the wealth, health and comfort of the city of the future be assured.

Realty Will Survive.

The Governor finds that he cannot veto the Direct State Tax bill, and real estate must bear the consequences. The decision is a serious one for the Governor as well as for taxpayers, who are persuaded that neither the affairs of the State nor those of the great city have been well managed when such obligations as they are now called upon to meet have been allowed to accumulate. If now there is no escape from the high taxes, it may be said that they won't break real estate, but they may break the present systems of government in State and city which are primarily at fault. The Constitutional Convention with such an example of managerial incompetency before it will undoubtedly change the fundamental law and introduce a plan which will compel the government to conserve in a far more efficient manner than in the past the interests of the people. A remarkable depth of feeling has been sounded throughout the State without regard to political parties against the sort of administration which contracts such mountains of debts to confound the people. New York realty will survive and prosper in spite of everything, and some good will come out of this wrongful treatment.

Commissioners of Deeds.

Editor of the RECORD AND GUIDE:

Section 58 of the Greater New York Charter (Chapter 418 of the Laws of 1913), in relation to Commissioners of Deeds of the City of New York, has been materially amended by Chapter 607 of the Laws of 1915, commonly known as the Hamilton-Fertig bill. This bill was drafted and caused to be introduced by Register Edward Polak of the County of the Bronx, for the purpose of clarifying the language of the old law and of bringing such law into harmony with Section 310 of the Real Property Law.

The new act repeals that portion of the old statute requiring Commissioners of Deeds to file certificates of appointment in the office of the County Clerk or Register, if any, of the county in which they reside and with the Register, if any, of the county in which the acknowledgments are taken, before they may proceed to act. It also repeals the provision making it mandatory upon commissioners to file certificates of appointment in the office of a Register in which such commissioners desire to have instruments accepted for record.

Under the new law, a Commissioner of Deeds, after qualifying in the office of the City Clerk and paying a fee of five dollars, as at present, may then administer oaths, or take acknowledgments, or proofs of deeds, or other instruments, without filing a certificate of his appointment and his autograph signature in any county office whatever.

To safeguard public records, however, it is provided that a commissioner who desires to take an acknowledgment or proof to an instrument to be recorded or to be read in evidence, must either before or after taking such acknowledgment or proof but prior to or simultaneously with the offering of such instrument for record or to be read in evidence: (1) File a certificate of his appointment and his autograph signature in the office in which such instrument is to be recorded, or in the office of the County Clerk in which such instrument is to be read in evidence; and any such instrument shall thereupon be accepted for record or read in evidence without any further proof; or, (2), as an alternative, such commissioner may file his certificate of appointment and his autograph signature in the office of any County Clerk included in the City of New York, and the said County Clerk with whom such commissioner has filed his certificate and his autograph signature shall, upon demand, authenticate any acknowledgment or proof of deed taken by such officer, without regard to the county in which such acknowledgment or proof was taken, provided such county was wholly included in the City of New York; and any such instrument so authenticated shall be accepted for record or read in evidence in any county of the City of New York or any other county of the State, without any further proof.

The act further provides that a commissioner shall affix to each instrument acknowledged or proved before him, in addition to his signature, the date when his term of office will expire and also his official filing numbers given to him by the clerks of the counties with whom he has filed certificates of appointment; it is also provided that if such acknowledged instrument is to be recorded in the office of a Register with whom such commissioner has filed his certificate, and received an official filing number from such Register, he must also affix that number to said instrument.

It is also made the duty of the City Clerk to issue to a Commissioner of Deeds, upon request, as many certificates of appointment as such commissioner may deem necessary for the proper conduct of his office, and for each such certificate the City Clerk shall collect a fee of 25 cents.

To facilitate the recording of papers, it is suggested that commissioners file their certificates of appointment in the County Clerk's office most convenient to their business or their residence addresses, and also in any Register's office with which they may transact any considerable volume of business.

This is a simple, practical measure, so drawn as to facilitate the taking of acknowledgments of instruments intended for record, and at the same time safeguarding the public interest. The law was approved on May 12, 1915, and became effective immediately.

T. F. DRISCOLL,
Secy. to the Register, N. Y. County.

Public Baths Needed.

Editor of the RECORD AND GUIDE:

Considerable interest attaches to the resolution which will again be presented to the Board of Estimate on Friday next calling for an appropriation of $22,000 for six public floating baths. The edict of the Board of Health forbidding bathing in the waters around Manhattan on account of sewage pollution, while unquestionably a necessary one for the prevention of disease, has created for the poorer classes of the population a hardship which the floating baths tend to alleviate.

In spite of the economies in city expenditures which have become so urgent within recent times, there is a growing feeling, however, that in this particular instance the failure to provide in some measure bathing facilities during the coming summer, months, would be a false economy.

What constitutes a worthy expenditure more than money directed toward an increase in the efficiency of the toilers, who have been deprived of conveniences formerly enjoyed by them and who, if no adequate substitute is offered, become dissatisfied and more susceptible to the call of other communities? There is a class of workingmen in this city who are indispensable to the industrial and commercial life of the city. Not alone do they encourage the retention of large manufacturing concerns within the city (because the employer will operate his plant only where labor is available), but they also support the small tradesmen and shopkeepers who represent another substantial element in our population. These are the kind of residents who should be encouraged to remain in New York City because they make definite economic contributions to the city's welfare. Their presence reflects favorably upon real estate and directly benefit the owners.

A small appropriation such as this, to meet an undeniable need in the lives of these people, is in my opinion, a wise expenditure. That it becomes necessary at a time when the cry is heard on every side for retrenchment may be considered unfortunate, but this situation does not detract from its desirability or urgency.

I feel encouraged to ask the Record and Guide, as the medium of the taxpayers, to present the facts as they are, and urge the adoption of the resolution.

LEWIS PHILLIPS.
158 Broadway.

That Long Island Railroad Lease.

In determining the provisions of the agreement between the Long Island Railroad Company and the Public Service Commission for the use of the tracks of the latter company by rapid transit trains from Corona to Whitestone and Little Neck, the Advisory Council of Real Estate Interests believes, according to a statement from the executive committee, that all property owners should give most careful attention as to the exact terms of this contract:

"The recent enabling act passed by the Legislature and approved by the Mayor and the Governor, permits the Public Service Commission to determine under what conditions the city will accept the offer of the Long Island Railroad Company. This enabling act establishes a precedent for the use of the tracks of a private transit corporation by the city. Consequently it is of vital importance that the terms of the agreement be equitable to all parties. If this agreement is consummated there is no doubt that residents of other sections of Greater New York will petition the Legislature for enabling acts to permit the city to use the lines of private transit corporations for bringing the subway to their localities.

"Thus, the basis upon which any future development along these lines may follow should be established upon a very sound and equitable foundation. At present the city's finances are not in a condition to justify the construction of the lines which the company offers. The plans of the Public Service Commissioner were to extend the city's rapid transit line as far as Whitestone. If this line were to be constructed it would parallel similar tracks of the company. Therefore, to avoid this competition, and duplication, the railroad company has offered its tracks to Whitestone and Little Neck, under the following terms:

"A rental charge of $250,000 per annum, for a period of ten years, with the privilege of renewal for an additional ten years, either party to have the right to terminate the agreement upon a three-years' notice. However, there are additional charges. The city must likewise bear a pro rata charge on the basis of cars handled, for cost of operation and maintenance of tracks and taxes and power consumed. Also, a pro rata share of 7 per cent. interest upon the cost of additional tracks, stations and other facilities required for the joint use, and a pro rata share of 7 per cent. of the amount expended for the elimination of grade crossings.

"With regard to grade crossings, the Long Island Railroad Company is required by law to pay but one-half of the expense, the city one-quarter, and the State one-quarter, so that the city will thus be obligated to pay one-quarter of the cost of eliminating grade crossings, as well as a pro rata charge of 7 per cent. interest on the one-half of the cost expended by the railroad company. The company further reserves the news, vending, advertising and other station privileges, under the provisions of this proposition. The city may use the tracks, stations and facilities of the Long Island Railroad Company under a joint use of the tracks; first, by the railroad company for carrying on its freight and passenger business, as at present, and second, by the city rapid transit trains in carrying on its rapid transit business, without interference one by the other, but over the same line."

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

$3,000,000 OPERATION CLOSED.

Corner of Fifth Avenue and Seventy-Second Street Site of New Apartment House.

THE most important sale of the week, and one which should have a far-reaching effect is the acquisition, by the Wells Brothers Company, of New York and Chicago, of the south corner of Fifth avenue and 72nd street, measuring 115 feet on the avenue and 125 feet in the street. Pease & Elliman were the brokers. The immediate corner, 35 x 125, was acquired from the estate of James A. Burden. This property is improved with the old home of the late Mr. Burden and was under lease to the late Senator Nelson W. Aldrich. The adjoining parcel, 80 x 125, is vacant, and was sold by Cornelius Vanderbilt. The seller acquired the property some years ago from the estate of Seth Barton French, having in mind the erection of a residence for his own occupancy. When the late George Vanderbilt died, he devised the one-time William H. Vanderbilt mansion, at the northwest corner of Fifth avenue and 51st street to the seller in the present deal, and all idea of erecting a residence in upper Fifth avenue was abandoned.

The new owners of the property, just acquired, will improve the site with a twelve-story apartment house, which will have specially designed suites, to meet the desires of the prospective tenants. The entire investment, including the cost of the building, is estimated to be in the neighborhood of $3,000,000. It is reported that a building loan has been placed to finance the operation.

The sale of the property is interesting from many points of view, but one in particular is the fact that arrangements were made several years ago for the sale of the corner to a syndicate in which the Burden and French families were interested. Cass Gilbert, the architect, was commissioned to prepare plans for the structure, but the operation was abandoned on account of the opposition of some of the neighboring residents. The property then reverted back to the original owners. Those interested in the former deal have no connection with the present transaction. The Vanderbilt plot has been used by the Inter-Club Baseball Association during the last winter, and games were played there several times a week, weather permitting.

The new owners will take title on July 1, when the old Burden house will be demolished. The lease to Senator Aldrich expired on May 1. It is expected that the new building will be ready for occupancy by September 1, 1916.

J. E. R. Carpenter, architect, has been commissioned to prepare the plans. Six floors will be laid out, having only one apartment on a floor, while the remainder of the building will have two suites on a floor. The facade of the structure will be of limestone. The tentative rentals have been placed from $15,000 to $25,000 a suite.

The site is admirably adapted to apartment-house construction, having frontages on two wide thoroughfares, and being directly in front of an entrance to Central Park. Directly opposite the site, is the home of James Stillman, and nearby are the residences of Louis C. Tiffany, Henry A. C. Taylor, W. Bayard Cutting, Oliver Gould Jennings and Nathalie E. Baylies. The new $3,000,000 mansion of Henry C. Frick occupies the entire frontage on the block to the south,

Jamaica Hillcrest Auction.

John H. Judge, Louis B. Hasbrouck, Michael Coleman and Charles B. Barkley, trustees of the Jamaica Hillcrest Company, finding themselves confronted with the necessity of disposing of the remaining lots of the company by the end of the month, in order to carry out the trust agreement with the stockholders, have ordered the sale of about 400 lots, beginning next Saturday, May 29. William P. Rae will conduct the sale, which is to be continued on Monday, May 31, until every lot is sold.

Jamaica Hillcrest is located in a desirable residential section of Jamaica, in the Fourth Ward of the Borough of Queens. It is bounded by Hillside avenue, Home Lawn avenue, opposite Jamaica Estates, and Doncaster road. Fulton street, the main business street of Jamaica, is within two blocks.

The elevated railroad is being extended to Grand avenue, which will be within two blocks of the property at Hillside avenue and Grand avenue. The Jamaica Union Hall street station of the Long Island Railroad is within a few blocks, with direct service within 18 minutes to the Pennsylvania station, Manhattan, and in the same time to Brooklyn, the Flatbush avenue station connecting with subway trains to Manhattan.

The property is fully developed, with streets on established grade adopted by the city, with roads macadamized, sidewalks curbed, large sewer system, water and gas mains, electricity and telephone.

A New Ferry Line.

Property owners in the Dyckman section are rejoiced over the action of the Palisades Park Commission in making a contract with a company just organized, or about to be, for a ferry on the Hudson between the foot of Dyckman street and the Englewood Approach, the fine new road which connects the great Hudson scenic boulevard with the waterside. The ferry will carry automobiles and teams, as well as foot passengers, and will begin operations in June. Temporary landing facilities will in another year be superseded by permanent improvements such as waiting-rooms, etc. The landing place on the New York side will be on premises owned by C. G. K. Billings, just north of the street line, and on park property on the Jersey side, where a large pier for steamboats was built two years ago. The Dyckman street and Englewood Ferry Company is the name of the lessees.

Considerable travel is expected. After a while a barge canal landing place, with loading facilities, is to be built near Dyckman street on the waterfront. Residents of the vicinity are predicting that the time is coming when the Englewood Ferry will be as important as the Fort Lee Ferry, and Dyckman street as busy as 129th street.

Subway Bids Opened.

Bids were opened on Tuesday by the Public Service Commission for the construction of Section No. 2 of Route No. 49, a part of the Culver rapid transit railroad in Brooklyn. This route leaves the Fourth avenue subway at 38th street and runs east to Gravesend avenue and down Gravesend avenue to Coney Island. It will be a three-track railroad, running through an open cut in 38th street and then ascending to an elevated structure and continuing as an elevated railroad through Gravesend avenue. It will be operated by the New York Municipal Railway Corporation (Brooklyn Rapid

Transit) under the Dual System contracts.

Construction work in the 38th street cut has been under way for some time, but no work has yet been done on Gravesend avenue. Section No. 2 is the first section of the elevated portion to be put up for bidding. It extends from a point about 525 feet south of Bay parkway (22nd avenue) produced over Gravesend avenue and Sheel road to a point in Shell road about 525 feet south of Avenue X produced. Oscar Daniels Co. was low bidder at $863,775.

CITY MORTGAGE INVESTMENTS.

Aims to Dispose of All Mortgage Investments by City.

An aggravated situation has steadily grown up with respect to mortgage investments of the city held by the Chamberlain as trustee for various court funds. Since January 11, 1911, all investments are required to be in the form of city or State bonds, because of certain injudicious investments made in 1910. Prior to that time the Chamberlain was permitted to invest in real estate bonds and mortgages. On January 1, 1914, the City Chamberlain held 104 of such mortgages, all of which represented loans made prior to May, 1910, except one mortgage paid in under a court order in 1912.

It has been the aim of the present administration to dispose of all excessive mortgages as soon as possible. The year 1914 was, however, an unfavorable year for liquidating mortgages. When Mr. Bruère entered upon his duties as City Chamberlain he found $1,200,000 invested in mortgages, representing 104 separate loans. Of these 104 mortgages, 94 representing $823,000, were past due, and only 10 mortgages, representing $377,000, had not yet matured. In some cases overdue mortgages ran back as far as the year 1857. In every case where there were delinquencies, the Chamberlain sought to protect the invested funds by insistently urging the mortgagors to make payments of arrears, and to liquidate part or all of the principal if possible. In five cases this proved unsuccessful, and foreclosures became necessary, representing property assessed at $111,500, and mortgages aggregating $79,800.

In this connection Chamberlain Bruère says in a report just made to the Mayor:

"So far as possible it will be my purpose to avoid foreclosures. The practice of the office has, for years, been to continue mortgages past maturity where interest and taxes and other charges are promptly paid. This is advantageous, for the rate of interest on these mortgages is higher than the income which could be produced if foreclosures were insisted upon. Notwithstanding this fact, because of the order of the Appellate Division and the rule of the State Comptroller, I am insistently urging the mortgagors to liquidate their obligations and shall continue to do so as long as the trusts remain in my hands."

According to Mr. Bruère there is no sufficient reason for maintaining a Sinking Fund Commission as an independent body merely for the purpose of the custody of sinking funds. In this connection he says: "As a simplification of the machinery of government I have previously made to you a recommendation which I now reaffirm—that the functions of the Sinking Fund Commission be transferred to the Board of Estimate and Apportionment. Many of these functions are merely survivals of an earlier time when the individual members of the commission were able to give personal supervision to all the details of city business. * * * The transfer of the sinking fund functions to the Board of Estimate would merely mean an occasional lengthening of the calendar of the Board of Estimate and exclusion from consideration of these matters of the Chamberlain and the Chairman of the Finance Committee of the Board of Aldermen. In the suggestion that there be such an amalgamation the present Chairman of the Finance Committee concurs."

MARGINAL R. R. DEAL.

Real Estate Board of New York Takes Action in Opposition.

The Real Estate Board of New York took a stand at the meeting of the Board of Estimate yesterday against the city's deal for the Brooklyn marginal railway.

A request, signed by Elisha Sniffen, secretary, and authorized by the president, Laurence M. D. McGuire, and the board of governors, had been sent to the Board of Estimate asking that the resolution setting aside more than $6,000,000 for construction of the proposed railway be rescinded.

Mr. McGuire also has sent a letter to Governor Whitman requesting that he defer action on the charter amendment giving the city authorities power to turn the marginal railway over to the trunk line railways until he hears the real estate men in opposition.

It is estimated that without the power to give this $30,000,000 railway to the railroads it will be impossible for the city to construct it. Numerous letters also have been sent to the Governor asking that he veto the Cullen bill, now before him.

The Great Cost.

The Real Estate Board, in its request to the Board of Estimate, refers to the statement that the cost of the marginal railway was first placed at $11,226,516, which later was "found to be grossly inadequate."

"Upon the hearing before Governor Whitman," the communication states, "it was admitted by Dock Commissioner Smith and Borough President Pounds that the present city estimate of the cost was $19,000,000, and it was asserted and detailed figures were exhibited to the Governor by others indicating that the cost of the enterprise would be nearer $30,000,000.

"Whatever may have been the propriety of the city embarking upon an enterprise costing $11,000,000 when it would receive interest merely upon $7,500,000 thereof, there certainly can be no propriety in the city embarking upon this enterprise when it now appears that the cost will certainly be about double and probably triple that amount.

"In our present financial condition we submit that the city should not embark upon any enterprise which the city knows in advance will result in a large annual financial loss to it, which must be made up by taxation, and which it is proposed to carry for a long term."

Brightwaters Pavilion Management.

The Brightwaters bathing pavilion, restaurant and cafe will be opened on June 10, under the new management of H. F. Starin, for many years with the Herald Square Hotel. The Brightwaters Garage, operating a general auto service for Bayshore and Brightwaters, has resumed its summer schedule, so as to include the Pavilion.

Steinway Tunnel Trains Next Month.

The Steinway Tunnel, extending under the East River from Manhattan to Long Island City, will be placed in temporary operation by the Interborough Rapid Transit Company next month, probably about the 15th. Transfers will be given to and from the existing subway.

PRIVATE REALTY SALES.

THAT there is a strong undertone to the real estate market was demonstrated again this week. In addition to a well-distributed budget of sales, involving comparatively small sums of money, several deals of importance were closed, one of which should have a decided influence on the future of the section.

As announced in another column of this issue the south corner of Fifth avenue and 72nd street has been sold to the Wells Brothers Company, builders, for the improvement of the site with a high-class apartment house, twelve stories in

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height. The announcement, which involves the home of the late James A. Burden, and the Vanderbilt plot on the south, has caused wide-spread interest, for it means the invasion of the exclusive Lenox Hill section, and opens the way for other apartment house operations.

In laying out the apartments, the architects are endeavoring to fill any want that a prospective tenant may desire, and the arrangement of the rooms will differ with the various suites. The building will be so constructed that one or more floors can be connected in a single suite, or as little as half a floor constitute an apartment.

There has been a decided demand for houses of this character along Fifth avenue, and buildings of this type, located in the section, notably at 998 Fifth avenue, have been successes from the start. The erection of a building of this type is a step tending to carry further the evolution in apartment house construction. Today a tenant can get an apartment "built to order," and does not have to build a private dwelling in order to satisfy all his requirements.

The leasing market has been strong during the week, a number of important transactions having been closed. The demand has not confined itself to lofts, but stores and apartments play a large part in the reports. That general business conditions throughout the country are on the upward trend, is generally acknowledged, and many brokerage firms are hopeful that before the summer is over real estate will be back again on its old footing. At least, for the present, with the Legislature adjourned, investors have but little fear that new drastic measures can be taken.

From the building standpoint, those interested in this branch of the market are hopeful of an early settlement of the building code, now in course of preparation. The old code, as it stands today, is most confusing, so many changes having been made from time to time that the original is hardly recognizable. Once this question is settled there should be renewed activity from a construction point of view.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 45 last week and 19 a year ago.

The number of sales south of 59th street was 7 as compared with 14 last week and 4 a year ago,

The sales north of 59th street aggregated 12, as compared with 31 last week and 15 a year ago.

The total number of conveyances in Manhattan was 139, as against 147 last week, 15 having stated considerations totaling $824,725. Mortgages recorded this week numbered 82, involving $1,895,680, as against 80 last week, totaling $2,870,508.

From the Bronx 15 sales at private contract were recorded, as against 21 last week and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $744,440, compared with $1,444,852 last week, making a total for the year of $33,255,245. The figures for the corresponding week last year were $1,198,297, and the total from Jan. 1, 1914, to May 23, 1914, was $18,342,060.

Church Buys in Bronx.

The Roman Catholic Church of St. Angela Merici has purchased from J. H. and F. W. Burton, through Harris & Vaughan, the southerly half of the block bounded by Morris and Grant avenues, 162d and 163d streets. The land has been in the Burton family ownership for sixty years. The church already owns the northerly half of the block, and now controls the entire square block. The plans of the buyer have not yet been announced.

Heights-Bronx Trade.

The Avoca Realty Company, Stephen Ball, president, has sold to the Economy Real Property Company, the eight-story apartment house at the northwest corner of Fort Washington avenue and 170th street, on plot 101 x 95. In exchange, the buyer gave the vacant plot, 175 x 115, at the southwest corner of University avenue and Boscobel place, at the east end of Washington Bridge.

Sells Astor Leasehold.

Samuel K. Jacobs sold through Nelson, Lee & Green, 3-7 West 35th street, an eleven-story commercial building, an Astor leasehold, with eighteen years to run. The buyer is the Shippan Point Land Company, which gave in part payment twelve acres of waterfront at Stamford, Conn., improved with several dwellings costing about $15,000 each, roads and a sea wall that cost $15,000 to build.

Two Houses to Be Made One.

Pease & Elliman and G. L. Gilsey & Company sold for Joel Rathbone, 133 East 61st street, a three-story dwelling, on lot 16.7 x 100, and for the estate of Benjamin Tatham, 135 East 61st street, a five-story dwelling, on lot 17.6 x 100. The buyer will alter and remodel the two buildings into one for his own occupancy.

West Side Apartment Deal.

The McMorrow Engineering & Construction Company has sold the twelve-story aprtment house at 35-39 West 81st street, held at $750,000, to Harry P. Davis, who gave in part payment his residence on Stuyvesant Plaza, Chester Hill, Mt. Vernon. The brokers were Slawson & Hobbs.

Sale in Chambers Street.

The estate of Marion Cutting, sold through Wm. H. Whiting & Company, 95 Chambers street, a five-story building, on plot 27.3 x 150.3, through to Reade street. The property is assessed at $127,000.

Manhattan—South of 59th St.

DOWNING ST.—Kurz & Uren, Inc., re-sold for the Benenson Realty Co., 24-28 Downing st, a 7-sty factory, on plot 60x75.

GREENWICH ST.—L. B. Caldwell sold to George Favour, through Van Vliet & Place, 807 Greenwich st, a 4-sty building, on lot 18.3x50.9, at the southeast corner of Jane st, which has been in the ownership of the seller for 50 years.

DIVISION ST.—Samuel Kaufman has sold the two 3-sty buildings 47-49 Division st, on plot 50.1x68.

14TH ST.—New York Eye & Ear Infirmary, owners of 310-312 East 14th st, has purchased from John J. Aaron, No. 314, a 4-sty dwelling, on lot 22.6x103.3.

56TH ST.—John N. Golding sold to the New York State Realty & Terminal Co., representing the New York Central Railroad, for Dr. James Bishop, the 4-sty house, 82 East 56th st, on lot 16.8x75. The buyer owns the remainder of the block to Park av and now controls a plot 201 ft. on Park av and 66.8 in the street.

Manhattan—North of 59th St.

79TH ST.—Slawson & Hobbs sold for the Broadway Trust Co. 221 West 79th st, a 4½-sty dwelling, on lot 17x102.2.

88TH ST.—Charles F. Noyes Co. has sold for James H. Cruikshank for about $30,000 the 4-sty dwelling 308 West 88th st, covering plot 19x100.8. The house is leased for a term of years with cancellation clause. Stoddard & Mark represented the buyers.

91ST ST.—Joseph Conron has purchased from Charles E. Diefenthaler, the 5-sty dwelling, 303 West 91st. Mr. Conrons daughter is to marry James Butler, Jr., on June 2, and it is said that the deed will be presented to the bride and bridegroom on that day.

123D ST.—Nason Realty Co., Max M. Nathanson president, has sold 449-453 West 123d st, a 6-sty elevator apartment house on plot 75x100.11. The buyer gave in part payment a dwelling and garage at the corner of Jackson boulevard and Walnut st, Long Beach, L. I.

143D ST.—Paul A. McGolrick sold 252 West 143d st, a 4-sty flat, on lot 25x100.

175TH ST.—Nehring Co. sold for the Mose Goodman Corporation, Mose Goodman, treasurer, 571-573 West 175th st, a 6-sty apartment house, to John J. English, who gave in part payment a dwelling and grounds at Belgrove dr and Midland av, Arlington, N. J.

LEXINGTON AV.—Ennis & Sinnott bought from William R. Osborne, 827 Lexington av, a 3-sty dwelling, on lot 20x70. This is the first sale of the property for nearly 50 years.

PARK AV.—H. Hornstein has sold the northwest corner of Park av and 119th st, a 5-sty flat, on lot 25x90. The buyer gave in part payment a plot in Gray st, Fort Wadsworth, S. I.

Bronx.

DORSEY ST.—Ida Brantman has resold the lot, 25x75, in the north side of Dorsey st, 105 ft. east of Zerega av.

KELLY ST.—Paul A. McGolrick has resold to C. O. Bliss 878 and 882 Kelly st, two 5-sty new-law flats, on plot 76x100. The seller acquired the houses last month from the Daily Realty Co. in an exchange for the flat at 56 East 114th st.

SIMPSON ST.—Myrena Realty Co. sold through Alexander Selkin & David Mintz the 2-fam. house, 1149 Simpson st, on lot 25x100.

SIMPSON ST.—D Sylvan Crakow has sold 1076 Simpson st, a 5-sty apartment house, on plot 40x100.

137TH ST.—Kurz & Uren, Inc., have re-sold for the Benenson Realty Co., the two 5-sty flats, 373 and 375 East 137th st, each on plot 27x100.

172D ST.—Eugene J. Busher sold for William C. Arnold, the 2-fam dwelling, 1144 West 172d st, on lot 25x87, to Jewel E. Noble, who gave in exchange the two vacant lots, 50x100, at the southwest corner of Garden st and Prospect av.

172D ST.—William J. Gabel sold for Josephine A. Bertine, 447 East 172d st, a vacant plot, 40x130, 90 ft. east of Park av, to the Benenson Realty Co.

CRESTON AV.—Phelan Brothers have resold, through Richard H. Scobie, the plot of 5 lots at the northeast corner of Creston av and 183d st, 122x95. The seller acquired the property recently from the estate of Richard Webber.

PROSPECT AV.—Eugene J. Busher sold for Joseph I. Berry to William C. Arnold, the plot 98x38, on the west side of Prospect av, 14 ft. south of Garden st.

QUIMBY AV.—Edward J. Moberg sold 4 lots on the south side of Quimby av, 290 ft. east of Castlehill av, and 4 lots on the north side of Story av, 290 ft. east of Castlehill av.

TRATMAN AV.—George Becker has re-sold the vacant plot, 167x110, on the south side of Tratman av, 98.46 ft. east of Zerega av.

WEBSTER AV.—William Evans sold, through Thorn & Co. and R. McLernon, a plot 50x115, on the west side of Webster av, 25 ft. south of 204th st. The plot has been held at $17,000.

Brooklyn.

HART ST.—James M. Hawley sold for Doctor Lazarus the property at 716 Hart st.

LAWRENCE ST.—Realty Associates sold, through Charles W. Seitz, to John F. Nelson and John A. Edwards the three 3-sty dwellings and one store building at 150-158 Lawrence st, on plot 104.3x100.

McDONOUGH ST.—Mrs. Arthur J. Moss sold the 3-sty dwelling, 332 McDonough st to M. Vogt, who gave in exchange, the 6-fam. flat, 1295 Decatur st.

SIDNEY PL.—Charles E. Rickerson and Howard C. Pyle & Co. sold for Mrs. Catherine Field, the 3-sty dwelling, 54 Sidney pl.

UNION ST.—John Pullman sold 765 Union st, a 3-sty dwelling on lot 20x100, for Morris Garfinkel.

83D ST, ETC.—Frank A. Seaver & Co. sold the 1-fam. house 1217 83d st for C. R. Bower and the 1-fam. house 2426 85th st for the Gibraltar Construction Co.

EASTERN PARKWAY.—Henry Pierson & Co. sold for Julius Strauss, the plot, 50x175, on the north side of Eastern pkway, 180 ft. east of Plaza st, assessed at $24,000.

LAFAYETTE AV.—Realty Associates sold through A. J. Waldron the plot 50x100 at 526-528 Lafayete av to Max Solomon, who will build a 4-sty flat.

RYDER AV.—G. Tuoti & Co. sold for the Bond & Mortgage Guarantee Co., the property at 913-915 Ryder av.

Queens.

BROADWAY-FLUSHING.—Dr. C. A. Fones has sold an 80-ft. frontage in the north side of 20th st, 180 ft. from Broadway. To Frederick A. Long, who will build a residence.

LONG ISLAND CITY.—Bernard Spector sold to Richard Hellman, manufacturer of pure food products, the 3-sty reinforced concrete building on the west side of Steinway av, 100 ft. north of Vanderventer av.

RIDGEWOOD.—G. X. Mathews Co. sold three 3-sty flats, each on plot 27.6x100, at 1877 Madison st to F. E. Phillips; at 1866 Woodbine st to Henry D. Meyer and at 1876 Madison st to Herman Wederman.

ROSEDALE.—New York Suburban Land Co. sold 10x100 on Boulevard to H. S. Ward and 60x100 in Rose pl to C. Gysling.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Locust av to R. C. Sterling and 50x100 on Myrtle av to H. A. Thatcher.

GREAT NECK, L. I.—L'Ecluse, Washburn & Co. sold for J. Louis Schaefer his estate to George J. Pidgeon. It is one of the most attractive places in the Lakeville section.

MIDDLETOWN, N. J.—Louis M. Brown sold to Joseph M. Huber a 36-acre estate on Riverside dr, Middletown township, opposite Red Bank, N. J., and fronting on the Shrewsbury River.

MONTCLAIR, N. J.—Dr. S. Rexford Smith has sold the residence at Erwin Park rd and Erwin Park dr to Mrs. Alice McVay.

SCARSDALE, N. Y.—Fish and Marvin sold for the Quaker Realty Co. a tract on the south side of Heathcote rd, adjoining the section known as the Heathcote Association, to Bertrand P. Bell, who recently sold his New Rochelle estate, through the same brokers.

SHARON, CONN.—S. H. Jones has purchased the 66-acre estate, formerly occupied by the late Governor John Cotton Smith. It is one of the landmarks of the state and has been in the family of the seller for more than 150 years.

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having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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LEASES.

Jewelers to Remain Downtown.

George W. Welsh's Son, jewelers, leased from Vincent Astor, through the Charles F. Noyes Company, the corner store in the new seven-story building to be erected at the north corner of Broadway and Vesey street. The store will have about 100 feet of direct display advertising. The business of the lessee is now conducted at 256 Broadway and has been identified with the lower section of the city since 1845. Their selection of a downtown location, in spite of the prevailing uptown movement, indicates the confidence of the firm in the retention of their clientele.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

THOROUGHLY experienced Real Estate man desires connection with live concern or Estate. Specialist in managing property and the collection of rents. Highest credentials. Box 596, Record & Guide.

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TO RENT—Five-story building, 314 West 44th street, suitable for any business, specialy in the building line; first floor, driveway and stalls; upper floors, lofts, offices and apartments; cheap rent. See agent on premises.

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Applications will be received at Room 1400 Municipal Building from May 20 to June 4 at 4 P. M.

Minimum age, 21 years; maximum, 45 years on last day of filing applications.

Four cents in stamps must accompany requests for application blanks by mail.

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Liberty Bank in Equitable.

The Liberty National Bank, of 139 Broadway, has leased, through Albert B. Ashforth, for twenty-one years, with renewal privileges, the Broadway and Cedar street corner of the Equitable Building, at 120 Broadway, comprising the entire Broadway grade frontage north of the arcade entrance, and also space on the mezzanine and second floors. The Pine street end of the building has been taken by the Empire Trust Company.

Another 23d Street Lease.

Heil & Stern and Albert B. Ashforth leased in the building formerly occupied by Stern Bros., at 28-30 West 23d street, through to 9-19 West 22d street, the seventh floor, containing about 20,000 feet, to Levy & Marcus, manufacturers of men's neckwear, who have been located on lower Broadway for many years.

Haberdashers in Fifth Avenue Lease.

Wm. D. Bloodgood & Company, Inc., have leased for Mme. Simcox the store and basement at 535 Fifth avenue, for ten years, to Kaskel & Kaskel, who have been in business in this city for fifty years. They are now located at 316 Fifth avenue, and will use new location for an uptown store.

New Victoria Building Tenant.

Bernard Ulmann Company, embroideries, silks, etc., for the last sixty years in Grand street, have leased, through Carstein & Linnekin, large space in the Victoria Building, Broadway and 27th street.

Manhattan.

VASA K. BRACHER has leased the ground floor at 82 Broad st to A. Blank & Co. for Samuel Untermeyer; also rented stores at 333 West 59th st to A. Gorguilo and at 326 West 59th st to the Wonder-mist Co., of 1789 Broadway, and to W. J. Jackson.

CROSS & BROWN CO. has leased store and basement at 558 3d av to William A. Slayback; entire 16th floor at 19-25 East 24th st to the Wallace Novelty Co., of 22 East 41st st; space at 396 Broadway to Hyman Hirwitz.

CROSS & BROWN CO. has leased a floor in 1875 Broadway to J. J. Madden and Edward R. Wood; two entire floors at 351-5 West 52d st to Bender, Robinson Co., and offices in 30 East 42d st to Harry J. Robinson.

CROSS & BROWN CO. has leased for the Columbus Circle Realty Co. to the Splitdorf Electrical Co., of 20 West 63d st, the store and 2d floor at 3-7 West 61st st, through to 6-10 West 62d st, and space at 396 Broadway to E. J. E. Vollbehr.

DUROSS CO. leased the dwellings 469 West 21st st to John Gratz and 319 West 18th st to Clara C. O'Hara.

DOUGLAS L. ELLIMAN & CO. leased large apartments in 45 East 62d st for the 62d St. Co., E. C. Potter, president, to Mrs. Robert Waller.

DOUGLAS L. ELLIMAN & CO. leased a large apartment for the estate of Ogden Goelet, Moore & Wyckoff, agents, in 410 Park av, to Thomas M. McCarter; also apartmetnts in 399 Park av to Alfred E. Cortis; in 901 Lexington av to Dr. Hubert S. Howe; in 114 East 84th st to Mrs. J. I. Ellsworth and renewed the lease in 122 East 82d st to Mrs. J. C. Cooley.

DOUGLAS L. ELLIMAN & CO. leased apartments in 635 Park av (an entire floor) for William A. Slayback to Clarence F. Westin, with an extension of the lease from the owner, Mrs. Robert B. Minturn; in 122 East 82d st for Mrs. Juliet Inness Ellsworth to S. M. Peyser; in 178 East 70th st to Frederick O. Beach; in the new building under construction at 161 East 79th st to Mrs. C. W. Fiske; for the 62d St Co, E. C. Potter, president, in the house under construction at 45 East 62d st to Joshua A. Hatfield; in 114 East 84th st for the Surrey Realty Co. to Edward S. Bladgen; in 103 East 86th st to Mrs. C. J. Valleau; in 28 East 55th st for Miss E. T. Taft to Raymond B. Van Dyke; and renewed leases at 178 East 70th st to George S. Leiner and at 122 East 82d st to Mrs. O. V. Pistoles.

JOSEPH F. FEIST & CO. leased for the Borine Manufacturing Co. the 2d loft at 551 West 42d st to the United Trading Co. of 95 Nassau st.

J. ARTHUR FISCHER leased for the trustees of the estate of Sarah A. Tileston, the 4-sty building 610 6th av for a cafe and grill.

FREDERICK FOX & CO. leased lofts at 12 East 13th st to Neadel & Sternberg; in 42 East 12th st to Schlossberg & Bessner; in 37 East 12th st to Nathan Simmons; in 61 East 11th st to Benedict Weisz; at 54 East 11th st to C. & W. Middy Blouse Co., to Progress Cloak & Suit Co. and to Witoff & Eidenberg; at 40-2 West 17th st to Ortner & Turin; at 20 West 17th st to Singer & Bloom; at 122 Center st to Benjamin Vortrefflich; at 20-22 Waverly pl to Atlas Flower & Feather Co., and at 712 Broadway to Cornelius J. McCarthy.

GAINES & DRENNAN CO. and Stephen H. Tyng, Jr., Co. leased the 1st loft in 240 5th av to J. Duncan Ditheridge, representing Bryce Brothers & Co., cut glass.

GOODWIN & GOODWIN rented for the Lowerre estate to D. L. G. Elder for 3½ years the 3-sty dwelling at 123 West 119th st.

GOODWIN & GOODWIN rented for Rosalie Kaufmann to Dr. Morris Frucht the 3-sty dwelling 61 West 119th st.

N. BRIGHAM HALL & Wm. D. Bloodgood, Inc., leased for Catherine Furcht the southerly store and basement at 805-807 Lexington av, to Chas. Schwiering, grocer, now at 1058 3d av. This completes the renting of the building.

HEIL & STERN leased lofts for Postal Life Insurance Co. in 530 Broadway to Leon P. Wilder & Sons, of 83 Bowery; for 652 Broadway Co. in 652 Broadway to French Art Novelty Co., of 11 East Houston st; for Jacob Emsheimer in 25-7 West Houston st to Aborn Hat Co.; for estate of Samuel J. Silberman in 14-16 West 17th st to Friedman Bros.; for Aragon Holding Co. in 18-22 West 20th st to Stein, Moss & Co., of 143 West 20th st; for Charles Kaye Renting Co., in 30-4 West 26th st to National Skirt Co., of 72 Grand st; for Antler Realty Co., Inc., in 57-61 West 38th st to Lazarus & & Bernhard, of 652 Broadway; also for Atlantic Realty Co. in 968 6th av, store and basement to Neuhaus & Thorman.

M. & L. HESS (INC.) have leased the 7th loft at 19-21 West 36th st to A. Massad & Co., of 43 West 16th st; 3d loft at 42 West 15th st to Goldstein, Piowowitz & Sorotick and the 6th floor at 53 West 24th st to Sweigbaum & Co.

M. & L. HESS (INC.) leased for the Hess Building Co. rooms 1408-9 in 354 4th av to the Raw Silk Trading Co. of 1 Madison av; also for 433 4th Av. Corporation rooms 1307-8 in 432 4th av to the Universal Type-Making Machine Co. of Chicago, Ill.

HUBERTH & HUBERTH have leased offices in the Circle Building at Columbus Circle to the Lester Auto Wheel Co.; Century Ball Bearing Co.; Beckert & De Florez, and Anson Jones; also the store at 1846 Broadway to the Hartford Suspension Co., of Newark, N. J.

HUBERTH & HUBERTH leased a store on the Central Park West side of the Circle Building at Columbus Circle to the German Journal of 183 Duane st; also the store at the southeast corner of Broadway and 61st st to the Lozier Motor Car Co. of 1806 Broadway, and offices in the New York American Building, Columbus Circle, to Samuel G. Raines, M. Heidberg, the Cornfield Resilient Wheel Co. and the Lancia Co.

A. KANE & CO. leased for Eugene Higgins, the 4-sty dwelling, 2201 7th av.

EDGAR A. MANNING has leased for Frances Blum, 114 East 61st st for 5 years to Madeleine & Angele, dressmakers, of 800 Lexington av.

CHARLES F. NOYES CO. has leased the store and basement 32-34 Frankfort st for John V. Black to B. H. Strauss, of 37 Spruce st; cigar privilege in the Masonic Building, 71 West 23d st to Morris Sconorsky, and a floor at 118 Beekman st for George W. Bond, Jr., to Harry H. Stearns and Charles H. Blakeman.

PEASE & ELLIMAN leased the store at 13 East 49th st to Lehnert & Hutli, hairdressers, of 309 Madison av, at an aggregate rental of about $50,000.

PEASE & ELLIMAN leased for the Clark Estates the 5-sty dwelling 30 West 74th st and in 11 East 68th st a 13-room and 4-bath apartment to W. S. Jenney, in conjunction with William R. Ware.

PEASE & ELLIMAN leased for Mrs. Helen R. Anthony to Miss Bella da Costa Greene the 3-sty dwelling, 145 East 38th st; also for Gustav Kaylmann to Dr. William P. Healy, the 4-sty house, 46 East 83d st, and the entire 5th floor in their own building at 340 Madison av to Clarence Whybrow, decorator, of 311 Madison av.

PEASE & ELLIMAN have rented for the Surrey Realty Co. an apartment in 114 East 84th st to Mrs. Martha W. Mayo; also made the following renewals of apartment leases: At 27 East 62d st to Mrs. Leo M. Berry; at 875 Park av to T. B. Cowperthwaite; in the "Saint Urban," at 89th st and Central Park West to Max Baer and to Samuel H. Fink, and in 72 East 96th st to Pierre Laird.

PEASE & ELLIMAN rented for the E. A. L. Park Av Co., controlled by Edgar A. Levy, a 12-room and 4-bath apartment in the new building under construction at 525 Park av to S. W. Childs; also rented apartments in 875 Park av to Mrs. Henry Liebmann; subleased for H. Seaton Frank his suite in "Irving Arms," Riverside dr and 94th st, to William Newell; rented for Breckenridge Carroll an apartment in 640 West End av to Cyrus Adler and to J. F. Gibson, a larger apartment in the northwest corner of Madison av and 68th st.

L. J. PHILLIPS & CO. leased to James Butler, the double store at 1246 St. Nicholas av, which will make the 244th in the chain of Butler stores.

MARK RAFALSKY & CO. have leased for the James McCreery Realty Corporation, the 4th loft at 112-14 West 42d st, through to 113-17 West 41st st to the Orsenigo Co., of 675 1st av, which will use entire space as a furniture display room; also leased for Monroe Froehlich to the Feld-Franken Co., the 9th loft at 72-74 Madison av, and in conjunction with Pease & Elliman, the 9th loft at 31-33 East 32d st to W. Bauman.

SHAW & CO. have leased for Peter J. Devine the store 2218 8th av to the George Kern Co., of 496 9th av.

SHAW & CO. leased for J. Harper Skillin, the 3-sty building, 1935 Madison av, to the Eller Mfg. Co., of Canton, Ohio.

HERBERT A. SHERMAN has rented about 30,000 sq. ft in 136-146 West 52d st to the Studebaker Co.

CHRIS. SCHIERLOH rented the 3-sty house 559 West 57th st for Rutgers B. Miller to Alexander Marshall.

CHRIS. SCHIERLOH leased the basement store in 70 Murray st; also the 3d and 4th lofts in 72 Murray st to the F. J. Bernard Co., of 70 Murray st.

LOUIS SCHRAG has leased for the Lloyd Realty Co. the 1st loft in 171 Broadway to the Paris Hat Co., of 30 Bond st; for John J. Cavanaugh, the 3d loft in 256 West 23d st to Greenspan & Brownstein; for the District Realty Co., space in the 10th floor of 142-144 West 24th st, to Jetomar & Prestap, and for the Renwick Hurry Estate, the 5th loft in 147 West 24th st to Kotkin & Swengle.

SPEAR & CO. have rented for the Fabian Construction Co. the 3d loft in 31-33 East 28th st to Henry M. Wohl, of 113 West 27th st; for the Eugatnom Realty Co. space in 143-145 West 20th st to Samuel Blum; for the 29th St Construction Co. the 3d loft in 105-107 East 29th st to Frank Hyman; for Emily M Roemer the top loft in 27 East 10th st to Dorfman & Levine.

SPEAR & CO. have rented for the Canebrake Realty Co. the 3d and 5th lofts in 4 West 16th st to Olchin & Golub and Rosenthal & Co.; with Cammann, Voorhees & Floyd space in 38 West 18th st to Shanblum & Floyd; for the Atlantic Dock Co. the 4th and 5th lofts in 143-145 Prince st to Rosen & Co. and Herman Bernstein; for the Broad st Holding Co. the 1st loft in 71-73 Grand st to Kaminsky & Sokel; for M. Morgenthau, Jr., Co. the store in 141 West 24th st to the Royal Pressing Iron Works; for Victor Guinzburg the store and basement in 190 Wooster st to Louis Jacobs.

TUCKER, SPEYERS & CO. leased the 5th loft east in 28-30 West 38th st to William Brill and in conjunction with Bleiman & Co. the 5th floor west to L. J. Schiller.

TUCKER, SPEYERS & CO. and N. Brigham Hall and Wm. D. Bloodgood, Inc., leased the 5th floor in 48-50 West 21st st to Max Newman & Co., of 135 West 27th st.

WM. A. WHITE & SONS leased for J. Hopkins Smith, the 4-sty house, 17 East 47th st, to the Black & Boyd Mfg. Co., gas and electrical fixtures, of 23 East 22d st.

WM. A. WHITE & SONS leased stores at 798 7th av to Frank Rosenfeld; at 985 Lexington av to the Sheffield-Farms-Slawson Decker Co.; at 1211 Broadway to the Columbia Trunk & Bag Co., of 412 6th av; and for Joseph Sultan, the easterly half of the store and basement in 140 Reade st to Herman Hesse of 137 Reade st.

WM. A. WHITE & SONS rented offices in 100 Hudson st to the Highland Glass Co.; the Puritan Food Products Co., of 105 Hudson st; Carl O. Lange; Jacob A. Kirsch; J. Bayard Marter, of 105 Hudson st; Seaboard Rice Milling Co. and H. O. Wilbur & Sons; also in 21-23 Maiden la to H. B. Peters Co., of 87 Nassau st and in 12-16 John st to F. W. Gesswein & Co.

Bronx.

WILLIAM J. GABEL leased 3-sty dwellings for Henry S. Suthben at 1447 Vyse av and for Mrs. Charles W. Hagelstein at 788 East 176th st.

Brooklyn

BULKLEY & HORTON CO. leased dwellings at 198 Washington av to Mrs. F. Buttle; 143 Vanderbilt av to John Foley; 39 South Elliott pl to Mrs. Annie R. Sheridan; 141 Adelphi st to Gertrude Wynn; 6 Washington av to George Pennel; 1189 Bergen st to William Greer; 880 Park pl to Dr. Charles E. Scofield; 26A New York av to Harry F. Tompkins; 17 Revere pl to F. G. Morris, and also at 1154 Bedford av, a store, to H. Heilmann, delicatessen.

Queens.

CROSS & BROWN CO. leased for the Empire City Pearl Button Works the 2d floor in 79-83 10th st, Long Island City, to the Humboldt Machine & Stamping Co., of 213 West 40th st.

CROSS & BROWN CO. has leased for the Goodyear Tire & Rubber Co. to the Seubert Bearing Co. the 3d floor at Jackson av and Honeywell st.

LEWIS H. MAY CO. leased cottages at Belle Harbor, L. I., for Phyllis Rapelje on Suffolk av to Albert Lassner; for Mrs. Christine Bulwinkle, on Montauk av, to Leonard G. Robinson; at Neponsit, L. I., for Beatrice De Mille, on Damrack blvd, to H. Fullerton Weaver; for Judge Geo. J. O'Keefe in Huron st to A. Wright.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for Mary Rutherford on Amerman av to Harry Klein; for Samuel Pollick on Clarence av to Morris Krinsky; for A. Levy on Jessica av to H. Zaidenberg; for Suburban Realty Co. on Remington av to B. Musitan; for Suburban Realty Co. on the Boulevard to A. Millheiser.

Richmond.

JULIA BEVERLY HIGGENS leased for Mrs. Robert Emmet Robinson her place on Bard av, Livingston, S. I., to Charles D. Fuller.

Suburban.

LEON S. ALTMAYER and Allen & Feldstein leased for Victor Herbert to Julius Mautner the Kane Camp at Lake Placid for the summer season.

ROBERT F. BONSALL leased for the Public Service Railway Co. to D. A. Schulte, Inc., the stand privileges of its trolley terminals at Sip av, Jersey City and Hoboken.

L. ECLUSE, WASHBURN & CO. rented the Frederick R. Coudert property, "Rugby," at Oyster Bay, L. I., to Mrs. Amos Morrill.

DOUGLAS L. ELLIMAN & CO. and S. Osgood Pell & Co. leased for Mrs. Emil Baumgarten, her country place at Great Neck, L. I., for the season to Edmund A. Guggenheim.

FEIST & FEIST, INC., leased for Henry F. Starr to Dr. Frederick C. Thornley, of Butler, N. J., the residence at 91 Mt. Pleasant av and for Mrs. Adriana A. Edgar, the store at 16 New st to Edward W. Lintner, musical instruments.

FISH & MARVIN rented for the season, furnished, the property of Franklin T. Root, at Sagamore, Bronxville, to James Lincoln Ashley.

JULIA BEVERLEY HIGGENS has sub-let for E. Halsey Malone the Asbbel Green house at Mount Kisco to Charles N. Edge and for Pierre Jay, his cottage at Mount Kisco to Miss Susan Ellis.

KENNETH IVES & CO. have leased for Kenneth M. Murchison his new house in Seymour pl, Gedney Farm, White Plains, to J. Barfield; also for Edith C. Montayne her residence on Cooper rd, Scarsdale, to Frances Coster White.

MERRY & BOOMER, proprietors of the McAlpin and Claridge Hotel, have leased the Trouville at Long Beach, and propose to make extensive improvements, including the erection of 5 additional stories and the construction of an 8-sty annex.

ADOLPH S. OCHS has leased from John A. Young, his 25-acre estate at Glen Cove, L. I. It overlooks Long Island Sound and is directly opposite the estate of George F. Baker.

PEASE & ELLIMAN rented, furnished, the home of Dr. S. M. Evans, of Wallacks Point, Stamford, Conn., to the Rev. Edwin S. Sanderson.

S. OSGOOD PELL & CO. have leased the Messenger place at Sands Point, L. I., to A. Hawthorne Howard.

S. OSGOOD PELL & CO. has leased for Mrs. Maude F. Battershall, her country place in the Quaker Ridge section of Larchmont, N. Y., to Alexander I. Sinsheimer.

MRS. J. WEST ROOSEVELT has leased "Waldeck," her country place at Oyster Bay, L. I., to C. A. Helm, through S. Osgood Pell & Co.

ALFRED E. SCHERMERHORN has closed the following rentals at Southampton, L. I., for the season of 1915: For Mrs. Edward C. Rushmore her cottage in the east side of Main st to Mrs. Russell H. Headley, Sr.; for Mrs. Edward W. Humphreys her cottage in the East side of Main st to Mrs. G. Eric W. McDonald; for Mrs. H. H. Forriday, "Bonnie Dune" in the south side of Gin la on the ocean to Stephen C. Clark; for Mrs. Alfred Nelson, "Ingleside," east side of "Fair Lea," near ocean, to Mrs. Jefferson Caddington; for Mrs. W. Rosseter Betts, "Wyllys House," corner of First Neck la and Dune rd, to George F. Maxwell; for B. Ogden Chisolm, Mrs. Robert Weller's "Vyne Croft," in the east side of First Neck la on the lake, to Mrs. Herbert A. Scheftel; for Mrs. DeLancey Nicoll, "Windymere," in the east side of First Neck la, on the lake, to Henry Phipps; for Mrs. Henry Keyer Johnson, "South Cottage," in the west side of First Neck la, to J. Stevens Ulman, and for John B. Abney his cottage on the Shinnecock Hills to Frederick Y. Balliel.

REAL ESTATE NOTES.

WALTER R. LORD has moved from 35 Nassau st to 160 Broadway.

W. F. FUERST has been appointed agent for the southwest corner of Pearl and Cedar sts.

J. ARTHUR FISCHER has been appointed agent for 158 West 54th st.

RUSSELL, SCOTT & ZIEGLER, fire insurance, of 95 William st, are the successors of John M. Talbot & Co.

DR. HOWARD ELLIOTT is the buyer of the apartment house, 555 West 175th st. He gave in exchange an estate at Suffern, N. Y.

HUBERTH & HUBERTH have been appointed agents for 319 Broome st, 397 Manhattan av and 324 East 77th st.

CHARLES BUERMANN & CO. have been appointed agents for 55-61 Jackson st and 684 Water st.

M. MORGENTHAU, JR., CO., has placed a loan of $45,000 for the Riverview Construction Co., Henry M. Bloch, on the 5-sty apartment at 70 Pinehurst av.

WILLIAM G. LOEW and Florence B. Loew conveyed, on Tuesday, the dwelling, 260 Madison av, to George F. Baker, Jr., as a gift. Mr. Baker is Mrs. Loew's brother.

A. N. GITTERMAN CORPORATION has been appointed agent for 49 Franklin st; 52 Leonard st; 27 Lispenard st; 65 West 52d st, and the northwest corner of Amsterdam av and Manhattan st.

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NEW YORK TITLE INSURANCE CO. has loaned $60,000 on three 5-sty apartments recently completed by the John J. Tully Construction Co. on the east side of College av, 42 ft. north of 166th st.

RALPH M. WARD is the buyer of the property at 243 Broadway, reported sold last week, by the Domestic & Foreign Missionary Society of the P. E. Church. The brokers were Wm. H. Whiting & Co.

HENRY H. GIBSON, Max Raymond and Vivian Green have formed a partnership to transact a general real estate business, with offices at 30 East 42d st.

FIVE POINTS HOUSE OF INDUSTRY, whose old home in Worth st was acquired by the city as part of the new court house site, has acquired title from Albert J. Appell, to 454 West 23d st, for a city headquarters and receiving station.

MILTON M. SILVERMAN, formerly with the firm of C. M. Silverman & Son, which has been dissolved, has formed the Clemilt Realty Co. with offices at 507 5th av.

DARBY, HOOPER & McDANIELS, insurance, have succeeded Darby & McDaniels, at 50 John st.

LEICESTERSHIRE REALTY CO., Franklin Pettit, is the buyer of the plot, 100x100, containing 7 houses, at the southeast corner of West End av and 89th st, reported sold last week by various owners, through Slawson & Hobbs. The properties include 590-598 West End av and 274-276 West 89th st. The re-sale to an apartment house builder is said to be pending.

ANDREW CARNEGIE has obtained a writ of certiorari in the Supreme Court requiring the Tax Commisioners to review the 1915 assessments on his property on 5th av, between 90th and 91st sts. Mr. Carnegie asserts that the property has been overvalued $455,000. In 1914 he alleges that the valuation on the realty was fixed at $1,875,000 and that of the improvements at $425,000, making a total of $2,300,000. In 1915 the realty was assessed at $2,000,000 and improvements at $425,000. Mr. Carnegie says the actual value of the realty is $1,545,000 and of improvements $425,000, a total of $1,970,000.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 May 14 to 20	1914 May 15 to 21
Total No.	139	185
Assessed value	$9,291,900	$13,320,800
No. with consideration	15	20
Consideration	$824,725	$614,125
Assessed value	$1,029,900	$687,500
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	2,776	2,905
Assessed value	$159,972,510	$187,300 637
No. with consideration	387	305
Consideration	$19,643,377	$11,262,481
Assessed value	$20,843,850	$12,081,271

Mortgages.

	1915 May 14 to 20	1914 May 15 to 21
Total No.	82	103
Amount	$1,895,680	$2,101,033
To Banks & Ins. Cos.	12	25
Amount	$241,500	$848,600
No. at 6%	34	31
Amount	$226,106	$337,480
No. at 5½%	3	3
Amount	$67,000	$321,000
No. at 5%	23	24
Amount	$1,311,125	$721,600
No. at 4½%	2	6
Amount	$28,000	$86,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$1,770
Interest not given	20	38
Amount	$263,449	$633,183
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	1,573	1,780
Amount	$36,679,433	$51,886,259
To Banks & Ins. Cos.	300	423
Amount	$14,596,569	$27,562,200

Mortgage Extensions.

	May 14 to 20	May 15 to 21
Total No.	50	33
Amount	$1,949,100	$7,961,500
To Banks & Ins. Cos.	27	14
Amount	$1,474,500	$7,572,000
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	813	895
Amount	$41,959,173	$48,424 935
To Banks & Ins. Cos.	292	295
Amount	$26,294,150	$32,992,950

Building Permits.

	1915 May 15 to 21	1914 May 16 to 22
New buildings	8	10
Cost	$1,403,700	$1,346,200
Alterations	$183,775	$775,859
	Jan. 1 to May 21	Jan. 1 to May 22
New buildings	198	204
Cost	$34,594,890	$19,996,990
Alterations	$4,630,653	$6,124,886

BRONX.

Conveyances.

	1915 May 14 to 20	1914 May 15 to 21
Total No.	154	147
No. with consideration	32	14
Consideration	$222,603	$109,850
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	2 394	2,346
No. with consideration	309	274
Consideration	$2,630,501	$2,816,753

Mortgages.

	1915 May 14 to 20	1914 May 15 to 21
Total No.	79	93
Amount	$891,710	$1,108,395
To Banks & Ins. Cos.	5	11
Amount	$70,250	$191,600
No at 6%	42	54
Amount	$678,250	$590,300
No at 5½%	11	10
Amount	$38,200	$194,750
No at 5%	8	6
Amount	$78,500	$89,550
Unusual rates	1	.....
Amount	$110	.....
Interest not given	17	23
Amount	$96,650	$233,795
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	1,287	1,451
Amount	$12,167,027	$13,660,733
To Banks & Ins. Cos.	84	166
Amount	$2,070,500	$3,291 851

Mortgage Extensions.

	May 14 to 20	May 15 to 21
Total No.	15	13
Amount	$283,750	$195,250
To Banks & Ins. Co.	3	3
Amount	$38,000	$31,000
	Jan. 1 to May 20	Jan. 1 to May 21
Total No.	311	325
Amount	$6,300,155	$6,861 850
To Banks & Ins. Cos.	80	59
Amount	$2,062 250	$1,889 400

Building Permits.

	1915 May 14 to 20	1914 May 15 to 21
New buildings	22	12
Cost	$895,300	$228,125
Alterations	$5,850	$12,475
	Jan. 1 to May 20	Jan. 1 to May 21
New buildings	414	319
Cost	$12,840,175	$6,758,592
Alterations	$317,340	$507,690

BROOKLYN.

Conveyances.

	1915 May 13 to 19	1914 May 14 to 20
Total No.	490	573
No. with consideration	45	62
Consideration	$289,115	$314,301
	Jan. 1 to May 19	Jan. 1 to May 20
Total No.	8,417	9,053
No. with consideration	876	957
Consideration	$7,548,625	$6,559,214

Mortgages.

	1915 May 13 to 19	1914 May 14 to 20
Total No.	320	437
Amount	$2,123,152	$1,934,807
To Banks & Ins. Cos.	60	85
Amount	$1,044,750	$727,500
No. at 6%	190	222
Amount	$712,652	$817,501
No. at 5½%	69	123
Amount	$1,082,375	$609,310
No. at 5%	36	64
Amount	$198,875	$457,422
Unusual rates	2	3
Amount	$8,350	$9,250
Interest not given	23	25
Amount	$120,900	$41,324
	Jan. 1 to May 19	Jan. 1 to May 20
Total No.	6,151	6,394
Amount	$26,074,967	$26,529,439
To Banks & Ins. Cos.	1,072	1,311
Amount	$7,251,926	$10,395,391

Building Permits.

	1915 May 14 to 20	1914 May 14 to 20
New buildings	94	139
Cost	$618,100	$978,450
Alterations	$71,100	$98,900
	Jan. 1 to May 20	Jan. 1 to May 20
New buildings	2,031	1,840
Cost	$16,176,165	$16,810,985
Alterations	$1,397,529	$1,215,569

QUEENS.

Building Permits.

	1915 May 14 to 20	1914 May 14 to 20
New buildings	126	86
Cost	$365,195	$274,800
Alterations	$15,296	$6,625
	Jan. 1 to May 20	Jan. 1 to May 20
New buildings	2 071	1,785
Cost	$6,959,711	$7,717,032
Alterations	$345,234	$454,398

RICHMOND.

Building Permits.

	1915 May 14 to 20	1914 May 14 to 20
New buildings	6	32
Cost	$34,415	$80,350
Alterations	$5,470	$6,030
	Jan. 1 to May 20	Jan. 1 to May 20
New Buildings	383	431
Cost	$902,348	$562,629
Alterations	$75,720	$97,232

OBITUARY

HENRY B. BUCKINGHAM, for twenty-five years, in the employ of the Home Life Insurance Co., died, on Tuesday, aged sixty-one, at his home, 1019 Lefferts av, Morris Park, L. I. He was formerly prominent in the Knights of Pythias.

TOWNSEND FRAZER, treasurer of the North Essex Realty Co. of Montclair and New York, died on Sunday, at his home, 43 Upper Mountain av, Montclair, N. J., aged twenty-five.

WILLIAM E. HOXIE, retired auditor and adjuster, died on Monday, aged eighty-three, at his home, 1317 Dean st, Brooklyn.

HENRY LEER, president of the West New York Board of Trade and prominent in the real estate development of that section, as organizer of the Fillmore Realty Co., died on Thursday, aged fifty-three, at his home, 637 Tyler pl, West New York.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

MARGARET BAKER, Mary Blass and Everett Herrick, details next week.

CAROLINE G. EWEN.—280 Division st, 288-67, 2½-sty bldg, 21.9x49.6, $9,500; 626 Water st, 260-3, vacant, 26.3x72.6, $5,250. April 13, 1913.

CHARLES KANTLER, 383 3d av, 908-5, 3-sty bldg, 20.4x70, $21,000. Dec. 4, 1914.

CHRISTOPHER MOLLER.—223 West 132d st, 1938-23, 3-sty dwg, 15x99.11, one-third interest, $2,125; deced. owned shares in Vandam Realty Co., whose realty was appraised as follows: 83 Vandam st, 597-64, 9-sty bldg., 25x100, $26,000; 85 Vandam st, 597-65, 4-sty ten., 25x100, $19,000; 87 Vandam st 597-66, 4-sty ten., 25x100, $19,000; 89 Vandam st, 597-67 4-sty ten., 25x100, $19,000; 91 Vandam st, 597-68, 4-sty ten., 25x100, $19,000; 93 Vandam st, 597-69, 4-sty ten. 25x77, 17,000; 102 Charlton st, 597-50. 4-sty ten., 25x100, $19,000; 104-106 Charlton st 597-48, 7-sty bldg, 48.6x125xirreg, $55,000; 135 West 128th st 1913-13 4-sty ten., 20x99.11 $19,000. Sept. 15, 1913.

GEORGE L. PEABODY.—49 West 38th st, 840-15, 4-sty dwg., 17x98.9, $57,500; 19 West 12th st, 576-52, 3-sty dwg., 25x100, $23,000.

WILLIAM B. PROCTOR.—319 West 100th st, 1889-10½, 5-sty dwg, 20x100.11, $35,000. April 19, 1913.

SARAH ROTHMAN.—537-539 East 5th st, 401-44, 6-sty ten, 41x97, $62,500; 70 West 114th st, 1597-62½, 3-sty dwg, 16x100.11, $12,000; 1355 Lexington av, 1627-21, 5-sty ten, 25x95, $22,000; 303 West 120th st, 1497-28, 5-sty ten, 25x100.11, $26,500; 9 East 117th st, 1637-7, 5-sty ten, 25x100.11, 53-55 East 112th st, 1618-28, 6-sty ten, 39,9x100.11, $50,000. Oct 15 1914.

LOUIS SCHAEFER.—10 St Nicholas pl, 2054-44, 2½-sty dwg, 62½x100, $62,000. Nov 26, 1912.

JOSEPHINE SCHIFFMEYER.—525 East 82d st, 1579-16, 5-sty flat, 27x100.2, $21,000. Aug. 27, 1914.

WILLIAM F. WHITEHOUSE.—285 Broadway, 149-30, 5-sty bldg, 24x95.11, one-fifth interest valued at $34,000. April 9, 1909.

LOUIS WOLLSTEIN.—2 West 128th st, 1725-40¼, 3-sty dw, 17.6x99.11, $12,000. Oct. 5, 1914.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Interest next week will center on the holdings of a number of estates to be offered at the stands of various auctioneers. An entire waterfront block on the Harlem River, from 122d to 123d street, to close the estate of Thomas Patten, will be sold on Wednesday at the stand of Bryan L. Kennelly, who also will offer a Bleecker street corner and Bronx and White Plains vacant land among other properties.

On another of his Special Sales Days, scheduled for Thursday, Joseph P. Day will present a diversified class of properties, also for the accounts of estates, including those of Hugh McCreery, John A. Casey, Elizabeth P. Casey, Francis Higgins and Benjamin G. W. Lichtenberg. The estate of William Farrell will offer, through Henry Brady, a high-class West Side residence.

Next Saturday at 2 p. m. William P. Rae will sell at auction for the trustees of the Jamaica Hillcrest Company, in liquidation, about 400 lots in Jamaica Hillcrest, Fourth Ward, Borough of Queens.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 21, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Fletcher st, 20-S, see Front, 161.

Front st, 161 (*), nec Fletcher (Nos 20-8), 32.5x93x31.7x93, 4 & 5-sty bk loft & str bldg; due, $94,886.50; T&c, $6,462.57; City N Y (corrects error in last issue, when st No was 164). 35,000

54TH st, 223-9 E, see 55th, 226-32 E.

55TH st, 226-32 E (*), ss, 250 w 2 av, runs s100.5xe50xs100.5 to 54th (Nos 223-9) xw125xn100.5xw25xn100.5xe100 to beg, — bk & fr bldgs of brewery; due, $20,678.81; T&c, $245.40; sub to pr mtg $92,000; Viola M Flannery. 115,110

56TH st, 216 W, see Bway, 1744-8.

61ST st, 231 W (*), ns, 324.9 e West End av, 25.3x100.5, 5-sty bk tnt; due, $11,224.78; T&c, $1,048.50; Alice R Sprague. 10,000

61ST st, 200 E, see 3 av, 1029.

103D st, 113 E, ns, 95 e Park av, 15x100.11, 3-sty & b stn dwg; due, $5,080.32; T&c, $188.15; Matilda Miller. 5,600

103D st, 115 E (*), ns, 110 e Park av, 15x100.11, 3-sty & b stn dwg; due, $5,059.77; T&c, $186.15; City Real Estate Co. 5,400

136TH st, 6 W (*), ss, 110 w 5 av, 25x99.11, 5-sty bk tnt; due, $17,885.14; T&c, $723.50; Gustav Lange. 11,000

136TH st, 14 W (*), ss, 210 w 5 av, 25x99.11, 5-sty bk tnt; due, $17,782.93; T&c, $894.45; Gustav Lange. 10,000

136TH st, 12 W (*), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; due, $17,782.93; T&c, $733.50; Gustav Lange. 10,000

Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June2.

Lenox av, 507-9, ws, 53 n 135th, runs n 46.5xw56xn.06xw44xe46.11xe100, 2-5-sty bk tnts & strs; adj June3.

3D av, 1029, sec 61st (No 200), 21.5x70, 5-sty stn tnt & strs; due, $21,294.21; T&c, $1,180.73; Jno J Daly. 34,350

HENRY BRADY.

116TH st, 246 E, ss, 87 w 2 av, 23x100.11, 2-sty bk stable; due, $14,326.30; T&c, $529.15; Michl Magaluso. 15,025

Riverside dr (*), ns, 445.1 w 158th, 102.11 x204.7 to 160th, x100x228.3, vacant; due, $52,634.69; T&c, $3,117.25; Union Dime Savgs Bank. 57,400

Riverside dr (*), ns, 478.4 w 158th, 110.11x231.11 to cl 160th x39.10x63.2x237.6, vacant; due, $47,800.52; T&c, $2,612; Union Dime Savgs Bank. 52,200

SAMUEL MARX.

14TH st, 58 W (*), ss, 125 e 6 av, 25x103.3, pt 5-sty bk str; due, $123,670.75; T&c, $——; Guaranty Trust Co, NJ. 100,000

35TH st, 248 W (*), ss, 275 e 8 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; due, $26,239.12; T&c, $968.18; Libbie B Hall, extrx. 25,000

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L. J. PHILLIPS & CO.

125TH st, 524 W, ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & strs; Jacob David. 18,979
125TH st, 528 W, ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & strs; Jacob David. 22,054

DANIEL GREENWALD.

150TH st, 608-10 W (*), ss, 125 w Bway, 130x99, 6-sty tnt & strs; due, $21,032.77; T&c, $1,832.15; sub to 2 mtgs aggregating $148,400; Jacob Strauss. 150,270

Total	$613,388
Corresponding week 1914	991,472
Jan 1, 1915 to date	30,552,387
Corresponding period 1914	15,324,763

Bronx.

The following are the sales that have taken place during the week ending May 21, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Fox st, 651 (*), ns, 231.10 e Av St John, 40.7x125, 5-sty bk tnt; due, $5,421.47; T&c, $1,175; sub to mtg $29,000; Fannie Greenebaum. 35,000
Grand blvd & concourse (*), ws, 748.4 n Bedford Park blvd, 45.4x123.3x39.11x 120.2, vacant; due, $3,458.03; T&c, $1,-125.93; Warren B Sammis. 4,500
Whitlock av, 856, es, 314 s Tiffany, 39x 90, 5-sty bk tnt; due, $24,420.68; T&c, $1,118.77; withdrawn.

BRYAN L. KENNELLY.

Garfield st, 1720 (*), es, 205 n Van Nest av, 25x100; due, $3,408.88; T&c, $210; Minnie Hummel. 3,000
Ogden av, ws, 175 s University av, see University av, es, 175 s Ogden av.
South Oak dr (*), ss, 28.10 w Cruger av, 30.1x106.1x25x89.6; due, $757.38; T&c, $160; Wm C Trull. 800
University av (*), es, 175 s Ogden av, 50x77.1x77.1 to Ogden av x50x59.11x59.11 to beg, vacant; due, $6,528.29; T&c, $1,-472.83; Park Mtg Co. 5,000

CHAS. A. BERRIAN.

Barnes av, sec Wickham av, 65.2x61.6x 50x97.6; due, $1,406.61; T&c, $39.23; Joshua Haberman. 1,600
Courtlandt av, 910 (*), es, 27.11 n 162d, 27.11x115x25x127.6, 3-stv bk tnt & strs; due, $5,454.61; T&c, $275.61; Metropolitan Savgs Bank. 6,000
Southern blvd, ws, 129.3 n 179th, 66.1x 149.4x—x149.3, vacant; due, $7,182.29; T&c, $1,899.04; L Allison. 12,050
Wickham av, see Barnes av, see Barnes av, see Wickham av.

HENRY BRADY.

McLean av, 851-3 (*), nwc 240th (Nos 155 to 463), runs n88xw21xn10xw36x875xe 113 to beg, 5-3-sty fr tnts & strs; due, $24,172.95; T&c, $7,586.20; Herbt Beach et al. 1,000
Webster av (*), ws — s McLean av, 75 x117.5x -x111.4 vacant; due, $3,880.01; T &c, $240.84; Caroline Gareiss. 3,800

JAMES J. DONOVAN.

Fox st, 643 (*), ns, 150.7 e Av St John, 40.7x125, 5-sty bk tnt; due, $7,091.50; T&c, $1,095.80; sub to mtg $27,500; Philip A Ehni. 32,500
Vincent av (*), es, 100 n Fairmont av, 55.11x—x42.6x— due, $1,217.94; T&c, $33.33; Jennie Sealy. 500

ANTHONY V. CAGGIANO.

3D av, 4051-7, ws, 100 n 174th, 215x— to Bathgate av (Nos 1742-60), 5-5-sty bk tnts & vacant; Sheriff's sale of all right title, &c; Abr Pollock. 2.00

JACOB H. MAYERS.

221ST st E (*), ss, 105 w Bronxwood av, 50x114; due, $973.38; T&c, $210; Adelaide A Wahst. 1,000
St Lawrence av (*), es 95 s 174th, 25.3x 41.9x25x45.5; due, $355.64; T&c, $100; T. Josephine Moses. 200

Total	$106,952
Corresponding week 1914	206,825
Jan. 1, 1915 to date	2,702,858
Corresponding period 1914	2,817,297

Brooklyn.

The following are the sales that have taken place during the week ending May 19, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

CANARSIE LA (*), nwc Bedford av, 100x70.4x100x72.10; Stephen Yates. 9,850.00
GOLD ST, es, 80 n Myrtle av, 20x48.9; adj June 4.
GRAND ST, swc Bedford av, 23.4x75; also GRAND ST, ss, adj above known as Lot 237; Rialto Realty Co. 35,750.00
3D ST, ns, 228.8 nw 5 av, 26.8x95; Wm F Brown. 10,300.00
60TH ST, sec 12 av, 20.8x77; Rose E Kley. 5,575.00
82D ST (*), sws, 100 nw 17 av, 40x100; Fliz A De Mund. 500.00
BELMONT AV, ns, 81 e Pennsylvania av, 24x125; withdrawn.
BRIGGS AV (*), es, 60 n Division av, 20x75; W Elmer Paynter et al. 3,500.00
BRIGGS AV, es, 80 n Division av, 10.6 x21.6x75; Carl Schmelzle. 3,500.00
WASHINGTON AV, es, bet Sullivan & Malbone, Lot 4; Theresa Bridgewater. 1,050.00

WILLIAM J McPHILLIAMY & CO

DEAN ST, ss, 60 e Franklin av, 20x 80; Sarah A Sweedler. 5,500.00
FLOYD ST, ns, 111 e Nostrand av, 26x100; Morris Reizenstein. 5,825.00
TERRACE PL, nwc 20th, 75x93; withdrawn.
61ST ST, sws, 95 se 15 av, 20x100; also 61ST ST, sws, 155 se 15 av, 20x100; withdrawn.
BEDFORD AV, es, 25 s S 4th, 21x100; Hyman B Rosenson. 7,250.00
BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Lawyers' Mtg Co. 6,000.00
ST MARKS AV, nec Troy av, 25.1x 83.4; withdrawn.
17TH AV (*), ws, 19 n 76th, 18x100; Janie M Graham. 3,000.00

NATHANIEL SHUTER.

LORIMER ST (*), es, 80 s Richardson, 20x75; Nicola Caprio et al. 6,100.00
WINTHROP ST (*), ns, 2,905.7 e Flatbush av, 140x106; also WINTHROP ST, es, 309.10 e Nostrand av, 60x106; Allan Cowperthwaite. 1,000.00
61ST ST, ns, 300 w 12 av, 40x100; V Miraglia. 2,000.00
LOT 34, blk 5392, sec 16; Ellen Smith. 4,500.00
LOT 47, blk 6103, sec 18; J R O'Beirne; def. 1,655.00
LOT 49 (*), blk 1368, sec 5; Henry Seinfel. 25.00

JAMES L. BRUMLEY

OCEAN AV (*), es, 78.7 n Foster av, 200x120xirreg; Audley Clarke. 140,140.00

Total	$253,020.00
Corresponding week 1914	277,460.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 27.
CHAMBERS ST, 192-4, ss, 92.4 w Washington, 44.6x88.3x44.6x88.1, 5-sty bk loft bldg & 1-sty bk exten (extrices).
DUANE ST, 80, ss, 136.7 e Bway, 25x77.3 to Republican al x25.7x77.3 to beg, 3-sty bk loft bldg (exrs).
28TH ST, 345, ns, 302.6 e 9 av, 18x98.9, 4-sty & b bk tnt (partition).
62D ST, 158, ss, 100 w 3 av, 20x100.5, 3-sty & b stn dwg (trstes).
91ST ST, 151, ns, 90 e Lex av, 20x100.8, 3-sty & b stn dwg (trstes).
121ST ST, 362, ss, 66.8 w 1 av, 16.7x104, 3-sty & b bk & stn tnt (partition).
126TH ST, 141 W, ns, 330 e 7 av, 20x99.11, 3-sty & b stn dwg & 2-sty bk exten (exrs).
130TH ST, 109 W, ns, 170 w Lenox av, 20x 99.11, 3-sty & b stn dwg (exrs).
153D ST, see Riverside dr, 130.5x164.5x98.3, vacant (exrs).
215TH ST, ss, 225 e 9 av, 50x99.11, vacant (partition).
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5x w56xn6xw44xs16.11xe100 to beg, 2-5-sty bk tnts & strs (partition).

BRYAN L. KENNELLY.

MAY 26.
BLEECKER ST, 91-3, nwc Mercer, 50x132x51.10 x146.10, 2-5-sty bk str & loft bldgs (exrs).
86TH ST, 330-2 W, ss, 260 e Riverside dr, 40x 102.2, 2-4-sty & b stn dwgs (exrs).
122D ST, E, ns, 74 e Pleasant av, 204.10x230.10 x87.8x201.10, vacant (exrs).
2D AV, 314, es, 37 n 18th, 17x60, 4-sty & b stn dwg (exrs).

HENRY BRADY.

MAY 26.
96TH ST, 65 W, ns, 120.5 e Columbus av, 20.6x 100.11, 4-sty & b stn dwg (trstes).

Bronx.

JOSEPH P. DAY.

MAY 27.
FREEMAN ST, sec Intervale av (No 1300), 18.7 x65.2x56.7x50, 3-sty fr tnt & str (exrs).
SIMPSON ST, 1226, es, 247.11 n Home, 25x100, 3-stv & b fr tnt (exrs).
SIMPSON ST, 1247, ws, 57.6 s Freman, 17.5x 57.8, 3-sty fr tnt (vol).
VYSE AV, 1489, ws, 200 s 172d, 25x100, 3-sty bk & stn tnt (exrs).
VYSE AV, 1491, ws, 175 s 172d, 25x100, 4-sty & b bk tnt (exrs).

BRYAN L. KENNELLY.

MAY 26.
BAINBRIDGE AV, es, 148.7 n Bedford Park blvd, 100x118, vacant (exrs).

Brooklyn.

JOSEPH P. DAY.

MAY 27.
LAWRENCE ST, 146, ws, 110 s Willoughby av, 21x100, 3-sty & b stn dwg (exrs).
LAWRENCE ST, 148, ws, 131.1 s Willoughby av, 21x100, 3-sty & b stn dwg (trstes).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant, (A) means attorney, (R) Referee, last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 22.
No Legal Sales advertised for this day.

MAY 24.
44TH ST, 15 & 17 W, ns, 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; Viola M Flannery —15 West 44th St Co, Inc, et al; Benj Trapnell (A), 170 Bway; Augustine R McMahon (R); due, $130,171.88; T&c, $1,965.92; sub to pr mtgs aggregating $275,000; Herbert A Sherman.

MAY 25.
MOORE ST, 30; ws, 104.10 s Front, 24.6x73.5x 24x72.4, 5-sty bk loft & str bldg; Sarah E Townsend—Robt F Parkinson et al; Saml

Riker, Jr (A), 19 Cedar; Wm Goldsticker (R); due, $24,092.69; T&c, $576.55; mtg recorded Feb21'10; L J Phillips & Co.

MOORE ST, 62, ws, 129.4 s Front, 25x74.6x25x66.6, 5-sty bk loft & str bldg; Caroline M Child et al, trstes—Robt F Parkinson et al, Saml Riker, Jr (A), 19 Cedar; Louis Lande (R); due, $21,250.11; T&c, $514.50; mtg filed Feb21,10; L J Phillips & Co.

120TH ST, 143-7 E, nec Lex av (Nos 1943-7), 49.11x100.11, 3-5 & 1-2-sty bk tnts & strs; Title Guarantee & Trust Co—Keelers Vans, Inc, et al; Harold Swain (A), 176 Bway; Wm Klein (R); due, $45,389.02; T&c, $2,085.50; Joseph P Day.

163D ST, 465 W, ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Jeannie F Seymour—Matilda Busch et al; Julius H Seymour (A), 235 Bway; Wm C Rosenberg (R); due, $21,089.18, T&c, $1,099.64; mtg recorded Apr1'10; Samuel Marx.

LEXINGTON AV, 1943-7, see 120th st, 143-7 E.

MAY 26.

ALBANY ST, 22; ss, 65.11 e West, 18.8x58, 3-sty bk loft & str bldg; Seamen's Bank for Savgs in City of N Y—Westside Impt Co et al; Cadwalader, Wickersham & Taft (A), 49 Wall; Norbert Hirschheimer (R); due, $29,-695.10; T&c, $1,840.91; mtg recorded May 17'09; Joseph P Day.

ALLEN ST, 14, see Canal, 67-71.

CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 110 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.

218T ST, 218-20 W, ss, 235 w 7 av, 46.10x105.5 x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brookmire Realty Co et al; Herman Goldman (A), 15 Park Row; Wm Klein (R); due, $18,962,-88; T&c, $1,035.50; mtg recorded Sept20'11; Samuel Marx.

110TH ST, 8 E, ss, 135 e 5 av, 25x100.11, 5-sty bk tnt & strs; Archibald H M Sinclair—Eva Fine et al; Frederic F de Rham (A), 44 Wall; Saml Strasbourger (R); due, $25,622.62; T&c, $1,162.90; Joseph P Day.

145TH ST, W, ns, 100 w Lenox av, 175x99.11, vacant; May Monahan—Wm Slattery Constn Co et al; Lind & Pfeiffer (A), 46 Cedar; Chas Putzel (R); due, $9,093.68; T&c, $1,370.60; sub to 4 mtgs aggregating $69,000; Samuel Goldsticker.

BROADWAY, 454, es, 55.4 s Grand, 25.2x100, 5-sty bk loft & str bldg; Henry Bruere, Chamberlain, &c—Agnes Parry et al; Frank L Polk (A), Municipal Bldg; Wm Klein (R); due, $77,726.37; T&c, $642.20; mtg recorded Mar 3'10; Henry Brady.

MAY 27.

ESSEX ST, 27½, ws, 50 n Hester, 25x43.9x25x43.6, 6-sty bk tnt & strs; Alice E Sloane—Mary O'Neill et al; Mitchel & Mullan (A), 55 Liberty; W Russell Osborne (R); due, $5,946.61; T&c, $600; sub to mtg $11,000; Joseph P Day.

LEWIS ST, 84½, es, 165 s Stanton, 20x100, 3-sty fr tnt & str & 5-sty bk rear shop; Society for the Prevention of Crime—Rialto Realty Co et al; Moss, Marcus & Weis (A), 233 Bway; Thos A McGrath (R); due, $11,-812.93; T&c, $550.90; Henry Brady.

55TH ST, 237-43 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Wm Borroughs—Ambrose Realty Co et al; Lese & Connolly (A), 35 Nassau; Maurice Marks, R); due, $14,175.67; T&c, $905.60; Joseph P Day.

98TH ST, 203-5 W, ns, 84.2 w Ams av, 52.7x105, 2-5-sty bk tnts; Wm Rankin—Martha Kommer et al; Wm R Adams (A), 25 Broad; Jos Gallagher (R); due, $9,586.91; T&c, $300; mtg recorded Dec 20, 1911; Henry Brady.

103D ST, 131 W, ns, 243.9 w Col av, 18.9x100.11, 5-sty stn tnt; N Y Trust Co—David N Carvalho et al; Bowers & Sands (A), 46 Cedar; Geo E Weller (R); due, $20,112.17; T&c, $402; Henry Brady.

215TH ST, W, ss, 800 e 10 av, 50x99.11, vacant; David W Brown et al—Chas W Beam et al; Henry L Franklin (A), 220 Bway; Warren Leslie (R); partition; Joseph P Day.

MAY 28.

DYCKMAN ST, ns, 950 w Prescott av, 103.7x —x183.9x100, vacant; Ida B McTurck—Anthony McOwen et al; McLoughlin & Martin (A), 309 Bway; Vincent Gilroy (R); due, $12,643.79; T&c, $1,139.33; Bryan L Kennelly.

54TH ST, 223-31 E, on map 223-9 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin H Dalberg (R); due, $64,908.65; T&c, $1,043.11; Joseph P Day.

61ST ST, 240 W, ss, 225 e 11 av, 25x100.5, 5-sty bk tnt; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A), 71 Bway; Jas A Foley (R); due, $14,582.05; T&c, $238.70; Joseph P Day.

76TH ST, 140 W, ss, 355 w Col av, 20x102.2, 4-sty & b stn dwg; E Matilda Ziegler et al exrs—Anna F Eastman et al; Robt L Moffett (A), 52 William; Henry Necarsulmer (R); due, $27,988.63; T&c, $3,210.43; Joseph P Day.

83D ST, 11 W, ns, 190 w Central Park W, 20x 102.2, 4-sty & b stn dwg; Cornelia W Hall et al trstes—Chas W Lindsley et al; Remsen & Parsons (A), 60 Wall; Carl Ehlerman (R); due, $28,089.61; T&c, $2,050; Herbert A Sherman.

83D ST, 13 W, ns, 210 w Central Park W, 20x 102.2, 4-sty & b stn dwg; Cornelia H deLangley—Chas W Lindsley et al; Howard Hasbrouck (A), 63 Wall; Jno H Rogan (R); due, $26,578.80; T&c, $1,012.70; Herbert A Sherman.

83D ST, 15 W, ns, 230 w Central Park W, 20x 102.2, 4-sty & b stn dwg; same—Mary B Hall et al; same (A); Chas H Murray (R); due, $27,192.22; T&c, $1,258.05; Herbert A Sherman.

98TH ST, 58 E, ss, 80 w Park av, 25x100.11, 5-sty bk tnt & strs; Louis R P Sanger—Michl Power et al; Cary & Carroll (A), 59 Wall; Jacob A Cantor (R); due, $22,224.46; T&c, $514.10; Joseph P Day.

2D AV, 2133, ws, 47 s 110th, 27x73, 4-sty bk tnt & strs; Rosina Guzzetta—Giuseppe Guzzetta et al; Jno Santora (A), 261 Bway; Francis W Pollock (R); due, $2,290.00; T&c, $300; sub to 1st mtg $12,000; Joseph P Day.

MAY 29 & 31.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Solesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 22.

No Legal Sales advertised for this day.

MAY 24.

229TH ST, E, ss, 180.8 e White Plains av, 100.4x114.6; Jas Wilson City of N Y et al; Jos L Zoetzl (A), 206 Bway; Chas S Hayes (R); due, $2,602.74; T&c, $397.38; Joseph P Day.

MAY 25.

161ST ST, 373 E, ns, 203.7 e Courtlandt av, 25x 71.11x25x72.4, 3-sty fr tnt & str; Fredk Dillemuth, Jr—Honora M Corbett et al; Wm J Hofmann (A), 258 Bway; Earnest R Eckley (R); due, $4,513.29; T&c, $826.95; Joseph P Day.

181ST ST, 751 E, nwc Prospect av (No 2127), 100x29, 5-sty bk tnt; Gertrude Schiffer et al —Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A), 164 Montague, Bklyn; Leo J Curren (R); due, $31,597.67; T&c, $888.40; Jas J Donovan.

OGDEN AV, ws, 167.7 n 167th, 50x89.1x—x 68.11, vacant; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A), 37 Wall; Emanuel B Cohen (R); due, $3,587.52; T&c, $157; J H Mayers.

PROSPECT AV, 2127; see 181st st, 751 E.

3D AV, 3786, es, 25 s 171st, 25x100, 1-sty fr loft bldg; City Real Estate Co—Fannie Zwilling et al; Harold Swain (A), 176 Bway; Arthur D Truax (R); due, $7,982.20; T&c, $455; Henry Brady.

MAY 26.

HOME ST, 837; see Prospect av, 1309.

176TH ST, E, ns, 73.2 w Boston rd, 75x167, vacant; Nellie G Richards—Sarah A Bennett admtrx et al; Wm H Hamilton (A), 100 Bway; Adam Wiener (R); partition; Joseph P Day.

LAFAYETTE AV, ws, 98 n Fordham, 90x120.6, City Island; Lucy W Jordan—Grace R Hyndman et al; Martin V W Hall (A), 43 Cedar; Peter L Mullaly (R); due, $1,431.61; T&c, $242.73; Bryan L Kennelly.

PROSPECT AV, 1309, nwc Home (No 837), 57.1 x60x85.11x66.7, 1-sty bk theatre & strs; Mary Kirsch—Ittner Realty Co et al; Harry Robitzek (A), 2808 3 av; Willoughby B Dobbs (R); due, $5,912.99; T&c, $64.70; sub to a 1st mtg of $16,000; Joseph P Day.

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(Bronx Legal Sales Continued.)

MAY 27.
HERSCHELL ST, 1.32, ns, 454.11 e Westchester av, 50.7x104.11x x101; Theo J Chabot Sarah A Lockwood et al; Michl J Sullivan (A), Willis av & 148th; J Wilson Bryant (R); due, $4,480.59; T&c, $325; Joseph P Day.
235D ST, E, ss, 180.7 e White Plains rd; see Nereid av, ns, 93.6 e Byron av.
BARNES AV, ws, 107.3 s Bruner av; see Nereid av, ns, 93.6 e Byron av.
BRUNER AV, ws, abt 73 s Barnes av; see Nereid av, ns, 93.6 e Byron av.
CLAREMONT PKWAY, 417, ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3, 4-sty bk tnt; Helen E Montgriffo Jennie Winker et al; Austin H Montegriffo, Jr (A), 277 Bway; Jas O Farrell (R); due, $4,129.16; T&c, $611.35; sub to a mtg of $20,000; Henry Brady.
GUNTHER AV, ws, 531.10 s Barnes av; see Nereid av, ns, 93.6 e Byron av.
NEREID AV, sec Wickham av; see Nereid av, ns, 93.6 e Byron av.
NEREID AV, ns, 93.6 e Byron av, 50x122.3x 53.1x85.4; also BARNES AV, es, 107.3 s Bruner av, 110.1x159.1 to Bruner av x75x78.5; also NEREID AV, sec Wickham av, 24.2x100; also WICKHAM AV, es, 100 s Nereid av, 25x97.6; also GUNTHER AV, ws, 531.10 s Barnes av, 100x97.7; also 233D ST, E, ss, 180.7 e White Plains rd, 99.5x64.5; Mary J Skillman —Gus T Smith et al; McLoughlin & Martin (A), 309 Bway; Myron Sulzberger (R); due, $5,517.71; T&c, $125.13; Jas J Donovan.
WICKHAM AV, sec Nereid av; see Nereid av, ns, 93.6 e Byron av.

MAY 28.
BROOK AV, swc 3 av; see 3 av, swc Brook av.
PROSPECT AV, 769, ws, 125 n 156th, 25x142.7x 25.2x139.5, 3-sty ir tnt; Louisa Adami—Rebecca Goldberg et al; Brown & Glass (A), 135 Bway; Clarence Y Palitz (R); due, $14,-119.21; T&c, $595; Joseph P Day.
3D AV, swc Brook av, 13.10x29.5x3.2x30.6, 2-sty bk office; Universal Savgs Bank—Wm H Harden et al; Robt Mazet (A), 257 Bway; Emanuel B Cohen (R); due, $5,471.57; T&c, $97.60; Geo Price.

MAY 29 & 31.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 22.
No Legal Sales advertised for this day.

MAY 24.
ROSS ST nws, 216.5 ne Bedford av, 19.3x100; Gustave Girard —Jane W O'Meara et al; Richard T Kent (A), 215 Montague; Isidor Buxbaum (R); Nathaniel Shuter.
86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliamy & Co.
PROSPECT AV, ss, 148.4 w 5 av, 15x80; W Herbert Beach et al—Frank Makosky et al; Chas J McDermott (A), 2 Rector, Manhattan; Chas H Haubert (R); Wm J McPhilliamy & Co.
WILLIAMSBURGH & JAMAICA TURNPIKE RD, ss, 525 e Bushwick av, 25x100; Martha Lewis—Edmund Reek et al; Paul A Katske (A), 367 Fulton; Herbert Zarnikaur (R); Nathaniel Shuter.

MAY 25.
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x34.11; Jno Connor et al—Chas K Doyle et al; Isidor F Green (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
DEAN ST, ns, 220 e Nostrand av, 20x100; So Brooklyn Savgs Instn—Agnes I Maillie et al; Coombs & Whitney (A), 44 Court; Mortimer W Byers (R); Jas L Brumley.
HENDRIX ST, ws, 105 n Vienna av, 20x102.8; Eliz Kolb—Robt Kloiber et al; Carl S Heidenreich (A), 277 Fulton; Eugene F O'Connor (R); Wm J McPhilliamy & Co.
LOUIS PL, ws, 128.8 s Herkimer, 15.4x97.6; Lucy O Embury et al—Barbara Widmann et al; Wherry & Mygatt (A), 40 Wall, Manhattan; Edw Lazansky (R); Wm J McPhilliamy & Co.
OSBORN ST, ws, 375 s Hegeman av, 115x50.11x irreg; Jacob Wiener—Solomon Wolf et al; Geo Wiener (A), 1757 Pitkin av; Geo Tonkonogy (R); Nathaniel Shuter.
PROSPECT PL, ns, 255.4 e Troy av, 20.3x155.7; Mabel L Reilly —City of N Y; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm J McPhilliamy & Co.
QUINCY ST, sec Bedford av, 55x20; also BEDFORD AV, es, 20 s Quincy, 20x55; also BEDFORD AV, es, 40 s Quincy, 20x55; also BEDFORD AV, es, 60 s Quincy, 20x55; also BEDFORD AV, es, 80 s Quincy, 20x55; also QUINCY ST, ss, 55 e Bedford av, 30x100; Jane Boland—Jno S Klinger; Robt D Ireland (A), 1 Liberty, Manhattan; Frank X McCaffry (R); Wm J McPhilliamy & Co.
ST MARKS PL, ns, 325 e Howard av, 20x100; Williamsburgh Savgs Bank—Philip Munter et al; action 1; S M & D E Meeker (A), 217 Havemeyer; Henry A Ingraham (R); Wm P Rae.
ST MARKS PL, ns, 340 e Howard av, 20x100; action 2; same same; same (A); Clarence F Corner (R); Wm J McPhilliamy & Co.
WATKINS ST, es, 100 s Belmont av, 25x100; Loftus Hollingsworth—Michl Epstein et al; Solinger & Solinger (A), 179 Bway; Sidney V Lowell (R); Jas L Brumley.
79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.
79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.
HEGEMAN AV, nwc Vermont, 100x635; also HEGEMAN AV, nec Vermont, 100x640, except parts released; Geo B Ensworth—Vermont Bldg Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; W K Van Meter (R); Wm J McPhilliamy & Co.
LENOX RD, ss, 40 e E 91st, 20x100; Home Title Ins Co of N Y—Dora Nutman et al; Henry J Davenport (A), 375 Pearl; Geo Tiffany (R); Wm J McPhilliamy & Co.
LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co of N Y—Economy Homes Co et al; Henry J Davenport (A), 375 Pearl; Jno F Coffin (R); Wm J McPhilliamy & Co.
NEW YORK AV, es, 160 s Clarendon rd, 20x100; Brooklyn Trust Co—Anna Mohrman et al; Cullen & Dykman (A), 177 Montague; Frank X McCaffry (R); Wm J McPhilliamy & Co.
TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva St Clair Hamilton—Kath A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

MAY 26.
72D ST, ns, 374.6 w 6 av, 20x117.4; Harriet A Hartman—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; Emer G Sammis (R); Wm P Rae.
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Wm A Duncan et al; Harry L Thompson (A), 175 Remsen; Wilmot L Morehouse (R); Wm P Rae.
BATH AV, sws, intersec nws Bay 28th, 462x 95; Alva E Belmont et al—Robt Ward, Jr, et al; Herbert Reeves (A), 55 Liberty, Manhattan; J J O'Neill (R); Wm J McPhilliamy & Co.
BROADWAY, nec Chauncey, 19x95; Kings Co Savgs Instn—Lillian T Froelich et al; Wm W Taylor (A), 63 Wall, Manhattan; Chas Burstein (R); Wm P Rae.
S PORTLAND AV, ss, 291.6 n Atlantic av, 25x 110x irreg; Montauk Bank—Bernard J Roesler, Jr, et al; Furst & Furst (A), 215 Montague; Jas M Fawcett (R); Wm J McPhilliamy & Co.
LOTS 15 & 23, blk 6600, —x—; N Y Mtg & Security Co—Howard H Chapman et al; Henry M Bellinger (A), 135 Bway; Burt L Rich (R); Wm J McPhilliamy & Co.

MAY 27.
COURT ST, ws, 71.9 n Schermerhorn, 24.1x100x irreg; Wm H Field—Thos Lamb et al; Smith, Doughty & Weynberg (A), 44 Court; Jno Klein (R); Jas L Brumley.
W 9TH ST, ss, 160.4 w Court, 40.1x100; Caroline L Schmitt et al—Jane Whelan et al; Otto B Schmidt (A), 55 Wall, Manhattan; Ernest H Pilsbury (R); Wm P Rae.
84TH ST, sws, intersec ses 13 av, 20x70; Deborah Mohr—Miriam Benesch et al; Saml E Maires (A), 44 Court; Jas W Monk (R); Jas L Brumley.

MAY 28.
PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; Jos J Speth (A), 56 Liberty; Aug C Flamman (R); Wm J McPhilliamy & Co.
E 4TH ST, ws, 130.8 n Greenwood av, 25x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway; Chas H McCarty (R); Nathaniel Shuter.
ATLANTIC AV, ss, 200 e Howard av, 25x100; Celia Goldstein et al—Thos J Hines et al; Watson & Kristeller (A), 100 William, Manhattan; Reuben Haskell (R); Wm P Rae.
CONEY ISLAND AV, ws, 300 s Av N, 40x100; also CONEY ISLAND AV, ws, 140 n Av N, 49 x100; Emma Toedtberg—S & H Holding Co et al; Harry L Thompson (A), 175 Remsen; Edw I Garvar (R); Nathaniel Shuter.
JEFFERSON AV, ss, 230 e Bedford av, 16x100; Jennie Meinick—Louis Escher et al; Jos J Schwartz (A), 361 Stone av; Wm J Smith (R); Wm J McPhilliamy & Co.
WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x 100; Edw F Maloney—Regina Buchner et al; Robt W Maloney (A), 309 Bway; Henry D Lott (R); Jas L Brumley.

MAY 29 & 31.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 15.
132D ST, ss, 185 e Lenox av, 19.9x99.11; Chas N Weber—Mary H Johanson et al; Gifford, Hobbs & Beard (A).
133D ST, ns, 435 e Lenox av, 16.8x99.11; Staten Island Savgs Bank—Genovefa Eusner et al; A C Fach (A).

MAY 17.
35TH ST, 310 W; Victoria A Romaine—Jno O'Reilly et al; Hill, Lockwood, Redfield & Lydon (A).
36TH ST, 72-6 W; Mutual Life Ins Co of N Y—72, 74 & 76 West 36th St Realty Co et al; F L Allen (A).
118TH ST, 232 E; Payne Estate Alice M Lynch et al; Reeves & Todd (A).
128TH ST, 9 W; Solomon L Pakas—Wm H De Voe et al; A O Ernst (A).
BOWERY, 209; also RIVINGTON ST, 3; Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U S of America—Chas L Stickney, Jr, trste, &c; H Swain (A).
WEST END AV, 323; Miriam H C Cannon—Jennie C Bradley et al; Cannon & Cannon (A).
1ST AV, swc 44th, 21.3x100; Peter Doelger et al —Vincent Amato et al; amended; J C Hoenninger (A).
6TH AV, 364; N Y Life Ins Co—364 6th Av et al; G W Hubbell (A).

MAY 18.
31ST ST, ns, 145.4 e 7 av, 19.11x66; Mary A Williams et al—Wm F Donnelly et al; amended; Cary & Carroll (A).

85TH ST, ss, 25 w West End av, 49.6x102.2; 2 actions; Baron De Hirsch Fund Aldobaran Co et al; M S & I S Isaacs (A).
136TH ST, ns, 110 w 5 av, 125x—xirreg to 137th; also 137TH ST, ss, 85 w 5 av, 25x199.10 to 136th; Albert Jarmulowsky et al—Initial Realty & Constn Co et al; J Cohen (A).
RIVERSIDE DR, nec 115th, 103.7x87; Wm Rankin Victor de la Montague Earle et al; W R Adams (A).

MAY 19.

38TH ST, s s, 120 e Park av, 20x98.9; Bertha P Ronalds—Jos D Nagel, M D, et al; Phillips & Avery (A).
85TH ST, 343 E; Jacob Regensberg et al—Dora Isaacson et al; M Sulzberger (A).
162D ST, 520-40 W; Otis Elevator Co—H P Wright & Co et al; action to foreclose mechanics lien; H L Brant (A).
RIVERSIDE DR, 42; Mutual Life Ins Co of N Y—Henrietta L Brown et al; F L Allen (A).
3D AV, ws, 100.8 n 92d, 25x100; Benj C Faulkner et al—Michl Sheridan et al; Thompson, Koss & Warren (A).
11TH AV, 666-8; also 48TH ST, 559-61 W; City Real Estate Co—Isaac Marks et al; H Swain (A).

MAY 20.

No Foreclosure Suits filed this day.

MAY 21.

27TH ST, 312-4 W; Jos L Buttenwieser Jaworower Realty Co et al; Unger & Unger (A).
38TH ST, 267 W; Wilhelmina Zeh Bohner—Margt T Albus et al; G W Weyand (A).
124TH ST, 469 E; Mary I Neilson—Nestor Holding Co et al—Bowers & Sands (A).
142D ST, 234 W; City Real Estate Co—Thos J Brady et al; amended; H Swain (A).
AV A, 205; Marcus Bulkowstein—Abr Salkin et al; N H Stone (A).
PARK AV, sec 101st, 16x100.11; Marie W Hancox Gertrude L Smith et al; Phelps & East (A).
ST NICHOLAS AV, es, 75.9 n 127th, 25.2x76.4; Margt A Smyth—Regina D Pye et al; H C Knoeppel.
WEST END AV, es, 81.8 s 89th, 19x82; Michl McGuire—Agnes C Potrie et al; Kelley & Connelly (A).

Bronx.

MAY 14.

MARION AV, 2774; Julia E Barnard—Esther M Sutherland et al; Swan, Moore & Danforth (A).
3D AV, ws, 331.5 n 181st, 50x127.9; Cath M Finnen—Valentine Constn Co et al; Elfers & Abberley (A).
LOT 27, blk 50, sec 1, map of Morris Park, 24th Ward; J J Karby O'Kennedy—Wm B Spencer et al; J J Karby O'Kennedy (A).

MAY 15.

PROSPECT AV, es, 460 n 187th, 20x95; Fannie Keeney—Minnie Zumbuehl et al; A Crook (A).

MAY 17.

No Foreclosure Suits filed this day.

MAY 18.

BELMONT AV, 2403; Geo W Roper—Ernest Damiane et al; J C Macro (A).
COURTLANDT AV, 843; Broadway Savgs Instn of the City of N Y—Geo Forman et al; R Kelly (A).
FULTON AV, 1284; Emma D'Ottilje—Herman H A Romner et al; H C Knoeppel (A).
GRAND AV, ws, 50 n North, 25x116.1; Anna M Lindsley—Russo-Barba Realty Co et al; R K Brown (A).
MARION AV, swc 198th, 50x100.9; Theodor Richl—Ursuline Realty Co et al; Harris, Corwin, Moffat & Schek (A).
9TH AV, es, 100 n Walnut, 50x100; Jno M Haffen et al as trstes—Morris B Schurck et al; Frees & McEveety (A).

MAY 19.

133D ST, 747 E; City Real Estate Co—Philip M Grazier et al; H Swain (A).

MAY 20.

FOREST AV, ws, 112 n 161st, 21x90; Henry Wundrack—Bertha Wundrack; A Hutter (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 13.

41ST ST, 443 W; Franklin Savgs Bank in City of N Y—Theo Witz et al; Wilson M Powell, Jr (A); Geo C Norton (R); due 2,077.78

MAY 14 & 15.

No Judgments in Foreclosure Suits filed these days.

MAY 17.

3D AV, 2138; Dry Dock Savgs Instn—Jno H Degelman et al; Frank M Tichenor (A); Jos Webber (R); due.27,968.62
22D ST, ss, 310 w 4 av, 75x98.9; Germania Life Ins Co—Saml A Ross et al; Dulon & Roe (A); Elek J Ludvigh (R); due $98,747.22

MAY 18.

127TH ST, 370 W; Bertha R Ober—Henry Wiegand et al; Parker, Davis & Wagner (A); Lewis A Abrams (R); due 3,451.65

MAY 19.

No Judgments in Foreclosure Suits filed this day.

Bronx.

MAY 14.

169TH ST, 773-81 E; J & M Haffen Brewing Co—Eliz Roeder et al; Frees & McEveety (A); D J Dunn (R); due 20,067.75
UNION AV, ws, 286.5 s Boston av, 25x122.7; J & M Haffen Brewing Co—Hermine Furst et al; Frees & McEveety (A); D J Dunn (R); due.. 7,721.31

MAY 15.

UNION AV, es, 85 n 167th, 40x100; Chas E Perkins—R & W Realty Co et al; H J Lyall (A); C H Ayres (R); due 26,665.49

MAY 17.

WASHINGTON AV, 1475; Hannah Greenebaum—Anthony Deutsch et al; M Greenebaum (A); C A Oberwager (R); due 3,852.60
FRANKLIN AV, es, 38.2 n Jefferson pl, 37.5x100; Ella Stein Chase—Clarence P Whitman et al; J F Stier (A); A N Giegerich (R); due 31,075.00

MAY 18.

HONEYWELL AV, es, 32.6 s 179th, 22.6 x111.6; Emma S Mason—Blume Bloch et al; F A Southworth (A); N D Levy (R); due 5,135.98
136TH ST, ns, 250 e Lincoln av, 25x100; Rosanna Scanlon—Ferdinand Bloch et al; Rosen & Phillips (A); J Edelson (R); due 14,536.67

MAY 19.

CROTONA PARK E, 1570; Andw Colvin as assignee—Jennie Euring et al; F J Smiley (A); J J Hynes (R); due... 2,803.53

MAY 20.

EASTCHESTER RD, ns, 42.6 e Walker av, 25.6x126.7; Michl Ganly—Cecilia F Brennan et al; J Kadel (A); J J

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 15.

No Lis Pendens filed this day.

MAY 17.

No Lis Pendens filed this day.

MAY 18.

40TH ST, 108 W; Chas Shenkopf—Edw W Browning et al; action to foreclose mechanic's lien; L Gold (A).
140TH ST, ns, 264 e 7 av, 136x99.11; Fredk Zittel & Sons, Inc—Jno Weber; notice of attachment; H B Davis (A).

MAY 19.

44TH ST, ss, 150 w 10 av, 25x100; Eliza J McLaine—Wm G McClane et al; action to cancel deed; W F Clare (A).

MAY 20.

No Lis Pendens filed this day.

MAY 21.

NORFOLK ST, 134; Pleasant Iron Works—Nathan Cohen et al; action to foreclose mechanics lien; J Gordon (A).
CENTRAL PARK W, nwc 89th, 50.8x100; also 112TH ST, ss, 123.5 w Amsterdam av, 51.7x 100.11; Hamilton Fish Corpn—Alex Doyle; notice of attachment; Montgomery & Peabody (A).

Bronx.

MAY 14.

LOT 1, blk 2846, sec 11, on tax map; Simeon M Barber—Mary L Mather; action to foreclose transfer of tax lien; H Swain (A).
LOT 3, blk 2846, sec 11, on tax map; Simeon M Barber—Mary L Mather; action to foreclose transfer of tax lien; H Swain (A).
LOT 5, blk 2846, sec 11, on tax map; Elliott L Brown—Mary L Mather; action to foreclose transfer of tax lien; H Swain (A).

MAY 15.

No Lis Pendens filed this day.

MAY 17.

No Lis Pendens filed this day.

MAY 18.

MINFORD PL, 1545; Alfred J Sporborg—Unico Realty Co et al; partition suit; W D Sporborg (A).
214TH ST, ss, between White Plains rd & Barnes av (known as Lot 7, Sec Jerome); Michl Brennan, Inc—Michl Brennan et al; action to foreclose transfer of tax lien; Wood & Bennett (A).
PARK AV, es, between Flower & 2d (known as Lot 122-4, Sec Olinville, No. 1); Michl Brennin, Inc—Michl Brennan et al; action to foreclose transfer of tax lien; Wood & Bennett (A).

MAY 19.

187TH ST, ns, 23.4 w Park av, 33.4x100; Henry Hollander—Thos E Desmond; action to satisfy judgment; Sheriff (A).
LOT 102, map of Claremont; Ephraim Adler—Nellie Wood et al; action to compel specific performance of contract; M S & I S Isaacs (A).

MAY 20.

LOT 147, map of Belmont Village; Lawyers Title & Trust Co—Chas M Sweezy et al; partition suit; Dean, Tracy & Barron (A).

Brooklyn.

MAY 13.

ADELPHI ST, ws, 209.9 s DeKalb av, 21.5x100; Title Guar & T Co—Carrie B Guyon et al; T F Redmond (A).
SMITH ST, ne Bergen, 20x65; also BERGEN ST, 63; also BERGEN ST, 65; also BERGEN ST, 67; also HOYT ST, 203; also LAWRENCE ST, 140; also HAMILTON AV, 240; also HAMILTON AV, 242; also BALTIC ST, 480; Florence V Benoliel—Abr Benoliel et al; for dower & admeasurement; P Gross (A).
VERMONT ST, 449; Sarah Kantor—Abr Daar et al; Jerome, Rand & K (A).
VERMONT ST, 451; same—same; same (A).
VERMONT ST, 443; same—Pauline Schmier et al; same (A).
VERMONT ST, 455; Sarah Kantor—Josef Cohn et al; Jerome, Rand & K (A).
VERMONT ST, 453; same—same; same (A).
VERMONT ST, 435; same—Yetta Sparago et al; same (A).
WEST ST, ws, 221.6 n 35th, 18x80; Lawyers Title & Trust Co—Boyd Constn Co et al; Dean, Tracy & McB (A).
WEST ST, ws, 239.6 n 35th, 18x80; same—same; same (A).
WEST ST, ws, 257.6 n 35th, 18x80; same—same; same (A).
WEST ST, ws, 275.6 n 35th, 18x100; same—same; same (A).
WEST ST, ws, 293.6 n 35th, 18x100; same—same; same (A).
WEST ST, es, 58 n Av C, 18x100; same—same; same (A).
WEST ST, es, 76 n Av C, 18x100; same—same; same (A).
WEST ST, es, 576 n Av C, 18x100; same—same; same (A).
WEST ST, es, 540 n Av C, 18x100; same—same; same (A).
WEST ST, es, 522 n Av C, 18x100; same—same; same (A).
WEST ST, es, 450.6 n Av C, 17.9x100; same—same; same (A).
WEST ST, es, 408 n Av C, 18x100; same—same; same (A).
WEST ST, es, 486 n Av C, 18x100; same—same; same (A).
WEST ST, es, 504 n Av C, 18x100; same—same; same (A).
WYONA ST, 396; Sarah Kantor—Minnie Kirchner et al; Jerome, Rand & K (A).
WYONA ST, ws, 80 n Blake av, 20x100; Sarah Kantor Linda Halse et al; Jerome, Rand & K (A).
WYONA ST, 392-4; same—Bernard Schnall et al; same (A).
WYONA ST, 416; same Betsy Turner et al; same (A).
WYONA ST, 418; same—Sadie Lande et al; same (A).
WYONA ST, 396; Sarah Kantor—Benj Goldstein et al; Jerome, Rand & K (A).
WYONA ST, 410; same—Max Cohen & ano; same (A).
WYONA ST, 424; also BLAKE AV, 701-5; same—Harry Gruber et al; same (A).
WYONA ST, 422; same—David Meyer et al; same (A).
W 9TH ST, swc Henry, 53x100; Harold D Watson Margt B Hickey et al; R S Kristeller (A).
AV R, nwc W 10th, 100x154; also AV R, nec W 10th, 100x336; Otto E Reimer—Danl W Moore Realty Co; Sackett & Lang (A).
LOTT AV, swc Ames, 60x100; also LINCOLN PL, ss, 129 e Schenectady av, 80.3x100; Michl Schaffner—Parkvale Realty Co; specific performance; A G Schaffner (A).
MANHATTAN AV, 419; Jno H Scheidt—Louisa Nestel et al; A Christmann, Jr (A).
RIVERDALE AV, ss, 40 w Chester, 20x60; Pierre L Le Brun—David Greif et al; T F Redmond (A).
STONE AV, ws, 250 s Blake av, 25x100; Title Guar & T Co—David Mostkowitz et al; T F Redmond (A).
THATFORD AV, ws, 175 s Livonia av, 25x100; Title Guar & T Co—Max Zucker et al; T F Redmond (A).
11TH AV, nws, 20.2 sw 47th, 20x95; Bond & Mtg Guar Co—Eliz Peck et al; T F Redmond (A).

MAY 14.

BEAVER ST, ns, 320.11 e Flushing av, 60x100; also AV L, nwc E 88th, 200x286.7x200.3x296.2; First Natl Bank—Ernest Stutz et al; Coombs & Wilson (A).
CLEVELAND ST, ws, 200 n Glenmore av, 25x 90; American Geographical Soc—Rebecca Drucker et al; T F Redmond (A).
GEORGE ST, ns, 150 w Hamburg av, 75x200; Jno B Creighton—Edw T Jenkins et al; to set aside deed; W W Taylor (A).
GRANGE ST, 58; also 10TH PL in Suffolk Co; Robt M Briggs—Adaline L Briggs et al; to cancel deeds; L D Ball (A).
STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reichenbacher et al; H L Thompson (A).
E 2D ST, ws, 350 n Av J, 30x125; Farmers Loan & Trust Co—Park Lawn Bldg Co et al; Geller, Rolston & H (A).
W 8TH ST, ws, 520 s Av R, 20x100; Farmers Loan & Trust Co—Irene A Burnum et al; Geller Rolston & H (A).
E 19TH ST, ns, 83.7 n Dorchester rd, 60x100; M R Dowdeswell Co—Dorchester Bldg Co et al; foreclosure mechs lien; H S & C G Bachrach (A).
36TH ST, nes, 180 se 14 av, 20x100.2; May A Carren—Realty Sales Co et al; T F Redmond (A).
56TH ST, sws, 240 se 3 av, 20x100.2; Henry Buck—Mary E Minett et al; J J Bakerman (A).
77TH ST, sws, 223.8 nw 14 av, 30.11x100; Selah B Strong—Sallie Bldg Co et al; A A Spear (A).
77TH ST, sws, 254.11 nw 14 av, 30.11x100; same —same; same (A).
AV T, nwc Van Siclen, 18.10x98.6x42.6x90.10; Emmeli Staberg—Meta G Mayhew et al; Jonas, Lazansky & N (A).
BROADWAY, nes, 50 se Weirfield, 25x95; Louise M Buchwalter—State N Y et al; recovery of dower; Bunn & Collins (A).
CHURCH AV, swc New York av, 28.2x80x29.8x—; Henry J Schroeder—Ideal Realty Co et al; Weismann & Herter (A).
CHURCH AV, 1812; Morris Coleman—Lulu E Clarke & ano; Mayper & Boochever (A).
FRANKLIN AV, es, 150.11 n Tillary, 24x100; Mary Mosback—Hannah Sullivan et al; V A O'Connor (A).
GEORGIA AV, ws, 280 s Blake av, 20x100; Home Savgs Bank—Williams Realty Co et al; T F Redmond (A).
LIVONIA AV, sec Williams av, 50x100; Baruch Freund—Leon Lemberg et al; J G Abramson (A).
PITKIN AV, nwc Rockaway av, 20x64.5; Title Guar & T Co—Saml Palley et al; T F Redmond (A).
STRATFORD RD, es, 500 s Dorchester rd, 40x 100; Marketable Title Co—Farquharson Realty Co et al; Watson & Kristeller (A).
SUTTER AV, swc Alabama av, 50x100; U S Casualty Co—Williams Realty Co et al; T F Redmond (A).
VOORHIES AV, swc Anthony, 73.8x84.3x84.1x 78.2; City N Y—Edw L Somerville et al; F L Polk (A).
WASHINGTON AV, es, 236.7 n Gates av, 16.8x 120; Helen M Smith—Geo A Vaughn et al; F P Bellamy (A).

Lis Pendens, Brooklyn, Continued.

2D AV, nec Bay Ridge av, 90.3x -x101.1x120; Henry Crowley Danl J Ryan et al; H L Thompson (A).

MAY 15.

WEST ST, ws, 105.10 n 53d, 20x100; N Y Mtg & Sec Co Geo W Oliver et al; C A Clayton (A).

PUTNAM AV, ss, 37.6 w Marcy av, 17.6x80; Mary W Piper—Matilda McKeegan et al; A W Burlingame, Jr (A).

MAY 17.

BAYARD ST, sec Lorimer, 25x75; Peekskill Savgs Bank-Gilomena Polita et al; T F Redmond (A).

COOK ST, ns, 175 e White, 50x100; Bushwick Savgs Bank—Bernard Lewis et al; R L Scott (A).

DOUGLASS ST, 1820; A Newburger Elec Co—Saml Katz & ano; foreclosure of mechanic's lien; E Cohn (A).

ESSEX ST, es, 96.2 s Atlantic av, 25x100; Gerard R E Corpn—Anna Greenthal et al; Kiendl, Smyth & G (A).

MARION ST, ns, 266.8 w Patchen av, 33.4x100; LOT 30, Block 2, Map 264 lots in 9 Ward; Mary E Bertheison—Constantine Kaufman et al; partition; B R Duncan (A).

STAGG ST, ns, 275 w Waterbury, 25x100; Bushwick Savgs Bank—Sophie Fisher et al; R L Scott (A).

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36TH ST, ns, 60 se 14 av, 20x100.2; Title G & T Co -Rachel L Weinberg et al; T F Redmond (A).

79TH ST, ns, 84.4 w 20 av, 16.10x100; Fredk S Lovell—Marloe Constn Co & ano; L A Doran (A).

79TH ST, ns, 219 w 20 av, 33.8x100; same—same, same (A).

GREENPOINT AV, swc Newell, 104.2x207.5x irreg x100.6x116; Sarah Dunn Sidney J Freidin et al; foreclosure of mechs lien; E C Rosenbaum (A).

HOWARD AV, es, 80.2 s Dean, 27x90; Henrietta Solomon—Abr Levin et al; I Solomon (A).

HOWARD AV, es, 53.2 s Dean, 27x90; same—same; same (A).

NARROWS AV 0.00; also PROP in Suffolk Co; also S Portland av, 95; Edw Crouch—Margt Crouch et al; partition; E B Thompson (A).

PERRY AV, swc Watkins, 75x100; Natl Savgs Bank of Albany—Annie Palley et al; T F Redmond (A).

ROCKAWAY AV, ws, 550 s Bway, 25x100; Bowery Savgs Bank—Simon Young et al; T F Redmond (A).

STUYVESANT AV, ws, 40 s Macon, 20x80; The Thrift Martha A Youngs & ano; F Jordan (A).

5TH AV, es, 50.2 n 46th, 20x100; Annie M Greene—Mary A Greene et al; J W Browne (A).

MAY 18.

BALTIC ST, ss, 315 e 4 av, 12.6x55.10; Wm Burrell Niger R Gjernstad et al; Belfer & Belfer (A).

GRANT ST nec E 32d, 100x102.6; Levin Kronberg & Co—Mass Realty Co; L Lipskin (A).

HOPE ST, 129; Wm Knodel Aug Oestreicher et al; partition; I N Williams (A).

STERLING PL, ns, 510 e Troy av, 20.6x115.5x 20x120.1; Kath A Carroll—Louisa Penna et al, Watson a Kratschler (A).

WINTHROP ST, 337; Barnett Lashinsky—Rosa Hutter et al; S Lascher (A).

BAY 16TH ST, ses, 180 ne Bath av, 40x96.8; Margt Shepherd Louise W Ile et al; Phillips & Avery (A).

E 23D ST, ws, 134.8 n Av D, runs n85.3xse83.6x e55.1 to beg; Jno Schaul Saml Moskowitz et al; J Schaul (A).

26TH ST, ns, 125 e 4 av, runs n48.3xe—xs50xw 25 to beg; Wm King—Thos King et al; partition; Menken Bros (A).

43D ST, ns, 380 e 15 av, 28.6x100.2x20x79.1; Flobert Realty Corpn—Josephine Emery; E J Ludvigh (A).

51ST ST, nes, 180.4 nw 9 av, 80x100.2; Eagle Savgs & Loan Co—Fredk Wilcock et al; Latson & Tamblyn (A).

AV U, ns, 90 E 15th, 40x100; Title G & T Co Annie Fulton et al; T F Redmond (A).

DUMONT AV, ss, 50.10 e Chester, 20.11x50; Bond & Mtg Guar Co Heskel Engelmayer et al; T F Redmond (A).

LAFAYETTE AV, ss, 40 w S Portland av, 20x 80; Chas A McLoughlin—Cath E McLoughlin et al; T L Walsh (A).

VAN SICLEN AV, es, 100 n Livonia av, 17.6x 100; Harry Litowitz—Max Pasternack et al; S Chugerman (A).

SUTTER AV, ss, 20 e Elton, 20x75; also ELTON ST, es, 115 s Sutter av, 20x80; Abr Gluck—Louis J Heil et al; M S Hyman (A).

4TH AV, es, 50.2 n 48th, 25x100; Isaac C Bishop W L Condy et al; Yankauer & Davidson (A).

4TH AV, es, 75.2 n 48th, 25x100; same—Edwin C Christensen et al; same (A).

4TH AV, es, 25.2 n 48th, 25x100; same—Frances Ringler et al; same (A).

MAY 19.

AINSLIE ST, ns, 150 e Leonard, runs e25xn 111.5xw25.4xs107.4 to beg; Thos E Rogers—Edw T Buckingham et al; R Johnston (A).

BAY 22D ST, ses, 160.3 ne Cropsey av, 60.1x 96.10; Alfred H Reeves—Carolina A Gallagher et al; H L Thompson (A).

43D ST, ns, 80 e 13 av, 20x100.2; Flobert Realty Co—Louis Bernstein et al; E J Ludvigh (A).

74TH ST, sec 3 av, 20x80; 73D ST, ns, 312.6 e 2 av, runs n100xse86xs48.7xw19.9xse40.2xw86.11 to beg; Arnon L Squiers—Sunset Cont Co; to set aside deed; Curtis, Mallet & Prevost & C (A).

AV Q, nwc E 18th, 80x100; Jessie K Battersby—Cecilia R Kelly; C A Clayton (A).

DEKALB AV, ns, 149.6 w Tompkins av, runs n 95xw.06xn5xw50xs100xe50.6 to beg; Mary A Gordin-Jennings—Mary E Dissosway et al; A W Venino (A).

OCEAN PKWAY, es, 365 s Caton av, 40x150; Fanny Lipsky—Henrietta Johnson et al; C L Meckenberg (A).

WILLOUGHBY AV, ns, 330.6 e Marcy av, 19.6x 100; Jeanette Levy—Gertrude Soroch et al; Hirsh, Newman & R (A).

5TH AV, es, 50.2 n 46th, 20x100; Annie M Greene—Mary A Greene et al; J W Broune (A).

5TH AV, 6214; Dora R Bongards—Amalie Avril; specific performance; F L Gross (A).

LOTS 156-7, blk 4764, map of Michael L McLaughlins & Co.'s 2d addition to Bklyn; Thos E Guerin—Martin Langs et al; Hovell, McChesney & C (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 15.

27TH ST, 138 E; Rudolph Oppel Jno Martin; Benj B or Butler Davenport (48) 241.00

105TH ST, 146-48 W; Louis Stein—Harry C Burdick; Abr I Weinstein.. 88.00

106TH ST, 53-59 W; same—53-59 W 106th St Corpn; Abr I Weinstein.... 131.00

MAY 17.

47TH ST, 129 W; Potick Constn Co, Inc—Leopold Stern, Eloise M Van Horn & Chas M Dean (53)..... 96.50

54TH ST, 54 W; Lawrence S Harris—Jessie Gillender, Annie Cornish & Alex J Wetten (52) 250.00

WEST END AV, 378; American Hardware Corpn—78th St & West End Av Co, Inc (51) 1,727.42

MAY 18.

ELSMERE PL, nec Marmion av, 96x 100; Salvatore Naccarato—Defender Constn Co; Kramer Cont Co; renewal (57) 260.00

13TH ST, 36-38 W; Bernard Johnson—Van Beuren Estate; Timothy J Kelley; renewal (59)..... 3,195.50

58TH ST, 550 W; Jos Braunstein—Max Sussman & Hannah Goldberg (61) 10.70

61ST ST, 264 W; Jos Braunstein—Max Sussman & Hannah Goldberg (60)... 73.15

163D ST, 549 W; Phelps Bros Co—Dinan Levine; Berlin Renting Agency & Arvintz Cont Co (54) 91.31

CROTONA PKWAY, es, 109.9 s 177th, 109.9 x 90.11 x irreg; ELSMERE PL (proposed), ns, 90.11 e Crotona pkway, 106.1x101.1; CROTONA PKWAY, sec Elsmere pl (proposed), 109.9x126.4x irreg; also ELSMERE PL, ss, 126.4 e Crotona pkway, 76.2x101.1; Salvatore Naccarato—Defender Const Co; Kramer Cont Co; renewal (55)..... 900.00

GRAND BLVD & Concourse, sec Fordham rd, 230x125; Salvatore Naccarato—Edmund Francis Realty Co; Kramer Cont Co; renewal (56) 90.00

7TH AV, ws, whole front bet 24th & 25th, 200x275; Fredk J Fleck—National Cloak & Suit Co; W L Briggs (58) 200.00

MAY 19.

MONROE ST, 188-90; Jos C Newman—Jno A Anger; renewal (65)..... 70.00

RUTGERS PL, 24-8; also CLINTON ST, 241-51; also CHERRY ST, 312-4; Jos C Newman—Jno A Anger; renewal (64) 361.05

51ST ST, 511-3 W; Lucks Bros—Benj Schneider & Hemmings Contracting Co (62) 88.00

105TH ST, 146-8 W; Louis Stein—Harry C Burdick & Abr I Weinstein (66) 104.50

3D AV, 1708; Knickerbocker Chandelier & Electrical Supply Co—Geo Ehret & Patk F O'Rourke (63)..... 28.00

MAY 20.

31ST ST, 31-7 E; American Hardware Corpn of N Y—Crompton Bldg Corpn; Geo Backer Constn Co (71 ..... 853.42

56TH ST, 422 W; Goldstein & Oliver—Harris Hausman; Leo Wolins (70)... 170.00

57TH ST, 344 E; Goldstein & Oliver—Claire A Darling; Leo Wolins (69).. 225.00

104TH ST, 346 E; Wm G Hill—St Lucy's Roman Catholic Church; Miller-Reid Co; Grant-Thompson Co (67) 75.00

5TH AV, 411; Empire Pipe Bending & Supply Co—Murray Hill Investing Co, Inc; Jno W Cooney Co (68)..... 2,617.92

MAY 21.

SOUTH ST, 219; Jos Tino & Co, Inc—Wm F Bridge, J M Horton Ice Cream Co & A Patrizio Concrete Co (74).... 67.25

24TH ST, 205 E; Jos Tino & Co—J M Horton Ice Cream Co & A Patrizio Concrete Co (75)..... 21.00

72D ST, 118 W; also 73D ST, 126 W; also 72D ST, 42 W; Jno W Cooney Co—Edw W Browning (80)..... 6,670.00

125TH ST, 66-70 E; Ludwig Levitt & Son—Morris B Baer & Louis Stern (79) 476.75

132D ST, 159 W; Clark & Appleman—Baptist Temple (81) 3,310.00

BROADWAY, nwc 50th, 106x103.1x irreg; Ner Prever—Burnol Fuel Corpn (77) 110.00

SAME PROP; Saml Teppenberg et al—same (78) 450.00

MANHATTAN AV, es, 45.5 n 103d, 107x 80; Jos Tino & Co, Inc—Millie Raffloer, J M Horton Ice Cream Co & A Patrizio Concrete Co (73) 99.76

PARK ROW, 115; Jos Tino & Co, Inc—Jno H Ives & Frank J Walsh & A Patrizio Concrete Co (72)..... 16.30

117TH AV, 562; Michl Chernega—Mrs M Knight (76) 35.00

Bronx.

MAY 14.

240TH ST, 414 E; Pittsburgh Plate Glass Co—Estate of Chas Braun & Chas Braun, dec (13)..... 60.00

MAY 15.

TREMONT AV, 531-35; Louis Del Vesco J Friedhoff; S G Morgan (14).... 184.00

MAY 17.

165TH ST, 491 E; Simon Willens—Louis & Mary Teven (15)..... 195.00

MAY 18.

PARKER ST, ws, 25 n Stern, 25x100; Clyde F Howes Marx Eller; M Lagana & Sons (16) 41.95

MAY 19.

JESSUP AV, 1407; Christian Vorndran's Sons—Walter S & Susan M Auld (17) 225.00

MAY 20.

PARKER ST, 1629; Pasquale Giacobbe—Rebecca Eller & Michl Lagana & Co (18)..... 75.00

Brooklyn.

MAY 13.

AMES ST, es, 180.3 s Livonia av, 120x 180; S Holland—Hillel & Nathan Boslofsky & L Lapidus Co..... 310.00

ESSEX ST, 291-5; Wischerth Mfg Co—Nathan Freedman & Barnett L Davidson 800.00

FROST ST, ns, 100 e Leonard, —x—; S Henken—Abr Weinstein 1,000.00

S 4TH ST, 160; C H Brettler—Jno Bardiovsky 75.00

E 7TH ST, es, 210 n Av P, 40x120.6; Star Woodturning Co—Sam Jacobs & May Frank & Jos Cohen..... 232.65
EASTERN PKWAY, ns, 143.11 w Hopkinson av, 26.10x92.6; Levin Cont Co—Fink Nap Realty Constn Co.... 241.50
OCEAN AV, nec Newkirk av, 46x124.10; B Jackerson—Kirkenw Realty Corpn & †Geo M Karpass..... 185.50
OCEAN AV, sec Newkirk av, 45.11x124; Friedman Marble & Slate Works —Kirkenw Realty Co..... 475.00
OCEAN AV, 1011; M Jonas—Kirkenw Realty Co. 104.00

MAY 14.
DECATUR ST, 1327-9; N Sulds—Ray & Isaac N Streep 490.08
E 19TH ST, 360; C K Barnum & Son —Dorchester Bldg Co 262.50
MILLER AV, es, 200 n Belmont av, 100 x100; Bell Fireproofing Co—Dewey Realty Co. 99.97
ROCKAWAY AV, es, 225 n Livonia av, 50x100; Michl Ingrisano—Livonia Holding Co & Tenna Kramer..... 50.00

MAY 15.
GRAND ST, 659; I Hankin—Harry & Lena Schwartz & Hyman S Sulsky.... 65.00
ST JHON'S PL, ss, 200 e Underhill av, 50x100; F Alnno—Antonio Cicala.... 41.50
SAME PROP; C Alinno—same 41.50
SAME PROP; C Alino—same 41.50
NEWKIRK AV, sec Ocean av, 124.11x106.2; M Stern—Kirkenw Realty Co & G M Karpas 160.50

MAY 17.
MYRTLE AV, nec Sumner av, 75x100; W T Biffi Franklin W Maher, trste of Susannah A, Danl, Elsie, Alex S & Jessie Dickie 225.00
PROSPECT AV, sec 3 av, 55.6x5.2; Parshelsky Bros—Mildred Holding Co & †Jno Blum & †Jno Fogel..... 325.00

MAY 18.
COOK ST, 225-7; S Lucks—Bernard Lewis 90.00
FULTON ST, 398-404; Jas Mac Donald —Thos R, Helen M, Mayo L, Lillian E, Jno & Florence E French; Sarah J Little, Mabel F MacKay, Florence B Newton, & A D Matthews Sons, Inc; Gardiner D Matthews & Jas Matthews as lessees, & Jno J Kuhn as receiver in Bankruptcy of estate of A D Matthews sons 655.00
HULL ST, 58 & 60; B Schubert & Son —Jno & Kath Murphy 75.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; American Wood Carpet Flooring Co—Rex Bldg Co & A Fogel as pres. 125.00
E 7TH ST, es, 210 n Av P, 40x120.6; H Dornsky—Mary & Jacob Frank..... 375.00
FLUSHING AV, 436; P Levine—Minna Hochenberg & Morris Berkowitz 168.50
RIVERDALE AV, swc Hinsdale, 100x100; S Zitowsky—Meyer Chizner Bldg Co 1,400.00

MAY 19.
FROST ST, ns, 100 e Leonard, 83x100; T Juliano—Abr Weinstein, Henkin Bros & estate of Abr Weinstein..... 175.00
HOOPER ST, sws S 3d, 50x100; T Juliano—S 3D ST Bldg Corpn..... 925.00
MELROSE ST, 330-2; M Casarpn—Saml Graber & Andrew Adams 275.00
LIBERTY AV, nwc Christopher av, 50x100; B Dankner—A Koeppel, Inc, & Abr Koeppel as pres..... 300.00
3D AV, sec Prospect av, 55.6x52.2; L Brook—Mildred Holding Co 40.00
3D AV, 448; Albro Newton Co—Jos Pero & Chas Rydh 12.70

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 15.
FT WASHINGTON AV, nec 179th; Gabriel Herman et al—Holywood Church et al; Feb24'15 ..... 400.00

MAY 17.
No Satisfied Mechanics Liens filed this day.

MAY 18.
39TH ST, 23 W; Jno Laura & Co—Engineers' Club et al; Mar1'15..... 145.00
[2]WEST END AV, nec 96th; Ajax Concrete Specialties Co, Inc, et al—Essie Constn Co, Inc; May10'15 ..... 40.00

MAY 19.
DIVISION ST, 242; Jacob Victor—Abr Gottlieb et al; Jan9'15..... 180.00
SAME PROP; Knickerbocker Metal Ceiling Co—Alter Gottlieb et al; Feb24'15 ..... 33.00
SAME PROP; Sam Saritzky et al—same; Jan29'15 ..... 150.00
SAME PROP; Abr Sachs—same; Jan 18'15 ..... 150.00
46TH ST, 14 E; Thos Mulligan Constn Co—Ritz Realty Co et al; Mar12'15. 7,810.00

MAY 20.
58TH ST, 316 E; Max Levine—Jeremiah F Cotter et al; Apr13'15 ..... 20.00
141ST ST, ft of, at Hudson River; Harold M Kellogg—Federal Motor Boat Club et al; Apr26'15..... 37.00
BROADWAY, nwc 72d; Gibson Iron Works Co of Jersey City, N J—M Schinaisi et al; Apr2'15..... 61.30

MAY 21.
[2]104TH ST, 346 E; Wm G Hill—St Lucy's Roman Catholic Church et al; May20'15 ..... 75.00
WADSWORTH AV, 124-8; Geo H Storm & Co—Wm Hobson et al; Nov11'14.. 520.69
WADSWORTH AV, 124-6; Wabderman Flooring Co—same; Dec21'14 ..... 800.00

Bronx.

MAY 14.
No Satisfied Mechanics Liens filed this day.

MAY 15.
No Satisfied Mechanics' Liens filed this day.

MAY 17.
No Satisfied Mechanics Liens filed this day.

MAY 18.
PROSPEST AV, ws, whole block bet 166th & 167th, —x—; Isidoro Cristoldi —Angel Constn Co et al; Jan15'15... 1,346.59

MAY 19.
No Satisfied Mechanics Liens filed this day.

MAY 20.
VAN NEST AV, 563; Michl A Buckley—Jos Placek et al; July23'14..... 241.00

Brooklyn.

MAY 13.
No Satisfied Mechanics' Liens filed this day.

MAY 14.
DELAMERE PL, ws, — s Newkirk av, also E 22D ST, es, 99.11 s Newkirk av, —x—; Raisler Heating Co—People's Trust Co & Dragone Constn Co; May 6'15 ..... 600.00
SAME PROP; same—same; May6'15.. 500.00

MAY 15.
TOMPKINS AV, nwc Willoughby av, 82.5x131.6; I Book—Congregation Ohel Mosne Chevra Thilim; Feb5'15..... 1,250.00
E 15TH ST, es, 600 n Av N, —x—; Andrew Gray—Annie Thomas; Apr8'15. 250.00
SAME PROP; same—same; Apr28'15.. 210.00
E 29TH ST, ws, 220 s Av K, x100; Sarah Nathan—Minnie Fanshaw; Jan 16'15 ..... 85.00

MAY 17.
E 22D ST, ws, 124.11 n Foster av, 80.5 x100; R L Williams—M Tartarsky; Aug1'14 ..... 25.00
FT HAMILTON AV, ws, 20 s 39th, 37.6 x100; Martense Cont Co—Jno F Rohm, Isaac Mass & Dyker Heights Amusement Co; May1'15 ..... 15.20
TROY AV, Prospect pl, 27.6x80; Bell Fireproofing Co—Johnson Realty Corpn; Apr29'15 ..... 100.00
WILLOUGHBY AV, nwc Tomkins av, 72.6x125; Saml I Acken, Jr—Congregation Ohel Moshe Chevra Thilim; Jan19'15 ..... 1,420.00
SAME PROP; Max Greenfield same & Saml Acker, Jr; Mar10'15 ..... 60.00
SAME PROP; Olman & Hurwitz, Inc—same; Jan21'15 ..... 715.00

MAY 18.
BARRETT ST, ws, 100 n Sutter av, 100x100; De Fago & Libretti—Regal Holding Co; Apr8'15 ..... 986.27
VAN DAM ST, 42-44; Mike Casalino —C Preutte & J W Moore; May10'15. 185.95
VAN DAM ST, es, 100 n Nassau av, 150x100; Realty Supply Corpn—C Perretta & J W Moore; May6'15.... 584.01
E 14TH ST, ws, 100 n Av I, 80x100; Morris G Sachs & Co—Weinmiller Constn Co & Geo Mohland; Oct14'14. 220.00
BAY 23D ST, ws, 117.10 s Bath av, 51x83.4; Joe Sklar—23d St Constn Co & N Y Title Ins Co; Feb3'15 ..... 250.00
44TH ST, ns, 224 w 15 av, 24x100.2; Caranza Roofing Co—Gowanus Wrecking Co, Inc; Mar6'15; release from lien 365.00
59TH ST, ns, 320 e 11 av, 40x100; Jacob Drosnin—Pisarra Constn Co & Thos Pisarra; Jan6'15..... 125.00
SAME PROP; Gowanus Wrecking Co —same; Dec12'14 ..... 579.35
SAME PROP; Frank O Kalin—Pisarra Constn Co; Dec8'14 ..... 802.00
SAME PROP; Fisher & Voorhies—same; Nov8'14 ..... 479.00
BEDFORD AV, 1441; Jno Kops—Queens House & Home Co & Wm De Goode; Nov16'14 ..... 69.00

MAY 19.
PROSPECT PL, nec Troy av, —x—; Realty Supply Corpn—Johnson Realty Co & Home Title Ins Co; May4'15 .... 279.69
48TH ST, 1435; Saul Rendelstein - Morris Wollinger & Frankfort Elec Cont Co; Mar8'15 ..... 281.19
ATKINS AV, es, 90 s Pitkin av, 60x100; Jos Randazzo—Isaac Skulnick & Docket Impt Co, Inc; Nov19'14..... 100.00
SAME PROP; Frank Katz, Inc—same & Hyman Rosenthal; Nov11'14 ..... 418.00
WAVERLY AV, es, 178 n Greene av, —x ; Chas Anderson—Jas P Warbasse & Alex McBride; Mar19'15.... 74.46

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[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 13.
HAMILTON HOTEL CO, Ltd; Jno H Parker Co; $90,500; W F Kimber.

MAY 14.
No Attachments filed this day.

MAY 15.
COOK, Walter H; 23d Ward Bank of City of N Y; $239.08; T P Woglom.
WEBER, Jno; Fredk Zittel & Sons, Inc; $2,250; H B Davis.
BERNHARD, Paul; Christopher D Smithers et al; $10,132.12; Joline, Larkin & Rathbone.

MAY 17.
JOHN T YOUNG BOILER CO; Beaton & Cadwell Mfg Co, Inc; $646.52; D E Lynch.

MAY 18.
DE KADT, SAML & Condensed Milk Co of Holland, Ltd; Lispenards, Ltd; $111,300; Almy, Van Gordon, Evans & Kelly.
GREENWOOD, Moses, Jr; Henry M Bristol; $2,-631; E Jacobs.

MAY 19.
C S GIBBONS CO; Louis Dusenbury & Co, Inc; $3,988.13; H Hoelljes.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 14, 15, 17, 18, 19 & 20.

Broadway & 96th St Realty Co. Bway & 96th st..American Seating Co. Chairs. 259.00
Giberson, Indiana. Broadway, 3580-8, & 147th st, 555-61 W..United Electric Light & Power Co. Meters..... 416.00
Granville Realty Co. Broadway, sec 157th..Consolidated Chandelier Co. Chandeliers. 1,100.00
McDonnal, Saml W & Union Bindery. 57th st, 438-48 W..A T De La Mare Printing & Pub Co. Printing Fix, Lease, &c. 4,000.00
Mulhern Steam Heating Co. 676 Riverside dr..United Electric Light & Power Co. Meters. 472.00
Riverside Drive & 150th St Co. 730 Riverside dr..United Electric Light & Power Co. Meters. 408.00
Schreiner, Jno. 177th st, 701 W, & 178th st, 700 W..United Electric Light & Power Co. Meters..... 800.00

Bronx.

MAY 14, 15, 17, 18, 19 & 20.

Bronx Cut Stone Co. Webster av & 187th st..F R Patch Mfg Co. Machine. .....(R) 755.00

Brooklyn.

MAY 13, 14, 15, 17, 18 & 19.

Ceegold Co, Inc. E 14 th st, nr Av X..Columbia Gas Fix Co. Gas Fix.. 125.00
Kress, Louis. 46th st, nr 17 av..Saul Rendelstein. Plumbing Supplies.... 107.00
Lyons, Julius J Gates & Grand avs.. Wm H Curtin Mfg Co.....(R) 790.00
Lyons, Julius J Gates & Grand avs.. Wm H Curtin Mfg Co.....(R) 149.00
Rex Bldg Co. St Johns pl, nr Underhill av..Central Chandelier Co. Chandeliers, &c. 675.00
Zitelli Bldg Co. 74th st & 10th av.. Elsie E Kerby as extrx.....(R) 700.00
Corman & Kennedy. Chester st, c Livonia av..same .....(R) 988.00
Zittel Bldg Co. 74th st, nr 10th av.. same .....(R) 700.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 18.
178TH ST, ns, 97 e Haven av, 50x92.6; Bryant Constn Co, Inc, loans Nevah Constn Co, Inc, to erect 5-sty apartmont house; 4 payments..... 45,000.00
179TH ST, ss, 97 e Haven av, 50x92.6; same loans same to erect 5-sty apartment house; 4 payments 45,000.00
187TH ST, ns, 125 e St Nicholas av, 100x94.10; Jacob Levy loans V R Bldg Corpn to erect 2 5-sty apartments; nine payments $42,000.00

Bronx.

MAY 14.
159TH ST, ns, 350 w Elton av, 50x 101.1; Rockland Realty Co loans Middleboro Realty Co, Inc, to erect 5-sty apartment; 13 payments.....33,000.00
GRAND BLVD & CONCOURSE, es, 79.3 n 198th, 67.3x86.5; Van Dyck Estate loans J L S Bldg Co, Inc, to erect 5-sty apartment; 13 payments.....40,000.00
GRAND BLVD & CONCOURSE, nec 198th, 79.3x89.1; Van Dyck Estate loans J L S Bldg Co, Inc, to erect 5-sty apartment; 13 payments.....50,000.00

MAY 15.
CROTONA PARK N, ns, 217 e Prospect av, 50x98.06; City Mtg Co loans Freown Co, Inc, to erect 5-sty apartment; 10 payments 32,500.00

MAY 17.
ARTHUR AV, es, 125.7 s 180th, 104.7x 150.4; Lawyers Mtg Co loans J W R Realty Co, Inc, to erect 3 5-sty apartments 6 payments 105,000.00

MAY 18.
LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apartment; 12 payments 34,000.00

MAY 19.
ALBANY CRESCENT, es, 100.05 n BAILEY AV, 68.1x112; Prospect Investing Co loans Michl J Martin Corpn to erect 5-sty apartment; 6 payments 55,000.00
180TH ST, nwc Clinton av, 70x107.1; City Mtg Co loans Adavine Constn corpn to erect 5-sty apartment; 12 payments. 51,500.00
CLINTON AV, ws, 70 n 180th, 65.2x 105; City Mtg Co loans Adavine Constn Corpn to erect 5-sty apartment; 12 payments 41,000.00
TINTON AV, es, 52 n 166th, 48.1x 99.07; Title Guar & Trust Co loans Adolphus Realty Corpn to erect 5-sty apartment; 6 payments.....27,500.00

1914 INDEX OF DECISIONS OF BOARD OF EXAMINERS

IN the Record and Guide of May 8, there was published a table giving the decisions handed down by the Board of (Building) Examiners, as applied to the Boroughs of Manhattan, the Bronx and Richmond. The following table deals with Brooklyn and Queens and shows the number of the appeal, the plan number, the location of the property in question, the classification of the objection, the appellant's name and the decision of the board. The table was compiled by Mrs. M. M. D. Clark, who has been for many years secretary of the Board of Examiners. This information should be of great value to architects and also to those who may have occasion at any time to refer to the finding of the board, for the simplification of their work.

BOROUGH OF BROOKLYN.

Appeal No.	Plan No.	Location.	Subject.	Appellants.	Decision.
6	6693/13 N.B.	swc Douglass st and E N Y av.	Theatre, exits and gradients.	Benj. Cohn.	Withdrawn.
7	6904/13 Alt.	44-8 Nostrand av.	Walls (adding 2 stories).	Elisha H. Janes.	Approved O. C.
12	6693/13 N.B.	swc Douglass st and E N Y av.	Theatre, gradients and exits.	Benj. Cohn.	Approved O. C.
18	706/13 N.B.	ns 13th st, 97 ft 10½ in E 4th av.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
23	1061/14 N.B.	176-80 S 8th st.	Walls, Sec. 31.	Shampan & Shampan.	Approved.
25	6922/13 Alt.	7211 13th av.	Theatre, M.P.O., exits, seats.	W. A. Gorman.	Approved O. C.
30	1120/14 N.B.	338 S 2nd st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
31	1245/14 N.B.	389-393 S 2nd st.	Walls, Sec. 31.	Nast & Springsteen.	Approved O. C.
34	1395/14 N.B.	es Vanderbilt av, 134 ft N Gates av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
35	468/14 Alt.	6524 Ft. Hamilton av.	Buttresses, garage.	Eisenla & Carlson.	Disapproved.
39	565/14 Alt.	856 Gates av.	Theatre (pictures), exits.	Walter B. Wills.	Disapproved.
40	2119/14 N.B.	66-70 S 9th st.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
48	2254/14 N.B.	366-8 S 2nd st.	Walls, Sec. 31.	Nast & Springsteen.	Approved O. C.
52	2545/14 Alt.	16-22 Noble st.	Height increased, area, Sec. 32.	William Higginson.	Approved O. C.
53	4240/13 N.B.	2213 Church av.	Theatre (width tunnel).	Robert T. Rasmussen.	Approved.
55	3184/14 N.B.	ns 13th st, 197 ft and 217 ft W 5th av.	Walls, Sec. 31.	Shampan & Shampan.	Approved.
60	3014/14 N.B.	246-60 Pacific st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
61	3098/14 N.B.	158-60 S 3rd st.	Walls, Sec. 31.	Chas. J. Reinschmidt.	Approved O. C.
62	3097/14 N.B.	204-6 Ross st.	Walls, Sec. 31.	Chas. J. Reinschmidt.	Approved O. C.
69	3624/14 N.B.	342-8 Prospect pl.	Walls, Sec. 31.	Shampan & Shampan.	Approved.
70	3625/14 N.B.	129-35 Division av.	Walls, Sec. 31.	Shampan & Shampan.	Approved.
71	3481/14 N.B.	142-4 S 9th st.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
73	3562/14 Alt.	nwc Smith and Livingston sts.	Theatre.	Thos. W. Lamb.	Approved O. C.
75	3617/14 N.B.	283-303 Johnson av.	Walls, Sec. 33.	Glucroft & Glucroft.	Approved O. C.
78	3754/14 N.B.	1406 Lincoln pl.	Walls, Sec. 31.	Benj. Cohn.	Approved.
85	2762/14 N.B.	300-300a Livingston st.	Theatre (width entrance).	W. E. Lehman.	Disapproved.
89	4132/14 Alt.	42 S 10th st.	Walls, Sec. 31; area, Sec. 8.	Jacob Lubroth.	Approved O. C.
94	4091/14 N.B.	774 Liberty av.	Walls, Sec. 31.	Chas. Infanger & Son.	Approved.
96	4228/14 N.B.	370-2 S 2nd st.	Walls, Sec. 31.	Nast & Springsteen.	Approved O. C.
97	4136/14 N.B.	682-8 Rockaway av.	Walls, Sec. 31.	Cohen & Feison.	Approved O. C.
99	2801/14 N.B.	306 Logan st.	Walls and buttresses, Sec. 32.	S. Millman & Son.	Disapproved.
100	4539/14 N.B.	111-3 S 3rd st.	Walls, Sec. 31.	Samuel Sass.	Approved O. C.
101	4527/14 N.B.	374-8 S 5th st.	Walls, Sec. 31.	Samuel Sass.	Approved O. C.
102	4501/14 N.B.	2118 Atlantic av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
103	4593/14 N.B.	110-18 Cambridge pl.	Walls, Sec. 31.	Benj. Cohn.	Disapproved.
105	4536/14 N.B.	527-9 Bedford av.	Walls, Sec. 31.	Chas. M. Straub.	Approved O. C.
106	4761/14 N.B.	355-61 Miller av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
109	4758/14 N.B.	415-7 Hinsdale st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
110	4759/14 N.B.	551-3 Sackman st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
113	4674/14 N.B.	252-4 S 4th st.	Walls, Sec. 31.	Louis A. Sheinart.	Approved O. C.
114	4771/14 Alt.	344 5th av.	Theatre (pictures), stores.	Louis A. Sheinart.	Disapproved.
115	4970/14 N.B.	783 41st st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
116	4819/14 N.B.	429 Osborn st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
117	4958/14 N.B.	453-9 Williams av.	Walls, Sec. 31.	Chas. Infanger & Son.	Approved O. C.
118	3278/14 Alt.	40 Morrel st.	Synagogue, exits.	Lew Koen.	Disapproved.
124	5150/14 N.B.	14 Crafton st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
126	5107/14 N.B.	ns Park pl, 100 ft E Howard av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
127	5108/14 N.B.	es Howard av, 35 ft 7 in n Park pl.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
128	5109/14 N.B.	nec Howard av and Park pl.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
132	5315/14 N.B.	506-8 Powell st.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
133	5146/14 N.B.	110-8 Cambridge pl.	Walls, Sec. 31.	Benj. Cohn.	Approved.
134	5200/14 N.B.	15-33 E 13th st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
137	5035/14 N.B.	489 Powell st.	Walls, Sec. 31.	Farber & Markwitz.	Approved O. C.
138	5034/14 N.B.	391 Riverdale av.	Walls, Sec. 31.	Farber & Markwitz.	Approved O. C.
140	5241/14 N.B.	64-78 Barrett st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
141	5335/14 N.B.	512-18 Powell st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
142	5357/14 N.B.	1678 St. John's pl.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
143	5356/14 N.B.	es Pearl st, 267 ft 7 in s Concord st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
144	5270/14 N.B.	387 Powell st.	Walls, Sec. 31.	Chas. Infanger & Son.	Approved O. C.
145	5269/14 N.B.	381 Powell st.	Walls, Sec. 31.	Chas. Infanger & Son.	Approved O. C.
147	5327/14 N.B.	179-91 Bay 22nd st.	Walls, Sec. 31.	Chas. M. Straub.	Approved O. C.
149	5326/14 N.B.	1705 Sterling pl.	Walls, Sec. 31.	Chas. Infanger & Son.	Approved O. C.
150	5369/14 N.B.	572-4 39th st.	Walls, Sec. 31.	Maxwell A. Cantor.	Approved O. C.
151	4948/14 N.B.	231 4th av.	Area, Sec. 8.	Dominick Salvati.	Dismissed.
154	5676/14 N.B.	343-7 42nd st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
155	5808/14 N.B.	466 Williams av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
156	5532/14 N.B.	696-8 Willoughby av.	Walls, Sec. 31.	Chas. Gastmeyer.	Approved O. C.
158	5656/14 N.B.	263-5 Chauncey st.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
159	5910/14 N.B.	490 Howard av.	Walls, Sec. 31.	Edward M. Adelsohn.	Dismissed.
161	5717/14 N.B.	1308-16 DeKalb av.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
162	5718/14 N.B.	1304 DeKalb av.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
163	5917/14 N.B.	1177 51st st.	Walls, Sec. 31.	Arthur G. Carlson.	Approved O. C.
164	5971/14 N.B.	5500-2 12th av.	Walls, Sec. 31.	Arthur G. Carlson.	Approved O. C.
165	5672/14 N.B.	ss Church av, 216 ft e E 16th st.	Walls, Sec. 31.	Worthmann & Braun.	Approved O. C.
166	5623/14 Alt.	2157 Bergen st.	Additional story, Sec. 142.	S. Millman & Son.	Dismissed.
167	5974/14 N.B.	514 Liberty av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
168	5975/14 N.B.	520 Van Sicklen av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
169	5866/14 N.B.	465 Williams av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
171	5810/14 N.B.	1609 E Parkway.	Walls, Sec. 31.	Farber & Markwitz.	Approved O. C.
172	5811/14 N.B.	1615 E Parkway.	Walls, Sec. 31.	Farber & Markwitz.	Approved O. C.
173	5897/14 N.B.	342-6 Prospect pl.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
174	6099/14 N.B.	333-5 Roebling st.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
175	5910/14 N.B.	490 Howard av.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
176	6092/14 N.B.	1623-5 St. Mark's av.	Walls, Sec. 31.	Edward M. Adelsohn.	Approved O. C.
177	6170/14 N.B.	398-400 Christopher av.	Walls, Sec. 31.	Edward M. Adelsohn.	Disapproved.
178	5911/14 N.B.	572-4 39th st.	Walls, Sec. 31.	Maxwell A. Cantor.	Approved O. C.
179	6131/14 N.B.	472 Williams av.	Walls, Sec. 31.	S. Millman & Son.	Dismissed.
180	5623/14 Alt.	2157 Bergen st.	Additional story, Sec. 142.	S. Millman & Son.	Approved.
182	5981/14 N.B.	1320 De Kalb av.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
183	6131/14 N.B.	472 Williams av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
184	6343/14 N.B.	573 Elmore pl.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
185	6304/14 N.B.	5558 12th av.	Walls, Sec. 31.	Arthur G. Carlson.	Approved O. C.
186	5964/14 N.B.	1415-7 Ave. J.	Walls, Sec. 31.	A. White Pierce.	Approved O. C.
190	6322/14 N.B.	101 Stockholm st.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
191	6323/14 N.B.	1308-16 De Kalb av.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
192	6324/14 N.B.	1304 De Kalb av.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
193	6448/14 N.B.	238 Linden st.	Walls, Sec. 31.	W. T. McCarthy.	Approved O. C.
194	6378/14 N.B.	282-4 S. 3rd st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
195	6286/14 N.B.	2203 Ditmas av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
196	6287/14 N.B.	2211-17 E. 22nd st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
197	6311/14 N.B.	249 Pacific st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
198	5400/14 N.B.	367-9 Clifton pl.	Walls, Sec. 31.	Harry Dorf.	Approved O. C.
200	6413/14 N.B.	490 Delamere pl.	Walls, Sec. 31.	Shampan & Shampan.	Approved O. C.
203	6537/14 Alt.	163 Barbey st.	Frame extensions, Sec. 142.	Chas. Infanger & Son.	Approved.
204	6406/14 Alt.	910 Manhattan av.	Theatre (pictures), dance hall.	Farber & Markwitz.	Disapproved.
206	6820/14 N.B.	349 Classon av.	Walls, Sec. 31.	Shampan & Shampan.	Dismissed.
207	6294/14 N.B.	3208-14 Railroad av.	Bungalows, fire limits.	George H. Suess.	Dismissed.
212	6674/14 N.B.	4712 14th av.	Frame dwell., garage; fire limit ordinance, Sec. 142.	L. F. J. Weiher.	Approved O. C.
213	6675/14 N.B.	4712 14th av.	Frame dwell., garage; fire limit ordinance, Sec. 142.	L. F. J. Weiher.	Approved.
215	6294/14 N.B.	3208-14 Railroad av.	Bungalows, fire limits.	George H. Suess.	Disapproved.
224	7291/14 N.B.	84 Prospect Park W.	Walls, Sec. 53.	W. T. McCarthy.	Approved O. C.
225	7056/14 Alt.	ws 3rd av. S. 1st st.	Shed, Sec. 143.	James S. Gold.	Approved O. C.
231	7909/14 N.B.	1248 50th st.	FFame dwelling, Sec. 142.	Samuel Gardstein.	Approved.
238	7827/14 N.B.	666 56th st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
239	7985/14 N.B.	58 Barrett st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
240	7843/14 N.B.	445-51 Alabama av.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
241	7973/14 N.B.	62 Barrett st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
246	8237/14 N.B.	2117 Pacific st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.

247	8240/14 N.B.	412 Schenk av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
249	8343/14 N.B.	534-40 Powell st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
250	8454/14 N.B.	ss Lincoln pl, 100 ft E Rochester av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
251	8418/14 N.B.	1854-8 Bergen st.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
252	8461/14 N.B.	nw cor Christopher and Liberty av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
254	8330-14 Alt.	1699-1703 Pitkin av.	Walls, Sec. 31.	S. Millman & Son.	Disapproved.
255	7891/14 N.B.	263-5 Division av.	Walls, Sec. 31.	Chas. M. Straub.	Approved O. C.
257	8579/14 N.B.	567 Powell st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
258	8578/14 N.B.	561 Powell st.	Walls, Sec. 31.	S. Millman & Son.	Approved O. C.
260	8660/14 N.B.	ss Lafayette av, 250 ft W Nostrand av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
261	8679/14 N.B.	457-9 8th av.	Walls, Sec. 31.	Benj. Cohn.	Approved O. C.
262	8508/14 Alt.	161 Hopkins st.	Frame construction, Sec. 142.	Tobias Goldstone.	Approved O. C.

BOROUGH OF QUEENS.

13	52/14 Alt.	ns Jamaica av, 40 ft w Willard av.	Theatre, motion pictures.	W. E. Sandifer.	Disapproved.
28	11/14 N.B.	nec Metropolitan av & Forest Hills Park.	Union Turnpike, M. P. O.; bowling alley.	Koch & Wagner.	Approved.
54	1196/14 N.B.	183-9 Hunters av.	Theatre, pic.; gradients in lieu of steps.	John Boese.	Approved O. C.
219	2824/14 N.B.	es 11th av, 180 ft s Grand av, Astoria.	Frame construction; fire limits.	Mathews Building Co.	Approved.
245	1507/14 Alt.	100-102 Young st.	Extension frame; fire limits.	P. Tillion & Son.	Disapproved.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.
Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

***A**.....Interior Alarm System.
DL.....Locked Doors.
EI.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
***FE**.....Fire Escapes.
***FP**.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
NoS.....No Smoking Signs.
***Spr**.....Sprinkler System.
***St**.....Stairways.
***Stp**.....Standpipes.
SA.....Structural Alterations.
***Tel**.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman
Vac.....Vacate Order (Discontinue use of)
***WSS**.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D & R.....Discontinuances or Removals.
***FilSy**.....Approved Filtering and Distilling Systems
***OS**.....Oil Separator.
RQ.....Reduce Quantities.
***St Sys**.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—Stp—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 15.

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 50—Mary Pasquale .....FA-FP-Rec
Baxter st, 147-151—Samuel Rothman.....FP
Beekman st, 76—Richard H Greene, 235 Central Pk. W. .....Spr (R)
Broome st, 97—Jacob Morrison, 48 E Bway..FE
Broome st, 591—Alice Flynn, 200 E 27.....O
Canal st, 245—F. Hollender, 123 Lafayette....A
Clinton st, 98—Clinton Hat Works.....FD
Delancey st, 336-338, Manhattan Metal Bed Co, 41 Tompkins .....Rec-FD
Delancey st, 336-338—Richard A Rutherford .....FD-Rec
Delancey st, 336-338—Eagle Broom Works, Inc. .....FA-FD-Rec
Eldridge st, 133—Frederick Storm, Lawrence Blvd, Bayside .....FA-FE(R)
Elizabeth st, 5—Harris Silverman.....GE
Gansevoort st, 32—Fair, Lennon & Co.....O
Grand st, 281—Samuel Storbinsky.....FD-FP
Grand st, 281—Milman & Rapaport.....FD-FP
Henry st, 142-144—Max Liebovitz.....FD
Houston st, 417 E—Flora Greenfield....FP(R)
James st, 3—Robert Wagner.....FP
Lafayette st, 295-309—William Ottman.....A
Laight st, 13-15—Reliance Metal Spinning Co, Rub-Rec-FP
Ludlow st, 181—Lewis Karp, Inc.. GE-FA-FD
Ludlow st, 181—Savatsky & Kesiner.....GE-Rec-FD-FA-FP
Ludlow st, 181—Max Schwartz..FP-GE-Rec-FD
Ludlow st, 181—Morris Grossman...FP-Rec-FD
Ludlow st, 181—Bart & Cohen....FD-GE-Rec-FP
Ludlow st, 181—Rosenbloom, Rensick & Mittenthal .....FP-FA-FD-FP-Rec
Ludlow st, 181—Mike Ackerman. FA-FP-GE-Rec-FD
Ludlow st, 181—Fure & Son.FD-GE-Rec-FA-FP
Ludlow st, 181—Herman Aronson FD-GE-Rec-FA-FP
Ludlow st, 181—Benjamin Rudetsky FD-Rec-GE-FA-FP
Ludlow st, 181—Julius Pomerantz GE-Rec-FA-FP-FD
Maiden lane, 9-13—Flintlock Realty Co, 3 Broad .....WSS-FE
Murray st, 35—Reimers Mfg Co, 130 Church.FP
Nassau st, 28-40—Mutual Life Ins Co..Stp(R)
Pearl st, 409-415—Charles B. Johnson Rec-FA-FP
Pearl st, 409-415—Robert Turner .....Rec
Pearl st, 409-415—Joseph Kern.....FD
Pearl st, 409-415—Wm F Vander Houten FA-Rec
Pearl st, 460—Consolidated Gas Co, 130 E 15.GE
Reade st, 85—Adolph G. Kaufman.....Rec
Rivington st, 122—Sam Kaniuk.....FA
Union Sq, 32—Wiendenbach Baker Co..FD-Rec
Union Sq, 32—Dave Price & Co.....FD-Rec
Union Sq, 32—Isador Mensch.....Rec-FA
Union Sq, 32—Broadway Ladies Tailors FA-Rec-FD
Union Sq, 32—United Mfg Co.....FA-Rec-FD
Union Sq, 32—Roth, Rogers & Roth..FA-Rec-FD
Union Sq, 32—Joseph Ross.....FD-Rec
Union Sq, 32—Eugene W. Gustin & Co..Rec-FD
Union Sq, 32—Puritan Chemical Co....FD-Rec
Union Sq, 32—United Cap & Neckwear Co FD-FA
Union Sq, 32—Ernst Oester & Co....FD-FA-Rec
Union Sq, 32—Bain News Co.....Rec-FD
Union Sq, 32—Review & Herald Pub. Assn
Union Sq, 32—S Lewenkrohn & Co..FD-Rec-FD
Union Sq, 32—Harry V. Simons.....FA-Rec-FD
Union Sq, 32—Goldfrank Mfg. Co.....FD-Rec
Union Sq, 32—M. B. Tailoring Co....FA-Rec-FD
Union Sq, 32—Elias Kamenetzky.....Rec-FD
Union Sq, 32—Norman Garment Co.....FD-Rec
Union Sq, 32—Louis Amberg & Son..FA-Rec-FD
Union Sq, 32—Hans Barrowsky.....FA-Rec-FD
Union Sq, 32—Paul Rosner & Bro..FD-FA-Rec
Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA
William st, 197—John Jantzen.....FA
William st, 197—Owl Typo Club.....FA
Wooster st, 75-75—Est James P Kernochan, 44 Pine .....FD
Wooster st, 119-121—Est Henry Brunner, care of Kate B. Happel, 27 W 58....WSS(R)

Numbered Streets.

3 st, 46-48 W—Consolidated Gas Co, 130 E 15 .....GE
3 st, 46-48 W—London Shrinking & Refinishing Works.....FA-Rec-FD
3 st, 46-48 W—Goldie Mfg Co..FD-GE-Rec-FP
4 st, 389 E—Hannah Jacobowitz, care of Chas, 389 E 4.....Rub
8 st, 38 E—Liberty Cloak Co.....Rec-FD
8 st, 38 E—Ashpis & Rostein.....Rec-FD-FA
8 st, 38 E—Jacob Berkowitz.....FD
12 st, 16-20 E—Mutual Dress & Waist Co..FD
12 st, 39-41 E—F A Seitz Realty & Const Co, 1182 Bway .....A
14 st, 354 W—Mary Van Alen Thompson Est, care of Jas J Van Alen, care of Douglas Robinson, 128 Bway.....Rub-FP-FP(R)
15 st, 60-62 W—Chas W Wittenauer Est, 234 W 21 .....A
16 st, 13 E—Edward V Z Lane, 24 W 49..Stp(R)
19 st, 139 W—Morris Knonick.....FD
19 st, 139 W—E A Guthman Co.....FD
19 st, 139 W—Wolff Krernick.....FD
19 st, 139 W—Joseph Haber.....FD
20 st, 36-38 W—Art Doll & Toy Co.....Rec-FA
22 st, 28 E—Samuel A Ross.....Rub
24 st, 13-15 W—Ewald Mommert, 118 E 28 Stp(R)
26 st, 134-140 W—Meyer Goldberg & Sons..D&R
29 st, 2 W—Grauer & Herskovitz.....FP
35 st, 341 W—Emile Odenheimer .....FP
37 st, 302 E—Elizabeth B Grannis, 5 E 12 Rub-Vac
41 st, 454 W—Herman Walthausen.....D&R
42 st, 322 W—C Y Oden Hughes.....FP(R)
45 st, 11 E—Home Club Co.....Stp(R)
46 st, 20-22 E—James Pederson.....A
46 st, 20-22 E—Manhattan Center Co.....FD
47 st, 7 E—Madeline I Dinsmore, care Wm B, 25 Broad .....A
51 st, 123 W—Frank Dean.....CF-Rec-OS
51 st, 149 E—Mary Grosjean.....FP-Rub
52 st, 15 E—Harley T Proctor, 11 E 52.....A
56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP
57 st, 10 E—Annie Douglass, care Edw V, 970 Park av.....A
65 st, 123 E—William McKeon.....DC
72 st, 503-507 E—Godfrey Knoche, 516 E 72..A
77 st, 213 E—John Valeriono.....Rub
77 st, 215 E—Jacob Seitz.....Rub
77 st, 345 E—Abraham Rosenberg.....FA
78 st, 244 E—George Glines, 450 8, Bklyn..Rub
78 st, 248 E—Mary Tyler.....Rub
78 st, 250 E—Paul Senchez.....Rub
78 st, 351 E—Hungarian Workingman's Home Society .....ExS
78 st, 351 E—Joseph Herman, 1735 1 av. O-FE(R)
79 st, 204 E—Mrs Luise Bauer.....Rub
80 st, 240 E—Herman Gossweiler.....FA-ExS
80 st, 240 E—Elizabeth Daunecker, care John, 2089 3 av .....O
81 st, 312 E—Paul Ludwig, 310 E 81.....Rub
85 st, 200 E—Patrick Sheehy Estate, 1505 3 av .....Rub
91 st, 139-145 W—N Y Protestant Episcopal School ..WSS-ExS-A-FP-FP(R)-Rec-GE-D&R
91 st, 139-145 W—Consolidated Gas Co, 130 E 15 .....GE
98 st, 303 W—Schuyler Arms Corp, 170 Bway. Tel
117 st, 188 E—Jacob Lebowitz.....FP-GE-Rec
130 st, 244 W—Henry J Fredericks...FP(R)-FP
141 st, 527 W—Marie W Hahn, 541 W 141. FP(R)-FP

Named Avenues.

Bradhurst av & 143 st—Catherine Dardis..Rub
Bowery, 157½—Wolff Lebfeld.....Rub
Bowery, 159—Callahan Estate, Inc, 135 Bway Rub
Bowery, 188—Wm T Innes, 30 to 20.....A
Broadway, 2-6—Bolinsky & Feinberg.....FP
Broadway, 2-6—Eagle Waterproof Co.....Rub
Broadway, 314-316—O B Potter Properties, 71 Bway. .....A
Broadway, 663-665—663-665 Broadway Co....A
Broadway, 683-685—Robt Hoe Estate Co, 30 Church .....A
Broadway, 713—Herminie H Clark, 318 W 82..A
Brodway & 44 st—H Merry, Mgr, Claridge Hotel .....ExS
Broadway, s w cor 77 st—Morewood Realty Co. .....Ex
Madison av, 1175—N Y Deaconess Home & Training School of M E Church.....Tel
Park Row, 114—James J Phelan Co, 16 Exchange pl. A-ExS-FE-WSS-FP-FA-TD-GE-FP(R)
Park Row, 158—Louis Manheim, 302 Bway. Rub-Vac
Park Row, 189-191—Bernard M Cowperthwait Est .....WSS-WSS(R)-FE-(R)-FP(R)-Rub

Numbered Avenues.

1 av, 398—W R Addicks, care Consolidated Gas Co, 130 E 15.....GE
2 av, 408—Mathilda Schlemann, 697 Dawson..O
2 av, 1559—Victor Lowenberg.....FP
4 av, 395-401—Hewitt Realty Co, 50 Church..A
5 av, 503—Truly Warner, 811 Bway..FP-Rec-Rub
5 av, 634—Est Thomas R A Hall.....FD-A
5 av, 715—705 5th Av Co.....A

BRONX ORDERS SERVED.

Named Avenues.

So Blvd, 991-3—Bd of Education, 500 Park av, Manhattan .....Rec-FP-WSS-Tel-ExS

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 91-103—Amer Can Co., 93 Adams, A-FD
Decatur st, 1329 front—Dr Isaac N Streep, 230 Covert .....DC
Fulton st, 725—John F James, 193 Montague, GE-DC
Fulton st, 725—Photis Poulos .....GE
Harrison st, 70—Paul G Fourman, 1756 Union, FA
Pellington pl, 32—Jos Hartwig, 28 Pellington pl .....FA
Prospect st, 81-83—Cavanagh Co.....A-FD
Troutman st, 195—Frank V Sparacino, 193 Troutman .....DC
Windsor pl, 203A-251—Wm L Calder Co.....DC

Numbered Streets.

2 st, 2764 W (C I)—Louis L Richman, 545 Neptune av .....DC
3 st, 83-109 N—U S Printing Co, 91 N 3 st.A-FD
5 st, 109-13 S—Fredk Gretch, 104 S 4 st...A-FD
6 st, 106 N—F F Montenes, 155 N 3 st.....DC
39 st, 1266—Sarah Dworkowitz .....GE

Named Avenues.

Eastern pkway, nwc St John's pl—Isaac Levin, 6 Roebling .....CF
Johnson av, 99—Daniel Cisco .....GE-DC
Johnson av, 99—Abr Babith.....DC
Johnson av, 99—Michael Helerstein.....DC
Knickerbocker av, 170—F Guellich.NoS-FA-Rec
Rogers av, 29—Jas A Magill.....DC
St Mark's av, 1188—Chas E DeLorme.....DC
Surf av, ss opp W 29 st (C I)—N Y Soc Improving Condition of Poor, 105 E 22, Manhattan .....Ex

Numbered Avenues.

5 av, 92 Sang Wo .....DC-GE
5 av, 92—Harvey Herman .....GE
5 av, 92—Wm C Danaher .....DC-GE
5 av, 655—Chas Hutwelker .....GE

QUEENS ORDERS SERVED.

Named Streets.

Butler st, ws, 150 n Lyon st (E Elmhurst)—Seymour Brunnell .....DC
Grove st, 24 (Flushing)—Hugh Reynolds....DC
Park pl, 2 (Flushing)—Gus Munz Park av, NoS-FA

Named Avenues.

Bway, 257 (Flushing)—C H Lower.NoS-FA-Rec
Chester av, ws, 160 n Byrne pl (Ozone Pk)—L & M Druckermann.....NoS-FA-Rec
Horan av, swc Ashley (Ozone)—Lutheran Ch Good Shepherd .....FA
Lefferts av, 18 (Morris Pk)—Wm Gernannt..DC
Manor av, 481 (Woodhaven)—Gustav F Richter, Bklyn Manor, L I.....Nos-FA-Rec

BUILDING MANAGEMENT

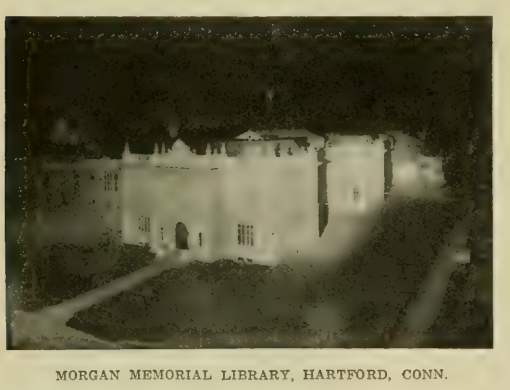
ILLUMINATION OF BUILDING EXTERIORS

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

MANY gems of architecture are lost to view several hours of the day. Public buildings, edifices of worldwide renown, and other buildings of note with their beautiful and intricate tracery of stone or their dignified simplicity of outline can now be enjoyed and appreciated by night as well as during the daytime. Advertising signs also, instead of "shutting up shop" as night closes in, can be made to tell their message just as effectively as through the day.

The new flood-light projector has been designed to economically and brilliantly illuminate building exteriors and advertising matter at night.

This projector consists of a highly polished aluminum parabolic reflector, 16 inches in diameter and mounted in an iron frame. The front is covered with curved heat-resisting glass. This is clamped to the reflector frame and packed so that the whole unit is thoroughly water-proofed, and can, therefore, be operated out of doors. All exposed parts are either of non-corroding alloy or weatherproof coated. The projector itself is well ventilated by a current of cool air which enters near the base of the lamp, circulates around the stem and bulb and passes out at the front top of the reflector.



MORGAN MEMORIAL LIBRARY, HARTFORD, CONN.

The installation of the outfit is simple. The most convenient location within a distance of from 25 to 500 feet from the surface to be lighted is selected and the projector bolted or screwed in place. It may be located on the roof of a building, the side of a wall, or mounted on brackets on a telegraph pole. The base of the projector has slotted bolt-holes, which permit of a slight adjustment before the final location is made. The best illuminating effect can quickly be determined by test before permanently fastening the unit in place. Since the power consumed by the lamp is only 500 watts at 110 volts, the projector may be connected to an ordinary lamp circuit. The entire outfit weighs about 30 pounds.

The lamp most commonly used is a 500-watt focus type Mazda "C" lamp in a "G-40" bulb with a mogul base. The focus-type lamp has its filament concentrated into a very small space and, by locating the filament at the focal point of the reflector, a narrow beam of light may be projected a great distance. If, however, the surface to be lighted is close to the projector, the lamp filament should be located behind the focal point of the reflector (drawn further into the reflector) in order to spread the beam sufficiently to cover the surface. The very fact that the spread of the beam and its effective distance can be controlled easily and accurately by moving the lamp in and out of focus makes this equipment an ideal one for this type of lighting. The beam may be concentrated to about 6 degrees divergence with an apparent candle-power in the center of slightly more than 400,000 by locating the filament exactly at the focus; or, by drawing the filament behind the focus, the beam may be spread to 18 degrees, with an apparent candle-power of approximately 150,000 in the center of the beam.

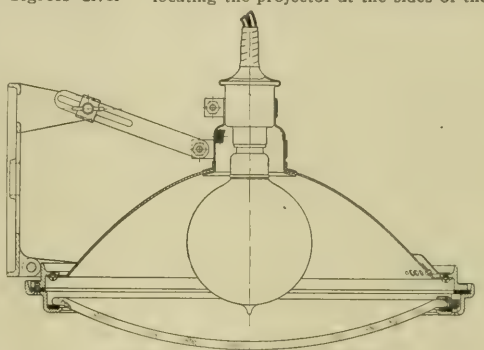
The locating of the filament at the focus is accomplished by directing the beam on any convenient surface 100 to 150 feet away and moving the lamp backward or forward until the smallest spot of light is obtained on the lighted surface. When this is determined, the focusing device may be locked by tightening a clamp provided for that purpose. This keeps the lamp from moving after it had been properly adjusted.

If the lamp filament is drawn too far behind the focal point of the reflector, a dark spot will appear in the center of the beam. This should be always avoided.

With the projector located 100 feet away and the beam concentrated to 6 degrees, the minimum spread of about 10 feet will be obtained with an average intensity across its diameter of 30 foot-candles. By spreading the beam to 18 degrees, the maximum spread will be about 30 feet, with an average intensity of 6 foot-candles. If two projectors are trained on the same area, the intensity will be doubled; if trained side by side, thus keeping the intensity constant, the area lighted will be doubled.

The question of the intensity of light required is one which depends largely on local conditions. If the lettering of the sign is white on a dark background, a low intensity is ample. If, on the other hand, the sign is dark and surrounded by powerful street lamps or viewed against other light backgrounds, it may be necessary to use a very high intensity to make the sign stand out conspicuously. For average conditions from 2 to 10 foot-candle produce very satisfactory results.

For lighting long, narrow surfaces, such as a row of bill-boards, it is desirable wherever possible to locate one projector at an angle at each end. By locating the projector at the sides of the board, each one will cover a greater area than if located in front and the beam projected perpendicularly to the surface lighted. For flood-lighting the fronts of buildings, it is desirable to locate the projectors at several different points, so as to eliminate the sharp shadows which might result if all the light came from one direction.



SECTIONAL DRAWING OF PROJECTOR.

When the area of the surface to be lighted and the probable location of the projectors are known, it is a simple matter to calculate the number of projectors required.

The beam of the projector is conical, and if it is directed perpendicularly it will light up a circular area; but if it strikes the surface at an angle the area lighted will be elliptical.

This flood-lighting projector should find a wide use for advertising purposes. Its first cost and maintenance are low, the installation is easy, and it requires no attention whatever, beyond an occasional rubbing up of the reflector and replacing the incandescent lamp at the end of its life.



EXTERNAL VIEW OF PROJECTOR.

This class of lighting opens up an attractive field to the central station, since the load is steady and occurs for the most part "off the peak." For the consumer, it affords an economical method of utilizing advertising signs.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

More Modern Gas Stoves.

FOLLOWING the article appearing in last week's Record & Guide in which some of the latest styles of gas stoves and ranges were shown for the guidance of prospective owners and architects specifying kitchen equipment for new buildings, some more styles are shown in this week's issue.

In the large cuts appear two ranges that have special application for good sized kitchens. A gas appliance to be useful must be substantially built, especially in apartment houses where rough usage is likely to be given to kitchen equipment by different types of tenants. These stoves will meet all the requirements of a good sized family with or without servant. Contemplating, however, the presence of a servant in the kitchen special stress has been laid upon the simplicity of operation, convenience of cleaning and fine cooking and baking qualities. The continued demand for high grade ranges has led manufacturers to make a line of cabinet ranges representing the highest excellence in design, workmanship and material.

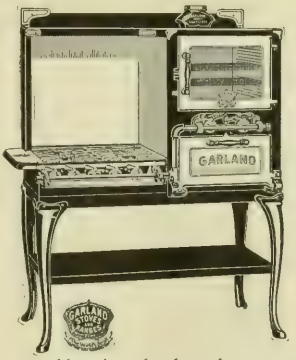


The bodies of both the types shown in the large illustrations are of blue planished steel with double walls and intervening non-radiating air space confining a large percentage of the heat generated by the burners to the inside of the oven and insuring uniform temperature. The linings are electric welded and are interlocking, extra heavy die stamped and are made of cold roll steel. They are readily placed in position without bolts or screws and are easily removable. The heavy cast frame and base, protect the steel bodies and give rigidity as well as proper anchorage for oven doors. Substantially built frames and doors insure a more lasting fit. The legs are heavily cast and are interchangeable with each other. The gas cocks are fitted with phosphor-bronze springs of an improved type. A washer holds the valve barrel tightly in place and automatically takes up all the wear.

The two types are new models and contain all the latest and most approved features of the gas range.

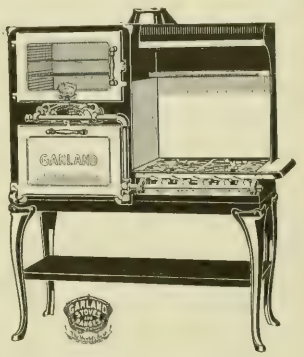
Stoves Match Tile Walls.

THERE are shown herewith two types of gas stoves of modest design, but with a very distinctive feature; namely, white enameled backs over the cooker plate. The manufacturers have taken



into consideration the fact that a great many kitchens are now tiled in white. In such kitchens even the refrigerators are in white and the stove has been the only piece of equipment that has been out of harmony with the sanitary appearance of the culinary department.

With the idea of carrying out the idea to the farthest possible extent the manufacturers of the two stoves shown have designed a right and left hand small gas range that do away entirely with the old time cabinet gas stove which has two ovens, one on top of the other, requiring painful stooping for long periods while cooking articles of food requiring careful baking or broiling. In the new style both the broiler and the ovens are raised above the cooking plates and in both ovens there are glass doors permitting a ready view of the condition of the article being prepared. These ranges are 48 inches over all, and have aluminum linings, ventilating doors, and either plain or glass doors may be had.



Solution Works Wonders.

THERE is being introduced on the market a chemical compound that, among other things, will clean clogged up soil pipes and take every vestige of grease off a gas stove, no matter how long the accumulation has existed.

It is also useful in thawing frozen pipes. In use all that is required is to make a warm water solution of the compound and await results, according to the manufacturers. Those who are introducing it say that this compound will dissolve accumulations of lint, cloth, hair, grease, sponge, chamoise, vegetable matter, cigar and cigarette butts, chewing tobacco and even leather. There seems to be a demand for such a compound in large buildings where the public is admitted to the toilets. It can be purchased in small tins or in large quantities for big buildings. The statement is made that the use of this material has resulted in saving of large sums for plumbing repairs.



CURRENT BUILDING OPERATIONS

New Structure to be Erected in West Twenty-eighth Street—Designed to Carry Heavy Floor Loads

ANOTHER building, designed primarily for the accommodation of the printing, lithographing and allied trades, is soon to be erected in the section now generally occupied by those lines of business. The latest project for this district is to be known as the Caxton Building, and will be erected by John J. Radley, owner, 34 West 33d street, at 229 to 239 West 28th street, between Seventh and Eighth avenues. This location is convenient to many direct lines of transit and transportation, making it advantageous to employees and also for the shipment and receiving of freight.

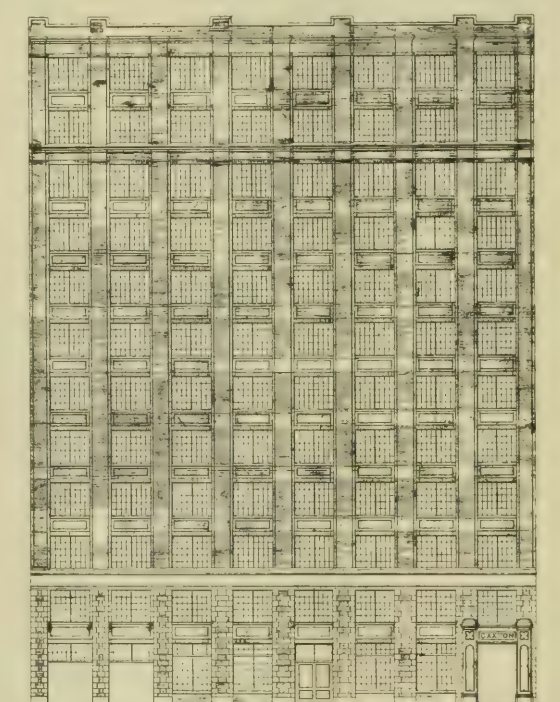
Plans and specifications for the new building have been prepared by William M. Farrar, architect, 1269 Broadway. Mr. Farrar has had a wide experience in planning buildings of this type, and in this particular one has combined the best features of his former operations, and has designed a structure which, from every viewpoint, should meet the specific demands of tenants in the printing and allied trades. As all floors in this building will no doubt be subjected to heavy loads, the architect has made provision, in the store floor, for a live load of 300 pounds a square foot and in the upper floors for a 250-pound load a square foot. This construction provides for all possibilities with a generous margin of safey.

The Caxton building is to be twelve stories in height with basement and sub-basement. It will be erected on a plot, extreme dimensions of which are 124.4 by 94 feet. The building will be 124 by 84 feet. The floor area will be approximately 10,500 square feet. Owing to special demands of tenants, the floor heights in this building have been made unusually high. The first story will have a ceiling 15 feet 4 inches in the clear and the upper stories will have heights of 11 feet 4 inches. A pent house on the roof has been especially designed to suit the needs of lithographers.

Notwithstanding the fact that the Caxton Building is to be built primarily for manufacturing purposes, the ornamental design of the front, which is to be constructed of granite, Indiana limestone and buff brick, will give it more of the appearance of an office building. The main entrance of this structure will be a distinct feature and will include an entrance corridor 23 feet long and 15 feet wide with tile floor, marble walls and ceiling of ornamental plaster decorated in a simple and dignified manner.

In construction, this building will be as near fireproof as it is possible to make it. The floors throughout will be of cement, and the floor arch construction of reinforced concrete. Enclosed iron stairs and smoke-proof fire towers are included to protect lives in the event of a fire panic.

For the further protection of life and property from the fire hazard the owner has planned to install throughout the building a 100 per cent. automatic sprinkler system, and in addition to this a complete stand-pipe and fire-alarm system. The State Labor Department, Fire Prevention Bureau and Building Department have already approved of these plans and the Board of Fire Underwriters have been consulted with the view of obtaining the lowest possible insurance rates. According to the Board of Fire Underwriters an eight-cent rate on the building and a rate varying from 14 to 20 cents on the contents will be secured. These rates are among the lowest at present procurable for any building of its character in the city.



William M. Farrar, Architect.

NOS. 229 TO 239 WEST 28TH STREET.

This building will be equipped with two electric high-speed passenger elevators, having a speed of 250 feet per minute, and two freight elevators which can also be used for passengers, if necessary, with a capacity of 6,000 pounds each. The arrangement of the freight elevators is somewhat unusual. On the ground floor both elevator openings face the street and are set back so that the loading and unloading of trucks can be accomplished from a loading platform and driveway located within the confines of the building, thus eliminating obstruction to the sidewalk and street. On the upper floors the doors of one freight elevator will open towards the front of the building and the doors of the other will open toward the center of the lofts, so that loading and unloading from both elevators may be carried on at the same time without conflict or congestion. Electric current for power and lighting will be delivered on each floor as the structure will be completely wired for both classes of current. Each floor will have electric lighting outlets in each panel of the ceiling and have power conduits to columns. According to the present plans the building will be completed and ready for occupancy by February 1, 1916.

Julius M. Cohn, 341 Fifth avenue, will also erect a printing building at 212 to 232 West 26th street, from plans by Schwartz & Gross, architects, 347 Fifth avenue. Lawrence A. Ball, 25 East 24th street, is the structural steel engineer. This structure will be sixteen stories in height, 223 by 90 feet, and will cost approximately $350,000. The plans have been completed, and it is understood that contracts for construction will soon be awarded. This structure will be completely equipped for the uses of concerns in the printing and allied trades.

At 406 to 426 West 31st street, construction is well under way for what is probably one of the largest loft buildings in the city. This structure is also designed primarily to house the printing interests. The property is owned by the 406 West Thirty-first Street Company, Inc., 259 West 34th street, and has been planned by Edward L. Larkin, of the same address. The structure is fifteen stories in height, with the approximate dimension of 250 by 72 by 103 feet. Its cost has been placed at $800.000. No general contract was awarded for the construction of this building, the architect having taken all estimates and awarded contracts separately for the various branches of the work.

Herman Lee Meader, architect, 200 West 33d street, has plans in progress for a loft building to be erected at 138 and 140 West 32d street, for the Pennlane Realty Company, care of Joseph Brewster, attorney, 165 Broadway. This building will have a facade of Indiana limestone, brick and terra cotta. It will be twelve stories in height, and erected on a plot 40 by 31 by 49 by about 40 irregular. It is expected that these plans will be completed in a few weeks, when estimates will be taken on the general contract.

Another important structure in this section, while not exclusively for business purposes, but interesting as a building operation, is the Irvin Hotel for Women, to be erected at 308 to 312 West 30th street, between Eighth and Ninth avenues. Jackson, Rosencrans & Waterbury, 1328 Broadway, are the architects, and Jaul J. Piatti, 47 West 44th street, is the consulting engineer for steam heating and ventilating. This building will cost about $250,000 to erect, exclusive of the furnishings. It will be twelve stories high, 66 by 100 feet, and include assembly-room, commodious dining-rooms and accommodations for more than five hundred women. Estimates on the general contract have been taken recently by the architect, and it is expected that the award will be made in the near future. It is expected that this operation will be ready for occupancy early next winter.

John T. Brady & Co., Obtain Contract.

A general contract was awarded this week to John T. Brady & Co., builders, 103 Park avenue, for the construction of a church building at the southeast corner of Lexington avenue and 66th street. The owner of the new building will be the Church of St. Vincent Ferrer, Rev. Father F. C. Fitzgerald, pastor. The plans for this structure have been prepared by Bertram G. Goodhue, architect, 2 West 47th street, and call for a structure constructed of limestone and New York ledgestone. The dimensions of the new building will be about 225x100 feet, and its cost will be approximately $650,000. At the time the general contract was awarded the contract for the heating and plumbing was let to J. F. McKeon & Bros., 882 Lexington avenue, and the electric wiring and installation was awarded to the E. L. Electric Installation Co., 221 West 33d street.

Contract Awarded for Brooklyn Church.

Another imposing edifice will soon be added to Brooklyn's already large group of fine churches. P. J. Carlin Construction Co., 1123 Broadway, Manhattan, was recently awarded a general contract for the construction of a new building for the Roman Catholic Church of the Nativity, Rev. John L. Belford, pastor, on the east side of Classon avenue, between Madison street and Putnam avenue. The plans and specifications from which the structure will be built were prepared by Raymond F. Almirall, architect, 185 Madison avenue. The building will be fireproof, with walls of brick and limestone. It will cover a plot 89 x 195 feet and will cost nearly $150,000. The new church will have a seating capacity of 1,200.

New Structure for Barnard College.

Charles A. Rich and F. Mathesius, Jr., associated architects, 320 Fifth avenue, are preparing the plans and specifications for a students' building to be erected in 119th street, between Broadway and Claremont avenue. The new building will be erected on what is now part of the college athletic field. It will be five stories in height and will have facades of brick, limestone and terra cotta. The cost is given as $500,000.

Plans for West Side Apartment.

Neville & Bagge, architects, 105 West 40th street, have nearly completed plans for a high-class apartment house, to be built by the Charmion Construction Co., Henry Mayer, president, 2309 Broadway. The new building will occupy 321-329 West End avenue and 303-307 West 75th street. The plot measures 142x105 feet. The structure will be twelve stories in height and will have facades of brick, limestone and terra cotta. The cost is given as $500,000.

New Brooklyn Factory.

John Thatcher & Son, builders, 60 Park avenue, Brooklyn, have been awarded a general contract to construct a ten-story factory building, 52x100 feet, for the Grand Union Tea Co., Arthur A. Jones, president, 68 Jay street. The exact location of this structure has not as yet been announced. The plans and specifications for the new building, which will cost about $100,000, have been prepared by William Higginson, 13-21 Park Row, Manhattan. The structure will be fireproof, built of brick and concrete.

Large Residence at Englewood, N. J.

Preliminary plans are being prepared in the office of J. Martin Haenke Co., Inc., 15 Broad street, Manhattan, for a residence and garage to be erected at Englewood, N. J., at a cost of nearly $100,000. The buildings will be of brick and stucco, in the Colonial style of architecture. The name of the owner and additional details of construction will be announced in a later issue.

Subway Bids Invited.

On May 28, at 12.15 p. m., the Public Service Commission will open bids for the completion of certain finish work in the Fourth avenue subway, Brooklyn. This work will not delay the beginning of operation, which is scheduled for next month.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—H. U. Singhi, Jerome av and Fordham rd, contemplates the erection of an 8-sty apartment house at the northwest corner of Fordham rd and Morris av, to cost about $175,000. No architect selected.

PATERSON, N. J.—St. Joseph's R. C. Orphan Asylum, Rev. Dean McNulty, corner of Grand and Main sts, contemplates the erection of a brick orphan asylum in Main st, to cost about $50,000. Definite action will probably not be taken until January 1. No architect selected.

NEWARK, N. J.—George Stengel, Inc., on premises, contemplates rebuilding the 3-sty brick factory building at Western av and P. R. R. No architect selected.

ORANGE, N. J.—The Nitram Mfg. Co., Robert Martin, 90 Orange st, Bloomfield, president, contemplates the erection of a factory and power plant in Lawrence st. No engineer or architect have been selected.

SCARSDALE ESTATES, N. Y.—Verne E. Minich, 52 Vanderbilt av, Manhattan, contemplates the erection of a 2½-sty residence here to cost about $15,000. No architect retained.

EAST ORANGE, N. J.—The Board of Education, George S. Hulbert, president, contemplates the erection of a gymnasium and swimming pool here. No architect retained. Cost, about $40,000.

RUTHERFORD, N. J.—The Board of Education, W. W. Rich, president, contemplates the erection of a 2-sty high school on Passaic av, to cost about $115,000. Proposition will probably be voted on soon. No architect selected.

BUFFALO, N. Y.—The Parkside Lutheran Church, Amherst and Fairfield sts, Rev. F. E. Jensen, 606 Parkside av, pastor, contemplates the erection of a church at Parkside, Depew and Linden avs. No architect selected, and no funds have been appropriated.

BUFFALO, N. Y.—Visitation Convent, Sister M. Austin McDermott, C. F. Thomas, advisor, 528 East 22d st, Baltimore, Md., contemplates the erection of a convent here. No architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—R. Zirin, 76 Allen st, has had plans prepared and is ready to take bids on all subs and materials at once for the building at Manhattan av and Powers st.

DWELLINGS.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, architects, are taking bids on general contract for a 2½-sty residence on Greenacres av, for Roderick Stephens, 138th st and Canal st, Manhattan.

LODI, N. J.—A. L. Nocito, Church st, owner and builder, is taking bids for a 2½-sty frame residence, 24x40 ft, at the corner of Church st and Green Court, from plans by A. L. Vegliante, Garfield, N. J. Shingle roofing, electric wiring, cesspool, city water will be required. No heating. Cost, about $3,000.

HOSPITALS & ASYLUMS.

FORT TERRY, N. Y.—The U. S. Government, John W. McKie, Fort H. G. Wright, N. Y., Construction Quartermaster, owner, is taking bids to close May 28 for an addition to the rear annex of the Hospital Building, from plans by J. A. Wetmore, Washington, D. C. Cost, about $25,000.

CENTRAL ISLIP, L. I.—The Hospital Commission of the State of New York, E. S. Elwood, secretary, Capitol, Albany, owner, is taking bids to close at 2.30 p. m., May 26, for additions to the 2-sty storehouse and refrigerating plant at the State Hospital. Lewis F. Pilcher, Capitol, Albany, state architect.

MUNICIPAL WORK.

BROOKLYN.—Plans are being figured, bids to close May 26 at 11 a. m., for the 2-sty pumping station, 76x128 ft., at the southwest corner of West 10th st and Av V, for the City of New York, Louis H. Pounds, president, Borough Hall, Brooklyn. A. L. L. Martin, Tower Department, 215 Montague st, engineer. Cost, about $100,000.

GREENWICH, CONN.—The Board of Sewer Commissioners, Wilson Heaton, Town Building, is taking bids for disposal plant No. 9 from plans by Clyde Potts, 30 Church st, Manhattan. Cost, about $20,000. Bids close at 8 p. m., May 24, at office of owner.

HIGHLAND PARK, N. J.—The Borough of Highland Park, Frank A. Netzrath, borough clerk, School House, Benner st and 2d av, is taking bids to close May 26 at 8 p m, for an extension and fire alarm tower to engine house on the north side of Raritan av, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J.

SCHOOLS & COLLEGES.

SYRACUSE, N. Y.—Plans are being figured for the vocational school and gymnasium in Seneca st, near Tully st, for the Board of Education, Albert E. Larkin, president. S. M. Randall, care of owner, architects.

KEARNY, N. J.—The Board of Education, George Alexander, president, is taking bids to close June 2 at 8 p. m., for alterations to P. S. 2, at Kearny av and Johnston avs, from plans by Chas. P. Baldwin, 45 Clinton st, Newark. Cost, about $25,000.

STABLES AND GARAGES.

BROOKLYN.—Peter F. Reilly, 618 Dean st, owner, is taking bids on general contract for a 2-sty garage, 50x100 ft. in the north side of Bergen st, 425 ft. west of Vanderbilt av, from plans by H. G. Dangler, 215 Montague st. Cost, about $15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

178TH ST.—Neville & Bagge, 105 West 40th st, are preparing plans for a 6-sty apartment, 100x100 ft, at the southeast corner of 178th st and Wadsworth av, for Wm. Haigh, 252 West 138th st, owner and builder. Cost, about $125,000.

ELWOOD ST.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment in the north side of Elwood st, 137.7 ft east of Broadway, for the Haven Construction Co., 215 Audubon av. Cost, about $50,000.

BROADWAY.—Plans have been prepared by Benjamin W. Levitan, 20 West 31st st, for a 5-sty apartment on the east side of Broadway, 124 ft south of Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about $75,000.

AV. A.—Chas. B. Meyers, 1 Union Square West, has prepared plans for a 6-sty flat at the northeast corner of Av A and 2d st, for the Claws Realty & Construction Co, Inc. 47 East 67th st. Cost, about $38,000.

BROADWAY.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment at the southeast corner of Broadway and Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about $110,000.

CLINTON ST.—Morris Schwartz, 194 Bowery, has completed plans for alterations to the 6-sty tenement 79 Clinton st, for Anna Goldstein, 71 St. Marks pl.

DOWNING ST.—The Church of Our Lady of Pompeii, 210 Bleecker st, has had plans prepared by Anthony Vendrasco, 183 Spring st, for alterations to the 5-sty tenement 8 Downing st.

3D AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement 1672 3d av, for Anna C. Weiner, 2 West 86th st. Cost, about $4,000.

115TH ST.—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av, for alterations to the 3-sty apartment 341 East 115th st, for Lena Manzino, 341 East 115th st.

114TH ST.—George Dress, 1931 Madison av, has completed plans for alterations to the 5-sty tenement 56 East 114th st, for David Rieser, 26 East 124th st.

115TH ST.—Samuel Levingson, 101 West 42d st, has prepared plans for alterations to the 5-sty apartment 119 West 115th st, for Rebecca Feuerstein, 1361 5th av. Cost, about $4,000.

28TH ST.—John H. Knubel, 305 West 43d st, has completed plans for alterations to two 4 and 5-sty apartments 226 West 28th st, for Jacob Kaplon, 441 10th av.

5TH ST.—Plans have been prepared by O. Reissmann, 147 4th av, for alterations to the 5-sty tenement 403 East 15th st, for Norbert Landau, 246 East 5th st.

150TH ST.—George Fred Pelham, 30 East 42d st, has been commissioned to prepare plans for two 5-sty apartments, 50x100 ft. each, in 150th st, east of Broadway, for Albert Sokolski, 354 Grand st, owner and builder, who will take bids on subs about June 1. Cost, about $100,000.

WEST END AV.—Robert E. Moss, 126 Liberty st, steel engineer, is preparing plans for the 12-sty aprtment house at 321-329 West End av, for the Charmion Construction Co., 2309 Broadway, owner and builder. Neville & Bagge, 105 West 40th st, architects. Cost, about $500,000.

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CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Contemplated Construction—Continued.

VERMILYEA AV.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty apartment, 50x116 ft., on Vermilyea av, 175 ft. east of Hawthorne av, for the Becker Realty Corp., 811 Ritter pl, owner and builder. Cost, about $40,000.

172D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty apartments in the south side of 172d st, 100.14 ft west of Broadway, for the Raymond Construction Co., 507 West 113th st. Cost, about $110,000.

AUDUBON AV.—Plans have been completed by Chas. B. Meyers, 1 Union Square, for two 5-sty apartments on the west side of Audubon av, 25 ft south of 179th st, for the V. R. Building Corp., 1029 East 163d st. Cost, about $84,000.

144TH ST.—A. E. Nast, 546 5th av, has completed plans for the 12-sty apartment at the northeast corner of 144th st and Riverside Drive, for Paterno & Son Construction Co., 204th st and Prescott av. Cost, about $500,000.

COLUMBUS AV.—William H. Gompert, 171 Madison av, has completed plans for a 5-sty flat at 875 Columbus av, corner of 103d st, for Ellen A. Ashman, 2030 Broadway.

AV A.—William A. Kenny, 420 West 259th st, has completed plans for alterations to three 5-sty tenements, 177-81 Av A, for the Estate of D. O'Conor, 902 West End av.

HALLS & CLUBS.

48TH ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for a 5-sty club, 61x95 ft, at 106-110 West 48th st, for the Friars Club, George M. Cohan, president. Cost, about $130,000. Bids will be received about June 12 by architect.

HOTELS.

3D AV.—Foundations are under way for the 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, 126 3d av. John M. Baker, Jackson av, L. I. City, architect. Andrew Brose, 1 Madison av, general contractor. Phillip Menges, 328 East 122d st, structural steel. Cost, about $25,000.

STORES, OFFICES & LOFTS.

BROADWAY.—Foundations are under way for the 16-sty store and loft building at the northeast corner of Broadway and 26th st, for Frank Ayer, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, ornamental iron. Cost, about $800,000.

50TH ST.—Chas. E. Knox, 101 Park av, has been selected as electrical engineer for the 11-sty store and loft building, 56x100 ft., at 18-20 East 50th st, for Hampton Shops of the Grand Rapids Furniture Co., 34 West 32d st, Rouse & Goldstone & Steinam, 40 West 32d st, architects. Bing & Bing Construction Co., Inc., 119 West 40th st, general contractor. Cost, about $200,000.

THEATRES.

8TH AV.—S. B. Eisendrath, 500 5th av, is preparing plans for a 3-sty moving picture theatre and roof garden, 40x100 ft, at 693-697 8th av, for the Salomon Rich Estate, care of Mrs. M. Rich, 50 West 38th st. L. S. Bolognino, Flatiron Building, Manhattan, lessee of land and owner of building. Cost, about $35,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

163D ST.—Moore & Landsiedel, 148th st and 3d av, have been commissioned to prepare plans for two 5-sty apartments at the northwest corner of 163d st and Stebbins av, for the Northern Cornice & Roofing Co., 1681 Carter av. Harry Gillman, president.

TINTON AV.—Gorman & Schwartz, 367 Fulton st, Brooklyn, are preparing plans for a 5-sty apartment, 45x110 ft, at 1140 Tinton av, for Isaac Schofler & Brodsky, 103 5th av, owners and builders. Cost, about $40,000. Owners build and require bids on slag roof, steam heat, electric wiring, marble and tile parquet floors, clothes dryers, dumbwaiters.

PARKER AV.—The C. & M. Construction Co., 2956 Paine st, contemplates the erection of a 3-sty apartment, 25x63 ft., on the north side of Parker av, 68 ft. east of Castle Hill av, from plans by Matthew W. Del Gaudio, 1910 Webster av. Cost, about $9,500.

159TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 5-sty apartment, 50x88 ft., in the north side of 159th st, 21 ft. east of Melrose av, for the Hermax Realty Co., 1836 Wallace av. Cost, about $60,000.

184TH ST.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty apartment at the southwest corner of 184th st and Valentine av, for the Nista Construction Co., 2434 Cambreling av. Cost, about $80,000.

BRIGGS AV.—Foundations are under way on the west side of Briggs av, 142 ft. south of 197th st, for the two 5-sty high-class apartment houses, 54x84 ft., for the J. H. M. Construction Co., of which Jos. H. Miles, 54 Maiden lane, is president. Goldner & Goldberg, 391 East 149th st, architects.

CLINTON AV.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 5-sty apartments at the northwest corner of Clinton av and 180th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Slag roofing, steam heating, electric wiring will be required. No wrecking or elevators. Cost, about $150,000.

DWELLINGS.

RIVERDALE, N. Y.—Dwight J. Baum, Waldo av and 246th st, Manhattan, is preparing plans for alterations and additions to the 2½-sty residence on Albany Post rd, north of the southerly line of Phillips Manor, for Willett R. Skillman, Morris Plains. Cost, about $5,000. Owner will take bids on subs.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

WILSON ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 50x87 ft, at 156-158 Wilson st, for Charles Lehrian, 207 Hooper st, owner and builder.

MAUJER ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment in the south side of Maujer st, 200 ft east of Union av, for the Havemeyer Construction Co. J. H. Small, 1104 Broadway, owner and builder. Cost, about $25,000. Tar and gravel roof, stoves.

14H AV.—Gorman & Schwartz, 367 Fulton st, are preparing plans for four 3-sty apartments, 20x70 ft, at the northeast corner of 14th av and 37th st, for H. Levine, care of architects. Cost, about $7,500 each. Slag roofing, electric wiring, dumbwaiters, tile or parquet floors, and no heating will be required.

31ST ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment, 36x90 ft, at 402 East 31st st, southwest corner of Av D, for the Adeline Realty Co., Samuel Kaiser, 367 Fulton st, president and builder. The specifications will call for tar and gravel roofing, electric wiring, dumbwaiters, no heating. Cost, about $23,000.

68TH ST.—Shampan & Shampan, 772 Broadway, have prepared plans for four apartments in the north side of 68th st, 142, 167, 192 and 217 ft east of 4th av, for the Boyd Realty Co. Cost, about $80,000.

CLYMER ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 6-sty apartments in the south side of Clymer st, 125 ft west of Lee av, for M. Solomon & Son, 217 Havemeyer st, owners and builders. Cost, about $100,000.

PARK PL.—Clarence L. Sefert, 110 West 40th st, Manhattan, has completed plans for a 4-sty tenement, 70x111 ft, on the south side of Park pl, 350 ft east of Brooklyn av, for Frank Wilson, 1514 Union st, owner and builder. Cost, about $75,000.

OCEAN AV.—W. T. McCarthy, 16 Court st, is preparing plans for two 4-sty apartments at the southwest corner of Ocean av and Avenue H, for the Loyal Building Co., care of architect. Cost, about $100,000.

15TH ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty apartments, 50x78 ft, in the south side of 15th st, 304 ft west of 10th av, for the Kraslow Construction Co., W. Kraslow, president, 188 Montague st, owner and builder. Cost, about $125,000.

DWELLINGS.

ST. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 3-sty residences, 18x50 ft, on the south side of St. Marks av, 266 ft. east of Rogers av, for O. B. Lofremier, Atlantic av, owner and builder. Cost, about $14,000. Owner builds and requires bids on electric fixtures, wiring, steam heat.

ST. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 2½ or 3-sty residences on St. Marks av, between Nostrand and Rogers av, for O. B. Lofeneire, 3007 Atlantic av. E. Strayer, 3007 Atlantic av, general contractor, who will take bids on subs. Cost, about $36,000.

16TH ST.—A. E. Fischer, 367 Fulton st, is preparing plans for five 3-sty residences, 20x60 ft, in East 16th st, near Newkirk av, for the Mann Construction Co., Max Helmann, 1223 46th st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, combination fixtures, dumbwaiters and hardwood trim are specified. Cost, about $9,000 each.

FACTORIES & WAREHOUSES.

HART ST.—Cannella & Gallo, 60 Graham av, are preparing plans for a 2-sty

factory, 25x50 ft, at 790 Hart st, for Frank Manino, 705 Hart st. Cost, about $5,000.

NOSTRAND AV.—Benjamin Driesler, 153 Remsen st, has completed plans and will take bids on general contract for a 2-sty laboratory, 25x40 ft, on the east side of Nostrand av, 200 ft south of Av I, for The Tropenas Converter Co., 50 Church st, Manhattan. Cost, about $10,000. Electric fixtures and wiring, tar and gravel roof, steam or hot water heat, separate contracts.

HOSPITALS & ASYLUMS.

FLUSHING AV.—Plans have been prepared privately for three contagious disease unit buildings at the Naval Hospital, for the U. S. Government, Navy Department, H. R. Stanford, chief, Bureau of Yards & Docks, Washington, D. C. Cost, about $15,000. Bids will soon be taken by owner.

SCHOOLS & COLLEGES.

31ST ST.—C. B. J. Snyder, 500 Park av, Manhattan, is preparing plans for an addition to P. S. 89 at East 31st st and Newkirk av, for the Board of Education. Cost, about $50,000.

STABLES & GARAGES.

POWELL ST.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty frame lumber shed and stable, 40x100 ft, at Powell st and Pitkin av, for S. Winorsky, on premises. Cost, about $5,000.

STORES, OFFICES & LOFTS.

FULTON ST.—Seymour & Schonewald, Grand Central Terminal Building, Manhattan, are preparing plans for a 6-sty department store, 50x125 ft, at the southwest corner of Fulton and Smith sts, Brooklyn, for Balch, Price & Co., 376 Fulton st. Cost, about $75,000. Bids will be taken by architects about May 28, including steam heat, electric wiring and fixtures, electric passenger elevator, dumbwaiter, etc.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 44x88 ft, in the east side of Woolsey st, 103 ft south of Hoyt av, for Louis Lewin, 566 Steinway av, owner and builder. Cost, about $16,000.

RIDGEWOOD, L. I.—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for three 3-sty tenements, 28x70 ft, on the west side of Fresh Pond rd, 147 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 27x76 ft, on the west side of Fresh Pond rd, 120 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn. Cost, about $8,000.

DWELLINGS.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for eight 2-sty frame residences, 16x30 ft, on the east side of Morris av, 368 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Tin roofing, steam heating and electric wiring required. Cost, about $24,000.

JAMAICA, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for four 2-sty frame residences, 18x42 ft, on the west side of Manor av, 471 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Cost, about $14,000. Tin roofing, steam heating and electric wiring specified.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for two 2-sty frame and clapboard residences for George Waat, Rockaway rd, owner and builder, who will take sub bids on shingle roofing, steam heating, electric wiring, tile bathrooms, concrete foundations, cesspool, city water and gas and electric fixtures. Total cost, about $6,000.

FLUSHING, L. I.—L. Danancher, Fulton st, Jamaica, has completed plans for two 2½-sty frame and shingle residences on the south side of Cypress av, 100 ft west of Parsons av, for Max Frankel, Bandman av, Jamaica, owner and builder, who will take bids on all subs, including shingle roofing, steam heating, electric wiring, tile bath room, concrete foundations, city sewage, city water, and gas and electric fixtures. Total cost, about $10,000.

WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eight 2-sty frame residences, 16x40 ft, on the east side of Thrall av, 52 ft north of Fulton st, for Fred and George Eiermann, 1512 Woodhaven av, owners and builders. Cost, about $28,000.

Suffolk.

HALLS & CLUBS.

SAYVILLE, L. I.—I. H. Green is preparing plans for a 2-sty masonic temple, 30x60 ft., on Gillette av, for the Sayville Lodge Connetquot F. & A. M. Work will probably start about July 12.

RIVERHEAD, L. I.—Work is ready to start on the 1-sty frame parish house, 30x85 ft, which will include kitchen, auditorium, pool room and bowling alley, for Grace Episcopal Church, Rev. J. W. Burras. Cost, about $5,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 2½-sty frame residence, 22x53 ft, at the southeast corner of Mile Square rd and Crescent pl, for Jos. Tisoro, mason, 395 Kimball av. Cost, about $6,000.

WHITE PLAINS, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for a 2½-sty brick residence, 46x53 ft, for H. Kaufman, care of architests, who are ready for bids on general contract. Cost, about $13,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

IRVINGTON, N. J.—Plans have been prepared privately for two 2-sty apartments and stores, 22x50 ft, at 540 20th st, for J Sroczek, 47 Montrose Terrace, Newark. Cost, about $4,500. Probably electric wiring in store, metal ceilings, no heat.

MONTCLAIR, N. J.—O. C. Gonnelli, 800 Broad st, Newark, has completed plans for a 3-sty flat, 42x42 ft, at 15 Pine st, for George W. Usher, 147 Bloomfield av. Cost, about $9,000. Dumbwaiter, electric wiring, tiling, slag roof, required. Owner will take bids.

EAST RUTHERFORD, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for three stores and tenement, 53x53 ft, on Patterson av, for Cesare Vazzoler, 222 Paterson av, to cost about $14,000. Bids will be taken on separate contracts about June 3.

CHURCHES.

PATERSON, N. J.—The Church of the Covenant, Peter Quackenbush, 190 Main st, president of Consistory, contemplates the erection of a stone and brick church at Broadway and 27th st, to cost about $50,000.. Architect's name will be announced later.

PATERSON, N. J.—T. John Folks, 2d National Bank Building, has completed

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plans for a 1-sty granite church and Sunday school room, at the southeast corner of Summer and Ellison sts, for the African Methodist Episcopal Zion Church, Rev. Chas. C. Williams, pastor, 693 East 24th st. Cost, about $40,000. Architect is ready for bids on general contract.

DWELLINGS.

HACKENSACK, N. J.—Chas. B. Waterhouse, 257 Main av, Passaic, has completed plans and will take bids at once for alterations to the 2½-sty residence at West Clinton pl, for Fred Fisher, on premises. Cost, about $5,000.

EAST RUTHERFORD, N. J.—A. Ginsburg, 225 Main av, Passaic, has completed plans for six 2½-sty residences, 20x37 ft, for Miller & Ellovitch, 80 Van Beuren st, Passaic, owners and builders. Cost, about $3,500 each. Electric wiring, slag roofing, no heat.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are revising plans for the 3½-sty residence, 23x60 ft, at State and Market sts, for Dr. F. C. Henry, 263 State st. Architects will take bids on separate contracts at once. Cost, about $10,000.

RIDGEFIELD PARK, N. J.—Plans have been prepared privately for a 2-sty frame residence, 28x34 ft, at Hackensack rd and Brewster av, for G. H. Sherin, Brinkerhoff st. Cost, about $4,000.

21ST ST.—Emanuel Kaiser, 713 7th av, Manhattan, is preparing plans for a 2-sty stone residence, 40x100 ft, in East 21st st, 100 ft south of Av J, for Parkin & Steiner, 5 Canarsie la. Cost, about $5,000.

ORANGE, N. J.—I. Zuckerman, 219 Day st, contemplates the erection of a 2½-sty frame residence in Day st, from plans by S. S. Colt, 31 Essex st. Cost, about $4,000.

SHORT HILLS, N. J.—Fred R. Hasselman, 8 R. R. pl, East Orange, has completed plans for a 2½-sty residence, 40x48 ft, at the corner of Parkway and West rd, for The Safety Realty Co., East Orange. Cost, about $9,000.

FACTORIES & WAREHOUSES.

JERSEY CITY, N. J.—W. O. Davey & Son, on premises, contemplates the erection of an additional storage building at 164 Laidlaw av, from private plans.

HOSPITALS & ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has about completed plans and will take bids about May 28, for a 4-sty home for the aged at 138 Lembeck av, for St. Ann's Home for the Aged, Sister Rose, Mother Superior, Lembeck av. Cost, about $75,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurick, Hackensack, N. J., has about completed plans for a 2-sty Borough Hall, 32x80 ft, for the Borough of Maywood, to cost, about $12,000.

EDGEWATER, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has been commissioned to prepare plans for a library north of the ferry house, for the Borough of Edgewater.

STABLES & GARAGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has completed plans and will soon take bids on general contract, including steam heat, electric fixtures, for a 1-sty garage, 91x128 ft, in South Union st, for The Commercial Free Delivery Co., West Jersey st. Cost, about $6,000.

Other Cities.

BANKS.

ROME, N. Y.—Metzger & Bullock, 18 East 41st st, Manhattan, have been commissioned to prepare plans for remodelling the bank building at the southeast corner of James and Dominick sts, for the Rome Trust Co., 103 South James st. Cost, about $75,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—E. C. Smith, 39 Market st, is preparing sketches for a 2½-sty frame and stucco residence, 28x48 ft, at 14 Adriance av, for George J. Lumb, 42 Market st. Cost, about $12,000.

HALLS & CLUBS.

KINDERHOOK, N. Y.—A. M. Fredenburgh, 24 North st, Pittsfield, Mass., has completed plans for a masonic temple for the Kinderhook Chapter 264, F. & A. M., George Wilkins, chairman of building committee. Robert Van Deusen, care of owner, donor. Cost, $15,000 to $20,000. Bids will be taken about June 2.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—The Board of Education of Syracuse, Albert E. Larkin, president, owner, is taking bids to close June 1 at 11 P. M. for a 1-sty frame and stucco gymnasium, 85x176 ft, to contain swimming pool, in the rear of the new vocational school in Seneca st, near Tully st, from plans by Merrick & Randall, 705 S. A. & K. Building, Syracuse. Cost, about $50,000.

SYRACUSE, N. Y.—James A. Randall, 705 S. A. & K. Building, has nearly completed plans for a 2-sty reinforced concrete school, for the Board of Education. Thomas Wooley, City Hall, city engineer. E. E. Palmer, 610 Snow Building, heating and ventilating engineer. Eugene McCarthy, 411 South West st, plumbing engineer. Bids will probably be taken about June 1. Cost, about $200,000.

TROY, N. Y.—Lawlor & Haase, 59 Wall st, Manhattan, are preparing plans for a dining hall and six dormitories at 15th av, Av D and The Campus, for the Rensselaer Polytechnic Institute, Dr. Palmer C. Ricketts, president. Cost, about $200,000. Bids will be called about July 13.

HARRIMAN, N. Y.—Plans are before the State Department of Education for approval and it is expected that bids will be received about May 26 on general contract by owners, for the high and grade school in the south side of Main st, west of R. R. Station, for the Board of Education of the Village of Harriman. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Louis E. Eden, 1 Madison av, Manhattan, electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, Manhattan, steam and ventilating engineers. Cost, about $40,000.

POTSDAM, N. Y.—Appropriation of $300,000 has been granted for additional buildings at the State Normal School, for the Board of Education, Hon. J. H. Finley, commissioner. Lewis F. Pilcher, Capitol, Albany, will prepare plans during the summer.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have received the contract for alterations to the building at 318 Broome st, from plans by Jas. Maher, 431 West 14th st.

MANHATTAN (sub.).—The Gurney Elevator Co., 62 West 45th st, has received the elevator contract, and the Brooklyn Fireproof Sash & Door Co., 101 Richardson st, Brooklyn, the metal sash, for the 12-sty apartment, 100x156 ft., at the southwest corner of 160th st and Edgecombe av, for Albert J. Schwartzler, 369 East 167th st. Schwartz & Gross, 347 5th av, architects. T. Champoli, 2380 Hughes av, brick mason.

BRONX.— The contract for two apartments on Woodycrest av, north of 164th st, for the Woodycrest Building Corp., has been awarded to McDermott & Hanigan, 103 Park av. T. E. Dunn, architect. Cost, about $90,000.

BROOKLYN (sub.).—The structural steel and ornamental iron work necessary for the apartment at Church av and Story st, for Morris G. Williams, has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Rupp Bros., architects.

CHURCHES.

BRONX.—McDermott & Hanigan, 103 Park av, have received the general contract to erect a 1-sty stone and brick church, 92x145 ft, at 138th st and Cypress av, for St. Luke's R. C. Church, Father J. J. Boyle, pastor, 623 East 138th st. Anthony F. A. Schmidt, 604 Courtland av, architect. Cost, $100,000.

BROOKLYN (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piles in the foundation for the Church of St. Gregory, Brooklyn av and St. Johns pl. Frank J. Helmle, architect.

GLEN MORRIS, L. I.—Levin Bros. Co., Inc., 320 5th av, Manhattan, have received the general contract to erect a 1-sty stone chapel, 34x58 ft, for St. Andrews Lutheran Church, Harry Cortright, secretary, in charge. Harry Dean, care of Wm. Higginson, 13-21 Park Row, Manhattan, architect. Cost, about $10,000.

WESTBURY, L. I.—Miller-Reed Co., 103 Park av, Manhattan, has received the general contract to erect a rubble stone church, 79x130 ft., for St. Bridgets R. C. Church, Rev. Father Wm. F. McGinnis, Post av, pastor. F. Burrell Hoffman, Jr., 15 East 40th st, architect. Cost, about $20,000.

PITTSBURGH, PA. (sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the concrete piles in foundations for the new Syria Temple. Huehl, Schmid & Holmes, architects. Golden & Crick, general contractors.

DWELLINGS.

EAST ORANGE, N. J.—Allison P. Clark & Co., Crane Building, Montclair, has re-

ceived the general contract to erect a 2½-sty residence on Linwood av, for Walter L. Campfield, 79 North Park st. Renshaw & Barton, 25 Midland av, have the mason work. Cost, about $7,500.

WESTFIELD, N. J.—William Harper, this place, has received the general contract to erect a 2½-sty frame residence at 720 Clark st, for Mary Harper, this place. Cost, about $5,000. Electric wiring, fixtures, steam heat (American Ideal boiler).

SPRINGFIELD, N. J.—Alfred W. Warner, Springfield, N. J., has received the general contract to erect a 2½-sty residence on Short Hills av, for George N. Reed, care of general contractor. Cost, about $4,000. Boynton boiler, electric fixtures, steam heat necessary.

YONKERS, N. Y.—(sub.)—Miller Bros., 344 Riverdale av, have received the mason work and A. Phillips, John st, the carpentry, for the 2-sty residence, store and warehouse, 40x50 ft, at 19 School st, for J. D. Cochran, 73 Van Cortlandt Park av. Jos. A. Watson, Reevs Building, architect. Cost, about $8,000.

ASBURY PARK, N. J.—Horace H. Moore, 3d av, Spring Lake, N. J., has received the general contract to erect a 2½-sty hollow tile, stucco and tapestry brick residence on 4th av, for H. W. Spink, care of architect, C. W. Brazer, 1133 Broadway, Manhattan.

LOCUST VALLEY, N. Y. (sub.).—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel work necessary for the Tully residence here. Kenneth M. Murchinson, architect. Amsterdam Building Co., general contractor.

ROSELLE PARK, N. J.—Weinstein Bros., 657 South Park st, Elizabeth, have received the general contract to erect a 2½-sty store and residence, 22x50 ft., at the corner of Sherman and Grant avs, for Edward Kubick, 833 Martin st, Elizabeth. Cost, about $4,000. Shingle roofing and electric wiring are specified.

SYRACUSE, N. Y.—W. J. Burns, Bastable Building, has received the general contract to erect a 2½-sty brick and tile wall residence in James st, near Sedgwick av, for John Wilkinson, 101 West Marcellus st. Henry Wilhelm Wilkinson, 15-17 West 38th st, Manhattan, architect. Cost, about $35,000.

FACTORIES & WAREHOUSES.

MANHATTAN (sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, for the foundation of a warehouse for the Eagle Pencil Co., 707 East 13th st. Buchman & Fox, architects. Chas. A. Cowen & Co., general contractors.

LONG ISLAND CITY (sub.).—Miscellaneous iron and steel required for the Ford Motor factory has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Wm. L. Crow Construction Co., general contractor.

McKEESPORT, PA. (sub.).—The National Tube Co., Pittsburgh, Pa., has awarded the contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piles for foundation at their Christy Park works. P. C. Patterson, chief engineer.

WATERBURY, CONN.—The Turner Construction Co., 11 Broadway, Manhattan, have received the contract for a 5-sty manufacturing building for the Scovill Mfg. Co., at East Main st and Hamilton av. Hugh L. Thompson, 57 North Main st, architect and engineer. The building will be 200x70 ft, of reinforced concrete construction with brick panel walls.

SYRACUSE, N. Y. (sub.).—Dawson Bros., 231 Union Building, have the contract for the foundation; Provo Construction Co., 103 Hiawatha st, piling; and L. H. Huntley, excavating, for the 7-sty cold storage plant, 100x100 ft., in North West st, for the Syracuse Cold Storage Co., J. M. Coldwell, 101 North West st, president. W. C. Jarvis, Indianapolis, Ind., architect. Cost, about $125,000.

POUGHKEEPSIE, N. Y.—Kingston & Campbell, 1 Washington st, have received the general contract, and P. C. Doherty, 112 Main st, heating and plumbing, for the factory in North Hamilton st, along C. N. E. R. R. tracks, for Smith Bros., 13 Market st. Wm. J. Beardsley, 49 Market st, architect. Cost, about $60,000.

BRANDFORD, CONN. (sub.).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the foundation of addition to Malleable Iron Fittings Co. Philip Sellers, New Haven, architect.

CLAREMONT, N. J. (sub.).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received two contracts for pedestal concrete piles at the Eagle Oil Works of the Standard Oil Co.

PITTSBURGH, PA. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete pile in foundation for the new reinforced concrete warehouse for the P. H. Butler Co., at 17th and Pike sts. Hunting-Davis Co., architects and engineers.

BALTIMORE, MD. (sub.).—The contract for placing concrete piles for the foundation of a warehouse for Louis Miller, has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan. Lewis Levi, architect.

HARRISON, N. J. (sub.).—The Crucible Steel Co. of America, Pittsburgh, Pa., has awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, the contract for the design and construction of the foundations, tunnels, etc., for their Atha plant.

LEONIA HEIGHTS, N. J.—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the plumbing contract for the three studio, administration and laboratory buildings, for the Universal Film Co., this place. Ernest Flagg, 199 Broad st, Manhattan, is architect.

HALLS AND CLUBS.

MANHATTAN.—Wm. Flanigan, 118 East 28th st, has received the general contract to make alterations to the 4 and 6-sty clubhouse 39-41 Madison av, southeast corner of 26th st, for the Manhattan Club, Phillip Britt, president. Hoppin & Koen, 244 5th av, architects. Russell & Co., 444 Columbus av, have the electrical work; Jas. F. Griffin Co., 321 West 44th st, plumbing; Gillis & Geoghegan, 537 West Broadway, heating. Cost, about $25,000.

MANHATTAN (sub.).—The Hartman Wrecking Co., 198 Broadway, has received the contract for wrecking at 132-138 East 45th st, for the 8-sty general club for nurses, 75x100 ft, for the Y. W. C. A., 600 Lexington av, Mrs. Jas. S. Cushman, president. Parish & Schroeder, 12 West 31st st, architects. Cost, about $400,000.

HOBOKEN, N. J.—Gabler Construction Co., 339 West 18th st, Manhattan, has received the general contract for alterations to the Fellows Home at 412-414 Washington st, for Max Hurwitz, 316 Washington st, for lodge rooms and dance hall purposes. Fagan & Briscoe, 95 River st, architects. Cost, about $70,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Smith & Goldberg, 785 Hewett pl, have received the general contract to make alterations to the two residences 9-11 Montgomery st, for a Hebrew

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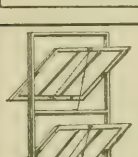
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Contracts Awarded—Continued.

school, for the Jeshibath Etz Chain, Jacob Hecht, president, 166 East 95th st. M. Joseph Harrison, 330 Grand st, architect. Cost, about $10,000.

ORADELL, N. J.—(sub.).—T. E. Voorhis, this place, has received the mason work, and Winters & Lynch, the carpentry work, for the 2½-sty Sunday school and parish house, 30x60 ft, for the Reformed Church of Oradell, Rev. E. I. McCully, pastor. R. H. Storm, chairman of building committee. Marshall R. Grimes, 39 East 42d st, Manhattan, architect. Paul H. Fabricius, 311 Madison av, Manhattan, steam engineer. Cost, about $8,000.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty addition to P. S. 19 in Jackson st, near Highland av, for the Board of Education of Yonkers. Geo. Howard Chamberlin and Anton Schonbach, 18 South Broadway, associated architects.

STABLES AND GARAGES.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect a 2-sty stable, 25x50 ft., at East 84th st and Ditmas av, for Beckers Aniline & Chemical Co., premises. Benjamin Driesler, 153 Remsen st, architect. Cost, about $6,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.). — The wiring contract has been awarded to the Lord Electric Co., 105 West 40th st, for the store and loft building at the northeast corner of Broadway and 26th st, for Frank Ayer, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, has the ornamental iron work. Cost, about $800,000.

MANHATTAN. —(sub.). — The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty store and loft building at 29-33 West 30th st, east of Broadway, for the Wallack Construction Co., Inc., Moses Crystal, 37-39 East 28th st. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Cost, about $200,000.

MANHATTAN.—The Hasco Building Co., 245 West 55th st, has received the general contract to make alteration to the loft and store building, 25x100 ft, at 605 Madison av, from plans by Walter Haefeli, 245 West 55th st. Cost, about $12,000.

MANHATTAN.— (sub.) — The Hedden Iron Construction Co., 30 Church st, has received the structural steel contract for the 12-sty loft, store and office building, 250x125x84 ft, at the northwest corner of 5th av and 31st st, for the Strathcona Construction Co., Inc., Harry Falk, president, 3785 Broadway. George & Edward Blum, 505 5th av, architects. Cost, about $350,000.

MANHATTAN (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the foundation contract for the building at 302 5th av, northwest corner of 31st st, for the 302 Fifth Av Co., 3785 Broadway. George & Edward Blum, 505 5th av, architects.

MANHATTAN.—E. A. Carpenter Co., 120 West 32d st, has received the general contract to make alterations to the 6-sty store and loft building, 25x100 ft., at 119 West 42d st, for Christiana A. Ely, 251 West 95th st. Thain, Hewlett & Reddy, 1181 Broadway, architects. Cost, about $20,000. The alteration work consists of new stairs, rebuilding front and rear walls and raisng floor.

BROOKLYN (sub.).—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for the studio building at 55 Church av, for Morris G. Williams. Rupp Bros., architects.

ATLANTA, GA. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete piles for the foundation of the Connally Building, Whitehall and Alabama sts, from plans by W. L. Stoddard. Wells Bros. Co., general contractor.

THEATRES.

NEWARK, N. J.—(sub.).)—Lord Electric Co., 105 West 40th st, Manhattan, has taken the electric wiring contract; Leonard Sheet Metal Works, 1270 Broadway, Manhatan, roofing; Otis Elevator Co., 11th av anh 26th st, Manhattan, elevator, and Rockwood Sprinkler Co., 123 William st, Manhattan, sprinkler system, for the 8-sty theatre and office building at 114-116 Market st, for F. F. Proctor, 88 Park pl. Albert E. Westover, Keiths Theatre Building, Philadelphia, Pa., architect. F. T. Ley & Co., 30 East 42d st, Manhattan, general contractors. Cost, about $300,000.

MISCELLANEOUS.

KENSICO, N. Y. (sub.).—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for six superstructures at the Kensico Water Works, for the New York Board of Water Supply. F. W. Burnham, general contractor.

CHICAGO, ILL. (sub.).—The contract for foundations of the new fountain in Grant Park has been let to the MacArthur Concrete Pile & Foundation Co., of 11 Pine st, Manhattan. H. Eilenberger & Co., Chicago, general contractors.

BOSTON, MASS. (sub.).—James E. Gaffney Contracting Co., Inc., this place, has awarded the contract for the foundation work of the new Boston National League Baseball Co. grandstand, to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Osborn Engineering Co., Cleveland, O., architect.

KANSAS CITY, KAN. (sub.).—The Kansas City Missouri Board of Fire & Water Commission has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piling for the foundation of a new stack for the Quindaro Pumping Station.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE, n e cor 161st st, 6-sty brick apartment house, 110x213; cost, $750,000; owner, Melvin Construction Co., Inc., 189 Broadway; Henry Friedman, Pres.; Chas. Friedman, Sec.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 175.

HOSPITALS.

5TH AV, e s, 99th to 100th st (three buildings), 9, 3 and 3-sty, fireproof hospital, 67.8x101.9, 60x72, 42x91; cost, $450,000; owner, Mount Sinai Hospital, Philip J. Goodhart, vice-president, 21 West 81st st; architect, Arnold W. Brunner, 101 Park av. Plan No. 178.

THEATRES.

THOMPSON ST, 258, 1-sty brick moving picture theatre (open air), 45x75; cost, $2,000; owner, Elena Realty Co., Pres., Dominick Abbate, 59 South Washington sq; architect, Frank E. Vitolo, 3156 Kingsbridge Terrace, N. Y. Plan No. 177.

MISCELLANEOUS.

125TH ST, 418-24 West, & 124th st, 1-sty frame meeting room, 90x72; cost, $500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Harry Schuler, 123 East 23d st. Plan No. 176.

11TH ST, n s, and 12th st East, s s, 100 e 1st av, 1-sty brick toilets and offices, 18x52; cost, $1,200; owner, Frank D. Schlitt, Jersey City; architect, Hugh Friendly, 1887 Vyse av, Bronx. Plan No. 179.

BROADWAY, n w cor 95th st, 1-sty brick public market, 164.6x 125; cost, $200,000; owner, Vincent Astor, 23 West 20th st; architects, Tracy & Swartwout, 244 5th av; builders, James McWalters & Sons, 1497 Broadway. Plan No. 180.

Bronx.

DWELLINGS.

BYRON AV, w s, 271 n 238th st, 2-sty brick dwelling, shingle roof, 22x50.11; cost, $4,500; owner, Lillian W. Haslun, 489 East 183d st; architect, Frank P. Schiavone, 4182 Park av. Plan No. 283.

STORES, OFFICES AND LOFTS.

GRAND CONCOURSE, s w cor Fordham rd, two 1-sty brick stores, 95.3x59.5, 100x95.10, slag roof; cost, $35,000; owners, The Gaines Roberts Co., Furman V. Gaines, on premises, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 278.

MELVILLE AV, s s, 225 e Van Nest av, 1-sty brick store, slag roof, 15x15; cost, $700; owner, Guiseppe Boufats, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 284.

STORES AND TENEMENTS.

SHERMAN AV, e s, 141 n 163d st, two 5-sty brick tenements, slag roof, 43x85.6; cost, $70,000; owner, Kingsley Contracting Co., W. H. Bingham, 509 Willis av, Pres.; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 275.

BECK ST, s w cor Leggett av, two 5-sty brick tenements, 55x95, 46.8x91, slag roof; cost, $120,000; owners, Macy Constn. Co., Isaac Shiven, 574 Tinton av, Pres. architect, Jacob M. Felson, 1130 Broadway. Plan No. 281.

FAIRMOUNT PL, s s, 101.03 w Southern blvd, 5-sty brick tenement, 50x93, slag roof; cost, $50,000; owners, H. C. Jackson Realty Co., Harry C. Jackson, 1904 Vyse av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 279.

INTERVALE AV, e s, 211.5 s 165th st, 5-sty brick tenement, 50x87.6, tar and gravel roof cost, $45,000; owners, Daveck Realty Co., Inc., Hayman Eckman, 1054 Grant av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 282.

GRAND CONCOURSE, n e cor 198th st, two 5-sty brick tenements, 61.1x74.7, 73.4x78, slag roof; cost, $125,000; owners, J. L. S. Bldg. Co., Inc., Frank Lages, 110 West 34th st, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 276.

WEBSTER AV, w s, 1,047.49 n 169th st, two 6-sty brick tenements, 62.5x66.8, plastic slate roof; cost, $100,00; owners, Sikora Realty Corpn., Ludwig Sikora, 8 9th av, L. I. City; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 277.

FAILE ST, n s, 205 s Aldus st, five 5-sty brick tenements, slag roof, 47.9x88; cost, $250,000; owner, B. & W. Bldg Co., Inc., Jos. M. Brody, 1630 Park av, Pres.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 286.

DECATUR AV, n e cor 195th st, 5-sty brick tenement, slag roof, 50x90; cost, $50,000; owners, Mittner Bros., Inc., Frank Mittner, 63 Henry st, Corona, L. I., Pres; architect, John P. Boyland, 2526 Webster av. Plan No. 287.

FORDHAM RD, n w cor Cambreling av, 5-sty brick tenement, tin roof, 47.4x96.4; cost, $45,000; owner, Terrace Const. Co., Herman E. Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 285.

MISCELLANEOUS.

157TH ST, s s, 250 w Elton av, 1-sty frame shed, 14x24; cost, $100; owners, Jos. & Mary McBride, on premises; architect, Harry T. Howell, 3d av and 148th st. Plan No. 280.

Brooklyn.

CHURCHES.

NEW UTRECHT AV, e s, 100 n Benson av, 1-sty brick school and synagogue, 45x78.8, gravel roof; cost, $12,000; owner, Congregation Chara Tfila, 8693 Bay 15th st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3679.

DWELLINGS.

CARROLL ST, s s, 140 w Rogers av, eight 2-sty brick dwellings, 20x69, slag roof, 2 families each; total cost, $48,000; owner, John Kilcourse, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3533.

EAST 42D ST, w s, 157.6 n Foster av, 2-sty frame dwelling, 11x35, tin roof, 1 family; cost, $2,500; owner, Violette A. Dougherty, 622 East 42d st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3541.

75TH ST, n s, 60 e 5th av, 3-sty brick store and dwelling, 38x21.6, gravel roof, 2 families; cost, $5,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3523.

5TH AV, n e cor 75th st, 3-sty brick store and dwelling, 25.6x99, gravel roof, 2 families; cost, $6,500; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3522.

5TH AV, e s, 256 n 75th st, two 3-sty brick stores and dwellings, 20.4x55, gravel roof, 2 families each; total cost, $11,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3524.

5TH AV, e s, 666 n 75th st, 3-sty brick store and dwelling, 20.5x55, gravel roof, 2 families; cost, $6,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3525.

PRESIDENT ST, s s, 100 w Utica av, 2-sty brick dwelling, 20.4x55, gravel roof, 2 families; cost, $4,000; owner, Saml. Eltinger, 1037 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3616.

ALBERMARLE RD, s s, 100 e East 5th st, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Richard Sherlock, 378 3d st; architect, Richard Sherlock, 378 3d st. Plan No. 3603.

12TH AV, w s, 100.2 s 46th st, 2-sty frame dwelling, 24x34, shingle roof, 2 families; cost, $5,500; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3599.

CROWN ST, s s, 100 w Rogers av, ten 2-sty brick dwellings, 20x40, slag roof, 1 family each; total cost, $45,000; owners, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 3625.

EAST 9TH ST, e s, 100 s Av U, four 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $24,000; owner, Homecrest Bldg. Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3644.

AV P, s s, 80 w Elmore pl, 2-sty frame dwelling, 30x44.6, shingle roof, 1 family; cost, $4,000; owner, David J. Daly, 1704 Kenmore pl architects, John B. Snooks Sons, 261 Broadway. Plan No. 3623.

MONTAUK AV, e s, 160 n Pitkin av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $14,000; owner, Abr. Stromwasser, 287 Vermont st; architect, Chas Infanger, 2634 Atlantic av. Plan No. 3631.

ROGERS AV, e s, 75 n Eastern pkway, 2-sty brick dwelling, 34.1x24, gravel roof, 2 families; cost, $4,000; owner, R. Vanveen Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 3632.

ST. MARK'S AV, s s, 246.8 e Rogers av, four 3-sty brick dwellings, 18x50, slag roof, 1 family each; total cost, $36,000; owners, Wm. C Browne & ano, 3007 Atlantic av; architect, Thos. Bennett, 5123 3d av. Plan No. 3628.

WEST 27TH ST, e s, 300 s Mermaid av, 2-sty brick dwelling, 19x40, gravel roof, 1 family; cost, $4,500; owner, Guydon Carjulia, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3567.

WEST 27TH ST, e s, 319 s Mermaid av, three 2-sty brick dwellings, 19x35, gravel roof, 1 family each; total cost, $12,000; owner, Guydon Carjulia, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3568.

ATKINS AV, w s, 190 s Blake av, five 2-sty brick dwellings, 20x50, gravel roof, 2 families each, total cost, $20,000; owner, Max Lenowitz, 537 Prospect av; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 3565.

FOUNTAIN AV, w s, 370 n Hegeman av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $3,000; owner, Frank Mauro, 29 Rivington st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3564.

PRESIDENT ST, n s, 360 w Troy av, 2-sty brick dwelling, 20x74, gravel roof, 2 families; cost, $14,000; owner, Taggart Bldg. Co., 1405 Carroll st; architect, C. L. Sefert, 110 West 40th st, Manhattan. Plan No. 3654.

EAST 40TH ST, e s, 97.6 n Av J, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, $5,000; owner, Caroline C. Svensen, 1165 East 42d st; architect, Gust Svensen, 1165 East 42d st. Plan No. 3655.

49TH ST, n s, 160 w 15th av, 3-sty frame dwelling, 24x44.6 shingle roof, 1 family; cost, $6,000; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 3670.

51ST ST, s s, 165 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 3696.

52D ST, s s, 200 w 8th av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $8,000; owner, D. & A. Realty Corp., 19 West 112th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3681.

OCEAN PARKWAY, e s, 320 s Av M, 2-sty frame dwelling, 22x48, shingle roof, 2 families; cost, $3,600; owner, East 7th St. Const. Co., 2055 Washington av, Bronx; architect, Benj. F. Dreisler, 153 Remsen st. Plan No. 3687.

FACTORIES AND WAREHOUSES.

FREEMAN ST, n e cor West st, 1-sty frame storage, 20x36.6, slag roof; cost, $300; owners, Wm. Gaskell & Son, 79 Freeman st; architect, John Boese, Queens Plaza Court, L. I. City. Plan No. 3521.

MAUJER ST, s s, 197.4 w Waterbury st, 1-sty brick storage, 23.11x93, diamond roof; cost, $3,000; owner, Wm. Hagedorn, 1896 1st av, Manhattan; architect, Philip Goodrich, 835 Beck st, Manhattan. Plan No. 3684.

STABLES AND GARAGES.

BARBEY ST, w s, 175 n Dumont av, 1-sty brick garage, 16.2x10, slag roof; cost, $150; owner, Daniel Fidler, 617 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3537.

ETNA ST, s w cor Elderts lane, 1-sty brick garage, 11.4x20, tin roof; cost, $400; owner, Hy Sultan, 446 Elton st; architect, E. Dennis, 241 Schenck av. Plan No. 3544.

ELTON ST, w s, 350 n Liberty av, 2-sty brick stable, 22x15, slag roof; cost, $800; owner, Filippo Ambrosio, 242 Elton st; architect, Michael M. Foley, 2169 East 13th st. Plan No. 3527.

EAST 4TH ST, w s, 280 s Beverly rd, two 1-sty brick garages, 14x19.6, tin roof; total cost, $10,000; owner, Harry Grattan, 523 East 14th st; architect, Harry Grattan, 523 East 14th st. Plan No. 3552.

STRATFORD RD, e s, 340 s Albermarle rd, 1-sty brick garage, 20x18, slag roof; cost, $200; owner, Louis Levin, 147 Stratford rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3538.

CLINTON ST, s e cor Carroll st, 1-sty brick garage, 20x20, gravel roof; cost, $350; owner, Joseph Parrascandola, 148 President st; architect, Jos. Parrascandola, 148 President st. Plan No. 3580.

61ST ST, n s, 80 w 7th av, 1-sty brick garage, 17x23, gravel roof; cost, $500; owner, Thos. Williams, 615 75th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3598.

STEWART AV, s w cor Grand st, 1-sty frame stable, 16x60, tin roof; cost, $1,000; owner, Philip Wuriasky, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3617.

HANCOCK ST, n s, 175 w Reid av, 2-sty brick garage, 75x100, concrete roof; cost, $20,000; owner, Geo. C. Schwath, 573 Madison st; architect, Harry L. Kohl, 210 Hull st. Plan No. 3653.

CARROLL ST, n s, 400 w Kingston av, 1-sty brick garage, 11.6x19, gravel roof; cost, $200; owner, Rudolph Bogen, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 3685.

DEAN ST, s s, 40 e Boerum pl, 1-sty brick garage, 19.8x50, slag roof; cost, $200; owner, Jas. O'Connell, 127 Boerum pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3694.

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Plans Filed, Brooklyn, Continued.

EUCLID AV, e s, 381.6 n Atlantic av, 1-sty brick garage, 15x35, metal roof; cost, $1,200; owner, Richard Hirsch, on premises; architect, Thos. J. Dunn, 1083 Halsey st. Plan No. 3695.

STORES AND DWELLINGS.

FLUSHING AV, s s, 275 w Tompkins av, 2-sty brick store and dwelling, 25x100, slag roof, 2 families; cost, $4,000; owner, Lyon Realty Co., 905 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3613.

AV L, s e cor East 95th st, 1-sty frame store and dwelling, 25x30, slag roof, 1 family; cost, $1,300; owner, Frank S. Snell, 1867 Fulton st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3659.

STORES AND TENEMENTS.

ATKINS ST, s w cor Belmont av, 3-sty brick store and tenement, 20x70, gravel roof, 5 families; cost, $16,000; owner, Aaron Raskin, 644 Ashford st; architects, Cohn Bros., 361 Stone av. Plan No. 3551.

HENSDALE ST, w s, 83 s Riverdale av, five 3-sty brick tenements, 23.6x72, gravel roof, 6 families each; total cost, $35,000; owner, Mayer Chizner, 475 Snedeker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3587.

PACIFIC ST, n e cor Howard av, 4-sty brick tenement, 30x90, slag roof, 16 families; cost, $25,000; owner, Belbar Realty Co., 617 Cleveland st; architect, S. Millman, 1780 Pitkin av. Plan No. 3583.

ROGERS AV, e s, 213.6 n Linden boulevard, 4-sty brick tenement, 22x63, slag roof, 4 families; cost, $10,000; owner, Geo. E. Kern, 735 Rogers av; architect, Louis Allmendinger, 626 Broadway. Plan No. 3588.

KOSCIUSKO ST, n s, 176.8 e Marcy av, 4-sty brick tenement, 50x89, gravel roof, 8 families; cost, $30,000; owner, Lanoor Realty Co., 539 Greene av; architects, Cohn Bros., 361 Stone av, Plan No. 3560.

KOSCIUSKO ST, n s, 226.8 e Marcy av, 4-sty brick tenement, 23.4x89, gravel roof, 8 families; cost, $16,000; owner, Lanoor Realty Co., 539 Greenve av; architects, Cohn Bros., 361 Stone av. Plan No. 3559.

PARKSIDE AV, n s, 88.6 e Flatbush av, two 4-sty brick tenements, 50x89.6, slag roof, 16 families each; total cost, $90,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3554.

EAST 21ST ST, w s, 100 n Av F, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, $25,000; owner, Parker Holding Co., 44 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3664.

THEATRE.

ALABAMA AV, w s, 80 s Livonia av, 1-sty brick theatre, 70x100, slag roof; cost, $5,000; owner, Anna Riesner, 740 New Jersey av; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3629.

MISCELLANEOUS.

INGRAHAM ST, s s, 75 w Morgan av, 1-sty brick laundry, 37.8x84.4, gravel roof; cost, $4,500; owner, Orphan Home of the Sorrowful Mother, — Harrison pl; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 3572.

DITMAS AV, s w cor East 85th st, 2-sty brick laboratory, 50x50, tile roof; cost, $8,000; owner, Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3607.

NOSTRAND AV, e s, 253.8 n Av I, 2-sty brick laboratory, 25x40 tin roof; cost, $3,500; owner, Tropinas Constn. Co., 50 Church st; architect, Benj. Dreisler, Jr., 153 Remsen st. Plan No. 3555.

Queens.

CHURCHES.

GLEN MORRIS.—Lambert st, w s, 60 s Hawtree av, 1-sty stone church, 34x58, slate roof; cost, $8,000; owner, St. Andrew's Ev. Lutheran Church, Glen Morris; architect, Harry Dean, Vine st, Glen Morris. Plan No. 160.

DWELLINGS.

BROOKLYN MANOR. Manor av, w s, 30 s Elmwood st, two 2½-sty frame dwellings, 20x43, shingle roof, 1 family, steam heat; cost, $9,000; owner, Wm. Chapelle, 20 Vandeveer av, Woodhaven; architect, L. Frank, 206 Crescent st, Brooklyn. Plan Nos. 1635-36.

COLLEGE POINT.—10th av, s s, 100 e South 10th st, 1-sty frame dwelling, 12x18, tin roof; cost, $100; owner and architect, H. D. Grant, College Point. Plan No. 1607.

DUNTON.—Van Wyck av, e s, 140 s Metropolitan av, 2-sty frame dwelling, 22x45, tin roof, 2 families; cost, $3,600; owner, Fred Richler & Co., 1008 Gates av, Brooklyn; architect, H. E. Funk, same. Plan No. 1601.

FLUSHING.—20th st, w s, 177 n Broadway, 3-sty tile dwelling, 40x28, tile roof, 1 family, steam heat; cost, $8,700; owner, Mrs. Edith M. Long, Flushing; architects, Dillon, McClellan & Beadle, 3 West 29th st, Manhattan. Plan No. 1631.

JAMAICA.—Hillside court, e s, 180 s Hillside av, two 2-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, $6,000; owner, Frank J. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1602.

MIDDLE VILLAGE.—Wayne st, n s, 150 w Morton av, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $6,400; owner, J. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 1613.

MIDDLE VILLAGE.—Hinman st, w s, 175 s Market st, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $6,400; owner, Jacob Olch, 75 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1612.

MIDDLE VILLAGE.—Wayne st, n s, 200 w Morton av, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $6,400; owner, J. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 1611.

OZONE PARK.—McCormack av, w s, 125 s Belmont av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,000; owner, P. Ambrosino, 1349 Freedom av, Ozone Park; architect, owner. Plan No. 1618.

RICHMOND HILL.—Fulton st, s s, 145 e Oxford av, four 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $8,000; owner, Arthur Short, 212 Helen av, South Ozone Park; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 1614-15-16-17.

RICHMOND HILL.—Welling st, w s, 1,210 n Atlantic av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $4,800; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect G. E. Crane, Richmond Hill. Plan Nos. 1622-3.

ROCKAWAY BEACH.—Eldert av, e s, 200 n L. I. R. R., 1-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $500; owner, Adolph Homan, Eldert av, Rockaway Beach. Plan No. 1606.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 1-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $500; owner, E. W. Stellges, Arverne. Plan No. 1603.

SOUTH OZONE PARK.—Frost av, w s, 100 n Yukon av, 2-sty frame dwelling, 16x28, shingle roof, 1 family; cost, $2,500; owner and architect, Elling Nansen, South Ozone Park. Plan No. 1620.

WOODHAVEN.—Vandeveer pl, e s, 200 s Elm st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $7,200; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 1624-5-6.

WOODHAVEN.—Thrall av, e s, 52 n Fulton st, eight 2-sty frame dwellings, 16x40, shingle roof, 1 family; cost, $16,000; owners, Fred & Geo. Eiermann, 1512 Woodland av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 1629.

CORONA.—Albertis av, e s, 146 n Corona av, 2-sty frame dwelling, 21x45, shingle roof, 1 family, steam heat; cost, $3,000; owner, J. Busch, 16 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1653.

CORONA.—Shopoler av, n s, 60 e Hillside av, 1-sty brick dwelling, 18x36, slag roof, 1 family; cost, $2,000; owner, A. Cappocci, 117 Hillside av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1651.

DUNTON.—Garden st, s e cor Atfield st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, Chas. Bast, 88 Linden st, Brooklyn; architect, Fredk. Wormberger, Woodhaven. Plan No. 1641.

FLUSHING.—28th st, e s, 113 n Broadway, 2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, $3,900; owner, A. Thurman, 26th st, Flushing; architect, Gus. A. Cooper, Whitestone av, Flushing. Plan No. 1644.

JAMAICA.—Humboldt boulevard, w s, 200 n Dean st, six 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $15,000; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1654 to 1659.

L. I. CITY.—Boulevard, w s, 336 s Freeman av, 2-sty brick dwelling, 22x33, slag roof, 2 families; cost, $3,000; owner, L. Barberri, 237 Boulevard, L. I. City; architect, R. Petrolina, 230 Hoyt av, L. I. City. Plan No. 1660.

JAMAICA.—Madison st, w s, 550 s Hillside av, 2½-sty frame dwelling, 21x32, tin roof, 2 families; cost, $4,500; owner, Madaline Kolsch, 81 Madison st, Flushing; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1639.

JAMAICA.—Brown av, w s, 150 n Cumberland st, 1-sty frame dwelling, 17x30, tin roof; cost, $1,000; owner, A. DeLuca, Bandman av, Jamaica; architect, P. J. Janowitz, Jamaica. Plan No. 1640.

KEW.—Mowbray pl, s s, 255 e Austin st, 2½-sty frame dwelling, 43x27, shingle roof, 1 family, steam heat; cost, $7,100; owners and architects, Newman & Harris, 1123 Broadway, Manhattan. Plan No. 1649.

SOUTH AQUEDUCT.—Sage st, s s, 18 e Union st, 1-sty frame dwelling, 22x16, tin roof; cost, $300; owner, Raymond Woods, 127 Shepard av, Brooklyn. Plan No. 1666.

SOUTH OZONE PARK.—Yukon av, n s, 42 n Frost av, 2-sty frame dwelling, 26x29, shingle roof, 1 family; cost, $2,500; owner, Elling Nansen, 28 Kaiser av, South Ozone Park; architect, owner. Plan No. 1669.

WOODHAVEN.—Bigelow av, w s, 260 n Fulton st, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $7,500; owner, Robt. S. Diblin, 164 4th st, Union Course; architect, Wm. Brandin, 55 Vandeveer av, Woodhaven. Plan Nos. 1662-3-4.

ELMHURST.—Hillcrest av, e s, 103 n Woodside av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Jennie Jones, 5 West 101st st, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1674.

FOREST HILLS.—Windom rd, n s, 108 w Greenway North, 2½-sty tile dwelling, 39x24, tile roof, 1 family, steam heat; cost, $15,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1672.

FOREST HILLS.—Greenway North, e s, 213 s Slocum Crescent, 2½-sty tile dwelling, 40x33, tile roof, 1 family, steam heat; cost, $10,000; owner, Mrs. W. F. Anderson, Forest Hills; architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1673.

JAMAICA.—Brown av, w s, 225 n State st, 2½-sty frame dwelling, 19x47, shingle roof, 1 family; cost, $3,800; owner, S. Balcuran, Grand and Keap sts, Brooklyn; architect, J. Laitwaitus, 1012 Canal st, Woodhaven. Plan No. 1678.

ELMHURST.—Junction av, w s, 135 n Corona av, 2-sty brick dwelling, 22x50, tin roof, 2 families; cost, $3,000; owner, J. P. Theison, Junction av, Corona; architect, I. P. Card, Corona. Plan No. 1682.

JAMAICA.—Elm st, e s, 350 s Bandman av, 2-sty brick dwelling, 25x71, slag roof, 2 families; cost, $2,500; owner, Anna Casa, 58 Catherine st, Jamaica; architect, A. Loda, Shore av and West st, Jamaica. Plan No. 1702.

JAMAICA.—Jeffrey av, e s, 100 n Pette av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $3,200; owner, Ernest E. Severt, 326 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 1689.

JAMAICA.—Lincoln av, n e cor Dean st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,200; owner, Adam Fialkowski, 10 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 1687-88.

RICHMOND HILL.—Lefferts av, s e cor Central av, 2-sty frame dwelling, 35x32, shingle roof, 1 family, steam heat; cost, $7,000; owner, Mrs. Parson Price, Ozone Park; architect, N. M. Woods, 48 West 34th st, Manhattan. Plan No. 1694.

RICHMOND HILL.—Vine st, e s, 320 s Jamaica av, five 2-sty frame dwellings, 15x37, shingle roof, 1 family; cost, $7,500; owner and architect, Henry E. Haugaard, Richmond Hill. Plan No. 1701.

RICHMOND HILL.—Beaufort st, s s, 82 n South Curtis av, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, $2,000; owner, Louis Graf, Church st, Richmond Hill; architect, H. G. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1691.

ROCKAWAY PARK.—Triton av, n w cor Monmouth av, 1½-sty frame dwelling, 13x25, shingle roof, 1 family; cost, $2,000; owner, Mrs. Edw. Wren, Rockaway Park; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 1700.

WOODHAVEN.—Emma pl, n s, 160 e Leggert av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $7,000; owner, Jacob Wills, 17 Essex st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1704-5.

WOODHAVEN.—Ferry st, e s, 125 s Atlantic st, 2-sty brick dwelling, 20x47, tin roof, 2 families; cost, $2,700; owner, Tony Fiamini, Ferry st, Woodhaven; architects, Cehio & Monda, 1129 Boyd av, Woodhaven. Plan No. 1696.

WOODHAVEN.—Grafton av, s s, 75 e Bigelow av, 2-sty brick dwelling, 20x51, tin roof, 2 families; cost, $3,200; owner, Erasmus Tafuta, 75 Bigelow av, Woodhaven; architect, R. Kurz, Fulton st, Jamaica. Plan No. 1690.

STABLES AND GARAGES.

BROOKLYN MANOR.—Manor av, w s, 30 s Elmwood st, two 1-sty tile garages, 12x18, tile roof; cost, $400; owner, Wm. Chapelle, 20 Vandeveer av, Woodhaven; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 1633-34.

FLUSHING.—20th st, w s, 177 n Broadway, 1-sty frame garage, 12x17, shingle roof; cost, $300; owner, Mrs. Edith M. Long, Flushing. Plan No. 1632.

FLUSHING.—Beech st, n s, 110 w Parsons av, 1-sty tile garage, 24x15; cost, $500; owner, A. D. Nast, premises. Plan No. 1605.

FLUSHING.—Broadway, n e cor 16th st, 1-sty frame garage, 19x19; cost, $350; owner, Annie Martin, premises. Plan No. 1628.

JAMAICA.—Avalon av, n s, 170 w Fulton av, 1-sty tile garage, 13x25, tile roof; cost, $400; owner, Otto Geise, premises. Plan No. 1627.

FLUSHING.—Farrington st, e s, 70 s State st, 1-sty frame garage, 16x22, tin roof; cost, $250; owner, A. Finkelstine, premises. Plan No. 1650.

FLUSHING.—Sandford av, 412, 1-sty frame garage, 14x16, tin roof; cost, $100; owners, Allison & Tischett, 126 Wilson av, Flushing. Plan No. 1643.

WINFIELD.—Meyers av, n w cor Queens Boulevard, metal garage, 20x20; cost, $200; owner, A. Borselli, premises. Plan No. 1638.

WOODHAVEN.—Dennington av, s s, 50 e Oswego st, 1-sty frame stable, 31x25, gravel roof; cost, $600; owner, Nathan Feld, premises. Plan No. 1648.

EAST ELMHURST.—Columbus blvd, n s, 40 w Bay 4th st, 1-sty frame garage, 12x18, slag roof; cost, $120; owner, John DeBlasi, 94 East Jackson av, Corona. Plan No. 1667.

HOLLIS.—Sagamore av, e s, 50 n Carpenter av, 1-sty frame garage, 10x18, tin roof; cost, $100; owner, Chas. Lapp, on premises. Plan No. 1661.

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Plans Filed—New Buildings (Continued).

FOREST HILLS. Windom rd, n s, 108 w Greenway North, 1½-sty tile garage, 19x22, tile roof; cost, $1,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1671.

WOODHAVEN.—6th st, n w cor Digby st, 1-sty frame garage, 10x16, shingle roof; cost, $150; owner, J. C. Hecht, premises. Plan No. 1675.

COLLEGE POINT.—3d av, s s, 752 e Boulevard, 1-sty tile garage, 24x22, tin roof; cost, $750; owner, J. F. Martens, 52 Boulevard, College Point. Plan No. 1681.

ELMHURST. 9th st, e s, 85 s Whitney av, steel garage, 12x18; cost, $200; owner, M. J. Jewell, premises. Plan No. 1686.

JAMAICA.—Franklin st, e s, 206 s Fulton st, 1-sty tile garage, 50x100; cost, $1,000; owner, Wm. Youngs, 12 Dora av, Jamaica. Plan No. 1693.

LAUREL HILL.—Townsend av, 50, steel garage, 10x16; cost, $165; owner, Arthur Schultz, premises. Plan No. 1693.

QUEENS.—Hempstead and Jamaica turnpikes, s s, 20 e Queenslawn Park, 1-sty frame garage, 20x32, shingle roof; cost, $600; owner, Henry Meyers, 277 Gates av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1703.

STORES AND DWELLINGS.

CORONA.—Shell rd, s s, 125 e Albertis av, two 3-sty brick stores and dwellings, 25x55, tin roof, 2 families; cost, $11,200; owner, Guiseppi Micille, 1164 1st av, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 1652.

ELMHURST.—Corona av, s w cor Toledo st, three 2-sty brick stores and dwellings, 20x55, tin roof, 1 family; cost, $9,600; owner, Henry J. Ruppel, 75 Corona av, Elmhurst; architect, owner. Plan. No. 1645.

CORONA.—South av, s s, 123 e Shopoler av, 2-sty brick store and dwelling, 20x36, slag roof, 2 families; cost, $2,700; owner, Geo. Nappi, 9 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1698.

WOODHAVEN.—Shoe and Leather st, n s, 75 e Halifax st, 2-sty brick store and dwelling, 20x47, slag roof, 2 families; cost, $2,800; owner, Louis Bonaqurio, 2940 Broadway, Woodhaven; architects, Cehio & Monda, 1129 Boyd av, Woodhaven. Plan No. 1690.

STORES.

L. I. CITY.—Diagonal st, s s, 125 e Jackson av, 1-sty frame store, 13x25, gravel roof; cost, $100; owner, J. H. Brale, 378 Jackson av, L. I. City. Plan No. 1695.

WINFIELD.—Woodside av, n w cor Lexington av, 1-sty brick store, 24x20, slag roof; cost, $400; owner, John Kennedy, premises. Plan No. 1670.

DOUGLASTON.—Main av, e s, 203 s Willow st, 1-sty frame store, 20x30, tin roof; cost, $1,000; owner, N. Doyle, premises. Plan No. 1621.

STORES AND TENEMENTS.

L. I. CITY.—Wilson av, n w cor 13th av, 4-sty brick tenement, 50x63, slag roof, 19 families; cost, $17,500; owner, Karl Novotany, 376 Woolsey av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1637.

THEATRES.

FLUSHING.—Main st, e s, 125 n Madison st, airdrome; cost, $1,000; owner, N. Moskowitz.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 12, 1915.—Sealed proposals will be received at this office until 3 p. m., July 13, 1915, and then opened, for the construction of the Building, Interior Department Offices, at Washington, D. C., in accordance with drawings and specifications, copies of which may be had at this office, at the discretion of the Supervising Architect. Applications must be accompanied by a certified check for $250.00 for each set, made payable to the order of the Treasurer of the United States, the proceeds of which will be held until the return of the drawings and specifications in good condition to this office. The building is approximately 680,000 square feet, occupying a site approximately 400 by 400 feet, seven stories and basement, having face brick and limestone facing. Drawings and specifications will be ready June 1, 1915. Contractors may estimate upon (1) the construction including the mechanical equipment (except elevators); (2) the construction except the mechanical equipment and elevators; (3) the mechanical equipment only (except elevators) or (4) the elevators. Jas. A. Wetmore, Acting Supervising Architect.

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507 FIFTH AVENUE Tel. Murray Hill 6933

MISCELLANEOUS.

L. I. CITY.—Jackson av, n w cor 16th av, signboard, 100x12; cost, $100; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 1669.

SPRINGFIELD.—Dock rd, w s, 1025 s Rockaway rd, 1-sty frame boat house, 16x22, tin roof; cost, $150; owner, M. Schaefer, premises. Plan No. 1619.

COLLEGE POINT.—12th st, e s, 150 n Monument av, 1-sty frame shed, 8x10, paper roof; cost, $50; owner, C. Hoffmann, premises. Plan No. 1646.

JAMAICA CREEK.—Whitson av, n s, 300 e Bergen Landing rd, 1-sty frame boat house, 16x20, tin roof; cost, $300; owner, G. W. Dunning, 1405 2d av, Manhattan. Plan No. 1642.

WHITESTONE.—9th st, s s, 300 e 7th av, 1-sty frame shed, 15x16, gravel roof; cost, $75; owner, Mary A. O'Connell, on premises. Plan No. 1665.

EAST ELMHURST.—Ditmars av, e s, 120 n Lyon av, 2-sty tile carriage house, 13x21; cost, $850; owner, L. R. Bleckman, premises. Plan No. 1677.

MASPETH.—L. I. R. R., w s, 241 s Garrison st, brick chimney; cost, $1,500; owner, Gleason Thiebout Glass Co., premises. Plan No. 1676.

EDGEMERE.—Boulevard, 6-7, frame shed, 33x32; cost, $200; owner, Edgemere Realty Co., Far Rockaway. Plan No. 1697.

JAMAICA.—Jamaica Creek, w s, ¼ mile s Rockaway rd, 1-sty frame boat house, 12x24, tin roof; cost, $150; owner, E. J. McDonald, 27 Hull av, Maspeth. Plan No. 1685.

JAMAICA.—Norris av, e s, 275 s State st, 1-sty frame barn, 12x18, tar roof; cost, $200; owner, J. DePacca, Femsen st, Jamaica. Plan No. 1679.

OZONE PARK.—Lawn av, w s, 75 n Jerome av, frame bandstand, 20x24; cost, $50; owner, G. Maitta, premises. Plan No. 1680.

RAMBLERSVILLE.—Hawtree Creek, w s, 400 n Hawtree Canal, 1-sty frame boat house, 12x24, tin roof; cost, $250; owner, A. Fleury, premises. Plan No. 1684.

ROCKAWAY BEACH.—Pleasant av, e s, 13 n L. I. R. R., concrete wall; cost, $1,720; owner, Texas Co., 17 Battery pl, Manhattan. Plan No. 1683.

Richmond.

DWELLINGS.

JACKSON AV, n s, 150 e Richmond rd, Dongan Hills, 2-sty frame dwelling, 21x28; cost, $1,650; owner, Augusta Schafer, 16 Water st, Stapleton; architect, Adam Marks, Jr., Grant City P. O., S. I. Plan No. 437.

KNOX ST, e s, 375 s Henderson, West Brighton, two 2-sty frame dwellings, 21x36; cost, $6,000; owners, Steinberg & Cantor, New Brighton; architect, Hy. F. Cantor, New Brighton. Plan No. 448.

ROSEWOOD PL, n s, 331 e Cebra av, Tompkinsville, 2½-sty frame dwelling, 22x46; cost, $2,700; owner, J. J. Canton, 181 West 22d st, Bayonne, N. J.; architect, John Davies, Tompkinsville. Plan No. 451.

HARBOR VIEW AV, n s, 510 e New York av, Rosebank, 2½-sty frame dwelling, 25x25; cost, $4,000; owner, Cornelius G. Kolff, 45 Broadway; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 452.

WADSWORTH AV, n s, 655 w New York av, Rosebank, five 2-sty frame dwellings, 18x26; cost, $10,000; owner, Arthur Hubbell, 191 Broadway, Manhattan; architect, H. W. Whitterman, 191 Broadway. Plan No. 440.

HOTELS.

LINCOLN AV, n w cor 1st st, Beach Park, 3-sty frame hotel, 40x61; cost, $6,000; owner, August Jahn, 514 West 176th st, Manhattan; architect, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 427.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, w s, near cor Marketfield st, increase size of window to 5-sty fireproof offices; cost, $250; owner, American Bank Note Co., 70 Broad st; architects, Kirby & Petit, 103 Park av. Plan No. 1116.

CHERRY ST, 265-67, Water st, new fireproof elevator shaft to 7-sty brick factory; cost, $1,000; owner, Thomas D. Hurst, 298 Garfield pl, Brooklyn; architect, Louis Eatenstein, 452 Riverside dr. Plan No. 1141.

CHERRY ST, 278-86 and Monroe st, new partitions, new corridor and extend area to 2 and 6-sty brick hospital; cost, $2,000; owner, Beth Israel Hospital, n w cor Cherry and Jefferson sts. Pres., Joseph A. Cohen, 280 Cherry st; architect, Eugene Schoen, 106 East 19th st. Plan No. 1136.

GRAND ST, 64, steel tank support to 7-sty brick store and loft; cost, $500; owner, The Metropolitan Life Insurance Co., John R Hegeman, Pres., Madison av; architect, D. Everett Waid 1 Madison av. Plan No. 1167.

HANOVER SQ, 107-111 and William st, construct steel bridge, fireproof doors and windows to 9-sty semi-fireproof lofts and offices; cost, $500; owner, The Cotton Exchange, Edward Cone, Pres., 107-111 Hanover sq.; architect, George Dress, 1931 Madison av. Plan No. 1159.

HAMILTON PL, 3-5, e s, 27 n 136th st, add stairway, remove partitions, cut openings to 2-sty brick stores and offices; cost, $100; owner, Birchwood Realty Co., John Palmer, Pres., 37 West 39th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1165.

MAIDEN LA, 27, n w cor Nassau st, install fire escapes, extend stairs, roof beams, new bulkhead to 4-sty brick stores and light factory; cost, $500; owner, Simon Frankel Estate, 22 William st, Farmers' Loan & Trust Co., trustee; architect, Robert Teichman, 22 William st. Plan No. 1131.

RIVINGTON ST, 237, iron stairs to 6-sty brick lofts; cost, $800; owner, Mary J. Quinn, care Chas. Peters, 309 Broadway; architects, Samenfeld & Hurwitz, 230 Grand st. Plan No. 1117.

RIVINGTON ST, 161, s s, 25 w Clinton st, new fire-escape (rear) 5-sty and cellar extension (rear), additional rooms, partitions, tank room, enlarge windows and rest roof tank to 5-sty brick stores and tenement; cost, $2,600; owners, Frederick & Charles Falkenberg, 817 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1169.

SPRUCE ST, 2-6, s e cor Nassau st, erect tank support to 23-sty fireproof offices and stores (publishing and printing); cost, $800; owner, New York Life Insurance Co., 346 Broadway, Pres., Darwin T. Kingsley; architect, Walter Timmis, 315 5th av. Plan No. 1154.

STANTON ST, 188, n s, 25.6 e Attorney st, new extension (rear), remove outhouses, windows opening to 3-sty brick stores, synagogue and dwelling; cost, $300; owner, Pauline Ehrlich, 62 West 96th st; architect, Louis A. Sheinart, 194 Bowery. Plans No. 1173.

WASHINGTON ST, 813, s e cor Gansevoort st, erect marquise to 5-sty brick market; cost, $2,000; owner, George N. Glass, 813 Washington av; architects, Dietrich, Wortmann & Braun, 114 East 28th st. Plan No. 1153.

WOOSTER ST, 179-183, 100 — Bleecker st, reinforce tier beams, increase carrying capacity to 7-sty brick stores and lofts; cost, $1,000; owner, Arthur H. Matthews, 181 Broadway; architect, Matthew J. McQuillan, 380 East 173d st. Plan No. 1160.

2D ST, 250, n s, 124.5 w Av C, partitions, plumbing fixtures and stairs to 3-sty brick store and dwelling (2 families); cost, $250; owner, Pauline Gross, 256 2d av; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No. 1144.

7TH ST, 31 East, 1-sty brick extension (rear), remove partition, change window openings to 3-sty brick offices; cost, $500; owner, Michael Pasvelsky, 178 2d av; architect, Charles S. Clark, 441 East Tremont av, Bronx. Plan No. 1133.

12TH ST, 39-41 East, n s, 182.9 e University pl, erect steel tank supports to 8-sty fireproof lofts; cost, $700; owner, Frank A. Seitz Realty & Construction Co., 1182 Broadway; Pres., Frank A. Seitz; architect, Royal J. Mansfield, 135 William st. Plan No. 1126.

14TH ST, 447-453 West 15th st, erect on roof a 1-sty fireproof pent house, reinforced roof slab and marble floor to 8-sty fireproof offices for lithograph department; cost, $4,000; owner, American Can Co., Frederick S. Wheeler, Pres., Rye, New York; architect, N. M. Loney, Chester av, Belleport, L. I. Plan No. 1152.

24TH ST, 53 West, new 4-in. f. p. block partitions, f. p. s. c. doors, continue stairs, frame bulkhead, skylight, brick pier, doors to 6-sty brick restaurant and lofts; cost, $2,000; owner, Frank L. Froment, 52 East 74th st; architect, S. Edson Gage, 28 East 49th st. Plan No. 1175.

26TH ST, 521-23 West, n s, 260 w 10th av, erect 12,000-gallon gravity tank and 9,000-gallon pressure tank, steel tank supports to 9-sty fireproof factory; cost, $2,000; owner, Harris H. Uris, 16 East 96th st; architect, L. G. House Engineering Co., 143 West 40th st.; agent, Lawford S. House. Plan No. 1142.

28TH ST, 103 West, n s, 76.6 w 6th av, remove partitions, floor and wall, new walls, steel beams and concrete arches, stairs, elevator and toilet rooms to 4-sty brick store and storage; cost, $10,000; owner, George Cotsomas, 127 West 28th st; architect, Charles S. Clark, 441 Tremont av, Bronx. Plan No. 1174.

31ST ST, 318 East, new toilet rooms, windows, partitions, sash and plumbing to 4-sty brick tenement (8 families); cost, $1,500; owner, Mrs. Barbara Schults, 202 West 105th st; architect, Fred Hammond, 391 East 149th st. Plan No. 1139.

35TH ST, 63-5-7 West, rearrange partitions, new stairs and install store to 4-sty brick store and theatre; cost, $75; owner, Jerome Rosenberg, 112 West 34th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1118.

36TH ST, 112 East, cut down windows, new porch (rear), steel girders and columns, roof and floor beams, 5-ply slag roof to 4-sty brick residence; cost, $2,000; owner, The Corporation of Brick Presbyterian Church of New York, corner 5th av and 37th st; Pres., Board of Trustees, Mr. E. Francis Hyde, 54 Wall st; architects, Cady & Gregory, 40 West 32d st. Plan No. 1156.

43D ST, 100 West, s w cor 6th av, remove brick wall, c. i. columns and girders, partitions, 3x10-in. spruce tier beams, divide store, dumbwaiters, s. c. f. p. doors to 4-sty brick cafe, billiard room and furnished rooms; cost, $2,000; owners, William Volk & Herman Reber, s w cor 42d st and 3d av; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 1170.

44TH ST, 15-17 West, remove wall, new skylight, reset heating and lighting fixtures to 12-sty fireproof stores, lofts and offices; cost, $825; owner, Harry N. French, receiver, 35 Nassau st; Viola M. Flannery, mortgagee, 37 West 51st st; architects, Walker & Gillette, 128 East 37th st. Plan No. 1110.

46TH ST, 53 West, new stairs to roof to 5-sty brick store, loft and dwelling; cost, $500; owner, Morris Frank, 538 9th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1158.

46TH ST, 31 West, 362.6 from 5th av, install galvanized iron vent flues, skylights, galvanized iron and tin roof, door, alter partitions and

doors to 4-sty brick apartments and studio; cost, $800; owner, 31 West 46th St Co., Frances Dominick Cosey, 147 West 57th st; architect, William Froendhoff, 407 West 14th st. Plan No. 1122.

49TH ST, 35 West, 1-sty addition (rear), renovate plumbing, 2 bath rooms, sleeping porch, door and window to 5-sty brick dwelling; cost, $5,000; owner, G. M. Hecksler, 576 5th av; architect, Russell B. Smith, 220 Broadway. Plan No. 1171.

50TH ST, 448-450 West, and 49th st, new fireproof bridge to (2 bldgs.) 3 and 4-sty brick and fireproof public school; cost, $2,500; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1143.

59TH ST, 160-170 West, s s, 105 e 7th av, remove brick fireplaces, new flues, closets and bath rooms to (2) 10-sty fireproof apartment dwellings; cost, $1,000; owner, J. Jennings McComb Estate, dec'd, trustee, Title Guarantee & Trust Co., 919 7th st; Pres., Charles H. Kelsey; architects, Buchman & Fox, 30 East 42d st. Plan No. 1155.

62D ST, 131 East, n s, 126.6 w Lexington av, new stairs and dumbwaiter shaft, extend front, remove partitions and convert basement to 4-sty brick dwelling; cost, $8,000; owner, Harry R. Stern, 131 East 62d st; architect, Eugene Schoen, 106 East 19th st. Plan No. 1135.

70TH ST, opposite e s Blackwell's Island, extend veranda, new brick piers and columns to 1-sty brick hospital; cost, $1,200; owner, City of New York, Dept. of Public Charities, John A. Kingsbury, Com.; architect, Sylvester A. Taggart, 10th floor, Municipal Building. Plan No. 1111.

95TH ST, 312-318 East, s s, 350 w 1st av, new partitions and bulkhead to 5-sty brick loft; cost, $1,000; owner, Central Verein of New York City, Inc., 56 East 122d st, Pres., Henry Breunig; architect, Henry Klein, 503 East 15th st. Plan No. 1124.

96TH ST, 309 West, 260 w 11th st, 1-sty addition to 2-sty brick wagon room and stable; cost, $6,000; owners, Cushman's Sons Co., Inc., 49 Manhattan av, Lewis A. Cushman, Pres.; David Bleier, Treas.; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1163.

76TH ST, 503 East, n s, 98 e Av A, 1-sty extension, remove first tier beams, fill in basement, galvanize iron skylight to (2 bldgs.), 1-sty brick and frame shop; cost, $600; owner, Edward Bachman, 19 Barrow st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1168.

83D ST 168-170 East, remove 2 stories and extend building to 1-sty public garage; cost, $17,000; owners, Lynn D. and Jesse A. Brown, 168 East 83d st; architect, John C. W. Runi, 3132 Decatur av, Bronx. Plan No. 1109.

95TH ST, 320-322 East, s s, 300 w 1st av, remove partitions, new partitions, bulkhead to 5-sty brick loft; cost, $1,000; owner, Central Verein of New York City, Inc., 56 East 122d st; Henry Breunig, Pres.; architect, Henry Klein, 505 East 15th st. Plan No. 1123.

103D ST, 79 East, n w cor Park av, remove pier and window, new show window and partition to 5-sty brick store and tenement (18 families); cost, $100; owner, E. R. Robinson Estate, exr., Moncure Robinson, Hotel Ritz Carlton, 46th st and Madison av; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1147.

104TH ST, 106 East, window, toilet room and fixtures to 2-sty brick storage and synagogue; cost, $250; owner, Julius Bachrach, 119 Broadway; architect, Michael Bernstein, 185 Madison av. Plan No. 1114.

106TH ST, 412-430 East, and 105th st East, increase size of elevator bulkhead to 4-sty brick office and factory; cost, $400; owner, Nathan Mfg. Co., 416 East 106th st; Pres., Alfred Nathan; Sec., Maurice Stetheimer; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1108.

110TH ST, 86-88 East, s s, 26 w Park av, remove partitions, bath room and fixtures, install store front, kitchens in restaurant to 6-sty brick apartment house (21 families); cost, $250; owner Sigmund Guyon, 86 East 110th st; architect, Louis Leon, 86 East 110th st. Plan No. 1146.

117TH ST, 306-310 East, s s, 125 e 2d av, alter fire-escapes, f. p. windows to 5-sty brick pasteurizing plant; cost, $100; owner, Borden's Condensed Milk Co., Samuel Taylor, Pres., 108 Hudson st; architect, Albert Ullrich, 371 Fulton st, Brooklyn. Plan No. 1172.

118TH ST, 132 East, s w cor Lexington av, remove stoop, new openings and windows, fill up area to 3-sty brick dwelling; cost, $300; owner, William Lustgarten, 68 William st. Plan No. 1140.

132D ST, 561 West, n e cor Old Broadway, enlarge sitting room and new toilets to 4-sty brick store and apartments; cost, $500; owner, John A. Haeseler, 520 West 134th st; architect, John E. Scharsmith, 523 West 146th st. Plan No. 1151.

135TH ST, 239 West, n s, 200 e 8th av, remove partitions, new girders and posts to 5-sty brick police station house; cost, $75; owner, Christian Fleissner, 800 Broad st, Newark, N. J.; architect, Thomas E. O'Brien. Plan No. 1134.

187TH ST, 536 West, s e cor Audubon av, remove front and rear wall and raise cellar floor, new store front, change partitions, extension to 3-sty brick (3) stores and 2 families; cost, $5,000; owner, Gustav Boehme, 109 Audubon av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1125.

AMSTERDAM AV, 689, erect partitions, cut new door and window openings, iron stairway to roof to 2-sty brick store and dwelling; cost, $500; owner, Rosalie G. Cameron, Hempstead, L. I., Walter A. Cameron, guardian; architect, William H. Meyer, 1861 Carter av, Bronx. Plan No. 1127.

AMSTERDAM AV, 402-08, n w cor 79th st, new openings, fireproof doors, bathroom, fireproof block partitions to 12-sty fireproof hotel; cost, $4,000; owner, George C. Engel, 205 West 60th st; architects, Bannister & Schell, 67 Wall st. Plan No. 1161.

BROADWAY, 1204-1210, e s, 79 s 30th st, divide store, opening, tile floor, 4-in. terra cotta partitions, replace elevator to 4-sty brick stores & offices; cost, $1,000; owner, Frances C. Alvord, 501 5th av, care Rice & Hill; arcnitect, Patrick J. Murray, 201 Bush st, Bronx. Plan No. 1166.

BROADWAY, 2571, s w cor 97th st, alter upper partition of building, remove floor, arches and steel work, etc., new stairs, asbestos curtain, metal footlight trough, etc., to 2-sty fireproof theatre; cost, $8,000; owner, Broadway & 94th Street Realty Co., William Fox, Pres., 116 East 14th st; architect, Thomas W. Lamb, 644 8th av. Plan No. 1157.

BROADWAY, 169-171, s w cor Cortlandt st, new show window (angle iron) to 6-sty brick stores and offices; cost, $475; owner, Broadway & Cortlandt Co., 167 Broadway, Robert E. Dowling, Pres.; architect, Charles Bingeldein, Jr., 44 West 18th st. Plan No. 1121.

BROADWAY, 2291-99, iron and glass and copper marquise to 2-sty brick stores and offices and assembly room; cost, $100; owner, Lansing Realty Holding Co., 61 Broadway, Herbert Du Fay, Pres.; architect, Otto Fisher, 448 Amsterdam av. Plan No. 1130.

CENTRAL PARK WEST, 285-7, s w cor 89th st, new 5,000-gallon tank to 12-sty fireproof tenement; cost, $1,000; owner, Barstum Realty Co., 395 4th av; architect, Raphael Prager, 149 Broadway. Plan No. 1132.

COLUMBUS AV, 676, s w cor 93d st, reconstruct show windows, new sash, plate glass, etc., and reset door to 5-sty brick stores and tenement; cost, $1,000; owner, Leonard J. Carpenter Co., 25 Liberty st; Pres., Daniel Y. Swainson; architect, William G. Clark, 232 West 40th st. Plan No. 1137.

CONVENT AV, 341, n e cor 144th st, build a fireproof addition, partitions, windows, skylights, etc., remove 1-sty conservatory and 2d sty and basement brick extension to 4-sty brick administration building and hospital; cost, $10,000; owner, Lutheran Hospital of Manhattan, Pres., John H. Boschen, 2007 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 1128.

LEXINGTON AV, 1942, w s, 20.11 s 120th st, remove railings, copings, platform, area, etc., and alter stoop and cellar entrance to 4-sty brick tenement; cost, $300; owner, Lucy Kulot, 542 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1149.

LEXINGTON AV, 1634, n w cor 103d st, remove store fronts and stoop to 4-sty brick stores and tenements; cost, $300; owner, Mrs. Sarah M. Stiassny, 215 West 98th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1112.

MADISON AV, 1672, n w cor 111th st, new wall, window and fireproof door, ceiling and floor to 5-sty brick stores and tenements; cost, $400; owner, Goldesman Real Estate Corporation, 1672 Madison av; Pres., Nachson Goldesman; architects, Benjamin H. & Charles N. Whinston, 148th st and 3d av. Plan No. 1113.

MADISON AV, 605, e s, 50 s 58th st, remove partitions, raise beams, new brick and terra cotta block wall and partitions, iron stairs and elevator, vent shaft, concrete arches and steel beams, fireproof windows to 5-sty brick store, offices and lofts; cost, $28,000; owner, Mary E. Pinchot Estate, 60 Broadway; Amos R. E. Pinchot exr.; architect, Walter Haefeli, 245 West 55th st. Plan No. 1119.

MADISON AV, 561, e s, 25 s 56th st, raising of floors, steel and plate glass store fronts, steel girders, partitions, stairs, steel windows to to 5-sty brick stores and residence; cost, $3,000; owner, Mabel L. Costello, Great Northern Hotel, New York City, and Frank and George Jones, 360 Union st, Hackensack, N. J.; architect, Arne Dehli, 257 Broadway. Plan No. 1176.

PARK AV, 101, n e cor 40th st, 1-sty addition to 17-sty fireproof stores and offices; cost, $25,000; owner, Architects' Offices, Inc., 101 Park av, Burt I. Fenner, Pres.; architects, La Farge & Morris, 101 Park av. Plan No. 1162.

PARK ROW, 184, n w cor Mulberry st, new metal store front, doors, floor, toilet partitions, tile floor and window to 5-sty brick store and lodging house; cost, $700; owner, Mrs. Roland Sims, Paris, France; architect, Thomas F. J. Dunn, 953 Woodycrest av, Bronx. Plan No. 1129.

1ST AV, 1130 and n e cor 62d st, 1-sty brick extension, steel, concrete arch, door opening to 5 and 1-sty brick cafe and tenement; cost, $1,200; owner, Anna Ruppert, 1116 5th av; architect, George Martin, 118 East 88th st. Plan No. 1120.

3D AV, 2000, w s, 20.11 s 110th st, remove show windows, columns and linteis, stairs, new show windows, c. i. columns and steel girders, galvanized iron cornice to 4-sty brick store and tenement; cost, $675; owner, Eliza B. Smith, deceased; trustee, The New York Trust Co., 26 Broad st, Herbert W. Morse, secretary; architect, Michael Bernstein, 185 Madison av. Plan No. 1150.

3D AV, 403-05, mason work, raising of wall and roof beams, increase of seating capacity to two bldgs. (m. p. theatre and stores); cost, $3,000; owners, David and Harry Lippman, 192 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1115.

3D AV, 1400, w s, 72.6 s 80th st, cut water closet compartments, shift door, new partitions to 4-sty brick store and tenement; cost, $500; owner, George H. Gerken, 51 West 91st st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1164.

5TH AV, 228-32, and Broadway, new elevator shaft, iron stairs, partitions to 20-sty fireproof mercantile; cost, $2,000; owner, 230 5th Av. Corporation, 230 5th av; Pres., Geo. F. Johnson; architects, Schwartz & Gross, 347 5th av. Plan No. 1138.

5TH AV, 1411, e s, 50.5 s 116th st, remove partitions and boiler compartments to 5-sty brick stores and apartments (16 families); cost, $150; owner, Gustav Basch, 1411 5th av; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1145.

8TH AV, 844, e s, 41.10 s 53d st, remove partions, new partitions for water closet, plumbing and bath room to 4-sty brick tenement; cost, $2,500; owner, Henry Astor Estate, Lewis Spencer Morris, trustee, 11 East 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 1148.

Bronx.

156TH ST, s e cor German pl, new toilets to open air theatre; cost, $75; owner, Cyril Crimmins, 624 Madison av; architect, Samuel J. Kessler, 1037 Teller av. Plan No. 200.

188TH ST, 131 West, new door, new ceiling to 2½-sty frame dwelling and garage; cost, $400; owner, Robt. H. Machlett, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 196.

FULTON AV, 1210, 1-sty frame extension, 8.6x13, to 3-sty frame dwelling; cost, $1,000; owner, John Kingston, 372 East 168th st; architect, Fred Hammond, 391 East 149th st. Plan No. 194.

MARION AV, 2609, 1-sty frame extension, 25x20.8 to 1-sty frame shed; cost, $50; owner and architect, Wm. Cairns, on premises. Plan No. 197.

OLINVILLE AV, e s, 225 n Magneta st, move 2½-sty frame dwelling; cost, $400; owner, Agnes G. Knewitz, 3731 Willett av; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 202.

RIVER AV, e s, 235.8 s 151st st, 1-sty frame extension, 15x14.8, to 1-sty frame dwelling; cost, $175; owner, Vincent Astor, 23 West 26th st; architect, Geo. A. Dessez, 560 West 160th st. Plan No. 195.

VARIAN AV, w s, 127.56 n Tillotson av, 1-sty frame extension, 5.2x11, to 1-sty frame dwelling; cost, $250; owner, Felice Guastiferro, Rattlesnake Creek; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 201.

WEBSTER AV, 2800, new toilets, new beams, new stairs, etc., to 2-sty brick storage; cost, $2,500; owner, American Express Co., 65 Broadway; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 203.

WHITE PLAINS AV, w s, 275 s Post st, 1-sty frame extension to 2-sty frame store and dwelling; cost, $200; owner, Philip DiPetro, on premises; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 198.

3D AV, 3973, 1-sty brick extension, 21.2x10.8, to 2-sty frame store and dwelling; cost, $800; owner, Alex. E. Squire, 77 Alexander av, Yonkers; architect, Samuel Becker, 1327 Prospect av. Plan No. 199.

Brooklyn.

CHESTER ST, 49, extension to 3-sty tenement; cost, $500; owner, Benj. Martin, 528 12th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3531.

DEGRAW ST, 222, interior alterations to 3-sty tenement; cost, $500; owner, Nicola Cappiello, 222 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 3561.

FULTON ST, 2026, interior alterations to 1-sty theatre; cost, $500; owner, John F. Perry, 192 Rockaway av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3630.

FULTON ST, 326, plumbing to 2-sty restaurant; cost, $1,000; owner, Kate Duryea, 326 Fulton st; architect, Edw. D. Fox, 161 Pierrepont st. Plan No. 3569.

HIMROD ST, n s, 81.9 w Knickerbocker av, interior alterations to 2-sty stable; cost, $900; owner, Philip Pfeiffer, 408 Knickerbocker av; architect, Lew Keon, 27 Graham av. Plan No. 3680.

HUMBOLDT ST, n w cor Cornelia st, interior alterations to 3-sty school; cost, $4,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3574.

IMLAY ST, 116-162, interior alterations to 6-sty factory; cost, $1,000; owner, N. Y. Dock Co., Whitehall and State st, Manhattan; architect, E. Hicks, 865 West 180th st, Manhattan. Plan No. 3638.

LEONARD ST, 33, extension to 3-sty dwelling; cost, $500; owner, Annie Zirinsky; architect, Tobias Goldstone, 49 Graham av. Plan No. 3643.

LEONARD ST, e s, 25 s Frost st, extension to 2-sty dwelling; cost, $500; owner, Terse Santamillo, on premises; architects, Leispia & Salvati, 525 Grand st. Plan No. 3678.

McKIBBEN ST, 191, interior alterations to 6-sty store and tenement; cost, $200; owner, Wm. Brandries, 911 Sutter av; architect, Max Cohn, 280 Bedford av. Plan No. 3579.

MONROE PL, 29, extension to 4-sty apartments; cost, $10,000; owner, Meeko Corp., 350 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 3528.

MORRELL ST, 69, interior alterations to 3-sty store and dwelling; cost, $200; owner, Benj. Cohen, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3513.

SMITH ST, 151, interior alterations to 4-sty store and tenement; cost, $500; owner, Wm. F. Mott, 151 Smith st; architect, Wm. F. Muller, 173 Court st. Plan No. 3608.

SOMERS ST, 108, interior alterations to 3-sty tenement; cost, $400; owner, Michael Mackey, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3535.

THORNTON ST, 30, interior alterations to 3-sty store and tenement; cost, $500; owner, Katie Kufahl, 32 Belvidere st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3581.

WALWORTH ST, 159, extension to 2-sty factory; cost, $8,000; owner, Anton Chapal, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 3612.

WEST 7TH ST, 2926, extension to 1-sty dwelling; cost, $300; owner, Mary Sutter, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3604.

Alterations—(Continued).

EAST 10TH ST, 1318, move 2-sty dwelling; cost, $2,000; owner, Saml. Cohen, 1663 Coney Island av; architect, Geo. Hitchings, 1020 Av F. Plan No. 3586.

11TH ST, s s, 76.2 w 7th av, interior alterations to 2-sty garage; cost, $2,500; owner, Dr. Henry Schroeder, 327 9th st; architect, Hy. L. Behlert, 161 9th av. Plan No. 3647.

85TH ST, 1260, exterior alterations to 2-sty dwelling; cost, $1,000; owner, Ritta Twoney, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 3536.

ALBANY AV, w s, 223 n Sterling pl, extension to 2-sty store and dwelling; cost, $1,200; owner, Dehlia Higgins, 250 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 3683.

BROADWAY, 1587, plumbing to 2-sty store and dwelling; cost, $150; owner, United Cigar Stores, 44 West 18th st, Manhattan; architect, Frank Thoma, 107 Washington st. Plan No. 3519.

CENTRAL AV, 39, interior alterations to 3-sty tenement; cost, $500; owner, Vincenzo Gerardino, 39 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 3658.

CHRISTOPHER AV, 65, extension to 2-sty dwelling; cost, $400; owner, Chas. Herbst, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3611.

CHRISTOPHER AV, 211, extension to 2-sty dwelling; cost, $1,500; owner, Egel Light Co., on premises; architect, Morris Whinston, 459 Stone av. Plan No. 3590.

CHRISTOPHER AV, w s, 200 n Pitkin av; extension to 2-sty dwelling; cost, $1,500; owner, Max Schneider, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3689.

CHRISTOPHER AV, w s, 217.11 n Pitkin av, extension to 2-sty garage and dwelling; cost, $1,500; owner, Max Schneider, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3688.

CLINTON AV, 361, interior alterations to 4-sty dwelling; cost, $650; owner, Wm. H. Nichols, Jr., on premises; architect, John C. Kehm, 15 Tillary st. Plan No. 3619.

CONKLIN AV, 90, extension to 1-sty shop; cost, $1,000; owner, I. C. Rumph, 94 Conklin av; architect, I. C. Rumph, 94 Conklin av. Plan No. 3656.

DRIGGS AV, 748, interior alterations to 3-sty brick dwelling; cost, $300; owner, Saml. Frankel, 280 Metropolitan av; architect, Max Cohn, 280 Bedford av. Plan No. 3578.

EASTERN PKWAY, 443, extension to 3-sty store and dwelling; cost, $2,500; owner, R. Vanderveen Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 3633.

FLATBUSH AV, 144, exterior alterations to 4-sty dwelling; cost, $400; owner, Amos D. Carper, 39 Water st, Manhattan; architect, C. S. McLean, 150 Nassau st. Plan No. 3589.

FLUSHING AV, 998, exterior alterations to 2-sty dwelling; cost, $1,000; owner, Leopold Schitzer, 1000 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3614.

FLUSHING AV 1073, interior alterations to 3-sty tenement; cost, $500; owner, Calogero Reina, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 3642.

FLUSHING AV, n s, 154.6 e Porter av, plumbing to 2-sty dwelling; cost, $200; owner, Emma Denig, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3677.

GATES AV, 121, extension to 3-sty dwelling; cost, $4,000; owner, Dr. Jas. T. Pilcher, 1.3 St. James pl; architect, J. S. Kennedy, 157 Remsen st. Plan No. 3570.

KNICKERBOCKER AV, 408, extension to 3-sty tenement; cost, $3,500; owner, Philip Pferfer, on premises; architect, Lew Koen, 27 Graham av. Plan No. 3634.

LEXINGTON AV, 25, interior alterations to 5-sty storage; cost, $200; owner, Richard M. Sandeford, 25 Lexington av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3534.

LIBERTY AV, 122, interior alterations to 3-sty tenement; cost, $300; owner, Max Rappaport, 66 Ft. Washington av, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3637.

MANHATTAN AV, 922, extension to 3-sty storage; cost, $1,000; owner, John Evata, 404 West 51st st, Manhattan; architect, Jos. J. Eberle, 489 5th av. Plan No. 3520.

NOSTRAND AV, 750, interior alterations to 2-sty store and dwelling; cost, $700; owner, Herman H. Bittner, on premises; architect, Arthur Martins, 259 Albany av. Plan No. 3657.

PITKIN AV, 2120, extension to 2-sty store and dwelling; cost, $300; owner, Edw. Alt, 63 Doscher st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3563.

SARATOGA AV, 743, extension to 2-sty dwelling; cost, $300; owner, Hy Freidland, 748 Saratoga av; architect, S. Millman, 1780 Pitkin av. Plan No. 3584.

SCHENCK AV, 24, extension to 3-sty tenement; cost, $200; owner, Emma Parker, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 3543.

THATFORD AV, n e cor Sutter av, interior alterations to 2-sty store; cost, $750; owner, Morris Cohen, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3676.

TOMPKINS AV, 145, extension to 3-sty dwelling; cost, $2,500; owner, Benj. Fienberg, 130 Vernon av; architect, M. A. Cantor, 373 Fulton st. Plan No. 3671.

UTICA AV, 64, exterior alterations to 2-sty store and dwelling; cost, $1,000; owner, Amedeo Magliula, 68½ Utica av; architects, Cannella & Gallo, 60 Graham av. Plan No. 3601.

WASHINGTON AV, 666, extension to 3-sty store and dwelling; cost, $500; owner, Saml. Beck, 363 Fulton st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 3597.

3D AV, 821, extension to 2-sty store and dwelling; cost, $300; owner, Frank Spero, 119 29th st; architect, Jos. Hartung, 548 2d st. Plan No. 3547.

4TH AV, n w cor 36th st, extension to 3-sty store and hotel; cost, $4,000; owner, Dennis Fitzgerald, on premises; architect, Thos. Bennett, 5123 3d av. Plan No. 3692.

5TH AV, 5422, extension to 3-sty dwelling; cost, $750; owner, Philip E. Smith, on premises; architect, Thos. N. Langan, 429 55th st. Plan No. 3526.

5TH AV, 6825, interior alterations to 4-sty tenement; cost, $2,000; owner, Edw. F. Kelly, on premises; architect, F. W. Eisenla, 154 Remsen st. Plan No. 3609.

STRATTON'S WALK, 3062, exterior alterations to 1-sty laundry; cost, $500; owner, Peter C. Conopaly, on premises; architect, A. D. Hinsdale, Jones walk and Surf av. Plan No. 3585.

Queens.

BEECHURST.—31st st, s s, 400 e 14th av, extend porch to dwelling; cost, $115; owner, E. Denier, premises. Plan No. 1086.

COLLEGE POINT.—17th st, 120, piazza to dwelling; cost, $150; owner, A. Dittes, on premises. Plan No. 1082.

CORONA.—51st st, w s, 249 s Jackson av, 1-sty added to top of dwelling; interior alterations; cost, $900; owner, Mrs. A. Luther, on premises. Plan No. 1075.

CORONA.—Nicolls st, n s, 250 e Central av, 2-sty frame extension, 20x16, rear dwelling, tin roof, interior alterations; cost, $1,400; owner, Jos. Brienza, premises. Plan No. 1115.

CORONA.—Central av, e s, 50 s Lake st, 2-sty frame extension, 21x12, rear dwelling, tin roof, interior alterations; cost, $800; owners, Mencola & Serraco, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 1116.

DOUGLAS MANOR.—West dr, s e cor Arleigh rd, 1-sty frame extension, 16x20, side dwelling, interior alterations; cost, $400; owner, C. M. Burton, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1080.

EAST ELMHURST.—Ditmars av, s w cor Shurtz pl, plumbing in dwelling; cost, $100; owner, M. Shorburn, premises. Plan No. 1103.

EAST ELMHURST.—Ditmars av, e s, 129 n Lynn av, alterations to dwelling; cost, $200; owner, L. E. Bleekman, premises. Plan No. 1134.

ELMHURST.—Ludlow av, e s, 150 n 5th st, plumbing to dwelling; cost, $75; owner Cord Meyer Co., Elmhurst. Plan No. 1076.

FAR ROCKAWAY.—Mott av, 75, 2-sty frame extension, 10x10, rear dwelling, tin roof; cost, $350; owner, S. Klein, premises. Plan No. 1080.

FLUSHING.—Franklin pl, 164, 2-sty frame extension, 8x12, rear dwelling, tin roof, general interior alterations; cost, $3,000; owner, G. W. Watson, premises; architect, Albert Haywood, 42 Prospect st, Flushing. Plan No. 1093.

FLUSHING.—Main st, 5½, electric sign to store; cost, $60; owner, David Zion, premises. Plan No. 1101.

FLUSHING.—Washington st, 175, extend piazza on dwelling; cost, $125; owner, C. A. Piper, premises. Plan No. 1136.

GLENDALE.—Tesla pl, w s, 50 s Central av, plumbing in two dwellings; cost, $110; owner, H. Hertman, premises. Plan No. 1102.

JAMAICA.—South st, s w cor Washington av, new store front to dwelling; cost, $250; owner, C. Carramonte, on premises. Plan No. ——1.

JAMAICA.—Shore av, s s, 160 w Henry st, plumbing in dwelling; cost, $130; owner, W. Kondacky, premises. Plan No. 1137.

L. I. CITY.—Purvis st, n e cor Jackson av, interior partitions to store and new plumbing; cost, $600; owner, Purvis Realty Co., Bridge Plaza, L. I. City. Plan No. 1141.

L. I. CITY.—8th st, 116, plumbing in dwelling; cost, $55; owner, M. Jones, premises. Plan No. 1124.

L. I. CITY.—Broadway, n s, 50 e 9th av, plumbing in tenement; cost, $150; owner, R. Bruer, premises. Plan No. 1131.

L. I. CITY.—1st av, w s, 200 n Broadway, plumbing in dwelling; cost, $100; owner, Mrs. C. S. Brooks, premises. Plan No. 1130.

L. I. CITY.—Jamaica av, s e cor 10th av, 1-sty brick extension, 27x24, side, rear and front of store and dwelling, interior alterations; cost, $3,000; owner, Jas. Goodman, Broadway and Baxter av, Elmhurst; architects, B. W. Berger & Son, 121 Bible House, Manhattan. Plan No. 1077.

L. I. CITY.—Hancock st, w s, 175 n Washington av, plumbing in dwelling; cost, $100; owner, Mrs. Fitzgerald, premises. Plan No. 1089.

L. I. CITY.—Grand av, n s, 212 e Buchanan pl, 2-sty frame extension, 18x15, rear dwelling, interior alterations; cost, $600; owner, P. Scherer, 245 Grand av, L. I. City; architect, C. Faurbach, 407 Hancock st, L. I. City. Plan No. 1083.

MIDDLE VILLAGE.—Furman av, e s, 200 s Carhart pl, plumbing in dwelling; cost, $100; owner, A. Hammert, premises. Plan No. 1110.

RICHMOND HILL.—Jefferson av, w s, 370 s Chichester av, plumbing in six dwellings; cost, $300; owner, Granite & Co., premises. Plan Nos. 1094-5-6-7-8-1100.

RICHMOND HILL.—Garfield st, 125 n Cleveland av, 1-sty frame extension, 7x9, rear dwelling; cost, $200; owner, H. J. Arnold, premises. Plan No. 1146.

RICHMOND HILL.—Lefferts av, w s, 119 n Central av, plumbing in dwelling; cost, $75; owner, W. Keese, premises. Plan No. 1142.

RIDGEWOOD.—Linden st, s s, 200 w Fresh Pond rd, 1-sty frame extension, 18x8, rear dwelling, tin roof; cost, $150; owner, Jos. Scheinet, premises. Plan No. 1084.

ROCKAWAY BEACH.—Boulevard, s s, 250 w Henry st, plumbing in store; cost, $150; owner, M. B. Morrison, premises. Plan No. 1088.

WINFIELD.—Woodside av, 19, 1-sty frame extension, 14x15, repair dwelling, new plumbing; cost, $300; owner, Frank Tesar, premises. Plan No. 1152.

WOODHAVEN.—Jamaica av, n s, 120 e Woodland av, new store front to dwelling; cost, $100; owner, B. Javer, premises. Plan No. 1133.

WOODHAVEN.—Woodland av, e s, 200 n Ferris st, plumbing in dwelling; cost, $100; owner, Mrs. Pollach, premises. Plan No. 1106.

WOODHAVEN.—Woodland av, e s, 120 s Broadway, plumbing in dwelling; cost, $100; owner, J. Korn, premises. Plan No. 1107.

WOODHAVEN.—Woodland av, e s, 14 n Jamaica av, plumbing in dwelling; cost, $100; owner, A. Flad, premises. Plan No. 1108.

WOODHAVEN.—Woodhaven av, w s, 110 n Jamaica av, plumbing in dwelling; cost, $100; owner, J. Kane, premises. Plan No. 1109.

Richmond.

3D ST, s s, 150 e Lafayette st, New Brighton, alterations to frame dwelling; cost, $500; owner, B. Marrotto, 3d st, New Brighton; architect, John Davies, Tompkinsville; builder, R. Santara, Brighton av, New Brighton. Plan No. 220.

MORNING STAR RD, w s, 100 n Washington av, Graniteville, alterations to frame hotel; cost, $265; owners, Lembeck & Betz Bwg. Co., 173 9th st, Jersey City, N. J.; architect, B. F. Spencer, Graniteville. Plan No. 223.

RICHMOND TURNPIKE, n s, 90 e Brook st, alterations to frame dwelling; cost, $250; owner, Jos. Nuzzio; builder, A. Carilli. Plan No. 214.

RICHMOND AV, n e cor Arm st, Port Richmond, alterations to frame store and dwelling; cost, $1,300; owner, Geo. Sasek, Port Richmond; builder, J. O. Johnson, Port Richmond. Plan No. 217.

SEA AV, s s, 309 e Richmond av, Arrochar, alterations to frame dwelling; cost, $425; owner, F. J. Byrnes, 372 Central Park West, Manhattan; builder, F. Deppe, 30 Greenleaf av. Plan No. 227.

SHARROTH AV, n w cor Church st, Pleasant Plains, alterations to frame dwelling; cost, $1,250; owner, Gertrude Bedell, Princes Bay; builders, Olsen & Daggett, Princes Bay. Plan No. 226.

TOMPKINS AV, 39, Stapleton, alterations to frame dwelling; cost, $200; owner, Jos. O. Hanion. Plan No. 213.

BOARD WALK, n s, Midland Beach, alterations to frame bath house; cost, $400; owner, Midland Beach Co., Midland Beach. Plan No. 218.

WATERSIDE, e s, 220 s Britton lane, New Dorp Beach, alterations to frame bungalow; cost, $360; owner, W. H. Hall, 768 German pl, Bronx; builder, Th. Sanfour, New Dorp. Plan No. 221.

PERSONAL AND TRADE NOTES.

S. J. STAMMERS, architect, has moved his office from 500 5th av to 320 5th av.

WALTER H. JACKSON, architect, has moved his offices from 500 5th av to 320 5th av.

PHELPS BROS., CO., boilers, has moved from 210 Water st, to the Woolworth Building, room 606.

GEORGE H. GRIEBEL, architect, has moved his offices from 1974 Broadway to 81 East 125th st.

C. W. MULLIN, architect, has moved his offices from 189 Montague st, to 153 Remsen st, Brooklyn.

R. D. MacPHERSON, architect, has moved his offices from 207 Arkay Building to 219 North Pearl st, Albany, N. Y.

F. W. EISENLA, architect, has moved his offices from 16 Court st, to the second floor of 147 Remsen st, Brooklyn.

S. GORCEY, heating and plumbing contractor, 229 East 83d st, desires catalogues and price lists from supply manufacturers and dealers.

YOUNG & WAGNER, INC., architects, have moved their offices from 1204 Broadway to larger quarters on the thirteenth floor of 347 5th av.

MARK & MOHL, INC., iron works, are now located in their new factory and offices at 3d av and 6th st, Brooklyn. Telephone, South 5442-3.

PHOENIX GLASS CO., electrical glassware, has moved its show rooms from 15 Murray st, to the Victoria Building, 230 5th av, corner of 27th st.

HARRY J. ROBINSON, JR., architect, has moved his offices from the First National Bank Building, Mt. Vernon, N. Y., to 30 East 42d st, Manhattan.

O'NEILL-FULLER LUMBER CO., manufacturers and wholesalers of yellow pine lumber and timber, has opened northern sales offices at 50 Church st.

BENJAMIN KORNBLUM, plumbing contractor, has moved his office and shop from 1590 Lexington av, to larger and more convenient quarters at 2070 7th av.

DOVER, N. J., COUNCIL recently passed a building code, stipulating the fire zone covering the business section of the town and specifying how all buildings shall be constructed in the future.

INDIANA QUARTERED OAK CO. has moved its offices from 5 East 42d st to the Vanderbilt Concourse Building, 52 Vanderbilt av. The firm makes a specialty of handling Philippine mahogany.

GOODYEAR LUMBER CO., wholesale hemlock and yellow pine lumber and timber, has moved its New York branch office from 45 Broadway to the United States Express Building, 2 Rector st.

AMERICAN THERMOSTAT COMPANY, manufacturers of "The Marvel Thermostat," formerly located at Elmira, N. Y., has moved its factory and general offices to 101 Mechanic st, Newark, N. J.

WALDEMAR E. BANG, formerly of the firm of Bang & Fitz Randolph, general contractors, has opened an office in the Marbridge Building, 1328 Broadway, where he will conduct a general building business.

EDWARD M. ADELSOHN, architect and engineer, 1776 Fitkin av, Brooklyn, desires samples and catalogues of general building materials and particularly catalogues of hospital equipment and specialties.

VAPOR HEATING CO., of Philadelphia, Pa., has moved its New York office from 1123 Broadway to the Scribner Building, 597 5th av. The New York office is under the direction of district manager Charles E. Scott.

JAMES F. HUGHES AND MORRIS S. BERK, associated architects, have dissolved by mutual consent the partnership heretofore existing between them. Mr. Hughes will continue the practice of architecture at 353 5th av.

OSWIN W. SHELLY, well known as a builder, has become manager of the New York office of Ballinger & Perrot, architects and engineers, of Philadelphia, Pa. The local office is located in the Marbridge Building, 1328 Broadway.

EUGENE SCHOEN, architect, has moved his offices from 25 West 42d st to 106 East 19th st. Mr. Schoen is the president of the Bankers' Engineering Co., Inc., formerly known to the building trades as the Bankers' Building Bureau.

GLAUBER BRASS MFG. CO. has moved its New York office from 44 East 23d st to 130 West 22d st. At its new location the company has an attractive window display for its high-grade specialties. E. A. Beach is manager of the local office.

SAFETY FIRST SOCIETY, after studying ways of getting across Broadway alive, has decided the best method is to walk a white line, which will be provided. Signs are to be placed at the curb reading "Safety Zone; Cross Street Here."

CONTRACTORS estimating upon labor and materials for the construction of the Detroit Municipal Court building may see the plans and specifications at the office of the F. W. Dodge Co., 119 West 40th st. Bids close at Detroit June 9, 10 A. M.

JOHN SCHROEDER AND WILLIAM VERHOFSKY have formed a partnership under the name of Schroeder & Verhofsky, and have opened an office and shop at 721 East 221st st, the Bronx, where they will conduct a plumbing and heating contracting business.

W. S. FITZ-RANDOLPH, INC., building construction, has opened offices at 1328 Broadway for the purpose of doing a general contracting business. W. S. Fitz Randolph, president, was formerly of the firm of Bang & Fitz Randolph. J. E. Elliott, vice-president, and R. E. Chamberlain is secretary and treasurer of the new concern.

I. B. WILLIAMS & SONS, manufacturers of leather belting, have moved their office and warehouse from 72 Murray st to larger quarters at 71 and 73 Murray st, where improved facilities will be enjoyed for handling their business. Their manufacturing plant is located at Dover, N. H. H. L. Baugher is manager of the New York branch.

BRIDGE BUILDERS AND STRUCTURAL SOCIETY, 50 Church st, announces that at the monthly meeting of the society, held in Chicago, May 13, it was shown from the records collected by Secretary George E. Gifford that in the month of April 62½ per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

HORWITZ, STEINER & JAEGER, architects, have opened offices for the practice of their profession at 718 Broadway, corner of Willow pl, Bayonne, N. J. The firm is a new one, although each member of it has practiced his profession in Bayonne and vicinity for a number of years. Catalogues and samples from manufacturers interested in the building trades are desired.

J. E. CASSIDY, formerly consulting engineer for the Edison Portland Cement Co., at Philadelphia, and C. M. Foster, formerly district manager of the same company, have organized the Foster Construction Co., with main offices in the Kinney Building, Newark, N. J., for the purpose of conducting a general engineering and contracting business, giving special attention to the design and construction of concrete structures of all classes.

CARPENTER-O'BRIEN COMPANY has leased offices in the new office building at 8 West 40th st, where they will have headquarters for the selling company and transportation company that will distribute the output and operate the steamer William O'Brien. The dredging at the Staten Island property is nearly completed and the erection of sheds and dock will soon be started. Construction work at the new terminal is being carried on without interruption. The distributing company will be known as the Long Leaf Pine Company, Incorporated, the transportation company being known as the East Coast Transportation Company.

GEORGE F. SPELMAN, specialist in departmental bureau permits, has recently opened an office at 101 Park av. Mr. Spelman was connected with the firm of McKim, Mead & White, architects, 101 Park av, for the last twenty years and in that time had entire charge of their business with the Bureau of Buildings, Tenement House and other departments, such as filing of plans, making amendments, removing violations, etc. The experience so gained and the familiarity with the laws governing buildings acquired by him during this long service has promoted him to specialize along this line, and submit his services in an advisory capacity to architects and owners in need of such.

H. S. BLACK, chairman of the United States Realty and Improvement Co., is quite optimistic regarding the future business outlook, particularly as applied to a revival in the building trades. Mr. Black recently said: "Building in the East shows little activity, but there is more doing in the Middle West. Good harvests may stimulate building, but at present more or less uncertainty seems to prevail. The war and threatened international complications are responsible for prevailing dullness. Investors are cautious and not inclined to make large commitments into the future. Except for those concerns benefiting through war orders general business is not brisk, but we look for a satisfactory outcome."

ARTISTS and designers are invited to participate in the competition, which closes July 1, 1915, for the designs of two seals or emblems, to serve as the official symbols of the North American Gymnastic Union, of Indianapolis, Ind., and its subsidiary, the Normal College of the N. A. G. U., respectively. The designs desired must lend themselves to various decorative uses, but are to be offered in form primarily suitable for reproduction and use in the printing processes, as stated in the rules, on letterheads, bulletins, college catalogs, etc. A prize of $100 is offered, and the competition is to be judged by a competent jury of experts, consisting of Harold H. Brown, director of the John Herron Art Institute; Carl H. Lieber, art dealer, and Arthur Bohn, architect, all of Indianapolis. For further information and program of the competition, address North American Gymnastic Union, 415 East Michigan st, Indianapolis, Ind.

METZGER & BULLOCK, architects and engineers, are practicing their professions at 18 East 41st st. The new firm, while they will conduct a general practice, intend to specialize on the design and equipment of banking institutions. George C. Metzger, senior member of the firm, has been practicing for some time as an equipment and efficiency engineer. Prior to this he was the New York manager for the Art Metal Construction Co., of Jamestown, N. Y. R. G. Bullock is an architect, who also formerly was connected with the Art Metal Construction Co. He acted as New York manager for eight months, before which he was chief of the experimental and research department for a number of years, located at the factory in Jamestown. The new firm were recently awarded the prize in a competition for the design of the new building for the Rome Trust Co., at Rome, N. Y. The entrants in the competition included some of the foremost bank architects of the country.

F. E. FOLSOM COMPANY, of 507 5th av, Manhattan, has started a unique business, whereby the company takes out your building permit at the Bureau of Highways, assumes all responsibility for same as to deposits required, charges and refunds and guarantees the contractor or builder the actual cost of the permit before the work is undertaken. Through this service the public is relieved of any unnecessary delay as well as the unestimated expense of attending to the details in obtaining permits. The possibility to sub-contractors of future damages occurring to the premises after the completion of contracts and the shifting of these responsibilities and burdens should render these services of inestimable value. It has never been more important than now in view of the large increase in new building and alteration work contemplated, that something should be done to facilitate the work of the builders and contractors in relation to these permits. The Legal Department of the Folsom Company stands ready to advise on any permit problem that may arise in connection with any street opening permit.

OBITUARY

ALFRED R. MARSHALL, a building contractor, of Little Neck, L. I., died in the Flushing Hospital, Wednesday, May 19. His death was due to injuries received May 10, in a fall from a building he was erecting. He was thirty-six years old.

LOUIS CHRISTENSEN, a contracting plumber, in business at 49th st and New Utrecht av, died at his residence 1264 57th st, Brooklyn, Tuesday, May 18. He was born in Brooklyn thirty-eight years ago and is survived by his widow and two sons.

HENRY P. HENDRICKSON, a retired general contractor, who for years had been prominent in Brooklyn, died at his home 742 Carroll st. He was born in Brooklyn and had lived there all of his life. He was a member of the B. P. O. Elks and of the Society of Old Brooklynites. He is survived by a son and a daughter.

ROBERT A. McCORD, vice-president of the Hecla-Winslow Co., ornamental iron, 101 Park av, died at his home, in Greenwich, Conn., of a complication of diseases, Friday, May 14. He was forty-two years old. Mr. McCord was the son of the late Mr. William H. McCord, a steel merchant. For a time he was associated with his father in the business. He was a member of the Indian Harbor Yacht Club. He is survived by his widow and one son.

A. F. NORRIS, architect, 150 Nassau st, Manhattan, died of an affection of the stomach at his home, 73 Union av, Montclair, N. J., Tuesday, May 18. He was born fifty-three years ago, and had been well known as the designer of fine residences for many years. He had planned more than four hundred private dwellings in Montclair and vicinity. Mr. Norris was a member of the American Institute of Architects. He is survived by his widow and a son.

DANIEL T. OAKLEY, for thirty years a member of the firm of Oakley & Roberts, general contractors, died of heart disease at his home, 77 Day st, Orange, N. J., Wednesday, May 19. Mr. Oakley was seventy-seven years of age and was a descendent of one of the oldest families of Union county. He had been a resident of Orange for more than fifty years. Mr. Oakley has been a member of the Orange Building and Loan Association for twenty years and was connected with numerous social and fraternal societies and clubs. He is survived by his widow, a son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

NICHOLAS S. HILL, JR., consulting hydraulic and sanitary engineer, was elected president of the American Waterworks Association at the annual convention at Cincinnati last week.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

EASTERN TRADE GOLF ASSOCIATION will hold its annual spring tournament on the Oakland Links at Bayside, L. I., Wednesday, May 26. President A. S. Armagnac has appointed a Tournament Committee as follows: Charles S. Wood, chairman; C. C. Hale, Geo. W. Pierpont and W. G. Titus.

WILLIAM FELLOWES MORGAN, president of the Brooklyn Bridge Freezing and Cold Storage Co., was elected president of the Merchants' Association by the board of directors at its recent annual meeting. Other officers named were: Albert Plaut, first vice-president; Waldo H. Marshall, second vice-president; Louis E. Pierson, third vice-president; Silas D. Webb treasurer; S. C. Mead, secretary. Mr. Morgan reappointed Wiliam C. Breed chairman of the members' council of the association.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS held its annual meeting in the auditorium of the Engineering Societies Building, 29 West 39th st, Tuesday evening, May 18. The report of the Board of Directors for the fiscal year ending April 30 was presented. Following the business meeting Alexander Graham Bell was presented with the Edison medal in an address by John J. Carty. The presentation was followed by an address by Thomas A. Watson on "How Bell Invented the Telephone."

ILLUMINATING ENGINEERING SOCIETY, at its coming annual meeting and election of officers will consider the following ticket: President, C. P. Steinmetz; vice-presidents, Clarence L. Law, J. L. Minick; general secretary, Alton S. Miller; treasurer, L. B. Marks; directors, W. A. Durgin, M. Luckiesh, J. Arnold Norcross. New York Section; Chairman, D. McFarlan Moore; secretary, Norman D. Macdonald; managers, Thomas M. Ambler, L. H. Graves, W. F. Little, E. R. Treverton, Herbert Whiting.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentieth annual convention in the Waldorf-Astoria Hotel, May 25-26. Former President Taft and United States Senator Warren G. Harding of Ohio, will be among the speakers. Mr. Taft will discuss the Clayton Act. The new Federal Trade Commission will be discussed by Mr. James A. Emery, and the Federal Commission on Industrial Relations by Mr. Walter Drew. Reports of committees will be made upon fire and accident prevention, the use of union labor, immigration, uniform State laws, industrial betterment and trademarks and copyrights.

NEW YORK SOCIETY OF ARCHITECTS.—The annual meeting of the society, which was also the tenth anniversary of its existence as an organized body, was held Tuesday evening, May 18, at the United Engineering Societies Building. There was a large and enthusiastic gathering of representative members from each of the five boroughs of the greater city. Felicitations were exchanged on the final success of the society's efforts to bring about the passage of the architects' registration bill, which is now the law of the State, having received the Governor's signature on May 3. The election of officers and members of the board of directors resulted in a return of practically the same names for the ensuing year. C. Schubert, president; James Riely Gordon, vice-president; Louis Berger, treasurer; Wm. T. Towner, secretary, and Edward Wehrlin, financial secretary. The president gave a short resume of the society's history, showing how it had grown from a small beginning at a meeting of practitioners in a suburb of Brooklyn to its present proud position as the largest organized body of architects in the State of New York. Special commendation was paid Mr. Schubert for his work in connection with the society's Year Book, which is a recognized manual of technical and general interest to the profession at large. Emphasis was laid by several leading members upon the necessity of maintaining the aggressive character and policy of the society, in correcting departmental and other abuses, these having been the primary cause of the society's inception.

BUILDING MATERIALS AND SUPPLIES

ITALY'S ENTRANCE INTO EUROPEAN EMBROGLIO WILL MEAN SHARP ADVANCE IN ART BUILDING METAL—RADIATORS LOW

Lumber Cutters Curtailing Shipments for Big-Profit Foreign Trade

ITALY'S entrance into the European war should immediately send the price of copper, brass and spelter at least five cents higher than prices prevailing a week ago, which even then were unprecedented. Thirty-cent copper and brass is almost a certainty, said a well-known wholesaler. This will represent a jump in copper of six cents for soft and five for hard. It will mean almost a ten-cent jump for sheet brass. Some of the manufacturers showed signs of being wary about protecting purchasers on specifications running more than a week, and one house refused to take anything but spot business.

Italy, ever since the war, has been the great clearing house for shipments of cartridge-making metals for Germany and Austria as well as for France. The shutting off of this market from Germany will mean the shipment of materials of this sort by roundabout routes entailing higher cost, and so great is the demand for these two commodities at present that domestic prices are based entirely upon the demand from abroad.

Spelter was again high and excited this week, affecting galvanized materials of all sorts. No quotation was made upon New York delivery as the week closed, although July and August sales were reported to be as high as fourteen cents. Some who bought spelter toward the end of the week paid as high as 16¼ cents a pound for it. That is one reason why plumbing interests figuring on pending building operations have not been able to drop their prices very much and have in consequence temporarily checked some speculative operations.

Pipe works are buying all the iron they can carry in anticipation of a continued advance in prices. No. 1 X Foundry northern pig iron is quoted today at 14.25c. a pound, and the demand from equipment companies is increasing, probably in anticipation of a sharp rise resulting from possible eventualities abroad.

Radiators, in marked contrast to almost every other department of the equipment market, are being sold lower than ever before with a single exception. This is due to a struggle for supremacy between various clusters of manufacturers against others and what is being spent for high-priced copper can almost be saved, according to one authority, in the current price of radiators.

Portland cement is without feature, save for increased orders for road work. Building orders in places outside of Manhattan continue to be fairly active. There was some attempt to stimulate building orders by offering of attractive concessions to dealers, but this movement was not concurred in by important companies, who are in on some of the road business and railroad work now coming out. The generally accepted level of Portland cement in the New York market today is $1.23 and $1.32 a barrel, wholesale.

Common brick has a good, steady call, practically all of that moving out of the wholesale dock going into construction work above the Harlem. Prices range from $6 to $6.50 a thousand.

Lumber is in a doubtful tone, depending upon location of yards. There is a great deal of concern in some quarters regarding the state of supply in the autumn, if the European situation becomes more tense. There is fear of a general scarcity of building grades here because of the already scant cut at the manufacturing centers and the difficulty of getting boats to bring the lumber to New York.

Manufacturers, according to information at hand, have not been getting hardly a profit-taking price for their material for a long time. If the war is protracted much longer and more countries become involved, the cutting interests believe that America will be deluged with lumber orders from abroad at the termination of the war. They profess to see in the future handsome prices for dressed building lumber, with spot cash payments and no shipping risk. Some idea of what this curtailment of cutting and shipment means may be gathered from an official table compiled by the Lumber World Review which shows that during March, 1914, 737,300,000 feet of soft and hardwoods were cut, while in March, 1915, only 676,700,000 feet were cut. Shipments in March, 1914, totalled 668,800,000 feet, whereas March, 1915, showed a total shipment for both hard and soft woods of only 629,300,000 feet. That is one reason why dealers have not been over willing to shade price lists for speculative building operations and builders have found terms very limited. If the European situation becomes more critical prices will be sure to move up rather than go lower.

Plan filings in the five boroughs for the week ending May 21, follow. In the same week last year 279 new building plans were filed, with an estimated value of $2,907,925. The notable difference in estimated value of plans filed last week was due to the filing of plans for the new court house, which alone was estimated to cost $10,000,000.

	Week ending May 14		May 21	
Manhattan...	12	$10,976,375	8	$1,403,700
Bronx.....	19	780,200	22	895,300
Brooklyn.....	100	780,800	94	618,100
Queens.....	105	289,080	126	365,195
Richmond....	14	44,326	6	34,415
Total.....	250	$12,870,781	256	$3,316,710

LUMBER.

Some Figures Showing Why War May Boost Prices.

IF every builder could be impressed with the necessity of doing his prospective building now he would be a richer man than he will be if he delays his purchases or his building operations. For instance, those behind the scenes in the lumber world know that there is being shaped a plan to conserve a tremendous suply for the European reconstruction period that is to follow the war. Italy s entrance into the melee will hasten the day when the long-expected demand will develop and the American consumer who hesitated when he had the chance to buy cheap, will take the consequences of his overconservatism.

Practically the same conditions prevail in other lines, including Portland cement, copper, brass, iron, and many equipments. But these are reliable figures, compiled by the Lumber World Review from the reports as sent in to the National Lumber Manufacturers' Association, and cover the states of Alabama, Arizona, Arkansas, California, Georgia, Florida, Idaho, Indiana, Iowa, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Missouri, Oklahoma, Montana, North Carolina, Ohio, Oregon, South Carolina, Tennessee, Texas, Virginia, Washington, West Virginia and Wisconsin.

Manufacturers are holding back their cutting and their shipments. For some time they have not been able to make the business profitable. The demand has been too spotty and competition has been too keen. They warned the dealers some time ago that they were going to reduce their cut. The dealers smiled, said it was only the usual bluff of the manufacturers to make them buy, and they let their stocks run down. Today, they are finding not anywhere near as big a stock on hand at the mills and they are not so keen about cutting their prices to speculative builders as previously. This is why speculators are not getting as attractive prices as formerly. Also, it is why the dealers are somewhat worried about getting building grades in sufficient quantity.

The cut in soft woods in March, 1914, for the states named was 656,800,000 feet. In March, 1915, it was 615,900,000. Shipments in March, 1914, were 627,700,000 feet. In March, 1915, 587,600,000. Cutting in hardwoods March 1914, totalled 80,500,000 feet. In March, 1915, 60,800,000. Shipments in this department were about even between the two months in the respective years, because there was a large stock on hand that the manufacturers wanted to work off. The shipments in March, 1914, were 41,100,000 feet. In March, 1915, 41,700,000 feet. The total cutting of all kinds of lumber in March, 1914, was 737,300,000 as against 676,700,000 feet last March. The shipments in March, 1914, were 668,800,000 feet. Those in March, 1915, were 629,300,000 feet.

There is shown a decrease in soft wood cut of 6.2 per cent., a decrease in hardwood cut of 24.6 per cent. and a decrease in total cut of 8.2 per cent. The decrease in soft wood shipments amounts to 6.4 per cent. The increase in hardwood shipments was 1.5 per cent., but the total decrease in shipments was 5.9 per cent.

CEMENT.

Natural Cement in Strong Demand—Portland Active.

ONE of the surprising things about the late depression was the steady upward demand for natural cement. According to William C. Morton, of the Consolidated Rosendale Cement Company, of 50 Church street, there is more natural cement being used in this city today than for years. This may reflect the unstable condition existing in the Portland market to a certain degree, at least. The price of ninety cents has steadily prevailed throughout the winter.

Portland cement in this market is being held steadily at prices ranging from $1.23 to $1.32 a barrel alongside of dock. The relinquishment of road orders and the releasing of some railroad contracts have made eastern dealers a little less dependent upon the builders and, in consequence, there has been a steady strengthening in the levels now ruling. There are some dealers who have been able to exercise old options or back contracts and have taken some cement at low prices from certain companies, but these quotations do not make the market, which may be said to be steady and firm.

IRON AND STEEL.

Fabricating Business Here Slightly Improved.

STEEL and iron orders in this market have been of more sizable character this week. The Levering & Garrigues Company was awarded the contract for 1,000 tons for the Riverside power station at Albany and Milliken Brothers will supply 350 tons for the extension to the Lambs' Club. Inquiries developed this week for 1,500 tons for the John J. Radley loft building and for 1,500 tons of steel to be used in the construction of the Third Presbyterian Church in Newark.

Pipe works are heavy buyers in the iron market. There were more sales of low phosphorus iron and galvanized iron pipe stiffened. The U. S. Steel Corporation increased its output.

COMMON BRICK.

Dealers Report Moderate Demand for Hudsons and Raritans.

MANUFACTURERS of common brick in both the Hudson and Raritan districts feel what they call a satisfactory pulse in the present market. There was a slight easing off on prices this week, following the rain on Monday. The range has not changed for good brick. Raritan brick interests are holding their brick firm and are equipped for any emergency, providing they can take a profit on the brick they make. The Hudson river manufacturers have been inclined to ship rather freely, but the quick easing off of prices sufficed to warn them of the consequences of flooding the market at this time. The bear movement on prices failed to develop any strength and the market today is as strong as it was a week ago for well burned material.

Official transactions for Hudson River brick covering the week ending Thursday, May 20, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., May 14—9.	Arrived.	Sold.
Friday, May 14.....	7	8
Saturday, May 15.....	8	4
Monday, May 17.....	17	11
Tuesday, May 18.....	11	7
Wednesday, May 19.....	8	6
Thursday, May 20.....	3	3
Total.....	54	39

Reported en route, Friday, May 21—7.

Conditions of market, steady. Prices: Hudsons, $6.00 and $6.50. Raritans, $6.25 and $6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., May 21—24.

1914.

Left over Friday, A. M., May 15—27.	Arrived.	Sold.
Friday, May 15.....	16	15
Saturday, May 16.....	9	5
Monday, May 18.....	16	14
Tuesday, May 19.....	1	6
Wednesday, May 20.....	9	10
Thursday, May 21.....	7	6
Total.....	58	56

Condition of market, firm. Price: Hudson, — to $5.75; Newark, yard, $7.25 to $7.50, dull. Left over Friday a. m., May 22—29.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 20, 1915..	604
Total No. of bargeloads sold Jan. 1 to May 20, 1915.....	580
Total No. bargeloads left over May 21, 1915	24
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 21, 1914.....	463
Total No. bargeloads sold Jan. 1 to May 21, 1914.....	434
Total No. bargeloads left over May 22, 1914	29

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 29, 1915

GOVERNMENTAL ATTITUDE TOWARD REALTY

As Observed at Albany and City Hall—No Strong Desire for Economy —Public Opinion Must Be Changed—Views of Two Leaders

HON. Cyrus C. Miller, chairman of the executive committee of the Advisory Council of Real Estate Interests (formerly Borough President of the Bronx and member of the Board of Estimate), when asked for an expression of opinion on the meaning and effect of recent city and State legislation and the apparent attitude of officialdom toward business interests, dictated the following:

Ex-President Miller's Views.

"There seems to be an idea in the minds of some real estate owners that city and State officials have a settled enmity towards real estate. I think this is an error. To be sure, isolated cases of indifference to real estate interests may point to such a condition of mind, but I think it is far from general.

"The record of the last Legislature towards real estate has been a mixed one. In the first place, it passed a good many bills, such as the Lockwood-Ellenbogen bill, and others to ameliorate the condition of real estate. On the other hand, the percentage of waste in the bills making a direct State tax necessary was prejudicial to real estate.

The People Were the Spenders.

"The spending record of the municipal government for the past twenty years has been the result of pressure by citizens themselves.

"We must not forget that one of the functions of officials is to appropriate and disburse the moneys necessary to carry on the government, and that eventually all taxes get back to bear directly on real estate. Appropriations therefore, be they little or big, must fall eventually on real estate. The question is not how to avoid such taxes, but how to see that they are expended economically. Here must arise a difference of opinion.

"Social workers and persons who do not own real estate naturally do not take the same direct interest in limiting expenditures as the owners of real estate do who pay the taxes in the first instance.

"Of course, everybody in a community pays taxes directly or indirectly, but the indirect payers are not so apt to realize it. Large organized bodies in the community, which are composed of indirect payers, constantly press officials to make expenditures which are designed to further plans for educational, charitable, religious or social work, or to grant exemptions of taxes or assessments which fall on the rest of the community; accompanying such pressure with laudatory articles in the public prints which tend to make the official popular and to favor his political fortunes. Many of these schemes are good, and in line with our advance in civilization, but many are bad.

"The real estate interests, on the other hand, which are directly interested in such expenditures, are individualistic and unorganized. It must not be forgotten that in the past many of the official extravagances have been urged by real estate people themselves, and also that every good reform for the betterment of housing and working conditions in the city has been made despite the opposition of some of the less intelligent real estate interests. This is apt to create in the minds of officials the impression that all reforms will be opposed by real estate, which is an unfortunate condition for both parties.

WHAT is the attitude and purpose of official and social forces in New York City and State toward real property interests, as evidenced, for example, by the results of the late session of the Legislature and, for another example, by the record of the municipal government?

The question was asked of two gentlemen prominently identified with real estate interests, in order to obtain a definite expression of opinion. Disappointment over the unwillingness of the Mayor to sanction the Lockwood-Ellenbogen bill to reduce the over-regulation of buildings, and resentment at the imposition of an extraordinary direct State tax on top of an increased city tax, have been very marked in business circles, and coupled with expressions of conviction that the law-making powers were either hostile or indifferent to the general welfare.

Social Workers Skilfully Advised.

"While we see the forces for spending money organized and exerting constant pressure, the real estate interests are unorganized and do not bring their intelligence to bear on the subject in a concerted way. The mercantile interests, the banking interests and all other large interests in the city are organized to present their best arguments to city, State and National officials. They retain the most talented men in their ranks to advise them.

"Real estate should do likewise. It should not maintain the attitude of opposition to progress, but should adopt an enlightened policy to advance with the progress of the city, and at the same time to prevent waste.

"There are many questions of policy in fields of expenditure which have not been worked out in the best way. The city has not had a settled financial policy. Until recently not even a beginning had been made in this most necessary part of the municipal government. Until this is done we must drift along in the haphazard way of the past. Perhaps the Constitutional Convention supplemented by the best thought of the city expressed in the new charter will give us the relief we need."

False Impressions, Says Pres. McGuire.

President Laurence M. D. McGuire of the Real Estate Board, remarked:

"My experience with the city, Legislature and Governor has convinced me that the most important work before the real estate interests to-day is to effect a radical change in public opinion and in official opinion.

"Through the zealous efforts of certain types of social uplifters, unfortunately given wide publicity in the newspapers and through extensive circularization for mercenary purposes, there has been created in the minds of the ordinary citizens a false idea of the property owner and landlord.

"He is represented as a scheming, heartless and avaricious man, careless of the lives and comfort of his tenants and seeking only to wring the last cent of profit out of his investment.

"To the official the property owner is a mere minority, whose vote is not worth considering, when it is remembered that there are eighty-six tenants to fourteen landlords.

"There is also an impression in official circles that the landlord is what the tenant considers him, and that, in addition, landlords as a class are absolutely without gratitude.

"The Lockwood-Ellenbogen bill, an eminently meritorious measure, was vehemently opposed by the press and by a large class of well meaning citizens who believed the misrepresentations of interested office-holders and social uplifters. This bill, which made for economy and simplicity in building inspection, should have received the unanimous support of the community.

"It is for the reasons given above that economy in city administration does not receive the support it should.

Economy Measures Vetoed.

"None of the various measures introduced in the Legislature looking toward economy received enthusiastic support, and even when we succeeded in getting them passed by the Legislature they were vetoed either by the Governor or the Mayor.

"The Sanders bill, introduced at my suggestion, to do away with an entirely unnecessary labor building bureau in cities which have competent building bureaus, would have saved the State several hundred thousands of dollars. But it was vetoed by the Governor, and I am not aware that there was any adverse editorial comment in the daily press anywhere in the State on this veto.

"The Department of Purchase bill, which, it is estimated, would have saved the city $2,500,000 a year, was vetoed by the Mayor because it took some patronage from him and gave it to the Board of Estimate, and again there was no adverse editorial comment in the daily press. City officials have indulged in a great deal of talk regarding mandatory legislation, yet the city gave no support whatever to a bill giving the city absolute control over all city and county salaries; and again there was no criticism of their action.

The First Duty.

"In my opinion there is no strong desire, either among city or State officials, or among people generally, for economy in government administration. It should be the first duty of the real estate interests to educate public opinion and show that the tenant and landlord are partners and that municipal misgovernment and all governmental waste affects everyone in the community.

STATE LABOR DEPARTMENT REORGANIZED

Industrial Board and Office of Labor Commissioner Abolished—New Commission Heads Department—Members Appointed

THE Governor has signed one new piece of legislation which holds great consequences for good or evil for real estate. The Spring bill, which he signed on Monday, the last day under the law, completely reorganizes the State Department of Labor. It abolishes the office of the Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission, and establishes a new body called the Industrial Commission, with five members, who were appointed this week.

The new commission is the head of the Department of Labor and will take over the duties of the offices which have been abolished and will meet in June to organize its work. Meanwhile all the rules, regulations and orders of the former Industrial Board, Compensation Commission and Labor Commissioner will continue in force until changed. The law uses the word "commission" to designate the new body, and nowhere refers to it as a board of commissioners, but always as "the commission," or as "the members of the commission."

The appointed members are John Mitchell of Mount Vernon, chairman; James H. Lynch of Syracuse, H. H. Rogers of Rochester, Edward B. Lyon of Brooklyn, Louis Wiard of Batavia. Messrs. Mitchell and Lynch have been prominent in labor counsels for many years. Mr. Lyon is president of the Brooklyn Y. M. C. A., and Messrs. Rogers and Wiard are said to be manufacturers. No one of them has the point of view of the New York owner or manager of a building used in whole or part for factory or mercantile purposes, who is equally responsible with the tenant, under the terms of the law. It will be perceived that the board will be dominated by welfare workers.

Particulars of the Spring Bill.

The term of office of each commissioner will be six years, except that the terms of the commissioners first appointed will expire, one on Jan. 1, 1917, and the others in rotation each succeeding year. Each commissioner will receive an annual salary of $8,000.

To advise the commission there will be an Industrial Council of ten members appointed by the Governor, five to represent the interest of employees and five to represent the interest of employers (but none to represent the interests of the owners of the property). The councilmen will receive no compensation or expenses.

Three Deputy Commissioners.

The Industrial Commission will appoint a First Deputy Commissioner of Labor, to have charge of the Bureau of Inspection; a Second Deputy Commissioner to have charge of the Workmen's Compensation Bureau; a Third Deputy Commissioner to be in charge of the Bureau of Mediation and Arbitration. The first and second deputies will receive a salary of $6,000 each, and the third deputy $5,000.

The bill amends the law so that the new commission takes over all the duties formerly discharged by the Commissioner of Labor, as well as by the Industrial Board. The administrative work is to be apportioned among the members of the commission. Authorization is given for the appointment of a secretary at an annual salary of $6,000, additional deputy commissioners, statisticians, secretaries, accountants, physicians, experts and other assistants as may be necessary for the exercise of the commission's powers under both the Labor law and the Workmen's Compensation law.

The commission will meet at least once a month at Albany or New York City, and other meetings when called. All meetings shall be open to the public. It is to have the power of subpoena, power to make, amend and repeal rules and regulations for carrying into effect the provisions of the chapter, and to prescribe means, methods and practices to effectuate such provisions.

The Industrial Code.

The rules and regulations to be made by the commission will constitute the Industrial code. In the meantime the rules, regulations and orders of the Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission are continued in force, and shall be operative until modified.

Powers of the New Commission.

Power is given to the commission to make, amend and repeal rules and regulations for proper sanitation, in all places to which the Labor Law applies, with respect to (a) the construction, alteration, equipment and maintenance of all such places; (b) the arrangement and guarding of machinery, and the storing and keeping of property and articles; (c) the places where, and the methods and operation by which trades and occupations may be conducted, and the conduct of employees, employers and other persons.

Discretionary power to vary a provision of the law is conferred upon the commission.

While the new amendments abolish the offices of Commissioner and Deputy Commissioners of Labor, the Industrial Board and the Workmen's Compensation Commission, all other officers, assistants, inspectors and employees of the Department of Labor are continued in office.

Other Bills Signed.

When Governor Whitman signed the bill levying a direct tax of $19,560,000 upon the State he issued an elaborate explanation of his action. Premising it with a charge that on assuming office he found State finances exhausted through failure of the Glynn Administration to provide means for payment of obligations, the Governor's statement points out that he has eliminated $2,565,000 from the appropriation bills, leaving $63,370,000 as the final budget. The Governor then seeks to answer New York City's protest by saying that while it is true that New York City pays about 70 per cent of the taxes of the State, the city benefits proportionately from the expenditures.

"I wish to assure the people of the State," says Governor Whitman, "that the appropriations, which I have approved, represent necessities that are actual and that the total of these appropriations, no matter what the amount, gives opportunity only for carrying out the functions of the State with decency and the maintenance and protection of structures, canals and highways against wasteful deterioration."

Acting Mayor McAneny suggests that the city may yet escape the proposed increase of seventeen points in the tax rate by the intervention of a special session of the Legislature in the early fall. He says that the effect of the proposed direct tax will be to pile up a surplus in the general fund of the State Treasury, which might be further increased if the Constitutional Convention should release a part of the $27,000,000 in the sinking fund of the State. Mr. McAneny declares that analysis of the appropriations for this year and last showed that the greatest increases are not in allowances for the current cost of government, but in the so-called special or other unusual items.

The Brooklyn Marginal Road.

Governor Whitman also signed the Cullen bill, authorizing the construction of the Brooklyn Marginal Railroad.

The purpose of the amendment embodied in this bill is to allow railroad companies to hold stocks, bonds, or other evidences of indebtedness in a freight terminal company, which it is proposed to incorporate, to operate the terminal facilities in the Boroughs of Brooklyn and Queens. The Governor says:

"The bill is opposed on these grounds: That the city's proposal to construct, equip and lease to trunk line railways will result in a large annual loss to the city. That the estimated cost is inadequate. That there will ultimately be an investment of $22,000,000, of which the city will receive interest on only $7,500,000. That the measure is designed for the benefit of certain land owners. That there have been purchases of unnecessary property at excessive figures.

"Objections of cost, business policy, whether the city has paid exorbitant prices for unnecessary land, are not germane to the question of whether I should approve or not.

"Refusal to approve would not prevent conditions complained of. A contract must be entered into between the Board of Estimate and Apportionment and a freight terminal company.

"The city has invested a large amount. It should not be prevented from securing the benefit it claims would be obtained through approval of this bill."

The Governor has signed the Court House bill, providing for building the New York County Court House by stories.

National Conference on City Planning.

The City of Detroit will entertain the Seventh National Conference on City Planning on Monday, Tuesday and Wednesday, June 7 to 9. There will be an exhibition of city planning, illustrating the program of the meeting and the work of the Plan Commission of Detroit, at Hotel Statler. Frederic Law Olmsted is president of the Conference; Nelson P. Lewis, vice president. Among the speakers and their topics will be Flavel Shurtleff, secretary of the conference, on "Six Years on City Planning in the United States"; Edward H. Bennett of Chicago, on "The City Plan of Detroit."

The report of the conference committee on "Best Methods of Land Subdivision" will be presented by E. P. Goodrich, consulting engineer to the Borough of Manhattan. The committee's report is based on data received from local committees which have been gathering the facts about the more important types of subdivisions that have been tested in the United States and Canada.

Paul A. Harsch, vice president of the E. H. Close Realty Company of Toledo, will speak on the "Best Methods of Land Subdivision from the Viewpoint of the Real Estate Developer." Burt L. Fenner, of McKim, Mead & White, on "City Planning and Civic Designs." Robert H. Whitten, secretary of the City Planning Committee of the New York Board of Estimate, will present the report of the committee of the conference which has been studying "The Constitution and Powers of a City Planning Authority." Frank B. Williams, New York, will speak on "European Planning Administration."

NEW $3,000,000 AUTOMOBILE SPEEDWAY

Improvement of Old Coney Island Jockey Club Holdings—Two Mile Track and Mammoth Grand Stand the Features

AFTER spending ten months in research and preparation on plans, Koehler, Spyr & Farrington, architects, 489 Fifth avenue, have designed an automobile speedway which should prove, when completed, to be one of the fastest and safest ever projected. Its grandstands will be among the largest built in this section of the country. In general, it will be a pleasure-ground for national and international sports of all kinds.

The property involved is the old Coney Island Jockey Club holding, on Ocean avenue, Sheepshead Bay, Brooklyn.

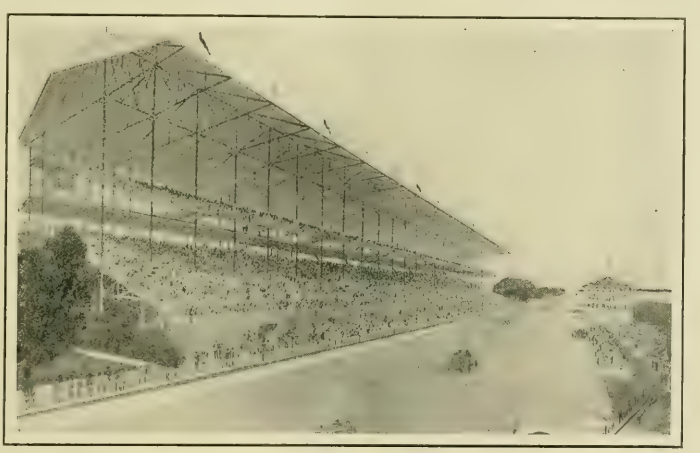
The track is a two-mile circuit, composed of two half-mile straightaways and two half-mile semi-circular turns varying in width from 70 feet on the straightaways to 76 feet on the turns. The latter, or bents, as they are technically called, will be built upon steel trestles, 25.6 feet higher on the outside than on the inside of the track, forming true parabolas in cross section, and allowing for speeds on these turns ranging from 60, at about midway of roadbed, to 120 miles an hour on the high area of the curves. These curves are mathematically designed for mechanical, automatic safety for excessive speeds. Spiral easements approach the main curves for a distance of 720 feet, starting from the straightaway on both sides and at both ends. The roadbed will consist of 2 by 4-inch planed long-leaf yellow pine strips, set on edge, and laid in the direction of the course. The architects decided upon a wood roadbed, set upon substantial foundations and rigid supports, after obtaining most complete data, feeling sure that it makes the fastest track with the least wear on the tires.

This roadbed construction is a radical departure from the Brooklands track, in England, which is of concrete and lumpy, or the Indianapolis track, where the bed is of vitrified brick, which creeps. Both of these defects cause a jarring or jumping of the cars when travelling at excessively high speed. The strain on racing drivers travelling 500 miles at a two-mile-a-minute clip is minimized by a scientifically designed track with a perfectly smooth roadbed.

The public has been safeguarded first by placing the grandstands along the straightaways, accidents generally occurring on the turns, and by encircling the track on the outside for its entire length by a reinforced concrete wall, 30 inches high, and on the inside by a wall hub-high. The reduced height on the inside line is, for obvious reasons, for the benefit of racing drivers and their mechanicians.

The grandstand, a picture of which is published herewith, will be among the largest structures of its kind in the world, and can be increased, if need be, by adding sections, to double its present capacity. The design, as can be seen from the cut, shows a two-tier stand, roofed, built along the west straightaway. It will be 1,850 feet in length and 136 feet in depth, from front rail to rear of concourse, and measuring 90 feet in height from ground to top of roof. There will be fifty rows of individual seats on the two tiers, making about twenty miles of seats. Ramps of easy grade give access to the first tier and broad stairways at every section extend from the lower tier to the upper concourse.

The entire front of the stand is given up to nine hundred boxes with separate access from the arena and about fifty boxes de luxe opposite the pits. These boxes will accommodate from six to ten persons each. A concourse, 25 feet wide, extending along the entire rear of the stand, will be accessible from the various entrances by inclines, thus keeping the seatholders on a raised platform above the vehicular traffic.



Koehler, Spyr & Farrington, Architects.
GRANDSTAND AT SHEEPSHEAD BAY MOTORDROME.

This mammoth stand will be constructed of steel, rigidly braced and well anchored into massive masonry foundations. The platforms and risers will be of wood. Refreshment and retiring rooms, also the lavatories and toilets, are distributed along the concourses.

Opposite the grandstand and along the straightaway on the east side of the track will be a heavy bolted timber stand with comfortable individual seats similar in every respect to those on the grandstand, with accessories in every way equal thereto. This stand will not be covered and has been designed in one tier to seat about 30,000 people. It will be deeper and longer than the main stand and can be increased at a later date, if desired, to the extent of about one-third of its present capacity.

Inside the track the field has been divided into sections to park about 30,000 automobiles. In back of the grandstand ample parking space is provided for accommodating automobiles of seatholders.

In addition to these features, there will be fifty garages for racing cars, about sixty pits, and four-decked judges', reporters' and refreshment buildings; also pavilions inside the field. Handsome entrance gateways, good roads, and walks have been laid out.

The architects estimate the cost of the work to be completed before the fall meet approximately at $1,100,000. This estimate includes the builders' profit, but does not allow for architects' fees, accountants' fees, or the salaries of officials and employees or administration cost, during construction.

In addition to the work above described the architects have designed an elaborate country clubhouse, to contain one hundred rooms, unique in so far as it caters to the special requirements of automobilists touring Long Island. It is to be located on Ocean avenue, at the main entrance to this Speedway Park. Ten tennis courts will be built on one side so that play may be watched from the balconies of the clubhouse. The estimated cost of this building is $300,000.

Hangars have been planned for the southerly end of the front on Ocean avenue, so arranged that the track field is accessible thereto as an aviation ground. It is intended to make this the principal demonstration plant for improvements in flying apparatus of all kinds in the East, to which it is exceptionally well adapted. The beautiful property of Henry Payne Whitney, on Garretson's Pond, adjoining the track property on the east, has been purchased, and the architects have planned golf links for a course of eighteen holes and a course of nine holes. The links will involve an expenditure of some $50,000.

The credit for the enterprise is largely due to J. C. Nichols, an automobile enthusiast, who bought an option of the property; Anderson T. Herd, a real estate operator, who, together with Horace M. Kilborn, vice-president of the National City Bank, and the architects, Koehler, Spyr & Farrington, succeeded in interesting Charles E. Danforth, of Van Emburgh & Atterbury, bankers, and Percy R. Pyne, 2nd. The latter two gave the project prestige by interesting their friends in the purchase of stock. The title passed from the Jockey Club to the Sheepshead Bay Speedway Corporation on April 15, and the contract for the entire work was awarded to the Coast & Lakes Contracting Corporation, who started a large force of men at work May 19. The work is to be completed on September 1.

The first race is scheduled for Labor Day, September 6, and the great 500-mile race on Columbus Day, October 12.

Income Tax Information.

For failure to file the Federal income tax return the Commissioner of Internal Revenue has decided to assess a fine of $10 in the case of corporations and $5 in the case of individuals. Should this failure be repeated a second time the fine will be one-half as great again. A notice to this effect was sent to the collectors by the Commissioner.

Building Code Hearing.

Public notice is hereby given that the committee on buildings of the Board of Aldermen will hold a public hearing in the Aldermanic Chamber, City Hall, Borough of Manhattan, on Thursday, June 3, at 2 P. M., on the following matter: No. 1758. An ordinance relating to masonry construction in buildings (Minutes of May 11, 1915).

NEW RULES FOR FIREPROOF CONSTRUCTION

Preliminary Draft of an Ordinance for the Building Code—Reinforced Concrete is Rated as Fireproof—Stone Lintels Prohibited, Except for Decorative Purposes

THE preliminary draft of another article of the Building code has been prepared in the revision now being undertaken by the Building Committee of the Board of Aldermen. This article, which is No. 17 of the Building Code, deals with Fireproof Construction.

In this proposed article the exterior walls of fireproof buildings must be of approved masonry or reinforced concrete.

When the interior construction of a fireproof building consists of steel frame or steel construction of any kind it must be, with certain exceptions, entirely encased in fireproofing materials.

Exterior wall columns must be encased in 8 inches of masonry on the outside and 4 inches on the inside, as is now required by law.

Interior columns must be encased with at least 2 inches of fireproofing material, securely applied. Lugs and brackets are permitted, however, to come within 1 inch of the face of the fireproofing. Where columns are liable to damage from trucking, sheet metal jackets are required around the bottom.

Beams and Girders Protected.

Beams and girders in walls must be encased in at least 2 inches of fireproofing, and beams and girders in the interior with at least 1½ inches.

Iron or steel lintels over wall openings will not be required to be fireproofed if the openings are not more than 4 feet or the lintels are supplemented by arches of approved masonry that carry the walls independent of the lintels.

Stone lintels are prohibited, except for decorative purposes, on the outside, in which case they must be supplemented by arches or steel lintels back of them.

The members of trusses must be encased with 2 inches of fireproofing except in the case of such trusses which carry roof loads only over large assembly rooms or other interior open spaces at least 20 feet high below the lower chords of the trusses.

The materials that may be used for encasing columns, beams or trusses are enumerated, and a general provision provides for any material that will pass the specified test. Some of the materials that may be used are brickwork, stone or cinder concrete, terra cotta and gypsum.

It is not permitted to embody pipes, wires or cables in the fireproofing protection.

Provision is also made for the use of masonry piers on the interior instead of steel construction where it may be desired to make such a substitution.

Stone masonry for purposes of support, however, is prohibited unless it is supplemented by approved masonry or properly protected steel construction.

Reinforced concrete is rated as fireproof construction.

Floor Arches.

For the floor arches of buildings the acceptance of the materials in general use is provided for. The usual specification for brickwork arches is included. Terra cotta arches are accepted either in flat or segmental form. The depth of arch blocks for flat arches is fixed at 1½ inches per foot of span, exclusive of the portion which projects below the underside of the beams as fireproofing. Segmental arches must be at least 6 inches in depth. When necessary on account of the span or floor loads, the depth of the blocks and the thickness of the shells and webs must be increased. The basis on which reinforced terra cotta arches are accepted is given.

Concrete floor arches may be either of stone concrete or cinders, the proportions fixed for either case being 1:2:4. Reinforcement is required only in flat slabs, and must be placed at least 1 inch above the underside of the slab. The limitations as to its use are practically that when wire is used nothing smaller than No. 7 can be used, and when rods are used the 5/16 round rod or its equivalent is the minimum.

When the concrete is used in segmental form, it must be at least 4 inches thick. The thickness of flat slabs is fixed at 1/18 of the span, and not less than 4 inches in any case.

Concrete Arches.

The strength of concrete arches is to be determined by a formula with coefficients varying in accordance as to whether loose rods are used or rods hooked over or secured to the beams or steel fabric continuous over the supports, and varying also with cinder or stone concrete. This formula has been so drawn that it provides for the arches that are now approved by the Bureau of Buildings. It is felt that this formula is a more logical arrangement than the table which was incorporated in the Building Code proposed by the Herbst Committee and which, it is understood, was generally acceptable to the fireproofing interests. An advantage in the use of this formula over the table is that for the more usual conditions of apartment house work and office buildings a greater freedom of design and a greater possibility of economy is secured over the limitations fixed by the table referred to.

Provision is also made for the figuring of the strength of concrete construction in forms other than flat slabs, the stresses to be used in these cases being given.

Other forms of floor filling than those enumerated can be used, provided they meet the prescribed fire test, which is the same as provided in the present law.

Loading Tests.

Provision is also made for a method of making load tests. There is nothing in the present law requiring load tests, and up to within a year these tests have been conducted in a very slipshod manner.

In the case of mansards, dormers, roofs of bulkheads and roofs having a pitch of more than 30 degrees book tile construction is provided for.

All arches of segmental form must have a rise of 1 inch to the foot of span. Tie rods may be omitted in buildings of skeleton construction, provided reinforcement in the floor construction is continuous over the supports or securely fastened to the beams. Floor arches are limited to spans of 8 feet, except in the case of arches designed as reinforced concrete arches or in the case of reinforced terra cotta arches.

The space between the top of the arch and the underside of the flooring is required to be filled with a lean concrete mixture or other incombustible materials approved by the Superintendent of Buildings.

To meet criticisms from the Fire Department, provision is made for waterproofing the floor arches.

The present requirement forbidding the cutting of floors to a greater extent than 2 square feet without framing is continued.

Partitions.

Interior partitions, not including those around elevator shafts, hallways or fire walls, are specified to be of incombustible materials. Any material or construction meeting the fire test of 1 hour may be used for partitions. The materials enumerated as acceptable without further test are those now in general use, as follows: brick; concrete, either stone or cinder; terra cotta; concrete blocks; gypsum blocks; metal lath and plaster.

Unless partitions are built as approved masonry walls, they must be carried independently at each floor, and must be constructed of sufficient lateral strength. The fire test in use at present is made the criterion of their acceptance in the future.

Ordinary wood is permitted for floor sleepers, door bucks and grounds when they are covered on all sides, but the use of wood for ceiling construction or ornamental plaster work is prohibited.

When the height of the building does not exceed 150 feet, doors, windows, flooring and interior trim when solidly backed with fireproofing material may be of wood. When the building exceeds 150 feet in height, the floor surface must be of incombustible material or of fireproofed wood, except that in the public halls and stairways only incombustible materials may be used. The inside window frames, doors, trim and other interior finish is required to be of metal or wood covered with metal or of fireproofed wood or any incombustible material or composition that will show a fire resistance equal to that required for fireproofed wood.

Fireproofed Wood.

For the acceptance of fireproofed wood the superintendents must prescribe rules providing not only for the test of the material but the inspection and marking of the material so that assurance may be had that the proper material eventually gets into the building.

In buildings over 150 feet in height the outside windows and the frame and sash shall be of metal or wood covered with metal.

Any approvals heretofore issued by the superintendents of buildings are continued in effect, except that the constructions must comply with any specific provisions of the article. New materials and constructions may be accepted under the test or rules prescribed by the superintendent of buildings. Authority is also given to the superintendent to accept duly authenticated tests when it is clear that the intent of the law is secured.

The provisions of the article are not applicable to work that is in progress of construction, but this does not include relief from a failure to comply with provisions heretofore existing.

New Subway Route.

A new route for a connection between the Bronx Park branch of the existing subway at Simpson street and the proposed Pelham Bay Park branch of the Lexington avenue subway in the Bronx has been adopted by the Public Service Commission, and sent to the Board of Estimate. The commission advised the Board that "the necessary money for the construction of the connection should not be deducted from the existing funds appropriated to carry out the construction provisions" of the Dual System contract, and that if the connection is built it will be necessary for the Board of Estimate to appropriate additional money. Residents of the eastern part of the Bronx have been urging the construction of this connection for some time. The new route provides for an elevated railroad running through Westchester avenue so as to join the two lines.

LEGAL VICTORY FOR TENEMENT OWNERS

Held Not to be Responsible for Negligence of Tenants —New Regulations for Commissioners of Deeds

THE Advisory Council of Real Estate Interests, through its Board of Counsel, Hon. Morgan J. O'Brien, chairman, calls to the attention of property owners the determination of two important legal matters, the first by the Court of Appeals, in the case of the Tenement House Commissioner vs. Lucy A. McDevitt.

In the past there has been considerable complaint on the part of property owners who have been held directly responsible for conditions upon the premises which they own when, as a matter of fact, these conditions are directly attributable to the negligence and the carelessness of the tenants. It has been claimed that the Tenement House Law in this respect has been very severe upon property owners, for it holds them directly liable, in many cases, for the actions of their tenants.

This condition of affairs has doubtless arisen due to the fact that it is much easier to hold the property owners liable than the tenants, who may move out upon immediate notice. This same tendency to impose all the responsibility upon the property owner was also evident in the case of the Fire Commissioner vs. the Greenwood Cemetery Corporation, where the Fire Commissioner endeavors to place the cost of extinguishing the fire, probably caused by the tenants' negligence, upon the property owner.

An Unconstitutional Law.

However, in the recent case cited above, the Court of Appeals decided that the amendment to the Tenement House Law making the owners of property responsible for the character of their tenants was unconstitutional.

The amendment provides $50 fine for convictions of the maintenance of disorderly tenements, and $1,000 fine for subsequent convictions. By the enforcement of this amendment the Corporation Counsel believed that disorderly persons would be kept out of tenement houses. The facts adduced show that the property owner had no knowledge of the character of the people occupying his tenement and the question involved was whether such a property owner could be made to pay a fine for a legal violation of which he had no knowledge and could neither prevent nor control. The Court of Appeals decided that he could not be held liable, under the facts stated.

Naturally, if any property owner were cognizant of the conditions prevailing upon his premises such as stated in this particular case, real estate interests would heartily approve of the enforcement of the most drastic laws to prevent the repetition of such conditions; but when the property owner can not reasonably know of such conditions, as in this case, it would seem rather exacting to hold him responsible for the same.

Although, in the opinion of the Corporation Counsel, it may seem that the amendment to the law is the only method that can be devised to keep irreputable persons from reputable persons in tenements, nevertheless the very harshness of the law has apparently worked its undoing. There is every reason to believe that the real estate interests would heartily co-operate with the Corporation Counsel in seeking a remedy for the problem confronting the city authorities, without making the solution entirely too drastic.

Powers of Commissioners of Deeds.

The other legal matter which is of particular interest to property owners relates to the powers of Commissioners of Deeds of the City of New York to take acknowledgment and proofs of instruments for record and to administer oaths. The law in this respect has been changed in important particulars by Chapter 607 or the Laws of 1915. It repeals the present requirement that before a Commissioner of Deeds can act he must file his certificate of appointment and autograph signature in the office of the Clerk or Register of the county in which he resides and in which the acknowledgment is taken. This act empowers a commissioner to take acknowledgments and to administer oaths as soon as he has been appointed and has qualified by taking the constitutional oath of office and filing his autograph signature in the office of the City Clerk. He may then take acknowledgments or administer oaths in any part of the City of New York.

A Commissioner of Deeds is authorized to file his certificate of appointment and autograph signature in the office of any or all of the Clerks and of the Registers of the several counties wholly included in the City of New York, upon payment of fees as at present. A certificate authenticating his certificate of acknowledgment may be obtained from any County Clerk with whom the Commissioner has filed his certificate of appointment without regard to the county in said city in which the acknowledgment was taken. A Commissioner of Deeds must add to his signature the date when his term expires and all of his official numbers given to him by the County Clerks and the Registers with whom his certificate of appointment has been filed.

The public records are safeguarded by the provision that no instrument acknowledged or proved before a Commissioner of Deeds can be recorded unless there is on file in the office of the recording officer the autograph signature of the Commissioner of Deeds and a certificate of his appointment, or unless his certificate of acknowledgment is authenticated by a County Clerk's certificate. It is, therefore, necessary for a Commissioner of Deeds to file his certificate of appointment and signature in at least one County Clerk's office in the city, and he should also file his certificate and his signature in each Register's office in the city.

A NEW GROUPING OF APPROPRIATIONS

Shows the Per Capita Cost and the Relative Proportion Which Each Group Bears to the Whole—City Financial Statistics

THERE are no direct State taxes included in the Budget of 1915. The notable decreases in the Budget of 1915, as compared with 1914, include a reduction of $813,018.62 in the total for Protection of Life and Property; $1,070,812.04 for Care and Maintenance of Streets, Highways and Bridges, and $730,082.39 in Docks and Municipal Ferries.

The Health Department estimate of 1914 gave the city's population as 5,583,871, and its estimate of the population at the mid-period of 1915 is 5,806,532. The total appropriations in 1914 for Interest on and Redemption of the City Debt; for Education, Health and Sanitation; Protection of Life and Property and for Charitable Purposes were $152,875,021.22, or 80.25 per cent. of the total Budget appropriations for said year. For 1915 the appropriations for these purposes aggregate $161,087,332.04, or 83.52 per cent. of the total Budget.

In other words, of every $1,000 provided in the Budget of 1915, $835.20 is for these five functions or purposes.

The most notable increases in the Budget of 1915 over that of 1914 are for Debt Service, $7,220,863.39; for Education, $1,576,115.38; for Charitable Purposes, $321,223.80, and Judicial, $372,725.73.

Group No.	Grouping of Appropriations According to General Purpose.	Budget of 1915 Group Total.	Percentum of each Group Total to Budget Total.	1915 Per Capita Cost.	Increases and Decreases Compared with 1914 Budget.
1	Administrative	$3,702,288	1.9	$0.64	$264,658
2	Legislative	300,167	.1	.05	7,948
3	Judicial	9,683,144	5.0	1.67	372,725
4	Educational	42,449,578	22.0	7.31	1,576,115
5	Recreation, Science and Art, viz.:				
	(a) Parks and Drives	2,192,717	1.1	.38	*99,720
	(b) Museums, etc.	1,176,095	.6	.20	*17,337
6	Health and Sanitation	17,878,014	9.2	3.08	*92,873
7	Protection of Life and Property	31,383,584	16.2	5.40	*813,018
8	Correctional Purposes	1,320,895	.6	.23	*16,523
9	Charitable Purposes	9,563,774	4.9	1.65	321,223
10	Streets, Highways and Bridges	5,188,939	2.6	.87	*1,070,812
11	Docks and Ferries	1,946,515	1.0	.34	*730,082
12	Public Buildings and Offices	1,209,551	.6	.21	43,562
13	Board of Elections	1,313,752	.6	.23	*22,982
14	Printing	1,142,705	.5	.20	*139,843
15	Taxes, Rents, Pensions, etc.	2,604,588	1.3	.45	*4,411,180
	Totals of Groups 1-15 inclusive	$133,045,313	68.9	$22.91	*$4,838,720
	DEBT SERVICE.				
16	Interest on the City Debt	$42,428,903	21.9	$7.31	$4,683,067
16a	Redemption of the City Debt	{1,083,477}	4.3	1.46	*359,378
16a	Amortization of the City Debt	{7,400,000}			
		$50,912,381	26.3	$8.77	$4,323,688
16b	Redemption of Special Revenue Bonds	8,920,000	4.6	1.54	2,897,175
	Totals for Debt Service	$59,832,381	31.0	$10.31	$7,220,863
	Total Budget Appropriations per se	$192,877,694	100.0	$33.22	†$9,806,497 ‡7,424,354
	Increases 1915 over 1914				$2,382,142
	To provide for Deficiencies in the Collection of Taxes	6,112,092		Increase	3,612,092
	Grand Totals	$198,989,786		Net Increase	$5,994,234

*Indicates decreases. †Gross increase. ‡Less decrease.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Out in Missouri, statues framed with the object of limiting personal liberty are called in popular parlance, "Lizzie laws." They are not unknown in New York.

"The health, safety and welfare of three million people is of far greater importance than the convenience of the building interests."—Mayor Mitchel.

Which is far from being the issue. But as a play to the galleries it seems to serve its purpose.

The Bureau of Municipal Research has called attention to the fact that the city has spent $186,000 during the last few years for standardization purposes, but without result. Really, the taxpayers ought to get something for their money.

Very much in the way of thorough business legislation is not to be expected from a Constitutional Convention not dominated by business men. In this country we have always had a government by lawyers, and no doubt will continue to have in a very large degree; and preferably so. But more and more other professions and callings will take a part in government, to its greater efficiency and economy.

The Western and Northwestern country people, having had bumper crops with big prices for two years or more, now have more money to do with collectively than they ever had before, and it is their money mostly that has lifted the stock market out of despondency by assimilating the securities which Europe is selling. The crops have actually been the main dependence of the whole country during the last two years, and now with war orders reviving Eastern manufacturing in so many lines, the combined impulse is being felt everywhere.

Hostility to Business Interests.

The world is passing through the furnace of affliction. The European powers with their colonies in other continents are engaged in a frightful war. America has been worried by long years of financial depression and is at the moment anxious about her international relations. The times are such as the world has not seen before. They find New York City filled with the spirit of unrest. After enduring a long siege of unfriendly legislation, her business interests are being called upon to withstand not only the deprivations which war brings even to neutral countries, but also to meet unexpected domestic exactions.

They feel, these business men do, that the substantial affairs of the city and State have not been rightly attended to, that the municipal resources have not been conserved, that more thought has been given to spreading the gospel of uplift than to ensuring efficiency and economy in government, and that prejudices strongly socialistic in their origin and especially hostile to real estate have been purposely engendered in order to make an atmosphere to sustain social activities which provide thousands of men and women with either their livelihood or their position in society.

Society is groping for the unattainable; the politicians are helping her to grope, and the taxpayers are footing the bill. It is important that this state of affairs should be recognized by every business man with a stake in the city. The extent to which imported ideas of paternalistic government have been written into the textbooks of some of our universities and into the laws of some of our free States, to lead the feet of our people out of the paths of old-fashioned American democracy, will surprise the investigator. If New York City taxpayers could afford to play the part of Lady Bountiful moderately, or had to stand for the load of taxes that the people of some countries are compelled to pay, the case would be different; but they are not obliged to, and New York needs all its resources to finance such prosaic things as subways, water-supply, sewers and docks.

The week now closing has seen a mountain of obligations put upon the City of New York, including the principal part of a tax levy of $19,500,000, the project for a marginal railroad to cost $20,000,000 and the authority for building a Court House by stories, which, under the city's extravagant way of doing things, may cost as much as $30,000,000 before it is fully completed and furnished sometime in the dim future. The city needs both the marginal railroad and the Court House, but what business men object to in this connection is the excessive cost and the extent to which costs invariably exceed official estimates. The selection of a site for the Court House on lands which were found to be so unfit that they had to be abandoned after purchase is an example of official oversight which a really efficient government would not have been chargeable with. The city needs more subways, port facilities, water supply and sewers, besides parks, playgrounds and school buildings, but unnecessary costs should be avoided. One great defect in the present form of government is that it is not a good buyer and manager.

But more particularly, regarding the hostility being engendered against the business community by those who exploit it,—what should realty and related activities do to fight and counteract it? They certainly ought to act in concord, set up good standards and demand that officialdom adhere to them. An old aspersion particularly against real estate interests was that they couldn't get together. In the last year or two they have been doing better in this respect. Once they were mere bushwackers in a militant sense; now indeed they are regimented, but they have not yet formulated one general strategic plan. Real estate investors, builders and managers, bankers, insurance men, manufacturers and merchants must come together and face the fact that there are elements in society and politics hostile to them and that they must give both moral and material support to those who are going to the front on their account.

Tax-Exempt Property.

In these times when loose municipal management in the past finds the City of New York unwilling, if not unprepared, to meet the financial storm now beating upon it, more or less is heard about the large amount of property exempt from taxation. The total value of the real estate which pays no taxes is, as everybody knows, very large, amounting to $1,423,000,000 for premises owned by the city, and to $381,000,000 for property exempted under Section 4 of the Tax Law. The largest beneficiaries after the city itself are the churches, together with their parish houses, mission buildings, schools, seminaries and cemeteries, the total value of their property being about $189,000,000, as can be learned from the last annual report of the Department of Taxes and Assessments. As there are about 1,800 churches of all denominations in the greater city, the average of all the exemptions is $105,000, which is not large when the size and cost of many of the edifices are considered; and the more one considers the case of the churches as non-taxpayers, the more he will be convinced that they make more than a full return for their exemption. While sometimes they make an apparent profit by selling their premises and rebuilding on a cheaper site, in many more cases it will be found that the value of their property has been impaired and the congregation scattered because the municipal government has not protected the environments against contamination.

The case of Trinity Church as the holder through its corporation of a large amount of property is often indefinitely referred to because of its wealth and prominence. Yet Trinity parish ended the year with a financial deficit—like most other churches, only in Trinity's case it was a large deficit. A very timely reference to the discussion of tax exemption that has been going on is made by the rector in his annual statement, from which it appears that Trinity parish pays taxes on every piece of property from which it derives a revenue and which is not used for religious and charitable work, and that the total amount of taxes paid last year was $188,337, which sum took a very large share of the total available from its endowments of every sort, including its appropriations for work outside the parish, amounting altogether to $425,952. By far the greater part of the value of the untaxed property of the parish is in the two ancient churchyards from which no revenue is derived but which are of incalculable value to the community as places of historic interest and civic beauty.

The tax expert with the pruning knife will have to pass over church property and look for deadwood among the other branches of the municipal vine. There are next the asylums and homes and hospitals and dispensaries exempted in the sum of $68,000,000, and there are small exemptions for parsonages, pensioners and libraries which nobody would think of molesting. But when the pruner comes to a formidable array of profit paying cemeteries valued at $28,000,000, and then to a long list of social, moral, mental and benevolent associations with nurseries, lodging houses, and what not, valued at $36,000,000, he must stop and ponder. After all the greatest waste will be found in the list owned by the municipality itself, a list which totals up to nearly a billion and a half of dollars, and among which are numerous idle premises that should have been disposed of years ago. If the city and State are going to heap more and more taxes upon property that cannot well bear the increase in these dull times, then it is very proper that the real estate boards should demand, as the Brooklyn Board has done, that the city's own exempt property list shall first be carefully scrutinized and revised.

Reclamation of Broadway.

Investors will discover presently that the section of Broadway south of 14th street has once again come into its own. At the present time there is a great amount of property which can be purchased for sums far less than what the assessment rolls called for several years ago. There has been a quiet absorption of several prominent corners during the past six months, and it is noteworthy that in the majority of cases the buyers are investors of large means. The trend of the prices is upward. That these interests firmly believe in the future of the section is fully demonstrated by the fact that they are investing capital in the district; and there are several other influences at work to bring this section of Broadway back to where it was several years ago as a real estate proposition.

The fact that Broadway was more or less inaccessible was one of the reasons why many large firms moved farther uptown, but this adverse condition will be righted when the new subway is in operation. The unwillingness of owners to improve and modernize their properties was another reason for moving into the newer buildings in other sections. That some of the firms which moved now repent of doing so and wish they were back in "old Broadway" is unquestionably true. But at that time there seemed little else for them to do. It is a fact, nevertheless, that, given a reasonable opportunity, they will return to the neighborhood of their old stands, which will, of course, mean the reclaiming of that section of the thoroughfare.

Another reason for the tenants wishing to get back to the old neighborhood is that their identity is now clouded by their presence in a large loft building, whereas formerly they occupied an entire structure and derived thereby a certain distinction in their trade. There are many reasons, and some good ones, for the segregation of concerns in the same line of business, and in this way tall loft buildings fulfill an important function.

It is a well-known fact that rentals today on Broadway south of Union Square are lower than four years ago, and owners have received such small returns from their investments that they are willing to modernize their structures to meet the demand, a thing they were loath to do in the old days, for they felt that the tenants were compelled to remain in the section. This change of heart is sure to rebound in favor of Broadway.

When all is said that can be said against Broadway, its name is one to conjure with, especially for clients who do business with other cities. Some may contend that the day has passed when this is true; but the fact remains that Broadway is known the world over, and that a certain standing in the public mind is given to a concern located on that artery. Some of the largest fortunes from real estate are directly traceable to investments made along the line of Broadway, and the day is approaching when other investments there will be proportionately rewarded.

The section west of City Hall is in the same condition that lower Broadway was in a few years ago. There are hundreds of antiquated buildings, tenanted at the present time, but with no assurance as to how long this condition will last. Even now there is an uneasy feeling in some quarters. Tenants wish the replacement of the old hand-hoists with modern elevators and other up-to-date improvements, so that business can be conducted on modern lines. Unless these improvements are made, there will be wholesale removals from the district, and then the same complaints from owners will be heard as in the case of Broadway. At the present time the buildings are tenanted, and owners and agents should not resent a note of warning.

—Builders say that 25 per cent. more copper is used in the construction of skyscrapers than ten years ago. It is now in great demand.

TAX RATES IN NEW YORK STATE.

And the Ratio of Percentage at Which Property Is Assessed in Various Cities.

The Record and Guide has received from Secretary Horace G. Tennant, of the State Department of Taxes, the following table of tax rates in the various cities of the State and the ratio of percentage at which the property is assessed in those cities. The statistics are of timely importance in view of the proposed levying of a direct tax upon the State 1.7 mills in order to raise $19,560,000, upon an assessed valuation of which 77 per cent. represents New York City's share:

In the table it will be noted that some of the counties are assessed only 60 to 70 per cent. of full value. Some experts assert that actually they are assessed at not more than half value. New York County is recorded as paying on 91 per cent. of full value, where, as our Tax Department asserts, we are assessed 100 per cent., and owners often express the opinion that their property is rated for taxation purposes at more than it is worth.

Cities.	1914 Tax Rate.	Ratio P. C.
Albany	.0246	90
Amsterdam	.032611	75
Auburn	.0331	75
Batavia	.0311	72
Beacon	.01859	80
Binghamton	.0232	83
Buffalo	.03018	77
Canandaigua	.02561	71
Cohoes	.0221	90
Corning	.0298	75
Cortland	.0379	80
Dunkirk	.02373	74
Elmira	.0275	76
Fulton	.0213	80
Geneva	.016658	71
Glens Falls	.0333	50
Gloversville	.036	68
Hornell	.028	75
Hudson	.0301	80
Ithaca	.02848	80
Jamestown	.03451	74
Kingston	.02596	75
Lackawanna	.0301	77
Little Falls	.02902	66
Lockport	.036702	70
Middletown	.03808	68
Mount Vernon	Not Reported	81
Newburgh	.03677	62
New Rochelle	.02799	81
New York, Greater:		
Bronx	.0177	91
Brooklyn	.0184	91
Manhattan	.0178	91
Queens	.018	89
Richmond	.019	89
Niagara Falls	.02758	70
North Tonawanda	.028	70
Norwich	.034009	74
Ogdensburgh	.035012	77
Olean	.026522	70
Oneida	.03481	80
Oneonta	.03064	77
Oswego	.0314	80
Plattsburgh	.0386	50
Poughkeepsie	.0227356	80
Port Jervis	.06558	62
Rensselaer	.02984	86
Rochester	.02386	75
Rochester	.02386	75
Rome	.0336	75
Salamanca	.050499	70
Schenectady	.03119	82
Syracuse	.023711	82
Tonawanda	.02732	77
Troy	.02872	86
Utica	.03018	75
Watertown	.02418	80
Watervliet	.0375	90
Yonkers	.02376	81

Business Efficiency in Public Affairs.

Elihu Cunyngham Church, C. E., A. M., will begin in the June Bulletin of the Real Estate Board of New York a series of articles on the general topic of "Business Efficiency and Its Application to Public Affairs." Mr. Church was formerly secretary of the New York Water Supply Department. The Record and Guide is indebted to Secretary Chittick for advance proofs. In his Introduction Mr. Church says:

"Public affairs should be administered like a private business, for most of such activities are of an engineering or a business nature, and very few are political. They call for high, technical skill, sound business sense and executive ability. The public interests now at stake represent so huge an investment that their very vastness should no longer permit of even the possibility of ignorance, waste, or inefficiency in their management.

"Where taxes due to poor public administration have been small in amount, proportionately speaking, business men in the past have chosen to ignore the matter rather than incur the expense, suffer the bother, and give the time necessary to right the difficulty. When, however, as is now the case, increases in the tax rate resulting from the improper conduct of public affairs threaten to—nay, rather actually do impose a burden on the private enterprises of the citizens of the community that deprives their labor of its reward and turns their prospective and rightful profits into actual loss—then the time has come for no uncertain action.

"The competition of present day business is so keen that the margin between success and failure is daily becoming less and less, with a resulting decrease in the amount that can be spared for taxes to cover even the necessary public expenses. Add to this the growing tendency to spend public funds for much that may be considered philanthropically helpful—but actually unnecessary, the knowledge that a great deal even of the necessary work is carried on with far less economy than might be, and the further fact that in many cases there is grave reason to believe that much needful maintenance work is being slighted to make a 'showing' of so-called economy, and a situation arises of actual menace to continued business prosperity.

"The high cost of governmental operation, and the all too frequent waste and extravagance of carrying on the public activities day by day have so absorbed public attention that the equally important though less noticeable subject of the gradual depreciation of the value and effectiveness of much of the public property itself has passed all unnoticed. The railroad directorate that would let its ties rot and its rails wear out, and its locomotives and cars run down and get out of repair would surely be censured and held to account; but how about the city whose water mains are old and not capable of withstanding the high pressure of modern requirements, whose pavements do not receive repairs equal to their wear and tear, and whose sewage system has become antiquated to the point where millions will be required some day—quite unexpectedly and all at once—to make it continue longer to serve its purpose?

"The most stupid and wasteful officials can and often do try to claim that their administrations are or were economical merely because they refused to spend money really needed for maintenance, with the result that the value of the plant entrusted to them may have deteriorated by millions of dollars in consequence of their petty savings. One of the temptations to this sort of thing, and one of its greatest dangers, is the fact that the conditions just mentioned may not be apparent to a superficial examination, and may only be revealed when the fell moment arrives to suddenly make good the fault. Then the taxpayer is called on—but the damage has been done.

"The purpose of these articles is to consider some of the business, the engineering, and the executive aspects of public work; and to indicate to the men out of whose pockets the money to run them comes, what they get for it, and what steps are being taken, or should be taken to give them one hundred cents worth of value for every dollar spent."

The Utica Avenue Subway.

The Public Service Commission has directed its Chief Engineer to begin work immediately in preparing plans for the Utica avenue subway in Brooklyn.

The Utica avenue subway is proposed as a branch of the Eastern Parkway subway, which is an extension of the existing subway, and will be operated by the Interborough Rapid Transit Company. The Utica avenue route was not included in the Dual System contracts and the city has not appropriated money for its construction. Property owners in the vicinity, however, have petitioned the commission to have it built upon the assessment plan, the cost to be assessed against the property benefited. This method is permitted by the Rapid Transit Act. The route adopted by the Commission extends from Eastern parkway down Utica avenue to Flatbush avenue.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

HAVEMEYER HOME SOLD.

Speculators Buy Madison Avenue Corner for Improvement With Tall Loft Structure.

As another evidence of returning confidence in the real estate situation, a prominent Madison avenue corner, just inside the Murray Hill restriction, has been acquired by a prominent building concern.

W. Butler Duncan, as executor of the estate of Emily Havemeyer, sold, through Clark T. Chambers, the southwest corner of Madison avenue and 38th street, having a frontage of 98.9 feet on the avenue and measuring 95 feet in the street. The present house is four stories in height and occupies the greater portion of the plot, though it is set back on the south side, to provide for a driveway. The property has been vacant for the last three years. Clarence Mackay was the tenant prior to that time and it was reported that he paid an annual rental of $30,000 for the house, furnished. The property has been on the market for a long time, and created some notice when a sign was placed on the facade stating that title policies would be issued to permit the erection of an apartment house. The property was held, until recently, at $750,000, but this price was said to have been reduced to $650,000, and it is understood that approximately this figure was obtained.

It is understood that the new owners will erect a sixteen-story mercantile building. Title will be taken in the name of the No. 244 Madison Avenue Company, but the personnel of the new concern could not be learned. It is known that Arnstein & Levy and George Backer were negotiating for the property, but no verification could be obtained that they were the actual buyers.

Outside of the Morgan property, in the east side of Madison avenue, between 36th and 37th streets, the Havemeyer house is probably the best known property in the Murray Hill section. The sale of the property is in itself one of great interest, but aside from this fact the contemplated improvement adds importance to the deal. If the projected building becomes a reality, there is but little doubt but that a legal battle will result.

The opposite southeast corner of Madison avenue and 38th street, for years occupied by the Old South Church, has recently been the subject of a law suit, and the last decision is that an apartment house can be erected on the site without infringing on the Murray Hill restriction.

When it comes to the matter of a business structure, the recent decision does not apply, nor does the one affecting the Cameron building, at 34th street, which was only partially upon restricted property, as was the new Professional Building, at the northwest corner of Madison avenue and 38th street. This latter corner was formerly the site of the old Alston apartment, and shortly after the decision in the Cameron case, the property was sold and a commercial building projected. The steel work was up several stories when George F. Baker bought the property, giving the builders their price.

Mr. Baker, tiring of the vacant lot next to his residence, at 256 Madison avenue, decided to erect the Professional building, four stories in height, which would conform with the other buildings in the neighborhood. No signs, however, are allowed on the outside of the structure. Mr. Baker has made subsequent purchases to protect his property.

According to one who is well informed it is said that the deal just closed was made on the assumption that the Havemeyer property is really not restricted. It seems that six years prior to the placing of the restrictive clause upon the Murray farm, the plot upon which the Havemeyer house stands was sold by one of the members of the Murray family. The supporters of the restriction concede that such a transfer was made, but they contend that it was of a dummy nature and further was not recorded until a considerable period had elapsed, and is consequently a part of the Murray farm.

REAL ESTATE GOLFERS.

Spring Tournament of the Real Estate Board at the Englewood Golf Club.

The fourth golf tournament of the Real Estate Board of New York was held at the Englewood Golf Club on May 25, and was a most successful affair. The list of entries numbered 80, with about 60 actual players. The eight prizes awarded to the winners will be kept before the eyes of those who failed to get them, as an incentive to polish up their clubs, and practice during the summer, so that they may be in better condition to try again in the coming fall tournament.

The weather clerk had made the proper arrangements, and sunshine and perfect playing conditions awaited the arrival of the players. Any omissions on his part were well supplied by the Engelwood Golf Club in charge of the management of the links.



CHAIRMAN ALBERT B. ASHFORTH.

Every courtesy was extended to the guests. A luncheon was furnished all of the visiting board members, and a most enjoyable dinner was served to the faithful eighteen who remained after the tournament was over. This latter feature should be made more important in future events, as it serves to unite the members in friendly relation as nothing else can do.

The successful players received prizes as follows:

	Gross.	Hdcp.	Net.
CLASS A.			
Donald Carr, low gross.....	89	0	89
Edgar A. Levy, low net.....	94	13	81
Townsend Horner, sel. gross..	85	5	80
Herbert Weil, sel. net.....	86	5	81
CLASS B.			
F. M. Zittel, low gross.....	102	14	84
W. C. Lester, low net.....	102	18	82
Chas. G. Keller, sel. gross...	91	9	82
J. W. Peet, sel. net.....	93	8	85

Albert B. Ashforth, chairman of the committee, was unavoidably called away and could not attend the dinner. Mr. DeSelding, secretary of the committee, took Mr. Ashforth's place at the head of the long table and presented the

prizes. President McGuire acted as toastmaster. One of the pleasant features of the after-dinner speeches was the invitation by Mr. Sniffin of the Golf Committee to dine with him at the Hotel Biltmore in the month of June.

R. E. Owners Take an Appeal.

J. Bleecker Miller, as attorney for the United Real Estate Owners' Association, is taking an appeal from the opinion of Justice Cochrane in the Supreme Court, Special Term, at Hudson, to the Appellate Division, Second Department, in the case against the State Comptroller for an injunction to restrain him from issuing certificates for six million dollars.

The brief on behalf of the plaintiff-appellant says the act threatened to be done by the Comptroller is plainly in violation of Article 7 of the State Constitution, which limits to one million dollars the borrowings by the Comptroller to meet unforeseen expenses; that the question of policy cannot be considered at this time; that the very question at issue in this case was decided in Newell vs. People (7 N. Y., page 1), where it was held that such a proceeding would be unconstitutional and void. Further, the fact that the debt for which the tax is laid is authorized by the Legislature is no defence; neither is it any defence that the debt to be paid by the tax is unnecessary.

President Browne to the Constitutional Convention.

Stewart Browne, president of the United Real Estate Owners' Association, pays an annual realty tax of $53,000. He has attended every meeting of the Board of Estimate for eight months, and has made a more or less thorough examination of a number of the municipal departments. In a letter which he has sent to the Constitutional Convention he expresses the belief that if New York City is to be efficiently and economically managed the Legislature should have no power to pass mandatory legislation; the city government should be centralized under the Mayor and not decentralized by counties and boroughs; the five present counties should be merged into one; the Borough Presidents should have no seat or vote in the Board of Estimate, which should have power to combine or abolish all departments and bureaus and fix and determine salaries and wages.

The Aldermen, he also states, should be reduced in number to ten and elected by cumulative voting, not as at present; all county offices, except the judges and District Attorney, should be appointed by the Mayor.

PRIVATE REALTY SALES.

DESPITE the fact that uneasiness prevails relative to the war situation, confidence is expressed by investors and business concerns through the number of sales and leases closed during the week. While the volume of transactions was not much more than last week, still the character of the deals speaks well for the future of high-priced parcels. Business concerns have committed themselves to large space for a long term of years and speculative builders are buying corners for improvement with apartment houses and office buildings which will command high rentals.

One of the interesting sales of the week involved the southeast corner of Fifth avenue and 43d street, 63x123, owned by the Melissa C. Wilson estate. The immediate corner, 25.5x108, is vacant, and has been used as a playground for some dogs for several years. This corner, together with the Wendel plot, just north of 39th street, on the avenue, are the only two Fifth avenue plottages which have been devoted to similar purposes since property values increased to their present prices. The remainder of the plot just sold is improved with an old four-story building, but this will be razed and on the combined site a new sixteen-story mercantile structure will be erected.

This improvement disposed of the entire block front, as adjoining to the south is the Walton Building, the Columbia Bank Building, an eighteen-story structure erected some years ago by Henry Corn, and on the 42d street corner an old building, which was remodeled a few years ago into a business building. The value of the plot has been estimated at $2,000,000, exclusive of the cost of the structure, which has been placed at an additional $1,000,000.

Another deal of interest is the assembling of a plot, 110x100, on West End avenue, southeast corner of 99th street. A prominent building concern acquired the property, now improved with seven dwellings, from various interests, and will erect on the site a twelve-story apartment house. The deal involves about $1,000,000.

The sale of the Havemeyer mansion, at the southwest corner of Madison avenue and 38th street, is most important, as it forcasts the improvement of the site with a modern mercantile building. The property has been on the market for some years, and the willingness of builders to take over the site and erect a building, involving a total outlay reaching seven figures, is another sign of returning confidence.

A large tract of water front, in Brooklyn, was purchased by the F. & M. Schaefer Brewing Company, for improvement with a plant of the most improved type. The concern about a year ago sold part of its holdings on Park avenue, between 50th and 51st streets, to St. Bartholomew's church.

The leasing branch of the market also was a feature of the week's budget, several important transactions having been closed. The acquisition of the four-story buildings, on plot 100x400, at the northeast corner of Eighth avenue and 49th street, forming the south half of the block, for twenty-one years, disposes of a property which has been occupied for garage purposes. The lessees will utilize the site as a public market, and will install about 200 stands.

Union Square also came in for its share of the week's transactions, when the top floor of the old Tiffany Building, at the southwest corner of Union Square West and 15th street, was leased to a prominent wholesale concern. The lease completes the renting of the entire structure, which was vacated by Tiffany & Company some years ago when they moved to Murray Hill.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 19 last week and 39 a year ago.

The number of sales south of 59th street was 12 as compared with 7 last week and 11 a year ago.

The sales north of 59th street aggregated 15, as compared with 12 last week and 28 a year ago.

The total number of conveyances in Manhattan was 137, as against 139 last week, 21 having stated considerations totaling $741,526. Mortgages recorded this week numbered 82, involving $1,771,392, as against 82 last week, totaling $1,895,680.

From the Bronx 7 sales at private contract were recorded, as against 15 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,391,838, compared with $744,440 last week, making a total for the year of $34,647,083. The figures for the corresponding week last year were $529,959, and the total from Jan. 1, 1914, to May 30, 1914, was $18,872,019.

Wilson Corner Sold.

Harry Fishel, as head of a syndicate, has purchased from the Wilson estate, the property at the southeast corner of Fifth avenue and 43d street with a frontage of 63 feet on the avenue and 123 feet in the street, assessed at $1,090,000. The property consists of two parcels, the immediate corner being vacant and the adjoining plot occupied by a four-story old style dwelling for many years the home of the late Richard T. Wilson. The site is to be improved with a sixteen-story office and loft building to cost about

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$1,000,000. It is reported that the Guaranty Trust Company, now at Fifth avenue and 43d street, will take the basement, ground floor and first floor, under a long term lease. Mr. Fishel is president of the Times Square Improvement Company, and owner of the Hobart Building, at the northeast corner of Broadway and 37th street, which was completely leased soon after its completion. The brokers in the present transaction were the Douglas Robinson, Charles S. Brown Company and H. D. Baker. The Wilson property has figured in a number of reported transactions within recent years. It is in the center of the high class Fifth avenue retail district and is highly desirable for improvement along the lines contemplated by the present purchasers. The corner has always attracted considerable attention because it had remained for so many years in a practically unimproved condition in spite of the unusual activity around it, and the great demand for Fifth avenue locations by leading firms.

Macmillan Company Buys.

The Macmillan Company, publishers, at 64-66 Fifth avenue, have purchased the northerly half of the Thomas F. Ryan property at Fifth avenue and 12th street. The sale involves 62 Fifth avenue, a three-story dwelling, on plot 51.6x125, and a four-story rear dwelling at 11 West 12th street, on lot 25x103.3. With this purchase the Macmillan Company now controls a frontage of 103 feet on Fifth avenue, with a 25-foot "L" in 12th street. E. H. Ludlow & Co. were the brokers in the transaction. The publishing company is at present adding two stories to its six-story home, and eventually the new site will be reimproved with an addition to this main building.

Jamaica-Hillcrest Deals.

The Jamaica-Hillcrest Company sold the entire block bounded by Hillside, Highland, Akroyd and Home Lawn avenues to the Degnon Contracting Co., M. J. Degnon president. The property is known as block 12, comprises thirty-six lots and has been purchased to straighten the line of and open a street on their property, which immediately adjoins Jamaica Hillcrest on the east. Jamaica Hillcrest Company also sold to the Fairchild Realty Company, Darwin R. James, president, ninety-three lots along the westerly boundary of the company's property on Grand avenue, opposite Doncastle road. The properties sold are near the remaining improved lots at Jamaica Hillcrest to be sold at auction by William P. Rae Company, auctioneers, today.

$1,000,000 West Side Operation.

The McMorrow Engineering & Construction Company bought from the Wilson estate, W. H. Fransioli, S. M. Hickey and Eleanor Knowles, through Slawson & Hobbs and Marston & Company, the seven dwellings forming a plot 110x100, at the southwest corner of West End avenue and 99th street, which is to be improved with a twelve-story apartment house. The dwellings are known as 789-797 West End avenue, and 300-302 West 99th street. The operation will involve more than $1,000,000. The buyer recently sold to Harry B. Davis a twelve-story apartment house at 35 West 81st street.

Schaefer Brewery in Brooklyn.

F. & M. Schaefer Brewing Company has purchased from the West Street Improvement Company the block bounded by 9th and 10th streets, Kent avenue and East River, Brooklyn, with a 200-foot frontage along the waterfront. On this site an up-to-date brewery plant is to be erected. The main business office of the firm will be located in the Grand Central Terminal district. Part of the present brewery property on Park avenue, between 50th and 52d streets, was sold some time ago to St. Bartholomew's Church as a site for a new edifice.

$600,000 Trade.

The Lenox Hill Realty Company, Samuel A. Herzog, president, sold 25 and 27 West 32d street, a six-story store and loft building, on plot 48x100, to John S. Melcher, who gave in exchange the nine-story office building at 37 and 39 East 28th street, on a plot 41.8x98.9, adjoining the northwest corner of Fourth avenue. John H. Berry negotiated the transaction, which involved about $600,000.

Big Heights Plot for Builder.

Samuel Blumenthal has purchased from Robert S. Clark, for apartment house improvement, eleven and a half lots in the south side of West 171st street, 286x95, the entire block front, between Fort Washington avenue and Broadway, excepting the two corners. The broker was the F. R. Wood, W. H. Dolson Company.

Bleecker Street—Suburban Trade.

H. Rosenbaum sold, through the Nehring Company, 150-152 Bleecker street, two seven-story mercantile buildings, on plot 50x125. Large suburban tracts on the Palisades and in Flushing were given in part payment.

Division Street Deal.

Meyer Vesell sold 41-43 Division street, two seven-story loft buildings, on plot 50x68, to Winkler & Schultz, cloaks and suits, of 54 Division street, who will use the buildings for a distributing center. The brokers were Jacob Finkelstein & Son, and Jacob Levitt.

200 Long Beach Lots Sold.

J. Harry Myers bought from the estates of Long Beach, 200 lots along Bay Boulevard, from Laurelton Boulevard to the extreme west end of the beach at Long Beach, L. I., for development with detached dwellings.

Manhattan—South of 59th St.

GREENWICH ST.—George Faour has resold 807 Greenwich st, a 4-sty building, on lot 18.3x50.9, at the southeast corner of Jane st, to Avvord Joseph Veidan, for a hotel.

16TH ST.—James F. Crossen sold to Bernard Block 236 West 16th st, a 5-sty flat, on plot 27.1x103.3.

35TH ST.—J. Arthur Fischer sold for Josephine and Rosa Voelker, as committee for the estate of Louis Voelker, 160-162 West 35th st, two 4-sty buildings, on plot 36x61.8x irreg., to William H. Hussey.

35TH ST.—At a reported price of $35,000, C. C. Tegethoff, one time secretary to the late E. H. Harriman, has purchased through the Douglas Robinson, Charles S. Brown Co. the private stable of the late Mrs. Morris K. Jesup, at 157 East 35th st, on lot 25x98.9. The buyer is said to represent a woman friend, who will remodel the building for studio purposes.

39TH ST.—Mrs. Frances Morgan sold to Samson Wallach, through the Gaines & Drennen Co., two 5-sty tenements 327-329 East 39th st, on plot 50x98.9, which she has owned since 1895.

44TH ST.—Adelburt Huber sold to Ann Linden 405 West 44th st, a 4-sty dwelling, on lot 25x100.5.

Manhattan—North of 59th St.

60TH ST.—Frederick Brown purchased from Max Smith and Morris Rosenfeld, 137 West 60th st, a 5-sty flat, on lot 25x100.

63D ST.—Fredericka Levy sold to Frederick Brown, 128 West 63d st, a 5-sty apartment house, on lot 25x100.5.

89TH ST.—Jennie H. Lary sold 66 West 89th st, a 4-sty dwelling, on lot 20x100.8, to Frederick C. Beach, who owns abutting property at 63-65 West 88th st.

95TH ST.—Mrs. L. Rice sold, through Goodale, Perry & Dwight, 25 West 95th st, a 3-sty dwelling, on lot 17x100.8.

101ST ST.—D. H. Jackson Co. has sold the 5-sty flat, 50 East 101st st, on lot 25x100, held at $24,000.

106TH ST.—Lewis M. Thiery sold for the estate of Catherine Reilly the 5-sty dwelling 302 West 106th st, on lot 17x100.11.

108TH ST.—Selara Holding Co. is reported to have sold 109 East 108th st, a 4-sty tenement, on lot 25x100.11.

163D ST.—Morris W. Levine sold to Frederick Brown 549 West 163d st, a 6-sty apartment house, on plot 110x100, at the northeast corner of Broadway.

168TH ST.—John Lawson sold, through Slawson & Hobbs, to John Leasenfeld, "Westwood Court," 511 West 168th st, 5-sty apartment house, on plot 75x107.5. In exchange, the buyer gave four lots, 100x100, in the north side of Cooper st, 100 ft. west of 204th st, which it is said Mr. Lawson is to improve with two 5-sty apartment houses.

LEXINGTON AV.—Goodale, Perry & Dwight sold for Mathilde E. Weber to Frederick Brown, 1795 Lexington av, a 5-sty flat, on plot 27x75.

RIVERSIDE DRIVE.—Frederick Brown is reported to have resold "Onandaga Court," a 6-sty apartment house, at the southeast corner of Riverside drive and 152d st, on plot 104x140.

Bronx.

133D ST.—H. M. Weill Co. sold for Margaret Weill to Raffaele Paradiso, 359 East 133d st, a 4-sty flat on lot 20x100.

ANDREWS AV.—The Hurley Construction Co. sold through McLernon Brothers the two new 5-sty apartment houses on the east side of Andrews av, south of Fordham rd.

BELMONT AV.—Klein & Roth sold 1992 Belmont av, a 3-family house, on plot 27.2x94.9, through Alexander Selkin.

CAMBRELING AV.—D. H. Jackson Co. bought through John P. Finneran from the estate of Henry Wendt the vacant plot 50x150 on the east side of Cambreling av, 100 ft. south of 180th st, through to Beaumont av.

CAULDWELL AV.—Kurz & Uren, Inc., sold for Harry Meyer the 1-family dwelling 695 Cauldwell av, on lot 18x100, to Mrs. Schonfeld, the present tenant.

FORDHAM RD.—N. Weston has sold to Louisa Weston the 5-sty new law house, 613-615 East Fordham road, on plot 39.8x100.

UNIVERSITY AV.—Kurz & Uren, Inc., sold for the 173d St. improvement Co., 2190 University av, a 1-family house, on plot 37.6x110.

Brooklyn.

DECATUR AV.—Mrs. E. Frey has sold her 2-sty house 597 Decatur av, on lot 17.4x100.

GARDEN PL, ETC.—F. M. Smith sold for Louis Jurgens the dwelling 37 Garden pl and for Mrs. S. S. Stapleton 2 lots in the south side of 59th st, 520 ft. east of 17th av.

HENRY ST.—E. T. Newman sold for Mary Kelly the 3-family house 419 Henry st to B. Smith.

HOOPER ST.—Joseph Levy & Charles F. Shaughnessy sold for the Herms estate the southwest corner of Hooper and South 6th sts, a plot 225x95. The new owner will improve with an apartment house.

PARK PL.—Henry Pierson & Co. sold for J. S. Edgar to K. M. Conlon, the 3-sty dwelling, 191 Park pl.

SCHAEFFER ST.—Richard Goodwin sold 88 Schaeffer st for Mrs. Girard; also 501 Hancock st for Mrs. Danvers and 295A Bainbridge st for Louis Klepper.

WOODBINE ST.—G. X. Mathews Co. sold 1858 Woodbine st to Frederick R. Winder and 1866 Madison st to W. B. Grimm.

10TH ST.—John Pullman has sold 654 10th st, a 3-sty dwelling, on lot 20x100, for Frank B. Colton.

75TH ST.—Meister & Bache Realty Co. sold 1123-a 79th st, a 3-sty dwelling.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Frederick Damrau, the 2-sty building, on the west side of Flatbush av, 227 ft north of Albemarle rd, on lot 20x113.

GRAND AV.—Charles E. Rickerson sold for Jessie M. Smith, 609 Grand av, a 2-sty store building.

GRAND AV.—Nicholas J. Occhifinto sold for Jessie M. Smith, of Oyster Bay, the 3-sty dwelling, with store, at 607 Grand av, on lot 16x55, to Mario Calcante et al.

3D AV.—Frank A. Seaver & Co. sold for Agnes Henker, 7217 3d av, a 6-fam house, with 2 stores.

4TH AV.—Frank A. Seaver & Co. sold for Anna Martin, the frame house at 7803 4th av. The buyer gave in part payment, a cottage on plot 88x285, on Bayport av, near the Merrick rd, Bayport, L. I.

5TH AV.—Samuel Galitzka Co. sold for the John W. Sands Realty Corporation to Lillian Blakemore 7716 5th av, a 3-sty building on lot 20x100.

Queens.

LONG ISLAND CITY.—Elesco Lace & Embroidery Co. bought from Joseph Stilz, 4 lots in the south side of 21st st, between Jackson and Polk avs, to build an addition to their present factory.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Union av to H. J. Pollard and 80x100 on Park av to A. M. Howard.

Richmond.

ST. GEORGE.—Cornelius G. Kolff has resold for Michael J. Drummond, the cottage on plot 50x144, at 59 Hamilton av, which he recently purchased at foreclosure, to William Schmohl, Jr.

Rural and Suburban.

CROTON LAKE, N. Y.—Dorothy Donnelly, the actress has purchased the Colin Campbell farm, comprising 6 acres of cultivated fields, with a modern farmhouse and outbuildings.

GARWOOD, N. J.—New York Suburban Land Co. sold 50x100 on Willow av to A. M. Hyatt and 40x100 on Myrtle av to S. Cowing.

GREAT NECK, L. I.—Frank Crowell, vice-president of the Crowell Realty Co., has sold a plot fronting 330 ft. on Myrtle and Ash Drives, at the estates of Great Neck, to F. Fitz Gibbon, who will improve with a residence.

IRVINGTON, N. Y.—Mrs. Lee B. Goddard bought, through the Robert E. Farley Organization the 3-acre estate, "Sunnycrest," from Mrs. E. L. Emory.

MONTCLAIR, N. J.—William S. Kahnweiler bought from Edwin S. Prieth the residence at Crestmount and Nassau rds.

RIDGEWOOD, N. J.—Capt. John G. Greenlaw has purchased from the National Nassau Bank of New York three residential lots on Mountain av, 300x205.

YONKERS, N. Y.—Robert E. Farley Organization sold on Nepperhan Heights lots on Marlboro rd to N. Samuelson; in Albermarle pl to W. A. Hershey, and for Mrs. Van Dyle her house at Linden av and Morningside rd.

WHITE PLAINS, N. Y.—Robert E. Farley Organization sold for the Westchester Syndicate to Henry W. Rothstein, an 8-room cottage, on plot 100x100, at Battle Hill Park.

LEASES.

New West Side Public Market.

The People's Big Market, Inc., Samuel E. Jacobs, president, has leased from the New York Railways Company, through the Douglas Robinson, Charles S. Brown Company, the three and four-story buildings, on plot 100x400, at the northwest corner of Eighth avenue and 49th street, forming the south half of the block front, between 49th and 50th streets, on the west side of the avenue, formerly occupied as a garage by the Electric Vehicle Company and the Yellow Taxicab Company. The lease is for a term of twenty-one years. The premises will be altered for about 200 stands, to be leased for the sale of food stuffs. The same lessee also is undertaking a similar project at the southeast corner of 149th street and Courtlandt avenue, where it is erecting a one-story market.

New Altman Corner Deal.

Frank B. Taylor has concluded a ground lease on the northwest corner of Fifth avenue and 50th street for the trustees of Columbia College to the newly-formed Somersworth Realty Company. The corner, now covered by the former residence of the late Benjamin Altman, measures 35.5x131. The new lease is for a twenty-one-year term, at an aggregate rental of about $600,000 net. The property was recently sold to C. Grayson Martin by the Altman estate. It is reported that a six-story building will be erected, which has been leased for a long term to A. De Pinna & Company, of 394 Fifth avenue.

Electrotypers Move.

Charles F. Noyes Company and M & L. Hess (Inc.), have leased to the Charles Craske Company, Electrotypers, the seventeenth floor of the new Hallenbeck-Hungerford Building, Lafayette, White and Franklin streets, at an aggregate rental of approximately $100,000.

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Golf Star Forms Firm.

L. Pierre Valligny leased, through Albert B. Ashforth, Inc., the ground floor store in 14 East 44th street to the Low & Hughes Golf Shop. This is a new firm composed of George Low and Harry J. Hughes. Mr. Low is the professional at Baltusrol Golf Club. He was the Metropolitan Open Golf Champion in 1906 and 1907. Mr. Hughes started in the golf business with F. L. Slazinger many years ago when golf was new in America and for the last nine years has been manager of the golfing department of Von Lengerke & Detmold.

Land for Temporary Church.

The Chapin Home for the Aged and Infirm leased through Pease & Elliman, the plot 150x100 in the south side of 67th street, 170 feet east of Lexington avenue, comprising six lots, to the St. Vincent Ferrer's Church, now located at the southeast corner of 66th street and Lexington avenue, which will build a temporary building for church purposes, during the time of construction of the new church to be built on its present site.

Firm Again Goes North.

Dr. Peter Kahler & Sons, shoes, have leased through Nelson, Lee & Green, Inc., the store in the new building at 15-17 West 44th street, at an aggregate rental of about $120,000. The firm was established about fifty years ago, on lower Broadway, and the uptown movement has found them successively at Nos. 813, 928 and 1160, their present location.

Lease Near New Post Office.

Brett & Goode Company leased the fourteenth floor containing approximately 20,000 square feet in the fifteen-story building at 406-426 West 31st street, for the 406 West 31st Street Company, to Stahl & Jaeger, lithographers and printers, located for the last thirty years at Mulberry and Grand streets. The lease is at an aggregate rental of about $100,000.

Old Tiffany Building Rented.

Nelson, Lee & Green have completed the renting of the one-time Tiffany Building, at Union Square West, and 15th street, by leasing the top floor, to the Standard Depository of New York, publishers, agents and forwarders. This entire section is being taken over by wholesale lines of business, moving from further downtown.

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Minimum age, 21 years; maximum, 45 years on last day of filing applications.
Four cents in stamps must accompany requests for application blanks by mail.
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Liquor Firm Changes Location.

Annie F. Leverich leased, through Heil & Stern, the building, 1179 Broadway, to Schwab Brothers, wines, liquors and cigars, for the last fifteen years at 747 Broadway. The aggregate rental involves about $100,000.

Manhattan.

BASTINE & CO., as agents, leased the 6th loft in 36 East 22d st to Jacoby & Sondheimer.

BASTINE & CO., as agents for the Bloomingdale estate, rented in 78 5th av the 4th floor to Goldberg & Shatter.

CARSTEIN & LINNEKIN, INC., leased space in 221 4th av to the Peg Lock Block Co. of 42 West 67th st; in conjunction with Stephen H. Tyng, Jr., & Co., the 4th floor in 19 Madison av to Howlett & Hockmeyer; a store in 207 Lenox av to Felle & Di Iorio; offices in 347 5th av to Edward S. Trowbridge, at 200 5th av; Chelt-Marshall, Inc.; Ellis & Hulbert; Stafford Waters; Young & Wagner of 1201 Broadway; F. C. Canfield; Beekman, Nash & Oakman and Elizabeth Allen; offices in 320 5th av to the Knickerbocker Mail Order Co., Inc.; Stammers & Bottsford and Herman Strauss; offices in 1161 Broadway to George E. Hudson and Edward D. Thornton.

CROSS & BROWN CO. has leased space in 136-146 West 52d st to Jimenes, Rosenbloom & Keenan, and at 1765 Broadway to Springs & Co.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty house, 137 East 38th st, for Cornelius Gallagher to Mrs. James B. Taller; also apartments in 309 Park av to S. Bryce Wing and in 114 East 84th st to John McE. Ellis and Edward N. Perkins.

DOUGLAS L. ELLIMAN & CO. leased apartments in 969 Park av for the Randolph-Walker Corporation to Mrs. Lillian H. Abbett; in 122 East 76th st, under construction, for Julius Tishman & Sons to Horace D. Newson; also renewed leases in 246 West End av to Julius Schullinger, and in 34 East 58th st to W. Shields Gurley.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty house, 120 East 65th st for Mrs. L. Chauncey McKeever, to E. P. Mellon; also apartments in 969 Park av to Raymond F. Almirall; in 399 Park av to C. Monteith Gilpin; in 114 East 84th st to Edwin W. Andrews and in 13 East 49th st to Miss May B. Sterling; also renewed apartment leases in 18 East 48th st to A. E. Bechstein; in 34 East 58th st to Clyfford Trevor; in 901 Lexington av to Mrs. William W. Rossiter and the store, 426 Madison av, to Alfred Kottmiller, florist.

DOUGLAS L. ELLIMAN & CO. leased for Bing & Bing in 1155 Park av, two apartments which will be made over into one large suite of 18 rooms and 6 baths, to John C. Breckenridge; also apartments in 399 Park av for the Horatio Realty Co. to Charles B. Dillingham; in 28 East 55th st for Mrs. C. R. Hylands to Miss Ethel Pearl; in 36 East 49th st to Miss Kate C. Crawford; in 45 East 62nd st for the Sixty-Second Street Co., E. C. Potter, President, to Mrs. Paul A. Sorg; in conjunction with S. Osgood Pell & Co. in 399 Park av to F. H. McAdoo, and an apartment in 114 East 84th st for the Surrey Realty Co. to Mrs. F. D. Sherman.

JACOB FINKELSTEIN & SON leased for the Travelers Shoe Co. a store in 254 Grand st; store in 54 Bowery, for Citizen's Saving Bank, and space in the Garrick Theatre, 65 West 35th st; also store and basement at 17 & 17½ Bowery for Morris Jacoby to Herman Sperber, for 5 years.

FREDERICK FOX & CO. leased a loft in 45-51 West 25th st to S. Silberblatt; space in 159-63 West 25th st to Honigstern, Glanz & Moskowitz; store and basement in 130-2 West 25th st to Chaitin & Bobrow; loft in 14-18 West 24th st to Donner Negligee Co.; loft in 38-44 West 26th st to Freedman, Wolbarst Skirt Co., of 110 West 25th st; store and basement in 159-63 West 29th st to Crescent Cloth Sponging Co.; loft in 17 East 48th st to Harry Ackerman; space in 220 5th av to N. F. Monje Co., of 1 Union sq; store in 710-20 7th av to Paul Herber; store in 636 6th av to Alexander Baer; store in 1580 Broadway to Morris Gross, and in conjunction with Forman & Co. lofts in 38-44 West 26th st to Silberfard & Halprin, of 130 West 28th st; Kaufman & Reutlinger and Fiedelbaum & Reitner, and a loft in the same building, in conjunction with Frederick Southack & Alwyn Ball, Jr., to Samuel Herzog.

A. N. GITTERMAN CORPORATION leased the building 174 2d av to the Jewish Agricultural & Industrial Aid Society and The Industrial Removal Society; also the store 39 East 4th st to Vidak & Russ; the north store at 232 3d av to Kavafes & Nicholas; and the entire upper part of the same building to Mrs. Mary Katin.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Wm. Bloodgood & Co. leased for Philip Rhinelander, the 4th loft in 46 West 21st st to Oringer & Halpern, of 279 7th av.

HEIL & STEIN leased for John J. Geraty 4th loft in 14-18 East 32nd st to Bernstein, Levine & Icove of 18 East 16th st; for 76 Fifth Ave., Inc., 5th loft in 22-8 West 21st st to Caro & Co. of 128 West 22d st; for Cleveland Holding Co. 6th loft in 40-2 West 27th st to Simon, Wolf & Co. of 147 West 25th st, and for 20 West 17th St. Co., Inc., 10th loft in 20 West 17th st to Kessler & Kolber.

M. & L. HESS (INC.) leased the store and basement in 124 East 25th st to W. B. Friend & Co., of 373 4th av; the 3d loft in 22-26 West 15th st to Sperling & Waxman, of 25 West 15th st, and the 5th loft in 6-8 West 20th st to Samuel Baron, of 440 4th av.

M. & L. HESS (INC.) leased the 4th loft at 32-38 West 18th st to A. Hyman & Co., of 65 West Houston st; the westerly store and basement in 139-141 West 29th st to Herzig & Hart and the 6th loft in 138-144 West 25th st to Hyman & Binder, of 20 West 17th st.

M. & L. HESS (INC.) leased for Colonel Marceau the 2d loft in his new building on 5th av, southwest corner of 50th st, to James M. Cahn & Bro., tailors, at present located at 736 Broadway, where they have been for the last 20 years. The lease is for a long term of years at a rental aggregating about $50,000.

HOUGHTON CO. leased for Harriet J. Weiss the 3-sty dwelling, 131 West 93d st to M. V. Miller.

E. H. LUDLOW & Co. leased the store in 47 and 49 Barclay st to Malkami & Co., dealers in church goods and ornaments; the store and basement in 53 Beaver st to the Polygraph Printing Co. of 82 Broad st; the 3d loft in 58 Warren st to Lonsdale & Bartholomew, Ltd., of Bradford, England; the upper part of 51 and 53 Beaver st to Mount & Robertson; the 1st loft in 42 and 45 Broad st to David Kramer, and offices in 11 to 17 Moore st to the Manufacturers Trading Co. of 15 Whitehall st.

GEO. W. MERCER & SON rented the dwelling, 273 West 22d st, to Lillian Meyer.

MOORE, SCHUTTE & CO. leased for Benjamin Winter 144 West 141st st, a 6-sty apartment house.

MOORE & WYCOFF leased apartments in 118 East 54th st to Mrs. A. M. Richard and in 115 East 53d st to Stuart G. Gibboney.

CHARLES F. NOYES CO. leased offices in 160 Broadway for the Lawyers Title & Trust Co. to Neier & Van Derveer, of 141 Broadway; space on the 19th floor of the Madison Square Building for the Jacob Ruppert Realty Corp'n to Kornhauser, Rosenbluth & Felberbaum; in 1 Liberty st for H. L. Moxley & Co., agent, to G. Berry; in the Market & Fulton Bank Building to the Public Service Commission; and in 102-104 Fulton st for John J. Burton, president, to Charles A. Ballou, of 102 Fulton st.

CHARLES F. NOYES CO. leased the store, basement, sub-cellar and 1st loft of 162 William st for Rudolph Wirth to Jas. H. Rhodes & Co. of 87 Front st for 5 years, from July 1st; a portion of the 2nd loft at 24-26 Murray st for John Gilgar, agent, to Royal Palm Fruit Co.; for Perry J. Fuller, agent, the store and basement in 127-9 White st to the Burgess Supply Co., Inc., of 480 Pearl st; the store in 70-2 Wooster st for Jacob Corday to N. Dodd; two floors in 118 Beekman st for George W. Bond, Jr., to Edwin D. Chaplin; a floor in 3 Burling Slip for Estate of H. V. B. Frankel, Inc., to the Rappeport Luxenberg Co. and a loft in 12 Dutch st for C. S. Phillips, treasurer, to Isaac Goldman.

PEASE & ELLIMAN leased a large apartment in the southeast corner of Park av and 61st st for the E. A. L. Park Av Co. to W. C. Atwater, and the 4-sty building 52 Beaver st for the Zabriskie estate to M. I. Pitou.

PEASE & ELLIMAN leased for W. W. & T. M. Hall, a loft in 634 5th av to Monte Sano & Vergra, dressmakers, of 9 East 48th st; also rented for Douglas Robinson, Charles S. Brown Co., agents, the 3-sty dwelling, 213 Madison av, to Charles H. Forbes.

PEASE & ELLIMAN and Davis & Robinson have leased in the new house at 850 Park av apartment of 10 rooms and 4 baths to Mrs. William Jay, completing the renting of the 49 apartments in the building, which was opened last Fall; also leased for 161 East 79th St Corporation, an apartment in the house being constructed at that address to Mrs. A. Freeborn.

PEASE & ELLIMAN leased for Hamilton Carhart the 2d floor in 1989 Broadway to George Strobridge; also apartments in 27 East 62d st to Clifford Langley; in 116 West 59th st for Dr. Julian Sachs to Miss Jane J. Hall and in 43 East 27th st to Mrs. Mary M. Metzinger; also made renewals of leases in 150 West 80th st to Mrs. Rose Winters; in the "Saint Urban," at 89th st and Central Park West, to Simon J. Klee and to Albert Mayer; in 39 East 27th to Mrs. Anna J. Evans, and in 56 West 58th st to Mrs. Frances E. Hidden.

PEASE & ELLIMAN leased for Irving Cox the 4-sty dwelling at 134 East 62d st to Dr. W. N. Berkeley; the apartment of Mrs. Dora C. Paige in 27 East 62d st to Miss H. C. Bryant, and leased Mrs. Paige a new apartments in 157 East 81st st; for the Lorington Co. an apartment in the "Lorington," at 70th st and Central Park West, to Mrs. F. Taylor; renewed leases of apartments as follows: in 56 West 58th st to D. G. W. McKee; in 49 West 57th st to Mrs. Mary A. Neale, and in 144 East 40th st to Miss A. V. S. Mitchell; and rented apartments in 150 West 80th st to Samuel Michaels, and in 133 West 11th st to Christian S. Gudebrod.

PORTER & CO. leased for the Lawyers' Mortgage Co. the 3-sty dwelling, 347 West 122d st to John F. Mellady.

PORTER & CO. leased for the estate of Robert F. Ballantine to Alice Sullivan the store at the southwest corner of Amsterdam av and 84th st.

PORTER & CO. rented for D. & J. H. Tonjes to Joseph Goldberg the store at 310 West 125th st, and for Emma Norton to Ella Wood the 3-sty dwelling 138 West 127th st.

GEO. R. READ & CO. leased to the Merchants Exchange National Bank, of 42 Wall st, the ground floor in the Home Life Building at 256 and 258 Broadway; the Jaminis Co. 2d floor in 63 Wall st, and space to H. Robertson; to Henry Willard Bean, of 26 Exchange pl, offices in the Equitable Building; for R. F. Kilpatrick the 6-sty building at 818 and 820 Greenwich st to the Columbia Smelting and Refining Works, of 365 West st; store and basement in 346 Canal st to N. W. & S. Garson, and 2d loft to Joseph Weber; 1st loft in 76 Greenwich st to the Automobile Sundries Co., of 18 Broadway; and space in 6 to 10 Church st to C. P. Gray, of 38 Park pl.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., rented for Franklin D. Roosevelt, his 5-sty residence, 49 East 65th st, furnished, to Thomas W. Lamont.

LOUIS SCHRAG leased for the estate of Ichabod T. Williams the building 18 West 36th st, to Lelia B. Wall.

G. SEIDE & SON leased for the estate of Adolph Brussel, the 4-sty house, 1535 Madison av to Dr. Louis Hubert.

SHAW & CO. have leased for the Public Bank the 3-sty dwelling, 62 West 113th st, to the Young Men's Democratic Club, 31st A. D., Inc.

LOTON H. SLAWSON CO. leased in 171 Madison av space to Walter S. Kupfer.

SLAWSON & HOBBS rented for James Hazen Hyde 218 West 58th st, to be altered for a private garage; also for Theodore Myers, offices in the Empire Theatre Bldg at Audubon av and 180th st; for William Parsons, the 3rd loft at 2328 Broadway, and for Julia Roberts, the store 327 Columbus av.

L. TANENBAUM, STRAUSS & CO. leased for the United Cigar Stores Co. to the Ideal Holding Co. for a bakery and lunch room, the store, basement and 1st floor in 398-400 4th av.

E. A. TURNER leased for the estate of Alice J. Brantingham, the dwelling 117 East 26th st to Mrs. Anna Deutsch; also for Lila J. Fairbairns 128 East 25th st to Bernard Kaff; for the Wilmore Realty Co. the stable 128 East 32d st to Morris J. Friend, and for the Acme Press, a loft at 7 East 28th st to a photographer.

WILLIAM R. WARE leased dwellings at 117 West 87th st to Dr. John Murray; at 302 West 93d st to Charles Aelter and for E. O. Roessle, 23 West 83d st to Anna de la Pena; also leased apartments, for Sharp & Co., in 309 West 86th st to D. B. Arnold; for Dr. Amedee Debon in 536 West End av to Dr. John F. Griffin; and for M. Dean in Euclid Hall, Broadway and 85th st, to Dr. Charles Haubold.

SIDNEY L. WARSAWER leased the building at 210 West 40th st, for M. & L. Hess (Inc.) to R. Sherry; the store in 626 6th av, for George Cantrell, to Antoni Gowin, and the store in 549 8th av, for W. J Colt, to Kraemer Bros.

SIDNEY L. WARSAWER leased stores at 613 8th av for the Drury Lane Theatre Corporation to Joseph H. Mendel; at 356 West 42d st to R. F. Jenkins; and at 671 8th av to Sigmund Landes.

WM. A. WHITE & SONS rented for the Cruikshank Co. the building, 61 Front st to the Bell Bag Co., of 63 Front st.

WM. A. WHITE & SONS rented the store in 10 and 12 Old slip to Edwin I. Thompson, and building at 20 West st for Abraham Gabriel to the Bloch Forwarding Co., of 31 West st; and the store at 71 John st to Wilson G. Cornell.

Bronx.

PORTER & CO. have leased for Thomas Simpson to the Demarest Hay & Grain Corporation, space in the Spies Building at Lincoln av and East 133d st.

Brooklyn.

DOUGLAS L. ELLIMAN & CO.leased for H. E. & C. W. Mehrer, 7923 13th av, Bay Ridge, to Captain. H. McDougall.

HOWARD C. PYLE & CO. have rented the dwellings, 44 Pierrepont st; 26 Pierrepont st; 15 Schermerhorn st; 263 Hicks st; 185 Joralemon st and 14 South Portland av.

CHARLES E. RICKERSON rented for Thomas F. Scott the 4-sty dwelling, 46 8th av.

Queens.

H. FRANKFORT made cottage rentals at Far Rockaway: For Madeline G. Meehan to George Veit, for Charles Brodek to Harris Cohen, for Harry Vaughn to E. Benjamin, for Mrs. George Gallagher to Louis Salant, for Helen Mott to A. W. Ast, for John H. Reardon to L. Fribourg, for George Form to Sydney Slomon; for John Mulholland to Mrs. H. Hertz and for J. J. Michaels to Max Wilhelm.

GREELEY SQUARE REALTY CO. leased at Seaside, Rockaway Beach, L. I., the University

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baths, restaurant and hotel, on Ocean av. and for Henry J. Furlong the Ocean Hotel, on Ocean av, near Pier av, to Louis Siegel for 3 years.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for I. Morris on Atlantic av to J. Freiman; for Joseph Geiger on Clarence av to L. D. Waxburg; for Mrs. Trainor on N. Wave Crest av to E. P. Seixas; for Suburban Realty Co. on the Boulevard to Michael Gordon.

LEWIS H. MAY CO. has rented cottages at Edgemere, for Blanche W. Blum, on Surf av, to Max Cohen; for S. & L. Construction Co., on Columbus av, to Dr. A. A. Rosenbloom; for S. & L. Construction Co., on Dickerson av, to S. C. Goldstein; for P. H. McCaffrey, on Ocean av, to Rudolph Deutsch.

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Mrs. Pauline Hutchberger, on Broadway to Julius Schwartz; for Mrs. Joseph Cassidy at Simis Beach to P. T. Gleichman; for Frank McGoey on Franklin av to Alfred Neuhaus; for John McManus on Franklin av to Leo Guerger; for Joseph H. Myers at Wave Crest to Lester Neuburger; for Mrs. Caesar Weissman on Franklin av to Mrs. Josephine Salomon.

Richmond.

ALBERT B. ASHFORTH, INC., leased for Mrs. Clara R. Day, her residence, adjoining the Richmond County Country Club, at Dongan Hills, S. I., to Rev. Henry A. Stimson.

Suburban.

ROBERT E. FARLEY ORGANIZATION announces the following transactions at Nepperhan Heights, Yonkers: Dr. G. L. Scholbohm has rented the Noonan house on Linden av; J. R. McKeon, Jr., the Arlington White house in Coburn st; Rev. G. H. Weevil the McDonald house on Marlboro rd, and L. O. Smith a house on Upper Lockwood av.

FEIST & FEIST, INC., leased in Newark, for the Estate of Stephen H. Plum, the store and basement in 845 Broad st, to Comfort's, Inc., confectioners; also for the Wadsworth Chocolate Co. the 3-sty factory, 350-352 Plane st, to the American Food Co.; and for J. W. R. Littel the upper part of 317 Halsey st, to Meyer Goldberg & Sons of New York.

FISH & MARVIN leased at Bronxville, N. Y., for Mrs. Lydia Gilmore, an apartment in the Studio Arcade, to Henry D. Brewster; also for the Lawrence Park Realty Co., a residence on Sagamore rd to Mrs. Constance Fuller.

FISH & MARVIN rented, furnished, for Henry F. Ballantyne, his residence on Overhill rd, Scarsdale; also for Sherwood B. Ferris his camp, "Edgewater," on Deer Island, Upper Saranac Lake, N. Y.

KENNETH IVES & CO. leased at Rye, N. Y., for Katharine W. Powers, her residence on Forest av to Abram E. Pitkin, for the season; for Charles Richards his cottage in Oakland Gardens, to H. T. Westerman; for James E. Meighan and Urwin J. Magill their cottage in Oakland Gardens, to Frank M. Ball; for Augustus C. Hone his residence on Seneca av, to James Harvey Williams, and for Daniel Brubacher his place on Byram Shore, Port Chester, to Mrs. Frederick Rheinstein.

L'ECLUSE, WASHBURN & CO. and Miss Morrison have leased the A. V. Fraser estate at Sands Point, L. I., to Archibald S. White.

PEASE & ELLIMAN leased for Irving Bacheller, the novelist, his estate at Riverside, Conn., one of the state's show places.

PEASE & ELLIMAN have rented furnished for Mrs. August Montant her place at Oyster Bay, L. I., to H. I. Judson.

S. OSGOOD PELL & CO. has leased for John Sargent, his country place in Meadow Lane, Greenwich, Conn., consisting of a new dwelling of Colonial architecture, garage and about eight acres to Clement A. Griscom.

JOHN F. SCOTT rented for Edwards Herrick Childs his place on Cedar av, Hewlett, L. I., to E. Farrar Bateson.

JOHN F. SCOTT rented for Arthur W. Blackman of Cambridge, Mass., his country place known as "Ye Hermitage," at Chichester, Mass., to Mrs. George W. Cook; for the Cedarhurst Estates the large stone house and stable on Sealy Lane, Cedarhurst, to F. Garcia; for Mrs. James L. Livingston her house on Washington av, Cedarhurst, to Leo B. Gutman, and for Mrs. LeGrand L. Benedict her country place on Hollywood Crossing, Cedarhurst, to William C. Orr.

WORTHINGTON WHITEHOUSE, INC., has leased to Wallace Eddinger, George A. Thayer's country place at Port Washington, L. I., consisting of ten acres of land with frontage on Manhasset Bay.

OBITUARY

WALTER R. BYNNER, real estate dealer, of Lakewood, N. J., for twenty-five years, died on Sunday, in his home at that place. He was a native of Brooklyn and formerly was a coffee broker.

EMIL LUBBE, superintendent of the foreign department of the Equitable Life Assurance Society, died at his home, 136 West Palisade av, Englewood, N. J., aged fifty-seven.

THEODORE H. McDONALD, one-time Insurance Commissioner of Connecticut, died on Wednesday, in New Haven, aged fifty-three.

JACOB RUPPERT, founder of the Jacob Ruppert Brewing Co., died on Tuesday night, at his home, 1116 5th av, aged seventy-four. He was heavily interested in real estate and his properties about New York City are said to be worth several millions of dollars. Among his holdings, outside of the brewery property on 3d av, between 91st and 92d sts, were apartment houses at 70-74 East 124th st, 31-39 Lenox av, 502 West 161st st, and 681-687 Columbus av. He also owned valuable vacant land on 5th av in the immediate neighborhood of his home, and a large country place at Rhinebeck, N. Y.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

MARGARET E. BAKER.—356 West 30th st, 753-72, 3-sty dw, 18.4x98.9, $13,500; 321-327 West 48th st, 1039-22-21-20½-20, four 3-sty dw, each 18x100.5, $64,500; 311 West 48th st, 1039-26, 3-sty dw, 20x100.5, $18,000; 307 West 52d st, 1043-27½, 4-sty dw, 16.8x100.5, $16,500; 402-404 West 47th st, 1056-36a-36b, two 3-sty dw, each 20x50.2, $24,750.

MARY BLASS.—230 East 21st st, 901-43, 5-sty flat, 26.3x92, $29,000. Dec. 24, 1914.

SOPHRONIA W. CLARK.—130 West 73d st, 1144-45, 4-sty dw, 15x102.2, $21,000. Feb. 24, 1914.

THEODORE L. DE VINNE.—393-399 Lafayette st, nec 4th st, 544-1, two 7-sty lofts, connected, 100x117, $280,000; 300 West 76th st, 1185-27, 4-sty dw, 26.7x100, $75,000. Feb. 16, 1914.

WILLIAM H. EARLE.—139 West 122d st, 1907-14, 4-sty dw, 16.8x100.11, $13,500; 235-237 Lexington av, s e c 34th st, 889-63, 2 and 4-sty bldgs, 40x75, $97,000; 26 West 23d st, 824-53, 4-sty bldg, 27x98.9, 1/5 interest valued at $25,-200. Aug. 22, 1914.

HENRY FELDMANN.—Seaman av, w s, 123 ft. south of 218th st, plot 75x100x irreg., $7,-600; 331 East 16th st, 922-56, 6-sty ten, 26.6x92, $38,500; 408 West 115th st, 1807-30, 5-sty ten, 33.4x100.11, $40,000; 430 West 154th st, 2068-39, 3-sty dw, 19x99.11, $16,000; 604-606 West 191st st, 2169-43, two 5-sty apts, 100x100, $110,000.

JOHN S. FOSTER.—52 Irving pl, 873-22, 6-sty apt, 27x107.3, $105,000; 56 Irving pl, 873-20, 3-sty dw, 26x107.3, $45,000; 25-29 Canal st, 297-30, 32, 33, 4 and 5-stv ten, 52x52x irreg, $125,000; 33 Canal st, 297-35, 5-sty ten, 22x57.4, $30,000; 13 Chatham sq and 1 Doyers st, 162-33, 34, 3 and 4-sty bldg, 20x81, $34,500; 385 Greenwich st, 188-9, 4-stv ten and 3-sty rear, 24.11x69.11, $26,000; 12-16 Renwick st and 247-253 Hudson st, 594-97, 96, 56, 57, 57½, 58, 59, 3-sty bldgs, 51.7x150x irreg, $63,500; 215 Park Row, 117-26, 5-sty house, 16.9x73.3x irreg, $44,-500; 82-84 Church st, 86-17, 5-sty loft, 41.8x32, $33,000. July 21, 1914.

JOHN KAFKA.—1528-1530 Amsterdam av, 1988-106, 6-sty ten, 40x100, $60,000; 1532-1534 Amsterdam av, 1988-107, 6-sty apt, 40x100, $60,-000; 156, 160,164 Manhattan av, 1843-18, 47, 46, three 6-sty apts, each 40x05, each $55,000. April 25, 1913.

ABRAHAM LICHTENSTEIN.—Shares in Oak Crest Realty Co. owning Broadway nwc 64th st, 1136-32, 5-sty bldg, 25x104, $227,000. April 13, 1913.

ANNA MAYFORTH.—232 East 21st st, 901-42, 5-sty ten, 26.3x92, $29,000; 109 East 123d st, 5-sty ten, 25x100, $24,000. Dec. 5, 1914.

JOHN H. PATRICK.—50 Edgecomb av, 2041-11½, 3-sty dw, 18x52, $13,000; also 200 West Houston st, 528-8, 4-sty loft, 25x100, 21-year leasehold from May 1, 1900, $3,000; 214-218 West Houston st, 528-12, 13, 14, three 4-sty lofts, 75x47xirreg, 21-year leasehold from May 1, 1900, $8,000. Jan. 19, 1914.

GEORGE W. SILBERHORN.—106 East 121st st, 1769-68, 6-stv flat, 25x100.10, $28,000; 152 West 127th st, 1911-53½, 5-sty loft, 27.6x99.11, $26,000. March 2, 1914.

CHARLES F. SOUTHMAYD.—13 West 47th st, 1263-27, 4-sty dw, 25x100, $90,000.

LUCILLE M. STEVENS SPAFFORD.—Held ½ interest in following properties. The other ½ was owned by her mother, Elizabeth M. Stevens, who died two months later than she, and the details of whose estate was published in this column, Record and Guide of May 15. Although only two months intervened between the deaths of the two owners, in practically every instance, the half interests in each of the properties were appraised at different valuations. A comparison of the two reports will indicate this difference. The valuation below is for the ½ interest only: 69 South st, n w c Pine, 37-4, 5-sty bldg, 26.1x56.10, $17,112.50; 219 Front st, 97-21, old bldg, 16.9x74, $4,625; 108 Murray st, 129-29, 4-sty, 24.10x80.4, $12,-950; 103 Park pl, 129-21, 5-sty, 24.1x78, $13,-875; 162-163 West st, 129-24, 5-sty, 43.7x50.3, $18,962.50; 233-239 Washington st, s e c Park pl, 128-10, 71.11x60.1, land only, $32,375; 116 Park pl, 128-13, 5-sty, 24.5x49.2, $10,175; 134-136 Park pl, 128-40, 4-sty, 22.8x83.1, $12,650; 226 Washington st, 128-50, 5-sty, 25.1x55.6, $11,562; 253 Washington st, 185-27, 4-sty, 26.7x83.6, $11,562; 348 Greenwich st, s w c Harrison st, 5-sty, 23.2x85.3, $19,425; 219-223 East 87th st, 1533-8-8¼-12, 3-sty, 70.10x100.8 and gore in rear, 1533-8¼, $20,350; 1585 3d av, n e c 89th st, 1535-1, land only, 25.8x110, $20,812; 2d av, s w c 91st st, 1536-26, land only, 50.8x94, $31,-218; East 92d st, 1571-45-46, s s, 94 e of 1st av, 50x100.8, land only, $8,325; East 92d st, 1571-42-43-44, s s, 144 e of 1st av, land only, $12,487; 1768-1770 1st av, s e c 92d st, 1571-47-48, 50.8x94, land only, $16,187.50; 436-438 East 92d st, 1571-32-33, land only, 50x100, $11,-562.50; 440-442 East 92d st, 1571-30-31, land only, 50x100, $8,325; 415-417 East 91st st, 1571-12, 50x100.8, land only, $8,325. Decedent also owned a twenty-one hundred and twenty-nine twenty-eight thousand eight hundredth interest in Pier 18, ft. of Murray st, which interest was valued at $69,000 and a similar interest in Pier 16, ft. of Barclay st, valued at $51,750. Feb. 19, 1914.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 May 21 to 27	1914 May 22 to 28
Total No.	137	155
Assessed value	$17,943,300	$10,822,400
No. with consideration	21	14
Consideration	$741,526	$605 250
Assessed value	$885,000	$652,500
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	2,913	3,060
Assessed value	$177,915,810	$198,123,037
No. with consideration	408	319
Consideration	$20,384,903	$11,867,731
Assessed value	$21,728,856	$12,733,771

Mortgages.

	1915 May 21 to 27	1914 May 22 to 28
Total No.	82	82
Amount	$1,771,392	$1,890,232
To Banks & Ins. Cos.	16	16
Amount	$284.500	$788,500
No. at 6%	32	30
Amount	$718,992	$459,930
No. at 5½%	2	2
Amount	$58,000	$18,000
No. at 5%	20	25
Amount	$1,366,100	$575.300
No. at 4½%	1	.....
Amount	$2 500	.....
No. at 4%	.....	2
Amount	.....	$3,400
Unusual rates	.....	1
Amount	.....	$30,000
Interest not given	27	22
Amount	$625,800	$703 602
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	1 655	1,862
Amount	$38,450,825	$53,776,491
To Banks & Ins. Cos.	316	439
Amount	$14,881,069	$28,350,700

Mortgage Extensions.

	May 21 to 27	May 22 to 2[illegible]
Total No.	56	48
Amount	$3,667,950	$1,887,900
To Banks & Ins. Cos.	43	20
Amount	$3,284,700	$1,111,500
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	869	943
Amount	$45,627,123	$50,312,835
To Banks & Ins. Cos.	335	315
Amount	$29,578,350	$34,104,450

Building Permits.

	1915 May 22 to 28	1914 May 23 to 29
New buildings	12	17
Cost	$731,000	$2,453,100
Alterations	$175,545	$124,975
	Jan. 1 to May 28	Jan. 1 to May 29
New buildings	210	221
Cost	$35,325,890	$22,450,090
Alterations	$6,300,431	$6,249,861

BRONX.

Conveyances.

	1915 May 21 to 27	1914 May 22 to 28
Total No.	127	198
No. with consideration	10	55
Consideration	$20.775	$242.595
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	2,521	2,544
No. with consideration	319	329
Consideration	$2,651,276	$3,059,348

Mortgages.

	1915 May 21 to 27	1914 May 22 to 28
Total No.	67	109
Amount	$914,281	$858.301
To Banks & Ins. Cos.	3	7
Amount	$47,000	$402,250
No at 6%	30	45
Amount	$427,434	$586,210
No. at 5½%	11	7
Amount	$164,475	$27,500
No at 5%	5	32
Amount	$54,500	$139,141
Unusual rates	1	1
Amount	$972	$20,000
Interest not given	20	19
Amount	$266,900	$85,450
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	1,354	1,560
Amount	$13,081,308	$14,519,034
To Banks & Ins. Cos.	87	173
Amount	$2,117,500	$3,694,101

Mortgage Extensions.

	May 21 to 27	May 22 to 28
Total No.	12	10
Amount	$284,500	$139,800
To Banks & Ins. Co.	4	2
Amount	$105,000	$25,500
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	323	335
Amount	$6,584,655	$7,001,650
To Banks & Ins. Cos.	84	61
Amount	$2,167,250	$1,914,900

Building Permits.

	1915 May 21 to 27	1914 May 22 to 2
New buildings	24	22
Cost	$723 350	$491.500
Alterations	$42,920	$36.100
	Jan. 1 to May 27	Jan. 1 to May 28
New buildings	438	341
Cost	$13.563 525	$7,250 092
Alterations	$360,260	$543,790

BROOKLYN.

Conveyances.

	1915 May 20 to 26	1914 May 21 to 27
Total No.	495	482
No. with consideration	43	57
Consideration	$335,611	$265.870
	Jan. 1 to May 26	Jan. 1 to May 27
Total No.	8,912	9.535
No. with consideration	919	1,014
Consideration	$7,884,236	$6,825,084

Mortgages.

	1915 May 20 to 26	1914 May 21 to 27
Total No.	412	331
Amount	$1,848,700	$1,440,280
To Banks & Ins. Cos.	103	70
Amount	$780.850	$577.973
No. at 6%	207	181
Amount	$622,135	$619,638
No. at 5½%	134	72
Amount	$859,850	$366,731
No. at 5%	45	63
Amount	$295,804	$413,262
Unusual rates	.....	2
Amount	.....	$5,500
Interest not given	26	13
Amount	$70.911	$35.149
	Jan. 1 to May 26	Jan. 1 to May 27
Total No.	6,563	6,725
Amount	$27,923 667	$27,969.710
To Banks & Ins. Cos.	1,175	1,381
Amount	$8,632,776	$10,973,364

Building Permits.

	1915 May 21 to 27	1914 May 21 to 27
New buildings	136	166
Cost	$1,789,700	$3,387,675
Alterations	$52,975	$46,490
	Jan. 1 to May 27	Jan. 1 to May 27
New buildings	2,167	2,006
Cost	$17,965,865	$20,198,660
Alterations	$1,450,504	$1,262,059

QUEENS.

Building Permits.

	1915 May 21 to 27	1914 May 21 to 27
New buildings	139	115
Cost	$737.975	$844,240
Alterations	$20,632	$30,455
	Jan. 1 to May 27	Jan. 1 to May 27
New buildings	2 210	1,900
Cost	$7,697,686	$8,561,272
Alterations	$365,866	$484,853

RICHMOND.

Building Permits.

	1915 May 21 to 27	1914 May 21 to 27
New buildings	34	42
Cost	$29.203	$88.480
Alterations	$8,690	$5,854
	Jan. 1 to May 27	Jan. 1 to May 27
New Buildings	417	470
Cost	$931 551	$651.109
Alterations	$84 410	$103 086

REAL ESTATE NOTES.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 20 East 88th st by Frederick de P. Foster.

SAMUEL SEINIGER & CO. have moved to 120 Broadway, from 10 Wall st, where they have been located for 15 years.

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VAULTS FOR VALUABLES

E. DE FOREST SIMMONS has temporarily removed to 32 West 58th st, pending alterations at 2 East 58th st.

NIPPON CLUB, composed of Japanese residents of the city, has taken title from Edward L. Young, to its clubhouse, at 161-165 West 93d st, a 4-sty structure, on plot 51x104.8.

GOODALE, PERRY & DWIGHT have been appointed agents for Eton Hall and Rugby Hall, at 29 and 35 Claremont av; also for the taxpayer at the northeast corner of Broadway and 103d st.

A. W. MILLER & CO. were the brokers in the sale recorded Tuesday of 2888 Bailey av for Cahn & Pittman to Katherine Van Rensselaer, who gave in part payment 112 acres at Quakertown, Pa.

LONGACRE THEATRE, at 220-228 West 48th st, on plot 99.6x100.5, was transferred on Monday by Ralph Bloom to the L. A. T. Corporation of 200 West 54th st, subject to a mortgage of $345,000.

THE M. MORGENTHAU, JR., COMPANY has made arrangements to have Fitz-James E. Browne, the real estate auctioneer of Montreal, act in that capacity at the Pine Hills Park sale at Albany this afternoon.

JAMES McHUTCHISON, seeds and bulbs, of 17 Murray st, is the buyer of 95 Chambers st, reported sold last week, by the estate of Marion Cutting, through Wm. H. Whiting & Co. He will occupy the upper part of the building, with his business.

BULKLEY & HORTON CO. have been appointed agents for the following Brooklyn properties: 1291-1293 Dean st, 71 Brooklyn av, 635 Sterling pl, 420 Eastern Parkway, 127 & 129 Waverly av, 70 Hall st, 10 Carlton av, 27 St. Edwards st, and 26 Clinton av.

ALBERT B. ASHFORTH, INC., representing Louis Stern, Benjamin Stern and the estate of Isaac Stern, owners of the 12-sty building 28-30 West 23d st and 9-19 West 22d st, announce that the recently reported lease of about 80,000 sq. ft. in this building to Montgomery, Ward & Co. has just been signed. M. & L. Hess (Inc.) were associated as brokers.

PROPERTIES of the New York Real Estate Security Co. were conveyed on Wednesday by James N. Rosenberg, trustee in bankruptcy, to companies representing the bondholders of the old company. The new companies will have their offices at 43 Exchange pl, and include the Halcyon Real Estate Corporation, Irving Arms Real Estate Corporation and Nyres Real Estate Corporation.

THE OPENING of the new Huntington Golf and Marine Club on Saturday, May 29, and Monday, the 31st, promises to be a gala occasion. The club house, which accommodates about 100, is over three-quarters taken for the period. The Board of Governors is offering several prizes for contests in golf. The tennis courts are completed and a half dozen horses have arrived for use of club members.

CHAMBER OF COMMERCE of the Borough of Queens will have as its guests on Saturday afternoon, June 5, about 100 members of the Municipal Club of Brooklyn. The Brooklyn businessmen will be entertained first, at informal noon luncheon in the club rooms of the Chamber in Long Island City, at which C. G. M. Thomas, President of the Queens Chamber of Commerce, will tell what that organization has accomplished during the past four years in securing important improvements for the Borough of Queens. In the evening the Municipal Club will hold its annual dinner at Holliswood Hall, Hollis, L. I.

COMMITTEE CHAIRMEN.—The following Chairmen of the Standing and Special Committees of the Chamber of Commerce of the Borough of Queens for the year 1915-16 have been appointed by the Board of Directors: Executive and Membership, G. M. Thomas; Auditing, B. C. Vandewater; Commerce, F. D. Thorne; Transit, John Adikes; Legislation, Clinton T. Roe; Manufacturing and Industrial, Wm. D. Bloodgood; Borough Planning, John C. Brackenridge; Arbitration, John W. Weed; Entertainment, Frederick G. Randall; Highways, T. D. Carpenter; Queens Boulevard, Frank W. Scott; Rockaway Turnpike, Edward Roche; Terminal and Public Markets, M. J. Degnon; School, Bernard Suydam.

CHARLES F. NOYES CO., organized along strictly co-operative lines, has elected officers for the ensuing year as follows: President and treasurer, Charles F. Noyes; vice-president, Frederick B. Lewis; secretary, Fisher P. Weaver. The directors elected included the officers and William B. Falconer and Joseph D. Cronan. The corporation's profits were divided among all the employees, as during the last five years. The agency force was increased during the year by the addition of N. M. Kerr, as assistant plant engineer. Edwin C. Benedict, a mortgage loan specialist, also joined the organization, to head the mortgage department. The company reported that the gross business for the year ending May 1, 1915, was the largest in the 16 years of its existence.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Outside buyers figured prominently in the auction room this week and acquired several of the high class properties which were offered by the auctioneers. Among them were William Lustgarten, who paid $57,750 for a vacant Harlem block front; Francis A. Campbell who bought the vacant south corner of Riverside drive and 153d street for $31,050; and Samuel Borchardt, who acquired flats in West 98th street, which were offered several years ago to negroes. Mr. Borchardt is the owner of the twelve-story apartment house at the southeast corner of Broadway and 98th street, in the same block. Another buyer this week was the City of New York, which was forced to take over, as plaintiff, a Broadway commercial building at No. 454, on a bid of $60,000, which was more than $18,000 less than existing encumbrances.

Decoration Day sales will include the offering of Canarsie lots by the Jere Johnson, Jr., Company; and 400 lots at Jamaica Hillcrest by the William P. Rae Company. The latter sale begins this afternoon at 2:30 in a tent on the property and will be continued on Monday until all the lots are sold.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 28, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Albany st, 22 (*), ss, 65.11 e West, 18.8 x58, 3-sty bk loft & str bldg; due, $29,-693.70; T&c, $1,810.91; Seamen's Bank for Savgs in City of N Y. 28,000

Chambers st, 192-4, ss, 92.4 w Washington, 44.6x88.3x44.6x88.1, 5-sty bk loft bldg & 1-sty bk exten (extrices); bid in at $59,500.

Duane st, 80, ss, 136.7 e Bway, 25x77.3 to Republican al x25.2x77.3; to be 3-sty bk loft bldg (exrs); bid in at $47,000.

Essex st, 27½, ws, 50 n Hester, 25x43.9x 25x43.6, 6-sty bk tnt & strs; due, $5,946.61; T&c, $600; sub to mtg $11,000; J M Lowenstein. 20,800

28TH st, 345, ns, 302.6 e 9 av, 18x98.9, 4-sty & b bk tnt (partition); David Mainzer. 18,000

54TH st, 223-31 E on map 223-9 E (*), ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk brewery; due, $64,908.65; T&c, $1,043.11; Mutual Life Ins Co of N Y. 57,000

55TH st, 237-43 E (*), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; due, $14,175.67; T&c, $995.60; Wm Burroughs. 72,000

61ST st, 240 W (*), ss, 225 e 11 av, 25x 100.5, 5-sty bk tnt; due, $14,582.05; T&c, $238.70; Lillian S Gillespie. 13,000

62D st, 158, ss, 100 w 3 av, 20x100.5, 3-sty & b stn dwg (trstes); bid in at $18,500.

76TH st, 140 W (*), ss, 355 w Col av, 20 x102.2, 4-sty & b stn dwg; due, $27,988.63; T&c, $3,210.43; E Matilda Ziegler et al exrs. 26,000

91ST st, 151, ns, 90 e Lex av, 20x100.8, 3-sty & b stn dwg (trstes); bid in at $13,950.

98TH st, 58 E, ss, 80 w Park av, 25x 100.11, 5-sty bk tnt & strs; Louis R P Sanger; due, $22,224.46; T&c, $514.10; Lawyers Mtg Co, party in int. 21,500

116TH st, 8 E (*), ss, 135 e 5 av, 25x 100.11, 5-sty bk tnt & strs; due, $25,622.62; T&c, $1,162.90; Archibald H M Sinclair. 23,000

120TH st, 143-7 E (*), nec Lex av (Nos 1943-7), 49.11x100.11, 3-3 & 1-2-sty bk tnts & strs; due, $45,389.02; T&c, $2,685.50; Title Guar & Trust Co. 40,000

121ST st, 362, ss, 66.8 w 1 av, 16.7x104, 3-sty & b stn tnt (partition); David Mainzer. 5,950

126TH st, 141 W, ns, 330 e 7 av, 20x99.11, 3-sty & b stn dwg & 2-sty bk exten (exrs); bid in at $10,000.

130TH st, 109 W, ns, 170 w Lenox av, 20 x99.11, 3-sty & b stn dwg (exrs); bid in at $6,000.

153D st, see Riverside dr, 130.5x164.5x 98.3, vacant (exrs); Francis A Campbell. 31,050

215TH st W, ss, 800 e 10 av, 50x99.11, vacant; adj sine die.

Lexington av, 1943-7, see 120th, 143-7 E. **2D av, 2133 (*)**, ws, 47 s 110th, 27x73, 4-sty bk tnt & strs; due, $2,290; T&c, $300; sub to 1st mtg $12,000; Rosina Guzzetta. 12,660

HENRY BRADY.

Lewis st, 84½ (*), es, 165 s Stanton, 20 x100, 3-sty fr tnt & str & 5-sty bk rear shop; due, $11,812.93; T&c, $550.90; Society for the Prevention of Crime. 10,000

Madison st, 5, ns, 80.9 n Pearl, 25x56, 3-sty dwg (vol); bid in at $15,000.

96TH st, 65 W, ns, 120.5 e Columbus av, 20.6x100.11, 4-sty & b stn dwg (trstes); bid in at $19,000.

98TH st, 203-5 W, ns, 84.2 w Ams av, 52.7x105, 2-5-sty bk tnts; due, $9,586.91; T &c, $300; Saml Borschardt. 46,500

103D st, 131 W, ns, 243.9 w Col av, 18.9x 100.11, 5-sty stn tnt; due, $20,112.17; T&c, $402; Henry L Butler, a party in interest. 18,500

Broadway, 454 (*), es, 55.4 s Grand, 25.2 x100, 5-sty bk loft & str bldg; due, $77,-726.37; T&c, $642.20; Henry Bruere, Chamberlain, &c. 60,000.

BRYAN L. KENNELLY.

Bleecker st, 91-3, nwc Mercer, 50x132x 51.10x146.10, 2-5-sty bk str & loft bldgs (exrs); bid in at $57,750.

Dyckman st (*), ns, 950 w Prescott av, 103.7x—x183.9x100, vacant; due, $12,643.79; T&c, $1,139.33; Ida B McTurck. 14,500

86TH st, 330-2 W, ss, 260 e Riverside dr, 40x102.2, 2-4-sty & b stn dwgs (exrs); bid in at $73,250.

122D st E, ns, 74 e Pleasant av, 204.10x230.10x87.8x201.10, vacant (exrs); Wm Lustgarten. 57,750

2D av, 314, es, 37 n 18th, 17x60, 4-sty & b stn dwg (exrs); Thos Clark. 13,000

L. J. PHILLIPS & CO.

Moore st, 30 (*), ws, 104.10 s Front, 24.6 x73.5x24x72.4, 5-sty bk loft & str bldg; due, $24,092.69; T&c, $876.55; Sarah E Townsend. 19,000

Moore st, 32 (*), ws, 129.4 s Front, 23x74.6x23x73.5, 5-sty bk loft & str bldg; due, $21,250.14; T&c, $814.50; Carolina M Child et al trstes. 18,000

SAMUEL MARX.

218T st, 218-20 W, ss, 235 w 7 av, 46.10x105.5x46.10x104.5, 7-sty bk tnt; due, $18,-562.88; T&c, $1,035.50; adj June9.

163D st, 405 W (*), ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; due, $21,080.18; T&c, $1,609.64; Jeannie F Seymour. 20,000

HERBERT A. SHERMAN.

44TH st, 15 & 17 W (*), ns, 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; due, $130,171.88; T&c, $1,965.92; sub to pr mtgs aggregating $275,000; Viola M Flannery. 411,578

83D st, 11 W (*), ns, 190 w Central Park W, 20x102.2, 4-sty & b stn dwg; due, $28,-089.61; T&c, $2,050; Cornelia W Hall et al trstes. 27,000

83D st, 13 W (*), ns, 210 w Central Park W, 20x102.2, 4-sty & b stn dwg; due, $26,-578.80; T&c, $1,012.70; Cornelia H de Langley. 26,000

83D st, 15 W (*), ns, 230 w Central Park W, 20x102.2, 4-sty & b stn dwg; due, $27,-192.22; T&c, $1,258.05; Cornelia H de Langley. 20,000

SAMUEL GOLDSTICKER.

145TH st W (*), ns, 100 w Lenox av, 175 x99.11, vacant; due, $9,093.68; T&c, $1,-570.60; sub to 4 mtgs aggregating $69,000; May Monahan. 69,500

Total	$1,251,238
Corresponding week 1914	489,352
Jan 1, 1915 to date	31,803,625
Corresponding period 1914	16,014,115

Bronx.

The following are the sales that have taken place during the week ending May 28, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Freeman st, sec Intervale av (No 1300), 18.7x65.2x56.7x50, 3-sty fr tnt & str (exrs); bid in at $14,600.

Herschell st, 1332 (*), ns, 454.11 e Westchester av, 50.7x104.11x—x104; due, $4,-680.59; T&c, $327; Theo J Chabot. 2,000

Home st, 837, see Prospect av, 1309.

Simpson st, 1226, es, 247.11 n Home, 25x100, 3-sty & b fr tnt (exrs); bid in at $7,-800.

Simpson st, 1247, ws, 57.6 s Freeman, 17.5x57.8, 3-sty fr tnt (vol); bid in at $5,-700.

161ST st, 373 E (*), ns, 203.7 e Courtlandt av, 25x71.11x25x72.4, 3-sty fr tnt & strs; due, $4,513.29; T&c, $826.95; Fredk Dillemuth Jr. 4,000

176TH st E, ns, 73.2 w Boston rd, 75x167, vacant; adj sine die.

229TH st E, ss, 180.8 e White Plains av, 100.4x114.6; due, $2,602.74; T&c, $397.38; Henry L Wolf. 3,700

Prospect av, 1309, nwc Home (No 837), 57.1x60x85.11x66.7, 1-sty bk theatre & strs; due, $5,912.99; T&c, $64.70; sub to a 1st mtg of $16,000; Jos Corn. 22,500

Prospect av, 769 (*), ws, 125 n 156th, 25x142.7x25.2x139.5, 3-sty fr tnt; due, $14,-119.21; T&c, $595; Louisa Adami. 12,000

Vyse av, 1489, ws, 200 s 172d, 25x100, 3-sty bk & stn tnt (exrs); bid in at $6,850.

Vyse av, 1491, ws, 175 s 172d, 25x100, 4-sty & b bk tnt (exrs); bid in at $17,900.

HENRY BRADY.

Claremont Pkway, 417 (*), ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3, 4-sty bk tnt; due, $4,129.16; T&c, $511.35; sub to a mtg of $20,000; Helen F Montegriffo. 20,100

3D av, 3786 (*), es, 25 s 171st, 25x100, 1-sty fr loft bldg; due, $7,982.20; T&c, $455; City Real Estate Co. 8,000

JAMES J. DONOVAN.

181ST st, 751 E (*), nwc Prospect av (No 2127), 100x29, 5-sty bk tnt; due, $31,597.67; T&c, $888.40; Gertrude Schiffer et al. 25,000

233D st E, ss, 180.7 e White Plains rd, see Nereid av, ns, 93.6 e Byron av.

Barnes av, es, 107.3 s Bruner av, see Nereid av, ns, 93.6 e Byron av.

Bruner av, ws, abt 73 s Barnes av, see Nereid av, ns, 93.6 e Byron av.

Gunther av, ws, 531.10 s Barnes av, see Nereid av, ns, 93.6 e Byran av.

Nereid av (*), ns, 93.6 e Byron av, 50x122.3x53.1x85.4; also BARNES AV, es, 107.3 s Bruner av, 110.1x159.1 to Bruner av x75x75.5; also NEREID AV, sec Wickham av, 24.2x100; also WICKHAM AV, es, 100 s Nereid av, 25x97.6; also GUNTHER AV, w s, 531.10 s Barnes av, 100x97.6; also 233D ST E, ss, 180.7 e White Plains rd, 99.5x64.5; due, $5,517.71; T&c, $125.13; Mary J Skillman. 6,050

Nereid av, sec Wickham av, see Nereid av, ns, 93.6 e Byron av.

Prospect av, 2127, see 181st, 751 E.

Wickham av, sec Nereid av, see Nereid av, ns, 93.6 e Byron av.

BRYAN L. KENNELLY.

Bainbridge av, es, 148.7 n Bedford Park blvd, 100x118, vacant (exrs); L I Harrison. 13,000

Lafayette av (*), ws, 98 n Fordham, 90x120.6, City Island; due, $1,431.61; T&c, $242.73; Lucy W Jordan. 1,850

JACOB H. MAYERS.

Ogden av (*), ws, 167.7 n 167th, 50x89.1x—x68.11, vacant; due, $3,587.52; T&c, $157; Emily O Wheeler. 3,300

GEORGE PRICE.

Brook av, swc 3 av, see 3 av, swc Brook av.

3D av (*), swc Brook av, 13.10x29.5x3.2 x36.6, 2-sty bk office; due, $5,471.57; T&c, $97.60; Universal Savgs Bank. 4,500

Total	$140,600
Corresponding week 1914	40,607
Jan 1, 1915 to date	2,843,458
Corresponding period 1914	2,857,904

Brooklyn.

The following are the sales that have taken place during the week ending May 26, 1915, at the Brooklyn Sales. rooms, 189 *Montague Street:*

WILLIAM P. RAE CO.

ST MARKS PL (*), ns, 325 e Howard av, 20x100; Williamsburgh Savgs Bank 1,500.00

E 12TH ST, es, 950 s Beverly rd, 50x100; Nathan Sweedler 6,350.00

BAY 29TH ST (*), nws, 120 sw 86th, 60x90; Ruth A Bruce-Brown 6,000.00

72D ST, ns, 374.6 w 6 av, 20x117.4; Michael Shellers 4,200.00

72D ST, ns, 394.6 w 6 av, 20x117.5; Michael Shellers 4,100.00

75TH ST (*), ns, 290 e 15 av, 45.3x100; Chas B Page 2,000.00

16TH AV (*), ses, 300 sw 86th, 19x109.4; Wm G Wood et al 2,750.00

WILLIAM J. McPHILLIAMY & CO.

HENDRIX ST (*), ws, 105 n Vienna av, 20x102.8; Eliz Kolb 500.00

LOUIS PL (*), ws, 128.8 s Herkimer, 15.4x97.6; Lucy O Embury et al 2,400.00

PROSPECT PL (*), ns, 255.4 e Troy av, 20.3x155.7; Mabel L Reilly 500.00

QUINCY ST (*), see Bedford av, 55x20; also BEDFORD AV, es, 20 s Quincy, 20x55; also BEDFORD AV, es, 40 s Quincy, 20x55; also BEDFORD AV, es, 60 s Quincy, 20x55; also BEDFORD AV, es, 80 s Quincy, 20x55; also QUINCY ST, ss, 55 e Bedford av, 30x100; Jane Boland 33,450.00

ST MARKS PL (*), ns, 340 e Howard av, 20x100; action 2; same 1,500.00

79TH ST, ss, 151 e 2 av, 30.4x67; A B Roberts 3,100.00

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; A B Roberts 3,100.00

86TH ST, sws, intersec ws W 9th, 40x100; withdrawn

BATH AV, sws, intersec nws Bay 28th, 462x95; Eva Campbell 20,000.00

BROADWAY (*), nes, intersec nws Ellery, 100x256x irreg to Fayette; Bowery Savgs Bank 190,000.00

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Brooklyn Auction Sales Continued.

HEGEMAN AV (*), nwc Vermont, 100 x685; also HEGEMAN AV, nec Vermont, 100x640, except parts released; Geo B Ehsworth 159,700.00
LENOX RD (*), ss, 40 e E 91st, 20x100; Home Title Ins Co of N Y..... 1,000.00
LENOX RD (*), ss, 60 w E 91st, 20x100; Home Title Ins Co of N Y..... 1,000.00
NEW YORK AV (*), ss, 160 s Clarendon rd, 20x100; Brooklyn Trust Co.. 2,900.00
PROSPECT AV (*), ss, 148.4 w 5 av, 15x80; W Herbert Beach et al..... 500.00
S PORTLAND AV (*), ss, 201.6 n Atlantic av, 25x110x irreg; Montauk Bank 9,000.00
TILDEN AV, see Brooklyn av, 104.8x168.5; adj June 8..... ——
14TH AV (*), ses, 80 sw 78th, 20x53.10½; S Bklyn Savgs Instn..... 3,500.00
LOTS 15 & 23, blk 6600, —x—; Harry E Kuhlman 250.00

NATHANIEL SHUTER.

OSBORN ST, ws, 40 n Sutter av, 60x48; H C Harlath 14,400.00
OSBORN ST (*), ws, 375 s Hegeman av, 115x50.11x irreg; Jacob Wiener. 300 over taxes & assesments
ROSS ST (*), nws, 290.5 ne Bedford av, 19.3x100; Gustave Girard 7,350.00
WILLIAMSBURGH TURNPIKE RD, ss, 525 e Bushwick av, 25x100; withdrawn ..... ——

JAMAICA

JAMES L. BRUMLEY.

DEAN ST, ns, 220 e Nostrand av, 20x100; Dr Philip J Genthner..... 9,500.00
WATKINS ST, ss, 100 s Belmont av, 25x100; Wm B Roth..... 7,020.00

JOSEPH P. DAY.

LAWRENCE ST, 146, ws, 110 s Willoughby av, 21x100, 3-sty & b dwg (exrs); bid in at $8,900..... ——
LAWRENCE ST, 148, ws, 131.1 s Willoughby av, 21x100, 3-sty & b stn dwg (trstes); Jno W Tammany 8,950.00

Total $506,820.00
Corresponding week 1914..... 481,330.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

JUNE 2.
86TH ST, 324-6 E, ss, 275 e 2 av, 25x102.2, 2-3-sty & b dwg (exrs).
87TH ST, 211 E, ns, 135 e 3 av, 19.8x100.8, 3-sty & b dwg (exrs).
128TH ST, 126-34 W, ss, 300 w Lenox av, 75x99.11, 5-3-sty & b dwg (exrs).

JUNE 3.
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5x w56xn6xw44xs46.11xe100 to beg, 2-5-sty bk tnts & strs (partition).

Brooklyn.

JERE JOHNSON JR., CO.

MAY 31.
Sale of 28 lots on Canarsie rd, Canarsie la & Remsen av to be held at 2 p m, on the premises.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

MAY 29 & 31.
No Legal Sales advertised for these days.

JUNE 1.
9TH ST, 6-8 W, ss, 124.1 w 5 av, 53.9x93.11, 2-3-sty & b stn dwgs; Harry Content—The Securities Co et al; Russell L Tarbox (A), 60 Wall; Lewis A Abrams (R); due, $13,-408.06; T&c, $1,431.70; sub to two mtgs aggregating $45,000; Saml Marx.
70TH ST, 220 E, ss, 258 w 2 av, 28x100.5, 4-sty stn tnt & strs; N Y Title Ins Co—Jno H Bodine et al; Henry M Bellinger, Jr (A), 135 Bway; Wm J Amend (R); due, $19,-058.71; T&c, $937.90; Jacob H Mayers.
70TH ST, 222 E, ss, 230 w 2 av, 28x100.5, 4-sty stn tnt; St John's Guild of the City of N Y—Jno H Bodine et al; Henry M Bellinger, Jr (A), 135 Bway; Wm J Amend (R); due, $10,050.33; T&c, $687.60; Jacob H Mayers.
127TH ST, 426 W, ss, 560 e Lenox av, 25x99.11, 3-sty & b fr dwg; Sarah Dahlman—Jacob Wiener et al; Chas Putzel (A), Woolworth Bldg; Geo C DeLacy (R); due, $11,230.58; T&c, $——; Henry Brady.

JUNE 2.
ALLEN ST, 14, see Canal, 67-71.
BROAD ST, 46-52, ws, 169.10 s Exch pl, runs w110.9xS43.7xw49.10 to New (Nos 48-50) xs 64.5xe74.6xe111.10 to beg, 20-sty bk office bldg; N Y Life Ins Co—50 Broad St Co et al; Geo W Hubbell (A), 346 Bway; Jas R Sheffield (R); due, $1,703,433.44; T&c, $17,508.50; Bryan L Kennelly.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Hery B Ketcham.
HENRY ST, 233-5, ns, 280 e Clinton, 46x87.6, 6-sty bk tnt & strs; Minnie Rothenberg—Sarah Konovitz et al; Jos A Seidman (A), 63 Park Row; Root J H Powell (R); due, $11,389.62; T&c, $1,027; sub to mtg of $51,-000; Joseph P Day.
NEW ST, 48-50, see Broad st, 46-52.
29TH ST, 39-41 W, ns, 175 e 6 av, 49.11x98.9, 12-sty bk loft & str bldg; Michl J O'Connor et al—Rockbridge Realty Co, Inc, et al; Harold Swain (A), 176 Bway; Percival H Gregory (R); due, $136,907.55; mtg recorded June 22, 1914; Joseph P Day.
30TH ST, 358 W, ss, 154.4 e 9 av, 18.4x98.9, 3-sty & b bk dwg; Grace Williams, gdn, &c—Matilda Morrison et al; Harold Swain (A), 176 Bway; Benj Tuska (R); due, $11,-945.87; T&c, $675.55; Saml Goldsticker.
56TH ST, 216 W, see Bway, 1744-8.
65TH ST, 170 W, see Canal st, 67-71.
95TH ST, 333 E, ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Robt N Kenyon, exr, &c—Matilda Morrison et al; Ward B Potter & Decker Realty Co et al; Ward B Chamberlin (A), 31 Nassau; Thos McMorrow (R); due, $30,028.76; T&c, $1,454.40; Saml Marx.
101ST ST, 64 W, ss,, 125 w Manhattan av, 25x 100.11, 5-sty bk tnt; Clara Steirmann—First United Presbyterian Church et al; Jos Rosenweig (A), 99 Nassau; Moses Cowen (R); due, (A), 99 Nassau; Moses Cowen (R); due, $2,689.03; T&c, $1,067.13; sub to mtg of $19,-000; Bryan L Kennelly.
108TH ST, 306 E, ss, 139.3 e 2 av, 39.3x125, 6-sty bk tnt & strs; Excelsior Savgs Bank of the City of N Y—Israel Lippmann et al; action 1; Jno C Gulick (A), 132 Nassau; Jno C Coleman (R); due, $37,408.97; T&c, $1,-143.53; Jas L Wells.
108TH ST, 308 E, ss, 178.6 e 2 av, 39.3x125, 6-sty bk tnt & strs; same—same; action 2; same (A); Russell H Robbins (R); due, $37,-402.34; T&c, $1,008.42 Jas L Wells.
BROADWAY, 1744-8, ses, 60th (No 216), 131.9x 122.7x129.2xS88.5 irreg; sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

JUNE 3.
117TH ST, 172 E, see 127th st, 151 E.
127TH ST, 151 E, ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; also 117TH ST, 172 E, ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; Flora R Ryan—Willie C Ryan et al; Stewart & Shearer (A), 45 Wall; Dallas Flannagan (R); partition; Joseph P Day.
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5xw 56xn.06xw44xs46.11xe100, 2-5-sty bk tnts & strs; Cath M Welp—Caroline Henes et al; Peter Cook (A), 258 Bway; Chas O'Sullivan (R); partition; Joseph P Day.

JUNE 4.
13TH ST, 444 E, ss, 100 w Av A, 24.3x103.3, 6-sty bk tnt & strs; Fredk L De Grauw, trste, &c—Giovanni Parisi et al; Henry M Haviland (A), 99 Water; Henry W Showers (R); due, $29,412.33; T&c, $2,725; mtg recorded Oct 3, 1906; Joseph P Day.
25TH ST, 257 W, ns, 207.3 e 8 av, 13.6x98.9, 4-sty bk tnt; Equitable Life Assurance Society of the U S—Eliz Farrell et al; Alexander & Green (A), 120 Bway; Chas H Sherrill (R); due, $8,141.67; T&c, $266.67; Joseph P Day.
26TH ST, 312 E, ss, 200 e 2 av, 25x98.9, 4-sty bk tnt; Title Guarantee & Trust Co et al, trste—Mary J Sampson et al; Harold Swain (A) 176 Bway; Chas L Hoffman (R); due, $8,100.34; T&c, $151.27; M Morgenthau, Jr, Co.
121ST ST, 302 W, ss, 100 w 8 av, 33.6x100.11, 5-sty stn tnt; Jas B Roosevelt, Jr—Daisy B McCloskey et al; Cary & Carroll (A), 59 Wall; Edw S Clinch (R); due, $26,842.08; T&c, $1,178.95; mtg recorded Feb 2, 1905; Bryan L Kennelly.

JUNE 5.
No Legal Sales advertised for this day.

JUNE 7.
13TH ST, 335 E, ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; Julian G Buckley—Annie Brill et al; Bowers & Sands (A) 46 Cedar; Lester Lazarus (R); due, $13,903.79; T&c, $817.80; sub to a prior mtg of $28,000; Henry Brady.
15TH ST, 20 W, ss, 300 w 5 av, 25x75.9x25.8x 69.11, 2 & 3-sty bk tnt & str; Carrie E Crocker—Kath C A Fay et al; Fredk P Schenck (A), 120 Bway; Chas D Donohue (R); due, $2,326.81; T&c, $1,601.66; sub to two mtgs aggregating $16,500; mtg recorded July 23, 1913; Henry Brady.
37TH ST, 135-47 W, see 7 av, 501-11.
77TH AV, 501-11, map 501-9, nec 37th (Nos 135-147), 98.9x244, 2-sty bk garage; Equitable Life Assurance Society of the U S—Wm H Bryan et al; Alexander & Green (A), 120 Bway; Jas F Donnelly (R); due, $523,374.93; T&c, $21,168.20; Chas A Berlan.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 29 & 31.
No Legal Sales advertised for these days.

JUNE 1.
167TH ST, 841 E, see 170th st, 580 E.
170TH ST, 580 E, ss, 90.5 e Fulton av, 16.8x —x17.4x—, 2-sty fr dwg; also 161sH ST, 841 E, nec Stebbins av, 25x61.2x19x62.6, 3-sty fr tnt & str; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A), 51 Chambers; Benj F Gerding (R); due, $1,214.25; T&c, $841.02; sub to two pr mtgs aggregating $9,750; Henry Brady.
STEBBINS AV, nec 167th, see 170th st, 580 E.

JUNE 2.
COSTER ST, 636, es, 400 s Spofford av, 20x 100, 2-sty bk dwg; Eliz M Trafford—Hunts Point Estates et al; Wolcott Q Lane (A), 80 Bway; Jno Davis (R); due, $6,557.76; T&c, $294.40; Geo Price.
FOX ST, 659, ns, 313.1 e Av St John, 40.7x 125, 5-sty bk tnt; Julia Friedlander—Ruhl Real Property Co et al; Otterbourg, Steindler & Houston (A), 200 5 av; Ely Neumann (R); due, $7,189.52; T&c, $138; sub to a mtg of $28,000; Jas J Donovan.
MARCY PL, 143, ns, 112.4 w Grand blvd & Concourse, 23.1x100.4x117.7x100.9, 2-sty fr dwg; Simeon M Barber—Lloyd D Waddell et al; Harold Swain (A), 176 Bway; Augustine R McMahon (R); due, $2,257.99; T&c, $402.22; Herbert A Sherman.
BROOK AV, 1217, ws, 96.1 s 168th, 25x36.8x35x 35.10, vacant; Chas Black—Adam Rice et al; Wing & Wing (A), 27 Cedar; Robt L Luce (R); due, $704.88; T&c, $128.74; Geo Price.
HEATH AV, 2864, es, 565.1 s 230th, 20.6x103.8 x22.4x102.7, 3-sty bk dwg; Margt E Scott—University Heights Realty Co et al; Geo B Class (A), 156 5 av; Jos R Truesdale (R); due, $9,584.16; T&c, $86.30; Joseph P Day.
HEATH AV, 2866, es, 554.11 s 230th, 20.2x102.7 x20.3x101.10, 3-sty bk dwg; Frances L Scott—University Heights Realty Co et al; Geo B Class (A), 156 5 av; Jos R Truesdale (R); due, $9,078.43; T&c, $86.30; Joseph P Day.
INTERIOR parcel beg at point 17.10 n Marcy pl & 87.2 w Grand blvd & concourse, runs w 25xn50xe25xs50 to beg, vacant; Anna R Crossin—Lloyd D Waddell et al; Harold Swain (A), 176 Bway; Augustine R McMahon (R); due, $909.16; T&c, $104.46; Herbert A Sherman.

JUNE 3.
140TH ST, 501 E, ns, 144.8 w Brook av, 37.6x 100, 5-sty bk tnt; Emil W Oppenheim, Individ & exr—Beekman Constn Co et al; Jos Rosenzwieg (A), 99 Nassau; Jno J Hynes (R); due, $29,755.34; T&c, $1,419.44; Bryan L Kennelly.
176TH ST, 400-2 E, sec Webster av (Nos 1844-6), 57.7x107.1x57.5x106.10, 2-5-sty bk tnts; Emily Schaeffler—Boscobel Bldg Co et al; Jno C Gulick (A), 132 Nassau; Jno E Eustis (R); due, $13,859.53; T&c $393.45; Jas J Donovan.
178TH ST, ss, whole front bet Prospect & Mapes avs, runs s47xe150.2xs4xe— to Mapes av xn 47xw295.6 to beg, abandoned foundations; Wm H Faulhaber et al—Nathan Rubenstein et al; Louis Wendel, Jr (A), 277 Bway; Jno J Hynes (R); due, $16,031.20; T&c, $2,361.26; Chas A Berrian.
PROSPECT AV, sec 178th, see 178th st, E, ss, whole ft bet Prospect & Mapes avs.
MAPES AV, swc 178th, see 178th st, E, ss, whole ft bet Prospect & Mapes avs.
WEBSTER AV, sec 176th, see 176th st, E, sec Webster av.

JUNE 4.
183D ST, 55 E, ns, 40 w Grand av, 20x100, 3-sty bk dwg; Title Guarantee & Trust Co, trste—Janpole & Ferner Holding Co et al; Harold Swain (A), 176 Bway; Jno F Joyce (R); due, $7,350.51; T&c, $130; Henry Brady.

JUNE 5 & 7.
No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 29 & 31.
No Legal Sales advertised for these days.

JUNE 1.
BARBEY ST, ws, 332 s Dumont av, 19.4x100; Rita Morrissey—Isaac Garnunkle et al; Henry J Davenport (A), 375 Pearl; Horatio C King (R); Wm J McPhilliamy & Co.
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Green (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
FULTON ST, nes, 98.9 nw Front, 24.6x75x29.3 x60.2; Mary E Seaman—Max Haefner et al; Henry J Davenport (A), 375 Pearl; Jno H Morgan (R); Wm J McPhilliamy & Co.
HANCOCK ST, ss, 270 e Marcy av, 20x100; Chas W Strohbeck—Chas L Kempf et al; Harry L Thompson (A), 175 Remsen; Sarah Stephenson (R); Wm J McPhilliamy & Co.
POWELL ST, nec New Lots av, 24.3x96.2; Reliance Mtg Co—Wolf Saltzman et al; Geo F Alexander (A), 315 Montague; Thos C Whitlock (R); Wm J McPhilliamy & Co.
S 8TH ST, ss, 218 w Wythe av, 22.6x150x irreg; Charlotte C Leffler et al—Chas E Ring et al; Torborg & Lazarus (A), 20 Vesey, Manhattan; Albt E Richardson (R); Wm P Rae.
E 26TH ST, nec Flatbush av, 5.10x35.8x irreg; Williamsburgh Savgs Bank—Cleveland Property Co, Inc, et al; S M & D E Meeker (A), 217 Havemeyer; Fred M Ahern (R); Jas L Brumley.
AV J, ns, 80 w E 37th, 20x97.6; Everet Suydam—Parkville Bldg Co et al; Hubbard & Rushmore (A), 26 Court; Henry P Burr (R); Wm J McPhilliamy & Co.
AV N, ss, 40 e E 12th, 40x100; The Thrift—Edith G Richards et al; Francis Jordan (A), 207 Ryerson; Jno J Curtin (R); Wm P Rae.
FOSTER AV, ns, 60 w 3d, 20x100; also FOSTER AV, ns, 80 w 3d, 20x100; Louis H Beyer—Jas R Gormley et al; Jones, Lazansky & Neuburger (A), 1 Nassau, Manhattan; M M Brooke (R); Nathaniel Shuter.
SCHENECTADY AV, ws, 289.6 n Av L, 23.6x 100; Caroline J Sears—Leon W Pease et al; Hirsh & Newman (A), 391 Fulton; Isaac Lubin (R); Wm J McPhilliamy & Co.

JUNE 2.
17TH ST, es, 350 nw 8 av, 28x90.2; Sadie Campbell—Behrens Estate Corpn et al; Harry L Thompson (A), 175 Remsen; Jas S Kleiman (R); Wm P Rae.
AV I, ns, 90 w E 9th, 30x97.6; Bankers & Merchants Mtg Co—Dora Grant et al; Geo Boechever (A), 135 Bway, Manhattan; Frank Obernier (R); Wm J McPhilliamy & Co.
BROADWAY, nec Chauncey, 19x95; Kings Co Savgs Instn—Lillian T Froelich et al; Wm W Taylor (A), 63 Wall, Manhattan; Chas Burstein (R); Wm P Rae.
CHURCH AV, ses, 20 w Fairview pl, 20x45; M Annette Brush—Boyd Constn Co et al; Herbert B Brush (A), 189 Montague; Henry J Davenport (R); Wm J McPhilliamy & Co.
CHURCH AV, nes, 60 w Fairview pl, 20x45; Geo W Brush—Boyd Constn Co et al; Herbert B Brush (A), 189 Montague; Henry J Davenport (R); Wm J McPhilliamy & Co.
14TH AV, ses, 20 sw 78th, 20x51.3; South Brooklyn Savgs Instn—Sim Realty Co et al; action 1; Coombs & Whitney (A), 44 Court; Sheldon A De Cret (R); Nathaniel Shuter.

JUNE 3.
DUFFIELD ST, es, 213 n Willoughby, 21x100.3; Mary W Albertson—Chas L Kempf et al;

Clarke & Frost (A), 215 Montague; J G Stevenson (R); Wm P Rae.
BAY RIDGE PKWAY, nes, 195 nw 17 av, 26x100; Henry A McConkey—Acadia Bldg Co et al; Frank C Mebane (A), 45 Bway, Manhattan; Wm A Young (R); Wm P Rae.
14TH AV, ses, 60 sw 45th, 20x92.6; South Brooklyn Savgs Instn—Sim Realty Co et al; action 2; Coombs & Whitney (A), 44 Court; Francis G Coates (R); Wm P Rae.

JUNE 4.
GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Fuller—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvan W Burlingame, Jr (R); Wm P Rae.
PACIFIC ST, ns, 200 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.
GREENE AV, ns, 21 w Stuyvesant av, 20x100; Chas Rehbein et al—Mary L Ibert et al; Henry Bonawitz (A), 375 Fulton; Thos B Gallagher (R); Nathaniel Shuter.
MYRTLE AV, ns, 175 e Evergreen av, 25x108.11; Chas Van Duzer—Margt Van Duzer et al; Marinus Willett (A); Jas W Redmond (R); partition; Wm J McPhilliamy & Co.
WASHINGTON AV, ws, bet Sullivan & Malbone, Lot 5; Tax Lien Co of N Y—Stephen M Hoye et al; Eliz S Pope (A), 68 William; Edw H Madoux (R); Wm P Rae.

JUNE 5.
No Legal Sales advertised for this day.

JUNE 7.
ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern—Jno J Ryan et al; Homer C Babcock (A), 44 Court; Edgar M Doughty (R); Wm J McPhilliamy & Co.
JEWELL ST, ws, 425 s Melrose av, 25x100; Soomon Horn—Abr J Schlesinger et al; I Bernstein (A), 220 Bway, Manhattan; Maurice L Lippe (R); Nathaniel Shuter.
SCHOLES ST, ns, 125 w Leonard, 25x100; Geo Kleinau—Louis Klein et al; Weinberg Bros (A), 302 Rockaway av; Arthur D Strahl (R); Nathaniel Shuter.
VAN BRUNT ST, ses, 80 sw Van Dyke, 20x115x 25x100; Eliz Grist—Jno S Quirke et al; Bertram L Fletcher (A), 2 Rector, Manhattan; Wm R Murphy (R); Wm P Rae.
38TH ST, ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler—Hermanus Sandman et al; Henry A Ingraham (A), 189 Montague; Albt E Richardson (R); Wm P Rae.
ATLANTIC AV, ns, 80.3 w Ocean pl, 34.3x83.7x irreg; Chas V Lott—David B Getz et al; Wm C Roe (A), 375 Fulton; Wm A Alcock (R); Wm P Rae Co.
VIENNA AV, ss, 80 w Linwood, 20x100; Theo Kiendl—Jno A Robertson et al; Kiendl & Sons (A), 2634 Atlantic av; Arthur W Wicksman (R); Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 22.
123D ST, 338 E; Barbara Wackerhagen—Marie Weinberg et al; S B Pollak (A).

MAY 24.
9TH ST, 628 E; Julia E Donley—Mary A Franklin et al; R & E J O'Gorman (A).
19TH ST, 211-15 W; Clement March—Percival C Ketterer et al; H P Miller (A).
114TH ST, ss, 75 e Madison av, 20x100.11; Title Guar & Trust Co, as trste—David Rieser et al; H Swain (A).
131ST ST, ns, 175 w Park av, 25x99.11; Jno Molter—Jno A Picken et al; W A Kroyer.
131ST ST, 142 W; Excelsior Savgs Bank of the City of N Y—Lillie F Phillips et al; J C Gulick (A).
133D ST, ns, 185 w 5 av, 25x99.11; Mary J Kingsland—Emma A Mayhew et al; C P & W W Buckley (A).
3D AV, 1697; Farmers' Loan & Trust Co, trste—Wolf Somerstein et al; Geller, Rolston & Horan (A).

MAY 25.
1ST ST, 64; Fredk W Senff—Maud Brevoort et al; DeWitt, Lockman & DeWitt (A).
11TH ST, ns, 248.9 w Bway, 27x103.3; Eugene A Philbin et al—Reuben Isaacs et al; S S Menken (A).
115TH ST, 322 E; Kouwenhoven Estates, Inc—Louisa Garofalo et al; Leach & Williams (A).
120TH ST, 204 W; Moses Hochster—Mark L Abrahams et al; Gettner, Simon & Asher (A).
PROSPECT AV, ws, 40 n 166th, 40x100; Wm F Johnston—Crown Operating Co et al; A Knox (A).

MAY 26.
118TH ST, ns, 66 e 1 av, 28x50.0; Lucy A Rogers —V Garofalo, Inc, et al; W J Canary (A).
MADISON AV, ws, 24.9 n 27th, 24.8x95; N Y Trust Co—Jessie C Bailey et al; amended; M S & I S Isaacs (A).

MAY 27.
MURRAY ST, 61; Bowery Savgs Bank—Zenobia J H Schierenbeck et al; Cadwalader, Wickersham & Taft (A).
17TH ST, 15 W; Manhattan Life Ins Co—Wm H Godward et al; Samford, Rapallo & Kennedy (A).
32D ST, ns, 200 e 2 av, 20x98.9; also PIKE ST, 3; 2 actions; Emigrant Industrial Savgs Bank —Jno A Halloway et al; R & E J O'Gorman (A).
100TH ST, 202-4 E; Ethel P Arnold—Edwin L Kahner et al; O Lowenstein (A).
116TH ST, 225 E; Elso J Lindenmeyer—Cath Celia et al; H Swain (A).
128TH ST, 11 W—Chas Salzman—Wm H DeVoe et al; D Drechsler (A).
134TH ST, 18 W; Excelsior Savgs Bank of the City of N Y—August Schuck et al; J C Gulick (A).
153D ST, ss, 425 w 10 av, 37.6x99.11; Wm F Morgan, Jr—Aaron Langer et al; Blackwell Bros (A).
3D AV, 25-7; also ST MARK'S PL, 3; Jas R Clarke et al—Wright Barclay et al; A L Phillips (A).
3D AV, 2354; Mutual Life Ins Co of N Y—Elsie Tiedmann et al; F L Allen (A).

MAY 28.
1ST ST, 66; also 2D ST, 114; 2 actions; Geo E Chisholm et al;Maud B Barclay et al; Stewart & Shearer (A).
3D ST, 140-44; Greenwich Savgs Bank—Jno McAleer et al; amended; B A Sand (A).
79TH ST, 339 E; Julia Froman—Morris Schlossman et al; H Swain (A).
142D ST, 234 W; City Real Estate Co—Thos J Brady et al; amended; H Swain (A).
157TH ST, ss, 200 e Bway, 75x99.11; Wm N Carpenter—Lamont Realty Co et al; M G Palliser (A).
168TH ST, 514 W; Lawrence C Lommel—Richd Hermann et al; Dutton & Kilsheimer (A).
123D ST, ns, 75 w 7 av, 15.9x100; also 123D ST, ns, 121.11 w 7 av, 31.2x100; 2 actions; Lawyers Mtg Co—Sadie H Jacobs et al; Cary & Carroll (A).
RIVERSIDE DR, es, 600.2 s 127th, 75x86; Commonwealth Mtg Co—Minnie A Blanchard et al; C L Westott (A).
1ST AV, 43; Eberhard Schmidt—Amelia Neumeyer et al; F B Chedsey (A).

Bronx.

MAY 21.
HUGHES AV, es, 254.5 n 181st, 36.06x95; Sarah J McMurtry—Ephraim Knepper; Arrowsmith & Dunn (A).

MAY 22.
No Foreclosure Suits filed this day.

MAY 24.
FULTON AV, 1537-39; also FULTON AV, 1531; Max Borck—Realty Options Co et al; C L Borck (A).

MAY 25.
150TH ST, ns, 175 e Brook av, 25x100; Sophie Berkowitz—Emilie Schmitt et al; Davis & Davis (A).
158TH ST, nwc Forest av, 87.6x100; Brooklyn Savgs Bank—Wm F Rohrig Co et al; Schenck & Tunnell (A).
BARNES AV, es, 175 s Morris Park av, 25x 100; Illinois Surety Co—Delia Fetzer; N L Keach (A).
FORDHAM AV, ns, 1,091.3 w Main, 50x100; Wm Henderson as adrm—Mary Eva Underhill; H C Henderson (A).
HAVEMEYER AV, es, 30.8 s Quimby av, 77.2 x100; Carrie Bendheim—Unionport Constn Co; Knox & Dooling (A).
PROSPECT AV, ws, 40 n 166th, 40x100; Wm F Johnston—Crown Operating Co et al; A Knox (A).
TINTON AV, swc 166th, 66.8x100; Abr Dorb et al—Morris Polsky et al; H Gottlieb (A).

MAY 26.
137TH ST, ss, 214 w Cypress av, 37.6x100; Josephine E Carpenter, as trste—Selvin Realty Co, Inc, et al; W B Chamberlin (A).
145TH ST, ss, 561.7 e Terrace pl, 25x100; Lizzie Sallinger—Guiseppe Tacinelli et al; Hirleman & Vaughan (A).
177TH ST, W, es, 134.6 from intersec of es Tremont av, 61.6x440; Emily E Schwarz—Jno Massimino Co et al; O R Seitz (A).
BOSTON RD, ws, 465 s 166th, 69.6x159; Daily Realty Co, Inc—Wm E Woodend et al; Elfers & Abberley (A).
FORDHAM AV, e, at nec land of Public School of New York City; Grace D Gaylor—Anna N Booth et al; R L Scott (A).
HUGHES AV, es, 100 s William, 50x87.5; Sara Yudas—Geraldo Tozzi et al; Gettner, Simon & Asher (A).
ZEREGA AV, nes, at intersec of ses of land of Melchoir Ill, —x—; Dollar Savgs Bank of City of N Y—Martha Roman et al; Mackellar & Gerbracht (A).
3D AV, ws, 331.5 n 181st, 50x127.9; Cath M Finnen—Valentine Constn Co et al; Elfers & Abberley (A).
LOTS 12 & 13, Sec A, map of auction sale of lots and water grants, estate of Mary P Chrystie, 24th Ward; Cora Garland Briggs—Amelia Steinmetz et al; Salter & Steinkamp (A).

MAY 27.
JEFFERSON ST, ws, 100 n Railroad av, 125x 258; Caroline M Phraner—Westchester Woodworking Co et al; F D Arthur (A).
137TH ST, ns, 181.6 w Willis av, 25x100; Frank Jno Nageldinger—Richd Krother et al; J Hovorka (A).
142D ST, 489 E; Luder Hanken—Dora Dohrmann et al; F B Chedsey (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 20.
No Judgments in Foreclosure Suits filed this day.

MAY 21.
SHERMAN AV, swc 204th, 100x110; J Allen Townsend—Lawrence Mulligan et al, exrs, &c; Paul M Goodrich (A); David E Goldfarb (R); due...21,460.00

MAY 22.
No Judgments in Foreclosure Suits filed this day.

MAY 24.
70TH ST, 224 E; Brooklyn Trust Co—Jno H Bodine; Cullen & Dykman (A); Hal Bell (R); due.....16,713.30
3D ST, 359 E; German Savgs Bank—Margt Wendel et al; Meyer Auerbach (A); Wm F Clare (R); due.. 3,156.67

MAY 25.
CAULDWELL AV, 691; Mary Auerbach—Mall Malink et al; Thos Hooker (A); Jno F Joyce (R); due. 8,386.44

MAY 26.
No Judgments in Foreclosure Suits filed this day.

Bronx.

MAY 21.
COSTER ST, es, 460 s Spofford av, 20x 100; Emily M Wheeler—Raffael Luongo et al; Mitchell & Mitchell (A); J J Hynes (R); due..... 6,528.16
COSTER ST, es, 480 s Spofford av, 20x 100; same—same; same (A); same (R); due 6,528.16

MAY 22.
No Judgments in Foreclosure Suits filed this day.

MAY 24.
LOT 29, revised map of Seneca Park; Louise Schwalbe—Domenico Casamassimo et al; I Auerbach (A); C C Marrin (R); due 356.47

MAY 25.
EDGEWATER RD, ws, 647.6 n Westchester av, 25x100; Bertha Beringer —Amalie H I Millholland et al; Lee & Fleischman (A); W W Penfield (R); due 5,201.77

MAY 26.
166TH ST, ss, 35 w Trinity av, 40x 99.4; Anna M Scheele—Rudolph Wahlig et al; R H Bergman (A); O E Davis (R); due 6,241.00

MAY 27.
MARMION AV,—s, 39.7 s 179th, 36x78.2; Philip Rhinelander as exr—C K Realty Co et al; Miller & Hartcorn (A); P Ingraham (R); due.....17,965.64
SEDGWICK AV, swc Fordham rd, 25x 76.4; Jno C Rodgers—Guidone & Galardi Co et al; J W Boothby (A); G B Hayes (R); due 10,158.41

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 22.
16TH ST, ns, 234.4 10 av, 26x92; also 16TH ST, 447 W; Emilie Hoffman—Jas S Hannon et al; action to set aside conveyance; Stern, Barr & Tyler (A).

MAY 24.
98TH ST, ns, 100 e Madison av, 50x100.11; also 117TH ST, 180 E; Scotia Realty Co, Inc—Owners' Standard Realty Corpn; specific performance; H J Lyall (A).

MAY 25.
9TH ST, ns, 302.4 w Broadway, 25x92.3; Building Contracting Co, Inc—Chas Rosenberg et al; action to foreclose mechanics lien; L Schafran (A).
83D ST, 125 E; Florence Altman et al—Hugo D Rosendorf et al; partition; Kantrowitz & Esberg (A).
130TH ST, nwc 12 av, 3.9x203.6x irreg; also 123D ST, ss, 212.7 w 1 av, 37.6x100.11; Lillie H Henderson et al—Chas T Scott; action to impress trust; Stanley & Gidley (A).
LOT 1230, map of Wakefield, 24th Ward; E Stanley Hertwig—Philip Donlon et al; foreclosure of transfer of tax lien; Schwartzman & Schwartzman (A).

MAY 26.
45TH ST, ns, 210 e 3 av, 16.8x100.5; Chas O Robitsille—Alice J Robitsille et al; partition; H McKennis (A).
67TH ST, ns, 131.8 w Bway, 131.8x75.5xirreg; BROADWAY, ss, 84.9 s 68th, 28x130.2; T Dwight Poucher—Lincoln Soc of Friends et al; counterclaim; Eisman, Levy, Corn & Lewine (A).

MAY 27.
Church st, 296; Florence E Rutter—Adelaide C Brown et al; partition; Kiddle & Margeson (A).

MAY 28.
141ST ST, 117, 127 & 137 W; also 142D ST, 136, 146 & 148 W; Louis Steckler—Henry E De Kay et al; specific performance; Stoddard & Mark (A).

Bronx.

MAY 21.
BROOK AV, ws, 238.1 n 168th, 41.7x56.1; Public Bank of New York City—Baruch H Hirschfeld et al; action to set aside conveyance; Stroock & Stroock (A).

MAY 22.
No Lis Pendens filed this day.

MAY 24.
177TH ST, ss, 160.7 e Central av, 25x125; Matter of Gantz; action to appoint commission; A Brodek (A).

MAY 25.
No Lis Pendens filed this day.

MAY 26.
3D AV, ws, 100.9 n 174th, 110x215.1; Florence Altman et al—Hugo D Rosendorf et al; partition suit; Kantrowitz & Esberg (A).

MAY 27.
No Lis Pendens filed this day.

Brooklyn.

MAY 20.
BERGEN PL, nec 67th, runs ne47.10xse100xsw 18.9xw104.2 to beg; H Lansing Quick—Kjersthen G Johnson et al; H L Thompson (A).
HULL ST, ns, 393.9 e Rockaway av, 18.9x100; Adolph Dunkel—Herman Bottjer et al; C Oehler (A).
JEROME ST, ws, 60 n Blake av, 24.11x100; Jno Bauer—Jno V N Simonson et al; B T Hook (A).
PROSPECT PL, ns, 225 e Franklin av, 30x131 Henry Burn—Rosalie Rosenfeld et al; H Altman (A).
PULASKI ST, ss, 133.4 w Stuyvesant av, 16.8x 100; Simon Miller—Simon Blatt et al; C Walter (A).
STERLING PL, nes, 321 nw Underhill av, 19x 131; Louis Bonert—Edw Butler et al; G M Moscowitz (A).
W 9TH ST, ss, 137.6 e Court, 18.9x100; Emil Drosse—Rachel L Weinberg et al; R K Jacobs (A).

Lis Pendens, Brooklyn, Continued.

E 17TH ST, es, 230 s Av N, 30x100; Title G & T Co—Florence Poole et al; T F Redmond (A).
36TH ST, nes, 60 se 14 av, 20x100.2; BALTIC ST, ss, 100 e Hoyt, 75x100; Emil Drosse—Rachel L Weinberg et al; R K Jacobs (A).
40TH ST, ns, 60 w 6 av, 20x80.2; Chas V Stevens—Ellin C Stevens; to transfer property; M T Manton (A).
52D ST, sws, 40 nw 20 av, 40x100.2; 52D ST, sws, 280 nw 20 av, 100x100.2; 52D ST, sws, 380 nw 20 av, 120x100.2; Montrose Realty Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).
82D ST, nes, 450 nw 17 av, 20x100; Chas H Mould—Emma A Mayhew et al; H Peake (A).
AV D, nec New York av, 75x100; Frank M McCurdy Co—Jno Montelcone et al; W Y Hallock (A).
AV L, ns, 50 e E 8th, 50x100; Wm J Quinlan—Falomina Gbiz et al; H L Thompson (A).
BROADWAY, 240 to 244; BROADWAY, 30; Julia L J Condax—Minnie V Zechiel et al; partition; R B Knowles (A).
LIVONIA AV, ss, 75 e Van Siclen av, 23x100; Geo Shor—Sarah Ronin et al; to create a title; L Joseph (A).
PROSPECT AV, ec 10 av, 28.4x80x20x79.7; Title G & T Co—Benburb Realty & Const Co et al; T F Redmond (A).

MAY 21.

FULTON ST, ss, 100.7 w Smith, runs s126.8xw 26.5xn127.1xe26.5 to beg; Ely J Rieser—Chas H Genung & ano; warrant of attachment; Goldman, Heide & U (A).
GRAND ST., ns, 50 w Rodney, runs n156.6xsw 17.8xw12.6xs144.10xe26 to beg; Acme Metal Ceiling Co—Isaac Peyser et al; foreclosure mechanic's lien; M Frieder (A).
15TH ST, nwc 3 av, 18.3x70; Walter Kraslow—Chas L Borck et al; F G Cronin (A).
58TH ST, ns, 160 w 16 av, 30x100.2; Isador M Lawrence—Jacob Weiner et al; to set aside deed; Watts, Oakes & B (A).
CROPSEY AV, sws, 138.1 se 22 av, runs sw113.10 xse20xne113.10x—; CROPSEY AV, sws 95.3 se Bay pkway, runs sw27.8xsw47.7xse4.9xsw40.2x se—xne113.10xnw22.9 to beg; CROPSEY AV, sws, 118 se Bay pkway, runs sw—xse20xne 113.10xnw20 to beg; Stephen J Dugan—Louis J Potts; foreclosure mechanic's lien; E R Mead (A).
NEW LOTS RD, ss, 40 e Atkins av, 20x100; Thos J Bell—Maurice Young & ano; specific performance; F M Franklin (A).
PUTNAM AV, ss, 76 e Downing, 23x100; Jane B Sill—Caleb W Shepherd et al; Davison & Underhill (A).
SEA BREEZE AV, ns, 161.9 w W 1st, 40x201.9 x40x205.9; Capitola B Morson—Walter E Morson—Walter E Morson et al; N Selvaggi (A).
12TH AV, nws, 40 sw 73d, 30x100; Peoples' Trust Co—Harry Davidson et al; H L Thompson (A).

MAY 22.

ELTON ST, es, 80 n Liberty av, 20x52.6; Farmers' & Mechanics' Savgs Bank of Lockport—Francesca P Catapano et al; H L Thompson (A).
E 17TH ST, es, 140 s Av V, 20x80; Mary L Gernon—Geo F Fries et al; H L Thompson (A).
BATH AV, sws, 25.11 se 15 av, 35x100; Abr Bessie—Philipine Blind et al; M Neugass (A).

MAY 24.

KOSCIUSKO ST, ss, 391 w Reid av, 19.6x100 Jos Roth—Jonas Ecker & wife; partition; Mann, Bauxbaum & S (A).
POWELL ST, ws, 80 s Riverdale av, 100x100; Belmont-Powell Holding Co—Plymouth Impt Co et al; J A Kohn (A).
POWELL ST, ws, 180 s Riverdale av, 100x100; Belmont-Powell Holding Co—Mendel Realty Co et al; J A Kohn (A).
6TH ST, ns, 80 e 7 av, 31.10x100; Fannie Sherwin—Edw B Kegal et al; D S Meyers (A).
E 16TH ST, es, 340 s Av J, 40x100; Anna Pekowsky—Trubenback Realty & Constn Co et al; M Monfried (A).
DUMONT AV, 297; Rose Fleischman—Abr Damsky & ano; to create a lien; S Zirn (A).
EAST N Y AV, ss, 374 e Rogers av, 27x105; Leopold Bader—Chas F Lutz et al; T H Williams (A).
JAMAICA AV, ss, 21.3 e Sheffield av, 21.3x64.9x 20x57.7; JAMAICA AV, ss, 42.6 e Sheffield av, 21.3x71.11x20x64.9; JAMAICA AV, sec Sheffield av, 21.2x57.7x20x50.5; JAMAICA AV, ss, 63.9 e Sheffield av, 21.11x79.1x20x71.11; Minnie Bennett—Isaac Fisher et al; Torborg & Lazrus (A).

MAY 25.

BERRIMAN ST, ws, 100 s Sutter av, 18.9x100; Green Point Savgs Bank—Jessie G Morris et al; C & T Perry (A).
BERRIMAN ST, es, 290 n Dumont av, 20x100; Geo W Titcomb—Josephine Skinner et al; F E Johnson, Jr (A).
CLEVELAND ST, ws, 350 s Blake av, 20x90; Morris Druss—Morris Rosenblatt et al; to set aside deed; J Solomon (A).
EWEN ST, es, 25 n Wyckoff, 25x100; MAUJER ST, ss, 150 e Humboldt, 25x100; Jacob Staats—Juliana Staats et al; partition; R M Johnson (A).
KOSCIUSKO ST, 599-601; Aleso Manca—Tinton Impt Co et al; foreclosure mechanic's lien; I Solomon (A).
PARK PL, ns, 182.6 w Utica av, 20x127.9; Albert Kronmuller—Chas O Becker et al; Kiendl, Smyth & G (A).
ST JOHN'S PL, swc Troy Av, 100x120.7; Edw N Dickerson—Flatbush Public Market & ano; H L Thompson (A).
UNION ST, ss, 375 e 8 av, 75x90; Newburgh Savgs Bank—Gilbert M Stratton et al; T F Redmond (A).
WARREN ST, sws, 100 se Hoyt, 25x100; Raphael Scotto—Fannie T Burroughs & ano; M Ditore (A).
WILLOW ST, 2; Kate B Woodhull—Saml R Munson et al; W J Carlin (A).
E 2D ST, ws, 380 s Av J, 20x125; Title G & T Co—Carl H Pearson et al; T F Redmond (A).
E 15TH ST, es, 25 n Av W, 65x75; Sinclair Tousey—Mamie R Patrick et al; H L Thompson (A).
58TH ST, ns, 220 w 12 av, 80x100.2; People's Bank, City of Buffalo—Louis Sass et al; H L Thompson (A).
BEVERLY RD, sec E 57th, 200x300; N Y Mtg & Security Co—Wm A A Brown et al; G B Davenport (A).
BLAKE AV, nwc Barbey, 25x100; Mabel A Rock—Max Taubin et al; J R Howe, Jr (A).
CHRISTOPHER AV, ws, 175 n Liberty av, 25x100; Title G & T Co—Annie Edelman et al; T F Redmond (A).
CLARENDON RD, sec Bedford av, 40x100; Stephen Yates—Gussie Kait et al; G C Case (A).
GLENMORE AV, ns, 75 e Linwood, 25x100; Vincenzo Franco—Mathew Coffaro et al; J G Giambiavo (A).
ROCKAWAY AV, es, 200 s Glenmore av, 25x100; Title G & T Co—Sam Friedman et al; T F Redmond (A).
SURF AV, nec W 24th, 37.6x102.9x38.6x94.5; Isabel L Beers—Margt McDonald et al; E H Lockwood (A).

MAY 26.

BERGEN ST, ns, 60.6 e Hoyt, 20x80; David L Harris—Chas C Skilton et al; A A Forman, Jr (A).
JAY ST, es, 75 n Concord, 25x100; Trustees of Fund for Aged & Infirm Clergymen of Episcopal Church in Diocese of L I—Grace L Finn & ano; H L Thompson (A).
6TH ST, ns, 240 e 7 av, 60x100; Jno F Byrne—Philip J Hover et al; C S Taber (A).
S 10TH ST, ss, 171 w Bedford av, 25x90x25x80; Margaretta Doscher—Annie T Kenny et al; S M & D E Meeker (A).
E 14TH ST, es, 300 n Av X, 100x100; Max Silberstein—Cee Gold Co, Inc; foreclosure mechanic's lien; J A Seidman (A).
E 32D ST, es, 95 n Clarendon rd, 20x102.6; Ella R Bemis—Clarendon Constn Co et al; Seley & Levine (A).
46TH ST, ns, 175 w 3 av, 25x100.2; Bernard D Thorn—Lester Realty Co et al; C G Meyer (A).
66TH ST, nes, 442 nw 20 av, 17x100; Sol I Segall—Aplo Constn Co et al; Reiss & Reiss (A).
66TH ST, nes, 374 nw 20 av, 17x100; same—same; same (A).
73D ST, nes, 358.8 nw 18 av, 20x100; Jacob Morgenthaler—Hulda Geores et al; B H Newell (A).
73D ST, ns, 338.8 nw 18 av, 20x100; same—same; same (A).
ALABAMA AV, es, 110 n Glenmore av, 40x100; Sam Kahn—Anna Rozenberg et al; S Schack (A).
CLERMONT AV, ws, 105 n Myrtle av, 25x77.8x 25x77.7; Annie E McManamy—Adeline B Richards et al; M F McGoldrick (A).
PITKIN AV, swc Ames, 92.11x100; Leonard I Tynan—Pitkin Market, Inc, et al; J M Rider (A).
PUTNAM AV, 66-8; CLASSON AV, 510; ROCKAWAY AV, ws, 100 s Vienna av, runs w100xs 100xw100xs84.5xse239.3xe74.1x n e—x n 576.5 to beg; CHESTER ST, 379; LIVONIA AV, 218, 220, 222, 226, 228; CHESTER ST, 387; LIVONIA AV, nec Chester, 100x100; Florence Altman—Hugo D Rosendorf et al; partition; Kantrowitz & Esberg (A).
LOT 23, map prop of Peter A Delmonico; Tennie Tugenhof—Magdalena Mossbrugger et al; M Haubenstock (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 22.

MORTON ST, 9-11; G Goldberg & Sons, Inc—Estate of Miriam L Trigg; Robt La Valle (82) 60.64
NEW ST, 41; also BROADWAY, 44; Bernard Greenwood Co—Standard Oil Co; Jno W Cooney Co (85) 1,665.86
3D ST, 6 E; Bernard Greenwood Co—Young Men's Christian Assn; Jno W Cooney Co (87) 40.71
59TH ST, 206 W; Gen Electric Installation Co—Sol Bloom (91) 3,705.20
72D ST, 42 W; Bernard Greenwood Co—Edw W Browning; Jno W Cooney Co (88) 31.20
72D ST, 118 W; Bernard Greenwood Co—Edw W Browning; Jno W Cooney Co (90) 34.12
73D ST, 126 W; Bernard Greenwood Co—Edw Browning; Jno W Cooney Co (89) 34.32
87TH ST, 101 W; Philip Goldwasser—Carlos L Henriquez (84) 40.00
1ST AV, 2382; Berger Mfg Co—Jacob Brucker & Amalla L Brucker; J Brucker (83) 35.00
5TH AV, 411; Bernard Greenwood Co Murray Hill Investing Co, Inc; Jno W Cooney Co (86) 46.37

MAY 24.

RIDGE ST, 154; Arthur J Panoff—Joseph Burger; Jacob Shapiro (95) 92.50
3D ST, 6-8 E; J D Johnson & Co—Young Men's Christian Assn; Jno W Cooney Co (93) 516.40
72D ST, 42 W; also 72D ST, 118 W; also 73D ST, 126 W; J D Johnson Co—Edw W Browning; Jno W Cooney Co (94) 3,943.77
73D ST, 236 W; Flushovalve Co—Edw W Browning; J D Cooney Co (97) .. 175.50
72D ST, 118 W; same—same (95) 175.50
72D ST, 42 W; same—same (99) 175.50
74TH ST, 349 E; Architectural Cast Stone Works—Jno Huss Church; Geo Simpson (96) 260.00
BROADWAY, 44-50; also NEW ST, 41-47; J D Johnson Co—Standard Oil Co of N Y; Jno W Cooney Co; Cauldwell Wingate Co (92) 580.63

MAY 25.

MANHATTAN ST, 78; Jos Tino & Co, Inc—N Y Public Library Astor Lenox Tilden Foundations & A Patrizio Concrete Co (104) 99.76
BROADWAY, nwc 3d, 50x95; Harry Scher—Robt Howe Estate Co, Inc & Charles Nelson (103) 200.00
BROADWAY, sec 37th, 50x110x irreg; Harry Scher—Robt Hoe Co, Inc & Chas Nelson (102) 150.00
1ST AV, sec 115th, 150.11x95; Isidor Levitt—Margt L O'Brien, Mary E & Jennie O'Brien, Max Galambe & Benj Cantor (101) 164.04
5TH AV, nec 37th, 74.1x25; Jno A Murray & Co—Murray Hill Investing Co, Inc & Jno W Cooney Co (105).. 550.62
5TH AV, 411; J D Johnson Co, Inc—Murray Hill Investing Co, Inc & Jno W Cooney Co (100) 133.08

MAY 26.

71ST ST, 432-34 E; Jno J Hearn Constn Co—Leissner Realty Co, Inc (107).... 4,116.99
86TH ST, 313 E; Theodore Hagemann—Elizabeth Bornhoeft (106)..... 67.50
BROADWAY, 3456; also 141ST ST, 572 W; Chas Charcowsky—Broadedge Corpn (108) 145.80

MAY 27.

31ST ST, 31-37 E; American Hardware Corpn of N Y—Crompton Bldg Corpn; Geo Backer Constn Co (109)..... 478.42
111ST ST, 125—135 W; Title Guar & T Co—114th St & 7th Av Constn Co; Max Weinstein (110) 180.50
9TH AV, 455; Frank J Malloy—Hannah Miller & Max Reese; J Totten, agent (111) 27.00

MAY 28.

BROADWAY, 2182-6; also 77TH ST, 225-31 W; A W Gerstner Co—Eva J Coe & N Y Improved Properties Co & Louis C Van Riper (112)..... 259.17
BROADWAY, 2182-6; also 77TH ST, 225-31 W; Frank Seery—Eva J Coe & N Y Improved Properties Co & Lewis C Van Riper (114)..... 963.23
RIVERSIDE DR, 524; Jos Law—St Claud Realty Corpn (113)..... 99.00

Bronx.

MAY 21.

No Mechanics' Liens filed this day.

MAY 22.

21ST ST, ns, 280.3 e Bronxwood av, 25x114.3; Vincenzo Palmieri—Louis Satriale (19) 4,000.00
PROSPECT AV, ws, whole block front bet 166th & 167th, 100x200; Guiseppe Baldi—Angel Constn Co, Inc (20)... 501.65

MAY 24.

BEAR SWAMP RD, nec Pierce av, 74.3 x141.6; Isaac Saltman—V Bonomo; B & B Constn Co (21) 150.00

MAY 25.

ALBANY CRESCENT, es, 100.5 n Bailey av, 68.1x112; Victor Zambetti—Michl J Martin Corpn & Michl J Martin (23). 890.10
AV ST JOHN, swc Beck, 100x100; Dani Nathanson—Brislow Bldg Corpn & Von Dietsch Painting & Decorating Co, Inc (22) 284.93
LIEBIG AV, ws, 250 s 261st, 22x60; Michl Friedel—Hanna Neyden & Louis J Schoeffer (24) 24.50

MAY 26.

142D ST, nwc Wales av, 108x144.8; Robt Elze—Ward Baking Co; Wm Henderson Co, Inc (25) 500.00

MAY 27.

No Mechanics Liens filed this day.

Brooklyn.

MAY 20.

POWELL ST, ws, 80 s Riverdale av, 100 x100; L Brook—Plymouth Impt Co.. 228.50
FLUSHING AV, ws, 71 n East av, 71x 77; F Ferguson—Swift & Co & Geo C Robinson 300.00
JOHNSON AV, 358; Greenfield & Hicht Co—Robert Plant & Perry H Farmer & Dover Boiler Works 300.00
WAVERLY AV, es, 178 n Greene av, 45x25; W D Moore—Jas P Warbasse & Alex McBride 378.00

MAY 21.

PROSPECT PL, nec Troy av, 27.6x80; Empire City Lumber Co—Johnson Realty Corpn 130.85
E 19TH ST, 665; L Sessa—Franklin G Macy, Henry Lang & R J MacCormack 385.00
46TH ST, sec 13 av, 100x100.2; M Wolsk—Meyer Edelman 315.00
EASTERN PKWAY, nws, 143 sw Hopkinson av, 26.10x92.6x23.8x85; Empire City Lumber Co—Fink Kap Realty & Constn Co 269.81
WILLIAMS AV, es, 100 n Livonia av, 100x100; Empire City Lumber Co—Wallan & Hoffman, Inc; Jos Rose & Saml Abramson 667.70

MAY 22.

AMES ST, es, 180.3 s Livonia av, 120x 100; Realty Supply Corpn—Hillel, Herman & Louis Boslofsky, Max Golinsky, International Cont Co, Jas De Mano & L Ettlinger 234.00
E 14TH ST, es, 300 n Av X, 100x100; Egel Light Co—Ceegold Co & Henry Sommerfield as pres 149.98
45TH ST, 1726; Liss & Diamond—Heublein Holding Co 42.50
45TH ST, 1716; same—same 20.00

MAY 24.

LIBERTY AV, ss, 40 w Ashford, 25x 100; Block & Greenberg—Carmella Dia Diazza & Grazia Lamesta..... 77.61
LINDEN AV, 124; W A Roche—Hester A Denton 20.00

MAY 25.
HULL ST, 70; A E Jacobs—Theo A & Frances A Van Horen 9.25

MAY 26.
CARROLL ST, 1426; B Feldman—Leslie Posen Constn Co 300.00
MADISON ST, sec Patchen av, 100x 100; K Sachs—Oscar Eissman 140.00
POWELL ST, 457-9; Ragorin & Feldman, Inc—Powell River Co & Mr Sherusky as pres 60.00
PROSPECT PL, ns, Troy av, 27.6x80; R Sangramo—Johnson Realty Corpn; Wm Herod & Aug Williams Co 247.30
UNION ST, ns, 180 w Nostrand av, 53.7 x200; Empire City Lumber Co—Adolph Realty Co 443.97
LIVONIA AV, ns, 100 e Snediker av, 21x75; S Grozalsky—Harry Bierman & Sam & Louis Halperin 850.00
WAVERLY AV, es, 178 n Greene av, 45 x25; C Pearson—Jas P Narbasse & Alex McBride 225.56

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 22.
WADSWORTH AV, 130; Louis Cantor et al—Bristol Realty Co et al; Nov8'14 445.49

MAY 24.
No Satisfied Mechanics' Liens filed this day.

MAY 25.
DIVISION ST, 242; Moses Asen—Alter Gottlieb et al; Mar18'15 ..... 56.00
SAME PROP; Dora Isseks—same; Mar23'15 ..... 35.00
SAME PROP; Werdinger Bros—same; Jan6'15 ..... 100.00

MAY 26.
MANHATTAN AV, 78; Jos Tino & Co, Inc—Millie Raffloer et al; May21'15.. 99.76
[2]WEST END AV, nec 96th; David Kraus—Essie Constn Co, Inc, et al; May8'15 ..... 130.00

MAY 27.
WATER ST, 42; Ike Katzenelson—J M Hill et al; May12'15 ..... 125.00
163D ST, 549 W; Phelps Bros Co—Dinah Levine et al; May18'15 ..... 91.31

MAY 28.
[3]57TH ST, 436 W; J Beaumont Spencer —Friederika Ordemann et al; Mar1 '15 ..... 330.00
[3]AMSTERDAM AV, nec 136th; Underpining & Foundation Co—Jacob A Zimmermann et al; Sept11'14.....11,035.39

Bronx.

MAY 21.
No Satisfied Mechanics' Liens filed this day.

MAY 22.
PROSPECT AV, ws, whole block front bet 166th & 167th, 100x200; Richard E Thibaut, Inc—Angel Constn Co, Inc, al; Jan14'15 ..... 300.00

MAY 24.
No Satisfied Mechanics' Liens filed this day.

MAY 25.
165TH ST, 930-4 E; Sheiner & Gotlieb —J G Patton et al; July14'14..... 8.35

MAY 26.
199TH ST, ns, 70 e Valentine, 30x62.6; Julius C Koechig—Grace Evangelical Lutheran Church of Bedford Park et al; Dec28'14 ..... 252.40
BEAUMONT AV, 2345; Herman Schrank —Filomena Salvatore et al; Sept2'14 166.80

MAY 27.
PROSPECT AV, 1390; Schwartz & Klein—Louis Schaefer et al; Aug 1'14 ..... 105.00

Brooklyn.

MAY 20.
[2]80TH ST, ns, 175.1 e 18 av, 50x100; J A Moore—Abram Levenson; Mar 10'15 ..... 66.86

MAY 21.
E 12TH ST, es, 260 s Av P, 40x100x 40x90.2; Michi E Fuchs & Bro—Hollow Wall Constn Co; July5'13 ..... 252.19
[2]TROY AV, swc Union, 95x100; Salvatore Bonagura—G & W Bldg Co, Inc; June 19'14 ..... 1,100.00

MAY 22.
FORBELL AV, swc Atlantic av, 410x 100; Jno McNamara—Henry Rockmore & Jos Satriel; May20'15..... 100.00
LIBERTY AV, sec Van Siclen av, 100 x150; C T Willard Co, Inc—Diaz Bldg Co, Inc; Dec26'14 ..... 1,080.00
SAME PROP; Jas Sangiamo—same; Feb26'15 ..... 450.00
SAME PROP; Levin, Kronenberg & Co—same; Mar26'15 ..... 1,500.00
SAME PROP; B Goetz & Brother—same; Apr12'15 ..... 515.00
SAME PROP; Realty Supply Corpn—same; Apr15'15 ..... 3,737.04
SAME PROP; same—same & Williamsburgh Savgs Bank; Apr6'15 ..... 2,000.00
SAME PROP; same—same; Apr6'15... 550.00
UTICA AV, es, 97.6 s Av N, 80x100; Frank H Pililman—Lincoln Park Bldg Co & Jonathan L Brassington; Jan 27'15 ..... 520.00
SAME PROP; Andrew Hart—same; Mar26'15 ..... 42.05
SAME PROP; Empire City Lumber Co—same & United Realty Alliance; Feb23'15 ..... 549.97

MAY 24.
DWIGHT ST, es, bet Pioneer & King, —x—; Louis R Paulson—Patk Hayes & Chas Gotthelf; Jan22'13 ..... 3,095.40
SCHERMERHORN ST, 42 & 44; COURT ST, 94 to 110; STATE ST, 175; Chas Schwenker—Est Jos D Willis, Ida M Willis & Henry A Willis; May7'15. 787.71
STERLING PL, sec Rochester av, 95x 100; Terminal Lumber & Trim Co—J V Cunningham (Inc) & Spencer Aldrich; July22'14 ..... 77.09
SAME PROP (120x100); same—same; July9'14 ..... 200.00
EASTERN PKWAY EXT, ns, 143 w Hopkinson av, 26x96; Levin Contracting Co—Fink Kap Realty Constn Co; May13'15 ..... 241.50
LIBERTY AV, sec Van Siclen av, 160x 100; Saml Hess—Diaz Bldg Co & Williamsburgh Savgs Bank; Apr6'15.. 4,500.00
SAME PROP; Richmond & Reisncoll —same; Mar5'15 ..... 1,575.00
SAME PROP; Saml Hess—same; Mar 31'15 ..... 1,500.00
SAME PROP; same—same; Mar8'15 ... 1,500.00
SAME PROP; Abr Kaplan & ano; Diaz Bldg Co & Aikin & Himmelstein; Feb10'15 ..... 300.00
RIVERDALE AV, swc New Jersey av, 100x100; Chestnut Ridge White Brick Co—New Lots Constn Co; Mar25'15. 150.00
SURF AV, ns, bet 36th & 37th, —x—; Abr Wohl—Giovanno Aquino & Cash Plumbing Co; Mar23'15 ..... 250.00

MAY 25.
ESSEX ST, 532; Morris Tashman—Philip Reitman; Nov23'14 ..... 58.00
LAFAYETTE ST, 417; Louis Shupler—Eldred A Carley as exr, &c, Augusta M Harper, Ellwood Realty Corpn; Chas F Hendrycy & Fredk F Smith; Apr3'15 ..... 330.00
E 15TH ST, 1325; Jno M Garvey—Mabel Steifer & David Thomas; Mar 11'15 ..... 25.50
80TH ST, ns, 100 w 13 av, 160x100; Max Davidoff & ano—Emanon Bldg Corpn; Nov2'14 ..... 120.00
SAME PROP; Starwood Turning Co—same; Oct29'14 ..... 1,093.00
SAME PROP; Geo Rasmussen—same; Nov10'14 ..... 412.50
SAME PROP; Empire City Lumber Co—same; Oct16'14 ..... 531.45
SAME PROP; Rockaway Plumbing & Contracting Co—same & Wm Shapiro; Oct16'14 ..... 450.00

MAY 26.
HALSEY ST, ns, 280 e Evergreen av, 20x100; G Aushlander Mary & Margt Braun; Dec5'14 ..... 54.00
HUMBOLDT ST, 357; Robt B Hutchins —Louisa Castellano; May7'14..... 121.11
MONROE ST, 67; E Krevulin—Sol Present; Apr7'14 ..... 500.00
STERLING PL, sec Troy av, 120x100; Realty Supply Corpn—J V Cunningham, Inc & Spencer Aldrich; May 10'15 ..... 226.57
E 3D ST, ws, 171 n Av J, 241x100; A Rosenberg—Vanadrian Bldg Co; Apr 5'15 ..... 30.00
80TH ST, ns, 100 w 13 av, 160x100; S Friedman—Emanon Bldg Corpn, Wm Shapiro & Saml Posner; Sept16'14.. 628.00
SAME PROP; Kushner Bros—Emanon Bldg Corpn; Audley-Clarke Co & Assets Realty Co; Oct19'14 ..... 147.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 20.
No Attachments filed this day.

MAY 21.
DOYLE, Alex; Hamilton Fish Corpn; $6,817.55; Montgomery & Peabody.
GENUNG, Chas; Eli J Rieser; $1,460; Goldman, Heide & Unger.

MAY 22.
No Attachments filed this day.

MAY 24.
DEMMER, C F Wilhelm; Rodofo Barriga; $19,-064.05; Mallet-Prevost & Colt.

MAY 25.
No Attachments filed this day.

MAY 26.
TICHNOR BROS, Inc; Abr Wechsler; $2,146.20; H Waldman.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 21, 22, 24, 25, 26 & 27.

Avery Copper Mfg. Co. Front st, 362-6 ..Edw L & Theo D Partridge as trstes. Machine Tools, &c..... 1,163.94
Great Central Palace Co. Clinton st, 90-6..United Electric Light & Power Co. Meters. 32.00
Montesano, Edwardo. Dominick st, 48 ..E Esposito. Barber Fix 271.00
Silverson, Abr. Attorney st, 5-7..Anton Larsen & Son. Ice Boxes...(R) 175.00
Volta, Julius. Mulberry st, 25..F Lohmann & Sons. Sal Fix 90.00

Brooklyn.

MAY 20, 21, 22, 24, 25 & 26.

Ceegold Co, Inc, Frank P Sabetti. E 14th st, nr Av X..Columbia Gas Fix Co. Gas Fix 25.00
Mendel Realty Co. Powell st, nr Riverdale av..Isaac A Sheppard & Co. Ranges, &c. 759.00
Williams, Mrs M. Leonard av, nr Brown st, Sheepshead Bay..Peoples Gas Fix Co. Gas Fix..... 145.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 22.
ACADEMY ST, ws, 225 n Bway, 50x 137.5; Manhattan Mtg Co loans Hudson Investing Co to erect 5-sty apartment; 12 payments 46,000.00
ACADEMY ST, ws, 275 n Bway, 50x 145.4; same loans same to erect 5-sty apartment; 1 payment.....46,000.00

MAY 24.
VERMILYEA AV, ss, 200 e 204th, 50x150; Max Marx loans Becker Bldg Corpn to erect 5-sty apartment; 10 payments 30,000.00

MAY 25.
VERMILYEA AV, ss, 250 w Academy, 50x100; Manhattan Mtg Co loans 25 Vermilyea Ave, Inc, to erect 5-sty apartment; 13 payments 47,000.00

MAY 27.
79TH ST, ns, 272 w 3 av, 62x102.2; City Mtg Co loans 161 E 79th St Co, Inc to erect a 12-sty apartment house; 9 payments 200,000.00
84TH ST, ss, 143.10 w Lexington av, 87.6x102.2; City Mtg Co loans Surrey Realty Co, Inc, to erect a 9-sty apartment; 5 payments 200,000.00

Bronx.

MAY 21.
179TH ST, nec Clinton av, 50x100; Jas G Wentz loans Herbst Realty Co to erect 5-sty apartment; 8 payments 38,000.00
BATTGATE AV, ws, 49 n 182d, 48x 97; Benj Henenson loans Infantino Realty Co, Inc, to erect 5-sty apartment; 14 payments 32,000.00
DECATUR AV, nec 195th, 50x100; City Real Estate Co loans Miltner Bros, Inc, to erect one 5-sty apartment with stores; 6 payments 40,000.00

MAY 22.
UNIVERSITY AV, es, 181.2 s Brandt 56.4x101.3; Montrose Realty Co loans 1640 University Av Inc to erect 1-sty apartment; 12 payments.....50,000.00
UNIVERSITY AV, es, 294.4 s Brandt pl, 56.8x108.3; Montrose Realty Co loans 1640 University Av Inc to erect 1-sty apartment; 12 payments 50,000.00
UNIVERSITY AV, es, 237.7 s Brandt pl, 56.7x104.8; Montrose Realty Co loans 1640 University Av Inc to erect 1-sty apartment; 12 payments 50,000.00

MAY 24.
183D ST, ns, 75 w Tiebout av, 62.4x63; Manhattan Mtg Co loans County Estates, Inc, to erect 5-sty apartment; 12 payments 35,000.00
UNIVERSITY AV, es, 125 s Brandt pl, 56.2x101.3; Montrose Realty Co loans 1640 University Av, Inc, to erect 1-sty apartment; 12 apartments ..50,000.00
VALENTINE AV, nec 183d, 62.5x77.4; Manhattan Mtg Co loans County Estates, Inc, to erect 5-sty apartment; 13 payments 40,000.00

MAY 25.
DE REIMER AV, e s, 656.7 n Edenwald av, 25x100; Eliz K Dooling loans Alessandro Mauro to erect 2-sty apartment; 4 payments 2,500.00
GRAND BLVD & CONCOURSE, es, 147.02 n 182d, 100x178.5; Lawyers Mtg Co loans County Estates, Inc, to erect 5-sty apartment; 14 payments. 160,000.00
PRATT AV, ws, 177.8 n Randall av, 50 x193.4; Eliz K Dooling loans Jos A & Loretta Pierce to erect 2-sty frame dwelling; 3 payments 2,700.00

MAY 27.
LORING PL, es, 219.8 s Fordham rd, 48.6x91.9; City Mtg Co loans Beckmann Realty Constn Co, Inc, to erect 5-sty apartment; 5 payments.....30,000.00
BAINBRIDGE AV, es, 209 n 208th, 33x 137.6; Chas Ottmann, Wm Hoffmann & Albt Pryibil loans Josephine Linck to erect 2-sty apartment; 4 payments. 5,000.00
BAINBRIDGE AV, es, 242 n 208th, 33x 112.5; Chas Ottmann, Wm Hoffmann & Albt Pryibil loans Josephine Linck to erect 2-sty apartment; 4 payments.. 5,000.00
CRESTON AV, swc Field pl, 57.5x100; Manhattan Mtg Co loans No 2333 Creston Av Co, Inc, to erect 5-sty apartment; 13 payments 48,000.00
SOUTHERN BLVD, ws, 225 n Jennings, 50x100; Manhattan Mtg Co loans Souvard Bldg Co, Inc, to erect 5-sty apartment with stores; 16 payments..36,000.00
SOUTHERN BLVD, ws, 275 n Jennings, 50x100; Manhattan Mtg Co loans Souvard Bldg Co, Inc, to erect 5-sty apartment with stores;. 16 payments.36,000.00

ORDERS

Brooklyn.

MAY 21.
E 39TH ST, ws, 180 n Hubbard pl —x —; E 37TH ST, nwc Av K & Flatbush av (triangle); Jno C Austin on Amersfort Bldg Co to pay Smyth Donegan Co 200.00
EASTERN PKWAY, ns, 143 w Hopkinson av, 21.6x93; Fink Kap Realty Constn Co on Lawyers Mtg Co to pay C T Williard Co 124.00

MAY 26.
ROCHESTER AV, sec Sterling pl, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Realty Supply Corpn 150.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 166 OF 1915 (new), New Building 2139 of 1915, 2245 Pitkin avenue, Brooklyn. William C. Winters, appellant.

That building does not comply with Section 109 of the Building Code.

As building is only to be used as a motion picture house and not a theatre and it is not intended to operate both floors at the same time, therefore not having more than six hundred people at any performance. Building is also constructed of fireproof materials throughout.

Why a motion picture house should be compared with the theatre laws. We have complied with all laws and rules regarding a motion picture building for both floors, providing proper means of exit width of stairs, doors, etc.

We consider that as building is constructed entirely of fireproof material and proper means of exit have been provided eliminate every means of danger from fire, etc. Also we consider a roof garden far better than an open air motion picture house that is constructed on the street level, inasmuch as there is less danger for the people taking cold from dampness, and the air being much purer.

Appearances: William C. Winters and Dr. Majer.

On motion, DISAPPROVED.

APPEAL 167 OF 1915, New Building 2468 of 1915, south side Dean street, 256' 6" west Rochester avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick cross fire wall separating front part of building from rear part of building is provided. See Appeal 169.

APPEAL 168 OF 1915, New Building 2470 of 1915, 75-87 Woodruff avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code in re brick partition walls. Rest of appeal worded same as in Appeal 167, 1915. See Appeal 169.

APPEAL 169 OF 1915, New Building 2505 of 1915, south side Glenmore avenue, 50' west Alabama avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 168 of 1915.

Appearance: Abraham Reiner.

On motion, Appeals 167, 168 and 169, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 170 OF 1915, New Building 2544 of 1915, southwest corner East New York avenue and Tapscott street, Brooklyn. Edward M. Adelsohn, appellant.

Violation of Section 31 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the provisions of law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26'.

The walls forming the structure conforms to the Building Code in that the bearing walls are not over 26' apart. Also a brick wall at the stair hall separates the front part of the building from the rear part, into small areas. Similar construction to that shown on the plans have been approved by the Superintendent of Buildings for the Borough of Brooklyn, numerous times, and that said construction does comply with the Building Code. All floor and roof girders and beams will be fireproofed with wire lath and 2" concrete.

Appearance: Edward M. Adelsohn.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 171 OF 1915, New Building 683 of 1912, Broadway, Nassau, Pine and Cedar streets, Manhattan. E. R. Graham, appellant.

35. All trim should be incombustible in accordance with Section 105 of the Building Code.

The Superintendent has disapproved the material which it is proposed using.

The use of non-fireproof wood be allowed in the space to be occupied by the Bankers' Club of America as shown by plans submitted. The finish of these rooms must be the finest, which is impossible to obtain by the use of fireproofed wood.

The amount of wood involved in the proposed installation is less than one per cent. of the floor area of the building. Automatic closing shutters are being provided as shown on the plans to divide the area in which this wood is located. All the proposed wood will be hard wood and solidly backed up with fireproof material, leaving no open spaces.

Appearances: L. J. Horowitz, A. F. Gilbert and George Simpson.

On motion, APPROVED on CONDITION that automatic self-closing fireproof doors be provided at each of the points marked "A" on the 36th floor plan.

APPEAL 172 OF 1915, New Building 2340 of 1915, 245-249 Midwood street, Brooklyn. P. Tillion & Son, appellants.

1. Comply with Section 31 of Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

1. The Superintendent of Buildings has refused to approve the manner of construction and materials proposed to be used in this building.

1. Comply with Section 31 of the Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

We believe Section 31 of the Code provides for using iron columns and girders in place of brick partition walls. We have provided an 8" brick wall across the centre of the building as a fire protection.

Appearance: Philip G. Tillion.

On motion, APPROVED on the following CONDITIONS:

1st. That a self-closing fireproof door be provided in the cellar at point marked "A" on the cellar plan.

2. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 173 OF 1915, New Building 2240 of 1915, 2529 Lenox road, Brooklyn. Slee & Bryson, appellants.

Denied under Section 32 of Code—area of non-fireproof building.

Application No. 2240 for New Building for the year 1915 has been denied as to Section 32 of Code—area of non-fireproof building.

That the proposed construction of building be granted, as shown on plans, i. e., brick walls, steel and concrete floors, fireproof partitions, steel girders and columns, 3" x 9" spruce roof beams, entire ceiling be covered with 26 gauge metal on ½" plaster board as per Fire Department regulations, and fireproof windows on all lot lines.

The building is only one story in height; at least 75 feet away from any other building on the block; is outside of the fire limits; is to be used as an automobile storage where no gasoline is stored or kept on the premises. Further the Building Code provides for the Commissioner's option in such and similar cases as herein described, "Under Section 32."

Appearance: John B. Slee.

On motion, APPROVED, in view of the fact that the building is outside of the fire limits.

APPEAL 174 OF 1915, New Building 2389 of 1915, 3101 Surf avenue, Brooklyn. George H. Suess, appellant.

Denied under Section 31 of the Code.

To approve the mode and manner of construction in regards to using steel columns and steel girders to support upper floors instead of brick wall bearing partition.

It is desired that iron columns and steel I-beam girders as marked on the plans and elevations be used as a means of support of upper floors instead of brick bearing wall. Brick cross wall tiering bearing walls marked on the plans. Entire first floor is used for stores.

That this mode of construction in this case is equally good. Also, in case of the first floor, as entire first floor is used for store purposes, a brick wall would spoil all the stores as it would run right through the centre of the stores.

Appearance: George H. Suesse.

On motion, APPROVED on the following CONDITIONS:

1st. That an unpierced brick wall not less than eight inches thick be built at the point marked "A" on the cellar and first floor plans, to extend from the cellar floor to the underside of the roof-boards.

2d. That the vestibules at the ends of the staircase halls be built of six-inch terra cotta blocks in steel framing, fireproofed in accordance with the regulations of the Bureau of Buildings.

3d. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 175 OF 1915, New Building 103 of 1915, 1103-1109 Broadway and 1-5 West 24th street, Manhattan. H. Craig Severance & Wm. Van Alen, appellants.

1. Walls are of unlawful thickness.

1. An equally good form of construction can be employed.

1. To allow the walls to be 12" thick above the first story as shown on the plans.

1. Skeleton frame construction being used, the walls are carried at every floor and are only 12' 10" high.

Appearance: H. Craig Severance.

On motion, APPROVED on CONDITION that the walls of the first story be made not less than sixteen inches in thickness.

APPEAL 176 OF 1915, New Building 49 of 1915, 588 Fifth avenue, Manhattan. Alfred Freeman, appellant.

7. Proposed walls in first story and in basement are of unlawful thickness. Section 36.

That an equally good and more desirable form of construction can be employed.

To construct side and rear walls, which shall be of skeleton type 12" in the first story and 16" in the basement and same to be carried on steel framing.

1. A 12" wall being considered as sufficient for the upper 75 feet or more on the exposed part of the building, the same should apply to the lower or less exposed part of the building.

2. The height of the first story is less than 15 feet and since the walls are supported at each story by steel beams the weight of the first story wall or the load on the lower layer of bricks is considerably less than that which would develop in the use of a 12" bearing wall carried to its lawful height.

3. This wall carries no load other than its own weight.

4. The main use of this wall is as a fire protection or protection from the elements.

5. The use of a 16" wall in the basement would be in conformity with the Code requiring that the basement will be made 4" thicker than the wall above.

6. Since this is only an 8-story building no special features or difficulties present themselves.

Appearance: Sidney Diamant, engineer.

On motion, APPROVED on CONDITION that the basement walls be made not less than sixteen inches in thickness.

APPEAL 177 OF 1915, New Building 2631 of 1915, 330 East 4th st, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 of Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31 of Code does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick provided midway of the building from cellar to roof.

3. S. C. F. F. D. provided in the cellar at the same time.

4. That all columns and girders supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 178 of 1915, Alteration 1626 of 1915, 4 Ridgewood street, Brooklyn. Edward M. Adelsohn, appellant.

Proposition as to extension contrary to suburban limit ordinance.

The rules and regulations of the President of the Borough, or the provisions of law or said ordinances do not apply.

Whether it is permitted to widen the building on the street side.

The proposed alteration will not diminish the light or ventilation of adjoining buildings as this building is on a corner lot. Neither does it increase the fire hazard to adjoining building, as extension is proposed on street side, and existing building is now frame. It will improve the light and ventilation of this building by increasing the areas of rooms and the number of windows. The owner was induced to buy this strip of land 4' wide, from the City of New York previous to the enactment of the New Fire Limit Law, and for the sole purpose of improving her house.

Appearance: Edward M. Adelsohn.

On motion, APPROVED.

APPEAL 179 of 1915, Alteration 769 of 1915, 403 First avenue, Manhattan. Otto Reissmann, appellant.

2. Walls are of unlawful thickness where checked. Sections 31 and 35.

The rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply in this case.

To continue up the same wall thickness of 8" for the proposed second story of rear building extension, except rear wall which will be 12" thick.

This rear building extension is 18' between walls, 47' long and 23' high, and is but slightly in excess of the requirements of Sec. 35. The tenant at present time occupies the above-mentioned rear extension as a bakery on the first floor, it would therefore be practically impossible to do the alterations required, such as lining walls without changing the existing conditions of the bakery on the said first floor, which could not be done, as there exists bake ovens which have to be altered. The proposed walls in question will not support any floor beams, only the roof beams will be supported, otherwise these walls act as curtain walls.

Appearance: Richard Shutkind.

On motion, APPROVED on CONDITION that the Bureau of Buildings finds the existing walls and foundations in good condition and adequate to carry the load to be imposed; and that the foundations for the columns meet the requirements of the Bureau of Buildings.

APPEAL 180 of 1915, New Building 2655 of 1915, southside Eastern parkway, 244' 5" west Utica avenue, Brooklyn. Benjamin Cohn, appellant.

Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' apart, and 8" brick fire wall separating front part of building from rear part of building is provided. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the rules and regulations of the Bureau of Buildings.

Appearance: Abraham H. Reiner.

On motion, APPROVED.

APPEAL 181 of 1915, New Building 196 of 1915, northwest corner Vyse and Tremont avenues, The Bronx. Chas. Schaefer, Jr., appellant.

4. Six-inch cast iron columns have excessive length.

The 6" cast iron columns objected to are rectangular cast iron columns 6"x12"x1" metal, and that same are of sufficient strength to safely support the imposed loads and that the Superintendent of Buildings has refused to approve same.

Section 112 of the Building Code is as follows:

No cast iron columns shall have an unsupported length of more than 20 times their least lateral dimensions or diameter, except as modified by Section 138 of the Building Code.

Section 138 of the Building Code specifies the working stresses per square inch of materials and in accordance with same, the 6"x12"x1" cast iron columns the maximum length of which do not exceed 12' in the total unsupported length of same and having a radius of gyration 2.25 and computed in accordance with same gives a total safe load of column 150 tons, and

the load on columns in question is 55 tons or 32½ of the safe load of column.

Appearance: Charles Schaefer, Jr.

On motion, DISAPPROVED.

APPEAL 182 of 1915, New Building 2743 of 1915, northwest corner Robinson street and Nostrand avenue, Brooklyn. Arthur G. Carlson, appellant.

1. Omission of rear court.

1. That an equally good arrangement of exits is provided.

1. Omission of rear court.

1. That an equally good arrangement of exits is provided.

Appearances: Eugene De Rosa and Michael Glynn.

On motion, APPROVED on CONDITION that an additional exit at least five feet wide be provided at each point marked "A" on the plan of the auditorium.

APPEAL 183 of 1915, New Building 1271 of 1915, west side North Villa avenue, 92 feet south of Jamaica avenue, Richmond Hill, Queens. George Muller, appellant.

This building being a frame building and extending into the fire limits about 8-0 on the northerly side is hereby disapproved.

That the law was not intended to prohibit the erection of a frame building erected on a side street outside of the Fire Limits, the language in laying out said fire limits, 100-00 south of Jamaica avenue was intended to cover the lot facing on said Jamaica avenue and in view of the fact that the lots on this particular block are but 92 feet deep we hold that the law does not apply and we should be entitled to erect this building of frame even though technically it extends 8-0 into the prescribed fire limit, namely 100-0 south of Jamaica avenue. The proposed building is 20-0 in width and three-fifths, or 12-0 will be outside of the fire limits and two-fifths or 8-0 inside the fire limits.

Whether this building may be erected of frame, in compliance with the plans submitted herewith.

As stated in appeal from Superintendent of Building's decision.

Appearance: James J. Maguire.

On motion, APPROVED.

APPEAL 184 of 1915, New Building 2694 of 1915, 155-7 Cooper street, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31 of the Code does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick is provided midway of building from cellar to roof.

3. S. C. F. P. D. provided in cellar at same place.

4. That all girders and columns supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproof in accordance with the regulations of the Bureau of Buildings.

BUREAU OF FIRE PREVENTION.
Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, [illegible]

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A.....Interior Alarm System.
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
*FE.....Fire Escapes.
*FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
No S.....No Smoking Signs.
*Spr.....Sprinkler System.
*St.....Stairways.
*Stp.....Standpipes.
SA.....Structural Alterations.
*Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
*WSS.....Windows, Skylights and Shutters
CF.....Certificates of Fitness.
D&R.....Discontinuances or Removals.
*Fil Sy.....Approved Filtering and Distilling Systems
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*St Sys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending May 22.

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 50—Fulton St Corp, 135 Bway, FP-WSS(R)-O

Barclay st, 34—Acme Building Co, 32 Union sq .....FE(R)
Barclay st, 55—United Novelty Co.....GE-Rec
Barclay st, 103—Burton Extract Co. FA-Rec-D&R
Baxter st, 147-151—Samuel Rothman.FD-GE-Rec
Beekman st, 50—E A Jackson & Bro...GE-FP
Bleecker st, 65-69—Charles T Wills, 286 6 av. .....FD
Bowling Green, Shaft 1—Rapid Transit Subway Co, 165 Bway.....Stp-FP-Rec-FA
Broome st, 514—Joseph Scavola.....D&R
Broome st, 514—Callanan Est, care L M D McGuire, 149 Bway.....SA
Chatham sq, 6—Quong Yuen Shing & Co, 32 Mott .....FP
Chatham sq, 6—John Regan.....FA
Chrystie st, 87—Nathan Harrison Realties, 63 Park Row. .....A
Clinton st, 225—Morris Singer, 515 W 110....A
Columbia st, 90-92—Samuel Schnur, 92 Columbia .....O
Delancey st, 336-338—U S Cabinet Bed Co. Inc. .....Rec-FP-FD
Duane st, 76—Henry O Heuer, 2306 8 av.Spr(R)
Eldridge st, 182-186—University Settlement Soc....FP-SA-FE(R)-Stp-A-WSS(R)Exs-WSS
Elizabeth st, 23—Est Martin Schrenkeisen, 1123 Bway. .....A
Goerck st, 144—Cohen Bros.....FP-GE
Grand st, 273-275—Benson Construction Co, 63 Orchard. .....A
Greene st, 31—Amelia W Boarman, 18 Leroy. .....Rub
Henry st, 142-144—Max Liebovitz.....GE-FA
Henry st, 142-144—Louis Rubin.....FP-FA
Houston st, 26-32 E—Sweet, Orr & Co, 819 Bway .....O
Houston st, 73-75 E—Arthur Heizman.....Rub
Houston st, 329 E—Sarah Teitelbaum. Rec-CF-FP-D&R-NoS
Hudson st, 446—Jacob Resnikoff.....Rub
John st, 40—Est Andrew C Zabriskie, 52 Beaver .....Stp(R)
King st, 132-138—Beacon Miniature Elec Co, 118 Duane .....FD
King st, 142-148—Federal Macaroni Co....FD
Mercer st, 47-49—Isaac Johns.....Rec
Mercer st, 47-49—R & C Mfg Co.....Rec
Mercer st, 71—Leo Wertheim.....GE-FP
Mercer st, 187-189—Est Charles A Cheseborough, 33 Howard.....A
Murray st, 69—French Church de St Esprit, 45 E 27 .....Rub
Nassau st, 80—James B Colgate, 36 Wall, WSS-WSS(R)
New Bowery, 44-48—George Papanstratis..Rec
Oliver st, 9—Constantine Zambourni, FA-FP-FP(R)-Rec
Oliver st, 9—Mrs Julia Heichel.....Rec
Pearl st, 456—Gaetano Labracco.....FA-ExS
Pearl st, 460—Catherine Viemeister, 45 E 18, Ex-FE(R)-FP
Scammel st, 29—Morris Phillips, 3349 Perry, FA-FP-FD-GE-Rec
Spring st, 153-155—John H Wiemers.....D&R
Stanton & Forsythe sts—N Y Edison Co, 55 Duane .....GE
Union sq, 32—Isador Mensch .....FD
Vandewater st, 10-12—O J Gude Co, 220 W 42.O
Washington st, 336—R B Shimer & Co.....Rub
Washington st, 603-609—Saml S Stafford.....A
Whitehall st, 51—Van Beuren & N Y Bill Posting Co, 515 7 av .....O

Numbered Streets.

1 st, 95—Bernard Ersbrewsky.....Vac
8 st, 38 E—Sailors' Snug Harbor, 61 Bway, Rub-GE-WSS(R)
8 st, 38 E—Scherer Bros.....FP-FD-GE
10 st, 29 E—Bayer & Edelson.....FD
10 st, 29 E—Lemel & Cutler.....FD
10 st, 29 E—Eugene Cuttman.....FD
10 st, 29 E—Max Winogron.....FD
10 st, 29 E—Elias Hoberman.....FD
10 st, 29 E—Louis Roth.....FD
10 st, 29 E—Morris Seidel.....FD
13 st, 405-409 W—James R Roosevelt, care Astor Est, 23 W 26 .....A
15 st, 30-32 W—Jones, Brundage Co.....FP
15 st, 30-32 W—American Raincoat Co.....FP
17 st, 11 E— G Clayton & Co.....FP-FD
18 st, 145-151 W—Hilbourne L Roosevelt, 301 Lexington av .....A
19 st, 21 W—Max Davis .....FP
19 st, 219-221 W—Charles D Schlenoff....Rec
20 st, 19 W—Haimowitz & Co.....FP-GE
20 st, 120 W—Charles Connor, 135 E 43.....A
21 st, 427 W—National Florence Chittenton Mission, Inc.....FP-FE-GE-ExS-A
24 st, 11-11 E—Cass Gilbert .....FD
24 st, 11-15 E—J Gundlo Rogers, 470 4 av..FD
24 st, 11-15 E—Grunwald Klaus.....FD
24 st, 11-15 E—Edward Burnett.....FD
24 st, 11-15 E—Alfred G Zimmerman.....FD
24 st, 11-15 E—Charles A Platt.....FD
26 st, 109-115 W—Erlanger & Reis..FP-FD-Rec
26 st, 109-115 W—Fullerton Electric Co..FD-Rec
26 st, 109-115 W—Federal Stores, Inc.....FD
26 st, 109-115 W—Silverman & Weiner..FD-FP
26 st, 109-115 W—Isaac Rosenfeld.....FD-Rec
26 st, 109-115 W—Gustave A Henckel....FD-GE
26 st, 109-115 W—Model Costume Co.....FD
26 st, 109-115 W—Gins Bros.....Rec-FP-FD
26 st, 109-115 W—Harry Racovin....FD-FP-Rec
27 st, 34-38 W—Biltmore Waist Co.....FD
29 st, 200 E—Community Tailor Shop, FP-Rub-El
42 st, 410 W—S Spector.....FP-NoS-FA-Rec
45 st, 57-63 W—James G Blake.....TD-ExS-FA
46 st, 112 W—Richard Delafield.....SA
48 st, 306-316 E—Imperial Moving Picture Co. FD
48 st, 306-316 E—Lee & Lash Studios.....FD
49 st, 536-538 W—Patrick J Frawley, 797 6 av, Vac
52 st, 242 E—James T Morris.....Rub
54 st, 410 E—Joseph H Penders, Inc, OS-Rub-CF-NoS-FA-Rec-El
62 st, 248 E—Mutual Life Ins Co, 32 Nassau.Rub
60 st, 246 W—Netzer Bros..WSS(R)-Rec-FA-CF
77 st, 207 E—Belwood Realty Co, 35 Nassau, FE(R)-DL
77 st, 211 E—Isadore Freedman, 405 2 st, Bklyn .....DL
77 st, 215 E—Bellwood Realty Co, 35 Nassau, FE(R)-DL
77 st, 345 E—Est Peter Scanlan, 4691 Park av, Ex
77 st, 347 E—Karl Schaefer, 132 Greenwich av, FA
78 st, 137 E—National Painting Co..Nos-FA-Rec
78 st, 214 E—Hermine Wahl, 212 E 78, DL-FE(R)
78 st, 218 E -Minnie Flemming, 899 Faile...DL
78 st, 239 E—Magdaline Perletz.....Ex
79 st, 204 E—Isabella Schloss.....Ex
79 st, 216 E—Alvin Ulbrick.....Rub
81 st, 310 E -Paul Ludwig.....Rub
84 st, 308 E—Est Hamilton Ewen, 1458 E 4, Bklyn .....DL
86 st, 243 E—Amalie H L Milholland, 3 E 94, DL-Ex
91 st, 350 E—Harry Weinstein.....NoS-FA-Rec
100 st, 70 W—Anna Rogers.....D&R
110 st, 110 E—Abraham Millstein.....FP
119 st, 180 E—Edward L Finch, 250 W 78....SA
122 st, 201 W—Millert Co.....Rub-Rec
139 st, 1-7 W—Peter Duffy, care Schubert Piano Co .....Stp(R)
209 st, 100' w 9 av—Inwood Dyers & Cleaners, 1747 Amsterdam av.....CF-FP-FA

Named Avenues.

Av A, 1527—S Kaldrovics .....O-Rec
Av D, 119-121—Tobias Cohn.....FP
Av D, 119-121—Manhattan Candy Co, 41 av B, FP
Av D, 119-121—Robert Goelet, 9 W 17.....SA
Av D, 119-121—Gordon, Wolf, Cowen Co.....FP
Amsterdam av, 2033—Joseph Hamlisch, D&R-FP
Bowery, 70-72—Henry Curry .....Ex
Bowery, 295—Carrie Schile, 162 Beach st, Stapleton .....SA
Bowery, 295—Max Reichback.....Rub
Broadway, 729-731—Charles J Steinman.....O
Broadway, 1200-1202—Chicago, Milwaukee & St Paul R R .....FD
Broadway, 1200-1202—Julius Strauss .....FD
Broadway, 1200-1202—Almerindo Portofolio..FD
Broadway, 1200-1202—Gus Laurie & Co.Rec-FD
Broadway, 1200-1202—Krower & Tynberg Co. Rec-FD
Broadway, 1200-1202—Rube R Fogel, 177 Bway, FP-WSS(R)-Stp(R)
Broadway, 1659—Frank Migdalsky, 138 6 av, Rub-Rec
Broadway, 1661—Moses Moscovitz .....Rub-Rec
Broadway, 1700—G W Rathburn....NoS-FA-Rec
Broadway, 2014—St Luke's Home for Aged Women .....A(R)-El-FP-Ex-Stp-Rec
Decatur av, 2826—Thomas A Edison, Inc...Spr
Lexington av, 375-377—Est Robert Goelet, 9 W 17 .....A
Madison av, 1000—Henry Hart .....FA
Park av, 1292—Roxbury Realty Co, care M S Hyman, 55 Liberty .....FP
Riverside dr, 125—Riverside Drive Apartments .....Stp(R)

Numbered Avenues.

1 av, 398—Louis A Hirsch, 1361 Madison av, WSS(R)-FP
1 av, 1110-1114—Skrivanek & Tannhaeuser, DL-FA-FP
2 av, 409—Kranich & Bach, 235 E 23....El-NoS
2 av, 2074—Arthur Guzzetta.....Rec-FA-FP
3 av, 1955—Zaruba & Friedlander.....O-FA
3 av, 2240—I Blyn & Sons, 609 S av.WSS-FE(R)
5 av, 67—Louis Hirschkowitz....Rec-GE-FD-FP
5 av, 503—Levi P Morton, 998 5 av.....SA-Rub
6 av, 659—Louis Glaser.....O
6 av, 659—Isaac Delightescu.....Rub
7 av, 702-708—Pekin Restaurant Co, 1576 Bway .....FP-D&R
7 av, 702-708—Walter J Salomon, 15 W 42, FP-Spr
11 av, 210-216—Zinn Building Co.....A

BRONX ORDERS SERVED.

Numbered Streets.

134 st, 887-9 E—P Pleines Co.....FA-Rec

Named Avenues.

Decatur av, 2826—Thos A Edison, Inc, D&R-El-FP
Marion av, 2580—J A Mulholland...NoS-FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

Carroll st, 25-7—F Romeo & Sons.....FP
Degraw st, 196—Metal Mfg Co.....WSS(rep)
Grace Court alley, 19—Henry F Noyes, 90 Remsen .....StSys(R)-Rec-RL
Harrison st, 70—Girolamo Ventura.....GE-Rec
Humboldt st, 482—Bklyn Union Gas Co, 186 Remsen .....GE
Maujer st, 260—Williamsburg Ice Co.....A-FD
Pearl st, 187—Simon J Harding, 60 8 av...FP
Raymond st, 151-3—Clara E Russell.....FP
Tiffany pl, 31-39—Herman Behr & Co, 33 Tiffany pl .....A-FD

Numbered Streets.

4 st, 193 S—F B Small, 939 Bway.....GE
10 st, 127-41 N—Bernard Rice & Sons, 325 5 av, Manhattan .....A-FD
11 st, 115-21 N—N Y Stamping Co.....A-FD
65 st, ss, 100 w 6 av—Jas A Bua, 6502 6 av, NoS-FA-Rec-CF-WSS

Named Avenues.

Arlington av, 44-46—Helmus & Wittenberg, 50 Arlington av.....EP(R)
Driggs av, 320—Benzion Karfiol, 709 Eastern pkway .....A-FD
Graham av, 294-8—Chas Cook.....A-FD
Kent av, 957—Wm Henne & Co, 963 Kent av, FD-A
Throop av, 232-36—Chas Vonhof, 206 Hooper, WSS(rep)-A-FD
Throop av, 232-36—Goodman Son & Rosenberg .....FD
Throop av, 232-36—Lieb Katz.....GE-FD
Throop av, 232-36—S Waterburry & Sons....FD
Throop av, 232-36—H Simon & Sons.....GE-FD
Waverly av, 268—C M Pratt, 241 Clinton av.FP
Wythe av, 388-94—Mrs Elinor Walker....A-FD

RICHMOND ORDERS SERVED.

Named Streets.

Front st, N (Tottenville)—Chas J Campbell, FP
New Dorp la, 129—Chas Lange, Phoenix Hotel, New Dorp .....D&R
Trinity pl, 24 (W B)—Thomas O'Brien.....FP

Named Avenues.

Richmond rd, 2430 (N B)—Harry S Lavana..SA
Woodrow rd, 460 (Rossville)—Wm A Bishop.SA

BUILDING MANAGEMENT

EFFICIENT AND ECONOMICAL MANAGEMENT

By ANTHONY MERLO

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

APARTMENT house management in New York City has become a business in itself, and one who desires to make a success of it, must devote his entire time and attention to the properties he has in charge; whether he be an owner or an agent, for there are many things which are the result of either good or bad management.

The fact that one is able to obtain tenants does not mean that his work ends there, as that really is only the beginning of his efforts to produce results. It is necessary to work just as hard in retaining them as in obtaining them. Extraordinary good judgment and tact must be used in handling tenants, as it must be borne in mind, that while they all have the same thing in common, mainly, the comfort of their home, each has a different disposition to which the manager must adapt himself and therefore it requires a great deal of patience. One without this requisite is very likely to prove a failure.

Good Judgment and Patience.

Of course the manager will come in contact with a certain percentage of unreasonable tenants who neither respect personal feelings, the comforts of other tenants, nor the interests of the owner, and that is where the good judgment, tact, and patience comes in. One who does not possess these qualities very often will avoid seeing these tenants and procrastinate until it is too late. There is an old saying, "Anyone can swim with the tide, but it takes a good man to swim against it," and a successful manager of apartments is one who is able to handle these tenants in a manner that they can be retained to the mutual satisfaction of all concerned; for after all they are the ones who are paying the taxes and the income to the owner on his investment by reason of paying him rent.

There are many things in connection with the management of apartment houses that the manager must have a thorough knowledge of, aside from the handling of tenants, which are all contributing factors in maintaining the building in good physical condition.

"Jack of All Trades."

The successful manager has to be more or less a "Jack of all trades," and must possess a superficial knowledge of all branches of the building business, so that the mechanics dealt with, such as plumbers, decorators, masons, carpenters, etc., will not be able to take advantage of any lack of knowledge as to the exact nature and cost of the job. It will also be an aid to know the value of the superintendent employed in the building, as there are many small jobs that he can take care of that he otherwise would not, if he thought his superior was not conversant with the mechanical end of the management, and therefore it would entail a great expense, as one of the things that the present day owners find fault with is, the unnecessary expense in keeping up a building.

I was called upon, at a recent meeting, to discuss the most essential duties of an agent; and while I thought all the duties of an agent were essential, I selected five which, in my opinion, covered the situation thoroughly.

No. 1: The first duty of an agent is to bear in mind that he is managing the building for the owner.

No. 2: To see that the tenants receive prompt and courteous attention at all times.

No. 3: To make daily visits to the property,

No. 4: Supervising all work done in the building,

No. 5: Periodically inspecting the entire building from roof to cellar.

When I say that an agent's first duty is to bear in mind that he is managing the building for the owner, I mean that it is his duty to comply with his wishes and instructions, and his policy in general, so far as the spending of money is concerned, providing that same is consistent with good management and without injuring the dignity or the reputation of the agent in charge.

Duties of Manager.

In every instance it is an agent's duty to advise the owner of any large expenditure of money, such as the necessity of installing new machinery, redecorating main halls, repainting fire-escapes, etc. It is his bounden duty to suggest or recommend any concessions or decorations to be made for tenants, if it is to the owner's interests in retaining the tenant in question, or for the upkeep of the apartment. In so doing an agent should practice economy. I would say in a judicious manner and not in the "Penny wise and pound foolish" scale, either for the sake of making a showing to the owner at the expense of the building, or rather at his ultimate expense in neglecting to make any necessary repairs which at some future time will have to be made at double the initial cost.

"Penny Wise, Pound Foolish."

By that I mean for instance: if there is a leak in a radiator which may not be of a nature that can be repaired by the superintendent on the premises, and in order to avoid any possible criticism on the part of the owner for employing a mechanic to take care of such a job, the agent will ask the superintendent to take care of it in the best way that he can, as he wishes to keep expenses down. The leak will probably become worse, causing water to penetrate through the floor, spoiling the ceiling in the apartment below, and finally the radiator will have to be fixed plus the expense of the floor and the ceiling.

Agent Must Be Courteous.

It is the agent's duty at all times to give prompt and courteous attention to the tenants and to see that all the minor complaints are attended to; and in cases where the tenant reports uncivility or inattention on the part of an employee, it is his first duty to inform the tenant that the matter will receive his careful and prompt attention, after which he will investigate the complaint and impress upon the employe in question, to change his attitude, and in turn, report to the tenant and explain what action he has taken, such as the case may warrant. That makes the tenants feel that they have not been neglected and when they come they will feel that they are receiving every consideration. By so doing theier co-operation (by reason of gaining their confidence) is indirectly invited, in overcoming little matters that may become troublesome and would never have come to attention if the tenant did not complain. This also inspires confidence which makes it easier for an agent to handle the tenants. News of this kind spreads very rapidly.

It is an agent's duty to make daily visits to the property which he manages, and if perchance he may not be in a position to visit that property by reason of an engagement or some other matter of importance, it is his duty to get in touch with the building by telephone. There are things which come up from day to day that must be disposed of without delay. In making these daily visits there are many things which come to an agent's notice and that would otherwise accumulate, such as messages left with the superintendent and with the hall boys by tenants in the building who wish to see him. In so doing, an agent will keep in constant touch with the building and also demonstrates to the tenants that he is managing the building and not the janitor, and that he keeps his eyes open and makes it his business to see that they receive good service and the same attention that he personally gives them.

Essential Duties.

The supervising of all work in the building is a very important duty of an agent, as it embraces many things.

First: To see that the tenants have their work done promptly and as desired by them.

Second: To protect the owner's interests.

Third: Seeing that the mechanics do the work as they contract to do it and not overcharge or charge for any work not done by them.

In making a thorough periodical inspection of a building, the most important duty of an agent should be done in the following manner:

First: Make an examination of the amount of coal on hand, motor room and motor, roof, all vacant apartments, dumbwaiters, cellars and areaways.

Second: Make an examination of the steam heat and hot water system and personally see that there is sufficient amount of water in the boilers and ascertain if they are fed automatically or have to be fed by hand. This last, of course, is only necessary to find out once, after which the agent will never forget.

Important Details.

Third: Examine the sidewalks and entrances, and direct the elevator boys and telephone operator to announce all visitors calling upon tenants, as it may not be the tenant's desire to see every one that calls. This, of course, will have to be done regularly, due to the change of employes, and as a constant reminder to those who may neglect to follow these instructions.

Fourth: Instruct the superintendent to see that the boys do not permit soliciting of any kind throughout the building and not to allow the playing of mud gutter bands, singing, amusements of any kind in or about the premises for the purpose of soliciting money from tenants. This inspection of course is beneficial to all parties concerned; the tenant, owner and agent.

If the above were followed out by all who manage their own buildings or agents managing buildings for the owners, there would be fewer complaints and more satisfied owners.

No Overproduction.

Many believe that there has been an overproduction on the East Side, but the evidence is overwhelmingly to the contrary, and with the present attitude of the lending institutions against new operations there is absolutely no fear of it for some time to come.—Douglas L. Elliman.

A Prediction.

I frankly believe that the assessed valuation of all property along the new subway lines (in Brooklyn) will at least double in value within the next decade; in fact I think that this is far too conservative an estimate.—William C. Demorest.

USEFUL APPLIANCES

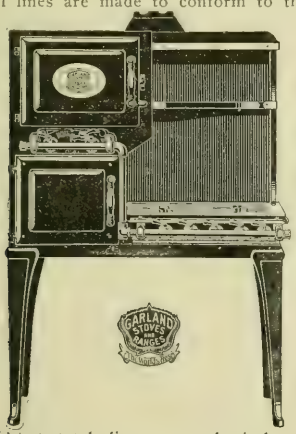
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

More Progress in Gas Stoves.

GAS stove manufacturers for more than a year have been preparing for the complete evolution of the gas stove business commemorated by a country-wide introductory movement which has been called Gas Stove Week. The Record and Guide for the last two weeks has shown serially the new various types. This week's installment shows several more. There have been shown styles and builds that have indicated to architects, building managers and prospective builders that the presence of an old style cabinet gas range in an otherwise modern apartment or residential building stamps it at once as being out of date. The types shown in this week's issue are made by standard manufacturers and have been officially approved.

A Colonial Style Range.

STYLES in kitchen equipment have come to be just as important as styles in clothing, the parlor, den or dining room. Here, then, is the first attempt to carry period architecture and decoration into the kitchen. It is called the Colonial gas range because its general lines are made to conform to the



rigid but stately lines so popular in home building in the suburbs. The manufacturer argues that if there is to be a colonial house with colonial furnishings in the hall, parlor, bedroom and dining room, the same idea should be carried into the kitchen by having the gas stove as equally distinctive as the parlor piano or the four poster in the master room.

This range is all black enamel save for nickel trimming. It measures thirty-nine inches over all, has four top burners and a simmerer. In suburban homes it should be tremendously popular.

Novel Ideas in This Stove.

DIETICIANS have reduced the art of cooking down to an exact science. It is no longer unusual in the modern cook books to give instructions for preparing foods in degrees of heat for different lengths of time. For instance, to cook a roast, one cook book says: "To conserve the meat juices and to bring out the great wealth of proteins in meat, the degree of heat applied to a roast should be graduated. Set the thermometer or thermostat at 155 degrees for the first fifteen minutes. This sears the outside of the roast and seals the juices within. Then lower the degree of heat for the next twenty minutes from four, then eight and then in jumps of ten until the roast is of a rich brown color on the outside. By following these instructions the full richness and maximum food value will be retained."

Here is shown the value of the stove herewith illustrated because its oven is equipped with a thermometer that gauges the degree of heat applied to cooking of all kinds. The stove is so built that the tired housewife can sit down to the cooking plate when there is much stirring to be done, and yet the oven and



warmers are placed at a convenient height for that sort of cooking. The roller door plate warmer is out of the way and plenty of shelf room is provided.

Two Size Oven Stove.

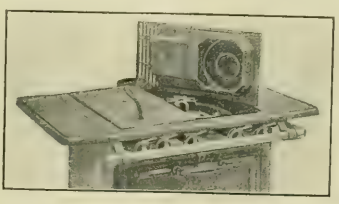
THE chief novelty in the stove illustrated in this sketch is that there are two sizes of oven. This in some cases, especially around Thanksgiving time when a large turkey has to be roasted, is a decided advantage and com-



mends itself strongly to the prospective tenant who is accustomed to have considerably company. This stove is equipped with glass oven door and thermometer and has a one coat enameled splasher side.

Multiplies Heat, But Saves Gas.

AMONG the newest gas equipments to be introduced this year is a special gas stove top that is said to multiply heat and yet save gas. The principle involved is that of making use of every bit of heat that is generated by the gas



burners. The illustration shows the top of a stove with one of the panels lifted up to display the principle of the heat distribution. The manufacturers say that this device saves labor and prevents fires as the flame is entirely protected from coming in contact with lifting cloths. They have the additional value of keeping kitchens cool in warm weather. These covers fit all modern gas ranges.

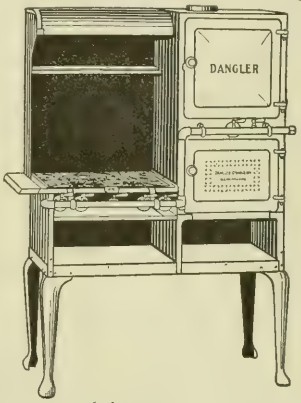
The manufacturers say that these plates will keep a whole meal warm without drying it, as is the case with the ordinary gas stove not thus equipped.

The heat is distributed by means of a box flue which is shown in the upraised section. There is nothing about this equipment that can get out of order and the first cost is moderate.

Full Enamel Stove.

HERE is a gas stove designed for a "Newlywed's cote," to borrow the words of the manufacturer's press agent. This stove is especially designed for that type of apartment house that has been finding great popularity among newly married couples in the upper part of Manhattan in the Washington Heights section and in some of the Kings Bridge apartments of recent design.

The appearance of an all tile and white trimmed kitchen with even the gas



range enameled presents an appearance so attractive as to be practically the deciding argument for immediate rental. This stove is brand new. It has all the capacity and features of a full size range yet is only thirty-eight inches wide. It has all burner valves in front and has patent rotary-flame star burners. The door panels are of white porcelain enamel of double heavy coat with oven racks and linings aluminized with a dust slide of galvanized iron. The legs, warmer shelves and side apron are all done in heavy white enamel.

Three Oven Stove.

HERE is a stove calculated to give large baking capacity, and is designed more for residences, although for large apartments where there is considerable cooking to be done this type of gas range has decided advantages over the coal range. It has three roasting or baking cabinets, one of which can also be used as a broiler. The stove is equipped



with a warming shelf and a side apron, four burners and a simmerer. Its enameled doors give it place in a tiled kitchen. It has the advantage of wasting very little space.

CURRENT BUILDING OPERATIONS

Work Progressing on College of the Immaculate Conception, in Brooklyn—Unique Treatment For Interior of Store

OPERATIONS are now well under way for the first of a group of buildings to be erected on Atlantic avenue, northeast corner of Washington avenue, Brooklyn, which will be used as a preparatory school for boys. According to present plans, the group will consist of five buildings, and, when finally completed, will be one of the most imposing of the borough's many fine educational institutions. The school will be under the supervision of the Roman Catholic Diocesian authorities and will be known as the College of the Immaculate Conception. The Right Rev. George W. Mundelein, Auxiliary Bishop of Brooklyn, will be directly in authority. The primary object of the institution is to prepare boys, who will later enter the priesthood, for college, and it will have accommodations for about 500 students.

The site selected for this institution in is a neighborhood which for many years has been one devoted to high-class residences, and which has peculiar adaptabilities for an institution of this character. It is accessible from all points of Brooklyn and Long Island and gives promise of unusual growth and improvement in the near future.



Miller-Reid Co., General Contractor. Gustave E. Steinback, Architect.

CATHEDRAL COLLEGE OF THE IMMACULATE CONCEPTION.

Gustave E. Steinback, architect, 15 East 40 street, Manhattan, has prepared the plans and specifications for this group of buildings. In design they follow somewhat that of the Cathedral Chapel of the Queen of All-Saints recently completed at the corner of Greene and Vanderbilt avenues, which was also designed by Mr. Steinback. The architecture is modified French Gothic, which is a style well suited to an educational group of this character.

The facades of the structure will be of granite and limestone, ornamented and enriched with carvings in relief. The buildings will be absolutely fireproof and will represent the last word in building construction. They will average in height about four stories.

The property has a frontage of 191 feet on Atlantic avenue, 131 feet on Washington avenue and has an extreme depth of 260 feet. The buildings will occupy this entire plot, with the exception of the space reserved as an interior court to be used for light and ventilation. One of the principal features of the design of this group is the central tower, which will rise to a height of approximately 300 feet, and which will be visible from all points of Brooklyn. The tower will be, architecturally, the key or central motif of the entire group. Through it there will be an entrance or driveway to the court. It will contain the executive offices of the seminary, reception rooms and library. The other buildings, which will complete the group, consist of a chapel and lecture hall, refectory and two buildings devoted to class and recitation rooms and dormitories.

At the present time the work under contract calls for the construction of one school wing with frontage on Washington avenue, and refectory. This work is in charge of the Miller-Reid Company, 103 Park avenue, Manhattan, under a general contract. The completed group is estimated to cost over $500,000, exclusive of the cost of the land.

Unique Interior Treatment.

DISTINCTIVE and easy to locate are the Truly Warner hat shops, by reason of the novel and ornamental treatment given to their entrances and show windows, with their quaint gables executed in flat and Spanish tile in imitation of the front of an old English shop. In one of his new stores which has been fitted up at 262 Broadway, Mr. Warner has amplified this idea and has carried the treatment out within the store. The result is unique.

As reconstructed, the interior of the shop represents an old English village street with its one and two story houses and shops, with their dormers and gables of tile. There is no illusion, however, as the work has been completed in the materials as shown in the photograph of the model herewith illustrated. Each group of show cases represents a separate cottage or shop. The gables and dormers are roofed with small sized mission tile of terra cotta, some flat and others of Spanish shapes. These tiles are of various colors which blend harmoniously with the scheme in general. The half timbering and uprights on the show cases and gable ends are rough faced to imitate adzing. The brickwork for the bases is built up of pony sized brick laid in random style. The columns in the store have been covered with brick to represent chimneys.

In the treatment of the floor of this store an unusual method has been employed for work of this kind. Strict regularity was not to be thought of, as it would conflict with the general idea. The floor, as laid, is composed of varicolored and irregular pieces of concrete stone laid with wide joints in brown mortar. This has proved to be good, as it carries out to the best advantage the idea of a village street.

The woodwork throughout the store for showcases, trim, etc., is chestnut stained to represent weathering. Hanging lanterns fitted with tungsten lights supply the necessary artificial light and have been designed in the antique style, as found on old English inns. They are hand-hammered. wrought iron, with a rusty finish.

Back of the show-cases and against the wall a landscape has been painted which represents surrounding country.



Conrad Ritterbusch, Architect.

ATTRACTIVE METHOD OF DISPLAYING GOODS.

Conrad Ritterbusch, architect, 156 Fifth avenue, has planned and worked out the details of this store after much study and research.

GEO. A. FULLER COMPANY.

Thirty-five Large Contracts Last Year Facts from the Annual Report.

Among the thirty-five large contracts taken on by the Geo. A. Fuller Company during the fiscal year just ended, were the Lumber Exchange building, Chicago, Ill.; the Canadian Pacific Railway station alterations, Montreal; the Martha Cook Dormitory for the University of Michigan; the City Hall, Waterbury, Conn.; the People's State Bank, Detroit, Mich.; the Wm. Penn Hotel, Pittsburgh, Pa.; the Garden Theatre, Baltimore, Md.; the interior of the City Hall, Cleveland, Ohio; the Central Dormitory for Wellesley College; the Bowery Y. M. C. A. building, New York City; the Memorial Amphitheatre and Chapel for the United States of America at the Arlington National Cemetery, and the Riverside Power station, Albany, New York. Through its engineering and construction department the company has also contracted with the City of New York for a section of the subway extending from 26th to 28th street in Broadway. Work is progressing rapidly on all three sections of the subway which this department has under contract, with a total of business on its books of $6,774,022, and work executed during the year of $2,709,324, unfinished business at this date is $4,064,698. This gives a total of unfinished business on the books of the company at this date of $15,262,710.

The annual report of the United States Realty & Improvement Company for the year ended April 30, 1915, shows a balance available for dividends of $808,136, equal to 4.99 per cent. earned on the $16,162,800 capital stock, as compared with 8.18 per cent. in the preceding twelve months. Gross earnings amounted to $2,904,509, against $3,419,609.

The regular income from the real estate and other investments continues to be more than sufficient to pay all expenses and the interest upon the company's bonds. The balance of the income from these investments, the profits from the George A. Fuller Co., the real estate operating department and the general construction work will be applicable to dividends."

Fifth Avenue Office Building Project.

Interesting among the building announcements of the week is the projected sixteen-story office building to be erected at the southeast corner of Fifth avenue and 43d street, on a plot with an avenue frontage of 64 feet and 123 feet in the street. The site has been bought by a syndicate, headed by Harry Fischel, president of the Times Square Realty Co., and it is the owner's intention to improve it as soon as the details can be arranged with a modern office building. It is said that the Guaranty Trust Company, of New York, is about to close a long term lease for the ground floor, first floor and basement as a home for its Fifth avenue branch. Definite details of construction and the name of the architect who will prepare the plans are not obtainable at present. A complete report of the transfer of this property appears in another column of this issue.

Contractor for New Brooklyn Theatre.

George Thomas, builder, 32 East 42d street, Manhattan, has been awarded a general contract for the construction of a theatre on the west side of Fifth avenue from 43d street to 44th street, Brooklyn. The structure will occupy the entire block front and will cover a plot 200x100 feet. The owner is the One Hundred Nintieth Street Holding Co., Hyman Horowitz, president. Thomas W. Lamb, 644 Eighth avenue, Manhattan, prepared the plans and specifications. The building will be two stories in height, fireproof, with facade of brick and limestone. The theatre will have a seating capacity of more than 2,000 people and will cost about $100,000.

Another West End Avenue Apartment.

McMorrow Engineering & Construction Co., 271 West 125th street, has purchased the southwest corner of West End avenue and 99th street and intend to improve the site by the erection of a high class apartment house. The plot measures 110 feet on the avenue and 100 feet in the street. The structure to be built will be planned by Neville & Bagge, architects, 105 West 40th street. It will be twelve stories in height and have suites arranged in five, six and seven rooms each. The operation will involve the expenditure of more than $1,000,000.

Hospital Plans Completed.

Plans have been completed by Edward M. Adelsohn, architect, 1776 Pitkin avenue, Brooklyn, for the Brownsville and East New York Hospital, soon to be erected at Rockaway Parkway and Avenue A, on a plot 100 by 100 feet. Estimates will be called for in a few days. The building will be five stories high and entirely of fireproof construction. The outer walls will be of brick with limestone trimming. It will be modern in every respect. The estimated cost of the structure is $100,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

WESTONS MILLS, N. Y.—The Catholic Church of Westons Mills, Father Culligan in charge, Portville, contemplates the erection of a church here. No architect selected.

BINGHAMTON, N. Y.—O'Neil & Murphy, 4 Halsey st, contemplate the erection of a brick office building at 121 Washington st. No architect retained.

GLOVERSVILLE, N. Y.—The Board of Education, J. Schuyler Hewitt, president, 15 North Main st, contemplates the erection of a school in North Main st. No architect selected. An appropriation of $75,000 will be asked for the latter part of the summer.

RIDGEWOOD, N. J.—The Board of Education of Ridgewood, Dr. H. S. Willard, president, E. M. Bull, chairman of building committee, contemplates the erection of a 1-sty hollow tile and stucco public school to cost about $17,500. No architect selected.

ST. JOHNSVILLE, N. Y.—The Board of Education, S. I. Hoffman, president, is receiving competitive sketches for a 2-sty brick school in Main st, to cost about $35,000.

HARPERSVILLE, N. Y.—The Trustees of the Board of Education, J. W. Bristol, president, contemplates the erection of a 2-sty brick school in the town of Colesville. No architect retained.

HERKIMER, N. Y.—John Campbell, 118 Church st, contemplates the erection of a 2-sty brick store and flat building, 24x98 ft, in East Albany st, to cost about $10,000. No architect retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BRONX.— Henry W. Wisch, 1876 Park av, owner and builder, is taking bids on subs. for the 4-sty tenement, 28x71 ft, at the northeast corner of Castle Hill av and Ludlow av, from plans by Anton Pirner, 2069 Westchester av. Cost, about $20,000. Plans have been completed.

CHURCHES.

MANHATTAN.—Sub bids are desired by the J. J. Hearn Construction Co., 69 West 46th st, for the church at 346-348 East 68th st, for the First Magyar Reformed Church of N. Y., Rev. Z. Cother, 349 East 68th st, from plans by Emery Roth, 405 Lexington av. Cost, about $40,000.

DWELLINGS.

BRONXVILLE, N. Y.—Bids will close June 1 on general contract for the 2½-sty hollow tile and stucco residence, 28x 60 ft, for William Wiese, Sagamore st, from plans by Gustave E. Steinback, 15 East 40th st, Manhattan.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, architect, is taking bids for a 2½-sty frame and stucco on metal lath residence in 35th st, 240 ft from State st, for Mrs. J. Standil, care of architect. Slate or tile roofing, hot water heating, electric wiring, tile bath, parquet floors, refrigerators and one dumbwaiter. Cost, about $7,500.

HOLTSVILLE, L. I.—George Hof, Jr., 371 East 158th st, Bronx, architect, is taking bids on general contract for a 2½-sty frame and stucco residence and stable for D. C. Morris, 628 East 161st st., Bronx. Cost, about $5,000.

HALLS AND CLUBS.

MANHATTAN.—Parish & Schroeder, 12 West 31st st, architects, are taking bids for an 8-sty general club for nurses, 75x 100 ft, at 132-138 East 45th st, for the Y. W. C. A., 600 Lexington av. Cost, about $400,000.

MANHATTAN.—Donn Barber, 101 Park av, architect, is taking bids for the 10-sty Central Y. W. C. A., 100x103 ft, at 608-614 Lexington av, for the Y. W. C. A. of the City of New York, 600 Lexington av. F. A. Burdett & Co., 16 East 33d st, steel engineers. Henry C. Meyer, 101 Park av, steam and electrical engineer. Cost, about $340,000.

NEW ROCHELLE, N. Y.—The J. J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires sub bids for the club house at 25 Bank st, for the B. P. O. Elks No. 756. Ferguson & Kapp, New Rochelle, architects.

HOSPITALS & ASYLUMS.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 4-sty sanitarium at 150th st and St. Nicholas av, from plans by George J. Hardway, 347 5th av. Cost, about $30,000.

BAYONNE, N. J.—The Hudson County Parental Home, Fred Rider, Court House, is taking bids to close June 4 at 10 A. M., for the parental home on the east side of Hudson Boulevard, West 54th to West 57th sts, from plans by John T. Rowland, Jr., 98 Sip av, Jersey City. Cost, about $18,000.

NEW HARTFORD, N. Y.—Bids will close June 10 for the 4-sty hospital building, 186x120 ft, in Genesee st, for St. Elizabeth Hospital, Sister Ambrosia, 722 Columbia st, Utica, in charge. Thos. P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., architect. Edward J. Berg, Jones Building, Utica, supervising architect. Cost, about $350,000.

MUNICIPAL WORK.

HACKENSACK, N. J.—Bids will close June 1 at 11 a. m. for an addition to the jail here for the Board of Freeholders of Hackensack, Chas. N. Cumberland, Maywood, member of building committee. Haenke & Sherman, 15 Broad st, Manhattan, architects.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 5-sty municipal court building at 146 Grand st, for the 1st District Municipal Court, from plans by Frank H. Hines, for the City of New York. Cost, about $25,000.

SCHOOLS & COLLEGES.

KEARNY, N. J.—Bids will close June 2 at 8 p. m. for alterations to P. S. 2, at Kearny and Johnson avs, for the Board of Education. Chas. P. Baldwin, 45 Clinton st, Newark, architect. Percy B. Taylor, Essex Building, Newark, consulting engineer. Cost, about $25,000.

STABLES & GARAGES.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, is figuring the contract and desires sub bids on the garage at 354 East 66th st, for H. Des Fosses. Maurice Cropper, lessee. George W. Spitzer, 42d st and Lexington av, architect. Cost, about $30,000.

FACTORIES & WAREHOUSES.

BRONX.—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, for the 6-sty garage and storage at Kingsbridge av and West 236th st, for the Ames Transfer Co. John C. Kleinhouse, 1839 East 12th st, Brooklyn, architect. Cost, about $75,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Sub bids are being received by the J. J. Hearn Construction Co., 69 West 46th st, for the 4-sty store building at 117 East 18 th st, for the Estate of Ellen M. Hennessey. George Provot, 104 West 42d st, architect.

MANHATTAN.—Plans are being figured by the J. J. Hearn Construction Co., 69 West 46th st, who desires sub bids for alterations to the 5-sty loft at 31 West 46th st, for The 31 West 46th St. Co. William Froendhoff, 407 West 14th st, architect. Cost, about $15,000.

MANHATTAN.—Pace & Leisinger, Inc., 37 East 28th st, are figuring the general contract and desires bids on subs for remodelling the 7-sty loft building at 208 5th av, for Harry C. Hallenbeck, 497 Pearl st. Timmis & Chapman, 315 5th av, architects. Work consists of interior alterations, partitions, etc.

MISCELLANEOUS.

LONG ISLAND CITY.—A. C. Shand, Broad St Station, Phila., Pa., engineer, is taking bids to close June 7 for grading and masonry on the N. Y. Connecting Railroad, from Bowery Bay Rd South in Borough of Queens, for the Penna. R. R. Co., Samuel Rea, president. Cost, about $250,000.

OVERBROOK, N. J.—Bids close at 4.30 P. M., June 2d, for an addition to the 2½-sty fire apparatus building, 64x70 ft, at the Essex County Hospital, for the Board of Chosen Freeholders of Essex County. Jos. B. Allen, 11 Sanford av, Irvington, N. J., architect. Cost, about $20,000.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

187TH ST.—Chas. B. Meyers, 1 Union Square, is preparing plans for two 5-sty apartments, 50x88 ft each, in the north side of 187th st, 125 ft east of St. Nicholas av, for the V. R. Building Corporation. S. Rosenberg, president and builder. Cost, about $100,000. Slag roofing, steam heating, electric wiring, no wrecking, stores or elevators.

1ST AV.—A. L. Kehoe, 1 Beekman st, architect, will take bids on general contracts about June 1, for alterations to two tenements at 83-85 1st av, for Jos. Spektorsky, 396 Broadway. Cost, about $10,000.

WEST END AV.—Neville & Bagge, 105 West 40th st, have prepared plans for a 12-sty apartment, 105x131.6 ft, at the northwest corner of West End av and 75th st, for the Charmion Construction Co., 2309 Broadway. Cost, about $600,000.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for a 12-story apartment, 100.8x164.1 ft, at 2400-6 Broadway, and 88th st, for the 89th Street Construction Co, 200 West 72d st. Cost, about $500,000.

COOPER ST.—Plans have been prepared by Neville & Bagge, 105 West 40th st, for two 5-sty apartments in the south side of Cooper st, 150 ft east of Academy st, for the 15 Cooper St. Co., 578 West 130th st. Cost, about $90,000.

WEST END AV.—Emery Roth, 405 Lexington av, has prepared plans for a 12-sty apartment, 44x80.6 ft, at 601 West End av, corner of 89th st, for the 601 West End Av. Inc., 525 West End av. Cost, about $260,000.

WADSWORTH AV.—Plans have been prepared by Otto Reissmann, 147 4th av, for alterations to the 5-sty apartment, 177 Wadsworth av, corner of 182d st, for the Schuylkill Realty Co., 177 Wadsworth av. Cost, about $6,000.

LEXINGTON AV.—Eugene Cotter, 31 East 27th st, has completed plans for alterations to the 4-sty apartment, 1207 Lexington av, for Arthur Ochs, 1391 Madison av.

6TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement, 330 East 6th st, for Louis Rosenswaike, 788 Riverside Drive.

STORES, OFFICES AND LOFTS.

PARK AV.—La Farge & Morris, 101 Park av, have completed plans for an addition to the 17-sty store and office building, 98x151 ft, at 101 Park av, northeast corner of 40th st, for the Architects Offices, Inc., 101 Park av. Cost, about $25,000. Bids will soon be taken.

8TH AV.—Heidelberg & Levy, 12 West 31st st, have been commissioned to remodel the 2-sty brick and steel market, 100x400 ft, at the northwest corner of 8th av and 49th st, for the People's Big Market, Samuel E. Jacobs, 30 East 42d st, president. Bids will be received on general contract about June 4 by architects.

THEATRES.

42D ST.—Thomas W. Lamb, 644 8th av, is preparing final plans for alterations to the 3-sty Victoria Theatre, 100x131 ft, at 201-207 West 42d st, for Oscar Hammerstein, 201 West 42d st, and will take bids on general contract about June 15. Alteration will consist of installing stores and offices, removing present balcony and gallery and building new balcony. Cost, about $40,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

MOHEGAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment on the east side of Mohegan av, 99 ft north of 179th st, for Benny Saviro, 2444 8th av. Owner is taking bids on subs. Cost, about $60,000.

MARMION AV.—M. Zipkes, 405 Lexington av, has completed plans for two 5-sty apartments, 50x100 ft, on the west side of Marmion av, 50 ft south of 178th st, and in the south side of 178th st, 100 ft west of Marmion av, for the Eifel Construction Co., Peter Comes, president, 1832 Mohegan av, owner and builder, who will soon take bids on subs.

BATHGATE AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 48x86 ft, on the west side of Bathgate av, 125 ft north of 182d st, for the Infantino Realty Co., Inc., Joseph Infantino, president, 11 Prince st, owner and builder, who will take bids about June 1 on slag roofing, steam heating, electric wiring, steel and concrete arches, garbage closets, dumbwaiters, marble and tile. Cost, about $45,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PRESIDENT ST.—Plans have been prepared by Cohn Bros., 361 Stone av, for two 4-sty tenements in the north side of President st, 50 ft west of Utica av, for the Ettlinger Construction Co., A. Koeppel, 330 Utica av, owner and builder. Cost, about $44,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x90 ft, at the northwest corner of President st and Utica av, for Abraham Koeppel, 330 Utica av, owner and builder. Cost, about $25,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements on the north side of Lincoln pl, 425 ft east of Underhill av, for the Pine Realty Co., J. Strauss, president, 796 Franklin av, owner and builder. Cost, about $45,000. Tar and gravel roofing, steam heating and electric wiring.

CROOKE AV.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty apartments, 53x92 ft, on the north side of Crooke av, 128 ft east of St Paul's pl; for the Delto Building Co., 842 Gravesend av, owner and builder. Tar and gravel roofing, steam heating and electric wiring required. Cost, about $80,000.

CHRISTOPHER ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 64x89 ft, on the west side of Christopher av, 100 ft south of Livonia av, for Harris B. Senft, 810 New Jersey av, owner and builder. Cost, about $40,000.

PROSPECT PARK W.—Cohn Bros., 361 Stone av, have completed plans for four 4-sty tenements, 50x70 ft, on the south side of Prospect Park West, 84 ft east of Park Circle, for the Kraslow Construction Co., I. Klapper, 188 Montague st, owner and builder. Cost, about $100,000.

UNION ST.—Cohn Bros., 361 Stone av, are preparing plans for five tenements at the northwest corner of Union st and Troy av, for Rudolph Norek, 1622 48th st, owner and builder. Cost, about $50,000. Tar and gravel roofing, steam heating and electric wiring.

LAFAYETTE AV.—Walter B. Wills, 1181 Myrtle av, has been commissioned to prepare plans for a 4-sty apartment at 526-8 Lafayette av, for Max Solomon, Willoughby av.

INDIA ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 4-sty tenement, 50x88 ft, in the north side of India st, 320 ft east of Franklin st, for Ike Birnbaum, Oakland and India sts, owner and builder. Cost, about $25,000.

BARTLETT ST.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment in the south side of Bartlett st, 225 ft east of Harrison av, for Solomon B. Krauss, to cost about $40,000.

CHURCHES.

45TH ST.—M. Cantor, 373 Fulton st, is preparing plans for a synagogue at the southwest corner of 45th st and 14th av, for the First Congregation Anshe Sfard of Borough Park, Wolf Nadler, 1491 51st st, president. Slag roofing, steam heating, electric wiring, stained and leaded glass, ornamental plaster, ornamental terra cotta, pipe organ and ornamental iron will be required. Cost, about $30,000.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 1-sty brick synagogue, 45x78 ft, on the east side of New Utrecht av, 100 ft north of Benson av, for the Congregation Chara Tfila, Nathan Englehardt, 8915 Bay 15th st, will take bids on subs about June 10. Cost, about $10,000 to $15,000.

DWELLINGS.

7TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for two 2½-sty frame and stucco residences in the west side of East 7th st, 320 ft south of Av M, for the East 7th St. Construction Co., H. Lewis, president, 2055 Washington av, Manhattan, owner and builder. Cost, about $8,000. Shingle roofing, steam heating and electric wiring will be required.

OCEAN PARKWAY.—Benjamin Driesler, 153 Remsen st, is preparing plans for two 2½-sty frame and stucco residences on the east side of Ocean Parkway, 320 ft south of Av M, for the East 7th St. Construction Co., H. Lewis, president, 2055 Washington av, Bronx, owner and builder. Cost, about $8,000.

CHRISTOPHER AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for alterations to two residences at 102-104 Christopher st, for Schneider Bros., at site, owners and builders. Total cost, about $3,000.

22D ST.—Emanuel Kaiser, 713 7th av, Manhattan, has completed plans for three 2½-sty residences, 22x32 ft, and 1-sty garage, 11x22 ft, at the northeast corner of East 22d st and Canarsie la, for John W. Parkin, 2202 Beverly rd, owner and builder. Tar and gravel roofing, steam heating, electric wiring, parquet floors, tile baths, combination electric and gas fixtures. Total cost, about $14,000.

FACTORIES AND WAREHOUSES.

18TH ST.—William Higginson, 13 Park Row, Manhattan, is preparing plans for

three 3-sty factory buildings at 18th st and 3d av, for the R. H. Comey Co., 78 18th st.

LAFAYETTE AV.—William E. Lehman, 738 Broad st, Newark, is preparing new plans for the 4-sty reinforced concrete auto service building, 60x100 ft, at Lafayette av and Rockwell pl, for the Cadillac Motor Co., 1819 Broadway, Manhattan. Cost, about $80,000.

THEATRES.

ROCKAWAY AV.—Cohn Bros., 361 Stone av, are preparing plans for a moving picture theatre on the west side of Rockaway av, 100 ft north of Pitkin av, for M. Sterling, 1706 Pitkin av, owner and lessee. Cost, about $25,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—F. Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 44x14 ft, in the east side of Woolsey st, 103 ft south of Hoyt av, for Louis Levin, 566 10th av, owner and builder. Cost, about $12,000. Owner desires bids at once on tar and gravel roofing, steam heating, electric wiring, city sewage and water, one dumbwaiter, tile bathrooms and halls trimmed with marble.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 50x63 ft, at the northwest corner of Wilson av and Grace st, for Karel Novotny, 376 Woolsey av, owner and builder. Cost, about $17,500.

ELMHURST, L. I.—George H. Wells, 10 East 43d st, Manhattan, has completed plans for a 5-sty tenement, 70x83 ft, in the east side of 25th st, 320 ft south of Fillmore av, for the Roosevelt Av Building Co., Inc., J. F. Murphy, president, Bridge Plaza, L. I. City, owner and builder. Cost, about $46,000.

DWELLINGS.

QUEENS, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for ten 3-sty residences, 20x53 ft, on the south side of Jamaica av, from Manor av to Vandeveer Place, for the American Construction Co., Louis Levine, president, 135 Henry st, Manhattan, owner and builder. Cost, about $55,000. Slag roofing, steam heating, electric wiring, hardwood trim, metal store fronts, metal bar windows, parquet floors will be required.

JAMAICA, L. I.—Hans Lieubau, Post Office Building, has completed plans for a 2½-sty frame and brick veneer residence on the north side of Highland av, 270 ft east of Park av, for Robert T. Brown, 53 Highland av. Bids will be received from a selected list of general contractors. Shingle roofing, steam heating, electric wiring, city sewage and water, brick fireplace, tile bath rooms and parquet floors. Cost, about $7,000.

MALBA, L. I.—John E. Nitchie, World Building, Manhattan, has about completed plans for a 2½-sty frame and stucco residence, 28x33 ft, for Henry P. Gant, this place, owner and builder, who will take bids on sub contracts, to include shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about $4,500.

JAMAICA, L. I.—Max Heisch, 367 Fulton st, Brooklyn, is preparing plans for six 2-sty residences, 16x50 ft, at Maple av and Chilton st, to cost about $18,000. Slag roofing, steam or hot water heating, electric wiring, parquet floors, metal ceilings, metal bar store front, tile baths and wainscoting. Owner's name for the present withheld.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

STAPLETON, S. I.—Samuel Levingson, 101 West 42d st, has completed plans for alterations to two 3-sty tenements, 108-10 Canal st, for Samuel Cohen, 110 Canal st. Cost, about $4,000.

Nassau.

DWELLINGS.

GLEN COVE, L. I.—A. E. Fischer, 367 Fulton st, Brooklyn, is preparing plans for a 2½-sty frame colonial residence near the Nassau County Club, to cost about $12,000. Owner's name for the present withheld.

HOSPITALS & ASYLUMS.

VALLEY STREAM, L. I.—Ludlow & Peabody, 101 Park av, Manhattan, and Chas. E. Cutler, Westport, Conn., associated architects, have been commissioned to prepare plans for a 2-sty home for the Board of Managers of Wayside Home, 356 Bridge st, Brooklyn.

MUNICIPAL WORK.

SEA CLIFF, L. I.—Excavating is under way for the 1-sty stucco and hollow tile municipal building on Sea Cliff av, for the Sea Cliff Club, F. H. Maidment, president. S. J. Stammers, 320 5th av, Manhattan, architect. John M. MacAdam & Co., 29 West 34th st, Manhattan, general contractors. Cost, about $18,000.

Suffolk.

CHURCHES.

LINDENHURST, L. I.—Morris Whinston, 459 Stone av, Brooklyn, is preparing plans for a 2-sty synagogue, 50x100 ft, for the Lindenhurst Hebrew Congregation, Abraham Weinstein, president. Cost, about $15,000. Tin roofing, steam heating, electric wiring, cesspool, city water, tile floor, balcony and brass railing.

Westchester.

DWELLINGS.

MOUNT VERNON, N. Y.—Plans have been prepared privately for a 2½-sty residence at 652 Lafayette av, for John F. Fairchild, 8 South 2d av. Cost, about $4,500. Shingle roofing, hot water heating, electric wiring, city water and sewage required. N. Y. Interurban Development Co., 8 South 2d av, general contractor.

TUCKAHOE, N. Y.—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for four 2½-sty frame residences at Allendale Park, for the Adams Diefendorf Co., Lucas Building, Depot sq, Mt. Vernon. Cost, about $9,000 each.

MT. VERNON, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for a 2½-sty frame residence for E. Ellinger, care of architects. Samuel Gibson, 40 North 9th av, general contractor. Cost, about $14,000.

LARCHMONT, N. Y.—Clarence C. Merritt, care of the Amsterdam Building Co., 140 West 42d st, Manhattan, contemplates the erection of a 2½-sty frame residence at Howell Park, from private plans. Cost, about $6,000.

YONKERS, N. Y.—Plans have been prepared privately for two 2-sty residences, 23x52 ft, on Winifred av, for Robert A. Hoffstedt, 77 Winifred av, owner and builder. Cost, about $5,000 each.

TARRYTOWN, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty frame and stucco residence at Phillips Manor, for William S. Dinspaugh, this place. Cost, about $15,000.

YONKERS, N. Y.—The American Real Estate Co., North Jamieson, Park Hill, is preparing sketches for a residence on Bailey av, for George B. Cornell, 796 Palisade av. Architect will take bids on subs and materials about June 17. Shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about $7,000.

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STORES & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2-sty store and apartment, 25x63 ft, in 3d st, between 6th and 7th avs, to cost about $8,000, and will take bids on separate contracts, to include slag roofing, electric wiring, city water and sewage, patent store fronts, metal ceilings, exterior marble and interior tile. No heating and no prism glass. Owner's name for the present withheld.

New Jersey.

BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, has nearly completed plans for a 2-sty bank building, 23x50x70 ft, at the intersection of Summit av, Paterson Plank rd and DeMott st, for the National Bank of North Hudson, John Warren, president. Bids will be received by architect about June 15. Cost, about $50,000.

DWELLINGS.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for a residence and garage for Edward A. LeRoy, 969 Park av, Manhattan.

PALISADE PARK, N. J.—C. G. Mettberg, Hudson Heights, is preparing plans for a 2-sty residence, 32x45 ft, for A. J. Pirrone, Palisade Park, and will take bids on general contract about June 1. Slag roofing, steam heating, electric wiring, marble and tile, possible terra cotta will be used. Cost, about $6,000.

NEWARK, N. J.—Dorfmann & Norelli, Orange National Bank Building, Orange, are preparing plans for a 2½-sty residence, 23x40 ft, for Joseph Falcone, 14 Mulberry st, Newark, N. J. Cost, $5,000.

NUTLEY, N. J.—Plans are being prepared for a 2½-sty residence for A. Ginsburg, 225 Main av, Passaic, owner, builder and architect. Shingle roofing, steam heating, electric wiring, town sewage and water, hardwood floors. Cost, about $5,000.

FACTORIES & WAREHOUSES.

JERSEY CITY, N. J.—Plans are about completed for the factory in Maple st, for the J. C. Printing Co., William Dear, 37 Montgomery st, treasurer. John W. Ferguson Co., United Bank Building, Paterson, general contractor. Work will be started June 15.

JERSEY CITY, N. J.—R. W. Sailor, 76 Montgomery st, is preparing plans for a 2-sty baking plant, 100x125 ft, at Montgomery and Colgate sts, for the National Grocery Co., Henry Cole, 488 Montgomery st, president, and will take bids on general contract about June 1. Cost, about $75,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurich, Jr., Hackensack, has nearly completed plans for a 2-sty borough hall, for the Borough of Maywood. Appropriation will be voted upon early next month. Cost, about $12,000.

SCHOOLS & COLLEGES.

MAYWOOD, N. J.—Frank Eurich, Jr., Hackensack, is preparing plans for an addition to the school, 55x27 ft, for the Board of Education of Maywood, Chas. H. Mabir, president. Cost, about $12,000.

CALDWELL, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have nearly completed plans for a school on Arlington av, for the Board of Education, and plans will be ready for estimates about June 5. Cost, about $15,000.

ENGLEWOOD, N. J.—Ernest Sibley, Palisade Park, N. J., and J. J. Ferry, Dean st, Englewood, associated architects, have been commissioned to prepare plans for a public school in Engle st, for the Board of Education, Graham Sumner, president. Cost, about $150,000.

STABLES AND GARAGES.

NEWARK, N. J.—Frederic Bigelow, 1 Clinton st, is preparing plans for a 2½-sty brick private garage with living quarters, 25x60 ft, on Saybrook pl, for Frederick Frelinghuysen, 18 Park pl. Slate roofing, steam heating, electric wiring, city sewage and water.

THEATRES.

KEARNY, N. J.—C. J. Zachau, 45 Clinton st, Newark, is preparing plans for a 1-sty moving picture theater, 34x100 ft, at Peoples Square, to cost about $15,000. Owner's name for the present withheld. Slag roofing, steam heating, electric wiring, steel metal ceiling, tiled vestibule floor, small stage and curtains will be required.

Other Cities.

HALLS AND CLUBS.

GENEVA, N. Y.—The Masonic Lodge of Masons, Ark Lodge, Charles Root, grand master, contemplates the erection of a 3-sty masonic temple building, 80x90 ft, in Castle st, near Main st, from plans by I. Edgar Hill, Loan Association Building, architect. Cost, about $50,000. Bids will probably not be received until late this year.

MUNICIPAL WORK.

ELMSFORD, N. Y.—Ward Carpenter & Co., Inc., 95 Franklin st, Tarrytown, engineers, are preparing preliminary plans for a water system for the village of Elmsford, William J. Moore, president. Cost, about $38,000.

SCHOOLS & COLLEGES.

ITHACA, N. Y.—Driscoll Bros. & Co., 135 South Aurora st, are preparing sketches for a parochial school for the Church of the Immaculate Conception, Rev. Fr. Wm. H. Harrington, 113 North Geneva st, pastor. Cost, about $35,000.

UTICA, N. Y.—Edward J. Berg, 223 Elizabeth st, is preparing plans for a 3-sty parochial school, 95x48 ft, at the southwest corner of Huntington and West Cooper sts, for St. Patrick's R. C. Church, Rev. Father Nicholas J. Quinn, 619 Columbia st, pastor. Bids will be received about July 1. Cost, about $50,000.

BINGHAMTON, N. Y.—S. O. Lacey, 415 Phelps Building, has completed plans for a 3-sty school in New st, for the Board of Education, Wm. R. Ely, mayor. Plans and specifications are before the State Board for approval. Cost, about $100,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—A. Sonken, 151 East 103d st, has received the general contract for alterations to the 4-sty apartment and store, 152 Lexington av, for the Estate of Mary J. Beate, care of E. A. Turner, 34 East 28th st. Wortmann & Braun, 114 East 28th st, architects. Cost, about $10,000.

MANHATTAN. — (sub.). — Christopher Hafers Iron Works, 407 West 37th st, have received the steel and iron work, and Henry Hanlein & Son, 417 North 103d st, cut stone, for the 5-sty apartment, 50x87 ft, at 464 West 152d st, for Daniel T. Mahoney, 101 West 42d st, owner and builder. Edmund L. Ellis, 3 West 29th st, architect. Cost, about $40,000.

MANHATTAN.—The Aldus Construction Co., 600 West 181st st, has received the general contract to make alterations to the store and apartment building, 1358 St. Nicholas av, for Joseph Ennis and William Sinnott, 55 Liberty st. Moore & Landsiedel, 148th st and 3d av, architects. Cost, about $4,000.

MANHATTAN. — (sub.). — The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty apartment, 100x155 ft, at the northeast corner of 88th st and Broadway, for Jacob Axlerod, 200 West 72d st, owner and builder. George F. Pelham, 30 East 42d st, architect. Chr. J. Jeppesen, Inc., 56 West 45th st, engineer. Cost, about $300,000.

BRONX.—George & Edward Blum, 505 5th av, have completed plans for a 5-sty apartment, 75x150 ft, on the north side of Vermilyea av, 150 ft east of Academy st, for the Bendheim Construction Co., Julius Bendheim, 128 Broadway, owner and builder. Eagle Wrought Iron Works, 580 Robbins av, has the steel contract. Cost, about $100,000.

BROOKLYN,—M. Armendinger & Son, 1163 Myrtle av, have received the general contract to erect two 3-sty tenements, 20x58 ft, on the east side of Bushwick av, 20 ft north of Vanderveer st, for the J. F. Trommer Evergreen Brewery, Geo. F. Trommer, president, 1632 Bushwick av. Koch & Wagner, 26 Court st, architects. Cost, about $14,500.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 4-sty store and apartment house on Palisade av, for the Board of Commissioners of American Foreign Missions, care of architect, Thos. Philips, 9 John st, Yonkers, and is taking bids on materials and subs, to include tin roofing, sheet metal work, ornamental iron, tile mantels, patent store fronts, metal ceilings, water and sewage and no heating. Cost, about $20,000.

CHURCHES.

LONG ISLAND CITY.—P. M. O'Brien, 22 East 42d st, Manhattan, has received the general contract to alter the church at the northwest corner of Newtown av and Crescent st, for Our Lady of Mt. Carmel Church, Rev. Father Chas. F. Gibney, pastor. T. H. Poole & Co., 13 West 30th st, Manhattan, architects. Cost, about $20,000.

ORADELL, N. J.—(sub.).—F. & W. V. Engelberger Co., 157 Jelliff av, Newark, has received the heating contract for the

2½-sty Sunday school and parish house, 30x60 ft, for the Reformed Church of Oradell, Rev. E. I. McCully, pastor. Marshall R. Grimes, 39 East 42d st, Manhattan, architect. Paul H. Fabricius, 311 Madison av, Manhattan, steam engineer. T. E. Voorhis, this place, mason. Winters & Lynch, this place, carpenters. Cost, about $8,000.

DWELLINGS.

BROOKLYN.—Thos. Drysdale, 26 Court st, has received the general contract to erect a 3-sty brick residence, 20x44 ft, and garage, at Ocean av and Rutland rd, for T. A. Fairbault, 375 Fulton st. Cost, about $6,000.

SCARSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract and is taking bids on subs and materials for a 2½-sty stucco residence at Greenacres for E. W. Fowler, care of Ward Leonard Electric Co., Swain st, Bronxville. Eugene J. Lang, 477 5th av, Manhattan, architect.

WESTBURY, L. I.—Thomas J. Steen Co., 30 Church st, Manhattan, has received the general contract to erect a 2½-sty frame and brick residence for Robert L. Bacon, 105 East 53d st, Manhattan. John Russell Pope, 527 5th av, Manhattan, architect.

SCARSDALE, N. Y.—F. W. Mumford, Walton av, White Plains, has received the general contract to erect a 2½-sty stucco residence, 30x60 ft. at Greenacres, for Mrs. James Harden, care of E. W. Fowler, of the Ward Leonard Electric Co., Swain st, Bronxville, N. Y. Eugene J. Lang, 477 5th av, Manhattan, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—(sub.).—Jas. H. Young Stone Co., Locust av and 136th st, has received the limestone contract; Stockinger Bros., 435 East 101st st, bluestone; and Smith Concrete Construction Co., 162 East 23d st, fireproofing, for the 10-sty storage and office building, 60x90 ft, in the north side of 13th st, between Av B and Av C, for the Eagle Pencil Co., 377 Broadway. Buchman & Fox, Madison av and 42d st, architects. Chauncey Matlock, 30 East 42d st, engineer. Chas. A. Cowen & Co., 1123 Broadway, general contractors. Cost, about $150,000. Razing is in progress.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—Watson-Flagg Engineer Co., 27 Thames st, Manhattan, has received the contract for the municipal lighting plant for the city of Perth Amboy. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about $150,000.

PUBLIC BUILDINGS.

BRONX.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect a 2-sty addition, 20x40 ft, to the Tremont Branch of the N. Y. Public Library, 476 5th av. Carrere & Hastings, 225 5th av, architects. Cost, about $20,000.

SCHOOLS & COLLEGES.

SCOTCH PLAINS, N. J.—W. H. Dennick, Plainfield, N. J., has received the general contract to erect the 1-sty hollow tile and brick school No. 3, for the Board of Education of Fanwood Township. George A. Palcanio, Scotch Plains, N. J., architect. Johnston Heating Co., 131 East 26th st, heating. Cost, about $8,000.

STABLES & GARAGES.

MANHATTAN.—The Tager Construction Co., 243 West 46th st, has received the general contract to make alterations, consisting of the erection of a brick electric shaft, at 208-210 West 18th st, for the Kennedy Estate, 208 West 18th st. Samuel Roth, 1269 Broadway, architect. Cost, $5,000.

QUEENS, L. I.—John M. MacAdam & Co., 29 West 34th st, Manhattan, have received the general contract and are taking bids on all sub-contracts for a 1-sty hollow tile and stucco garage and distributing station on Madison av, for Wheeler Bros., 16 Court st. Walter H. Jackson, 320 5th av, Manhattan, architects. R. H. Macy & Co., lessees.

COLD SPRING HARBOR, L. I.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect farm buildings for Effingham Lawrence, Mill rd, owner. Foster & Gade, 15 West 38th st, Manhattan, architects.

STORES, OFFICES & LOFTS.

MANHATTAN.—Rohdenburg Co., Inc., 110 West 40th st, has received the general contract to make alterations to the store and loft building, 520-522 Broadway, for the Equitable Life Assurance Society. Maynicke & Franke, 25 Madison Sq. North, architects. Cost, about $10,000. The alteration will consist of sprinkler system throughout, tanks and supports, pent house, rearranging toilets, involving small amount of masonry and carpenter work.

MANHATTAN.—(sub.).—The Hay Foundry & Iron Works, 15 Madison Square North, has received the steel contract for the 16-sty loft and office building and moving picture theatre at the southeast corner of 7th av and 49th st, for the 727 Seventh Av Co., 56 West 45th st, owner of building and lessee of land. Arthur Loomis Harmon, 3 West 29th st, architect. Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer. Owner will handle general contract. Cost, about $750,000.

MISCELLANEOUS.

SAILOR'S SNUG HARBOR, S. I.—E. Corning Co., 52 Vanderbilt av, Manhattan, has received the general contract to erect a 2-sty brick recreation building, 52x120 ft, for the Sailor's Snug Harbor, 61 Broadway, Manhattan. Lewis E. Jallade, 37 Liberty st, Manhattan, architect. Robert W. Boyd, 105 West 40th st, Manhattan, steel engineer. Cost, about $40,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

150TH ST, 533-39 West, n s, 300 e Broadway, two 5-sty brick tenements, 50x85; cost, $100,000; owner, 533 West 150th St. Construction Co., 354 Grand st, Albert Sokolski, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 191.

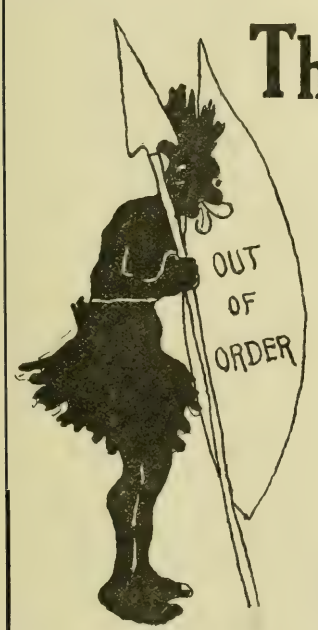
WEST END AV, 601, n w cor 89th st, 12-sty fireproof apartment house, 44x80; cost, $260,000; owner, 601 West End Av, Inc., 525 West End av, Albert Saxe, Pres.; architect, Emery Roth, 405 Lexington av. Plan No. 186.

AV A, 24, n e cor 2d st, 6-sty brick stores and tenement, 59.10x57.5; cost, $38,000; owner, Claws Realty and Construction Co., Inc., 32 Liberty st; Arthur S. Doying, Pres., 384 West 84th st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 185.

178TH ST, s s, 100 w Marmion av, 5-sty brick tenement, slag roof, 43.8x87.2; cost, $40,000; owners, Eifel Const. Co., Peter Comes, 1822 Mohegan av, Pres.; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 403.

HEATH AV, e s, 169.86 s Hub terrace, 5-sty brick tenement, slag roof, 75x92.2⅝; cost, $60,000; owner, Clent Const. Co., Frank Willetts, 1887 Vyse av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 304.

AUDUBON AV, n s, 25 s 179th st, two 5-sty brick stores and tenement, 50x88; cost, $84,000; owner, V. R. Building Corporation, Samuel Rosenberg, Pres.; 1029 East 163d st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 184.



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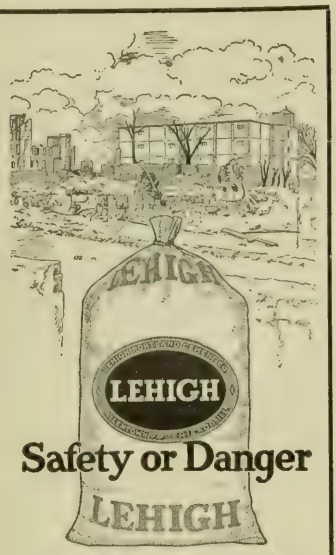


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Plans Filed—New Buildings—(Continued).

CHURCHES.

67TH ST, 346-48 East, s s, 241 w 1st av, 1-sty brick church, 33x47; cost, $22,000; owner, First Magyar Reformed Church of New York City, 346-348 East 69th st, Balint Petho, Pres., 320 East 6th st; architect, Emery Roth, 405 Lexington av. Plan No. 188.

67TH ST, 136-146 East, 1-sty brick temporary church for 1 year, 114x70; cost, $7,000; owner, Chapin Home for the Aged & Inhrm, Park av, Jamaica, L. I.; Pres., Mrs. Horace E Fox, 21 West 84th st; architect, Bertram G. Goodhue, 2 West 47th st. Plan No. 181.

STABLES AND GARAGES.

100TH ST, 146-48 West, s s, 300 e Amsterdam av, 1-sty fireproof garage, 45x100.11; cost, $30,000; owners, Catherine Goll, Patchogue, L. I., and Minnie Wolber; architect, Joseph C. Cocker, 2017 5th av. Plan No. 190.

STORES, OFFICES AND LOFTS.

46TH ST, 33-35 W, n s, 383 w 5th av, 9-sty fireproof, stores and lofts, 41x100; cost, $110,000; owner, C. M. R. Realty Co., 80 Maiden la, Isaac Hart, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 189.

THEATRES.

8TH AV, 693-97, w s, 25 s 44th st, 2-sty brick moving picture theatre, 50x100; cost, $20,000; owner, Solomon Rich Estate (deceased), Henry Rich and Bertha Lichenstein, trustees, 200 Broadway; architects, Eisendrath & Horowitz Assoc., 500 5th av. Plan No. 187.

MISCELLANEOUS.

150TH ST, s e cor St. Nicholas pl, 3-sty fireproof private sanitarium, 55x30; cost, $10,000; owner, Henry W. Lloyd, 8 St. Nicholas pl; architect, George J. Hardway, 347 5th av. Plan No. 183.

69TH ST, 507 East, n s, 175 e Av A, 5-sty fireproof settlement house, 41x100; cost, $50,000; owner, Lenox Hill Settlement Assn., Inc., 446 East 72d st, Thomas S. McLane, Pres., 9 West 44th st; architect, Frederic P. Kelley, 437 5th av. Plan No. 182.

Bronx.

DWELLINGS.

BAINBRIDGE AV, e s, 323.7 s 210th st, six 2-sty brick dwellings, tin roof, 25x43; cost, $42,000; owner, Josephine Linck, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 292.

220TH ST, n s, 231 e Barnes av, 2½-sty frame dwelling, 18.2x42, slate roof; cost, $2,500; owner, Rev. C. Czarkowski, 870 East 221st st; architect, Emil Leske, Jr., 748 East 225th st. Plan No. 298.

HOLLERS AV, n s, 50 w Merritt av, 2-sty brick dwelling, 21x32, slag roof; cost, $4,000; owner, Pasquale Carucci, 117 Mulberry st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 294.

MELVILLE ST, e s, 120 s Van Nest av, 2-sty brick dwelling, 16x32, rubberoid roof; cost, $3,000; owner, Anthony Larocco, 1640 Melville st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 302.

HALLS AND CLUBS.

CITY ISLAND AV, e s, 115 s Fordham rd, 2-sty brick store and hall, 25x86.6, slag roof; cost, $7,500; owner, Jos. Lippman, 288 City Island av; architect, Chas S. Clark, 441 Tremont av. Plan No. 299.

HOSPITALS.

BRONX PARK ZOO, 1-sty brick animal hospital, 61.4x58, slag roof; cost, $20,000; owner, City of New York; architects, La Farge & Morris, 101 Park av. Plan No. 300.

STABLE AND GARAGE.

DALY AV, e s, 225.31 n 176th st, 1-sty brick garage, 22x20; cost, $350; owner, Jas. Kahn, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 305.

STORES AND TENEMENTS.

FEATHERBED LA, n e cor Aqueduct av, 5-sty brick tenement, 100x94.2 1/3, plastic slate roof; cost, $85,000; owners, Hillcrest Bldg. Co., Louis Meckes, 30 East 42d st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 297.

180TH ST, n w c Mohegan av, 5-sty brick tenement, 108.2½x70.1½, slag roof; cost, $65,000; owners, Av St. John & Fox St Corpn., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 293.

184TH ST, s w c Grand Concourse, 5-sty brick tenement, 59x86.4, plastic slate roof; cost, $50,000; owners, Concourse Court Corpn., Jacob Froelich, Leggett & Whitlock avs, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 295.

MOHEGAN AV, e s, 99.12 n 179th st, 5-sty brick tenement, 66.1x94, plastic slate roof; cost, $60,000; owner, Benny Savio, 2444 8th av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 296.

BAINBRIDGE AV, s w cor 199th st, 5-sty brick tenement, plastic slate roof, 55.1x69.4; cost, $50,000; owner, Daniel Houlihan, 2867 Bainbridge av; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 290.

CASTLE HILL AV, n e cor Ludlow av, 4-sty brick tenement, slag roof, 28x71.5; cost, $20,000; owner, Henry W. Wisch, 1876 Park av; architect, Anton Pirner, 2069 Westchester av. Plan No. 291.

WASHINGTON AV, w s, 98 n 169th st, 6-sty brick store and tenement, slag roof, 48x111.8; cost, $60,000; owner, Roseff Realty Corp., Samuel Roseff, 1311 Washington av, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 289.

BRYANT AV, w s, 100 s Home st, two 5-sty brick tenements, slag roof, 49.11x89, 49.11x88.2; cost, $104,000; owner, Vyse Bldg. Co., Peter Sinnott, 967 East 165th st, Pres; architect, Harry T. Howell, 3d av and 149th st. Plan No. 288.

PROSPECT AV, w s, 50 n Fairmount pl, 5-sty brick tenement, 50x88, plastic slate roof; cost, $50,000; owners, Trojan Bldg Co., Oscar Worm, 148th st and 3d av, Pres.; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 301.

Brooklyn.

DWELLINGS.

RUGBY RD, w s, 252 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $4,000; owner, Isadore Bergs, 924 East 10th st; architect, Wm. C. Winters, 106 Van Sicien av. Plan No. 3761.

RUGBY RD, w s, 292 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, ——; owner, Isadore Bergs, 924 East 10th st; architect, Wm. C. Winters, 106 Van Sicien av. Plan No. 3760.

CARROLL ST, s s, 40 e Kingston av, two 2-sty brick dwellings, 20x42, tin roof, 1 family each; total cost, $10,000; owner, Geo. Potts Const. Co., Inc., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3727.

WARWICK ST, w s, 44 n Livonia av, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $3,500; owner, Ike Balnitsky, 100 Christopher av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3738.

53D ST, s s, 80 w 8th av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $6,000; owner, Benj. Cohn, 1268 39th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3739.

CROPSEY AV, e s, 58 s 27th av, 1-sty frame dwelling, 18x13, tar roof, 1 family; cost, $150; owner, Giovanni Marino, 245 Mulberry st, Manhattan; architects, Meli & Petrone, 27 Prince st, Manhattan. Plan No. 3702.

OCEAN AV, e s, 758.8 s Lincoln rd, 3-sty brick dwelling, 20x66.8, gravel roof, 1 family; cost, $6,000; owner and architect, Philip Faubault, 375 Fulton st. Plan No. 3708.

RUGBY RD, w s, 260 s Glenwood rd, 2-sty frame dwelling, 26x39, shingle roof, 1 family; cost, $6,000; owner, Mrs. Edw. L. Cole, 1212 Glenwood rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3710.

EAST 7TH ST, w s, 320 s Av M, 2-sty frame dwelling, 22x48, shingle roof, 2 families; cost, $3,600; owner, East 7th St Constn. Co., 2055 Washington av, Bronx; architect, Benj. Dreisler, 153 Remsen st. Plan No. 3810.

EAST 17TH ST, w s, 340 n Av K, 2-sty frame dwelling, 26x50, shingle roof, 2 families; cost, $5,000; owner, Howard B. Bullard, 1124 Av J; architect, H. G. Manison, 216 Fulton st, Manhattan. Plan No. 3806.

MAPLE AV, s s, 50 e Highland av, 2-sty frame dwelling, 26.6x39.4, shingle roof, 1 family; cost, $3,000; owner, Sea Gate Development Co., 189 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3823.

NEPTUNE AV, s s, 200 w Sea Gate av, 1-sty frame dwelling, 26.6x39.4, shingle roof, 1 family cost, $3,000; owner, Sea Gate Development Co., 189 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3822.

RAILROAD AV, w s, 100 n Stanley av, 1-sty frame dwelling, 20x35, tar roof, 1 family; cost, $1,100; owner, John Sprenglis, 644 Warwick st; architect, Joe Corso, 644 Warwick st. Plan No. 3815.

2D AV, n e cor 47th st, 1-sty brick store and dwelling, 20x40, tin roof, 1 family; cost, $1,000; owner, John D. Antone, 973 3d av; architect, Chas. Braum, 459 41st st. Plan No. 3828.

EAST 7TH ST, w s, 350 s Av M, 2-sty frame dwelling, 22x48, shingle roof, 2 families; cost, $3,600; owner, East 7th st, Constn. Co., 2055 Washington st, Manhattan; architect, Benj. Dreisler, 153 Remsen st. Plan No. 3781.

47TH ST, n s, 180 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 3765.

47TH ST, s s, 220 e 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 3764.

61ST ST, s s, 100 w 6th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $8,000; owner, Geo. A. Bunnell, 458 6th st; architect, B. F. Hudson, 319 9th st. Plan No. 3773.

80TH ST, s s, 180 e 19th av, two 2-sty frame dwellings, 20.1x40.8, tin roof, 1 family each; total cost, $11,000; owner, Utrecht Realty Co., 1865 65th st; architects, Gross & Kleinberger, Bible House, Manhattan. Plan No. 3787.

CHESTER AV, n e cor Tehama st, 2-sty brick dwelling, 17x43, tin roof, 2 families; cost, $2,000; owner, Isaac Welton, 10024 Ft. Hamilton av; architect, C. G. Wessell, 1118 Av J. Plan No. 3804.

CHESTER AV, s e cor 12th av, 2-sty brick dwelling, 20x52, tin roof; cost, $2,000; owner, Isaac Welton, 10024 Ft. Hamilton av; architect, C. G. Wessel, 1118 Av J. Plan No. 3802.

CHESTER AV, e s, 17 n Tehama st, nine 2-sty brick dwellings, 17x43, tin roof, 2 families each; total cost, $18,000; owner, Isaac Welton, 10024 Ft. Hamilton av; architect, C. G. Wessell, 1118 Av J. Plan No. 3803.

HEGEMAN AV, n s, 20 w Snediker av, eight 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $20,800; owners, Gordon & Halperin, 116 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3789.

OCEAN PKWAY, e s, 350 s Av M, 2-sty frame dwelling, 22x48, shingle roof, 2 families; cost, $3,600; owner, East 7th St Construction Co., 2055 Washington st, Manhattan; architect, Benj. Dreisler, 153 Remsen st. Plan No. 3780.

50TH ST, s s, 225 w 17th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,000; owner, John Connolly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3839.

AV O, n s, 60 n w 5th st, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $4,500; owner, Hilda L. Tjaden, 1634 West 2d st; architect, Ludwig Frank, 1027 East 2d st. Plan No. 3839.

SHEPHERD AV, w s, 90 s Belmont av, seven 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $24,500; owner, South Side Bldg. Co., 287 Vermont st; architects, Chas. Infanger & Son, 2034 Atlantic av. Plan No. 3840.

12TH AV, w s, 40 n 79th st, three 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, $10,500; owner, Reinhard Hall Realty Co., 1655, 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 3861.

CARROLL ST, n s, 100 e Brooklyn av, two 2-sty brick dwellings, 20x37, gravel roof, 1 family each; total cost, $14,000; owner, Harold A. Hansen, 308 President st; architect, Geo. Alexander, Jr., 1681 Union st. Plan No. 3883.

CROWN ST, n s, 100 e New York av, six 3-sty brick dwellings, 20x50.4, slag roof, 1 family each; total cost, $31,500; owner, Crown Builders, 327 E. Parkway; architect, Crown Builders, 327 E. Parkway. Plan No. 3906.

ELTON ST, w s, 57 s Vienna av, 2-sty brick dwelling, 20x33, tin roof, 1 family; cost, $2,500; owner, Dominic Palazzo, 940 Linwood st; architect, E. Dennis, 241 Schenck av. Plan No. 3896.

FENIMORE ST, n s, 45 w New York av, eight 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, $36,000; owner, Mass Realty Co., 3203 Snyder av; architect, MacDonald Mayer, 8204 Ridge Blvd. Plan No. 3884.

WEST 4TH ST, e s, 120 n Av R, two 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, $5,000; owner, Christian M. Jorgeson, 4916 6th av; architect, Wm. Richter, 4411 18th av. Plan No. 3885.

EAST 19TH ST, w s, 180 n Av N, two 2-sty frame dwellings, 16x38, shingle roof, 1 family each; total cost, $4,400; owner, John S. Dahl, 114 East 8th st; architect, J. C. Wandell, 4 Court sq. Plan No. 3898.

EAST 56TH ST, e s, 380 s Av O, 2-sty frame dwelling, 16x35, shingle roof, 1-family; cost, $2,500; owner, Jas. P. Reilly, 1945 Flatbush av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3880.

74TH ST, n s, 140 w 13th av, two 2-sty brick dwellings, 18x34, gravel roof, 1 family each; total cost, $5,000; owner, R. Erick Erickson, 4 Court sq; architect, J. C. Wandell, 4 Court sq. Plan No. 3899.

CROPSEY AV, n s, 50 East 28th av, 2-sty frame dwelling, 21x35, gravel roof, 2 families; cost, $3,000; owner, Annie Rossomando & ano, 437 West 27th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3881.

FACTORIES AND WAREHOUSES.

BOND ST, e s, 67.8 s Fulton st, 7-sty brick factory and restaurant, 125x60x200, slag roof; cost, $225,000; owner, Jason S. Bailey, Thomasville, Ga.; architects, Parfitt Bros., 26 Court st. Plan No. 3767.

TAAFFE PL, e s, 242 n Myrtle av, 1-sty brick storage, 22x28, concrete roof; cost, $1,000; owner, Concetto Esposito, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 3784.

FULTON ST, s w cor Smith st, 6-sty brick store and factory, 48.9x125.5, — roof; cost, $150,000; owners, Balsh Price & Co., 378 Fulton st; architects, Seymour & Schonewald, Grand Central Terminal, Manhattan. Plan No. 3838.

JAY ST, n w cor Front st, 10-sty brick factory, 51.4x100.3, tile roof; cost, $100,000; owner, Grand Union Tea Co., 68 Jay st; architect, Wm. Higginson, 21 Park Row. Plan No. 3886.

THATFORD ST, e s, 140 s Riverdale av, 2-sty brick factory, 45x70, tin roof; cost, $8,000; owner, S. & S. Woodworking Co., 62 Glenmore av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3903.

STABLES AND GARAGES.

RUGBY RD, w s, 252 s Ditmas av, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, Isadore Bergs, 924 East 10th st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 3758.

LIBERTY AV, s s, 60 w Milford st, 1-sty brick stable, 11x15, tin roof; cost, $500; owner, Sam Silver, 496 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3813.

ALABAMA AV, n w cor Stanley av, 1-sty brick stable, 14x11, gravel roof; cost, $300; owner, Sam Kadean, 256 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 3790.

15TH AV, s e cor 54th st, 1-sty frame garage, 18x23, iron roof; cost, $400; owner, Sarah Oshinsky, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 3805.

FOSTER AV, s w cor Marlboro rd, 1-sty brick garage, 18.6x22 shingle roof; cost, $1,000; owner, Louis Gold, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3850.

PRESIDENT ST, s s, 200 w Albany av, 1-sty brick garage, 16.6x20, shingle roof; cost, $400; owner, Fred Gretsch, on premises; architect, Herbert Gretsch, 42 Sidney pl. Plan No. 3870.

EAST 8TH ST, e s, 100 s Ditmas av, 1-sty frame garage, 10x14, shingle roof; cost, $200; owner, Saml. Gillman, on premises; architect, Kallich & Lubroth, 215 Montague st. Plan No. 3895.

STORES AND DWELLINGS.

ROCKAWAY AV, e s, 200 n Livonia av, 3-sty brick shop and dwelling, 25x50, gravel roof, 2 families; cost, $5,500; owners, Mirkin & Son, premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3756.

ROGERS AV, e s, 508 s Sterling pl, 2-sty brick store and shop, 25x100, slag roof; cost, $2,500; owner, Tacitus Gaillard, 137 Rogers av; architect, Tacitus Gaillard, 137 Rogers av. Plan No. 3820.

PROSPECT PL, n w cor Franklin av, 3-sty brick store and dwelling, 19.6x55, slag roof, 2 families; cost, $6,500; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3892.

STORES, OFFICES AND LOFTS.

AV M, s s, 10.11 e East 16th st, 1-sty brick store, 11x24.7, gravel roof; cost, $400; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 3904.

ROEBLING ST, s w cor South 9th st, 1-sty brick store, 10x43.4, slate roof; cost, $1,800; owner, Chas. Mandel, 193 Broadway; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3700.

ROEBLING ST, s w cor South 9th st, 1-sty brick store, 56.8x10, slate roof; cost, $1,500; owner, Chas. Mandel, 193 Broadway; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3701.

SKILLMAN ST, e s, 111.10 s Myrtle av, 1-sty brick store, 25x50, gravel roof; cost, $2,500; owner, Rosario Corabi, 79 Skillman st; architect, D. Salvati, 525 Grand st. Plan No. 3778.

FULTON ST, n s, 165.7 e Marion st, 1-sty brick store, 19.7x41, gravel roof; cost, $800; owner, Charles Schurmeister, 310 Ocean pkway; architect, Jas. Boyle, 367 Fulton st. Plan No. 3853.

SOUTH 1ST ST, s s, 75 w Berry st, 2-sty brick bakery, 50x100, slag roof; cost, $30,000; owners, Dugan Bros., 287 Broadway; architect, L. S. Beardsley, 35 West 32d st, Manhattan. Plan No. 3830.

17TH ST, s s, 200 w 4th av, 2-sty brick office, 13x40, cement roof; cost, $400; owner, Frank Nahodyl, 158 17th st; architect, Wm. Kurtzer, 1753 Boston rd. Plan No. 3827.

LIBERTY AV, s s, 60 w Milford st, 1-sty brick office, 15x14, tin roof; cost, $500; owner, Sam Silver, 496 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3814.

STORES AND TENEMENTS.

PROSPECT PARK SOUTHWEST, s s, 84.6 e Park Circle, four 4-sty brick tenements, 50x70.4, gravel roof, 16 families each; total cost, $100,000; owner, Kraslow Const. Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 3754.

68TH ST, n s, 142.11 e 4th av, four 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, $40,000; owner, Boyd Realty Co., 432 Senator st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3763.

CLYMER ST, s s, 125 w Lee av, two 6-sty brick tenements, 50x86.9, slag roof, 35 families each; total cost, $100,000; owners, Morris Solomon & Son, 215 Havemeyer st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3706.

PARK PL, s s, 44.6 w Vanderbilt av, 4-sty brick tenement, 59x82.9, slag roof, 20 families; cost, $35,000; owner, Park Operating Co., 254 Park pl; architect, W. T. McCarthy, 16 Court st. Plan No. 3705.

PARK PL, s w cor Vanderbilt av, 4-sty brick store and tenement, 44.6x89.11, slag roof, 13 families; cost, $40,000; owner, Park Operating Co., 254 Park pl; architect, W. T. McCarthy, 16 Court st. Plan No. 3704.

ST. JOHNS PL, s s, 140 w Rochester av, two 4-sty brick tenements, 40x95, slag roof, 16 families each; total cost, $80,000; owner, Adolph Bldg. Co., 72d st and 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3728.

WEST ST, n e cor Av F, 4-sty brick tenement, 53x90, tin roof, 21 families; cost, $25,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy. Volweiller, 696 Bushwick av. Plan No. 3726.

WEST ST, e s, 53 n Av F, 4-sty brick tenement, 27x88, tin roof, 8 families; cost, $18,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy Volweiller, 696 Bushwick av. Plan No. 3725.

54TH ST, n w cor 4th av, 5-sty brick tenement, 50x90, slag roof, 26 families; cost, $35,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Hy Volweiller, 696 Bushwick av. Plan No. 3724.

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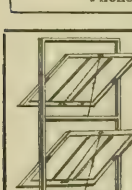
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Plans Filed, Brooklyn, Continued.

CROOKE AV, n s, 128.5 e St. Pauls pl, 4-sty brick tenement, 53.8x92, slag roof; 16 families; cost, $40,000; owner, Delta Bldg. Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 3747.

CROOKE AV, n s, 182 e St. Pauls pl, 4-sty brick tenement, 53.8x92, slag roof, 16 families; cost, $40,000; owner, Delta Bldg. Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 3748.

4TH AV, w s, 50 n 54th st, 5-sty brick tenement, 50.2x87.8, tin roof, 26 families; cost, $30,000; owner, Gustaf Adolph Realty Co., 17th av and 79th st; architect, Henry Volweiler, 696 Bushwick av. Plan No. 3722.

BARTLETT ST, s s, 225 e Harrison av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $40,000; owner, Solomon H. Krauss, 935 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 3832.

EAST 31ST ST, s w cor Av D, 3-sty brick tenement, 36.10x90.4, gravel roof, 12 families; cost, $20,000; owner, Aldine Realty Co., 367 Fulton st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3818.

EAST 35TH ST, n w cor Church av, 4-sty brick store and tenement, 40x90, slag roof, 18 families; cost, $35,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3786.

CHRISTOPHER AV, w s, 100 s Livonia av, 4-sty brick store and tenement, 64.9x89, slag roof, 25 families; cost, $40,000; owner, Haris B. Senft, 810 New Jersey av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3847.

PRESIDENT ST, s w cor Utica av, 4-sty brick tenement, 50.1x90, gravel roof, 21 families; cost, $25,000; owner, Ettlinger Constn. Co., 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 3865.

PRESIDENT ST, n s, 50.1 w Utica av, two 4-sty brick tenements, 47.5x88.6, gravel roof; 20 families each; cost, $60,000; owner, Ettlinger Constn. Co., 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 3865.

THEATRES.

PITKIN AV, s w cor Vermont st, 2-sty brick theatre, 50x100, slag roof; cost, $12,600; owners, Hyman Chaunowitz & ano, 480 Belmont av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3867.

MISCELLANEOUS.

PARK AV, n s, 60 e Washington av, 1-sty brick coal shed, 40x106, gravel roof; cost, $1,500; owner, Mergenthaler Linotype Co., 44 Ryerson st; architect, John Carlock, Paterson, N. J. Plan No. 3849.

POWELL ST, w s, 225 s Sutter av, 1-sty frame lumber rack, 32x100, — roof; cost, $1,000; owner, Philip Wuronsky, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3729.

GREENPOINT AV, s s, 76.6 w Russell st, 1-sty brick boiler house, 18x10, slag roof; cost, $200; owner, Jas. Kelly, 117 Milton st; architect, John G. Dreyer, 75 Oakland st. Plan No. 3811.

82D ST, n s, 100 w 20th av, 1-sty frame tool house, 12x16, tin roof; cost, $250; owner, Stanley Impt. Co., 740 East 14th st, Manhattan; architect, Henry Marx, 1865 65th st. Plan No. 3788.

ALABAMA AV, n w cor Stanley av, 1-sty brick slaughter house, 27x49, gravel roof; cost, $1,600; owner, Sam Kadean, 256 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 3791.

OCEAN AV, Neck rd, Jerome and Voorhees avs (entire block), 1-sty brick grand stand, 1,225x138, shingle roof; cost, $150,000; owner, Sheepshead Bay Speedway Corpn., 17 Battery pl; architect, Blaine H. Miller, on premises. Plan No. 3766.

Queens.

DWELLINGS.

RICHMOND HILL.—Abingdon rd, n s, 326 w Brevoort st, 2½-sty frame dwelling, 26x48, shingle roof, 1 family, steam heat; cost, $5,500; owner, Susie M. Miller, Washington av, Richmond Hill; architect, Wm. Woodin, 112 Maple st, Richmond Hill. Plan No. 1708.

RICHMOND HILL.—Hamilton av, w s, 302 n Ridgewood av, six 2½-sty frame dwellings, 17x37, shingle roof, 1 family, steam heat; cost, $21,000; owner, Louis Gotthelf Const. Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1729 to 1734.

RICHMOND HILL.—Beaufort st, s s, 41 w South Curtis av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Louis Graf, Church st, Richmond Hill; architect, H. J. Arnold 429 North 9th st, Richmond Hill. Plan Nos. 1711-12.

RIDGEWOOD.—Palmetto st, s s, 220 w Doubleday st, twenty-five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $125,000; owner, Ring Gibson Co., 766 Fresh Pond rd, Ridgewood; architects, L. Korn & Myrtle and Cypress avs, Ridgewood. Plan Nos. 1713-14-15.

WOODHAVEN.—Vanderveer av, e s, 260 s Elm st, seven 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $16,800; owner, Gascovne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1722 to 1728.

BEECHURST.—Woodlawn ter, e s, 420 s 27th st, 1½-sty frame dwelling, 32x40, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. W. A. Whyte, Beechurst; architect, C. W. Dietrich, 118 East 28th st. Plan No. 1743.

COLLEGE POINT.—16th st, e s, 200 n 5th av, two 2-sty brick dwellings, 20x48, slag roof, 3 families; cost, $8,000; owner, Frank Von Bargen, 13th st and 4th av, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 1741.

EDGEMERE.—Cedar av, s s, 52 w Atlantic av, 2-sty frame dwelling, 26x16, shingle roof, 1 family; cost, $1,200; owner Edgemere Crest Co., 30 East 42d st, Manhattan. Plan No. 1752.

EDGEMERE.—43d st, e s, 2,220 n Boulevard, 1-sty frame dwelling, 22x33, tin roof, 1 family; cost, $800; owner and architect, Frank M. O'Rourke, 501 West 182d st, Manhattan. Plan No. 1736.

FLUSHING.—Norwood av, s e cor 28th st, 2-sty frame dwelling, 16x30, shingle roof, 1 family; cost, $1,700; owners, J. & V. Houska, 419 East 80th st, Manhattan; architect, C. W. Ross, Woodhaven. Plan No. 1748.

JAMAICA.—Highland av, n s, 270 e Park av, 2½-sty frame dwelling, 30x48, shingle roof, 1 family, steam heat; cost, $6,500; owner, Robt. F. Brown, 53 Highland av, Jamaica; architect, Hans Liebau, P. O. Bldg., Jamaica. Plan No. 1753.

MASPETH.—Jay av, n s, 375 e Clermont av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Geo. Zatargas, 29 Jay av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1746.

RAMBLERSVILLE.—Dunton Canal, e s, 1,000 n Jamaica Bay, 1-sty frame dwelling, 16x12, tin roof; cost, $200; owner, E. O. Johnson, premises. Plan No. 1740.

RAMBLERSVILLE.—Dunton Canal, e s, 800 s Jamaica Bay, 1-sty frame dwelling, 20x12, tin roof; cost, $200; owner, A. F. Hughes, 681 Vanderbilt av, Brooklyn. Plan No. 1751.

RICHMOND HILL.—Jerome av, s w cor Napier av, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $22,000; owner, Chas. Baumann, Jerome and Napier avs, Richmond Hill; architect, W. A. Blecher, 4420 Kimball av, Richmond Hill. Plan No. 1749.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 1-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $500; owner, J. Fitzgerald, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 1737.

WOODHAVEN.—Ruby st, w s, 101 n Glenmore av, six 2-sty brick dwellings, 17x28, slag roof, 1 family; cost, $18,000; owners, Drapkin & Goldberg Constn. Co., 501 Ashford st, Brooklyn; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos 1755-6-7.

ELMHURST.—Acorn st, n e cor Van Dine st, two 2½-sty frame dwellings, 22x53, shingle roof, 1 family, steam heat; cost, $8,000; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan Nos. 1762-63.

ELMHURST.—7th st, n s, 45 e Shell rd, 2½-sty frame dwelling, 25x35, shingle roof, 1 family, steam heat; cost, $5,000; owner, J. Goette, 112 8th st, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1771.

L. I. CITY.—11th av, e s, 175 n Ditmars av, 2-sty frame dwelling, 18x52, tin roof, 2 families; cost, $2,000; owner, J. Fiore, 91 Graham av, L. I. City. Plan No. 1767.

RICHMOND HILL.—Welling st, e s, 360 n Belmont av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,200; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fred. Wonnberger, 30 Snediker av, Woodhaven. Plan Nos. 1764-65.

RICHMOND HILL.—Humboldt boulevard, n e cor Wyckoff av, four 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, $10,000; owner, M. M. Wohl, 41 Washington st, Jamaica; architects, E. Rose & Son, Grand st, Elmhurst. Plan Nos. 1776-7-8-9.

RICHMOND HILL.—Napier av, w s, 200 n Belmont av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $10,000; owner, M. M. Wohl, 41 Washington st, Jamaica; architects, E. Rose & Son, Grand st, Elmhurst. Plan Nos. 1772-3-4-5.

HALLS AND CLUBS.

JAMAICA.—Flushing av, w s, 75 n Willett st, 2-sty brick club house, 44x114, slag roof; cost, $30,000; owner, Jamaica Lodge No. 998, I. O. O. M., P. O. Bldg., Jamaica; architect, Hans Liebau, same address. Plan No. 1735.

SCHOOLS AND COLLEGES.

L. I. CITY.—9th av, e s, 175 s Jamaica av, 1-sty brick public school, 50x94, slag roof; cost, $9,000; owner, City of New York; architect, H. M. Dietz, 390 9th av, Manhattan. Plan No. 1710.

STABLES AND GARAGES.

FLUSHING.—Cypress av, s s, 225 e Percy st, 1-sty frame garage, 9x13, shingle roof; cost, $50; owner, W. G. Roberts, premises. Plan No. 1769.

HOLLIS.—Pochantis av, s e cor Hiawatha av, 1-sty frame garage, 20x14, shingle roof; cost, $200; owner, H. Marendorf, premises. Plan No. 1706.

FOREST HILL.—DeKoven st, n s, 225 e Colonial av, 1-sty frame garage, 20x20, shingle roof; cost, $500; Fred. A. Dede, on premises. Plan No. 1758.

RICHMOND HILL.—Beech st, 115, 1-sty steel garage, 10x16; cost, $125; owner, Alphonse Dession, on premises. Plan No. 1747.

ROCKAWAY PARK.—Maple pl, n s, 290 w Boulevard, 1-sty brick garage, 16x20; tin roof; cost, $150; owners, Taus & Son, on premises. Plan No. 1739.

DOUGLASTON.—Bay av, n s, 108 e Black pl, 2-sty frame garage, 17x21, shingle roof; cost, $1,300; owner, H. L. Beadle, premises; architects, Dillon, McLellan & Beadel, 3 West 29th st, Manhattan. Plan No. 1766.

RICHMOND HILL.—Lincoln av, 187 n Cleveland av, 1-sty tile garage, 12x16, tin roof; cost, $100; owner, Walter H. Hoffmann, premises. Plan No. 1760.

STORES AND DWELLINGS.

EVERGREEN.—Wyckoff av, e s, 25 n Green st, four 3-sty brick store and dwellings, 18x55, tin roof, 2 families; cost, $20,000; owner, Hadrian Realty Co., 674 Hendrix st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs. Ridgewood. Plan No. 1754.

RIDGEWOOD.—Myrtle av, s s, 175 e Harman av, five 3-sty brick store and dwellings, 19x55, tin roof, 2 families; cost, $32,500; owner, Rock-

ford Holding Corpn., 743 Saratoga av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1742.

STORES AND TENEMENTS.

RIDGEWOOD.—Madison st, s s, 771 w Shaler st, six 3-sty brick tenements, 28x68, slag roof, 6 families; cost, $18,000; owner, Chas. Grosch, 2570 Hughes st, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan Nos. 1720-21.

RIDGEWOOD.—Seneca av, e s, 72 n Stephen st, four 3-sty brick store and tenements, 28x68, slag roof, 3 and 6 families; cost, $32,000; owner, Kilian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1716-17-18-19.

FLUSHING.—Prince st, s e cor State st, 4-sty brick tenement, 53x61, slag roof, 21 families; cost, $40,000; owner, Mrs. Fannie B. C. Boardman, 411 Lafayette av, Buffalo, N. Y.; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 1745.

L. I. CITY.—Radde st, e s, 88 n Freeman av, 5-sty brick tenement, 40x88, slag roof, 24 families; cost, $30,000; owner, Louis Vancurra, 252 Radde st, L. I. City; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 1744.

L. I. CITY.—Steinway av, w s, 239 s Graham av, 4-sty brick tenement and store, 50x74, slag roof, 21 families; cost, $25,000; owner, Jere J. Ryan, 1 Bridge Plaza, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1769.

L. I. CITY.—3d av, n w cor Pierce av, 5-sty brick tenement, 50x81, slag roof, 29 families; cost, $25,000; owner, Percy Jacobs, 225 West 83d st, Manhattan; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1768.

MIDDLE VILLAGE.—Metropolitan av, n w cor La Forge st, 1-sty frame store, 12x20, slag roof; cost, $175; owner, Augusta A. Rikert, premises. Plan No. 1770.

MISCELLANEOUS.

FLUSHING.—Jackson av, s s, 1,800 w Flushing Bridge, frame sign, 50x8; cost, $50; owner, Degnon Terminal Imp. Co., 30 East 42d st, Manhattan. Plan No. 1750.

RICHMOND HILL.—Jerome av, n s, 40 w Church st, 1-sty frame office, 16x20, tin roof; cost, $250; owner, N. Kamarano, on premises. Plan No. 1738.

L. I. CITY.—Steinway av, 53, brick chimney; cost, $900; owner, Borden Condensed Milk Co., premises. Plan No. 1707.

EDGEMERE.—Boulevard, n w cor Rockaway av, frame shed, 8x16, paper roof; cost, $75; owner, J. Zafonte, premises. Plan No. 1761.

FOREST HILLS.—Tennis pl, w s, bet Burns and Dartmouth st, steel grand stand, 191x65; cost, $15,000; owner, West Side Tennis Club, Forest Hills. Plan No. 1780.

L. I. CITY.—Diagonal st, s s, 125 e Jackson av, metal stand, 13x15; cost, $200; owner, H. J. Bealer, 378 Jackson av, L. I. City. Plan No. 1781.

UNION COURSE.—Atlantic av, 32 e Shaw av, frame sign, 60 ft. long; cost, $100; owner, L. I. R. R. Co., Penn. Station, Manhattan. Plan No. 1759.

Richmond.

DWELLINGS.

DAVID ST, s w cor Nelson av, Great Kills, 1-sty frame bungalow, 20x22.6; cost, $700; owner, Mr. Rheinheimer, 256 West 88th st, Manhattan; architect, Wm. Peters, Great Kills. Plan No. 470.

TOMPKINS ST, s s, 150 w Brownell st, Stapleton, 2½-sty brick dwelling, 28x30; cost, $3,500; owner, Mrs. C. Pape, 7 Brownell st, Stapleton; architect, John Davies, Tompkinsville, S. I. Plan No. 478.

3D ST, w s, 127 s Midland av, Midland Beach Park, 1-sty frame bungalow, 12x32; cost, $50; owner, Adrienne Robyns, Midland Beach Park. Plan No. 475.

5TH ST, s s, 330 Midland av, Midland Beach, 1-sty frame bungalow, 6x11; cost, $13; owner, Geo. Briggs, 159 Tinton av, Bronx; builder, Paul Siuk, 713 Tinton av, Bronx. Plan No. 462.

BARNES AV, n w cor 6th st, Midland Beach, 2-sty frame bungalow, 20x40; cost, $800; owner, J. B. Jones, 259 55th st, Brooklyn; architect, P. H. Wheeler, 163 Locust st, Flushing, L. I. Plan No. 466.

MARINE WAY, n e cor Roma av, New Dorp, 1-sty frame bungalow, 20x30; cost, $200; owner, Francesco Marrano, cor Marine way & Roma av; builder, Beneditto Marrano, New Dorp la, New Dorp. Plan No. 461.

MONROE AV, s s, 85 w 4th st, Midland Beach, 1-sty frame bungalow, 14x30; cost, $150; owner, H. L. Griffin, 190 Claremont av, Manhattan; builder, R. Lamphier. Plan No. 484.

OCEAN AV, n s, 2,500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow, 12x34; cost, $300; owner, Emil R. Fuchs, 205 East 9th st. Plan No. 479.

POST AV, s s, 50 w Madison av, Port Richmond, 2-sty frame dwelling, 19x30; cost, $2,300; owner, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 469.

PROSPECT AV, e s, 165 n Crescent av, Arrochar, 2½-sty tile dwelling, 40.10x30.10; cost, $8,000; owner, David Elder, 64 Wall st; architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 457.

RICHMOND AV, e s, 155 n John st, Port Richmond, 2-sty frame dwelling, 20.6x30; cost, $2,600; owner, Wm. Birmingham, 40 Water st, W. B.; architect, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 468.

SEASIDE BLVD, s s, 1,200 w Sand la, South Beach, two 1-sty frame bungalows, 16x20; cost, $400; owner, Martin Meller, Steuben st, Concord; architect, R. H. Kressin, Centre st, Richmond. Plan No. 485.

SCHOPP AV, e s, 350 e Bayview, Princes Bay, 1-sty frame bungalow, 15x20; cost, $100; owner, Chas. Schopp, Princes Bay. Plan No. 487.

WIMAN AV, e s, cor King st, Great Kills, S. I., 1-sty frame bungalow, 20x22; cost, $500; owner, Sol. Goldsmith, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 467.

WIMAN AV, e s,, nr boulevard, Great Kills, two 1-sty frame bungalows, 16x26; cost, $800; owner, Mr. Caughlin, 276 West 22d st; architect, Wm. Peters, Great Kills. Plan No. 477.

WIMAN AV, e s, 153 s Southside blvd, Crescent Beach, 1-sty frame bungalow, 17x30; cost, $400; owner, Geo. Knowlton, 77 Barrow st, Manhattan. Plan No. 474.

BEACH OAKWOOD, Oakwood Beach, 1-sty frame bungalow, 14x20; cost, $15; owner, Geo. Mead, 12 Eldridge st, Brooklyn. Plan No. 471.

WAVECREST, e s, 400 n Cedar Grove, Cedar Grove, 1-sty frame bungalow, 20x25; cost, $700; owner, Florence M. Campbell, New York; architect, Emil Peterson. Plan No. 465.

STABLES AND GARAGES.

WILLIAM ST, s s, 125 e Jackson, Stapleton, 1-sty frame garage, 12x18; cost, $150; owners, Tilzer Bros., 142 Westervelt av, N. B.; builder, Peter Larsen, 20 6th av, N. B. Plan No. 483.

LEONARD AV, n s, 60 w Dean av, Westerleigh, 1-sty frame garage, 12x20; cost, $400; owner, A. J. Hinton, Westerleigh, N. B.; builders, A. W. Osborn & Son, Mariners' Harbor. Plan No. 463.

WARDELL AV, s w cor Leonard av, Westerleigh, 1-sty brick garage, 12x18; cost, $225; owner, H. A. Broberg, 242 Wardwell av. Plan No. 476.

STORES AND DWELLINGS.

RICHMOND RD, s s, 100 w Seaview av, Dongan Hills, 2-sty brick store and dwelling, 22x47; cost, $5,000; owner, Emma A. Brust, Tompkinsville; architect, Jas. Whitford, Tompkinsville; builder, J. C. Haabestad, Port Richmond. Plan No. 486.

SEASIDE BLVD, n s, 175 e Surf av, South Beach, 1-sty frame store and dwelling, 26.6x35; cost, $900; owner, Carlina Ottini De Angello, Seaside blvd; architect, M. F. Nastasi, Seaside blvd. Plan No. 472.

MISCELLANEOUS.

NEPTUNE ST, w s, 100 n Cedar st, concrete cesspool, 5x5; cost, $40; owner, C. Chabrau, Broome st, Manhattan; builder, Wolff, Seafoam st, N. D. B. Plan No. 473.

NEPTUNE ST, w s, 320 n w Cedar Grove av, New Dorp Beach, brick cesspool, 5x5; cost, $25; owner, H. Redeke, 234 East 88th st, Manhattan. Plan No. 481.

NEW DORP LA, w s, 120 n Cedar st, New Dorp Lane, brick cesspool, 5x5; cost, $20; owner, Mr. Poetz, New Dorp Lane; builder, Ed. J. Field, 322 Jew. av, W. B. Plan No. 482.



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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 12, 1915.—Sealed proposals will be received at this office until 3 p. m., July 13, 1915, and then opened, for the construction of the Building, Interior Department Offices, at Washington, D. C., in accordance with drawings and specifications, copies of which may be had at this office, at the discretion of the Supervising Architect. Applications must be accompanied by a certified check for $250.00 for each set, made payable to the order of the Treasurer of the United States, the proceeds of which will be held until the return of the drawings and specifications in good condition to this office. The building is approximately 650,000 square feet, occupying a site approximately 400 by 400 feet, seven stories and basement, having face brick and limestone facing. Drawings and specifications will be ready June 1, 1915. Contractors may estimate upon (1) the construction including the mechanical equipment (except elevators); (2) the construction except the mechanical equipment and elevators; (3) the mechanical equipment only (except elevators) or (4) the elevators. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 21, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 25, 1915, for the construction complete of new wharf, etc., for the Cape Fear (N. C.) Quarantine Station, near Southport, N. C. Drawings and specifications may be obtained from the custodian of the Quarantine Station, Southport, N. C., or at this office, in the discretion of the Acting Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed—Richmond (Continued).

NEPTUNE ST, s s, 75 e Britton la, New Dorp Beach, brick cesspool, 6x7; cost, $30; owner, Leo. Gabriel, 2673 Vyse av, Bronx; architect, Adam Marks, Jr., Grant City. Plan No. 458.

4TH ST, e s, 120 s Lincoln av, Midland Beach, brick cesspool, 4x4; cost, $25; owner, I. Clarke, 307 Smith st, Brooklyn; builder, M. Clarke, Midland Beach. Plan No. 459.

OLD STONE RD, w s, 212 s Merril av, Grantville, 1-sty frame wagon shed, 20x30; cost, $300; owner, Genaro Cuirrino, 1236 Old Stone rd. Plan No. 460.

RICHMOND AV, s e cor, Ocean av, Arrochar, 1-sty frame dining room, 28x25; cost, $450; owner, Paulilo Delle Donne, 96 Richmond av, Arrochar. Plan No. 464.

SEASIDE BLVD, e s, South Beach, 1-sty frame fruit stand, 12x8; cost, $80; owner, Isaac Jannone, South Beach; builder, L. Garavanta, South Beach. Plan No. 480.

WATERSIDE, s s, 180 e Britton la, New Dorp Beach, brick cesspool, 6x7; cost, $30; owner, Fred Imhoff, 2502 Bainbridge av, Bronx; architect, Adam Marks, Jr., Grant City. Plan No. 456.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CHERRY ST, 171, s s, 26 e Market slip, remove partitions, stair walls, etc., new stairway, partitions, bath rooms, toilets and rooms, fire-escapes, etc., to 5-sty brick clubhouse; cost, $5,000; owner, John Whalen, 206 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 1254.

CROSBY ST, 89 and Lafayette st, new stairs (2-3x14 spruce beams) to 4-sty brick warehouse; cost, $70; owner, Ellen M. Hennessy Estate, Forbes J. Hennessy, executor, 220 4th av; architect, John Cox, Jr., 30 East 42d st. Plan No. 1190.

DELANCEY ST, 55-59, s e cor Eldridge st, remove stairs, new dumbwaiter, mezzanine in store to 6-sty brick stores and tenement; cost, $100; owner, Delancey Realty Co., 51 Chambers st. Alfred Hahn. Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 1211.

DIVISION ST, 96-98, n s, 73 w Allen st, lower tier beams, remove and replace columns and girders, new pier, steel beams, remove entrance hall and stairs, new balcony and cellar, copper frame, show window to 5-sty brick store and tenement (16 families); cost, $4,000; owner, Bertha Goldman, 1454 Lexington av; architect, Michael Bernstein, 185 Madison av. Plan No. 1212.

DIVISION ST, 10-16, and Bowery, lower cellar floors, new store fronts, extension, partitions, stairs and toilets, change doors, windows and plumbing to 5-sty brick stores, lofts and lodging house; cost, $10,000; owner, Modern Cloak and Suit Co., 11 Bowery, Isidor Fielene, Pres., 685 Southern boulevard, Bronx, and Samuel Williams, 132 Nassau st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1253.

EAST BROADWAY, 138 install toilet and bath compartments to 3-sty brick store and dwelling; cost, $350; owner, John C. Wendel, care Ploz, 128 East Broadway; architect, Harry Hurwitz, 230 Grand st. Plan No. 1205.

FULTON ST, 129-133, and Nassau st, construct steel tank support to 6-sty brick store and lofts; cost, $2,100; owner, John M. Raymond, on premises; architect, The Rusling Co., 39 Cortlandt st. Joseph L. Rusling, Pres. Plan No. 1180.

GREENE ST, 255, w s, 100 n Waverly pl, new stairs, bulkhead, g. i. skylight, 6x8-in. spruce header to 4-sty brick factory; cost, $300; owners, James Henry & W. A. Fuenther, 61 Broadway, trustees of Sailors Snug Harbor; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 1210.

GREENWICH ST, 472, w s, 49 n Watt st, fireproof enclosure, fireproof s. c. doors, extend stairs to roof, new bulkhead, fireproof ceiling to 7-sty brick lofts; cost, $350; owner, S. Charles Welsh, 256 Broadway; architects, Volckening & Holler, 82 Wall st. Plan No. 1209.

HUDSON ST, 161-63, s w cor Laight st, add to rear house, raise rear house to 5-sty fireproof offices and mercantile building; cost $3,000; owners, Frank E. Habicht 161-63 Hudson st, and Herman W. Braun; architects, Habicht, Braun & Co., 161-63 Hudson st. Plan No. 1252.

RIDGE ST, 87, w s, 153 s Rivington st, change moving picture vaudeville house to push cart stable to 3 and 4-sty brick push cart stable; cost, $100; owner, Charles Decker Estate, William J. Amend exr., 5 Beekman st; architect, David Bleier, 545 East 139th st. Plan No. 1213.

SHERIFF ST, 100-116, n e cor Stanton st, window opening, brick-up jambs, insert steel channel lintels and bluestone sill window frame to 5-sty fireproof public school 22; cost, $200; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1245.

STANTON ST, 239, s w cor Willett st, divide 1st sty to stores, remove portion of wall, new show windows to 5-sty brick stores and tenement; cost, $1,000; owner, Bernard Turkel, 133 East 58th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1201.

WALL ST, 114, n s, 82 w South st, remove front and rear wall and rebuild, increasing height 7 ft., cut door openings to 4-sty brick store, offices and apartments; cost, $7,000; owner, Union Trust Co., of New York, 80 Broadway, Carrel C. Rawlins, vice-president; architect, Ludwig Lindenmeyer, 37 West 28th st. Plan No. 1195.

WASHINGTON ST, 281, remove posts and suspend shed to 5-sty brick wholesale produce; cost, $50; owner, Seaman Lichtenstein Estate, 107 Barclay st, care Seaman Lichtenstein, care architect, Milton Zeisler, 433 East 74th st. Plan No. 1214.

13TH ST, 649 East, n s, 63 w Av C, remove brick walls, reset sinks and wash tubs, new water closet compartments, brick piers and 1" c. i. boxes, openings to 5-sty brick stores and tenement; cost, $800; owner, Irma Schneider, 649 East 13th st; architect, Charles B. Meyers, 1 Union Square West. Plan No. 1206.

17TH ST, 110 West, new fire escapes (rear), fireproof doors to 7-sty brick and steel stores and lofts; cost, $760; owner, Chas. Kempner, 37 Liberty st; architect, Adolph Rosenbaum, 540 West 58th st. Plan No. 1192.

18TH ST, 208-10 West, erect fireproof elevator shaft (brick), remove well hole to 3-sty brick stable; cost, $5,000; owner, Kennedy Estate, 208 West 18th st, E. Euphemia Kennedy, trustee; architect, Samuel Roth, 1269 Broadway. Plan No. 1197.

23D ST, 32-46 West, and 22d st, remove store front, new store front, marquise, cabinet partitions and columns to 5-sty brick store and lofts; cost, $500; owner, Louis Stern, 32 West 23d st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1217.

25TH ST, 422-26 East, enlarge elevator shaft, angle iron and terra cotta partitions to 4-sty brick factory; cost, $1,500; owner, Bishop Gutta Percha Co., 422 East 25th st, Henry A. Reed, Pres.; architect, David Scott, 119 West 33d st. Plan No. 1224.

36TH ST, 533-43 West, n s, 225 e 11th av, erect 20,000-gal. gravity tank (steel) and two 7,500 steel pressure tanks and steel support to 5-sty brick meat packers; cost, $3,300; owners, Rohe & Brother, 527 West 36th st, Chas. Rohe, Pres.; architect, L. G. House Engineering Co., 143 West 40th st. Plan No. 1219.

38TH ST, 8-14 West, s s, 145 west 5th av, erect fireproof bridge (reinforced concrete floor, terra cotta and iron roof, terra cotta block walls, fireproof doors, angle iron frames and steel beams and columns) to 12-sty fireproof store and lofts; cost, $1,500; owner, Joseph J. Steindler, 210 Riverside dr; architect, Edward Necarsulmer, 507 5th av. Plan No. 1203.

40TH ST, 29 East, n s, 150 e Madison av, remove partitions, new stud partitions (asbestos boards) and entire ceiling, fireproof, s. c. doors to 3-sty brick dwelling and garage; cost, $800; owner, Juliet P. Hamilton, 29 East 40th st; architect, Otto Reissmann, 147 4th av. Plan No. 1191.

42D ST, 25 West, and 43d st, remove brick walls, new foundations and c. i. columns and steel girders, new brick walls, roof and skylight to 2, 5 and 6-sty brick stores and offices; cost, $200; owner, Charles Frederick Hoffman Estate, Inc., Charles V. Hoffman, Pres., 258 Broadway; architect, John H. Scheler, 47 West 42d st. Plan No. 1247.

47TH ST, 18-20 West, s s, 270 w 5th av, remove partitions, stairs, walls, new partitions, stairs, walls, show windows, water closet compartments, windows, doors, openings and fire-escapes to 4-sty brick stores and dwelling; cost, $6,000; owners, Gustav & Hugo Blumenthal, 5 Wall st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1251.

49TH ST, 21 East, remove front and rear of building, extensions (rear) and reinforce existing walls, new walls, 2-sty addition to 7-sty brick store and studio; cost, $45,000; owner, Mary C. Seaton, 21 East 49th st; architect, David Scott, 119 West 33d st. Plan No. 1204.

53D ST, 153-157 East, enclose stairs, new stairs, bulkhead, frame beams to 6-sty brick garage; cost, $500; owner, James Naughton estate, 611 Lexington av, John H. & Lawrence Naughton, executors, 153 East 53d st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1177.

54TH ST, 146 West, s s, 243 e 7th av, new partitions, lath and plaster ceiling, etc., to 4-sty brick veterinary hospital and dwelling; cost, $300; owner, Dr. Frank H. Miller, 146 West 54th st; architects, Ogden & Day, 320 5th av. Plan No. 1257.

61ST ST, 151 East, remove wall, new iron girder, changes in basement and stairs, steel shaft and skylight to 4-sty brick residence; cost, $2,500; owners, Margaret & Charles C. Nott, 126 East 34th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 1218.

69TH ST, 125 East, enlarge front window to 4-sty brick dwelling (1 family); cost, $100; owner, Albert Gallatin, 125 East 69th st; architect, Marshall R. Grimes, 59 East 42d st. Plan No. 1198.

74TH ST, 433 East, remove rear wall and extend 1st floor, fireproof construction to 2-sty frame iron shop; cost, $100; owner, Walter Jefferson Moore, 15 William st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1215.

96TH ST, 153-55 East, n s, 26 e Lexington av, erect stores (1st floor), lower 1st tier of beams, install bath rooms and plumbing to two 5-sty brick stores and tenement; cost, $4,000; owner, Metropolis Holding Corporation, 149 Broadway, Raphael Prager, Pres.; architect, Raphael Prager, 149 Broadway. Plan No. 1196.

96TH ST, 243-53 West, n w cor Broadway, alter stage, remove wall and rebuild at rear, fireproof tunnel, new dressing rooms and alter fire escapes to 3-sty fire proof theatre and office building; cost, $15,000; owner, Broadway & 96th Street Realty Co., 126 W. 46th st, William Fox, Pres.; architect, Thos. W. Lamb, 644 8th av. Plan No. 1200.

100TH ST, 315 West, remove walls, bay window (terra cotta blocks), new stairs, dumbwaiter shaft and 1-sty light shaft to 5-sty brick dwelling (1 family); cost, $7,000; owner, Efrem Zimbalist, 20 West 43d st; architect, Grosvenor Atterbury, 20 West 43d st. Plan No. 1249.

107TH ST, 409-413 East, will fireproof present stairway and staircase and new fire stairway to 5-sty brick loft building; cost, $2,000; owner, Edwin Blum, 59 West 105th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 1186.

111TH ST, 412 East, s s, 174 e 1st av, erect blacksmith shop to 1-sty brick blacksmith shop; cost, $500; owner, Consolidated Gas Co.

of New York, 130 East 15th st; George B. Cortelyou, Pres., 251st st and Independence av; architect, W. Cullen Morris, engineer of construction. Plan No. 1207.

113TH ST, 253 West, remove front wall and erect extension to 3-sty brick dwelling; cost, $2,500; owner, John D. Crimmins, 624 Madison av; architect, Frederick W. Rinn, 624 Madison av. Plan No. 1193.

181ST ST, 538-52 West, n w cor Audubon av, remove ventilating bulkhead, new fireproof sliding cover and new supports to 1-sty fireproof theatre; cost, $800; owner, Theodore Walter Myers, 20 New st; architect, James A. Rauchcliffe, 604 Greenwich st. Plan No. 1244.

BROADWAY, 506, e s, 200 n Broome st, continue stairs to roof, fireproof enclosure, new fire-escape to 5-sty brick lofts; cost, $500; owner, E. A. Matheissen Estate, 45 Wall st, U. S. Trust Co., trustees, 45 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 1248.

BROADWAY, 1115-1117, s w cor 25th st, raise tank house 10 ft., new steel tank support and tile roof, remove slag roof to 12-sty fireproof store and lofts; cost, $500; owner, Louisa M. Gerry, Newport, R. I.; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 1242.

BROADWAY, 1230-28, s e cor 31st st, divide rooms, fireproof partitions (reinforced concrete to 12 & 7-sty brick and fireproof stores and hotel; cost, $1,500; owner, Josephine Brooks estate; trustee, Frank C. Polk, 32 Nassau st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1216.

BROADWAY, 2730, remove front and partitions, new store, lower floor beams, new plumbing and partitions to 5-sty brick stores and tenement; cost, $4,000; owner, Rudolph Leeds, in care of Isaac Michaels, 16 Wall st; architect, Milton Zeisler, 423 East 74th st. Plan No. 1213.

BROADWAY, 2350, e s, 85th to 86th st, erect perforated radial fire brick flue to 12-sty fireproof hotel; cost, $2,500; owners, Anderson & Price Co., S. Butler Smith, Pres., 86th st and Broadway; architect, M. W. Kellogg Co., 90 West st. Plan No. 1199.

BROADWAY, 1631-1637, n w cor 50th st, suspend mezzanine floor, steel framing, reinforced concrete floor system to 3½-sty fireproof stores and lofts; cost, $2,000; owner, Rebecca A. D. Wendel Swope, 175 Broadway; architect, Prince Iron Works, 553 West 33d st. Plan No. 1182.

COLUMBUS AV, 875, s e cor 103d st, remove partitions, new apartments, stores, yard, court and stairs to 5-sty brick stores and apartments; cost, $10,000; owner, Mrs. Ellen A. Ashman, 2030 Broadway; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1256.

GRAMERCY PARK, 18, s w cor 20th st, remove walls, 1-sty addition, mansard roof, extend leaders, enlarge courts, etc., to 3-sty brick squash courts; cost, $2,000; owner, Columbia University Club, 18 Gramercy Park, John H. Von Arnringe, Pres.; architect, Frederick S. Keeler, 90 West st. Plan No. 1246.

LEXINGTON AV., 480-494, erect booths, screens, seatings and terraces for seats and tables to 13-sty fireproof exhibitions and sale rooms; cost, $500; owners, New York Central & Hudson River Railroad Co., A. H. Smith, Pres.; architect, Edward Barnard Kinsila, 140 West 57th st. Plan No. 1181.

LEXINGTON AV, 1479-85, s e cor 96th st, remove street encroachments to 5-sty brick Public School; cost, $13,000; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1062. Correction in issue May 15, when property was Lexington av, 1579-85.

LEXINGTON AV, 1207, removal of walls, new store front, lower 1st floor beams, excavate cellar, new toilet and partitions to 4-sty brick store and tenement; cost, $2,500; owner, Arthur Ochs, 1391 Madison av; architect, Eugene Cotter, 31 East 27th st. Plan No. 1179.

LEXINGTON AV, 480-94, and 46th to 47th st, erect booths (moving picture), screens, seatings and terraces to 13-sty fireproof exhibitions and salesrooms; cost, $500; owner, New York Central & H. R. R. R. Co., Alfred A. Smith, Pres., Grand Central Terminal; architect, Edward B. Kinsela, 140 West 57th st. Plan No. 1253.

LEXINGTON AV, 820, w s, 25 s 62d st, raise 1st and 2d tier of beams, remove partitions and wall, stoop, new partitions, dumbwaiter, bath rooms, store fronts, etc., to 5-sty brick stores and dwelling; cost, $3,500; owner, Israel Rubenoff, on premises; architect, M. Joseph Harrison, World Building. Plan No. 1185.

MADISON AV, 593, n e cor 57th st, alter west gallery and reinforce north and south galleries to 1-sty stone church; cost, $200; owner, Central Presbyterian Church, 212 West 57th st, William Barbour, Pres., 96 Franklin st; architect, George A. Hartung, 200 5th av. Plan No. 1250.

2D AV, 74, new w. c. compartments, skylights and stone steps to 4-sty brick store and tenement (4 families); cost, $200; owner, Andrew Schlaeppi, Nyack, Rockland county; architect, David Elfenbeim, 123 2d av. Plan No. 1220.

2D AV, 178, e s, 51 n 11th st, 1-sty addition, reset skylights, lower floor, new 8-in. brick wall in cellar to 4-sty brick store, offices and dwelling; cost, $1,500; owner, Marguerite Berko, 178 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1208.

2D AV, 534, e s, 60 s cor 30th st, remove show windows, new show windows, iron girders and (2) c. i. columns and door to 3-sty brick store and dwelling; cost, $750; owner, Elizabeth J. Tighe, 136 East 56th st; architect, Otto A. Standt, 945 2d av. Plan No. 1225.

2D AV, 672, new store front, remove center pier, new 8-in. girders and partitions to 4-sty brick office and dwelling; cost, $300; owner, Laura Kellogg McDougall, 24 South 15th st, Flushing, L. I.; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1221.

3D AV, 1465, 42 s 83d st, new c. i. posts i. beam girders, store front and g. i. cornice to 4-sty brick store and dwelling; cost, $500; owner, Magdalena Becker, care architect, John H. Friend, 148 Alexander av. Plan No. 1189.

5TH AV, 416, w s, 38 s of 38th st, erect fireproof bridge (reinforced concrete floor, terra cotta and iron roof, terra cotta block walls, fireproof doors, angle iron frames and steel beams and columns) to 12-sty fireproof store and lofts; cost, $1,500; owner, 416 5th Av. Co., 416 5th av, Franklin Simmon, Vice-president, 95 Riverside drive; architect, Edward Necarsulmer, 507 5th av. Plan No. 1202.

5TH AV, 670, s w cor 53d st, new iron stairs (1-sty), pent house, 6-in. terra cotta block partitions, fireproof s. c. doors, tile floors, additional toilets and lavatories to 6-sty fireproof mercantile building, fur dealers; cost, $4,000; owner, Revillon Freres, 19 West 34th st, Thomas J. Burke, Pres.; architects, Seymour & Schonewald, 19 West 34th st. Plan No. 1194.

5TH AV, 728-734, s w cor 57th st, new water closet compartments to 3-sty brick stores and offices; cost, $200; owner, Joseph Braunstein, 1454 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1178.

6TH AV, 517-19, s w cor 31st st, reset store doors and side light, partitions to storage room and kitchen to 4-sty brick stores and lofts; cost, $1,000; owner, Torimac Corporation, on premises, John D. Smith, Pres.; architect, M. Joseph Harrison, World Building. Plan No. 1183.

8TH AV, 294, s e cor 25th st, lath and plaster partitions, new entrance, door and windows and general repairs to 4-sty brick store and tenement; cost, $300; owner, Mrs. Mary L. Fraser, 18 West 27th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1188.

9TH AV, 249-51, n w cor 25th st, divide store, erect partitions, install water closets, urinals and basins to 4-sty brick store and tenement; cost, $500; owner, Thomas Lynch, 316 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1184.

10TH AV, 319, new toilet compartments and skylights to 3-sty brick stores (2) and tenement (3 families); cost, $100; owner, Melbie E. Williams, 264 Riverside Drive; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1222.

Bronx.

RÖSEWOOD ST, n s, 100 w Olinville av, new front to 2-sty frame dwelling; cost, $350; owner, Patrick Butler, 3301 Olinville av; architects, Ebert & Pringle, 3329 Olinville av. Plan No. 210.

138TH ST, 502 and 504, new store fronts, new partition to two 5-sty brick stores and tenements; cost, $1,000; owner, Meta Rohdenburg, 222 West 136th st; architects, Dodge & Morrison, 135 Front st. Plan No. 211.

BEDFORD PK BLVD, s s, 149.15 e Webster av, 1-sty brick extension, 56x102.1 to 1-sty brick garage; cost, $6,000; owner, S. M. De Pasquale, 2975 Marion av; architect, John C. M. Ruhl, 3132 Decatur av. Plan No. 206.

BRONX BLVD, s e cor Rosewood st, new bake ovens to 2-sty brick bakery; cost, $2,000; owners, General Bakery Co., 45 East 17th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 204.

CYPRESS AV, w s, 136th to 137th sts, two new tanks, new beams to 6-sty brick factory; cost, $2,000; owners, Feustner & Ruhe Bldg. Co., 41 Murray st; architect, The Rusling Co., 39 Cortland st. Plan No. 209.

GUNTHER AV, n s, 67.69 n Tillotson av, 2-sty frame extension, 20x15 to 2½-sty frame dwelling; cost, $1,500; owner, P. Walters Dean, Skaneateles, N. Y.; architect, John P. Boyland, 2526 Webster av. Plan No. 216.

INDEPENDENCE AV, e s, 240 s Kappock st, 2½-sty frame extension, 24x20.6, to 2½-sty frame dwelling; cost, $4,600; owners, Est. of Isaac G. Johnson, Spuyten Duyvil; architect, Robt. W. Gardner, 43 Cedar st. Plan No. 220.

LONGWOOD AV, 869, 1-sty brick extension, 76x12 to 1-sty brick nicolette; cost, $10,000; owners, Lachman & Goldsmith, 35 Nassau st; architect, Jacob M. Felson, 1133 Broadway. Plan No. 205.

NEWTON AV, e s, 218.62 n 251st st, 1½-sty frame extension, 11x15.7, lower 3 ft. and install new plumbing to 2½-sty frame dwelling; cost, $4,000; owner, Willett R. Skillman, Morris Plains, N. J.; architect, Dwight J. Baum, Waldo av. Plan No. 215.

PARK AV, e s, 90 s 171st st, new partitions to 3-sty brick stores and tenement; cost, $350; owner, Wm. Diamond, 175th st and Bathgate av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 212.

TIEBOUT AV, s e cor Fordham rd, 1-sty frame extension, 31.11x50, 31.11x10, to 1 and 2-sty frame stores; cost, $2,000; owner, John Holfelder, 76 Hudson st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 207.

WASHINGTON AV, 1281, 1-sty brick extension, 35x30.1, to 1-sty brick moving picture theatre; cost, $6,000; owner, Sophia Knipper, on premises; architect, Samuel Levingson, 101 West 42d st. Plan No. 218.

WASHINGTON AV, 1471, remove encroachments to 5-sty brick store and tenement; cost, $1,200; owner, Annie Hochfelsen, 142 Lewis st; architect, O. Reissmann, 147 4th av. Plan No. 213.

WEBSTER AV, s e cor Kindermann pl, new store front, new partitions to three 3-sty frame tenements; cost, $800; owners, Manderkin Bldg. Co., Geo. Kindermann, 1360 Webster av, Pres.; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 219.

WEBSTER AV, 1922 to 1928, 1-sty frame extension, 11x26, new store fronts, new partitions to 2-sty frame stores and restaurant; cost, $1,000; owners, Dochterman Realty Co., 457 East 10th st; architect, Lansing C. Holden, 103 Park av. Plan No. 214.

3D AV, 3156, new windows to 3-sty brick and frame store and dwelling; cost, $120; owner, Charlotte F. L. Schultz, 1899 Bathgate av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 208.

Brooklyn.

BOERUM ST, n s, 30 e Broadway, interior alterations to 3-sty dwelling; cost, $100; owner, Lurwal Realty Co., 46 Graham av; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 3793.

BOERUM ST, n e cor Humboldt st, interior alterations to 2-sty factory; cost, $200; owner, R. Blumenthal estate, 780 1st av, Manhattan; architect, B. E. Stern, 56 West 45th st, Manhattan. Plan No. 3858.

FULTON ST, s s, 40 e Bond st, interior alterations to 4-sty store; cost, $2,500; owner, Jason Bailey, Thomasville, Ga.; architects, Parfitt Bros., 26 Court st. Plan No. 3768.

FULTON ST, s w cor Hoyt st, elevator to 4-sty store; cost, $5,000; owner, Julius Broody, 1161 Kenmore pl; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3719.

HART ST, n s, 25 e Evergreen av, interior alterations to 2-sty dwelling; cost, $250; owner, Stephen F. Huggard, 152 Irving av; architect, Lew Keon, 27 Graham av. Plan No. 3871.

HGH ST, s s, 60.2 w Adams st, plumbing to 3-sty office; cost, $200; owner, Broadway Subway and Home Borough Adv. Co., on premises; architect, Wm. E. Young, 1931 Broadway, Manhattan. Plan No. 3905.

HOPKINS ST, s s, 250 e Marcy av, interior alterations to 2-sty synagogue; cost, $150; owner, Chebra Beras Abrams, 100 Hopkins st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3741.

JEROME ST, w s, 186.7 s Fulton st, extension to 2-sty dwelling; cost, $350; owner, John E. Schnell, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3831.

LEONARD ST, w s, 75 s Meserole st, extension to 4-sty tenement; cost, $1,800; owner, Abr. Jacobson, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 3717.

LINCOLN PL, n w cor Eastern pkway, interior alterations to 1-sty theatre; cost, $2,500; owner, Arankecy Amusement Co., 1476 Broadway; architect, Jacob M. Felson, 1133 Broadway. Plan No. 3746.

LOCUST ST, n s, 100 e Broadway, interior alterations to 4-sty tenement; cost, $500; owner, Max Grodin, 263 Floyd st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 3734.

LORIMER ST, w s, 25 s Richardson st, extension to 3-sty dwelling; cost, $500; owner, Gennaro Trotta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3732.

OSBORN ST, e s, 50 n Dumont av, extension to 3-sty tenement; cost, $350; owner, Louis Perper, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 3869.

SKILLMAN ST, e s, 111.10 s Myrtle av, extension to 2-sty dwelling; cost, $500; owner, Rosario Corabi, 79 Skillman st; architect, D. Salvati, 525 Grand st. Plan No. 3777.

SOUTH OXFORD ST, w s, 69.8 n Atlantic av, interior alterations to 2-sty garage; cost, $350; owner, Dr. Alex C. Howe, 40 South Oxford st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 3720.

STOCKTON ST, n e cor Marcy av, extension to two 3-sty stores and tenements; total cost, $500; owners, Sam Goldstein & ano, 199 Throop av; architect, Lew Koen, 27 Graham av, Plan No. 3737.

STRATTON'S WALK, 3062, exterior alterations to 1-sty laundry; cost, $500; owner, Peter Econopoly, on premises; architect, A. D. Hinsdale, Jones walk and Surf av. Plan No. 3585. (Corrects error in last issue as to owner's name.)

TEN EYCK ST, s s, 200 w Manhattan av, interior alterations to two 3-sty tenements; cost, $375; owner, Mary Eisenman, 230 Graham av; architect, H. M. Entlich, 29 Montrose av. Plan No. 3808.

UNION ST, n s, 74 e Columbia st, extension to two 3-sty dwellings; cost, $5,000; owner, Jos. Sessa, 38-40 Union st; architect, A. C. Kunzi, 182 Harmon st. Plan No. 3723.

VAN BRUNT ST, e s, 75 s Dykeman st, interior alterations to 3-sty tenment; cost, $200, owner, Mary A. Steype, 40 Coffey st; architect, John Burke, 370 Union st. Plan No. 3901.

WYONA ST, w s, 131 n Atlantic av, interior alterations to 2-sty hotel; cost, $100; owner, Abr. H. Levy, 376 Grand st, Manhattan; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 3907.

WEST 2D ST, 2926, extension to 1-sty dwelling; cost, $300; owner, Mary Sutter, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3604. (Corrects error in last issue as to location.)

3D ST, s s, 105 w 3d av, extension to 1-sty coal pocket; cost, $1,000; owner, Schweder & Horstman, 222 3d st; architect, Otto E. Barene, 463 Albemarle rd. Plan No. 3848.

SOUTH 4TH ST, s s, 75 w Kent av, exterior alterations to 8-sty factory; cost, $5,000; owner, American Sugar Refining Co., on premises; architect, Godfrey Engel, 126 Winthrop st. Plan No. 3824.

SOUTH 5TH ST, n s, 35 w Kent av, exterior alterations to 7-sty factory; cost, $6,000; owner, American Sugar Refining Co., South 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 3826.

SO. 5TH ST, n w cor Rodney st, extension to 3-sty dwelling; cost, $950; owner, Leah Ringel, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 3893.

NORTH 11TH ST, n w cor Wythe av, extension to 5-sty factory; cost, $500; owner, Brooklyn Cooperage Co., on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 3769.

WEST 17TH ST, e s, 326.8 n Neptune av, extension to 2-sty dwelling; cost, $250; owner, Paul Muro, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3882.

59TH ST, n s, 220 e 3d av, plumbing to 4-sty tenement; cost, $100; owner, Mary Slattery, 281 Sackett st; architect, W. J. Conway, 400 Union st. Plan No. 3833.

Alterations—(Continued).

61ST ST, s s, 962 w 15th av, extension to 2-sty dwelling; cost, $200; owner, Salvatore Grandy, 1444 65th st; architect, C. A. Olsen, 1209 68th st. Plan No. 3757.

BROADWAY, n s, 1388 w Johnson av, extension to 3-sty store and dwelling; cost, $200; owner, Jacob Gold, 555 Broadway; architect, Sidney Diamant, 15 East 40th st, Manhattan. Plan No. 3735.

BROADWAY, e s, 21 s Grove st, interior alterations to 4-sty tenement; cost, $800; owner, John Schwartz, 1321 Broadway; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3716.

DUMONT AV, n s, 60 e Warwick st, extension to 2-sty dwelling; cost, $500; owner, Jacob Chessler, on premises; architect, M. J. Harrison, World Bldg., Manhattan. Plan No. 3775.

GEORGIA AV, w s, 185.1 n Alabama av, interior alterations to 3-sty tenement; cost, $500; owner, Filomena Harman, on premises; architect, Matthew W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 3711.

GREENE AV, n s, 454 e Evergreen av, interior alterations to 2-sty church; cost, $2,000; owner, Greene, A. M. E. Church, on premises; architects, Spencer & Randolph, 165 Broadway, Manhattan. Plan No. 3890.

MARCY AV, s w cor Jefferson av, interior alterations to 2-sty church; cost, $5,000; owner, Trustees of Central Presbyterian Church, on premises; architect, D. E. Reid, 15 Sycamore av, Newark, N. J. Plan No. 3807.

PARK AV, s s, 250 e Throop av, interior alterations to 3-sty tenement; cost, $200; owner, Walenty Mikecisk, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3745.

ROCKAWAY AV, e s, 220 s Denton av, interior alterations to 1-sty theatre; cost, $200; owner, Harry C Quaritus, Rockaway av and Canarsie shore; architect, John M. Linn, 280 14th st. Plan No. 3776.

ST. MARK'S AV, s e cor Troy av, extension to 3-sty dwelling; cost, $2,800; owners, H. & L. Guiliani, 25 Bowne st, Elmhurst, L. I.; architect, Chas. Braum, 459 41st st. Plan No. 3829.

STONE AV, n e cor Blake av, interior alterations to 3-sty store and dwelling; cost, $800; owner, Sam Telsey, 32 Melrose st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3876.

TOMPKINS AV, w s, 62.6 s Hopkins st, interior alterations to three 2 and 3-sty stores and tenements; cost, $1,000; owner, Louis Kaplan, 709 Lafayette av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3742.

TOMPKINS AV, e s, 24 n Hart st, interior alterations to 3-sty club; cost, $200; owner, 6th Assembly District Socialist Club, 257 Throop av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3697.

VERNON AV, s s, 85 e Throop av, extension to 2-sty garage; cost, $1,000; owner, Mrs. R. Rosenthal, 259 Throop av; architect, H. J. Nurick, 830 Putnam av. Plan No. 3712.

3D AV, s e cor 7th st, plumbing to 4-sty tenement; cost, $200; owner, Kate S. Taylor, Hotel Belclaire, Broadway and 77th st, Manhattan; architect, D. A. Lucas, 98 3d st. Plan No. 3887.

4TH AV, s w cor 44th st, plumbing to 1-sty store and dwelling; cost, $300; owner, Patrick F. Franklin, on premises; architect, Thos. Bennet, 3d av and 52d st. Plan No. 3698.

5TH AV, s w cor 11th st, extension to 4-sty store and tenement; cost, $950; owner, Lena Dorgeloh, 772 Bushwick av; architect, Jas. Hartung, 548 2d st. Plan No. 3759.

18TH AV, s s, 399.6 west, Gravesend av, extension to 1-sty shop; cost, $600; owner, Fred Fischlein & ano, 2818 West 6th st; architect, Richard Marzan, 2818 West 6th st. Plan No. 3872.

Queens.

BELLE HARBOR.—Norfolk av, w s, 150 n Washington av, 1-sty frame extension, 13x18, rear dwelling, tin roof; cost, $300; owner, L. Bowemann, on premises. Plan No. 1172.

EVERGREEN.—Summerfield st, 129, interior alterations to dwelling; cost, $200; owner, Geo. Weiss, on premises. Plan No. 1195.

FLUSHING.—Barclay st, 186, plumbing to dwelling; cost, $125; owner, Millie Walsh, on premises. Plan No. 1177.

FOREST HILLS.—Puritan av, n w cor Whitson st, 1-sty tile extension, 20x18, rear dwelling, tile roof, interior alterations; cost, $1,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1171.

GLENDALE.—Indiana pl, n s, 280 e Tesla pl, plumbing to dwelling; cost, $190; owner, M. Picard, on premises. Plan No. 1187.

GLENDALE.—Lafayette av, w s, 300 n Myrtle av, plumbing to dwelling; cost, $70; owner, Geo. Worst, on premises. Plan No. 1188.

JAMAICA.—West Catherine st, s s, 140 e Rockaway rd, 2-sty frame extension, 20x25, front of dwelling, tar and gravel roof, interior alterations; cost, $2,500; owner, R. DePaulina, 10 West Catherine st, Jamaica; architect, A. Lodi, Jamaica. Plan No. 1159.

JAMAICA.—Park pl, n s, 164 e Canal st, 1-sty frame extension, 22x57, rear store, tar and gravel roof; cost, $500; owner, Henry Weinstein, 213 North 6th st, Brooklyn; architect, W. K. Taylor, 320 Bowne av, Flushing. Plan No. 1162.

L. I. CITY.—Hunterspoint av, 559, 2-sty brick extension, 10x15, rear dwelling, slag roof, interior alterations; cost, $1,000; owner, Mary Driscoll, 555 Hunterspoint av, L. I. City; architect, F. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 1164.

L. I. CITY.—1st av, e s, 42 n Washington av, 1-sty frame extension rear dwelling, new plumbing; cost, $250; owner, Mrs. Julius Bleckwenn, on premises. Plan No. 1147.

L. I. CITY.—Graham av, n s, 25 w Hancock st, plumbing to dwelling; cost, $100; owner, John Kenny, on premises. Plan No. 1149.

L. I. CITY.—Washington av, s s, 125 e Hamilton st, plumbing to dwelling; cost, $100; owner, G. Hill, on premises. Plan No. 1150.

L. I. CITY.—Washington av, 121, 1-sty brick extension, 23x25, rear dwelling, tar and gravel roof, interior alterations; cost, $2,000; owner, Paul Sinkiewicg, on premises; architect, Frank Chmelis, 496 2d av, L. I. City. Plan No. 1176.

L. I. CITY.—Van Alst, Borden av and 3d st, interior alterations to factory; cost, $800; owner, American Druggist Syndicate, on premises. Plan No. 1178.

MASPETH.—Columbia pl, s s, 300 s Grand st, 1 and 2-sty frame extension, front and side of dwelling, 48x14, tin roof, interior alterations; cost, $3,000; owner, John Inglis, premises; architect, C. Stines, 16 Cauldwell av, Maspeth. Plan No. 1175.

MASPETH.—Emma st, e s, cor Flushing av, plumbing to dwelling; cost, $150; owner, J. Wimderoth, on premises. Plan No. 1153.

MIDDLE VILLAGE.—Dry Harbor rd, n w cor Juniper Swamp rd, interior alterations to cow barn; cost, $500; owners, Schmulker & Laurie, on premises. Plan No. 1198.

RICHMOND HILL.—Chestnut st, e s, 522 n Lexington av, 1-sty built underneath dwelling, tin roof, interior alterations; cost, $1,200; owner, P. Ludemann, 333 Chestnut st, Richmond Hill. Plan No. 1166.

RICHMOND HILL.—Atlantic av, n s, 100 w Greenwood av, 1-sty frame extension, 10x10, rear store, tar roof; cost, $100; owner, S. Rosenberg, on premises. Plan No. 1158.

RIDGEWOOD.—Cypress av, e s, 400 s Cooper av, plumbing to dwelling; cost, $100; owner, W. Wiedemann, on premises. Plan No. 1154.

WHITESTONE.—8th av, e s, 20 n 18th st, new store fronts to stores; cost, $400; owner, Seth W. Harpell, on premises. Plan No. 1161.

WHITESTONE.—8th av, w s, 320 s 18th st, interior alterations to store; cost, $250; owner, Jas. Dick, on premises. Plan No. 1163.

WOODHAVEN.—Woodland av, w s, 120 s Ferris st, plumbing to dwelling; cost, $50; owner, M. Pepper, on premises. Plan No. 1155-56-57. Three houses cost $150.

Richmond.

CARROLL P, s e cor Westervelt, New Brighton, alterations to frame dwelling; cost, $1,500; owner, Alfred H. Thomas, Westervelt av, N. B.; architect, Thos. Cummings, 60 Metcalf st, Stapleton, S. I. Plan No. 245.

GREY ST, e s, 150 n Hudson st, Stapleton, alterations to (2) frame toilets; cost, $200; owner, Mrs. Julia Verner, 108 Boyd st, Stapleton; architects, Wood & Judge, 90 Laurel av, Stapleton. Plan No. 253.

JERSEY ST, 254, 50 s Hill st, New Brighton, alterations to frame store and dwelling; cost, ——; owner, Hy. L. Comtois, New Brighton; builders, Block & Ustan, New Brighton. Plan No. 233.

KING ST, n s, 108 w Nelson av, Great Kills, alterations to frame bungalow; cost, $80; owner, A. Loomis, Great Kills. Plan No. 243.

NORTH ST, e s, 90 n Richmond Terrace, Port Richmond, alterations to frame dwelling; cost, $15; owner, Eugene G. Johnson, 2 North st, Port Richmond. Plan No. 252.

RICHMOND TERRACE, n s, 50 w Broadway, Richmond, alterations to frame work shop; cost, $200; owners, Berke & Tanner, Richmond Terrace; builders, Hesse & Offerpost, 102 Garden st, Stapleton, S. I. Plan No. 232.

SAND LANE, cor Seaside Blvd, South Field, alterations to frame dining room; cost, $500; owners, Lembeck & Betz, 173 9th st, Jersey City. Plan No. 235.

BAY AV, w s, 100 s Richmond rd, Port Richmond, alterations to frame dwelling; cost, $75; owner, Oney Baylon, 128 Bay av, Port Richmond; builder, Jas. C. Bush, 125 Simonson av, Port Richmond. Plan No. 244.

BROADWAY, e s, 455 s Richmond Terrace, West New Brighton, alterations to brick dwelling; cost, $800; owner, C. A. Schleininger, Canal st, Stapleton. Plan No. 240.

CARY AV, s s, 200 e Columbia st, alterations to frame store; cost, $75; owner, P. Jarelli; builder, A. Hangland. Plan No. 254.

CHESTNUT AV, n s, 800 e Tompkins av, Rosebank, alterations to frame storage; cost, $300; owner, L. A. Dreyfus Co., Maple av, Rosebank. Plan No. 230.

DAVID AV, e s, 93 n Livingston pl, West Brighton, alterations to frame dwelling; cost, $200; owner, Mrs. Mary Lucy, 1128 Bard av; architect, J. E. Merrill, 644 Henderson av, W. B. Plan No. 247.

EGBERT AV, s s, 150 w Manor rd, W. New Brighton, alterations to frame dwelling; cost, $150; owner, A. H. Ludwig, 94 Egbert av, W. N. B.; architect, Chas. B. Hemiker; builder, John Karlson, 419 Castleton av, Tompkinsville. Plan No. 246.

GLEN AV, e s, 250 s Brighton av, New Brighton, alterations to frame dwelling; cost, $900; owner, Givanno De Petro, 94 Glen av, N. B.; architect, John Davies. Plan No. 239.

JEFFERSON B, w s, 200 Rail Road, Annadale Little Farm, alterations to frame office; cost, $120; owner, Wood, Harmon & Co., Annadale, S. I.; architect, Fred Klein, Huguenot Park, S. I. Plan No. 249.

MORNING STAR RD, w s, 55 s Crocheron st, Elm Park, alterations to frame dwelling; cost, $1,200; owner, Tony Piscitello, Morning Star rd; architect, Leonard Marino; builder, J. Alkeviz, 337 Simonson av, Mariners Harbor. Plan No. 241.

PENN AV, 150, Rosebank, alterations to frame dwelling; cost, $600; owner, Thos. Cummingham, Rosebank; architect, Daniel Santora, Tompkinsville. Plan No. 238.

RICHMOND HILL RD, n s, 1,000 Richmond rd, Richmond, alterations to frame dancing hall; cost, $1,000; owner, Jos. Personeni, 496-98 West Broadway, Manhattan; architect, Anthony Vendrasw, 183 Spring st. Plan No. 242.

SEASIDE BLVD, s s, 900 w Sand Lane, South Beach, alterations to frame stand; cost, $190; owner, S. I. Land Imp. Co., 124 West 45th st, Manhattan; architect, Jos. W. Nastasi & Bros., 81 Old Town rd, Arrochar. Plan No. 231.

SEGUINE AV, e s, 75 s Beach st, alterations to frame dwelling; cost, $100; owner, Chas. Werner, Princes Bay. Plan No. 234.

BARRET BLVD, n s, 180 e Havenwood rd, New Brighton, alterations to frame dwelling; cost, $150; owner, Louis A. Guidice, 287 Pelton av, West New Brighton. Plan No. 255.

HAPPY LAND, South Beach, alterations to frame photo gallery; cost, $275; owner, Herganban, South Beach; builder, J. M. Stellepon, 78 Fingerboard rd. Plan No. 251.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 22. The location is given, but not the owner's address.

NEWARK. Bartholomew Zazzala, 134 Bank st, 3-sty frame alteration, $500; Maria Tortorielle, 1080 North 6th st, 3-sty brick, $6,000; Mary Seib, 363 18th av, 3-sty frame alteration, $1,500; Giangicolo Santoro, 251-253 Fairmount av, two 4-sty brick alteration, $500; Nicholas Gasale and Salvatore Liolia, 141-143 Park av, two 4-sty brick, $28,000; Joseph Blank, 205 Prince st, 3-sty frame alteration, $200; Rose Stein, 250 Broome st, 3-sty frame alteration, $400; Carmela Trasanti, 398 East Kinney st, 3-sty brick, $7,000; Jacobwits & Krinitsky, 22 Sunset av, 3-sty frame, $5,000.

NEWARK.—Max Mendl, northeast corner Central av and South 13th st, two 4-sty brick, $30,000; Moses Eisner, northwest corner Pennsylvania av and Parkhurst st, 4-sty brick, $18,000; Antonio Brienza, 303 Bank st, 4-sty brick, $17,000; Samuel Greenberg, 358 Central av, 3-sty frame alteration, $400; Solomon Chiperson, 311 and 315 Peshine av, two 3-sty frame, $14,000; Wm. Storch and Chas. Wuensch, 552 and 554 Springfield av, two 3-sty brick, $12,000; Benj. and Harry Schanerman, 212 Ridgewood av, 3-sty frame, $9,000; Benj. and Harry Schanerman, 206, 208 and 210 Ridgewood av, three 3-sty frame, $18,000; Frank A. and Edward Caruso, 1 Garside st, 3-sty brick alteration, $4,500.

JERSEY CITY.—Henry J. Huish, 197 Olean av, 3-sty frame alteration, $1,000; Antonio Murry, 357 7th st, 3-sty brick alteration, $300; Louis H. Tourto, 165-167 Baldwin av, two 3-sty brick, $20,000; Salvatore Cassaro, 33 Emerson av, 3-sty frame alteration, $1,000.

JERSEY CITY.—Joseph Kozak, 82 Laidlaw av, 3-sty brick alteration, $3,000; Emmich Miko, 204 Culver av, 2-sty frame, $4,000; Jackson Plumbing Co., 183 Woodlawn av, 4-sty brick, $15,000; Joseph Stogoski, 1036 Garfield av, 3-sty frame alteration, $1,000; Frank Lukaszewski, 139 8th st, 4-sty brick alteration, $300.

HOBOKEN.—Eugene Beneduce, 357 5th st, 3-sty frame alteration, $500.

HOBOKEN.—Frank Carglina, 419 Jefferson st, 2-sty frame alteration, $200.

WEST HOBOKEN.—Anna Wache, 323 Summit av, 3-sty frame alteration, $1,200.

PASSAIC.—Louis Drew, 110 2d st, 3-sty frame alteration, $3,500.

PASSAIC.—Philip Dobrin, 84 Passaic st, 2-sty frame alteration, $500.

HARRISON.—Annie and Mary Fallon, northwest corner North 4th and Cross sts, 3-sty frame, $7,000.

BLOOMFIELD.—Max Olman, northwest corner Thomas st and Maolis av, 2-sty frame, $5,000.

PERSONAL AND TRADE NOTES.

HENRY B. HERTS, architect, has moved his offices from 35 West 31st st to 345 5th av.

AJAX PORTLAND CEMENT CO. has moved its offices from 103 Park av to 18 East 41st st.

NATIONAL METAL BEAD CO. has moved from 217 Seventh av and is now located at 231 Tenth av.

A. DAVIS & CO., general contractors, have moved their offices from 405 Lexington av to 581 First av.

ARNE DELHI, architect, has moved his offices from 108 Fulton st, Manhattan, to 1368 President st, Brooklyn.

MAX HEIDELBERG AND EMILO LEVY, architects, have moved their offices from 12 West 31st st, to 345 5th av.

LE BARON B. JACKSON, switchboards and panelboards, has moved his offices from 316 West 42d st to 52 Vanderbilt av.

L. H. SEUBERT, general contractor, has moved his offices from 105 West 40th st, Manhattan, to 566 Jackson av, Long Island City.

THOMAS NASH, architect, has moved his offices from 1170 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

ODERWALD IRON WORKS, INC., 51 Clark st, Astoria, L. I., succeeds the old firm of Oderwald & Butler, at the same address.

CHARLES C. HAIGHT, architect, has moved his offices from 452 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

DETROIT GRAPHITE CO., paints, has moved its offices from 135 Broadway and is now located in the new Equitable Building, 120 Broadway.

KERNER CONSTRUCTION CO. has opened offices at 405 Lexington av, where a general building contracting business will be conducted.

TUTTLE & BAILEY MANUFACTURING CO. has moved its offices from 76 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

HEDDEN CONSTRUCTION CO., general contracting, has moved its offices from 1 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

ARMAND SCHULE, architect, is practicing his profession at 360 Avenue C, Bayonne, N. J., and desires catalogues and samples from manufacturers interested in the building trades.

HEDDEN CONSTRUCTION CO., general contracting, has moved its offices from 1 Madison av to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 8560 Murray Hill.

C. H. MITCHELL, general contractor, formerly head of the C. H. Mitchell Co., has opened offices at 74 State st, Binghamton, N. Y., where he is conducting a general building business.

W. MAHLER, formerly connected with the B. & S. Leoneb Electric Co., is now manager of the Modern Electric Machine Co., of 2927 Third av, which specializes in electric fire alarms.

GEORGE W. FOSTER, formerly a member of the firm of Tandy & Foster, architects, has opened an office for the practice of his profession in the World Building, 61 Park Row, Room 1101.

JOHN SAWYER, architect, formerly located at Mill Rift, Pa., has moved to Binghamton, N. Y., where he will continue the practice of his profession and also conduct a general building business.

G. EDMUND TUPPER, architect, has moved his offices from 511 to 601 Press Building, Binghamton, N. Y. In his new offices, Mr. Tupper has greater facilities for handling his increasing business.

COMMISSIONER JOHN J. MURPHY, of the Tenement House Department, addressed the Men's Club of the Holy Innocents Roman Catholic Church, Flatbush, at its smoker held Thursday evening, May 27.

ROBERT M. BANKS, architect, for the last four years connected with the office of Wm. Neil Smith, 101 Park av, is now with the sales department of the Akron Tile Co. at 101 Park av, represented by Orrin D. Person.

CHARLES R. PRATT has opened offices at 55 Liberty st, where he will practice as a consulting engineer, specializing in the system which he has recently devised for the conversion of hydraulic elevators to electric operation.

HERBERT C. BOWMAN has become a member of the firm of Jno. B. Snook Sons, architects, 261 Broadway. The firm now includes Thomas E. Snook, Thomas E. Snook, Jr., John W. Boyiston, Curtis P. Snook and Herbert C. Bowman.

CHARLES A. PLATT, architect, 11 East 24th st, will move his offices to the additional story to be erected over the front half of the Architects Building, 101 Park av. Plans for the extra story have been prepared by La Farge & Morris, architects, 101 Park av.

NELSON P. LEWIS, chief engineer Board of Estimate, New York City, and D. L. Turner, deputy engineer of subway construction and member of the City Plan Commission, New York City, will be among the speakers at the annual Conference of Mayors and Other City Officials of New York State, to be held at Troy, June 1-3.

ARTHUR LACEY AND MISS GENEVIVE LACY are continuing the business of the firm of T. I. Lacey & Son, architects, under the old firm name and at the former address. The firm is active in Binghamton and vicinity and the work in hand at this time includes a number of contracts which were arranged for by the late Trumen I. Lacey.

J. X. COHEN, who for the last eight years has been associated with Rudolph Hering, first with the firm of Hering & Fuller and later with Hering & Gregory, consulting engineers, 170 Broadway, has resigned, in order to accept an appointment as Designing Engineer of the Syracuse Intercepting Sewer Board, for the projected sewage-disposal works of Syracuse, N. Y.

BALLINGER & PERROT, architects and engineers, of Philadelphia and New York, celebrated the opening of their new Philadelphia offices with an informal luncheon and reception Monday afternoon, May 24. Many well-known local architects and builders were present. The new offices occupy the entire top floor of the Church Building, at the corner of 17th and Arch sts.

CHARLES R. SOMMER AND EDWARD C. SOMMER, both formerly of the Roeser & Sommer Co., manufacturers of gas and electric lighting fixtures, have purchased the plant and stock of merchandise of the Roeser & Sommer Co., and have organized the Sommer Lighting Fixture Co., Inc., which will carry on the business of manufacturing all kinds of lighting fixtures at the former location, 386-390 Second av.

WALTER F. KEENAN & BRO. recently established a place of business at 17 New Chambers st as dealers and jobbers in pipe and other engineers' and steamfitters' supplies, steam and hot water accessories and factory and office building supplies. Walter F. Keenan of this firm has been connected with the John Simmons Company for the last twenty-four years, and is thoroughly familiar with all branches of the supply business.

CHRISTIAN O. PETERSEN, a prominent Staten Island builder, was shot near his home in Wood av, Tottenville, Friday evening, May 21. It is thought that the assault was the result of Mr. Petersen's refusal to employ union plumbers on some of his building operations, as he had received letters threatening him with bodily harm. The wounds are not of a serious nature and it is expected that Mr. Petersen will soon be able to be about again and resume his building activities.

COUNTRY LIFE PERMANENT EXPOSITION, in the Grand Central Terminal, has erected and furnished a full sized house within the terminal, to demonstrate the advantages of suburban living to its patrons. The house was planned by Patterson & Dula, architects, 15 East 40th st. Architects and others in the building trades were accorded a private view of this unique building within a building, Thursday and Friday, and is now to be seen by the general public. The house is complete in every particular and equipped with many labor saving devices.

DEPUTY FIRE CHIEF PATRICK MAHER, of the 11th Division, has received the administration medal offered last July by Fire Commissioner Adamson for the best suggestion for improving the efficiency of the fire fighters. Deputy Chief Maher urges the introduction of a system of rating for firemen based on a man's working record. He proposes that the department keep records such as will distinguish between the skillful, energetic and efficient members and the mediocre and indifferent ones. The purpose is to give the best men the benefit of their superior skill, ability and initiative when they enter examinations for promotion.

RICHEY, BROWN & DONALD, Astoria, L. I., manufacturers of ornamental iron and the "Browne" window, have been awarded a contract to supply all of the windows in the addition being erected to the Munsey Building, at Washington, D. C. The work includes nearly five hundred windows. The "Browne" window was personally selected by Mr. Munsey from among a number of the best known windows submitted for his consideration. McKim, Mead & White, architects, prepared the plans for the addition to the above building, which is being erected under a general contract by the George A. Fuller Co.

ARCHITECTS prominent in New York, who are graduates of Columbia University, have submitted examples of their work, including water colors, oil paintings, pastels, etchings, plaster casts and art photographs, were placed on view Tuesday, May 25, in the Avery Library, Columbia University, to show what the graduates have accomplished in allied branches of art. There are more than 150 examples in the exhibition, which will continue until June 15. Among the exhibitors are Chester A. Aldrich, William A. Delano, James Monroe Hewlett, Julian C. Levi, W. C. Francis, Arthur Ware, W. A. Boring, Ernest F. Tyler, Herbert Congdon, James Perry Wilson, Prof. A. D. F. Hamlin and Talbot Hamlin.

AN INTERESTING LECTURE, illustrating the construction of the Panama Canal, was given last Thursday evening, at the offices of Julius Franke, architect, 25 Madison Square North, by William B. Van Ingen, who recently completed some large mural paintings for the United States Government. The lecture was given to the students of Miss Schoonmaker's school and their friends, and was followed by a dance, which was held in the large drafting room on top of the building. The lecture was illustrated with lantern slides showing the various stages in the construction of the canal locks and cuts, from the commencement to the completion of the gigantic project.

OBITUARY

LEOPOLD E. GEORGI, a retired plumbing and heating contractor, died at his home, 1349 Fulton av, the Bronx, Friday, May 21. He was born in Germany seventy-one years ago, and came to America as a young man.

MARTIN MURRAY, a general contractor, prominent for many years in Central New York, died at his home in Troy, Thursday, May 20, aged sixty-nine years. During the last twenty-five years he carried out a number of large contracts for New York State and the United States Government.

SAMUEL H. MILLIKEN, president of the Pioneer Iron Works, 140 Pioneer st, Brooklyn, for the last fifteen years, died at his home, 117 Prospect Park West, Brooklyn, Thursday, May 20. Mr. Milliken was born in Manhattan seventy-three years ago and had lived in Brooklyn practically all his life. He had been connected with the Pioneer Iron Works for forty-five years. He was a veteran of the Civil War, a member of the Society of Old Brooklynites and the Twelfth Assembly District Republican Club.

JACOB GRAFF, who twenty-five years ago was quite prominent among the architects and builders of New York City, and who assisted in drawing the plans for the old Grand Central Terminal, which stood until a few years ago, died at his home at 240 South 5th st, Brooklyn, Tuesday, May 25. Mr. Graff was born in Alsace eighty-three years ago, and came to America when eighteen years of age. When the Grand Central Railroad built its old Manhattan Terminal, which was a few years ago, replaced by the present building, Jacob Graff was selected to have a part in the preparation of the plans for the edifice, which at that time was considered an imposing structure. He also made the plans for many other buildings for the New York Central Railroad and other interests, many of which are still in existence. During the last few years of his active business career and until the time of his retirement, twenty-five years ago, Mr. Graff engaged in iron and steel structural work. Mr. Graff was well known in Masonic circles, and was a member of Copernicus Lodge No. 545, F. and A. M. He did not belong to any other organizations. He is survived by one son and two grandchildren.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

MUNICIPAL ART SOCIETY has awarded prizes in its competition for the best architectural solution of the intersection of an avenue and a street. More than two hundred drawings were submitted in the contest. The awards were as follows: First prize, John Floyd Yewell; second prize, John Ambrose Thompson and Ernest F. Lewis; third prize, Samuel G. Davis and Calvin Kiessling, and first honorable mention to A. I. McGloughlin. Others to receive mention were Lewis Mayers, Albert R. Ross and Alfred Geiffert and John R. Harris. The jury of awards consisted of E. P. Goodrich, consulting engineer of the city; Lawson Purdy, president of the Department of Taxes and Assessments; Lawrence B. Dunham, Third Deputy Police Commissioner; Daniel L. Turner, Deputy Engineer of Subway Construction; Alfred Ludwig, Superintendent of Buildings; Nelson P. Lewis, Chief Engineer of the Board of Estimate and Apportionment; George W. Breck, of the Art Commission; George B. Ford, consultant of the Committee on the City Plan; Richard H. Hunt, president of the American Institute of Architects; Charles W. Stoughton, president of the Municipal Art Society; Charles R. Lamb, William N. Taylor and Harry Allan Jacobs.

ENGINEERING FOUNDATION held its first regular meeting Tuesday, May 25, at which Rules of Administration were adopted and the following officers elected: Gano Dunn, chairman; Edward D. Adams, vice-chairman; F. R. Hutton, secretary; Joseph Struthers, treasurer. This is a professional engineering trust organized along the lines of the Cleveland, Carnegie, Rockefeller and Sage Foundations, by the United Engineering Society representing jointly the national organizations of Electrical, Mining and Mechanical Engineers, with the co-operation of the national organization of Civil Engineers, combining about 30,000 members. The Engineering Foundation was made possible through the generosity of a distinguished engineer, Ambrose Swasey, of Cleveland, who made the initial gift of a quarter of a million dollars, to be devoted to the benefit of mankind through fostering engineering researches. The distinguished board administering this trust consists of Mr. Edward D. Adams, banker; Mr. Gano Dunn, President The J. G. White Engineering Corporation; Mr. Howard Elliott, President New York, New Haven & Hartford Railroad; Dr. Alexander C. Humphreys, President Stevens Institute of Technology; Dr. Charles Warren Hunt, Secretary American Society of Civil Engineers; Dr. A. R. Ledoux, Past-President American Institute of Mining Engineers; Dr. M. I. Pupin, Professor Electromechanics, Columbia University; Mr. Charles E. Scribner, Chief Engineer Western Electric Company; Mr. J. Waldo Smith, Chief Engineer, Board of Water Supply, Gas & Electricity, City of New York; Mr. Jesse M. Smith, Past-President, American Society of Mechanical Engineers, and Mr. Benjamin B. Thayer, President Anaconda Copper Company. The Board telegraphed Mr. Swasey greetings and appreciation of his generosity and pledged itself to carrying out his cherished aims. Applications for the use of the funds were received in large numbers and a committee was appointed to consider them, consisting of Dr. A. R. Ledoux, Chairman; Mr. J. Waldo Smith, Dr. M. I. Pupin and Dr. Alexander C. Humphreys. Most of the applications were in such form that they could not be considered and the committee is preparing a schedule of requirements with which applications will have to comply. The Engineering Foundation is the first of its kind devoted to engineering interests.

BUILDING MATERIALS AND SUPPLIES

MANUFACTURERS WARN CEMENT DEALERS OF DANGER OF DELAYING SHIPPING ORDERS—BRICK WILL FOLLOW JUMP

Copper and Brass Sheets, Linseed Oil Up—Plate Glass May Follow

MAY closes with all basic building materials higher in wholesale price than they were on the first of the month. Many advances occurred since the 15th, when it became evident that the complexity of the European war would become more acute. Further advances may be expected to be reported in June. By August 1, an actual shortage of material in some lines now seems assured. Manufacturers are more independent in the matter of filling dealers' orders, not only here in the metropolitan district, but throughout the west, with the single exception of Chicago environs. Even in the south there is a stiffening reported in building materials. Reports from reliable agencies for May indicate complete return to normal building conditions for ninety-eight districts. In April national building construction was wthn 6.3 per cent. of normal.

The real strength of the bulding situation has been shown in lack of retraction in building loan negotiations, increase in interest rates or boosting of accommodation premiums since the national crisis developed. So far as current building reports are concerned, construction seems to be unabated. Real estate movements have, in fact, not only held their own, but actually show improvement in some sections, notably the suburbs and some congested commercial districts.

The leading active building materials this week were common brick, Portland cement, copper, brass, spelter, linseed oil and some grades of lumber, including spruce, North Carolina pine and lath.

Hudson common brick fell from $6.50 per thousand this week to $6. Then went to $6.25 where it held weak and then toward the close rebounded firmly to $6.50. Raritan brick ruled at $6.25, but no quotations were made on district deliveries later than July 1, indicating that manufacturers are preparing for a further stiffening of the market as soon as the price situation in Portland cement improves.

While there was nothing definite given out by the manufacturers of Portland cement this week regarding a change in prices on the first of the month, dealers in several instances were secretly informed that they would have to get all the cement they wanted at the current seventy cents mill level into their hands before July 1. In view of the fact that thirty day delivery terms usually prevail, it was assumed that various companies would independently advance their prices five cents a barrel on June first. This will make the local wholesale price level $1.32 to $1.37. Present low level is $1.23 a barrel.

It is said that manufacturers have been forced to act regardless of the actions of the two belligerent companies responsible for the cut. The shipments for the month of May are sure to show at least a 5 per cent. gain over those of last month and possibly the same increase per cent. over the shipments for May of last year. with 182 kilns in operation in both districts, the Lehigh and the Hudson, not a single company has been able to pile up a reserve of either finished cement or clinker, a significant fact for the prospective user of cement to remember, as it is natural to suppose that if supply is below demand, prices will operate accordingly. At least one company will raise its price for this reason on Tuesday.

Sheet copper advanced one cent immediately upon announcement that Italy had gone to war. Prices of sheet brass promptly followed suit with a two cent advance. Spelter, opening the week nervous, moved up another cent and so did linseed oil which is now rapidly reaching a seventy cent basis at sixty-seven and sixty-eight cents a gallon at the week-end. Lath has dropped from its former stiff level at $4.25 to $4, but this is only because of the arrival of an unexpected quantity within the last ten days. Spruce is hard to get and is stiffening. North Carolina pine is said to be in greater demand than the cutters are willing to exceed in view of the low prices now prevailing and an upward change in list is expected on Tuesday. There is a chance that the discount on plate and window glass will be changed downward, making the actual purchase price higher, between now and the first of July. Iron and steel are without change.

Plan filings in the five boroughs for the week follow. In the same week last year there were 362 new building plans filed with an estimated value of $7,-264,995.

	Week ending May 21		May 28	
Manhattan...	8	$1,403,700	12	$731,000
Bronx.....	22	895,300	24	723,350
Brooklyn.....	94	618,100	136	1,789,700
Queens.....	126	365,195	139	737,975
Richmond....	6	34,415	34	29,203
Total.....	256	$3,316,710	345	$4,011,228

GYPSUM.

Report for 1914 Shows Big Gain in U. S. Company's Earnings.

CONSPICUOUS among building materials was gypsum last year, when, despite disturbing conditions in the last half, there was apparently more of this material used than any time before. The annual report of the U. S. Gypsum Company, just issued, shows net earnings of $900,593, as against $778,812 for the previous year. During last year $111,210 was written off the property account through depreciation, while $195,652 was expended on plant extension.

CRUSHED STONE OUTPUT.

Country Developed Value in Product of $31,000,000.

CRUSHED stone is the largest factor of the stone industry in the United States. Figures showing the value of crushed stone were first published by the United States Geological Survey in 1898 and amounted to $4,031,445. By 1913 the output was valued at over $31,000,000. Of late years stone crushed for concrete making has largely taken the place of building and foundation stone.

BUILDING STONE.

Great Increase Last Year in National Production.

STONE production in the United States in 1913 reached a total of $83,732,995, according to E. F. Burchard, of the United States Geological Survey. This is an increase of $5,539,775 or 7 per cent. over the former record-breaking figures for 1912.

PORTLAND CEMENT.

General Belief That Prices Will Be Higher After June 1.

MANUFACTURERS of Portland cement intimated this week that after the first of June prices for this commodity would be higher in this district, but none of them would admit just how much of an advance there would be. At least one company stated definitely that it would quote a higher price after the first of the month and other companies asserted that some manufacturers had advised their dealers to get all the cement they would require into their hands within the next thirty days. This was interpreted to mean that orders placed this week at current quotations of $1.23 or $1.32 would still have the thirty day delivery privilege, but that after that time the lowest price for which Portland cement will be sold by any company would be $1.32.

A glimpse at conditions at the Lehigh and Hudson valley mills shows that general consumption is taking care of all the 182 cement kilns can produce, that there is no appreciable reserve stock and that pending road contracts would more than make up for the deficiency in cement being used in metropolitan building construction.

Most of the Newark, Hoboken, Elizabeth and Perth Amboy dealers have had their stocks considerably depleted by reason of an increase in general construction work, and it was said that when they came into the Building Material Exchange this week they found less aggressiveness on the part of the manufacturers to quote at the low prices previously quoted.

LUMBER.

Suburban Dealers Find Lists Firmer on General Grades.

GENERAL lines of building lumber are expected to be stiffer on list after the first of the month. Suburban dealers, operating under reduced stock this season, have found that with the improvement in general building construction, they have not been able to buy additional supplies with quite as much ease in the shaded quotations as formerly. Jobbers and wholesalers here have not been inclined to be as free with concessions as formerly owing to the disposition of the cutters to restrict mill operations until prices reach more profitable levels.

The tremendous amount of shoring and street surfacing lumber required in the subway work has resulted in a restricted amount of cutting in building sizes and has forced the cutting timber farther from the saw camps, so that there is more expense required in marketing ordinary building grades. One cutter said that he would not be enthusiastic about taking on this extra over-head until more sizable orders developed either from this country or from abroad. Another factor is that shipyards have been taking an almost unprecedented amount of lumber in the construction of sailing ships to carry goods to the South American and later to the European markets.

LINSEED OIL.

Advance of Cent a Gallon Brings Price Near 70 Cents.

THERE are reasons for believing that there will be a lowering in the discount on plate glass within the next few days owing to the increased demand at home and the complications arising through the entrance of still another nation in the European war crisis. American manufacturers are now supplying the world in this commodity. Heretofore domestic demand has been low owing to the moderate amount of building construction work in progress, but the South American trade has been shifted from Italy to this country and the capacity of the domestic mills is likely to be considerably taxed during the remainder of the year at least. Window glass, being in larger stock, has not yet been affected.

COMMON BRICK.

Prices Stiffen as Report of Cement Advance Spreads.

SIMULTANEOUSLY with the receipt on the Building Material Exchange this week of reports to the effect that Portland cement prices were going to be advanced after the first of the month, the speculative element in the brick market ceased to buy brick in the belief that they could thereby bear prices. Instead of a general slump occurring, however, Hudson prices held firm at $6.25 and $6.50.

The manufacturers heard of the expected change in cement prices and shut off some of their shipments so that the market at the week end was normal as regards held-over brick, and there were no signs of a general sacrificing movement.

Hudson River brick manufacturers intimate that as soon as the price of Portland cement moves up, they, too, will put their prices where there is some chance of taking a profit. One man said that with cement as low in price as it has been for some time, it would have been bad business policy to have put prices up to the point where demand normally would warrant, because it might have diverted brick business into the cement market, by encouraging substitution of cement for brick. The sharp reduction of over-supply up the river is now such as to give manufacturers a little more independence, partly because the unsettled condition of the weather this week interfered with open yard drying and delayed the preparation of 1915 brick now in process of manufacture.

Official transactions for Hudson River brick covering the week ending Thursday, May 27, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over, Friday A. M., May 21—24.

	Arrived.	Sold.
Friday, May 21.....	8	10
Saturday, May 22.....	7	1
Monday, May 24.....	13	7
Tuesday, May 25.....	3	1
Wednesday, May 26.....	6	3
Thursday, May 27.....	8	5
Total.....	45	27

Reported en route, Friday, May 28—4.

Condition of market, steady. Prices: Hudsons, $6.00 and $6.50. Raritans, $6.25 and $6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., May 28—42.

1914.

Left over Friday, A. M., May 22—29.

	Arrived.	Sold.
Friday, May 22.....	3	13
Saturday, May 23.....	5	2
Monday, May 25.....	9	6
Tuesday, May 26.....	2	2
Wednesday, May 27.....	7	5
Thursday, May 28.....	10	7
Total.....	36	35

Condition of market, dull. Price: Hudson, $5.60 to $5.87½; Newark, yard, $7.25 to $7.50, dull. Left over Friday a. m., May 29—30.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 27, 1915..	649
Total No. of bargeloads sold Jan. 1 to May 27, 1915.....	607
Total No. bargeloads left over May 28, 1915	42
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 28, 1914.....	499
Total No. bargeloads sold Jan. 1 to May 28, 1914	469
Total No. bargeloads left over May 29, 1914	30

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 5, 1915

REGISTRATION OF ARCHITECTS NOW THE LAW

Does not Interfere With Builders Who May Wish to Make Their Own Drawings Without the Assistance of Architects

A NEW State law requires the registration of architects, the appointment of a Board of Examiners and the examination of candidates for the privilege of practicing architecture. It will not prevent anyone who wishes to build from drawing his own plans, but he may not plan for others without a certificate. Opposed by the Building Trades Employers' Association until within a short time of its passage, as similar bills had been for a number of years past, the bill reposed in the Assembly Committee of the Judiciary from the date of its introduction by Assemblyman Bacher, of Brooklyn, on January 20, until a general agreement was effected, between the building interests and the organized architectural bodies of the State, including the various chapters of the American Institute of Architects and the New York Society of Architects.

Object of the Bill.

As explained by the framers of the bill, "it is an educational measure designed to gradually raise the standard of qualifications for practicing architecture without interfering with the rights of those who are now practising architecture, and without interfering with contractors or others who may wish to make their own drawings without the assistance of an architect."

University Will Appoint Examiners.

The Board of Examiners will be appointed by the Regents of the State University. Dr. J. H. Finley, formerly head of the College of the City of New York, is president of the board. In a letter which D. Everett Waid, as chairman of the architects' joint committee, addressed to President Finley under date of May 19, thanking him for his interest and co-operation, it is said:

"Since our examinations for admittance to practice under the title of 'architect' will be conducted by the State University, the profession may have every confidence that the purpose of the law will be carried out to increase the efficiency of the profession, and thereby benefit the public as well as architecture itself.

"Incidentally, I feel sure that the law cannot be used for ulterior purposes. Some of the builders felt that the architects were trying to legislate business into their own hands. I believe that the building laws should be sufficiently stringent to place the responsibility of safe design and safe construction where it belongs, namely, upon him who undertakes to design and construct, whether he be a contractor, engineer, or architect. This law certainly is not intended to force anyone to patronize an architect."

Builders Were at First Opposed.

Chairman Waid, in a report which he has made to President Richard M. Hunt, of New York Chapter, says the committee in its efforts to secure the passage of this bill encountered a strong sentiment of opposition on the part of the Legislators, not to anything specific in this bill, but on account of their prejudice against license bills in general, and it was somewhat difficult to convince them that this is an educational measure and not a license bill to be likened to such bills as have been introduced in behalf of the plumbing and heating trades.

"Unexpected opposition also appeared when the attorney representing the Building Trades Employers' Association made active efforts to secure the defeat of the measure. This opposition was a painful surprise, inasmuch as the bill had been submitted by the undersigned personally to the President of that association and also to the chairman of their Legislative Committee a year ago, and we had no reason to suspect from their cordial attitude that there would be anything but co-operation with us. When we discovered that their attorney was instructed to secure the defeat of our bill, we arranged conferences with the attorney and entire Legislative Committee of the Building Trades Employers' Association, and, after protracted interviews during which their leading members supported our point of view, they were voted down by a narrow margin and their attorney instructed to continue to oppose the bill. We then found that an amendment to the bill, which would be in effect a declaration of purpose and which would in no sense change its meaning or effect, would secure the withdrawal of their opposition. This amendment reads as follows:

Paragraph Omitted.

"'Nothing in this article shall be construed as depriving any person of any rights which he now has with respect to the filing of plans for new buildings or for alterations to existing buildings; nor shall any department or bureau, or superintendent of any department or bureau, with which plans are required to be filed according to law, refuse by reason of this article to receive the same from any one on the ground that the plans are not prepared by a person styled or known as architect.'

"Our joint committee, representing all five organizations of architects, joined in requesting the legislators in charge of the bill in Albany to secure the passage of this amendment. For some reason, those in charge of the bill disregarded our request and the bill was passed without the amendment.

An Embarrassing Outcome.

"This was a very embarrassing outcome, as it placed us seemingly in the position of securing the passage of the bill by a trick. The association was immediately aroused to make the greatest possible effort to secure the veto of the bill by the Governor. Conferences again resulted and opposition to the signing of the bill was withdrawn on our promise to use every sincere effort to secure the passage of this amendment to the bill at the next session.

"In view of the unfortunate experience in Illinois, where, after a law had been in force twenty years, the Board of Examiners has become a football of politics and the laws in existence jeopardized by opposition on the part of the engineers and others, your committee believes that it will be wise to have this amendment passed, as it will make clear beyond a doubt our purpose to raise the standard of qualifications of architects and not to secure business by force of legislation. The penalty to be incurred under this law is for the use of the title 'architect' by any one not duly qualified. We believe that building laws should be made stringent enough to locate responsibility for unsafe design and bad construction. If owners then choose to employ contractors or others to design their buildings, they will do so knowingly and without being deceived by unscrupulous persons who assume the title 'architect' unworthily and thereby discredit the profession."

The bill is entitled "An act to amend the general business law in relation to the practice of architecture," and reads as follows:

Eligibility.

§77. Any person residing in or having a place of business in the State, who, before this article takes effect, shall not have been engaged in the practice of architecture in New York State, under the title of architect, shall, before being styled or known as an architect, secure a certificate of his qualification to practice under the title of architect, as provided by this article. Any person who shall have been engaged in the practice of architecture under the title of architect, before this article takes effect, may secure such certificate, in the manner provided by this article. Any person having a certificate pursuant to this article may be styled or known as a registered architect. No other person shall assume such title or use the abbreviation R. A., or any other words, letters or figures to indicate that the person using the same is a registered architect.

Board of Examiners.

§78. The Regents of the University shall, within ninety days after this article takes effect, appoint a board of five examiners who shall make rules for the examination and registration of candidates for such certificates, subject to the approval of the board of regents. Such board of examiners shall be composed of architects, who have been in active practice in the State of New York for not less than ten years, previous to their appointment, selected by the regents. Such examiners shall be entitled to such compensation for their services under this article as the board of regents shall determine, not exceeding in the aggregate the amount of fees collected from applicants for certificates.

Qualifications.

§79. Any citizen of the United States, or any person who has duly declared his intention of becoming such citizen, being at least twenty-one years of age and of good moral character, may apply for examination or certificate of registration under this article, but before securing such certificate shall submit satisfactory evidence of having satisfactorily completed the course in an approved high school or the equivalent thereof and subsequent thereto of having satisfactorily completed such courses in mathe-

matics, history and one modern language, as are included in the first two years in an approved institution conferring the degree of bachelor of arts. Such candidate shall in addition submit satisfactory evidence of at least five years' practical experience in the office or offices of a reputable architect or architects, commencing after the completion of the high school course. The board of examiners may accept satisfactory diplomas or certificates from approved institutions covering the course required for examination. Upon complying with the above requirements, the applicant shall satisfactorily pass an examination in such technical and professional courses as are established by the board of examiners. The board of examiners in lieu of all examinations may accept satisfactory evidence of any one of the qualifications set forth under subdivisions one and two of this section.

Evidence of Qualifications.

1. A diploma of graduation or satisfactory certificate from a recognized architectural college or school, together with at least three years' practical experience in the office or offices of a reputable architect or architects; but the three years' experience shall be counted only as beginning at the completion of the course leading to the diploma or certificate;

2. Registration or certification as an architect in another State or country, where the standard of qualifications for the same are not lower than those required by the board of examiners under this article;

3. The board of examiners in lieu of all examinations shall accept satisfactory evidence as to the applicant's character, competency and qualifications, and that he has been continuously and exclusively engaged in the practice of architecture for more than two years next prior to the date when this article shall take effect; or satisfactory evidence that the applicant has been actually and exclusively engaged in the practice of architecture on his own account or as a member of a reputable firm or association for more than one year prior to the date when this article shall take effect; providing the application for such certification shall be made within one year of such date.

Every person applying for examination or certificate of registration under this article shall pay a fee of twenty-five dollars to the board of regents.

§ 79-a. Certificates. The result of every examination or other evidence of qualification, as provided by this article, shall be reported to the board of regents by the board of examiners, and a record of the same shall be kept by the board of regents, and such board shall issue a certificate of registration to every person certified by the board of examiners as having passed such examination or as being otherwise qualified to be entitled to receive the same. Every person securing such certificates shall file the same with the county clerk of the county in which he resides or maintains a place of business. The board of regents may revoke any certificate, if such action be recommended by the board of examiners, after thirty days' written notice to the holder thereof and after a hearing before the board of examiners, upon proof that such certificate has been obtained by fraud or misrepresentation, or upon proof that the holder of such certificate has been guilty of felony in connection with the practice of architecture.

§ 79-b. Violation of article. Any violation of this article shall be a misdemeanor, punishable for the first offense by a fine of not less than fifty and not more than one hundred dollars, and for a subsequent offense by a fine of not less than two hundred nor more than five hundred dollars, or imprisonment for not more than one year, or both.

§ 2. This act shall take effect immediately.

Epoch Making.

"The enactment of the Architect's Registration bill into law is a piece of work that will stand out as a shining landmark in the history of Building in New York," said Oscar Lowinson, of the New York Society of Architects.

"It is the beginning of the establishment of a standard in the architectural profession. Hitherto there has been no restriction on the practice of architecture, with the result that the standards in the profession had dropped and were still dropping lower and lower; so low in fact that in one large class of the community it looked as though the reputable practitioner had to apologize for expecting to get work.

"A class of so-called architects, or rather 'artchitects' has sprung uu, composed of men who never went to school or whose moral sense had long left them, and it has always been difficult for the man who was about to build to decide whom to select, because he didn't have the means at his disposal, nor did he know how to pick a reputable architect. The so-called business methods of getting work were such so that the glib talker would frequently convince a would-be client that the man of merit was not the man he was looking for.

"Now this registration act does not prevent any one now practicing from continuing. What it does do is to establish a standard so that an owner may know whether the man he is employing has attained that standard or not. In other words, hereafter there will be Registered Architects and Architects.

"The word 'Registered' hereafter when placed before the word 'Architect' will carry a distinct, definite and unquestioned meaning; viz., that the man is by training and character fit to undertake work, and this has been determined by the University of the State of New York.

"If a man hereafter is not known as Registered Architect it will be presumptive evidence of the fact that the man is not fit to practice. The only case that I know of is when an alien may be practicing, as this act restricts the practice to citizens."

LEGISLATIVE AND CONSTITUTIONAL

Excess Condemnation Assured—Factory Law Modifications—Notes from the Constitutional Convention

ALL the legislation necessary to put into effect the principle of excess condemnation of land for public use was obtained from the recent Legislature. Hereafter judges of the Supreme Court will hear testimony in condemnation cases. Senator Mills' bill amending the Greater New York Charter in relation to authorizing the City of New York to acquire more land and property than is actually needed in laying out, widening, extending public thoroughfares and parks has become chapter 593 of the Laws of 1915.

Edward D. Sayers, formerly chief clerk in the District Attorney's office, has been appointed chief clerk to the new Industrial Commission, at $6,000. Cyrus W. Phillips of Monroe County, Thomas J. Brennan of Kings and William E. Richards have been appointed Deputy Commissioners of Labor.

Concessions in the Factory Laws.

The amended Labor Law grants concessions in connection with automatic sprinkler installations. At present no part of any floor may be more than 100 feet distant from a required means of exit. In the case of buildings containing automatic sprinkler systems throughout, this distance is increased to 150 feet, which lessens the number of required exits.

Hitherto the number of employees allowed upon any floor would, by the terms of the law, be increased by fifty per cent. where automatic sprinklers existed. An amendment which has been made to the law permits an increase of 100 per cent. where sprinklers are installed.

A bill was passed by the Legislature granting to the Fire Commissioner reasonable discretion to modify the requirements as to fire alarm systems in factory and mercantile buildings, but it did not get the Governor's signature. It will therefore be necessary for the owners of factory buildings over two stories in height, in which more than twenty-five persons are employed above the ground floor, to equip their buildings throughout with fire alarm signal systems as ordered by the Fire Commissioner, although appeal may be made to the Industrial Commission for these orders.

Constitutional Convention Notes.

Several bills calling for ballot curtailment are now before the convention. One provides that only the Governor and Lieutenant Governor be elected and that the Governor appoint all other State officers, while another would make the offices of Governor, Lieutenant Governor, Comptroller and Attorney General elective.

A batch of amendments embodying the views of the American Federation of Labor was introduced by Mr. Curran, of Rochester. These provide for the prohibition of the use of private armed forces in labor disputes, the prohibition of a State constabulary, an eight-hour day on all public works, old age pensions and insurance of workers against accident, sickness and unemployment, permitting the State or any subdivision of it to undertake public work or engage in other industry to give employment in hard times.

Opposes Compulsory Arbitration.

James M. Lynch, Industrial Commissioner, appeared before a committee against the amendment of Joseph Rosch, of Sullivan County, providing for compulsory arbitration in strikes.

"The State should not have such power," said Commissioner Lynch. "Bloodshed and resistance to any such settlement of strikes would follow. Such a measure could not be enforced, even with the aid of the State militia. The Canadian compulsory arbitration act is not acceptable to the wage earners here, and involuntary servitude would be resisted by American labor."

Professor Jeremiah W. Jenks, of New York, urged favor of Seth Low's proposal for proportional representation. He said it would minimize election frauds.

NEW ROCKAWAY TURNPIKE.

A Continuation of Queens Boulevard from Jamaica to Rockaway Peninsula.

The new Rockaway turnpike, according to F. G. Webb, of Cedarhurst Park, will prove of immense value to property interests in the Rockaways. As all physical improvements along transit avenues ultimately affect the growth of a community, it is prophesied that the new turnpike ought to have a large influence upon this highly developed and rapidly growing community known as the Rockaway Peninsula.

State Engineer Stone completed his survey last week. The new surface is to be macadamized and to have a right of way 100 feet wide. The Cedarhurst Park Realty Co. ceded to the city free and clear a strip 35x1500 feet along the western edge of the residential park.

In order to expedite the completion of the road a commission has been appointed that will shortly make application to the court to vest the title in the city before the condemnation proceedings. This will apply to both the new Rockaway turnpike and the widening of Queens Boulevard, which now is the automobile thoroughfare from Queensborough Plaza to Jamaica. The new turnpike is a continuation of this highway through Jamaica over the meadows and through the highly developed section of Rockaway Peninsula.

IMPROVING THE TIFFANY AND VYSE ESTATES

Building Concerns Active in the Construction of Multi-Family Structures to House New Comers Into the Section

THERE is a section of the Bronx which in a quiet, unobtrusive way has been and still is experiencing considerable building activity, overshadowed, perhaps, by more momentous developments in some other parts of the city, but, nevertheless, deserving attention. Perhaps the inability to lay out definite boundaries for this section, or the difficulty of classifying it by name among the one-time villages and hamlets of the old Bronx, has been responsible for its failure to attract recognition. Many parts of the borough, although units of the Greater City, still retain the old names and associations of the days before they became part of the annexed district. This particular area may be called a part of the old Tiffany and Vyse estates. There are some who may say that its building progress is merely an off-shoot or echo of the now historic Hunts Point building boom, but an analysis of its development will show that the growth has not been spectacular or sporadic, but steady and uninterrupted.



DEVELOPMENT ON WEST FARMS ROAD, NEAR 167TH STREET.

Roughly the boundaries may be described as the Bronx river, Southern Boulevard, 165th street and 174th street. In this tract there has been for the last six years unusual apartment house construction and many of the most desirable corners have been improved with high class multi-family structures. It has been a conservative growth, retarded and influenced, many believe, by general conditions throughout the city, but one, nevertheless, which assumes a new importance when we consider that it took place during a period when there was unquestionably a cessation of building activity. It may be regarded with additional interest when it is known that no one builder was responsible for the movement, but a host of them contributed. Among those interested in this movement were Eberhard & Podgur, Michael Tulley, William and Peter Sinnott, the Ensign Improvement Co., Turek Construction Company, the Mack Construction Company, Charles W. Richardson, Thomas Reilley, Philip Herchowski and Schwarzler & Semke; also some comparatively small concerns which were tied up in but perhaps a single operation and devoted most of their attention and effort to but one undertaking at a time; men who took no unnecessary risks and built only when they felt that they could justify their confidence in a neighborhood by building within its boundaries. The result has been that many blocks heretofore vacant or occupied by small dwellings, typical of New York's outlying sections, have been taken over to provide sites for moderate price "walk-ups." New houses are constantly being added to the rapidly growing number of buildings of this type.

"We are building," said William Sinnott, who, with his brother Peter Sinnott, was among the pioneer apartment house builders in the district, "in anticipation of a still greater influx of population as a result of the additional subway lines now in course of construction, but we have been erecting and disposing of apartment houses even without this incentive. There has always been a consistent demand for small moderate priced flats and we have never had any difficulty in filling our buildings with desirable tenants. Even before the Whitlock avenue route was chosen, this section had been selected by builders for apartment house construction and the actual operation of these new transit systems will serve to make the territory more desirable than ever for improvement along the same lines."

"The demand, as we find it," said A. G. Bechmann, who manages several houses in the neighborhood, "is chiefly for three and four-room suites, averaging about $7 a room, and we have very few such apartments vacant at this time. It is easy to understand why the houses have met with popular approval, combining, as they do, all the comforts and conveniences of modern construction, with a location within easy riding distance of the business centers of the city."

A number of building operations are now under way. At the southeast corner of Vyse avenue and Home street, Peter Sinnott is building two five-story flats; on Vyse avenue adjoining, William Sinnott has begun the erection of two similar structures. On the same block, at the southwest corner of Bryant avenue and Home street, these builders erected last year two five-story apartment houses on land acquired from the heirs of the Tucker estate, who had owned the block bounded by West Farms road, Home street, Vyse and Bryant avenues for more than half a century. The same builders recently bought the plot 50 by 100 on the east side of Vyse avenue, 107 feet south of Freeman street, on which they also contemplate apartment house improvement. They recently disposed of two new houses erected on a plot 100 by 100 on the west side of Longfellow avenue, 207 feet north of Westchester avenue. On the east side of Longfellow avenue, 139 feet north of Westchester avenue, the Absar Realty Company is erecting two five-story houses on land bought last January from Lyman Perry.

The triangular plot bounded by West Farms road, Hoe avenue and 167th street was recently improved with two five-story houses by this company. At the northeast corner of Longfellow avenue and 174th street the Trask Building Company has erected two five-story buildings. On the east side of Hoe avenue, just north of Jennings street, the Galveston Building Company is erecting apartment houses similar to those which it built last year on the block south of Freeman street. The Mack Construction Company recently acquired a large frontage on the west side of Bryant avenue, south of 165th street. Plans have been filed for the construction of similar structures on this plottage.

William Sinnott has undertaken a similar operation on the plot 100x100 on the west side of Bryant avenue, 100 feet south of Home street, of a five-story apartment house.

All of the avenues within these boundaries, as already defined, have felt this building trend, among them Longfellow, Hoe, Bryant avenues and the Southern Boulevard. No better indication of the growth in population on these avenues and in the adjoining streets can be offered than the fact that within the last three years two new public schools have been found necessary to provide additional educational facilities for the coming generation. The school on Vyse avenue, between 173d and 172d streets, was opened last September and another building is now under construction at Intervale avenue and Freeman and Chisholm streets. The church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, has just completed a four-story parochial school on a plot 100 by 100 on the east side of Hoe avenue, 100 feet north of 167th street.

The new telephone building, to house another exchange, has been completed at West Farms road and Fox Square and the need for such a structure to provide more adequate telephone service furnishes additional proof of the recent growth of the section.

CIVIC ARCHITECTURE IN NEW YORK CITY

The Average Quality Good From the First—Some Notable Early Buildings—Interesting Modern Groups—Planning Civic Centers*

By GEORGE B. FORD

Consultant to the Commission on Building, Districts and Restrictions

FROM the standpoint of the general appearance of the city and the impression that it makes on the visitor, the character and quality of its architecture is of the greatest importance. No one likes an ugly or sordid city, and unless it appeals to the eye it is very difficult for the visitor or even the citizen to be really enthusiastic about the city. It is well known that under our laws it is impossible for the city to control the appearance of privately-owned structures; but it does have full control over public buildings and structures, and by demanding that such buildings be designed with taste it can not only set a worthy example to private builders, but by the very number of the public structures can have a marked influence upon the effect of the city as a whole.

Good Designs of the Past.

From the first, the average quality of city architecture in New York has been good. In the oldest prints and views of Manhattan we find public buildings that were quite worth while architecturally. There were, too, an interesting grouping of buildings, such as "Bridewell," the "Workhouse" and the "Gaol," as they stood on the site just north of the present City Hall. The Governor's house was beautifully set where the Custom House now stands, as was the old City Hall, at the intersection of Wall and Broad streets. The present City Hall was designed by Mangin and McComb in 1803-1811, and with its open setting is one of the architectural gems of the country.

Later we have interesting groups, such as the Metropolitan Art Museum, the Museum of Natural History, the Brooklyn Institute, City College, New York University, Columbia University, Bellevue Hospital, and the Bronx Zoo Buildings, etc.

We have latterly the striking architectural treatment of most of our bridges and the plans which are being carried out for their approaches, including the great private bridge of the New York Connecting Railways. The proposed plans for the future layout of Blackwell's Island, for the Park Circle Plaza and the Brooklyn Public Library, which is already being built, are interesting suggestions in civic grouping.

Planning Civic Centers.

Probably, however, the most important work which the city is doing in civic design is in the planning of the civic centers for each of the five boroughs. The Brooklyn City Plan Committee and the Bridge Department have prepared most elaborate and interesting plans for the Brooklyn Civic Center and bridge approach. Richmond already has a promising civic center well under way about its charming new Borough Hall.

Queens has a nucleus for a civic center about its Court House, and the Bronx is just at the present moment trying to decide on the site for its County Center to supplement the present civic center at Crotona Park. The greatest work, however, in civic design that the city is now undertaking is the building of a great civic center about the circular Court House in Manhattan, where the city is acquiring about $10,000,000 worth of land in order to give the magnificent circular Court Building proper approaches and setting on all sides.

In addition to the above-mentioned forms of civic architecture, the Public Service Commission is doing much to enhance the appearance of the city in improving the quality of the design of its rapid transit structures and stations, particularly in the parts about to be built in Queens and the Bronx. Similar interesting work has been done for the city in the control of the design of street fixtures such as lighting standards, telegraph and telephone poles, watering troughs, subway kiosks, public comfort stations and other street accessories, for the architectural quality of these has vastly improved within the past few years.

Noteworthy Monuments and Statues.

The city has also been fortunate recently in the quality of the monuments and statues erected in the streets and parks, such as the Pulitzer fountain, the Firemen's monument, the Carl Schurz and the Straus memorials, etc., as well as in the case of older monuments, such as the Washington and Brooklyn arches, and the Hunt memorial, the Soldiers' and Sailors' monument (the column in Brooklyn), and the Sherman and Farragut statues.

After all, perhaps some of the greatest contributions to civic architecture have been made by private corporations, as, for example, the great educational group around Columbia University. The New York Central has also set a remarkable object lesson in the design and placing of the Grand Central Station with approaches north and south, and particularly in the way it has preserved a uniform cornice line on the west side of Vanderbilt avenue, of the same height and character as that of the station itself across the street. As an example of the possibilities in improving the appearance of the city, particularly in the outlying sections, the work which has been done by the Sage Foundation Homes Company at Forest Hills Gardens, Long Island, in the design and arrangement and harmonious grouping of the station and all of its surroundings, is particularly interesting.

An Incomparable Vista.

For sheer beauty New York City can boast of views or vistas which compare with those of any city in the world. Not only is the effectiveness of Columbia University Library, with its great formal terracing and approaches, hardly surpassed in Europe, but almost nowhere can we find a view that compares in charm and inspiration with that obtained by standing in front of the northwest door of the Municipal Building, looking up through its beautifully designed arch, over that gem of architecture, the City Hall, to the wonderful Woolworth Building rising beyond. It is a remarkable standard for the city to live up to in its future civic art.

The Art Commission's Work.

The city has been in the habit of having all of its buildings of any importance designed by private architects. The city has had at several periods for a short time a consulting architect. The Board of Education has its own architectural department. In general, from all of these sources the results have been comparatively good. However, the great advance in the control of the quality of civic architecture came with the creation of the Art Commission of the City of New York on January 1, 1898. Boston had an art commission with very limited powers in 1890, and Baltimore in 1895. John M. Carrere, acting through the Society of Beaux-Arts Architects and through the Fine Arts Federation, proposed in 1896 that such a commission should be appointed in New York City.

An act creating it and giving it very broad powers was incorporated in the Charter of the Greater City. During the first four years of its existence it had jurisdiction only over works of art and it passed upon the designs of public structures only when requested to do so by the Mayor or the Board of Aldermen. Since 1902, however, the law requires it not only to pass upon all works of art but upon all public structures of any sort, and upon all private structures built wholly or in part upon public land; also upon the lines, grades and plotting of all public grounds. The only exception under such jurisdiction is that when a structure is to be erected costing $250,000 or less the commission shall not act if requested not to do so by the Mayor or the Board of Aldermen.

Commission Acts As Jury.

The Art Commission acts as a jury and considers not only the artistic quality of plans, drawings or models submitted to it but considers the appropriateness of their site and the fitness of the design to its use. The approval of the Art Commissioners is essential on all matters over which they have jurisdiction, and final payment cannot be made until they have approved of the design, but if they fail to pass upon a design within sixty days of the time when it was submitted to them the work can be carried on without waiting further for their approval. They have no initiative and make no concrete suggestions for improving designs submitted to them.

Many hundred matters are submitted to them in the course of a year, but as it works out, many matters which should by law be submitted to them are not, in fact, as the commission lacks the funds necessary to follow up all building on city land. That they have had a marked influence in raising the standard of taste and beauty of public structures is obvious to anyone who compares the designs as first submitted to them with the designs as they finally approve them.

Under Mayor McClellan for the two years following July 1, 1907, Walter Cook served as consulting architect to the Board of Estimate. His duties were to supervise the preparation of plans, designs and specifications connected with the construction of all public buildings authorized by the Board of Estimate. His work was creative and he had the initiative which the Art Commission lacked. In this capacity he had a marked effect on the quality of city architecture during the two years that he was in office.

There remains much constructive work to be done in carrying out the future building of the city, not only in creative design, but in choosing sites and in the study of the relative location of buildings as erected by different departments, so as to gain such effectiveness as can be secured by grouping. The city needs some one body that can keep a clear perspective of the whole field of development, and who will see that individual building projects as they come up conform to the comprehensive plan.

*From a paper read before the Advisory Commission on City Plan and printed in connection with the Annual Report of the Committee on City Plan.

—The Borough of Manhattan has 2,155 hotels and elevator apartment houses.

—The United States holds property in the City of New York valued at $66,331,901.

ANNUAL REPORT OF BORO. PRESIDENT MARKS

Deals With Accomplishments of the Department During 1914, Showing Improvements Instituted in Existing Systems

MARCUS M. MARKS, Borough President of Manhattan, has issued this week his first annual report, which will be printed later as a general introduction to the regular annual borough reports for 1914, which have been submitted to him by his department heads. The Borough President's report contains many items of interest to real estate owners and builders, and reviews the work accomplished during the last year. The principal accomplishments through the Bureau of Public Buildings and Offices during the past year are briefly stated as follows:

Comfort Stations.—The Abingdon Square comfort station, the comfort station at 129th street and Third avenue, and the comfort station on the Manhattan approach to the Queensboro Bridge were completed and turned over to the public use.

Swimming Pools.—Swimming pools were installed in the Rivington street bath, and two nearly completed in the East 54th street bath. The West 28th street bath was completed, and is today the most advanced example of institutions of this kind existing anywhere in the world. It combines the shower bath, the plunge bath, the gymnasium, the roof playground, and space for a public laundry. In the pool baths there has been installed a refiltration system which provides a constant circulation of clean, filtered water.

Children's Court.—The new Children's Court in East 22d street was practically finished during the year, and now needs only its furniture to make it the finest children's court in the world. It will be a model institution in beauty of architecture, interior arrangement, and provisions for administering cases of juvenile delinquency.

Washington Market.—The unsatisfactory interior of Washington Market has just been reconstructed, and equipped with a refrigerating plant. As a result, it will rank with the best markets of the world.

City Hall Improvements.—The east wing and part of the west wing of the City Hall have been restored and renovated, and the building itself has been strengthened. The Mayor has been provided with a new reception room. New offices have been provided for the President of the Board of Aldermen and for the chairman of its Finance Committee.

Municipal Building.—The largest building under the jurisdiction of the Bureau of Public Buildings and Offices is the Municipal Building. It contains about 1,000 offices, with over 4,200 employees of the various departments of the city government, and has about 10,000 visitors daily. The Municipal Building is the world's largest building of its kind. The expense of its maintenance and administration compares favorably with that of any large private office building, notwithstanding the fact that all of the cleaning, repairing and operating forces are protected by the eight-hour labor law, and other restrictions. During the year, thirty-seven city departments or bureaus and other offices, including the Municipal Reference Library, have moved in, and there is available space remaining. There are 830,000 square feet of floor area to be cared for; the estimated annual cost for daily cleaning, watching and attendance during 1915 is 11.9 cents a square foot; the estimated annual cost of operation and maintenance for 1915 is 29¾ cents a square foot of floor area, and 49 cents a square foot of office area.



HON. MARCUS M. MARKS.

Bureau of Highways.

One of the most important improvements effected during the year 1914 by the bureau was the establishment of the new borough asphalt plant, which is one of the few municipally-owned asphalt plants in the country. Before the close of the year it was possible to cancel all the remaining contracts for the maintenance of asphalt pavement within Manhattan, and today it is doing all the repair work required on the 3,150,000 square yards of asphalt pavement out of guarantee which has been laid in this borough. The work has been done with a high degree of efficiency and at a very low comparative cost, the saving being about 40 cents per square yard under the price paid formerly when this work was done by contract. The Bureau of Highways has charge of four corporation yards, six storage stations and one supply house.

There has been put into operation a new plan under which the borough has been divided into twenty-one districts, each having assigned to it an inspector, who is responsible for the proper backfill of street openings made by the public service corporations.

Repavement of Railroad Areas.—A better and more definite policy in regard to repaving railroad areas has been adopted. Formerly, a contractor did not know how much was expected of him, and consequently he included in his bid the expense for the entire restoration. We have established a policy of instituting 12-foot radius curbs, which permit traffic to swing around the corners in the proper manner.

Sidewalk Encroachments.—The Division of Sidewalks is an important branch of the Bureau of Highways. In connection with the removal of encroachments, it is most gratifying to note that a great number were removed, on account of street widening, during the year. Streets in which these encroachments were removed were Rector, New, 24th, 27th, 28th, 29th, 30th, 31st, 32d and 33d streets.

The matter of these street stand obstructions has been particularly vexatious, but through the co-operation of the Publishers' Association of New York City, representing all the newspapers, a satisfactory arrangement has been developed. The policy has been, with the minimum of disturbance, quietly to remove newsstands from the curbs and place them against the buildings.

New Street Signs.—A new type of enameled street sign has been adopted which represents a radical departure from those previously in use. These signs have been placed along Madison avenue from 23d to 136th street; Second avenue from 24th to 129th street; Sixth avenue from Carmine to 59th street; Ninth and Tenth avenues from Little West 12th to 59th street; the west side of Central Park West; Avenue A, Houston to 24th street; Avenue B, Houston to 21st street, and Avenue C, Houston to 18th street; Broad, West, State, Whitehall, South, Delancey and Kenmare streets, West Broadway, Herald and Greeley Squares, and Columbus Circle. Street signs of this new type will soon be installed on other streets and avenues, and, so far as practicable, the old signs will be improved so as to present the appearance and advantage of the new type.

"Closed Season."—We have continued the policy of issuing during the "closed season," or period covering the winter months between December 1 and April 1, no permits for street openings, except in cases of real emergency.

Building Materials.—By means of inspection and violation notices, steps have been taken to keep the streets and sidewalks free from building material for which no permit has been issued, and to keep the building material within the legal limits in cases where a permit has been issued. The placing of boilers on streets has been prohibited, wherever possible, in downtown districts. During the year there has been established a policy requiring a deposit for the opening of any street. This makes it certain that the contractor will remove all surplus material at the completion of his work. In order that newly-paved streets may be left undisturbed for the longest possible time, we have adopted the policy of giving to property owners, builders, public service corporations, and others, who for any purpose may desire to open the streets, the amplest possible notice of our intention to lay a new pavement, and for a year following to refuse permission to make cuts therein, except in emergency cases.

Street Pavements.

A comprehensive and rational plan has been adopted for the repaving of the streets of this borough. Whenever it becomes apparent from the cost data that the repairs on a particular street amount to more than a certain percentage of the first cost, depending on the particular type of pavement and the traffic and other conditions, that street is listed for repaving. In Manhattan last year the number of cuts in the pavement reached 28,000.

Types of Pavement.—Under heavy traffic conditions, where noise is not a serious objection, the improved granite block pavement, such as has been laid on Lafayette street, is the most satisfactory form the standpoint of durability and ultimate economy; and is entirely satisfactory for both motor and horse vehicles. In districts occupied by office buildings, residences, schools, hotels and retail shops it is necessary to have a less noisy pavement, and the choice then lies between asphalt and wood. It will depend on the amount of the traffic and the prevailing market prices of these pavements as to which is to be preferred in a particular case.

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The garment manufacturing trades, which utilize thousands of lofts in New York, report that they are busy.

The pronounced upward movement of stocks this week is an indication of the underlying strength of the market, reflects favorably on real estate and brings encouragement to everyone. Investors in all kinds of securities, realizing that fundamentally conditions are sound, are justified in not sacrificing their holdings.

The United States District Court of Appeals' decision that the U. S. Steel Corporation is not a combination in restraint of trade, as the Government had charged, was received by the business world with satisfaction and joy and as an assurance that business interests are to have better treatment in the future. Sunshine is breaking through the clouds at various places. Incidentally, the steel plants of the country will soon be running full, if sufficient labor can be obtained. The Steel Corporation is utilizing 82 per cent. of its ingot capacity.

Money is plentiful in London, as it is here; and a good deal of it which would ordinarily be used for speculation in stocks is going into real estate, the demand for small property being better than for a considerable time. A similar course of action would no doubt be taken in America should the country become involved in war. The safety of real estate as an investment would be apparent to every monied person under such circumstances, and even if no war comes to us the constant fear of complications and the frequent semi-panics which this will give rise to will make stock speculation even more hazardous than usual, and real estate investment by comparison immeasurably more secure.

The Problem of City Government.

As a form of government responsive to the real needs of the community and the distinctly expressed will of the people, it must be admitted that the government of the City of New York has not proved satisfactory. The city has not had real local self-government in accordance with the fundamental principles of democracy, but has been a subject community. It has been subject to overruling misgovernment from Albany on the one hand, and on the other hand to an indifference at City Hall to the basic principles which alone can insure a successful city government. We have actually less municipal democracy here in New York City than has any city in the British Isles or any city of Western Europe. In those countries there is no curtailment of powers once granted to a city, as in the case of the Building Department of New York City, for example. Our problem is how to obtain real local self-government and then how to make that government truly American, democratic and responsive to the intelligent public will.

It is of course understood by everybody that the powers of the city corporation are wholly derived from the State Legislature, that the high seat of authority is not at City Hall, but at the State Capitol, and that the Legislature can both give and take away. In consequence of this we have been governed most from without the city. Agencies for good and agencies for evil have both been going to Albany and securing without much trouble, until recently, such legislation as they desired. No city in a monarchial country could be so imposed upon. New York has in consequence a famous specimen of the cumbrous and wasteful form of government. The American spirit of independence, dulled by the long exercise of local functions by the State, needs to be aroused. We have learned the lesson that if cities are to be well governed they must be self-governed, but we have not applied it.

Some still say it is not safe to give the great city autonomy, because of the dangerous elements in the electorate, elements which cannot comprehend civic righteousness and have not in their hearts subscribed to the American doctrine of the square deal. This has ever been the excuse for the interference of the State in local government when any excuse has been possible, but as an objection to granting local self-government it has lost its effectiveness since there has come to the people a clearer appreciation of the wisdom of keeping politics and administration apart, and of the absolute need of having a local government responsive to the people of the city. With a new feeling about "local politics"—a feeling that "local politics" is no politics at all in a true sense—there is a general desire to try the new plan. And where is the danger, when the Legislature has power to check us if need be?

So evident is the public wish for real self-government that resolutions have been introduced in the State Constitutional Convention to engraft into the fundamental law of the State provisions which will restrain the Legislature from going to the lengths that it has in the past. The Convention with the best intentions may, however, do more harm than good in putting checks on the Legislature. Many of our States have tried by constitutional provisions to prevent the undue meddling of their legislatures with local affairs, but have found the restrictions less efficacious than they had hoped for. If the Legislature of this State will simply reform itself and then resolve to let New York City alone, after giving it full authority to frame its own charter, that will be sufficient, according to the experience of other cities that have come to grips with the same problem. Home-made charters have proved to be better than those made at State capitals, and they seem to be the only way of getting a government capable of managing the business of a city wisely and at the same time being responsible to the people. Sometime this fall there will come before the public the tentative draft of a charter prepared by a committee of the Board of Estimate of which President McAneny is chairman. It is hoped that our real estate boards and business men's associations will prepare to receive it and scrutinize it with the knowledge of what is required of such a piece of legislation in this age. They should also in anticipation of the coming hearings on the new charter, both at the State Capitol and at City Hall, engage eminent counsel and advisers, men imbued with the purest principles of American democracy, and determined to secure for New York City a government which will not need to be apologized for.

Our Common Interests.

It ought not to be necessary to explain to anyone the dependence of the community upon its property interests. It ought not to be necessary to defend the young man who by industry and saving has acquired a stake in the city, or the widow and children whose heritage and support consists in the possession of real estate, or the corporate interests which have loaned money to those who have built up the city and made it what it is in a material sense. Least of all should it be necessary to direct that defense at the municipal administration.

While it is true that every succeeding generation must be taught it, alphabet, one does not expect to be called upon to teach elementary economic principles to governmental authorities, or to take part in any argument based on the sophistry that the interests of the whole community or the body politic are not identical with the interests of its property and business. Capital and labor may at times represent two sides of an economic problem; the landlord and the tenant and the buyer and the seller may and do stand in opposite business positions, but the interests of the community cover the interests of all of them.

The "health, safety and welfare of three million people" and "the convenience of the building interests" are not therefore opposing propositions. That they appear to be to the Mayor of the city and some others in authority is evidence either of the erroneous impression which the socialistic propaganda is alleged to have made at City Hill, or it is evidence of the desire of aspiring statesmen to pose in heroic roles.

Under such circumstances it would indeed seem to be necessary to tell how important in the community is the average property holder, the young man of family, who has through proficiency in his business, persistent saving and the exercise of all the qualities of good citizenship, acquired the title to a two-family dwelling in Flatbush, or a small apartment house in Harlem, or a loft building downtown. This is the type of seventy-five per cent. of all the "landlords" in Greater New York, as everywhere else. Depend upon it, he is a man of sterling character, a good father and husband and a loyal American citizen. The other twenty-five per cent. of owners are estates and corporations, whose investments are principally in business buildings and large apartment houses, hotels and theatres. It is the average owner, however, that is here referred to, and there is no doubt at all that he has good grounds for thinking that his interests, as well as the welfare of the business community generally, are considered in some quarters as separate from and of less importance than the "health, safety and welfare" of beneficiaries of the city's bounty simply because of the larger number of votes the latter can deliver.

The margin by which the individual owner holds title is often very small. The mortgage is held by the savings bank, and the bank is the depositary of the savings of a multitude of men, women and children, to whom is paid interest at the rate of four per cent. in return for the use of money for which the bank receives five per cent. Or, perhaps the mortgage is owned by the

life insurance company, which is only another semi-public trustee of the savings of thrifty people. The real owners of New York property are therefore its saving men and women of all classes of society, rent payers as well as taxpayers, all of whom suffer when the economic welfare of the community is sacrificed to political ambitions.

They are carrying a public debt of $1,430,000,000, which is greater than the debt of the U. S. Government, and meeting an annual obligation now amounting to $211,000,000. Every one of them feels the burden, though all may not realize who and what put it upon them. People expect to pay an extra price for the privilege of living and doing business in New York, but when the city's affairs are so managed that they are deprived of the greater advantages for which the extra price is paid, they have just cause of complaint.

The Building Situation.

The building situation in Manhattan and the Bronx is in a healthy condition, and unless some unforeseen conditions arise the year 1915 should exceed 1914 not only in the number of plans filed, but also in the amount involved. In Manhattan, from January 1 to June 1, 210 new buildings were projected, as against 221 during the corresponding period last year, but the estimated cost for the current year is placed at $35,325,890, as against $22,450,090 in 1914. This ratio has been somewhat increased since the end of the first quarter of the year. In the matter of alterations, the figures this year are only a trifle in excess of those for 1914.

In the Bronx there has been a considerable building movement, involving both apartment houses and industrial plants. The cost of construction during 1915 has been placed at $13,563,525, as against $7,250,092 for 1914, though in the matter of alterations there is indicated a loss.

It must be borne in mind that while the plans filed for Manhattan show a big increase during the present year, still that does not represent all of the gain, for many large operations which had plan filings last year were not started until recently, and most of the new construction will start in the immediate future. This same condition holds good in the Bronx and is clearly indicated by the current building material prices.

There has been a general hardening along the line, though it is almost too soon to have substantial effect upon prices. In almost all lines there was a considerable surplus of materials on hand when the current year started, and this overproduction, if it can be so called, had to be consumed. Dealers report that the absorption of this surplus has been satisfactory, and in several lines a price increase should result.

Building loans, an important factor in the building industry, are easier to obtain than for many months. Banks and loaning institutions were eager a few months ago to curtail their commitments, but at the present time they are willing to make loans on favorable operations, where builders are responsible.

Technically the real estate market, as a whole, is in a strong position, and if let alone should become active. The outlook today is more favorable than for a long time.

Land Value Maps for 1916.

The Department of Taxes and Assessments has again made arrangements with the Record and Guide for the publication of the annual Land Value Maps. Without expense to the city, the Land Value Maps for 1916 will be printed as a supplement to the Record and Guide next October. Every subscriber to the Record and Guide will receive a copy without charge. To the general public they will be sold at the price of two dollars for maps covering the entire city.

The Land Value Maps are prepared by the Department of Taxes and Assessments to show the value per front foot of inside lots one hundred feet deep on each side of every block in every borough, and the value per acre of unplotted land. The purpose of the maps is first to aid in the assessment by presenting to the view of the assessor all of his territory, with comparable figures on every street; second, to aid the commissioners in passing upon applications for reductions of assessed values; and, third, to enable the public to aid the department by suggestions and criticisms.

To the professional appraiser of property, to the investor or to anyone who wishes to know the assessed valuation of any piece of land in the whole city, the maps are quite as indispensable. No method has yet been devised that is equal to this publication of land value units for the purpose of comparing assessments, as well as preserving equality of assessments between parcels similarly situated.

Why Realty Is Ill-Treated.

Editor of the RECORD AND GUIDE:

Your very interesting article on "Governmental Attitude Toward Realty," in last week's Record and Guide, has come to my attention. As president of the Real Estate Association of the State of New York, it was my privilege and duty to take a very active interest in the work of the last Legislature. I therefore had an opportunity to judge of some of these matters under discussion at first hand.

Most people probably do not realize that the organized charities and philanthropies maintain an active lobby at Albany. This lobby or legislative bureau is thoroughly organized, efficient and effective. For some unknown reason, this lobby has taken great exception to the fact that the real estate interests have at last become organized throughout the State, and through the Real Estate Association of the State of New York are beginning to make their influence felt at Albany. Their attitude, as much as anything else, leads me to believe that these interests have actively opposed the interests of property owners.

Of course, there is actually no antagonism between the sincere social or charity worker and the real estate owners and operators of the present day. Their interests are identical. If the Legislative representatives of the social and charity workers have obtained an erroneous idea that these interests conflict, this error must be corrected, and the quicker it is corrected the better for all concerned.

As to the attitude of the official force towards real property interests, the statement of Hon. Cyrus C. Miller, in your issue of last week, bears out what I have found. The members of the Legislature, while being responsive to some extent to their constituents, are even more responsive to their leader on the floor. His word is law to most of them. He, in turn, reflects the best organized forces of the community, and it will only be possible for the real estate interests to exert a proper influence on him through effective organization. There is no question but that the real estate interests received better treatment at the last session of the Legislature than ever before. At all times we were accorded a cordial welcome, and the legislators quickly realized that even if we were in the minority from a political standpoint, we were entitled to special consideration because we represented that portion of the community which paid for the running of the government.

It would be foolish to generalize regarding the attitude of officials, since each official acts according to his individual experience and influences. I cannot say that I have found any disposition on the part of officials to mistreat the real estate interests, but I have found a woeful ignorance of actual conditions and of the effect of bad measures and regulations on real estate. This can only be overcome through a campaign of education, and such a campaign requires time and money.

Perhaps the most important result of the winter's campaign has been the clear demonstration that results can be obtained from organized effort on the part of the real estate interests. One of our most experienced and oldest real estate operators and investors recently said to me, that he had come to the conclusion that the real estate interests must eventually establish a bureau at Albany to watch every law proposed in the Legislature and every governmental ruling, so as to check mistakes and needless interference right at the start. He said that it was his experience that most of the trouble was due to lack of intelligence rather than any desire on the part of the Legislature or the officials to interfere with property rights. In this I heartily concur.

M. MORGENTHAU, JR.

Tenement House Law Decision.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association, represented by Harold M. Phillips as counsel, carried the case of the Tenement House Commissioner vs. L. A. McDevitt to the Court of Appeals, which decided that the owners of property were not responsible for the acts of their tenants or sub-tenants, of which they had no knowledge and over whom they had no control. Any other decision would have been a monstrous injustice. This is a far-reaching decision and makes for the security of all owners of apartment houses and tenement house property.

The United is the only real estate protective organization in the City of New York that has the courage to fight for its convictions in court.

STEWART BROWNE,
President U. R. E. Association.

High Finance.

Editor of the RECORD AND GUIDE:

Not much seems to have been made of the sale this week of 454 Broadway, and yet it furnishes what may be called a concrete instance of realty conditions in Manhattan and of the relation of city government to them. A previous chamberlain had loaned $75,000 of moneys, of which he was custodian, on this property, the assessed valuation of which, I understand, was $68,000. No one but "the city" would have made such a loan. It was defaulted on this year and went to foreclosure, selling at auction for $60,000, which marks: first, a loss to the city of $15,000 on its principal investment only; second, the inaccuracy of the city's own valuation, and third, the diminishing marketable value of property in one of the most prominent and long-developed portions of Manhattan.

BROKER.

June 1, 1915.

Try Again.

Editor of the RECORD AND GUIDE:

Will you state in your next issue the proper place or person or court to which complaint may or should be made against the building and tenement house departments, for wilful violation of the laws they are entrusted with to enforce; also the proper courts in which to bring a civil action against them, and you will greatly oblige a regular reader of the Record and Guide?

Answer.—The Supreme Court has jurisdiction of proceedings brought to review action of the department in violation of law. Have you fully stated your cause of complaint to the department heads? If, after a fair, full discussion of the matters with them, you feel that you still have reason to doubt the fairness and legality of the rulings, you would better consult some good attorney at law.—Ed.

The City Debt.

New York City has authorized the issuance of $776,071,945 in long term bonds during the last eight years, according to a report submitted to Acting Mayor McAneny by City Chamberlain Bruere.

The debt service appropriation this year was $52,832,318. This means that the share of every man, woman and child in the city in the interest of New York's enormous debt is $10.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

NEW SUBWAY LINES.

The Fourth Avenue and Steinway Tunnel to Be Opened About June 15.

The Public Service Commission expects to open for operation two important links of the Dual System of rapid transit about June 15. These are the Fourth avenue subway in Brooklyn and the Steinway tunnel, connecting Manhattan and Queens. The Fourth avenue subway runs from the new Municipal Building in Manhattan, over the Manhattan Bridge to 86th street, Brooklyn, near Fort Hamilton, with branches to Coney Island. It will be operated by the New York Municipal Railway Corporation, and temporary operation will consist in the use of two tracks between Manhattan and Coney Island. The Steinway tunnel runs from 42d street, Manhattan, near the Grand Central Station, under the East River to Jackson and Van Alst avenues, Long Island City. It will be operated by the Interborough Rapid Transit Company, with free transfers to and from the existing subway. Both companies have fixed upon June 15 for the beginning of operation, and the commission is prepared to award that date to which ever company gets its road in shape for operation first. Operation of each line, however, will begin on or about the date mentioned. The Steinway tunnel cost between $7,000,000 and $8,000,000. The Fourth avenue subway and its connections will cost the City of New York about $25,000,000.

Elevated Railroad Contract.

The Public Service Commission has awarded the contract for the construction of Section No. 2 of Route No. 49 to the Oscar Daniels Company, the lowest bidder, for $863,775. This section is a part of the Culver rapid transit railroad in Brooklyn, which will connect with the Fourth avenue subway. The route runs through Gravesend avenue and Shell road to Coney Island. The part just placed under contract extends from Bay Parkway (22d avenue) through Gravesend avenue and Shell road to Avenue X. The road will be an elevated railroad, and the contractor must complete it within 18 months. The new road will be operated by the New York Municipal Railway Corporation in connection with the Fourth avenue subway.

Nostrand Avenue Subway.

Bids will be opened by the Public Service Commission on June 15 for the construction of Section No. 1 of Route No. 29, a part of the Nostrand avenue subway in Brooklyn. The Nostrand avenue line is a branch of the Eastern Parkway subway which is an extension of the existing subway, and will be operated in connection therewith by the Interborough Rapid Transit Company. Section No. 1 covers that part of the line between Eastern Parkway and Church avenue. Plans call for a two-track underground railroad, and the work is to be completed within 21 months.

Bids for Station Finish Invited.

Bids for the completion of construction and station finish in the Fourth avenue subway, Brooklyn, from Flatbush avenue Extension to 43d street have been received by the Public Service Commission for the First District. The work is mainly reconstruction, due to the temporary occupancy of one track in the subway by a sewer extending from Hanson place to Butler street. This work will not delay the beginning of operation of the subway, and it will be completed within three months.

The Public Service Commission has adopted the form of contract for the purchase of track materials for the New Utrecht avenue elevated railroad in Brooklyn and authorized the chairman and secretary to advertise for bids, to be opened June 11 at 12.15 p. m. Under this contract the city will buy more than 5,000,000 pounds of steel rails and a sufficient quantity of splice bars, spikes, anti-creepers, etc., to equip the new Utrecht avenue line.

INSURANCE INVESTMENTS.

Aggregate Nearly Four and a Half Billions of Dollars.

An idea of the gigantic amount of wealth represented by insurance is obtained from the report of Deputy Superintendent Hoey, of the State Insurance Department, to Superintendent Hasbrouck. The report shows the values of real estate and mortgage loans, as well as the value of bonds and stocks, owned by all the insurance companies that report to the New York State Department. It does not include the stocks and bonds held as collateral securities for loans. The total value of the real estate and mortgage loans is $1,761,336,857.01, while the value of bonds and stocks amounts to $2,725,020,949.83; a grand total of $4,486,357,806.84.

The total investments of life insurance companies amount to $3,584,846,112.84, of which $1,983,765,788.47 represents bonds and stocks, $1,453,838,576.59 mortgage loans and $147,243,747.88 real estate. The fire and marine companies represent an invested wealth of $597,233,106.87, of which $514,530,810.05 represents bonds and stocks, $52,834,285.51 mortgages and $29,868,011.31 real estate. Assessment, fraternal and co-operative companies represent an invested wealth of $115,830,477.41, of which $94,172,893.14 is stock and bond investments, $5,158,526.83 real estate and $16,499,057.44 mortgage loans. Fidelity, casualty and credit companies represent an invested wealth of $188,446,109.62, of which $132,551,458.17 is in bonds and stocks, $18,720,380.57 real estate and $37,174,270.88 mortgages.

Want Express Station.

The business men and residents of Westchester are rapidly getting behind the movement started by the Throggs Neck Taxpayers' Association to have the Westchester Square station on the Pelham Bay subway extension designated as a stop for express trains.

Last Tuesday William J. Hyland and Otto W. Holmgren, vice-president and secretary, respectively, of the association, called upon Public Service Commissioner Robert C. Wood and presented a petition which briefly set forth the claims of Westchester for adequate station facilities, and requested an early hearing on the proposition.

A date for a hearing will be decided upon at the next session of the Public Service Commission, and an opportunity will be given for all the property owners, business men and residents of the Westchester district to go before the commission and aid in the protest.

Year Book of the Bronx Board of Trade.

The Year Book of the Bronx Board of Trade for 1915 is a handsome volume of a hundred pages. It contains the annual reports of the standing committees and the secretary for the previous year, together with a classified list of the members. The reports are all

interesting and informing. The book is a credit to the board and its publicity department, of which A. M. McClure is manager.

Annual Conference of the National Tax Association.

The ninth annual conference of the National Tax Association will be held at San Francisco, Cal., August 10-14, 1915. Much importance attaches to this conference this year in view of the widespread and increasing interest shown in the subject of National, State and local taxation. A feature of interest will be the report of the Committee on the Federal Income Tax, of which Professor E. R. A. Seligman is chairman. The cooperation of the Treasury Department is expected in the discussion of this report which will aim to suggest points where amendments may be made to secure better administrative results and remove objectionable features.

Another important report will be that of the Committee on Increase of Public Expenditures, of which Dr. T. S. Adams, of the Wisconsin Tax Commission, is chairman. A concise, carefully devised plan for checking waste and introducing economies in fiscal affairs will be discussed. Unusual efforts will be made to obtain a full and complete discussion of the various practical problems which confront the State taxing officials. Judge Oscar Leser, of the Maryland Tax Commission, will have charge of this session which will be participated in by officials from many States. Naturally the interesting and important experiments and developments in taxation in California and the far western States will be featured for the benefit of the visitors from the east.

Numerous special topics of interest will be discussed, including classification of taxable subjects, efficiency in the collection of taxes, taxation of car companies, tax limit laws, valuations of corporations by public service commissions. The report of a committee on status of intangible property will present the latest thought on that important subject. The usual review of legislation in the various States, by M. M. Flannery, of the Federal Trade Bureau, will be of particular interest, in view of the large number of legislative sessions held this year. A study of the meaning of recent action on constitutional amendments will be an instructive feature. The conference will extend over five days, with sessions so arranged that time will be given for visiting the exposition. The annual meeting of the American Economic Association will take place during the same week, and a joint session has been arranged with that association for the discussion of the Federal Income Tax.

The conference is composed of members of the association and official delegates appointed by the executives of the various States and the Canadian provinces, presidents of universities and associations of chartered accountants.

Professor E. R. A. Seligman, of Columbia University, is president of the association; S. T. Howe, chairman of the Kansas Tax Commission, vice-president; and T. S. Adams, of the Wisconsin Tax Commission, secretary.

Reclaiming Land.

That the reclaiming of land and fishing may be correlative is proven at Baldwin Harbor, Long Island, where several hundred acres of meadow land are being filled to grade by the distribution of sand through suction pipes. Several canals are being cut through the property and as the immense dredges loosen the sand a pipe line 1,500 feet long pumps it to various points on the adjacent surface.

As the sand spurts out hundreds of live fish, eels and clams come with it. The ubiquitous small boys are on the ground and catch flounders, weak fish and eels by hand. Every household in Baldwin and vicinity is being supplied with hand-caught fish. One youngster was heard to exclaim that a fish in the hand is worth two on the line.

The extensive reclamation of water front land in progress at Baldwin Harbor marks the first enterprise of the kind in Nassau County in recent years. The shore front of Freeport was reclaimed and improved with cottages a few years ago by John J. Randall.

PRIVATE REALTY SALES.

Holiday weeks are not, as a rule, conducive to active markets, and this week has been no exception to the rule. The feature of the reported transactions has been the sales of tenement houses to small investors. This class of buyer has been more noticeable during the last six weeks than for a long while, which always means a healthy condition. Of course the number of these sales has been restricted, but a start has been made, and if the ratio of increase is maintained a fairly active market will result.

Money is fairly easy and loaning institutions still continue the policy, started some time ago, of placing loans on well located properties. They are more willing to extend mortgages than for many months, which has had a tendency to eliminate many foreclosure sales which were thought necessary some months ago.

Builders are becoming more active, a large number of tenement house projects having been started in the Bronx during the last two months. The scene of the greatest activity is on and adjacent to the Grand Boulevard and Concourse, though other districts are also well represented.

One of the interesting deals of the week is the leasing of a plot in the Herald Square section to a building company which will improve the site with a tall loft building. The lease is for twenty-one years, with three renewal privileges, totalling eighty-four years.

Deals of this character bring up the subject of financing. Business is done on such a large scale in Manhattan that it is rarely that an operation can be financed by an individual. The result is that loaning institutions do the bulk of the business. There has been a movement on foot for some time to have the mortgages run for a long term of years, portions of the principal being payable at stated times. This scheme has worked out satisfactorily in many instances, and the owner is saved considerable outlay when the renewal period comes around.

The cost of placing a mortgage of this size mounts up to a big figure and reduces the net returns to the investor in no inconsiderable amount. If once a loan is placed, the owner knows that as long as he meets his interest charges and pays off a proportion of the principal he will be let alone; he can arrange his business accordingly, and many foreclosure suits will be avoided. In the meanwhile he is creating an additional equity, which makes his position so much the stronger. Some contend that the partial payment plan is not necessary, but every so often there arrives a period when money is exceedingly hard to obtain. Witness 1907 and 1914. It is in those times that owners who should be in a fairly strong position find that their equity is wiped out because a purchaser cannot be found who is willing to pay at auction more than the encumbrances. As a rule, loaning institutions are willing to make long term loans on suitable properties, and when this arrangement can be made it redounds to the advantage of all concerned.

The total number of sales reported and not recorded in Manhattan this week was 14, as against 27 last week and 33 a year ago.

The number of sales south of 59th street was 6, as compared with 12 last week and 3 a year ago.

The sales north of 59th street aggregated 8, as compared with 15 last week and 30 a year ago.

The total number of conveyances in Manhattan was 129, as against 137 last week, 22 having stated considerations totaling $1,595,050. Mortgages recorded this week numbered 84, involving $3,493,466, as against 82 last week, totaling $1,771,392.

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From the Bronx 5 sales at private contract were recorded, as against 7 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,920,250, compared with $1,391,838 last week, making a total for the year of $36,567,333. The figures for the corresponding week last year were $989,442, and the total from January 1, 1914, to June 6, 1914, was $19,861,463.

Two-State Trade.

The Adams Land & Building Company, the holding company for the Adams Express Company's real estate, has purchased, through De Selding Brothers, from the Reffron Realty Company, represented by H. J. Sachs & Company, the eight-story loft building, 121-125 West 17th street, on plot 74x92. In part payment was given a Brooklyn corner at Jefferson avenue and Ormond place and property in Baltimore, Md., in Baltimore street, formerly occupied by the Adams Express Company. The aggregate value of the properties in the deal represented about $400,000.

Heights Corner for Builder.

Rudolph Stillgebauer has sold the vacant plot, 95x100, at the southwest corner of 172d street and Audubon avenue to Donald Robertson, for improvement with a five-story apartment house with stores. Mr. Robertson last year completed the ten-story building at the southwest corner of 179th street and Broadway and is now completing a six-story house at the northwest corner of 185th street and Audubon avenue. The brokers in the present deal were McDowell & McMahon, who report it a cash transaction.

Queens Factory Deal.

Cross & Brown Co. has concluded negotiations for the sale of the entire block of waterfront property in Long Island City, at the foot of Pierce avenue, extending back to Vernon avenue. This property was improved about seven years ago by Ravitch Bros., then in the structural steel business, with two large buildings. The purchasers, Sexauer & Lemke, for a number of years in Mill street, near 92d street ferry, Astoria, will use the plant for their ornamental iron business.

Manhattan—South of 59th St.

MADISON ST.—Samuel Kaufman sold to M. Cohen, 314 Madison st, a 5-sty tenement on plot 26x110.

MADISON ST.—The courts will have to sanction the sale of the Max Kobre realty at 147 Madison st, a 5-sty tenement on lot 22x100, to William R. Smith, for $29,500. Mr. Kobre was an East Side banker, whose business was recently taken over by the State Banking Department.

WASHINGTON PL.—Pepe & Bro. sold for Filippo Gualano and Vincenzo Raddi 110 Washington pl, a 3-sty building, on lot 22x75, to Z. T. Piercy.

24TH ST.—Henry Brady sold for Eda Parsons and Katherine Henderson to John M. Ferry, a Moore estate leasehold, at 464-466 West 24th st, two 3-sty dwellings on plot 35.4x80.

46TH ST.—John Katz has obtained an option to purchase from William Carr, two dwellings, 33-35 West 46th st, on plot 41.2x100.5. Plans have been filed for the erection of an 8-sty building.

Manhattan—North of 59th St.

ST. NICHOLAS PL.—J. Baldwin Hand sold to Alexander D. Aitken, 45 St. Nicholas pl, a 4-sty dwelling, on lot 20x100.

116TH ST.—M. Cassel purchased from the Benkay Realty Co., 7-9 East 116th st, a 6-sty tenement, on plot 50x100.

121ST ST.—Anita Howell has sold 18 West 121st st, a 3-sty dwelling, on lot 20x100.11. The seller acquired the house at foreclosure last September for $12,500.

207TH ST.—The 175th St. Holding Co., David Zipkin, president, bought from Gustavus L. Lawrence the plot 100x100 in the north side of 207th st, 100 ft. west of Sherman av, for improvement with two 5-sty apartment houses.

BROADWAY.—Susan A. V. Eckhardt sold, through William Mergardt, 4322 Broadway, a 3-sty building, on lot 25x123.3, with a 2-sty building in the rear.

EAST END AV.—Noah Kaufman has sold 71 East End av, a 4-sty tenement, on plot 25.4x82.

MADISON AV.—Clemens J. Kracht is reported to have sold 1585 Madison av, a 5-sty flat, on lot 25x81.

Bronx.

180TH ST.—A Blumenthal has sold for Richard R. Masten to Brown & Lapin the plot 66x135 in the north side of 180th, 132 ft west of Prospect av. The site will be improved with a 5-sty apartment house, with stores.

GRAND AV.—Alice M. Mahoney has contracted to sell to Anton Fleck, the plot 50x100, at the southwest corner of Grand av and 182d st, for $7,500.

GRAND BOULEVARD & CONCOURSE.—Osserman & Gottleib bought, through Arnold, Byrne & Baumann, from F. W. Hattenroth, the plot 70x100, at the southwest corner of Grand Boulevard and Concourse and Minerva pl, for improvement with a 5-sty apartment house.

STEBBINS AV.—Louis E. Kleban sold 1070 Stebbins av, a 6-sty apartment house, on plot 50x100.

VALENTINE AV.—D. Thomas Costar, sold for the Valhalla Corporation, Jacob O. Pedersen president, 2323 Valentine av, a 5-sty apartment house, on plot 50x100.

Brooklyn.

MADISON ST.—G. X. Matthews Co., sold to Louis Weber for about $11,300, 1880 Madison st, a 6-fam. flat.

RAYMOND ST, ETC.—Pierrepont Davenport & Co., sold 132 Raymond st, for Mrs. Pauline Betz; 521 Albany av, for Mrs. Manahan; 535 Albany av, for Mrs. Knight; house and lot 50x105 on the east side of Brooklyn av, 20 ft. south of Lincoln rd; and 4 lots in West 4th st, 100 ft. south of Kings Highway, for Ward & Frone, and re-sold 1 of the lots to a Mrs. Hayes, and 3 to a builder.

68TH ST.—Frank A. Seaver & Co., sold for the Kent estate, 6 lots in the north side of 68th st, 100 ft. east of Ridge Boulevard, for improvement with 6-fam. houses.

72D ST.—B. J. Sforza sold for Miss Emily Kley, 840 72d st, a 1-fam. house, on lot 20x100.

BLAKE AV, ETC.—Nathan Halpin has purchased the Max Kobre realty, 292x100, at the northeast corner of Blake av and Howard st, for $30,000; Harry Millstein has contracted to pay $12,500 for the plot, 100x250, at the southwest corner of Blake av and Amboy st, and Julius Lehrenkrauss bought 125 Prospect pl for $15,375. These sales will have to be sanctioned by the courts, as Kobre's business was recently taken over by the State Banking Department.

FORBELL AV.—The Rockmore Realty Company Inc., Henry Rockmore, president, has sold the dwellings: 9404 Forbell av, to Nellie Glassman; 9406 Forbell av, to Georgine Koeppe; 9430 Forbell av, to Isaac Schiff; 373 Eldert la, to Joseph and Maria Juve; 559 Eldert la, to George W. Colp; 573 Eldert la, to John and Elenore Baunel; 575 Eldert la, to Catherine Maloney; 577 Eldert la, to Fred and Eva Kern, and 579 Eldert la, to Frederick C. Blume.

15TH AV.—I. Salzberg sold for the C. W. P. Construction Co. to Bella Brinberg, the 3-sty cottage, 4613 15th av; also for Dr. W. S. Stewart of Wilkesbarre, Pa., to M. A. Vogel, a plot 40x100, in the north side of 50th st, 200 ft east of 12th av.

Queens.

JAMAICA.—Albert B. Ashforth, Inc., has sold for Robert E. Adolph the 4-sty flat recently completed, on plot 39x100, at 78 Herriman av. The building is completely rented and has been held at $60,000.

LONG ISLAND CITY.—The Cross & Brown Co. has sold for John A. Kayan a large plot of ground, with frame buildings, at the southeast corner of Jamaica and Steinway avs to Joseph Goodman, who is preparing plans to remodel buildings to include stores.

RIDGEWOOD.—James M. Hawley sold for Julius Stern to Conrad Naus, 707 Woodward av.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Lincoln av to M. A. Anderson and 40x100 on Park av to E. George.

Richmond.

BRIGHTON HEIGHTS.—Cornelius G. Kolff has sold for William C. Kuder, through the office of William H. Jackson, two lots, 50x120 on Barrett Boulevard near Havenwood rd.

FORT WADSWORTH.—Cornelius G. Kolff has sold to Barnett Wilensky the 10-acre tract at the head of St. John's and Hope avs and Belair rd, for the Fitzgerald heirs, who have held the property for a number of years. The property has been purchased for sub-division into building lots and will be placed in the market.

GRASMERE.—Cornelius G. Kolff has sold a plot on Clove av through to Sheridan av to Charles D. Durkee for F. Eckhardt.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Levi Weingarten to the Oothout Holding Co. of New York., "Stratford Court," at 2-10 Stratford pl, a 5-sty elevator apartment house on plot 100x111, with a rear parcel 40x50, which is to be altered into a garage for the use of tenants.

Rural and Suburban.

BOGOTA, N. J.—Hugo Wabst sold for H. N. Brewster a dwelling on Linwood av.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Myrtle av to C. Joyce and 80x100 on Spruce av to A. K. Allison.

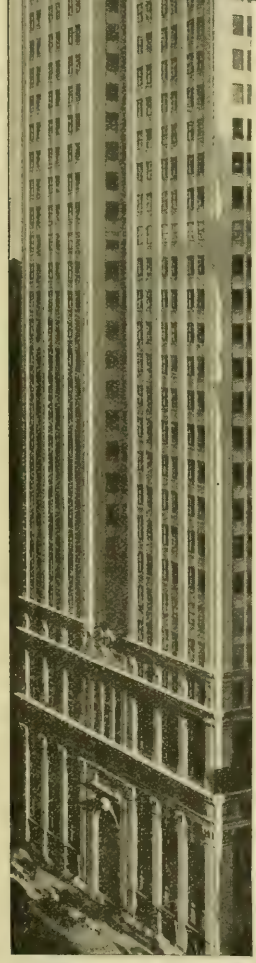
GREAT NECK, L. I.—Frank Crowell, Inc., has sold for H. Russell to I. V. Kimball, for a reported price of $18,500, his 11-room house on Deepdale dr, on plot of about ¾ of an acre.

NEW ROCHELLE, N. Y.—Herbert A. Sherman has sold for Miss Frances R. White 51 Hamilton av, her house and garage, on plot 100x175.

ROSLYN, L. I.—Joseph P. Day sold to Nicholas F. Brady a tract of 73 acres in the William F. Sheehan estate.

SARANAC LAKE, N. Y.—Moore & Wyckoff, in conjunction with Benjamin Bernstein and Duryee & Co., have sold for M. A. C. Levy his camp "Pine Brook" on Upper Saranac Lake. This property was formerly the summer home of ex-Gov. Levi P. Morton, and is one of the





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WHITE PLAINS.—The Robert E. Farley Organization sold for Miss Georgie Albro and Mrs. H. Storms a part of the Albro estate on North Broadway, to Asa Young, of Mt. Kisco, N. Y.

LEASES.

Big Theatre District Lease.

Rice & Hill leased to a corporation controlled by Felix Isman, the property 711-715 Seventh avenue, connecting with 168-170 West 48th street, and forming an "L" around the southeast corner of the two thoroughfares, fronting 50 feet on the avenue and 41 feet in the street, and containing about 8,000 square feet. The lease is for a term of twenty-one years at an aggregate rental of about $500,000, and carries with it a privilege to purchase. The property is owned by Frederick F. Brueck, Samuel H. Wilson and Richard Cole, who acquired it about seven years ago from Thomas L. Watt. The property was offered at auction in 1912 and 1913, and was bid in respectively for $350,000 and $394,000. The lessee has no definite plans for the improvement of the plot, which is covered by old four-story buildings. Mr. Isman has been identified with large real estate operations in that section of the city, notably the Palace Theatre Building, the 48th Street Building, the Automat Building and the northerly part of the block bounded by Seventh avenue, Broadway and 48th street.

Leases Site for Lofts.

The Improvement Company of New York, Leslie R. Palmer, president, leased, through the Julius Friend-Edward M. Lewi Company, from Louis E. Frith, the plot 48.6x98.9, at 35-37 West 37th street, now occupied by two old four-story dwellings. The lease is for a term of twenty-one years, with three renewal privileges for similar periods. At Mr. Palmer's office it was announced yesterday that the rental for the first term is at the rate of $21,000 net per annum, and that the rentals for the subsequent periods will be determined by reappraisals. A twelve-story commercial building will be erected on the site.

Broadway Restaurant Lease.

White's Eating Place, Inc., leased, through Rice & Hill, the northerly store in 1204-1210 Broadway, at an aggregate rental of about $75,000. The entire ground floor of this building was occupied for nearly fifteen years by Shanley's and is now being extensively altered.

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VAULTS FOR VALUABLES

Rumored Metropole Deal.

It was rumored yesterday that out-of-town interests had leased the one-time Hotel Metropole property at 147-151 West 43d street, owned by Frederick Hornby. It is a six-story building, on plot 60x100.5.

$200,000 Arundel Court Lease.

Sonn Brothers have leased to the Havre Holding Company the six-story apartment house, "Arundel Court," at 772-778 St. Nicholas avenue, on plot 109.11x100, at an aggregate rental of about $200,000.

Manhattan.

BARNETT & CO. leased for Thomas O'Reilly the dwelling at 15 East 126th st to Mary Lucky, and for E. Gleason the dwelling 30 West 126th st to Lena Sommer.

BLEIMAN & CO. leased for the Bleecker Realty Co. the 3d loft in 56 Bleecker st, to the Federal Waist Co.; also to the Belnor Hat Co., space at 48-56 West 38th st.

CROSS & BROWN CO. leased offices in the U. S. Rubber Building, Broadway and 58th st, to Dulany Tull & Spitler, of 28 Grace av; John M. Gallagher; Emilie M. Lowy; Thomas J. McLaughlin; the Hampton Kerosene Carburetor Co. of 1876 Broadway; in 1765 Broadway to Edward Hoffman; in 396 Broadway to Edward J. Reardon; and in conjunction with M. Forman & Co. space in 12-14 West 37th st to Vincent De Martin and William Womes.

DUROSS CO. leased, for Stephen J. Collins the dwellings 321-323 West 18th st to Mary E. Perry and Margaret Doig; also to I. Greenbaum Fixture Co. the 3d loft at 44 West 15th st and part of a loft in 797 Greenwich st to F. B. Reilly.

DOUGLAS L. ELLIMAN & CO., leased for Seth M. Milliken, the 4-story dwelling, 27 East 76th st, to Nelson B. Burr.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 929 Park av for Roger W. Straus, Jr., to Frank L. Slazenger; also apartments in 122 East 76th st for the Jatison Construction Co. to James L. Ward and in 34 East 58th st to Miss A. C. Martin.

J. B. ENGLISH leased for Alexander McConnell, the 4-story dwelling, 265 West 54th st, to M. T. Gang; also 148 West 49th st, to R. Howard; and offices in the Astor Theatre Building, to the Lewis Producing Co.; Walters & Ward and Kiman & Krieger.

J. ARTHUR FISCHER has leased for Rice & Hill to H. W. Baume the 4 lofts comprising the upper part of the building at 156 West 45th st. Mr. Baume has been located in this street for the last 12 years and now takes larger quarters.

M. FORMAN & CO. leased 5,000 sq. ft. in 31-33 West 21st st to Leo Wertheim; lofts in 48-50 West 21st st to Joseph Fennell; at 20 West 17th st to Schneider Brothers.

M. FORMAN & CO. leased for Rexton Realty Co. 10,000 sq. ft. in 136 West 21st st to Himmel Dress Co., Max Kaufman & Co., Needleman & Schneider; for Emily A. Wiggins 18,000 sq. ft. in 38-42 West 26th st to Silberfarb & Halprin, Jessica Waist Co. and Hyman Fiedelbaum & Co.

A. N. GITTERMAN CORPORATION leased for Mrs. C. B. Guernsey, the 4-story dwelling, 19 West 52d st, to Margerite Moras.

GOODWIN & GOODWIN rented for Elizabeth F. Pay to Leon C. Haye, the 3-sty dwelling, 3 West 119th st.

M. & L. HESS (INC.) have leased the 4th loft at 120-2 West 18th st to Silverman, Diamond & Katz; the 8th loft at 43-7 West 16th st to the Belgium Embroidery Co. of 2 East 30th st; and the 4th loft at 207-9 East 49th st to Bielecky Bros., Inc., of 705 3d av.

A. L. MONFORT has leased 214-216 West 65th st for Katherine Highland to the 65th St Garage Co.

PEASE & ELLIMAN and Ames & Co. leased for the Emerson Shoe Co. the store at 307 Broadway; also renewed the apartment lease of Miss Gladys Cromwell in 523 Park av.

PEASE & ELLIMAN rented apartments in 349 West 85th st, for W. E. D. Stokes, to Edwin H. Wolf, of Boston; also in 43 East 27th st, to Miss Alma Goodrich and in 60 West 39th st to Ralph S. Jones.

PEASE & ELLIMAN have rented for Bing & Bing, an apartment of 10 rooms and 4 baths in the house nearing completion at 955 Park av to Henry Ittelson; also for R. F. Easton, his furnished 10-room duplex apartment in the "Evanston," West End av and 90th st to Robert E. M. Cowie, and for George Backer, 12 rooms and 4 baths in the southeast corner of West End av and 78th st to Carl Laemmle.

PEASE & ELLIMAN subleased in 11 East 68th st, apartments for Graham Scott to Mrs. Mary B. Belden of Syracuse, N. Y., and in 24 West 59th st for Charles J. Fisk to Dr. L. H. Roblee; also renewed for Mrs. S. Myers, the lease of Henri Conrad on the 3-sty dwelling, 1277 Madison av; and renewed apartment leases in 875 Park av, to Milton Raub; in 49 West 57th st, to C. C. F. Bent; in 960 Park av, to Dr. Rufus Cole; in 144 East 56th st, to H. F. Pennington; in 24 West 59th st, to Miss Elizabeth J. Mariani; in 116 West 59th st, to A. E. Kazan; in 24 West 59th st, to Miss Margarct J. Johnson; in 27 East 62d st, to Robert C. Beal; in 11 East 68th st, to E. C. Lufkin; in 829 Park av, to E. E. Stowell; in 105 East 15th st, to Rudolph Christians; and in 829 Park av, to E. T. Stowell.

JOHN P. PEEL CO. leased a loft in 39 West 8th st to Weschler & Turk.

PORTER & CO. rented for S. H. Cohn to Catherine Smith, the 3-sty dwelling, 231 West 127th st.

ROBERT R. RAINEY leased the store and basement at 119 Barclay st, to the Margarin Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Charles B. Squier the 3d floor at 9 East 45th st to Harry C. Jenkel, tailor, for many years located at 259 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have leased for Frank Kines, the store 348 Madison av, to Lewandos French Dyeing and Cleaning Company, now at 557 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased to the Montreal Hay Co., Ltd., of Montreal, for a New York office, space on the "E" floor of the Produce Exchange Annex, thereby completing the renting of the Produce Exchange Building.

M. ROSENTHAL CO leased for 5 years the store and basement, 450 6th av, for the Rosoff Lunch Co., to the Star Electrical Co., of 30 East 42d st.

WILLIAM R. WARE leased for the Parsons Estate to the Hamilton Institute for Girls, the house and garage at the southeast corner of Riverside dr and 90th st, the one-time residence of Cyrus Clark.

WM. A. WHITE & SONS have rented offices in the southeast corner of Franklin and Hudson sts to J. & M. Willson, Inc.; also space in 128 Bleecker st to Abraham Buchner of 146 Bleecker st and in 78 Greene st to Barg & Cooperstein of 74 Greene st and for Cross & Brown, the store and basement in 170-172 West Broadway to the Degnon Contracting Co. of 30 East 42d st.

Bronx.

ACKER, MERRALL & CONDIT CO. rented space in the Peoples Big Market being erected in 149th st, at Courtlandt av, for eight booths, mezzanine gallery and basement space. They will make the market the headquarters for the Bronx.

Brooklyn.

BURRILL BROTHERS leased 536 2d st, for James T. Ackerman, 165 Garfield pl, for Joseph G. Kay; also a store in 95 7th av, for Samuel H. Harris to James Gambale, for 5 years.

Queens.

HESSELS-DASHIELL CO. leased at Bayside the Storm cottage in 2d st to Norman Issertell; the Gasner cottage in 5th st to C. J. Babcock; the George J. Smith cottage on Wright av to E. Welch; the Klomberg house in 2d st to R. H. Roberts, and the Delcambre house at Bell and Bradish avs to Charles Count.

JUDSON A. HARRINGTON has leased for the American Sales Book Co., Limited, to Reeb & Dinkins, the modern 2-story factory building, containing about 30,000 sq ft, at the junction of Dry Harbor Road and Long Island Railroad, Glendale.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for William Sommer, on Atlantic av, to J. Nelson; for Arthur Levy, on Jessica av, to Alfred Lipman; for Louis Gottlieb, on Clarence av, to Jacob Fleischman; for J. R. Lundin, on Boardwalk, to Louis Berman; for Suburban Realty Co., on Boulevard, to Charles Harrison.

Suburban.

COCKS & WILLETS have leased the H. H. Tredwell place at East Williston, L. I., to I. Townsend Burden, Jr.

DE BLOIS & ELDRIDGE rented for Brig.-Gen. William Ennis his place in Kay st, Newport, to Pedro Heeren of the Spanish Embassy at Washington.

FISH & MARVIN rented for the Lawrence Park Realty Co. a property at Bronxville to Dr. George Percy Long; also at Mamaroneck, for Howard T. Walden, his 6½-acre estate, "Anchorage," at Brevoort Farm.

FISH & MARVIN leased at Bronxville, for Mrs. Walter B. Meigs, an apartment in Alger Court, to Ralph Morgan and for the Lawrence Park Realty Co., a property on Kensington rd, to J. G. Derby; at Scarsdale, the 17-acre estate of Henry Frank, to Lanman Crosby, and at Chappaqua, the estate of Charles E. Haydock, to George G. Dutcher.

JULIA BEVERLEY HIGGENS has leased for Gifford A. Cochran his place, "Runnymede Farm," at Mt. Kisco to Dr. Frederick Peterson.

JULIA BEVERLEY HIGGENS has leased for R. Duane Humphreys, his place "Brae-Head" at Mt. Kisco, to Reginald Fincke, and for Mrs. Peter Augustus Jay, her place at North Hatley, Canada, to Fergus Reid.

NICHOLS & HOBBIE rented the country place of Mrs. A. R. Mead at Tarrytown to L. A. Samstag.

KENNETH IVES & CO. rented Genehurst, the country place of Mrs. Emma L. D. Fields, at Dobbs Ferry, to Miss Annie L. Merriam for the season; also for Anson Flower Robinson his residence in Ardsley Park, Ardsley, to Robert James Elfiltz and for Douglas Kent his residence in Wilson Park, Tarrytown, to Benjamin Parr.

L'ECLUSE WASHBURN & CO. leased at Plandome a residence on Woodland dr, to William Donahue.

SCARSDALE ESTATES leased at Greenacres, the residence now occupied by Otto Grassi, to Waring L. Dawbarn.

H. SCHUYLER CAMMANN leased for Mrs. Annie B. Goodwin her country place, at the corner of Village and Lake View av, Rockville Centre, to William V. B. Kip.

JOHN F. SCOTT has rented for Henry T. Strong his country place on the corner of Pierpont and Cedar avs, Hewlett, L. I., to J. Parke Channing and R. H. Channing, Jr.

JOHN F. SCOTT rented for Richard W. Stevenson, his estate on the East Rockaway rd at Hewlett, L. I., to Mrs. Charles A. Noble and Miss Eugenia G. Coope, of New Milford, Conn., for a young ladies' boarding school to be known as the Hewlett School for Girls. The property comprises about 8 acres, with a large residence and various outbuildings.

PETER F. SHANLEY, a restaurateur, leased for 10 years the one-time Durando Tavern, at 242 South Broadway, Park Hill, Yonkers. After extensive alterations Mr. Shanley will open the premises as a restaurant and road house.

REAL ESTATE NOTES.

CORN & CO. have moved to 505 5th av.

KNAP & WASSON CO. have been appointed agents for 251 Fort Washington av.

HENRY BRADY has been appointed receiver for 43 1st av, pending foreclosure proceedings.

L. A. KERNGOOD CO. has been appointed agent for 459-461 11th av.

LOTON H. SLAWSON CO. has been appointed agent for the "Westover" at West End av and 79th st.

HARRY LILLY, formerly of 271 West 125th st, is now associated with the firm of Hall J. How & Co., 141 Broadway.

A. O. SASSE has become associated with the management department of the J. Romaine Brown Co.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the "Stratford," 1070 Madison av.

THROGGS NECK TAXPAYERS' ASSN. will hold a regular meeting to-night at P. S. 14, Eastern Boulevard near Baisley av.

J. ROMAINE BROWN CO. has been appointed agent for 237-243 East 55th st and 604-606 West 115th st.

WILLIAM P. ROONEY has been appointed receiver of the rents for 324 5th av, a 5-sty building, pending foreclosure proceedings.

PIERREPONT DAVENPORT & CO. for the last 5 years at 13 Willoughby st, report that their increased business has necessitated their removal to larger offices at 36 Willoughby st.

GOODWIN & GOODWIN have been appointed managers and agents of "The Acadia" and "Abelard" at the junction of St. Nicholas and Seventh avs and 115th st.

KURZ & UREN and Sharrott & Thom were the brokers in the recently recorded sale of 967 Sherman av for Claudius D. Claussen to Edwin Robitzek, who gave in exchange 4 lots in the north side of East 140th st, 200 ft. east of St. Ann's av.

A. A. HAGEMAN announces that the store at 626 6th av, reported leased last week by Sidney L. Warsawer for George Cantrell to A. Gowan, has not been rented.

WM. H. WHITING & CO. have been appointed agents for 243 Broadway and 2½ Murray st and 95 Chambers st and 77 Reade st.

DOUGLAS L. ELLIMAN & CO. were associated with B. M. Osborne in the lease of the Draper place at Southampton, L. I., to H. R. Richardson.

PEASE & ELLIMAN have been appointed agents for the 7-sty apartment house 1190 Madison av; also 18-20 West 47th st, which is being altered into a 5-sty business building, with stores and apartments.

THE CHURCH OF THE ASCENSION, is the buyer of the 5-sty dwelling at 302 West 106th st, recently sold by the estate of Catherine Reilly. The dwelling will be occupied as a parish house.

T. A. HOWELL is the purchaser of the two dwellings 133 and 135 East 61st st, recently reported sold, through Pease & Elliman. They are to be converted into one residence from plans by Kenneth M. Murchison.

SAMUEL M. HIRSCH, who has been connected, for the last seven years with L. J. Phillips & Co., has severed his connections with that firm to take charge of the real estate department of the firm of Meyer Goldberg & Sons at 134 West 26th st.

M. MORGENTHAU, JR., CO., sold last Saturday and Monday lots in Albany at Pine Hill Park, comprising about 20 acres for a total of $33,500. Fitz-James Browne, the Montreal auctioneer, sold the lots, officiating for the first time at an auction sale in the United States.

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GOODALE, PERRY & DWIGHT have been appointed agents for the Yorkshire at the southeast corner of Broadway and 113th st; also for the Brady Building, Columbus av, northwest corner of 79th st; for 158 West 133d st, 10 East 131st st, 544 East 125th st and 8 East 116th st.

HOLDING CO. of the Union Hospital has taken title from the Royal Atlantic Realty Corporation to the southeast corner of Valentine av and 188th st, a plot 113x120. The hospital occupies part of the property under lease and it is reported that the trustees contemplate the erection of a modern building as an extension.

PEASE & ELLIMAN have obtained through Van Wyck Thorne a second mortgage of $25,000 for the 25-27 West 32d St. Co., on its property at 25-7 West 32d st. The same firm has also been appointed agent for the 11-sty apartment house, 190 Riverside dr, and the 9-sty "Southfield" at 145 East 35th st.

ALFRED JARETZKI is the buyer of the dwelling at 124 East 74th st, recently sold by Bertha Lewy, through William B. May & Co. Mr. Jaretzki lives at 121 East 73d st and is said to have purchased to offset any possible apartment house improvement in the rear of his home.

NEHRING CO. negotiated the sale, recorded Wednesday, of the 6-sty apartment house 565 West 175th st to Annie F. English for the Mose Goodman Corporation. The same buyer purchased 571-573 West 175th st, a similar property, about two weeks ago, from the same builders and through the same brokers. The property was held at $85,000.

OBITUARY

ROBERT W. TAILER, aged eighty years, died last week at his home, 16 East 72d st. Since 1878 he had been manager and executor of a number of large estates. He was greatly interested in the development of Richfield Springs, N. Y., and his benefactions, among others, included a building of additional schools, etc., and the rebuilding of the old Monticello Church. His most notable achievement in this city was the building of the retaining walls at Fort George, after 25 years of labor. He did all the work but the unskilled labor. He is survived by his son, J. Lee Tailer.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 May 28 to June 3	1914 May 29 to June 4
Total No.	129	171
Assessed value	$9,494,800	$13,837,904
No. with consideration	22	21
Consideration	$1,595,050	$1,331 800
Assessed value	$1,553,700	$1,332,000
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	3,042	3,231
Assessed value	$187,410,610	$211,960 941
No. with consideration	430	340
Consideration	$21,979,953	$13,199,731
Assessed value	$23,282,550	$14,065,771

Mortgages.

	1915 May 28 to June 3	1914 May 29 to June 4
Total No.	84	83
Amount	$3,493,466	$4,513,550
To Banks & Ins. Cos.	5	16
Amount	$50.000	$790,000
No. at 6%	29	32
Amount	$415,369	$1,884,550
No. at 5½%	3	4
Amount	$915,500	$64,500
No. at 5%	23	18
Amount	$861,625	$492,500
No. at 4½%	1	5
Amount	$20.000	$1,510,000
No. at 4%	.....	2
Amount	.....	$160,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	25	23
Amount	$1,041,972	$402,000
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	1,739	1,945
Amount	$41,944,291	$58,290,041
To Banks & Ins. Cos.	321	455
Amount	$14,931,069	$29,140,700

Mortgage Extensions.

	May 28 to June 3	May 29 to June 4
Total No.	41	32
Amount	$1.873,450	$1,428,000
To Banks & Ins. Cos.	22	11
Amount	$1,525,500	$788.000
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	910	975
Amount	$47,500,573	$51,740 835
To Banks & Ins. Cos.	357	326
Amount	$31,103,850	$34,892,450

Building Permits.

	May 29 to June 4	June 1 to 5
New buildings	8	8
Cost	$770,175	$571,000
Alterations	$392,460	$88,940
	Jan. 1 to June 4	Jan. 1 to June 5
New buildings	218	229
Cost	$36,096,065	$23,021 090
Alterations	$6,692 891	$6,338,801

BRONX.

Conveyances.

	1915 May 28 to June 3	1914 May 29 to June 4
Total No.	107	146
No. with consideration	13	31
Consideration	$167,811	$188,319
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	2,628	2,690
No. with consideration	332	360
Consideration	$2,819,087	$3,247,667

Mortgages.

	1915 May 28 to June 3	1914 May 29 to June 4
Total No.	59	85
Amount	$476,974	$702,122
To Banks & Ins. Cos.	4	15
Amount	$63,000	$374,300
No. at 6%	31	33
Amount	$288,150	$252,350
No. at 5½%	1	5
Amount	$5,500	$28,000
No. at 5%	10	21
Amount	$131,000	$102,322
Unusual rates	2	1
Amount	$12,000	$2,700
Interest not given	15	25
Amount	$40,324	$316,750
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	1,413	1,645
Amount	$13,558,282	$15,221,156
To Banks & Ins. Cos.	91	188
Amount	$2,180,500	$4,068,401

Mortgage Extensions.

	May 28 to June 3	May 29 to June 4
Total No.	14	14
Amount	$311,100	$541,250
To Banks & Ins. Co.	6	6
Amount	$152,500	$314.000
	Jan. 1 to June 3	Jan. 1 to June 4
Total No.	337	349
Amount	$6,895,755	$7,542,900
To Banks & Ins. Cos.	90	67
Amount	$2,319 750	$2,228 900

Building Permits.

	1915 May 28 to June 3	1914 May 29 to June 4
New buildings	34	8
Cost	$1,067,100	$680.150
Alterations	$12,000	$19.150
	Jan. 1 to June 3	Jan. 1 to June 4
New buildings	472	349
Cost	$14,630,625	$7,930,242
Alterations	$372,260	$562.940

BROOKLYN.

Conveyances.

	1915 May 27 to June 2	1914 May 28 to June 3
Total No.	473	582
No. with consideration	44	52
Consideration	$399,765	$215,149
	Jan. 1 to June 2	Jan. 1 to June 3
Total No.	9,385	10,117
No. with consideration	963	1,066
Consideration	$8,284,001	$7,040,233

Mortgages.

	1915 May 27 to June 2	1914 May 28 to June 3
Total No.	324	379
Amount	$1,264,212	$1,856,276
To Banks & Ins. Cos.	84	82
Amount	$577,950	$566,950
No. at 6%	170	196
Amount	$567,696	$767,958
No. at 5½%	83	80
Amount	$468,150	$637,150
No. at 5%	35	84
Amount	$130,201	$386,750
Unusual rates	1	2
Amount	$470	$7,200
Interest not given	36	17
Amount	$98.165	$57,218
	Jan. 1 to June 2	Jan. 1 to June 3
Total No.	6,887	7,104
Amount	$29,187,879	$29,825,995
To Banks & Ins. Cos.	1,259	1,463
Amount	$8,610,726	$11,540,314

Building Permits.

	1915 May 28 to June 3	1914 May 28 to June 3
New buildings	75	108
Cost	$503,025	$1,229,200
Alterations	$95,600	$42,728
	Jan. 1 to June 3	Jan. 1 to June 3
New buildings	2,242	2,114
Cost	$18,468,890	$21,427,860
Alterations	$1,546,104	$1,304,787

QUEENS.

Building Permits.

	1915 May 28 to June 2	1914 May 28 to June 3
New buildings	92	144
Cost	$471,280	$679,250
Alterations	$20,485	$16,169
	Jan. 1 to June 2	Jan. 1 to June 3
New buildings	2,302	2,044
Cost	$8,168,966	$9,240,522
Alterations	$386,351	$501,022

RICHMOND.

Building Permits.

	1915 May 28 to June 2	1914 May 28 to June 3
New buildings	29	33
Cost	$16,920	$25,342
Alterations	$1.258	$6,205
	Jan. 1 to June 2	Jan. 1 to June 3
New Buildings	446	503
Cost	$948,471	$676,451
Alterations	$55,668	$109,29[illegible]

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

JANE BOYLSTON.—407 East 122d st, 1810-5, 4-sty ten. 20x80.11, $10,500. Oct. 23, 1911.

FRANCES S. BRAISTED.—305 West 4th st, 615-3, 3-sty bldg, 20x72, $7,000. Jan. 10, 1907.

HENRY T. CHAMPNEY.—309 West 78th st, 1186-70, 4½-sty dw., 18.6x100, $26,000. Nov. 17, 1913.

LEOPOLD HAAS.—19 West 96th st, 1832-21, 4-sty dw. 20x100.11, $25,000; 217-219 East 105th st, 1655-8, 6-sty ten. 40.10x100, $42,000; 308-310 East 33d st, 938-61, 6-sty ten. 40x100, $45,000; 312-314 East 33d st, 938-58, 6-sty ten. 40x100, $45,000. Feb. 13, 1914.

EVERETT HERRICK.—33 East 51st st, 1287-23, 5-sty dw, 25x100.5, $110,000. Apr 1, 1914.

ELIZABETH D. W. GILMAN.—319 East 33d st, 939-14, 3-sty dw, 16x98.9, $8,500; 315 East 33d st, 939-12, 3-sty dw, 16x98.9, $8,500. Jan 4, 1910.

CHRISTIAN KNAPP.—220 East 3d st, 385-15, 5-sty ten. 25x105, $34,000; 220 East 84th st, 1529-36, 5-sty ten. 25x102.2, $23,000; 222 East 84th st, 1529-35, 5-sty ten. 25x102.2, $23,000; 304 East 83d st, 1545-48, 5-sty ten. 25x102.2, $23,000; 306 East 83d st, 1545-47, 5-sty ten. 25x102.2, $23,000.

CORA A. MEISTER.—231 East 56th st, 1330-13, 5-sty ten. 25x100.5, $20,000; 281 East 10th st through to 436 East 11th st, 438-37, 5-sty stable, 25x189.5xirreg., $40,000. March 20, 1913.

PATRICK J. MULLANE.—339 West 46th st, 1037-15, 3-sty dw, 16.8x100.5, $16,000; 721 10th av, n w c 49th st, 1078-29, 4-sty ten, 25.5x75, $40,000; 862 9th av, s e c 56th st, 1046-61, 5-sty ten, 25x70, $50,000. Feb 29, 1914.

LOUISE TILLINGHAST.—26 East 64th st, 1378-5, 4-sty dw. 21x100.5, $72,000. Dec. 31, 1913.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Considerable interest was manifested in auction room business this week, and outside buyers figured prominently as purchasers of the holdings of various estates and also of foreclosed properties. The largest single offering involved the twenty-story office building at 42-52 Broad street, at the stand of Bryan L. Kennelly, who knocked it down to the plaintiff, the New York Life Insurance Company, for $1,500,000. The company had brought suit against the 50 Broad Street Company et al. to recover a judgment of $1,703,433.44, plus taxes and interest, amounting to $17,508.50. There are two subordinate mortgages, one for $378,000, executed to the Empire Realty Company, and another for $133,694, made in January, 1914, to the Tubes Realty & Terminal Company. The same auctioneer also disposed of three properties of the Gorsch estate, 324-326 East 86th street, for $8,750; 211 East 87th street, for $6,750, and 126-134 West 128th street, for $25,000, respectively to W. P. Zwinge, Morris Isaacs and Charles W. Watson. At the stand of Joseph P. Day, in a partition suit, the Merit Realty Company acquired the apartment houses at 507-509 Lenox avenue for $36,792.

In Brooklyn, the realty holdings of the Josiah T. Smith estate brought, through the William P. Rae Company, a total of $349,900. After spirited bidding, Marie E. Cropsey, one of the heirs, was the successful purchaser of 442 and 444 Fulton street, a three-story business building, in the shopping district of Brooklyn. She paid $325,000. In the same borough, the Jere Johnson, Jr., Company sold twenty-eight lots in Canarsie to various buyers for a total of $9,990.

At the Jamaica-Hillcrest sale, conducted by the William P. Rae Company, 302 lots were sold on Saturday and Monday for a total of $181,200, or an average of about $600 a lot. The remaining 89 lots will be sold today. It was said by those familiar with local real estate conditions that the lots were being sold at comparatively low prices. It was said that lots sold in the present sale for $690 had brought as high as $1,150 in 1911, and other lots, which had brought in 1912 from $650 to $950, were being sold for prices ranging between $310 and $505.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 4, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Henry st, 233-5 (*), ns, 280 e Clinton, 46x87.6, 6-sty bk tnt & strs; due, $11,389.62; T&c, $1,027; sub to mtg of $54,000; Minnie Rothenberg. 59,000

13TH st, 444 E (*), ss, 100 w Av A, 24.3 x103.3, 6-sty bk tnt & strs; due, $29,412.33; T&c, $2,725; Fredk L De Grauw, trste, &c. 5,000

25TH st, 257 W (*), ns, 207.3 e 8 av, 13.6 x98.9, 4-sty bk tnt; due, $8,141.67; T&c, $206.67; Equitable Life Assurance Society of the U S. 8,300

29TH st, 39-41 E (*), ns, 175 e 6 av, 49.11 x98.9, 12-sty bk loft & str bldg; due, $136,907.55; mtg recorded June22'14; Michl J O'Connor. 5,000

56TH st, 216 W, see Bway, 1744-8.

117TH st, 172 E, see 127th, 151 E.

127TH st, 151 E, ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; also 117TH ST, 172 E, ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; adj sine die.

Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June16.

Lenox av, 507-9, ws, 53 n 135th, runs n 46.5xw56xn.06xw44xs46.11xe100, 2-5-sty bk tnts & strs; partition; Merit Realty Co. 36,375

BRYAN L. KENNELLY.

Broad st, 46-52 (*), ws, 169.10 s Exch pl, runs w110.9xs43.7xw49.10 to New (Nos 48-50) xs64.5xe74.6xe111.10 to beg, 20-sty bk office bldg; due, $1,703,433.44; T&c, $17,508.50; N Y Life Ins Co. 1,500,000

New st, 48-50, see Broad, 46-52.

86TH st, 324-6 E, ss, 275 e 2 av, 25x102.2, 2-3-sty & b dwg (exrs); W P Zwinge. 8,750

87TH st, 211 E, ns, 135 e 3 av, 19.8x100.8, 3-sty & b dwg (exrs); Morris Isaacs. 6,750

101ST st, 64 W (*), ss, 125 w Manhattan av, 25x100.11, 5-sty bk tnt; due, $2,689.03; T&c, $1,067.13; Clara Steirmann. 21,000

121ST st, 302 W (*), ss, 100 w 8 av, 33.6 x100.11, 5-sty stn tnt; due, $26,842.08; T&c, $1,178.95; Jas B Roosevelt Jr. 26,000

128TH st, 126-34 W, ss, 300 w Lenox av, 75x99.11, 5-3-sty & b dwg (exrs); Chas W Watson. 25,000

SAMUEL MARX.

9TH st, 6-8 W, ss, 124.1 w 5 av, 53.9x93.11, 2-3-sty & b stn dwgs; adj to June 25.

95TH st, 333 E (*), ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; due, $30,028.76; T&c, $1,454.40; Robt N Kenyon, exr, &c. 5,000

HENRY BRADY.

127TH st, 26 W (*), ss, 560 e Lenox av, 25x99.11, 3-sty & b fr dwg; due, $11,230.58; T&c, $——; Sarah Dahlman. 7,500

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Auction Sales—Manhattan—Continued.

JAMES L. WELLS.

108TH st, 306 E (*), ss, 139.3 e 2 av, 39.3x125, 6-sty bk tnt & strs; due, $37,408.97; T&c, $1,143.53; Excelsior Savings Bank of City N Y. 10,000

108TH st, 308 E (*), ss, 178.6 e 2 av, 39.3 x125, 6-sty bk tnt & strs; due, $37,102.34; T&c, $1,008.42; Excelsior Savgs Bank of City N Y. 10,000

JACOB H. MAYERS.

70TH st, 220 E, ss, 25x w 2 av, 28x100.5, 4-sty stn tnt & strs; due, $19,058.71; T&c, $937.90; Robt C Baker. 17,000

70TH st, 222 E, ss, 230 w 2 av, 28x100.5, 4-sty stn tnt; due, $19,050.33; T&c, $687.60; Robt C Baker. 17,000

SAMUEL GOLDSTICKER.

30TH st, 358 W, ss, 154.4 e 9 av, 18.4x 98.9, 3-sty & b bk dwg; due, $11,945.87; T &c, $675.55; City Real Estate Co. 11,000

M. MORGENTHAU JR CO.

26TH st, 312 E (*), ss, 200 e 2 av, 25x 98.9, 4-sty bk tnt; due, $8,100.34; T&c, $151.27; Title Guar & Trust Co et al, trste. 8,000

Total	$1,786,675
Corresponding week 1914	419,982
Jan 1, 1915 to date	33,590,300
Corresponding period 1914	16,434,097

Bronx.

The following are the sales that have taken place during the week ending June 4, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Heath av, 2864 (*), es, 565.1 s 230th, 20.6 x103.8x22.4x102.7, 3-sty bk dwg; due, $9,584.16; T&c, $86.30; Margt Jet Scott. 9,200

Heath av, 2866 (*), es, 554.11 s 230th, 20.2x102.7x20.3x101.10, 3-sty bk dwg; due, $9,678.43; T&c, $86.30; Frances L Scott. 9,200

HERBERT A. SHERMAN.

Marcy pl, 143, ns, 112.4 w Grand blvd & concourse, 23.1x100.4x17.7x100.9, 2-sty fr dwg; due, $2,257.99; T&c, $402.22; Jno T Fenlon. 2,250

Interior parcel (*), beg at point 17.10 n Marcy pl & 87.2 w Grand blvd & concourse, runs w25xn50xe25xs50 to beg, vacant; due, $909.16; T&c, $104.46; Anna R Crossin. 150

HENRY BRADY.

167TH st, 841 E, see 170th st, 580 E.

170TH st, 580 E (*), ss, 90.5 e Fulton av, 16.8x—x17.4x—, 2-sty fr dwg; also 167TH ST, 841 E, nec Stebbins av, 25x 61.2x19x62.6, 3-sty fr tnt & str; due, $1,214.25; T&c, $841.02; Dorothea Taylor. 9,875

183D st, 55 E (*), ns, 40 w Grand av, 20x 100, 3-sty bk dwg; due, $7,350.51; T&c, $130; Title Guar & Trust Co trste. 7,000

Stebbins av, nec 167th, see 170th, 580 E.

GEORGE PRICE.

Brook av, 1217 (*), ws, 96.1 s 168th, 25x 36.8x35x35.10, vacant; due, $704.88; T&c, $128.74; Chas Black. 900

Coster st, 636 (*), es, 400 s Snofford av, 20x100, 2-sty bk dwg; due, $6,557.76; T&c, $294.44; Eliz M Trafford. 6,000

JAMES J. DONOVAN.

Fox st, 659 (*), ns, 313.1 e Av St John, 40.7x125, 5-sty bk tnt; due, $7,189.52; T&c, $138; Julia Friedlander. 32,000

176TH st, 400-2 E (*), sec Webster av (Nos 1844-6), 57.7x107.1x57.5x106.10, 2-5-sty bk tnts; due, $13,859.53; T&c, $393.45; Emily Schaeffler. 12,500

Webster av, sec 176th, see 176th st E, s ec Webster av.

BRYAN L. KENNELLY.

140TH st, 501 E (*), ns, 144.8 w Brook av, 37.6x100, 5-sty bk tnt; due, $29,755.34; T&c, $1,419.44; Emil W Oppenheim individ & exr. 25,000

CHAS. A. BERRIAN.

178TH st, ss, whole front bet Prospect & Mapes avs, runs s47xe150.2xs4xe— to Mapes av xn47xw295.6 to beg, abandoned foundations; due, $16,031.20; T&c, $2,361.26; Saml H Halperin. 19,500

Mapes av, swc 178th, see 178th E, ss, whole ft bet Prospect & Mapes avs.

Prospect av, sec 178th, see 178th E, ss, whole ft bet Prospect & Mapes avs.

Total	$133,575
Corresponding week 1914	569,460
Jan 1, 1915 to date	2,977,033
Corresponding period 1914	3,427,364

Brooklyn.

The following are the sales that have taken place during the week ending June 2, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

S 8TH ST (*), ss, 218 w Wythe av, 23.6x150x irreg; Charlotte C Leffler et al 2,000.00

W 9TH ST (*), ss, 160.4 w Court, 40.1x100; Caroline L Schmitt et al 1,800.00

17TH ST, es, 350 nw 8 av, 28x80.2; H W Van Alen 5,360.00

ATLANTIC AV, ss, 200 e Howard av, 25x100; Jno J Falco 4,000.00

WILLIAM J. McPHILLIAMY & CO.

BARBEY ST, ws, 332 s Dumont av, 19.4x100; Home Title Ins Co 1,900.00

FULTON ST, nes, 98.9 nw Front, 24.6x 75x29.8x60.2; Home Title Ins Co 1,000.00

HANCOCK ST, ss, 270 e Marcy av, 20x100; Henry D Hobson 10,523.00

PARK PL (*), ss, 100 w Franklin av, 50x131; Herman Lowenstein 13,800.00

POWELL ST, nec New Lots av, 24.5x 96.2; Jas D Monroe 4,875.00

AV I (*), ns, 90 w E 37th, 30x97.6; Bankers & Merchants Mtg Co 5,500.00

AV J, ns, 80 w E 37th, 20x97.6; Martin T Manton 4,320.00

CHURCH AV, nes, 60 w Fairview pl, 20x45; Mary Mosback 5,500.00

CHURCH AV, nes, 80 w Fairview pl, 20x45; Mary Mosback 5,450.00

JEFFERSON AV (*), ss, 230 e Bedford av, 16x100; Jennie Melnick 5,300.00

SCHENECTADY AV, ws, 289.6 n Av L, 23.6x100; U S Title Guar & Trust Co. 2,000.00

JAMES L. BRUMLEY.

COURT ST (*), ws, 71.9 n Schermerhorn, 24.1x100x irreg; Wm H Field 36,000.00

E 26TH ST (*), nec Flatbush av, 5.10x 35.8x irreg; Williamsburgh Savgs Bank 1,000.00

84TH ST (*), sws, intersec ses 13 av, 20x70; Deborah Mohr 6,750.00

WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x100; Edw F Maloney 4,500.00

NATHANIEL SHUTER.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; withdrawn

E 4TH ST (*), ws, 130.8 n Greenwood av, 25x100; Jno L Prince 1,500.00

CONEY ISLAND AV, ws, 200 s Av N, 40x100; also CONEY ISLAND AV, ws, 140 n Av N, 40x100; A B Roberts 3,000.00

FOSTER AV (*), ns, 60 w 3d, 20x100; also FOSTER AV, ns, 80 w 3d, 20x 100 8,350.00

14TH AV (*), ses, 20 sw 78th, 20x 51.3; South Brooklyn Savgs Instn 3,500.00

JERE JOHNSON, JR., CO.

CANARSIE LA, ss, 116.3 w Canarsie rd, 20x142.4; M Silverstein 365.00

CANARSIE LA, ss, 136.3 w Canarsie rd, 20x142.5; M Silverstein 365.00

CANARSIE LA, ss, 156.3 w Canarsie rd, 20x142.6; J G Brown 385.00

CANARSIE LA, ss, 176.3 w Canarsie rd, 20x142.7; J G Brown 385.00

CANARSIE LA, ss, 196.3 w Canarsie rd, 20x142.8; J W Norman 380.00

CANARSIE LA, ss, 216.3 w Canarsie rd, 20x142.9; J W Norman 380.00

CANARSIE LA, ss, 236.3 w Canarsie rd, 20x142.10; C S Stearns 380.00

CANARSIE LA, ss, 256.3 w Canarsie rd, 20x145.3; C S Stearns 380.00

CANARSIE LA, sec Remsen av, 20x 100.3x irreg; Saml Kramer 455.00

CANARSIE RD, ws, 21.10⅜ s Canarsie la, 20.0⅝x115.2; M Schidt 485.00

CANARSIE RD, ws, 41.10⅜ s Canarsie la, 20.0⅝x114.2⅜; M Schidt 485.00

CANARSIE RD, ws, 61.11 s Canarsie la, 20.0⅝x113.2⅝; S A Morris 465.00

CANARSIE RD, ws, 81.11⅛ s Canarsie la, 20.0⅝x112.2⅞; S A Morris 465.00

CANARSIE RD, ws, 101.11⅛ s Canarsie la, 20.0⅝x111.2⅜; S A Morris 465.00

CANARSIE RD, ws, 121.11⅜ s Canarsie la, 20.0⅛x110.2⅞; S A Morris 465.00

REMSEN AV, es, 20 s Canarsie la, 20x 100; B Sonheim 325.00

REMSEN AV, es, 40 s Canarsie la, 20x 100; B Sonheim 325.00

REMSEN AV, es, 60 s Canarsie la, 20x 100; Geo Francis 315.00

REMSEN AV, es, 80 s Canarsie la, 20x 100; Geo Francis 315.00

REMSEN AV, es, 100 s Canarsie la, 20x 100; B S Sanders 310.00

REMSEN AV, es, 120 s Canarsie la, 20x 100; B S Sanders 310.00

REMSEN AV, swc Canarsie la, 22.6x 69.3; E N Steinhart 345.00

REMSEN AV, ws, 22.6 s Canarsie la, 20 x67.11; J G Brown 220.00

REMSEN AV, ws, 42.6 s Canarsie la, 20 x66.8; J G Brown 220.00

REMSEN AV, ws, 62.6 s Canarsie la, 20x65.4; Jas Steers 210.00

REMSEN AV, ws, 82.6 s Canarsie la, 20x64.1; Jas Steers 210.00

REMSEN AV ws, 102.6 s Canarsie la, 20x62.10x37.11x7.11x100; Jno Francola. 260.00

REMSEN AV, ws, 122.6 s Canarsie la, 20x100; P J Murphy 320.00

Total	$147,918.00
Corresponding week 1914	481,330.00

VOLUNTARY AUCTION SALES.

Manhattan.

JUNE 9.

BRYAN L. KENNELLY.

34TH ST, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty bk tnt (exr).

Brooklyn.

JUNE 8.

JERE JOHNSON, JR., CO.

HANCOCK ST, 85, ns, 310 e Bedford av, 20x 100, 3-sty & b stn dwg (exr).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 5.

No Legal Sales advertised for this day.

JUNE 7.

13TH ST, 335 E, ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; Julian G Buckley—Annie Brill et al; Bowers & Sands (A) 40 Cedar; Lester

Lazarus (R); due, $13,903.79; T&c, $817.80; sub to a prior mtg of $28,000; Henry Brady.
15TH ST, 26 W, ss, 300 w 5 av, 25x75.9x25.8x69.11, 2 & 3-sty bk tnt & str; Carrie E Crocker—Kath C A Fay et al; Fredk P Schenck (A), 120 Bway; Chas D Donohue (R); due, $2,326.81; T&c, $1,601.66; sub to two mtgs aggregating $16,500; mtg recorded July 25, 1913; Henry Brady.
37TH ST, 135-47 W, see 7 av, 501-11.
7TH AV, 501-11, on map 501-9, nec 37th (Nos 135-147), 98.9x244, 2-sty bk garage; Equitable Life Assurance Society of the U S —Wm H Bryan et al; Alexander & Green (A), 120 Bway; Jas F Donnelly (R); due, $523,374.93; T&c, $21,168.20; Chas A Berrian.

JUNE 8.

SUFFOLK ST, 143-5, ws, 40 s Stanton, 40x75, 3-sty bk hall; John Welz et al Gussie Rubel et al; Goldfogle, Cohn & Dorf (A), 271 Bway; Stephen S Blake (R); due, $15,502.83; T&c, $506.85; mtg recorded Aug 27, 1912; Joseph P Day.
30TH ST, 11 W, ns, 225 w 5 av, 25x98.9, 5-sty stn loft & str bldg; Mutual Life Ins Co of N Y—Emma F McNall et al; Fredk L Allen (A), 55 Cedar; Elek J Ludvigh (R); due, $64,397.49; T&c, $890.80; Henry Brady.
104TH ST, 54 W, ss, 39 w Manhattan av, 17x100.11, 3-sty & b bk dwg; Excelsior Savgs Bank, N Y—Minnie I Marks et al; Jno C Gulick (A), 192 Nassau; Louis Sturcke (R); due, $14,573.40; T&c, $386.80; Jas L Wells.
118TH ST, 356 W, ss, 125 w Manhattan av, 18x100.11, 3-sty & b bk dwg; City Real Estate Co—Ellen Scully et al; Harold Swain (A), 176 Bway; Jno P Dunn (R); due, $10,734.82; T&c, $191.50; Saml Marx.
144TH ST, 305 W, ns, 100 w 8 av, 25x99.11, 5-sty bk tnt & strs; Hannah Harrison—Hervey Thompson et al; Jas M Tully (A), 271 Bway; Jno C Tomlinson, Jr (R); due, $4,361.35; T&c, $256.30; Joseph P Day.

JUNE 9.

ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
21ST ST, 218-20 W, ss, 235 w 7 av, 46.10x105.5 x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brookmire Realty Co et al; Herman Goldman (A), 13 Park Row; Wm Klein (R); due, $18,562.-88; T&c, $1,035.50; mtg recorded Sept20'11; Samuel Marx.
34TH ST, 123 E, ns, 111.3 w Lex av, 22.9x98.9, 4-sty stn tnt & str; Saml B Dewsnap—Geo G Dewsnap et al; Hirsh & Ehrhorn (A), 15 William; Harry Bijur (R); partition; Joseph P Day.
55TH ST, 534 W, ss, 300 e 11 av, 25x100.5, 5-sty bk tnt; Francis H Kinnicutt et al—Harry F Weihart; Hunt, Hill & Betts (A), 165 Bway; Thos W Churchill (R); due, $14,550.92; T&c, ——; Joseph P Day.
63TH ST, 170 W, see Canal st, 67-71.
103D ST, 159 E, ns, 210 w 3 av, 30x100.11, 4-sty bk tnt & strs; City Real Estate Co—Saml Cohen et al; Harold Swain (A), 176 Bway; Chas M Russell (R); due, $15,288.40; T&c, $1,050.50; Joseph P Day.
104TH ST, 109-11 E, ns, 100 e Park av, 35x100.11, 6-sty bk tnt & strs; Esther Seymour et al—Hyman Romm et al; Wilson M Powell, Jr (A), 7 Wall; Jos D Kelly (R); due, $36,-426.41; T&c, $1,545.39; Henry Brady.
138TH ST, 507 W, ns, 150 w Ams av, 37.6x99.11, 5-sty bk tnt; Benj Mordecai et al, trstes—Henry N Brandt et al; Henry M Bellinger, Jr (A), 135 Bway; Benn Barber (R); due, $38,727.57; T&c, $788.15; Samuel Marx.

JUNE 10.

22D ST, 28 E, ss, 310 w 4 av, 25x98.9, 9-sty stn loft & str bldg; Germania Life Ins Co—Saml A Ross et al; Dulon & Roe (A), 41 Park Row; Elek J Ludvigh (R); due, $99,125.61; T&c, $3,569.10; Joseph P Day.
55TH ST, 220-2 E, ss, 260 e 3 av, 100x100.5, 1-sty fr shop; Mutual Life Ins Co N Y—Caroline Doelger et al; Fredk L Allen (A), 55 Cedar; Mortimer Bishop (R); due, $33,483,-62; T&c, $722.56; Joseph P Day.
124TH ST, 546 W, sec Bway, 100x100.11, 6-sty bk tnt & strs Surety Realty Co—Grace H Howell et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Wm Allen (R); due, $30,-318.40; T&c, $2,180.50; mtg recorded Feb 1, 1910; Saml Marx.
139TH ST, 142 W, ss, 100 e 7 av, 26x99.11, 5-sty bk tnt; Greenwich Savgs Bank—Wm W Davidson et al; B Aymar Sands (A), 46 Cedar; Samson Friedlander (R); due, $22,-852.45; T&c, $836.60; Saml Marx.
BROADWAY, sec, 124, see 124th, 546 W.

JUNE 11.

BROOME ST, 114, nec Willett (Nos 20-2), 25x87.6, 5-sty bk tnt & strs; N Y Savgs Bank—Solomon Kutner et al; Jno A Dutton (A), 80 Maiden la; Maurice S Cohen (R); due, $37,-193.65; T&c, $957.74; L J Phillips & Co.
WILLETT ST, 20-2, see Broome, 114.
55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A), 84 William; Herman Joseph (R); due, $32,-360.49; T&c, $1,140.70; Joseph P Day.
7TH AV, 2026-8, ws, 50.11 n 121st, 50x95, 6-sty bk tnt; Levi P Morton—Ephraim L Ennis et al; Winthrop & Stimson (A), 32 Liberty; Wm Klein (R); due, $69,453.85; T&c, $1,-683.85; mtg recorded Jan 31, 1913; Herbert A Sherman.

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

80TH ST, 135 W, ns, 287 w Col av, 21x102.2, 4-sty & b stn club house; Fannie L Harrison—Vedanta Soc of City N Y et al; Solomon Hanford (A), 41 Wall; Wm Slevin (R); due, $23,174.76; T&c, $2,000; Joseph P Day.
105TH ST, 112-38 W, ss, 160 w Col av, runs s 100.11xw84.9xnw40.4xn84.2xe171.5 to beg, 1-sty bk theatre & 1-sty bk garage; Jacob Wicks, Jr Mary A Loeffler et al; Jas B Mitchell (A), 394 E 150th; Harry Bijur (R); due $17,779.42; T&c, $4,600; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JUNE 5 & 7.

No Legal Sales advertised for these days.

JUNE 8.

170TH ST, W, swc Merriam av, 30.1x90.9, vacant; Charity Fund of the N Y Assn of the New Church—Martin Wallace et al; Philip Huntington (A), 92 William; Matthew P Doyle (R); due, $2,294.08; T&c, $1,983.63; Henry Brady.
174TH ST, E, ss, 35.8 w Webster av, 49.7x91.6, vacant; Elway Co—Wm A Lawrence et al; Harold Swain (A), 176 Bway; Jno J Robinson (R); due, $3,376.84; T&c, $865; Bryan L Kennelly.
BEACH AV, 1222, es, 225 n Gleason av, 25x100; Anna C Wildey, individ & extrx, &c—Jas R McGregor et al; Harold Swain (A), 176 Bway; Jos V Mitchell (R); due, $1,211.38; T&c, $273.94; Henry Brady.
BOSTON RD, ws, abt 283 s Jefferson pl, see Clinton av, es, 308.4 s Jefferson pl.
CLINTON AV, es, 308.4 s Jefferson pl, runs e 110.7xn26xe114.4 to Boston rd xs79xw200.6xn 53 to beg, vacant; Elway Co—Jno Reilly et al; Harold Swain (A), 176 Bway; Arthur N Giegerich (R); due, $13,126.54; T&c, $4,-307.01; Henry Brady.
MERRIAM AV, swc 170th, see 170th, swc Merriam av.

JUNE 9.

FOX ST, 655, ns, 272.6 e Av St John, 40.7x125, 5-sty bk tnt; Alex S Blumenthal et al—Gussie Friedman et al; Otterbourg, Steinlander & Houston (A), 200 5 av; Ely Neumann (R); due, $6,894.64; Geo Price.
238TH ST, 133 E, ns, 125 w Keppler av, 25x100, 2-sty bk dwg; North New York Savgs & Loan Assn—Ridgefield Constn Co et al; J Homer Hildreth (A), 3 av & 148th; Henry K Davis (R); due, $5,206.03; T&c, $109.89; Geo Price.
DECATUR AV, 2969, ns, 341.5 e Bedford Pk blvd, 37.6x110, 2-sty fr dwg; Rebecca B Gourlie et al, extrxs & trstes—Clark B Augustine et al; Dean, Tracy & McBarron (A), 160 Bway; Francis S McAvoy (R); due, $7,747.-60; T&c, $1,227; Henry Brady.
FRANKLIN AV, 1390, es, 38.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; Ella S Chase—Clar-

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(Bronx Legal Sales Continued.)

ance P Whitman et al; Jos F Stier (A), 11 Bway; Arthur N Giegerich (R); due, $31,-424.73; T&c, $690.60; Joseph P Day.

WASHINGTON AV, 1071, ws, 200 s 166th, 25x209, 5-sty bk tnt & strs; Dollar Savgs Bank of City N Y—Florence Cahen et al; Lexow, Mackellar & Wells (A), 43 Cedar; Thos N Cuthbert (R); due, $25,624.40; T&c, $689.79; Jas L Wells.

JUNE 10.

1520 ST, 277-81 E, ns, 70.3 e Morris av, 100x100, 2-3 & 1-2-sty fr dwgs; Peter Wynn—Arthur F Krause et al; Glatzmayer & Kalt (A), 871 Brook av; Edgar Hirschberg (R); due, $4,700.19; T&c, $1,464.02; sub to three mtgs aggregating $10,500; Jas J Donovan.

GLEBE AV, ws, 62 s Starling av, 50x100; Jennie G Buckley et al—Colorado Realty Co; Eugene Berry (A), 258 Bway; Ellsworth J Healy (R); due, $4,254.04; T&c, $2,288.82; Henry Brady.

WASHINGTON AV, 1475, ws, 127.6 s 171st, 37.6 x140.2, 5-sty bk tnt; Hannah Greenebaum—Anthony Deutsch et al; Milton Greenebaum (A), 220 Bway; Chas A Oberwager (R); due, $1,109.59; T&c, $650; sub to a prior mtg of $27,000; J H Mayers.

JUNE 11.

FAIRMOUNT PL, 739, ns, 68.7 e Clinton av, 21.6x100, 2-sty fr dwg; Emma C Mastin, extrx—Kathryn J Lynch et al; Cary & Carroll (A), 59 Wall; Richard C Murphy (R); due, $4,-666; T&c, $351.83; Joseph P Day.

169TH ST, 773-81 E, ns, 157 e Boston rd, 108.7 x98.3x109x98.11, 3-sty bk casino; J & M Haffen Brewing Co—Eliz Roeder et al; Frees & McEveety (A), 3029 3 av, owners; Danl J Dunn (R); due, $20,402.75; T&c, $71,762.32; Joseph P Day.

HONEYWELL AV, 2026, es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; Emma S Mason—Blume Bloch et al; Fredk A Southworth (A), 68 William; Nathan D Levy (R); due, $5,437.41; T&c, $110.34; Joseph P Day.

JESSUP AV, 1407, ws, 259.3 s Jessup pl, 100x100, 2-sty fr dwg; Eliz F Ferris—Nellie Wood et al; J Wilson Bryant (A), 391 E 149th; Wallace S Fraser (R); due, $2,150.85; T&c, $212.50; Geo Price.

UNION AV, 1283-7, ss, 286.1 e Boston rd, runs s122.8xse11.4xne63.10xn94.4xw58.4 to beg, 2-sty fr dwg, 2-sty bk tnt & 3-sty fr tnt; J & M Haffen Brewing Co—Hermine Furst et al; Frees & McEveety (A), 3029 3 av; Danl J Dunn (R); due, $8,067.24; T&c, $223.47; sub to first mtg of $17,500; Joseph P Day.

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

SIMPSON ST, 1138, es, 175 n 167th, 40x100, 5-sty bk tnt; Ludwig Ullmann—Henrietta Essert et al; Meigher & Nearsulter (A), 120 Bway; Arthur N Giegerich (R); due, $30,-428.23; T&c, $468.70; Joseph P Day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 5.

No Legal Sales advertised for this day.

JUNE 7.

ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern—Jno J Ryan et al; Homer C Babcock (A), 44 Court; Edgar M Doughty (R); Wm J McPhilliamy & Co.

JEWELL ST, ws, 425 s Melrose av, 25x100; Solomon Horn—Abr J Schlesinger et al; I Bernstein (A), 220 Bway, Manhattan; Maurice L Lippe (R); Nathaniel Shuter.

SCHOLES ST, ns, 125 w Leonard, 25x100; Geo Kleinau—Louis Klein et al; Weinberg Bros (A), 302 Rockaway av; Arthur D Strahl (R); Nathaniel Shuter.

VAN BRUNT ST, ses, 80 sw Van Dyke, 20x115x 25x100; Eliz Grist—Jno S Quirke et al; Bertram L Fletcher (A), 2 Rector, Manhattan; Wm R Murphy (R); Wm P Rae.

38TH ST, ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler—Hermanus Sandman et al; Henry A Ingraham (A), 189 Montague; Albt E Richardson (R); Wm P Rae.

ATLANTIC AV, ns, 80.3 w Ocean pl, 34.3x83.7x irreg; Chas V Lott—David B Getz et al; Wm C Roe (A), 375 Fulton; Wm A Alcock (R); Wm P Rae Co.

VIENNA AV, ss, 80 w Linwood, 20x100; Theo Kiendl—Jno A Robertson et al; Kiendl & Sons (A), 2634 Atlantic av; Arthur W Wicksman (R); Wm J McPhilliamy & Co.

JUNE 8.

TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Harlow C Voorhees—Theo Voorhees et al; Wm D Leonard (A), 165 Bway, Manhattan; Fredk S Fisher (R); Jas J Brumley.

E 23D ST, ws, 134.8 n Av D, 85.3x85.9x irreg; Abr Slopkoff et al—Moskowitz Bldg Co et al; Cook & Benjamin (A), 189 Montague; Abr H Simon (R); Nathaniel Shuter.

CLINTON AV, ws, 126.5 n Myrtle av, 46x106x irreg; Ernest M Turner—Peru Realty Co, Inc et al; Alvah W Burlingame, Jr (A), 391 Fulton; Chas H Haubert (R); Wm J McPhilliamy & Co.

CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x 78.1; Thos H Heffron—Almira Kempf et al; Saml D Klein (A), 367 Fulton; Reuben Haskell (R); Wm P Rae.

EASTERN PKWAY, ns, 260 w Rogers av, 20x 85.7; Arthur Hounslea—Emma T McQuade et al; Wm H Barradell (A), 44 Court; Benj Ammermann (R); Nathaniel Shuter.

NICHOLS AV, sec Jamaica av, 120x50.7; Frank R Kraus, Jr—Magdalena Grotz et al; Nicholas Dietz (A), 44 Court; Chas Harwood (R); Wm J McPhilliamy & Co.

TILDEN AV, sec Brooklyn av, 104.8x108.7; Eva St Clair Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

LOTS 141-2, blk 7204; Frank W Scutt—Renwick Constn Co et al; A T & B B Payne (A), Bridge Plaza North, Queens; Jno T Laden (R); Wm J McPhilliamy & Co.

JUNE 9.

DEAN ST, ss, 49.9 e Stone av, 90.7x107x irreg; Excelsior Brewing Co—Carlo Corrado et al; Holm, Whitlock & Scarff (A), 35 Nassau, Manhattan; J Grattan MacMahon (R); Wm J McPhilliamy & Co.

48TH ST, sws, 220 nw 13 av, 120x100.2; Jno Nolty—Conrad Carlson et al; Henry A Ingraham (A), 189 Montague; Warren I Lee (R); Jere Johnson, Jr, Co.

81ST ST, ss, 236 w 17 av, 17x100; Herman J Eckoff—Julia A Rosenbloom et al; Geo P Alexander (A), 315 Washington; Chas Y Van Doren (R); at County Court House at 12 o'clock noon; Chas Y Van Doren.

AV N, ss, 40 e E 12th, 40x100; The Thrift—Edith G Richards et al; Francis Jordan (A), 207 Ryerson; Jno J Curtin (R); Wm P Rae.

BROADWAY, nec Chauncey, 19x95; Kings Co Savgs Instn—Lillian T Froelich et al; Wm W Taylor (A), 63 Wall, Manhattan; Chas Burstein (R); Wm P Rae.

BRIGGS AV, ss, 50 e Leonard, 25x100; Mary B Hoffman—Edna Holding Co et al; Harry L Thompson (A), 175 Remsen; William Drennan (R); Nathaniel Shuter.

HAMILTON AV, ss, 141.6 e Columbia, 37.6x75.2; Arthur Smith—Bloch Realty Co et al; Saml T Carter, Jr (A), 111 Bway; Wm J Mahon (R); Wm J McPhilliamy & Co.

JUNE 10.

E 18TH ST, ws, 100 n Av N, 40x100; also EAST 18TH ST, es, 200 n Av N, 40x100; Mary R Lee—Arthur P Ewell et al; Frank C Mebane (A), 45 Bway; Thos Kearny (R); Wm P Rae.

ATLANTIC AV, ns, 22 e 3 av, 19.6x80; Cath Fitzpatrick—Jas A Hogan et al; Jno C L Daly (A), 175 Fulton; Robt M Johnston (R); Wm J McPhilliamy & Co.

GLENWOOD RD, ss, 40 w E 34th, 40x107.6; Frank D Hurtt—Jack Levy et al; Harry L Thompson (A), 175 Remsen; Jno F Coffin (R); Wm J McPhilliamy & Co.

LINCOLN AV, ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke et al—Ella L Sparrow et al; Fredk Cobb (A), 186 Montague; Hyman Newman (R); Wm J McPhilliamy & Co.

LOTS 1258-9, blk 32; Laura P Smith—Frances H Sill; Wilson & Von Wagoner (A), 164 Montague; Henry S Goodspeed (R); Jere Johnson, Jr, Co.

JUNE 11.

ST JOHNS PL, ss, 123.5 w Ralph av, 20x100; also ST JOHNS PL, ss, 142.5 w Ralph av, 20 x100; Simon Shapiro et al—Rose Krimko et al; Chas H Eisenberg (A), 26 Court; Henry S Rasquin (R); Wm J McPhilliamy & Co.

81ST ST, ss, 168 w 17 av, 17x100; Patk B Burke—Lillian B Koepke et al; Cary & Carroll (A), 59 Wall, Manhattan; Jos F Maguire (R); Wm J McPhilliamy & Co.

ATLANTIC AV, ns, 277.6 w Hoyt, 22.6x80; Margt Grady—Emery Constn Co et al; Geo V Brower (A), 44 Court; Jas D Bell (R); Wm J McPhilliamy & Co.

ATLANTIC AV, ns, 277.6 w Hoyt, 22.6x80; Margt Grady—Emery Constn Co et al; Geo V Brower (A), 44 Court; Jas D Bell (R); Wm J McPhilliamy & Co.

NEW JERSEY AV, es, 90 s Stanley av, 60x 200; Karl Schmelsle—Hanna Friedman et al; Carl S Heidenreich (A), 2772 Fulton; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

STRATFORD RD, es, 290 s Albemarle rd, 50x 100; Wells College of Aurora, N Y—Caroline Breitenbecker et al; Cary & Carroll (A), 59 Wall, Manhattan; Horatio C King (R); Jas L Brumley.

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

MIDDLETON ST, ss, 210 e Harrison av, 25x 100; Eliz Finken—Henry Kneuer et al; Chas H McCarty (A), Produce Exchange Bldg, Manhattan; Wilbur Larremore (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 29.

LAWRENCE ST, 81; Louis C Wallach—Edw McMahon et al; S Deutsch (A).

12TH ST, 344 E; H Judd—Giuseppe Ferri et al; H L Bogert (A).

71ST ST, 316 E; Sol Klingenstein et al—Bella Leon et al; M S & I S Isaacs (A).

106TH ST, 330 E; Mary Kockeissen—Doris Osserman et al; H Cracauer (A).

113TH ST, ss, 250 e Lenox av, 16x100.11; Adelaide E Thompson—Mathilde Juvet et al; J F Driscoll (A).

148TH ST, ss, 212.6 w 7 av, 37.6x99.11; Wm A Butler et al; Jos McConnell et al; Butler, Wyckoff & Campbell (A).

148TH ST, ss, 175 w 7 av, 37.6x99.11; J Herbert Capenter—Jos McConnell et al; Butler, Wyckoff & Campbell (A).

5TH AV, es, 25 n 131st, 25x99; Aimee Robert et al—Sarah Ettinger et al; Elkus, Gleason & Proskauer (A).

5TH AV, ws, 65.10 n 32d, 15.11x100; Livingston Phelps—Saml Kurzman et al; Stewart & Shearer (A).

JUNE 1.

SUTTON PL, 34; City Real Estate Co—Philip Schreyer et al; H Swain (A).

SUTTON PL, 36; Pringle Memorial Home—Philip Schreyer et al; H Swain (A).

106TH ST, ns, 80 e Park av, 25x100.11; Henrietta Underhill—Lord Robert Realty Co, Inc, et al; Lyon & Smith (A).

111TH ST, ss, 200 w 2 av, 40x100.11; Jno A McVickar—Realty Realization Corpn et al; C R Freeman (A).

AUDUBON AV, nwc 173d, 100x100; N Y Life Ins Co—Reed Realty Co et al; Cary & Carroll (A).

JUNE 2.

78TH ST, 134 W; Lillian Baer—Orma M Dowling et al; Wolf & Kohn (A).

98TH ST, ns, 225 w Central Park W, 25x100.11; Michael Spielberger—Barbara Spielberger et al; T J Brady (A).
140TH ST, 161-69 W; Bennett Sanberg—Nathan Greene et al; Morrison & Schiff (A).
WEST END AV, 48; Trstes of the Leake & Watts Orphan House in the City of N Y—Wildhart Realty Co et al; Nash & Jones (A).

JUNE 3.
74TH ST, 102 W; Edw Earl—Ruth Mackey et al; Duer, Strong & Whitehead (A).
90TH ST, ns, 141.6 w av, 18.8x100.8; Frank W Matteson et al—Elise Ruckert et al; Cadwalader, Wickersham & Taft (A).
103D ST, 167 E; Amelia Lohr—Moritz Kurzrok et al; amended; Gerlich & Schwegler (A).
110TH ST, ss, 345 e 1 av, 100x100.10; Josephine J Schnurmacher—Rubin Laskin et al; S Berseick (A).
118TH ST, 275 W; Eugene J Flood—Rose Reilly et al; W McBonihe (A).
120TH ST, 406-8 E; 2 actions; Dry Dock Savgs Instn—Jacob Ulmar et al; F M Tichenor (A).
123D ST, 427 E; Jno Whalen—Louis S Barnard et al; H Swain (A).
3D AV, 2100; Wm T Koch et al—Jno H Degelman et al; Myers & Goldsmith (A).

JUNE 4.
28TH ST, 348 W; David Stevenson Brewing Co—Bertha Kommel et al; Brown & Falkinburg (A).
74TH ST, 218 E; Edw S Murphy—Fredk Koenkemann, exr, et al; amended; Gillespie & O'Connor (A).
83D ST, 308 E; Karoline Finger—Bert S Cuddeback et al; amended; H P Botty (A).
91ST ST, ss, 175 w Central Park W, 15x100.8; Jno A Stewart et al—Emma V Sherman et al; Beekman, Menken & Griscom (A).
EDGECOMB AV, 191; Danl Seymour—Wilgro Realty Co et al; D Seymour (A).
2D AV, 1204-8; three actions; Grand Lodge of the United States Independent Order Free Sons of Israel—Richd Price et al; M B & D W Blumenthal (A).

Bronx.

MAY 28.
BOSCOBEL AV, ws, 150 s 169th, 50x100; Louise Auerbach—Leonora Bell et al; S J Loeb (A).

MAY 29.
PROSPECT AV, es, 244.8 ne Beck, 37.5x100; Lawyers' Mtg Co—Julius Bernstein et al; Cary & Carroll (A).

JUNE 1.
DOCK ST, sws, 300 se Thomas, 150x157.1; Payne Estate—Baisley & Watson, Inc, et al; Reeves & Todd (A).
HUNT AV, es, 797.9 s Bronxdale av, 25.8x100; Louise Kausen—Our Realty Co et al; G Frey (A).
LOT 79 (part of) map of village of Morrisania; Wm A Paton et al, as trstes—Mary A Nolan et al; C Norwood.

JUNE 2.
TIFFANY ST, sec 167th, 74.6x94.3; Constantin Wagner—Adolph Lintner et al; W R Adams (A).
177TH ST, W, ns, 134.5 e Tremont av, 57.8x61.6; Emily E Schwarz—Jno Massimino Co et al; O R Seitz (A).
233D ST, nec Napier av, 101.1x328.2; Harlem Savgs Bank—Susan Munday et al; E S Clinch (A).
WESTCHESTER AV, es, 125.6 n Av B, 100x280.6; Harlem Savgs Bank—Sarah D Munn et al; E S Clinch (A).
WOODRUFF AV, ns, 100.4 se Crotona av, 30x75.6; Harlem Savgs Bank—Sadie M Byrns et al; E S Clinch (A).
LOT 90, map of Village of Wakefield; Agatha Bruckner—Joseph P Barone et al; Williamson & Bell (A).

JUNE 3.
VAN BUREN ST, ws, 106.3 s Morris Park av, 56.5x127.5; Carrie V Pratt—Jos Gamache et al; Carrington & Pierce (A).
181ST ST, 650 E; Herman D Merblum—Jno Perry et al; J Rosenberg (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 27.
20TH ST, 28 E; Conrad Stein—28 East 20th St Corpn; Deyo & Bauerdorf (A); Laurence N Martin (R); due..47,764.85
130TH ST, 17 E; Mutual Life Ins Co—Jas A Troy et al; Fredk L Allen (A); Jas A Lynch (R); due..... 7,292.81

MAY 28.
94TH ST, ss, 55 e Columbus av, 50x72.8; Burlock E Rabell, exr—P & W Holding Co et al; Chas V Gabriel (A); Jno J Halpin (R); due.....48,357.78

MAY 29 & 31.
No Judgments in Foreclosure Suits filed these days.

JUNE 1.
12TH ST, 415 E; Emil Reich—Guiseppe Disena et al; Martin M Goodman (A); A Mitchell Leslie (R); due... 5,455.81
117TH ST, 212-4 E; Isaac Goodstein—Fischel Realty Co; Aaron H Schwarz (A); Wm P Schoen (R); due..... 4,037.99

JUNE 2.
SHERIFF ST, es, 60 s Rivington, 40x75; Robt J Macher—Ray Weisberger et al; Henry S Cook (A); Maurice Marks (R); due 9,457.34
WATER ST, 592; Astor Trust Co—Eliz McNally; Cary & Carroll (A); Jacob M Guedalia (R); due..... 3,696.88
30TH ST, ns, 164.4 e 5 av, 21.5x81.2; Jno W Sterling—Wm C O'Brien et al; Jno A Garver (A); N Taylor Phillips (R); due.....47,510.33
MANHATTAN AV, ws, 84.11 s 121st, 16x90; Lawyers Mtg Co—Mary E O'Farrell et al; Cary & Carroll (A); Jno H Judge (R); due 9,250.02
MANHATTA NAV, ws, 84.11 n 121st, 16x90; Sarah A G Skinner—Mary E O'Farrell et al; Cary & Carroll (A); Jno H Judge (R); due..... 9,250.02
8TH AV, 975-9; Zinwili Co et al—American Purchasing Assn; Hays, Hershfield & Wolf (A); Wm Klein (R); due 18,826.27

Bronx.

MAY 28.
CYPRESS AV, nwc 140th, 95.7x188.3; Edgar S Appleby—Moser Arndstein et al; Cannon & Cannon (A); W H Steinkamp (R); due 25,868.00
STARLING AV, nwc Olmstead av, 25x100; Eliz B Beyer—Empire State Woodworking Co et al; F A Southworth (A); W D Leonard (R); due. 5,716.82

MAY 29.
SILVER ST, ss, 116.2 w rd from Westchester to Boston Post rd, 50x100; Chas F Halstead, as trste—Thos B Watson et al; D Burke (A); I Wells (R); due 3,957.50

JUNE 1.
169TH ST, 457; Isidore Simon—Louis DeVois et al; M Wolff (A); R R Murphy (R); due 3,725.15
LOT 16, blk 3370, sec 12; Sami Hollander—Martha H Jackson et al; B G Oppenheim (A); I F Cohen (R); due 702.12

JUNE 2.
BRYANT AV, es, 150 n Lafayette av, 25x100; Chas F Halsted—Albert Gerhards et al; D Burke (A); J H Radigan (R); due 632.20
LOT 491, sec 2, map of Bronx View Park, 24th Ward; Helen LeRoy Pearsall—Ada M Ramos et al; C P Hallock (A); J H Hildreth (R); due.. 3,126.50
LOT 492, sec 2, map of Bronx View Park, 24th Ward; same—same; same (A); A H Vitale (R); due..... 3,126.50

JUNE 3.
134TH ST, 411-9; Eliz A LeCato—Douglas H Cooke et al; J H Hildreth (A); C P Hallock (R); due.....11,289.31

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 29.
UNION SQ, 2, & PROP in Kings county; Chas W Trask—Chas E Annett et al; partition; Foster & Newman (A).

JUNE 1.
WEST BROADWAY, 135; Henry H Goodwin as committee—Cecilia Bishop et al; partition; T J Curran (A).
7TH AV, 349 & 51; Fredk Stock et al—Margt M Stock et al; action to debar claim, &c; Appell & Taylor (A).

JUNE 2.
12TH ST, 15 W; Thos M Biddle et al—Albt M Biddle et al; partition; Foley & Martin (A).
76TH ST, 178 W; Chas P Hidden—Henrietta G Cattapani; action to appoint committee, &c; L Hulse (A).
11TH AV, sec 47th, 200.10x200; Wm L Crow Constn Co—Empire Carting Co et al; counterclaim; Eidlitz & Hulse (A).

JUNE 3.
ALLEN ST, 83; Manhattan Ry Co—Jos M Harris et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 96; same—Jennie Gordon et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 185; same—David Kabatchnick et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 11 & 11½; same—Edith Epstein et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 29 & 29½; same—Esther Grodzinski et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 398; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 535; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 557; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 584-86; same—Lorenzo D Hyatt et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 591-95; same—Bartow S Weeks, trste; action acquire title; J L Quackenbush (A).
GREENWICH ST, 793 & 795; same—Alfred E Marling et al; action acquire title; J L Quackenbush (A).
112TH ST, 26-30 W; Hyman Goldstein—Bernard Galowski; specific performance; J Gordon (A).
BOWERY, 14; Manhattan Ry Co—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
BOWERY, 37-29; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
BOWERY, 38; same—Mary B Weeks et al; action acquire title; J L Quackenbush (A).
COLUMBUS AV, 180; same—Fanny R G Ely; action acquire title; J L Quackenbush (A).
NEW BOWERY, 28-32; same—Annie L Kirk et al; action acquire title; J L Quackenbush (A).
PARK ROW, 215; same—Carrie O Foster et al; action acquire title; J L Quackenbush (A).
2D AV, 695; same—Robt Goldberg et al; action acquire title; J L Quackenbush (A).
2D AV, 862; same—Angelina M de Quesada et al; action acquire title; J L Quackenbush (A).
2D AV, 1047; same—Harry Miller et al; action acquire title; J L Quackenbush (A).
2D AV, 1058; same—Benj Schwartz et al; action acquire title; J L Quackenbush (A).
2D AV, 1072-74; same—Lena C Sargent et al; action acquire title; J L Quackenbush (A).
2D AV, 1481-89; same—Mary E Doscher et al; action acquire title; J L Quackenbush (A).
2D AV, 2416-18; same—Sophie Blum et al; action acquire title; J L Quackenbush (A).
2D AV, 2489; same—J Blackburn Miller et al; action acquire title; J L Quackenbush (A).
3D AV, 178; same—Gussie Spingarn et al; action acquire title; J L Quackenbush (A).
3D AV, 180; same—Ida Kempner et al; action acquire title; J L Quackenbush (A).
3D AV, 187; same—Henry W Kreykenbohn et al; action acquire title; J L Quackenbush (A).
3D AV, 226 & 228; same—Gramercy Freehold Co et al; action acquire title; J L Quackenbush (A).
3D AV, 254; same—Agnes M Cregier et al; action acquire title; J L Quackenbush (A).
3D AV, 248; same—Edw J Sander; action acquire title; J L Quackenbush (A).
3D AV, 266-70; same—Simon M Rosenblatt et al; action acquire title; J L Quackenbush (A).
3D AV, 278; same—Herbert C Pell et al; action acquire title; J L Quackenbush (A).
3D AV, 284; same—Islip Corpn et al; action acquire title; J L Quackenbush (A).
3D AV, 318; same—Edw H Mount et al; action acquire title; J L Quackenbush (A).
3D AV, 354; same—Isaac Laudmann et al; action acquire title; J L Quackenbush (A).
3D AV, 366; same—Ann E Chase et al; action acquire title; J L Quackenbush (A).
3D AV, 370-72; same—Augustus P Day et al; action acquire title; J L Quackenbush (A).
3D AV, 382; same—Bartow S Weeks, trste, &c; action acquire title; J L Quackenbush (A).
3D AV, 384; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
3D AV, 422; same—Julia E Shotland et al; action acquire title; J L Quackenbush (A).
3D AV, 423; same—Theresa McGillan et al; action acquire title; J L Quackenbush (A).
3D AV, 450; same—Maria L Cornell et al; action acquire title; J L Quackenbush (A).
3D AV, 452-54; same—Annie Liepersohn et al; action acquire title; J L Quackenbush (A).
3D AV, 475; same—Roman Ketterer et al; action acquire title; J L Quackenbush (A).
3D AV, 545; same—Edw Feeney et al; action acquire title; J L Quackenbush (A).
3D AV, 575; same—Edw Feeney et al; action acquire title; J L Quackenbush (A).
3D AV, 590; same—Jas P Lysaght et al; action acquire title; J L Quackenbush (A).
3D AV, 591; same—Katie Moeschen et al; action acquire title; J L Quackenbush (A).
3D AV, 592; same—Martha J Warrin et al; action acquire title; J L Quackenbush (A).
3D AV, 594; same—Maurice G C Goodman et al; action acquire title; J L Quackenbush (A).
3D AV, 675; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
3D AV, 693; same—Mayer Silverman et al; action acquire title; J L Quackenbush (A).
3D AV, 715-17; same—Terence J Lynch et al; action acquire title; J L Quackenbush (A).
3D AV, 1872-74; same—Leon Sable Realty Co et al; action acquire title; J L Quackenbush (A).
3D AV, 1911; same—Peter Weimer et al; action acquire title; J L Quackenbush (A).
3D AV, 1945; same—Mary A Grogan et al; action acquire title; J L Quackenbush (A).
3D AV, 1954-58; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
3D AV, 1959-63; same—Andrew Mendel et al; action acquire title; J L Quackenbush (A).
3D AV, 1968; same—Chas P Foster et al; action acquire title; J L Quackenbush (A).
3D AV, 1975-77; same—Andrew Mendel et al; action acquire title; J L Quackenbush (A).
8TH AV, 2112-14; same—Susan Mount et al; action acquire title; J L Quackenbush (A).
8TH AV, 2278; same—Wm F Mott et al; action acquire title; J L Quackenbush (A).
8TH AV, 2290; same—Peter Doelger Brewing Co et al; action acquire title; J L Quackenbush (A).
8TH AV, 2296; same—Henry O Heuer et al; action acquire title; J L Quackenbush (A).
8TH AV, 2676; same—Leo J Bachmann et al; action acquire title; J L Quackenbush (A).
8TH AV, 2687; same—Thos Scholes et al; action acquire title; J L Quackenbush (A).
8TH AV, 2684; same—Lucy Kulat et al; action acquire title; J L Quackenbush (A).
8TH AV, 2686; same—Anne Usher et al; action acquire title; J L Quackenbush (A).
8TH AV, 2733; same—Bertha Rimpler et al; action acquire title; J L Quackenbush (A).
8TH AV, 2743; same—Louisa Stein et al; action acquire title; J L Quackenbush (A).
8TH AV, 2764; same—Peter Doelger Brewing Co; action acquire title; J L Quackenbush (A).
8TH AV, 2835; same—Isaac Wohlgemuth et al; action acquire title; J L Quackenbush (A).
8TH AV, 2849; same—Isaac Wohlgemuth et al; action acquire title; J L Quackenbush (A).
8TH AV, 2852-54; same—Joral Realty Co, Inc, et al; action acquire title; J L Quackenbush (A).
8TH AV, 2858; same—Israel Schneider et al; action acquire title; J L Quackenbush (A).
8TH AV, 2860-66; same—Benj J Weil et al; action acquire title; J L Quackenbush (A).
8TH AV, 2891; same—Anna J Sheehan; action acquire title; J L Quackenbush (A).
8TH AV, 2913; same—Rosa Greenwald et al; action acquire title; J L Quackenbush (A).
8TH AV, 2916; same—Jacob Lowenthal et al; action acquire title; J L Quackenbush (A).
8TH AV, 2916; same—Jacob Lowenthal et al; action acquire title; J L Quackenbush (A).
8TH AV, 2919; same—Hattie Fink et al; action acquire title; J L Quackenbush (A).
8TH AV, 2923-25; same—Geo Ebret; action acquire title; J L Quackenbush (A).
8TH AV, 2938-40; same—Marie Dexter et al; action acquire title; J L Quackenbush (A).
9TH AV, 27; same—Jos J Cunneely et al; action acquire title; J L Quackenbush (A).
9TH AV, 37-43; same—W Emlen Roosevelt et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

9TH AV, 413-15; same—Jno L Derasmes et al; action acquire title; J L Quackenbush (A).
9TH AV, 417; same—Geo H Wertelman et al; action acquire title; J L Quackenbush (A).
9TH AV, 455; same—Isidore Cohn et al; action acquire title; J L Quackenbush (A).
9TH AV, 459; same—Jno H Haaren, exr, &c, et al; action acquire title; J L Quackenbush (A).
9TH AV, 732; same—Anna M Senger; action acquire title; J L Quackenbush (A).
9TH AV, 761; same—Jno Mullen et al; action acquire title; J L Quackenbush (A).
9TH AV, 775; same—Henrietta Frey et al; action acquire title; J L Quackenbush (A).
9TH AV, 790; same—Sol Strauss et al; action acquire title; J L Quackenbush (A).
9TH AV, 807; same—Annie Ritzert et al; action acquire title; J L Quackenbush (A).
LOT 3, blk 739, sec 3; David Lippmann—Anastasio C M Azoy, trste, et al; amended foreclosure of tax lien; H Swain (A).

JUNE 4.

10TH ST, 261 E; also 144TH ST, 232 W; Louis Block—Peter Eckert; specific performance; Elkus, Gleason & Proskauer (A).
PARK ROW, 105; Urania U Glaser—Jno N Burns et al; partition; F E M Bullowa (A).
LOT 10, blk 2171, sec 8; Emil Mayer—Paul Halpin et al; foreclosure of transfer of tax lien; S H Schwartzman (A).

Bronx.

MAY 28.

LAFONTAINE AV, swc 179th, 97,4x101.1; Chas G Cornell, Jr—Walter Aronstein et al; action to foreclose mechanic's lien; Rollins & Rollins (A).

MAY 29.

MT HOPE PL, 232; Lucretia Berte—Fredk C Berte et al; partition suit; Cameron & Hanlon (A).

JUNE 1.

No Lis Pendens filed this day.

JUNE 2.

No Lis Pendens filed this day.

JUNE 3.

GRAND AV, swc 182d, 50x100; Anton Fleck—Alice M Mahony et al; action to compel specific performance of contract; Gantz & Tucker (A).

Brooklyn.

MAY 27.

CHESTER ST, es, 137.7 s Dumont av, 18.10x100; Title G & T Co—Mollie Levine et al; T F Redmond (A).
FULTON ST, nec Nichols av, 25x57.8x25.5x83.3; Title G & T Co—Lois Jenkins et al; T F Redmond (A).
HERKIMER ST, sec Rockaway av, 17.6x80; Ellen Shea—Wm Alexander et al; H L Thompson (A).
LEFFERTS PL, ss, 91.7 e Grand av, 17.3x120; Annie G Atkins—Cornelia F Fucignas et al; Cary & Carroll (A).
NEWELL ST, es, 40 s Meserole av, 25x100; Annie Quinn—Rosa Rosenstein et al; M McGoldrick (A).
WOODBINE ST, ses, 109.10 ne Evergreen av, 25x100; Lavinia L Williams—Inez D Zarwell et al; Cary & Carroll (A).
51ST ST, sws, 140 nw 16 av, 40x100.2; Title G & T Co—Klotz Realty Co et al; T F Redmond (A).
60TH ST, sws, 190 se 16 av, 60x100; Mary J Johnson—Ellen G Davis; King & Booth (A).
HOPKINSON AV, es, 200 s Lott av, 20x100x20x20; Moses Annenberg—Mollie Lapidus et al; foreclosure mechanic's lien; I Solomon (A).
SUMNER AV, ws, 75 n Myrtle av, 25x100; Bowery Savgs Bank—Sophie Abelow et al; T F Redmond (A).
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Title G & T Co—Sarah Pollack et al; H L Thompson (A).
LOTS 43, 45 to 47, 80, 84 to 89, 101 to 104, 106 to 108, 120 to 130, 139 to 144, 152 to 168, 173 to 180, 181 to 185, 193 to 200, 211 to 220, 373, 374, 377, 378, 383 to 392, 410 to 424, 432 to 439, 444 to 463 & 94, Map 292 lots, 26th Ward of Bklyn, & 4th Ward of Queens; Mtg Holding Co—Glenmore-Drew Corpn et al; Armstrong, Broun & P (A).

MAY 28.

BEADEL ST, n s, 160 w Vandervoort av, 20x100; Kate C Cosgrove—Mazarin Land & Devel Co et al; McDonald, Roesch & Mc (A).
BEADEL ST, ns, 180 w Vandervoort av, 20x100; same—same; same (A).
BRISTOL ST, ws, 292.11 s Bristol, 25x100; Wittermann Bros—Forman Bottling Co et al; to create a title; Holm, Whitlock & S (A).
FREEMAN ST, ss, 200 w Oakland, 25x100; Abr Weinstein—Saml Henkin et al; specific performance; F Weinstein (A).
GEORGE ST, nws, 125 sw Knickerbocker av, 25x140x27.8x127.9; Isaac Levin—Jacob Kaminsky et al; D Hirshfield (A).
GRAND ST, ns, 75 w Manhattan av, 25x100; Israel Sulsky—Harry Schwartz et al; to set aside deed; E C Rosenblume (A).
HOPE ST, nws, 60 ne Bergen, 20x75; Cath Kelly—Mary R Kelly et al; J C Daly (A).
JEWELL ST, ws, 25 s Meserole av, 25x100; Emma E Wilson—Annie Waldron et al; J Siegelman (A).
LOTT ST, ws, 128 s Tilden av, 22x100; AV A, ss, 105 e Ocean av, 50x150; Thos F Smith—Sarah A Smith & ano; to set aside deed; Elliott, Jones & F (A).
McDOUGAL ST, ss, 325 e Howard av, 25x100; Florence Froelich—Cath Bottjer & ano; C Oechler (A).
MATTHEWS PL, nec Coney Island av, 74.8x100.4x67.4x100; Louise A S Sinclair—Lilla B Wiener et al; H L Thompson (A).
OSBORN ST, ws, 175 s Blake av, 75x100; Title G & T Co—Herman Kronenberg et al; T F Redmond (A).
S ELLIOTT PL, ws, 117 s DeKalb av, 50x100; Savgs Bank of Utica—Mabel E Hudson et al; T F Redmond (A).
WINTHROP ST, 337; Barnett Lashinsky—Ellen Sloan et al; S Lascher (A).
E 37TH ST, sec Av I, 97.6x100; E 37TH ST, nec Av I, 40x97.6; Title G & T Co—Chas G Reynolds et al; T F Redmond (A).
68TH ST, ss, 180.5 w 10 av, 20x90; Jno H Carl—Nannie H Smith et al; Miehling & Kayser (A).
68TH ST, ss, 220.5 w 10 av, 20.1x90; Jno H Carl—Safe Realty Corpn et al; Miehling & Kayser (A).
85TH ST, nes, 300 nw 19 av, 40x100; Henry C Davernheim—Henry G Simmons et al; O Scheilke (A).
BROADWAY, ec Hewes, 25x100; Margt S Mawson—Batches & Motta, Inc, et al; J Siegelman (A).
CLARENDON RD, ns, 60 e Bedford av, 20x80; Alfred H Osterberg—Henry Loeffler et al; T E Brownlee (A).
LAFAYETTE AV, ns, 84.2 e Kent av, 20x100; Mechanics' Bank—Helen E Stewart et al; Owens, Gray & T (A).
MANHATTAN AV, nwc Moore, 25x75; Harris Sailt—Morris Risnicoff et al; I L Rosenson (A).
OCEAN AV, ws, 70 n Av K, 70x151.7; Jas Cochran—Terrace Club of Flatbush; to restrict prop; Siebert, Paddock & C (A).
SHEFFIELD AV, es, 280 s Sutter av, 20x95; Fink Realty Co—Jos Miller et al; L Lipskin (A).
SUMNER AV, nec Quincy, 100x125; Jno Voychok—Sumner Quincy Amusement Co et al; foreclosure mechanic's lien; Kellogg & Rose (A).
TOMPKINS AV, es, 60 s Park av, 20x80; August Haberman—Albert Haberman et al; T J Evers (A).
WEBSTER AV, swc Gravesend av, 82x134.10x89.8x98.6; Bklyn Associates—Rosedon Realty Co et al; W T Lindsay (A).

MAY 29.

STARR ST, ses, 100 ne Central av, 25x100; Calogero Modica—Giuseppe Intranco et al; S Rosenthal (A).
UNION ST, ss, 100 e Nostrand av, 50x127.9; Eliz Shaw—Eliz Owens et al; E R Vollmer (A).
W 15TH ST, es, 460 n Neptune av, runs e118.10x s40 to beg; probable error; Francis H McCormick—Anastasio Minichella et al; A F Van Thun, Jr, (A).
W 17TH ST, es, 140 n Neptune av, 40x100; Francis H McCormick—Anastasio Minichella et al; A V Van Thun, Jr (A).
36TH ST, nes, 21.7 se Minna, 20x100.11x22x91.10; N Y Investors' Corpn—Behrens Estate Corpn et al; H L Thompson (A).
36TH ST, nes, 43.6 se Minna, 20x91.10x22x82.7; N Y Investors' Corpn—Behrens Estate Corpn et al; H L Thompson (A).
36TH ST, nes, 65.6 se Minna, 20x82.7x22x73.6; Albert Rosenberger—Behrens Estate Corpn et al; H L Thompson (A).
36TH ST, nes, 87.6 se Minna, 20.3x73.6x22.4x 64.4; same—same; same (A).
ATLANTIC AV, 374 to 378; also PROP in New York & Jamaica County; Chas W Trask—Chas E Annett et al; partition; Foster & Newman (A).
FLATBUSH AV, ws, 267 n Albermarle rd, 20x 113.9x20x113.6; Bklyn Trust Co—Abels Gold Realty Co et al; Cullen & Dykman (A).
HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Klein Material Co—Thespian Bldg Co et al; foreclosure mechanic's lien; I Solomon (A).
MARCY AV, sec Gwinnett, 18x85; Jno McKenney—Geo Wing et al; to create a title; Coombs & Wilson (A).
ST MARKS AV, ss, 345 e Vanderbilt av, 20.6x 131; Della M Donnellan—Jno J Reilly et al; partition; I J Evers (A).

JUNE 1.

PRESIDENT ST, ss, 70 e 3 av, 30x150; Lillian E Harman—Caterina Gallo et al; E L Holywell (A).
SANDFORD ST, ws, 297.9 n Park av, runs w 20xn175xe100xn122.6xse105.8xs263.4 to beg; Bushwick Savgs Bank—National Foundry Co et al; R L Scott (A).
S 4TH ST, ns, 100 e Kent av, 78x141; Fischl Markovsky—Midtown Cont Co et al; foreclosure mechanic's lien; S Solomon (A).
E 23D ST, ws, 134.8 n Av D, 85.3x85.9x83.6x 43.1; Mabel J Geis—Moskowitz Bldg Co et al; G B Davenport (A).
51ST ST, nes, 220 se 14 av, 40x100.2; Jno Keck—Newman Leavy et al; A W Burlingame, Jr (A).
52D ST, ns, 120 w 7 av, 20x100.2; Saml S Lowman—Eva M Huntley et al; J J Bakerman (A).
OCEAN PKWAY, ws, 275.1 s Foster av, 23x 150; Emma Morgenstern—Barnett Steinfeld et al; I Silverman (A).
SUMNER AV, nwc Park av, runs n25xw75xn25x w25x850 to beg; Sarah Steckler—Abr Halpron et al; A Miller (A).
4TH AV, 618-620; Edw O'Hara—Grant R Pitbladdo et al; J B Harrison (A).
6TH AV, ws, 28 s 7th, 36x107.10; Bklyn Trust Co—Kings Co Mtg Co et al; Cary & Carroll (A).

JUNE 2.

COLUMBIA ST, nws, 37 sw Sackett, 21x80; American Geographical Society—Teresa Rugsiero et al; T F Redmond (A).
HART ST, 150; S 3D ST, ns, 25 w Hooper, 120x 120.3; S 9TH ST, ss, 96 w Driggs av, runs s144xw50xn149.11xe90 to beg; GRAND ST, n wc Rodney, 50x119.6x50x119.2; S 8TH ST, ss, 21.11 e Driggs av, 85.3x83.10; Louis Bossert—Frank Pelcyger et al; to set aside transfer; Strashbourger & Schallek (A).
SCHOLES ST, ns, 50 w Waterbury, 25x100; Fredk Schoppa—Josephine Nelling et al; A Christmann, Jr (A).
TROUTMAN ST, ses, 170 sw St Nicholas av, 25 x100; Albert W Berckmeier—Charlotte Berckmeier; to create a title; E Bliven (A).
VERANDAH PL, ss, 189.8 w Clinton, runs s—x w10xw24xn—x24 to beg; Insa R Meisel—Jos H Ernst et al; A W Meisel.
WOODBINE ST, ses, 109.10 ne Evergreen av, 25x100; Lavinia L Williams—Inez D Zarwell et al; Cary & Carroll (A).
2D ST, nes, 170.9 nw 7 av, 18x100; Geo Hewlett—Geo I Ellsworth et al; Cary & Carroll (A).
E 14TH ST, ws, 200 s Av Y, 100x100; New York Investors' Corpn—Mary Murphy et al; H L Thompson (A).
86TH ST, nes, 118 nw 17 av, 19x100; Albert De Silver—Sophie E Ruston et al; T F Redmond (A).
NOSTRAND AV, es, 45 n Hawthorne, 20x100; Henry Fettel—Emma Sommers et al; J Schauf (A).
WYTHE AV, 723; Citizens' Union Realty & Mtg Co—Saml Cohen et al; Jonas, Lazansky & N (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 29.

57TH ST, 512 E; Morris Spergel—Francis B Menge; Morris H Brenner & Jacob Ruppert Brewery (118) 225.00
72D ST, 42 W; also 72D ST, 118 W; also 73D ST, 126 W; Dora Isseks—Edw W Browning; J W Cooney Co (115) 100.00
100TH ST, 146 W; Clemente Cont Co, Inc—Eugene Goll; Chas Phelock (116) 126.00
SAME PROP; Chas Phelock—Eugene Goll (117) 525.00

JUNE 1.

FULTON ST, 180; Wm F Majory, Inc, —Adele de T Parigord; Jno C H Miller; Henry Baumgard (3)..... 80.94
122D ST, 242 W; Harry Jaffe—Lizzie Haderman; Herman Haderman (1).. 61.00
BROADWAY, 2182 to 2186; also 77TH ST, 227-29 W; M Byrne Co—Eva J Coe & N Y Improved Properties Co; Lewis C Van Riper (2) 2,537.26

JUNE 2.

TRINITY PL, 70-76; Bernard Carneol—Augustus D Shepard; Leon Dornbush (7) 34.35
3D ST, 189 E; Harry Weprinsky—Benj Katz (8) 501.50
25TH ST, 44-46 E; Hedden Iron Constn Co—Jno M Slattery Bldg & Constn Co (5) 22,225.00
78TH ST, 266-68 E; Harry Weprinsky—Fredk Lang (9) 1,027.00
95TH ST, 19 W; Rosa Kuntzmann—May M Le Vien (10) 40.00
116TH ST, 616 W; Larkin Lumber Co—Jasin R & Wm R Westerfield (6).. 66.99
6TH AV, 782-86; T J Cummins Plumbing Co—784 6th Av Inc; Brown Bros, Inc (4) 657.05
10TH AV, sec 41st, 20x70; Jno A Marx—Jos Garvey; Peter J Brodlef (11).. 150.00

JUNE 3.

25TH ST, 44-46 E; Godwin Constn Co—Jno M Slattery Bldg & Constn Co (12) 8,630.55
37TH ST, 141 E; Jos P Ryan—Edith F Francke; renewal (19)..... 81.25
110TH ST, 158 E; A F Galligan & Co—Salvatore Isalli; Michael Jacquinto (18) 50.00
113TH ST, 501 W; Max Grodin—No 501 W 113th St Incorpn; Hannah Elias (17) 550.50
114TH ST, 5 W; Jos Lo Medico—Jno Joseph; Benj Leff (16) 259.00
120TH ST, 127 W; Jos Lo Medico—Jno Levy; Benj Leff (15) 100.00
BROADWAY, 2182 to 2186; also 77TH ST, 227 & 229 W; Harris Silvers Baker Co—Eva J Coe; Lewis C Van Riper (13) 886.17
MADISON AV, 1473; Simon Strunin—Sam Rosenberg; Rosen Bldg Co, Inc (20) 141.00
ST NICHOLAS AV, 364; Oscar Lustig—Estelle Phillips & Elsa Ahrlt (14).. 106.00

JUNE 4.

CANAL ST, 206-12; J W Clark, Inc—Jno R Graham, Geo P Labatut & Jno W Goelichins, exrs & Belle Kretchmar (23) 1,032.50
13TH ST, 235-9 E; E Smolka Plumbing Supply Co—E M Schroers & Estate of Kath E S Casanova & Emanuel M Stegman (26) 139.09
25TH ST, 44-6 E; National Fire Proofing Co—Jno M Slattery & Bldg & Constn Co (21) 2,900.00
25TH ST, 44-6 E; Globe Automatic Sprinkler Co—Jno M Slattery Bldg & Constn Co (25) 4,725.00
25TH ST, 44-6 E; Micwiel Co, Inc—Jno M Slattery Bldg & Constn Co (28).. 21,500.00
116TH ST, 7-9 E; Pincus Klahr—Benkay Realty Co & Benj Kraushaar (27) 63.60
BROADWAY, ws, whole front bet Manhattan & 129th, 132.9x116x xx64.6; Larkin Lumber Co—Mary G Pinkney & Fort Lee Ferry Public Market Co (22) 457.69
LEXINGTON AV, 287; Wm Burns—Estate of Philip L Crovat & Wm A McCloskey; renewal (24)..... 854.70

Bronx.

MAY 28.

142D ST, nwc Wales av, 100x144; Columbian Concrete Steel Bar Co—Ward Baking Co; Wm Henderson, Inc (26) 6,079.87

MAY 29.

ALDUS ST, 952; Saml Gluck—David G Patten (27) 66.65
142D ST, nwc Wales av, 101x145; Jas C Forbes—Ward Baking Co; Wm Henderson, Inc (28) 865.60

JUNE 1.

142D ST, nwc Wales av, 108x144.8; Howden Tile Co—Ward Baking Co; Wm Henderson, Inc (1) 2,654.00
142D ST, nwc Wales av, 100x140; Jas Kelly—Ward Baking Co; Wm Henderson, Inc (2) 1,500.00

142D ST, nwc Wales av, 100.8x144.8; Chas F McGuire—Ward Baking Co; Wm Henderson, Inc (3) 440.00
142D ST, nwc Wales av, 101x145; Geo H Storm & Co—Ward Baking Co; Wm Henderson, Inc (4) 1,485.45

JUNE 2.
142D ST, nwc Wales av, 100.8x144.8; Max Siegel—Ward Baking Co; Wm Henderson, Inc (5) 2,510.25
142D ST, nwc Wales av, 100.8x144.8; Madison Iron Works—Ward Baking Co; Wm Henderson, Inc (6) 1,437.20
142D ST, nwc Wales av, 108x144.8; Saml S Palmer—Ward Baking Co; Wm Henderson, Inc (7) 449.00
142D ST, nwc Wales av, 100.8x144.8; Carlo Mancione—Ward Baking Co; Wm Henderson, Inc (8) 229.00

JUNE 3.
142D ST, nwc Wales av, 100x140; David Kraus—Ward Baking Co & Wm Henderson, Inc (9) 900.00
142D ST, nwc Wales av, 100.6x144.7; Friedman Marble & Slate Works, Inc Ward Baking Co & Wm Henderson, Inc (11). 400.00
TREMONT AV, 796; Weinraub & Gugig—J Spier & B Rappaport (10). 40.00

Brooklyn.

MAY 27.
DUFFIELD ST, Tillary st & Flatbush av ext (trianglear plot), 35.4x10x35; B Green—Alex McKinny & Jos Gardiner. 90.00
MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Benj G Hitchings, Inc—Lucy F Farwell & R J McMormick Co 23.69
E 12TH ST, 971; F Rye—Sarah & Saml Koller 275.50
59TH ST, ss, 520 e 17 av, 40x100; Crown Painting Co—Robert A McAvoy 70.00
HOPKINSON AV, 482-6; Klein Material Co—Thespian Bldg Co & Fredk Neugass 213.59

MAY 28.
22D ST, 188; M Emovitz—Mr & Mrs Spinelli 25.00
BATH AV, 1701 to 1711; N T Hall—Emilio Sarno 393.00
NEW YORK AV, sec Av D, 100x100; C T Wellard Co—Jno Monteleone..... 192.00
OCEAN AV, sec Newkirk av, 45.11x 124x106.2x—; D Binder—Kirknew Realty Co 380.00

MAY 29.
CARROLL ST, 1426; L Desidero—Leslie Posen Constn Co 150.00
57TH ST, ns, 240 e 15 av, 40x100; N Pasquarelo -Richard P Murphy 425.00
ALBANY AV, ws, 120 n Herkimer, runs wS0xn20xw195xs85.6xe195xn24.1xe80x n 40.7 to beg; Princess Constn Co—Jno W Sullivan 1,140.00
DREW AV, ws, 141.11 s Pitkin av, 80x 100; Alex Remsevitch—Louis Larsen. 78.25

JUNE 1.
WAVERLY AV, es, 173 n Greene av, 45x 25; A McBride—Jas P Warbasse 660.58
3D AV, ws, 40 s 7th, 40x100; Wayne Oil Tank & Pump Co—Geo Carrizzo & Greenpoint Cont Co 250.00

JUNE 2.
CLIFTON PL, 66; J Bergman—Margt O'Connor, Dorothy Hart & O'Connor Estate 153.00
HERZL ST, es, 142.2 s Livonia av, 125x 100; C T Willard Co—Nathan, Herman, Louis & Hillel Boslofsky & Max Golinsky doing bus Independent Wet Wash Laundry & Louis Lapidus. 257.50
STARR ST, nws, 116 sw Wyckoff av, 25x100; H Ibbotson—Barbara Pries.. 39.00
S 5TH ST, 141-3; Square Lumber Co—Simon W Farber & Abr Elias..... 93.70
RIGHT OF WAY from 64th & 66th sts to 4th av & to terminal at Coney Island, —x—; N L Kennedy, Inc—N Y Consolidated R R Co, Geo W McNulty, Inc, & N Y Municipal R R Corpn 45,141.78

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAY 29.
No Satisfied Mechanics' Liens filed this day.

JUNE 1.
No Satisfied Mechanics' Liens filed this day.

JUNE 2.
57TH ST, 344 E; Goldstein & Oliver—Clare A Darling et al; May20'15 .... 225.00
LEXINGTON AV, sec 38th; Jos H Lowenstein—Allerton 38th St Co et al; Apr13'15 ..... 400.00
PARK ROW, 194; David Kestin et al—David Rothschild et al; Nov17'14 ... 65.00

JUNE 3.
20TH ST, 510 E; Nathan Boyarsky—Jno Brookman et al; Apr15'15 ..... 164.45
111TH ST, 125-35 W; Title Guar & Trust Co—114th St & 7th Av Constn Co et al; May27'15 ..... 180.50

JUNE 4.
126TH ST, 228-38 W; Frank J Schmidlein—Arthur Brisbane et al; Apr19'15 515.77

Bronx.

MAY 28.
No Satisfied Mechanics' Liens filed this day.

MAY 29.
No Satisfied Mechanics' Liens filed this day.

JUNE 1.
PROSPECT AV, ws, whole block front bet 166th & 167th, —x—; Rothberg & Rosenbliett—Angel Constn Co et al; May4'15 ..... 1,185.85

JUNE 2.
No Satisfied Mechanics' Liens filed this day.

JUNE 3.
No Satisfied Mechanics Liens filed this day.

Brooklyn.

MAY 27.
No Satisfied Mechanics' Liens filed this day.

MAY 28.
BARRETT ST, ws, 300 n Sutter av, 159.6x99.11; Louis Brook—I & J (Inc) & Nathan Koppel; Mar5'15..... 100.47
[1]DECATUR ST, 1327-9; Nathan Suids —Ray & Isaac N Streep; May14'15... 490.08
TROY AV, nec Prospect pl, —x—; Empire City Lumber Co—Johnson Realty Corpn; May21'15 ..... 130.85

MAY 29.
84TH ST, ss, 190 w Ridge blvd, 45x100; Wm Wolff—Edw Sloggatt; Apr15'15.. 323.80
FLUSHING AV, ws, 71 ft & EAST AV, ns, 77 ft; Fredk Ferguson—Swift & Co & Geo C Robinson; May20'15.... 300.00

JUNE 1.
DECATUR ST, 1327-1329; Louis Frisse —Ray & I Newton Streep & Gustav A Wagner; Mar15'15 ..... 430.50
SAME PROP; Gustav A Wagner—Ray & I Newton Streep; Mar8'15 ..... 3,633.75
SAME PROP; same—same; Dec2'14.. 3,653.75
SAME PROP; Vincent Grimm & ano—Ray Streep & "Gus" A Wagner; Nov 30'14 ..... 900.00
DOUGLASS ST, swc East N Y av, —x—; A Newburger Electric Co—Saml Katz; Apr23'15 ..... 2,468.03
EAST N Y AV, swc Douglass, 100x120; Chas Schad (Inc)—Katz Amusement Co & Abr Sang; Sept16'14 ..... 275.00

JUNE 2.
DIAMOND ST, 198; Sol Rosenberg—Alfonso Neri, Agostino M Di Giora & Peter Floravanti; Feb3'15 ..... 87.75
KOSCIUSKO ST, 554; Isidor Skolnik—Bessie Rosen & Greenberg & Greenberg; May5'15 ..... 175.00
PACIFIC ST, ss, 158 w Columbia, —x—; Albt A Volk Co (inc)—N Y Dock Co & Gabler; May12'15..... 296.75
E 25TH ST, 336; Chester A Halstead—B W Byington; July16'14 ..... 27.00
RIVERDALE AV, swc New Jersey av, 100x93; Empire City Lumber Co—New Lots Constn Co (Inc); Harry Schneider; Apr20'15 ..... 329.65
VAN SICLEN AV, 378; Isidore Peskoff —Jno & Jennie Ackerman & Morris Weiss; Feb15'15 ..... 22.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

MAY 27.
No Attachments filed this day.

MAY 28.
BARNETT & FOSTER; Otto L Koscherak; $2,250; Riegelman & Bach.

MAY 29 & 31, JUNE 1 & 2.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 28, 29, JUNE 1, 2 & 3.
No Chattels filed these days.

Brooklyn.

MAY 27, 28 & 29, JUNE 1 & 2.
Heights Bldg Corpn. Carroll st, nr Albany av—Union Mantel & Grille Co. Mantels, &c. 150.00
Slater, Jos, by Frank Slater..Elsie E Kerby as extrx .....(R) 273.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

MAY 29.
ACADEMY ST, es, 150 n Vermilyea av, 50x100; Saml Blumenthal loans Loyal Building Co, Inc, to erect store building; 9 payments 33,000.00

JUNE 3.
50TH ST, ss, 293.10 e 5 av, 56.2x100.5; Akron Bldg Co loans Grand Rapids Furniture Co to erect a 12-sty store and lofts; ten payments.....160,000.00
160TH ST, ns, 271.6 w Ft Washington av, 125x99.11; Franklin Savgs Bank in the City of N Y loans Hudson View Constn Co, Inc, to erect a 6-sty bldg; 3 payments 135,000.00
180TH ST, ns, 170 e Audubon av, 50x 100; Edgar Holding Co, Inc, loans Hennion Constn Co to erect a 5-sty apartment; 3 payments 7,000.00
ST NICHOLAS AV, es, 246.3 s 145th, 62.6x100; Jacob Levy loans Placid Realty Co to erect a 6-sty apartment; 7 payments 30,000.00
WEST END AV, nwc 75th, 105x142x irreg; Metropolitan Life Ins Co loans Charmion Constn Co to erect a 12-sty apartment; 11 payments 750,000.00

JUNE 4.
WASHINGTON PL, nes, 220 nw Mcdougal, 44x90; Ceasar & Giuseppe Razzetti loans Fogliasso-Clement Bldg Co to erect 8-sty apartment; 2 payments. 39,000.00
192D ST, ss, 175 w Audubon av, 75x 100; Jacob Levy loans Epros Realty Corpn to erect 5-sty apartment; 9 payments. 34,000.00

Bronx.

MAY 28.
DECATUR AV, es, 80.3 s 197th, 56.5x 100; Rockland Realty Co loans Benenson Realty Co to erect 5-sty apartment; 12 payments 37,000.00
DECATUR AV, es, 136.9 s 197th, 56.5x 100; Rockland Realty Co loans Benenson Realty Co to erect 5-sty apartment; 12 payments.....37,000.00
DECATUR AV, es, 193.5 s 197th, 56.9 x100; Rockland Realty Co loans Benenson Realty Co to erect 5-sty apartment; 12 payments 37,000.00

MAY 29.
179TH ST, ns, 30.2 e Bathgate av, 49.4x 105; City Mtg Co loans Burnett-Weil Constn Co to erect 5-sty apartment; 11 payments 32,000.00
VERIO AV, ws, 27.6 n 236th, 86x167; Eastchester Savgs Bank loans Arthur Simermeyer to erect —sty apartment; 3 payments 3,000.00

JUNE 2.
179TH ST, ns, 100 w Honeywell av, 40.2x99.1; City Real Estate Co loans J G Michels Co to erect a 5-sty apartment; 6 payments 26,000.00
PRATT AV, es, 985.2 s Edgewater rd, 75x100; Eastchester Savgs Bank loans Sophia C Gold to erect a —sty apartment; 2 payments 4,000.00

JUNE 3.
LOTS 104-5, blk 4, map of Tremont Terrace, 24th Ward; Theo Wing loans Wellman Finance & Realty Co to erect 7-room & attic frame dwg; 3 payments. 4,000.00

ORDERS

Brooklyn.

MAY 28.
LUQUER ST, 16; Jacob Jurpe on Home Mtg Inv Co to pay Gowanus Wrecking Co 2,250.00

JUNE 2.
CHURCH AV, ss, 213 e Flatbush av, 100x130; Alex McBride on Erasmus Impt Co to pay Jno Bosch & Son.. 630.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 185 of 1915, New Building 127 of 1915, 278-280 Madison avenue, Manhattan. F. E. Townsend, appellant.

1. Walls are of unlawful thickness. Sections 26 and 36. Show typical spandrel walls.

That an equally good and more desirable form of construction can be employed.

1. Unlawful thickness of walls.

Equally good construction and economy of space. The building is 147' 10½" high; basement walls to be 20" thick; first story 16" thick, upper walls 12" thick.

Appearance: F. E. Townsend.

On motion, APPROVED on CONDITION that all enclosure walls be carried on the steel work at each floor level above the second tier.

Mr. Crawford recorded as not voting.

APPEAL 187 of 1915, New Building 2519 of 1915, 1019 Flatbush avenue, Brooklyn. A. White Pierce, appellant.

Application to modify Sections 33 of previous Code and 254 of New Building Code, which refers to increased thickness of brick walls for buildings that are over 105' in depth, without a cross wall or proper piers or buttresses, shall have the side or bearing walls increased in thickness 4" more than is specified in the respective sections of this Code for the thickness of walls for every 105' or part thereof, that said buildings are over 105' in depth.

That the intent of Sections 33 of previous Code and 254 of new Building Code as set forth in a previous section seems to apply to a building three or more stories in height and in this case does not apply as decided by the Superintendent of Buildings of the Borough of Brooklyn, as more fully set forth in this appeal.

1. That Sections 33 of previous Code and 254 of new Building Code which refers to buildings that are more than 105' in depth without a cross wall, be modified. The building to be erected is a one-story structure, with piers and buttresses in the 12" outer walls, as originally shown, and not as corrected for the increased thickness of walls as per your appellant's interpretation of the above mentioned section, and so indicated on the plans now on file in the Bureau of Buildings, Borough of Brooklyn.

2. If modification of the above mentioned section for the erection of this building, as originally shown on the plans before corrected is not permissible, the interpretation of said section by your Honorable Board is desired.

That the building as shown by plans herebefore mentioned is to be erected upon a corner lot, one story in height, with piers and buttresses in 12" outer walls as originally shown, and not as corrected, giving the same sufficient strength for a building of this area and height.

Appearance: A. White Pierce.

On motion, APPROVED on the following CONDITIONS:

1st. That all piers shall be at least twenty-four inches (24") thick, except those marked "A" on the ground floor plan, which may be omitted.

2d. That all exit doors shall swing out.

3d. That exit doors be provided at points marked "B" on the same plan.

APPEAL 188 of 1915, New Building 2828 of 1915, 243 Adelphi street, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

See APPEAL 190.

APPEAL 189 of 1915, New Building 2890 of 1915, 485 Van Buren street, Brooklyn. Shampan & Shampan, appellants.

Wording same as in Appeal 188 of 1915.

See APPEAL 190.

APPEAL 190 of 1915, New Building 2891 of 1915, 479 Van Buren street, Brooklyn. Shampan & Shampan, appellants.

Wording same as in Appeal 188 of 1915.

Appearance: Gilbert I. Prowler.

On motion, Appeals 188, 189 and 190 APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 193 of 1915, New Building 2958 of 1915, 491 Cleveland street, Brooklyn. Chas. Infanger & Son, appellants.

Contrary to Section 31: Building over 26' in width and no brick fore and aft partition walls provided.

Small stretches of walls with short cross girders are substituted in place of fore and aft partition walls.

Omit fore and aft partition walls and substitute cross girders as shown. All columns and girders supporting all floors, roofs or walls will be fireproof in accordance with the regulations of the Bureau of Buildings.

To put in brick fore and aft partition walls would make it impossible to obtain 6 families on a floor.

Appearance: Otto C. Infanger.

On motion, APPROVED (in view of the fact that cross-walls are provided).

APPEAL 194 of 1915, New Building 130 of 1915, 31 West 71st street, Manhattan. Robert T. Lyons, appellant.

1. Walls are of unlawful thickness.

2. Unlawful percentage of lot area covered.

The Superintendent of Buildings for the Borough of Manhattan has refused to approve the mode, manner of construction and materials employed in the erection of such building.

1. Will the Board approve 12" walls above and including the first story?

2. Will the Board approve the percentage of lot area to be covered?

1. The walls will be laid up in cement and will be supported at each tier on the steel framing.

2. The building will be but 133' high, large court and yard area has been provided. All the floors, trim, window frames and sash throughout the building will be fireproof, all glass will be wire-glass.

Appearance: Robert T. Lyons.

On motion, APPROVED, as to thickness of walls, on CONDITION that the walls are carried on the steel at each floor level. DISAPPROVED, as to percentage of lot area proposed to be covered.

APPEAL 195 of 1915, Alteration 711 of 1915, 719-723 Greenwich street, Manhattan. H. V. Hartman, appellant.

5. Walls are of unlawful thickness. Party wall linings are unlawful as to thickness.

An equally good and more desirable form of construction is being employed.

Can the cellar walls be made 20" thick, the first and second story walls 16" thick and the third, fourth and fifth and sixth floors 12" thick, and the lining of the party wall to the north be 12" thick in the cellar and 12" thick above?

1. The height of the building is 70' and yet there are only six stories as would be possible were the height only 60'.

2. The extension is only 17' wide between bearing walls whereas a width of 25' is permissable for lawful walls.

3. The floors are light wood floors without plaster whereas no objection would be raised to lawful walls where heavy fireproof floor arches are used on a span of 25' between bearing walls.

4. The only additional load in this case when compared to the thinner walls of a 60' building, both buildings having six stories and equal floor loads, is 10' of brick wall.

5. Walls will be laid up in Portland Cement mortar, whereas no objection would be raised if the lawful walls were laid up in lime mortar.

6. The lawful bearing wall can have 30% of openings even if laid up in lime mortar. This cement wall work has no openings in bearing walls.

7. The cement wall as desired is much stronger than a lawful lime wall, that is, it has a larger safety factor.

8. The amount involved is more than $1,000.

Appearances: Harris V. Hartman and Samuel N. Polis.

On motion, APPROVED.

APPEAL 196 of 1915, New Building 2989 of 1915, 107 Havemeyer street, Brooklyn. Farber & Markwitz, appellants.

Contrary to Section 31 as to fore and aft brick partition walls, and height of walls.

Rules and regulations of the President of the Borough of Brooklyn and Section 31 of the Building Code do not apply.

Necessity of providing brick fore and aft partition walls. Necessity of increasing the 2nd story walls to 16" thickness.

The span between bearings does not exceed 26'. Columns and girders supporting beams will be fireproofed in accordance with the regulations of the Bureau of Buildings. NOTE: Brick fire wall dividing building. The 12" portion of brick walls does not exceed 50' 8" in height and also all walls are laid up in approved cement mortar.

Appearance: A. Markwitz.

On motion, APPROVED on the following CONDITIONS:

1st: That a self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That an unpierced brick wall at least eight inches thick be provided at the point marked "B" on the first floor plan, extending from the cellar floor to the second floor.

3rd: That that portion of the second floor over the space marked "C" on the first floor plan be made of fireproof construction.

4th: That an unpierced brick wall at least eight inches thick be provided at the point marked "D" on second and upper floor plans, extending from second floor to the underside of the roof-boards.

5th: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 197 of 1915, New Building 2990 of 1915, 103 Havemeyer street, Brooklyn. Farber & Markwitz, appellants.

Wording same as in Appeal 196 of 1915.

Appearance: A. Markwitz.

On motion, APPROVED on the following CONDITIONS:

1st: That a self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That the opening marked "B" on the first floor plan be closed up with brick, full thickness of the walls.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 198 of 1915, Fire Shutter Case No. 1 of 1915, 714 Fifth avenue, Manhattan. Woodruff Leeming, appellant.

The windows open on to a small court surrounded by the walls of the adjoining buildings in which there are no windows.

The present fire-escape takes up most of the space in this court and it would be very difficult to retain the necessary fire-escape if iron shutters were put on these windows.

APPROVED.

APPEAL 199 of 1915, New Building 2800 of 1915, north side Foster avenue 119' east of East 21st street, Brooklyn. William T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet, or less by unpierced brick fire walls and all columns and girders are to be fireproofed as approved by the Superintendent of Buildings.

Whether or not the unpierced brick fire wall with all columns and girders properly fireproofed will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That self-closing fireproof door be provided in the cellar at point marked "A."

2nd: That a brick wall at least eight inches thick, unpierced except in cellar, be provided at the point marked "B," extending from the cellar floor to the second floor.

3rd: That that portion of the second floor above the space marked "C" on the first floor plan be of fireproof construction.

4th: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 200 of 1915, New Building 2855 of 1915, southwest corner Union street and Troy avenue, Brooklyn. William T. McCarthy, appellant.

Comply with Section 31 of Code.

An unpierced brick fire wall will be provided where required extending from cellar to roof and F. P. S. C. doors will be provided as required by the Bureau of Building dividing the floor areas into sections of 2,000 square feet or less.

Whether or not the unpierced brick fire wall with all columns and girders fireproofed in accordance with the regulations of the Bureau of Buildings will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code and because these plans were approved in 1914 and the permit expired by limitation.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That openings at the point marked "A" on the cellar plan be provided with self-closing fireproof doors.

2nd. That an unpierced brick wall at least eight inches thick be provided at point marked "B" on the several plans, extending from the cellar floor to the underside of the roof-boards.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 201 of 1915, New Building 2856 of 1915, south side Union street 50' west Troy avenue, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 200 of 1915.

Appearance: W. T. McCarthy.

On motion, APPROVED on the following CONDITIONS:

1st: That openings at the point marked "A" on the cellar plan be provided with self-closing fireproof doors.

2nd: That an unpierced brick wall at least eight inches thick be provided at point marked "B" on the several plans, extending from the cellar floor to the underside of the roof-boards.

3rd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 202 of 1915, New Building 3042 of 1915, northwest corner Avenue G and East 31st street, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 199 of 1915.

Appearance: W. T. McCarthy.

On motion, APPROVED.

APPEAL 203 of 1915, New Building 3083 of 1915, 175 Saratoga avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' 0" between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' 0" apart and therefore no fore and aft partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' 0" apart, and 8" brick cross fire wall separating front part of building from rear part of building is provided. That all columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Benjamin Cohn.

On motion, APPROVED on CONDITION that that portion of the second floor above the space marked "A" on the first floor plan be made of fireproof construction.

APPEAL 204 of 1915, New Building 3099 of 1915, 71 Woodruff avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915.

On motion, APPROVED.

APPEAL 205 of 1915, New Building 3102 of 1915, 1096 Ocean avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915.

On motion, APPROVED.

APPEAL 206 of 1915, New Building 2575 of 1915, 891 East 14th street, Brooklyn. William C. Winters, appellant.

Girders and columns in lieu of brick partitions.

The construction in this case, is just as safe as if constructed of brick wall. For it is proposed to fireproof both columns and girders also roof of walls in accordance with the regulations of the Building Department.

Construction of columns and girder supports in lieu of brick wall as called for by Section 31 of the Building Code.

That a brick wall would not be any better construction than as herein suggested. It would take up unnecessary amount of room and would spoil the general lay out.

Appearance: William C. Winters.

On motion, APPROVED (in view of the fact that cross-walls are shown on the plans) on the following CONDITIONS:

1st: That self-closing fireproof door be provided at point marked "A" on the cellar plan.

2nd: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 207 of 1915, New Building 2902 of 1915, 2245 Pitkin avenue, Brooklyn. William C. Winters, appellant.

That building does not comply with Section 109 of Building Code.

As building is only to be used as a Motion Picture House and not a theatre and it is not intended to operate both floors at the same time therefore not having more than six hundred people at any performance. Building is also constructed of fireproof material throughout.

Why a motion picture house should be compared with the theatre laws. We have complied with all the laws and rules regarding a motion picture building for both floors, providing proper means of exit, width of stairs, doors, etc.

We consider that as building is constructed entirely of fireproof material and proper means of exit have been provided eliminate every means of danger from fire, etc.

Appearance: William C. Winters.

On motion, APPROVED on the following CONDITIONS:

1st: That the auditorium and the roof garden be not used simultaneously.

2nd: That the top of the coping wall marked "A" on the roof plan be at least six feet above the floor of the adjoining exit balcony.

APPEAL 209 of 1915, New Building 3121 of 1915, 30 Linden avenue, Brooklyn. Shampan & Shampan, appellants.

1. Comply with Section 31 Code. Provide fore and aft brick partition walls.

2. Also 8" stairhall walls and wall from stairhall wall to street court wall contrary to Section 31 Code.

1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. As only small portion of stairhall walls are used for bearing also as front fore and aft wall is only 12' 2" long request that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. 8" stairhall walls also front fore and aft 8" wall to be used as bearing walls.

1. As the clear span between bearing is not over 26' and steel columns and girders will be provided to support floor beams and columns and girders will be fireproofed request that this condition be accepted. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

2. As fore and aft wall will be provided in lieu of girder and as wall is only 12' 2" long and tied at both ends, request that this condition be accepted. Also stairhall walls be accepted to be 8" thick.

Appearance: Gilbert I. Prowler.

After prolonged discussion, and on motion, entered on the record as WITHDRAWN by appellant.

APPEAL 210 of 1915, New Building 3119 of 1915, 585-597 Prospect Place, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 203 of 1915. (P. 4.)
Appearance: Benjamin Cohn.
On motion, APPROVED.

APPEAL 211 of 1915, New Building 3122 of 1913, 1408-1414 Sterling Place, Brooklyn. Benjamin Cohn, appellant.
Wording same as in Appeal 203 of 1915. (P. 4.)
On motion, APPROVED on CONDITION that a brick wall at least eight inches thick be provided at the point marked "A" on the cellar plan.

APPEAL 212 of 1915, Alteration 875 of 1913, northwest corner Broadway and 96th street, Manhattan. Thomas W. Lamb, appellant.
2. Rear court should be 12 ft. wide. The elimination of rear court is unlawful. Section 109.
To improve the mode, manner and construction of materials for the erection of the rear stage wall.
The rear court back of stage to be eliminated making stage deeper for the purpose of putting large production on stage, also new dressing room on stage and 3 tiers above leading to fire escapes. The basement under stage to be unoccupied as shown on plan.
The purpose of this change is to enlarge stage for the purpose for larger productions and also for the necessity of more dressing rooms; also safety to the public leading to new fire escapes, also leading from dressing rooms to fire escapes.
Appearance: James M. Farnsworth.
On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION.
Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A.....Interior Alarm System,
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
*FE.....Fire Escapes,
*FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
Ex S.....Exit Signs.
No S.....No Smoking Signs.
*Spr.....Sprinkler System.
*St.....Stairways.
*Stp.....Standpipes.
SA.....Structural Alterations.
*Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
*WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D&R.....Discontinuances or Removals.
*Fil Sy.....Approved Filtering and Distilling Systems
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*St Sys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 29.

MANHATTAN ORDERS SERVED.

Named Streets.

Baxter st, 147-151—Harris Spar.....D&R
Baxter st, 147-151—Gustave J Haase.....FP
Canal st, 193—Canal Raincoat Co. D&R-Rec-FA-NoS
Canal st, 198-200—Butterman & Goldberg. FD-FA-FP-Rec
Canal st, 198-200—Israel Etler.....FD-FA
Canal st, 198-200—Phoenix Shirt Co..FP-Rec-FD
Canal st, 198-200—Cohen & Lipshitz..FD-Rec-FP
Canal st, 198-200—Blum & Ward.....FD
Canal st, 273—Lamport Mfg Supply Co. D&R-GE-FP-Ex-NoS-FE(R)
Cherry st, 360 –Samuel Goleb.....FP
Cherry st, 360—Levy Bros.....FP
Cherry st, 360—Jacob Kerelitz.....FP
Cherry st, 369—Isaac Horowitz.....FA-FP
Cooper sq, 29—Standard Crockery Co..Rec-FA
Cortlandt st, 60—Theodore Trendelberg. FA-Rec-NoS
Dyckman st, 168-170—Sheffield Farms S D Co, Rub-FA-NoS-FP
East Broadway, 35 –Joseph H Cohen, 37 E Bway.....El
East Broadway, 35—J Fine & Sons.....FP
East Broadway, 201 –Est Robert R Crosby, care Edw N, 100 Bway.....FA-Ex
Elizabeth st, 49-51—Consolidated Embossing Co.....FA-D&R
Franklin st, 160—Read Holliday & Sons. Rec-CF-FA
Greene st, 53—Isidore Crystal & Co. CF-Rec-NoS-D&R
Mott st, 103—United Metal Spinning Co..NoS-FA
New Bowery, 52—David Levin & Co. FA-D&R-Rec
South st, 43—Hegeman & Ward.....FA-Rec
West st, 55—Paris, Allen & Co.....D&R

Numbered Streets.

3 st, 46-48 W—Sundel Hyman, 2069 5 av. Spr-Stp-WSS
7 st, 146—Michael Keller, 119 Av A.NoS-FA-Rec
12 st, 42 E—Goldberg & Glatman.....FP
17 st, 154 W—Est Louis P Brener..NoS-Rec-FA
18 st, 7-9 W—Michael Feldman.....FP
19 st, 428-430 W—Fireproof Garage Co. WSS-El-CF
20 st, 9 W—Cohen & Stessel.....FP
25 st, 119-125 W—Bartlett Orr Press.....D&R
25 st, 406-408 E—Morris L Weiss. Rub-Rec-FA-NoS
26 st, 22-24 W—Samuel Richman.....FD
29 st, 218 W—Seraphin Alexandre, 225 W 29..O
29 st, 301-303 E—Paul Schier.....FA-FP
31 st, 4 E—E Rinehart & Son.....NoS-FA-Rec
31 st, 411-413 E—Express Garage.NoS-FA-El-CF
32 st, 126 E—Charles F Roe.....Nos-D&R
34 st, 134 W—Clara Mays.....FP
36 st, 52-56 W—Michael Coleman, 165 Bway. Rub-FP-FE
37 st, 119 E—Samuel T Peters.....NoS-El
40 st, 252 W—Swiss Amer Auto Repair Co. CF-FP-FA-Rec
41 st, 342 E—Jacob F Oberle, 238 E 42. OS-WSS-Ex-FP
42 st, 365 W—John J Quigley, 377 7 av.....SA
43 st, 217 E—American Express Co. OS(R)-D&R-SA-Rec
47 st, 253 W—American Lamp Works.....FA
49 st, 127 W—Charles M Siegel. WSS-NoS-OS-CF-FP-FA-Rec
50 st, 242 W—Catherine Colvin. FP-Rec-CF-FA-NoS
50 st, 425 W—S Wolf's Sons, 753 9 av...NoS-FA
52 st, 214-216 E—D M Frank & Co.....D&R
53 st, 62 W—Mrs Alice Dusausset....FA-FP-Rec
54 st, 112 W—Taylor I Proud Elec Co, 114 W 54.....FP-NoS-FA-Rec
54 st, 114 W—Taylor I Proud Elec Co. Rec-FA-NoS-CF
54 st, 218-224 E—Mercedes Repair Co.....El
55 st, 137 W—Nelson Robinson, 23 E 55. NoS-Rec-D&R
55 st, 411 W—Glidden Motor & Supply Co, 239 W 58.....El
56 st, 118 W—Lotus Garage Co. OS-FP-CF-D&R-Rec
57 st, 101-103 W—Francis Motor Renting Co..OS
58 st, 6-12 E—Mary Jones Estate.....Stp(R)
61 st, 16-24 W—Marmon N Y Co, 1855 Bway. FA-NoS
63 st, 127 E—Henry B Anderson, 15 Broad. Rub-D&R-El
64 st, 100 E—Caroline F Manice, care Edw A, 3 Broad.....NoS-FA
66 st, 9 E—Charles Scribner.....NoS-FA-El
66 st, 118 E—66th St Garage Co.....CF-FA-FP
67 st, 225 E—John D Crimmins.....Rec-NoS
69 st, 167 E—George G Heye.....OS-Rec
79 st, 320-38 W—Riverdale Realty Co. NoS-FA-Rec-El-Rub
83 st, 118 E—Stuart Duncan.....NoS-El
86 st, 240 E—Marks & Marks..NoS-FA-Rec-D&R
91 st, 401-405 E—Jandorf Oxberry Co, NoS-FA-Rec
102 st, 414 E—Charles E Wicke, 406 E 102. FA-Rec
120 st, 247 E—G Samilson.....NoS-FA
124 st, 119 W—The Margmont Co.....FA-Rec
137 st, 607 W—S E & M E Bernheimer, 2566 Bway.....D&R
139 st, 563 W—Thomas Cunningham, 219 W 116.....El-FA-NoS-Rec
141 st, 39 W—Lowenstein...FA
144 st, 30 W—Clinton Zeh.....CF-El.

Named Avenues.

Amsterdam av, 1531—Heyoman Fisher...FA-Rec
Bowery, 89—Est Robert Goelet, 9 W 17. Stp(R)-Spr(R)
Broadway, 1493-1505—Vincent Astor, 23 W 26.Ex
Broadway, 1976—Whittemore-Sim Co....FA-NoS
Broadway, 2237-2239—Thos Diamond, 128 W 33.....O-FP-D&R-WSS-Ex-A
Broadway, 2237-2239—N Y School of Fine Art.O
Broadway, 2270—Jonas Wieser & Co....FA-NoS
Greenwich av, 44—Wexler & Co.....D&R-Rub
Greenwich av, 46—Schwartz.....Rub
Park av, 587—Park Av Garage.....D&R
Park av, 1475—Manhattan Painting Co, 102 E 108.....Rub-D&R-FA-NoS-Rec
Park av, 1489—Progressive Cleaners & Dyers, FP-FA
West End av, 83-85—Kelly-Springfield Motor Co., 485 Park av.....FA-Rec-Rub

MISCELLANEOUS.

Pier 84, North river—French Line S S Co...FA

Numbered Avenues.

1 av, 93 to 94 sts—Hencken & Willenbrock, NoS-Rec
1 av, 286—Aronson & Schoenbaum.....FA-D&R
1 av, 1886—Jno A Philbrick & Bros.....FA-El
2 av, 2004—Frank De Rosa & D Grand. FA-GE-Rec
2 av, 2369—Catherine B Hoppin, care Wm W, 47 W 53.....WSS-FP
2 av, 2369—Harris Sussman.....FP
3 av & 130 st Harlem & Morrisiana Trans Co.....Nos-FA
6 av, 522—J L Lewis.....FA-Rec
7 av, 2200—Morris Feinberg Sons..Nos-FA-Rec
8 av, 305—J Miller.....NoS-FA-Rec
8 av, 414—Annie C Pell, 127 Rhode Island av, Newport, R I.....WSS
8 av, 2054—Julius Glaser & Son, 2056 8 av, NoS-FA-Rec
8 av, 2531—Louis Levy.....FA-El-D&R

BRONX ORDERS SERVED.

Named Streets.

Home st, 901—Sam Afromowitz.....Rec
Mt Hope pl, 57—Otto Schnabel.....FA-NoS

Numbered Streets.

139 st, 250 E—Lawrence Kirchhoff, NoS-Rec-FA-O
147 st, 455 E—Technola Piano Co, 457 E 147, NoS-GE
148 st, 442 E—Hub Garage Co, WSS-NoS-CF-OS-FA-Rec

Named Avenues.

Decatur av, 2974—Philip Lenges, 309 E 122. NoS-FA-Rec
So Blvd & 144 st—Cutler-Hammer Mfg Co, 50 Church.....CF-FA-Rec
Walnut av, 141—Port Morris Garage Co, 841 E 134.....Nos-Rec-OS(R)
Webster av, 2488—John Heitman.....Rec-FP
Webster av, 2868—Harry Scher.....Nos-FA-Rec
West Fordham rd, 299—Joe Gruber.....Rec
Willow av, 138-62—De Rivast & Harris Mfg Co.....NoS-FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 230—Herman Chemical Co..Ex(R)-Rec
Ashland pl, 24—A D Matthews Sons, Inc, 398 Fulton.....FP
Ashland pl, 27—Wm A Hill.....FA-NoS
Clinton st, 104—Mary E Read.....DC-El
Emerson pl, 96-98—Washington Bulkley, Inc, 94 Emerson pl.....El-DC-Rec-WSS
Hall st, 224—Geo W Baker.....FP
Harman st, 1918-24—Geo Poll & Co, Inc, D&R-CF
Humboldt st, 55-57—Manhattan Mantel Co, DC-Rec-FA-El
Humboldt st, 482—Smith Mem Eastern District Ind School Assn, FE(R)-FD-WSS-WSS(R)-Ex-FP-FP-(R)-FA
Linwood st, 285—Abr Wilensky, 16 Humboldt st.....FA
Lorimer st, 723—Wm Salmon.....El-Rec
Madison st, 860—Henry Brandeis, NoS-FA-Rec-El
Madison st, 9—Harry A Briggs, 286 5 av, Manhattan.....DC
Nassau st, 105—Herman Miller.....D&R
Otsego st, 71—Keystone Varnish Co....FA-D&R
Prospect Pk plaza—Cranford Co, 52 9 st.CA-FA
Prospect pl, 729—Dennis F Healy.....FP
Steuben st, 9-15—Eugene S Preston & D F Davis.....RQ-Rec-D&R-El-StSys-FP
Tillary st, 14-16—Tobert M & Ceras A Loeser..A
Tillary st, 14-16—John J James.....A
Union st, 782—R A Pinkerton, 71 8 av.El-.D&R
Van Brunt st, 9—Marx & Rawolle.....CF
Van Dyke st, 98—Knowles-Bradley Co, D&R-FP(R)
Watkins st, 352-54—Wm Domroe .....CF
Winthrop st, 332—Andrew J J Riddell, 317 Winthrop.....FA-Rec

Numbered Streets.

3 st, 252—Thos W Woods Sons, Inc..Nos-FA-Rec
6 st, 80 S—Isidor Brown.....RG
7 st, 365—A H Safier.....NoS-FA
9 st, 37-47 S—Wm Vogel & Bros, Inc.....El
11 st, 165-79 N—Fredk L Lavanburg..NoS-FP
25 st, 2068 E—Edw J Murphy.....Nos-FA-Rec
31 st, 60 Bay—Wm P Graham.....Nos-FA-Rec
35 st, 88—Englander Spring Bed Co....Nos-FA
39 st, 841 –Abr Lerner.....FA
47 st & 1 av—White Tar Co.....Rub-Rec
56 st, 1228—Henry McElwee.....NoS-FA-Rec

Named Avenues.

Atlantic av, 1395—Alfred Tilly & Sons....DC-El
Bushwick av, 728—Emanuel J Leavitt, M D, FA-Rec
Clarkson av, 111—Phillyrine Raub.....El(R)
Coney Island av, ws, 150 s Montgomery st—Harry L Jones, 108 Rugby rd, Nos-FA-Rec-CF-FP
DeKalb av, 417—Peper Bros, NoS-El(R)-Rub-RQ
Franklin av, 53—Gutta Fercha & Rubber Mfg Co.....SA-StSys(R)-FA-Rec
Gravesend av & Cortelyou rd—Gibson Photo Jewelry Co, 608 Gravesend av.....CF
Greenpoint av, 144—F E Jaeger Co, Inc....Rec
Greenpoint av, 259-65—Empire City Gerard Co, FA-Rec
Jefferson av, 135—Hannah M Tag...El-DC-NS
Kent av, 711—Thos Gill Soap Co, Inc....FP(R)
Myrtle av, 516—Harry Greenberg.....NoS-Rec
Nostrand av, 35—Bklyn Varnish Mfg Co.StSys
Nostrand av, 325—Richstein Bros, 437 Franklin av.....FA
Reid av, 262-70—The Peelle Co.....Rec
Snediker av, 380-90—Metzer & Karron..FA-Rec
Stone av, 107—Eastern Pkway Auto Exchange, NoS
Waverly av, 111 s Fulton st—J G Trimble, M D, 503 Vanderbilt av.....Nos-FA-Rec
Wythe av, 537—N Cohen .....D&R-Nos-FA

Numbered Avenues.

2 av, 170-72—Montauk Paint Mfg Co.....FP
13 av, 202—Henry Luck.....Rub-Nos-FA-Rec
21 av, 8418—Prenowitz & Podd.....Nos-DC

QUEENS ORDERS SERVED.

Named Streets.

Elm st, 76 (Flushing)—Henry H Booth, NoS-FA-Rec
Franklin st, 224 (L I C)—Litzner & Co.....CF
Hamilton st, n Graham av (L I C)—Willard F Meyers, 342 Vernon av.....Rec-FA
Murray st, 137 (Flushing)—C L Small, NoS-FA-Rec

Named Avenues.

Britton av & Judge st (Elmhurst)—Wm H Witherspoon .....Nos-FA-Rec
Bway & Main av (Douglaston)—Jno C Gabler, NoS-FA-Rec
Bway & 23 st (Flushing)—Thos J Dunn.....CF
East av, ft of (L I C)—Est Thos Morgan...FP
Maurice av, 112 (Elmhurst)—R F Luckner, D&R-NoS-Rec
Myrtle & Buchman avs—Wagner Comb Mfg Co.....El-CF-FP
Ocean av, 1213 (Ozone Pk)—Alex Barracano.RQ
Sanford av, 501 (Flushing)—C W Blackman, NoS-FA-Rec
Van Wyck av & Carll st (Jamaica)—N Y & Queens Elec Light & Power Co, 444 Jackson av (L I C).....St Sys(R)-NoS-FA-El-Rec
Washington av (Laurel Hill)—Gen Chemical Co.....FP-NoS-FA
Waterbury av, 29 rear (Richmond Hill)—Jas J Lowey.....FA-Rec
Willetts Pt rd (Whitestone Landing)—David S Mold.....CF
Woodhaven av, 1146 (R H)—S D Nutt, M D, NoS-FA-Rec

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 686 (Stapleton)—Frank Weber, NoS-FA-Rec
Broad and Bay sts (Stapleton)—Wm Boeck, 668 Bay.....NoS-FA-Rec
Cross st, 8-10 (Stapleton)—Martin Feldhusen, NoS-FA-Rec

Named Avenues.

Fingerboard rd, 338 (Ft Wads)—Chas W Saacke, 334 Fingerboard rd....NoS-FA-Rec-El
Oakland av, 340 (West Brighton)—Hans Hermansen.....NoS-FA-Rec
Sherman av, 15 (Pt Richmond)—Mariano Zincola.....NoS-FA-Rec

BUILDING MANAGEMENT

OPERATING FROM A MANAGER'S STANDPOINT

By JOHN C. KNIGHT

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

LET us look for a bit at the history of the office building, or rather of the skyscraper, as it now exists. The first skyscraper to be erected in New York City was the Tower Building at 50 Broadway in 1868. It was eight stories high, skeleton steel construction, and had passenger elevators. In 1889-90 the new World Building, sixteen stories high, was considered marvelous and held that distinction for several years. In 1898 some of the tallest buildings were the Ivins Syndicate Company, twenty-eight stories, the St. Paul with twenty-six stories, the Commercial Cable with twenty, and the Manhattan Life with eighteen. Today New York has over 700 high buildings, the fifty-five story Woolworth heading the list.

New Era in Chicago.

In Chicago the Home Insurance Building, built in 1884, was the first building where rolled steel was used in the framework. Cast iron was used in the lower stories and above the sixth floor steel was used. The first building to have box steel construction throughout was the Tacoma Building in Chicago, which was built in 1888. In the Monadnock Building, the same city, built in 1881, it was thought necessary to reinforce the steel with masonry throughout the entire height. The walls of the first story were 8 feet thick. This method was abandoned in 1893, and buildings since that time in Chicago, as New York, have been skeleton construction.

The conditions which tended to create skyscrapers were, first, the construction mentioned; second, passenger elevators invented in 1853, the hydraulic elevator invented in 1871, and perfected about 1880; plate glass developed in this country about 1880, and in 1881 the James B. Ford Plate Glass Works of Creighton, Pa., was the first large factory to produce this material on a commercial scale: electric light and power developed about 1882. In other words, the first Edison station in New York was started in 1882. Bridge building, both in America and abroad, about 1880, produced steel workers, and about that time Bessemer and Siemens-Martin steel processes were invented, producing the steel.

Speed Essential.

When we consider that the great European cathedrals grew to completion in from forty to one hundred years, and that the public buildings and postoffices in this United States of America are usually obsolete before they are completed, we realize that the profit side of the ledger of the modern office building is largely affected by the speed with which it is erected.

For many years the architect has been supreme in the production of buildings. I have given you the dates to impress upon your minds the facts that the modern building manager, the modern electrical engineer, structural engineer, ventilating engineer, sanitary engineer, have had less than thirty years' experience. Whether this experience is long enough to create experts I am not prepared to state. The modern architect assumes that it is not, and he goes ahead creating a building with a beautiful exterior, with all the sub-divisions of the interior subservient to lines of beauty and without consulting with the building manager, except in a few rare instances, to produce a building that will pay the desired returns and allow the manager a free hand to give to the tenant the things he would like to give him.

The effect of modern construction seems to be that the architect's fee has been doubled and it has enabled him to cover up the engineering minds, just as well educated as his, making them employes of his office, subject to him alone. In fact, I have known architects to O. K. bills for materials absolutely condemned by electrical and ventilating experts supposed to be employed on that particular work. The various engineers, striving to build up a practice on ethical lines, free from contact with people who supply goods, specifying only on their merit, do not dare to oppose the architects for fear that on future work they will not be employed.

Building Managers' Duties.

The building manager's duties call for adaptability, patience and diplomacy, together with aggressiveness, but that aggressiveness should not lead him to proceed without caution. I remember a certain building in another city which displayed a sign, "This Building Completed and Ready for Occupancy May 1st." The manager had his leases made and all his conditions arranged for that one idea. He did not realize that on a certain morning the walking delegates from the carpenters' and the masons' unions would come to the building, look up at that sign and say, "Yes, it will if he sees us," and place him in a position where he could not complete his building on May 1st, and could not live up to his leases made on that date unless he came across, but I am proud to say he did not come across.

Ideal Conditions.

When the architect will specify a building constructed with standard sizes of steel, using stock doors, equipped with hardware which can be procured of standard design in the hardware store, and which can be duplicated at a reasonable cost, then will you, Mr. Owner, and you, Mr. Tenant, have conditions from the building manager which will be to your liking. When you, Mr. Owner, will take advantage of the twenty-five or more years' experience of the building manager, and are willing to pay him during the time of construction of your building from the minute that you conceive the idea, then to you, Mr. Tenant, will be given conditions that will approach your ideals. The building manager on the job, the representative of the owner, going over all the plans and specifications, reporting to him alone throughout all this preparation and completion, will produce conditions for economy which must give satisfaction to all concerned.

Money Savers.

From the little things, like giving to each carpenter a stick so that the hinges will be placed in the same position and the locks placed at the same height on all the doors, so that one may be taken down and another put in its place at the smallest cost, to the larger conditions like the location of lavatories, plumbing pipes of such sizes and in such locations that they can be readily repaired, to the typical floor plan which is usually submitted by the architect and which has no other approval than that given by an inexperienced owner or by a board of directors, either one perhaps assisted by conferences with business friends, who know as little about the subjects as the owners themselves, the practical knowledge of the building manager is invaluable.

Necessity for Architects.

I do not advocate in any way dispensing with the architect's services. I believe that any other body of men would give up as reluctantly as they have the things which they have always considered their prerogative. In the early days before the structural engineer, the steel plans were not produced by the architect but were turned out by the general contractor. This condition existed for several years until complications made it advisable for the architect to employ his own engineers. This condition applied equally well to other services.

Building managers are eager, earnest, persevering men, who have efficiency as their watchword; economy as their slogan, and service as the goal for which they are striving. As a class, they strive to serve faithfully the interests of the property owners, and to maintain the structures at as small an outlay to the owner as possible.

"NEW LOTS" POST OFFICE SUB STATION



Henry J. Kappes, Gen'l Contractor. P. Tillion & Son, Arch'ts.

P. TILLION & SON, architects, 381 Fulton street, Brooklyn, have completed plans and specifications for the construction of a two-story post office building, to be known as the "New Lots" station. This building will be located on the south side of Glenmore avenue, 50 feet east of Crystal street and will occupy a plot 50 x 100 feet. The building is being erected by Henry Kappes, owner and builder, 108 Van Siclen avenue, Brooklyn, and will be leased to the United States Government, Treasury Department. The facade has been designed in the Colonial style of architecture and will be constructed of brick and limestone. The equipment and furnishings throughout will be modern in every respect. The cost of the operation is given as being about $25,000, exclusive of the cost of the land.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

General Utility Range.

THIS range is designed for general utility in either residences, apartments or flats. The construction is substantial and it is equipped with the usual number of burners and a simmerer. There are two ovens, one of ordinary

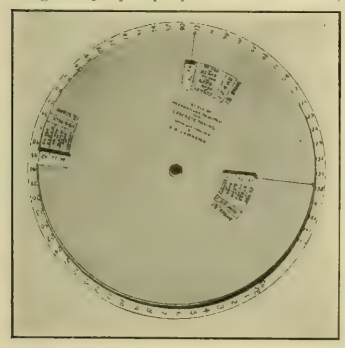


size and the other slightly smaller where broiling may be done, the heat from the broiling flame being utilized in the cooking oven above. It has a plate warming shelf that extends over the cookers as well as over the ovens.

Concrete Mixture Scale.

THERE is illustrated herewith a new cement mixing scale chart that ought to prove a handy implement for architects and contractors as well as for building managers having small concrete jobs to do about their buildings. It is especially valuable for telling exactly how much cement to buy, and how much bond and how much sand to use.

The scale is copyrighted and is so designed that at a glance and without figuring the proper proportions of cement,



stone and sand can be accurately ascertained for either of three mixtures, for any given number of yards of concrete desired.

It was originated from practical tests when made by expert engineers during the work of constructing the Atlantic avenue subway in Brooklyn. This scale, of heavy cardboard, has been examined by construction engineers since its completion in the present form and pronounced as absolutely correct.

The scale as shown is circular in form on a square cardboard background. By revolving the center disk the exact proportions correctly are indicated in the slot governing grade of batch. The proportions shown are always exact, as they always allow enough material for the desired job without shortage or waste, avoiding deliveries of material in quantity more than once for any given job. The scale also provides for wastage and at the same time giving a "standard concrete" of the desired mix. It is possible to obtain any combination of mixes desired in these scales.

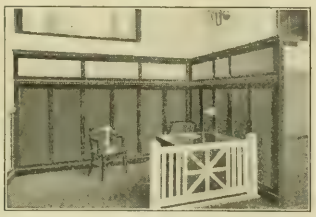
Grained Wood Panels.

COMPOSITION materials of one form or another have made such remarkable progress in the construction world in recent years that it is not surprising that the demand for imitation grained wood panels should be antici-



pated. Such a material is now on the market, and it is meeting with unusual demand.

The basic element of this material is a specially selected imported broom straw shredded and these fibres form the basic part of the fabric after being put through a chemical process to remove all resinous matter. The fibres are then built up under great pressure to any desired thickness. The manufacturers of this particular panel draw a very decided distinction between their product and wall boards. The whole effect of



the manufacturers of these panels is to produce in exact imitation the true characteristics of real wood. The grains appearing in the manufactured product are an exact reproduction of the grains in a real piece of wood of the type imitated because the interlineations are made by a special process peculiar with the manufacturers of this material. The manufacturers are making a specialty of consulting with architects with reference to interior decorative schemes and making up panels to match special requirements.

A Kitchenette Range.

REALIZING that the apartment house kitchenette has come to stay, there is being introduced by an enterprising gas stove manufacturer a range that has virtues particularly attractive to small apartment hunters. The great difficulty with ranges in kitchenettes is that they usually are built to conform to a generally restricted area. Roasting space in the ovens is decidedly limited. This range takes up practically no more floor space than an ordinary gas range, yet it has an oven twenty-two inches wide by nineteen and one-half inches deep and fourteen inches high. This stove, in brief, consists of an oven and cooker, one upon the other. Without side shelves it is thirty-eight inches wide by twenty-four inches deep. With side shelves the width is forty-eight inches. It has six top burners, three of which are of giant capacity. The other three are of the ring type and have an automatic lighter.

Patented Store Front.

STORE fronts containing special virtues that appeal to merchants are being featured this spring. One of these features is a patented setting for glass that insures against breakage through contraction or expansion. The store front is manufactured complete in factory and sent to job to be set in. The ventilating and drainage sill is wood with metal covering, formed so that there is a gutter on the inside which catches all moisture on the window pane due to condensation of atmosphere within or from rain or wash water and carries it out through non-rusting tubes. These also act as ventilating openings. The wood is so thoroughly protected that no decay can occur at any part of the window.

Continuous Elevator Landing Floor.

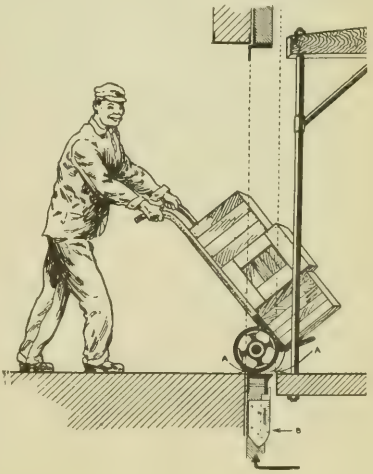
THERE is always danger in elevator shafts of the wheels of a loaded truck becoming caught between the elevator car floor and the landing. In such an event the safety of the operator or the truckman is likely to be seriously menaced. The time lost in trying to get the wheels out of the slough frequently upsets an entire schedule and makes for irate tenants.

Practically every manufacturer and every jobber knows what this means, and yet he does not seem to realize that it is entirely avoidable by means of an elevator door now on the market that gives a firm and sturdy platform between the floor of the elevator car and the floor landing, by the simple operation of opening the door. Furthermore it is a safety check against the sudden starting or stopping of the elevator.

These doors have been in service in some of the large mercantile buildings of the city and, according to the manufacturers, have given perfect satisfaction.



There is a wide flange at the top of the bottom door which sets within a fraction of an inch from the elevator car floor. When the door is lowered the lower part rests upon solid, adjustable stops, relieving all weight from the chains on the door when opened; thus a smooth, solid trucking sill is formed by the upper edge of the lower door and all chance of accident like that shown is eliminated. The element of time-saving alone is worth the cost of installation, say the manufacturers of the device.

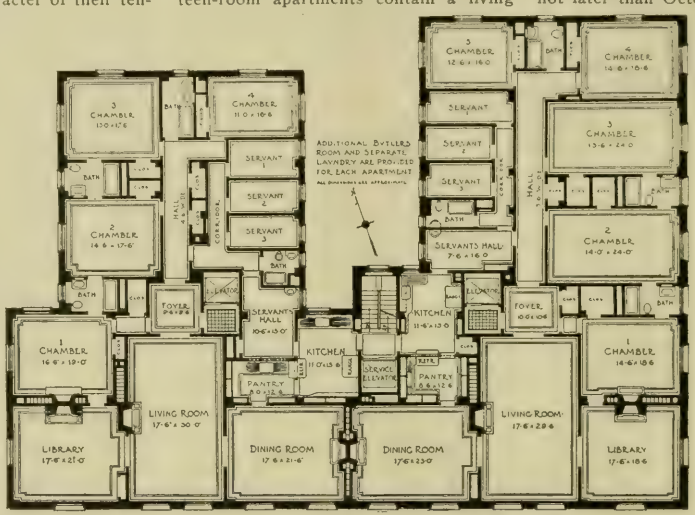


CURRENT BUILDING OPERATIONS

Notable Additions to Park Avenue Section, Involving Erection of Several High-Class Apartment Houses

AS a location for high-class multi-family houses, Park avenue continues to be attractive to speculative builders. The section is growing rapidly and shows every indication of continued advancement and prestige, and its popularity for many years to come has been assured by the nature of its buildings and the character of their tenants. The Park avenue apartments, so far, have been uniformly successful, and have led investors and operators to erect many other structures of similar character.

At the northwest corner of Park avenue and 54th street, the Four Hundred Park Avenue Company, Inc., S. Fullerton Weaver, president, 30 East 42d street, is building an apartment house of the highest type, designed to compare favorably with any erected in the section. This structure is being constructed on land owned by the New York Central & Hudson River R. R. Co., and leased to the owners of the building for a long term of years. The cost of this project is placed at about $600,000.



Warren & Wetmore, Arch'ts

TYPICAL FLOOR PLAN, FOUR HUNDRED PARK AVENUE.

Warren & Wetmore, architects, 16 East 47th street, prepared the plans and specifications from which this apartment is being erected. No general contract for its construction was awarded, the owner sub-letting the various branches of labor and materials in separate contracts. The structural steel was furnished and erected by the Hinkle Iron Co., 534 West 56th street and the ornamental iron supplied by Garman Bros. & Co., 322 East 75th street. The contract for the shoring was secured by Miller Daybill & Co., Avenue B and 18th street. The contract for the heating and plumbing was obtained by W. G. Cornell & Co., Fourth avenue and 17th street, and the elevators were awarded to the Otis Elevator Co., 26th street and 11th avenue.

The brick mason work is being done by the Micweil Company, Inc., 162 East 23d street, plastering by the Klee-Thompson Co., 327 East 40th street, and the concrete floor and arch construction by the National Fireproofing Co., Broadway and 23d street. The cut stone for the facades was supplied by J. Hutchinson & Sons, 2383 First avenue, and the tile work has been awarded to the McLaury Tile Co., Walnut avenue and 141st street. L. H. Woods, 2355 Jerome avenue, has the contract for the electric wiring and the fireproof doors are being made and supplied by the Oriental Fire Proof Sash & Door Co., 721 East 133d street. The contract for the roofing was awarded to the New York Roofing Co., 535 East 19th street, and the trim is being supplied by the Empire City-Gerard Co., 265 Greenpoint avenue, Brooklyn.

As in the majority of Park avenue apartments, this structure is twelve stories in height. The facades are built entirely of limestone. These facades are very simply treated and in design follow the best of the style of the Adam period.

This structure contains two apartments on each floor, one of fifteen and the other containing fourteen rooms. The larger of the two suites occupies the Park avenue frontage and half the frontage on East 54th street. The fifteen-room apartments contain a living room 17.6x29.6 feet, dining room 17.6x 23 feet, library 17.6x18.6 feet, five master bedrooms of good size and proportions, three servants' bedrooms, servants' hall, foyer, kitchen, butlers' pantry and four bathrooms. With one exception only, the master bedrooms have outlook upon Park avenue.



Warren & Wetmore, Arch'ts.

FOUR HUNDRED PARK AVENUE.

In the community rooms and in one of the chambers open fireplaces are installed. The apartments abound in built-in closets which are very conveniently located. The service portion of these suites have for their outlook a wide yard court.

The fourteen-room suites are arranged in practically the same plan with the exception that the master bedrooms are arranged along a side and yard court. The rooms are practically of the same size and the appointments are identical. In another part of the building additional butlers' rooms and separate laundry are provided.

These apartments are designed to rent from $5,500 to $7,500 a year, according to the number of rooms and their height above the street. The renting is in charge of the Fullerton Weaver Realty Co., 30 East 42d street, or Douglas L. Elliman Company, Inc., 421 Madison avenue. According to present plans the building will be ready for occupancy not later than October 1, 1915.

Another project, similar in general style, will soon be started at the southeast corner of Park avenue and 55th street. This structure will occupy the site at 409-413 Park avenue and 101 East 55th street. The owner is the Park Avenue & 55th Street Corporation, the Swan Brown Co., 340 Madison avenue.

Cross & Cross, architects, 10 East 47th street, have prepared the plans and specifications from which this building is to be erected. The electric and refrigerating engineers are Clark MacMullen & Riley, 101 Park avenue. This building will have facades of brick, limestone and terra cotta. The structure will be thirteen stories in height and will cover a plot 60x100 feet. The consulting engineer for steel construction was Robert W. Boyd, 105 West 40th street. Contracts for the construction of this project have not been awarded, although the old buildings on the site have been demolished.

Bing & Bing, general contractors, recently purchased the plot 107x150 feet, at the northwest corner of Park avenue and 84th street, which they purpose to improve with a fifteen-story apartment house of the highest type. No architect has been retained and no definite details have been decided upon at this time.

Another recent project proposed for this section is to be located on the southwest corner of Park avenue and 81st street which was purchased by Edgar A. Levy, 505 Fifth avenue. The plot is 80x102.2 feet and Mr. Levy contemplates the erection of a twelve-story multi-family dwelling to cost in the neighborhood of $500,000. The details of this operation have not been arranged and it is not likely that active work will be started till next spring as there are existing leases which do not expire till May 1, 1916.

It has been only during the last few years that the Park avenue section, north of 45th street, has been developed along modern lines. The improvements on this thoroughfare and in adjacent streets include new structures of various types. Exclusive clubs, churches, handsome private dwellings and high-class apartment houses have been erected and others are contemplated.

Among the new buildings, the apartment house type predominates, however, and in the group of those recently completed or now under construction are numbered some of the best designed and most completely equipped suites to be had in the city.

SAVING PROPERTY OWNERS' MONEY

Gas and Steam Companies Will, at the Request of the Advisory Council, Assume Expense of Shut-off Valves at Curb

UNDER date of November 10, 1914, an ordinance was adopted by the Board of Aldermen regulating the installation and maintenance in buildings of plumbing, water supply, gas and other systems of piping. Section 2 of this ordinance provided that shut-off valves should be placed on all gas, steam or water pipes on the outside of every building hereafter erected and also every existing building occupied by three or more families and of more than fifteen sleeping rooms. Such valve or other device should further be marked so as to indicate the contents and purposes of the supply pipe to which it was attached.

This ordinance is merely a reiteration of Section 762 of the Charter, while a similar provision for shut-off valves for gas and steam was part of the Building Code which went into effect December, 1899—Section 89. This latter section, however, was seldom enforced; but since the new ordinance went into effect, November 10, 1914, the Bureau of Buildings enforced this new provision which is practically the same as the old, with the exception that water pipes were added to gas and steam pipes. If the expense of installing these shut-off valves was placed upon the owners of existing buildings, as well as of new buildings, the Advisory Council of Real Estate Interests believes property owners would be required to assume a burden which might be commensurate with the benefits derived therefrom.

"Every violation of the provisions of this ordinance would subject the owner, agent or lessee of the building, as well as the architect, builder, or contractor who assisted in the commission of such violation, to the same legal procedure and the same penalties as prescribed for violation of the Building Code," says a statement from the Council. "Thus, in addition to the large expense entailed in tearing up of pavements to install these shut-off valves, the added responsibility for penalties would be imposed upon the property owner. With a view of lightening this burden, the Advisory Council, through its Building Code Committee, consisting of Messrs. Henry W. Hodge, chairman, Julius Franke and Otto M. Eidlitz, has had conferences with the representatives of the gas, water and steam companies. As a result of these conferences with the representatives of the Consolidated Gas Co., it has been arranged that the gas companies will assume the entire expense for the installation of shut-off valves at the curb, in so far as gas pipes are concerned.

"This will obviate the necessity of placing automatic or manual stopcocks in the building proper. It is understood that the cost of installing a stopcock or shut-off valve at the curb approximates close to $15 for each pipe. The economy thereby effected through the willingness of the Consolidated Gas Co. to meet this expense will be very large, when it is understood that property owners throughout the city will be concerned. The steam heat companies will also provide at their expense any additional installation of these shut-off valves over which they have control. The only difficulty that remains, therefore, is as to whether or not property owners will be required to bear the expense for valves upon water pipes. The city Water Department has no funds with which to pay for the installation of these stopcocks upon water pipes, and is not prepared to state that any funds will be provided for such a purpose.

"The Advisory Council therefore believes it wise for all property owners' associations to insist that the Building Code be amended so as to eliminate water pipes from the provisions of this ordinance. If this can be accomplished, considerable economy to property owners will result. The reason for the installation of the shut-off valves is that the supply of gas and steam may be cut off from the building in the time of a fire. The Fire Prevention Bureau insists that they be installed for this purpose; and it would seem more desirable to have them placed at the curb, under the pavement, than within the house, so as to be readily accessible in time of emergency.

"However, the same conditions during a fire applicable to gas and steam do not apply to water. Therefore it is evident that shut-off valves upon water pipes entering buildings are not essentially important. Upon this basis, property owners can justly request the Board of Aldermen to amend the ordinance so as to apply only to gas and steam pipes. In so far as these latter cases are concerned, it has been possible, as stated above, for the Advisory Council to arrange that the expense be borne by the gas and steam heat companies."

A MODEL BUILDING CODE.

Characteristics of the Revised Edition of the Underwriters' Regulations.

A revised (fourth) edition of the Building Code recommended by the National Board of Fire Underwriters has just been issued. It contains three new features. One is the use of numerous notes scattered through the text, serving either as recommendations, cautions, or explanations. The second is the introduction of cuts illustrating details of construction, and the third is the use of frequent cross references in the text which will aid in quickly finding allied subjects. The object of these changes is to make the code a guide or textbook for the use of commissions engaged in drafting building ordinances, and is designed to cover all the essential features of construction which such a commission would be likely to discuss.

The revision was in charge of the committee on the Construction of Buildings, of the National Board of Fire Underwriters, of which committee C. G. Smith is chairman. The committee had the able assistance of Prof. Ira H. Woolson, consulting engineer to the National Board. Attention is called in the foreword of the volume to the "Suggested Building Ordinance for Small Towns and Villages," also issued by the National Board of Fire Underwriters, for the use of municipalities too small to require an ordinance as comprehensive as the one under consideration.

In addition to the prominent new features heretofore mentioned, the treatment of the following subjects is either distinctly new or so radical a revision of old requirements as to constitute practically a new material.

A broader application of the table covering allowable floor areas, both with and without sprinklers, and more generous allowance for efficient protection.

An entirely new treatment of the sub-

THE NEW CHAPEL IN TRINITY CEMETERY

DEDICATION services of the new Chapel of the Intercession, one of the Trinity Church chapels, were held last week and the building, designed by Bertram G. Goodhue, architect, 2 West 47th street, was officially declared opened. Services have been held for some time in the edifice by the Rev. Milo H. Gates, vicar of the chapel. One of the interesting features of the structure is the main altar, composed of one hundred and six stones, collected by Mr. Gates, each having some historical and religious significance. The church was founded in 1846, the first service being held in the old Moorwood house, then located at the southeast corner of St. Nicholas avenue and 155th street, in what was known as the village of Carmansville. A church was later erected at the northwest corner of Broadway and 157th street, and several years ago was absorbed by Trinity Corporation. The church was one of the most prosperous in the city, but the historic Black Friday ruined many of its supporters and debts began to pile up. Prior to the taking over of the church by Trinity Corporation, it is said that there were only 256 communicants, while today there are approximately 2,500 registered communicants. The present building is located in old Trinity Cemetery, bounded by 153d, 155th streets, Amsterdam avenue and Riverside Drive. The old structure, at 156th street, is still standing, though not used as a place of worship. The corporation sold some of the property abutting on the north to speculative builders, who have erected, during the last five years, apartment houses. The building up of Washington Heights changed the condition of the finances of the church, for a vast number of residents were brought into the section. Old private dwellings were demolished to make way for apartments, and vacant lands were similarly improved.



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ject of exits as affecting safety to life, the basis of computations being the number of occupants instead of floor area.

Elimination of the use of the term "fire-escape" as represented by ordinary iron balconies connected by ladders or steps as a means of emergency exit, except on existing buildings where it is impossible to get anything better, and substituting in its place the use of horizontal exits, smokeproof towers, and outside stairways.

Introduction of an appendix containing a new and useful set of grading rules for timber prepared in co-operation with the United States Forest Service; also a set of tables giving allowable loads on wooden floor timbers, prepared especially for the code and based upon new stress values for timber.

Specifications for fire tests for floors, partitions, roofings, fire doors and fire windows.

Specifications for correct methods for loading tests on floor construction with diagrams and calculations for same.

General requirements for sprinkler installations in certain classes of occupancy.

Requirement of a certificate of occupancy for a building, thus promoting safety to life and property.

Tenement House Law (which also includes apartment houses) largely amplified. Frame tenements restricted to two-family houses not exceeding two and a half stories high.

Regulations bringing the subject of roofings so far as possible into harmony with the new classification of roofings based upon fire tests by the Underwriters' Laboratories. The object being the elimination of inflammable roofings.

Provisions for use of various new methods of fireproof construction and new materials which have been proven by test to be valuable fire resistants.

Regulations for the use of hollow building blocks for walls, with complete test specifications for different varieties of blocks.

Complete revision of all engineering and fire protection features of the code.

J. A. Zimmermann Obtains Contract.

A general contract has been awarded to Jacob A. Zimmermann, 18 East 41st street, to erect a six-story fireproof store and loft building at the northwest corner of Fifth avenue and 50th street. The structure will be built on property owned by the Trustees of Columbia College, which has been leased for a term of years to A. De Pinna & Co., who will own and occupy the projected building. The new building will have a facade of Indiana limestone and will be built on a plot 35 x 131 feet.

Another Midtown Loft Building.

Herman Lee Meader, architect, 2 West 33rd street, has been retained to prepare the plans and specifications for a store and loft building to be erected at 35-37 West 37th street for Leslie R. Palmer, owner, 68 William street. The new building will be modern in every respect and equipped with the latest approved fire protective devices. It will be twelve stories in height, built on a plot 50 x 100 feet. The facade will be of buff brick and limestone.

Ogden Codman Plans Residence.

Plans have been practically completed by Ogden Codman, architect, 340 Madison avenue, for a highclass residence to be erected in the north side of 96th street, 262.6 feet east of Fifth avenue, for Mrs. Lucy Drexel-Dahlgren. The house will be fireproof, six stories in height with a facade of brick and limestone, designed in Colonial style. The house will be built on a plot 37.6 x 100.11 feet and will cost approximately $75,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

LYNDHURST, N. J.—The Board of Education of Lyndhurst, Frederick Saum, president, Harrison Wright, Lyndhurst, chairman of building committee, contemplates the erection of a 2-sty public school here. No architect selected.

BUFFALO, N. Y.—The automobile Aviation Industries, Inc., E. Philips Leitze, President, 347 Pearl St., Buffalo, contemplates the erection of an aeroplane factory. No architect selected. Site will soon be selected.

BUFFALO, N. Y.—The Crippled Children's Home, 487 Niagara st, Mrs. W. W. Paull, 72 Main st, president Board of Directors, contemplates the erection of a home here. A meeting will be probably be held in June for the selection of a building committee, site and architect.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—R. Zirin, 76 Allen st, Manhattan, owner and builder, is taking bids on all subs and materials, including slag roofing, steam heating, electric wiring, timber floors, concrete arches, hardwood trim, interior marble and tile, for the apartment at the northeast corner of Manhattan av and Powers st, from plans by M. Jos. Harrison, 61 Park Row, Manhattan. Cost, about $40,000.

HALLS & CLUBS.

MANHATTAN.—Bids close June 15 for the 8-sty general club for nurses, 75x100 ft, at 132-138 East 45th st, for the Young Women's Christian Association, 600 Lexington av, Mrs. Jas. S. Cushman, president. Parish & Schroeder, 12 West 31st st, architects. F. A. Burdette & Co., 15 East 33d st, steel engineers. Richard D. Kimball Co., 15 West 38th st, heating engineer. Cost, about $400,000.

HOSPITALS & ASYLUMS.

BLACKWELLS ISLAND.—The Department of Public Charities, Municipal Building, 11th floor, is taking bids to close at 10.30 A. M., June 9, for alterations and completion of central dome for the new operating suite at the City Hospital building, opposite East 53d st, from plans by Chas. B. Meyers, 1 Union Sq., Manhattan. Bids also close for plumbing, water supply and gas fitting and for heating and ventilation. Cost, about $50,000.

MUNICIPAL WORK.

SOUTH BROOKLYN.—Bids will close June 8 at 12 M, for the pier and shed at the foot of 29th st, for the Department of Docks & Ferries, Pier A, North River, R. A. C. Smith, commissioner. U. S. Steel Products Co., 30 Church st, lessee.

GOVERNORS ISLAND.—The U. S. Government, Frankford Arsenal, Phila., Pa., Commanding Officer in charge is taking bids to close June 8 for rebuilding the wharf at the Harbor Arsenal, from plans by the Robbins Ripley Co., 50 Church St., Manhattan. Cost, about $20.00.

JERSEY CITY, N. J.—Bids will close June 10 at 2 P. M., for a 2-sty laboratory building on Summit av, near High Service Pumping Station, for the Board of Commissioners of Jersey City. Chas. A. Van Keuren, City Hall, chief engineer.

PUBLIC BUILDINGS.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, 810 Broad st, secretary, is taking bids to close at 3 p. m., June 8 for a 3-sty administration building, 54x120 ft, at Branch Brook Park, from plans by H. Van Buren Magonigle, 101 Park av, Manhattan. Cost, about $100,000.

MOUNT VERNON, N. Y.—The U. S. Government Treasury Department, Washington, D. C., is taking bids to close June 24 at 3 P. M., for the 1-sty post office building, 82x87 ft., from plans by James A. Wetmore, Washington, D. C., acting supervising architect. Cost, about $100,000.

SCHOOLS & COLLEGES.

ROCHESTER, N. Y.—The Board of Education of Rochester, S. S. Mullen, Municipal Building, secretary, is taking bids to close June 14 at 12 M., for rebuilding school No. 14 at Scio st and University av, from plans by Gorden & Madden, 300 Sibley Block, architects and steam engineers. Cost, about $200,000.

TOWN OF HARRISON, N. J.—Bids will close June 10 at 4 P. M. for carpenter repairs to schools here for the Board of Education, Jas. A. Brophy, district clerk.

STABLES & GARAGES.

SUFFERN, N. Y.—Rogers & Blydenburgh, Babylon, N. Y., are figuring the general contract for a group of farm buildings for Henry P. McKinney, 80 5th av, Manhattan. Ross & McNeil, 39 East 42d st, Manhattan, architects, and desire estimates on all subs.

MISCELLANEOUS.

RIDGEWOOD, N. J.—The Harriman Industrial Corporation, Harriman, is figuring the station buildings for the Erie Railroad here, and desires bids on all subs. All bids to be in June 8.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, 810 Broad st, secretary, is taking bids to close

June 8, for a steel skeleton and concrete grand stand, 1-55 feet high. Cost, about $68,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Moore & Landsiedel, 3d av and 148th st, are preparing plans and will take sub-bids about June 8, for two 5-sty apartments at the southwest corner of Broadway and 207th st, for the Seaman Construction Corpn., T. G. Galardi and Max Just, 612 West 207th st. Total cost, $175,000.

160TH ST.—Young & Wagner, 347 5th av, are preparing plans for a 6-sty apartment at the southeast corner of 160th st and Riverside Drive, for the Melvin Construction Co., Henry Friedmann, president, 189 Broadway.

150TH ST.—George Fred Pelham, 30 East 42d st, has completed plans for two 5-sty apartments, 50x85.11 ft, in the west side of 150th st, 300 ft east of Broadway, for the 533 West 150th St. Construction Co., 354 Grand st. Cost, about $100,000.

ACADEMY ST.—Plans have been prepared by Frankfort & Kirschner, 830 Westchester av, for a 5-sty apartment, 50 x87.6 ft, on the east side of Academy st, 150 ft north of Vermilyea av, for the Loyal Building Co., 391 East 149th st. Cost, about $40,000.

1ST AV.—A. L. Kehoe, 1 Beekman st, has prepared plans for alterations to two 6-sty tenements at 83-5 1st av, and 347 East 5th st, for Jos. Spectorsky, 396 Broadway. Cost, about $10,000.

AMSTERDAM AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for alterations to the 6-sty apartment, 1256-8 Amsterdam av, and 500 West 122d st, for Fanny Korn, 238 East 68th st. Cost, about $10,000.

3D AV.—Plans have been completed by Otto Reissmann, 147 4th av, for alterations to the tenement, 1672 3d av, for Anna C. Wiener, 2 West 86th st. Cost, about $5,000.

DIVISION ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for alterations to the 4-sty tenement, 22-4 Division st, for Levine & Smith, 20 Division st. Cost, about $5,000.

39TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements, 327-9 East 39th st, for Hannah Wallach, 1361 Madison av.

FACTORIES & WAREHOUSES.

JUMEL PL.—Lorenz F. J. Weiher, 271 West 125th st, has been commissioned to prepare plans for a 9-sty warehouse, 50x 90 ft, on the east side of Jumel pl, 40 ft north of 167th st, for the Interboro Moving Co., 2157 Amsterdam av.

SCHOOLS & COLLEGES.

77TH ST.—Harde & Short, 17 West 44th st, are preparing plans for a 10-sty technical school at 61 East 77th st, corner of Madison av, for The Finch School, Mrs. Cosgrove in charge, 61 East 77th st. Paul J. Fabricius, 311 Madison av, heating and ventilating engineer. Cost, about $100,000.

STORES, OFFICES & LOFTS.

3D AV.—Work will start at once on the 2-sty cafe, loft and residence alteration at 660 3d av, for A. M. Rothmann Estate, premises. George Hof, Jr., 371 East 158th st, architect. Hollerith Construction Co., 1298 Union av, general contractor. Cost, about $6,000.

49TH ST.—David Scott, 119 West 33d st, has completed plans for an 8-sty store and studio building, to be altered from lofts at 21 East 49th st, for Mary C. Seaton, premises. The general contract will be awarded without competition. Cost, about $45,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

165TH ST.—The Hubener & Escher Co., masons, 748 Melrose av, contemplates the erection of four 5-sty apartments in the north side of 165th st, Clay to Teller avs, from plans by Harry T. Howell, 148th st and 3d av.

SOUTHERN BOULEVARD.—John P. Boyland, 2526 Webster av, is preparing preliminary plans for a 5-sty tenement, 50x88 ft., on the west side of Southern Boulevard, 290 ft. north of 167th st, for John O'Leary, 991 167th st. Cost, about $50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

43D ST.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments in the north side of 43d st, 245 ft west of 12th av, for the 20th Ave. Improvement Co. Cost, about $80,000.

16TH ST.—Gorman & Schwartz, 367 Fulton st, are preparing plans for a 4-sty apartment, 50x100 ft, in East 16th st, 300 ft south of Beverly rd, for Mrs. Mary Blanchard, 222 East 17th st, owner, who will award contracts to include slag roofing, steam heating, electric wiring, parquet floors, clothes dryers, vacuum cleaning outlets, combination lighting fixtures, garbage closets, refrigerators, gas stoves, dumbwaiters, tile and marble work. Cost, about $35,000.

35TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 40x90 ft, at the northwest corner of East 35th st and Church av, for the Dean Building Co., 44 Court st, owner and builder. Cost, about $35,000. Electric wiring, metal ceilings, plate glass store fronts, no heating, slag roofing.

43RD ST.—Plans are being prepared by Shampan & Shampan, 772 Broadway, for two 4-sty apartments in 43d st, near 5th av, for The Bell Improvement Co., Louis Gold, president, 44 Court st, owner and builder. Tar and gravel roofing, steam heating, electric wiring. Cost, about $60,000.

13TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 40x89 ft. at East 13th st and Av H, for the Lancastershire Realty Co., Louis Gold, president, 44 Court st, owner and builder. Tar and gravel roofing, steam heating, electric wiring. Cost, about $25,000.

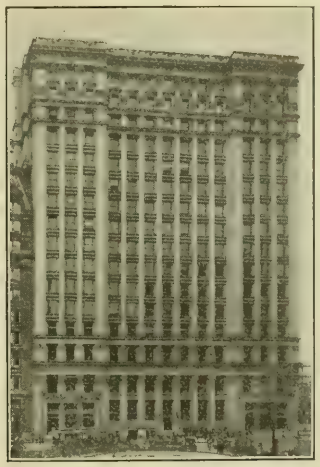
LAFAYETTE AV.—W. B. Willis, 1181 Myrtle av, has completed plans for a 4-sty tenement at 526-8 Lafayette av, for the Paragon Construction Corp., Max Solomon, president, Willoughby and Sumner avs, owner and builder. Cost, about $30,000.

VANDERBILT AV.—Gorman & Schwartz, 367 Fulton st, are preparing plans for a 4-sty apartment, 33x89 ft., on the west side of Vanderbilt av, 100 ft. north of DeKalb av. Slag roofing, steam heating, electric wiring, parquet floors, garbage closets, W. I. doors and stairs, marble entrance, tile baths and wainscoting, kalamein doors, dumbwaiters. Cost, about $25,000.

CHURCHES.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 1-sty brick school and syna-

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Contemplated Construction—Continued.

gogue, 45x78 ft., on the east side of New Utrecht av, 100 ft. north of Benson av, for the Congregation Chera Tfila, 8693 Bay 15th st. Cost, about $12,000.

DWELLINGS.

56TH ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame residence, 16x35 ft, in the east side of East 56th st, 380 ft south of Av O, for John Reilly, 1915 Flatbush av, owner and builder. Shingle roofing, steam heating, electric wiring, tile baths and wainscoting, parquet floors, mantels. Cost, about $3,500.

CROPSEY AV.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2-sty frame residence, 21x35 ft, on Cropsey av, 50 ft east of 28th av, for Nicholas Rossomando, 437 West 28th st, Manhattan. Cost, about $4,000. Tin roofing, steam heating, electric wiring, tile work, parquet floors, combination electric and gas fixtures.

CARROLL ST.—Jas. Boyle, 367 Fulton st, is preperaing plans for a 2-sty brick residence, 20x71 ft, at 1396 Carroll st, for the George Potts Building Co., 1379 Carroll st, owner and builder. Cost, about $4,000. Slag roofing, steam heating, electric wiring, parquet floors, combination gas and electric fixtures, tile baths.

FACTORIES & WAREHOUSES.

THATFORD AV.—T. Goldstone, 49 Graham av, has completed plans for a 2-sty factory, 45x70 ft, on the east side of Thatford av, 140 ft. south of Riverside av, for the S. & S. Wood Working Co., 62 Glenmore st, Jos. Schaef, 62 Glenmore st, president and builder. Cost, about $8,000.

HOSPITALS & ASYLUMS.

STERLING PL.—Axel Hedman, 367 Fulton st, is preparing plans for an extension to the 2-sty hospital on Sterling pl, for the Swedish Hospital, on premises. Cost, about $30,000.

STORES, OFFICES & LOFTS.

FULTON ST,—Chas. Werner, 316 Flatbush av, is preparing plans and will take bids about June 8, for a 5-sty bank building, 25x100 ft, at 363 Fulton st, for J. Lehrenkrauss & Sons, 359 Fulton st. Cost, about $30,000.

Queens.

DWELLINGS.

BELL HARBOR, L. I.—Plans have been prepared privately for three 2-sty residences, 26x35 ft., on Southampton av, north of Newport av, for John A. Lasher, Rockaway Park, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool, city water. Total cost, about $12,000.

BELLROSE, L. I.—Irving B. Ells, 1328 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence to cost 9.000 to $10,000. Owner's name for the present withheld. Shingle tile roofing, steam heating, electric wiring, cesspool, city water. Architect is ready to take bids on general contract.

ST. ALBANS, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for alterations to the 2½-sty frame residence, 23x40 ft, on Glenham av, north of Central av, for Edward H. Brown, 141 Broadway, Manhattan, owner, who is ready to take bids. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about $4,500.

FLUSHING, L. I.—John P Benson, 331 Madison av, Manhattan, is preparing sketches for a 2½-sty residence for E. V. D. Cox, care of architect. Cost, about $5,000.

FLUSHING, L. I.—W. W. Knowles, 35 West 39th st, Manhattan, has completed plans for a 2½-sty frame parsonage, 40x125 ft., in the rear of the church at Sanford av and Union st. for the First Baptist Church. Cost, about $6,000. Architect is ready to take bids.

Richmond.

DWELLINGS.

MARINERS HARBOR, S. I.—Chas. A. Olsen, 1209 68th st, Brooklyn, is preparing plans for a 2-sty residence, 20x43 ft, on the west side of Harbor rd, 166 ft south of Rapid Transit Railroad, for Frank Rossi, 1324 72d st, Brooklyn. Tar and gravel roofing, electric wiring, no heating. Cost, about $4,000.

Suffolk.

CHURCHES.

LINDENHURST, L. I.—Morris Whinston, 459 Stone av, Brooklyn, has completed plans for a 2-sty brick synagogue, 50x100 ft, for the Lindenhurst Hebrew Congregation, Abraham Weinstein, president. Cost, about $15,000.

DWELLINGS.

BAYSHORE, L. I.—John Devereaux, Bayshore, contemplates rebuilding the 2½-sty frame residence, 37x37 ft., probably from private plans.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—E. Guy Gollner, 257 Broadway, Manhattan, has completed plans for a 2½-sty frame and clapboard residence, 30x32 ft., on the south side of Frederick place. 50 ft east of Forster av, for Ethel G. Gantz, 141 Wallace av, owner. Chas. E. Gollner, 257 Broadway, Manhattan, general contractor. Shingle roofing, hot water heating, electric wiring. Cost, about $8,500.

MT. VERNON, N, Y.—Plans have been prepared privately for a 2½-sty frame and shingle residence, 24x47 ft., at 301 Hutchinson Boulevard, for John F. Fairchild, 8 South 2d av. The New York Interurban Development Co., 8 South 2d av, general contractor. Shingle roofing, hot water heating, electric wiring. Cost, about $5,000.

MT. VERNON, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for the 2½-sty frame residence at Sheridan av and State rd, for E. Ellinger, 30 Church st, Manhattan. Samuel Gibson, 40 North 9th av, general contractor. Cost, about $14,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

ORANGE, N. J.—Sketches are being prepared by Albert Nucciarone, 74 Jackson av, for the 3-sty apartment, 25x80 ft, at the corner of Hurlbutt st and Essex av, for Pasquale Romano, Essex av, owner, who will take bids on general contract. Slag roofing, electric wiring in stores, metal ceilings. Cost, about $10,000.

JERSEY CITY, N. J.—Plans are being prepared for a 3-sty frame and stucco flat, 44x69 ft, at Stegman and Garfield avs, for J. A. Philman, 131 Dwight st, owner and builder. Slag roofing, electric wiring, metal ceilings, dumbwaiters, interior tiling and no heating. Cost, about $12,000.

JERSEY CITY, N. J.—William H. Bogart, 298 Jackson av, is preparing plans for two 3-sty frame and stucco flats, 32x59 ft each, on Randolph av, near Claremont av, for Mrs. Emma Hubert, 173 Arlington av. Slag roofing, electric wiring, dumbwaiters, interior tiling. Cost, about $8,500 each.

WEST ORANGE, N. J.—Albert Nucciarone, 74 Jackson av, Orange, is preparing plans for a 3-sty store and apartment, 50x60 ft, at 2-4 Eagle Rock av, for James V. Atria, 20 Valley rd. Cost, about $14,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty apartment, 30x144 ft, at the southwest corner of Camp and Orchard sts, for the J. H. Mayzel Co., 65 South Munn av. Slag roofing, steam heating, electric wiring, interior tiling and marble, dumbwaiters, steel and iron, hot water supply, heater, gas ranges. Cost, about $40,000.

JERSEY CITY, N, J.—John A. Resch, 170 Lexington av, is preparing plans for a 2½-sty flat, 22x48 ft., at Lexington and Mollary avs, for John Hansen, 231 East 60th st, Manhattan. Cost, about $5,000. Shingle roofing, no heating, no electric wiring, no metal ceilings will be required. Cost, about $5,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two flats on the north side of Lexington av, between Bergen av and Boulevard, for Abe Gorlin, 613 Garfield av, owner and builder. Slag roofing, steam heating, electric wiring, four dumb waiters, interior tiling. Cost, about $18,000 each.

DWELLINGS.

CHROME, N. J.—J. Ben. Beatty, 59 Broad st, Elizabeth, has completed plans for a 2½-sty residence, 24x30 ft, for F. J. Murphy, this place. Shingle roofing, steam heating, electric wiring. Cost, about $4,000.

JERSEY CITY, N. J.—William H. Bogart, 298 Jackson av, is preparing plans for a 2-sty residence, 18x65 ft, on Cambridge av, near North st, for H. Lutjen, 178 Myrtle av. Slag roofing, electric wiring. Cost, about $6,000.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, is preparing sketches for a 2-sty hollow tile and stucco store and residence at 64 Washington st, for A. J. Mitchell, 286 Glenwood av. Slag roofing, steam heating, electric wiring, metal ceilings, vault lights, gas ranges, patent store fronts. Cost, about $10,000.

LONG BRANCH, N. J.—Plans are being prepared privately for a 2-sty parish house on Broadway, for St. Luke's Methodist Episcopal Church, Rev. F. B. Harris, pastor and chairman of building committee. Cost, about $10,000.

LITTLE SILVER, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 1½-sty bungalow, 30x40 ft, on Shrewsbury River, for Chas. Fleming, care of architect. Shingle roofing, steam heating, electric wiring, cesspool. Cost, about $7,000.

FAIRLONG, N. J.—Harold E. Paddon, 50 Church st, Manhattan, has completed plans for a 2-sty frame residence, 28x34 ft, for George Courter, Ridgewood av, owner and builder. Cost, about $5,000.

BLOOMFIELD, N. J.—Fred. L. Pierson, 160 Bloomfield av, has completed plans for a 2½-sty frame, metal lath and stucco residence for E. L. Griffith, Smith st, owner and builder. Shingle roofing, steam heating, electric wiring, town sewage and water will be required. Cost, about $5,000.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan have about completed plans for a 2½-sty residence and garage at Montrose av and Halsey pl, for Robert A. Watson, care of architects.

ENGLEWOOD, N. J.—Murphy & Dana, 331 Madison av, Manhattan, have been commissioned to prepare plans for a brick residence for Stephen T. Kelsey, care of architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—S. E. Townley, care of Westinghouse Church Kerr, 37 Wall st, Manhattan, has completed revised plans for two 1-sty storage warehouses, 100x150 ft., each, for George Damon & Sons, 44 Beekman st, Manhattan.

HALLS & CLUBS.

JERSEY CITY, N. J.—Fagan & Briscoe, 95 River st, Hoboken, N. J., are preparing plans for a 3-sty clubhouse, 50x127 ft., at 506 Central av, for The Anchor Athletic Club, on premises. Cost, about $30,000.

PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, have completed plans, for a lodge building, 50x84x100x110 ft, at the corner of Smith and Union sts, for the General Kearny Council Bldg. Association of the Jr. O. U. A. M., care of Albin Smith, 152 Market st. Bids will be received by architects about July 1. Cost, $25,000 to $30,000.

HOSPITALS & ASYLUMS.

PATERSON, N. J.—Chas. Edwards, Paterson Savings Institution Building, has been commissioned to prepare plans for an addition to the hospial here to cost, about $30,000, for the City of Paterson General Hospital, Market st corner of Madison av.

MUNICIPAL WORK.

LODI, N. J.—John F. Kelly, Post Office Building, Passaic, is preparing plans for a 2-sty fire house, 32x60 ft, at the corner of Liberty and Prospect sts, for the Borough of Lodi, Nicholas Ciampo, chairman of building committee, who will advertise for bids about June 21. Cost, about $9,000.

CLIFTON, N. J.—W. T. Fanning, Colt Building, Paterson, N. J., is preparing plans for a 2-sty brick municipal building at Passaic and Main avs, for the Borough of Clifton, George Smith, chairman of building committee, 126 Clifton av. Cost, about $28,000. Bids will probably be called about June 10.

SCHOOLS & COLLEGES.

NEWARK, N. J.—The Board of Education contemplates the erection of a 3-sty public school in the vicinity of 15th av. E. F. Guilbert, architect. Geo. W. Knight, 9 Franklin st, engineer.

NEWARK, N. J.—The Board of Education contemplates the erection of a $125,000 school on 18th av. E. F. Guilbert, City Hall, school architect. George W. Knight,

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9 Franklin st, steam and electric engineer.

ENGLEWOOD, N. J.—Ernest Sibley, Palisade Park, and J. J. Ferry, Dean st, Englewood, are preparing plans for the 3-sty public school in Engle st, near Palisade av, for the Board of Education of Englewood, Graham Sumner, president. Bids will be advertised about August 1. Cost, about $150,000.

STORES, OFFICES & LOFTS.

NEWARK, N. J.—William J. Fitzsimons, 207 Market st, is preparing plans for six 1-sty stores at the northeast corner of Clinton av and Bergen st, for Dr. Frank Kaufhold, 41 Leslie st. Slag roofing, 1 steam boiler, electric wiring, metal ceiling. Cost, $5,000 to $6,000.

MISCELLANEOUS.

CALDWELL, N. J.—Jos. Allen, 11 Sanford av, Irvington, is preparing plans for a 2½-sty warden's home, 42x28 ft, for the Board of Chosen Freeholders of Essex County, August L. Lacome, Court House, Newark, chairman of building committee. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about $15,000.

CEDAR LAWN, N. J.—Chas. Edwards, Paterson Savings Institution Building, is preparing plans for a 1-sty hollow tile block and cement gate lodge for the Cedar Lawn Cemetery Co., Paterson Savings Inst. Building. Cost, about $3,000.

PASSAIC, N. J.—John F. Kelly, Post Office Building, Pasaic, is preparing plans for a playground pavillion adjoining P. S. 10, for the Board of Education of Passaic. E. Flower, president. Cost, about $10,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has completed plans for a 3-sty store and apartment, 20 x64 ft, at 505 Main st, for Mrs. John G. Halstead, 507 Main st. Cost, about $7,000.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, has completed plans for a 3-sty apartment, 45x85 ft., at 562-566 Main st, for A. Steinberg, 6 May st, owner and builder, who is taking bids on subs and materials. Cost, about $30,000.

DWELLINGS.

STAMFORD, CONN.—Aymar Embury 2d, 132 Madison av, Manhattan, is preparing plans for a 2½-sty terra cotta block residence, 150x40 ft, for Louis H. Porter, 140 Nassau st, Manhattan.

FACTORIES & WAREHOUSES.

TROY, N. Y.—A. E. Baxter Co., Ellicott Square, Buffalo, is preparing plans for a 1 and 2-sty grain mill and elevator at the corner of Madison st and River st, for the Boutwell Milling & Grain Co., Hugh Galbraith, manager in charge, 641-655 River st. Cost, about $60,000.

WEST NEWBURGH, N. Y.—Frank E. Estabrook, 75 2d st, Newburgh, is preparing sketches for a 2-sty factory, 50x150 ft, at North Park rd, for the Sidway Merchantile Co., Elkhart, Indiana, and 32 Union sq, Manhattan. Cost, about $15,000.

HOSPITALS & ASYLUMS.

DANNEMORA, N. Y.—An appropriation of $75,000 has been granted for a 2-sty brick hospital building at the State prison, for the State of New York. Lewis F. Pilcher, Capitol, Albany, architect.

MUNICIPAL WORK.

BINGHAMPTON, N. Y.—Walter H. Whitlock, S. M. Building, has been commissioned to prepare plans for a central fire station at 74 Carroll st, near Court st, for the City of Binghampton. John A. Giles, City Hall, City engineer. Cost, about $60,000.

SCHOOLS & COLLEGES.

CATSKILL, N. Y.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 4-sty convent and chapel, 120x50 ft., for the Order of Friars Manor, care of architect. Bids will be taken about June 28.

BINGHAMTON, N. Y.—Plans have been approved by the State Board of Education and bids will probably be called on general contract about July 1 for the school in Helen st, from plans by Sanford O. Lacey, 415 Phelps Building. John A. Giles, City Hall, city engineer. Cost, about $100,000.

STABLES & GARAGES.

POUGHKEEPSIE, N. Y.—Plans are nearing completion by William J. Beardsley, 49 Market st, for the 1-sty garage, 38x50, in Church st, east of Market st, for Fred H. Swift, 550 Main st. Bids will be received on general contract about June 12, by architect. Cost, about $8,000.

STORES, OFFICES & LOFTS.

ALBANY, N. Y.—The Albany Journal Publishing Co., Wm. Barnes, Jr., 61 State st, president, contemplates the erection of an office and printing building at the foot of State st, from plans by Marcus T. Reynolds, 100 State st, Albany. Cost, about $200,000.

MISCELLANEOUS.

GOSHEN, N. Y.—Preliminary surveys have been completed for the electric railroad from Goshen to Walden, N. Y., for a syndicate to be formed later, L. C. Purdy, chairman of committee, 110 Highland av, Middletown. Alex Thomson, East Walden, engineer. Cost, about $200,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

ORANGE, N. J.—(sub.)—Antonio Spallone, 68 Garside st, Newark, has received the mason work, and the American Building & Construction Co., 800 Broad st, Newark, carpenter work, for a 4-sty apartment, 67x85 ft., at the southwest corner of Park and Snyder sts, for Max Mindlin, 72 Snyder st. Hyman Rosensohn, 800 Broad st, Newark, architect. Cost, about $40,000.

POUGHKEEPSIE, N. Y. (sub.),—Kelly & Mullen, have received the mason work and E. F. Shover, 142 Cannon st, carpenter work, for the 3-sty store and apartment house, 23x60 ft., at 17 Academy st, for Manning Cleveland, 96 South Hamilton st. Du Bois Carpenter, 45 Market st, architect. Cost, about $9,000.

EAST ORANGE, N. J.—(sub.).—Renshaw & Barton, 95 Midland av, East Orange, have received the mason work and Milton T. Burnett, South Clinton st, East Orange, carpenter work, for the 4-sty apartment at 569 Main st, for O. E. Bugge, of Bugge's Dry Goods Store, 569 Main st. E. V. Warren, 31 Clinton st, Newark, architect. Cost, about $40,000.

NUTLEY, N. J.—Ginsburg Bros., 225 Main av, Passaic, have received the general contract to erect a 2-sty store and apartment house, 28x46 ft, at 356-358 Passaic av, for Samuel and Annie Lemberg, Passaic. Abraham Ginsburg, 225 Main av, Passaic, architect. Cost, about $6,500.

DWELLINGS.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract for interior alterations to the residence at 58 East 66th st, for Arthur Sachs, 58 East 66th st. Buchman & Fox, Madison av and 42d st, architects.

MANHATTAN.—Jas. McWalters & Son, Inc., 1493 Broadway, have received the general contract to alter the 4-sty residence at 176 East 72d st, for Argall L. Hull, 151 Orange st, New Haven, Conn. S. E. Gage, 28 East 49th st, architect. Cost, about $5,000.

MANHATTAN.—Smith & Leo, Inc., 103 Park av, have received the general contract for alterations to the two residences at 133-135 East 61st st, for Thos. A. Howell, 129 Front st. K. Murchison, 101 Park av. architect. Cost, about $25,000.

BRONX.—I. Langner, 700 Trinity av, has received the general contract to erect a 1-sty store and residence, 25x64 ft, on the east side of St, Ann's av, north of Westchester av, for Jacob Marx, 35 Nassau st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about $7,500.

BROOKLYN.—J. & F. Holler, 17 Kosciusko pl, have received the general contract to alter the residence at the southwest corner of Carroll st and 8th av, for Chas. L. Feltman, on premises. Montrose W. Morris, 32 Wall st, Manhattan, architect. Cost, about $18,000.

MAPLEWOOD, N. J.—K. W. Dalzell & Co., Inc., Burnett st, have received the general contract to erect a 2½-sty frame and stucco residence on the south side of Park av, 200 ft east of Alden pl, for Willard S. Crittenden, 9 Park pl, Bogota. Cost, about $5,000.

WOODMERE, L. I.—C. A. Schiffmacher, this place has received the general contract to erect a 2-sty frame and stucco over metal lath residence, 30x35 ft, on Neptune av., near Broadway, for B. Booth, this place. A. T. Ketcham, Cedarhurst, L. I., architect. Cost, about $6,000.

TENAFLY, N. J.—Barnett Bros., 2 Av E, New Rochelle, have received the general contract to erect a 2½-sty frame residence for Richard Dermott, this place. Patterson & Dula, 15 East 40th st, Manhattan, architects. Cost, about $6,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—Fraser & Berau, 749A Macon st, have received the general contract to erect a 2-sty extension to the factory at 413-415 Willoughby av, for C. & E. Chapel, Freres & Cie, 415 Willoughby av. E. J. Meisinger, 394 Graham av, architect. Cost, about $10,000.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect factory buildings at East 83d, East 84th, East 85th sts, Ditmas av and the N. Y. Connecting R. R., for the Beckers Analine & Chemical Works, 107 Underhill av. Benjamin Driesler, 153 Remsen st, architect. Cost, about $50,000.

BRIDGEPORT, CONN.—(sub.).—Ritchie, Browne & Donald, Maspeth, L. I., have received the contract for the architectural and ornamental iron work in the Remington buildings here.

LEONIA HEIGHTS, N. J.—(sub).—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the plumbing contract for the Universal Film Mfg. Co. Ernest Flagg, architect.

PLAINFIELD, N. J.—John G. Brown, Witherspoon Building, Philadelphia, Pa., has received the general contract to erect a brick factory for the International Motor Co., 1325 West Front st. Cost, about $40,000.

PERTH AMBOY, N. J.—Hans Griesen & Son, 223 Jefferson st, have received the general contract to erect a 2-sty factory on Sherman av, for Nelson & Brooks, 196 Smith st. Ira R. Crouse, 495 State st, mason. Cost, about $25,000. Jensen & Brooks, 196 Smith st, architects.

HALLS & CLUBS.

NEW ROCHELLE, N. Y.—(sub).—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the heating contract for the Wykagyl Clubhouse here. Arthur G. C. Fletcher, architect.

LONG ISLAND CITY.—(sub.).—The plumbing and heating contracts for the Pastime Court Building has been awarded to the John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan. Walter D. Blair, architect. Cauldwell-Wingate Co., general contractors.

RICHMOND HILL, L. I.—David Hill, Ozone Park, has received the general contract to erect a 2-sty masonic temple, 40x90 ft., in the west side of Elm st, 150 ft. north of Jamaica av, for the Richmond Hill Lodge, No. 892, F. & A. M., Thos. Coates, 320 Spruce st, master. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost, about $20,000.

RICHMOND HILL, L. I.—The Murray Hill Construction Co., 405 Lexington av, Manhattan, has received the general contract for the 2-sty masonic temple, 40x90 ft, in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892 F. & A. M. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost, about $20,000.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to remodel the Y. W. C. A. building at 3-7 Lodge st, for the Y. W. C. A. Fuller & Robinson Co., 95 State st, architects.

SCHOOLS & COLLEGES.

YONKERS, N. Y.—George T. Kelly, 20 John st, has received the general contract to erect the 2-sty Halstead school at North Broadway and Lamartine av, for the Philipse Manor School Corporation, Yonkers. H. Lansing Quick, 18 South Broadway, architect. Cost, about $40,000.

ITHACA, N. Y.—The Matthews Construction Co., Alexander st, Princeton, has received the general contract to erect the two dormitories B and C at Cornell Heights, for Cornell University. J. G. Schurman, president. Day & Klauder, 925 Chestnut st, Philadelphia, Pa., architects. Cost, about $200,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.).—The Hedden Iron Construction Co., 30 Church st, has received the structural steel contract for the 12-sty loft, store and office building at the northwest corner of 5th av and 31st st, for the Strathcona Construction Co., Inc., 3785 Broadway, owner and builder. George & Edward Blum, 505 5th av, architects. Underpinning & Foundation Co., 290 Broadway, foundation and piling, and Otis Elevator Co., 11th av and 26th st, elevator work. Cost, about $350,000.

MANHATTAN. — (sub.).—The Marcus Contracting Co., Inc., 309 Broadway, has received the excavating work for the 10-sty loft building at Front and Jay sts, for the Grand Union Tea Co., 68 Jay st, from plans by William Higginson, 13-21 Park Row. John Thatcher & Son, 60 Park av, Brooklyn, general contractors.

MANHATTAN.—(sub.).—Ritchie, Browne & Donald, Maspeth, L. I., have received the contract for all the architectural and ornamental iron work for the new Arnold Constable Building at 5th av and 40th st.

PITTSBURGH, PA.—(sub.).—The Browne window, manufactured by Ritchie, Browne & Donald, Maspeth, L. I., has been specified for the Frick Arcade. F. J. Esterling, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

STORES, OFFICES AND LOFTS.

FACTORIES AND WAREHOUSES.

7TH AV, 729, s e cor 49th st, 16-sty fireproof storage, store and offices, 100.5x100; cost, $400,000; owner, Fred S. Godfrey, The Belnord, N. Y. C.; George Backer, Pres., 727 7th Av Realty Co., Inc.; architect, Arthur Loomis Harmon, 3 West 29th st. Plan No. 197.

5TH AV, 626, n w cor 50th st, 6-sty fireproof store, showrooms, offices and work rooms, 38 rear, 35 front x 131; cost, $130,000; owner, Somersworth Realty Co., Inc., 233 Broadway, Ralph L. Shainwald, Pres. & Treas.; architect, Henry Otis Chapman, 334 5th av. Plan No. 198.

STABLES AND GARAGES.

157TH ST, 420 w Riverside dr, 1-sty fireproof garage, 60x16; cost, $1,075; owners, Emma L. and Charles Adams, Bronxville, N. Y.; architect, The Andrew Greis Co., Inc., 335-337 West 19th st. Plan No. 196.

STORES AND TENEMENTS.

HAMILTON ST, 21-23, n s, 244 e Catherine st, 4-sty brick bakery and tenement, 32x51, 16 families; cost, $14,000; owner, Luigi Torregrossa, 18 Monroe st; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 192.

ELLWOOD ST, s s, 137.7¾ e Broadway, 5-sty brick tenement, 47x1rreg, 26 families; cost, $50,000; owner, Haven Construction Co., Charles Flaum, Pres., 215 Audubon av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 193.

BROADWAY, s e cor Elwood st, 5-sty brick tenement, 124x127, 43 families; cost, $100,000; owner, Haven Construction Co., Charles Flaum, Pres., 215 Audubon av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 194.

DWELLINGS.

96TH ST, 15 East, n s, 262 e 5th av, 6-sty fireproof residence, 37x100; cost, $75,000; owner, Mrs. Lucy D. Dodgeon, 11 East 45th st; architect, Ogden Codman, 340 Madison av. Plan No. 195.

MISCELLANEOUS.

AMSTERDAM AV, 618, s w cor 90th st, 1-sty frame temporary shed, 12x30; cost, $150; owner, Vincent Astor, 23 West 26th st; architect, Alex. H. Kutz, 525 East 149th st. Plan No. 199.

Bronx.

CHURCHES.

187TH ST, n e cor Tiebout av, 2-sty brick church, 50x83, asbestos shingle roof; cost, $20,000; owners, United Presbyterian Church, Jennie C. Halliday, 2336 Cambreling av, Pres.; architect, John C. Sims, 2181 Ryer av. Plan No. 349.

DWELLINGS.

CRUGER AV, w s, 100 n Burke st, 3-sty brick dwelling, 20.8x50, tin roof; cost, $6,000; owners, Mascia Constn. Co., Jos. A. Mascia, 775 South Oak dr, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 320.

HAVILAND AV, n s, 216.4 e Pugsley av, three 1½-sty frame dwellings, shingle roof, 19x26; cost, $10,500; owner, Mink Con. Co., Adam Mink 2175 Gleason av; architect, Anton Pirner, 2949 Westchester av. Plan No. 324.

FACTORIES AND WAREHOUSES.

EDGEWATER RD, e s, 308 n Westchester av, 1-sty frame coal storage, 584x302; cost, $500; owner, Olin J. Stephens, Inc., 138th st and Mott Haven Canal; architect, H. V. Gormsen, 2555 3d av. Plan No. 327.

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Plans Filed—New Buildings—(Continued).

STORES AND DWELLINGS.

COMMONWEALTH AV, s e cor 174th st, 3-sty brick store and dwelling, slag roof, 20.2½x65; cost, $8,000; owner, L. Einhorn, 1533 Av B; architect, B. Ebeling, 2400 Westchester av. Plan No. 326.

FORT SCHUYLER RD, s s, 150 w Waterbury av, 2-sty frame store and dwelling, rubberoid roof, 25x25; cost, $2,400; owner, Francesco Stabile, 421 East 137th st; architect, T. J. Blair, 248 East 188th st. Plan No. 325.

STORES AND TENEMENTS.

BATHGATE AV, n w cor 172d st, two 6-sty brick tenements, 60.5x77, 54x81, plastic slate roof; cost, $100,000; owners, Bompson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 322.

KINGSBRIDGE AV, e s, 95 s 234th st, 5-sty brick tenement, 50x100, tin roof; cost, $55,000; owners, Seabury Bldg. Co., Chas. Carucci, 641 East 183d st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 321.

BARKER ST, n s, 68.4 e Castle Hill av, 3-sty brick store and tenement, 25x63, tin roof; cost, $9,500; owners, C. & M. Constn. Co., Michael Cupiello, 2956 Palmer st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 308.

BAILEY AV, e s, 74.3 n 229th st, four 5-sty brick tenements, 46.10x90.2, 40x94.7, slag roof; cost, $120,000; owners, Freeman St. Co., John A. Mulligan, 1474 Shakespeare av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 312.

COLLEGE AV, s e cor 170th st, 5-sty brick tenement, 50x99.10, slag roof; cost, $60,000; owners, C. J. Cary Bldg. Co., C. J. Cary, 1879 Southern boulevard, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 314.

FINDLAY AV, w s, 627.8 n 169th st, two 5-sty brick tenements, 37.6x87.4, slag roof; cost, $60,000; owners, C. J. Cary Bldg. Co., C. J. Cary, 1879 Southern boulevard, Pres.; architect, John P. Boyland, 2526 Fordham rd. Plan No. 310.

LONGFELLOW AV, e s, 100 s 172d st, 5-sty brick tenement, 50x88, slag roof; cost, $40,000; owners, Traf Bldg. Co., John W. Deitingen, 4029 Lowerre pl, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 317.

PROSPECT AV, e s, 125 n 183d st, 5-sty brick tenement, 50x88, slag roof; cost, $40,000; owners, Clint Constn. Co., Frank Willetts, 1887 Vyse av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 316.

SOUTHERN BLVD, w s, 390 n 167th st, 5-sty brick tenement, 50x88, slag roof; cost, $50,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, 2526 Webster av. Plan No. 315.

SUMMIT AV, e s, 50 n 164th st, two 5-sty brick tenements, 47.6x88, slag roof; cost, $80,000; owners, John Boyland Co., John Boyland, 2526 Webster av, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 313.

TELLER AV, s e cor 165th st, two 5-sty brick tenements, 61x92.3, 50.2x108.2; slag roof; cost, $95,000; owners, Hubener & Escher, 748 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 309.

UNION AV, e s, 25.4 n Freeman st, two 5-sty brick tenements, 50x86.4, 50x85.12, slag roof; cost, $80,000; owners, Traf Bldg. Co., John W. Deitingen, 4029 Lowerre pl, Pres.; architect, John P. Boyland, 2526 Webster av. Plan No. 311.

175TH ST, n w cor Waterloo pl, 5-sty brick tenement, 28.7x68.11¼, slag roof; cost, $30,000; owners, Marquette Constn. Co., Jas. E. Dougherty, Jr., 881 Crotona Park North, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 306.

199TH ST, s s, 55.12 w Bainbridge av, four 5-sty brick tenements, 41.9x66.10, 39.6x66.3, 40x69.6, 40x75.7, plastic slate roof; cost, $160,000; owner, Daniel Houlihan, 2867 Bainbridge av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 307.

MISCELLANEOUS.

PARK AV, at Fordham rd, 1-sty frame baggage room, 20.6x7.7; cost, $600; owner, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 323.

Brooklyn.

CHURCHES.

OSBORN ST, e s, 200 s Riverdale av, 3-sty brick synagogue, 32x85, slag roof; cost, $15,000; owner, Saml. Sitsman, 753 Hopkinson av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4026.

DWELLINGS.

CARROLL ST, n s, 20 e Albany av, seven 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, $35,000; owner, New Style Bldg. Co., 227 East 26th st; architects, Slee & Bryson, 154 Montague st. Plan No. 3938.

HOPKINSON AV, w s, 100 n Newport av, 2-sty brick dwelling, 18.4x55, slag roof, 2 families; cost, $3,000; owner, Louis Lapidus, 858 Hopkinson av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3946.

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CARROLL ST, s s, 20 e Kingston av, 2-sty brick dwelling, 20x71.4, slag roof, 1 family; cost, $5,500; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3953.

CARROLL ST, s s, 80 e Kingston av, two 2-sty brick dwellings, 20x71.4, slag roof, 2 families each; total cost, $11,000; owner, Geo. Potts Co., 1379 Carroll st; architect, Jas A. Boyle, 367 Fulton st. Plan No. 3953.

CROWN ST, n s, 110 w Rogers av, ten 2-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, $32,000; owner, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 3984.

MAPLE ST, n s, 100 w Brooklyn av, 1-sty brick dwelling, 20x36, tin roof, 1 family; cost, $1,600; owner, Filipi Nuso, 437 Lincoln rd; architect, E. Dennis, 241 Schenck av. Plan No. 3960.

PRESIDENT ST, n s, 100 w Troy av, four 2-sty brick dwellings, 20x75, gravel roof, 2 families each; total cost, $28,000; owner, J. K. Cole, Inc., 1405 Carroll st; architect, C. L. Seyfert, 110 West 40th st, Manhattan. Plan No. 3957.

51ST ST, n s, 100 e 13th av, two 2-sty frame dwellings, 24x39, shingle roof, 1 family each; total cost, $10,000; owner, C. W. P. Realty Co., 5007 New Utrecht av; architect, F. W. Elsenla, 147 Remsen st. Plan No. 3985.

SNEDEKER AV, e s, 100 s Newport av, ten 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $26,000; owners, Abr. Segalowitz & ano., 582 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 3974.

BEDFORD AV, w s, 260 n Farragut rd, two 2-sty frame dwellings, 20x00, shingle roof, 2 families each; total cost, $10,000; owner, Emma S. Levis, 580 East 22d st; architects, Slee & Bryson, 154 Montague st. Plan No. 3927.

EAST 21ST ST, e s, 100 s Av J, 2-sty frame dwelling, 23.6x41.6, shingle roof, 1 family; cost, $8,000; owner, Jos. Steiner, 5 Canarsie lane; architect, Emanuel Kaiser, 713 7th av. Plan No. 4006.

18TH AV, s w cor 61st st, 3-sty brick store and dwelling, 20x90, gravel roof, 2 families; cost, $12,000; owner, Schnell Realty Co., 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4011.

18TH AV, w s, 40 s 61st st, 3-sty brick store and dwelling, 20x90, gravel roof, 2 families; cost, $12,000; owner, Schnell Realty Co., 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4010.

EAST 15TH ST, e s, 280 s Av N, 2-sty brick dwelling, 17x36, shingle roof, 1 family; cost, $3,000; owner, John M. Garvay, East 15th st and Av N; architect, John M. Garvay East 15th st and Av N. Plan No. 4062.

12TH AV, n w cor 79th st, 1-sty brick dwelling, 13.6x20, shingle roof, 1 family; cost, $650; owner, Reinhar Hall, 1655 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 4039.

FACTORIES AND WAREHOUSES.

14TH AV, e s, 70 s 64th st, 2-sty brick factory, 30x82, gravel roof; cost, $10,000; owner, Vincenzo La Barbera, 6405 14th av; architects, DeRosa & Sangano, 150 Nassau st, Manhattan. Plan No. 3995.

STABLES AND GARAGES.

CLARENDON RD, s w cor East 28th st, 1-sty brick garage, 22x30, tin roof; cost, $900; owner, Jennie Stark, 2724 Clarendon rd; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4005.

TEN EYCK ST, s w cor Graham av, 1-sty brick garage, 18x54, gravel roof; cost, $1,500; owner, Geo. M. Ebert, on premises; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 3945.

UNION ST, w s, 275 n Sutter av, 1-sty brick stable, 15x25 slag roof; cost, $1,000; owner, Golde Rabinowitz, 263 Amboy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3962.

JOHNSON AV, s s, 250.4 w Bogart st, 1-sty brick stable, 58x25, slag roof; cost, $2,500; owner, Robert Plant, 342 Johnson av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 3967.

NEPTUNE AV, n w cor, West 8th st, 1-sty frame stable, 35x16, slag roof; cost, $175; owner, Sea Beach Land Co., 60 Wall st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3972.

BROOKLYN AV, s e cor Lincoln rd, 1-sty brick stable, 14x20, gravel roof; cost, $700; owner, Gabriel Damato, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4037.

STORES AND DWELLINGS.

FLATBUSH AV, s e cor Snyder av, 2-sty brick store and dwelling, 18x88.6, gravel roof, 2 families; cost, $6,000; owners, K. & B. Constn Co., 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 3942.

FLATBUSH AV, e s, 18 s Snyder av, four 2-sty brick stores and dwellings, 18x55, gravel roof, 2 families each; total cost, $16,000; owners, K. & B. Constn. Co., 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 3941.

DEAN ST, s s, 116.10 w Saratoga av, 1-sty brick store and dwelling, 26x60, gravel roof, 2 families; cost, $2,500; owners, S. Brownstein & ano, 2118 Dean st; architect, Mitchel Bernstein, 131 East 23d st, Manhattan. Plan No. 3981.

ROCKAWAY AV, s s, 81 s Pitkin av, 2-sty brick store, 25x50.6, slag roof; cost, $4,000; owner, Benny Rowe, on premises; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 3968.

SNEDEKER AV, n w cor Hegeman av, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, $3,400; owners, Gordon & Halpern, 116 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3976.

FULTON ST, n s, 71.5 w Elton st, 1-sty brick store, 30x96.10, tin roof; cost, $7,500; owner, Rebecca Koop, 595 Van Buren st; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 4047.

TROY AV, w s, 276 n Union st, four 3-sty brick stores and dwellings, 18.6x54, gravel roof, 2 families each; total cost, $20,000; owner, R. N. Bldg. Co., 1622 48th st; architects, Cohn Bros., 361 Stone av. Plan No. 4052.

STORES AND TENEMENTS.

CLARKSON ST, n s, 286.3 e Flatbush av, two 4-sty brick tenements, 50x96, slag roof, 20 families each; total cost, $70,000; owner, DeKalb Constn. Co., 1935 Bedford av; architect, W. T. McCarthy, 16 Court st. Plan No. 3924.

DIVISION AV, n s, 160 w Marcy av, 6-sty brick tenement, 40x91.8, slag roof, 30 families; cost, $50,000; owner, Mary L. McDonald, 177 Remsen st; architects, Shampan & Shampan, 772 Broadway. Plan No. 4021.

MAUJER ST, s s, 200 e Union av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, $22,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 3911.

WILSON ST, s s, 225 w Lee av, 6-sty brick tenement, 50x86.10, slate roof, 35 families; cost, $40,000; owner, Chas. Lehrien, 207 Hooper st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 3914.

CHURCH AV, n e cor Storey st, 4-sty brick tenement, 19.0x100, slag roof, 4 families; cost, $12,000; owner, Lillian M. Williams, 57 Church av; architects, Rupp Bros., 189 Montague st. Plan No. 4014.

THEATRES.

BROADWAY, n s, 129.6 w Hooper st, 2-sty brick theatre, 45.6x100, tin roof; cost, $15,000; owner, Jacob A. Reed, 370 Broadway; architect, E. J. Messinger, 394 Graham av. Plan No. 4033.

MISCELLANEOUS.

NEPTUNE AV, s w cor West 28th st, 1-sty frame sleeping room, 12x20, rubberoid roof; cost, $100; owner, Bernard Bergas, on premises; architect, S. Barclay McDonald, on premises. Plan No. 4000.

GRAND ST, n s, 16.7 w Vandervoort av, 1-sty brick shed, 24x131, gravel roof; cost, $5,000; owner, John Blyman, 1083 Grand st; architect, Jas. V. Pettit, 517 57th st. Plan No. 3964.

Queens.

DWELLINGS.

BAYSIDE.—Prince av, n s, 150 e Torry av, 2-sty frame dwelling, 16x25, shingle roof, 1 family; cost, $1,000; owner, M. Holomoski, Woodhull av, Bayside; architect, P. Josinsky, Bayside. Plan No. 1807.

BELLAIRE.—Euclid av, e s, 140 n Queens pkway, 2-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, $4,400; owner, Mrs. Grace A. Stewart, Bellaire; architect, Grace A. Elliott, Willow st, Jamaica. Plan No. 1835.

ELMHURST.—Gerry av, s s, 150 w Junction av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,700; owner, John J. Froenhoefer, Jennings st, Elmhurst; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1815.

FLUSHING.—Percy st, w s, 80 s Delaware st, 2½-sty frame dwelling, 27x46, shingle roof, 1 family, steam heat; cost, $7,000; owners, Runge-Appleton Corpn., 96 Main st Flushing; architect, G. S. Appleton, 13 Ash st, Flushing. Plan No. 1813.

JAMAICA.—Humboldt blvd, s s, 125 e Baltic st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,800; owner N. Ferrera, Bandman av, Jamaica; architect, A. Sorica, 126 South st, Jamaica. Plan No. 1809.

RICHMOND HILL.—Amber st, e s, 146 s Belmont av, 2-sty frame dwelling, 14x37, shingle roof, 1 family, steam heat; cost, $2,000; owner, L. Brandenberg, Oyama av, Woodhaven; architect, owner. Plan No. 1832.

RICHMOND HILL.—South Vine st, w s, 150 s Sutter av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, $4,500; owner, E. W. Post, Bronx Village, N. Y. C.; architect, A. Murray Jenks, Mt. Vernon, N. Y. Plan No. 1830.

SOUTH JAMAICA.—Derby st, w s, 100 n Higbie av, 2-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, $2,500; owner, Jos. F. Nidds, Derby st, South Jamaica; architect, B. Schauli, 1556 Thadford av, Ozone Park. Plan No. 1818.

WOODHAVEN.—Ferry st, w s, 217 n Brandon st, 2½-sty frame dwelling, 24x49, shingle roof, 1 family, steam heat; cost, $6,500; owners, Gutting Bros., Ashland st, Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 1814.

WOODHAVEN.—Shipley st, s s, 100 w Vandeveer av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, $4,500; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 1828.

WOODHAVEN.—Freedom av, w s, 216 n Amber st, six 2-sty brick dwellings, 20x55, tin roof 2 families; cost, $22,000; owners, John Falkenberg & Son, Brooklyn Manor; architect, Wm. C. Winters, 106 Van Siclen av, Brooklyn. Plan Nos. 1803-4-5-6.

ELMHURST.—Washington st, s w cor Bowne st, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $4,500; owner, Union Hall Building Co., 95 Wayne st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 1840.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 1-sty brick dwelling, 64x24, tin roof, 2 families; cost, $1,750; owner, Max Feld, premises; architect, M. Perlstein, Middle Village. Plan No. 1842.

HOLLIS.—Hilburn st, e s, 220 s Winfield pl, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $4,500; owner, Geo. Bieling, 317 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1849.

JAMAICA.—Shelton av, n s, 60 w Orchard st, six 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $18,000; owner, Jas. B. Thomas, 7 Skillman pl, L. I. City; architect, L. Danascher, 371 Fulton st, Jamaica. Plan Nos. 1856-7-8-9-60-61.

JAMAICA.—Allen st, n e cor Lincoln av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1850.

SOUTH OZONE PARK.—Baldwin av, s s, 230 w Ashby av, 1-sty brick dwelling, 20x30, shingle roof, 1 family; cost, $1,600; owner, Herman Tauber, 22 Messing av, South Ozone Park; architect, owner. Plan No. 1836.

WOODHAVEN.—Fulton st, n w cor Yarmouth st, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $25,000; owner, Samuel Bernstein, 2088 Douglas st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1843-44.

CORONA.—47th st, e s, 320 s Summit av, 2-sty brick, 18x52, slag roof, 2 families; cost, $4,800; owner, Al. Napoli, 120 43d st, Corona; architect, A. Marennilla, 11 East Jackson av, Corona. Plan No. 1789.

EDGEMERE.—46th st, e s, 779 n Boulevard, 1½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $1,200; owner, A. Harrington, 157 Halsey st, Brooklyn; architect, A. D. Hough, 55 Bch. 44th st, Edgemere. Plan No. 1800.

FOREST HILLS.—Rockrose pl, s s, 140 e Greenway South, 2½-sty tile dwelling, 20x42, tile roof, 1 family, steam heat; cost, $7,500; owner, Ward J. McNeil, Post Grad. Hospital, 2d av & 19th st, Manhattan; architect, R. M. Farrington, 489 5th av, Manhattan. Plan No. 1795.

HOLLIS.—Flushing av, w s, 100 s Bellview av, three 2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat; cost, $7,500; owner, Harvey & George, 2394 Jamaica av, Richmond Hill; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 1796-97-98.

QUEENS.—Queens rd, s e cor Bergen av, 2-sty, tile dwelling, 35x24, tile roof, 1 family, steam heat; cost, $5,000; owner, Geo. Haubitzer, Queens; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1794.

RICHMOND HILL.—Jamaica av, s s, 61 e Cedar av, two 3-sty brick dwellings, 20x52, tin roof, 2 families; cost, $10,000; owner, Alvin Const. Co., 1957 85th st, Brooklyn; architect, Fred. W. Eisenla, 147 Remsen st, Brooklyn. Plan No. 1799.

WOODHAVEN.—Willard av, e s, 474 n Jackson av, 2½-sty frame dwelling, 25x39, shingle roof, 1 family, steam heat; cost, $4,000; owner, St. Mathews Church, Willard av, Brooklyn Manor; architect, W. H. Smith, 1 Madison av, Manhattan. Plan No. 1791.

COLLEGE POINT.—Av G, s s, 25 w 17th st, 2-sty frame dwelling, 16x20, shingle roof, 1 family, steam heat; cost, $3,500; owner, Chas. Wohlmacher, College Point; architect, A. R. Richardson, 100 Amity st, Flushing. Plan No. 1873.

EDGEMERE.—48th st, e s, 100 n blvd, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owner and architect, Chas. F. Meyers, Jamaica. Plan No. 1875.

FLUSHING.—27th st, w s, 226 n Broadway, 2-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, $3,500; owner, Lucy I. Cooper, 75 Whitestone av, Flushing; architect, G. A. Cosen, Queens Village. Plan No. 1869.

FLUSHING.—35th st, w s, 240 n State st, 2½-sty frame dwelling, 28x48, shingle roof, 1 family, steam heat; cost, $7,000; owner, Mrs. J. Stindel, 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1874.

FACTORIES AND WAREHOUSES.

L. I. CITY.—14th st, n w cor Governor st, 4-sty brick factory, 57x138, slag roof; cost, $60,000; owner, Frank Ayer, 1004 Oliver Building, Boston, Mass; architect, J. Odell Whitenack, 231 West 18th st, Manhattan. Plan No. 1782.

L. I. CITY.—Dutch Kills Creek, w s, and 3d st, 1-sty steel oil storage, 25x45; cost, $500; owner, Superfine Oil Co., 8th av and 49th st, Manhattan. Plan No. 1837.

L. I. CITY.—Jackson av, 600, 1-sty brick storage, 25x100, slag roof; cost, $4,000; owner, Gustave Steiner, 594 Jackson av, L. I. City; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1790.

HALLS AND CLUBS.

RAMBLERSVILLE.—Hawtree av, at Jamaica Bay, 1-sty frame club house, 48x64, tin roof; cost, $2,500; owner, Howard Estate Dev. Co., Ramblersville; architect, Fav Kellogg, 32 Union sq, Manhattan. Plan No. 1855.

STABLES AND GARAGES.

HOLLIS.—Willow st, n e cor Cooper av, 1-sty tile garage, 10x18; cost, $150; owner, I. Wohl, Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1848.

HOLLIS.—Homer Lee av, n e cor Willow st, two 1-sty tile garages, 10x18, tile roof; cost, $300; owner, I. Wohl, Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1846-47.

JAMAICA.—Flushing av, n w cor Willet st, steel garage, 10x14; cost, $150; owner, John Lawrence, premises. Plan No. 1845.

RICHMOND HILL.—Willow st, w s, 23 n Metropolitan av, 1-sty tile garage, 10x18; cost, $150; owner, M. Gross, premises. Plan No. 1852.

RICHMOND HILL.—Willow st, n w cor Wheeler av, 1-sty tile garage, 10x18; cost, $150; owner, I. Wohl, Unionhall st, Jamaica. Plan No. 1853.

BAYSIDE.—Jackson av, w s, 45 n Warburton av, 1-sty frame garage, 12x18, tin roof; cost, $150; owner and architect, Geo. Harnden, Bayside. Plan No. 1816.

CORONA.—42d st, 187, 1-sty frame garage, 9x15, slag roof; cost, $40; owner, M. Jawitz, on premises. Plan No. 1811.

FLUSHING.—Ash st, 132, 1-sty frame garage, 12x18, shingle roof; cost, $100; owner, G. H. Doyle, on premises. Plan No. 1834.

GLENDALE.—Kossuth pl, 433, 1-sty tile garage, 16x29, tile roof; cost, $375; owner, George Schurmacher, on premises. Plan No. 1831.

JAMAICA.—Orchard st, w s, 319 n Hillside av, steel garage, 12x18; cost, $120; owner, E. M. Schaeffner, on premises. Plan No. 1827.

L. I. CITY.—1st av, w s, 151 s Jamaica av, 1-sty brick garage, 21x20, slag roof; cost, $500; owner, H. M. Mulqueeney, on premises. Plan No. 1802.

WOODHAVEN.—Shipley st, s s, 100 w Vandeveer av, 1-sty frame garage, 10x16, shingle roof; cost, $200; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 1829.

ARVERNE.—Carlton av, w s, 63 s Amstel blvd, 1-sty frame stable, 14x20, slag roof; cost, $100; owner, A. Lashbrower, on premises. Plan No. 1793.

MASPETH.—Grand st, n s, 120 e Muller st, 1-sty frame garage, 10x16; cost, $150; owner, J. M. Doyle, premises. Plan No. 1863.

ROCKAWAY PARK.—West End av, n e cor Boulevard, 1-sty frame garage, 14x20, shingle roof; cost, $500; owner, Antonio Zucca, Woodmere. Plan No. 1870.

STORES AND DWELLINGS.

ELMHURST.—Kingsland av, s e cor Hampton st, 3-sty brick store and dwelling, 22x55, slag roof, 2 families; cost, $6,000; and Kingsland av, s s, 35 e Hampton st, four 3-sty brick store and dwellings, 22x55, slag roof, 2 families; cost, $24,000; owner, 20th Av Realty Co., 44 Court st, Brooklyn; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan Nos. 1792-3.

JAMAICA.—Rockaway rd, e s, 171 s Scudder st, two 2-sty brick store and dwellings, 20x47, shingle roof, 2 families; cost, $8,000; owner, Mathies Boesch, Boesch pl, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1837.

WOODHAVEN.—Jamaica av, s e cor Manor av, 3-sty brick store and dwelling, 20x56, slag roof, 2 families; cost, $8,000; owner, Armor Constn. Co., 135 Henry st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan No. 1824.

WOODHAVEN.—Jamaica av, s w cor Vandeveer av, nine 3-sty brick store and dwellings, 20x56, slag roof, 2 families; cost, $56,000; owner, Armor Constn. Co., 135 Henry st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1825-26.

RICHMOND HILL.—Jamaica av, s s, 334 e Oxford av, two 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, $10,000; owner, Silman Investors Co., 44 Court st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1862.

STORES AND TENEMENTS.

L. I. CITY.—Wilbur av, s e cor Academy st, 5-sty brick tenement, 15x67, slag roof, 13 families; cost, $16,000; owner, Maria V. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1801.

RIDGEWOOD.—Madison st, s s, 568 e Fresh Pond Rd, two 3-sty brick tenements, 28x68, slag roof, 6 families; cost, $16,000; owner, Chas. G. Groesch, 2570 Hughes st, Brooklyn; architects, L. Berger & Co., Myrtle av, Brooklyn. Plan No. 1819.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Construction Work—Re-building old wall in Main Building at the Long Island State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission at the Capitol, Albany, N. Y., until 2:30 P. M. on Wednesday, June 16, 1915, when they will be opened and read publicly.

Proposals shall be accompanied by certified check in the sum of $200.00 and the Contractor to whom the award is made will be required to furnish surety company bonds in the sum of 50% of the amount of contract, and in accordance with the terms of specification No. 2201.

Drawings and specifications may be consulted and blank forms for proposal obtained at the Long Island State Hospital, Brooklyn, N. Y., or at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 21, 1915.—Sealed proposals will be opened in this office at 3 p. m., June 25, 1915, for the construction complete of new wharf, etc., for the Cape Fear (N. C.) Quarantine Station, near Southport, N. C. Drawings and specifications may be obtained from the custodian of the Quarantine Station, Southport, N. C., or at this office, in the discretion of the Acting Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed, Brooklyn, Continued.

RIDGEWOOD.—Stephen st, n s, 128 e Seneca av, three 3-sty brick tenements, 28x68, slag roof, 6 families; cost, $30,000; owner, Klian Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1820-21-22.

ELMHURST.—25th st, e s, 320 s Fillmore av, 5-sty brick tenement, 70x30, slag roof, 20 families; cost, $46,000; owner, Roosevelt Ave. Building Co., Bridge Plaza, L. I. City; architect, G. H. Wills, 10 East 43d st, Manhattan. Plan No. 1864.

ELMHURST.—25th st, e s, 315 n Polk av, 5-sty brick tenement, 70x30, slag roof, 20 families; cost, $46,000; owner, Roosevelt Ave. Building Co., Bridge Plaza, L. I. City; architect, G. H. Wills, 10 East 43d st, Manhattan. Plan No. 1865.

L. I. CITY.—9th av, e s, 595 n Jamaica av, 3-sty brick tenement, 24x99, slag roof, 3 families; cost, $8,000; owner, B. J. Lynam, 422 9th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1866.

L. I. CITY.—Webster av, s s, 25 e 3d av, 5-sty brick tenement, 30x79, slag roof, 10 families; cost, $15,000; owner, Frank Novatany, 378 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1867.

L. I. CITY.—3d av, w s, 190 n Jamaica av, 5-sty brick tenement, 60x88, slag roof, 30 families; cost, $60,000; owner, Frank Zonovack, 70 Wilson av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1871.

MISCELLANEOUS.

JAMAICA CREEK.—East Bay av, e s, 162 s Cross st, 1-sty frame boat house, 16x24, tin roof; cost, $200; owner, J. DeForest, 2412 Hughes st, Brooklyn. Plan No. 1812.

L. I. CITY.—Hunterspoint av, bet Hayward and Creek sts, 2 frame stands, 100x28; cost, $300; owner, Degnon Constn. Co., 256 West 22d st, Manhattan. Plan No. 1817.

L. I. CITY.—Thompson av, s w cor Van Buren st, 1-sty frame office, 20x48, paper roof; cost, $900; owner, E. E. Smith Co., 101 Park av, Manhattan. Plan No. 1823.

L. I. CITY.—8th st, 71, fence; cost, $10; owner, R. Rangano, on premises. Plan No. 1810.

WHITESTONE.—6th st, s s, 300 e Vernon av, 1-sty frame shed, 16x29, tar roof; cost, $85; owner, Mrs. E. Riely, Whitestone. Plan No. 1808.

JAMAICA.—Springfield rd, e s, 36 n Merrick rd, 1-sty frame cow barn, 134x79, gravel roof; cost, $10,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1788.

JAMAICA.—Springfield rd, e s, 35 n Merrick rd, 1-sty brick milk house, 20x70, gravel roof; cost, $4,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1787.

JAMAICA.—Springfield rd, e s, 35 n Merrick rd, 1-sty frame dormitory, 29x51, gravel roof; cost, $1,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1786.

JAMAICA.—Springfield rd, w s, 35 n Merrick rd, 2-sty frame barn, 30x20, gravel roof; cost, $1,000; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1785.

JAMAICA.—Springfield rd, s s, 35 n Merrick rd, 1-sty frame shed, 29x40, gravel roof; cost, $100; owners, Donziger Bros., Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 1784.

CORONA.—Jackson av, s w cor 41st st, two 1-sty frame stores, 40x45, tin roof; cost, $1,600; owner, Mrs. L. Dercleck, 42d st, Corona. Plan No. 1834.

ELMHURST.—Fisk av, e s, 150 n Franklin st, 1-sty frame store, 14x34, tin roof; cost, $600; owner, A. E. Wilhelm, 200 Celtic av, L. I. City. Plan No. 1841.

JAMAICA.—Hoffmann boulevard, e s, 461 n Hilliside av, frame sign, 10x50; cost, $90; owner, H. O'Brien, Jamaica. Plan No. 1838.

L. I. CITY.—Queens st, 31, 1-sty brick shop, 25x100, slag roof; cost, $1,000; owner, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 1851.

ROCKAWAY BEACH.—Oceanus av, n w cor Boulevard, 1-sty brick store, 50x72, slag roof; cost, $6,000; owner, Edw. Balmuth, 380 Boulevard, Rockaway Beach; architect, E. T. Howell, 31 Kane pl, Brooklyn. Plan No. 1839.

L. I. CITY.—Temple st, s w cor Crescent st, frame stand, 15x15; cost, $10; H. C. Johnson, 219 Temple st, L. I. City. Plan No. 1868.

RAMBLERSVILLE.—Rambler av, n s, 50 L. I. R. R., 1-sty frame boat house, 18x27, tin roof; cost, $200; owner, Mrs. C. Henry, 184 9th av, Manhattan. Plan No. 1872.

Richmond.

DWELLINGS.

OAK ST, w s, 26 s Church st, Tottenville, eight 2-sty frame dwellings, 25x33; cost, $7,600; owner, Adolf Weiss, Tottenville Copper Co., Tottenville; architect, Otto Loeffler, 85 Water st, Stapleton; builder, W. S. Holbert, Huguenot Port, S. I. Plan No. 498.

4TH ST, s e, 100 e Lincoln av, Beach Park, Midland Beach, 1-sty frame bungalow, 14x30; cost, $200; owner, A. Clark, Smith st, Brooklyn; builder, Robt. Seelen, 575 Lincoln av. Plan No. 489.

7TH ST, w s, 340 n Midland av, Beach Park, Midland Beach, 1-sty frame bungalow, 14x33; cost, $400; owners, J. W. & Elsie Kaufman, 259 West 143d st, Manhattan; architect, Jos. Carson, 6th st and Midland av, Midland Beach. Plan No. 488.

DAVIS ST, n s, 180 w Nelson av, Great Kills, 1-sty frame bungalow, 20x28; cost, $600; owner, J. H. Houstan, 221 West 141st st, Manhattan; architect, G. Hoverkamp, Richmond, S. I. Plan No. 505.

9TH ST, s s, 60 e Midland av, Grant City Park, Midland Beach, 1-sty frame bungalow, 14x32; cost, $400; owner, M. Sullivan, 449 Centre st, Trenton. Plan No. 503.

NEAR WATERSIDE, South New Dorp, 1-sty frame bungalow, 18x22; cost, $500; owner, Thos. Gresham, New Dorp, S. I.; architect, Int. Mill & Timber Co. Plan No. 501.

WATERFRONT, 500 s Moore's Hotel, South Beach, 1-sty frame bungalow, 16x16; cost, $45; owner, J. H. Davis, South Beach. Plan No. $500.

EDGEGROVE AV, s s, 350 w Jefferson blvd, 1½-sty frame dwelling, 18x24; cost, $1,400; owner, Geo. Bahr, Annadale, S. I.; architect, Aug. Busch, Huguenot Park, S. I. Plan No. 493.

MYRTLE AV, s s, 195 e Elizabeth st, West New Brighton, 2½-sty frame dwelling, 25x26; cost, $3,200; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, Wm. H. Hoffman, West New Brighton; builders, Karlsson Bros., Tompkinsville. Plan No. 494.

ROOSEVELT AV, e s, 880 n Willowbrook rd, Willowdale, 1-sty frame bungalow, 12x22; cost, $70; owner, Guiseppe Grosso, 432 East 15th st, Manhattan. Plan No. 497.

SPRAGUE AV, e s, 300 n beach front, Tottenville, two 1-sty frame bungalows, 18x26; cost, $500; owner, Francis J. Reilly, P. O. Box 363, Tottenville, S. I.; builder, Chas. Pierson, 280 Broadway. Plan No. 491.

MISCELLANEOUS.

BAY ST, n s, 200 w Mesereau av, Third Ward, 1-sty frame shed, 19x35; cost, $100; owner, W. D. Bailey, 32 Lockman av, M. B. Plan No. 492.

DAVIS ST, w s, 300 s Nelson av, Great Kills, brick cesspool, 5x6; cost, $20; owner, Harry Mitchell, 142 Clark st, Portchester; builder, Geo. Enright, 2389 Richmond rd. Plan No. 504.

NEPTUNE ST, s s, e of Cedar Grove av, New Dorp Beach, concrete cesspool, 5x4; cost, $10; owner, Bertha Michel, 642 St. Ann's av, Bronx; builder, A. Michel, 642 St. Ann's av, Bronx. Plan No. 506.

SEA FOAM ST, n s, 60 s Britton, New Dorp Beach, brick cesspool, 5x5; cost, $20; owner, Adelia Burgess, 218 Railroad av, Brooklyn; builder, Thos. Levins, Atlantic av. Plan No. 496.

GUYON AV, n w cor Ocean av, Great Kills, brick cesspool; cost, $25; owner, Asquan Club, Great Kills. Plan No. 495.

HARRISON AV, 90, Port Richmond, 1-sty frame shed, 13x24; cost, $50; owner, Geo. Ross, Port Richmond. Plan No. 490.

LEXINGTON AV, w s, s of Palmer av, Port Richmond, 1-sty frame storage, 18x20; cost, $50; owners, F. B. Sterner & Co., 93 Lexington av, Port Richmond. Plan No. 508.

MIDLAND AV, cor 8th st, Midland Beach, concrete cesspool, 7x5; cost, $30; owner, J. H. Schwarz, Midland Beach; architect, Henry Fish, New Dorp. Plan No. 502.

RICHMOND TURNPIKE, w s, 350 s Chelsea, Linoleumville, 2-sty frame barn, 60x23; cost, $1,600; owner, Ernst Weigman, Furman av, Middle Village, L. I.; architect, Fred E. David, Grand st, Elmhurst, N. Y. Plan No. 507.

HAPPY LAND, South Beach, 1-sty frame shed, 18x22; cost, $100; owner, Hergenhan, South Beach; builder, A. M. Stellitson, 70 Fingerboard rd. Plan No. 499.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CANAL ST, 149, n s, 28 e Bowery, new fireproof partitions, fireproof s. c. doors to 5-sty brick stores and offices; cost, $250; owner, Edward D. Farrell, 158 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 1261.

CANAL ST, 59, n s, 24.10 w Orchard st, remove w. c's. and partitions, new partitions to 4-sty store and lofts; cost, $100; owner, Bernard Epstein, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1308.

DIVISION ST, 20-24, n s, 158 e Bowery, remove rear wall, excavate front area, new extension (rear), steel beams to (2) 4-sty brick store and lofting; cost, $6,000; owners, Max Levine and Herman Smith, 20 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1238.

DOWNING ST, 8, excavate yard to cellar floor, new vault lights and iron beams and partitions, remove trap doors and stairs, change windows to doors to 5-sty brick school and apartments; cost, $2,500; owner, Father Antonio Demo, 210 Bleecker st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 1293.

EAST BROADWAY, 49, s s, 290 w Market st, fireproof partitions and bulkhead, continue stair to roof to 5-sty brick loft building; cost, $725; owner, Joseph Solomon, 691 Broadway; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1300.

EAST BROADWAY, 147, s s, 193 w Rutgers st, remove rear wall, new steel beams, windows, door and partitions (water closet compartment), to 4-sty brick synagogue; cost, $300; owner, Morris Delinsky, 147 East Broadway; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 1306.

GRAND ST, 314-20, n w cor Orchard st, build adjoining part to mezzanine to 3-sty brick stores and lofts; cost, $500; owner, John L. Cadwalader, 40 Wall st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1230.

LAFAYETTE ST, 395-99, n e cor East 4th st, new fireproof mezzanine floor, steel floor beams, concrete arches, fireproof kalamein windows to 7-sty fireproof printing establishment; cost, $800; owners, Roswell Smith and Theo. L. De Vinne estate, Theo. B. De Vinne, 395 Lafayette st, executor; architect, Walter S. Timmis, 315 5th av. Plan No. 1270.

MAIDEN LANE, 62, s w cor Liberty st and William st, build vault, remove walls, new stair opening, raise window, new framing for roof to 8-sty fireproof store and offices; cost, $1,200; owner, J. Metcalfe Thomas, 83 William st; architect, Walter B. Chambers, 109 Broad st. Plan No. 1231.

THOMAS ST, 84, fireproof stair enclosure, fireproof s. c. doors and windows, entrance stair to roof, bulkhead and fire escapes to 5-sty brick paper warehouse; cost, $2,500; owner, Erastus Titus, Jr., 209 Hudson st; architect, M. J. Callahan, 23 Varick st. Plan No. 1235.

WALKER ST, 119-121, s s, 50 w Baxter st, fireproof stair hall partitions with metal lath 24 U. S. gauge and ¾ cement, continue stair to roof to 4-sty brick store and loft; cost, $750; owner, George W. Halock, 401 Grand st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1312.

WEST HOUSTON ST, 92, remove four piers, stoop and partitions, new partitions, stairs, 4 iron girders to 3-sty brick stores and two apartments; cost, $1,500; owner, Joseph Personeni, 496 Broadway; architect, Anthony Vendrasco, 183 Spring st. Plan No. 1292.

WILLIAM ST, 62-64, s e cor Cedar st, erect temporary enclosure (elevator machines on roof), to 8-sty brick offices; cost, $300; owner, Germania Fire Insurance Co., George B. Edwards, Pres., 62 William st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1266.

WOOSTER ST, 116-118, e s, 126 s Prince st, cut opening, 40x40 inches in floor and fireproof s. c. door to 6-sty brick stores and lofts; cost, $100; owner, Howard C. Forbes, Inc., 66 Broadway, Howard C. Forbes, Pres.; architect, M. Joseph Harrison, World Building. Plan No. 1237.

4TH ST, 368-70 East, s s, 75 e Av D, remove partitions, new apartment (3 rooms and bathroom), partitions, doorway, w. c. compartments and window opening to 6-sty brick store and tenement; cost, $150; owner, Aron Gottlieb, 207 West 110th st; architect, Chas. M. Straub, 142 4th av. Plan No. 1260.

8TH ST, 28 West, and McDougal alley, connect main and rear buildings and shift partitions to 3-sty brick studio and dwelling; cost, $2,500; owner, Mary A. Chisolm Estate, care George E. Chisolm, exr., 84 William st; architect, Herbert M. Baer, 665 5th av. Plan No. 1295.

14TH ST, 223 East n s, 235 e 3d av, remove partitions, walk & floor beams, new 4-in. stud lath and plaster partitions, bath rooms, toilets and rooms, steel irons and metal cast iron columns, concrete footings, windows and new store front to 5-sty brick tenement; cost, $3,500; owner, Albert E. Smith, 1787 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 1290.

18TH ST, 7-9 West, n s, 185 w of nw cor 5th av, erect 5,000-gal. wood gravity tank and structure to 9-sty brick factory; cost, $500; owner, Louis Stern, care Stern Bros., 29-45 West 42d st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn, J. S. Montgomery, Pres. Plan No. 1310.

27TH ST, 547-553 West, and 28th st, erect on roof a 15,000-gal. wood gravity tank and two 6-000-gal. pressure tank and steel tank supports, pent house to 6-sty brick factory; cost, $3,000; owner, Berlin & Jones Envelope Co., 547 West 27th st, Henry C. Berlin, Pres.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Earl C. Maxwell, Pres. Plan No. 1306.

27TH ST, 547-53 West, and 28th st, remove stair and enclosure, new stair and enclosure, fireproof partitions and doors, fill in well holes to 6-sty brick factory; cost, $500; owner, Augustus Meyers, 314 Riverside dr; contractor, Hugh Getty, Inc., 359 West 26th st. Plan No. 1278.

28TH ST, 417-431 West, fireproof stair enclosure and doors with fireproof floor construction to 7-sty brick factory; cost, $500; owner, The Fischer Estate, T. Tasso Fischer, exr., Brielle, N. Y.; contractor, Hugh Getty, Inc., 359 West 26th st. Plan No. 1276.

28TH ST, 226 West s s, 295 w 7th av, new partitions, cut windows, rear wall, water closet and water closet compartments to two 4 and 5-sty brick tenements; cost, $2,500; owner, Jacob Kaplon, 441 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1289.

32D ST, 10 West, s s, 200 w 5th av, convert basement to 1st floor, remove partitions and dumbwaiter, extend front, 1-sty extension (rear), new show windows, toilet rooms, stairs, partitions, flue and doors to 5-sty brick stores, offices and rooms; cost, $5,630; owner, J. H. Alexander Estate, J. Albert Lane, executor, 320 Broadway; architect, M. R. Beam, 135 Madison av. Plan No. 1267.

33D ST, 32-34 East, s s, 133 e Madison av, remove front wall, new steel beams and stairs to 3-sty brick store and dwelling; cost, $300; owner, George A. Whilock, 3 West 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1281.

36TH ST, 148 West, new windows (rear), extend building front to building line to 1-sty brick offices; cost, $500; owner, Edgar Sidman, 299 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1294.

37TH ST, 236-38 East, s s, 125 w 2d av, remove rear wall, fireproof window and sash, new elevator shaft, brick walls, new fireproof window and sash, cut window and door openings, fireproof s. c. doors, enclose stairway to 2-sty fireproof garage; cost, $2,500; owner, Wm. R. H. Martin Estate, care Harris & Towne, attorneys, 258 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 1302.

38TH ST, 301 East, n e cor 2d av, erect new partitions, store front, remove store front and divide store to 4-sty brick stores and tenement; cost, $500; owners, John, Henry, Chas. and Hermann Wendt, 99 Nassau st; architect, William H. Meyer, 1861 Carter av, Bronx. Plan No. 1299.

48TH ST, 215-17 West, n s, 155 w Broadway, cover floors with concrete and ceiling with fireproof material, fireproof stair enclosure to 4-sty brick garage; cost, $4,000; owner, Caroline A. Grant, 22 East 49th st; architects, Starrett & Van Vleck, 8 West 40th st. Plan No. 1277.

56TH ST, 541-43 West, and 57th st, fireproof stair enclosure, frame for stair to roof to 4-sty brick loft bldg; cost, $500; owner, William Allen, 136 West 79th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1234.

57TH ST, 514 West, s s, 150 w 10th av, new opening, concrete lintle, 4-inch gas pipe columns, fireproof doors to 6-sty brick loft building; cost, $200; owner, Gustav Schock, 514 West 57th st; contractors, Turner Construction Co., 11 Broadway. Plan No. 1269.

65TH ST, 17 East, alter design of building front, remove stoop and brick wall, erect small extension, new basement entrance to 5-sty brick dwelling; cost, $8,000; owner, Edmund L. Dow, 37 West 50th st; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 1287.

67TH ST, 50 East, s s, 120 w Park av, 1-sty addition and two new bathrooms to 4-sty brick private dwelling; cost, $1,500; owner, Henry C. Swords, 50 East 67th st; architects, Renwick, Aspinwall & Tucker, 8 West 40th st. Plan No. 1286.

69TH ST, 42 East, s s, 200 e Madison av, block up openings, fireproof door and partition to 5-sty brick residence; cost, $100; owner, Isaac N. Heidelberg, 42 East 69th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1268.

71ST ST, 154 East, s s, 127 e Lexington av, build new front, extend walls, new 3-sty and basement extension (rear), 1-sty addition, remove and rebuild interior partitions, etc., to 4-sty brick dwelling; cost, $12,000; owner, Adele Kneeland, care H. L. Bogert, 99 Nassau st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1259.

73D ST, 110 East, s s, 89 e Park av, remove stoop, partitions, stair and fireplace, new bath room, stair, partitions, cement steps to 4-sty brick private dwelling; cost, $5,000; owner, Maria Isaacs Estate, 52 William st; M. S. & I. S. Isaacs, attorneys; architects, Schwartz & Gross, 347 5th av. Plan No. 1274.

74TH ST, 23 East, n s, 75 w Madison av, 3-sty and basement brick extension (rear), concrete footings, brick walls, spruce beams, tin roof, partitions (stud and plaster) to 4-sty brick private residence; cost, $8,000; owner, Mrs. Rebecca Mayer, 45 East 82d st; architect, Woodruff Leeming, 20 Broad st. Plan No. 1262.

75TH ST, 36 East, s s, 150 e Madison av, remove and rebuild front, new automatic elevator, remove stair and rebuild 2 new stairs, remove and rebuild fireplaces, new headers, trimmers and steel framing, windows and door openings, new extension, rewire entire building for electric lights, etc., to 4-sty brick private residence; cost, $30,000; owner, R. Horace Gallatin, Esq., 438 Madison av; architect, F. Burrall Hoffman, Jr., 15 East 40th st. Plan No. 1305.

78TH ST, 179 East, n s, 100 w 3d av, new toilet compartments (rear), to 5-sty brick stores and tenement (ten families); cost, $200; owner, Emanuel H. Schwartz Estate, 234 Canal st; A. E. Schwartz, attorney; architects, Benj. H. and Bhas. N. Whinston, 148th st and 3d av. Plan No. 1228.

82D ST, 11 East, n s, 260 e 5th av, erect fireproof elevator shaft (6-in. terra cotta blocks and angle iron frame), fireproof doors, galvanized iron skylight, change partitions to 5-sty brick residence; cost, $2,500; owner, Mrs. Ellen C. Kellogg, 21 East 45th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1265.

110TH ST, 322 East, and 109th st, erect shed in rear to 2-sty brick stable and dwelling; cost, $200; owner, Luigi Guida, 322 East 110th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1301.

116TH ST, 150 East, s e cor Lexington av, remove entrance and stairs, wood floor beams and show windows, new entrances and stairs, partitions, steel I-beams and cinder concrete arches and show windows to 5-sty brick stores and tenement; cost, $5,000; owner, Peter Doelger Brewing Co., Inc., Peter Doelger, Pres., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1264.

118TH ST, 3 West, remove and reset partitions, increase apartments, two new bath rooms, window opening (cast iron 3-in. metal box frames), remove dumbwaiter shaft, new fire-escapes and chimney and create boiler room to 5-sty brick store and tenement; cost, $2,250; owner, Ignatz Zigler, 1097 Forest av, Bronx; architect, Frank Hansle, 81 East 125th st. Plan No. 1232.

119TH ST, 446 East, remove partitions (base.), install 8-in. 18-lbs. I-beams to 2-sty brick club rooms; cost, $180; owner, Church of the Holy Rosary, Rector Right Rev. Mon. Wm. J. Cuinan, 444 East 119th st. Plan No. 1240.

124TH ST, 74-80 West, s e cor Lenox av, 2-sty addition, revision of steel framing of 4 floors and readjust interior framing, new floors, mezzanine and columns, change arrangement of rooms, laundry addition on roof to 7 and 6-sty fire proof use of Young Women's Christian Association; cost, $250,000; owner, The Young Women's Christian Association of New York City, 600 Lexington av, Mrs. James S. Cushman, Pres.; architect, Louis E. Jallade, 37 Liberty st. Plan No. 1272.

AV A, 97, w s, 20 n 6th st, remove wall (rear), new I-beams, new brick extension to 4-sty brick store and dwelling; cost, $5,000; owner, Meyer Horowitz, 44 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 1263.

AV A, 1267-9, s w cor 68th st, fireproof stair enclosure, new bulkheads to 6-sty brick factory; cost, $3,000; owner, United Cigar Manufacturers Co., 68th st and Av A, Fred Hirschorn, Pres., 1013 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1226.

BROADWAY, 524-28, and Crosby st, continue stairs, 4-in. terra cotta bulkhead to 11-sty fireproof stores and lofts; cost, $500; owner, Interstate Land Holding Co., John Larken, Pres., 44 Wall st; architect, James F. Egan, 162 West 20th st. Plan No. 1233.

BROADWAY, 1631-37, n w cor 50th st, new elevator shaft (6-in. terra cotta blocks and angle irons), skylight, openings and fireproof doors to 3-sty fireproof stores and lofts; cost, $1,000; owner, The Wendel Estate, Rebecca A. D. Wendel Swope, extrx., 175 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1258.

BROADWAY, 2121-27, n w cor 74th st, cut hole in mezzanine floor, new galvanized iron vent stack, cooking range to 4-sty brick stores and lofts; cost, $300; owner, Therese D. Browning, Rye, N. Y.; architect, John C. Westervelt, 38 West 34th st. Plan No. 1225.

BROADWAY, 751, w s, 57 s e 8th st, cover partitions with No. 24 wire lath and ¾ cement plaster, new skylight, fireproof, s. c. doors to 7-sty brick store and lofts; cost, $800; owners, trustees Sailors' Snug Harbor, 61 Broadway, James Henry, secretary; architect, William G. Wilson, 512 West 62d st. Plan No. 1283.

BROADWAY, 749, w s, 83 s e 8th st, new stairs to roof, galvanized iron skylight, fireproof self-closing doors, furr out T. & G. partitions and cover with No. 24 wire lath, new bulkhead, etc., to 6-sty brick store and lofts; cost, $2,000; owners, trustees of Sailors' Snug Harbor, 61 Broadway, James Henry, secretary; architect, William G. Wilson, 512 West 162d st. Plan No. 1282.

BROADWAY, 2320-26, n e cor, extend elevator shaft 6 ft. higher, new 12-in. brick walls, fireproof doors, skylight, freight elevator, elevator shaft, iron stairways, c. i. or steel platforms, fire escapes, concrete flooring and ceiling of plastic boards to 6-sty brick garage; cost, $15,000; owner, McMillan Crawford Corporation, Samuel McMillan, Pres., 936 West End av; architect, William E. Mowbray, 604 West 115th st. Plan No. 1298.

COLUMBUS AV, 147, n e cor 66th st, erect marquise to 4-sty brick restaurant; cost, $500; owner, Thomas Healiy, 147 Columbus av; architect, Emery Roth, 405 Lexington av. Plan No. 1239.

FT. WASHINGTON AV, 316, temporary screen, booth, seats dancing floor, space for tables and chairs and soda fountains for temporary dance hall and moving pictures to 3-sty fireproof armory, 51st Coast Artillery, City of New York, occupant, 22d Corps of Engineers, National Guard, New York; architects, Walker & Morris. Plan No. 1303.

MADISON AV, 50, and 27th st, install seats, fireproof moving picture booth and screen to 1-sty brick place of amusement and moving pictures; cost, $500; owner, S. & D. Co., 50 Madison av, Rudolph Preszberg, Pres., William Wellman, Gen. Manager; architect, Eugene De-Rosa, 150 Nassau st. Plan No. 1236.

MADISON AV, 710, n w cor 63d st, raise floor beams, new columns and girders, remove bay window and wall, rearrange partitions, new pent house to 5-sty brick store, offices and dwelling; cost, $10,000; owner, Harold C. Mathews, 14 East 69th st; architect, Ernest Greene, 5 Beekman st. Plan No. 1271.

MADISON AV, 995, n e cor 77th st, alter washrooms to bathrooms with tile floor and 6-in. base to 7-sty fireproof apartment house; cost, $1,200; owner, Charles Gulden, 318 West 102d st; architects, Schwartz & Gross, 347 5th av. Plan No. 1296.

MADISON AV, 963, 81 n 75th st, raise basement floor, also 1 and 2 floors, remove floor and rear walls, new store and offices and apartments, new plumbing (cellar) to 5-sty brick stores, offices and apartments; cost, $12,000; owner, Elmer A. Miller, 963 Madison av; architect, Edward L. Angell, 509 East 182d st. Plan No. 1285.

WEST BROADWAY, 375-77, and Wooster st, fireproof stair enclosure (basebent to roof), extend stairs to roof to 5-sty brick loft building; cost, $5,000; owners, Edith Coventry, 14 Wall st, and Catherine L. Kernochan, 14 Wall st; architect, Adolph E. Nast. Plan No. 1304.

2D AV, 2295-97, s w cor 118th st, remove stairs and stair hall and wall, new roof (iron beams and fireproof arch), cinder concrete stairs to 4-sty brick store and lofts; cost, $1,000; owner, Trinity M. E. Church, Inc., 305 East 118th st, William Barker, Pres., 431 East 139th st; architect, Lorenz F. H. Weiher, 271 West 125th st. Plan No. 1229.

2D AV, 145-47, n w cor 9th st, remove partitions, reset plumbing fixtures, new 4-in. stud partitions, water closet compartments, to 7-sty brick store and tenement; cost, $100; owner, Jenny Faber, 301 West 76th st; architect, Ignatz I. Rosenberg, 250 West 112th st. Plan No. 1288.

4TH AV, 363-65, n e cor 26th st, new entrance door and marquise, metal covered columns to 4-sty brick hotel; cost, $500; owner, Samuel L. Glantz, 363 4th av; architect, George Hof, Jr., 371 East 158th st. Plan No. 1291.

4TH AV, 398-402, s w cor 28th st, remove partitions, walls, etc., new steel columns and girders, stud plastered partitions and remove and reset show windows to 4-sty brick stores and lofts; cost, $5,000; owner, Robert W. Goelet, 9 West 17th st; architect, Otto Reissmann, 147 4th av. Plan No. 1275.

5TH AV, 500-504, n w cor 42d st, remove sash of frames of windows, new show window to 7-sty brick stores and offices; cost, $3,500; owner, Louisa N. Gerry, 258 Broadway; engineer, James P. Whiskeman, 30 East 42d st. Plan No. 1284.

5TH AV, 1469, e s, 100 n 115th st, remove partitions and show windows, new openings and partitions, show window, watercloset and wash basin to 5-sty brick stores and apartments (16 families); cost, $250; owner, Gustav Basch, 18 Fulton st; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1273.

5TH ST, 403 East, n s, 72 e 1st av, remove partitions and wood stairs and walls, etc., new partitions, windows, 3x7 skylight, iron stairs, cut new doorways to 5-sty brick stores and tenement; cost, $2,000; owner, Norbert Landau, 246 East 5th st; architect, Otto Reissmann, 147 4th av. Plan No. 1279.

6TH ST, 217 East, n s, 98 e Hall pl, block up doorways and form bath rooms to 4-sty brick store and tenement; cost, $1,000; owner, Ruthenian Greeklath Church of St. George, 22 East 7th st, Rev. Nat. Pidhorecki, rector; architect, Otto Reissmann, 147 4th av. Plan No. 1280.

6TH AV, 376-382, n e cor 23d st, construct six vaults (for moving picture films), alterations to terra cotta partitions to 19-sty fireproof stores and lofts; cost, $2,500; owner, Trustees Masonic Hall & Asylum Fund, 46 West 24th st, Geo. J. Jackson, Pres., 41 Park Row; architect, H. H. Murdock, Pres. of the Properties Service Corp., 3 West 29th st. Plan No. 1227.

6TH AV, 118-122, e s, 40 n 9th st, stair and elevator shaft enclosure (stud partitions), extend stairs to roof, alter front fire-escapes and install toilets to 4-sty brick store and lofts; cost, $3,000; owner, R. J. Dillon Estate, Townsend B. Baldwin, trustee, Edgewater, N. J.; architects, Maynicke & Franke, 25 Madison av. Plan No. 1307.

8TH AV, 2133-39, n w cor 115th st, motor enclosure (2x4 studs) to 2-sty brick stores and theatre; cost, $100; owner, Central Building Improving & Investment Co., 49 Church st, Herman Sonn, Pres.; architect, Jacob M. Felson, 1133 Broadway. Plan No. 1241.

9TH AV, 215-219, w s, 74 n 23d st, remove toilets in yard, new w. c. compartments (stud and lath and plaster partitions), slate floor and base, extend fire-escapes to 4-sty brick stores and tenement; cost, $1,500; owner, care Boardman Wright, Montclair, N. J.; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1311.

Bronx.

142D ST, n e cor Alexander av, new partition, general repairs where needed to 4-sty brick stores and bowling alleys; cost, $6,000; owners, Franklin Wilcox Estate, 306 West 72d st; architect, A. Arctander, 994 Grant av. Plan No. 229.

BARKER AV, w s, 25 n Adee av, move 2-sty frame dwelling; cost, $1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 227.

BAKER AV, 3301, 2-sty frame extension, 4x 2, new posts, new girders, &c., to 2½-sty frame dwelling; cost, $900; owner, Florence A. Mortlack, on premises; architect, L. W. Lewis, 839 East 216th st. Plan No. 224.

BURKE ST, s e cor Barker av, move 2-sty frame dwelling; cost, $1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 226.

BURKE AV, s s, 125 e Barker av, move 2-sty frame dwelling; cost, $1,000; owner and architect, Edw. B. McGarry, 660 Burke av. Plan No. 228.

MORRIS AV, s w cor 148th st, new toilets to 5-sty brick store and tenement; cost, $500; owner, Haffen Realty Co., Matthias Haffen, 2979 Marion av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 225.

PARK AV, 2522-24, new doors, new beams to 4-sty brick stable; cost, $600; owner, Olin J. Stephens, 138th st and Canal; architects, James & Cordes, 124 West 45th st. Plan No. 221.

ROSEWOOD ST, s s, 95.11 e Barker av, move 2-sty frame dwelling; cost, $1,000; owner, Anna M. Hobbs, Rochelle Park, N. J.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 220.

Brooklyn.

BERGEN ST, n s, 123.3 e Court st, plumbing to 2-sty stable; cost, $150; owner, Wm. O'Connell, on premises; architect, Martin F. Mulligan, 4620 5th av. Plan No. 3937.

CARROLL ST, s w cor 8th av, interior alterations to 3-sty dwelling; cost, $18,000; owner, Chas. L. Feltman, on premises; architect, M. W. Morris, 82 Wall st, Manhattan. Plan No. 3952.

CARROLL ST, s s, 172 w Clinton st, interior alterations to 3-sty tenement; cost, $200; owner, John Mauro, 49 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4001.

DUPONT ST, s s, 95 w Manhattan av, interior alterations to 4-sty tenement; cost, $350; owner, Louis Blumenthal, 1079 Manhattan av; architect, Jas. McKillop, 154 India st. Plan No. 3999.

FULTON ST, s w cor Cleveland st, interior alterations to 2-sty dwelling; cost, $600; owner, Herman Seidel, 158 Eldert st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4029.

FULTON ST, s e cor Gallatin pl, interior alterations to 3-sty store; cost, $3,500; owners, Abraham & Strauss, 420 Fulton st; architects, Montgomery & Riggs, 105 West 40th st Manhattan. Plan No. 3926.

HENDRIX ST, e s, 40 n Livonia av, extension to 2-sty dwelling; cost, $400; owner, Lizzie Waxman, on premises; architect, Max Cohn, 350 Bedford av. Plan No. 4035.

HICKS ST, w s, 75 s Carroll st, interior alterations to 3-sty tenement; cost, $300; owner, Mathew S. Foley, 550 Leonard st; architect, E. H. Scally, 527 Henry st. Plan No. 4053.

OSBORN ST, w s, 150 s Belmont av, interior alterations to 3-sty store and tenement; cost, $600; owner, Mary Bollowitz, 176 Osborn st; architect, Max Hirsch, 391 Fulton st. Plan No. 4059.

POPLAR ST, n w cor Poplar pl, extension to 4-sty office; cost, $5,000; owner, Jas. A. Cameron, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 4048.

RUTLEDGE ST, s s, 183 w Broadway, interior alterations to 1-sty stable; cost, $5,000; owners, Potters & Wallero, 170 Eldridge st, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4051.

SEIGEL ST, s s, 125 e Leonard st, interior alterations to 3-sty tenement; cost, $350; owner, Abr. Sklarsky, 133 Penn st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3987.

STAGG ST, s s, 25 w Waterbury st, interior alterations to 3-sty tenement; cost, $350; owner, Louis Hyman, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 4004.

NORTH 6TH ST, n s, 100 e Wythe av, interior alterations to 3-sty dwelling; cost, $250; owner, Michel J. Hannon, 1545 Pacific st; architect, C. O. P. Barker, 293 Herkimer st. Plan No. 4056.

EAST 9TH ST, e s, 221.8 n 18th av, extension to 2-sty dwelling; cost, $1,000; owner, Mrs. A. Wright, on premises; architect, A. S. Hedman, 371 Fulton st. Plan No. 3923.

21ST ST, n s, 225 e 4th av, extension to 3-sty tenement; cost, $200; owner, Andero Pizzo, 193 21st st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3916.

Alterations—(Continued).

43D ST, n w cor 3d av, exterior alterations to 4-sty tenement; cost, $500; owner, Excelsior Bwg. Co., 254 Hart st; architect, Geo. Holl, Jr., 371 East 158th st, Manhattan. Plan No. 4020.

71ST ST, n s, 69 w 3d av, interior alterations to 1-sty garage; cost, $350; owner, Hy. Schwannede, 7506 3d av; architect, F. W. Stark, 7416 3d av. Plan No. 3983.

EAST 92D ST, w s, 160 n Church av, extension to 1-sty dwelling; cost, $800; owner, Mary Kavensky, on premises; architect, Wm. S. Berres, 381 Pennsylvania av. Plan No. 4007.

BROADWAY, n s, 25 w Berry st, interior alterations to 3-sty store and dwelling; cost, $2,000; owner, Tion Realty Co., 965 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 4022.

EVERGREEN AV, e s, 25 s Putnam av, extension to 2-sty garage; cost, $600; owner, John Warner, 517 Evergreen av; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 4023.

FLUSHING AV, n s, 401 w Evergreen av, exterior alterations to 5-sty factory; cost, $3,000; owner, Iron Clad R. E. Co., on premises; architect, Suffern Eng'r Co., 149 Broadway, Manhattan. Plan No. 3912.

JAMAICA AV, n s, 430 w Lott av, extension to 3-sty school; cost, $6,500; owner, City New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3918.

KENT AV, e s, 275 s Myrtle av, interior alterations to 2-sty dwelling; cost, $500; owner, Dominick Ferrone, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4000.

MANHATTAN AV, e s, 75 s Saratoga av, interior alterations to 3-sty tenement; cost, $350; owner, Wm. Horowitz, 726 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4038.

MANHATTAN AV, n s, 75 w Nassau av, interior alterations to 3-sty tenement; cost, $300; owner, Eliz. Balfe, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 3950.

NASSAU AV, n s 75 e Manhattan av, exterior alterations to 3-sty tenement; cost, $800; owner, Jessie Nisbet, on premises; architect, John G. Dryer, 75 Oakland st. Plan No. 3943.

OCEAN PARKWAY, e s, 280 s Beverly rd, extension to 2-sty dwelling; cost, $1,200; owner, Geo. F. Ethel, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 4040.

PARK AV, s s, 200 e Throop av, interior alterations to 2-sty garage; cost, $1,000; owner, Jacob F. Link, on premises; architect, J. H. Harman, 109 Forrest av, Queens. Plan No. 3955.

ROCKAWAY AV, e s, 65 s Flatlands av, extension to 2-sty dwelling; cost, $850; owner, A. C. Moneagle, 426 Jamaica av; architect, F. W. Acock, 35 Wyona st. Plan No. 4019.

SUTTER AV, n w cor Stone av, extension to 1-sty store; cost, $500; owner, Jos. G. Rinkin, 458 Stone av; architect, Lee Samenfeld, 230 Grand st, Manhattan. Plan No. 3988.

SUTTER AV, n w cor Ashford st, extension to three 3-sty stores and dwellings; cost, $6,000; owner, Saml. Hermelein, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4049.

SUTTER AV, n e cor Watkins st, interior and exterior alterations to 3-sty tenement; cost, $2,000; owner, Dora Singer, 217 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3944.

UNION AV, e s, 53 s Montrose av, plumbing to 3-sty tenement; cost, $200; owner, Anne De Anglis, Merrick, L. I.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3917.

VERNON AV, s s, 190 e Marcy av, interior alterations to 3-sty dwelling; cost, $200; owner, Elias Lassar, 88 Vernon av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3932.

WASHINGTON AV, w s, 65.8 n Bergen st, interior alterations to 2-sty store; cost, $450; owner, Harry A. Copland, 628 Washington av; architect, Harris Aronowsky, 1039 Fulton st. Plan No. 3956.

WOODRUFF AV s e cor Parade pl, extension to 2-sty dwelling; cost, $2,000; owner, Emil Spindler, on premises; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 3936.

3D AV, n e cor 32d st, interior alterations to 3-sty dwelling; cost, $2,500; owner, Jas. Fitzgerald, 422 36th st; architect, MacDonald Meyer, 8204 Ridge boulevard. Plan No. 3915.

5TH AV, n w cor 16th st, extension to 1-sty store; cost, $10,000; owners, Bernard Adler & ano, 311 5th av; architect, Harold G. Dangler, 215 Montague st. Plan No. 3932.

5TH AV, n w cor 54th st, interior alterations to 2-sty bank; cost, $15,000; owner, Peoples Trust Co., on premises; architects, Ludlow & Peabody, 101 Park av, Manhattan. Plan No. 3928.

8TH AV, w s, 81 s Lincoln pl, extension to 3-sty dwelling; cost, $1,500; owner, Dr. Robert Bell, 304 Warren st; architect, A. G. Carlson, 157 Remsen st. Plan No. 4024.

8TH AV, w s, 40.4 n 43d st, interior alterations to 3-sty dwelling; cost, $250; owner, Martin Hanley, 564 58th st; architect, Jens P. Olsen, 4117 8th av. Plan No. 3898.

Queens.

ARVERNE.—Amstel boulevard, s w cor Clarence av, 1-sty frame extension rear and side dwelling, interior alterations; cost, $500; owner, S. J. Ferguson, 66 Broadway, Manhattan; architect, J. B. Smith, Rockaway Beach. Plan No. 1227.

COLLEGE POINT.—15th st, w s, 75 n 7th av, interior alterations to shed; cost, $100; owner, E. Eckert, premises. Plan No. 1219.

COLLEGE POINT.—3d av, s s, 125 w 3d st, interior alterations to shed to provide for family; cost, $1,200; owner, W. Emerich, premises. Plan No. 1220.

DUNTON.—West st, w s, 100 s Swale rd, new brick foundation to dwelling; cost, $200; owner, R. Bloomfield, on premises. Plan No. 1265.

FAR ROCKWAY.—Ocean av, s s, 500 e Channell av, plumbing to dwelling; cost, $200; owner, Mrs. S. Morton, premises. Plan No. 1204.

FLUSHING.—Holly st, n s, 300 w Jamaica av, plumbing to dwelling; cost, $50; owner, J. Miller, premises. Plan No. 1250.

FLUSHING.—Beech st, 136, plumbing to dwelling; cost, $50; owner, J. H. Connors, premises. Plan No. 1255.

FLUSHING.—Beech st, 140, plumbing to dwelling; cost, $50; owner, Edw. Spaulding, premises. Plan No. 1256.

GLENDALE.—Indiana pl, n s, 100 e Tesla pl, plumbing to dwelling; cost, $100; owner, M. Alrcta, premises. Plan No. 1222.

GLENDALE.—Tesla pl, e s, 43 s Central av, plumbing to dwelling; cost, $100; owner, H. Kline, premises. Plan No. 1223.

JAMAICA.—Jamaica av, 100, new store front; cost, $180; owner, F. Loero, premises. Plan No. 1225.

JAMAICA.—Jamaica av, s e cor Kaplan av, plumbing to dwelling; cost, $75; owner, M. Hatters, premises. Plan No. 1226.

LITTLE NECK HILLS.—Highland av, n s, 175 w Browvale drive, plumbing to dwelling; cost, $250; owner, L. J. Longhran, premises. Plan No. 1253.

L. I. CITY.—Pearsall st, 105, interior alterations to dwelling; cost, $150; owner, M. Thurmulaski, premises. Plan No. 1205.

L. I. CITY.—2d av, 69, store front to dwelling; cost, $75; owner, A. D. Avenzo, premises. Plan No. 1206.

L. I. CITY.—Orchard st, n s, opposite Boulevard, interior alterations to foundry; cost, $300; owner, Brooklyn Foundry Co., premises. Plan No. 1211.

L. I. CITY.—Sunswick st, w s, 100 s Payntar av, install new freight elevator in factory; cost, $2,500; owners, Touroff & Karp, premises. Plan No. 1212.

L. I. CITY.—Jackson av, n s, 175 e Henry st, 2-sty brick extension, 25x58, front of stable, interior alterations to provide for garage; cost, $2,400; owner, Chas. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1247.

L. I. CITY.—Diagonal st, n s, 336 e Van Dam st, interior alterations to dwelling, tin roof; cost, $1,000; owner, Jas. A. Foy, 114 Prospect st, L. I. City; architect, B. W. Burger, 121 Bible House, Manhattan. Plan No. 1258.

L. I. CITY.—Borden av and 3d st, plumbing to factory; cost, $150; owner, A. D. S. Corporation, premises. Plan No. 1259.

L. I. CITY.—Borden av and 3d st, plumbing to factory; cost, $50; owner, A. D. S. Corporation, premises. Plan No. 1236.

L. I. CITY.—Ely av, w s, 125 s Payntar av, 2-sty frame extension, 4x5, rear dwelling, new plumbing, interior alterations; cost, $1,800; owner, M. Suec, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1224.

L. I. CITY.—Young st, 100, 2-sty frame extension, 10x16, side foundry, slag roof; cost, $1,000; owner, M. J. Reilly, premises. Plan No. 1238.

L. I. CITY.—8th st, 128, gas piping to tenement; cost, $50; owner, T. J. White, premises. Plan No. 1239.

L. I. CITY.—Chestnut st, 16, plumbing to office; cost, $50; owner, C. Palentz, premises. Plan No. 1241.

MASPETH.—Hull av, s s, frame Rust to High st, erect retaining wall; cost, $500; owner, F. S. Griffen, premises. Plan No. 1235.

MASPETH.—Grand st, s s, 130 e Columbia av, interior alterations to dwelling; cost, $200; owner, I. Reisfield, premises. Plan No. 1249.

MASPETH.—2d st, n s, 200 e Broad st, plumbing to dwelling; cost, $70; owner, N. Peltieski, premises. Plan No. 1200.

METROPOLITAN.—Flushing av, 1426, interior alterations to dwelling; cost, $300; owner, G. Freitag, premises. Plan No. 1252.

OZONE PARK.—Lawn av, s e cor Belmont av, new foundation to dwelling; cost, $500; owner, S. Passervilla, premises. Plan No. 1245.

OZONE PARK.—Lawn av, s e cor Belmont av, new foundation and new plumbing to dwelling; cost, $500; owner, S. Passervilla, premises. Plan No. 1246.

RICHMOND HILL.—Herald av, w s, 240 n Jerome av, plumbing to dwelling; cost, $50; owner, C. Cheseman, premises. Plan No. 1243.

RICHMOND HILL.—Lefferts av, e s, 35 s Hillside av, plumbing to dwelling; cost, $100; owner, E. Vitter, premises. Plan No. 1240.

RICHMOND HILL.—Walnut st, w s, 320 n Atlantic av, plumbing to dwelling; cost, $70; owner, Wm. Markman, premises. Plan No. 1208.

RICHMOND HILL.—Ward st, 315, plumbing to dwelling; cost, $115; owner, J. R. Krey, premises. Plan No. 1210.

ROCKAWAY BEACH.—Oceanus av, n w cor Boulevard, new foundation and interior alterations to dwelling; cost, $3,000; owner, Edw. Balmuth, 380 Boulevard, Rockaway Beach; architect, E. T. Howell, 31 Kane pl, Brooklyn. Plan No. 1266.

ST. ALBANS.—Glenheim st, e s, 180 n Central av, general interior alterations to dwelling; cost, $4,500; owner, Edw. H. Brown, 141 Broadway, Manhattan; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1271.

WINFIELD.—Columbia av, w s, 125 n railroad, interior alterations to dwelling; cost, $400; owner, G. Poppe, premises. Plan No. 1207.

WOODHAVEN.—Liberty av, n s, 175 w Ferry st, new foundation to dwelling; cost, $200; owner, M. Jefferson Estate, premises. Plan No. 1249.

WOODHAVEN.—Woodhaven av, w s, 180 n Brandon av, plumbing to two dwellings; cost, $100; owner, G. Jamesion, premises. Plan Nos. 1230-31.

WOODHAVEN.—Woodland av, e s, 180 n Brandon av, plumbing to dwelling; cost, $50; owner, F. W. Schmidt, premises. Plan No. 1228.

WOODHAVEN.—Woodland av, e s, 120 n Brandon av, plumbing to dwelling; cost, $50; owner, J. J. Knehle, premises. Plan No. 1229.

WOODHAVEN.—Lawn av, w s, 350 n Liberty av, 2-sty frame extension, 18x16, rear dwelling, tin roof, interior alterations; cost, $900; owner, F. Romanello, Yawn av, Woodhaven; architect, A. Cebio, 1129 Boyd av, Woodhaven. Plan No. 1264.

Richmond.

BAY ST, n e cor Canal st, Stapleton, alterations to brick bank; cost, $150; owner, Stapleton National Bank, Stapleton; builders, P. Wolff & Son, Stapleton. Plan No. 258.

RICHMOND TERRACE, s s, 125 e Richmond av, Port Richmond, alterations to brick store; cost, $300; owner, B. P. Winant, 2040 Richmond terrace, Port Richmond; architects, Frank B. Sterner & Co., 93 Lexington av, Port Richmond. Plan No. 257.

8TH ST, w s, 100 s Lincoln av, Midland Beach, alterations to frame dwelling; cost, $200; owner, M. Balough, 8th st, Midland Beach; builder, L. W. Delanar, Summit av, New Dorp. Plan No. 260.

FAIR VIEW AV, e s, 50 n 3d pl, Castleton Corners, alterations to frame dwelling; cost, $218; owner, Mrs. Chas. Missall, Castleton Corners; builders, Vroome & Bush, Castleton Corners. Plan No. 263.

OCEAN DRIVEWAY, n s, 125 w Arden av, Eltingville, alterations to frame club house; cost, $300; owner, Eltingville Pleasure Club, Inc., Hoboken, N. J.; architect, E. E. Meissner, Inc., 68 Barclay st, Manhattan. Plan No. 259.

MOORE'S CAMP, Plot 27, South Beach, alterations to frame bungalow; cost, $90; owner, Christina Taylor, 1269 Lind av, Manhattan; builder, Frank A. Wall, 467 West 166th st, Manhattan. Plan No. 262.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 29. The location is given, but not the owner's address.

NEWARK.—Louis Doblinsky, 640-642 High st, 4-sty brick, $40,000; Leo Stein & John C. Deble, 103-105 2d av, 4-sty brick, $35,000; Davis Bender, 419-421 Jelliff av, two 3-sty frame, $10,000; Frank W. A. Hain, 411 Hawthorne av, 3-sty frame, $6,000; Wolf Kurskin, 234 18th av, 3-sty frame, alteration, $3,000.

JERSEY CITY.—Samuel Margulies & Jos. Greenberg, 68 Rutgers av, 3-sty brick, $12,000; Samuel Rubine, 68-70 Romaine av, 4-sty brick, $35,000; Samuel Rubine, 374 Fairmount av, 4-sty brick, $20,000; Samuel Hass, 193 Jackson av, 3-sty frame, alteration, $1,000; Samuel Margulies & Jos. Greenberg, 70 Rutgers av, 3-sty brick, $12,000; Morris Broadman, 275 Monticello av, 3-sty brick $12,000.

ATLANTIC CITY.—Jacob Rimkufsky, 134 North Illinois av, 3-sty brick, $7,000.

ATLANTIC CITY.—May M. Ogden, 143 South Carolina av, 3-sty brick, $25,000.

BAYONNE.—Boulevard and 33d st, Apartment House Co., 90-96 West 33d st, 4-sty brick, $60,000.

BAYONNE.—Morris Wilder, 458 Broadway, 3-sty frame alteration, $500.

CLIFTON.—Filmielflo Todaro, n e cor. Mahar and Barbour av, 2-sty brick, $5,000.

CLIFTON.—Joseph Kohout, 116 Lake av, 3-sty frame, $6,000.

EAST ORANGE.—Harry Kolodin, southeast corner Dodd and Park sts, 3-sty brick, $16,000.

ELIZABETH.—Benjamin Kosberg, 63 Broadway, 4-sty frame alteration, $300.

IRVINGTON.—Mayk Melnyk, southeast corner 16th av and Grove st, 3-sty frame alteration, $400.

MONTCLAIR.—Vita Caponigro, s s Woodland av, 125 ft e of Maple av, 3-sty frame, $4,000.

MONTCLAIR.—Boudinot Investment Co., 316-318 Bloomfield av, 3-sty brick, $15,000; George W. Usher, 15 Pine st, 3-sty brick, $9,000; Fairchild-Baldwin Co., east side Fullerton av, 82 ft. north of Union st, 3-sty brick, $60,000.

MONTCLAIR.—Donato Fusco, 28 Glenridge av, 3-sty brick alteration, $1,200.

NEW BRUNSWICK.—John Pesciotta, Hamilton av, opposite Robinson st, 3-sty frame alteration, $2,000.

ORANGE.—Pasquale Romano, s e cor. Essex av and Hurlbut st, 3-sty brick, $9,000.

ORANGE.—Max Mindlin, northwest corner Park and Snyder sts, 4-sty brick, $30,000.

PATERSON.—The Solbraver Co., 292 12th av, 3-sty frame, $6,000.

PATERSON.—Samuel and Isaac Greenblatt, 59-61 Degrasse st, 4-sty brick, $30,000.

PATERSON.—Mrs. Gustave Reimer, 90 Front st, 3-sty frame alteration, $2,000.

PERTH AMBOY.—Philip Levy, 267 Washington st, 3-sty brick alteration, $2,000.

ROSELLE BOROUGH.—Gottlieb Ulmer, east side Linden av, 100 ft. north of 2d av, 3-sty brick, $11,000.

TRENTON.—Henry M. Beatty, 50 Centre st, 3-sty brick alteration, $800.

TOWN OF UNION.—Katherine Herzog, 21 Bergenline av, 3-sty frame, alteration, $1,500.

TOWN OF UNION.—Nathan Weiss, 150-152 5th st, 5-sty brick, $28,000.

WEST NEW YORK.—Lucia Modarelli, s e cor. 17th st and Tyler pl, 4-sty brick, $35,000; Simon Abramson, s w cor. Hudson av and 7th st, 4-sty brick, $16,000.

WEST NEW YORK.—Antonio Prizzia, 422 Bergenline av, 3-sty brick $15,000.

WEST NEW YORK.—Domenico Silvestri, north side 16th st, near Park av, 3-sty brick, $15,000; Abraham Boorstein, northwest corner Dewey av and 20th st, 4-sty brick, $20,000.

PERSONAL AND TRADE NOTES.

MISS K. C. BUDD, architect, has moved her offices from 500 5th av to 527 5th av.

E. C. HEALD, architect, has moved his offices to 14 South Broadway, Yonkers, N. Y.

SAMUEL KATZ, architect, has moved his offices from 1 Madison av to 405 Lexington av.

G. MORTON WOLFE, architect, has moved his offices from 638 Ellicott sq to 1377 Main st, Buffalo, N. Y.

H. J. HORWITZ, architect, has moved his office from 290 Broadway, Manhattan, to 44 Court st, Brooklyn.

ROBERT P. SMITH, architect, has moved his offices from 467 Jackson av to 498 Summit av, Jersey City, N. J.

FREDERICK W. TUPPER, civil engineer, has been appointed village engineer by the Board of Trustees of Walden, N. Y.

JOHN MACNAB MACHINERY CO. has moved its offices from 154 Chestnut st, Jersey City, N. J., to 90 West st, Manhattan.

GEORGE STARIN COWLES, architect, has moved his offices from 8 Getty sq to the Putnam Station Building, Yonkers, N. Y.

ORLAND W. JOHNSON, architect, formerly at 105 West 40th st, Manhattan, has moved his offices to Pelham Heights, N. Y.

WALTER B. GRIFFIN, architect and landscape architect, who has been some time in France, recently returned to America.

CHARLES KATZ, INC., plumbing contractor, has moved his offices from 65 Ludlow st, Manhattan, to 414 Bedford av, Brooklyn.

J. WILFRED KIRST, architect, has moved his offices from 12 North Broadway to the Radford Building, Getty sq, Yonkers, N. Y.

WATSON LUMBER COMPANY, INC., has moved to its new yard and office at 186 6th st, near 3d av, Brooklyn. Telephone, 5436 South.

DAVID GOROS, plumbing contractor, formerly of the firm of Levine & Goros, has opened a shop and office at 1052 Tremont av, the Bronx.

BIRDSALL & GROSS, plumbing and heating contractors, have incorporated and opened a shop and office at 4 Winans st, East Orange, N. J.

F. A. GALLOW, architect, who formerly had offices in the Proctor Building, Mt. Vernon, N. Y., has discontinued his office and practice.

MONTAGUE FLAGG, architect, 109 Broad st, is preparing the plans for a residence which he will shortly erect at Brookville, L. I., for his own occupancy.

O'BRIEN CONSTRUCTION CO., general contracting, has moved its offices from 18 East 41st st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WILLIAM E. WALSH, general building contractor, has moved his offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

GEORGE H. OLPHERT, architect, has opened offices in the Proctor Building, Mt. Vernon, N. Y., and desires samples and catalogs from manufacturers interested in the building trades.

WILLIAM DONAGHY, for the last twenty years a plumbing contractor at 112 South Oxford st, Brooklyn, was recently appointed an inspector for the Board of Health of the Borough of Brooklyn.

LOUIS KRAEMER AND PETER GAHN formed a partnership under the name of Kraemer & Gahn and will conduct a general heating and plumbing business at 85 North 14th st, Newark, N. J.

FRANK J. SEMPLE, vice-president of the Simmons Hardware Company, 17 Battery pl, recently predicted that by next spring the United States will enjoy an era of prosperity such as it has never seen before.

C. W. ANDERSON, carpenter, cabinet maker and general contractor has moved his factory and offices from 42 Beaver st to larger and better equipped quarters at 114-118 Leroy st, near Hudson st. Telephone, 2156 Spring.

KENNEDY VALVE MFG. CO., Elmira, N. Y., has moved its New York office from 57 Beekman st to 81 John st, where the firm has larger quarters and better facilities for the display of its line and handling increased business.

LAVIGNE MANUFACTURING CO., Detroit, Mich., manufacturer of valves, has moved its Eastern sales office from 110 West 40th st to 358 5th av. This office is under the direction of H. R. Watson, Eastern sales manager.

HARRY D. APPLEBY has resigned as Chief Engineer of the Bureau of Design and Survey of the Borough of Manhattan, New York City. The bureau has been abolished and the work divided among the bureaus of highways, sewers and topography.

BARTOLOME M. RAFFO, a prominent architect of Buenos Aires, Argentine Republic, recently arrived in New York. He will make an extended tour of this country for the purpose of making a study of American architecture and building methods.

WHEELING STOVE & RANGE COMPANY, Wheeling, W. Va., recently opened a branch office at 50 Vestry st, Manhattan, in charge of C. N. Cumberland as manager. A full line of gas ranges, heating stoves, hot plates, ovens, water heaters, etc., will be on display.

GEORGE H. WELLS, architect, who has been with Cass Gilbert during the last fifteen years, has withdrawn from Mr. Gilbert's organization for the purpose of separately practicing his profession. He has opened offices at 10 East 43d st. Telephone, 5646 Murray Hill.

S & S WINDOW CORPORATION, 41 Liberty st, has received a contract to furnish the S & S ventilating and reversible windows on all street fronts of the new Central Branch Young Men's Christian Association Building in Brooklyn. Trowbridge & Ackerman, architects.

BRUNSWICK-BALKE-COLLENDER CO., manufacturers of billiard tables and bar fixtures, has decided to discontinue their activity in the bar fixture line. It is understood that their plant at Dubuque, Ia., which was devoted exclusively to the manufacture of bar fixtures, will be used for making talking machine and piano cases.

WILLIAM A. KLEMANN, secretary of the New Jersey State Board of Architects, recently called the attention of the public to the existing law against the practice of the profession of architecture without a license in the State of New Jersey. This law is to protect builders against a letting down of standards in art as applied to buildings.

PRESTON K. YATES, consulting engineer, Equitable Building, 120 Broadway, has admitted his son, Sheldon F. Yates, into partnership, under the firm name of Yates & Yates. Sheldon F. Yates was for two years an instructor in the Harvard Engineering School under Professor Swain. He has since then been principal assistant engineer on the construction of the New Haven Trap Rock Co.'s plant at North Branford, Conn.

CITY EMPLOYEES in Brooklyn must now be punctual. A new time system has been adopted by the heads of city departments in that borough for the employees under them. The regulation went into effect June 1. All employees must in future record on a time-sheet the hour and minute of their arrival at their respective offices. If they are late four days in the month, a day is clipped from their vacation.

NATIONAL FIREPROOFING COMPANY, whose Natco hollow tile is used so extensively for the fireproofing of buildings is applying its material to a new form of sewer construction. It is claimed for this tile that a lineal foot of it displaces approximately fourteen ordinary bricks, saving cement and time. A lock-joint feature produces such tenacity that an assembled section may be suspended after allowing the cement but twenty-four hours to set. Accordingly, the sewer may be assembled in half or whole sections before lowering into the trench, thus saving much time in building the sewer and obviating any of the costly delays so commonly experienced because of wet trenches.

OBITUARY

LEMUEL HOWELL, a general contractor, died at his home, 45 Union st, Flushing, L. I., Saturday, May 29. He was seventy years of age and is survived by his widow and one son.

JAMES CAMPBELL, a general contractor formerly prominent in Republican politics in Brooklyn, died at his home in Long Branch, N. J., Tuesday, June 1. He was seventy-one years old.

THOMAS DE NIER, a lather and general contractor, died of pneumonia, at his home, 243 Morris av, Brooklyn, Sunday, May 30. He was born in Manhattan sixty-one years ago. He is survived by his widow, five sons and two daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its eighteenth annual meeting and convention at Atlantic City, N. J., June 22-26. The headquarters will be at the Hotel Traymore.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

MACHINERY CLUB OF THE CITY OF NEW YORK at its annual meeting held May 25, elected the following members to the board of governors to serve for a period of four years: W. L. Saunders, A. B. See, W. A. Redding, D. W. Bigoney and W. P. Bowman. Charles Shults was eletced to the board to serve two years.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hggiene, successfully held at Buffalo.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK have issued the first number of a "Journal" which is to be published monthly in the interests of the society. The paper is to be edited by Percy C. Jarney, who has had a long experience in the handling of the Board of Water Supply's printed matter, including annual and special reports, contracts, specifications, etc. The journal will contain advance copies of the papers to be presented at the society's meetings, reports of past meetings, names of new members, personal notes, accounts of inspection trips and a section headed "Our Associate Editors," in which communications from members will be printed.

NEW JERSEY SOCIETY OF SANITARY ENGINEERING was recently formed at a meeting held in Newark, N. J. The society was organized for the purpose of securing better sanitary regulations throughout the State and to work for a State law governing the installation of house drainage systems, so as to give the suburban districts the same sanitary regulations as those enjoyed by the larger municipalities. The election of officers resulted as follows: L. J. Levine, Elizabeth, president; Louis Maier, Newark, first vice-president; J. H. Kerr, Perth Amboy, second vice-president; A. M. McGookin, Newark, secretary-treasurer. J. Campbell, M. J. Healy and J. Sonnenberg, were elected to the executive committee.

RETAIL LUMBER DEALERS' ASSOCIATION of the State of New York will hold its 1916 annual convention in Poughkeepsie next January. The decision to meet here was reached last Friday, when the directors of the organization were in session aboard Hon. William H. Frank's yacht "Clara." The directors were invited to meet at Poughkeepsie by Henry T. Lumb, a member of the board, who had the assurance of the Dutton people and others in the local lumber trade that the visitors would be welcome and royally entertained. On arrival at Poughkeepsie the directors were taken for a motor tour of the city and suburbs. Returning they were taken aboard the yacht "Clara," where luncheon was served, while the boat steamed up the river about 15 miles. After landing the party was escorted to the Nelson House for dinner. Speeches were delivered by Mayor D. W. Wilbur, acting as toastmaster; Hon. William H. Frank, Congressman Edmund Platt, Hon. C. V. L. Spratt, ex-Mayor G. N. Arnold, President James Burr and Secretary K. C. Evarts, of the Retail Lumber Dealers' Association.

RECENT INCORPORATIONS.

CLEMATIS REALTY CO. has been chartered with $10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Flora Weiss, 103 West 141st st; Wm. A. Johnson, 301 West 114th st, and Philip Cohen, 529 Courtlandt av. Frank Thorn, 35 Nassau st, attorney.

ANDREWS CONSTRUCTION CORP., with offices in Manhattan, has been chartered to do a realty and construction business, act as constructing engineers, install steam and water heating apparatus, etc., and deal in building materials, with a capitalization of $10,000. The directors are Wm. Andrews and Thos. H. S. Andrews, both at 267 Grand av, Brooklyn; Edward H. Mays, Forest Hills, L. I., and one other. The attorneys are Appell & Taylor, 51 Chambers st.

BUILDING MATERIALS AND SUPPLIES

NATIONAL CONSTRUCTION SHOWS NET GAIN OF $10,000,000—CEMENT AND BRICK MOVE UP

Further Advance in Copper—Brass Manufacturers Withdraw Quotations

ACCORDING to construction statistics compiled for the metropolitan district, the great preponderance of demand for material now developing is for hastily constructed mill shops required by firms making war supplies of one sort or another. Notable among the orders taken in the last three weeks have been orders for munitions for the United States Government. In the lists are powder, machinery, metal ceiling, corrugated iron mills, a grain elevator, a searchlight factory, a cheese factory, a butter manufacturing plant, a packing plant, several additions to meat refrigeratories, one ship building plant, a wire-making factory and many cloth and shoe mills.

A majority of the operations are for one and two-story structures, mostly of manufactured material, like corrugated iron, wire cloth and expanded metal, some concrete reinforcement, but not much brick, steel, stone or cement. The lime and plaster markets have not reported marked impetus in orders emanating from this class of building work, so the inference is that the construction work is finished with composition boards or metal. There is a great change for the better in factory flooring in the lumber department, a department that has been stagnant for some time. Studding is said to be in better demand in the wholesale market for this class of construction.

The building situation in general is active. Bradstreets, from incomplete reports received to date, looks for an actual increase over national building construction for the same month last year. There will be shown a net gain of more than $10,000,000 for large cities. Manhattan and the Bronx shows a gain of $6,000,000; Chicago, despite the strike, shows a gain of $1,000,000; Cleveland, of $3,000,000, and Milwaukee a drop of only $500,000, from last year's figures. The total building figures for the country are expected to show a normal state of building for 130 cities for the first time since the war began.

Prices of building materials open June at about the same level as last month. Portland cement is the notable exception. This has advanced about ten cents a barrel. With the exception of one or two small companies every manufacturer supplying this market from the Hudson or Lehigh valleys has listed the product at $1.32 a barrel, alongside of dock, N. Y., in wholesale lots. The smaller companies who have not put their prices up to a profit-taking base are rapidly filling to capacity for building construction and taking contracts some distance ahead. Other manufacturers are now selling cement at prices giving them a small margin of profit, while the cutters are taking orders at an actual loss. As soon as they fill up to the limit of their production capacity, they will be forced to bring their prices to the new level and the consumer will have no alternative but to pay more for this commodity.

The May statistics for shipments of cement, considered a reliable barometer for the rise and fall of the construction movement in the metropolitan district, will show a gain over the total reported for April which was in excess of 13 per cent. over March. In May 2,690,000 barrels were shipped, or 125,000 more than in May, 1914, from Zone No. 1.

Edward M. Hager, who is organizing the large national cement manufacturing company, was at the Waldorf-Astoria this week. There was a rumor that the Edison plant at New Village, N. J., may be the Lehigh Valley member of the chain. Verification was not obtainable from Edison officials, however. Intimation was given that except for a few minor details the Century Portland Cement Company, the name of the new company, is about ready for incorporation, which will be under the laws of Delaware.

Copper, brass, spelter and lead have advanced another cent a pound, making the former 24 cents; brass, 25 cents; June spelter, 27 cents and lead 4.82½ cents. Further advances are expected.

Plan filings for the five boroughs this week follow: In the same week last year 301 new building plans were filed with an estimated value of $3,184,942.

	Week ending May 28.		June 4.	
	No.	Value.	No.	Value.
Manhattan	12	$731,000	8	$770,175
Bronx	24	723,350	34	1,067,100
Brooklyn	136	1,780,700	75	503,025
Queens	139	737,975	92	471,280
Richmond	34	29,203	29	16,920
Totals	345	$4,011,228	248	$2,828,500

COMMON BRICK.

Price Movement Upward—Unsettled Weather Only Drawback.

UNSETTLED weather pulled the brick market down this week. Otherwise $7 brick doubtless would be ruling at this time. As it is the current quotations are minimum at $6.50, with some moving at a shilling to three shillings above that figure. The change in condition was due not so much to increased demand, which, in fact, was curtailed owing to intermittent rainy and clear days for ten days, as to an upward movement in Portland cement.

Official transactions for Hudson River brick covering the week ending Thursday, June 3, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over, Friday A. M., May 28—37.	Arrived.	Sold.
Friday, May 28	4	1
Saturday, May 29	5	7
Monday, May 31	6	3
Tuesday, June 1	2	6
Wednesday, June 2	10	5
Thursday, June 3	7	8
Total	34	30

Reported en route, Friday, June 4—11.

Condition of market, rising. Prices: Hudsons, $6.50 and ——; Raritans, $6.50 and —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., June 4—41.

1914.

Left over Friday, A. M., May 29—30.

	Arrived.	Sold.
Friday, May 29	5	6
Saturday, May 30	10	5
Monday, June 1	16	18
Tuesday, June 2	0	5
Wednesday, June 3	9	4
Thursday, June 4	8	4
Total	48	42

Condition of market, firmer. Price: Hudson, $5.60 to $5.87½; Newark, yard, $7.25 to $7.50, firmer. Left over Friday a. m., June 5—36.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 3, 1915	678
Total No. of bargeloads sold Jan. 1 to June 3, 1915	637
Total No. bargeloads left over June 4, 1915	41
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 4, 1914	547
Total No. bargeloads sold Jan. 1 to June 4 1914	511
Total No. bargeloads left over June 5, 1914	36

BUILDING METALS.

Structural Steel Firm—Iron More Active—Copper Up.

STRUCTURAL steel and building and commodity metals were uniformly stiff. Copper advanced another cent. Brass manufacturers withdrew all former quotations. They are quoting only on order. Tees are up to 2.35c. and 2.40c. for 1 in XIX ⅛ ins.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to June 1, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, May 1, 1915.

Hudson common .....$6.25@$6.75
Raritan common .....6.25@ 6.50
Second hand common .....——@ 2.75
Newark (yard) .....6.75@ 7.25
Front or face .....18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot.....$1.32@ ——
Over 30 days.....1.37@ ——
10c. bag; returns on bags.
Mill base .....70@ ——
Con. Rosendale Nat. to dealers.$0.90@ ——
Dealers price to job.....1.10@ ——
7½c. bag; returns on bags.
Alsen's German .....No Quotation
Dyckerhoff German .....No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in..... $1.00
Trap rock, ¾ in..... 1.10
Bluestone, 1½ in..... .85
Bluestone, ¾ in..... .95

GLASS, Windows—from jobbers' list—Discounts.
Single thick 90-20
Double thick 90-25
Plate (May 1 list).....90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. $0.80
¾ in. ..... .85
P. S. C. gravel..... .95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in..... $0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15
Interior—
2x12x12 in..... $0.048
3x12x12 in..... .048
4x12x12 in..... .054
6x12x12 in..... .072
8x12x12 in..... .096
Shaded on quantities

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing...$1.55@$1.60
Eastern common 1.15
Hydrated finishing 8.50

LINSEED OIL—
American Seed City Raw.....$0.67@$0.68
American Seed City Boiled..... .66@ .67

LUBRICANTS (Mineral):
Black, refined, summer....$0.13½@ ——
Black, reduced, 27 gravity, 35@30 c. t..... .13 @$0.13½
Wax, crude .....per lb. 3½@ 3¾
Cylinder, light filtered.....21½@23
Cylinder, dark, steam, refined..15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in.....$22.00@$26.50
14 to 16 in..... 28.50@ 33.50
Heart face siding 4-4 & 5-4 .....——@ 28.00
Flooring, 13-16x2½ & 3 ins. ..... 14.00@ 27.00
Hemlock, Pa., f. o. b. N. Y. base price, per M..... ——@ 22.50
Hemlock, W. Va., base price per M. ..... ——@ 20.50
Hemlock, Eastern mixed cargoes ..... 18.00@ 19.00
(To mixed cargo price add freight $1.50.)
Spruce Canadian .....$24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft.....$26.00
9 in., 16 ft. and under..... 28.00
2x6, 10 and 14 ft..... 23.00
2x8, 12 and 14 ft..... 23.00
2x10, 3x10, 10 to 16 ft..... 29.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side $26.00

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. slab $3.90

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... $8.50@ ——

BLOCKS—
2 in. (solid) per sq. ft.....——@$0.06
3 in. (hollow) .....——@ .06½
4 in. (hollow) .....——@ .07¾
Boards ⅝ in. thick, per sq. yd.——@ .16

SAND—
Screened and washed Cow Bay, 500 cu. yds., lots, wholesale.....$0.50

SLATE (Per Square, N. Y.):
Penn. Bangor ribbon.....$4.10@$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine, No. 2..... 4.50@ 6.75
No. 1 red .....10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor (stiffening).. 4.75@ ——
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20

STRUCTURAL STEEL (Waverly):
Beams & channels up to 14 in.$1.85@$1.90
Beams & channels over 14 in.. 1.85@ 1.90
Angels 3x2 up to 6x8..... 1.85@ 1.90
Zees and tees ..... 1.85@ 1.90
Steel bars, half extras..... 1.80@ 1.85

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 12, 1915

THE CITY'S COURT HOUSE PROBLEM

Views of Experts on What Is Best to Be Done—The Greater Civic Center Project Challenged—A New Court House Is Imperative

COMPTROLLER PRENDERGAST has filed with the Board of Estimate a statement predicting that the new courthouse and site will cost $25,000,000, or $8,000,000 more than President McAneny estimates, and advising against the further continuance of the project.

He says the Board of Estimate has proceeded with this great financial undertaking in the face of business conditions which some of the members of the board are daily describing in the press as most unfavorable. He quotes some of his colleagues as saying that "If ever there was a time when public expenditures should be curbed, this is the period."

In view of this stand on the part of the Comptroller of the city, realty and business interests are asking if it is not time to pause and consider. In fact, it is said that the members of the Board of Estimate are waiting to hear from the people on the matter, and that some are inclined to support the Comptroller.

Important interests suggested to the Record and Guide to ascertain if possible the consensus of opinion among business men as to what should be done under the circumstances. In the minds of some of those interviewed the courthouse problem divided itself into three parts. First, the construction of the building, second the acquisition of the site, and third, the making of a civic center to extend from City Hall Park to Manhattan Bridge with a grand boulevard and concourse of public buildings. One thing that seemed to be agreed to was that the civic center project should not be linked up with the courthouse plans at this time.

Sounding Public Opinion.

It seemed to be the predominating opinion that the construction of the building should somehow proceed, but that the civic center scheme is too ambitious and should be disconnected from the court house undertaking proper, and every bit of land not actually needed for a site disposed of.

Said a very representative real estate authority: "Irrespective of the cost of the building, it will cost fifteen million dollars for the land, when the original proposal of the Court House Board did not contemplate expending one dollar for land. The city has been led on by degrees by city planners until it contemplates an improvement which may cost as much as one hundred million dollars, at the price New York pays for things.

"I am thinking of that ambitious civic center scheme of Mr. McAneny's, of which the court house site forms only a part. The excessive amount of land for the court house site was no doubt purchased as part of the civic center plan.

"We simply cannot afford it. In my opinion, I think it would be better to sell off the land and build on a less expensive site. It certainly would be a wise thing to do, if the city has not committed itself too far, to go back to the City Hall Park site, remove the present building, as the Court House Board first proposed, and build there, meanwhile renting court rooms in adjacent buildings. That is the way a business man would solve the problem. At any rate, the civic center scheme should be shelved as altogether too extravagant."



ERNEST FLAGG.
Criticises the site of the new court house.

The Committee on Civic Improvements of New York Chapter, A. I. A., has submitted to Acting Mayor McAneny a plan for shifting the Court House to a site nearer to the Municipal Building. As explained by Ernest Flagg of the committee, this plan would cost less to carry out, as there is less disturbance of existing streets. It occupies less land and the salvage would be greater. Instead of releasing only 101,000 square feet for sale or other use by the city, it releases 208,650 square feet or over 100 per cent. more. The saving on this item would doubtless amount to several million dollars. It provides better and larger sites for other public buildings in case they are needed. It provides some park area about the building. It adds about 25,000 square feet to the area of Mulberry Bend Park.

"The adoption of this plan would mean a saving of $6,000,000," continued Mr. Flagg. "The plan put forward by the Court House Board seems to us defective in vital particulars, and should not, we think, be approved by the Board of Estimate and Apportionment or by the Art Commission."

A Great Architect's Opinion.

Mr. Flagg was of the opinion that a great mistake had been made in the selection of the site.

"The heart of the legal district is, and always will be, in the heart of the financial district," he said. "When the matter was under advisement I suggested a site for the building which would have cost far less and have been as much better and more convenient, as it was more economical. I refer to the three small blocks bounded on the east by Battery Park, on the west by Coenties Slip Park and on the south by the new Plaza in front of the Municipal Ferry Houses.

"This site would have therefore been perpetually open. Moreover, its cost to the city would have soon been entirely offset by increased taxes from the land lying between it and the financial district.

No Telling What It Will Cost.

"If the method usually followed in the erection of our public buildings is used in building the Court House, then there is no telling what it will cost. That plan is to start work on somebody's estimate and afterwards discover it was a mistaken one. The Capitol at Albany is a shining example of what may be expected under this method; the original estimate for that building was exceeded by five or six hundred per cent. It is safe to say that nine times out of ten, when work is done in this way, the estimates are overrun by from one hundred to several hundred per cent.

"If, by good luck, the estimate in this case is exceeded by only one hundred, or one hundred and fifty per cent., and the building is paid for from the proceeds of fifty year bonds, then it will have cost the taxpayers, before they are through with it, from $60,000,000 to $70,000,000; for every dollar spent will cost, with the interest, three dollars. To be sure, the city will have the use of the building, but the rent will be unnecessarily high.

Get Bids on All.

"This difficulty can be avoided by starting work only after bids have been received and accepted for the building complete in every detail. Common prudence and past experience demand that this be done and the taxpayers should demand it also.

"The city ought not to go in debt for the building at all. That plan is sure to lead to extravagance.

"Pay as you go, is just as sound a doctrine for a community as for an individual.

"New York has no real need for a court house of the kind proposed. The present one has many defects but for very little, they could all be cured. The court rooms are spacious and well lighted. The dependencies are cramped, but by sacrificing a few of the court rooms, this defect could be obviated and the additional court rooms needed might be provided in a building one quarter the size of the one contemplated."

Mr. Marling Would Proceed at Once.

Alfred E. Marling, president of Horace S. Ely & Company, said:

"I believe the wise step for the city to take in connection with the court house is to proceed at once to build it and stop further loss in interest, etc. The site has been secured at a great cost, the plans for the building have been approved and careful estimates secured, and Mr. McAneny is authority for

the statement that the net cost will not exceed seventeen millions. We have been waiting for years to have this court house built, the need for it is universally recognized, and whatever mistakes may have been made in the selection of the site, or in the condemnation, or in the plans of the building, might readily be repeated in any new undertaking, and there would be still, in addition to this, further delay. The duty of the city authorities is to proceed at once."

Wiser Now to Continue.

William L. De Bost of the Cruikshank Company said:

"Of course, I am quite sure that the real estate world in general feels that the city should be very careful about spending any money at the present time, unless it is absolutely necessary, and the twenty-five or more millions which the court house will cost will be a great burden on the taxpayers. However, as the matter has progressed so far, it does not seem to me that it can be abandoned now, and the work must be carried out.

"Recently I had occasion to look into the question of the loss to the city, providing the site were abandoned and the property already acquired, sold, and the loss seemed so great that it appeared wiser at this stage not to take this step."

Have Gone Too Far to Turn Back.

Hon. Cyrus C. Miller, who was a member of the Board of Estimate when the Court House act was passed, said:

"It is a fact that we need a court house; the city has embarked on the plan, and private owners have been subjected to annoyance and loss. I fear that we have gone too far to recede, and that we must proceed."

Views of a Financial Expert.

Stewart Browne, of the firm of Stewart Browne & Co., bankers, and president of the United Real Estate Owners' Association, said: "The idea of a Civic Centre and new Court House for Manhattan from the 'city beautiful' standpoint is splendid; provided the site chosen be suitable and the city has the money to pay for it.

"The site for them was chosen because the land was cheap and not because it was an ideal location; the combination of the 'city beautiful' with a cheap out-of-the-way site is grotesque; the proposition to spend anywhere from twenty to forty million dollars for such in the financial condition the city has been in for the past few years was the dream of madmen.

"If the city administration were wise they would do as any business man does when he finds he has made a mistake; he cuts his loss by selling out and profiting in the future by such experience. It would pay the City of New York today to sell the entire site purchased even although it made a loss anywhere from five to seven million dollars; let the city rent space for courts in the buildings surrounding the City Hall until such time as the city's financial condition is put in proper shape, which will not be within five years at the earliest, if even then.

"No man can say what effect the present European war, when finished, will have on the price level of this country; it may be extremely beneficial or the very reverse; even with existing conditions a 2.25 per cent. and 2.50 per cent. tax rate is written on fate's map within five years."

"If Unprepared Now, Wait," Says Mr. Parish.

John L. Parish said:

"In a proposition so large as the provision of a new court house for the foremost city in all the world a niggardly or cheese-paring policy would, in my opinion, be entirely out of place.

"If the city is unprepared financially to proceed with the matter on the lines laid out, let it wait until a more propitious time. But whatever is done should be done for permanency.

"I myself feel that the commission could have chosen a better site—one better suited to the dignity and importance of the city, one that would have had what this and so many other public buildings in America lack—a proper and sufficient perspective. But the site selected has been definitely decided upon and the plans for the structure are far advanced. The municipality is so far committed to the general scheme that it would undoubtedly be more costly to abandon it and begin all over again than it would be to go forward.

"Money spent in such works by great municipalities is never lost. It may seem that the investment is wasted, but it is not so. Such structures create values. It is only when the money appropriated to the creation of such buildings is diverted to the pockets of political parasites and grafters that the taxpayers lose in such undertakings.

"In the hands of such an administration as this present the taxpayers need have no fears in this respect. It will be their own fault if the building of the new court house should develop another orgy of rascality, incompetency and graft."

BUILDING RESTRICTIONS IN CONSTITUTION

The Principles of Height Limitation, Zoning and Condemnation for Safety and Sanitation Incorporated by Amendments

At a series of conferences attended by Messrs. Paul D. Cravath, Darwin R. James, Jr., and Alfred T. White of the Tenement House Committee of the New York Charities Organization Society, by Messrs. John C. Gebhard, Ralph K. Jacobs and Charles Coleman Miller, of the Brooklyn Bureau of Charities, and Messrs. Frank Bailey, Edward C. Blum, William M. Calder, John J. Kuhn, Walter Lindner, Cyrus C. Miller and Frederic B. Pratt, of the Advisory Council of Real Estate Interests, it was decided to submit on behalf of these organizations three constitutional amendments to the convention at Albany. These amendments were introduced on Friday, June 11, by Mr. Bannister. The first amendment provides for the legalization of buildings' heights restrictions, and reads as follows:

> "The Legislature shall have power to limit the height and dimensions of buildings in cities, towns and villages of the State, by provisions which apply to such cities, towns and villages generally, or to parts or districts therein, and to amend such limitations from time to time.
>
> "This power may be exercised directly or may be exercised by authorizing towns, villages or cities to exercise the same in such manner as may be provided by the Legislature."

Although the New York City Charter confers authority upon the Board of Aldermen to pass ordinances with regard to the restriction of buildings' heights, and a recent Act of the Legislature intrusts this same prerogative to the Board of Estimate, nevertheless there might be some question as to whether or not these special grants to the city on the part of the Legislature are constitutional, under the principles embodied in the Federal Constitution, granting to every citizen the equal protection of the laws and guaranteeing that no one shall be deprived of his property rights, without due process of law.

The second amendment relates primarily to zoning and districting of the City for industrial, commercial, residential and other purposes. This amendment reads as follows:

> "The Legislature shall have power to limit the use and character of the occupancy of buildings in the cities, towns and villages of the State, by provisions which apply to such cities, towns and villages generally, or to parts or districts therein, and to amend such limitations from time to time.
>
> "This power may be exercised directly or may be excercised by authorizing towns, villages or cities to exercise the same in such manner as may be provided by the Legislature."

Very few cases have been decided by the courts with regard to the use and the character of the occupancy of buildings. Probably one of the leading cases with an incidental reference to districting has arisen in Massachusetts, where the Legislature enacted a Building Restriction Law applicable to the City of Boston, dividing the city into two sections—commercial and residential, and providing that the buildings in each could not exceed a certain height, and providing for commissioners to determine this height in certain instances. In other words, the height of the building depended upon locality and use, and the court upheld this act under the police power. This case was affirmed in the Supreme Court of the United States, where the court emphasized that the authority conferred by the Legislature must reasonably come within the police power, and in questions of this character local conditions must determine their validity. Although the case is primarily one relating to buildings' heights, nevertheless in so far as it divides the city into two sections—commercial and residential—the zoning feature is recognized. The Federal Court has also upheld a prohibition of laundry work between certain hours in particular sections of the city, on the ground of safety from fire, although most of the opinions of the Federal Court relative to districting have been in the nature of obiter dicta.

The final amendment submitted to the Constitutional Convention is as follows:

> "The Legislature shall have power to authorize the towns, villages and cities of the State to take real property which is dangerous to public health or safety, and to sell or lease the same, subject to such restrictions as may be deemed to be in the public interest. Property taken pursuant to this provision shall be deemed to be taken for a public use."

If this amendment is adopted the legislative authority to condemn private property for public purposes, when this property is maintained as a nuisance or as a danger to public health, will become certain. Such prerogatives have already been exercised by the Legislature, in condemning unsanitary premises for park purposes, as, for instance in the cases of Hudson Park and Mulberry Bend Park. To-day while buildings are condemned under the power of eminent domain, by the Legislature, for reasons of public health or to abate a nuisance, yet the land remains in the possession of the owner. This amendment permits the city to purchase the land, at a fair value, and re-sell it upon such terms as it desires, whenever public interest so demands.

In all these amendments the rights of the property owner are thoroughly and completely protected and conserved, under the provisions of the Federal Constitution, which conclusively prescribes that private property shall not be taken for public purposes, without just compensation, thereby insuring to taxpayers the equal protection of our laws.

There have been merely dicta in New York cases upon this subject, although the courts have upheld ordinances which prohibit the erection of a bill board exceeding 6 ft. in height, as within the police power. Upon the grounds of public health and safety, as well as for economic reasons, it would appear that the restriction of buildings' heights in the City of New York, within certain reasonable limitations, would be valid.

RECONSTRUCTION OF STEINWAY TUNNEL

For Temporary Operation Under the Dual System—A New Force for the Development of Queens Borough Realty

ANOTHER link in the chain of rapid transit railroads will be opened to travel shortly when the temporary operation of the Steinway Tunnel (or Belmont Tube) under the East River will begin. Eventually it will be an integral part of the Dual System carrying through trains from Manhattan into Queens, but for the time being it will be used for a shuttle service only, because of the incompleteness of the connections at either end. The present Manhattan Terminal station entrance is through a new building which the Interborough Rapid Transit Company decided to erect on the south side of 42d street between Lexington and Third avenue. This will become a way station when the tunnel line is connected with the underground system at Grand Central Terminal.

The original owners of the franchise were incorporated as the New York and Long Island Railroad Company July 30, 1887. The work was started in May, 1892, and continued until December of that year, when an explosion having occurred, operations ceased, for a period of 13 years. The Rapid Transit Company acquired control of the capital stock in January, 1904, and a new contract for construction was entered into with the Degnon Contracting Company in July, 1905. In April, 1914, the property was purchased by the City of New York and made part of the Dual System. Since then the tunnel has been reconstructed in part and brought to its present nearly completed state. Melville S. Miller, Assistant Engineer Second Division, in a report appearing in the May Public Service Record, issued by the Public Service Commission, gives a complete account of the reconstruction work, from which the following information is taken:

The Steinway tunnel extends from a loop at the intersection of Park avenue and 42d street, Manhattan, somewhat below the present subway, easterly under 42d street and the East River to the west end of 5th street, Long Island City; thence under private property to 4th street and thence under 4th street to a loop just west of Van Alst avenue, Borough of Queens.

The tunnel was built in the form of two single-track tubes, except under 4th street, Long Island City, where the usual form of subway section was used. Under Manhattan, Long Island City and for about 300 feet under Man-o'-War Reef, the tubes were constructed of concrete. Under the East River, with the exception of the three hundred feet under Man-o'-War Reef, the tubes were built of cast iron rings two feet two inches in width. The main grades in the tunnel are as follows: Manhattan section, 3 per cent; River section, 1.63 per cent., and Queens section, 4 1-2 per cent. and 0.25 per cent. Three stations were provided, but not entirely completed; one under 42d street, Manhattan, between Third and Lexington avenues, one at Jackson avenue, Borough of Queens, and one at Van Alst avenue, Borough of Queens. The tunnel was designed for surface cars with an overhead contact, but with the exception of the loops at each end, sufficient clearance was left for the present subway car.

Reconstruction.

The contract with the Interborough Rapid Transit Company provided for the temporary equipment and operation of a part of the Tunnel, pending the extension of the Steinway Tunnel to the west to connect with the present subway at, or near, Times Square, and its extension to the northeast in Long Island City to a junction with the Astoria and Corona rapid transit lines on the Queens Plaza of the Queensboro Bridge. In order to put the road in condition for operation, it was necessary to reconstruct part of the tunnel and complete the remaining part to be operated. The contract for reconstruction was awarded to the lowest bidder, the Rapid Transit Subway Construction Company, and the contract was signed on the 10th of April, 1914. Based on the preliminary estimate of the quantities and on the unit prices of the contract, the cost of reconstruction would have amounted to $383,910.75.

The contract called for the following work to be done: The reconstruction of the structure and the provision for a crossover between First avenue and the East River. The filling in of Shaft No. 3 at Man-o'-War Reef. The reconstruction of Shaft No. 4 and the providing of suitable doors and ladders for use as exists in case of emergency. The building of new duct lines and the grouting and draining of the old ducts. Grouting wherever necessary to make the tunnel watertight. Furnishing and laying tile drains and such pipe connections with sumps and sewers, as required. Provision of station finish and the building of a temporary superstructure for the Grand Central and Jackson Avenue Stations. The removal of parts of the present tracks now in place, and the provision and installation of additional track material to make the track complete throughout the railroad.

Contractor's Plant.

At the time of the construction of the Steinway Tunnel, four shafts were used: The first on the south side of 42d street between Lexington and Third avenues, the second on the north side of 42d street between First avenue and the East River, the third, at Man-o'-War Reef, and the fourth on the north side of 4th street, Long Island City, between Front street and West avenue, all in private property.

For the reconstruction, the contractor's plant was divided into three units; one at Shaft No. 2, one at Shaft No. 3 on Man-o'-War Reef, and one at Shaft No. 4. In the yard at Shaft No. 2, were located the offices, carpenter shop, blacksmith shop, etc., and here the excavated material from the crossover and vicinity was taken out, and conveyed over a narrow gauge track to the dock at the east end of the yard. By means of this shaft the steel for the crossover was lowered into the tunnel.



THE WESTERN PORTALS OF THE STEINWAY TUNNELS UNDER CONSTRUCTION.

At Shaft No. 3 on Man-o'-War Reef were located the concrete mixer and compressor plant. This made a very accessible point for the storage and delivery of material. Sand, cement, stone, tunnel ducts, etc., were delivered here by scows. The greater part of the concrete used in the reconstruction was mixed at this point. The concrete was dropped through a chute to the small cars below and distributed by means of electric locomotives, run by storage batteries.

Station Finish Work.

At Grand Central Station a temporary superstructure was to have been built, but the Interborough Rapid Transit Company decided to construct a building on this property. This building provides the necessary entrance to the station in accordance with an agreement with the city. Because of the great depth of the platform below the street surface, the Interborough Rapid Transit Company has built an escalator as part of the equipment to convey passengers from the mezzanine level to the street surface. This escalator is said to be the longest ever installed in this country, having a vertical lift of 52 feet. At this point, the platform had to be raised, a new stairway built from the platform to the mezzanine, the stairway from the mezzanine to the surface completed, railing, etc., provided, a despatcher's office built, electric conduits, etc., laid, concrete finish applied to floors, fire lines installed and the walls plastered,

SOME OF THE YEAR'S HAPPENINGS REVIEWED

Results Accomplished in Municipal Affairs Dwelt on in Annual Report of Manhattan's Borough President

LAST week the Record and Guide printed a portion of the annual report of Borough President Marcus M. Marks, and following are some other points touched upon in his report:

Building Activity.—Although building activity was comparatively light in 1914, a few notable structures were erected or planned. The Equitable Building, estimated to cost $8,000,000; also the Hallenbeck-Hungerford building, in Franklin street, costing $1,200,000; the J. P. Morgan bank building, costing $1,200,000; the Hill Publishing Company building, at 36th street and Tenth avenue, costing $750,000; the Waldorf building at No. 2 West 33d street and No. 5 West 32d street; and a twenty-story office building at Vanderbilt avenue and 45th street, costing $900,000.

Elevator Inspections.—During the year, 35,895 inspections of elevators were made to comply with the requirements of the law, which specify that elevators shall be inspected not less than four times a year.

Filing Plans.—Work was begun on the installation of a new system of filing plans and applications. There are in the files about 250,000 plans. The old system of filing plans had been in use since 1868, and was obsolete and absolutely inadequate for present needs. Under the new system, all plans are filed by lot and block numbers as given by the Tax Department.

Car Track Re-Location.—A year ago, it seemed simple enough to relocate the street car tracks on Central Park West, where a dangerous condition has long existed. We pushed negotiations vigorously, but finally had to invoke the slow process of mandamus, which it is hoped may, during the present year, bring the much desired relief and safety to pedestrian traffic.

Cross-Town Traffic.—The very poor pavement on the transverse roads at 65th, 79th and 97th streets has caused a dangerous congestion in the 86th street transverse road. We are actively urging new pavements, and the development of electric bus connections between the east and west sides, separated by Central Park.

Building Orders and Inspections.—We have for over a year aroused public interest in the elimination of duplication and conflict in building inspections and orders by various State, city and borough departments. Landlords and tenants have been annoyed and unnecessarily taxed on account of stupid and wasteful methods. Aroused public sentiment has finally crystallized the efforts to secure relief through legislation.

Borough Control.—The regulation of streets, sewers, markets, buildings, physical works coming close to the daily lives of the people—can best be guided by borough control, leaving police, fire and other general functions to the city government. If a referendum were taken on this subject, we believe that every borough would vote to retain such local physical functions. The argument that borough government is too responsive and sympathetic to the desires of the people, is no argument against, but really in favor of local control, for our representative form of government is based and depends for success upon such quick response.

Revenue from Waste Paper.—The practice formerly followed was to sell the waste paper at a lump monthly contract price determined by a rough estimate as to the probable value of the paper. We considered that this practice was certain to result in an injustice either to the city or to the buyer, inasmuch as no method was employed to determine the exact value of the paper sold. We adopted, instead, the plan of selling waste paper by weight and to the highest bidder. The change in the system went into effect March 1, 1914. The highest bidder at present is the Salvation Army. It pays at the rate of 41 cents per hundred weight; and bales, collects and removes the waste paper from the various buildings and offices under the Borough President's jurisdiction. It is interesting to note that the total receipts from the waste paper during 1913 under the old plan, were $310, and that during 1914, under the new plan, they were $1,802.06.

Use of Roofs.—We have urged upon architects and builders the utilization of roofs for purposes of pleasure and recreation, and we have in line with this urged the use of sleeping porches. In this movement, we have received the unanimous support and cooperation of representative architects, civic associations and other institutions of New York.

Loading Platforms.—To reduce the amount of street and sidewalk obstructions to traffic, we have urged upon architects and builders the desirability of constructing loading platforms within the buildings devoted to business purposes, wherever there is a large volume of shipping concerned. Many prominent architects have expressed their intention to cooperate to this end, and concrete results have already been accomplished in the actual construction of inside loading platforms as a direct consequence of our recommendation.

Advisory Commissions.—We have appointed sixteen neighborhood commissions, representing all sections of the Borough, each consisting of twelve members, two of whom are women. The total membership is 201. The following is a list of the commissions: Fifth Avenue, Washington Heights, Riverside, West End, West Harlem, Central Park West, Chelsea, East Side, Greenwich, Murray Hill, Washington Square, Gramercy Park, Kips Bay, Yorkville, East Harlem and Broadway. Each commission will advise the Borough President of the needs of its neighborhood.

Open Markets Established.—Four open markets were established by us on September 1, 1914, without expenditure for improvements, on unused city-owned land. They catered to as many as 100,000 buyers in a day, and reduced the cost of living 33 1-3 per cent. in vegetables, fruits and meats. During the early days of the open markets, no fees were charged to sellers, but we early urged that modest rentals should be fixed as soon as the markets were duly established. Three of the four open markets thus established have lately been adopted by the city as permanent public markets. The fourth near the Fort Lee Ferry will be continued as a private cooperative enterprise. Washington Market is being reconstructed, and we have plans to save Jefferson Market. Our next effort is to promote wholesale terminal markets, preferably through the investment of private capital.

Highway Pavements.—Considering the conditions of street upheaval consequent to subway construction, we trust that pavement repairs during the past year have been satisfactory to the public. Our appropriation for new paving was cut from $2,500,000 in 1913 to $1,500,000 in 1914. We are asking for $2,000,000 in 1915, inasmuch as many of our old pavements are in such condition that maintenance is expensive and unsatisfactory and new construction is necessary and economical.

Bureau of Sewers.—The use of the sewers for snow removal was greatly extended. Careful experiments were also made to determine how rapidly snow will melt in sewers, and how great an amount of snow can be accommodated without seriously obstructing the sewers.

The Bureau of Sewers, working with the New York Sewer Plan Commission, has taken an active and prominent part during 1914 in devising not only a general plan for the entire city, but also a scheme for treating sewage and partially reconstructing the old sewers in Manhattan.

Protection of Harbor.—It has made marked progress toward protecting New York harbor from serious pollution from sewage from New York and other communities whose sewage is disposed in the tributaries which empty into New York harbor. Measures have been undertaken during the year to abate the gasoline nuisance and danger consequent to the discharge of gasoline into the sewers. A ventilating fan has been purchased for use in forcing fresh air into a sewer where the men are working.

Better Organization.—Repair and cleaning forces have been brought under a single head, thus eliminating duplicate office staffs and expensive supervision. Official records have been simplified, and a gang cost control worked out for the Repair Division. The establishment of an Inspection Division has secured a better protection of the sewer structures against disturbance by corporations, the Water Department and the Public Service Commission. We have adopted a plan which affords better surface drainage facilities. Intakes to the catch-basins located at street corners are now placed on either side of the corner instead of exactly at the corner. Before this improvement was effected, the surface water would traverse the crosswalks, thus exposing the pedestrians to annoyance and discomfort.

Bureau of Design and Survey.—Its principal work is the surveying and preparation of plans and contract drawings in connection with sewer, highway and topographical work, and special engineering problems of the Department of Public Works. During 1914, the bureau has undertaken a topographical survey of Manhattan, based on the triangulation system recently determined for this borough, and which is co-ordinated with that for Greater New York. A portion of the field work and the computations have been completed. Based on this survey, a complete topographical surface map of Manhattan is being prepared for the first time, indicating all building lines, street lines and street grades. The bureau has undertaken a complete sub-surface map of Manhattan for the first time, indicating all water pipes, gas pipes, steam pipes, subways, sewers, electric ducts, mail tubes, and other sub-surface structures. This map will bring about a reduction in pavement mutilations by avoiding numerous haphazard openings to locate a pipe or conduit. It will assign definite location for future sub-surface construction so that existing sub-surface structures will not be disturbed, and will furnish reliable information to all departments and corporations.

CHAOTIC CONDITION IN 42nd STREET

Deadlock Between City and Railroad Officials Blocks Widening of Thoroughfare—Property Owners Suffer in the Meantime

ASK ten men familiar with traffic conditions to name the most dangerous crossings in New York City and nine of them will probably include in the list, Madison avenue and 42nd street. If you ask them why they will say that the hill on Madison avenue and the subway kiosks, almost upon the curb support this contention. A pedestrian stepping from the sidewalk into the roadway steps on the track of the Madison avenue surface line, and has an excellent opportunity of walking into a car. An attempt has been made to remedy this situation by the removal of the opaque glass on one side of the kiosk and by the substitution of a screen in order that the passengers leaving the subway by this exit may be more readily aware of possible danger.

The same people will probably tell you that the enormous pedestrian and vehicular traffic to and from the new Grand Central Terminal, which appears to centralize or focus in the short block between Park and Madison avenues, has created an almost endless procession of vehicles of every description, at practically all hours of the day. The trolley cars on 42nd street crosstown; also the Third and Tenth avenues, the Broadway, and the Fourth and Madison avenue lines, present other formidable factors for traffic regulation. Conditions are further aggravated by the fact that the Fourth and Madison avenue cars turn into 42d street going north and south, from Madison avenue.

But the crowning obstacle and the greatest source of annoyance and confusion is the width of nearly half the street, between Park and Madison avenue, which is only forty feet as compared with fifty-five feet for the rest of the block. The space left for the operation of the cars and the use of the various conveyances is too narrow for more than one vehicle to pass east or west at a time.

Before the opening of the new Grand Central Terminal the possibilities of this traffic problem presented themselves and the city decided in July, 1910, to widen 42nd street from forty feet to fifty-five feet, involving the removal of 7½ feet from each side. Those interested in the improvement proceeded to do their share. The street car tracks on Madison avenue were moved in almost to the sidewalk, creating the above described dangerous condition which was to have been a temporary one. The property owners began to remove the encroachments from their 42nd street holdings. The thoroughfare was widened, with the exception of half the block between Park and Madison avenues. The work stopped at a point in front of the office of the Lincoln Safe Deposit Company and another point directly opposite and has never been completed. Today half of the block is fifty-five feet wide and the remainder forty feet wide.

Inquiry into the reasons for the delayed improvement resulted in the knowledge that there is no difference of opinion regarding the desirability of the further widening of the street and the removal of the kiosks. There is a unanimity of opinion among the property owners, Public Service Commission, the Borough authorities, and the Interborough Rapid Transit Company that the work should be completed and a dangerous condition eliminated.

As far as could be learned the hold-up of the project has been caused by the difference in opinion between the engineers of the city and of the Interborough with reference to the cost. The widening of the street involves certain structural changes in the subway station which include the removal of the ventilating gratings, the elimination of the kiosks and the providing of new entrances and exits. Matters are further complicated by the fact that this work must be done without further interference with vehicular and pedestrian traffic and the operation of the subway trains.



FORTY-SECOND STREET SIDEWALK "IMPROVEMENTS."

The Interborough estimated the work as follows: Additional entrances and exits, $138,045; widening 42d street, $161,318 and the Belmont tunnel, $73,511. The Public Service Commission's estimate for the portion made necessary for the widening of 42nd street was $147,801. On this basis the chief engineer of the Public Service Commission recommended that the offer to do the work for $161,318 be accepted. The Borough President's engineers considered this price too high, since their designs and estimates ran considerably less and the offer was not accepted. Negotiations were begun again, but for a time no progress seemed to have been made.

Then the idea of improving the existing station at Madison avenue and 42nd street was abandoned on account of the authorization of the construction of the Lexington avenue subway, which it is expected will relieve a great deal of the congestion. There remained, however, the street widening matter which again brought up the question of the kiosks. It was suggested that they be moved around into Madison avenue and it was also suggested that they be entirely removed and new entrances built in front of or alongside of some of the buildings in the immediate neighborhood. There seems to be a general feeling that the kiosks are undesirable, so much so that the Public Service Commission at one time seriously considered closing them entirely, but was reluctant to take such an extreme measure on account of the unusual congestion which might result in some of the other entrances and exits. The question of cost came up again, and the same difficulty encountered, namely, the apparent inability of the parties to come to an agreement.

At the present time there seems to be a dead-lock and no appreciable progress is being made. A number of the property owners interested in 42nd street holdings are indignant that such a condition should have been permitted to exist for so long a time.

"The assessed valuation in West 42nd street is not justified until this improvement is completed," said Edward B. Boynton, president of the American Real Estate Company, which is the lessee of the Vanderbilt Avenue Building. "When we have so long suffered on account of chaotic conditions lack of funds should not be pleaded."

"Owners who are urging this improvement, which should have been completed two years ago, represent properties taxed for more than a hundred million dollars and the taxes paid on this block alone in one year could cover the entire cost of the project. A disagreement of engineers should not hold up so necessary an improvement," declared W. R. Messinger, representing the owners of No. 30 East 42nd street.

"Laying aside all questions of traffic, inconvenience, etc., in this thoroughfare, the property owners are entitled to some consideration in view of the fact that the street has been torn up by subway construction, the laying and relaying of sewers, and by the removal of encroachments, all of which have been borne patiently by them," said Alexander Taylor, owner of the Taylor Building, at 26 East 42nd street.

"The heavy traffic, however, should in itself constitute enough of an incentive for the immediate authorization of the widening because the effects of the congestion in this one block are felt in blocks in practically every direction."

"Why should the city be a privileged party in this transaction," asked Robert E. Simon, president of the Henry Morgenthau Company, "and withhold from doing its part in the improvement? Property owners have done their share and it is only fair to ask that the city do its share. Those who use the street should not be subjected to further inconvenience."

At the offices of the Interborough Rapid Transit Company this week it was said that the matter was in status quo and that nothing had been done since last January when negotiations had been again reopened. It is said that there have been conferences from time to time but there does not seem to be any move made toward the completion of the work. The Public Service Commission is in a way powerless because its jurisdiction does not cover the street widening improvement in itself but only the proceeding in its relation to the transit question which will not come up until the actual street widening.

The Interborough Rapid Transit Company has made its estimate of the cost; the city engineers feel that the price is too high. That is the present situation and there does not seem to be any relief in sight; meantime a dangerous condition is permitted to exist. How long will it continue?

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The Nostrand avenue subway route indicates a section of Brooklyn that will witness a great upbuilding, in the opinion of realty experts, and with a good type of apartment houses. The character of the section has been well settled by what has gone before. Already considerable has been done in anticipation.

Gradually property interests are getting their feet back under them. The Court of Appeals says, in effect, an owner is not responsible for the negligence of his tenant. Both the Tenement House act and the Labor law have tried to make him so, by asserting his equal responsibility. The former act having been overruled, it is likely that the other will soon be challenged also.

Architects have greatly reduced the cost of construction in recent years by exercising remarkable skill in eliminating the sort of ornamentation which adds nothing to the good appearance of a building, by the use of lighter structural members and by economizing in quantities. Plan examiners in the Building Department were once wont to say that sometimes as much as twenty per cent. could have been saved in the cost of the steel for a building if the architect had specified the lighter material which the code allowed. Building materials cost less than they did on the whole ten years ago, and wages are no higher, to say the least. The final result is that a firm wishing to erect a business building can do so at a less cost per cubic foot and get a more useable, a safer, a better equipped and a more satisfactory building every way in 1915 than could have been obtained under the present building laws at any previous time.

Reasons For Not Taxing Churches.

The Committee on Taxation of the Constitutional Convention has under consideration resolutions for the taxation of church property as well as the premises of the various social, moral, mental and benevolent societies now exempted under section four of subdivision seven of the Tax Law. A correspondent conversant with the forces which make and unmake land values in the city suggests as a further argument why churches, of all institutions, should not have their property taxed, that when rebuilding they would erect cheaper and less monumental structures than they do under existing circumstances. "We can not afford to be without churches and institutions that are beautiful," says our correspondent, "as cities are judged by their monumental buildings as well as by their administration and their business interests; and furthermore, a monumental public institution usually creates higher values in the neighborhood and so adds considerably to the city treasury."

A similar line of reasoning will be found in the argument advanced by the rector of Trinity Church in the reference which he makes in his annual statement to the taxation of church property, where he says that Trinity parish renders a great service to the community by maintaining its two downtown churchyards as open breathing spaces and places of sacred and historic interest, without deriving any income from them, and without any expectation of ever doing so. No other parish in the world holds property of such great value solely for religious purposes and for the good of the community without deriving any revenue from it.

If the city were to tax Trinity Churchyard and St. Paul's Churchyard, what would be the practical result? The Rev. Dr. Manning answers that it would be impossible for Trinity to hold them as she now does. She would be compelled to sell or to use them for business purposes. The financial gain to the church would be large, but the city would lose heavily in the years to come through the reduced valuation of surrounding property, and from every higher standpoint the loss both to the church and the city would be beyond all calculation. And what has been said about the downtown churchyards applies with almost equal force to Trinity's uptown cemetery at 155th street and Broadway, which is a source of no income to the parish, because the small revenue derived from it is much more than offset by the expense of its maintenance. But if the cemetery had not been there, the neighborhood would not have had the beautiful development which now distinguishes it from ordinary residential sections of Washington Heights. To tax out of existence such a piece of property as this, or the Cathedral of St. John the Divine with its beautiful grounds and auxiliary edifices, would indeed be a strange way of benefitting the community.

The critics in the Constitutional Convention of the law which exempts eighteen hundred million dollars' worth of real estate from taxation in this city will find, as the President of the Tax Board has always said, that the whole subject bristles with difficulties. The repeal of all exemptions for real estate not owned by the city, state and nation is not to be seriously thought of, and the discussion of any such proposition in the Constitutional Convention can only be academic. Four-fifths of all the property exempted in New York City is owned by the city, the state and the United States Government. If all the private cemetery corporations that are maintained as business enterprises, and all the "homes", "schools" and institutions of doubtful value to the community as a whole were taken off the exempt list and restored to the taxable list, the saving would not amount to enough to make any appreciable difference in the tax rate. However, some minor abuses have crept into the statute, and in the list of exempt public property are many parcels which should be sold and added to the taxable list, and we understand that they will be when the market regains its normal activity.

Shall the City Be Free?

The news from the State Constitutional Convention this week is not of the sort to give rise to feelings of hopefulness that any really great remedial pieces of legislation will come from that body. The Cities Committee, of which ex-Mayor Seth Low is chairman and to which had been referred the various resolutions designed to put in effect in one way or another the principle of non-interference by the Legislature in city and county affairs is reported to be opposed to granting anything more to each city and county than the privilege of making rules pertaining to the duties, tenure of office and compensation of its own employees, the incurring of obligations and the disposition and care of its own property.

Or, to put it negatively, the committee is opposed to giving cities exclusive authority to regulate personal conduct, or to make rules for the protection of the property, health, comfort and lives of its people. That is to say, cities will not be permitted to have exclusive control over the construction and alteration of buildings, of all kinds, or to discharge the duties now devolving upon the State Labor Department, the Tenement House Department, or to regulate the salaries of the employees of the Board of Education.

The Cities Committee has not actually reported out any resolution, but if it is true that Chairman Low has amended his own bill to accord with the foregoing limitations, as he is reported to have done, it is apparent that there will not come from that quarter much if any real relief from that state of affairs which permits the Legislature to take from the cities powers previously granted whenever it is moved to do so. To complete the discomfiture of those who had hoped that municipal government reform might come from a thorough reorganization of the Legislature, if not from a direct grant of some system of home rule by the Convention, the Committee on Legislative Reorganization voted to report adversely proposals for a short ballot, the initiative, referendum and recall and four other measures for Legislature reform, as well as a proposal for an appointed judiciary. In other words, the people of the State will continue to have district representation in the Legislature instead of a single house of fifty members or even less, and consequently there will continue to come from Albany an annual flood of new laws; there will continue to be no less than six State administrative establishments, when they all might be comprehended in one; an unwieldy ballot with so many names on it that no citizen can vote it intelligently; and a bench of judges selected because of their political influence instead of being appointed as in New Jersey and Massachusetts.

There is yet a chance that a constitutional amendment may be passed by the convention which will permit New York City to make a charter of its own after one of several good models. Such an amendment would comprehend all the reforms which the Municipal Government Association and the New York Short Ballot Organization have proposed for this city. Third-class cities in this State now have this privilege. Sincere friends of municipal democracy and of the separation of national politics from city affairs will not permit themselves to be discouraged by the adverse votes in the committees above referred to.

The need of simplified forms of government and a responsive administration is conceded by the foremost statesmen of all parties. Ex-President Taft in an address at a joint hearing on Thursday night before the Committee on Finance and the Committee on Governor urged the adoption of the principle of the short ballot and the decapitation of "the hydra-headed beasts created for the consumption of the people's money," which he considered the

present governmental machines to be. The ex-President advised the convention to reduce the number of State departments and put all under the Governor.

When a city has a mayor who will veto a reform bill against almost the unanimous protest of its represented business interests, it is clear that the ship of state has drifted far away from the mooring grounds of popular government.

Gas Range Leases.

Editor of the RECORD AND GUIDE:

I note in your issue of May 15th "A controversy about gas range leases," and while I hold no brief for the gas companies, I can see no reason why they should be penalized to help make up the loss resulting from vacancies for which owners alone are to blame.

The statement that if leases were made from May to May, after the first year, tenants would go to the country during the summer, return in the autumn, and hire a house or apartment for the winter months only, may be true in some instances, but as a reason for October leases, has no force, and is a poor argument.

Apartment dwellers did not create the present unbusinesslike and ruinous custom, but on the contrary were encouraged to take advantage of opportunities for saving, offered by the speculative builder and loan companies.

If a building is commenced in the spring, it is usually finished too late for fall renting; whereas, if commenced in the late fall, it will be ready for tenants in the early summer of the following year, and as loans are made to fit the date of construction, operating expenses and taxes must be provided for from rents; it is, therefore, necessary to get tenants.

You cannot blame tenants for accepting what is offered, nor for making a hard bargain with a builder with an empty house, which usually takes the form of signing a lease with from one to six months concession, or to be more correct "free time," either allowed in bulk, or spread over the term of the lease; in other words, the lease gives possession for twelve months or more, but returns rent for less.

If the concessions were but a temporary expedient to fill the house, it might perhaps work out; but as a matter of fact, when once commenced it becomes a continuous yearly performance, with the result, that while cost of construction, land values and taxes are going up, "actual" rent income is getting less.

There are no doubt many apartments where this does not prevail, but as the custom is growing, and is felt in store, loft and office buildings as well, it is a safe statement that it will soon reach them.

"Free time" is wrong in theory, ruinous in practice, and wasteful in the extreme; creates false values, makes returns uncertain, and in the end lessens the demand for real estate as an income investment.

Aside and apart, however, from the loss to the owner of a building, there is created by the custom, an economic loss that is far-reaching in its effect.

In the matter of moving, when all leases expire in October, or at a given time, there is a congestion that must, by the very nature of things, encourage and promote waste, for, while all moving vans are reasonably employed for a month or more, two-thirds of the whole number necessary to supply this demand are idle, or partly so, for the balance of the year.

In the matter of repairs the waste is an important item that enters into the expense account, for while in theory ten men can do as much work in one day as one man can in ten, in actual practice, at least two days are lost in the hurry and confusion, resulting from crowding too much work into a short space of time; and further, when any industry requires a great number of men for a limited period, it follows, that when that period is passed, production ceases, and those thrown out of work become consumers, and here enters a natural law, that operates quietly, but nevertheless effectively, in causing what is termed labors unrest.

This happens in all departments of the building industry, is felt in the factories, and in the shops as well. The effect is far-reaching; it does not stop, however, with the strictly mechanical trades, but finds its way into all other industries.

Crowding a year's work into a few months is economically unsound, and reason as one will, in the final analysis, spells waste, and waste means a money loss. This need not be, unless we are willing that the speculative builder shall forever be encouraged in his ways of high finance, as against the old time understanding of real estate as an investment.

WILLIAM H. OLIVER.
57 Fifth avenue.

A Proposed Unnecessary Burden on the Property Owner.

Editor of the RECORD AND GUIDE:

The duty assigned Mr. Rudolph P. Miller to secure for New York City a first-class building code is admittedly not an easy one to perform. It is doubtful if any other man in practice at this time combines within himself the varied understanding of the many difficult problems presented in the preparation of this important matter. That he is conscientious, we all know. That he is diplomatic, we fellows who have been up against him, all admit, and that he has a mighty hard job to accomplish goes without saying.

On the everlasting matter of cinder concrete fireproofing, he is evidently trying to steer a course laid out between theory and practice. It would be a very difficult thing for Mr. Miller to lay aside what he has learned in books and to accept only the result of what has occurred in practice and under his own supervision; and just here lies the possibility of what seems to be an unnecessary burden being placed upon property owners, and particularly upon the owners of large structures, hotels, office and mercantile buildings, etc.

For a number of years past the spans between steel beams in buildings have in a large number of cases been 7 ft., 7 ft. 6 in. and 8 ft. center to center, and the cinder concrete arch used as fireproofing has been 4 ins. in thickness, with varying amounts of steel reinforcing.

It is now proposed under the regulations of the new code to make a flat slab of concrete 5 ins. in thickness for spans of 7 ft. 6 ins., and the question at once arises, is this necessary? The additional cost of the extra inch would figure about two cents per square foot, or in an area of 100,000 sq. ft., an additional cost of $2,000. This, of course, to be borne by the owner and to operate as a permanent charge against the building operation. This does not on the face of it seem such a large matter, but multiply it by the number of square feet contained in the structures erected in the City of New York in one year, it becomes a fabulous sum. If this extra thickness is actually demanded by the authorities, they should be prepared to demonstrate the necessity for it, and I claim that they cannot make the demonstration. There is no use in sitting down to the table and talking about matters of this kind. Every man has his own ideas about it and very few think alike.

The facts as to the safeness and carrying capacity of a 4-inch slab are easily attainable. If a 4-inch slab is not sufficiently strong, then it must be unfit for use, and if it is unfit for use, then the floor arches in the Biltmore Hotel, McAlpin Hotel, and in the home office at 80 Maiden Lane of the Continental Fire and Phoenix Fidelity Fire Insurance Co., the East River Savings Bank, Arnold Constable's new building, Brooks Bros.' new building, and the Architects' Building, and in literally thousands of structures in New York, are not safe, and the most prominent architects and engineers in New York have heretofore figured and installed unsafe construction. Warren & Wetmore, Clinton & Russell, LeFarge & Morris, Schwarz & Gross, Buchman & Fox, and any number of prominent concerns have been in error, but they have tested the construction put in their buildings heretofore, and it is a safe proposition to state that not one of those concerns but believe that their construction is and has been the very best in the country.

Now, if this is so, why must the builder of a structure alongside of one of the completed buildings in New York be told that he must place an added burden on his investment, and that the fellow alongside has just that much percentage over him in getting an income from his investment?

This is not written in a fault-finding frame of mind, but only because the writer believes there is no warrant for any additional expense being placed on the fireproofing of buildings in New York City.

Your publication is selected by me as the medium which will almost certainly call it to the attention of property owners, who I think feel with me that our tax burdens are already too great and that any unnecessary expense now proposed to be added should be carefully guarded against.

ALBERT OLIVER.
101 Park Avenue.

The City's Share of a Direct State Tax.

Editor of the RECORD AND GUIDE:

In your issue of May 29th you print an interesting table showing the tax rate in each of the cities of the State and the supposed ratio of assessment of real estate of full value. Your statement, however, is inaccurate in representing that 77 per cent. represents the share of the City of New York of a direct tax.

In 1914 the assessed value of real estate in the City of New York was 75.05 per cent of the aggregate assessed value in the State, but the State Direct Tax is not based on assessed values but on equalized values, and in 1914 the City of New York had 69 per cent of the equalized value instead of over 73 per cent of the assessed value. The city pays on the basis of equalized values. The following table shows the assessed value of real estate in the City of New York and in all the remainder of the State for 1914 and the equalized value in the City of New York and all the remainder of the State:

	Assessed Value.	Equalized Value.
New York.		
1914.....	$8,006,647,861	$7,561,076,209
Remainder of State.		
1914.....	2,953,613,031	3,399,184,683

The City of New York was equalized on the basis of 91 per cent of full value, except the Boroughs of Richmond and Queens, and the remainder of the State was equalized on the basis of an assessment of 74.51 per cent. of full value. The effect of the equalization as it appears from the above table was to add $451,000,000 to the assessed value of the remainder of the State and deduct $451,000,000 from the assessed value of the City of New York.

LAWSON PURDY.

Registration of Architects.

Editor of the RECORD AND GUIDE:

In reference to your article in Record and Guide of June 5, 1915, as to registration of architects, kindly advise me to whom application should be made, and oblige. A. J. S.

It is understood that the board of examiners for architects will be appointed at a meeting of the Regents of the State University on June 24. Then it will be the duty of the examiners to frame regulations for registering architects already in regular practice. Some little time must therefore elapse before the actual registration will be in order.

—A great stream of gold is pouring into this country from abroad to pay for the foodstuffs and war material we are sending. With wheat selling at $1.30 or more per bushel the growers of the West should soon be in affluent circumstances, and some of their prosperity will eventually get into Eastern channels.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

BOROUGH PARK SALE.

Night Auction to be held by Jere Johnson, Jr. Company, on June 15, in Brooklyn.

BARGAIN year, or cleanup year is the best name that can be applied to the lot auction market of 1915, for an unusually large number of development companies and estates are closing out the remnants of their once large holdings, accepting in many cases much lower prices for their properties than they have been obtaining at private sale. There have been three such sales already this spring while the largest and most important of all is scheduled to be held on Tuesday evening, June 15, at the Academy of Music, Brooklyn.

At this sale, under the direction of the Jere Johnson, Jr. Company, the last of the original Borough Park will be offered. There is not much left of the original property, only 281 lots, and like other companies, the owners have decided to turn their equity into cash rather than continue an expensive organization to look after the property. If the actions of other owners who have sold remnants of their properties this spring is any criterion of what the Borough Park owners will do, buyers at this sale are likely to pick up well located lots at much less than prevailing market prices for the lots are to be sold to the highest bidder.

Marks a Climax.

This auction sale will mark the climax of one of the most successful real estate developments in Greater New York. Borough Park was started in the days when elevated trains were operated by steam locomotives. To reach the section it was necessary to cross the Brooklyn Bridge on one train; take a half hour ride on the elevated and then take a steam railroad for another ten minutes ride. The fare each way was thirteen cents.

Today Borough Park is reached by direct elevated trains from the Brooklyn Bridge, in twenty-five minutes, for a single five cent fare and within a few months the great new Dual Subway System will be serving it by way of the 4th avenue subway, with a running time of only about fifteen minutes from the City Hall.

Under the influence of the better transit which exists today more than 2,000 houses have been erected in Borough Park proper. So great is the population in and near the section that the city has erected in the vicinity three of its largest schools. Borough Park is now a well-built semi-suburban appearing locality, but a change is coming over it rapidly, for the building of the subway on New Utrecht avenue has caused so great a demand for homes that builders have turned their attention almost entirely to high class four-story apartment houses which are filled as fast as they are finished, with tenants who pay excellent rents.

It is this transformation from a section of low price detached houses to one of high class apartments that is causing a steady rise in values in Borough Park. The section has now all the advantages that public or private enterprise can give it.

The lots to be sold by the Jere Johnson, Jr. Co. lie on New Utrecht avenue, 14th to 17th avenues and in 41st to 61st streets. Two one-family houses are to be included in the sale, which is to be held at night, for the convenience of those who cannot leave their business affairs.

TO SELL BRONX LOTS.

On account of the calling of an existing first mortgage, Bryan L. Kennelly will offer on Wednesday, June 16, at the Vesey street salesroom, the property of the Upland Realty Company, comprising 172 lots, bounded by Jessup place, Shakespeare avenue, Featherbed lane and McCombs road, which is divided up into three large and small blocks by Jessup avenue and West 172d street. The sale is of special interest at this time because every lot must be sold in order to satisfy the claim of the lenders and it is expected that a rare opportunity will be afforded to builders and investors to obtain desirable plottage at comparatively low prices.

The property is along the line of the Jerome avenue elevated extension, which location will give the entire area direct rapid transit to both the East and West Sides of Manhattan. There will be stations at the foot of the hill on Jerome avenue at 170th and Belmont streets. Three blocks from the property is University avenue, where the West Bronx trolley lines converge. The entire section is admirably adapted for residential purposes, not only on account of the present and future transit facilities, but also on account of the natural advantages which the high ground affords.

In the immediate vicinity of this property, the trend has already been indicated by construction on Plimpton, Nelson and Shakespeare avenues, and particularly on University avenue, which has been the scene of considerable recent buying for a prospective apartment house improvement.

The large holdings west of University avenue, it is said, will practically shut off the possibility of further building in this direction, so that it is felt that the trend will be eastward towards the property of the Upland Realty Company, which is to be sold. According to those familiar with local conditions, the section east of McCombs road between West 170th street and Featherbed lane, the two principal approaches from Jerome avenue to the Washington Bridge district, across and around the Upland Company's highlands, is destined for improvement with business and amusement buildings and a more moderate grade of multi-family houses.

Real Estate Board Tennis Tournament.

The Tennis Tournament held by the Board on May 11 was finally terminated on June 1. In Class A the winner was Eugene Ashley, who won against J. L. Ennis by a score of 7—9; 6—4; 6—2. In Class B the winner was J. J. McGuire, who won against Fred'k V. Calder by a score of 6—2; 6—3.

The tournament throughout was enjoyed by all who contested and was marked by the special skill of many players of whom the board can be naturally proud.

Special mention can be made of the placement shots and drives of J. L. Ennis, Eugene Ashley, A. R. Parsons and H. Williams in Class A and of the service and returns of J. J. McGuire, F. V. Calder and R. L. Elliman in Class B.

The full number of entries totaled 26 and was confined to single play only, the prizes in each class being handsome silver cups.

As a whole the tournament was a great success and the committee in charge have decided to hold another later in the season to include both singles and doubles. The tennis committee is composed of A. V. Amy, chairman; Wallace J. Hardgrove, secretary; Leroy Coventry, E. A. Tredwell, Harry Parker.

State League Convention.

The twenty-eighth annual convention of the State League of Savings and Loan Associations was held at Port Jervis last Thursday and yesterday. The program included the following addresses: The Land Bank of the State of New York; Its Organization and Progress, by Edwin F. Howell, New York; Walter L. Durack, Brooklyn; B. G. Parker, Gouverneur, and John J. Dillon, New York. Shall Premiums Be Abolished by Statute? by Charles O'C. Hennessy, New York; Webb G. Cooper, Oswego; Walter Scott, Oneonta; Thomas F. Larkin, Brooklyn; Thomas J. Skuse, Broklyn. A Question Box, by James P. Judge. Some Elements in the Growth of Our Association, by E. E. Stanton, Pioneer Association, Troy. Credit Unions and Their Relations to Savings and Loan Associations, by Arthur H. Ham of the Russell Sage Foundation. Personality as a Controlling Factor in the Consideration of Loans, by Christoph Graebner, Port Jervis. Paper by Charles C. Zoller, Rochester. The Torrens System of Land Title Registration, by Hon. J. J. Hopper, Register of New York County. Need of Savings and Loan Associations in Farming Communities, by H. W. Pincus, First Farmers' Association, Centreville, and an address by Hon. Walter L. Durack on his Experiences in Travelling Through the State in the Interest of Savings and Loan Associations.

Prendergast on Port and Terminal Improvements.

Comptroller William A. Prendergast will be the guest of the Chamber of Commerce of the Borough of Queens at its meeting Wednesday afternoon, June 16, and speak on the subject of "Port and Terminal Facilities."

PRIVATE REALTY SALES.

Sales, leases, new building projects of importance and mortgage loans were well represented in the budget of realty reports of the week. In addition there was an uplift in sales and rentals in the Metropolitan district outside of New York City.

Announcement of the projected erection, through plans filed, of two high-class apartment houses, on Murray Hill, is of interest, because of the demand for houses of this character in the neighborhood. Another building operation is soon to be started in the Dyckman section, which will, of course, cater to those paying less rentals. The Riverside Drive section was represented through the purchase of a corner, by a speculative firm, which will resell to builders for apartment house improvement. The buyers have been prominently identified with the section, having bought about 125 lots in the immediate vicinity during the past two years.

In the Bronx a large brewery, on Third avenue, changed hands, and will be remodelled into a warehouse, which will be thoroughly fireproofed. This property has been vacant for some time.

Among the interesting leases is that of the Hotel Netherland at 783 Fifth avenue. The hotel, which practically has been under one management since its opening about two decades ago, passed into the hands of interests which now operate several other hostelries in this and other cities.

The total number of sales reported and not recorded in Manhattan this week was 22, as against 14 last week and 25 a year ago.

The number of sales south of 59th street was 7, as compared with 6 last week and 12 a year ago.

The sales north of 59th street aggregated 15, as compared with 8 last week and 13 a year ago.

The total number of conveyances in Manhattan was 117, as against 129 last week, 25 having stated considerations totaling $578,214. Mortgages recorded this week numbered 77, involving $1,257,918, as against 84 last week, totaling $3,493,466.

From the Bronx 11 sales at private contract were recorded, as against 5 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,113,315, compared with $1,920,250 last week, making a total for the year of $37,680,648. The figures for the corresponding week last year were $415,634, and the total from January 1, 1914, to June 13, 1914, was $19,860,897.

Old Cafe Boulevard May Go.

Negotiations are reported to be well advanced for the sale of the one-time Cafe Boulevard, a four-story building, at the southeast corner of Second avenue and 10th street, on plot 65.7x125. The property is owned by the Poughkeepsie Savings Bank, which acquired it at foreclosure some time ago, for $100,000. The previous ownership had been in I. H. Rosenfeld, who has since opened a similar establishment in the old Albany Hotel at Broadway and 41st street. There are several apartment houses in the vicinity of Second avenue at this point and it is said that, if the present deal is closed, such a project will be undertaken.

Bronx Brewery Sold.

The Liberty Brewing Company plant, formerly occupied by the Zeltner Brewing Company, in the north side of East 170th street, between Third and Fulton avenues, has been sold by the Cottage Realty Company, De Witt C. Flanagan, president, to a syndicate of warehousemen, headed by Charles H. Sproessig, Jr. The property has a frontage of 280 feet in East 170th street and 200 feet on Fulton avenue and contains eight large buildings. It is understood that the entire plant is to be remodelled into a fireproof warehouse. The broker was John McCullough, former chief of police, who has gone into the real estate business.

Dyckman Corner for Builder.

The J. B. C. Building Company, Joseph B. Cottier, president, bought from the St. Clair Realty Company, the vacant plot, 100x100, at the southeast corner of Dyckman street and Sherman avenue. The buyer contemplates the erection of two five-story apartment houses with stores. The brokers were Wolfsohn & August and Donato Piciulo. The corner is part of a six-lot site acquired in 1908 by the seller; the remaining plot was sold last December to James Livingston, who has built a five-story apartment house.

New Home for Brokers.

Douglas L. Elliman & Company sold for John R. Suydam, the four-story dwelling, 414 Madison avenue, on lot 24x95, just north of 48th street, to David Dows, who will build a six-story building with elevator, which has been leased for twenty-one years to Douglas L. Elliman & Company. The firm will use the lower portion for their offices and will rent the upper part for stores and apartments. The lessees have been for the last four years at 421 Madison avenue, directly opposite.

Operators Buy on Drive.

Harris & Maurice Mandelbaum bought through the J. Romaine Brown Company, from the Loyal L. Smith estate, the vacant plot, 144x212, at the southeast corner of Riverside drive and 160th street. With this purchase, the buyers have obtained within the last two and a half years, practically all of the extensive holdings of the estate in this section and marketed them to apartment house builders. They have acquired in all 125 lots.

Grand Street—Bronx Trade.

The Ethelia Realty Company, Peter J. McCoy, president, has sold to Henry U. Singhi, the two four-story buildings, 125-127 Grand street on plot 50.1 x 80 and also 133 Grand street, southeast corner of Crosby street, a four-story building on lot 25 x 80. In exchange, the buyer gave the one-story taxpayer at the southeast corner of Kingsbridge road and Jerome avenue, on plot 100 x 67.5, along the line of the new West Bronx subway.

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$250,000 Bronx Operation.

The Charles T. Streeter Construction Company bought from Isabella Meeks, through Lauter-Lodes, Inc., the plot, 100 x175, at the northeast corner of Sheridan avenue and 165th street, which is to be improved with four six-story "walk-ups." The entire operation will involve about $250,000.

Estate Sells on Park Row.

The estate of Eugene A. Hoffman sold, through Nicholas F. Walsh, the two five-story buildings, 168-170 Park Row and 1 Baxter street, on plot 50 x 78.10, at the northeast corner of the two thoroughfares. The property has been held at $90,000.

Bronx Builder Buys.

The Campus Realty Corporation sold through McLernon Brothers, the plot 75 x 200, on the west side of Morris avenue, 250 feet south of 184th street, and through to the east side of Walton avenue. The new owner is an apartment house builder.

Manhattan—South of 59th St.

DELANCEY ST.—H. Shapiro & George J. Fox sold 288 Delancey st, a 7-sty loft building, on lot 25x100, to Aaron Siegel, who gave in part payment 244-246 South 3d st, Brooklyn, a 6-sty new law house, on plot 40x88.

DIVISION ST.—Leon Hirsch has sold to Henry Fischman 53 Division st, a 3-sty building, on lot 25.1x68, facing the Manhattan Bridge plaza.

12TH ST.—Pepe & Bro. re-sold for Alice Loughran, 41-43 West 12th st, two 4-sty dwellings on lot 26.6x54.6xirreg, to Allan Dawson and L. M. Pepe. This is the third sale this year. It was sold at auction as part of the Butterfield estate to S. H. Stone, who later re-sold it to the seller in the present deal.

8TH AV.—Title Guarantee & Trust Co. has sold to the Hanover Lunch Co. the 4-sty flat 464 8th av, on lot 24.8x100. The property was acquired at foreclosure last December for $45,025. The brokers were Crosby & Blemly.

Manhattan—North of 59th St.

62D ST.—Joseph Seitz sold for the Lawyers' Mortgage Co., the 4-sty dwelling, 240 East 62d st, on lot 20x100.

62D ST.—Pease & Elliman sold for the estate of Benjamin W. Lichtenberg, 158 East 62d st, a 3-sty dwelling, on lot 20x100.5. The buyer will remodel the house for his own occupancy. The seller bid in the property last month in a voluntary auction sale for $18,500.

101ST ST.—Gibson, Raymond & Green have sold for the St. John's Park Realty Co., James H. Cruikshank and William D. Kilpatrick, the 5-sty apartment at 79 West 101st st to John A. Murray, who gave in part payment the vacant lot 25x81 in the west side of Jumel pl, 213.8 ft. south of Edgecombe av. It is said the new owners will improve the lot.

118TH ST.—B. Schnidacher purchased from Joseph Liebling, 10 East 118th st, a 5-sty flat, on lot 25x100.11.

126TH ST.—Porter & Co. have sold for the Lawmor Realty Co. to John Bergesen, the 3-sty dwelling, 135 West 126th st.

142D ST.—Daniel H. Jackson bought from Henrietta Bromberger, 235 West 142d st, a 5-sty flat, on lot 25x100.

207TH ST.—David Zipkin has purchased from Richard Maslen the plot 55x100 in the north side of 207th st, 133.6 ft. east of Broadway. The broker was Joseph R. Stern.

AUDUBON AV.—Value Realty Co. has bought from Lachman & Goldsmith the vacant plot at the northwest corner of Audubon av and 182d st. A 1-sty building is contemplated.

LEXINGTON AV.—According to a rumor early this week, the holdings of the Post estate, at the northwest corner of Lexington av and 69th st, four dwellings on plot 80.5x78, were sold. Post & Reese, agents for the property, declared that there had been no sale, but declined to say whether or not negotiations were pending.

MADISON AV.—Frederick V. V. Shaw sold for the heirs of the Watt estate, a ½ interest in the plot 50.11x20 on the northeast corner of Madison av and 108th st.

PARK AV.—Everett P. Wheeler sold through the Douglas Robinson, Charles S. Brown Co. and Wm. A. White & Sons, the 4-sty dwelling at the northeast corner of Park av and 71st st, on lot 20x102.2. The buyer is the 735 Park Av Co., which is said to represent William Ziegler, Jr., and other neighboring owners who seek to prevent the erection of a tall building at that point. The new company is represented by Stoddard & Mark as attorneys.

WADSWORTH AV.—Arnold, Byrne & Baumann sold for Ennis & Sinnott, 143 Wadsworth av, a 5-sty apartment house, on plot 37.6x100, to John E. Hagmeyer, who gave in part payment the 3-sty dwelling, 2978 Perry av, on lot 25x95.

1ST AV.—Pepe & Bro. sold for the Maybelle Realty Co., to Joseph Malaspina, 1120 1st av, a 5-sty tenement, on lot 25x90.

Bronx.

140TH ST.—Kurz & Uren, Inc., have resold for Claudius D. Claussen the 4 lots in the north side of 140th st, 200 ft. east of St. Ann's av, to 173d St. Realty Co., which will improve with new law tenements.

213TH ST.—The Shatzkin Realty Co. sold to I. Mell the lot, 25x100, in the north side of 213th st, 151 ft east of White Plains av, for improvement with a 4-sty building with stores.

BARNES AV.—Leon G. Losere sold for the estate of Isaac P. Smith the 3-fam. house at the northwest corner of Barnes av and 211th st.

HARRISON AV.—The estate of Clementine M. Silverman, represented by Emanuel S. Cahn and the Clemilt Realty Co., sold to a client of J. Charles Weschler the block front on the east side of Harrison av north of 189th st, comprising 13½ lots. The purchaser will improve with four 5-sty apartment houses.

HOE AV.—Joseph Shenk has resold the four 5-sty apartment houses at the northeast corner of Hoe av and Home st, known as 975-978 Hoe av, and 1200 Home st, on plot 175x109xirreg. The buyer gave in addition to cash Brooklyn lots. Mr. Shenk acquired the property several months ago, in a trade for the "Greyton Court" apartment house, at Riverside drive and 141st st.

JEROME AV.—A client of Carl Levis bought through Frederick V. V. Shaw the plot 75x 100, on the west side of Jerome av, 100 ft. north of 176th st.

UNIVERSITY AV.—The George Coburn Construction Co. bought from John Russell, the plot 50x100, on the west side of University av, 200 ft south of 190th st. The New York Title Insurance Co. has loaned the buyer $30,000 for the erection of a 5-sty apartment house.

Brooklyn.

ASHLAND PL.—Charles E. Rickerson sold 118 Ashland pl, a lot 20x80, 175 ft. south of Lafayette av.

BRADFORD ST.—H. Rubin bought from Saul C. Levine the 3-sty dwelling at the northeast corner of Bradford st and Belmont av.

ELDERT LA.—The Rockmore Realty Co. bought from Col. William M. Griffith 14 lots in the east side of Eldert la, 120 ft. north of Glen st, to erect 14 dwellings, each 18x100 ft.

PACIFIC ST.—Gilbert Elliott sold to Charles Saenger, 1184-1194 Pacific st, 6-fam tenements.

PROSPECT PL.—Nicholas J. Occhifinto sold for the Edgar Improvement Co. to Ralph and Ciro Fogliaferro the 2-sty building 402 Prospect pl.

SCHERMERHORN ST.—A. J. Waldron and the McInerney-Klinck Realty Co. sold for G. H. Backman the 4-sty house 164 Schermerhorn st to Capt. William McLeod, who gave in exchange 247 East 23d st, Flatbush.

5TH ST.—John Pullman sold 540 5th st, a 3-sty dwelling, for the Rev. J. S. Kavanagh.

6TH ST.—E. T. Newman sold for Philip I. Hover the 4-sty flat 497 6th st, on plot 30x100.

61ST ST.—B. J. Sforza sold for the Equitable Co-Operative Building & Loan Association the 1-sty house on lot 20x100 at 1041 61st st.

73D ST.—Frank A. Seaver & Co. sold for the Staten Island Bank, 83 73d st, a 1-fam house.

BAY RIDGE AVE, ETC.—Saul C. Lavine bought from William Meruk, the plot 44x82, at the southwest corner of Bay Ridge av and Bay Ridge pl. The same buyer also purchased a frontage on Snyder av, of 460 ft from East 38th st to East 40th st from Sarah Hass. He also bought from Dr. George W. Averell, 4 lots in the east side of Bay Ridge pl, 93 ft north of Ovington av, for improvement with 1-fam houses.

BEDFORD AV.—Meyer Ellenbogen purchased from Mrs. George Colhan, 531 Bedford av, a 3-sty dwelling, on lot 20x100.

DITMAS AV.—Arthur Williams sold to Edward A. Simmons the dwelling at 1625 Ditmas av, northwest corner of East 17th st.

GATES AV.—Buckley & Horton Co. sold 244 Gates av, a 3-sty dwelling, for Miss Ethel Lethbridge and Mrs. Dora M. Forshay.

8TH AV.—McInerney-Klinck Realty Co. sold for Henry B. Batchis the dwelling on lot 20x90 on the west side of 8th av, 40 ft. south of 5th st.

Queens.

BAYSIDE.—Randall White of the Moving Picture World has purchased from George Harnden a dwelling in the east side of 9th st, near Lawrence Blvd. He has also purchased an adjoining plot which he intends to convert into an Italian garden.

BAYSIDE.—Matthew Rock has purchased the one-time estate of the late John McGaw Woodbury, from the heirs of Oliver L. Jones. It consists of about 9 acres, with a frontage on Bell av and Little Neck Bay.

DOUGLASTON.—J. Arthur Fischer sold for a client of M. Hughes 4 lots at Douglas Manor.

DOUGLASTON PARK.—J. W. Doolittle sold for the Douglaston Realty Co., to Ernest Cuthbert Kearton, of the Thomas & Betts Co., a 9-room house on a plot 60x100, on Douglaston av. The property was held at $9,500.

FLUSHING.—Charles Hance has sold his residence at 69 Linden av, Flushing, on plot 28.6x125, to Henry W. Hennessy, of Jersey City, who will occupy the house.

JAMAICA.—The George Mueller Building Co. purchased a plot, 155x123, on Jamaica av and Spruce st; Jamaica av, corner Woodhaven av, two new 3-sty stores and dwelling adjoining Garden Theatre, Richmond Hill; a 2-fam cottage on Brandon, near Woodhaven av. The same company sold 129 East Woodhaven av, 40x116; Jamaica av, corner Woodhaven av, 49x108; 539 Herald av; 23 Melville pl, and 10 Emma pl.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Lincoln av to E. Carew, and 20x 100, on President av, to J. Porter.

Richmond.

DONGAN HILLS.—Cornelius G. Kolff has sold for the Crawford estate 2 lots, 50x100, on Liberty av to Carmina DeRosa.

WEST NEW BRIGHTON.—John S. Coleman sold through Cornelius G. Kolff to Louis Cohen the plot 50x100 on 2d st and Burgher av, which he will improve with 2-fam. houses.

Rural and Suburban.

BRONXVILLE, N. Y.—The First Mortgage and Real Estate Co. has sold to Edward Meinel 5 parcels of land having a frontage of 415 ft on Pondfield rd West, being all of the unimproved land in the south side of this street between the Gramatan Hotel and the entrance to Cedar Knolls.

CEDARHURST, L. I.—The Payson McL. Merrill Co., Inc., and E. A. Kavanagh have sold for the Ocean Point Realty Corporation the 3-sty dwelling with a garage, on plot 80x100, at the southeast corner of Central and Cedarhurst av.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Myrtle av to H. Hirshfield, and 50x100 on Willow av to A. Pfiffer.

GOSHEN, N. Y.—Seaman, Lowerre & Co. and George M. Grier sold 92 acres, with buildings, for the estate of Mary Jane Howell to Henry James Mullins, of Brooklyn.

GREAT NECK, L. I.—Lottie Blair Parker sold to T. H. Lamprecht, through Frank Crowell, Inc., a 5-acre plot, fronting 387 ft on Manhasset Bay. The reported price was $37,500. The buyer will build a large residence.

HUNTINGTON, L. I.—Henry W. Cannon has purchased from Henry H. Saylor, editor of Country Life in America, his residence on Park av.

MONTCLAIR, N. J.—H. Henry Bertram has bought from Frederick T. Gates a plot on the west side of Lloyd rd, near Hoburg pl, as a site for a residence.

MT. KISKO, N. Y.—Louis Cowan sold for Richard Rutledge the development known as Laurel Park, containing more than 14 acres. The property was held at $20,000.

NEW ROCHELLE, N. Y.—James D. McCann sold for Miss Fannie White to William C. Haskell her residence and about ½ acre on Rochelle Heights, which have been held at $15,000.

RIVERVIEW MANOR, N. Y.—The Robert E. Farley Organization has sold the large stucco residence of A. Rosenstrom to A. O. Van Ness, of New York City.

RYE, N. Y.—Kenneth Ives & Co. sold for Abraham H. Slater, to Thomas H. Watkins, the 6-acre estate "Overbrook," on the Post rd, which has been held at $30,000.

SOUTH ORANGE, N. J.—Stephen S. Johnson sold for W. Arthur Babson his residence on Irving av; also for Mrs. L. E. B. Craig two acres on Montrose av, adjoining the corner of Charlton av, and for the estate of George B. Turrell 140 ft frontage on Grove road, facing the South Orange Park. The Montrose av and Grove rd properties will be improved with dwellings.

WEST ORANGE, N. J.—The Payson McL. Merrill Co., Inc., has sold for Jacob D. Schuster, Jr., to Harry B. Mingle, ¾ acre on Wildwood av and Brook lane. Llewellyn Park; also for Mr. Schuster to Mrs. James B. Dill, ½ acre on Brook lane, with a large dwelling.

LEASES.

Lesher, Whitman & Company Uptown.

Lesher, Whitman & Company now at Broadway and Bond street, have taken space in the Broadway frontage of the Arnold Constable & Company store occupying the south side of 19th street, from Broadway to Fifth avenue. The present occupants of this property are to move to their new building now being constructed on the site of the Frederick W. Vanderbilt mansion at Fifth avenue, southeast corner of 40th street. The removal of Lesher, Whitman & Company, to a point further north, is among the most important of the recent trade shifts, because it is one of the largest firms in the country dealing with clothiers trimmings. The lease involves the store and basement in 881-887 Broadway and was negotiated through L. Tanenbaum, Strauss & Company.

Uptown Trade Removal.

Pease & Elliman have leased for a term of years, at an aggregate rental of about $150,000, part of the old Lord & Taylor site, which ran from Broadway to Fifth avenue, between 19th and 20th streets. The property leased is 893 Broadway and 11 and 13 East 19th street, and belongs to the estate of John M. Dodd. It is covered at present with old buildings which will be very extensively altered to meet the needs of the new tenants, Charles Zinn & Company, manufacturers and importers of willow ware, who have been located in Grand street for the last seventy years.

New Lessees of Netherland.

Manger Brothers have purchased the lease, furnishings and good will of the Hotel Netherland at 783 Fifth avenue from the Netherland Hotel Company, Mrs. A. E. Foran, president. The lease has twenty-three years to run. The hotel is a seventeen-story structure, built about twenty years by William W. Astor, who owns the land. Manger Brothers own, in this city, the Great Northern, the Endicott and the Grand and control similar holdings in Chicago and Philadelphia.

Hippodrome Changes Hands.

The Hippodrome at Sixth avenue, 43d and 44th streets, operated for several years by Sam S. & Lee Shubert, has been leased by Charles B. Dillingham. The property is owned by the 43d Street Realty Company, for the United States Realty & Improvement Company. The details of the new lease have not been made public. The building, it is said, will be thoroughly overhauled and redecorated and may house a spectacular play entitled "All America" next season.

New Bronx Warehouse.

The American Express Co. leased through Nicholson & Company, to the Bedford Park Storage Warehouse Company, the two-story building, 154 x 100, on Webster avenue, at 198th street, abutting the New York Central & Hudson River R. R. The building contains about 40,000 square feet and will be remodeled into a fire-proof storage warehouse, at a cost of about $20,000. The lease is for twenty-one years at an aggregate rental of about $160,000.

New Mid-Town Garage.

Clark T. Chambers leased for the A. F. Cameron estate fourteen lots in the south side of 24th street, east of First avenue, to a company for a term of twenty-one years at an aggregate rental of about $200,000. The lessees will improve the site with a garage. It is part of a larger property extending through the block to 23rd street, owned by the Cameron estate, and which has been vacant for several years. The leased plot measures 250x150, 150 feet east of First avenue.

U. S. Government Lease.

The United States Internal Revenue Department, Third District, has leased, through Spear & Company, the seventh floor in the Victoria Building, 230 Fifth avenue. This department has been for the last sixteen years at Third avenue and 16th street.

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Architects To Move.

Carrere & Hastings, architects, for many years in 225 Fifth avenue, have leased the top floor and pent house in the Vanderbilt Concourse Building, Vanderbilt avenue and 45th street. Special decorations have been installed and they will take possession early in July. The brokers were Messemer & Carreau and Dean Widner.

New Quarters for Bank.

The Brvant Park Bank, of 122 West 42d street, has leased through O. D. & H. V. Dike, a store in the Candler Building, 220 West 42d street, which it will occupy as soon as alterations are made.

Uptown Office for Fruit Company.

The United Fruit Company, of 17 Battery place, will open an uptown ticket office and has leased through M. F. Meehan, from Mrs. Jennie K. Stafford, a 30-foot store in the Hotel Imperial at Broadway and 32d street.

Manhattan.

DANIEL BIRDSALL & CO. rented for the Improved Properties Co. the 4th loft in 636 Broadway to Finer & Bachrach; for Rubinsky, Landy & Co. the store, basement and sub-basement in 134-136 Duane st to the Powell Shoe Co. of 143 Duane st; the store and basement in 143 Duane st to the Duane Shoe Co. of 149 Duane st, and with William C. Walker's Sons, the store, basement and sub-basement in 93 Reade st to Samuel J. Glick of 127 Duane st.

ROBERT F. BONSALL and JOSEPH P. DAY leased to the Marconi Wireless Telegraph Co., of the Woolworth Bldg., one-half of the 8th floor in the Edison Building, corner Duane, Elm and Pearl sts.

JULIAN W. BRANDON AND JAMES ALTON BRADBURY leased from Henry Corn the Bunny Theatre, at Broadway and 147th st, for 10 years, at an aggregate rental of about $90,000.

BURTON THOMPSON & CO. leased to W. W. Ramer a store in the Standard Arcade for the sale of typewriters and adding machines.

CROSS & BROWN CO. has leased for the Columbus Circle Realty Company, store in 3-7 West 61st st to the Detroit Cadillac Motor Car Co. of 1881 Broadway. This lease concludes the rental of the entire building containing 120,000 sq ft.

CROSS & BROWN CO. has leased the store and space on the 2d floor at 235 West 58th st to the Carl H. Page Motors Co., of 1627 Broadway and in conjunction with M. & L. Hess (Inc.) the 10th floor at 22 West 38th st to Leon Hirsch.

ALFRED T. BUNYARD, florist, has leased additional store space in 413 Madison av, corner of 48th st, where he has been located for a number of years. The Brett & Goode Company negotiated the lease.

DUROSS CO. leased for the Smith estate, the store at the southwest corner of 7th av and 14th st, to the Progressive Store, Inc., and the store at the northwest corner of 6th av and Waverly pl to James Butler, Inc.

DOUGLAS L. ELLIMAN & CO. leased for Walter H. Powers, 146 East 74th st, a 3-sty dwelling, to Blair S. Williams.

DOUGLAS L ELLIMAN & CO. leased a large apartment in the building under construction at 525 Park av for the E. A. L. Construction Co. to Frederick O. Beach; also in 969 Park av to Charles Myers; in 29 Claremont av for Goodale, Perry & Dwight, agents, to Harold D. Patterson, and in 114 East 84th st for the Surry Realty Co. to Dr. L. Bayard Clark.

DOUGLAS L. ELLIMAN & CO. leased apartments in 40 East 83d st for the Fort Green Co. to William Baylis, Jr.; in 122 East 76th st, under construction, for the Jatison Construction Co. to Miss Mary F. Watkins; in 114 East 84th st for the Surrey Realty Co. to F. Raymond Lefferts, Jr.; an additional apartment in 45 East 62d st to Mrs. Alexander H. Tiers, and renewed leases in 178 East 70th st to Albert C. Coxe, Jr., Mrs. M. McK. Neal and Charles C. Bauer, and in 969 Park av for the Randolph Walker Corporation to Seton Porter.

EWING, BACON & HENRY leased space in 101 Park av to the Pierce, Butler & Pierce Mfg. Corporation, of 279 4th av.

FARRELL REAL ESTATE CO. leased to Rose Conlon the two 4-sty dwellings, 129-131 West 74th st.

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J. ARTHUR FISCHER leased to Giovanni & Alfo the 4-sty dwelling, 325 West 30th st.

M. FORMAN & CO. leased for Jacob London the store in 58 West 116th st for 10 years to Schynarl & Stark as a lunch room; also for the Marmac Construction Co. the 3d floor in 30 West 24th st to Liff Brothers; for the firm of L. J. Carpenter & Co., the 15th floor in 36 West 25th st to the National Dress Co. of 130 West 29th st, and for Lewis H. May Co. space in 18 West 27th st to Rosenfeld & Newman.

THE FORSTER INSTITUTE of Domestic Arts and Sciences, a subsidiary of the International Correspondence School, has leased the entire upper floor in the Columbia Trust Co. building, at the northwest corner of 5th av and 34th st, through the F. R. Wood, W. H. Dolson Co. and the Cross & Brown Co.

FREDERICK FOX & Co. leased space in 12 West 17th st to Altes & Levine of 42 East 8th st; in 20 West 17th st to Singer & Bloom; in 29-31 East 22nd st to T. Harvey McClure; in 36 West 25th st to Hyman B. Rubin; in 38-44 West 26th st to Thorer & Co.; in 33-9 West 34th st to Max L. Grossman & Co., and in 60 West 45th st to the International Stewards Ass'n.

JOHN N. GOLDING leased the garage at 215-217 West 19th st to Morris Bonsole.

GOODALE, PERRY & DWIGHT leased the dwelling, 25 West 11th st, to Helen A. Redfield, and with M. & L. Hess (Inc.), the 9th loft in 118 West 22d st to Graber & Wolff.

M. & L. HESS (INC.) leased the 4th loft at 236-8 5th av to Jacob Polonsky, of 31 West 21st st, the front part of the 6th loft at 22-4 West 27th st to Adolph Ruff, of 46 West 26th st, and the 2d loft at 41 East 21st st to Cohen & Riccardi.

THE HOUGHTON CO. leased for the Estate of Leopold Haas, the 4-sty dwelling at 19 West 96th st, to Leonard P. Mendes.

HOUGHTON CO. leased for the estate of John Sarre, the dwelling 31 West 91st st to C. E. Hammond.

E. H. LUDLOW & Co. leased the 2d and 3d floors in 39 Beaver st to Henry Moss & Co., of 1 Beaver st.

E. H. LUDLOW & CO. leased an apartment in 126 East 19th st for Mary W. Nadal to Schuyler Carlton.

PAYSON McL. MERRILL CO., INC., leased for Charles S. Bird to Gerrish H. Milliken, 101 East 70th st, a 5-sty dwelling, and furnished for Frank N. Dowling the 4-sty dwelling at 113 East 39th st.

EDGAR A. MANNING leased the easterly half of the 3d loft at 2 East 46th st to Jacob Ratner and for Cross & Brown Co., agents, the 6th floor at 16 West 45th st to Kathryn Caldwell.

MIRROR, candies, has leased large Broadway store space in the new market being built by Vincent Astor, on Broadway between 94th and 95th sts.

CHARLES F. NOYES CO. has leased offices in 37-9 Liberty st to Alpheus H. Favour, of 43 Cedar st, and a portion of the 18th floor in 46 West 24th st to the Business Art Co.

CHARLES F. NOYES CO. and Douglas Robinson, Charles S. Brown Co. leased the store and basement 296 Broadway to Bernarr Macfadden for restaurant purposes. The Noyes Co. recently rented Mr. Macfadden the store and basement 1162 Broadway.

CHARLES F. NOYES CO. has leased a floor of 215 Pearl st for the Preferred City Real Estate Co. to Charles Pollacek; a loft at 59 Ann st to William R. Peiper; a loft at 61 Ann st to Morris Eisler, and a portion of the 3d loft at 47-9 West st to Jager Engine Co.

CHARLES F. NOYES CO. and GEO. R. READ & CO. leased for B. Crystal & Son the ground floor of 46 West st to E. M. & F. Waldo of 11 Broadway. The Noyes company leased the store in 242 Pearl st for the Estate of H. W. B. Frankel, to Fries & Fries, and the store 70 South st for Edward S. Savage, to Julius Farber.

PEASE & ELLIMAN leased apartments in 235 West 75th st for William Waldorf Astor to Mrs. L. T. Mullin and in 194 Riverside dr for the Townsend Odell Realty Co. to Solomon H. Howe.

PEASE & ELLIMAN leased apartments of 12 rooms and 4 baths in 378 West End av for George Backer, to Solomon Tim and Conrad Stein, thereby completing the renting of the building; also leased a loft in 15 West 44th st for Fernando Wood, to George A. Freeman.

PEASE & ELLIMAN leased a loft in 148-150 East 42d st for Reese and Reese to Trebra & Co.; also apartment in 29 East 77th st to Miss Juliette Hall; in 105 East 15th st to S. Inslee; in 157 East 81st st to Alfred L. Phillips and renewed leases in the St. Urban, Central Park West and 89th st to Mrs. M. S. Pickand, Max Baer and Samuel H. Fink.

PORTER & CO. leased for Catherine C. Carroll, to Charles Bloch, the 4-sty dwelling, 355 Central Park West.

PORTER & CO. have leased for Alexander J. Bruen to Max E. Miner, the store at 81 Manhattan st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., leased to Emil Block the 1st loft in 33 Grand st, and to Miller, Bauer & Groveman, the 2d loft in 145 Grand st.

WILLIAM J. ROOME & CO. leased the store and basement in 1147 Broadway, to Charles Wanderman, for a restaurant.

M. ROSENTHAL CO. leased the 8th floor in 236 5th av to J. Wolf & Co.

SAXON REALTY CO. leased offices at 261 Broadway for the Guarantor Realty Corporation to Joseph Milkenfeld; at 1482 Broadway to the Equitable Film Co., and the store in 33 Maiden lane for Muller's Restaurant Corporation to A. Peters.

HERBERT C. SCHLEY leased the 4th floor in 15 East 26th st to the Ruby Waist Co., a recently organized firm; also show rooms in 230 5th av, the Victoria Building, to the Park Carpet Mills of Phila, Pa.

LOUIS SCHRAG leased for Mary A. G. McLochlin, the dwelling 157 West 21st st to Arthur Marko; for Elmer A. Darling, the 3d loft in 137 West 23d st to Newman & Abramowitz, of 138 West 17th st; for the Jacob New Realty Co., the top loft containing about 16,-000 sq. ft., in 523-535 West 54th st, through to 518-524 West 55th st, to Israel Miller, shoe manufacturer.

SHAW & CO. leased the 3-sty dwelling at 52 West 133d st to William Goelet.

SHAW & CO. leased for Lachman & Goldsmith, the 3-sty dwelling, 174 East 116th st, to Samuel London, Jr.

SLAWSON & HOBBS leased for the Estate of E. H. Lowerre, the 4-sty dwelling at 17 West 76th st, to A. E. Castello.

MALCOLM E. SMITH & CO. leased apartments in 131 East 66th st to William W. Bosworth, and in 142 West 57th st to Mrs. Edna C. Derr.

SPEAR & CO. rented the 2d loft in the Kesner Building, 6th av, 22d to 23d sts, to H. Kaufman, bath robes, for many years at 40 West 22d st.

SPEAR & CO. and Douglas Robinson, Charles S. Brown Company, rented for the estate of John H. Taylor, the 6th loft in 20-26 West 22nd st to the Imperial Woolen Co. of 215 4th av.

LUDWIG C. TRAUBE has leased stores at 1687 3d av, 1258 Madison av, 1356 5th av and 1849 3d av.

TUCKER, SPEYERS & CO. and Albert B. Ashforth leased show room space in 366 5th av to Goodman Bros. & Hinlein, for the last 15 years at 604 Broadway.

TUCKER, SPEYERS & CO. leased for Eli B. Springs an office in 29 West 38th st to Max Wiener; also for Arthur H. Spero, Inc., to Samuel and Abraham Levy & Julius Looker half of the 11th floor in 38 East 32d st.

TUCKER, SPEYERS & CO. have leased for Helen G. Huntington and Madeleine I. Dinsmore the 7th floor in 11-13 East 26th st, through to 6-8 East 27th st to Harris Bros. & Barnett.

TUCKER, SPEYERS & CO. and ALBERT B. ASHFORTH leased in 366 5th av, large show room space to S. Rosenau & Co., of Philadelphia, manufacturers of braids and trimmings, who have been located at 605 Broadway for many years.

WILLIAM R. WARE leased for Mary A. G. McLochlin the dwelling at 323 West 89th st to Dr. John B. Meeker; also for Benjamin F. Romaine 146 West 94th st to George B. Griffin, and for Harris & Maurice Mandelbaum 259 West 88th st to Anna Erugo.

WM. H. WHITING & CO. rented the 1st loft at 109 Fulton st to Edward Vom Hofe & Co. of 97 Fulton st; the 4th loft at 487-9 Greenwich st to the Grand Lake Co. of 18 East 41st st; the store and basement at 46 Gold st to John J. Wilson & Co., and the lofts at 8 West Broadway to the Star Extract Works of 205 Fulton st.

WORTHINGTON WHITEHOUSE, INC., has leased apartments in 154 East 63d st to Henry G. Gray, Francis W. Crowninshield and Bertram Cruger.

Bronx.

HERMAN KNEPPER CO. leased for 5 years, for Jacob A. Wolf, the two 5-sty tenements, 4058-4064 3d av.

Brooklyn.

CHARLES E. RICKERSON leased to Leroy S. Zider 98 Park pl, a 3-sty dwelling.

Queens.

MISS HENRIETTA J. BRUNO has rented the Pepper house at the corner of Forest and Carnegie avs, Far Rockaway, L. I., to H. Hyman.

GOLDSCHMIDT & MACDONALD have rented at Cedarhurst from plans a house to be erected on the corner of Woodmere Boulevard and Crawford rd by Mrs. Anna Cotter to Jesse Langsdorf; for B. H. Booth his house now in course of construction on Neptune av to O. W. Herman; for Charles Lamb his cottage in Lafayette pl to Percy Heineman; a house in Wood la to Leo H. Hirsch, and for Joseph O'Keefe his house in Franklin pl to William C. Kirschgasser.

JOHN GREER leased for the Mills Beebe Corporation to Frederick Burke, of the Queens Boulevard Garage, the building at the corner of Hunter av and Bridge Plaza South, Long Island City.

LEWIS H. MAY CO., Rockaway Park Office, Inc., leased cottages at Rockaway Park, L. I., for Geo. H. Closs, on N. Lincoln av, to A. Wisch; for William P. Horton, on North Columbus av, to A. J. Ullman; at Belle Harbor, L. I., for James T. Peto, on Oxford av, to Frederick F. Eisemann; for B. Fallon, Jr., on Montauk av, to Aaron Gottlieb.

LEWIS H. MAY CO. leased cottages at Woodmere, L. I., for John S. Tunmore on Central av to Roy Foster; for Cornelia A. Smith on Prospect av to L. Hofheimer at Lawrence, L. I.; for Mrs. Louis Neilson on Central av to W. Kops; for Andrew Weston on Jamaica Turnpike to Raymond Ayres.

LEWIS H. MAY CO. leased cottages at Far Rockaway for Mary A. B. McTigue in Grove st to Dora Schweitzer; for S. N. Decker on Central av to Bernard Cohen; for Arthur Butler on Neilson av to Louis Rosenberg; for William A. McKenna on Broadway to Julius Schwartz.

Richmond.

ALBERT B. ASHFORTH, INC., has leased for Mrs. R. T. S. Lowell, her residence, adjoining the Richmond County Country Club at Dongan Hills, S. I., to Alfred C. Coxe, Jr., of New York.

ALBERT B. ASHFORTH, INC., Country Department, has leased the residence of George M. Pinney, Jr., at Dongan Hills, S. I., to William W. Mein.

Suburban.

LEON S. ALTMAYER has leased for Frank Delano his camp, with outbuildings and launches, known as Camp De Le Noye, on Buck Island, Lake Placid, for the season to Mrs. Teresa Wallach.

BURKE STONE, INC., rented at Bronxville, N. Y., for J. W. Goff, Jr., his residence on Kraft av to Dr. Frank Tooley; also for A. J. Troy his residence in Maple st to J. W. Nanitsch.

F. M. CRAWLEY & BRO., of Montclair, leased the residence of the late Dr. John Hawes, on Llewellyn road, to F. C. Lozano, of Brooklyn; also the John J. Kerr residence, on Crestmount road, to Aristides Martinez, of New York, and the Frank W. Adams residence, on Lloyd road, to Thomas B. Wells, of Spring Lake, N. J.

DE BLOIS & ELDRIDGE sublet the Thayer cottage at Bellevue and Wheatland av, Newport, to the Countess Gizycka, of Washington, D. C., for the season.

FEIST & FEIST (INC.) leased for the estate of Mary A. Wharton to Mrs. Amelia B. Turner the 3-sty residence, 1011 Broad st, Newark, N. J.

FISH & MARVIN rented for Frank MacBride his residence at Lawrence Park West, Bronxville, to Allan Robert Thompson of the Grant Thompson Co. of this city.

KENNETH IVES & CO. rented at White Plains for Frank A. K. Boland his residence in Prospect Park to Albert Weiler for the season; for Jennie D. Bramley her residence on Soundview av to Arnold L. Scheuer, and for Kate L. Oakley her residence in Prospect Park to Theodore S. Clark.

L'ECLUSE, WASHBURN & Co. leased at Plandome, a residence on the Ridge to F. M. Beldin of Manhattan.

FISH & MARVIN rented at Bronxville for Mrs. A. B. Wellington her residence at Lawrence Park, for the summer, furnished, to Miss Elizabeth T. Beach; also for the Lawrence Park Realty Co. a place to C. C. Nicholls, Jr.

F. J. MURPHY leased to Theodore C. Eppig, of Brooklyn, the dwelling of Philip Ritch, on Bay View av; to William J. O'Connor, of Manhattan, the Laue cottage, on Railroad av, to Dr. F. J. Doyle, Brooklyn, the George Moger cottage, on Blue Point av, and to Mr. Huil, Brooklyn, Mrs. Welsh's cottage, on Railroad av, at Blue Point, L. I.

PEASE & ELLIMAN have rented to J. P. Benkerd a place at Cold Spring Harbor, L. I.

ALFRED E. SCHERMERHORN leased cottages at Southampton to Sherwood Aldrich; Archibald Rogers; Mrs. Robert L. Stevens; R. A. Correa; Clendennin J. Ryan; Charles A. Lindley and Harold Walker.

MAXWELL SMITH leased, with an option to purchase, for H. G. Larzelere, the new Colonial dwelling on Walworth av, Greenacres; also the residences of H. S. Bowers, Dr. Brown, and Mrs. Muller.

CLIFFORD VAN SCHURMAN leased to James B. Clews, of the banking house of Henry Clews & Co., Ellencourt, the estate of Spencer Jennings, deceased, at Glen Cove, L. I., consisting of a park surrounding the residence, together with waterfront privileges to Long Island Sound. The estate adjoins that of Captain de La Mar, the Ladew estate and the Pratt estate, and is located in the exclusive Red Spring colony, and was held at $9,000 for the season.

WOODS BROTHERS leased at Bayport, L. I., furnished cottages: The Fischer cottage, on Gellette av, to John J. Cashman; Caldwell's, on Ocean av, to William S. Shipley; Von Mechon's, on Kensington av, to Hugh Newman; Post's, on Snedecor av, to Judge J. J. McInerney; Chidester's, on Bayport av, to J. R. Ditmars; Weingenroth's, on Ocean av, to Herbert Zollehoffer.

WORTHINGTON WHITEHOUSE, INC., has leased to Mrs. Alfred G. Vanderbilt the Spencer P. Shotter place at Lenox, Mass., known as "Shadow Brook." This property formerly belonged to the late Anson Phelps Stokes. The owner was represented by F. S. Delafield, the local agent.

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REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 June 4 to 10	1914 June 5 to 11
Total No.	117	167
Assessed value	$5,278,600	$12,527,000
No. with consideration	25	77
Consideration	$578,214	$578,475
Assessed value	$778,500	$554,500
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	3,159	3,398
Assessed value	$192,689,210	$224,487,941
No. with consideration	455	417
Consideration	$22,558,167	$13,778,206
Assessed value	$24,061,050	$14,620,271

Mortgages.

	1915 June 4 to 10	1914 June 5 to 11
Total No.	77	96
Amount	$1,257,918	$2,491,198
To Banks & Ins. Cos.	21	16
Amount	$425,000	$645,500
No. at 6%	33	38
Amount	$511,318	$962,009
No. at 5½%	4	3
Amount	$20,500	$362,500
No. at 5%	17	25
Amount	$346,000	$638,800
No. at 4½%	3	2
Amount	$ 79,500	$85,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	2
Amount	.....	$13,889
Interest not given	20	26
Amount	$300,600	$429,000
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	1 816	2,041
Amount	$43,202,209	$60,781,239
To Banks & Ins. Cos.	342	471
Amount	$15,356 069	$9,786,200

Mortgage Extensions.

	June 4 to 10	June 5 to 11
Total No.	27	52
Amount	$2.589,800	$3,216,850
To Banks & Ins. Cos.	15	20
Amount	$2,387.000	$1,585.700
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	937	1,027
Amount	$50,090.373	$54 957 685
ToBanks & Ins. Cos.	372	346
Amount	$33,490.850	$36,478,150

Building Permits.

	1915 June 5 to 11	1914 June 6 to 12
New buildings	6	4
Cost	$180,000	$225,500
Alterations	$154 800	$184.716
	Jan. 1 to June 11	Jan. 1 to June 12
New buildings	224	233
Cost	$36 276 065	$23.246.590
Alterations	$8 817 691	$6,523 517

BRONX.

Conveyances.

	1915 June 4 to 10	1914 June 5 to 11
Total No.	119	171
No. with consideration	25	24
Consideration	$222.167	$82 850
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	2,747	2,861
No. with consideration	357	384
Consideration	$3.041.254	$3,330,517

Mortgages.

	1915 June 4 to 10	1914 June 5 to 11
Total No.	73	94
Amount	$1,223,747	$1,234,586
To Banks & Ins. Cos.	10	5
Amount	$294,500	$15,300
No at 6%	37	61
Amount	$751.770	$978.525
No at 5½%	6	8
Amount	$60,000	$164.541
No at 5%	12	6
Amount	$222,150	$11.800
Unusual rates	3	.....
Amount	$37 227	.....
Interest not given	15	19
Amount	$152,600	$79,720
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	1,486	1,739
Amount	$14,782 029	$16,455.742
To Banks & Ins. Cos.	101	193
Amount	$2,475 000	$4.083.701

Mortgage Extensions.

	June 4 to 10	June 5 to 11
Total No.	11	21
Amount	$281,500	$450.000
To Banks & Ins. Co.	4	3
Amount	$108,500	$131.500
	Jan. 1 to June 10	Jan. 1 to June 11
Total No.	348	370
Amount	$7,177.255	$7,992.900
To Banks & Ins. Cos.	94	70
Amount	$2,428 250	$2,360.400

Building Permits.

	1915 June 4 to 10	1914 June 5 to 11
New buildings	6	22
Cost	$48,200	$658.950
Alterations	$8,100	$22,840
	Jan. 1 to June10	Jan. 1 to June 11
New buildings	478	371
Cost	$14,678.825	$8,589,192
Alterations	$380,360	$585,780

BROOKLYN.

Conveyances.

	1915 June 3 to 9	1914 June 5 to 10
Total No.	461	511
No. with consideration	50	45
Consideration	$332,445	$143,893
	Jan. 1 to June 9	Jan. 1 to June 10
Total No.	9,846	10,628
No. with consideration	1,013	1,111
Consideration	$8,616,446	$7,184,126

Mortgages.

	1915 June 3 to 9	1914 June 4 to 10
Total No.	366	422
Amount	$1,366,997	$1,774,434
To Banks & Ins. Cos.	85	88
Amount	$633,850	$815,900
No. at 6%	198	252
Amount	$591,053	$775,602
No. at 5½%	101	97
Amount	$533,675	$723,225
No. at 5%	46	57
Amount	$188,102	$215,907
Unusual rates	.....	2
Amount	.....	$5,900
Interest not given	21	14
Amount	$54,167	$53,800
	Jan. 1 to June 9	Jan. 1 to June 10
Total No.	7,253	7,526
Amount	$30,554 876	$31,600,429
To Banks & Ins. Cos.	1,344	1,551
Amount	$9,544,576	$12,356,214

Building Permits.

	1915 June 4 to 10	1914 June 4 to 10
New buildings	107	83
Cost	$611,900	$495,750
Alterations	$56,780	$98,100
	Jan. 1 to June 10	Jan. 1 to June 10
New buildings	2,349	2,197
Cost	$19,080,790	$21,923,610
Alterations	$1,602,884	$1,402,887

QUEENS.

Building Permits.

	1915 June 3 to 10	1914 June 4 to 10
New buildings	99	165
Cost	$458,240	$598,985
Alterations	$17,488	$13,205
	Jan. 1 to June 10	Jan. 1 to June 10
New buildings	2,401	2,209
Cost	$8,627,206	$9,839,507
Alterations	$403,839	$514,227

RICHMOND.

Building Permits.

	1915 June 3 to 9	1914 June 4 to 10
New buildings	26	49
Cost	$29.065	$128,740
Alterations	$11,499	$3,926
	Jan. 1 to June 9	Jan. 1 to June 10
New Buildings	472	552
Cost	$977,536	$803,191
Alterations	$97.167	$113 217

REAL ESTATE NOTES.

GOODALE, PERRY & DWIGHT have been appointed agents for 174-176 5th av.

ERNEST ALPERS is now associated with Wetmore & Atwood.

SAMUEL H. MARTIN has been appointed agent for 36-49 West 67th st and 2153-2155 7th av.

HUGHES & HAMMOND have recently placed loans aggregating $3,000,000 on Manhattan, Bronx and Brooklyn properties.

LUDWIG C. TRAUBE has been appointed agent for 1405-1411 Lexington av, 145 East 92d st, 1846 2d av and 58-60 East 93d st.

ARTHUR T. WEYGANDT will move on June 15 from 456 Bedford av, Brooklyn, to the First National Bank Building, 260 Broadway.

CHESTER B. KORN has opened an office at 23 West 36th st for the transaction of a general real estate business.

BASTINE & CO. have been appointed agents for 141-145 7th av, with an "L" to 154-156 West 19th st.

M. & L. HESS (INC.) have been appointed agents for the 12-sty building 16-18 West 22d st through to 15-17 West 21st st.

DUFF & CONGER have been appointed agents for 1223, 1224 and 1226 Park av; also for 130-132 East 94th st and for the "Lauriston," at the northeast corner of Madison av and 89th st.

N. BRIGHAM HALL & WM. D. BLODGOOD, INC., sold for the Alwell Realty Co. to Maude E. Hall the 4-sty dwelling 160 East 37th st. Title passed on Wednesday.

CHARLES F. NOYES CO. has been appointed renting agent for the Crystal Building, 47-49 West st, with two adjoining loft buildings; also for the Babbitt Building, 74-80 Washington st and managing agent for 242 Canal st and 360 West 88th st.

PEASE & ELLIMAN are representing the Island Realty Co. in the sale of their property at Shelter Island. There are several hundred acres for sale and Pease & Elliman will have a representative at the Manhasset Country Club during the season.

A. G. BECHMANN was the broker in the recently recorded sale of the three 5-sty apart-

ment houses, 932-940 Hoe av, for the Jad Construction Co., Joseph A. Damsey, president, to Cecil Rossi, and the subsequent re-sale to Edward A. Ridley.

DOUGLAS L. ELLIMAN & CO were associated with Hughes & Hammond in the following loans reported: $400,000 at 5½% for the State Construction Co. on 12-sty apartment house at 103-109 East 86th st, and also $250,000 for the Surrey Realty Co. on 9-sty apartment house at 114 East 84th st.

M. MORGENTHAU, JR., CO. has placed a 1st mortgage loan of $365,000 on the 12-sty loft building, 134-142 West 37th st, recently completed by the Alan Realty Co., A. E. Lefcourt, president. The ground was purchased from the Alcourt Realty Co. in May, 1914, and the present building erected from plans by George & Edward Blum, at an estimated cost of $350,000. The building was completed last winter and is completely occupied, bringing in a total rental of about $72,500. The land is assessed by the city at $232,500.

FRANCIS W. FORD'S SONS, city surveyors, of 8 and 10 James st, Manhattan, announce that they have opened a special Real Estate and Insurance Department, which will be under the management of Frederic C. Ford and Harold S. Ford. The real estate department will specialize in the management of property and the insurance department will cover all branches of general insurance. This new departure, however, will not in any way interfere with the old established business of city surveying. The concern was established in 1809 and since its formation has been located at 8 James st. The members of the firm are Howard H. Ford, Walter H. Ford, Frederic C. Ford and Harold S. Ford.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

ELIZABETH B. ADAMS.—May 17, 1914—2D AV, 1049—1329-23, 4-sty tnt., 20x66, $13,000.

ELIZABETH BOSSONG.—Mar. 7, 1910—40TH ST, 148½ E—895-59, 4-sty dw., 18x96, $22,000.

MANHEIM COHN.—Sept. 28, 1912. 90TH ST, 49 W, 1201-11½, 4-sty dw., 16.8x100.8, $22,000.

8TH AV, 2376, 1933-2, 5-sty tnt., 25x100, $32,000.

AMSTERDAM AV, 588—1236-33, 5-sty ten., 25x100, $36,000.

3D AV, 611—920-66, 3-sty ten, 18.4x75, $15,000.

GEORGE G. DE WITT.—Jan. 12, 1912—51ST ST, 37 W—1267-15, 4-sty dw., 21.5x100.5, $80,000.

51ST ST, 39 W—1267-14, 4-sty dw., 21.5x100.5, $77,500.

MAX GREENHOOT.—Jan. 29, 1907—11TH ST, 341 E—453-44, 6-sty stable, 25x144.6, $43,000.

JOHN HERDTFELDER.—July 14, 1914—7TH AV, 350—779-40, 4-sty ten., 17.1x64, $28,000.

JENNIE HERSHFIELD.—Mar. 28, 1913—48TH ST, 244 E—1321-31½, 3-sty dw., 18.8x100.5, $11,500.

HENRY KLINGENSTEIN.—Jan. 14, 1914—BOWERY, 107-109—304-7, 5-sty bldg., 41.9x105.2, $65,000.

MADISON AV, 1304—1504-9, 3-sty dw., 20.4x73, $20,000.

JOHN J. KNOX.—Jan. 6, 1913—77TH ST, 56 E—1391-51, 3-sty dw, 12.6x102.2, $27,750.

JACOB NEHR.—Aug. 24, 1914—59TH ST, 436 E—1370-30, 4-sty ttn., 20x100.5, $16,000.

FRANCIS C. REED.—Mar. 2, 1915—148TH ST, 505 W—2080-7, 5-sty apt., 37.6x99.11, $45,000.

RAY S. STERN.—May 27, 1913—EDGECOMBE AV, 139—2051-14, 5-sty apt., 25.3x110.1, $30,000.

OBITUARY

WILLIAM G. BARNETT, for many years head of the loss department of the German-American Insurance Co., died on Monday at his home in Ilye, N. Y., aged forty-one. He is survived by his widow, one son and one daughter.

HENRY BRASH, for many years a real estate investor and one of the early operators in upper Broadway, died this week, aged eighty-two, at his summer home in Far Rockaway. He was born in Germany and came to this country in 1857, when he entered the woolen business, from which he retired in 1881 to become actively interested in real estate.

JOHN N. FALKINBURG, retired real estate operator in Flushing, Bayside and Elmhurst, died on Wednesday, aged fifty-seven, at his home, 1112 Dean st, Brooklyn. He was a 32d degree Mason.

GARRETT LYDECKER, retired real estate broker, died on Wednesday, June 2, at his home in Englewood, N. J., aged fifty-four.

CHARLES F. OGILBY, at one time an insurance broker in this city, died on Friday, June 4, at the home of his brother, Rev. Dr. Henry Ogilby, in Watertown, Mass.

SAMUEL G. PAINTER, retired real estate dealer, died on Wednesday, aged sixty-seven, at his home, 204 West 107th st.

IRA P. TAYLOR, president of the Royal Land Co., of Brooklyn, and a member of several clubs and musical organizations in that borough, died on Thursday, June 3, aged seventy, at his home, 59 Lefferts pl. He is survived by his widow, three sons and a daughter.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Vacant land in the Bronx and Brooklyn will hold the center of auction market interest next week. Bryan L. Kennelly will sell in the West Bronx, 172 lots belonging to the Upland Realty Company on Wednesday, at the Vesey Street Salesroom. The tract forms the easterly terminus of 172nd street, the direct approach to the Washington Bridge from the east. On Tuesday evening, in the Brooklyn Academy of Music, the Jere Johnson Jr. Company will sell 281 lots in the original Borough Park, including two one-family houses. The lots are located on New Utrecht, Fourteenth to Seventeenth avenues, and 41st to 61st streets.

The William P. Rae Company will conduct on Thursday, by order of the Supreme Court, the partition sale of the extensive Brooklyn holdings of the estate of Frederick Balz, consisting of

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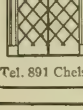
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VAULTS FOR VALUABLES

a miscellaneous assortment of parcels in many sections of the borough. Another group of properties belonging to the estate will be sold by the same auctioneer on July 16.

For the remaining 89 lots of the Jamaica-Hillcrest property sold last Saturday, the William P. Rae Company realized $36,668. In all, 391 lots were sold for $217,878, an average of about $557 per lot.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 11, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Suffolk st, 143-5 (*), ws, 40 s Stanton, 40x75, 3-sty bk hall; due, $15,502.83; T&c, $506.85; Jno Welz et al. 46,000

22D st, 28 E (*), ss, 210 w 4 av, 25x98.9, 9-sty stn loft & str bldg; due, $99,125.61; T&c, $3,509.19; Germania Life Ins Co. 75,000

34TH st, 123 E, ns, 111.3 w Lex av, 22.9x98.9, 4-sty stn tnt & str; partition; Mrs Henry Bergh. 38,000

55TH st, 220-2 E, ss, 260 e 3 av, 100x100.5, 1-sty fr shop; adj sine die. ——

55TH st, 534 W (*), ss, 300 e 11 av, 25x100.5, 5-sty bk tnt; due, $14,550.92; T&c, ——; Francis H Kinnicutt et al. 11,500

55TH st, 234-6 E (*), ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & strs; due, $32,-360.49; T&c, $1,140.70; Metropolitan Savgs Bank. 33,000

98TH st, 167 W, ns, 127.6 e Ams av, 15 x33x—; also 98TH ST, 163 W, ns, 169.6 e Ams av, 15x33x—; also 98TH ST, 159 W, n s, 211 e Ams av, 15x33x—, 3-4-sty & b stn dwgs; Geo W Fanning. 12,000

98TH st, 163 W, see 98th, 167 W.

98TH st, 159 W, see 98th, 167 W.

103D st, 159 E (*), ns, 210 w 3 av, 30x100.11, 4-sty bk tnt & strs; due, $15,288.40; T&c, $1,050.50; City Real Estate Co. 14,500

144TH st, 305 W (*), ns, 100 w 8 av, 25x99.11, 5-sty bk tnt & strs; due, $4,361.35; T&c, $256.30; Hannah Harrison. 20,000

SAMUEL MARX.

21ST st, 218-20 W (*), ss, 235 w 7 av, 46.10x105.5x46.10x104.5, 7-sty bk tnt; due, $18,562.88; T&c, $1,035.50; Jos Schanz. 85,150

118TH st, 356 W (*), ss, 125 w Manhattan av, 18x100.11, 3-sty & b bk dwg; due, $10,734.82; T&c, $191.50; City Real Estate Co. 7,500

124TH st, 546 W (*), sec Bway, 100x100.11, 6-sty bk tnt & strs; due, $30,318.40; T&c, $2,180.50; Surety Realty Co. 190,000

138TH st, 507 W, ns, 150 w Ams av, 37.6x99.11, 5-sty bk tnt; due, $38,727.57; T&c, $788.15; Robt C C Baker. 38,000

139TH st, 142 W (*), ss, 100 e 7 av, 26x99.11, 5-sty bk tnt; due, $22,852.45; T&c, $836.60; Greenwich Savgs Bank. 22,000

Broadway, sec 124th, see 124th, 546 W.

HENRY BRADY.

13TH st, 335 E (*), ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; due, $13,903.79; T&c, $817.80; pr mtg of $28,000; Julian G Buckley. 34,000

15TH st ,20 W (*), ss, 300 w 5 av, 25x75.9x25.8x69.11, 2 & 3-sty bk tnt & str; due, $2,326.81; T&c, $1,601.66; sub to two mtgs aggregating $16,500; Carrie E Crocker. 16,600

30TH st, 11 W (*), ns, 225 w 5 av, 25x98.9, 5-sty stn loft & str bldg; due, $64,-397.49; T&c, $890.80; Mutual Life Ins Co of N Y. 45,000

104TH st, 109-11 E, ns, 100 e Park av, 35x100.11, 6-sty bk tnt & strs; due, $36,-426.41; T&c, $1,545.39; Louis Spielmann. 37,000

JAMES L. WELLS.

104TH st, 54 W (*), ss, 39 w Manhattan av, 17x100.11, 3-sty & b bk dwg; due, $14,-573.40; T&c, $386.80; Excelsior Savgs Bank, N Y. 12,100

BRYAN L. KENNELLY.

34TH st, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty bk tnt (exr); Walter P Pfeiffer. 24,500

L. J. PHILLIPS & CO.

Broome st, 114 (*), nec Willett (Nos 20-2), 25x87.6, 5-sty bk tnt & strs; due, $37,-193.65; T&c, $957.74; N Y Savgs Bank. 36,000

HERBERT A. SHERMAN.

77TH av, 2026-8 (*), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; due, $69,453.85; T&c, $1,683.85; Levi P Morton. 65,000

Total	$862,850
Corresponding week 1914	346,034
Jan. 1, 1915 to date	34,453,150
Corresponding period 1914	16,780,131

Bronx.

The following are the sales that have taken place during the week ending June 11, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Fairmount pl, 739, ns, 68.7 e Clifton av, 21.6x100, 2-sty fr dwg; withdrawn. ——

169TH st, 773-81 E (*), ns, 157 e Boston rd, 108.7x98.3x109x98.11, 3-sty bk casino; due, $20,402.75; T&c, $71,762.32; sub pr mtg $60,000; J & M Haffen Brewing Co. 75,000

Franklin av, 1390 (*), es, 38.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; due, $31,-424.73; T&c, $690.60; Ella S Chase. 25,000

Honeywell av, 2026 (*), es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; due, $5,437.41; T&c, $110.34; Emma S Mason. 5,000

Union av, 1283-7 (*), ss, 286.1 e Boston rd, runs s122.8xse11.4xne63.10xn94.4xw58.4 to beg, 2-sty fr dwg, 2-sty bk tnt & 3-sty fr tnt; due, $8,067.24; T&c, $223.47; sub to first mtg of $17,500; J & M Haffen Brewing Co. 20,500

HENRY BRADY.

170TH st W, swc Merriam av, 30.1x90.9, vacant; due, $2,294.08; T&c, $1,983.63; Jas J McCann. 4,750

Beach av, 1222 (*), es, 225 n Gleason av, 25x100; due, $1,211.30; T&c, $273.94; Anna C Wildey, indivld & extrx &c. 3,400

Boston rd, ws, abt 283 s Jefferson pl, see Clinton av, 309.4 s Jefferson pl.

Clinton av (*), es, 308.4 s Jefferson pl, runs e110.7xn26xe114.4 to Boston rd xs79 xw200.6xn53 to beg, vacant; due, $13,126.54; T&c, $4,307.01; Elway Co. 15,000

Decatur av, 2069 (*), ns,, 341.5 e Bedford Park blvd, 37.6x110, 2-sty fr dwg; due, $7,747.60; T&c, $1,227; Rebecca B Gourlie et al, extrxs & trstes. 8,000

Gleba av (*), ws, 62 s Starling av, 50x100; due, $4,254.04; T&c, $2,288.52; Jennie G Buckley et al. 3,500

Merriam av, swc 170th, see 170th W, swc Merriam av.

GEO. PRICE.

Fox st, 655 (*), ns, 272.6 e Av St John, 40.7x125, 5-sty bk tnt; due, $6,894.64; T&c, $772.20; Alex J Blumenthal et al. 32,500

238TH st, 133 E (*), ns, 125 w Kepler av, 25x100, 2-sty bk dwg; due, $5,206.03; T&c, $109.89; New York Savgs & Loan Assn. 4,500

Jessup av, 1407 (*), ws, 259.3 s Jessup pl, 100x100, 2-sty fr dwg; due, $2,150.85; T&c, $212.50; Eliz F Ferris. 11,165

JAMES L. WELLS.

Washington av, 1071, ws, 200 s 166th, 25 x200, 5-sty bk tnt & strs; adj June23. ——

JAMES J. DONOVAN.

152D st, 277-81 E (*), ns, 70.3 e Morris av, 100x100, 2-3 & 1-2-sty fr dwgs; due, $4,700.10; T&c, $1,464.02; Peter Wynen. 14,500

JACOB H. MAYERS.

Washington av, 1475, ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; due, $4,109.59; T&c, $650; Theo Eberle. 27,550

BRYAN L. KENNELLY.

174TH st E (*), ss, 35.8 w Webster av, 49.7x91.6, vacant; due, $3,376.84; T&c, $865; Elway Co. 100

Total	$250,465
Corresponding week 1914	69,600
Jan. 1, 1915, to date	3,227,498
Corresponding period 1914	3,080,766

Brooklyn.

The following are the sales that have taken place during the week ending June 9, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GOLD ST, es, 80 n Myrtle av, 20x48.9; withdrawn ——

VAN BRUNT ST (*), ses, 80 sw Van Dyke, 20x115x25x100; Eliz Grist ... $3,500.00

AV N, ss (*), 40 e E 12th, 40x100; The Thrift 5,500.00

ATLANTIC AV (*), ns, 80.3 w Ocean pl, 34.3x88.7xirreg; Chas V Lott.... 5,000.00

BAY RIDGE PKWAY, nes, 195 nw 17 av, 26x100; Henry A McConkey...21,250.00

BROADWAY, nec Chauncey, 19x95; withdrawn ——

WASHINGTON AV, es, bet Sullivan & Malbone, Lot 5; Tax Lien Co of N Y. 850.00

14TH AV (*), ses, 60 sw 78th, 20x52.6; South Bklyn Savgs Instn 3,500.00

WILLIAM J. McPHILLIAMY & CO.

DEAN ST (*), ss, 49.9 e Stone av, 90.7x107xirreg; Excelsior Brewing Co 6,750.00

ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern; Harry F Sullivan 975.00

CLINTON AV (*), ws, 126.5 n Myrtle av, 46x106xirreg; Ernest M Turner.. 5,600.00

HAMILTON AV (*), ss, 141.6 e Columbia, 37.6x75.2; Arthur Smith....12,000.00

MYRTLE AV, ns, 175 e Evergreen av, 25x108.11; Sadie Wisniewski 4,175.00

NICHOLS AV (*), sec Jamaica av, 120 x50.7; Frank R Kraus, Jr..... 5,000.00

TILDEN AV, sec Brooklyn av, 104.8 x108.7; withdrawn..... ——

VIENNA AV (*), ss, 80 w Linwood, 20x100; Theo Kiendl 250.00

LOTS 141-2, blk 7204 (*); Frank W Scutt 500.00

NATHANIEL SHUTER.

JEWELL ST (*), ws, 425 s Melrose av, 25x100; Solomon Horn..... 5,500.00

SCHOLES ST, ns, 125 w Leonard, 25 x100; A Goldinger 5,125.00

E 23D ST, ws, 134.8 n Av D, 85.3x 85.9xirreg; Abr Avrutov 100.00

DRIGGS AV, ss, 50 e Leonard, 25x100; Rubin Realty Corpn 7,300.00

GREENE AV (*), ns, 21 w Stuyvesant av, 20x100; Chas Rehbein et al..... 1,500.00

JAMES L BRUMLEY.

TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Lena S Cole 1,650.00

JERE JOHNSON, JR., CO.

HANCOCK ST, 85, ns, 310 e Bedford av, 20x100, 3-sty & b stn dwg (exr); Anna M Hines 7,800.00

44TH ST, sws, 220 nw 13 av, 120x100.2; adj sine die ..... ——

CHARLES Y. VAN DOREN.
81ST ST (*), ss, 230 w 17 av, 17x100; Herman J Eckoff 3,150.00

Total $106,975.00
Corresponding week 1914 ..... 271,944.00

VOLUNTARY AUCTION SALES.

Bronx.

BRYAN L. KENNELLY.

JUNE 16.
172 LOTS on 172d st, Shakespeare av, Macombs rd, Featherbed la, Jessup av & Jessup pl at 14-16 Vesey st.
GUNTHER AV, ws, 167 s Bussing av, 50x100.
MONTICELLO AV, es, 157 s Bussing av, 75x100; at 14-16 Vesey.

Brooklyn.

JERE JOHNSON JR. CO.

JUNE 15.
281 LOTS in Borough Park, to be held at Academy of Music, 7.30 p. m.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 12.
No Legal Sales advertised for this day.

JUNE 14.
37TH ST, 135-47 W, see 7 av, 501-11.
80TH ST, 135 W, ns, 287 w Col av, 21x102.2, 4-sty & b stn club house; Fannie L Harrison—Vedanta Soc of City N Y et al; Solomon Hanford (A), 41 Wall; Wm Slevin (R); due, $23,174.76; T&c, $2,000; Joseph P Day.
105TH ST, 112-38 W, ss, 160 w Col av, runs s 100.11xw84.9xnw40.4xn94.2xe171.5 to beg, 1-sty bk theatre & 1-sty bk garage; Jacob Wicks, Jr—Mary A Loeffler et al; Jas B Mitchell (A), 394 E 150th; Harry Bijur (R); due $17,779.42; T&c, $4,600; Joseph P Day.
7TH AV, 501-11, on map 501-9, nec 37th (Nos 135-147), 98.9x244, 2-sty bk garage; Equitable Life Assurance Society of the U S—Wm H Bryan et al; Alexander & Green (A), 120 Bway; Jas F Donnelly (R); due, $523,374.93; T&c, $21,168.20; Chas A Berrian.

JUNE 15.
CHRISTOPHER ST, 105; ns, 125 w Bleecker, 25x90, 4-sty bk tnt & strs & 2-sty rear bk tnt; Kate Madden—Anna E Schloffel et al; Percy L Klock (A), 149 Bway; Chas P Rogers (R); partition; Henry Brady.
115TH ST, 310 E, es, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; Lewis Q Jones—Angelina Ferrari et al; Weekes Bros (A), 45 William; Max Solomon (R); due, $10,016.92; T&c, $3,775; mtg recorded Jan6'02; Samuel Marx.
118TH ST, 344 E, ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & strs; Cornelia H Hughes—Antonio Tassi et al; McClure & Prentice (A), 61 Bway; Robt L Luce (R); due, $25,100.66; T&c, $1,977.63; Henry Brady.
120TH ST, 122 E, ss, 265 e Park av, 25x100.10, 5-sty bk tnt & strs; Dry Dock Savgs Instn—Jos M Baum et al; Frank M Tichenor (A), 38 Park Row; Jos R Trucsdale (R); due, $17,666.42; T&c, $595.21; Joseph P Day.
3D AV, 2138, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; Dry Dock Savgs Instn—Jno H Degelman et al; Frank M Tichenor (A), 38 Park Row; Jos Weber (R); due, $28,306.91; T&c, $914.80; mtg recorded Apr1'10; Joseph P Day.

JUNE 16.
ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
65TH ST, 170 W, see Canal st, 67-71.
19TH ST, 49 W; ns, 225.4 e 6 av, 18.11x92, 5-sty bk tnt & str; Emanu-El Congregation of City N Y—Mutual Alliance Trust Co of N Y et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Thos W Churchill (R); due, $34,344.88; T&c, $790.69; Joseph P Day.
28TH ST, 49-55 W, ns, 60 e 6 av, runs e83.2xn98.9xw68.2x84.8xw75 to 6 av (No 470), xs20 xe60xs74 to beg, 5-4-sty bk & stn loft & str bldgs; Henry J Schwartz—Jas M Lehmaier et al; Hirsch, Scheuerman & Limburg (A), 160 Bway; Wm Klein (R); partition; Joseph P Day.
41ST ST, 443 W, ns, 225 e 10 av, 25x98.9, 3-sty bk tnt & strs; Franklin Savgs Bank in City of N Y—Theo Witz et al; Wilson M Powell, Jr (A), 7 Wall; Geo C Norton (R); due, $2,438.10; T&c, $1,034.82; Joseph P Day.
56TH ST, 216 W, see Broadway, 1744-8.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.
6TH AV, 470, see 28th st, 49-55 W.

JUNE 17.
MADISON AV, 1644-6, ws, 43.11 s 110th, 38x100, 5-sty stn tnt; Excelsior Savgs Bank of the City of N Y—Marcus Rosenthal et al; Jno C Gulick (A), 132 Nassau; Lewis S Burchard (R); due, $40,422.87; T&c, $841.05; James L Wells.

JUNE 18.
48TH ST, 306 W, see 8 av, 785.
87TH ST, 138 W, ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; Gesina M Schriefer—Francis E Laimbeer et al; Emanuel van Dernoot (A), 280 Bway; Jos I Green (R); due, $5,362.25; T&c, $346.00; Bryan L Kennelly.
101ST ST, 416 E, ss, 285 e 1 av, 37.6x100.11, 6-sty bk tnt & strs; Central Trust Co N Y—Mamie Silver et al; Joline, Larkin & Rathbone (A), 54 Wall; Jacob Schoenfeld (R); due, $27,640.09; T&c, $589.30; Samuel Marx.
8TH AV, 785, ws, 32.4 s 48th, 23.7x100x47.7x 102.10, 3-sty bk tnt & strs; 48TH ST, 306 W, ss, 100 w 8 av, 16.8x100.5, 4-sty stn loft & str bldg & 2-sty ext; David Israel—A Realty Co et al; David Rosengarten (A), 19 Cedar; Alfred J Talley (R); due, $5,741.29; T&c, $678.70; sub to mtg $60,000; mtg recorded May24'15; Samuel Marx.

JUNE 19 & 21.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JUNE 12.
No Legal Sales advertised for this day.

JUNE 14.
SIMPSON ST, 1138, es, 175 n 167th, 40x100, 5-sty bk tnt; Ludwig Ulmann—Henrietta Essert et al; Meighan & Necarsulmer (A), 120 Bway; Arthur N Glegerich (R); due, $30,428.23; T&c, $468.70; Joseph P Day.

JUNE 15.
COSTER ST, 628, es, 480 s Spofford av, 20x100, 2-sty bk dwg; Emily M Wheeler—Raffael Luongo et al (Action 1); Mitchell & Mitchell (A), 44 Wall; Jno J Hynes (R); due, $6,802.03; T&c, $659.45; Chas A Berrian.
COSTER ST, 630, e s, 460 s Spofford av, 20x100, 2-sty bk dwg; same—same; Action 2; same (A); same (R); due, $6,971.71; T&c, $393.39; Chas A Berrian.
HOME ST, 921-5, ns, 25 e Fox, 75x91.9x64.2x 97.2, 3-sty bk tnt; Nathan Sadowsky Carmine Constn Co et al; Paul Hellinger (A), 320 Bway; Harry G Gutmann (R); due, $9,278.35; T&c, $——; sub to mtg $52,000; Joseph P Day.
188TH ST, 657-9 E, ns, 50 e Belmont av, 50x95, 5-sty bk tnt & strs; Jno Anton—Maiche Marino et al; Williamson & Ilell (A), 364 Alex av, owner; C. E. Moore (R); due, $6,521.63; T&c, $250.08. James L Wells.
UNION AV, 1130, e s, 85 n 167th, 40x100, 4-sty bk tnt; Chas E Perkins R & W Realty Co et al; Herbert J Lyall (A), 31 Nassau; Chas H Ayres (R); due, $27,016.90; T&c, $2,503.18; Joseph P Day.

JUNE 16.
GUNTHER AV, ws, 167.4 s Bussing av, 50x100; Chas H Clark et al, exrs—Chas S Terrett et al; Action 2; Edw S Clinch (A), 41 Park Row; Jno J Hynes (R); due, $1,418.02; T&c, $180.90; Bryan L Kennelly.
MONTICELLO AV, es, 157.4 s Bussing av, 75x100; Chas H Clark et al, exrs—Chas S Terrett et al; Action 1; Edw S Clinch (A), 41 Park Row; Jno J Hynes (R); due, $2,080.20; T&c, $139.17; Bryan L Kennelly.
TOWNSEND AV, ws, 148.10 n 172d, 30.9x84.6x25 x66.1, vacant; Anna R Crossin—Jas A Woolf et al; Action 9; Harold Swain (A), 176 Bway; Fredk C Hunter (R); due, $1,735.22; T&c, $505; Henry Brady.

JUNE 17.
136TH ST, 297 E, ns, 250 e Lincoln av, 25x100, 5-sty br tnt & str; Rosanna Scanlon—Ferdinand Bloch et al; Rosen & Phillips (A), 52 Wall; Jos Edelson (R); due, $14,893.56; T&c, $970.10; Joseph P Day.
EASTCHESTER RD, ns, 42.8 e Walker av, 25x156.2x9.5 & 34.10x126.9; WALKER AV, ss, 94.4 w Montgomery pl, runs w57.10xs92.5xe 21xs75xe25xn132.4; OVERING ST, swc Walker av, runs s106.6xw50xn50xw25xn113.9xe94.4; Michael Ganly—Cecilia F Brennan et al; Jno Kadel (A), 2069 Westchester av; Jno F Frees (R); due, $12,772.26; T&c, $1,400; Jas J Donovan.

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TINTON AV, 721, ws, 167.7 s 156th, 25x82.6x 26.2x88.7, 4-sty bk tnt; Robt Ruscher—Jas E J Martin et al; Hermann G Friedmann (A), 37 Liberty; Edw D Dowling (R); due, $12,527.87; T&c, $97; Joseph P Day.

JUNE 18.

VAN NEST AV, 630, es, 188.8 s Unionport rd, 25x95; Wm Dettner Rose Nathan et al, exrs Edw A Acker (A), 287 Bway; Jno A McEvedy (R); due, $3,891.34; T&c, $288; James J Donovan.

INTERIOR PARCEL, beg at a point 112 e Clinton av & 70, w Boston rd, 44.10x96.3x57.11x 75; Anna R Crossin—Jno Reilly et al; Harold Swain (A), 176 Bway; Jos R Truesdale (R); due, $1,716.42; T&c, $789.54; Joseph P Day.

JUNE 19 & 21.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 12.

No Legal Sales advertised for this day.

JUNE 14.

MIDDLETON ST, ss, 210 e Harrison av, 25x 100; Eliz Finken Henry Kneuer et al; Chas H McCarty (A), Produce Exchange Bldg., Manhattan; Wilbur Larremore (R); Nathaniel Shuter.

38TH ST, ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler Hermanus Sandman et al; Henry A Ingraham (A), 189 Montague; Albt E Richardson (R); Wm P Rae.

JUNE 15.

HENRY ST, swc Centre, 110.6x104; Carrie E Coe Jno O Ball et al; A P Bachman (A), 52 Wall, Manhattan; Alvah W Burlingame, Jr (R); Wm P Rae.

LAKE ST, ws, 162.6 n 2 pl, 39x157; Louis Joseph et al—Chas C Overton et al; Grover M Moscowitz (A), 189 Montague; Saml L Judelsohn (R); Nathaniel Shuter.

E 45TH ST, es, 280 s Av Y, 20x100; Bklyn Trust Co—Pinkus H Goldbaum et al; Cullen & Dykman (A), 177 Montague; Geo R Brennan (R); Wm J McPhilliamy & Co.

48TH ST, sws, 88.7 nw Fort Hamilton av, 23.7x 122.4xirreg; DeKalb Co—Marvin Realty Co et al; Jno A Warren (A), 175 Remsen; Edw Kelly (R); Wm J McPhilliamy & Co.

71ST ST, nwc 14 av, 100x100; Fannie M Campbell—Cath B Fraser et al; Harry L Thompson (A), 175 Remsen; Peter Mahony (R); Wm J McPhilliamy & Co.

CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x 78.1; Thos H Heffron—Almira Kempf et al; Saml E Klein (A), 367 Fulton; Reuben Hasskell (R); Wm P Rae.

EASTERN PKWAY, ns, 260 w Rogers av, 20x 85.7; Arthur Hounslea—Emma F McQuade et al; Wm H Barradell (A), 44 Court; Benj Ammermann (R); Nathaniel Shuter.

NOSTRAND AV, ws, 55.7 s Bergen, 20x100; Thos F Diack—Mary E Austin et al; Julius Siegelman (A), 337 Manhattan av; Herman S Bachrach (R); Nathaniel Shuter.

LOT 28, blk 4863, sec 15; Dora Pines—Giovanni Pitrizzo et al; Theodore I Schwartzman (A), 44 Court; Wm P Pickett (R); Nathaniel Shuter.

JUNE 16.

DEAN ST, ss, 235 e New York av, 20x114.5; Bway Savgs Instn of City of N Y—Mary H Everitt et al; Richard B Kelly (A), 233 Bway, Manhattan; Geo E Buechner (R); Jere Johnson, Jr, Co.

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Montrose Realty Co—Frank D Cadmus et al; Henry M Bellinger (A), Frank W Holmes (R); Wm J McPhilliamy & Co.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in City of N Y—Wm B Boate et al; Harry L Thompson (A), 175 Remsen; Adolph M Goetting (R); Nathaniel Shuter.

75TH ST, nes, 180 nw 19 av, 40x100; N Y Mtg & Security Co—Fredk J Croscher et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Houtain (R); Wm J McPhilliamy & Co.

VERNON AV, ns, 343 e Throop av, 17.10x100; Danl K Hall—Simon Epstein et al; Coombs & Wilson (A), 260 Bway; David Senft (R); Wm J McPhilliamy & Co.

VERNON AV, ns, 360.10 e Throop av, 17.10x 100; same—same; Action 2; same (A); J Gardner Stevenson (R); Wm J McPhilliamy & Co.

LOTS 25 & 26, blk 7468; Robt A Atkinson—Isadore A Rouland et al; I Newton Williams (A), 233 Bway; Edw B Thompson (R); Wm P Rae.

JUNE 17.

DECATUR ST, sws, 400 nw Saratoga av, 20x 100; Barbara Bierach—Johanna H Gorth et al; Edw J Fandrey (A), 307 Washington; Ernest P Seelman (R); Wm P Rae.

DUFFIELD ST, es, 213 n Willoughby, 21x100.3; Mary W Albertson—Chas L Kempf et al; Clarke & Frost (A), 215 Montague; J Gardner Stevenson (R); Wm P Rae.

DUFFIELD ST, es, 213 n Willoughby, 21x100.3; Mary W Albertson—Chas L Kempf et al; Clarke & Frost (A), 215 Montague; J G Stevenson (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4xirreg; Louis Raffo et al—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno T Eno (R); Nathaniel Shuter.

AV P, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss et al—Nunzio Brusca et al; Louis Rayvid (A), 44 Court; David P Goldstein; (R); Nathaniel Shuter.

ATLANTIC AV, nwc Radde pl, 16.6x95; Sara R Reid Anna M Rossa; David Dreschler (A), 140 Nassau, Manhattan; Robt H Ernest (R); Nathaniel Shuter.

ATLANTIC AV, nwc Utica av, 20x80; Cath M Rhodes—Elkon Sachse et al; Frank N Lang (A), 16 Court; Michael Furst (R); Wm J McPhilliamy & Co.

JAMAICA AV, ss, 26.9 e Miller av, 15x41.9x irreg; JAMAICA AV, ss, 57 e Miller av, 25.10x 82.11; E 31ST ST, ws, 300 s Av K, 40x105; LOTS 165 to 170 and s ½ of 171, map of heirs of Nicholas Cheneck, Jr; FULTON ST, ss, 275 e Sackman, 50x100; SUMPTER ST, ss, 275 e Patchen av, 50x57.11xirreg; HERKIMER ST, ns, 175 w Schenectady av, 18.9x 100; HERKIMER ST, ns, 193.9 w Schenectady av, 18.9x100; MACON ST, swc Patchen av, 80x20; MILLER AV, ws, 160 n Blake av, 20x 100; ROCKAWAY AV, nwc Av K, 165x253.4x irreg; CONKLIN AV, nec Brooklyn & Rockaway Beach R R, 131.4x66; E 16TH ST, nes, intersec ses Av M, 126.6x100xirreg; ROCKAWAY AV, sws, intersec ses Skidmore la, 84.11 x 133.3 x irreg; ROCKAWAY PKWAY, es, 83.4 n Av J, 152.9 x 156 x irreg; STILWELL LA, nws, adj land of Chas Stilwell, 140x125; CANARSIE AV, ws, 195 s Av G, —x— to Durland pl; E 102D ST, ws, 100 n Av G, 180.10xirreg; E 102D ST, Ws, 100 n Av G, —x100; E 102D ST, swc Av G —x—; PARCEL of land at Sands Bay, Canarsie, prop of Henry Lohman, 50x98.9xirreg; LOTS 8 to 12, Sands Bay rd, ns, adj land of Davis, 50x336xirreg; LOTS 750 to 759, map of land of heirs of Nicholas Schenck, Jr; LOTS 208 to 215; same map; LEFFERTS AV, ss, 295 e Troy av, 75.11x100; ST JOHN'S PL, ns, 168.8 w Rochester av, 64.7x115.7xirreg; STERLING PL, ns, 215 w Ralph av, 16x126.4 xirreg; ST JOHN'S PL, ns, 20 e Ralph av, 20x38.4; INTERIOR PARCEL beg at a point 100 s Sterling pl and 100 e Ralph av, runs e 60x81.9xw61.1x n 83.2 to beg; EASTERN PKWAY, nec, Buffalo av, 100x30; PARK PL, sec Utica av, 129.4x32.10xirreg; DEGRAW ST, 18S e Utica av, 40x162.8; DEGRAW ST, ns, 100 e Buffalo av, 20x220.7; ROCKAWAY AV, ws, between Avs D & E, x ; VARKEN'S HOOK RD, es, 146 s Av G, 186.5x124.6xirreg; LOT of Salt Meadow, known as Flatbush Meadow, —x—; E 87TH ST, nes, 208.7 se Av K, 37.11x100.1; UTICA AV, es, 60 n Sterling pl, 162.9x133.5xirreg; COOPER ST, nws, 220 ne Knickerbocker av, 20x100, & COOPER ST, nws, 240 ne Knickerbocker av, 20x100; Emma G Henderson et al—Albert T Balz et al; Albert D Ecke (A), 182 Lincoln av; Arnon L Squiers (R); partition; Wm P Rae.

ROGERS AV, es, 110 n Foster av, 40x102.6x irreg; executors' sale; Louis Malthaner (A), 37 Wall, Manhattan; Margrethe Horzberg extrx; Wm P Rae Co.

JUNE 18.

HEWES ST, nws, 227.2 sw Marcy av, 19.6x100; Kopel Sapolsky et al—Fannie Lint et al; M A Rabinovitch (A), 230 Grand, Manhattan; Raymond Malone (R); Wm J McPhilliamy & Co.

MORRELL ST, es, 75 s Varet, 25x100; Sheriff's sale of all right, title, &c, which Mary W Schrafi had on Jan 19, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

47TH ST, nes, 97.11 se 8 av, 38.6x95; Lawyers' Mtg Co—F T Nesbit & Co, Inc, et al; Cary & Carroll (A), 59 Wall, Manhattan; Edw Q Carr (R); Wm P McPhilliamy & Co.

E 40TH ST, ws, 297.6 n Av I, 80x100; Belle J Stewart—Earl S L'Amoureux et al; Theo Witte (A), 375 Fulton; Myrtis M Fish, (R); Wm J McPhilliamy & Co.

43D ST, nes, 100 nw 15 av, 20x100.2; Frank Mistretta—Urban Realty Co et al; Harvey O Dobson (A), 189 Montague; Chas J McDermott (R); Wm J McPhilliamy & Co.

43D ST, nes, 140 nw 15 av, 20x100.2; Filomena Abbazia—Urban Realty Co et al; Harvey O Dobson (A),189 Montague; Chas J McDermott (R); Wm J McPhilliamy & Co.

BROADWAY, 176, ss; Auguste K Stache—Benj F Knowels et al; Edw McPharlan (A), 9 Jackson av, Long Island City; Alonzo G McLaughlin (R); Wm P Rae.

2D AV, es, 80.2 n 55th st, 50x100; Chas Berg —David Y Gorman et al; Kiendl & Sons (A), 2634 Atlantic av; Howard W Amell (R); Wm J McPhilliamy & Co.

JUNE 19.

No Legal Sales advertised for this day.

JUNE 21.

POWELL ST, ws, 90 s Blake av, 17.6x100xirreg; Sheriff's sale of all right, title, &c, which Henry Hirschmann had on Jan 22, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

PROSPECT PL, ss, 275 e New York av, 25x 122; Michael Schaffner—Helen Hartmann et al; Arthur G Schaffner (A), 619 Nostrand av; Hunter L Delatour (R); Nathaniel Shuter.

ROSE ST, nws, 54.4 sw Wythe av, 18x35.5; Chas Nelson et al—Max Kornfeld et al; Jos C Jahn (A), 320 Fulton, Jamaica; Mitchel May (R); James C Archer.

E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Creem—Helene Schneider et al; Moore & Upson (A), 215 Montague; Harry L Thompson (R); Nathaniel Shuter.

WOODRUFF AV, swc St Paul's pl, 145.3x125; Isidor Silberberg et al—Marcus Bldg Co et al; Simon Berg (A), 714 Bway; Max H Newman (R); Nathaniel Shuter.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 5.

COOPER ST, ns, 200 w 207th, 100x100; Tillie Young extrx—Henry A Brann et al; Walsh, Wallin, Beckwith & Edie (A).

LAFAYETTE PL, 14; Chas Remsen et al—Eugene Morgenthau et al; Joline, Larkin & Rathbone (A).

130TH ST, ns, 279.4 w Amsterdam av, 74.4x 64.10x irreg; J Harsen Purdy—Nestor Holding Co et al; amended; Bowers & Sands (A).

132D ST, 214 W; also W BROADWAY, 245; 2 actions; Matilda Stiefel—Simon Morris et al; Wise & Seligsberg (A).

JUNE 7.

63D ST, 5-15 W; Emma Pfizenmayer et al, extrxs—W 63d St Realty Co, Inc, et al; G H Hyde (A).

JUNE 8.

61ST ST, ss, 250 e 11 av, 50x100.5; Edith B Halsey—David Kass et al; amended; H Swain (A).

97TH ST, 116 E; Jno J Mahoney—Mae Lyons et al; P L Mullaly (A).

97TH ST, ss, 190 e Amsterdam av, 40x100.11; Emma Rosenbaum—Morris Realty & Constn Co et al; W J Rose (A).

JUNE 9.

ELIZABETH ST, 13; Wm F Morgan, Jr—Convent Park Constn Co et al; Blackwell Bros (A).

26TH ST, 229 E; Anna C F Schwarz—Louis Brooks et al; Rounds, Hatch, Dillingham & Debevoise (A).

100TH ST, 304 W; Manhattan Savgs Instn—Jos Berndt et al; Rapallo & Kennedy (A).

122D ST, ns, 296 w 1 av, 37x100.11; N Y Savgs Bank—Geo C Kline et al; J A Dutton (A).

JUNE 10.

HENRY ST, 326; Equitable Trust Co of N Y—Jennie Goldstein et al; amended; Murray, Prentice & Howland (A).

2D ST, 157 E; Leasehold; Jonas Weil et al—Elizabeth A Heckler et al; I S Heller (A).

39TH ST, 147 E; Wilhelmina I McManus—Robert M Fulton et al; Cannon & Cannon (A).

60TH ST, 43 E; BROADWAY, 525, & SPRING ST, 94; Etta Forgotston—Morris S Sternberger et al; Weschler & Kohn (A).

90TH ST, 216 E; Bernard Mayer Wm Gluck et al; I S Heller (A).

124TH ST, 510-16 W; N Y Trust Co—Sadie Simons et al; Bowers & Sands (A).

AUDUBON AV, 228-34; C S Savings Bank of the City of N Y Irving Arms Real Estate Corpn et al; Merrill, Rogers & Terry (A).

5TH AV, es, 27.5 n 42d st, 37x108; Schuyler L Parsons et al—Jos J O'Donohue, Jr, receiver, et al; Bowers & Sands (A).

7TH AV, es, 233 n 30th, 23x75; Greenwich Savgs Bank—Maurice Myers et al; B A Sands (A).

JUNE 11.

LEWIS ST, 225; Edwin A Archer—Louis Lewinthan et al; Hurry & Dutton (A).

MONROE ST, 175; Arnold Thayer et al—Albert Miller et al; J W McElhinney (A).

WILLETT ST, 52; Saml D Sutton—Annie Weinstein admtrx et al; Amended; G W Glaze (A).

29TH ST, 130-2 W; Jas A Trowbridge—130 W 29th St Co, Inc, et al; H M Bellinger, Jr. (A).

85TH ST, ss, 40 e Columbus av, 60x102.2; two actions; Jno A Stewart et al—Jno B Ireland et al; Beekman, Menken & Griscom (A).

114TH ST, 69 E; Cornelia W Hall et al—Myrtle Schwarzkopf et al; amended; Remsen & Parsons (A).

114TH ST, 616 W; City Real Estate Co—Josephine D Morgan et al; H Swain (A).

NAGLE AV, ss, 293.9 e Dyckman, 104x193.2; Jno E L Beals, Fredk W Seybel et al; Roe & Hayes (A).

Bronx.

JUNE 4.

MAGENTA ST, ss, lots 161-162, bet Rosewood & Cedar avs; Aurora Operating Co—Concettina Roffino et al; M B Rich (A).

143D ST, ns, 431.6 e Alexander av, 25x100; Payne Estate—Edw D Murphy et al; Reeves & Todd (A).

BATHGATE AV, 2281; Perry Belmont Duryea—Mary J Branick et al; Hardy, Stanciiffe & Whitaker (A).

LOTS 48, 49, 59 & 60, map of Bronxwood Park; Harlem Savgs Bank—Carrie E Sawyer; E S Clinch (A).

JUNE 5.

WEBSTER AV, ns, 125 w 204th, 50x120; Antonia Hegeman as gdn—Sadie H Jacobs et al; Wesselman & Kraus (A).

LOTS 481, 482, 483, 484 & gore lot J, map of Unionport; Albt G Dimmerling—Municipal Asphalt Co, Inc, et al; Phillips, Mahoney & Wagner (A).

JUNE 7.

KELLY ST, ws, 516 n Longwood av, 33.3x100; City Real Estate Co—S K Barth Realty Co et al; H Swain (A).

UNIVERSITY AV, es, 135.2 s Kingsbridge rd, 62.5x230.7; Union Trust Co of N Y, as trste—Thos B Watson et al; Miller, King, Lane & Trafford (A).

LOT 8, map of 107 lots, known as Hudson Park prop of Hudson P Rose; Hudson P Rose Co—Salvatore Carillo et al; Davison, Owen & Bird (A).

JUNE 8.

JEFFERSON AV, nwc Monaghan av, 50x100; Augusta P Fowler—Jennie Pitowsky et al; E Norton (A).

LAFONTAIN AV, ws, 75 n 178th, 37.6x100; Katrine A Henderson—Clara J Nathan et al; Arrowsmith & Dunn (A).

TELLER AV, es, 50.1 n 165th, 39.1x108.2; also 165TH ST, nwc Clay av, 49.9x106; also 165TH ST, nec Teller av, 50x103.2; Jane M Dollinger et al—Wenigman Constn Co et al; Feltenstein & Rosenstein (A).

WASHINGTON AV, sws, 151.8 se Halsey pl, 25.3x94.8; Sophie Kolloff—Mary E Gordes et al; O J Kalt (A).

LOTS 906, 907, 908, 909, 910 & 911, map of property situated at Woodlawn Heights, 24th ward; Jno Sheridan—Jas Plunket et al; H Swain (A).

JUNE 9.

PROSPECT AV, es, 440 n 187th, 20x95; Farmers' Loan & Trust Co, as trste—Geo C Turner et al; Geller, Rolston & Horan (A).

JUNE 10.

LOTS 63 & 64, parcel 20, map showing subdivision of prop of Estate of Wm B Ogden at Highbridge; Jacob Dohrmann—Merwin Realty Co et al; Elfers & Abberley (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 3.

119TH ST, 324 E; Grace F Lesster et al—Abr H Sarasohn et al; Cary & Carroll (A); Elek J Ludvigh (R); due 6,290.06

JUNE 4 & 5.

No Judgments in Foreclosure Suits filed these days.

JUNE 7.
6TH ST, ns, 265.6 e 1 av, 21.10x90.10; Edmund L Campion—Zbarazer Realty Co; Cary & Carroll (A); 1 T Flatto (R); due 15,710.38
119TH ST, ss, 337.6 w 1 av, 18.8x100.10; Lawyers Mtg Co Abr Sarasohn et al; Cary & Carroll (A); Elek J Ludvigh (R); due 6,920.06

JUNE 8.
1ST AV, 156; Chas Hoefler—Max Heller et al; Davis & Davis (A); Archibald E Baxter (R); due..... 8,978.57
2D AV, 669; Lawyers Mtg Co—Gotham Mtg Co et al; Cary & Carroll (A); Jno J Sullivan (R); due.....25,340.67

JUNE 9.
WOOSTER ST, es, 190.2 n Broome, 60x95.2; Seamen's Bank for Savgs in City of N Y—Jacob Corday et al; Cadwalader, Wickersham & Taft (A); Emmett J Murphy (R); due..43,643.87
24TH ST, ns, 400 w 6 av, 25x114.6; Manhattan Life Ins Co—Albert von den Dreiesch Sanford; Rapallo & Kennedy (A); N Taylor Phillips (R); due 48,801.75
122D ST, ns, 296 w 1 av, 37x100.11; N Y Savgs Bank—Geo C Kline (A); Jno A Dutton (R); due.....10,548.47

Bronx.

JUNE 4.
BUSH ST, ns, 100 e Grand blvd & Concourse, 20.6x100; Wm D Lent—Frank A Schorer et al; J H Shaffer (A); S S Koenig (R); due..... 7,081.11
LOT 159, amended map of portion of Gleason prop, 24th Ward; Bernardina F E Hake et al—Emma A Mayhew et al; Frees & McEvoety (A); E J Healy (R); due 3,896.56

JUNE 5.
INTERVALE AV, 850-4; also FOX ST, 854-56-60; Margt Knox—Mardece Constn Co et al; A Knox (A); E D Dowling (R); due 9,821.10

JUNE 7.
JACKSON AV, 600-2; Public Bank of N Y C—Brocaval Realty & Holding Co et al; Stroock & Stroock (A); J J Hynes (R); due 7,526.69

JUNE 8.
NELSON AV, es, 189.9 n 165th, 15.8x92.6; Louise Schroeder—Jasper Bayne Co et al; H Wendt (A); C A O'Neil (R); due 3,600.13
NELSON AV, es, 205.7 n Devoe, 15.8x93.9; Aug Brandes et al as trstes—Jasper Bayne Co et al; H Wendt (A); C A O'Neil (R); due..... 3,660.89

JUNE 9.
No Judgments in Foreclosure Suits filed this day.

JUNE 10.
ALEXANDER AV, 311; Albt H Aterbury as trste—Rachel C Blanchard et al; T Moore (A); E J Flynn (R); due 10,179.66

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 5.
No Lis Pendens filed this day.

JUNE 7.
ALLEN ST, 122; Man Rys Co—Betsy Spring et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 156-66; same—Morris Denbosky et al; action acquire title; J L Quackenbush (A).
CHATHAM SQ, 6; Man Rys Co—Martha J. McClenehan et al; action acquire title; J L Quackenbush (A).
CHATHAM SQ, 23; same—Sophia Brown et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 181 & 820; Man Rys Co—Harry J Sophian et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 286; same—Landon Greenwood et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 394; same—Empire State Surety Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 733-35; same—Nathan Kirsh et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 761; same—Eleanor B MacIntyre et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 768-70; same—Sarah J Vanderbilt et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 776-84; same—Howard P Foster et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 822; same—Jno J Dunham et al; action acquire title; J L Quackenbush (A).
AUDUBON AV, nec 180th, 100x120; Raffaele Coucci—N S & J Corpn; action to foreclose mechanic's lien; C P Hallock (A).
BOWERY, 25 Man Rys Co—Emeline M Bennett et al; action acquire title; J L Quackenbush (A).
MADISON AV, es, 37.6 n 29th, 1 inchx78; Otto R Hartmann—Wm E Finn et al; action to declare lien; Weschler & Kohn (A).
2D AV, 475-77; Man Rys Co—Rachel Levinson et al; action acquire title; J L Quackenbush (A).
2D AV, 1049; same—Florence Adams et al; action acquire title; J L Quackenbush (A).
2D AV, 1440; same—Margt Murphy et al; action acquire title; J L Quackenbush (A).
3D AV, 313-15; same—Henry R Mook et al; action acquire title; J L Quackenbush (A).
3D AV, 604-8; same—Mary J Odell et al; action acquire title; J L Quackenbush (A).
2D AV, 660-66; same—Otto F Struse et al; action acquire title; J L Quackenbush (A).
5TH AV, 2142; same—Louisa Holdick et al; action acquire title; J L Quackenbush (A).
9TH AV, 1-7; same—Rebecca A D W Swope et al; action acquire title; J L Quackenbush (A).
9TH AV, 460; same—Geo Weaver et al; action acquire title; J L Quackenbush (A).
9TH AV, 786; same—Walter W Oakley et al; action acquire title; J L Quackenbush (A).

JUNE 8.
CONVENT AV, es, 679.6 n 141st, 20x100; Carl S Taylor—Cuthbert M Wilmerding et al; specific performance; A J Griffin (A).

JUNE 9.
No Lis Pendens filed this day.

JUNE 10.
2D AV, 2453; Margt Gilmore—Theo T Brinckerhoff et al; action to declare lien; S MacReynolds (A).

JUNE 11.
DIVISION ST, 90; Meyer Rosenberg—Saml Goldberger; specific performance; B Fliashnick (A).

Bronx.

JUNE 4.
259TH ST, 426; Mary A Flynn et al; Wm A Kenny; action to compel specific performance of contract; W McConihe (A).
3D AV, sec 150th, 75x136.6; Man Rys Co—Moncure Robinson, as trste, et al; action acquire title; J L Quackenbush (A).
3D AV, ws, 52.6 s 170th, 36.3x116.6; same—Roseff Realty Corpn et al; same; same (A).
3D AV, ws, 80.7 s 182d, 60.6x258.6; same—Bernard Brench et al; same; same (A).
3D AV, es, 145.6 n 158th, 45.3x50.7; same—Jos Schwartz et al; same; same (A).
3D AV, 2766-70; same—Thos Lenane et al; same; same (A).
3D AV, 2785; same—Richard Cohn et al; same; same (A).
3D AV, 2902; same—Geo W Fennell; same; same (A).
3D AV, 2904; same—same; same; same (A).
3D AV, 2906; same—same, et al; same; same (A).
3D AV, 2920; same—Jeremiah P Murphy; same; same (A).
3D AV, 2935; same—Elizabeth Meise et al; same; same (A).
3D AV, 2939-45; same—Edw Callan et al; same; same (A).
3D AV, 2946; same—Adalena Bachman et al; same; same (A).
3D AV, 2948-50; same—Jno Ott et al; same; same (A).
3D AV, 2952; same—Chas Wilhelm et al; same (A).
3D AV, 2954; same—Leopold Vath et al; same (A).
3D AV, 2958; Manhattan Railways Co—Chas Wilhelm et al; action acquire title; J L Quackenbush (A).
3D AV, 2962-66; same—Harry Weaver et al; same (A).
3D AV, 2968; same—Jno G Urstadt, Jr, et al; same (A).
3D AV, 2986; same—Marie Blechner et al; same (A);
3D AV, 3007-9; same—Henry Lerch et al; same (A).
3D AV, 3022; same—Jno D Theese et al; same (A).
3D AV, 3023; same; Jno Thees et al; same (A).
3D AV, 3027; same—Wm Ebling et al; same (A).
3D AV, 3050; same—Barbara Stricker et al; same (A).
3D AV, 3081; same—Kath Higgins et al; same (A).
3D AV, 3085; same—Andw Murray et al; same (A).
3D AV, 3095; same—Leopold Guttag et al; same (A).
3D AV, 3106; same—Eureka Realty Co et al; same (A).
3D AV, 3202; Manhattan Railway Co—Marion A Schaefer et al; action acquire title; J L Quackenbush (A).
3D AV, 3369-71; same—Chas Simpson et al; same (A).
3D AV, 3375-7; same—Bernhard Frank et al; same (A).
3D AV, 3481; same—John Cools et al; same (A).
3D AV, 3516; same—Ernstine E Popp et al; same (A).
3D AV, 3657-63; Manhattan Railways Co—Ernestine E Popp et al; action acquire title; J L Quackenbush (A).
3D AV, 3690-92; same—Maurice Feist et al; same (A).
3D AV, 3715; same—Edw D Farrell et al; same (A).
3D AV, 3731; same—Bernard Frank et al; same (A).
3D AV, 3741; same—Benj J Well et al; same (A).
3D AV, 3778; same Aug S Lutz et al; same (A).
3D AV, 3808; same—Cath J Sheridan et al; same (A).
3D AV, 3809; Manhattan Railways Co—Emma Rosenberger et al; action acquire title; same (A).
3D AV, 3822-24; same—Henry W Berg et al; same (A).
3D AV, 3825; same—Henry Fallerius et al; same (A).
3D AV, 3870; same—Chas Kellner et al; same (A).
3D AV, 3880; same—Ede Levenson et al; same (A).
3D AV, 3909; same—Nealon-Sullivan Realty Co et al; same (A).
3D AV, 3911; same—Leopold Barth et al; same (A).
3D AV, 4032-4; same—Dani L Korn et al; same (A).
3D AV, 4063-71; Manhattan Railways Co—Leopold Guttag et al; action to acquire title; J L Quackenbush (A).
3D AV, 4485-89; same—Bertha Volkening et al; same (A).

JUNE 5.
No Lis Pendens filed this day.

JUNE 7.
180TH ST, 744-46-48 E; Jas P Brady et al—Ciosue Galiani et al; action to foreclose mechanic's lien; R L Tarbox (A).

JUNE 8.
No Lis Pendens filed this day.

JUNE 9.
No Lis Pendens filed this day.

JUNE 10.
177TH ST, 1992 E; Benenson Realty Co—Mitchell McDermott Constn Co et al; action to set aside conveyance; Elfers & Abberley (A).

Brooklyn.

JUNE 3.
WARWICK ST, e s, 150 s Blake av, 20x90; Sam Ettinger—Abr Daar et al; H Koppelman (A).
E 8TH ST, es, 180 n Av O, 40x100; Ellen F Clark—Margt E Weill et al; A A Shlickerman (A).
60TH ST, sc 14 av, 40x100; also 60TH ST, sws 380 se 13 av, 20x100; Flora E Solomon—Campania Real Estate Co et al; Gettner, Simon & A (A).
66TH ST, ns, 440 e 12 av, 20x100; Dominica Leuzzi—Fannie Palormo et al; A I Stark (A).
AV Z, cl int land Richard & Jacques Stillwell & Austin Corbin, runs nw483xsw15.3xse227.6xse242.5xne86.7 to beg; Georgiania Stengele—Wm A Taylor et al; L Ball (A).
FRANKLIN AV, es, 525 s Montgomery, 25x100; Mary V Newbegin—Mary A Gill; W I Lee (A).
MARCY AV, nec Division av, runs e86.9xn23.2xw 12.6xs3.4xw73.6xs19.6 to beg; Richard Walsh—Oscar A Campbell et al; H Wintner (A).
MYRTLE AV, ns, 150 w Sumner av, 41.6x100; Frank G Weld—Max Fraenkel et al; W Stearns (A).
PITKIN AV, ns, 50.4 w Hinsdale, 25x100; EASTERN PKWAY EXTN, ses, 196.1 e Sterling pl, runs se94.2xs25.5xe20xn31.8xnw100 xsw 20 to beg; OSBORNE ST, ws, 28.5 s Hegeman ac, 160x100.2x166.6x100; David Rotevein—Sol Wolf et al; S L Orlinger (A).
14TH AV, nws, 19 sw 78th, 18x100; Rose Wolf—Salle Bldg Co et al; H S Austin (A).
LOTS 1252 to 1261; map land heirs Nicholas Schenck, Jr., decd; Peter W Von Ahnen—Jno Whittaker et al; H P Burr (A).

JUNE 4.
BOERUM ST, ss, 100 w Lorimer, runs s100xw 50xn3xw25xn97xe75 to beg; David Shapiro—Saml Sheindelman Co et al; S H Kugel (A).
CALYER ST, 86; also MONTGOMERY PL, 16; also JEFFERSON AV, 384; in the matter of appointing a committee for Ella A D Burr, an incompetent; Coombs & Wilson (A).
CORTLAND ST, swc 4th from Van Sicklen's Hotel to 1 blvd, runs nw45.2xsw114xse45.2xne114 to beg; Anna L Vrendenburgh—Marie Murray et al; H L Thompson (A).
DEAN ST, swc Nostrand av, 22x95; Bessie Sumner—Minnie C Lyan et al; C L Meckenberg (A).
HINSDALE ST, es, 214.6 n Liberty av, 19.1x100; Bond & Mtg Guar Co—Max Mendelson et al; T F Redmond (A).
MONROE ST, ss, 430 e Sumner av, 20x100; Dietrich W Kaatze—Chester A Drake et al; N D Shapiro (A).
NELSON ST, ns, 151.9 e Columbia, 25x100; Eugene Sammis—Esther Turner et al; H J Davenport (A).
ROBINSON ST, ss, 76.3 w Nostrand av, runs w 286xs122xe286xn122 to beg; Anna C Wildey—Wm A A Brown et al; H L Thompson (A).
SACKMAN ST, 486; Morris Streicher—Abr Goldberg & ano; H Feldman (A).
SIEGEL ST, ss, 125 w Manhattan av, 50x100; Hyman Cohen—Jacob Blum et al; Graner & Rathkopf (A).
WITHERS ST, ss, 275 e Lorimer, runs e47.10xs 64.8xs35.4xw49.2xn100 to beg; Abr Schiff—Theo Schiff; partition; Levy, Gutman & G (A).
S 1ST ST, 179, Jos Forster—Fannie Ross; specific performance; E Larkin (A).
33D ST, ns, 80 nw 4 av, 200x100.2; Wm T Hayward—Flos Shade Roller Co et al; Cullen & Dykman (A).
E 37TH ST, sec Av H, 97.6x200; Title G & T Co—Benj G Hitchings, Inc, et al; T F Redmond (A).
57TH ST, sec 1 av, 25.2x100; Arnon L Squiers—R Meinberg, Inc, & ano; to set aside deed; Curtis, Mallet-Prevost & C (A).
74TH ST, ss, 313.7 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; J J Metzger (A).
BROOKLYN AV, es, 307.6 n Av H, 60x100; Frances H McCormick—Chas A Langabeer & wife; A. Van Thun, Jr (A).
GLENMORE AV, ss, 80 e Sackman, 20x75; Title G & T Co—Abr M Salter et al; T F Redmond (A).
LIBERTY AV, ns, 20 e Sheffield av, 20x80; Oswego City Savgs Bank—Emma Slein et al; T F Redmond (A).
NOSTRAND AV, es, 110 n Av D, 20x100; Brevoort Savgs Bank—Chas M Gray Marble & Slate Co et al; Wray & Pilsbury (A).
18TH AV, sc 50th, runs se48.2.1xsw259.6xnw 312.10xne200.4 to beg; N Y Mtg & Security Co—Jos E Nute et al; C A Clayton (A).

JUNE 5.
HULL ST, sec Hopkinson av, 18.9x80; Annie C King—Thos L Hogan et al; J M Rider (A).
LEFFERTS PL, ss, 59.2 e St James pl, 20x100; Jno Swan Geo G Nichols et al; R T Griggs (A).
STERLING PL, ss, 20 w Utica av, 20x100; Marcus Tausig—Jno M Fox et al; Logan, Pink & N (A).
W 35TH ST, ws, 100 n Canal av, 40x118.10; Stephen & Barrera—Morris Spitzer et al; Somerville & Somerville (A).
LAWRENCE AV, ns, 250 w 3d, 40x100; Wm L Tompkins Jno A Wilson et al; H J Davenport (A).

JUNE 7.
EARL ST, ss, 180 e Utica av, 80x100; Jno T Bladen—Eliza Kearns et al; G McKenzie (A).
HART ST, ss, 135 w Throop av, 19x100; Anna Albers—Ruth S Baker et al; G Ropes (A).
INDIA ST, ss, 175 w Provost, 25x100; Angelica La Pasta—Abr Cook et al; E E Rosenbiume (A).

Lis Pendens, Brooklyn, Continued.

MONTGOMERY ST, ns, 100 w Bedford av, 100x 131; Elda M Richard—Henry L Quick et al; H L Thompson (A).
VANDERBILT ST, nwc Prospect av, runs ne—x n100xw100xs100x64.5xs100 to beg; VANDERBILT ST, nwc Prospect av, runs n100xw64.5 xs10xw20xs90xe84.4 to beg; VANDERBILT ST, nec 18th, 90x80x90x85.5; F D Creamer & Co—Puritan Land Co et al; J H Watson (A).
20TH ST, ns, 275 e 7 av, 50x100; Blanche E Watson—Watpit Realty Corpn et al; Watson, Helfgott & B (A).
66TH ST, nes, 180 se 14 av, 20x100.2; Stephen C Halstead—Aaron M Granet et al; G W Pearsall (A).
66TH ST, ns, 370 e 12 av, 30x100.2; Sarah W Taylor—Rosa Uliano et al; J J Hood (A).
75TH ST, ss, 200 w 12 av, 100x300; Samuel S Rosenberg—75th St Bldg Corpn; M Koven (A).
CLASSON AV, es, 122.2 s Pacific, 24.4x88; Celia Moliver Edw D Dwyer et al; T I Schwartzman (A).
CONEY ISLAND AV, nec Matthews pl, 74.8x 100.4x67.4x100; Bank of Flatbush—Lilia B Wiener et al; Hovell, McChesney & C (A).
DITMAS AV, sec E 19th, 79.2x100x60x112.6 Bowery Savgs Bank—Mary Quick et al; H L Thompson (A).
EASTERN PKWAY, ns, 143.10 w Hopkinson av, 26.10x92.6; Antonyno Primo—Fink Kap Realty & Constn Co; foreclosure mechanic's lien; I Solomon (A).
LIBERTY AV, sec Van Siclen av, 100x150; Saml Hess—Diaz Bldg Co et al; Cook & Benjamin (A).
WEST AV, nwc Ocean pkway, 45x100; Myles C Watson—Augusta Stack et al; Watson, Helfgott & B (A).
2D AV, es, 20 s 46th, 100x120; Anna Heimroth Edw J McLaughlin et al; M W Wood (A).
23D AV, nws, 140 sw 86th, 30x96.8 Myles C Watson—Watpit Realty Corpn et al; Watson, Helfgott & B (A).

JUNE 8.

OSBORN ST, ws, 50 s Sutter av, 25x90; Title G & T Co—Ray Hyams et al; T F Redmond (A).
WEST ST, 249; Livia Nitti—Westmore Realty Corpn et al; J L Danzilo (A).
43D ST, ns, 120 w 8 av, 20x100.2; Title G & T Co—Jennie Pace et al; T F Redmond (A).
57TH ST, ss, 156 w 16 av, 56x100.2; Emma Hoecker—Wm J O'Brien et al; S J Cutler (A).
58TH ST, nes, 116 nw New Utrecht av, runs ne 18.11xn95.10xe23.10xn20xw48.9xsw43.10xse40 to beg; Mary A. Dames—Jacob H Suomila et al; J H Lack (A).
CHURCH AV, ns, 95 e Rogers av, 30.5x123.8x 28x123.10; Anna H Holliman—Wm A A Brown et al; H L Thompson (A).
GLENMORE AV, ns, 123.7 e Christopher av, 17.2x87; Alice K Peck—Morris L Watt et al; T F Redmond (A).
MERMAID AV, nec W 15th, runs e109.8xs20xw 54.11xs25xw25xs100xw30.2 to beg; 1-5 pt, Filippo Ponci Pasquale Balsamo et al; J L Danzilo (A).
NOSTRAND AV, 1760; Henry Blau—Minnie Hartel; specific performance; J W Kahn (A).
PITKIN AV, ns, 120 e Chester, 20x64.5; Fredk E Clark—Martha Sadoff et al; G A Minasin (A).
ROCKAWAY AV, 668; also BRISTOL ST, 321; also RIVERDALE AV, 210; Elias Botwinick—Ida Greenbaum et al; foreclosure mechanic's lien; J J Schwartz (A).
WASHINGTON AV, es, 119.7 n Wyckoff, runs n25xe130.6xse80xs19.1xw131 to beg; WASHINGTON AV, es, 147.7 n Wyckoff st, runs n25 xe104.10xse37xw130.6 to beg; Josephine Blow—Chas Kleinfelder et al; Suffren, Humphreys & O (A).
WILLOUGHBY AV, ns, 150 e Evergreen av, 25.4x117.3x25x113.1; Wm F Worn—Emma Welge et al; W I Karle (A).
3D AV, ws, 37.4 n 77th, 18x80; Richard G Todd—Bay Ridge Devel Co et al; J H Lack (A).
5TH AV, nec 63d, 40x100; Eliza McGratty—Jacob Schaefer, Jr, et al; H L Thompson (A).
9TH AV, nws, 46.10 sw 17th, 26.8x99.9; Richard Fitzpatrick—Sherwin Realty & Constn Co et al; M J Scanlan (A).

JUNE 9.

MAPLE ST, ss, 195 e Rogers av, 30x100; Sarah J Collins—Jno F Collins et al; partition; R Johnston (A).
S 3D ST, sws, 203.6 se Bedford av, 50x95; Louis Pinals—Philip Schoenfeld et al; I Bakerman (A).
70TH ST, nec Narrows av, 75.3x100; E 21ST ST, es, 340 s Av Q, 40x100; 94TH ST, ss, 260 w Hamilton av, runs w15xs140xe175xn40.10xw 160xn100; Prudential Mtg Corpn—Wm Coles Co et al; I Greene (A).
CONEY ISLAND AV, nec Matthews pl, 74.8x 100.4x67.4x100.4; Bank of Flatbush—Lilia B Wiener et al; Hovell, McChesney & C (A).
EASTERN PKWAY, ns, 309.3 e Schenectady av, 50x120.7; Emma Moss—Lewis P Smith et al; J A Kohn (A).
GRAHAM AV, ws, 131.1 s Ten Eyck, runs s 24.9 xw100xn25xe59.8xs.01xe40.4 to beg; Esther Roth—Harry Rabinowitz & ano; to create a title; B Ettinger (A).
THATFORD AV, ws, 100 n Pitkin av, 50x100; Harry Rich—Jacob Solover et al; foreclosure mechanic's lien; I Solomon (A).
5TH AV, nwc Union, runs n20xw69xn70xw23xn 5xw7xs95xe99 to beg; Jno W Weber—Marie Muller et al; S M & D E Meeker (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 5.

PARK PL, 27; Chas Braun—Law Estate, Jno Prince Co, Senln Bros, Inc, & Israel Singer (31) 155.00
27TH ST, 138 E; Jas Wilson—Jno Martin & Benj B Davenport (30) 3,802.13
BROADWAY, 2182-86; also 77TH ST, 227-29 W; Edw J Richards—Eve J Coe, N Y Improved Properties Co & Lewis C Van Riper (29) 158.30

JUNE 7.

WASHINGTON ST, 606-8; Jos D Reich—Elizabeth & Fredericka Clarkson; Jas Carroll & Co (33) 95.00
25TH ST, 44-46 E; Pollack & O'Neill—Jno M Slattery Bldg & Constn Co (34) 5,700.00
42D ST, 155-57 E; Wolf & Udow—Frederick P & Mary H Solley; Roscor Constn Co (32) 429.00
AUDUBON AV, nec 180th, 100x120; Raffaele Cauci—N S & J Corpn (35) 521.00

JUNE 8.

DIVISION ST, 230; Louis Greenberg—Morris Stone; Benj Sloan, Abr Greenberg & Sloan & Greenberg (26) 278.68
71ST ST, 432-34 E; Grossman Bros & Rosenbaum—Leissner Realty C, Inc; Jno J Hearn Constn Co (39) 555.00
113TH ST, 501 W; Chas Dabney—Hannah Elias; C M Linch (37) 26.00
1ST AV, 43; Louis Wilk—Amelia Neumeyer (38) 57.75

JUNE 9.

PIKE ST, 3; Louis Kudarsky et al—Ella I Regan; Jno Regan (41) 24.00
52D ST, 225 W; Glassberg Mfg Co—Ludin Realty Co; Michael Wortzman (42) 480.00
77TH ST, 227-29 W; also BROADWAY, 2181-86; Jno Stewart—Eva J Coe; Improved Properties Corpn; Lewis C Van Riper (43) 2,367.64
SAME PROP; Dwyers New Amsterdam Vans & Storage Co—same (44) 136.00
125TH ST, 124-26 W; J Portman & Co Celia Posansky; Yorktown Realty Co; renewal (40) 755.00

JUNE 10.

CHAMBERS ST, 101; Henry Glasser—Almy G Gallatin & Wiehl & Widham; Gross & Herman, Inc (47) 26.00
75TH ST, 412 E; Drum Elevator Co—J Donohue & Son; H & I Feldman Contracting Co (45) 622.00
WASHINGTON PL, 125-27; Goldberg & Sons, Inc—Washington Pl Realty Co (correction) 216.60

JUNE 11.

BROADWAY, 2182-6; also 77TH ST, 225-31 W; Marks Bros—Eva J Coe & N Y Improved Properties Co & Louis C Van Riper (49) 197.27
2D AV, 1167; Jno P Johnson—Millie Salomon & Jacob Levy (48) 24.00

Bronx.

JUNE 4.

142D ST, —c Wales av, 100.8x144.8; Louis Baptiste—Ward Baking Co & Wm Henderson, Inc (14) 350.00
PELHAM BAY RD, es, 1,000 n City Island Station rd, 200x—; Saml S Palmer—International Garden Club of America & Wm Henderson, Inc (12). 438.00
WEBSTER AV, 1983-85; Northern Cornice & Rfg Co, Inc—Jno Doe & Adolph Negenbauer (13) 37.00

JUNE 5.

BAILEY AV, 2546-48-50-52-54; Robt Drennan—Fordham Realty Co & Alfd Ericson (15) 2,196.68

JUNE 7.

LORING PL, 2333; Sam Minskoff—Winifred and Jas Q McCarthy (18). 150.00
PALMER AV, ws, 356.6 s Bussing av, 50x100; Arthur H Oesterheld—Gaetano Amigroni; Vincent Palmieri; renewal (19) 129.30
TREMONT AV, 79 W; Sam Minskoff—Winifred and Jas Q McCarthy (17).. 150.00
WILLIS AV, 169; Aron Kaufman—Conrad & Rebecca Giebelhaus; Modern Bldg Constn Co (16) 10.00

JUNE 8.

No Mechanics' Liens filed this day.

JUNE 9.

142D ST, nwc Wales av, —x—; St Louis Fire Door Co—Ward Baking Co; Wm Henderson (20) 752.00

JUNE 10.

STEBBINS AV, ns, 128 ne Lyman pl, 53.6x89.4; Angelo Altieri & Co, Inc—Lysteb Realty & Holding Co (21).. 300.00
STEBBINS AV, 1263-65; Mastracchio & Andreozzi—Lysteb Realty & Holding Co, Inc (22) 165.00

Brooklyn.

JUNE 3.

S 5TH ST, 141-3; Square Lumber Co—Simon W Farber & A Elias Metal Ceiling Co 93.70
SAME PROP; Garry Iron & Steel Co—same 143.68
57TH ST, ns, 380 w 16 av, 80x100; N Pasquarello—Annie E & Richard P Murphy 425.00
BATH AV, nec 17 av, 75x96.8; Coney Island Constn Supply Co—Emilio Sarno 771.51
CHURCH AV, ss, 213.8 e Flatbush av, 100.7x130.5x101.1x133.7; H Reiche—Erasmus Impt Co & Alexander Mcbride 250.00
EASTERN PKWAY, nws, 143.11 w Hopkinson av, 26.10x92.6; A Primo—Fink-Kap Realty & Constn Co & Eastern N Y Marble Co 150.00

JUNE 4.

BAINBRIDGE ST, 334; C Hauser—Mr & Mrs Oscar A Campbell 80.75
UNION ST, ns, 189 w Nostrand av, 53.7 x200; Pittsburgh Water Heater Co—Adolph Realty Co 460.80
76TH ST, 1467; C Richman—Emma L Powers 100.00
ATKINS AV, 383 to 389; I Glickman—Atlake Bldg Co & Jacob Bayarsky.. 80.50
HOWARD AV, ws, 375 n Sutter av, 25x 100; S Geletzz—Esace L Schwarz & Tema Kramer 210.00

JUNE 5.

E 28TH ST, ws, 180 s Newkirk av, 40 x102.6; W C Owen—Walter E Mac Adam 825.00
THATFORD AV, 68 to 72; H Rich—Jos A & Jacob Solovei 164.10

JUNE 7.

E 17TH ST, ws, 100 n Av J, 80x100; Jno Cohin—Geo H Mahland 50.00
BATH AV, nec 17 av, 95x75; M Anderson—Emilio Samo 162.00
4TH AV, swc 41st, 60.2x140; Schwartz & Son—Antonio Bonagura & Wayfourth Constn Co 50.00

JUNE 8.

75TH ST, ss, 200 w 12 av, 300x100; E M Houghtaling Co—75th St Bldg Corpn 753.70
EASTERN PKWAY EXT, nws, 143.11 w Hopkinson av, 26.10x92.6; Canadian Bldg Co—Fink Kap Realty & Constn Co, Ira S Paplan 244.83

JUNE 9.

HALL ST, 23 to 29; J Watson—Mergenthaler Linotype Co & Lentwieler Pumping Engine Co 50.18
HALSEY ST, ses, 154 ne Central av, 18 x100; R Thompson—Louisa Ranges.. 68.13
HINSDALE AV, es, 50 n Livonia av, 100x100; Square Lumber Co—Hinsdale Bldg Co & Barnet Steinfeld, as pres 670.42
MAPLE ST, ns, 180 e N Y av, 20x 100; F Furey—Raffaele Saccone & Francesco Crucco 31.25
14TH ST, 204-6; W Swimow—Jas Juliano 90.00
BEDFORD AV, es, 240 s Farragut rd, 200x100; H Richmond—Frank M McCurdy 500.00
EASTERN PKWAY, ns, 43 w Hopkinson av, 26.10x92.6; H Tartasky—Fink Kap Realty & Constn Co & Ira B Kaplan, as pres 310.00
NO PROP given (sec 21), blk 6874; S Duorkin—Dr Fossune & Cowen 94.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 5.

BOWERY, 231-33; Leichter Bros—County Mtg Co et al; May17'15..... 43.80

JUNE 7.

46TH ST, 126-32 W; Star Fireproof Door & Sash Co, Inc—Leavitt Realty Co et al; Jan27'15 ..... 22.00
109TH ST, 330 E; Crown Roofing Co, Inc—Maria Streppona et al; Mar20'15 80.00
114TH ST, 5 W; Jos L Modico—Jno Joseph et al; June3'15..... 259.00
120TH ST, 127 E; Jos L Medico—Jno Levy et al; June3'15 ..... 100.00
3D AV, 2078 & 2080; Ike Klinghofer—Film Amusement Co et al; July16'14 ..... 120.00
SAME PROP; Robinstein Bros—same; July16'14 ..... 75.00
SAME PROP; Hudson Woodworking Co—same; July24'14 ..... 19.00
SAME PROP; A Shemel & Co—same; Oct'14 ..... 62.50
SAME PROP; same—same; July28,14. 175.00
SAME PROP; Louis Di Guilio—same; Aug3'14 ..... 180.00
SAME PROP; Spota & Di Martini; Inc—same; July15'14 ..... 660.00
SAME PROP; Felice Trucchia—same; July16'14 ..... 225.00
SAME PROP; Louis H Jarcho et al; same July16'14 ..... 275.00
SAME PROP; Savoy Cornice & Skylight Works—same; July16'14 ..... 300.00
SAME PROP; Frank Angellilli—same; July17'14 ..... 253.50

JUNE 8.

TRINITY PL, 18-20; The Berger Mfg Co—Ellen Murphy et al; Jan23'15.. 33.00
PARK AV, sec 92d; Pierce, Butler & Pierce Mfg Corpn—Esthold Realty Co, Inc, et al; Apr3'15. ..... 520.72
SAME PROP; Jos H Goldblatt—same; Apr5'15 ..... 797.50
SAME PROP; Universal Sheet Metal Works—same; Apr2'15 ..... 774.00
SAME PROP; Pierce, Butler & Pierce Mfg Co—same; Apr3'15 ..... 463.50
SAME PROP; Tuttle & Bailey Mfg Co—same; Apr5'15 ..... 101.95
SAME PROP; Kewanee Boiler Co—same; Apr3'15 ..... 1,833.25
SAME PROP; Frank O Brunett—same; May6'15 ..... 400.00
SAME PROP; same—same; May6'15 350.00
SAME PROP; Niagara Radiator & Boiler Co—same; Apr3'15 ..... 3,490.42
SAME PROP; E F Keating Co—same; Apr3'15 ..... 83.15
SAME PROP; same—same; Apr2'15.. 572.60

JUNE 9.

174TH ST, 334-6 E; Zebro Contracting Co—Bohemian Benevolent & Literary Assn et al; Sept5'14 ..... 105.00
174TH ST, 336 E; Berger Mfg Co—same; May28'15 ..... 218.10
174TH ST, 336 E; Jos Schwartz—Bohemian Benevolent & Literary Assn et al; Nov10'14 ..... 75.00
SAME PROP; Empire Pipe Benign & Supply Co—same; May20'15 ..... 2,617.92
5TH AV, 411; Bernard Greenwood Co—Murray Hill Investing Co et al; May22'15 ..... 46.37
SAME PROP; J D Johnson Co—same; May25'15 ..... 133.08
7TH AV, nec 37th; John A Murray & Co—same; May25'15..... 550.62

JUNE 10.

No Satisfied Mechanics' Liens filed this day.

JUNE 11.

22D ST, 315-21 E; David Arbeiter—Tomback & McPhee et al; Jan13'15.. 125.00

Bronx.

JUNE 4.
No Satisfied Mechanics Liens filed this day.

JUNE 5.
3D AV, swc 180th, —x—; Muglers Iron Works—Ethelivi Realty Co et al; Oct20'14. ..... 48.00

JUNE 7.
No Satisfied Mechanics' Liens filed this day.

JUNE 8.
UNIVERSITY AV, ws, 316.5 n 176th, 50x100; Wm F McElroy—Fredk W Heidelberger et al; May10'15..... 96.00
UNIVERSITY AV, ws, 316.5 n 176, 50x100; P Ventimiglia F W Heidelberger et al; May12'15 ..... 475.00

JUNE 9.
UNIVERSITY AV, ws, 316 n 176th, 50 x100; Julius Capozzi—Varsity Constn Co et al; May13'15 ..... 165.00

JUNE 10.
210TH ST, ns, whole blk front bet Bainbridge & Stebbins avs, —x—; Alfred Gray—Montefiore Home et al; May31'15 ..... 73.50

Brooklyn.

JUNE 3.
E 34TH ST, ws, 120 s Snyder av, 80x 100; Swante Pearson—Julia Nicholas Oct27'14 ..... 66.00
43D ST, 1262 & 1264; Sarah Nathan—Jos Steinberg; May5'15 ..... 235.00
SAME PROP; same—same & Max Steinberg; May6'15 ..... 235.00
3D AV, 44S; Albro J Newton Co—Jos Pero & Chas Rydh; May19'15 ..... 12.70

JUNE 4.
RIVERDALE AV, nec Osborn, 30x100; Italian American Marble Co—Siegmund Koeppel (Inc); Feb5'15 ..... 275.00
RIVERDALE AV, swc Hinsdale, —x—; Barney Sigmund—Meyer Chizner Bldg Co; May18'15 ..... 1,400.00
RIVERDALE AV, nec Osborn, 50x100; Curtis Bros Lumber Co Sigmund Koeppel (Inc); Jan25'15..... 182.99
3D AV, sec Prospect av, 55.2x55.6; Parshelsky Bros—Mildred Holding Co (Inc); May17'15 ..... 325.00

JUNE 5.
No Satisfied Mechanics' Liens filed this day.

JUNE 7.
AMES ST, es, 180.3 s Livonia av, 120x 180; Simon Holland—Hillel Boslofsky & Nathan Boslofsky & L Lapidus Co; May13'15 ..... 310.00
AMES ST, es, 180.3 s Livonia av, 120x 100; L Lapidus Co—Hillel, Nathan, Herman & Louis Boslofsky & Max Golinsky, "Independent Wet Wash Laundry Co; Apr22'15 ..... 9,200.00
DEAN ST, ss, 144 w Kingston av, —x—; Antonyno Primo—H L Development Co & West End Impt Co; Apr20'15.. 200.00
[2]MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Benj G Hitchings (Inc)—R J McCormick Co & Lucy F Farwell; May27'15 ..... 23.69
BLAKE AV, sec Bristol, 100x110; Realty Supply Corpn—The Lirock (Inc); Dec 31'14 ..... 1,500.00
[3]DITMAS AV, sec E 4th, 30x100; Paul Tuck—Henry B Kukland; Apr 2'15 ..... 1,265.00
RIVERDALE AV, nec Osborn, 30x100; Interborough Sash & Door Co—Sigmund Koeppel; Jan8'15 ..... 300.00
3D AV, 605; Louis Brook—Mildred Holding Co & Blum & Vogel; May 19'15 ..... 40.00

JUNE 8.
HOOPER ST, swc S 3d, —x—; Toni Juliano et al—South 3d St Bldg Corpn; May19'15 ..... 925.00
POWELL ST, ws, 80 s Riverdale av, 100x100; Louis Brook—Plymouth Impt Co; May20'15 ..... 228.50
E 57TH ST, nec Av K & Flatbush av, Smyth Donegan Co—Amersfort Bldg Co (Inc) & Jno C Austin; May21'15. 200.00
E 38TH ST, ws, 180 n Hubbord pl, 40 x120; same—same; May21'15 ..... 200.00
FOSTER AV, Rogers av, Paerdegat la & E 26th st; Franz Seigel & Son—Himer Stolp & Co; Feb8'15 ..... 173.00
VAN SICLEN AV, sec Liberty av, 100 x150; Caranza Roofing Co—Diaz Bldg Co & Williamsburgh Savgs Bank; Mar19'15 ..... 275.00

JUNE 9.
22D ST, 188; Max Emovitz—Mr & Mrs Spinelli; May28'15 ..... 25.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 3.
No Attachments filed this day.

JUNE 4.
KLINBANSKY, LEON & LOUIS MEYER; Maurice Seidler; $4,000; L Werner.
STRAUSE, Henry P; Chelsea Exchange Bank; $1,891.25; Shaw, Fisk & Shaw.

JUNE 5.
MISSOURI, KANSAS & TEXAS RY; John Davies; $10,000; Atwater & Cruikshank.

JUNE 7.
DUBE, Jerome N; Emil W Lundstrom; $565; L M Wilson.

JUNE 8.
No Attachments filed this day.

JUNE 9.
ARTHUR OULMANN & CO, Ltd; Wm A Higgins & Co; $2,099.25; Phillips & Avery.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 4, 5, 7, 8, 9 & 10.

Flynn, Cath & Edw R. 22d st, 21-31 W ..Sommer Lighting Fix Co, Inc. Fixtures. 286.56
Holtz & Freysteut Co. Broadway, 365. ..Voss Ice Machine Works. Machine 5,080.00
Stabile, Antonio. 225th st, 117 W.. E Esposito. Barber Fix..... 473.00
48th St Co. 45d st, 241-5 W..Raisler Heating Co. Heating Apparatus.(R) 590.00
Bowery Branch of the Y M C A & the Taylor Operating & Equipment Co. 3d st, 8-20 E..Automatic Refrigerator Co. Refrigerator. 1,600.00

Bronx.

JUNE 3, 4, 5, 7, 8 & 9.

Bohling, Bertha. 683 Eagle av..Darn & Huffman. Gas & Electric Fixtures 71.00
Lysteb Realty & Holding Co. Stebbins av, ws, 125 n Lyman pl..Barnet W Rod Co. Water Closets, Bath Tubs, Sinks, &c. 450.00

Brooklyn.

JUNE 3, 4, 5, 7 8 & 9.

Brown, Wm. 51st st, nr 8 av..Elsie E Kerby as extrx.....(R) 327.00
Brown, A D. 92d st, bet 2 & 3 avs.. E Kerby as extrx. .....(R) 660.00
Elmore Gas & Elec Fix Co. Av U, c E 14th & 15th..International Gas & Elec Fix Co. Gas Fix..... 685.00
Fyons, Thos I. 1928-1930 E 17th st.. American Radiator Co. Radiators.. 150.00
Fyons, Thos I. 1932-1934 E 17th st.. American Radiator Co. Radiators.. 150.00
Harbor & Suburban Bldg & Savgs Assn. 624 Montague st..A & B Sec Elec Elev Co. .....(R) 775.00
Wax, Nathan. Ashford st, nr New Lots av..R & G Lighting Fix Co. Gas Fix. 100.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 9.
111TH ST, ss, 230 w Park av, 50x100.11; Dorothy Gutman loans Cathedral Constn Co, Inc, to erect a 6-sty apartment; 9 payments 40,000.00

JUNE 10.
150TH ST, ns, 300 e Broadway, 100x 99.11; Lawyers' Title & Trust Co loans 533 W 150th St Constn Co, Inc to erect a 5-sty apartment; 9 payments 110,000.00

Bronx.

JUNE 4
BRIGGS AV, ws, 142.3 s 197th, 54.5x 95.1; City Mtg Co loans J H M Constn Co, Inc, to erect 5-sty apartment; 11 payments. 30,000.00
BRIGGS AV, ws, 196.5 s 197th, 54x 95.9; City Mtg Co loans J H M Constn Co, Inc, to erect 5-sty apartment; 11 payments 30,000.00

JUNE 5.
DECATUR AV, es, 394.3 n 205th, 50x 100; City Mtg Co loans Simpson Constn Co to erect 5-sty apartment; 10 payments 19,000.00
MORRIS AV, es, whole blk front bet 177th & Mt Hope Pl, 95x250; City Mtg Co loans Jno W Cornish Constn Co to erect 5-sty apartments; 11 payments 150,000.00
VYSE AV, es, 264.6 n Home, 50x100; Manhattan Mtg Co loans Tonn Bldg Co, Inc, to erect 5-sty apartment; 14 payments. 35,000.00

JUNE 7.
CHARLOTTE ST, ws, 575 n 170th, 25x 100; Lawyers' Title & Trust Co loans Av St John & Fox St Corpn to erect three 5-sty apartments; 11 payments 170,000.00
UNIVERSITY AV, ws, 200 s 190th, 50 x100; Montrose Realty Co loans Geo Coburn Constn Co to erect —sty bldg; 9 payments 30,000.00

JUNE 8.
UNIVERSITY AV, ws, 129.2 s Boscobel pl, 112.4x175; City Mtg Co loans Boyne Bridge Realty Co, Inc, to erect three 5-sty apartments; 10 payments 114,000.00

JUNE 9.
HULL AV, ns, 229.6 e 205th, 50x100; Estates Settlement Co loans W A J Bldg Corpn to erect 5-sty apartment; 13 payments 34,000.00

JUNE 10.
SOUTHERN BLVD, es, 200 s 173d, 50 x100; City Mtg Co loans Wauer Realty Corpn to erect 5-sty apartment; 11 payments. 31,000.00

ORDERS

Brooklyn.

JUNE 3.
JEROME ST, es, 140 n Hegeman av, 20x100; Anna M Deirto on Home Mtg Investment Co to pay Curtis-Brislin Lumber Co 500 00

JUNE 8.
E 15TH ST, es, 108 s Elm av, 32x75; Annie Thomas on Home Mtg Inv Co to pay Thos A Driscoll 257.40

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 191 of 1915, Alteration 152 of 1915, west side Bryant av, 116.69' south Freeman street, The Bronx. Kreymborg Architectural Company, appellants.

2. Proposed moving of frame building from one lot to another within fire limits is unlawful.

We propose moving a frame building, two stories high, from the east side of Vyse avenue 169' south Freeman st to the west side of Bryant avenue, 116.69' south of Freeman street, all within and bounded by the same block as shown by our diagram filed herewith.

The owner, William Sinnott, has purchased this frame dwelling which at the present time is located on Vyse avenue and also purchased a lot on Bryant avenue with the intention of moving the building to the last mentioned location, and would ask that permission be granted to allow this removal.

When this purchase was made the owner did not know of any change in fire limits and upon filing plans we were informed that moving frame buildings within fire limits was prohibited. We would ask that consideration be given to this case, as there are 18 frame and 3 brick buildings within this block and as we are moving this building from one part of the block to another portion of it, we are not changing the condition of same, or in other words, after change would be made, there would still be 18 frame and 3 brick buildings, with 85 7-10 per cent of frame buildings.

Appearances: Charles Kreymborg and William Sinnott.

On motion, APPROVED on CONDITION that the building be set on the southerly lot line.

APPEAL 192 of 1915, New Building 84 of 1915, 145-149 East 49th street, Manhattan. Edward Blum, appellant.

2. Court walls checked are of unlawful thickness in cellar, 1st, 2d and 3d stories.

The walls in question are supported at each floor level on steel beams.

That the walls should not be increased as the increase would not be of any value to the construction.

That our walls are supported on steel beams at each floor level, making same a skeleton wall construction, and any increase of wall would merely add excessive weight to the steel, and at the same time be no material advantage.

Appearance: Edward Blum.

On motion, APPROVED. Mr. Harding recorded in the negative.

APPEAL 208 of 1915, Alteration 3056 of 1915, southwest corner of Livonia avenue and Amboy street, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 142 of Code.

The construction of the buildings as they now stand is legal, and it is not proposed to alter them, but to move them to the opposite side of the street.

Whether the buildings can be moved as they are at present with brick filled party and side walls to a plot on the opposite side of the street and within a block of the line of the new fire limits as established in August, 1914.

That the plot upon which the buildings now stand has been taken by the City of New York for a playground, and the buildings must be either wrecked or moved. The line of the fire limits as established in August, 1914, is only one block away, the section is very thinly populated and the majority of the buildings in the surrounding neighborhood are similar to the ones it is desired to move.

Appearance: W. T. McCarthy.

On motion, APPROVED.

APPEAL 213 of 1915 (new), Alteration 3145 of 1915, 359 46th street, Brooklyn. Mortimer Foster, appellant.

That he cannot grant any permit for the removal of the building to a new location.

The building, which is owned and used by the Norwegian Hospital, if destroyed would be a serious loss to the hospital. It is necessary to move the building to make room for the addition of a new fireproof pavilion to the hospital.

Will the Board of Examiners approve the moving of the building to a new site? The building which we propose to move is a two-story frame dwelling, 20x30'. After removal to new location this building will be used as a dormitory for hospital help.

To save the hospital the cost of erecting a new structure to serve the purpose for which the old building is well adapted.

Appearance: Mortimer Foster.

On motion, DISAPPROVED.

APPEAL 214 of 1915, New Building 138 of 1915, 15-17 West 36th street, Manhattan. Messrs. Peabody, Wilson & Brown, appellants.

1. Front and rear skeleton walls of unlawful thickness. (Sec. 36.)

An equally good and more desirable form of construction can be employed.

Permission to construct the front and rear skeleton walls 12" thick from the roof to the first floor.

The enclosure wall being supported entirely on the steel skeleton at each floor no practical advantage is gained by making walls thicker than 12". This thickness is ample fire protection and sufficiently rigid against wind pressure, particularly so in the case of this building, which has a twelve-story fireproof building next to it. This change will give the owner the benefit of the economy resulting from the decrease in the cost of brickwork and steel, the simplifying of the foundations and the increase in the floor areas.

Appearances: Albert Wilson and T. C. Tuck.

On motion, APPROVED on CONDITION that

all sidewalls be carried on steel above existing party wall. Mr. Harding recorded in the negative.

APPEAL 215 of 1915, New Building 146 of 1915, 132-138 East 45th street, Manhattan. Parish & Schroeder, appellants.

1. The building being 13 stories in height should have fireproof flooring, trim, sash, doors, etc., throughout as required by Section 105.

An equally good and more desirable form of construction is employed.

To allow the pent house as shown on drawings, as the total height of the entire structure including the pent house is only 146 feet from the curb to the top of the pent house roof beams. The pent house will be used exclusively as a place to keep the trunks belonging to the nurses while they are living at the club. There are two direct means of exit from the pent house to the street and in addition there are two elevators that will be installed extending to the pent house which are additional valuable means of exit.

That the construction proposed is equally as good as the law calls for.

Appearance: J. O. Cummings.

On motion, APPROVED.

BUREAU OF FIRE PREVENTION.

Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

A.....Interior Alarm System,
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
FE.....Fire Escapes.
FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
NoS.....No Smoking Signs.
Spr.....Sprinkler System.
St.....Stairways.
Stp.....Standpipes.
SA.....Structural Alterations.
Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D & R.....Discontinuances or Removals.
Fil Sy.....Approved Filtering and Distilling Systems
OS.....Oil Separator.
RQ.....Reduce Quantities.
St Sys.....Storage System.

NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending June 5.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 74—Max Silverman.....FA-GE-Rec
Allen st, 74—L. Mattathia & I. Ganis, 98 Allen, FA-El-GE-Rec
Beaver st, 38-46—Chas. W. Anderson, 42 Beaver .....FP-Rec-GE
Beaver st, 38-46—Robertson & Sons, 38 Beaver .....Rec-FA-FP
Beaver st, 38-46 S Berman & I Nelson, 40 Beaver .....Rec
Beaver st, 38-46—Frank Busto, 44 Beaver, FA-FP
Beaver st, 38-46 O E Altenburg & Co, 42 Beaver .....FA-Rec
Beaver st, 38-46—Charles Constantine, 40 Beaver.....FA-FP
Beaver st, 38-46—Daniel F Madden, 40 Beaver.....FA-Rec-FP
Beaver st, 38-46—Max Pfeffer, 46 Beaver, Rub-FA
Beaver st, 38-46—Albert E Peniston, 38 Beaver.....Rec
Broome st, 37-47—Manhattan Table Co..FA-Rec
Canal st, 243—D S Holcomb & Co.....FD
Canal st, 243—Valleau-Quinn Co.....FD
Catherine st, 22—Moses Greenberg.....FP
Centre st, 122-130—John H Hanan Realty Co, Bridge & Front, Bklyn.....Stp(R)-A
Chambers st, 144—Thomas Hilidick.....Rec
Chambers st, 144—Wright L Gilbert..GE-Rec
Cherry st, 169—Market St Realty Co, 45 W 34 .....A
Christopher & 4 sts—U S Realty & Imp Co, 111 Bway. .....FA
Cortlandt st, 70—Bernard Cohen Est, 43 Cedar. .....Rub
Division st, 135-137—H Witkin.....D&R
East Broadway, 53—Mrs Blanche Reitzer..FD
East Broadway, 53—Profit Sharing Merch Co. .....FD-FA
East Broadway, 53—M & S Skirt & Dress Co FD-Rec-FA-FP
East Broadway, 53—Max Weitz..FA-FP-Rec-FD
East Broadway, 53—S & M Pearlstein Mfg Co. .....Rec-GE-FD-FA
East Broadway, 53—Elias Avron, Rec-GE-FA-FP-FD
East Broadway, 53—Wolf Helman...FA-FD-GE
Front st, 204—William S Gleason, Newburgh, N Y .....WSS(R)
Greenwich st, 254—Morrison & Millis.....FP
Greenwich st, 705—B F Quackenbush, care Geo F, 493 S Av.....CF
Henry st, 42-44—Hurwitz & Brotkin.....FA
Henry st, 173-177—Moritz Klein Realty Co, 150 Lewis. .....Stp(R)
Hudson st, 446—Trinity Church Corp, 187 Fulton. .....FE(R)
King st, 79—Howard C Lithgow..Rec-NoS-D&R
Ludlow st, 67—Morris Goldberg....FA-Nos-Rec
Norfolk st, 80—Max Salzstein.....ExS
Oliver st, 9—Est David L. Gardiner, care Sarah T, care Brown, Shipley & Co, London, Eng. .....SA
Pearl st, 323—Henry G Trevor, 11 William. Spr(R)-WSS(R)
Pearl st, 369—Herman Gluck.....SA-FP-FA
Pearl st, 380-382—Wm M Chesebrough, care H Trowbridge, 33 Howard.....FP
Perry st, 132-134—Seeman Bros, Hudson & N. Moore .....CF-NoS-Rec
Prince st, 123—William J Fallon, 42 Bway. FD-A
Varick st, 149-151—Matchless Metal Polish Co. .....FA
Walker st, 118-126—Moses Levy, 119 Walker WSS(R)
Washington pl, 4-6—Central Union Imp Co. FD-A
Water st, 161-163—N Z Graves & Co.....FA
Wooster st, 3—John Bartell....FA-FD-GE-Rec
Wooster st, 3—Rosenthal & Fursht..FA-Rec-FD
Wooster st, 3—Herman Enarfeld...FD-Rec-FP
Wooster st, 3—Gustave Weber.....FD
Wooster st, 203-205—M D Knowlton & Co. FD-GE
Wooster st, 203-205—Dienstag & Nagle..FD-FP
Wooster st, 203-205—Cohen & Rosenthal. FD-GE-FP

Numbered Streets.

1 st, 2 E—James D Ceasare....GE-NoS-FA-FP
9 st, 411 E—Louis Soman, 206 E 9.FA-Rec-NoS
1 st, 121 E -James J Hughes.....NoS-FA-Rec
15 st, 30-32 W—The Rouden Co, 106 E 19, FD-FA-Rec
16 st, 629-633 E—John J Radley, 33 W 32...A
17 st, 15 W—Elite Dress Co.....FD
20 st, 11 W—Mrs Lillie J Earle, 2345 Bway Stp(R)-FP-WSS(R)
20 st, 35-37 E—Emily B Hopkins, 1 E 56.FD-A
21 st, 551-553 W—Acme Mortgage Co, 360 7 av. .....A
22 st, 6-8 W—Manitoba Realty Corp, 149 Bway .....A-FD
22 st, 532-540 W—Charles F Hofferberth, 540 W 22 .....A
23 st, 403-407 E—Gen Theo Seminary P E Ch. .....WSS
23 st, 549-550 W—Henry W Crain.....A
24 st, 8-12 W—C Weinberg & Co, 27 W 23..FD
24 st, 8-12 W—Loeb & Schoenfield Co, 27 W 23. .....FD
26 st, 352 W—Stephen Merritt Burial Co..FA-El
27 st, 340-342 E—Patrizio & Hendrickson. NoS-FP
28 st, 146-148 W—Bernard Herman, 1506 2 av FA-FD
29 st, 218 W—Leon Carrige.....O-Ex-ExS-FA
29 st, 327-333 E—George C Lynch, 333 4 av Rec-FD-FP
29 st, 327-333 E—Richard Hudnut, 115 29 FD-Rec
29 st, 327-333 E—Steve Bottner.....Rec-FD-FP
29 st, 327-333 E—Juvenile Cloak Mfg Co. Rec-FP-FD
29 st, 327-333 E—Kent Paper Co..Rec-FD-FA
29 st, 327-333 E—Lippe & Co.....FD
29 st, 327-333 E—Pioneer Novelty Mfg Co. Rec-FD
29 st, 327-333 E—D S Hess & Co, 3 E 40.FD-Rec
30 st, 8-10 W—Isaac A Hopper, Inc, 110 W 40 .....Stp(R)
40 st, 232 E—Rees & Rees Corp.CF-FP-Rec-NoS
40 st, 252-262 W—International Garage Co. FA-OS-Rec-Rub-El-CF
41 st, 229-231 E—C E Byrne Piano Co. FA-NoS-Rec
41 st, 242-244 W—Ludin Realty Co, 261 W 34 FP-FA
44 st, 155-157 E—G Elbalter.....NoS-FA
44 st, 626-630 W—N Y Mfg Real Estate Co, 607 W 43 .....WSS(R)
45 st, 57-63 W—Herman Wronkow Est, care U S Trust Co, 45 Wall.A-Stp-WSS-FE(R)-FP
47 st, 106-108 W—Mrs Elizabeth A Hubbard, care A E Hubbard.....Rec-ExS-FA
47 st, 106-108 W—Consolidated Gas Co, 130 E 15 .....GE
47 st, 106-108 W—The University Hotel, 106 W 47 .....El
48 st, 520-524 W—Globe Laundry Co. FD-FA-FP-Rec
48 st, 520-524 W—Kindler & Collins.....FD
53 st, 537-547 W—Est Bertha Volkening, care Henry, 1239 Madison av .....WSS(R)
54 st, 149 W—Charles H Tenney, 15 W 4..FP
54 st, 151 W—Isaac N Seligman.....D&R-FP
54 st, 159 E—Falkenbach Mfg Co.....FA
54 st, 203-207 W—Jean E Venetos.....ExS-FA
55 st, 125 W—John D Rockefeller, 4 W 54 D&R
55 st, 418-420 E—Charles W Cavanagh..OS-NoS
56 st, 206-208 E—Aaron Altmayer Est, care Sanders B, 62 E 86.....A
64 st, 250 W—Archibald C Russell, 30 Pine..A
69 st, 161-163 E—Richard M Hoe, 11 E 71. Rec-NoS-WSS
69 st, 213 W—W B Thorn, 3 Washington pl.Rec
74 st, 433 E—Paul Koptiz.....El-FA
75 st, 335 E—Catutavio Crupione.....NoS-FA
75 st, 432 E—Herman M Lewin.....FP-GE
75 st, 432 E—S Vargo.....FP
75 st, 446 E—Davis Mfg Co, 347 5 av..FD-GE
77 st, 210 W—James Dwyer.....O-FA
77 st, 419 E—Recht & Rosenbaum.....FP
78 st, 302 E—Jesse Baum.....FA-Rec
79 st, 406-408 E—Cherokee Garage Co. El-NoS-FA-Rec-Rub-CF
81 st, 308 E—Jacob Klingenstein, 505 5 av. FE(R)
87 st, 173-175 E—Henry D Greenwald, 1650 3 av. .....A
87 st, 271-273 W—Riverview Garage Co. OS-WSS-FP-CF
89 st, 338 W—Helen V Cutler.....FP
91 st, 286-288 E—Jacob Ruppert, 1639 3 av...El
91 st, 438-440 E—William F Cunninghan, 458 E 91 .....A
99 st, 156 W—Henry F Dabelstein & Sons. NoS-D&R
103 st, 109 E—Edwin M Leman, 51 Fulton..FP
109 st, 56-58 E—Nabatoff Bros & Kolink....FA
111 st, 17-19 E—Laura Franklin Free Hospital .....Fe(R)
118 st, 133 E—Manhattan Roofing Co..FA-Rec
137 st, 239 W Montgomery H Clark, 2155 Bway. .....Ex-O-Rub

Named Avenues.

Av A, 25 -Eliza K Voegelin, 222 E Houston. Rub
Av C, 25—S Matzke.....FA-NoS
Av C, 151—Louis Blau & Sons..FA-CF-WSS-FP
Bowery, 176—Sol Pudlin Co.....CF
Broadway, 638—Berlin & Goodkind.....El
Broadway, 638—Joseph J Preis Co.....El
Broadway, 638—Henry E Coe, 69 Wall..El-FP
Broadway, 638—Lorraine Hat Co.....FP-El
Broadway, 638—Botany Hat Works.....El
Broadway, 638—The Straw Hat Co.....El
Broadway, 707-709—Siegel Bros & Goodman. FD-FP
Broadway, 707-709—Samuels & Brother....Rub
Broadway, 707-709—Max Herman & Co....Rub
Broadway, 707-709 H B Rosenthal Ettlinger Co, 41 E 11 .....El
Broadway, 707-709—Cohen & Lang.....Rub
Broadway, 1876-1880—Remy Electric Co, NoS-Rec-El
Broadway, 1886—Sally Weisbader..Nos-FA-Rec
Broadway, 2040-2052—Winton Motor Car Co..A
Greenwich av, 44—N Glassheim.....Rub
Lenox av, 436—William White.....FP
Lexington av, 1548-1550—David W Ross, I R T Co, 165 Bway.....D&R
Lexington av, 1794—Ignatz Klein Rec-GE-FA-FP
Park av, 1565—Harry Orr, 270 E 119.....Vac

Numbered Avenues.

2 av, 104-106—Annie Rosen, 960 Prospect av, Bronx. .....Stp(R)
2 av, 1567—Stefanie Fulop.....FE(R)
2 av, 1924-1926—William H Schmol, 814 E 14 SA
2 av, 2035—Jacob Gancfried, 1404 Wilkins av, Bronx. .....A
2 av, 2035—James A Renwick, 52 William..FD
3 av, 2146—Mandel Marcus Co.....Rec-GE-FP
5 av, 630—W Burden Stage.....FD
5 av, 630—Lemaitre & Mack.....FD
5 av, 630—Ida M Rust.....FD
5 av, 630—E M Gattle & Co.....FD
5 av, 630—Charles S Pietro.....FD
5 av, 630—Bernard Schulich, Inc.....FD
11 av, 250—Otis Building Co, 11 av & 27....A

BRONX ORDERS SERVED.

Named Streets.

Tiffany st, 1135—Albert L Kraus.....Rec-FA

Numbered Streets.

132d st & Locust av Astoria Light, Heat Power Co, 124 E 15.....NoS
169 st, 410 E—Theophil Streule. NoS-Rec-FA-WSS

Named Avenues.

Boston rd, 1258-60—Morris Silverstein.....FA
Brook av, 420—Simon Solloway,NoS-FA-Rec-FP
Jackson av, 585—Gus Schlaier, 580 Jackson av .....NoS-Rec-FA
Park av, 3990—Emil Bartolicius, 4077 Park av. .....NoS-FA-Rec
St Ann's av & 138 st—R Carvel Co, So Blvd & 139 .....FA
So Blvd, 1081—H Berson.....NoS-FA-Rec
Union av, 726—Dr Wm Cohen.....Rec
Washington av, 993—Francesco Nicoletti. NoS-FA
Westchester & Trinity avs—Lebanon Hospital. .....StSys-Rec-El
Willow av & 135 st—Ludwig & Co.....D&R

BROOKLYN ORDERS SERVED.

Named Streets.

Grand st, 968—The Debevoise Co.....Rec-NoS
Hopkins st, 18—Blecher Bros, 49 Nostrand av. D&R

Named Avenues.

Bway, 204—Wm S Dudley, Inc.....D&R-El
Bushwick av, 604—Lucas Valentine, 514 Bleecker. .....D&R
Driggs av, 668—Philip Belsky.....NoS-O-FA
Gates av, 398-402—Peter C Puels..NoS-D&R-El
Greenpoint av, 247-53—Empire City-Gerard Co. 265 Greenpoint av.....FA-El
Montauk av, 13—Montauk Metallic Bed Co. Rec-GE-FP-Rub-FP(R)
Myrtle av, 477—Jacob Blume.....El-Rec
Vanderbilt av, 185—Walter W Bevoise, 163 Carlton av.....NoS-FA-FP

Numbered Avenues.

3 av & 35 st—Columbia Comb Co, Inc, 34 35th .....CF-Rec-FP-SA
6 av, 542—Mullen Bros....Rec-El-FP-NoS-FA

QUEENS ORDERS SERVED.

Named Streets.

Washington st, 66 S (Jamaica)—James & Hawkins, 336 Fulton.....FP

Named Avenues.

Hobsen av (Laurel Hill)—Nicholas Copper Co. StSys(R)-Rub
Mott av, Kensington Gardens (FRkway)—Max Katz, Kensington Gardens. Rec-FA-El(R)-StSys(R)

RICHMOND ORDERS SERVED.

Named Avenues.

Cromwell av, 51 (Dongan Hills)—John Behan, 51 Garretson av.....SA
Four Corners rd, bet Richmond & Northentry rd (Dongan Hills)—Richmond Co Country Club. .....Rec-D&R
Richmond rd, 716 (Richmond)—Chas F Schweibert .....SA
So Field blvd, 2071 (Grant City)—Arturo Comollo .....D&R

BUILDING MANAGEMENT

SOME NARROW ESCAPES FROM ACCIDENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

"ACCIDENTS will happen in the best regulated families. But precaution should be the sure brake upon their recurrence."

That is the way a prominent building manager sized up the situation regarding accidents in buildings this week. The speaker was in charge of a large number of buildings for a prominent estate. Some of these buildings are well known commercial structures. Others are industrial buildings. All are considered profitable properties, because they are well managed. The extent of this man's supervision ought to be stated so that a full understanding may be obtained as to just how these conditions came to exist. He has figured that in order to reach every one of the buildings in his charge consecutively he has to travel twenty-one miles. The buildings are located in all five boroughs and two of them are in Essex County, New Jersey, in the city of Newark.

Housekeeping by one score miles is some job. He has assistants and depends largely upon them for making inspections; but some of the conditions he



THIS CABLE HELD PASSENGER CAR.

has found has led him to change his plan for supervising the buildings in his control. He used to have one assistant visit a certain section. He made him personally responsible. Like some capable men this assistant had his failings and the good man came to be unreliable. The result was that he was careless in his inspections and his laxity was discovered just in time.

There was supposed to be a weekly inspection of elevators. The cables had to be reported upon. When conditions were discovered, however, that resembled those shown in the accompanying illustrations published by courtesy of the Travelers Insurance Company, the manager decided to make a change in both man and system. All five inspectors are now required to make a weekly circuit of that twenty-one mile route and check off the other fellow's reports.

In the picture shown a freight elevator was found operating without car safety devices and supported by a single hoisting cable. The condition at the time of its removal is shown. The elevator was used for both passengers and freight, and as the travel of the car was five stories, grave consequences and possible injuries were narrowly averted.

In still another case there was a home-made elevator in use and at the time it was discovered was carrying loads of 600 to 800 pounds. The chain was promptly removed, but in the words of the insurance company's inspector, it is hard to understand, after examining the worn links, how it held together so long.

"Eternal vigilance is the price of security," as the modern building man-



THESE LINKS CARRIED 600 POUNDS.

ager paraphrases the historical utterance, and this is illustrated by the cut showing a sample piece of elevator chain taken from the insurance company's museum. This chain was found in use as a sling chain for hoisting heavy material into a factory building. Some of its links had already started to open. This hoist was in operation over the heads of many persons many hours each working day.

How Are Your Cables?

Accident authorities aver that many so-called accidental injuries are entirely preventable through ordinary precaution. During the year 1914 one insurance company alone reported 195.073 conditions such as have proved productive of accidents. Assuming, for the purpose of argument, that one in fifty would have caused serious injury had they not been detected, we have the impressive total of 3,000 accidents prevented by careful inspection.

There are in New York City 24,000 factory buildings of one story or more. Add to this the number of buildings that are under the care of managers. These managers depend upon reliable subordinates to make inspections of equipment and to report conditions liable to result in accidents to transients or tenants. It is therefore a matter of considerable wonderment that more accidents do not occur. It is mainly because of this sort of vigilance constantly exercised that the number is kept down to modest proportions.

The fact, nevertheless remains that where the single human element is alone depended upon dangerous conditions are bound to exist, as note the fact of almost 200.000 defective appliances reported only last year.

It has been estimated that about 2,553,750 people ride on passenger elevators in New York City every day. The number of vertically traveling passenger cars in use here is estimated to be about 13,000. There are, in addition, about 7,500 freight elevators. Each elevator makes on an average of seventy-five trips in an eight-hour day.

There are about 500 elevators for each municipal inspector to look over. An inspection of every elevator in the city every three months is required by Section 101 of the building code. This means about 2,000 inspections a man, not including the examination and inspection of every new freight and passenger elevator installed.

It is not so surprising that conditions such as are shown in the accompanying illustrations should now and then be found, but rather that more accidents do not actually occur.

Elevators are common carriers and in the case of Fox vs. Philadelphia, 208, page 127, the Supreme Court of Philadelphia said:

"The rule applicable to common carriers of passengers that the mere happenings of injurious accident to a passenger raises prima facie a presumption of negligence on the part of the carrier, is also applicable to a municipality which operates elevators in a public building.

"A person or municipality owning and operating elevators in a building must give to the persons using the elevators



LINKS PULLED APART.

the utmost protection which human knowledge, human skill and human foresight and care can provide. In case of injury without fault or negligence by the person injured, the presumption is that such protection has not been afforded and there has been negligence on the part of those operating the elevator."

Some people appear to think that the owner of an elevator is held by law to the exercise of good care only. They may learn from the above decision that their idea falls far short of the fact.

It is easy enough for the average manager to dismiss the subject of his responsibility in the matter of elevators with the complacent reminder that he is insured in a company of good standing. In a court of law, however, he may be called upon to show that he selected the insuring company because of its reputation for making thorough inspections if he makes that sort of defense. If they take insurance from companies with a reputation of carelessness in making inspections, the manager or owner may suffer from their disregard of moral responsibilities by actual pecuniary loss. A bad elevator accident is quite likely to cost more than the policy provides in the way of indemnity to the insured.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

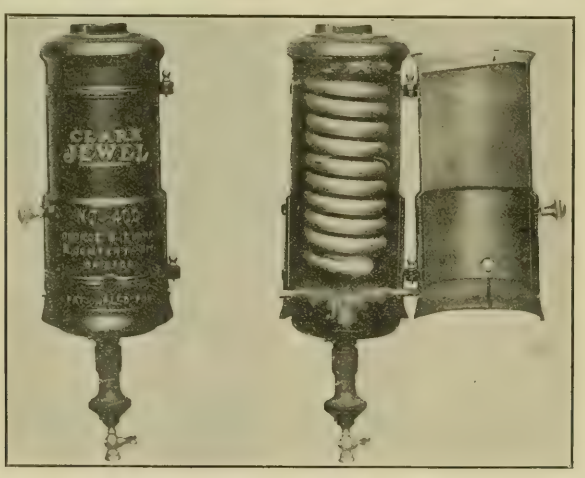
Gas Water Heaters.

VARIOUS improvements have been made in the gas equipment of buildings, but in none perhaps has the development been so keen as in the perfection of the water heaters. The building of water heaters is a science of its own. To succeed correct principles in the construction and wide-awake management and engineering skill must be properly combined to obtain real efficiency at the lowest possible cost. There are some devices on the market which are widely known, others are of more recent design. In line with the series of gas appliances in improvements which have been presented in the Record and Guide the present week introduces the newest designs of water heaters available to building owners, architects and others. The illustrations are shown through the courtesy of the American Gas Light Journal and the National Commercial Gas Institute.

Even Heat Distribution.

PROMINENT among the features of the heaters shown in the first cut is a brass casting brazed on the bottom of the coil, which receives the concentrated heat at the center of the burner. One-inch copper tubing is used, allowing easy flow of water and does not fill up when used with hard water. It is a high efficiency power burner with a condensation cup below. There is a double jacket with air space where the heat is the greatest, composed of cast iron outside and heavy steel inside. Other features are: Steel diaphragm at center of coil and ribs cast on casing to guide the flow of gases which have much to do with the heater's efficiency.

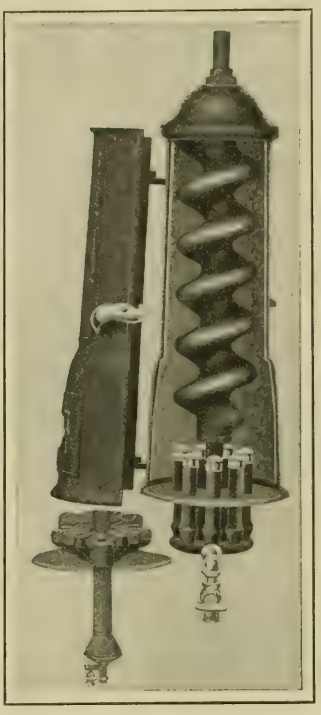
The brass casing at the bottom of the coil is directly over the hot central part of the flame, and the copper tubing gets the full effect of the powerful burner. By this arrangement a great deal of heat that would otherwise escape is transferred to the water.



Double Coil Heater.

DISTINGUISHING characteristics of this heater include a one-piece worm-shaped water chamber made either of cast brass or cast iron. The water chamber in this heater is cast in one piece, and is worm or screw shaped, as the name indicates. This construction insures the exposure of the greatest possible surface to the direct action of the heat; eliminates all angles or pockets which might collect sediment; and affords an unobstructed course for the water.

The new burner for this appliance shows high efficiency. It is of the bunsen type, shaped to project the flame in a semi-circle around the base of the water chamber. Its peculiar shape permits the maintenance of the highest possible velocity of the gas at the nozzle, and unretarded conduct to the point of combustion, assuring a powerful flame and efficient combustion without danger of firing back.



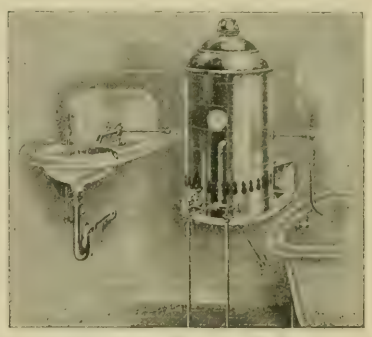
The cast iron jacket fits snugly around the water chamber so as to compel the products of combustion to follow the deep spiral threads of the water chamber in their travel upward to the flue. In this way the entire surface of the water chamber (approximately two square feet) is directly exposed to the products of combustion, absorbing the maximum amount of heat for communication to the water that courses through the chamber.

The jacket is made in two equal sections, the front half forming the door, which must be opened to light the burner.

The illustration shows two types of burners, a drilled star burner and one of individual bunsens with gauge caps.

Bathroom Water Heater.

SCIENTIFIC construction of this heater prevents the creation of injurious products of combustion, and, therefore, eliminates the dangerous vent pipe, and down draft troubles. The heater can be installed in any place where there is gas and water, because there is no flue pipe or condensation attachment required.

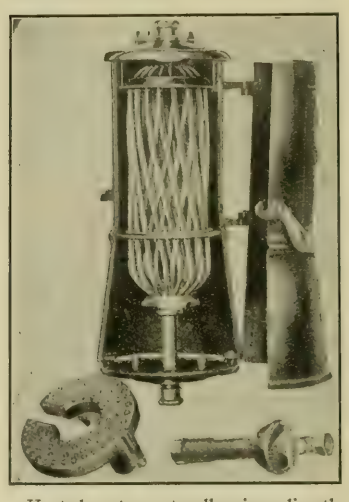


The advantage of this device is that it supplies one of the greatest household needs; hot water for bathing and shaving purposes, with the least possible consumption of gas. The heater itself is an ornament in a bath room and by virtue of its scientific burner it is odorless and no vent pipe is necessary. The virtue of this device is that it gives to the apartment house owner a device that will supply his tenant with hot water without having to run a vent pipe through his side wall.

Vertical Pipe Heater.

SMALL seamless heavy gauge copper pipes surround small units of water in the device illustrated. These pipes swedged into bronze heads forming boiler and water tight joints, and the heads fused into a solid mass with a special metal produce a non-leakable connection.

The pipes are so placed that the entire heating surface is exposed to the fire directly. The burner is of approved one-piece pattern, and especially designed to concentrate the heat to carry the largest possible percentage of heat units into the water.



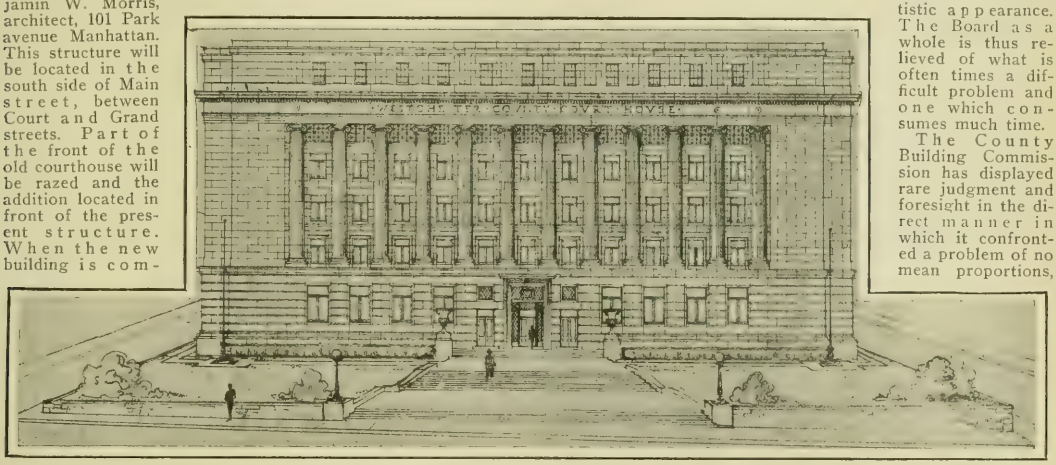
Heated water naturally rises directly upward, not sideways and then up, but straight up. In the vertical pipes of this water heater the instant the water begins to receive the heat it takes its natural flow upward. Because of the small columns of water surrounded by proportionally large heating surfaces, the reception of the heat by the water is almost instantaneous and with the unusually large percentage of the heat absorbed by the water the rapidity of action is accounted for.

CURRENT BUILDING OPERATIONS

County Courthouse Addition in Westchester Will Involve Outlay of Nearly $1,000,000—Other Buildings in Group

WESTCHESTER COUNTY Board of Supervisors, through the Westchester County Building Commission, has arranged for a comprehensive program of improvements, particularly as applied strictly to building projects. This program will require an expenditure of county funds to the extent of more than $2,000,000 for the erection of an imposing addition to the county courthouse, at White Plains, N. Y., and a new almshouse, tuberculosis hospital and penitentiary group, to be built in the town of Mt. Pleasant.

Foremost in importance in this program is the courthouse addition for which plans are now being prepared by Benjamin W. Morris, architect, 101 Park avenue Manhattan. This structure will be located in the south side of Main street, between Court and Grand streets. Part of the front of the old courthouse will be razed and the addition located in front of the present structure. When the new building is completed Westchester County will have for the transaction of county business a group of four buildings, joined together and having as their center the historic old White Plains courtroom, erected in 1855.



Benjamin W. Morris, Architect.

FRONT ELEVATION OF THE WESTCHESTER COUNTY COURTHOUSE ADDITION.

Plans for the new structure call for a building six stories in height, 182 x 100 feet over all. Indiana limestone will be employed in the construction of the exterior and the building will be absolutely fireproof throughout. E. E. Seelye, 101 Park avenue, has been retained as structural engineer and J. F. Mussellman, 101 Park avenue, is the consulting engineer for steam heating, ventilating, electric installation and sanitation.

Classic Style Used.

Architecturally, this building is being designed in a severely Classic style. The austerity of its front is broken up by a colonnade of twelve fluted Ionic columns, forty feet in height.

In plan the structure will provide for efficient transaction of county business. The principal entrance, from Main street, opens into a rotunda which will extend upward the full height of the building, supplying adequate light and ventilation.

On the main floor, to the right of the rotunda, will be located the offices of the county treasurer, county comptroller and purchasing agent. On the left of the main floor the space will be utilized as offices for the surrogate and as record rooms.

The second floor will be devoted entirely to courtrooms and from a mezzanine floor the suite for the district attorney, the grand jury room and the witness rooms will be reached. Private stairways from these offices will lead to the courtrooms above and to the offices and rooms below. The top floor has been reserved entirely for the county and Supreme Court law libraries.

Elevator Equipment.

Two electric elevators will be installed when the building is erected and space will be reserved for two additional cars, if required at a later date. Separate rooms will be provided for the women and children who are called as witnesses. The interior of the structure will be of simple design and construction for the purpose of minimizing expense both in initial cost of construction and in repairs and maintenance.

The building will cost approximately $800,000 to erect, and it is hoped to have it completed and ready for occupancy by July 1, 1916. The working drawings are now well under way and it is expected that bids for construction will be invited at an early date.

Work on Other Buildings.

The plans for the other buildings called for by the commission's program are not quite so far advanced, and except for the preliminary studies practically nothing definite has been accomplished. The almshouse, tuberculosis hospital and penitentiary will be erected at East View, in the town of Mt. Pleasant. Here the county has purchased a four hundred acre tract which was part of the Alexander Smith Cochrane farm. This tract is to be developed and will be the site of as fine a group of county buildings as it is possible to design and construct.

The new almshouse will be planned by Walker & Gillette, architects, 128 East 37th street, and James Brite, 18 East 41st street, has been retained to prepare the plans and specifications for the proposed hospital for the county tuberculosis patients. This project will consist of a complete group of buildings, adequate for the future requirements of the county. The penitentiary group of buildings will consist of a penitentiary, workshop, laundry, power plant, etc., and will be planned by Alfred Hopkins, 101 Park avenue. Mr. Hopkins has had a wide experience in the design of structures of this character and is the architect of the East Side Court Building and jail which is soon to be erected in the Borough of Manhattan.

While these buildings to be erected at Mt. Pleasant are to be designed by various architects, they will adhere strictly to a specified style and will harmonize with each other as well as with their environment.

When the Westchester Board of Supervisors appointed its County Building Commission it took a step which might well be emulated by other counties in this State. The Commission is made wholly responsible for the buildings erected in future by the county, both as regards practical construction and artistic appearance. The Board as a whole is thus relieved of what is often times a difficult problem and one which consumes much time.

The County Building Commission has displayed rare judgment and foresight in the direct manner in which it confronted a problem of no mean proportions, namely, the rapid completion of preliminary arrangements for a very comprehensive building scheme. Under ordinary circumstances, in a project of the magnitude of the one now being considered by Westchester County, the architect would have been selected by a competition. This would have consumed at least three months of valuable time and in addition required a considerable outlay of money in prizes or guarantees. In the event of a competition there is also the danger that when the announcement of the award is made those not mentioned will give way to the cry of politics, wire pulling or favoritism. This was all eliminated.

Commission's Good Work.

The commission is to be highly complimented on dividing and awarding the work directly to architects of high standing and of recognized ability, and who can be entirely depended upon to cooperate with each other, and utilize their talents to the best of their ability to further the cause of the county. It has selected a way out of a very perplexing problem with great wisdom and without doubt for the greatest good to the largest number.

The progress in the construction of the various buildings contemplated by Westchester County will be under the supervision of A. N. Garthwaite, of Yonkers, who has been retained by the owner as County Inspector of Buildings. His long experience as a building contractor should make him particularly valuable in this connection.

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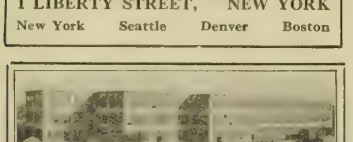
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COMPANY WINS SUIT.

Patents Owned by Scaffolding Company Held Valid by Court of Appeals.

By a recent decision of the United States Court of Appeals of the Eighth Circuit, the Patent Scaffolding Co., 647 West street, New York City, lessor of adjustable safety suspended platforms, was awarded profits, damages, injunction and costs in the case of the New York Scaffolding Co. vs. Egbert Whitney.

This is a most important patent decision and is very broad and lengthy, having been written by Judge Sanborn, who is considered one of the foremost authorities on patent law throughout the country. The Patent Scaffolding Company has heretofore brought suits against infringers, but this one is the first where the patent has been finally adjudicated and would indicate that the series of patents owned by this company are very strong and binding upon the trade.

The company has operated for a number of years in New York City and has been successful in the prevention of scaffolding accidents. Perhaps its most notable achievement has been the furnishing of the scaffolding equipment upon the Woolworth and Equitable buildings, without any accident whatsoever. This record has been recognized by the award of the Scientific American gold medal by the American Museum of Safety to the Patent Scaffolding Co., which also has received the grand prize at the First International Exposition of Safety and Sanitation held at the Grand Central Palace, New York City, and a medal at the Dresden Exposition in the summer of 1911.

The company has a very prominent display of its devices at the Panama-Pacific Exposition and will probably receive a gold medal from the jury of award. Practically all the recent buildings in this city have used scaffolds leased by this company, also many other buildings throughout the United States and Canada as this company operates its machines through its agents in various parts of both countries.

INTERLOCKING SAFETY DEVICES

A Favorable Report on an Experiment in the Municipal Building.

Borough President Marks and Chief Engineer Lewis of the Board of Estimate have reported the results of an experimental operation of elevator safety devices that has been going on in the Municipal Building since March. Car No. 11 was equipped without expense to the city with a device to prevent the car from being moved in either direction while the shaft door is unlocked. The conclusions arrived at follow:

"We believe that the demonstration which has been conducted with this appliance on car No. 11 in the Municipal Building shows very conclusively that the interlocking safety devices on elevators are entirely practicable and that the one which we have inspected satisfactorily and effectively accomplishes the purpose for which it was designed. There may be, and there probably are, other such devices, but we do not understand that the board desired us to examine and report upon others that are on the market either as to their efficiency or their construction. We are convinced that the many accidents which have been caused by unlocked elevator doors which can be opened when the car is not at the landing would be impossible if the elevators were equipped with a device as effective as the one which we have examined."

Contractor for Industrial Building.

Moyer Engineering & Construction Co., 375 Fulton street, Brooklyn, has been awarded a general contract to erect a modern factory building on the south side of Broadway near Wythe avenue, Brooklyn. The structure which will be owned by the Gretsch Building No. 4, Inc., Fred Gretsch, president, 110 South 4th street, has been leased for a term of years to Braunsworth & Co., bookbinders, 16 Nassau street, Manhattan. The plans for this structure were prepared by William Higginson, architect and engineer, 13-21 Park Row, and call for a building ten stories in height, 80x260 feet. It will be built of reinforced concrete throughout and have every modern appliance for safety and comfort. Its cost is placed at between $550,000 and $600,000.

New Plant for Schaefer Brewing Co.

Plans are being prepared in the offices of Mortensen & Co., architects and engineers, 405 Lexington avenue, Manhattan, for the group of buildings to be erected for the F. & M. Schaefer Brewing Co., Park avenue and 51st street, Manhattan, on the block bounded by 9th and 10th streets, Kent avenue and the East river, Brooklyn. These buildings will be built of brick and stone on a steel frame and as projected will include a brewhouse, stockhouse, power plant, garage, bottling plant and service building. A general contract for the construction of these buildings has been awarded to the John Peirce Co., 383 Madison avenue, Manhattan.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—David Dows, 45 Wall st, contemplates the erection of a 6-sty office and apartment house at 414 Madison av. No architect selected.

BRONX.—Philip J. Kearns, 2311 Grand Concourse, contemplates the erection of a 5-sty apartment at the northwest corner of 183d st and Grand Concourse. It is expected that an architect will be selected about August 1.

BRONX.—Brown & Lapin, 661 Tinton av, contemplate the erection of a 5-sty apartment in the north side of 180th st, 132 ft west of Prospect av. An architect will be selected shortly.

PERRY, N. Y.—The Free Methodist Episcopal Church, Rev. H. C. Wood, contemplates the erection of a church in Church st, to cost about $8,000. No architect selected.

LONG ISLAND CITY.—Jere F. Ryan, 1 Bridge Plaza, contemplates the erection of a brick and stone factory at the corner of Ely av and Bridge Plaza. No architect selected.

BAYONNE, N. J.—The Board of Education has voted to request an appropriation of $146,000 for the erection of a new school here to take the place of P. S. 5. Aaron A. Melniker, president of Board. No architect selected.

BATH, N. Y.—The Bath National Bank, W. G. Dean, cashier, contemplates the erection of a bank, store and office building in Liberty st, to cost, between $25,000 and $30,000. No architect selected.

ALBANY, N. Y.—The American Locker Co., J. Y. Read, president, 98 State st, contemplates the erection of a factory here. No architect retained.

OSWEGO, N. Y.—The Oswego Lodge, No. 271, B. P. O. Elks, John K. Lynch, Jr., 115 East 8th st, interested, contemplates the erection of a club house in West 1st st. No architect retained.

PLANS FIGURING.

HALLS AND CLUBS.

MANHATTAN.—Bids close June 15 for the club for nurses at 132-138 East 45th st for the Y. W. C. A., 600 Lexington av. Parish & Schroeder, 12 West 31st st, architects. F. A. Burdette & Co., 15 East 33d st, steel engineers. Richard D. Kimball Co., 15 West 38th st, heating engineers. Cost, about $400,000.

BROOKLYN.—Bids will close June 16 at 2.30 p. m. for building improvements at the L. I. State Hospital, Clarkson st and Albany av, for the State Hospital Commission, J. V. May, commissioner. Lewis F. Pilcher, Capitol, Albany, State architect.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Bids close at 10.30 a. m., June 14, for the 2½-sty steel or concrete diphtheria pavilion, 30x175 ft, at the Kingston Hospital, for the Department of Health, Centre and Walker sts, Manhattan. William E. Austin, 46 West 24th st, Manhattan, architect. C. E. Knox, 101 Park av, Manhattan, electrical engineer. Cost, about $100,000.

PUBLIC BUILDINGS.

BAYONNE, N. J.—The Department of Public Buildings, is taking bids to close 4 P. M., June 15, for alterations to the city

hall at 31st st and Av E, from plans by Walter L. Clarkson, City Hall. Cost, about $10,000. The work will consist of lath and plaster partitions, electrical wiring and fixtures, galvanized iron cornices, painting. No structural changes.

SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Bids will close June 21 at 8 p. m. on all sub-contracts and materials for P. S. 6, on Broadway, 18th to 19th sts, for the Board of Education. Gregory B. Webb, 104 West 42d st, Manhattan, associated with Karl F. J. Seifert, 104 West 42d st, Manhattan, architects. Cost, about $175,000.

WEST POINT PLEASANT, N. J.—The Board of Education of Brick Township, George E. Sembler, W. Pt. Pleasant, is taking bids to close June 17 at 3 P. M., for rebuilding the public grammar school from plans by Clinton B. Cook, 505 Bond st, Asbury Park, N. J. Cost, about $20,000.

MISCELLANEOUS.

PORT TERRY, N. Y.—The U. S. Government, John W. McKie, construction quartermaster, is taking bids to close June 21 at 10 a. m. for officers' quarters here to cost about $14,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

HUDSON ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 6-sty tenement with stores at 455-457 Hudson st, for Chas. I. Weinstein Realty Co., 17 West 120th st, owner and builder. Slag roofing, razing, excavating, dumbwaiters, no heating. Cost, about $50,000.

ACADEMY ST.—Plans have been completed by Andrew J. Thomas, 2526 Webster av, for two 5-sty apartments at the northwest corner of Academy st and Post av, for the Post Investing Co., Inc., 529 Courtlandt av.

WASHINGTON PL.—F. E. Vitolo, 16 East 23d st, has prepared plans for an apartment at 79-81 Washington pl, for the Fogliasso Clement Building Co., 197 Bleecker st. Cost, about $50,000.

10TH AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements at 628-30 10th av, for Golda Kaufman, 628 10th av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

129TH ST.—Hopkins & McEntee, 37 East 28th st, have completed plans for a 1-sty brick and concrete brick manufacturing plant, 81x137 ft, at 201-5 East 129th st and East River, for the New York Composite Brick Corp., Chas. Haines, 201 East 129th st, manager. Cost, about $30,000.

107TH ST.—Foundations are about completed for the 2-sty storage warehouse and garage at 112-122 West 107th st, 225 ft west of Columbus av, for the Chelsea Fireproof Storage Co., Louis Schramm, 426 West 26th st, president. Wortmann & Braun, 114 East 28th st, architects and engineers. McDermott & Hanigan, 103 Park av, general contractor. The H. P. Stephenson Co., 241 West 20th st, heating work. A. B. See Elec. Elevator Co., 220 Broadway, elevators. Cost, about $100,000.

HALLS AND CLUBS.

69TH ST.—Frederick P. Kelley, 437 5th Av, has completed plans for a 5-sty settlement house, 40x60 ft, in the north side of 69th st, 175 ft east of Av A, for the Lenox Hill House, 446 East 72d st. Bids will be received on general contract from a selected list of contractors soon by architect.

STORES, OFFICES AND LOFTS.

LENOX AV.—A. L. Kehoe, 1 Beekman st, is preparing plans for installing eight stores in the apartment at the southeast corner of Lenox av and 113th st, for Sola Cohen, 239 4th av.

36TH ST.—Maynicke & Franke, 25 East 26th st, are preparing plans for a 12-sty store and loft building at 29-33 West 36th st, for the Estate of Frederick Ayer, 141 Milk st, Boston, Mass. Cost, about $100,000. The architects will take bids on separate contracts about June 15.

STABLES AND GARAGES.

135TH ST.—Property in the south side of 135th st, adjoining the Claremont Theater at the southeast corner of Broadway, has been bought by the 135th Street Garage Corporation, which will shortly improve the site by the erection of a modern, fireproof garage. The plot measures 160x99.11 ft. Further details will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

173D ST.—Plans have been prepared by John P. Boyland, 2526 Webster av, for an apartment at the northwest corner of 173d st and Longfellow av for the W. A. J. Building Corpn., Wm. A. Janota, 1844 Marmion av, owner and builder. Cost, about $50,000.

SOUTHERN BLVD.—John P. Boyland, 2526 Webster av, is preparing preliminary plans for a 5-sty tenement, 50x88 ft, on the west side of Southern blvd, 390 ft north of 167th st, for John O'Leary, 991 East 167th st. Cost, about $50,000.

CROTONA PARK EAST.—Goldner & Goldberg, 391 East 149th st, have been commissioned to prepare plans for a 5-sty apartment on the east side of Crotona Park East, near 174th st Subway Station, for Epstein & Garfitz, 979 East 163rd st.

CLINTON AV.—Chas. B. Meyers, 1 Union sq, has completed plans for two 5-sty apartments, 70x107 and 65x105 ft, at the northwest corner of Clinton av and 180th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Cost, about $150,000.

STORES, OFFICES AND LOFTS.

AUDUBON AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for 1-sty stores, 25x80 ft, at the northeast corner of Audubon av and 182d st, for the Value Realty Co., 170 Broadway.

BATHGATE AV.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, for a 1-sty bakery and market on the east side of Bathgate av, 25 ft north of 172d st, for Wattenberg, Chan & Pittman, 406 East 149th st, owners. Cost, about 8,000.

Brooklyn.

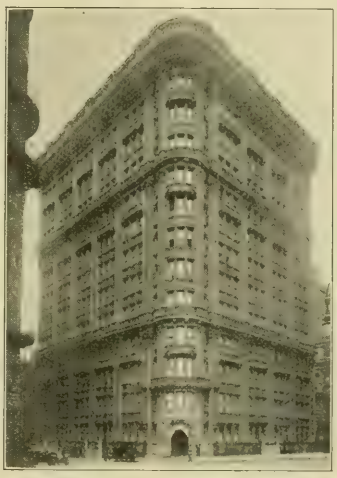
APARTMENTS, FLATS & TENEMENTS.

AV H.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment at the southeast corner of Av H and East 13th st, for the Lancastershire Realty Co., to cost, about $35,000.

SARATOGA AV.—Harry Dorf, 614 Kosciusko st, has complete plans for two 4-sty tenements, 50x90 ft, at the northwest corner of Saratoga and Dumont avs, and on the west side of Saratoga av, 50 ft north of Dumont av, for the Burland Co., 1351 Eastern Parkway, owner and builder. Tar and gravel roofing will be required. Cost, about $30,000 each.

NEW JERSEY AV.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 3-sty tenements, 25x75 ft, on the west side of New Jersey av, 85 ft north of New Lots av, for the New Lots

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Contemplated Construction—Brooklyn—Cont'd.

Construction Co., Inc., 748 Shepherd av, owner and builder. Cost, about $20,000. Tar and gravel roofing.

EASTERN PARKWAY.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment on the south side of Eastern Parkway, 270 ft east of Troy av, for the Staverly Realty Co., 1677 Pitkin av, owner and builder. Cost, about $50,000.

16TH ST.—Gorman & Schwartz, 367 Fulton st, have completed plans for a 4-sty apartment in the east side of East 16th st, 300 ft north of Beverly rd, for Mrs. Mary Blanchard, 222 East 17th st, owner and builder. Cost, about $30,000.

14TH AV.—Gorman & Schwartz, 367 Fulton st, have completed plans for three 3-sty tenements, 25x70 ft, at the northeast corner of 14th av and 37th st, for the Levine Building & Construction Co., H. Levine, 8686 19th av, president and builder. Total cost, about $21,000.

LORIMER ST.—Farber & Markwitz, 189 Montague st, have completed plans for a 4-sty tenement, 50x89 ft, in the west side of Lorimer st, 100 ft south of Meserole av, for the Holbel Realty Co., 153 Greene st, owner and builder. Cost, about $30,000. Tar and gravel roofing.

DWELLINGS.

CARROLL ST.—Slee & Bryson, 154 Montague st, are preparing plans for eight 2-sty residences, 20x45 ft, at the northeast corner of Carroll st and Albany av, for the New Style Home Building Co., Macy Rosenbaum, 227 East 26th st, owner and builder. Tar, gravel and Spanish tile roofing, steam heating, electric wiring. Cost, about $40,000.

SNEDIKER ST.—M. Rothstein, 601 Sutter av, has completed plans for ten 2-sty brick residences, 20x44 ft, in the east side of Snediker st, 100 ft south of Newport av, for Sagolowitz & Kobokow, 582 Hinsdale av, owners and builders. Slag roofing, hot air heating, electric wiring. Cost, about $30,000.

AMBOY ST.—M. Rothstein, 601 Sutter av, is preparing plans for six 3-sty brick residences, 25x68 ft, in the west side of Amboy st, 100 ft north of Dumont st, for the Hadrian Realty Co., Harry Gordon, president, 674 Hendrix st. Slag roofing, electric wiring, dumbwaiters; no heating. Cost, about $7,000.

CROWN ST.—W. C. Winters, 106 Van Siclen av, is preparing plans for four 2-sty brick residences, 20x36 ft, at the southwest corner of Crown st and New York av, for Sidney F. Musselwhite, 1299 Sterling pl, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile cornices. Cost, about $14,000.

24TH ST.—Kallich & Lubroth, 215 Montague st, have been commissioned to prepare plans for ten 2-sty brick residences, 20x55 ft, in the east side of West 24th st, 270 ft north of Mermaid av, for O. H. Brandstein, 8779 Bay Parkway, owner and builder, who will take bids on subs about July 1. Slag roofing, steam heating, electric wiring, tile baths and wainscoting. Cost, about $50,000.

ROGERS AV.—M. A. Cantor, 373 Fulton st, is preparing plans for three 3-sty brick residences, 20x55 ft, on the east side of Rogers av, 90 ft south of Bergen st, for the Lancastershire Realty Co., Lewis Gold, president, 44 Court st. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, parquet floors, dumbwaiters, combination lighting fixtures, gas ranges, tile baths and wainscoting. Cost, about $20,000.

STABLES AND GARAGES.

FLATBUSH AV.—Benjamin Driesler, 153 Remsen st, has been commissioned to prepare plans for a 2-sty brick and concrete garage on Flatbush av, between Linden and Lenox rds, for John Reiss, 805 Flatbush av. McGough & Hoey, 16 Court st, general contractors. Cost, about $12,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for five apartments with stores at the southeast corner of Kingsland av and Hampton st, and on the south side of Kingsland av, 35 ft east of Hampton st, for the 20th Ave. Realty Co., Lewis Gold, president, 44 Court st, Brooklyn, owner and builder. Total cost, about $30,000. Owner builds and takes bids on subs at once.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty apartments, 37x88 ft, on the west side of 12th av, 125 ft south of Jamaica av, for Silver & Seldon, 708 New Jersey av, Brooklyn, owners and builders. Total cost, about $65,000.

DWELLINGS.

JAMAICA, L. I.—Max Hirsch, 391 Fulton st, Brooklyn, is preparing plans for six 2-sty brick residences and stores, 16x50 ft, at the southeast corner of Shelton and Maple avs, for Joseph Aragona, 2306 Atlantic av, Brooklyn, owner and builder. Cost, about $3,500 each. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, marble bases, tiled baths, parquet floors.

RICHMOND HILL, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for five 3-sty brick residences, 20x55 ft, at the southeast corner of Guion pl and Jamaica av, for the N. & S. Realty Co., M. Nappelbaum, president, 1255 40th st, Brooklyn. Slag roofing, steam heating, electric wiring, metal ceilings, metal bar store fronts, parquet floors, dumbwaiters, tile baths and wainscoting. Cost, about $35,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—William Higginson, 13 Park Row, Manhattan, is preparing plans for a service building here, for the Degnon Realty & Improvement Co., 30 East 42d st, Manhattan. Studebaker Corp. of America, 445 Broadway, Manhattan lessee. Plans will be completed about July 1.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

TOMPKINSVILLE, S. I.—Harry W. Pelcher, Port Richmond, has completed plans for a 3-sty tenement on the west side of St. Paul's av, 425 ft north of Swan st, for Gesuelle Spiotto, 101 Richmond Turnpike. Cost, about $12,000.

DWELLINGS.

CASTLETON, S. I.—Chas. B. Meyers, 1 Union sq, has completed plans for a 3-sty cottage, 50x75 ft, at the New York Farm Colony, for the Department of Public Charities. Cost, about $30,000. The owners will soon advertise for bids on general contract.

CLIFTON HARBOR VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame residence for W. J. Funk, secretary of Funk & Wagnalls Co., 354 4th av, Manhattan. Shingle roofing, electric wiring, and probably steam heating. Cost, about $7,500.

Nassau.

DWELLINGS.

GARDEN CITY, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has about completed plans for a 2½-sty frame and stucco residence, 38x29 ft, for George O. Van Orden, 5808 20th av, Brooklyn. Cost, about $9,000.

OYSTER BAY, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty brick veneer residence, 30x60 ft, for Frederick Lutz, care of architect, who will take bids on general contract about July 1.

Suffolk.

HALLS AND CLUBS.

HUNTINGTON, L. I.—Jas. H. Conkling, this place, has been commissioned to prepare plans for a 2-sty clubhouse, 46x90 ft, on Stewart av, near Main st, for the Knights of Columbus, John Robinson, president. Cost, about $9,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

PEEKSKILL, N. Y.—Plans have been prepared privately for eight frame apartments at the corner of Nelson and Diven sts, for Wolff's Department Store, 928-930 South st, owner, who will build by days work.

DWELLINGS.

NORTH PELHAM, N. Y.—George Olphert, Jr., Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty hollow tile and stucco residence, 22x43 ft, for the Langdon Realty Co., M. A. Acocolla, Proctor Building, owner and builder. Shingle roofing, hot water heating, electric wiring. Cost, about $5,000.

MAMARONECK, N. Y.—Plans have been prepared for a 2½-sty frame and stucco residence at Shore Acres, for N. M. Woods, 47 West 34th st, Manhattan, owner and architect. Shingle roofing, hot water heating, electric wiring. Cost, about $9,000.

YONKERS, N. Y.—Anthony Lella, 248 Sherman av, Manhattan, owner and architect, is taking bids on separate contracts for the frame and stucco residence at 147 Fowler av, to cost, about $5,000. Shingle roofing.

FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—Frank Horton Brown, First National Bank Building, is preparing plans for a 2-sty reinforced concrete storage building, 33x100 ft, in North st, for the Bloomingdale Hospital, E. Strateman, North st. Cost, about $20,000.

HOTELS.

YONKERS, N. Y.—Thos. Phillips, 9 John st, has completed plans for alterations to the 2½-sty frame hotel at 424 South Broadway, for Lynch & Larkin, 195 Riverdale av. Cost, about $6,000.

SCHOOLS AND COLLEGES.

HARTSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty grammar school on Huntington av, for the Board of Education of Scarsdale. Cost, about $28,000. Bids will be advertised for about June 24.

SCARSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty high school on the west side of New York Post rd, north of Sherbrooks rd, for the Board of Education of Scarsdale. Cost, about $64,000.

MISCELLANEOUS.

BRONXVILLE, N. Y.—Plans are being prepared privately for the grade crossing elimination here for the N. Y. C. & H. R. R. R. Co., 70 East 45th st, Manhattan, to cost, about $50,000. Owner will probably take bids about July 15.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Kallich & Lubroth, 215 Montague st, Brooklyn, are preparing plans for four 4-sty apartments, 50x89 ft, at the northeast corner of Mt. Pleasant av and Orient st, for the Upton Realty Co., 5305 5th av, owner and builder. Cost, about $140,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, is preparing plans for two 3-sty flats, 22x78 ft each, at 84-86 South 14th st, for Max Levine, 338 South 19th st, owner and builder. Slag roofing, electric wiring, interior tiling, no heating. Cost, about $9,000 each.

JERSEY CITY, N. J.—A. Di Paola, 117 Summit av, West Hoboken, is preparing plans for a 3-sty tenement, 25x61 ft, on the south side of Paterson av, near the Boulevard, for F. Della Volpe, on premises. Cost, about $9,000.

PASSAIC, N. J.—E. E. Twist, News Building, has completed plans for a 1-sty store and apartment house at the corner of Main and Highland aves, for Jacob Pasternack, 255 Harrison st, owner and builder. Electric wiring, metal ceilings, no heating.

GARFIELD, N. J.—Abram Ginsburg, 225 Main st, Passaic, has completed plans for a 3-sty flat, 22x60 ft, on Palisade av, for Andrew Slavina, Palisade av, owner and builder. Slag roofing, electric wiring, no heating. Cost, about $5,000.

DWELLINGS.

ROSELLE, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 2½-sty residences on Harrison av for Jos. Mosesco, this place, owner and builder. Shingle roofing, steam heating, electric wiring. Cost, about $4,000 each.

HACKENSACK, N. J.—Sidney Rarig, 656 West 178th st, Manhattan, contemplates the erection of three 2½-sty of hollow tile and stucco residences on Summit av. Plans will probably be drawn by a local contractor.

TEANECK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty hollow tile and stucco residences for George Rockledge, Bogota, N. J., to cost, about $5,000 each. Shingle roofing, steam heating and electric wiring.

PATERSON, N. J.—William T. Fanning, Colt Building, is preparing plans for a 2½-sty residence, 28x59 ft, at 78-80 Maple

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Contemplated Construction—New Jersey—Cont.

st, for Jos. Kane, 63 Van Houten st. Bangor slate roofing, steam heating, electric wiring. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—M. N. Schoemaker, Engineer, Union Building, is preparing plans for building two 3-sty factory buildings at Weston av and P. R. R., for George Stengel, Inc., on premises. Bids are wanted by June 15.

PATERSON, N. J.—William T. Fanning, Colt Building, has about completed plans for a 2-sty storehouse, 70x80 ft, at the corner of Clay and Straight sts, for Thos. A. Kelly, 171 Marshall st. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

ORADELL, N. J.—Plans are expected to be ready for bids about June 16 for the isolation hospital for the Board of Freeholders of Bergen County. J. J. Ferry, Dean st, Englewood, architect. Cost, about $30,000.

PUBLIC BUILDINGS.

GLEN RIDGE, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, have been commissioned to prepare plans for a borough hall here. Alfred E. Heinrichs, 52 Wall st, chairman of building committee.

CLIFTON, N. J.—W. T. Fanning, Colt Building, Paterson, is preparing plans for a 2-sty municipal building at the corner of Passaic and Main avs, for the Borough of Clifton, George Smith, 126 Clifton av, chairman of building committee. Cost, about $28,000.

SCHOOLS & COLLEGES.

HOBOKEN, N. J.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a fireproof gymnasium, of brick and steel construction, for the Stevens Institute. They are also preparing sketches for a laboratory for shop practice for the same institute.

EAST RUTHERFORD, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been commissioned to prepare plans for a 2-sty brick school in Sylvan st, for the Board of Education. Cost, about $32,000.

STORES, OFFICES & LOFTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 1-sty brick market, 28x100 ft, at 186 Orange st, for William Culler, 58 Commerce st. Slag roofing, electric wiring, hand power sidewalk lift, vault lights, no heating. Cost, about $6,000.

THEATRES.

CLIFTON, N. J.—Lambert Strong, 541 Main av, Passaic, has completed plans for the 2-sty moving picture theatre and stores on Main av, for Edward M. Yereance, 645 Main av.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

BUFFALO, N. Y.—Colson & Hudson, Dun Building, are preparing plans for an apartment house at Delaware av and Bryant st, for Edward James Smith, Lambert G. Smith and Charles Mosier, 1266 Seneca st. Mosier & Summers, 1266 Seneca st, general contractors. Cost, $150,000 to $300,000.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, is preparing new plans for the 3-sty store and apartment at 541 Main st, for Jacob Abramsky, 23 Franklin st. Cost, about $12,000.

ROCHESTER, N. Y.—Howard Nurse, 305 Cutler Building, is preparing plans for a 4-sty apartment house in Chestnut st, near Court st, to cost, about $80,000. Bids are wanted immediately.

DWELLINGS.

SHIPPAN POINT, CONN.—George A. Freeman, 311 Madison av, Manhattan, is preparing plans for a 2½-sty frame and brick veneer residence, about 100x36 ft, for Capt. M. E. Hanna, care of architect. The architect will take estimates on general contract about June 15.

HALLS & CLUBS.

ROCHESTER, N. Y.—William Brockett, Powers Block, has completed plans for a 3-sty labor temple, 67x40 ft, in North Fitzhugh st, near Church st, for the Labor Temple Association, A. A. Gren, president, 100 Arcade Building. Cost, about $90,000. The architect will take bids about June 23.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John McKeefrey, 1416 Broadway, has received the general contract to alter the hotel for apartment purposes, at the southeast corner of 103d st and Columbus av, for Mrs. Ellen Ashman, care of architect, William H. Gompert, 171 Madison av.

BROOKLYN.—George G. Wilson, 25 West 42d st, Manhattan, has received the general contract to make alterations to the 5-sty apartment 29 Monroe pl, for the Meade Corp., D. I. Meade, 350 Fulton st, president. Mott B. Schmidt, 15 East 40th st, Manhattan, architect. Cost, about $10,000.

POUGHKEEPSIE, N. Y.—W. H. Schoenweiss, 140 Pine st, has received the general contract to erect a 3-sty brick store and apartment house, 38x70 ft, at 161 Mill st, for John Goblick, 34 Dutchess av. Du Bois Carpenter, 45 Market st, architect. Cost, about $12,000.

NORTH PELHAM, N. Y.—(sub.)—The Star Iron Works, Columbus av, Yonkers, has received the steel contract, and Lyons Bros., Pelham, N. Y., heating and plumbing, for the 3-sty store and apartment house at North West 5th av and 2d st, for Thos. A. Spafford, 5th av, North Pelham. J. Wilford Kirst, 12 North Broadway, Yonkers, architect. Wm. H. Sergeant, 3 South 3d av, Mt. Vernon, gengeneral contractor. Chas. Gulliver, 40 Cortlandt st, Mt. Vernon, carpenter. Cost, about $15,000.

BANKS.

CORTLAND, N. Y.—Dawson Bros., Union Building, Syracuse, N. Y., have received the general contract to erect a bank and office building at Main and R. R. sts, for The National Bank of Cortland. Mowbray & Uffinger, 55 Liberty st, Manhattan, architects and engineers. Cost, about $40,000.

DWELLINGS.

MANHATTAN.—Bunn & Nase, Inc., 1123 Broadway, have received the general contract to alter the 5-sty residence, 25x80 ft, at 17 East 65th st, for Dr. Edward L. Dow, 49 West 57th st. C. P. H. Gilbert, 1123 Broadway, architect.

LITTLE FALLS, N. Y.—A. B. Wheeler, 209 North Prospect st, Herkimer, has received the general contract to erect a 2½-sty brick and stone residence, 45x94 ft, and garage, 24x40 ft, in Prospect st, for J. J. Gilbert, 151 Elizabeth st. Linn Kinne, 98 U. C. N. B. Building, Utica, architect. Wm. Pitkin, 512 Cutler Building, Rochester, landscape architect. Trowbridge & Ackerman, 62 West 45th st, Manhattan, associate architects. Cost, about $50,000.

MONTCLAIR, N. J. (sub).—Eden & Everett, Glen Ridge, N. J., have received the mason work for the 2½-sty residence, 26x38 ft, on Clinton av, for Ernest C. Hinck, 62 Walnut st. Chris H. Meyers, Crane Building, architect. Mullins & Braddock, 14 Spruce st, general contractors. Cost, about $7,000.

FOREST HILLS, L. I.—Murray & Mauceri, 1081 Fulton st, Brooklyn, have received the general contract to erect a 2½-sty tile residence, 20x42 ft, on the south side of Rockrose pl, 140 ft east of Greenway South, for Ward J. McNeil, Post Graduate Hospital, 2d av and 19th st. R. M. Farrington, 489 5th av, Manhattan, architect. Cost, about $7,500.

PLAINFIELD, N. J.—J. S. Dahl, 770 Woodland av, has received the general contract to erect a 2½-sty residence, 24x70 ft, on Washington Park rd, for Champlain Riley, Myrtle av. Wilder & White, 50 Church st, Manhattan, architects. Cost, about $10,000.

GUTTENBERG, N. J.—A. Mascellino, 27th st, has received the general contract to erect a 2-sty residence, 25x44 ft, at 26th st, for Mrs. C. Marlino, 26th st. George Willaredt, 411 23d st, West New York, architect. Cost, about $4,000.

CARLSTADT, N. J.—Louis J. Favier, Kingsland, N. J., has received the general contract to erect a 2½-sty frame and stucco residence on Madison av, for Philip Hogere, this place. Cost, about $3,500. Shingle roofing, hot water heating, electric wiring.

BELLEVILLE, N. J.—Duncan MacKinnon, 831 DeGraw av, Newark, has received the general contract to erect a 2½-sty frame residence for Mrs. Anna V. Kipp and Lillie J. Slater, 25 9th av, Newark. Cost, about $5,500.

MT. VERNON, N. Y.—Jenks & Plume, 19 Prospect av, have received the general contract to erect a 2½-sty residence on Foster av, for Philip Gerlach, care of Westchester Lighting Co., 1st av and 1st st. Ludwig W. Eisinger, 52 Vanderbilt av, Manhattan.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Katz & Schoenholtz, 165 West 18th st, have received the general contract to erect a 2-sty box factory, 60x100 ft, at 81-82 Tompkins st, for George F. Etzel, 165 West 18th st. Aaron Extra, 165 West 18th st, lessee. Mitchell Bernstein, 131 East 23d st, architect. Cost, about $12,000.

WEEHAWKEN, N. J.—Robbins Ripley Co., 50 Church st, Manhattan, has received the general contract to erect a warehouse for the Erie R. R., 50 Church st, Manhattan. Cost, about $5,000.

HALLS AND CLUBS.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to remodel the 3-sty Y. W. C. A. building at 3-7 Lodge st, from plans by Fuller & Robinson Co., 95 State st. Cost, about $50,000.

SAN JOSE, CAL. (sub).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the pile foundation of the Y. W. C. A. building here. Morrison Bros., Santa Clara, general contractors. Julia Morgan, architect.

PUBLIC BUILDINGS.

HACKENSACK, N. J.—John T. Brady & Co., 103 Park av, Manhattan, have received the general contract to erect an addition to the reinforced concrete jail here for the Board of Freeholders of Bergen Co., Chas. N. Cumberland, Maywood, member of building committee. Haenke & Sherman, 15 Broad st, Manhattan, architects. Cost, about $50,000.

SCHOOLS & COLLEGES.

MANHATTAN.—W. A. L'Hommedieu & Co., 1 Madison av, have received the general contract to alter the telephone school building at 52-58 West Houston st, for the N. Y. Telephone Co., 15 Dey st. H. C. Carpenter, care of owner, engineer.

CLIFFSIDE PARK, N. J.—DeKimpe Construction Co., 68 Hudson st, Hoboken, N. J., has received the general contract to erect the 2-sty P. S. 3, at Palisade and Riverview avs, for the Board of Education of Cliffside Park. Jos. Whelan, president. Ernest Sibley, Palisade Park, architect.

HUDSON, N. Y.—The Berrigan Contracting Co., 509 East Main st, East Little Falls, has received the contract for the completion of the high school at 4th and State sts, for the Board of Education. Wm. T. Towner, 320 5th av, Manhattan, architect. Cost, about $90,000.

STABLES & GARAGES.

LOCUST VALLEY, L. I.—The A. M. Barrows Construction Co., 347 5th av, Manhattan, has received the general contract to erect 1 and 2-sty farm buildings here north of the station for A. D. Carver, 39 Water st, Manhattan. Tooker & Marsh, 101 Park av, Manhattan, architects. Hitchings & Co., 1170 Broadway, Manhattan, have the greenhouse contract.

HILLS HEAD, L. I.—F. W. Howell, George st, Babylon, L. I., has received the general contract to erect a stable, garage and cottage, for A. S. Alexander, 67 Park av, Manhattan. Delano & Aldrich, 4 East 39th st, Manhattan, architects.

YONKERS, N. Y.—(sub.).—The Diehl Construction Co., Seminary av, has the mason work, and Hoyt & Miles, Yonkers, the carpentry, for the 1-sty garage, 50x70 ft, on Warburton av, for William Fonda, Hastings-on-Hudson. Jas. A. Watson, Reevs Building, architect. Cost, about $8,000.

STORES, OFFICES & LOFTS.

MANHATTAN. — (sub.) — The Preston Plumbing Co., 230 West 41st st, has received the plumbing contract, and the Gurney Elevator Co., 62 West 45th st, elevators, for the store and loft building at 1237-1239 Broadway, for Walter F. Hopper, 110 West 40th st. S. Walter Katz and J. G. Feiner, 505 5th av, architects. Cost, about $350,000. Steel is up to 6th tier and sidewalls are under way.

MANHATTAN (sub.)—Jac Abrams & Brother, Inc., 166 West 99th st, have the plumbing contract for the New York offices of the Canadian Pacific Railway, at 1231 Broadway. James S. Bush, architect.

MISCELLANEOUS.

MANHATTAN.—The General Contracting & Engineering Co., 29 Broadway, has received the general contract to erect coal pockets at 19th st and North River, for O. H. Perry & Son, on premises. Chas. Houchin Higgins, 30 Church st, engineer. Cost, about $19,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

187TH ST, 551-561 West, n s, 125 e St. Nicholas av, two 5-sty brick tenements, 50x82.10; cost, $84,000; owner, V. R. Building Corporation, 1029 East 163d st. Samuel Rosenberg, Pres.; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 200.

COOPER ST, s s, 150.18 e Academy st, two 5-sty brick tenements, 21 families each, 50x88; cost, $90,000; owner, 15 Cooper Street Co., Inc., 578 West 130th st, Barth J. Rice, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 202.

178TH ST, 612 West, s e cor Wadsworth av, 6-sty brick apartment house, 49 families, 100x90; cost, $125,000; owner, William Haigh, 252 West 138th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 204.

STABLES AND GARAGES.

38TH ST, 216-18 East, s s, 229 e 3d av, 1-sty fireproof garage, 42x84; cost, $5,000; owner, J. Chr. G. Hupfel Brewing Co., 229 East 38th st, J. Chr. G. Hupfel, Pres.; architect, Robert Teichman, 22 William st. Plan No. 203.

STORES, OFFICES AND LOFTS.

155TH ST, s w cor St. Nicholas pl, 1-sty brick store, 25x50; cost, $1,000; owner, Charles A. Peabody, care Menschel Brothers, 142 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 201.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST, n s, 21 e Melrose av, 5-sty brick tenement, 50x88, tin roof; cost, $40,000; owners, Middleboro Realty Co., Herman Tuchman, 1836 Wallace av, Pres.; architect, M. W.Del Gaudio, 401 Tremont av. Plan No. 330.

DWELLINGS.

BATHGATE AV, e s, 133.4 n 179th st, three 1-sty brick stores and dwelling and garage, 24x69, 11.10x22, 20x80.9, slag roof; cost, $6,000; owner, Maurice Schreibt, 2038 Bathgate av; architects,Goldner & Goldberg, 391 East 149th st. Plan No. 331.

FACTORIES AND WAREHOUSES.

169TH ST, n s, 128.06 w Washington av, 1-sty brick storage, 48x10.11¼; cost, $2,000; owner, Samuel Grodginsky, 1311 Washington av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 328.

KINGSBRIDGE AV, w s, 161.6 s 232d st, 1-sty frame storage, 12x22; cost, $200; owner, Ellen Murray Havey, 3127 Kingsbridge av; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 329.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LAFAYETTE AV, s s, 275 e Bedford av, 4-sty brick tenement, 50x88, gravel roof; 20 families; cost, $25,000; owner, Paragon Constn. Co., 1181 Myrtle av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 4100.

JUNIUS ST, n w cor Pitkin av, 4-sty brick store and tenement, 54x90, gravel roof, 25 families; cost, $30,000; owner, Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4083.

JUNIUS ST, w s, 100 n Pitkin av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $28,000; owner, Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4085.

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Contemplated Construction—Continued.

PITKIN AV, n s, 54 w Junius st, 4-sty brick tenement, 46x89; gravel roof, 22 families; cost, $25,000; owner Stratmore Co., 150 Glenmore av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4084.

INDIA ST, n s, 320 e Franklin st, 4-sty brick tenement, 50x88.6, slag roof, 20 families; cost, $25,000; owner, Ike Birnbaum, India & Oakland sts; architect, Gustave Erda, 826 Manhattan av. Plan No. 4111.

SARATOGA AV, n w cor Dumont av, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, $30,000; owner, Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4113.

UNION ST, n s, 60 w Troy av, 3-sty brick tenement, 40x86.10, gravel roof, 16 families; cost, $25,000; owner, R. N. Bldg. Co., 1642 48th st; architects, Cohn Bros., 361 Stone av. Plan No. 4128.

SARATOGA AV, w s, 50 n Dumont av, 4-sty brick tenement, 50x89, gravel roof, 23 families; cost, $30,000; owner, Burland Co., 1351 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4114.

JEROME ST, s e cor Belmont av, 3-sty brick store and tenement, 25x74, gravel roof, 6 families; cost, $10,000; owner, New Lots Costn. Co., 748 Sheffield av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4155.

PARK PL, n w cor Ralph av, 3-sty brick store and tenement, 20.7x100, gravel roof, 4 families; cost, $8,000; owner, Harold Schneider, 296 Rochester av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4235.

14TH AV, e s, 25 n 37th st, three 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, $22,500; owners, Ida Levine & ano, 8686 19th av; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4215.

DWELLINGS.

EAST 13TH ST, e s, 220 s Av J, nine 2-sty brick dwellings, 18x45, gravel roof, 1 family each; total cost, $31,500; owner, Bradon Realty Co., 177 Remsen st; architect, Hy. Vollweiller, 696 Bushwick av. Plan No. 4101.

WEST 17TH ST, e s, 140 n Mermaid av, 2-sty frame dwelling, 34x35, gravel roof, 2 families; cost, $2,900; owner, Mrs. Amelia Moresco, on premises; architect, Geo. W. Suess, 2966 West 29th st. Plan No. 4090.

76TH ST, n s, 333.8 West 5th av, fifteen 2-sty brick dwellings, 20x37, slag roof, 1 family each; total cost, $60,000; owner, Arthur D. Constant, 419 75th st; architect, Edw. L. Middleton, 557 Danford st, Flushing. Plan No. 4091.

46TH ST, s s, 280 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $5,500; owner, Kornblum Bldg. Co., 1323 46th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4063.

THATFORD AV, s w cor Lott av, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $21,000; owner, Isaac Goncharick, 575 Powell st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4078.

CROWN ST, s w cor New York av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, $3,000; owner, Sidney F. Musselwhite, 1299 Sterling pl; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4137.

BARBEY ST, w s, 125 n Sunnyside av, two 2-sty brick dwellings, 20x41, gravel roof, 2 families each; total cost, $7,500; owner and architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4201.

EASTERN PARKWAY, s s, 426 e Buffalo av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $5,000; owner, Herman Shapiro, 122 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4230.

NEPTUNE AV, n s, 117.8 n w 36th st, 1-sty frame dwelling, 38x20, shingle roof, 2 families; cost, $500; owner, Frank Paturzo, 2860 West 19th st; architect, Chas. A. Olsen, 1209 68th st. Plan No. 4204.

JEFFERSON ST, n s, 201.5 e Bremen st, 1-sty frame dwelling, 18x13, tin roof, 1 family; cost, $500; owner, Acme Metal Ceiling Co., on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4129.

AV Z, s s, 40 e East 27th st, 2-sty frame dwelling, 21.6x34, shingle roof, 1 family; cost, $3,000; owner, Norton Ingo, East 27th st and Jerome av; architect, M. M. Foley, 2160 East 13th st. Plan No. 4110.

NEPTUNE AV, n s, 70 w West 36th st, 1-sty frame dwelling, 37x20, gravel roof, 2 families; cost, $1,200; owner, Frank Patwizo, 2860 West 19th st; architect, Geo. H. Suess, 966 West 29th st. Plan No. 4123.

ELTON ST, w s, 150 s New Lots av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $4,000; owner, Jos. Baherwith, Essex and Blake avs; architect, Alvah H. Bosworth, 14 Columbia av, Wood Haven. Plan No. 4143.

JEROME ST, w s, 200 s Dumont av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $9,600; owner, Sparago Constn. Co., 659 Barbey st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4172.

EAST 22D ST, w s, 127.4 n Kings highway, 2-sty brick dwelling, 26x36, shingle roof, 1 family; cost, $4,600; owner, Malborne Lucas, 2022 Av M; architect, B F Hudson, 319 9th st. Plan No. 4152.

SNYDER AV, s w cor East 45th st, 3-sty frame dwelling, 25x55, shingle roof, 2 families; cost, $6,000; owner, Jennie Spevack, 454 East 46th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4159.

THATFORD AV, w s, 137 s Lott av, eight 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $25,600; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4174.

WEST 17TH ST, e s, 346.8 n Neptune av, 1-sty brick dwelling, 12x25, gravel roof, 1 family; cost, $250; owner, Paul Muro, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4186.

84TH ST, s s, 145 w Ridge blvd, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, $6,000; owner, Edw. Staggart, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 4188.

STABLES AND GARAGES.

CARROLL ST, s s, 200 e Nostrand av, 1-sty brick garage, 25x20, slag roof; cost, $350; owner, Heinreichs Pemmera, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4080.

WEST 9TH ST, n s, 213.6 e Columbia st, 1-sty brick stable, 30x160, gravel roof; cost, $2,000; owner, John Muldoon, 354 Union st; architect, W. J. Conway, 400 Union st. Plan No. 4072.

48TH ST, n s, 260 e 12th av, 1-sty brick garage, 18x19.4, asbestos roof; cost, $300; owner, Isaac Friedman, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 4081.

49TH ST, n s, 120 w 15th av, 1-sty brick garage, 12x18, asbestos roof; cost, $300; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 4082.

CARROLL ST, n s, 375 e Nostrand av, 1-sty brick garage, 25x20, slag roof; cost, $350; owner, Abr. Golstein, on premises; architect, Jas. A. Doyle, 367 Fulton st. Plan No. 4127.

OCEAN PKWAY, e s, 60 s Beverly rd, 1-sty frame garage, 12.2x18.8, shingle roof; cost, $500; owner, Lucin Lowenthal, on premises; architects, Bloch & Hesse, 500 5th av. Plan No. 4104.

GRAFTON ST, s w cor Sutter av, 1-sty brick garage, 15x15, slag roof; cost, $400; owner, Louis Katz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4146.

EAST 5TH ST, s e cor Albermarle rd, 1-sty brick garage, 16x40, gravel roof; cost, $500; owner, Richard Sherlock, 528 Union st; architect, Richard Sherlock, 528 Union st. Plan No. 4196.

ALBERMARLE RD, s s, 100 e East 5th st, 1-sty brick garage, 30x20, gravel roof; cost, $500; owner and architect, Richard Sherlock, 528 Union st. Plan No. 4197.

CHESTER ST, e s, 100.3 n Blake av, 1-sty brick stable, 25x19, slag roof; cost, $1,500; owner, Shone Brody, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4231.

WITHERS AV, n w cor Lorimer st, 2-sty brick garage, 16x25, gravel roof; cost, $650; owner, Gennaro Graganano, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4211.

ATLANTIC AV, s s, 343 w Hendrix st, 1-sty brick garage, 109.4x21, composition roof; cost, $1,200; owner, Brownsville Coal & Ice Co., 388 Logan st; architect, Wm. H. Gompert, 171 Madison av, Manhattan. Plan No. 4203.

STORES AND DWELLINGS.

BROADWAY, s s, 75 w Saratoga av, five 3-sty stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $25,000; owner, Rachel Kamph, 1538 Union st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4089.

CROWN ST, s s, 20 w New York av, three 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $9,000; owner, Sidney Musselwhite, 1299 Sterling pl; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4138.

HAMBURG AV, n e cor Decatur st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, $7,500; owner, Frank Brendle, 227 Cooper st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4107.

HAMBURG AV, e s, 20 n Decatur st, four 3-sty brick stores and dwellings, 20x53, slag roof, 2 families each; total cost, $22,000; owner, Frank Brendle, 227 Cooper st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4106.

HEGEMAN AV, n e cor Thatford av, 2-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, $3,500; owners, Jacob Brodsky & ano, 345 Lott av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4122.

HEGEMAN AV, n s, 20 e Thatford av, four 2-sty brick stores and dwellings, 20x56, gravel roof, 2 families each; total cost, $12,000; owners, Jacob Brodsky & ano, 345 Lott av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4121.

AV N, s s, 82 e Gravesend av, two 2-sty brick stores and dwellings, 20x52, slag roof, 2 families each; total cost, $7,000; owner, Jacob Diemers, 1617 Gravesend av; architect, B. F. Hudson, 319 9th st. Plan No. 4221.

14TH AV, n e cor 37th st, 3-sty brick store and dwelling, 25x100, slag roof, 4 families; cost, $8,000; owners, Ida Levine & ano, 8686 19th av; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4214.

STORES, OFFICES AND LOFTS.

5TH AV, w s, 70.2 s 48th st, 2-sty brick store, 30x95, slag roof; cost, $5,000; owner, Hy. Von Glahn, 229 Washington av; architect, Frank Freeman, 213 Washington av. Plan No. 4064.

5TH AV, s e cor 47th st, 2-sty brick store and office, 25.2x80, slag roof; cost, $6,000; owner, Rebecca Wendel Swope, 175 Broadway, Manhattan; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4149.

KINGS HIGHWAY, n s, 106.6 w East 15th st, 1-sty brick store, 23.3x32, slag roof; cost, $200; owner, S. H. August, 14th st and Kings highway; architect, Geo. Hitching, 1020 Av P. Plan 4216.

THEATRES.

ROCKAWAY AV, w s, 100 n Pitkin av, 1-sty brick theatre, 42.6x99.10, gravel roof; cost, $20,000; owner, Morris Smerling, 1706 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 4073.

OCEAN AV, n e cor Emmons av, 1-sty brick theatre, 42.6x82, iron roof; cost, $10,000; owner, Mrs. Fredk. Lundy, 2218 Voorhees av; architect, Edw. Long, 2769 East 23d st. Plan No. 4145.

MISCELLANEOUS.

KINGSLAND AV, w s, 140 s Norman av, 1-sty brick dyehouse, 50x85, gravel roof; cost, $9,000; owner, Eastern District Dye Works, 260 Norman av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4229.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Grand av, s s, 20 e 14th av, three 3-sty brick tenements, 27x68, slag roof, 6 families; cost, $27,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, P. M. Coco, 120 West 32d st, Manhattan. Plan No. 1885.

DWELLINGS.

BEECHURST.—30th st, n s, 100 w 16th av, 2½-sty brick dwelling, 28x39, shingle roof, 1 family, steam heat; cost, $6,000; owner, F. G. Slawson, 132 West 104th st, Manhattan. Plan No. 1887.

HOLLIS.—Cooper av, n s, 95 s Fulton st, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $5,000; owner, Chas. W. Steiner, 29 Grove av, Jamaica; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan Nos. 1892-93.

JAMAICA.—Compton ter n s, 100 w Homer Lee av, 2-sty frame dwelling, 26x33, shingle roof, 1 family, steam heat; cost, $4,000; owner, B. B. Ross, Willow st, Richmond Hill; architect, D. Stage, Glen Morris. Plan No. 1876.

MIDDLE VILLAGE.—Market st, s w cor Fulton st, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, $4,450; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Peristein, Middle Village. Plan Nos. 1889-90.

RICHMOND HILL.—North st, n s, 60 e Grand st, five 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $13,000; owner, Wilson Realty Co., Freeport, L. I.; architect, Geo. E. Crane, 710 Jamaica av, Richmond Hill. Plan Nos. 1877-78-79-80-81.

RICHMOND HILL.—Waverly pl, n s, 364 n Hillside av, two 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, $7,000; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 1882.

RICHMOND HILL.—Ashland st, s s, 150 e North Curtis av, two 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, $7,000; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 1883.

BAYSIDE.—Prince st, n s, 100 e Vernon av, 2-sty frame dwelling, 30x18, tin roof, 2 families; cost, $1,000; owner, J. Huskewicz, Prince av, Bayside. Plan No. 1900.

RICHMOND HILL.—Chestnut st, w s, 500 n Lexington st, two 2-sty frame dwellings, 20x56, tin roof, 2 families; cost, $7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 1898-99.

WINFIELD.—18th st, e s, 295 n Woodside av, 2½-sty frame dwelling, 24x46, tin roof, 2 families; cost, $5,500; owner, J. Anderson, 501 West 169th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1301.

WINFIELD.—Burroughs av, e s, 96 s Woodside av, two 2-sty frame dwellings, 15x50, tin roof, 2 families; cost, $6,000; owners, Mr. and Mrs. John Dinneen, North Fisk av, Winfield; architect, Robert Glenn, 597 Cortlandt av, Bronx. Plan No. 1897.

ARVERNE.—Summerfield st, e s, 70 s Amstel blvd, 2-sty frame dwelling, 17x30, shingle roof, 1 family; cost, $2,000; owner, Mrs. R. Schaefer, Summerfield av, Arverne; architect, A. D. Hough, 53 Frank av, Edgemere. Plan No. 1918.

BAYSIDE.—Lamartine av, n s, 267 e 8th st, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $3,500; owner and architect, Wm. Parkinson, Bayside. Plan No. 1911.

BROOKLYN HILLS.—Maple, n s, 136 e Oxford av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, $9,000; owner, John Stuppelli, 44 Maple av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1935.

BROOKLYN HILLS.—Oxford av, s w cor Maple st, five 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $12,500; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 1937-8-9-40-41.

COLLEGE POINT.—3d av, n s, 89 n e 3d st, four 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, $14,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. Mackintosh, 55 Bible house, Manhattan. Plan Nos. 1906-07.

GLENDALE.—Cooper av, n s, 20 e Wilton av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,500; owner, Wilton Bldg. Co., 148 Johnson av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1929.

JAMAICA.—Willow st, n s, 125 w Carroll st, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $2,500; owner, Henry E. Price, Fulton st, Jamaica; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan No. 1936.

LAURELTON.—Delaware st, n s, 240 e Laurelton blvd, 2-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat; cost, $4,500; owner, Laura M. Mills, 222 Henry st, Brooklyn; architect, S. G. Ryder, East Rockaway. Plan No. 1905.

MIDDLE VILLAGE.—Hinman st, e s, 200 s Pulasky st, 2-sty frame dwelling, 20x51, tin roof, 2 families; cost, $2,200; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1930.

RICHMOND HILL.—Curtis av, w s, 190 n Belmont av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $2,250; owner, Harry Kolmetzky, Maure av, Dunton; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan No. 1931.

RICHMOND HILL.—Frost av, e s, 500 s Jerome av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family, steam heat; cost, $4,400; owner, Arthur W. Sanders, Ward st, Richmond Hill; architect, S. Sanders, 1431 Dakota st, Richmond Hill. Plan Nos. 1933-34.

WHITESTONE.—North dr, s s, 300 w Malba dr, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, $5,500; owner, Harry F. Grant, Bradley Beach, N. J.; architect, John E. Nitchie, 602 World Bldg., Manhattan. Plan No. 1912.

CORONA.—Rosevelt av, s s, 475 e 51st st, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, $3,900; owner, Rosairo Giaimo, 94 East Jackson av, Corona; architect, A. DeBlasi, same address. Plan No. 1953.

ELMHURST.—Calmus rd, n s, 81 w Dewey st, 2-sty frame dwelling, 19x46, tin roof, 2 families; cost, $3,800; owner, Viola Weeks, 39 Stroutenberg av, Maspeth; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1945.

JAMAICA.—Amherst av, s s, 280 e Kapian av, two 2-sty frame dwellings, 18x35, shingle roof, 1 family, steam heat; cost, $7,000; owner and architect, Henry Russell & Sons, DeGraw av, Jamaica. Plan Nos. 1943-44.

WOODHAVEN.—Dennington av, w s, 380 s Ferris st, 2½-sty frame dwelling, 24x49, shingle roof, 2 families; cost, $6,500; owner, Chas. Lehmann, 1136 Hoffman av, Brooklyn; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 1954.

BAYSIDE.—Rocky Hill rd, n s, 20 w Torry av, 2½-sty frame dwelling, 16x30, shingle roof, 2 family; cost, $1,500; owner, John Stebner, Bayside. Plan No. 1968.

FLUSHING.—Franconia av, n s, 280 w Murray st, 2-sty frame dwelling, 23x28, shingle roof, 1 family, steam heat; cost, $3,500; owner, M. E. Fitzgerald, 938 Amsterdam av, Manhattan; architect, J. A. Dioguardi, Bay 2d st, East Elmhurst. Plan No. 1967.

HOLLIS.—Hillside av, n s, 125 e Carpenter av, 2-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $3,250; owner, John McKey, 46 Campion av, Richmond Hill; architect, Chas. Heiser, Springfield. Plan No. 1964.

ARVERNE.—Beach 59th st, n w cor Boulevard, 1-sty frame bungalow, 15x21, tin roof; cost, $275; owner, M. Siepmann, premises. Plan No. 1952.

WAKEFIETH.—Lucia pl, n s, 152 e Juniper av, 2-sty frame dwelling, 32x25, tin roof, 1 family; cost, $3,200; owner, Gus. A. Lentritz, 265 Gates av, Brooklyn; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 1963.

MIDDLE VILLAGE.—Market st, n s, 25 e Hinman st, two 2-sty frame dwellings, 20x51, tin roof, 2 families; cost, $4,500; owner, Middle Village Building Co., 464 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1958.

MIDDLE VILLAGE.—Hinman st, e s, 223 s Pulaski st, four 2-sty frame dwellings, 20x51, tin roof, 2 families; cost, $9,000; owner, Middle Village Building Co., 454 Grand st, Manhattan; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 1956-57.

RIDGEWOOD.—Palmetto st, n s, 225 e Prospect st, 2-sty brick dwelling, 18x55, tin roof, 2 families; cost, $4,000; owner, Balthaser Klee, 12 Kossuth pl, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1961.

WHITESTONE.—3d st, n s, 100 e 8th av, 1½-sty frame bungalow, 16x30, shingle roof, 1 family; cost, $500; owner and architect, Terrance McDonald, 20 Van Pelt st, L. I. City. Plan No. 1955.

WOODSIDE.—1st st, e s, 250 s Stryker av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, hot water heat; cost, $2,500; owner, Louis A. Duke, 28 1st st, Woodside; architect, Geo. Van Lewensen, 21 2d st, Woodside. Plan No. 1966.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Anabell av, w s, 140 s Meadow st, 4-sty brick factory, 160x80, slag roof; cost, $90,000; owner, Degnon Realty & Terminal Co., 30 East 42d st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1946.

SCHOOLS AND COLLEGES.

WINFIELD.—Adams st, s s, 140 e Ramsey st, 1-sty brick parochial school, 85x90, slag roof; cost, $30,000; owner, St. Mary's R. C. Church, Winfield; architect, F. J. Berlenbach, 269 Graham av, Brooklyn. Plan No. 1884.

STABLES AND GARAGES.

EAST ELMHURST.—Grand av, s s, 60 e Humpter st, 1-sty frame garage, 18x18, shingle roof; cost, $175; owner, N. M. Anderson, on premises. Plan No. 1888.

FLUSHING.—Bowne av, n w cor Franklin pl, 1-sty frame garage, 12x18; cost, $100; owner, Marg. M. York, on premises. Plan No. 1304.

FOREST HILLS.—Ibis st, s s, 200 w Colonial av, 1-sty brick garage, 30x19, tile roof; cost, $800; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1302.

JAMAICA.—Scudder st, n s, 77 e Rockaway rd, 1-sty frame stable, 12x16, tar roof; cost, $200; owner, L. Panzello, on premises. Plan No. 1896.

CORONA.—42d st, e s, 140 s Burnside av, 1-sty frame garage, 8x16, tin roof; cost, $100; owner, P. Giudera, on premises. Plan No. 1922.

RICHMOND HILL.—Chichester av, s s, 50 e Cedar av, 1-sty frame garage, 16x18, tin roof; cost, $150; owner, W. C. Johnson, on premises. Plan No. 1919.

RICHMOND HILL.—Herold av, 460, 1-sty brick garage, 14x20, tin roof; cost, $300; owner, W. J. Grimm, on premises. Plan No. 1908.

DUNTON.—Mill st, s s, 50 e Wicks st, 1-sty frame garage, 16x18, tin roof; cost, $100; owner, John Polk, premises. Plan No. 1947.

HOLLIS.—Choctaw av, s e cor Woodhull av, 1-sty frame garage, 10x15, tin roof; cost, $100; owner, H. E. Wade, 460 Guion av, Richmond Hill. Plan No. 1948.

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Contemplated Construction—Continued.

UNION COURSE, -3d st, n s, 125 e Shaw av, 1-sty frame garage, 10x15, tin roof; cost, $100; owner, H. E. Wade, premises. Plan No. 1850.

HOLLIS.—Bellview av, s e cor Hollis av, 1-sty frame garage, 12x18, tin roof; cost, $100; owner, H. E. Wade, premises. Plan No. 1949.

MASPETH.—Betts av, w s, 340 n Maspeth av, 2-sty frame stable and shed, 31x90, slag roof; cost, $800; owners, Gimbel Bros., premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1959.

STORES AND DWELLINGS.

MASPETH.—Grand st, s w cor Calamus rd, two 3-sty brick store and dwellings, 16x55, tin roof, 2 families; cost, $11,000; owner, Jas. B. Thomas, 7 Skillman av, L. I. City; architect, L. Danancher, 370 Fulton st, Jamaica. Plan Nos. 1916-17.

RAMBLERSVILLE.—Eagan av, s w cor Lilly pl, two 2-sty frame store and dwellings, 40x37, tin roof, 1 family; cost, $3,600; owner, Louis Lilly, Ramblersville. Plan No. 1915.

RICHMOND HILL.—Liberty av, n w cor Lefferts av, ten 3-sty brick store and dwellings, 18x55, slag roof, 2 families; cost, $50,000; owner, Eugene F. Martin, 16 Court st, Brooklyn; architect, Chas. B. White, 375 Fulton st, Brooklyn. Plan No. 1923-4-5.

CORONA.—Jackson av, n s, 80 w 50th st, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, $5,000; owner, Rosario Giaimo, 94 East Jackson av, Corona; architect, A. Deblasi, same address. Plan No. 1969.

STORES, OFFICES AND LOFTS.

JAMAICA.—Merrick rd, s e cor Cumberland st, 1-sty frame office, 12x15, tar roof; cost, $150; owner, Freehold Realty Co., 89 Merrick rd, Jamaica. Plan No. 1886.

L. CITY.—Jackson av, n e cor 18th st, 1-sty frame office, 20x20, tin roof; cost, $50; owner, G. X. Mathews, 1852 Putnam av, Ridgewood. Plan No. 1926.

RAMBLERSVILLE.—Cramp av, n w cor Lilly pl, 1-sty frame office, 7x13, tin roof; cost, $75; owner, Louis Lilly, on premises. Plan No. 1909.

FAR ROCKAWAY.—Central av, 378, 1-sty metal office, 10x14; cost, $100; owner, E. M. Grossmann, premises. Plan No. 1951.

L. I. CITY.—Skillman av, n s, 63 w Jackson av, 1-sty brick bank, 25x90, slag roof; cost, $50,000; owner, Bank of Long Island, Jamaica; architect, A. Wallace McCrea, 23 East 15th st, Manhattan. Plan No. 1921.

MISCELLANEOUS.

FAR ROCKAWAY.—Healey av, e s, 237 s Bay View av, 2-sty frame carriage house, 22x28, slag roof; cost, $800; owner, J. McBride, 70 Broadway, Manhattan. Plan No. 1891.

ELMHURST.—Cook av, n s, 370 w Toledo av, brick cesspool; cost, $40; owner, L. Gallucci, Corona. Plan No. 1303.

L. I. CITY.—Front st, n s, ft of 3d st, brick pum phouse, 13x18; cost, $150; owner, L. I. R. R. Co., Penn. Terminal, Manhattan. Plan No. 1895.

ELMHURST.—Hoffmann blvd, 458, frame sign, 50x8; cost, $50; owner, G. J. Heneg, on premises. Plan No. 1927.

FLUSHING.—Smart av, w s, 375 s Forrest av, 1-sty frame shed, 12x16, tar roof; cost, $100; owner, E. F. Culkin, on premises. Plan No. 1920.

HOLLIS.—Fulton st, s s, ½ mile e Carpenter av, two frame signs, 75x10; cost, $300; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 1914-15.

JAMAICA.—Merrick rd, n s, opposite Baisley st, frame sign, 50x8; cost, $50; owner, L. H. Pink, Court st, Brooklyn. Plan No. 1928.

RIDGEWOOD.—Woodward av, s w cor Grove st, 1-sty frame stand, 25x25; cost, $25; owner, S. Schneider, on premises. Plan No. 1932.

WOODHAVEN.—Woodhaven av, n e cor Ridgewood av, 1-sty frame stand, 26x26; cost, $50; owner, Wm. E. Jordan, on premises. Plan No. 1910.

ELMHURST.—Hoffman boulevard, 458, electric sign, 10x50; cost, $90; owners, G. & J. Hering, premises. Plan No. 1965.

MIDDLE VILLAGE.—Dry Harbor rd, n w cor Juniper Swamp rd, frame shed, 14x59, slag roof; cost, $150; owner, M. Feld, premises. Plan No. 1960.

RIDGEWOOD.—Palmetto st, n s, 225 e Prospect st, frame shed, 25x17, tar roof; cost, $200; owner, B. Klee, 12 Kossuth pl, Ridgewood. Plan No. 1962.

Richmond.

DWELLINGS.

BAY ST, w s, 600 Broad st, Stapleton, two 2-sty frame dwellings, 22x50; cost, $4,500; owner, Oscar Stoffrieden, 714 Bay st; builder, Cornelius Baker. Plan No. 518.

CENTRE ST, w s, 100 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x48; cost, $600; owner, Josephine Clark, 2d av, New Brighton; architect, J. A. B. Larsen, Port Richmond. Plan No. 521.

DAVID ST, n s, 246 e Weiman av, Great Kills, 1-sty frame bungalow, 30x24.8; cost, $450; owner, W. O. Steele, 577 Carlton av, Brooklyn. Plan No. 515.

GROVE ST, e s, 175 s Hatfield av, Port Richmond, 1-sty frame bungalow, 13x16; cost, $180; owner, James Murphy, 160 Greenleaf av, West Brighton; builder, George Boardman, Jr., West Brighton. Plan No. 530.

2D ST, e s, 200 n Elm av, Midland Beach, three 1-sty frame bungalows, 14x18; cost, $600; owner, E. Larsen, 2d st, Midland Beach. Plan No. 536.

4TH ST, n s, 200 n Maple av, New Brighton, 1-sty frame bungalow, 16x53; cost, $800; owner, Sophia Schultz, 344 East 134th st, Manhattan; builder, James Eitrell, 202 St. Mary's av, Port Richmond. Plan No. 523.

6TH ST, e s, 220 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x36; cost, $150; owner, Jos. Price, 34 Highland av, Kearny, N. J. Plan No. 534.

GUYON AV, w s, 568 St. Boulevard, Great Kills, 1-sty frame bungalow, 18x24; cost, $428; owner, Mr. Reynolds, Hoboken, N. J.; architect, Wm. Peters, Great Kills. Plan No. 533.

HAVENWOOD AV, n s, 202 e Clove rd, New Brighton, 2½-sty frame dwelling, 22x30; cost, $3,600; owner, Mrs. M. Aigner, West 64th st, Manhattan; architect, J. A. B. Larsen, 460 Heberton av, Port Richmond. Plan No. 520.

MONROE AV, n s, 20 e 4th st, Midland Beach, 1-sty frame bungalow, 14x14; cost, $275; owner, Alice Sommer, Midland Beach; builder, Kurt Grohman, Midland Beach. Plan No. 509.

OCEAN AV, s s, 500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow, 19x19; cost, $300; owner, Edgar Jonah, 151 Union st, J. C.; builder, Robt. Fuchs, Oakwood rd. Plan No. 528.

OSBORN AV, cor Bennett st, Great Kills, 1-sty frame bungalow, 20x30; cost, $600; owner, A. Feinberg, Great Kills; builder, Theo. Tanpour, New Dorp. Plan No. 516.

PALMER AV, n s, 127 e Herberton av, Port Richmond, 2-sty frame dwelling, 19x30; cost, $2,300; owner, Sidney Weir, 125 Palmer av, Port Richmond; architect, Christina Weir, 125 Palmer av, Port Richmond; builder, J. C. Haabestad, 151 Hatfield pl, Port Richmond. Plan No. 529.

SEA AV, e s, 200 s Valley av, Arrochar, 1-sty frame bungalow, 18x27; cost, $400; owner, C. A. Elmore, Hallsworth Hall, Arrochar. Plan No. 522.

SEASIDE BOULEVARD, n s, 95 e Surf av, South Beach, five 1-sty frame bungalows, 16x24; cost, $2,250; owner, Sarah M. Banville, Rosebank; architects, Grunert & Pneuman, New Dorp. Plan No. 513.

SURF AV, e s, 100 n Maine st, New Dorp Beach, 1-sty frame bungalow, 14x22; cost, $250; owner, Gaetano Cofarella, New Dorp; architect, James Grunart, New Dorp. Plan No. 512.

TIPON AV, e s, 100 n Boulevard, Dongan Hills, 2-sty frame dwelling, 24x30; cost, $3,500; owner, Andrew Savarese, 309 Raritan av, Dover Hills; architect, Jos. Cantinella, 253 Av A, Manhattan. Plan No. 525.

WIMAN AV, cor David st, Great Kills, 1-sty frame bungalow, 20x20; cost, $400; owner, D. S. Lyons, Great Kills; architect, Theo. Tanpour, New Dorp. Plan No. 517.

120 FT, FROM NEW CREEK, Moore's Camp, South Beach, two 1-sty frame bungalows, 25x14; cost, $200; owner, Liza Moore, Moore's Camp, South Beach; builder, James Moore, Moore's Camp. Plan No. 532.

FACTORIES AND WAREHOUSES.

CEDAR GROVE AV, w s, 1,500 s w D. L., Cedar Grove Beach, 1-sty frame storage, 32x17; cost, $120; owner, George M. Matthews, 390 Janett av; architect, R. H. Leadleg, 23 Winart av, West New Brighton. Plan No. 511.

ON BEACH, 100 w Seaside boulevard, Woodland Beach, 1-sty frame storage, 30x50; cost, $300; owner, Jas. S. Graham, Woodland Beach; builder, Z. J. Graham, 7310 Amboy av, Tottenville. Plan No. 527.

MISCELLANEOUS.

CHURCH ST, n s, 60 s e Broadway, Tottenville, brick chimney 200 ft. high; cost, $7,-062; owner, Tottenville Copper Co., Tottenville; architects, Fulton & Blair, 207 Market st, Newark, N. J. Plan No. 510.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEEKER ST, 132, s s, 75 e West Broadway, erect outside stairs (rear) to 7-sty brick store and lofts; cost, $800; owner, Harris Mankin, 1427 53d st, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1335.

CLINTON ST, 79, s w cor Rivington st, remove partitions and dumbwaiter shaft, cut window openings, remove and reset windows, new stud partitions, c. i. boxes, 8 in. brick wall in cellar for boiler room, rearrange rooms and bath rooms, water closet compartments to 6-sty brick stores and tenement; cost, $4,000; owner, Anna Goldstein, 71 St. Mark's pl; architect, Morris Schwartz, 194 Bowery. Plan No. 1314.

COLUMBIA ST, 130, e s, 175 n Stanton st, new stud lath and plaster partitions (toilet rooms), block up doorway, cut new windows, enlarge window to 3-sty brick tenement; cost, $1,000; owner, Barbara Flettner, 120 Columbia st; architect, Otto Reissmann, 147 4th av. Plan No. 1319.

DIVISION ST, 136-138, n s, 46.8 w Canal st, new stairway (fireproof blocks) to 5-sty brick tenement; cost, $150; owner, Faybush Libman, 180 East 64th st; architect, Adolph E. Nast, 546 5th av. Plan No. 1346.

DUANE ST, 12, n w cor William st, fireproof all stairway partitions, new stairway to roof, galv. iron skylight and bulkhead to 6-sty brick store and lofts; cost, $1,500; owner, Shuman B. Townsend, 115 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1362.

JAMES ST, 5, w s, 73 s Park Row, remove stairway (rear), and elevator, new stairs, fireproof s. c. doors and fireproof stair enclosure to 5-sty brick stores and lofts; cost, $1,000; owner, Sarah Jacobs, 31 East 98th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1352.

LUDLOW ST, 183, w s, 75 s Houston st, remove brick walls, new store front, g. i. cornice and window base, steel beams and brick piers to 3-sty brick store and dwelling (2 families); cost, $500; owner, Egerton Winthrop, 242 East Houston st; architect, Henry Klein, 505 East 15th st. Plan No. 1350.

MADISON ST, 3, n e cor Pearl st, remove brick wall and show window moved back, new iron columns and girders to 5-sty brick stores and tenement; cost, $400; owner, Aumele Rockafeller, Deal, New Jersey, care N. F. Walsh, 37 City Hall pl; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1329.

STANTON ST, 84 n s, 43 e Orchard st, remove front brick wall, partitions, new brick piers, iron girders, 4-in. stud lath and plaster partitions, water closet compartments, cut windows, new chimney from basement to roof, reset window to 3-sty frame store and 2 families; cost, $2,000; owner, Hyman Gross, care Jacob Liebner, 53 Park Row; architect, Morris Schwartz, 194 Bowery. Plan No. 1336.

THOMPSON ST, 168, e s, 80 n West Houston st, new fireproof ceiling and partition walls of store, wire lath and plaster boards to 3-sty brick tsore and tenement; cost, $250; owner, Michele Scillitano, 241 Mulberry st; architect, Robert Teichman, 22 William st. Plan No. 1348.

WEST HOUSTON ST, 52-58, n e cor Wooster st, remove terra cotta partition, additional rails for balconies and stairs, new terra cotta partitions to 6-sty fireproof telephone central office; cost, $4,500; owner, New York Telephone Co., Union N. Bethell, Pres., 15 Dey st; architect, Edward A. Munger, 15 Dey st. Plan No. 1316.

WOOSTER ST, 101-103, w s, 125 n of n w cor Wooster st, erect 10,000-gal. wooden gravity tank and 7,500-gal. steel pressure tank and steel tank support and frostproof tank house to 7-sty brick light factory; cost, $2,000; owner, Leon Tanenbaum, 149 Broadway; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 1364.

17TH ST, 9 West, cut 3 doorways and new extension to 3-sty fireproof private offices; cost, $8,000; owner, Ogden Goelet estate, 9 West 17th st, Robert Goelet, exr.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 1330.

18TH ST, 12-14 West, s s, 280 w 5th av, erect 5,000 gallon wood gravity tank and steel support to 9-sty fireproof factory; cost, $800; owner, Jacob H. Schiff, 965 5th av; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Earl C. Maxwell, Pres. Plan No. 1317.

23D ST, 519 West, erect 9x9 in Y. P. for removable derrick and travelling crane in store to 3-sty brick store, loft and offices; cost, $50; owner, Jacob Appell, 271 West 23d st; architect, Paul C. Hunter, 191 9th av. Plan No. 1327.

25TH ST, 341 West, vestibule to entire front to 2-sty brick church; cost, $3,500; owner, Rev. Thos. A. Thornton, 341 West 25th st; architect, T. H. Poole & Co., 13 West 30th st. Plan No. 1342.

28TH ST, 120 East, remove partitions, raise 2d floor 1 ft. 10 in. higher, new beams (2), new bath rooms, vent shaft, skylight, partitions, toilets, fire escapes (rear), fireproof, s. c. doors and windows to 4-sty brick stores and bachelors' rooms; cost, $4,000; owner, International Committee of Young Men's Christian Assn., 124 East 28th st, Alfred E. Marling, chairman; architect, John W. Ingle, 527 5th av. Plan No. 1313.

29TH ST, 135 East, n s, 125 e Lexington av, extend basement, remove and reset partitions, enlarge door, new fireproof s. c. windows and 3 skylights, new vent duct to 2-sty brick synagogue; cost, $1,500; owner, Congregation Adereth El, 135 East 29th st, Samuel Sombere, Pres.; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 1334.

29TH ST, 517-23 West, n s, 250 w of n w cor 10th av, erect 10,000-gal. wood gravity tank and 7,500-gal. steel pressure tank and steel tank supports to 6-sty brick lofts; cost, $2,000; owner, Chas. P. Rogers & Co., 14-16 East 33d st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 1363.

38TH ST, 336-38 East, remove toilets in yard and install new toilets to 5-sty brick stores and tenements; cost, $3,000; owner, Rachel Jacoby, 108 West 129th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1323.

38TH ST, 350-52 West, cut door openings, new brick wall, plunger elevator, steel eye and channel beams and fire proofed with 2-in. concrete to 6-sty fireproof lofts; cost, $500; owner, George Kern, 496 9th av; architect, George H. Van Auken, 1269 Broadway. Plan No. 1355.

40TH ST, 36 West, erect support for 1,200 gallon tank house to 4-sty brick dwelling; cost, $125; owner, Edward G. Janeway Estate, 2 Rector st, John D. Jannon, trustee; architects, The Ruslin Co., 29 Cortlandt st, Joseph L. Rusling, Pres. Plan No. 1315.

43D ST, 217-29 West, construct a mezzanine, steel beams, cinder concrete arches and cement floor in 11-sty fireproof loft and office building; cost, $500; owner, New York Times Building Co., 217-29 West 43d st, Adolph S. Ochs, Pres.; architects, Buchman & Fox, 30 East 42d st. Plan No. 1347.

44TH ST, 155, n s, 1-sty extension (kitchen) to 5-sty brick restaurant; cost, $1,500; owner, Mrs. May Isfeldt, care Rice & Hill, 507 5th av; architects, Katz & Feiner, 505 5th av. Plan No. 1318.

69TH ST, 140 West, s e cor Broadway, remove partitions, plumbing fixtures, brick up door openings, new partitions, iron enamel bath tubs, iron stairs, 3,500-gal. tank on roof and reinforced concrete platforms to 12-sty brick non-housekeeping; cost, $22,000; owner, One Forty West Sixty-Ninth St. Corporation, 140 West 69th st, Sylvester Frohock, Pres.; architect, Edward C. Schmidt, 1 Madison av. Plan No. 1338.

61ST ST, 133-135 East, convert two residences, to one, raise roof (1-sty), remove fronts, portion of walls, new elevator shaft of 4 in. terra cotta blocks, brick front, dumbwaiter shaft, vent shafts, galvanized iron skylights to 4-sty brick residence; cost, $25,000; owner, Thomas A. Howell, 45 West 51st st; architect, Kenneth M. Murchison, 101 Park av; E. F. Washburn, 101 Park av, representing Murchison. Plan No. 1332.

64TH ST, 243-45 West, construct temporary store room on roof (steel frame and corrugated galvanized iron) to 2-sty fireproof factory; cost, $200; owner, Lourdenzille Realty Co., 243-45 West 64th st, Cressy Morrison, Pres.; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 1354.

65TH ST, 22 East, remove stairway and partitions, convert 1-sty into store, new fireproof iron stairway (2-in. terra cotta block) to 5-sty brick private dwelling; cost, $3,000; owner, Martina J. Downing, 5 East 48th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 1322.

79TH ST, 201 West, n w cor Amsterdam av, tear up floor, cut hole in wall, remove window sash, new concrete foundation and flue to 12-sty fireproof hotel; cost, $3,405; owner, George C. Engel, 205 West 79th st, Arthur T. Hardy, Pres.; architect, W. E. Goldsworthy, Dover, N. J. Plan No. 1328.

81ST ST, 35-39 West, n s, 225 e Columbus av, rearrange apartments, enlarge windows to 12-sty brick tenement; cost, $800; owner, McMorrow Building Co., Inc., Walter McMorrow, Pres., 271 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 1357.

82D ST, 318-320 East, s s, 250 e 2d av, remove and reset partitions, doors, windows, plumbing, etc., remove floor construction in elevator shaft, new fireproof doors, sleeping balcony (rear) and 4-in. terra cotta block bulkhead to 5-sty fireproof settlement building; cost, $4,000; owner, Emanuel Sisterhood Bldg., 318-20 East 82d st, Mrs. Alexander Kohut, 302 West 87th st; architects, Janes & Cordes, 124 West 34th st. Plan No. 1340.

90TH ST, 67 West, extend basement to rear, new plumbing, plaster partitions, tile floor and base, new stairs, vent, skylights, openings and fireproof show window to 3-sty brick store and dwelling; cost, $4,500; owner, Harry R. Roeder, 615 Columbus av; architect, Benjamin T. Stern, 56 West 45th st. Plan No. 1339.

98TH ST, 101 West, n w cor Columbus av, remove toilet accommodations and install new toilet rooms (stud, lath and plaster partitions and cabinet partitions) to 5-sty brick store and tenement; cost, $750; owner, Peter Doelger Brewing Co., Inc., Peter Doelger, Pres., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1343.

104TH ST, 131 West, finish unfinished attic, new floor, stud partitions, form four rooms, 14x 15 ft., widen window, extend steam heating system and electric light system to 2-sty brick church; cost, $1,200; owner, Grace Methodist Episcopal Church, 131 West 104th st, Wm. Stitt, Pres. Board of Trustees; architects, D'Oench & Yost, 105 West 40th st. Plan No. 1337.

114TH ST, 56 East, ss, 75 e Madison av, reconstruct light shaft, new bathrooms, show windows (metal covered) and roof bulkhead and fire escapes to 5-sty brick store and tenement; cost, $2,500; owner, David Rieser, 23 East 124th st; architect, Geo. Dress, 1931 Madison av. Plan No. 1360.

124TH ST, 300-304 West, s s, 75 w 8th av, erect elevator enclosure, fireproof s. c. doors and skylight, extend fire enclosure, new windows and install sprinkler system to 5-sty brick storage; cost, $1,000; owner, James Rozelle Estate, 267 West 87th st, Charles Rozelle, exr.; architect, Adolph E. Nast, 546 5th av. Plan No. 1345.

125TH ST, 112-116 East, build iron staircase, remove bridge to 4-sty brick stores, lofts and theatre; cost, $200; owner, Frederick F. Proctor, 1564 Broadway; architect, John W. Merrow, 29 West 34th st. Plan No. 1325.

AV A, 68, e s, 48 s 5th av, new stud and plaster partitions (rear), divide sashes to 4-sty brick store and tenement (9 families); cost, $200; owner, George Koenig, 167 East 4th st; architett, Henry Klein, 505 East 15th st. Plan No. 1341.

BROADWAY, 296, erect new iron stairway (1-sty) to 10-sty fireproof store and lofts; cost, $50; owner, Jacob Lariow, 14 Wall st, trustees, E. B. Larlow; architect, J. Elwood Hughes, 404 West 34th st. Plan No. 1321.

BROADWAY, 2741-47, n w cor 105th st, construct fireproof mezzanine floor, steel beams, c. i. columns, cut windows (rear), to 13-sty fireproof stores and tenement; cost, $500; owner, Lawrence C. Phipps, 1154 East Colfax av, Denver, Col.; I. Newton Lewis, attorney, 158 Broadway; architect, William A. Kenny, 420 West 259th st. Plan No. 1331.

LEXINGTON AV, 919-25, s e cor 68th st, remove street encroachments, new iron stairs to 4 and 5-sty brick Public School 76; cost, $4,000; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1338.

MADISON AV, 1490, n w cor 102d st, East increase seating capacity 76 more to 2-sty brick moving picture theatre and stores; cost, $500; owner, Madison Amusement Co., Madison av, and 102d st, Joseph Goldstein, Pres.; architect, Jacob Fisher, 25 Av A. Plan No. 1359.

MADISON AV, 315-25, n e cor 42d st, erect mezzanine (rear of store) to 2-sty brick stores and offices; cost, $500; owner, Milbank Estate, 40 Wall st, Dunlevy Milbank, exr.; architect, Matthew J. McZuillan, 253 Pearl st. Plan No. 1353.

3D AV, 1672, w s, 50 s 94th st, remove partitions, shaft, etc., and store fronts and reset same (metal covered), new partitions, doorways, bath rooms, stacks, new 4-in. terra cotta shaft and brick 8-in. walls; cost, $50; owner, 5-sty brick store and tenement; cost, $5,000; owner, Anna Wiener, 2 West 86th st; architect, Otto Reissmann, 147 4th av. Plan No. 1320.

3D AV, 1795, e s, 50 s 100th st, erect new stud and plaster partitions to 5-sty brick stores and apartment (18 families); cost, $50; owner, Louis Lest, Tillson, Ulster Co.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1326.

3D AV, 771-73, w s, 50 s 44th st, remove wood floors, beams and stairs, window frames and sash, new steel beams and girders, Clinton System C., Type 1, floor slabs, fireproof stairs, c. i. columns to be fireproofed (2-in. terra cotta blocks), underwriters' "sagged" hollow metal frames and sash, B. B. spec., No. 24G. galv. iron roof, terra cotta block partitions to 5-sty brick factory and auto and wagon repairs; cost, $20,000; owners, A. I. Legetmeier & I. A. Reepe, 771-73 1st av; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1351.

3D AV, 705-07 , e s, 20 n 44th st, fire repairs, reconstruct stairs and enclose with stud partitions, fireproofed with steel lath and cement plaster and fireproof s. c. doors, fire escapes to 3-sty brick stores and lofts; cost, $1,200; owner, J. Edgar Leaycraft, 30 West 42d st; architect, George Dress, 1931 Madison av. Plan No. 1361.

5TH AV, 535, e s, 65 n 44th st, remove columns, pilasters and cornices and stairs, new marble store front and bronze show window frame, steel beams, brick walls to 5-sty brick store and dressmaking; cost, $2,000; owner, Beekman Estate, Gerard Beekman, Pres., 4 East 42d st; architect, Edward Necarsulmer, 507 5th av. Plan No. 1344.

5TH AV, 153-157, e s, 62 n 21st st, East, widen gallery in store, steel beams and reinforced concrete "Sacket Dome" System, linoleum and plaster floor finish to 6-sty fireproof store, display and light storage; cost, $3,000 abt.; owners, Charles & Arthur H. Scribner, 597 5th av; architect, Ernest Flagg, 109 Broad st. Plan No. 1349.

7TH AV, 759, s e cor 50th st, windows, fireproofed, install plumbing fixtures, new fire escapes, rear ceiling to have "bakery ceiling" to 4-sty brick cafe and furnished rooms; cost, $400; owner, James Graftin Estate, 71 Sears Bldg., Boston, Mass.; agent, Charles Bachen, 35 Nassau st; architect, William J. Russell, 25 West 42d st. Plan No. 1324.

7TH AV, 453, e s, 74 s 35th st, new bathrooms and stud partitions to 4-sty brick store and dwelling; cost, $500; owners, William and Frederick Hussy, 150 Arlington av, East Orange, N. J.; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 1356.

8TH AV, 670, e s, 80 s 43d st, construct extension (rear), move stairs and front and rear walls, new store front, galvanized cornice and new plumbing to 4-sty brick store, loft and 2 families; cost, $5,000; owner, Phineas R. Youngs, 6515 Monroe av, Chicago, Ill.; architect, John H. Knubel, 305 West 43d st. Plan No. 1333.

Bronx.

145TH ST, 510, new store front to 3-sty brick store and tenement; cost, $300; owners, Gleich Realty Co., 512 East 145th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 231.

165TH ST, 942 East, 1-sty brick extension, 25 x41 to 3-sty frame store and dwelling; cost, $1,500; owner, Morris Flasterstein, on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 235.

BURNSIDE AV, 299 East, 1-sty frame extension, 22.5x8 to 3-sty frame store and tenement; cost, $250; owner, Bridget Murphy, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 234.

FRISBY AV, n s, 215.60 w Rowland st, move 2-sty frame dwelling; cost, $800; owner, Jacob Miller, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 238.

FULTON AV, 1192, new stairs, new concrete floor, new partitions to 3-sty frame garage, stable and shop; cost, $3,800; owner, City of New York; architect, Merritt H. Smith, Municipal Bldg. Plan No. 236.

GLEASON AV, s s, 50 w Taylor av, new doors, new windows, new partitions, &c., to 1-sty brick dwelling; cost, $1,000; owner, Rebecca Del Gaudio, 1812, Gleason av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 233.

WALKER AV, s s, 50.6 w St. Lawrence av, new show windows to 3-sty frame store and dwelling; cost, $250; owner, Geo. Cullis, Summit, N. J.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 237.

WALLACE AV, 1832, remove projections from 2-sty frame dwelling; cost, $100; owner, Frank Villosio, on premises; architect, Philip Bardes, 1838 Wallace av. Plan No. 232.

Brooklyn.

ELTON ST, n e cor Liberty av, extension to two 3-sty stores and dwellings; cost, $500; owner, Fredk. Catapano, 273 Essex st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4098.

HOPKINS ST, s s, 275 w Sumner av, interior alterations to 3-sty tenement; cost, $300; owner, Louis Simon, 236 Vernon av; architects, Brock & Rosenberg, 350 Fulton st. Plan No. 4212.

JAY ST, n w cor Water st, interior alterations to 3-sty store and dwelling; cost, $2,200; owner, Liebman Sons, 36 Forrest st; architect. Felix Waselkowski, 181 Pearsall st. Plan No. 4233.

JAY ST, n w cor Water st, interior alterations to 3-sty store and dwelling; cost, $3,000; owner, Max Geller, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 4132.

JEROME ST, s w cor Jamaica av, extension to 2-sty dwelling; cost, $1,500; owner, Mandel Nevin, 363 Wyona st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4096.

MIDDLETON ST, n s, 233 w Throop av, interior alterations to 3-sty tenement; cost, $300; owner, Samuel Nelkin, 47 Cook st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4163.

MONTAGUE TERRACE, e s, 87 n Remsen st, interior alterations to 4-sty dwelling; cost, $10,000; owner, Laurus E. Smith, Brooklyn Savings Bank; architects, Slee & Bryson, 154 Montague st. Plan No. 4234.

PULASKI ST, s e cor Sumner av, extension to 4-sty tenement; cost, $1,000; owner, Theophibus Terryn, on premises; architect, Chas. N. Dalhauser, 441 East 85th st, Manhattan. Plan No. 4180.

SACKETT ST, s s, 143.9 e Hicks st, extension to 3-sty dwelling; cost, $3,500; owner, Ralph Scotto, 238 Columbia st; architect, John Burke, 370 Union st. Plan No. 4077.

SCHAFFER ST, e s, 108.4 n Bushwick av, interior alterations to 2-sty dwelling; cost, $200; owner, Robert Moseir, Floral Park, L. I.; architect, Edw. Muller, 712 Evergreen av. Plan No. 4139.

SEIGEL ST, s e cor White st, interior alterations to 5-sty store and tenement; cost, $300; owner, Harry Weschler, 256 Seigel st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4086.

SKILLMAN ST, e s, 255 s Willoughby av, interior alterations to 3-sty store and tenement; cost, $500; owner, Angelina Fierro, on premises; architect, E. M. Avelsohn, 1776 Pitkin av. Plan No. 4060.

UNION ST, n s, 302.9 e Ferry pl, interior alterations to 3-sty store and dwelling; cost, $200; owner, Estate Julius Koehl, 5901 13th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4213.

3D ST, s s, 90.9 w 3d av, extension to 1-sty coal storage; cost, $1,000; owner, Brooklyn Improvement Co., 360 3d av; architect, Otto E. Barene, 403 Albermarle rd. Plan No. 4102.

EAST 13TH ST, e s, 300 s Av R, extension to 2-sty dwelling; cost, $1,000; owner, Guiseppe Ciaccio, 231 Johnson av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4185.

14TH ST, n s, 179.9 e 2d av, interior alterations to two 2-sty dwellings; cost, $450; owner, Isidore Taub, 566 4th av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 4097.

17TH ST, s s, 278 e 6th av, interior alterations to 3-sty tenement; cost, $1,000; owner, A. Berkbin, 336 17th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4070.

20TH ST, n s, 300 w 3d av, interior alterations to 2-sty tenement; cost, $380; owner, Frank Lapinsky, on premises; architect, S. A. Ring, 536 3d av. Plan No. 4068.

61ST ST, s s, 90 w 18th av, exterior alterations to 2-sty dwelling; cost, $600; owner, Gottlieb Mengel, 999 Montgomery st; arcnitect, Jas. A. Boyle, 367 Fulton st. Plan No. 4126.

67TH ST, s s, 91.2 w 15th av, extension to 2-sty dwelling; cost, $600; owner, Salvatore Grandy, 1444 66th st; architect, Chas. A. Olsen, 1209 65th st. Plan No. 4206.

BLAKE AV, s s, 80 w Cleveland st, extension to 2-sty dwelling; cost, $800; owner, Lizzie Goldberg, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4092.

BROADWAY, e s, 167 s Manhattan av, extension to 3-sty dwelling and store; cost, $300; owner, Martin Derx, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4065.

BROADWAY, s s, 51.8 e Saratoga av, interior alterations to 4-sty store and dwelling; cost, $1,200; owner, Saml. Blick, 392 Stuyvesant av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4108.

CARLTON AV, w s, 182.4 n Atlantic av, extension to 2-sty dwelling; cost, $1,600; owner, John Georgio, 484 Adelphi st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4134.

FRANKLIN ST, n w cor Calyer st, exterior alterations to 4-sty tenement; cost, $1,500; owner, Peter Reilly, 91 Calyer st; architect, Chas. Stegmyer, 168 East 91st st, Manhattan. Plan No. 4150.

FRANKLIN AV, n w cor Putnam av, extension to 3-sty store and dwelling; cost, $3,500; owner, Edw. Larner, 495 McDonough st; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 4176.

FRONT ST, s w cor Bridge st, new elevator to 5-sty factory; cost, $3,000; owners, Boerum & Pease Realty Co., 165 Broadway, Manhattan; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 4195.

FLUSHING AV, s s, 55.8 w Hamburg av, raise 3-sty store and dwelling; cost, $1,500; owner, Jos. Bog, 1027 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4158.

FLUSHING AV, n s, 40.11 w Bogart st, interior alterations to 3-sty tenement; cost, $250; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4210.

GATES AV, s w cor St. James pl, interior alterations to 6-sty tenement; cost, $150; owner, Fredk. Killian, 95 Taylor st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 4067.

GEORGIA AV, w s, 100 s Blake av, interior alterations to 3-sty store and tenement; cost, $650; owner, Lena Lipinsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4200.

HARRISON AV, w s, 25 n Lorimer st, interior alterations to 3-sty store and dwelling; cost, $200; owner, Harry Swirsky, 165 Hopkins st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4161.

HOMECREST AV, s s, 250 w 4th av, extension to 2-sty dwelling; cost, $250; owner, Frank J. Tynam, on premises; architect, F. J. Tynam, on premises. Plan No. 4116.

HUDSON AV, w s, 41.10 s Sands st, interior alterations to 3-sty store and dwelling; cost, $500; owner, Antonio Garfanio, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4135.

KENT AV, w s, 116.4 n Myrtle av, extension to 3-sty dwelling; cost, $200; owner, Nicola Petta, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4219.

LIBERTY AV, n s, 27.6 e Cleveland st, move 2-sty dwelling; cost, $700; owner, Donato Bossio, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4130.

MEEKER AV, n s, 128.11 w Humboldt st, interior alterations to 3-sty tenement; cost, $350; owner, Nathan Schwartzberger, 65 Meeker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4209.

NOSTRAND AV, w s, 100 s Halsey st, exterior alterations to 5-sty tenement; cost, $500; owner, Estate Thos. Adams, 45 Wall st; architect, Jas. W. Davies, Jr., 48 St. Nicholas av, Manhattan. Plan No. 4225.

OCEAN AV, n e cor Beverly rd, interior alterations to 1-sty church; cost, $5,000; owner, St. Mark's M. E. Church, on premises; architect, Wm. A. Kenny, 420 West 259th st, Manhattan. Plan No. 4131.

PARK AV, n s, 100 n Marcy av, interior alterations to 3-sty store and tenement; cost, $200; owner, David Stander, 240 McKibbin st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4164.

Alterations—(Continued).

SARATOGA AV, e s, 103 n Prospect pl, extension to 2-sty dwelling; cost, $1,500; owner, Mayer Sigmund, 371 Saratoga av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4166.

STONE AV, w s, 200 s Sutter av, extension to 2-sty frame dwelling; cost, $400; owner, Herman Piotkin, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4151.

STONE AV, w s, 50 s Riverdale av, extension to 2-sty synagogue; cost, $800; owner, Independent Brotherly Aid Assn., 708 Stone av; architect, Marc L. Ruser, 198 Bristol st. Plan No. 4220.

SUMNER AV, n w cor Hopkins st, interior alterations to 3-sty school and store; cost, $2,500; owner, Borden's Condensed Milk Co., 108 Hudson st, Manhattan; architect, Frank H. Bissell, 569 5th av. Plan No. 4224.

WILLIAMS AV, n e cor Dumont av, extension to 4-sty store and tenement; cost, $500; owner, Elias Sandomersky, 467 Williams av; architect, Max Cohn, 350 Bradford st. Plan No. 4153.

WILLOUGHBY AV, e s, 50 n Evergreen av, interior alterations to 3-sty dwelling; cost, $250; owner, Antonio Martes, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 4218.

3 AV, s e cor 11th st, extension to 3-sty store and dwelling; cost, $800; owner, Wm. Kramer, 227 Orrington av; architect, W. J. Conway, 400 Union st. Plan No. 4148.

4TH AV, n e cor Union st, extension to 4-sty store and tenement; cost, $1,000; owner, Frank S. Gugliano, on premises; Architect, W. J. Conway, 400 Union St. Plan No. 4109.

6TH AV, n e cor 22d st, interior alterations to 3-sty tenement; cost, $150; owner, Martin Brunjes, on premises; architect, John P. Voelker, 979 3d av, Manhattan. Plan No. 4199.

14TH AV, n w cor 61st st, interior alterations to 3-sty tenement; cost, $400; owners, Sarah Richards & ano, 141 Barbey st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4208.

14TH AV, w s, 20 n 61st st, interior alterations to two 3-sty tenements; cost, $800; owners, Sarah Richards & ano, 141 Barbey st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4207.

Queens.

BROOKLYN HILLS.—Jamaica av, 2117, interior alterations to dwelling; cost, $800; owner, John Kaplan, on premises. Plan No. 1329.

BROOKLYN HILLS.—Linden st, 22, plumbing to dwelling; cost, $50; owner, B. Meier, on premises. Plan No. 1292.

BROOKLYN HILLS.—Maple st, s s, 275 w Freedom av, 2-sty frame extension, 20x16, rear dwelling, tin roof, interior alterations; cost, $800; owner, C. Harlstedt, on premises; architect, C. W. Vanderbeck, 342 Oak st, Richmond Hill. Plan No. 1301.

CORONA.—Kingsland av, 87, electric sign to store; cost, $50; owner, Chas. Kopp, on premises. Plan No. 1296.

ELMHURST.—Ditmars av, w s, 100 n Bank st, plumbing to dwelling; cost, $125; owner, M. Worthman, on premises. Plan No. 1309.

FLUSHING.—West Grove st, 34, interior alterations to barn; cost, $350; owner, T. Lennon, on premises. Plan No. 1310.

FLUSHING.—Franconia av, s s, 80 w 19th st, plumbing to dwelling; cost, $60; owner, C. W. Randall, on premises. Plan No. 1305.

FLUSHING.—Sandford av, s s, 183 e Union st, 2½-sty frame extension, 8x14, side of dwelling, slate roof, interior alterations; cost, $1,000; owner, C. A. Willett, 197 Sandford av, Flushing; architect, T. A. Griffen, 19 Bank st, Flushing. Plan No. 1319.

FLUSHING.—Beech st, 145, plumbing to dwelling; cost, $125; owner, G. Swan, on premises. Plan No. 1297.

FLUSHING.—Holly st, s s, 300 w Jamaica av, plumbing in dwelling; cost, $50; owner, M. Gilmartin, premises. Plan No. 1335.

FLUSHING.—Broadway, 79, electric sign on store; cost, $10; owner, L. Carpenter, premises. Plan No. 1334.

FOREST HILLS.—Ibis st, s s, 200 w Colonial av, new plumbing to dwelling; cost, $300; owner Cord Meyer Co., Forest Hills. Plan No. 1306.

GLENDALE.—Myrtle av, 2555, plumbing to dwelling; cost, $100; owner, G. Rosa, on premises. Plan No. 1323.

HOLLIS.—Prospect st, n e cor Villard av, extension, 12x16, on garage; cost, $350; owner, R. T. Mott, premises. Plan No. 1338.

HOLLIS.—Roundout st, w s, 150 n Chichester av, 1-sty frame garage, 12x16, tin roof; cost, $350; owner, G. E. Nagel, premises. Plan No. 1339.

JAMAICA.—Shelton av, n s, 100 e Alsop st, 1-sty frame garage, 12x16, shingle roof; cost, $350; owner, M. E. Turner, premises. Plan No. 1340.

LAUREL HILL.—Congress av, n e cor Boulevard, repairs to shop; cost, $50; owner, Mike See, on premises. Plan No. 1281.

L. I. CITY.—11th av, 232, plumbing to dwelling; cost, $150; owner, C. Brewer, on premises. Plan No. 1277.

L. I. CITY.—9th av, 422, interior alterations to dwelling; cost, $1,000; owner, B. J. Lynam, on premises. Plan No. 1282.

L. I. CITY.—Greenpoint av, n s, 90 w Hunterspoint av, plumbing and interior alterations to store and dwelling; cost, $600; owner, Jas. Flaherty, 223 Greenpoint av, L. I. City. Plan No. 1280.

L. I. CITY.—9th av, e s, 500 n Jamaica av, interior alterations to dwelling; cost, $100; owner, John Hurley, on premises. Plan No. 1274.

L. I. CITY.—Chauncey st, e s, 150 n Potter av, 2-sty brick extension, 23x20, rear and side dwelling, tin roof, interior alterations; cost, $2,000; owner, Angelo Gaito, premises; architect, W. E. Sholl, 377 1st av, L. I. City. Plan No. 1330.

L. I. CITY.—Potter av, n s, 50 w Lawrence st, 2-sty frame extension, 4x11, side store and dwelling, tin roof, interior alterations; cost, $1,100; owner, V. Lanza, 285 Flushing av, L. I. City; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1304.

L. I. CITY.—Vernon av, 560, new store front to tenement; cost, $150; owner, C. Colosa, premises. Plan No. 1307.

L. I. CITY.—Potter av, s e cor Merchant st, plumbing in dwelling; cost, $150; owner, J. Elias, premises. Plan No. 1316.

L. I. CITY.—2d av, s w cor Webster av, interior alterations to factory; cost, $1,100; owner, Estate Chauncey Marshall, 177 Montague st, Brooklyn; architect, Jean Jeaume, 37 Sullivan st, Manhattan. Plan No. 1318.

L. I. CITY.—15th av, e s, 200 n Broadway, repairs to wagon shed; cost, $50; owner, A. Heckmann, premises. Plan No. 1322.

L. I. CITY.—11th av, 426, gas piping in dwelling; cost, $15; owner, Est. A. Jackson, premises. Plan No. 1333.

L. I. CITY.—4th st, 74, plumbing in dwelling; cost, $50; owner, J. Chevillio, premises. Plan No. 1331.

MYRTLE AV, 2545-2547, plumbing in two dwellings; cost, $200; owner, J. Rosa, premises. Plan No. 1324.

RICHMOND HILL.—Atlantic av, s s, 127 e Chestnut st, plumbing in dwelling; cost, $50; owner, S. Levy, on premises. Plan No. 1328.

RICHMOND HILL.—Briggs av, e s, 50 s Chichester av, plumbing in dwelling; cost, $50; owner, W. B. Bliss, premises. Plan No. 1311.

RICHMOND HILL.—Jerome av, s s, 20 w Chestnut st, plumbing in three houses; cost, $150; owner, F. H. Smith, premises. Plan Nos. 1312-13-14.

RICHMOND HILL.—St. Ann's av, n e cor Richmond Hill drive, plumbing in dwelling; cost, $60; owner, T. Desbrow, premises. Plan No. 1320.

RICHMOND HILL.—Stewart av, s e cor Johnson av, plumbing in dwelling; cost, $60; owner, G. Cook, premises. Plan No. 1321.

RICHMOND HILL.—St. Ann's av, n w cor Richmond Hill drive, plumbing in dwelling; cost, $60; owner, E. S. Allen, premises. Plan No. 1322.

RICHMOND HILL.—Walnut st, e s, 290 n Atlantic av, plumbing in dwelling; cost, $50; owner, D. Brush, premises. Plan No. 1326.

RICHMOND HILL.—Lefferts av, e s, 100 n Ashland av, plumbing to dwelling; cost, $100; owner, M. Waterman, on premises. Plan No. 1278.

RICHMOND HILL.—Lefferts av, w s, 120 s Stewart av, plumbing to dwelling; cost, $50; owner, M. Rand, on premises. Plan No. 1275.

RICHMOND HILL.—Jefferson av, w s, 175 n Atlantic av, plumbing to dwelling; cost, $50; owner, M. Enright, on premises. Plan No. 1291.

RICHMOND HILL.—Napier av, 1123, plumbing to dwelling; cost, $50; owner, E. Vieling, on premises. Plan No. 1293.

RICHMOND HILL.—Greenwood av, w s, 450 n Jamaica av, plumbing to dwelling; cost, $50; owner, N. Suttmeier, 644 Greenwood av, Richmond Hill. Plan No. 1295.

RICHMOND HILL.—Jerome av, s s, 50 e Greenwood av, plumbing to dwelling; cost, $50; owner, A. Cohn, on premises. Plan No. 1299.

RICHMOND HILL.—Herald av, 401, erect dormer window to dwelling; cost, $75; owner, R. S. Miller, premises. Plan No. 1341.

RICHMOND HILL.—Welling st, e s, 400 n Broadway, erect new piazza on dwelling; cost, $70; owner, P. Dein, premises. Plan No. 1336.

RICHMOND HILL.—Chestnut st, e s, 85 s Jamaica av, plumbing in dwelling; cost, $200; owner, Mrs. Kluppson, premises. Plan No. 1332.

RIDGEWOOD.—Woodward av, 688, general interior alterations to tenement, to provide for store; cost, $2,200; owner, Albert Atzert, on premises; architect, W. W. Tiedmann, 1622 Jefferson av, Brooklyn. Plan No. 1289.

ROCKAWAY BEACH.—Boulevard, 45, electric sign to store; cost, $75; owner, H. A. Link, on premises. Plan No. 1298.

ROCKAWAY BEACH.—Seaside av, s e cor Boulevard, 1-sty frame extension, 9x13, stand; cost, $50; owner, M. Fernandez, premises. Plan No. 1300.

WHITESTONE.—7th av, e s, between 19th and 20th sts, plumbing to dwelling; cost, $125; owner, C. Martens, on premises. Plan No. 1287.

WHITESTONE.—19th st, n s, 100 e 7th av, plumbing to dwelling; cost, $200; owner, C. Martens, on premises. Plan No. 1288.

WHITESTONE.—11th av, e s, 75 n 14th st, plumbing in dwelling; cost, $200; owner, Mrs. Sarah Thomas, premises. Plan No. 1315.

WOODHAVEN.—Beech st, n s, 300 w Freedom av, 2-sty frame extension, 18x17, rear of dwelling, tin roof; cost, $1,000; owner, M. J. Schwarz, 4 Woodmere pl, Brooklyn Hills; architect, G. E. Crane, Richmond Hill. Plan No. 1290.

WOODHAVEN.—Simpson st, s s, 125 e Lott av, repair dwelling; cost, $50; owner, M. Harrik, premises. Plan No. 1337.

WOODSIDE.—2d st, n s, 325 s Stryker av, plumbing in dwelling; cost, $250; owner, Mrs. Aima Van Lehr, premises. Plan No. 1333.

Richmond.

BAY ST, n e cor Canal st, Stapleton, alterations to brick bank; cost, $150; owner, Stapleton National Bank, Stapleton; builder, Ph. Wolff & Son, Stapleton. Plan No. 258.

CLIFF ST, n s, 600 e New York av, Rosebank, alterations to brick dwelling; cost, $75; owner, Michael Cannon, 49 Cliff st; builder, P. Fiore, 287 Glen av. Plan No. 264.

FRONT ST, n e cor Thompson st, Stapleton, alterations to brick factory; cost, $7,800; owners, Jaburg Bros., 1 Worth st, Manhattan; architects, Richard Berger & Son, 309 Broadway, Manhattan. Plan No. 271.

RICHMOND TERRACE, s s, 125 e Richmond av, Port Richmond, alterations to brick store; cost, $300; owner, B. P. Winaut, 2040 Richmond terrace, Port Richmond; architect, F. B. Sterner & Co., 93 Lexington av, Port Richmond. Plan No. 257.

4TH ST, s s, 900 s Hugenot av, Hugenot Park, alterations to frame dwelling; cost, $90; owner, Terra Marine Co., Hugenot Park; builders, August Beosch & Dotz, Hugenot Park. Plan No. 275.

8TH ST, w s, 100 s Lincoln av, Midland Beach, alterations to frame dwelling; cost, $200; owner, M. Balough, 8th st, Midland Beach; builder, L. W. Delman, Summit av, New Dorp. Plan No. 260.

EDINBORO RD, s s, 120 w Warwick av, Hampton Court, Richmond, alterations to frame carriage shed; cost, $150; owner, V. Dantremont, Richmond P. O.; architect, Chas. Munch, Richmond P. O. Plan No. 265.

FAIRVIEW AV, e s, 50 n 3d pl, Castleton Corners, alterations to frame dwelling; cost, $218; owner, Mrs. Chas. Missall, Castleton Corners; builders, Vroone & Bush, Castleton Corners. Plan No. 263.

FINGERBOARD RD, n s, 60 e Egbert pl, Roseband, alterations to frame dwelling; cost, $600; owner, J. H. August Wenske, Rosebank; architect, J. W. Woodland, Rosebank. Plan No. 266.

HUGUENOT AV, e s, 800 s Carlton av, Huguenot Park, alterations to frame dwelling; cost, $80; owner, James Smith, Huguenot Park; builders, Aug. Boesch & Dotz. Plan No. 274.

LINCOLN AV, s s, 250 w Egbert st, Grant City, alterations to frame dwelling; cost, $66; owner, James J. Butler, 140 Lincoln av. Plan No. 269.

OCEAN DRIVEWAY, n s, 125 n Arden av, Eltingville, alterations to frame club house; cost, $300; owner, Eltingville Pleasure Club, Inc., Hoboken, N. J.; architect, E. E. Weissman, Inc., 68 Barclay st, Manhattan. Plan No. 259.

OSGOOD AV, n s, 225 w Vanderbilt av, Stapleton, alterations to frame dwelling; cost, $70; owner, Augusta Gottschaldt, 43 Thompson st, Grant City. Plan No. 273.

RICHMOND TURNPIKE, n s, 50 from Van Duzer, Tompkinsville, alterations to frame dwelling; cost, $300; owner, Frederick Ciardiello, 13 Richmond turnpike; architect, Sam Barrella, Tompkinsville. Plan No. 267.

SURF AV, n s, cor Loretta st, Tottenville, alterations to frame dwelling; cost, $200; owner, John A. Burt, 2 Hudson st, Manhattan; builder, Chas. C. Rearson, 280 Broadway, Tottenville. Plan No. 268.

THOMPSON AV, n e cor Chestnut av, Rosebank; alterations to frame store and dwelling; cost, $200; owner, Wm. Miller, Chestnut av; builder, F. H. Willshaw, Fox Hill Terrace. Plan No. 277.

MOORE'S CAMP, plot 27, South Beach, alterations to frame bungalow; cost, $90; owner, Christina Taylor, 1269 Lind av, Manhattan; builder, F. A. Wall, 467 West 166th st, Manhattan. Plan No. 262.

PERSONAL AND TRADE NOTES.

MARK & MOHL, INC., iron works, have their new plant at Third av and 6th st, Brooklyn, now in full motion.

P. F. CAMPBELL & CO., electrical contractors, have opened offices at 376 State st, Perth Amboy, N. J.

R. R. MARKLEY, architect, has opened offices for the practice of his profession in the Patriot Building, Harriburg, Pa.

JOSEPH W. WEISS, architect, formerly located at Middle Village, L. I., has opened offices at 16 Court st, Brooklyn, Room 63.

GEORGE E. IRVING, of the firm of Irving & Ackert, general contractors, has been appointed building inspector of Poughkeepsie, N. Y.

GUSTAVE R. TUSKA, consulting engineer, 68 William st, was recently appointed lecturer on municipal waste disposal at Columbia University.

AMCO GLAZED BLOCK CO., formerly known as the New York Holding Co., contracting, has moved its offices from 15 East 40th st to 345 5th av.

PIERCE, BUTLER & PIERCE MANUFACTURING CORPORATION, boilers and radiators, will move its offices and showrooms from 279 Fourth av, to the Architects' Building, 101 Park av.

IRA C. ROGERS, formerly assistant purchasing agent for the Pittsburgh & Lake Erie Railroad, has been appointed general purchasing agent for the International Steam Pump Co., 115 Broadway.

DAVID R. COOPER, consulting engineer, has reopened his office at 39 Cortlandt st, where he will practice as an hydraulic engineer, specializing in stream flow studies and reports on hydro-electric power projects.

D. BRIGANTI, architect and engineer, has opened offices for the practice of his profession in the Philipsburg Building, Yonkers, N. Y., and desires samples and catalogues from manufacturers interested in the building trade.

WINKLER IRON COMPANY has moved its office and plant from 254 Hudson st to 66-70 Vestry st, where the firm now has 7,000 square feet of floor space and additional modern machinery which will make possible the efficient handling of a greatly increased business.

HUGH ROBERTS, architect, 1 Exchange pl, Jersey City, has brought suit against the Board of Chosen Freeholders of Union County to recover $85,000 for work done in 1909 in preparing the plans and specifications for a new County Insane Asylum.

CHARLES U. POWELL has been appointed engineer in charge of the Topographical Bureau of the Borough of Queens at a salary of $6,000. Mr. Powell succeeds Clifford B. Moore, who was recently advanced by Borough President Connolly to the position of chief consulting engineer following the death of Foster Crowell.

WILDER & WHITE, architects, 50 Church st, were winners of the national competition for the layout of the Washington State Capital grounds, at Olympia, and the scheme has been adopted by the capitol commission, and approved by the Washington State Chapter of the American Institute of Architects.

A. C. POLK, formerly resident engineer and superintendent of construction for Sanderson & Porter, engineers and contractors, 52 William st, on the hydroelectric development designed and supervised by that firm at Cohoes, N. Y., is engaged in the same capacity on the construction of a new steam power plant at Parkersburg, W. Va., on which Sanderson & Porter are engineers and contractors.

JOSEPH P. FARLEY, for fourteen years connected with the engineering service of the Dock Department of the City of New York, has associated himself with the Hudson Coating Co. of New York, 1112-1114 1st av, who make a specialty of cold water painting, principally new concrete buildings and factories in operation. Mr. Farley's endeavor will be devoted among his large acquaintance of construction engineers and architects.

LABOR ORGANIZATIONS which are members of the Hudson County Building Trades Alliance recently filed a protest at the Jersey City office of the State Civil Service Commission on the claim that there is a preferred list of building inspectors. It is claimed that these inspectors were "blanketed in under the law when it was adopted" and that they were "never examined as to their qualifications or fitness and never questioned as to their experience or training in relation to building construction."

GEORGE D. BARNETT, senior member of the firm of Barnett, Haynes & Barnett, architects of St. Louis, Mo., architects for the new Cathedral of St. Louis in that city, recently arrived in New York to make a final selection of the mosaics and jewels to be used in one of the chapels. This chapel is the gift to the Cathedral of R. C. Kerens, a prominent railroad builder of St. Louis, and formerly United States Ambassador to Austria-Hungary. The interior decorations of this chapel are expected to cost more than $75,000.

COLUMBIA UNIVERSITY SCHOOL OF ARCHITECTURE has added the names of three prominent New York architects to its faculty. William A. Boring has been appointed professor in charge of design; Francis A. Nelson, associate professor, and Frederick L. Ackerman a lecturer in principles of architecture. Mr. Boring and Mr. Nelson are graduates of Columbia University and Mr. Ackerman was graduated from Cornell University. All three are graduates of the Ecole des Beaux Arts in Paris.

UNIVERSAL PORTLAND CEMENT CO. makes the following announcement: R. F. Atkins, formerly Assistant Credit Manager at Chicago, has been appointed Eastern Credit Manager at Pittsburg, vice L. S. Fuqua, deceased. Ray S. Huey, formerly Assistant General Superintendent, Buffington plant, Buffington, Ind., has been appointed Superintendent of the Duluth plant, Duluth, Minn. Frederick Robinson has been appointed Assistant Superintendent of that plant. C. O. Soderquist, formerly Superintendent of Mill 6, at Buffington plant, has been appointed Assistant General Superintendent, Buffington plant. J. H. Kempster, formerly Chief Chemist, Buffington plant, is now Superintendent of mills 3 and 4 of the Buffington plant, and M. S. Humphreys, formerly Chief Draftsman, has been appointed Superintendent of mill 6 at Buffington, Ind.

OBITUARY

THOMAS F. HOWDEN, an officer of the Howden Tile Company, 1182 Broadway, which has the contract for tiling the new Brooklyn subway, died suddenly of acute heart disease while in his office Tuesday, June 8. He was fifty years old. His home was at 8865 Bay 15th st, Bath Beach.

CORNELIUS CANNON, building inspector of Poughkeepsie, N. Y., died of arterio-sclerosis at his home, 14 Roosevelt av, Poughkeepsie, Friday, May 28. Mr. Cannon was born in Poughkeepsie sixty-five years ago and had been prominent as a general contractor for a number of years. He is survived by his widow, five sons and three daughters.

HENRY JAMES FORSBREY, retired plumbing contractor, of 378 St. John's pl, Brooklyn, died Wednesday, June 9. He was born in London, England, on February 8, 1855. He was for forty years a master plumber with a shop at 520 Willoughby ave. He was a member of the Order of St. John of Malta. He is survived by his widow, three sons and four daughters.

JOHN F. RAWLE, one of the oldest roofing contractors in Brooklyn, died of pneumonia, after a brief illness, at his residence, 255 15th st, Sunday, June 6. He was born in Brooklyn sixty years ago in the old town of Gowanus, and was educated in the St. John parish school. He was for many years in business at Fifth av and 13th st. He was a widower without children, and leaves a brother, Dr. Joseph M. D. Rawle, of Brooklyn, and a sister, Miss Mary Rawle.

JOHN F. FARLEY died after a brief illness at his residence, 424 Clinton st, Brooklyn, Sunday, June 6. He had been a lifelong resident of Brooklyn. For many years he was employed as an engineer in the Department of Water Supply, Gas and Electricity, and for the last four years had been associated with the Department of Sewers. He was a member of the Third Assembly District Democratic Club, and the International Association of Steam Engineers. He is survived by his widow, two sons and three daughters.

JOHN S. GIBSON, secretary and treasurer of the Passaic Valley Sewerage Commission, died at his home, 77 Washington av, Newark, N. J., Thursday, June 3, after a long illness. He was sixty-five years old. Mr. Gibson was one of the first men to engage in the scheme of building a $12,000,000 trunk sewer through Northern New Jersey. When the commission was formed, about ten years ago, he became secretary and treasurer. He was a member of the New Jersey bar and had been a newspaper man. He is survived by his widow.

AUSTIN LORD BOWMAN, chief engineer of the Department of Bridges and a director of the American Society of Civil Engineers, died of a complication of diseases at his home, 611 West 156th st Thursday, June 3. He was sixty-three years old. Mr. Bowman was graduated from Yale University in 1883, and was in the employ of the Chicago, St. Paul and Kansas City Railroad, the Norfolk and Western Railroad and the American Bridge and Iron Company, of Norfolk, Va., before he came to New York City as a consulting engineer in 1897. Ten years later he became consulting engineer of the Department of Bridges and chief engineer in 1914. He was a member of the Yale, Engineers and Railway Clubs. He is survived by his widow and a daughter.

DR. WILLIAM ROBERT WARE, professor emeritus of architecture of Columbia University, and for many years a leading designer of public buildings, died of pneumonia at his home at Milton, Mass., Wednesday, June 9. He was eighty-three years old. Following his graduation from Harvard in 1852 Professor Ware applied himself to the pedagogy of architecture, while he worked as an architect in Boston from 1860 to 1881. During most of that time he had been professor of architecture in the Massachusetts Institute of Technology and at the Lawrence Scientific School. From 1881 to 1903 he was professor of architecture at Columbia University, becoming emeritus professor twelve years ago. Among the noted structures for which Professor Ware drew the designs are the union passenger station, Worcester, Mass.; the Episcopal Theological School buildings in Cambridge; Weld and Memorial halls, at Harvard, and Harvard Medical School, in Boston. He was a member of the commissions that designed the buildings at the Pan-American Exposition and the Capitol at Harrisburg, Pa. In 1896 Harvard conferred the degree of doctor of laws upon him. He was a fellow of the American Academy of Arts and Sciences and an honorary correspondent of the Royal Institute of British Architects. He was the author of several textbooks. He was not married.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its eighteenth annual meeting and convention at Atlantic City, N. J., June 22-26. The headquarters will be at the Hotel Traymore.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

BRICKLAYERS' FREE AID ASSOCIATION of Brooklyn has filed articles of incorporation with the Secretary of State. The directors named include Harry Fein, Ruben Cohen and Nathan Birnbaum.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

BROOKLYN CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, held its annual meeting at the Hotel Claridge, Manhattan, elected the following officers: Frank J. Helmle, president, succeeding William J. Bannister; John Pettit, vice-president; Stephen Dodge, secretary, and John B. Slee, treasurer. William J. Bannister, T. E. Snook and Charles Winkleman were elected directors to serve for a period of two years.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, held its regular monthly meeting in the Society rooms, 35 West 39th st, Wednesday evening, June 9. Arrangements were perfected for the representation of the Society at the International Engineering Congress to be held in San Francisco, September 20-25. Committees on Concrete Construction, Fireproofing, Waterproofing and Sanitary Flooring were read and discussions held.

NEW JERSEY CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, held its fifteenth annual banquet at Achtel-Stetter's, in Newark, Thursday evening, June 3. About fifty members of the society were present. The toastmaster was George Drew, and speeches on topics pertaining to the architectural profession were delivered by Hugh Roberts, Stockton B. Colt, William Wentworth and Gilbert C. Higby. Musical entertainment was furnished by professional talent.

TRADE LITERATURE

The Associated Metal Lath Manufacturers, of Youngstown, O., has just published a comprehensive book, dealing with metal lath, and edited by H. B. McMaster. The book, which is bound in cloth, contains 128 pages of text, profusely illustrated. It deals with the various uses of metal lath and should prove of great value to those who use the product.

There has just come to hand a most artistic and well compiled catalogue showing some of the buildings in which the Webster Modulation System of Heating has been installed. The interest in this work centers in the fact that the entire system is fully explained therein for the benefit of architects, but it is equally understandable by the laity. Copies of this book may be obtained by addressing Warren Webster & Co., Camden, N. J.

There is just off the press the fourth edition of "Financing an Enterprise," by Francis Cooper. The volume, which contains about 525 pages, is a manual of information and suggestion for promotors, investors and business men in general. The work is divided into the following classification: The enterprise; 2, Investigation of an Enterprise; 3, Protection of an Enterprise; 4, Capitalization of an Enterprise; 5, Presentation of an Enterprise; and 6, Special Features of Promotion.

LOUIS BOSSERT & SONS, lumber and trim manufacturers, have issued a comprehensive book on the building of portable houses, bungalows, garages, churches, schools and manufacturing plants, boat houses and hospitals. The entire building, as shown in the illustrations, is made of sections just large enough to conveniently handle and erect, and the sections are interchangeable. Skilled labor of any kind is not required, and the entire building can be erected by anyone possessing average knowledge and a monkeywrench.

THE ATLANTIC TERRA COTTA COMPANY'S June number of its Monthly for Architects, deals with a subject of paramount interest to architects and owners of buildings in general, that of color. It tells in a fascinating way just how terra cotta glazes are produced and why they are permanent. The conception of the editor, Edward H. Putnam, of this interesting publication, which is sent to architects each month, is a happy one in view of the general tendency of builders to conserve light in crowded sections for neighboring structures by making the exterior of buildings as light in shade as possible.

A COMPREHENSIVE and complete hand book on Hy-Rib and Metal Lath products is represented by the enclosed copy of the 13th edition of the Hy-Rib handbook just off the press. This publication embraces all the advantageous features and information in previous editions and includes many valuable and important additions. All the various types of Hy-Rib are shown with their applications to all types of constructions. Specifications and reading matter have been completely revised and include the most recent developments and improvements. Many new details and discussions have been added. The photographs of installations are particularly comprehensive, including many new applications. Illustrations and information on Pressed Steel Studs and Kahn Pressed Steel Construction, as well as the floretyle construction have been added. The hand book is sent free to interested parties.

S. H. POMEROY CO., INC., manufacturers of hollow metal fire retardant windows at 282-96 East 134th street, Manhattan, has issued the May number of "Window Wisdom," its unique little sales-promotion periodical appearing at intervals throughout the year. The text for this number is "Responsibility," and around it the editor has built up an appeal to owners, architects, contractors and building tenants in the interest of more thorough fire-prevention methods. The unusual feature of this little journal is that the article it exploits, the Pomeroy Fire Retardant Window, is kept severely in the background of a discussion of larger subjects which are of vital interest to the owner and professional man to whom the booklet is addressed. For instance in the present number, the Pomeroy window is considered simply as one of many fire-resisting and fire-retarding building accessories which are essential if the fire hazard is to be minimized. After considering "the national ash heap" and the individual drain it makes upon the pocket of every member of a community, the editor proceeds to show how the reduction of this waste is a matter of personal responsibility with every one having to do with building operations.

DISPLAY WINDOW LIGHTING AND THE CITY BEAUTIFUL, by F. Laurent Godinez, New York, The Wm. T. Comstock Co. Cloth, Illuminated Cover 6x9, 226 pages, 115 illustrations. Colored plates. (Price $2.00.) A very unusual book is this. Window advertising is an important department of business, and display window lighting has come to be a science. This book is full of facts and new ideas for the progressive merchant. Here he will find discussed from an authoritative knowledge such subjects as modern display lighting, the lighting of signs, color attraction lighting with electricity, lighting with gas, advertising and attraction. The volume is handsomely printed, illustrated and bound. Theodore Starrett in a review which he has written of it says: "So impressed have I been with my experience (with reflected light) that I have asked the privilege of speaking a word about Mr. Godinez's book. Here, among other things is stated a new use for a show window. The old notion that it was only really necessary as a mirror in which passing ladies and gentlemen could view their counterfeit presentments and arrange their hats, their hair or their neckties is exploded. I have recently seen show windows in which you could only see the goods in the windows instead of yourself as you looked within. But that, perhaps, is not just what Mr. Godinez writes of here. But my experience opened my eyes, and I can testify now from actual experience that there is 'something to it'—something big."

BUILDING MATERIALS AND SUPPLIES

GENERAL PRICE ADVANCE OF 10 PER CENT. AFTER SEPTEMBER FIRST EXPECTED BY THE TRADE IN THIS VICINITY

Hager Portland Cement Company Incorporated—Its Probable Effect

VARIOUS changes are looked for in the price and supply of building materials coming into the metropolitan district, before the turn of the first half of the year. The principal concern is with supply. If the reported deals for the centralization of control of various ship building establishments are fully confirmed by future events and the new $20,000,000 Hager Portland Cement Company gets under way in time to take up some of the business expected to materialize within the next few months, a conflicting condition affecting prices will result. These two factors alone will have an important bearing upon practically all other building materials.

If there is to be a revival of ship building in this country a heavier demand is going to be created for steel, lumber, iron, glass, oils, rope, tar, copper, brass and practically every commodity that enters building construction of the better sort. If the chain of manufacturing plants is established as proposed by Mr. Hager it will put an effectual brake upon any skyrocketing tendency of Portland cement owing to the otherwise almost certain shortage in cement supply before the autumn season sets in. If the price of Portland cement is kept within the 90 cent mill level the price of all concrete ingredients will remain within reach of the builder and even common brick prices will not soar beyond safe metropolitan district wholesale levels.

In other words, the demand for construction materials in the face of restricted supply, in almost every branch of the trade, save that of common brick, entering this market is such as to cause the wholesale trade considerable uneasiness. Producers recognizing the trend of affairs are not desirous of selling their products at a loss, nor at a meagre profit. They are simply holding back until they can make some money.

In the meantime building construction statistics from all parts of the country show a $10,000,000 gain over the corresponding period last year. When manufacturers of building materials compute the requirements of the late summer and autumn they give more consideration to exports and general structural requirements. The demeanor of steel, copper, chemicals used in paints and varnishes, hardwoods, special grades of lumber, spelter, cement and common brick in the last few weeks are only vanes showing which way the business air currents are blowing. It may account for the action of railroad companies in coming out for liberal supplies at this time.

Whereas in the past the requirements of building construction was the principal factor under consideration, it is at present temporarily only a secondary factor. The requirements of brick and concrete roads, the heavy exports of shaped or manufactured building materials, such as metal ceilings, reinforcement, cement, etc., to South America and the neutral countries abroad have only one interpretation to those in the supply market here. Jobbers abroad are looking for an early peace and are preparing for the reconstruction period by loading up. It is argued that if this change can take place now with the war still in progress every day the end of the war comes nearer the greater this demand will become.

The result is that the American building contractor and the man who is contemplating the construction of buildings of any sort will find an ascending scale of prices as already shown in leading lines. Inclement weather has had a restricting influence upon the movement of materials in important centers throughout the east, but the basic supply is nevertheless restricted and will continue to be so. One authority said it would be wholly conservative to arbitrarily mark up all building materials ten per cent. after September first.

Plan filings in the five boroughs this week follow. In the corresponding week last year 323 new building plans were filed with an estimated value of $2,105,925.

	Week ending June 4.		June 11.	
	No.	Value.	No.	Value.
Manhattan	8	$770,175	6	180,000
Bronx	34	1,067,100	6	48,200
Brooklyn	75	503,025	107	611,900
Queens	92	471,280	99	458,240
Richmond	29	16,920	26	26,065
Totals	248	$2,828,500	244	$1,324,405

HAGAR CEMENT COMPANY FORMED. $20,000,000 Corporation Files Paper in Augusta, Maine—Starts Soon.

DE FREES, BUCKINGHAM & EATON, of Chicago, counsel for the Hagar Portland Cement Company, filed articles of incorporation under the laws of Maine, at Augusta, this week. The papers call for an ultimate capitalization of $20,000,000, which will be entirely in common stock with no bonds. The company will be ready to begin operations within the next few months, starting with an initial annual output capacity of 14,000,000 barrels a year, divided among twelve companies, two of which will be located in this district, one in the Lehigh and one in the Hudson zone.

Edward M. Hagar, who will be the president of the company, said late yesterday afternoon that while the incorporation papers had been filed, it was too early yet to give the names of those who will be departmental heads of the new company, nor the names of the companies which will be among the twelve composing the chain. This announcement will be made later. The main offices of the company will be at 208 LaSalle street, Chicago. An office will be established in this city.

The idea, as previously outlined in the Record and Guide, is to save the consumer of Portland cement a considerable amount in freight charges and at the same time materially reduce the cost of manufacture of this commodity. Supplies will be bought in bulk and distributed among the plants supplying their respective zones. Each one of these zones will have a shipping radius of about 200 square miles except in the far West. All business originating in a given zone will be taken care of by the plant nearest the job.

The plans are said to call for the production of Portland cement of uniform grade and quality. Established plants will be selected so that there will not be required an extensive amount of new building construction, but each plant in the chain will be thoroughly modernized with the latest machinery for producing good cement as cheaply as possible.

Mr. Hagar, who has been taking care of the brunt of the organization work since he resigned from the presidency of the Universal Portland Cement Company, a subsidiary company of the United States Steel Corporation, said that it was too early to make a detailed statement of the company's plans, but probably would have something more to say at a later date.

There are now approximately 450 different uses for Portland cement in wholesale quantities and the industry has grown to be the fourth in extractial importance in the country. The latest development has been the creation of a tremendous market for cement for road construction and specifications are out now for more than 1,500 miles. It requires about 3,000 barrels of cement for a mile of good road, making a current requirement alone of 4,500,000 barrels. The export problem has not loomed up, as yet, as an important factor in the sale of cement in large quantities, but apparently there is a development tending toward tremendous gains in the consumption of this material on this side of the Atlantic.

LIME & PLASTER.

Dealers and Agents Here Restrict Shipments as Labor Strife Looms.

LIME and plaster men were not inclined to let shipments run very heavy this week in anticipation of eventualities arising out of a conference of the plasterers and their bosses. At this conference the question as to whether a maximum shall be placed upon the amount of work a journeyman plasterer may do in a work day would be approved by the bosses. The bosses had been reported as having given notice to the journeymen that if they attempted to put this proposal into effect a lock out of all plasterers in the city would follow. It was predicted that an amicable adjustment would be effected.

These were the stories that reached the floor of the Building Material Exchange and probably accounted for the slow market in that department this week.

METALS.

Spelter Stronger—Copper Firm and Steel Steadier.

PENDING developments in certain lines of structural activity and in industrial expansion, notably the further acquisition of ship yards, there was a steadier tone to the metals department of the building material market this week. Spelter failed to advance as expected and lead held fairly steady. Copper also remained stationary at 24 cents for finished sheets and brass was firm at a cent higher.

Structural steel as applied to building construction shows the same degree of retardation, but for commercial purposes and for equipment of one sort or another there is a decidedly improved tone. As far as building work is concerned the big companies are figuring a great quantity of work. Prices have remained unchanged in structural shapes and pig iron.

COMMON BRICK.

Good Demand and Sales Keep Market Steady at $6.50.

ARRIVALS and sales of common Hudson brick exactly balanced each other as the week closed. Fifty-one barges came in and fifty-one went out, leaving 41 barge loads still in the market this morning, with four en route. Prices continued at $6 and $6.50. Raritan brick was stiff at $6.50.

Conditions in the suburban districts as regards common brick are without change, except that there are fewer concessions. Newark yard prices run between $7 and $7.25. There is considerable second hand brick moving at $3.25 and $3.75 a thousand in this city.

Official transactions for Hudson River brick covering the week ending Thursday, June 10, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over, Friday A. M., June 4—41.

	Arrived.	Sold.
Friday, June 4	11	8
Saturday, June 5	7	5
Monday, June 7	19	15
Tuesday, June 8	3	6
Wednesday, June 9	5	10
Thursday, June 10	6	7
Total	51	51

Reported en route, Friday, June 11—4.

Condition of market, firm. Prices: Hudsons, $6 to $6.50; Raritans, $6.50 and —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., June 11—41.

1914.

Left over Friday, A. M., June 5—36.

	Arrived.	Sold.
Friday, June 5	6	8
Saturday, June 6	4	1
Monday, June 8	13	13
Tuesday, June 9	3	7
Wednesday, June 10	9	9
Thursday, June 11	7	10
Total	42	48

Condition of market, weak. Price: Hudson, $5.60 to $5.87½; Newark, yard, $7.25 to $7.50, firmer. Left over Friday a. m., June 12—30.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 10, 1915	729
Total No. of bargeloads sold Jan. 1 to June 10, 1915	688
Total No. bargeloads left over June 11, 1915	41
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 11, 1914	589
Total No. bargeloads sold Jan 1 to June 1, 1914	559
Total No. bargeloads left over June 12, 1914	30

CURRENT WHOLESALE PRICES.

Changes in prices are expected after July first in these items:

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland, Spot	$1.32@ ——
Over 30 days	1.37@ ——
10c. bag; returns on bags.	
Mill base	.70@ ——
Con. Rosendale Nat. to dealers	$0.90@ ——
Dealers price to job	1.10@ ——
7½c. bag; returns on bags.	
Alsen's German	No Quotation
Dyckerhoff German	No Quotation

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. slab	$3.75

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon	$4.10@$4.75
Munson, Maine, No. 1	5.50@ 7.75
Munson, Maine, No. 2	4.50@ 6.75
Munson, Maine, No. 2	10.00@12.00
No. 1 red	4.00@ 6.00
Unfading green	4.75@ ——
Genuine Bangor (stiffening)	4.00@ 6.00
Pen Argyle	3.00@ 4.20
Vermont, sea green	

STRUCTURAL STEEL (Store):

Beams & channels up to 14 in.	$1.85@$1.90
Beams & channels over 14 in.	1.85@ 1.90
Angels 3x2 up to 6x8	1.85@ 1.90
Zees and tees	1.85@ 1.90
Steel bars, half extras	1.80@ 1.85

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 19, 1915

THE INDUSTRIAL FUTURE OF THE BRONX

Remarkable Revelations From the U. S. Supreme Court Concerning the Advantages We Have Here For Iron and Steel Manufacturing

BY CYRUS C. MILLER

GREAT events are happening in the industrial world which will affect strongly the future of the Bronx. Heretofore the principal industry of the borough has been the erection of buildings—some for business, but largely for dwellings for its citizens who labor outside of the borough. A new industrial idea of enormous value to New York is progressing among capitalists, namely, the location of iron and steel industries around New York harbor. For this the Bronx is peculiarly adapted.

The building industry of the Bronx is bound to go on; but, in addition to its activity in dwelling houses, it will expand so as to include industrial buildings and plants. The population of the Bronx has grown very fast to over 700,000, because people have come there to establish homes and bring up their children.

More Industries Needed.

Its industries, however, have not grown so fast, and its residents spend time and vitality in traveling elsewhere for their daily work. An all-around development of the borough demands the establishment of industries within easy distance of its dwellings. Its natural facilities for such industries are not to be excelled in any city of the United States. Its miles of frontage on the navigable waters of the Hudson River, Harlem River, East River and Long Island Sound; its many lines of railroads, and its nearness to a large market and full labor supply give it advantages over any competitors in the matter of location of such industries.

These railroads must be connected by an industrial railroad running around the southerly and easterly shores of the Bronx on which freight brought into the borough on any railroad or steamship line may be transferred to any other line.

The Barge Canal, to be opened in the near future, and the Panama Canal, now in operation, hold out promises of future industrial development of the Bronx which are almost inconceivable.

The decision of the United States District Court for the district of New Jersey, in the case of United States of America vs. United States Steel Corporation et al., was of far-reaching importance, and especially to the Bronx. In its opinion dated June 3, 1915, the court concludes that the Steel Corporation is not an illegal combination, because the steel and iron business is not and cannot be monopolized by it. The court comments on the strong competition which the Steel Corporation has and will have to meet:

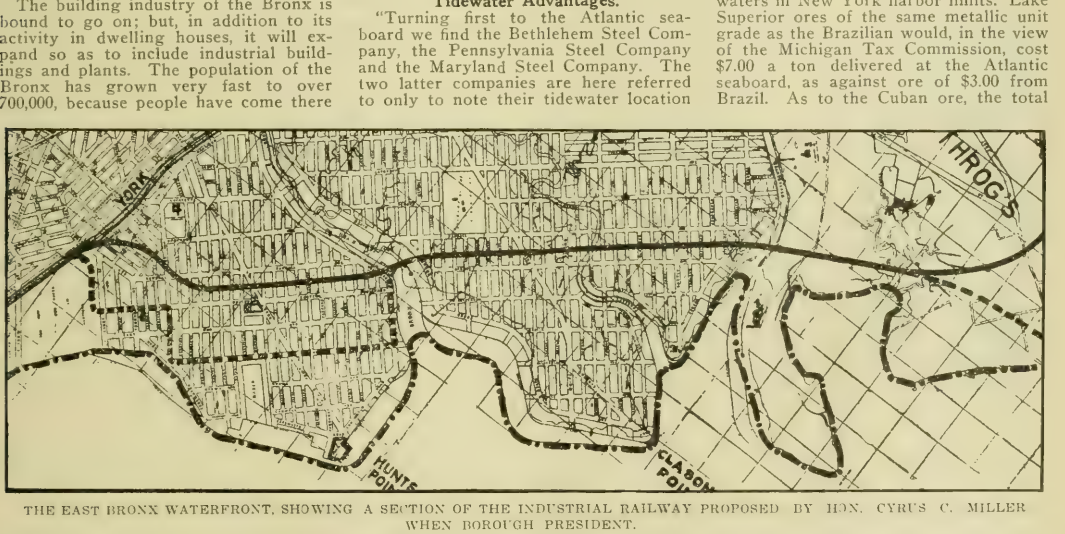
Tidewater Advantages.

"Turning first to the Atlantic seaboard we find the Bethlehem Steel Company, the Pennsylvania Steel Company and the Maryland Steel Company. The two latter companies are here referred to only to note their tidewater location as an advantage which the Steel Corporation with its inwardly located works does not possess. Their ore supplies are drawn from the great Cornwall ore beds of eastern Pennsylvania and from Cuba, where they have inexhaustible supplies of Bessemer ore which can be worked by steam shovels and are close to tidewater.

"Three matters have impressed us in reference to this seaboard competition: First, that the Eastern seaboard iron and steel competition of the Steel Corporation has an ore supply wholly independent of Lake Superior; second, that their location near the seaboard gives in many cases substantial freight advantages over the Steel Corporation; and, thirdly, that the greatest advance in ore and steel production in the past ten years has been made by the seaboard competitor of the Steel Corporation, the Bethlehem Steel Company. * * * The market reach of basic iron and steel plants is measurably restricted to its own district by freight limitations. The supplies from which steel is made and the basic articles into which it is turned are of such bulk and weight as to thus localize or restrict their markets.

"Freight changes forbid such heavy product being hauled to far-removed markets. The proofs show that the competitors of the Steel Corporation have abundant ore supplies, cheap water freights and a great accessible surrounding market. The proofs further show that with the enlargement of the Erie Canal system Lake Superior ore will be canal-freighted from Buffalo to New York at 28 cents a ton less than the same ore is rail freighted from Lake Erie ports to the Pittsburgh district.

"With the enlargement of that canal, the proofs are that blast furnaces are now planned for location on seaboard waters in New York harbor limits. Lake Superior ores of the same metallic unit grade as the Brazilian would, in the view of the Michigan Tax Commission, cost $7.00 a ton delivered at the Atlantic seaboard, as against ore of $3.00 from Brazil. As to the Cuban ore, the total cost will not in any case exceed $2.25 per ton. This means that the ore reaches Philadelphia (or New York) at a net cost of 4 cents per unit of iron. It is the cheapest ore in the world delivered at eastern Atlantic ports or in German or English ports."



THE EAST BRONX WATERFRONT, SHOWING A SECTION OF THE INDUSTRIAL RAILWAY PROPOSED BY HON. CYRUS C. MILLER WHEN BOROUGH PRESIDENT.

A Relocation of Steel Industries.

These quotations predict a relocation of the iron and steel industries of the East, with their attendant industries, such as hardware, machinery, tools, railroad supplies, stoves and the like. This is of the greatest importance to the whole city of New York, as it means participation in the world's business in iron and steel. They should come to the Bronx, where every facility is offered them.

Four elements must be considered in the economical manufacture of iron and steel. The business must go where these elements can be had most cheaply.

(a) Cost of iron ore.
(b) Cost of coke.
(c) Cost of limestone.
(d) Cost of distribution of products.

Success in producing high-grade iron cheaply depends upon the ability to procure the different kinds of ores necessary for mixtures at low prices. A com-

parison of Pittsburgh and New York facilities for obtaining raw materials cheaply shows New York to have most of the advantages. The average lake and rail freight per ton for Lake Superior ore to Pittsburgh is $2.03, while the total rate over the Barge Canal to New York will be $1.75. As there is about 50 per cent. of metallic iron in the ore, this saving will amount to about 50 cents per ton of pig iron.

Iron Ore at Low Prices.

The strength of the New York position is that it may secure a great variety of ores at low prices. The Adirondack ore mines are easy of access to New York. These ores will cost Pittsburgh $3.54 for transportation, while they can be laid down in New York for 77 cents per ton at present, and this rate may be cut in two when the Lake Champlain Canal is completed.

The Texas ores are of good quality and may be brought to New York for about $3.70 per ton, which is lower than the rate to Pittsburgh. The Cuban ores are in great quantity and cost $4.50 a ton to Pittsburgh and $1.80 to New York. Newfoundland has immense ore deposits which can be laid down in New York for $1.52 per ton, as against $4.38 to Pittsburgh. Venezuelan and Chilean ores are likewise accessible to New York at a low rate.

The advantage to New York in the Brazilian, Venezuelan and Chilean ore trade would lie in the return freight business which the vessels could enjoy. American manufacturers going to the three places named would be carried by the same vessels which brought ore to New York.

Cost of Coke.

New York is able to produce coke at a low rate because it has a plentiful coal supply and a sufficient market for the by-products. Pittsburgh has an advantage over New York in the manufacture of coke. It can make coke for $1.94 per ton of pig iron, while it would cost the New York producer $3.85. This is more than offset by the saving in transportation of Adirondack, Cuban and Newfoundland ores, and the cost of delivery of manufactured iron from Pittsburgh to the New York market.

New York has large and cheap available supplies of limestone on the Hudson River and in Maine.

New York has the largest supply of labor, both common and skilled, in the United States.

The convenience of New York to its own large market and the markets of New England give it a great advantage over Pittsburgh. Much of this distribution can be made by water.

New York has an unusual location for the manufacturer of steel because it can produce the pig iron cheaply and can buy the scrap iron for melting at a low rate.

Beyond the unusual facilities for rail and water domestic distribution, the Bronx affords fine accommodations for foreign shipping. Ore-bearing vessels from Cuba and South America need not go through the tortuous and congested channels of the East River and Hell Gate, but can come around the east end of Long Island directly to the Bronx. This slight extra distance is of no importance. On their return they can carry manufactured products.

The establishment of iron and steel industries in the Bronx will be only one factor in the tremendous industrial development which is bound to come to that fortunately situated part of Greater New York.

TRINITY'S DWELLINGS LIKE OLD NEW YORK

Comfortable Little Homes From Which the Tenants Seldom Move—Report of Miss Dinwiddie in the Year Book

THROUGH the expiration of leases more of the dwelling houses erected on land belonging to the parish have come under Trinity's control and the general standard of living conditions in the property of the parish has been fully maintained.*

Fifteen houses built and formerly belonging to other owners holding ground leases have been purchased by Trinity Corporation during the year.

Houses on Ground Lease Sites.

There are now only 97 dwelling houses on Trinity Corporation's land which do not belong to the corporation, instead of between two and three hundred, as was the case when the preliminary study of the properties was made in 1909.

The ground lease properties still remaining are of two classes, those still on old long leases and others on short leases. For some years past no renewals of ground leases have been granted for more than twelve months, and examination of the premises is made in every case before renewal of the lease of the site to ascertain whether the house is in good condition and complies with the law.

Beside one former ground lease house torn down, two houses which were owned by Trinity last year were torn down in the course of the year, the sites being taken for a new building for a working girls' home by one of the churches of this section.

General Conditions in the Houses.

In spite of some changes from year to year in the purchase of additional houses as ground leases expire and in the tearing down of a few buildings here and there to make way for new improvements, the general type of Trinity's dwelling houses and tenants remains the same.

The length of residence of the families is conspicuous. The Trinity tenants do not move once a year. To have been in a house less than a year is the exception and to have occupied the same dwelling for a number of years is the rule. Even the families in the vicinity of the street widening and subway work are preferring to stay on in spite of inconvenience from noise, dust and street obstruction.

The occupations of the heads of families vary widely, ranging all the way from day laborers to professional men in comfortable circumstances. Of the total of 359 dwelling houses now belonging to Trinity Corporation, 241 or 67 per cent. are private dwellings for one or two families in each, and 118 or 33 per cent. are occupied by three or more families each.

The largest number of families in any one house is 21, in a building erected as a model tenement. The next largest number is 13 in a house. Next come five houses built as model tenements with ten families in each. The houses owned by the corporation contain accommodations altogether for 889 families, an average of 2.5 families per house.

About one-half the houses have a place of business, usually on the ground floor. These are groceries, dressmakers' and tailors' shops, candy or candy and stationery shops, cigar or cigar and stationery shops, restaurants, barbers' shops, or distributed among a variety of other businesses.

Not only are no gambling places or immoral resorts permitted in the houses owned by Trinity, but there are also no rag shops, junk shops, stables or bakeries.

The Prevailing Type of Houses.

The low, old-fashioned buildings with a large yard in the rear, commonly used as a flower garden or flower and vegetable garden are still the prevailing type. Out of 359 houses, 3 are two stories high, 290 are two stories and attic, or three full stories; 60 are four stories and 6 (of which 5 were built as model tenements) are five stories high. There are none higher than five stories. The ordinary six-story, double-decker, dumbbell tenement of downtown New York is unknown among the Trinity houses, though such buildings are seen in large numbers in the section east of the corporation's dwelling houses.

The whole area of the Trinity properties, though built over in past years by individual ground lease owners according to their individual ideas, is remarkably free from congestion, as compared with other sections of the city below 14th street. The absence of tall buildings and of overcrowding of lots is a great advantage, and the practice of the corporation of removing rear buildings, if there are any on the backs of lots, as soon as these come under control, has been a further help in this direction.

Rentals.

The rents average about $1 a week, or between $4 and $5 a month per room. The rents for private dwellings range from $12 a month for a very small, one-family house to a hundred dollars a month for a two-family house with an office. The lowest apartment rents are $7 a month for three rooms; the highest are $26 for five rooms.

The houses are all on the West Side, and are scattered about in thirty different city blocks throughout an area about three-quarters of a mile long. Trinity Corporation thus has on an average ten or eleven dwelling houses to a block, sandwiched in among buildings belonging to other owners or of other kinds.

Systematic inspections of the properties are made on the corporation's own initiative, in order that all defects which call for attention may be discovered and remedied. But special credit is due to the tenants also for their part in the work of keeping the houses up to a good standard and making them attractive and comfortable homes.

The William Street Subway Entrances.

Through the efforts of Borough President Marks, a public hearing on the matter of subway entrances and exits has been arranged with the Public Service Commission for Wednesday, June 23, at 11 A. M., at the hearing room of the commission, Room 310, 154 Nassau street. Borough President Marks is opposed to the placing of entrances and exits on William and Nassau streets. This matter was also taken up some time ago by the Real Estate Board with the Public Service Commission, and the board's position placed before the commission.

The subway plans show proposed entrances and exits of 6 feet 6 inches on these crowded sidewalks, which are only 9 to 10 feet in width. On account of the narrow streets, contour of ground, etc., only two stations will be placed on this route, one at Wall street and one at Fulton street.

At the Fulton street station, entrances and exits will be on the easterly side of the street only. From 5,000 to 7,000 persons pass on these narrow sidewalks in a given hour, morning and night. The Real Estate Board has placed itself on record, through its committee on railroads and transportation, against the proposed plan. It believes that the necessary easements should be condemned for this purpose. In Boston, subway entrances are put on private property where similar conditions exist.

The Real Estate Board is urging that its members and property owners on and about William and Nassau streets write to the Public Service Commission and attend the public hearing on Wednesday, so that the commission may be thoroughly convinced of the public feeling against the proposed plan for obstructing the sidewalks on these streets.

*From the Year Book and Register of the parish.

BUILDING ACTIVITY IN UPPER MANHATTAN

Section Adjacent to Riverside Drive, North of 157th Street Scene of Large Amount of Apartment House Construction

APARTMENT house builders, realizing the manifold advantages of upper Riverside Drive for residential purposes, for several months have been acquiring desirable corners and large inside frontages for high class building construction. Of current interest is the contemplated structure at the northeast corner of the Drive and 161st street, described in detail in the Record and Guide of April 17, and the proposed similar buildings in the north side of 161st street, 140 feet west of Fort Washington avenue, by the same builders, the Melvin Construction Company and the Hudson View Construction Company.

Apartment house builders have been active in the section toward the east and have erected high class structures on both sides of Fort Washington avenue, from 160th to 163d street. On Broadway, multi-family houses have claimed, with one or two exceptions, both sides of the thoroughfare from 157th street to 167th street, to the one-time grounds of the New York American League Baseball Club. This property was recently taken under option by the trustees of the Presbyterian Hospital and will eventually be utilized as a site for a group of large structures similar to those, not very far away, of the Institution for the Instruction of the Deaf and Dumb.

Improving Loyal L. Smith Tract.

Opposite the contemplated structure, at the northeast corner of Riverside Drive and 161st street, the same builders are finishing two six-story apartment houses, occupying the entire block front between 161st and 160th streets, and also three similar buildings in the north side of 160th street, occupying large frontages. Similar projects are also under way in both sides of 161st street, between Fort Washington avenue and the Drive; and it will not be very long before the rocky waste of the Loyal L. Smith estate will become a high class residential district. These operations comprise practically all of the activity in that immediate neighborhood, although to the north squads of laborers are at many places blasting rock and clearing lands as if preliminary to building.

Toward the south, on Riverside Drive, is the new six-story apartment house at Nos. 838-844, recently completed by the Podwill Realty Company, from plans by Samuel Katz. Abutting this structure is a similar one, in West 161st street. Riverside Drive is so winding at this point that for some distance it is almost parallel to 161st street.

Just west, toward the shore, in what may be called the valley, are rows of brick and stone residences and here and there an old homestead, still reminders of the former character of the neighborhood. Over all tower the tall apartment houses, which are probably to be seen for miles along the Hudson. Viewed from the south, looking toward the extensive grounds of the Institution for the Instruction of the Deaf and Dumb, the picture is a most striking one.

The operations of the Melvin Construction Company may be considered unique, not only because the contemplated buildings will embody interesting architectural features, but also because of their unusual location. Their addition to the rapidly growing apartment house colony on the Heights expresses a renewal of confidence in such operations on the Upper West Side.

"Renting conditions throughout the section are excellent," said J. Day Knap, of the Knap & Wasson Company, apartment house managers, "along Fort Washington avenue, nearly all the houses are completely tenanted and in the others, the percentage of vacancies is very small. The average rental per room is between $11 and $12, the popular demand appearing to favor the four or five-room suite. These builders within very recent times have invariably erected high class structures to meet this demand.

"The renting season usually commences about June 1, most of the leases terminating on October 1, but long before that we were receiving a large number of inquiries and so are anticipating an exceptional season because, from present indications, the demand for apartments seems to exceed the supply. This situation should furnish the necessary incentive for builders and leads us to express the opinion that the section will continue to furnish building sites for high class multi-family building construction."

Opinion of a Broker.

"Two of the principal influencing factors which have been attracting builders to this district," said J. Dudley Phillips, of L. J. Phillips & Company, "are the excellence of the transit facilities and the natural advantages which the high ground affords for residential purposes. The blocks east of Broadway have all been improved and the large available unimproved frontages, west of that thoroughfare are now occupying the center of interest. The new buildings are designed and built to provide all of the most modern conveniences, besides presenting a fine exterior.

"That apartment house building has continued, unabated, throughout the so-called period of depression, is the best indication of the intrinsic value and desirability of the land in this section for such improvement."

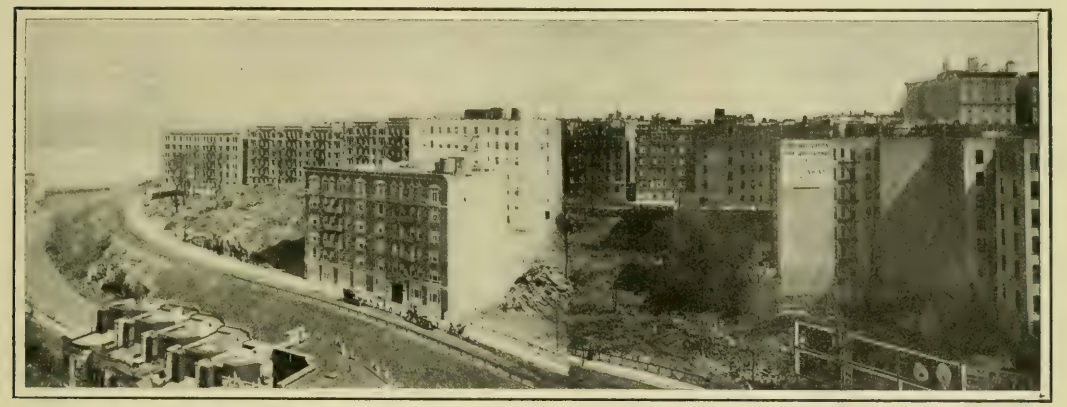
Many of the lots now feeling the benefits of this building movement have been part of the holdings of the late Loyal L. Smith, during his lifetime associated with J. P. Morgan & Company. He had purchased the tract from the trustees of Columbia College and, while he lived, showed no particular willingness to sell. After his death, however, the heirs began disposing of large desirable building plots and these have found their way into the hands of builders who have utilized them along the lines for which they seemed best fitted.

The land between Riverside Drive and the Hudson River, lying along a slope and unusually picturesque, may eventually be acquired by the City for park purposes. This project has been receiving a great deal of consideration by members of the Washington Heights Taxpayers' Association.

Northward Growth.

The entire section with its sharp contrasts of rugged woodland and level, well-kept thoroughfares, its winding country roads and asphalt pavements, its old-fashioned dwellings and tall apartment houses, furnish a link between past and present Riverside Drive which is most interesting and unique. Here is another section of New York City which is in process of transformation. The growth of the city northward is inevitable. It is claiming old landmarks and picturesque scenery in the same pitiless fashion which has characterized its growth in the past.

That the development in this particular neighborhood, assumed the form of high-class apartment house construction, is not surprising, because the section offers, to the builder, locations naturally adaptable for residential improvement. The houses, as a consequence, make the task of the renting agent less difficult and the success of the project more reasonably certain. It was feared that an over-built condition would result, but this has been proved unfounded.



CONSTRUCTIONAL ACTIVITY NEAR UPPER RIVERSIDE DRIVE.

THE REFORMATION OF THE BILLBOARD

What Started It and How It Is Being Brought About—The Story of That Christmas Poster of "The Nativity"

NO ONE realizes more thoroughly than the poster advertising fraternity the abuses for which out-door advertising has been responsible in the past. But no body of business men is more interested in correcting these abuses than the members of the National Poster Advertising Association. In New York City, following a mutual agreement between the Board of Aldermen aid the bill-posting companies, there has been a gradual reformation of the billboard. It is disappearing by degrees as contracts expire from places where it offends the public taste or impertinently obstructs a landscape view.

Neither can it longer be accused of indecency; soon it will be innocent of the charge of impertinence, and may yet be complimented on its morality. Churches are using the boards in their work. The Sunday School Poster, as it is called, is displayed in front of a prominent Harlem church. In a short time there will appear in many places in all the principal cities a Boy Scout poster.

At many places in this city during the Christmas holidays the boards carried for two years past a strange but beautiful poster. The subject was one that nobody had ever expected to see in a poster, the Nativity. It bore the legend, "Ask your Sunday school teacher to tell you the story."

That poster is symbolical of the reformation that has come over the billboard wherever it is found in this country, a reformation that has not only given the poster better manners but which is preventing natural scenic beauties from being despoiled by hideous painted advertisements.

Did you ever hear how that poster came to be there? At the late convention of the American Civic Association, held in Washington, Mr. A. M. Briggs chairman of the Educational Committee of the National Poster Advertising Association, related in an address the essential facts of a very remarkable movement that has been going on in this country, a movement of which the picture of the Nativity is a symbol.

"No one can possibly realize more thoroughly than we do the terrible abuses that outdoor advertising has been subjected to in the past," said Mr. Briggs, "and no body of men could possibly be more interested in correcting these abuses than we are. Our organization, the Poster Advertising Association, was formed twenty-three years ago. Every man in our association controls his own business, and every member is a free agent.

Early Efforts.

"At first, our rules governing service were crude in the extreme, but such as they were, they were made to be obeyed, and they were obeyed. The billposter soon learned that when the majority of his brothers made a rule governing service, that he must obey it, if he were to remain in good standing in the association, and that if he were not in good standing, the advertiser would not patronize him, for the advertiser realized that we, as an association, were trying to build up an honest, clean service, and he supported us. Every member had a voice and a vote in the meetings that made the rules, and they soon learned that the organization was too large, and its purpose too sincere, to adopt any rule that was not honest, or make any move that was not clean.

"It took seventeen years of hard work to reach that point, where every billposter cheerfully and voluntarily obeyed every rule, but we did reach that point, and that made it possible to begin our great work of reconstruction. The work that is now showing the results that you want to see—for it was at that point that our inspection system was put to work and the classification of plants was begun.

"That was the start, and the first classification was made. It was successful beyond our expectation. The force of inspectors was increased, the inspections made more rigid, until now, each inspector has a small district; he is held responsible for it. The billposter never knows when the inspector will come. He knows only that he is coming and if the town is not cleaned up that he, coming often, and coming until it is, or until a better man has taken over the franchise and made it clean.

Wooden Structures Doomed.

"Wonderful improvement has already been made. Greater improvements are being made. The doom of the old wooden tumble-down billboard has been sounded and with it you will witness the passing of sniping and all other forms of indiscriminate outdoor advertising. The law has been passed. It goes into effect January 1, 1916. In thirteen months every plant in our association will be composed of steel boards—no more wooden structures—just the perfectly built beautiful steel boards, raised three feet from the ground, framed with six-inch picture moulding, and each surrounded by a white mat—a perfectly framed picture—ready to receive the art posters they deserve and which we will insist upon. Hundreds of thousands of feet of this construction have already been built. You see some of it in nearly every town. In thirteen months you will see nothing else in our towns, and in another year, at the next convention of your great organization, I do not believe the subject of billboards will be of great interest to you—for I sincerely believe that you will then be satisfied to let us take that trouble off your hands and leave you more free to handle the great civic movements and improvements you have already started—and will start.

The Inspiration.

"There is a magazine owner, publisher and editor—a world-famous writer and speaker on political and economic subjects—who, while he is a direct business competitor of ours, is also our friend—we think he is our best friend. Several years ago he happened into one of our national conventions. He said he had dropped into our meeting to kill time. He became interested in the work we were doing and in the way we were doing it. It was he who gave us the idea for our uplift work.

"He was asked to address our convention, and in a most eloquent and convincing address he appealed to us as the body that controlled the medium through which the churches and the uplift societies could, through convincing and interesting pictures, appeal to the people they were trying to reach. He spoke at length of the many uplift and educational movements that were in need of such assistance. He mentioned the Church Attendance Movement, the Sunday School Attendance Movement, the Boy Scouts Movement and the possibilities of the effect upon the discouraged boys of the streets, of inspirational posters, and then he pointed out to us that there had been placed in our hands a medium for the doing of great good. He pointed out that at certain times in the year our boards were not filled, that our rules required each billposter to keep his boards properly posted with fresh, clean posters. Now, why not allow this space to be used by the uplift societies, without cost? It would really be no effort, and practically no expense to us.

"Well, it did not require any further effort. There were over five hundred of our members present—five hundred men from five hundred different towns—nearly all of them men of families with the welfare of their children and their communities at heart, and to a man they realized that Mr. Chapple had spoken the truth. It was a duty that they owed to humanity. A meeting was held that same day. It was decided to try the idea out, and that the first movement we would support would be the Sunday School Attendance Movement. But why ask the Sunday Schools to buy the posters—why not buy them ourselves? If it's worth doing, why then let's do it ourselves—and we did.

A Wonderful Poster.

"Our committee was appointed to work out the details. The meeting adjourned and we went to work. Every man on that committee worked faithfully. The principal art galleries, art stores, libraries in the country were searched for a suitable subject and we failed to find one that would lend itself to reproduction in the size of 9½x24 feet, but we decided on a picture of the Nativity, to be used at Christmas. So we engaged a painter of great reputation to paint the picture. He painted it, and now he calls it his masterpiece, and we reproduced it, in seventeen colors. You all know the beautiful picture. It was posted throughout the country, bringing so vividly to the minds of those who knew, the most beautiful and wonderful story in all history, and creating a desire in those who did not know, to hear the story.

"The results of our poor efforts to do good had been more than gratifying. We decided to go farther, and the Easter Poster, in all its gorgeous, beautiful colorings, was produced. We took for our theme Christ's message: 'Suffer the little children to come unto Me, and forbid them not, for of such is the Kingdom of Heaven.' You all know the picture. You don't know the results, but we do. Again hundreds of letters came, telling us that our posters had sent thousands of children into the church, into the good Christian atmosphere, and under the good clean influence which are theirs by right of birth—as Americans.

"And then came the Grant poster with its message to the boy of the streets—picturing what one of the greatest men in history had accomplished—showing the boy what the great Grant had made of his life that started at the plow—with no advantages. Then pictured him at his zenith of his career as the commanding general of the Army of the United States, and then his reward—the highest gift of the people—the presidency. 'What one poor boy did—what are you doing with your better opportunities?' And then came the Boy Scouts Poster.

"As an association, and as individuals, we know from the comment we have heard, and the letters we have received, that our educational and inspirational posters have done great work for good, and we are repaid a thousandfold for our small effort. Our conscience is clear as to the motives that prompted this movement, and our conscience will remain clear as the movement is continued, and continued it will be—as long as we shall live—and we believe as long as our sons and our son's sons shall live."

TAKING PRIVATE PROPERTY FOR PUBLIC USE

The Principle of Excess Condemnation Can Now Be Used—Advance Payments to Owners—Awards to Be Made By the Supreme Court Only

By LAWSON PURDY
President Department of Taxes and Assessments

IN 1913 an amendment to the Constitution of the State of New York was ratified by the people, providing for an alternative method of making awards for land taken for public use.

Prior to that time the only method in use in this city was that of the appointment by a justice of the Supreme Court of three commissioners, who acted together and determined the value of land taken for public use.

The amendment added a new method, namely, that the award might be made by a justice of the Supreme Court without submission to a referee and without a jury. In the same amendment to the Constitution it was provided that when streets, parks, etc., are laid out or widened additional land might be acquired sufficient in area to form suitable building sites.

To carry out the provisions of the Constitution six bills were prepared on behalf of the city and enacted by the Legislature of 1915. Four of the chapters relate to the method of acquiring real property, one relates to the acquisition of excess land and one enlarges the powers of the Board of Assessors and modifies the regulations concerning the award of damages caused by the regulating and grading of streets.

Chapter 606 relates to the method of acquiring property for streets, parks and other public purposes. All the existing provisions of the Charter that covered procedure are repealed and are then substantially re-enacted in clearer form, with the provision that prior to January 1, 1917, the Board of Estimate shall determine whether compensation for land taken shall be ascertained by the court without a jury or by commissioners, and that after that date awards shall be made by the court only.

Old Law Repealed.

This chapter repeals the present sections of the Charter relating to cessions or conveyances without compensation of property for street purposes. A new section has been inserted, which provides that owners may cede to the city upon such terms and conditions as the Board of Estimate may from time to time prescribe. Flexibility is thus imparted to a statute which formerly failed to meet the many varying conditions encountered.

Hardship has often been caused owners whose property was taken for public use because they had to wait a long time for their awards. Section 981 provides for advance payments not exceeding 60 per cent. of the value placed on the property by the city's expert.

The city may make partial payments and thus save interest. As a further accommodation to the owners of land taken, there are provisions for the recording in the office of the Comptroller of assignments or pledges of awards; an award may thus be made an available asset. The old provisions for damages in case of intended change of grade are relegated to Section 951 of the Charter, which confers jurisdiction upon the Board of Assessors to award damages when the grade is physically changed.

Chapter 596 amends those sections of the Charter under which heretofore property has been acquired for bridge approaches, school sites, police and fire station and property of that general nature, which is not paid for by assessment. The charter repeals the old section and reenacts the substance except in so far as the old matter is unnecessary or inconsistent with the new plan or condemnation. Other new provisions



HON. LAWSON PURDY.

are similar to those contained in Chapter 606.

Chapter 597 amends Section 822 of the charter, relative to the acquisition of wharf property. It changes the mode of making awards as previously described and gives the Board of Estimate the same option until January 1, 1917.

Chapter 604 amends the rapid transit act, so that land taken for rapid transit in the city of New York shall be condemned in the manner provided in Chapter 606. Awards will be made by the supreme court without a jury in all cases. The act will take effect September 1, 1915.

Chapter 593 adds two new sections to the Charter, 970a and 970b, which confer upon the Board of Estimate and Apportionment the power to authorize the acquisition of additional real property in connection with any improvement and directs that the same be acquired with the real property required for the improvement. In the preparation of this chapter the language of the constitutional amendment relating to excess condemnation was carefully followed.

Purpose of the Power.

The purpose of the power is generally known. It is to leave land after the opening or widening of a street in plots of suitable size and shape for development.

Chapter 537 amends Section 951 of the Charter, in relation to award of damages to buildings by reason of regulation and grading of streets. Hereafter an abutting owner who has improved his property in conformity with the grade established by lawful authority and such grade is changed after such buildings or improvements have been erected, shall be entitled to damages for such a change of grade; also an owner of property who has improved his property prior to the original establishment of a grade by lawful authority shall be entitled to the damages caused by the grading of the street in accordance with such established grade. Damages are to be ascertained and assessed in connection with and as part of the expense of grading or otherwise improving the street.

The section is further amended to provide that the assessors may view the property and exercise their own judgment in respect of the damages caused by the change of grade based upon their inspection as well as by the evidence introduced before them.

NEW INHERITANCE TAX LAW

The State Comptroller's Opinion Relative to the Collection of the Tax By the New Method

THE law recently enacted by the Legislature establishing a new Tax Commission provides for a separation of the assessment and collection of the corporation tax. This stipulation is one of the principal features of that amendment to the Tax Law, and is regarded as a distinct advance in the method of collecting State taxes, for it removes from the power of the official who collects and holds the corporation tax the privilege of stating the amount of tax due.

In the light of this amendment it is advisable that property owners should be cognizant of the recent opinion submitted by the State Comptroller to the Advisory Council of Real Estate Interests, relative to the determination and collection of the inheritance tax.

Under the laws of 1899 a statute was enacted which provided that when property was transferred in trust or the interest of anyone inheriting property was dependent upon the fulfillment of a certain condition or contingency, that a tax should be imposed upon the transfer at the highest rate possible under the law. Since that date, all contingent remainders have been taxed at the highest rate which would be possible, on the happening of the event provided for, and the tax was thus paid into the State treasury. In 1910 the tax law was amended by providing that there should be a graded rate of inheritance tax and also making the tax and rates apply to each individual transfer instead of to the whole estate of the decedent.

In the case of immediate relatives, there was an exemption of $5,000. Above this amount there were graduated rates for direct descendents, as follows: 1 per cent. up to $50,000; 2 per cent. up to $250,000; 3 per cent. up to $1,000,000; 4 per cent. over $1,000,000. In case of bequests or devise to collaterals the rates extended as high as 8 per cent. Under a recently decided case in the Court of Appeals the question arose as to whether it was possible to determine the amount of each individual transfer to an heir at the time of the death of the decedent or when the devisee actually came into the possession and enjoyment of his estate.

The Court of Appeals held that both the law of 1899 and the amendment of 1910 were operative, and that therefore the value of any property that would go to an heir upon the happening of a certain event could be determined at the time of the death of the decedent, at the highest possible rate. Naturally, there were certain instances where persons would inherit property for their lifetime and upon their death the property would go to another. It would therefore be inequitable that those particular persons should be required to pay the highest tax possible, when their successors would be liable for the same.

Under the laws of 1911 a further

(Continued on Page 1047.)

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Iron ore cannot be monopolized, any more than clay or cement rock or any of the great mineral resources necessary to mankind. Nature cannot be bridled.

The uplifters are deeply intrenched in the law of the State, but gradually and surely the artillery of the property interests is shelling them out.

The Department of Health is extending its activities by investigating the conditions under which office people work in lower Manhattan. This ought to result in more uplift laws and the installation of another municipal bureau, if worked right.

In the Bronx they have a new office building which the local government rents from a private owner at a net annual cost (after the landlord has paid his tax bills) of only 62 cents per square foot. An addition for new court rooms is now being built. Economy and efficiency are going hand in hand.

Senator Bennett cannot understand why a builder, when he has once completed his building in accordance with the laws and ordinances, should be subjected to the passing whims of the State lawmakers. The reason is, Senator, that the Praetorian guards profit from frequent changes in the laws, just as the dressmakers profit from changes in the fashions.

If New York City is to have a new Charter from the Legislature, why should not the real estate interests prepare a tentative draft? Why leave it altogether to those who may wish to perpetuate themselves in office? The new forms of government which more than three hundred American cities have adopted were planned by unofficial citizens' committees.

Prodding the Procrastinators.

Property rights seem to be winning more consideration. Several times lately the courts have interposed with decisions which have relieved property owners from oppressive conditions. The Court of Appeals of this State handed down a decision this week that is a distinct victory for property owners on Riverside Drive who have suffered from nuisances chargeable to the improper operation of the railroad tracks which run along the shore. The railroad company must not use the sidings it has laid there for the storage of livestock any more, nor for the classification of freight cars, both of which offenses entail disagreeable noises in the night time; and the use of soft coal, which fills the air with heavy black smoke, laden with soot and fine ashes, must also be discontinued. These annoyances were plainly contrary to the cardinal laws, and yet it has taken years to abate them, and but for the fighting abilities of William Randolph Hearst, who carried the case through the courts, the afflicted residents might have continued their expostulation in vain.

While the decision can be hailed as an important local victory for property rights, the accompanying opinion from the court carries a message of greater significance and wider application. It appeared from the papers in the case that the railroad company has been willing to co-operate with the city government for the betterment of the situation, but has been prevented from improving its terminal facilities and approaches (and so removing the claimed necessity for using the tracks in Riverside Park for classification and storage purposes) by the failure of the Board of Estimate to either approve or disapprove of plans which the Legislature years ago directed the railroad company to prepare and submit.

The court therefore admonishes the city government to be diligent and induce the submission of plans which will be more satisfactory; and a stay of six months is issued against the injunctions of the judgment, outside of those relating to smoke, to enable both the railroad company and the city authorities to take "prompt action" looking to general improvements below 96th street, with the right to the company to apply at the end of that term for an extension of the stay, which the court intimates will then be granted if it be found that the company is proceeding with reasonable rapidity to improve the situation.

The plans to which reference is made by the court are those which carry a complete reorganization and transformation of the West Side railroad system of Manhattan Island. The railroad company was ordered years ago to take its tracks off the surface of the streets; now it is ordered to stop using the tracks through Riverside Park for terminal purposes, and it has six months in which to show satisfactory plans for new terminals and approaches. The crisis is one from which, if the city's interest could be represented and managed efficiently, there would come railroad terminal and port facilities of so complete and convenient a nature that they would give the city's real estate and shipping interests the most wonderful forward push they ever have had.

This would come about, moreover, at the expense of the railroad interests, not of the taxpayers. The cost of taking the tracks off the streets, covering them over through Riverside Park, depressing them below 60th street, and building a marginal road with terminal warehouses and classification yards in connection, would not be a city charge. Certain collateral improvements to the abutting wharfage facilities would, however, have to be made by the Department of Docks and Ferries, but this cost would be taken care of with dock bonds, the interest on which would be met from the augmented revenues of the department.

Ten years have elapsed since the railroad company was ordered to make these improvements; and, owing to the slight acquaintance of the city officers with the problem, the railroad company has so far been successful in fighting them off. As the company is owner in fee of only a small part of its right-of-way, and is subject to the city's dictation, it is incomprehensible to business men who do not understand the mazes of the law and the procrastinating abilities of city managers not responsive to the popular will why these great West Side improvements, which hold so much potential benefit for the city at large, have not been more rapidly advanced.

First of the New Subways.

Two new divisions of the great dual system of urban rapid transit will be opened to traffic next Tuesday noon, the Steinway tunnel route to Queens and the Fourth avenue subway line to Bay Ridge and Coney Island. They will be the first fruits of the city's investment of $171,000,000 in a system which will cost altogether $337,000,000. The other partners and contributors to the cost are the Interborough Rapid Transit Company, $105,000,000, and the New York Municipal Railway Corporation, $61,000,000. The total investment for the new lines exceeds the total of the capital stock and bonds of some of the trunk railroad systems. Every dollar will go into construction and equipment and none for watered stock. Our existing local rapid transit lines are carrying eight hundred million passengers per annum. The Dual System will be able to transport three billion in the same time.

Of the two new links in the system about to be opened to traffic the greater public benefit will come from the Fourth avenue subway and the Sea Beach line jointly. Real estate interests expect a quick response from builders and investors to the opportunities which the new lines of transit offer. We have found here in New York that while the city's outward growth depends on transportation, it will not grow far beyond the limits of a five-cent fare, and it will not grow fast where the transit is not rapid. The new route to the sea will give a faster and better service than any now existing for the minimum fare. The Fourth avenue section has had a moderate general development, but the country through which the Sea Beach division runs has been as yet only partly cultivated as a real estate field.

The operation of the Steinway tunnel under the East River will be under disadvantages until the line shall have physical connection with other parts of the system. In the meantime it will serve better than a ferry service to Long Island City and will provide a quick trip as far as it goes.

The general expectation is that the opening of these new roads will signalize the beginning of a new real estate movement, which will gradually extend over the city as other divisions of the system are opened to traffic in the course of the next few years. In the past, the opening of every new rapid transit line has been attended with great activity in the real estate market and building trades, and there is no reason to expect any less agreeable results in due time from the utilization of the latest transportation facilities.

The Outlook for the Realty Market.

Technically the real estate market is strong and there are many evidences that it "wants to go up." Everything being even, this is a natural condition, following a protracted period of inactivity extending over a period of years. The influencing factor which brought about the change of feeling is described as improved business conditions. This improvement has been most noticeable in the wholesale houses and industrial plants, but it is only a question of time before the retailers also feel the benefits. This of course means more ability to pay rent and maintain a larger force of employees.

In several brokerage houses the force is being augmented in order to handle the increased business. As brokers must anticipate the market, many concerns are now making a thorough can-

vass of properties which may figure in deals. It is yearly becoming harder to assemble plots for apartment house construction. Several years ago many investors purchased individual parcels and plots with the avowed intention of reselling them to speculators or builders. The carrying charges on these properties have been mounting up, and yearly it requires an increased selling price before the owner can come out with a profit.

Owing to the attitude taken by the loaning companies some months ago, builders were virtually forced out of the market. These institutions were in most cases justified in curtailing commitments, for few could foresee how much money would be necessary to meet the enormous outlays necessitated by the European war. Then again, in certain sections, there was an overproduction of buildings and the danger signals were clearly visible. Prudence and conservatism demanded that a halt be called. The change has now arrived.

Builders and architects suffered, and in many of the large offices drafting and other forces were cut down to a minimum. In order to maintain their organization, and to obtain some revenue, some architects went farther afield and took commissions for drawing plans outside the section where they were accustomed to operate. Competitive bidding was keen, and contractors worked on as small a margin of profit as possible.

According to figures recently printed in the Record and Guide, national building is on the increase, last month showing an increase of almost $10,000,000 in several of the large cities, over the corresponding month in 1914. Manhattan and the Bronx indicated an increase of about $6,000,000, Cleveland, $3,000,000, and Chicago, $1,000,000.

These increases will surely have a beneficial effect on the country at large, and should stimulate the building industry. Should this country engage in war, there might be a momentary hesitation, but the impetus already gained is sure to carry the movement forward.

Millions and millions of dollars are flowing into this country as the result of the European situation. Industrial plants which have been idle are working to capacity, filling orders. In many instances the machinery has been changed in order to satisfy, in part, the foreign demand. This means employment for thousands of artisans, profit for the owners and stable conditions.

There is always a last word, and that is real estate. Investors, as a class, are engaged in other lines of trade, and only invest in real estate their unnecessary surplus. As this has been an unknown quantity for many months, every dollar has been going back into their own business. Light is ahead, however, and the influence of a tremendous buying power is bound soon to be felt. There is a lot of satisfaction in being one's own board of directors and every real estate investor occupies this position.

Encumbrance Yard Objected To.

Editor of the RECORD AND GUIDE:

Residents and owners of the Fourth and Seventh Wards, which take in a good part of the sections of Monroe, Madison and Henry streets and East Broadway, from Catherine, Market, Pike and Rutgers streets, are considerably worked up over the proposed encumbrance yard being placed under the Manhattan Bridge. This place is badly needed for a playground for the number of children that are in the neighborhood; and, further, adjoining properties would be greatly depreciated and damaged if this encumbrance yard should be permitted to be placed on the block between Monroe and Madison streets under the Manhattan Bridge.

The present encumbrance yard is located in Rivington street, between Mangin and Tompkins streets, and the five surrounding blocks of the present yard have about 70 tenement houses and perhaps very few children when compared with the five surrounding blocks of the new or proposed encumbrance yard. The number of the tenements of the five surrounding blocks show 230 tenement houses and two large public schools, and will be strongly objected to by many of the Jewish congregations in the neighborhood, among which are Zuchrin Benjamin, S. Tannenbaum, president; Beth Hacneses Aushei Stutzk, Morris Asofsky, president; Congregation Sons of Israel, A. M. Oppenheim, president; Chera Beth Aaron, Samuel Katzerinsky, president; Rabbi Jacob Joseph School; Chebrah Orach Radeskowitzk; Talmudicial Academy; Congregation Arnsel Israel Swolker, A. Nubinstky, president; Congregation Progressive Brothers of Neshwis, S. Friedberg, president.

The petition was also signed and a protest entered by the Rev. Father Mc Entyre, of St. Theresa's Church, of Henry and Rutgers streets; also the Rev. James B. Curry, pastor of St. James' Catholic Church, of James and Oliver streets. The Church of the Sea and Land, the Rev. J. E. Steen, also signed a petition against the using of the space for an encumbrance yard; as well as Dr. J. E. Roberts, of the Jacob Riis Settlement, of Henry street.

NICHOLAS F. WALSH.
37 City Hall Place.

Protect Riverside Park.

Editor of the RECORD AND GUIDE:

The decision of the Court of Appeals in Mr. Hearst's suit against the New York Central is of great importance as showing what may be accomplished by the residents and property owners in resisting the obnoxious, unsightly and illegal uses which the municipal authorities seem to be willing to have established in and along Riverside Park. The unsightly coal pockets, the garbage and ash dumps and the great amount of litter upon the Riverside Park waterfront as well as the obnoxious railroad operations, owe their existence to the acquiesence and consent of the municipal authorities.

It is not generally understood that in 1894 the West End Association procured the passage of a law under which Riverside Park was extended so as to include all of the land and land under water for about 1,000 feet west of the railroad tracks and running all the way from 72nd street to 129th street. The dock reservations, 1,100 feet at 79th street, and 825 feet at 96th street, were excepted and restricted so that they cannot legally be used in any way that injuriously affects the public use and enjoyment of Riverside Park or property fronting thereon.

Notwithstanding these restrictions, the property owners and residents have for several years been subjected to the most obnoxious and unsightly activities along the Park, and at the restricted dock reservations. The significance of the Court of Appeals' opinion is that when taxpayers assert themselves, offensive and illegal encroachments will not be tolerated. Nearly five years ago the Park and Dock Commissioners presented a plan for the filling in of Riverside Park, and placing therein a large number of railroad tracks.

In 1913, Mr. Mitchel, now Mayor, presented a plan providing for twenty-six railroad tracks through Riverside Park north of 72d street and extending the railroad yards far to the north. The present Dock Commissioner has put forward a plan for twenty-one tracks. The rock fill along the Riverside Park waterfront deposited during the last four years, was designed to provide a foundation for railroad tracks. Unless the taxpayers are vigilant the municipal authorities and the railroad will yet take from the public the waterfront park added by the action of the West End Association in 1894. The delay for which the Terminal Committee of the Board of Estimate and Apportionment has been so much criticised in all the courts, is accompanied by the completion of the filling operations. Only last week the Board of Estimate and Apportionment made an appropriation under which dredging operations are to be carried on in Riverside Park north of the Yacht Club at 86th street, so that it can be filled in with rock.

When the Park was extended in 1894 the plan was perfectly understood:

"Mr. Loomis, representing the New York Central Railroad, said that as far as he could see the only objection to the plan was that it would prevent any extension of the railway tracks. To this ex-Corporation Counsel Henry R. Beekman replied that this was the chief object of the plan." — (Evening Post, January 12, 1894).

Encouraged by the Court of Appeals decision the taxpayers and citizens should now exert themselves to have the park landscaped where filled in outside of the railroad tracks, and the tracks themselves covered. They should also require the opening of the streets through and over the 60th street yards for the disposition of the garbage, refuse and ashes now forced through Riverside Park at 79th and 96th streets.

CHARLES L. CRAIG,
(Chairman Law Com., West End Asso.)
66 Broadway.

Proportional Representation.

Editor of the RECORD AND GUIDE:

Proportional representation is a plan for electing members of legislative and administrative bodies, such as State legislatures or city councils. It is not available for the election of single officers, such as a Governor or Mayor.

Our present plan of election from single member districts is unfair as between parties. A party that has small pluralities in many districts may often elect more than its just share of representatives, while a party that is massed in a few districts, where it piles up useless majorities may get less than its share. A minority of the voters sometimes elect a majority of the representatives. This unfairness is often intentionally aggravated by gerrymandering the districts. Small parties usually get nothing. Thus large bodies of voters are practically disfranchised; they are nominally represented by men to whose principles they are opposed; they are misrepresented, not truly represented.

An even more serious objection to the present plan is that it unduly restricts the individual voter's freedom of choice, and subjects him to a domination of the party organizations, the politicians and the bosses that is so far-reaching that it is hardly an unwarranted use of language to call it a tyranny. When you go to the polls to vote for a member of the Legislature you are practically restricted to a choice between two candidates picked out for you by the party organizations, or in places where machine politics have reached their full fruition by the boss.

If you are a good party man, there is only one candidate for whom you will think of voting. Unless the district is a close one, there is no use of any one but a member of the dominant party voting at all. All the other voters simply throw away their votes. This discourages citizens from taking an interest in politics. It may be that both of the candidates are men whom you consider wholly unfit for the place, and you find yourself between the devil and the deep sea; or your party candidate may be sure of election without your vote or have no chance of election at all.

At the same time there is perhaps in an adjoining district, or even in your own district, a man who would grace and dignify the office, for whom you would gladly vote; but you cannot. It is true, the law allows independent nominations, but the difficulty and expense of making them is very great, and usually an independent candidate has no chance.

All those evils are obviated by the plan of proportional representation. A just apportionment of the representation among all parties and groups of voters is effected; the voter is given a wide freedom of choice, and it is made possible and safe for him to vote for the man whom he really prefers; every vote, or nearly every one, counts in the election of a representative, so that no voter is disfranchised, sees his vote thrown away or is misrepresented by a man to whom he is opposed.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

REAL ESTATE BOARD.

Changes in the Constitution.—New Class of Members.

A special meeting of the active members of the Real Estate Board of New York was held on Tuesday, June 15. It is unusual for the active membership to be called together except at annual meetings, which occur in October. The attendance was large and a luncheon was served after the meeting. The purpose of the special call was to consider a number of important amendments to the Constitution.

All the proposed amendments were carried except in one instance, that providing for the re-election of one of the officers on the expiration of his three-year term and not after one year, as now provided. In this case the amendment was broadened so as to entirely eliminate the existing prohibition that governors may not be re-elected except after the lapse of one year. At present three of the nine governors are elected annually for a three-year term and are ineligible for re-election. The amendment removes this limitation.

Compulsory Arbitration.

Another important amendment provides for compulsory arbitration between all classes of membership. Before the adoption of this amendment one party to a controversy might ask for arbitration and the other might decline to arbitrate. It was necessary for both parties to agree in writing to arbitrate and to abide by the decision of the Arbitration Committee. Under the amendment any party aggrieved may request arbitration and the other party to the controversy must arbitrate, failure to arbitrate subjecting a member to expulsion.

A very important feature to this amendment includes associate members on the arbitration committee. Hitherto only active members were on this committee. An objection to this was that builders, operators and other elements in the real estate business were obliged to submit their claims to a jury of brokers. The effect of this amendment will be to lift the whole arbitration system to a higher plane and to give it a much broader scope.

Vested Rights.

An amendment was also adopted designed to preserve the rights in membership. This amendment provides that active membership in the Real Estate Board "is vested in a member or his estate, but in the latter case without voting privileges, and may be transferred or sold by said member or his estate" subject to the provisions of the Constitution. In case of a transfer or sale of membership the new member is not to be required to pay an initiation fee, but shall pay a transfer fee of $50. Membership not sold may be bought in by the board.

An amendment was also adopted providing for a new class of members to be known as "registered members." Under the present system and with so large a membership as the board now has, it is difficult to control the use of the board rooms by commission salesmen and various employees of the 200 active members. "Registered members" are to include any salesman employed in the office of an active member of the board, and in good standing in such office, and only such employees as are "registered members" shall have the use of the board rooms. Cards of identification are to be issued. A "registered member" severing his connection with a firm is to turn in his membership card, such card, however, to be re-issued to him subject to procedure provided for in the amendment. For such "registered members" there is to be no initiation fee but an annual fee of $5.

The constitution was also amended so as to make eligible for non-resident membership any male person not a citizen of the United States, subject, of course, to the other membership requirements laid down by the board.

It was also proposed to provide a death benefit for the estates of deceased members by assessing each active member on satisfactory proofs of the death of a member. By mutual consent, however, this amendment was postponed for further consideration to be taken up at the next annual meeting.

West Bronx Lots Sold.

Bryan L. Kennelly, for the Upland Realty Company, sold on Wednesday in the Vesey Street Exchange Salesroom, 146 lots in the West Bronx for $199,665, or an average of about $1,367 a lot. The owners were so well satisfied that they discontinued the sale, the amount realized being enough to cover the encumbrances including a mortgage, the calling of which had brought about the sale. As a result the owners retained twenty-five free and clear lots, a most unusual occurrence, when it is considered that within recent times prices obtained at auction sales have invariably been below existing liens.

"The result has been satisfactory to the sellers, to the buying public who did not let general conditions interfere with their buying, and also to the auctioneer," declared Mr. Kennelly. "The disposition of so large a number of unimproved lots may furnish a new impetus to Bronx trading. When it is noted that a number of the lots are covered with rock, the prices are not as low as the figures may indicate."

The announcement that 172 lots in the immediate neighborhood of Washington Bridge Plaza would be sold at public auction served to attract more than 400 interested men and women to the salesroom. The lots were located in West 172nd street, Featherbed lane, Jesup place, Shakespere avenue, Macombs road, and Jesup avenue, in a section which has been developing within recent times on account of rapidly progressing subway construction, on the Jerome avenue extension of the Broadway-Lexington avenue route.

The sale began at 12.25 o'clock when lots Nos. 6 and 7 on Shakespeare avenue, were sold to A. Finck for $1,300. Thomas C. O'Connor acquired the next four lots at $1,275 each. Macombs road lots, near Featherbed lane, brought from $2,400 to $2,725, while those to the south, that were of smaller depth, brought from $500 to $900. In the east side of Jesup place, prices ranged from $1,050 to $1,325; in the west side of this street, from $845 to $1,300. On Shakespeare avenue, lots brought from $875 to $1,525. The largest single item in the sale involved the southwest corner of Jesup avenue and Featherbed lane, consisting of five lots and a frame dwelling, sold to Elizabeth Griggs for $13,500.

The largest individual purchasers were Harris and Maurice Mandelbaum, the operators, although the great majority of buyers were builders or small investors, many of whom figured for the first time in such a transaction. Complete details of this sale will be found elsewhere in the Record and Guide.

Borough Park Lots Bring $135,565.

A total of $128,865 for 212 lots and gores and $6,700 for two dwellings, a grand total of $135,565, was realized by the Jere Johnson, Jr., Company last Tuesday evening at the Brooklyn Academy of Music, when all that remained unsold of the original Borough Park tract was offered at public sale. The heavy rainstorm did not keep away enthusiastic bidders, and about 700 people, mostly residents and real estate owners of Borough Park, attended and participated actively in the bidding, until two o'clock in the morning. When adjournment was finally taken at that hour, 35 lots remained unsold, and these will be offered next Tuesday at noon in the Brooklyn Real Estate Exchange at 189 Montague street.

In most cases the prices obtained averaged less than the assessed valuation of the city, although in a few instances desirable frontages brought slightly above this valuation.

"Considering the present market and general unsettled business conditions, we are well satisfied with the result," said Frederick B. Snow, of the Jere Johnson, Jr., Company, who conducted the sale. "The lots were undoubtedly sold at bargain prices, and the fact that they were disposed of indicates that buyers can always be found for real estate in New York City if prices are not too high. That the people of Borough Park believe in its future was very well illustrated by the fact that practically all of the buyers came from that section."

The sale started at about 8:30 o'clock and the first property offered was three lots in the west side of 43d street, measuring 73x100.2, adjoining Public School No. 131. It was purchased by Paul W. Connelly for $3,525. The triangular plot containing about 5,670 square feet at the 43d street and New Utrecht avenue elevated station, now in course of construction, brought $6,225. The two-story, single-family dwellings at 1181 and 1189 44th street were sold, respectively, to Pincus Shapiro for $3,450 and to Maurice Hartman for $3,350. An old farm house and ten lots along the line of the old New Utrecht road and 17th avenue, between 47th and 48th streets, were sold to I. Klapper for $3,000.

Complete details regarding the sale will be found elsewhere in the Record and Guide. The information comprises the location and description of every plot sold, the name of the purchaser and the price.

$100,785 for Balz Estate.

Heirs of the estate of Frederick Balz, the one-time operator, realized $100,785 for forty-seven parcels of Brooklyn property at auction on Thursday in the Brooklyn Real Estate Exchange. The sale was conducted by William P. Rae. The properties were scattered all over the borough and were of a diversified kind. A crowd of about 400 attended and participated in active bidding.

Among the buyers were Charles L. Gilbert, Arthur A. Quinn, E. L. Somerville, Herman Agar, Charles Frey, C. J. Curtin, J. Lazarowitz. The out-of-town holdings of the estate will be sold by Mr. Rae at the Brooklyn Real Estate Exchange, on July 16, at 12 o'clock noon.

THE INHERITANCE TAX.

(Continued from Page 1043.)

amendment was made to the inheritance tax law for the purpose of enabling those persons enjoying possession for their own lifetime of certain property to receive an income on the difference in tax between what they would be required to pay and their successors. However, even under these circumstances there always has been some difficulty as to what official should determine the amount of inheritance tax. The recent opinion submitted by the State Comptroller to the Advisory Council specifically states that the Surrogate is the taxing officer. That section of the opinion of the State Comptroller which treats of this matter is as follows:

"The Inheritance Tax Law of this State has always made the Surrogate the taxing officer. And when the amendments to Section 230, 240 and 241 of the Tax Law by Chapter 800 of the Laws of 1911 are read in connection with the other sections of this law, it is apparent, and this department contends that in taxing all contingent remainders where the decedent died subsequent to July 28, 1911, it is the duty of the appraiser to first determine the value of the contingent remainders and the tax at the highest possible rate, and immediately thereafter determine the value of the remainders and the tax to which they would be liable if the remainders had vested in possession and enjoyment on the date of appraisal.

"The taxing order should contain similar provisions, and then the Comptroller and the representatives of the estate can easily determine the difference to be held by the Comptroller and the income therefrom paid to the executors or trustees. Otherwise the Surrogate would determine the tax on the remainders at the highest rate and the Comptroller would have to determine the tax which would be due had the remainders vested on the day of appraisal, which would be an anomaly no one would contend was contemplated by the Legislature, because this statute has always made the Surrogate the taxing officer of all estates transferred in trust or otherwise.

"I am therefore of the opinion that the statute in its present form requires and fully justifies the appraiser in determining the value of all contingent remainders at the highest rate and also their value if they had vested on the date of appraisal; and Section 231 of the Tax Law (first paragraph) provides:

"'From such report of appraisal * * * the Surrogate shall forthwith, **as of course,** determine the cash value of **all estates** and the amount of tax to which the same are liable * * *.'"

THE CIVIC CENTRE PROJECT.

Real Estate Board Asks for an Investigation—A Less Extravagant Scale Advised.

The Real Estate Board of New York, which a year ago insisted that proper borings be made to determine the character of the land to be used and which is now alarmed at the huge proportions which the project promises to assume, has adopted the following resolutions of protest and has forwarded them to the proper city officials:

"Resolved, That in view of the financial condition of the city, and in view also of the wide divergence of opinion as to the cost of the Court House site and Civic Centre project, the Real Estate Board of New York does hereby appeal to the Board of Estimate and Apportionment to investigate at once the conditions with respect to this project so as to determine, with as little delay as possible whether it cannot be modified so as to be carried out on a scale less extravagant than that now contemplated, and to bring it within the financial ability of the city to carry out, and within the original intent of the act which provided for it;

"Resolved further, That copies of this resolution be sent to the Mayor, the Comptroller and other members of the Board of Estimate and Apportionment, and otherwise as may give proper publicity to the attitude of the Real Estate Board on this matter."

BROOKLYN DEVELOPING.

What the Panama Canal Is Doing for This Port—New Aniline Works an Instance.

The cornerstone was laid last Saturday for the office and laboratory building of the W. Beckers Aniline and Chemical Works, Inc., whose plant will cover twenty acres of ground at East 83d, 84th and 85th streets and Ditmas avenue and on which twenty-three buildings are to be located. The architect is Benjamin Driesler. William Braun is the engineer in charge, and D. Alban Kistler is attending to the sectional improvements.

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Twelve of these buildings are completed and the manufacturing of a full line of colors for wool, silk and cotton is already being carried on in quantity. The manufacture of colors for other lines of industry consuming aniline and alizarin colors is being taken up as fast as the remaining eleven buildings to be erected are completed and the machinery can be installed.

The formation of this and other large companies for the manufacture of coal tar and aniline colors, marks the first important step toward the establishment of an American dyestuff industry to seriously compete with foreign manufacturers. There is no reason why this country with its vast natural resources (especially coal which forms the base of all coal tar colors) at its command, should not successfully compete with foreign dyestuffs and in course of time become an important factor in this line of industry.

Rugby, the location of this industrial development, adjoins the most active section in Brooklyn. During the past year, according to the records of the Building Department, there was built more than one hundred and ninety-four tenements in that section. The streets are well laid out and improved. The expenditure of over fifty million dollars by the Pennsylvania-Long Island system has already been an important factor in the development of the Borough of Brooklyn. The completion of the Long Island connecting railway system will be a tremendous factor in industrial development.

The cheapness of new sites with plenty of room, air and light will attract enterprises where work can be done under favorable conditions. The adaptability of the land along this line and at this point for manufacturing purposes is apparent. Considerable land will be used for housing the population that must reside in the near vicinity. Other large industries will follow.

Building Code Legislation.

The reinforced concrete ordinance which is to form part of the Building Code, was introduced in the Board of Aldermen on Tuesday of this week and will be found printed in the City Record of Thursday. (Also see Record and Guide May 29.) A hearing will be held Friday, June 25, at City Hall. The ordinance in relation to excavations and foundations was reported out of the Building Committee and will come up for passage next week.

QUEENS BOROUGH SUBWAY.

A Celebration Arranged for the Opening of the New Line.

Arrangements have been completed for a big celebration at the opening of the "Queens Borough Subway," the official name which has been given by the Public Service Commission to the East River subway, formerly called the "Steinway Tunnel" and the "Belmont Tunnel."

The Interborough Rapid Transit Company has notified the Public Service Commission that this tunnel connecting 42d street, Manhattan, and Long Island City, Queens Borough, will be opened to the public at 12 o'clock noon, Tuesday, June 22. At 11 o'clock on the same day an official train will convey the officers and directors of the Interborough Rapid Transit Company, members and engineers of the Public Service Commission, the Mayor and other city officials, the members of the Chamber of Commerce of the Borough of Queens, and other local civic organizations of that borough. The first official train will leave the Jackson avenue station, Long Island City, and run through the tunnel to the terminal in Manhattan.

Just prior to the operation of the first train, speeches will be made by the following:

Hon. John Purroy Mitchel, Mayor of the City of New York; Hon. Edward E. McCall, chairman of the Public Service Commission; Hon. Theodore P. Shonts, president of the Interborough Rapid Transit Company; Hon. Maurice E. Connolly, President of the Borough of Queens; George J. Ryan, vice-president of the Chamber of Commerce of the Borough of Queens; John Adikes, chairman of the transit committee of the Queens Borough Chamber of Commerce.

During the past week the company has been operating experimental trains and drilling crews for the operation of these cars. Twelve steel cars will be placed in operation and three trains of four cars each will run on a headway of about four minutes.

While the operation of the tunnel at present is only a shuttle service between Long Island City and New York, transfers will be given at the Manhattan end to the present subway, enabling passengers to ride for five cents from Long Island City to any part of the present subway.

The greatest immediate benefit will be to the industrial section of Long Island City adjacent to the stations, as it will make available the entire labor supply of Manhattan for this growing factory section.

The entire borough, however, will be benefited in two ways: first, by the trolley lines which now run from the station in Long Island City to the various parts of the borough, and, second, through the connection which will be made with the Long Island Railroad at the Hunters Point avenue station. If the ten-cent local fare is given by the Long Island Railroad from Jamaica and Flushing to the mouth of the tunnel, service similar to that now on the Atlantic avenue division between Jamaica and Brooklyn will thus be established.

PRIVATE REALTY SALES.

MIDSUMMER weather was a deterrent factor in the real estate market this week, with the consequence that only a few deals of importance were closed. Builders have been more active during the last five months than for some time past, and this activity is not confined alone to new structures, but also involves the alteration of existing buildings. An increase in Manhattan of about fifty per cent. is noted in new structures since January 1, involving an added expenditure of about $13,000,000, bringing the total to $36,276,065, as against $23,246,590 for the corresponding period in 1914.

In the Bronx even a greater increase is noted, for new buildings, for the total reaches $14,678,825, as against $8,589,192, for 1914. Brooklyn shows a slight falling off in the amount involved, though the number of new structures projected this year exceeds that of 1914, the same condition existing in both Queens and Richmond.

The demand for apartments and tenements was never so great as at the present time. This demand does not only apply to the cheaper grade, but also extends to the higher priced suites. There are some vacancies in the Park avenue section which not only includes the avenue itself, but also the adjacent side streets. Considering the general business depression it speaks well for the stability of this class of investment that the percentage of vacancies is not larger.

Investment demand in the Park avenue section is again demonstrated by the purchase of the apartment house structure, now in course of construction, at the southeast corner of Park avenue and 61st street. The building is estimated to cost $525,000. The deal is reported to involve about $1,000,000. The buyer recently acquired the new apartment house on the 72d street corner, for many years the site of the old Freundschaft Club. The five-story residence, at the north corner of Fifth avenue and 89th street, is also under negotiation for purchase at private treaty.

Included in the deals is a projected theatre in West 96th street, near Broadway, two parcels having been acquired and others being under contract to purchase. The section has several theatres and moving picture structures and has come to the front during the last two years. An interesting transaction is the purchase of 137 acres near the St. Albans

station of the Long Island Railroad. The property has been acquired by a golf club, which will erect a new club house on the property.

Another sale involved fifteen one-family houses in 77th street, Brooklyn, held at about $100,000. Negotiations are well advanced for the establishing of another resturant in the upper Times Square section. The southwest corner of Broadway and 48th street, adjoining the Strand Theatre, will, if negotiations are completed, be occupied by a new firm composed of men prominently identified with the restaurant business. Twenty-two flat houses, in upper Manhattan and the Bronx, have been leased to an operator for five years, at a reported aggregate rental of about $400,000. This deal disposes of some of the holdings of a Brooklyn bank.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 22 last week and 20 a year ago.

The number of sales south of 59th street was 8, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 9, as compared with 15 last week and 13 a year ago.

The total number of conveyances in Manhattan was 112, as against 117 last week, 20 having stated considerations totaling $2,135,490. Mortgages recorded this week numbered 84, involving $3,714,272, as against 77 last week, totaling $1,257,918.

From the Bronx, 10 sales at private contract were recorded, as against 11 last week, and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,406,140, compared with $1,113,315 last week, making a total for the year of $39,086,788. The figures for the corresponding week last year were $569,628, and the total from January 1, 1914, to June 20, 1914, was $20,430,525.

$1,000,000 Park Avenue Deal.

William Ziegler, Jr., has contracted to purchase from Edgar A. Levy the twelve-story apartment house now in course of construction at 525 Park avenue, on a plot 100x100, at the southeast corner of 61st street, at a price which is said to be more than $1,000,000. The building is expected to be ready for tenants in a very short time. It was designed by Schwartz & Gross, who estimated the cost at $525,000. Mr. Levy acquired the site from various owners last July, through George Ranger. In May Mr. Ziegler bought from the same builder the apartment house at the southeast corner of Park avenue and 72d street. His confidence in the investment possibilities of such properties is indicated by this additional purchase. It was reported that he gave in part payment the dwelling, 163 West 122d street, a plot, 50x100.5, in East 71st street, 175 feet east of Fifth avenue, and a camp on Loon Lake in the Adirondacks. The brokers were J. Curry Watson and Jesse C. Bennett.

Advertising Man Invests.

K. E. Bunnell, advertising director of W. H. H. Hull & Company, purchased through Pease & Ellman, from S. Morrill Banner and William L. Levy, the new nine-story apartment house at 178 East 70th street, on the crest of Lenox Hill. The building occupies a plot 52 feet wide and half the block in depth, and there are two apartments on each floor. Among the tenants are Foster Milliken, Jr., Charles R. Leonard, Charles deL. Oelrichs, Frederick O. Beach, Howland Davis and Dr. Hugh Auchincloss. In part payment, the buyer gave the five-story altered store and apartment building, on lot 21x98.9, at 60 West 39th street, and the three-story dwelling at 159 Hancock street, Brooklyn.

141 Ridgewood Lots Sold.

Realty Associates sold in Ridgewood, Queens, vacant land, as follows: Sixteen lots in the north side of Linden street, east of Fresh Pond road; five lots on the northeast corner of Linden street, and Fresh Pond road; entire block bounded by Fresh Pond road, Doubleday street, Linden street and Gates avenue; block front on the south side of Gates avenue, from Fresh Pond road to Doubleday street; northeast corner of Palmetto and Doubleday streets, nine lots; and southeast corner of Palmetto and Doubleday streets, 380 x100. There is a total of 141 lots in these parcels including 20 lots fronting on Fresh Pond road. The buyer is Paul Stier, Inc., builder, who contemplates improvement.

Big Brooklyn Deal.

William R. Goodman, for the Sperry Gyroscope Company, has purchased through David Porter, Inc., and the Burling Realty Company the entire block front on the west side of Flatbush avenue extension, from Concord to Chapel street, also 136-144 Concord street and 29-39 Chapel street. On this plot a ten-story factory structure will be erected from plans by Frank J. Helmle. About 100,000 feet of space will be occupied by the buyer, the remaining floors to be leased.

New West Side Theatre.

The Claremont Building Company has acquired title from Harry A. Bloomberg and Frank E. Gillies to 206 and 208 West 96th street, on plot 63.3x100. It is rumored that a theatre is planned for the site and it is said that additional plottage at 203-207 West 95th street abutting, on plot 82x100, may also be acquired as part of the project. No definite announcement, however, has been made, regarding the plans of the Claremont Building Company.

Residence Sale Pending.

Negotiations are reported well advanced for the sale of the five-story residence, 1080 Fifth avenue, on plot 25.2x102, at the north corner of 89th street, by Percival Farquhar to Malcolm D. Whitman, of the William Whitman Company. The property has been held at $270,000. Among neighboring owners are Archer M. Huntington, Benjamin N. Duke, Elizabeth W. Van Ingen and George J. Gould.

St. Albans Golf Club.

A newly formed organization to be known as the St. Albans Golf Club, has acquired, through purchase and lease, from Edwin H. Brown, a 137 acre tract, at the St. Albans station of the South Shore division of the Long Island Railroad. It is declared to be admirably suited for a golf course. Pending the erection of a new club house, a temporary headquarters has been taken near the property.

New Heights Operation.

David Zipkin sold to the Mose Goodman Corporation, Aaron Goodman, president, the plot 100x95, in the south side of West 188th street, 125 feet east of St. Nicholas avenue. Plans are being prepared for the erection of two six-

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story apartment houses. The broker was the Nehring Co.

School Sells for "Movies."

The American Movie Company purchased from the St. Elizabeth Industrial School the two old buildings, on plot 52.1x103.3, at 235-237 East 14th street, for improvement with a new theatre and office building. The broker was Joseph P. Day.

Big Bay Ridge Deal.

Samuel Galitzka Company has sold for Charles H. Louis the fifteen one-family houses, 541-573 77th street, Brooklyn, on plot 330x100, which has been held at $100,000.

Manhattan—South of 59th St.

33D ST.—Douglas Robinson, Charles S. Brown Co. sold for the Woolsey estate, 315 East 33d st., and for F. A. O'Callaghan, 317 East 33d st., two 3-story dwellings, each on lot 16x100, to a client of Gillespie & O'Connor, attorneys.

58TH ST.—Cross & Brown Co. has sold for the Thomas Motor Cab Co., to the Fiat Repair Co., the lease of a plot and building at 640 West 58th st, a 1-sty garage covering the entire plot, 125x100.

Manhattan—North of 59th St.

DYCKMAN ST.—Ida B. McTurk is reported to have the plot 103.7x183.9x100, in the north side of Dyckman st, 950 ft. west of Prescott av.

71ST ST.—Slawson & Hobbs sold for the A. Compagna Construction Co. the "Lucania," a 9-sty apartment house at 235 West 71st st, on plot 69x102.2 to Henry S. Davis et al, who gave in exchange the four-story dwelling, on plot 50x100, at the northeast corner of Riverside dr and 108th st, which is to be improved

DIVIDEND NOTICE.
FULTON TRUST COMPANY OF NEW YORK
149 Broadway, New York City, June 17, 1915.
46TH CONSECUTIVE SEMI-ANNUAL DIVIDEND.
By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1915 to stockholders of record at the close of business, 3 P. M., June 21, 1915.
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Vaults For Valuables

with a tall apartment house. The Lucania has been fully rented since completion, some time ago.

74TH ST.—Mrs. Anna A. Kenly sold to George W. Grote & Co., through G. P. Butterly the 3-sty factory building on plot 75x100, at 502-506 East 74th st. The lessees are manufacturers of paints, oils, etc., at the foot of East 102d st and East River and the newly acquired property will be used as an additional plant.

103D ST.—F. D. Menke sold for Anna Goldman 111 East 103d st, a 3-sty dwelling, on lot 15x100.

AMSTERDAM AV.—The Minoli Realty Co., Abraham Benedict, president, sold through E. Francis Hillenbrand the Altamonte, a 6-sty apartment house, at the northwest corner of Amsterdam av and 124th st, on plot 100.11x50. The buyer is an out-of-town woman investor, who gave in part payment 181 Franklin av, a 6-fam. house, and 208 Elton st, a 3-fam. house, both in Brooklyn.

LEXINGTON AV.—William S. Lalor has sold for Mortimer C. Baldwin to Gustave Marx 1201 Lexington av, a 4-sty flat, with store, on lot 20x70. The purchaser is a tenant.

Bronx.

CHISOLM ST.—Kurz & Uren, Inc., sold for Mrs. Henrietta C. Green the vacant plot in the west side of Chisholm st, 170 ft. north of Freeman st, 40x120.

FAILE ST.—Clara Karp bought from the John W. Cornish Construction Co., the 2-story dwelling, 648 Faile st., held at $10,000.

FEATHERBED LA.—Elizabeth Driggs, who bought the plot at auction Wednesday for $13,500, has resold the 5½ lots at the southwest corner of Featherbed la and Jesup av to Mary McManus, through George V. McNally. The plot measures 104x147 and contains an old dwelling.

152D ST.—Kurz & Uren, Inc., sold for Nosam Corporation 385 East 152d st, on lot 25x100, a 3-sty dwelling on front of lot and a 2-sty dwelling in rear.

BEACH AV.—The Shatzkin Realty Co. has sold to Giuseppe Raciti di Alfio a plot, 50x100, on the east side of Beech av, between Fish and Corsa av, for improvement, with 2-fam. houses.

CLAY AV.—Alexander Selkin and David Mintz have sold for the H. M. Construction Co. to a client of Cahn & Pittman, 1058 Clay av, a 3-sty dwelling, on lot 27x80.

OLINVILLE AV.—Alphonse Doncourt et al have contracted to sell to Serina Mascia for $1,500 the lot 25x100, on the west side of Olinville av, 75 ft. south of Magenta st.

CRESTON AV.—William H. Picken, the builder, bought from Charles F. Deshler the plot, 65x85, at the southeast corner of Creston av and 188th st, held at $25,000. An apartment house improvement is contemplated.

TRINITY AV.—Frederick Eddy, of Syracuse, N. Y., sold to Sigmund Orbach, of Brooklyn, 717 Trinity av., a 5-sty flat on plot 36.4x98, held at $36,000.

WEBSTER AV.—Clement H. Smith has sold for Mrs. Cency Aulbach the lot, 25x127, on the east side of Webster av, 175 ft. north of 179th st.

Brooklyn.

HIMROD ST.—James M. Hawley sold for the estate of Jacob H. Gebhard, 193 Himrod st to Anders Nilsson.

PULASKI ST.—Henry P. Cain sold to Moses Zucker, 427 Pulaski st., a 2-story dwelling.

ST. MARKS PL.—Charles C. Stelle sold the dwelling 103 St. Marks pl to Alexander and Marie Mercier and resold same to Eric Sunberg; also the flat, 87 St. Marks pl, and for the estate of Mary L. Fuller the dwelling, 164 6th av, to Alma Ekberg.

STUYVESANT ST.—G. Lebett sold for F. Siegel to Mrs. M. Metzger the 3-sty dwelling at 176 Stuyvesant st; also for Ida Schmeling to R. Cundy the 3-sty business building at 155 Howard av, and the plot, 55x100x25, at the southeast corner of Reid av and Monroe st, for the Salrzseider & Feldhus estates to S. Wordman.

4TH ST.—A. Peace & Son sold the dwelling 554 4th st for J. D. Fife.

5TH ST.—John Pullman sold for James Philips to Charles Obermeier the vacant plot, 40x100, in the south side of 5th st, between 7th and 8th avs.

SO. 5TH ST.—A. Roth purchased from the Menken-Kraus Realty & Construction Co. the 3-sty dwelling 319 So. 5th st.

28TH ST.—Joseph F. Curren sold 10 lots in East 28th st. between Tilden av. and Beverly rd., for Thomas H. Flood to the Virginia Construction Co. The seller purchased the property from the Vandeveer family, which had it in its possession about 250 years.

63D ST.—B. J. Sforza sold for C. M. C. Fulton the plot 40x100, in the south side of 63d st, 260 ft west of 14th av.

68TH ST., ETC.—Sinmacros Realty Co. sold for Mrs. E. Carpenter the dwelling, 143 68th st., also for James Farley a lot 21x115, on the south side of 5th ave., between 83d and 84th sts.

72D ST. Frank A. Seaver & Co. sold for the John B. Bradley Co. the 2-fam. house 177 72d st.

EASTERN PARKWAY.—Paul A. McGolrick bought from the Bond Construction Co., 1613-1619 Eastern Parkway, two 4-sty apartment houses, on plot 112x140xirreg.

MYRTLE AV. ETC.—Louis Gold sold at Ridgewood 1656 and 1666 Myrtle av to A. Reizenstein 1668 Myrtle av to Marmin Holding Corporation; 1668 Myrtle av to William Schweikert; 1674 Myrtle av to Elizabeth Herman; at Flatbush, 723 Flatbush av to H. D. De Muth; 725 Flatbush av to Loretta V. Norris; at Bay Ridge, 265 65th st to Mary Schreider, and at Woodhaven, corner Jamaica and Woodhaven av, to George Mueller.

ROCKAWAY AVE., ETC.—M. C. O'Brien has sold for the Realty Circle, 661 to 665 and 669 and 671 Rockaway ave., 4-story apartments, to the Sterling Clifton Co., which gives in exchange 100 ft. frontage on Putnam and Jefferson aves., 250 feet east of Bedford ave., formerly owned and occupied by the Monastery of the Precious Blood.

Queens.

ASTORIA.—The Cole Bros. Realty Co. bought 19 lots at Astoria, Long Island City, on Second, Graham and Webster avs, and the Old Ridge rd.

EDGEMERE.—Arthur F. Tomlinson sold for Sarah Rosenthal to Florence S. Tumbridge a cottage, 80x125, on the west side of Surf av. The property was held at $13,000.

FLUSHING.—Mrs. Walter Curtis, of Waddington N. Y., purchased for occupancy the residence of Leon A. Birck, a dwelling and 3 adjoining lots in 20th st.

FLUSHING.—The property at the corner of Bella pl and Mitchell av, containing 12 lots and a 12-room dwelling, has been sold for Charles Gaffney by the J. Alberta Johntra Co. to David Weddle. The dwelling has been rented to W. H. Hanley and Mr. Weddle will improve the lots with 8 dwellings.

JAMAICA.—Leonard Davidson sold the 1-family house at 51 Blanco pl., Jamaica, for Albert Lips to William J. Sadlo.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on President av to E. Alexander and 20x100 on Park av to E. C. Peoples.

Richmond.

ROSEBANK.—D. T. Cornell sold for William Schuld a plot on Pennsylvania av to A. Fretsch, who will build a dwelling.

TOMPKINSVILLE.—Cornelius G. Kolff has sold for Ernest T. Lindemann and Charles F. W. Graefe, plot 40x146 on Cebra ave., near Rosewood pl., Tompkinsville, to William Standerwick, who will erect a residence for his own occupancy.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin sold for the Briarcliff Lodge Association, a portion of their property near the Briarcliff Lodge to Harry H. Albright of the F. W. Woolworth Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Beech av to J. Cavanagh and 50x100 on Locust av to E. Boyce.

GREAT NECK, L. I.—Dr. F. L. Keays, of Great Neck, L. I., bought a part of the A. L. Mott pl, on the Middle Neck and Old Mill roads, for improvement with a Colonial cottage.

GREAT NECK, L. I.—The McKnight Realty Co. reports the sale of 70 lots in the Great Neck Hills section. The purchasers are Mrs. Ethel Smith Dorrance, Roland H. Smith, Gertrude Jetter, Henry Macdonald, Michael Schroeder, Adolph Brion, Frank Fitzgibbons and Dr. Catesby Jones.

HUNTINGTON, L. I.—Ward & Ward sold for A. E. Lowndes, a 20-acre tract, between Huntington and High Hill, L. I.

JERICHO, L. I.—Dr. Louis N Lanehart, of Hempstead, L. I., purchased the 55 acre tract of Mrs. Mortimer Brooks for $1,000 an acre. S. A. W. Baltazzi was the broker.

MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold for E. T. Rice the residence at 4 Norman rd to H. T. White, of Glen Ridge; also for the estate of Mrs. Sarah Churchill the residence at 5 Upper Mountain av to Charles E. Garrison, assistant head master of the Montclair Academy.

SCARSDALE ESTATES.—Robert E. Farley, president, sold a plot 75x115 in Gorham pl, Greenacres, N. Y., to Philip Kous, who expects to begin the erection of a residence from plans by Patterson & Dula, architects.

SCARSDALE, N. Y.—Malcolm E. Smith & Co. and Joseph Eisener have sold to the Cutay Realty Co. 18 lots on the west side of Fox Meadow road for J. Rush Wilson, and have resold for improvement 3 building sites on this property to Allan Mann, A. C. Daum and R. C. Culver.

YONKERS, N. Y.—M. A. Broderick sold the residence, 208x100, at 207 Park av to Dr. A. J. Smith, eye and ear specialist; also the cottage at 76 and 78 Barnett av, 50x100, to Harry M. Wilkins.

WEST ORANGE, N. J.—Edward P. Hamilton & Co. sold for J. R. Heath, of Chicago, the modern residence and stable at 96 Hillside av.

LEASES.

Hoggson Brothers Opposite Library.

Horace S. Ely & Company and Pease & Elliman have rented for the Rogers Peet Company, the tenth floor and the 42nd street end of the seventh floor in their Fifth avenue and Madison avenue building, to the firm of Hoggson Brothers, building contractors and designers, now located in the entire building, at 7 East 44th street, where they have been for the last seventeen years. The firm also occupies quarters in the Harriman National Bank Building and adjoining structures. A short time ago they purchased the southwest corner of Lexington avenue and 40th street, plot 39.6x85, on which it was understood they intended to erect a building for their own occupancy. What disposition will be made of this property, now that they have decided to locate opposite the Public Library, is not known.

Another 23d Street Lease.

M. & L. Hess. Inc., have leased the entire fourth floor in the building formerly occupied by Stern Brothers at 28-30 West 23d street, through to 9-19 West 22d street, containing about 21,000 square feet, to the W. T. Grant Company, operators of a chain of 25-cent department stores. The space will be used for general offices and for the buying and distributing of merchandise. Montgomery & Ward recently leased about 80,000 square feet in the same building, and it is reported that negotiations are pending for the disposition of the balance.

$400,000 in Leases.

The State Banking Department leased for the Union Bank of Brooklyn, now in liquidation, to Isidor Zimmer, twenty-two flats for five years, at an aggregate rental of about $400,000. The properties include 2513 and 2515 and 2533 and 2539 Amsterdam avenue, 333 and 343 East 55th street, 532 and 546 West 163d street, 500 West 172d street, 503 and 513 East 73d street, 440 East 123d street, 304 and 308 East 62d street, 503 and 505 West 172d street, 514 and 524 West 146th street, and 2220 Valentine avenue.

Lease at Chatham Square.

The Interborough Rapid Transit Company has leased through Jacob Finkelstein & Son, the one-story building at the corner of Chatham square and Catherine street, to the estate of Samuel Solomon. The premises, after alterations, will be used in connection with the adjoining property, 14-16 Catherine street, and 15-16 Chatham square, as another branch of the lessee's cloak and suit establishments.

New Victoria Lease.

William Demuth & Co., manufacturers of smokers' articles, who have been located for sixteen years at Broadway, near Spring street, have taken space in the Victoria Building at 27th street and Broadway, extending to Fifth avenue. The brokers were Carstein & Linnekin. This building, with the exception of four floors, is entirely rented.

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Moving from Brooklyn.

Duross Company leased for F. W. Rhinelander, 374-376 Washington street, a four-story building on a plot 49.3x75, formerly occupied by W. A. Higgins & Company, to F. Romeo & Company, manufacturers of macaroni and importers of olive oil, now located in Brooklyn.

Another Longacre Restaurant?

The owners of Maxim's Restaurant in West 38th street are reported to be negotiating for the lease from Samuel K. Jacobs, through Nelson, Lee & Green, of the store and basement at the southwest corner of Broadway and 48th street. If the deal is closed it is said that a restaurant will be opened, which will introduce a number of novelties.

Manhattan.

AMES & CO. have leased the store 285 8th av to A Block; also loft 366 West 50th st to Henry Jellenek.

WILLIAM WALDORF ASTOR leased the land, 48.1x100, on the west side of Av A, 72 ft. north of 3d st, to J. Fisher, who has filed plans for a 3-sty moving picture store and office building, to cost about $20,000.

BLEIMAN & CO. leased for the estate of Nina Herzog, the store, basement and subbasement in 686 Broadway to Katz & Auerbach, of 33 Bond st.; also for the 32-33d St. Corp. the store and basement in 14 West 33d st to M. Strauss & Co., of 682 Broadway.

WILLIAM D. BLOODGOOD & CO. leased for the Yale Club two stores in 53 East 44th st., for 10 years, to Arthur Cognato and Benjamin Schlein.

WM. D. BLOODGOOD & CO. leased the 4th loft in 46 West 21st st. to Oringer & Halpern, of 279 7th av., and for Cornelius V. V. Sewell the 4-story house, 68 West 45th st. to Brickman Brothers.

CHILDRESS & HAMMONS leased the dwellings at 111 West 69th st., for the First National Bank of Hoboken to Adele E. Walsh and subleased the dwelling 168 West 76th st., for Marie Kuch to Nellie Ross.

CROSS & BROWN CO. has sublet for the Splitdorf Electrical Co. of New York to the Universal Shock Eliminator, Inc., 1881 Broadway, part of the 2d floor at 3 West 61st st. offices in 30 East 42d st, to Stephens & Walker; and in conjunction with Frederick Fox & Co., the 4th floor at 14-18 West 24th st to the Donner Negligee Co.

CROSS & BROWN CO. has leased for August Heckscher the store and basement at 4 West 57th st to J. Zado Noorian; offices in the United States Rubber Building, Broadway and 58th st to A. Elliott Ranney Co. and to A. B. Norwalk; and in conjunction with E. A. Manning the 6th floor at 16 West 45th st to Kathryn Caldwell.

DUROSS CO. leased for the estate of Mary S. Hunziger the 3-sty house 257 West 20th st to Alice McNally.

DUROSS CO. leased dwellings for Louise C. Mohlman, to Mary Walsh, at 16 Van Nest pl, for 5 years; also 131 West 13th st to Emelie Hofmann, 45 Barrow st to Mrs. De Voy and 125-127 West 13th st to Stephen Frey.

DOUGLAS L. ELLIMAN & CO. leased apartments in 535 Park av for Dr. Bache McE. Emmet to Roland L. Redmond; in 114 East 84th st for the Surrey Realty Co. to F. Courtney Nicodemus; in 122 East 82d st, to George L. Kobbe and in 178 East 70th st to G. Lester Carlisle, Jr.

DOUGLAS L. ELLIMAN & CO. leased apartments in new building under construction at 1155 Park av. to Miss Maria A. Almirall; also in 116 East 63d st. for Mrs. James McClurg to Mrs. Henry Bischoff, and in the building under construction at 122 East 76th st. for the Jatison Construction Co., to Douglas E. Bonner.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 525 Park av for the E. A. L. Construction Co. to William Bamburger; also in the building under construction at 114 East 84th st for the Surrey Realty Co. to Mrs. Eliphalet Nott Anable; also in 875 Park av to Edward H. Rosenbaum, and in 13 East 49th st for Charles Brown to Princess Briganza de'Avellar.

HORACE E. ELY & CO. and Cross & Brown Co. leased to the Paramount Pictures Corporation, William W. Hodkinson, president, the 9th floor in the new Rogers Peet Co. Building at 5th av and 41st st.

M. FORMAN & CO. rented for Charles Pearlstein a loft at 28 West 15th st to Max Blumberg; at 147 West 25th st to Herman Schoer; space at 12 West 37th st to Vincent De Martin & Wermes; also sublet for the National Garment Co. to H. B. Rubin the 15th floor at 36 West 25th st; the top floor at 8 West 19th st to Klein & Arrutine, and loft to Goldberg & Freund at 147 West 25th st.

FREDERICK FOX & CO. leased space in 699 Broadway to the Flowerville Mfg. Co.; in 712 Broadway to Cornelius J. McCarthy; in 793 Broadway to Reliable Pleating Co., and the Glory Hat Co.; in 533 West Broadway to M. Sicherman; in 31-3 East 10th st. to Oscar B. Fish, 621 Broadway; in 54 East 11th st. to Witoff & Eidenberg, Progress Cloak & Suit Co., and Abbott Alkaloidal Co., of 175 West 88th st.; in 56 East 11th st. to Littenberg & Friedman; in 61 East 11th st. to Peckham Little & Co., and in 20-2 Waverly pl. to Atlas Flower & Feather Co.

JULIUS FRIEND, EDWARD M. LEWI CO., leased for Charles Kaye Renting Co., the 4th floor in 24-26 West 26th st, to Max Frisch; for William E. Jackson, the 9th floor, 55 East 11th st, to Feld & Cohen and in conjunction with Wm. A. White & Sons, the 4th floor, 32 West 22nd st, to Silverstein & Gross.

GOODWIN & GOODWIN rented for Louis Spiegel to Mary Margeson, the 3½-sty dwelling, 155 West 122d st.

ROYAL SCOTT GULDEN leased to Boue Soeurs, retailers of gowns, of 1 East 53d st, for Rosalie G. F. Barr the remodeled building at 13 West 56th st. The building is on a lot 25x100.5 feet and was leased for 3 years, at about $7,500 a year.

N. BRIGHAM HALL and WM. D. BLOODGOOD, INC., leased for Philip Rhinelander to the Jos. Roth Manufacturing Co., manufacturers of toys, of 54 West 21st st, the 2d loft in 48-50 West 21st st. This completes the leasing of the building.

M. & L. HESS, INC., have leased the 2d loft at 536-546 West 23d st. to the Turchin Co., of 403 East 23d st.; the 9th loft at 22-24 West 38th st. to Leon Hirsch; space in 241 West 37th st. to Vartarian & Simonian; in 432 4th av. to Henry Drucker, and in 354 4th av. to the Eureka Mercantile Co., of 315 4th av.

HOUGHTON CO. and J. Metcalfe Thomas leased for Ella W. Jackson to Anna Rodgers, 167 West 91st st.

FELIX ISMAN (INC.) leased the store and basement in 10 West 60th st to the Ford Motor Body Co; also the store and basement at 1672 Broadway to the McAllister Co., tires.

JOHN J. KAVANAGH leased the 3-sty dwelling, 75 East 91st st, for Mrs. Romaine C. Nichols to Miss Sarah Kearney; also an apartment in 980 Madison av to Dr. Wiley E. Woodbury; a store in 980 Madison av to the Wright Laundry for five years; a store in 994 Madison av for S. May to J. Scharfman, and a store at 945 Park av to Pietro Betterino.

PAYSON McL. MERRILL CO. leased apartments in 925 Park av to Edgerton Chambers; in 257 West 86th st to G. Hinman Barrett, Frank DeHaven and C. Virgil Gordon, and in 140 West 57th st to William H. Baldwin.

MOORE, SCHUTTE & CO. leased for Benjamin Winter to Horwitz & Zimmer, the two 6-sty elevator apartment houses, 616 and 622 West 137th st; also 613 and 617 West 144th st, two 5-sty "walk-ups."

MOORE & WYCOFF leased an apartment at 123 East 53d st., to Miss Barbara Winthrop.

NELSON, LEE & GREEN have leased the Broadway store in the building at the southwest corner of Broadway and 181st st for Julius & August Kahn to A. H. McRae, who has for years conducted successful retail trade drug stores in Manhattan, and at present has stores at 109th st and Broadway, and in 43d st.

PEASE & ELLIMAN leased for Henry A. Coster, to Rose W. Weir & Co., the 5-sty warehouse, 52 Front st.

PEASE & ELLIMAN leased apartments in 375 Park av. to Mrs. Belle B. Ten Eyck, and in 114 East 84th st. for Samuel A. Herzog to Dr. E. L. Pratt.

PEASE & ELLIMAN leased for the E. A. L.-Park Avenue Co., controlled by Edgar A. Levy, apartments in 525 Park av to Mrs. Frederick J. Easton; for George Backer in the new house at 378 West End av to Jesse Hirschmann; and for the Horatio Realty Co., controlled by Samuel A. Herzog, in 399 Park av to Mrs. Otis K. Dimock.

PEASE & ELLIMAN leased for Schotz & Co. a loft at 471 5th av. for Herman Mishkin, photographer; also for John T. Terry his 4-story house at 275 Madison av., and for Joseph T. Low the dwelling at 47 West 52d st., and renewed apartment leases at 157 East 81st st., to Mrs. Isabel C. Culver; at 24 West 59th st., to Miss Gertrude B. Mawson; at 144 East 56th st., to LeGrande L. Benedict, Jr.; at 104 East 40th st., to Lewis S. Miller, and at 49 West 57th st., to H. D. Lockwood.

S. OSGOOD PELL & CO. leased for the Motoaka Realty Co. an entire floor at 1764 Broadway to the Gadabout Motor Corp., of Detroit, for sales rooms and executive offices, also for the Richard S. Ely estate, the store at 1709 Broadway, to Samuel Raines.

L. J. PHILLIPS & CO. have leased dwellings at 642 West 158th st., and 620 West 158th st.

ROBERT R. RAINEY leased the building 82 Vesey st to the Peerless Creamery & Dairy Equipment Co.

M. ROSENTHAL CO. leased the 3d floor in 150 West 22d st to the Litco Co., Inc.; also the store in 34 East 21st st for Stern Bros. for six years to A. M. Sternberg; the store in 1374 Broadway to the La Valle Jewelry Co.; the store in 450 6th av to the Star Electrical Co. of 42d st building for five years; the 11th floor in 74 5th av, with an L to 1 East 13th st, to the Riklan Feather Co.; the 8th floor in 236 5th av to J. Wolf & Co. and the 5th loft in 113 West 31st st to Schwartz & Chizyk.

LOUIS SCHRAG leased for Johnson & Fleishhauer a store at 107-113 West 25th st to Hollander & Gitelson and for the estate of Mary Schmitt the store and basement in 241 7th ave. to Harry Poster of 247 Centre st.

G. SEIDE & SON have leased 1612 Lexington av, southwest corner 102d st, for Robert Spero; also for estate of Adolph Brussel, deceased, 1535 Madison av to Dr. Louis Huber.

SHAW & CO. leased for Thomas Smith, the 4-sty dwelling, 17 West 121st st, to Jane E. Allen.

SHAW & CO. leased for Cammann, Voorhees & Floyd 232-242 West 124th st, five 4-sty apartment houses.

SHAW & CO. leased for the Bond & Mortgage Guarantee Co. the 3-story dwelling, 216 West 132d st. to William Heeren.

JAMES A. SHEERAN leased for Christina Stenger the 3-story dwelling, 180 East 93d st.

SIMON SINDEBAND, in conjunction with L. Messinger, leased to Fogenson & Co., the three 6-story apartment houses at 132 to 150 West 111th st., for 5 years at an aggregate rental of about $115,000.

SLAWSON & HOBBS rented for John D. Haas the 5-sty dwelling 309 West 105th st.

SLAWSON & HOBBS rented for Matt J. Ward, the 3-sty dwelling, 168 West 97th st, to Mrs. Mary E. Jones.

SLAWSON & HOBBS leased for Samuel Marx, the 4-story dwelling, 108 West 77th st. to Dr. J. E. Warren.

CHARLES B. WALKER leased a loft in 174 Centre st to Kling Calendar Co.; additional space in 210-212 Canal st to Kurz Electric Co.; lofts in 180 Centre st to Sandow Tool Co.; in 176 Centre st to the Peerless Machine Co., and in 137 Grand st, through Horace S. Ely & Co., to Manheimer & Bender, of 398 Broome st.

J. G. WHITE & CO. leased at 138-140 West 17th st 2d loft to Schoenberg & Kasman; at 29 West 17th st to Frankel, Pavsner & Co.; at 15-17 West 24th st to Leventhal & Horowitz; at 38 West 18th st to Wexler & Rosenberg of 55 West 19th st; at 550 Broadway to H. R. Knitting Mills, and at 32 East 22d st to B. Fitzig.

ARTHUR E. WOOD leased for Mrs. Marie Hadden to William L. Taylor, the 3-story dwelling, 135 West 131st st.

Bronx.

SHAW & CO. leased the store at 906 East 175d st to A. Fasligian.

Brooklyn.

BURRILL BROTHERS have leased 496 4th st. for A. R. Johnson to M. R. Gibson; 507 2d st. for William Johnston to L. H. Romain; 165 Garfield pl. for J. H. Kay to A. W. Guberling; 568 Pacific st. for J. H. Wichert to C. F. Severs.

Queens.

LEWIS H. MAY CO., Rockaway Park Office, Inc., leased cottages at Rockaway Park for Fred Stadtmuller on Columbus av., to F. Jacobson; for H. W. Casey on S. West End av., to Max Fishel; at Belle Harbor, for Gertrude Wainwright on Oxford av., to Judge George J. O'Keefe; for Louise Morrison on Dover av., to Louis D. Baer.

ARTHUR F. TOMLINSON rented at Edgemere for the S. & L. Construction Co. to Nathan Coleman cottage No. 9 on Dickerson av, and at Far Rockaway for Oliver Whitson to S. E. Wolff a cottage in Prospect st.

Suburban.

ALEXANDER BRADLEY & SON leased for Mrs. Julia F. Howe her residence on Fernwood rd, Larchmont Gardens.

APFELBAUM & APFELBAUM, INC., of Newark, have leased for Lewis Levi and Charles Elbow, to the United 5 & 10 Cent Stores Co., a corporation of New Jersey, the 3-story building, 228-232 Main st, Paterson, to be used as another of their stores. The lease is for a long term at an aggregate rental of about $425,000.

BURKE STONE, INC., rented at Bronxville for the Lawrence Park Realty Co., cottage No. 10, Garden Cottage Group, to Mrs. S. H. Roy.

DE BLOIS & ELDRIDGE rented the store at 210 Bellevue av, Newport, R. I., to Lewis & Simmons, of New York, for the season.

FEIST & FEIST, INC., have leased for Mrs. Matilda Joseph to Luigi Crescenzi the stables and sheds at 54 and 56 Colden st, Newark, N. J. The main building stands on a plot 48.6x100, about 125 feet south of New st.

FISH & MARVIN rented the "Bruce Crane Apartment" in the Studio Arcade at Bronxville, N. Y., to A. B. Paine.

FISH & MARVIN have rented for Robert O. Hayward his residence at Lawrence Park West, Bronxville, to Harry B. Gordon of St. Louis; also for the summer, furnished, the property of Mrs. William DeNyse Nichols at Briarcliff Manor.

FISH & MARVIN have rented furnished for the summer the Sidney A. Bean property in King st., Greenwich, Conn., to O. J. Gude, president of the O. J. Gude Co. The property consists of a Colonial house, out buildings and 10 acres of land.

HOTEL GAZETTE AGENCY has leased the Tuthill Point Hotel, East Moriches, L. I., for E. M. Sammis to John F. Mohm, and the Beach House, Sea Girt, N. J., for J. T. Jackson to Samuel J. Tucker.

FRANK HUGHES-TAYLOR CO. rented at Montclair, N. J., for Mrs. Helen S. Leonhardt the dwelling at 77 Christopher st to W. E. Johnson.

KENNETH IVES & CO. rented Suncliff, the country estate of Mrs. Charles J. Gould at Tarrytown-on-Hudson, to Allan S. Lehman. It contains about 8 acres, large residence, stable, garage, etc.

KENNETH IVES & CO. leased for the estate of Sarah S. Black, deceased, Weantinaug Hall, at New Milford, Conn., to the Canterbury School, Inc., a new preparatory school, of which Henry O. Havemeyer is president. Clarence H. Mackay, vice-president; Nelson Hume, secretary and treasurer. The property contains a large modern school building to accommodate 75 boys and has extensive grounds.

PAYSON McL. MERRILL CO., in conjunction with Worthington Whitehouse and Seton Henry & Douglas Gibbons, leased for G. Clinton Miller to Benjamin B. Thayer the property at Ocean ave. and Tanglewood crossing, Lawrence, L. I.

PEASE & ELLIMAN leased, furnished, for Mrs. E. F. Shipway, Fordfield, one of the show places at Noroton, Conn., to Mrs. W. M. D. de Peyster.

S. OSGOOD PELL & CO. leased for Whitney Lyon the "Point House" at Fleming Park, Larchmont, N. Y., to James G. Hamilton. The property contains nearly 2 acres of upland with riparian rights and a large dwelling.

JOHN F. SCOTT has sublet for H. Hobart Porter the Winant cottage at Lawrence Beach, L. I., to Miss Eulalie van Lennap.

C. P. TOLMAN, of the National Lead Co., rented at Patchogue, L. I., Bonami, one of the villas in the Bonaire estate, from William A. Riley.

L'ECLUSE, WASHBURN & CO. have leased for O. W. Anthony his residence at Plandome, L. I., to W. G. Demarest, of Manhattan, for the summer.

REAL ESTATE NOTES.

McDOWELL & McMAHON have been appointed agents for 517-519 West 184th st.

LEWIS M. THIERY has been appointed agent for 615 West 143d st.

GUSTAV BRITT has been appointed agent for 437-439 West 30th st for William D. Kilpatrick.

HENRY BRADY has been appointed to appraise the estate of Jacob Ruppert by Surrogate Robert L. Fowler.

SPEAR & CO. have been appointed agents for 699 Broadway, 107-111 Greene st and 290 Church st.

BASTINE & CO. have been appointed renting agents for 118 West 48th st, by the Penates Realty Co., Bernard Numburg, president.

PEFE & BRO. negotiated the recently recorded sale of 39 West 12th st, a 4-sty building, for Alice Loughran to Z. T. Piercy.

WILLIAM R. WARE has been appointed agent for 311 West 57th st, 419 Amsterdam av and 1281-1286 Amsterdam av.

COZZENS & PIERSON have opened offices at 315 5th av. for the transaction of a general real estate and insurance business.

WM. D. BLOODGOOD & CO. have been appointed agents for the stores and booths in the new Yale Club Building at 53 East 44th st.; also for 68 West 45th st.

NEW YORK MORTGAGE & SECURITY CO. has declared a quarterly dividend two per cent payable July 1 to stockholders of record on June 24, 1915.

PEASE & ELLIMAN have been appointed agents for the 16-sty office building, 3-7 West 45th st by the 45th St. Co., Joseph Keen, President and for the 9-sty apartment house, 116 East 63d st by the Guardian Holding Co.

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JAMAICA

ISAAC LEVY and J. M. Simon were the brokers in the recently recorded sale of the plot, 100x155, on the north side of Post av, 100 ft. east of Dyckman st, for the Schnell Realty Co. to Eva Levine, who gave in part payment 502-506 Gold st, Brooklyn.

J. J. LUSIERE, proprietor of the Mansion House, Brooklyn, is the lessee of the one-time Metropole Hotel property at 147 to 151 West 43d st. According to plans filed, Mr. Lusiere contemplates altering the 1st and 2d floors into a restaurant. The upper part of the building will be used as a hotel for men.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its last meeting of the season on Monday, June 21, at 8 p. m., in the Hotel Majestic, Central Park West and 72d st. Several committees will report. Miss Grace C. Strachan, president of the Interborough Association of Teachers, will speak.

ROBERT E. SIMON has been appointed temporary receiver of the assets and effects of Knapp & French, Inc., real estate operators, with offices at 870 East 162 st, on application of Frederick F. French and Pearl Paine, directors, for a voluntary dissolution of the corporation. The receiver's bond is $7,000.

CLEMENT H. SMITH has placed the following first mortgages: $9,000 on the southwest corner of Crotona av and 180th st; $15,000 on 2380 Webster av; $25,000 on 476 and 478 Tremont av; $9,000 on the northeast corner of 3d av and 178th st; $10,000 on the northeast corner of 175th st and Bathgate av, and $2,000 on the lot, 24x141, east side of Park av, 138 ft. south of 183d st.

PEASE & ELLIMAN were the brokers in the recent lease for the Terminal Warehouse Co. to Francis H. Leggett & Co. of warehouses 20, 21, 22, 23, 24 and 26 on 13th av between 28th and 29th sts, an aggregate amount of space of about 250,000 sq. ft., and at an aggregate rental of about $1,500,000. A refrigerating plant was installed for the tenants, who will use the premises as one of the largest food distributing plants in the world.

HOWARD ST. & BROADWAY CORPORATION, Alfred J. Hudson, president, is the buyer of the 9-sty store and office building, 434-438 Broadway, on plot 60.10x97.8, at the northeast corner of Howard st, reported sold several months ago. The seller is the Metropolitan Life Insurance Co., which acquired it about a year and a half ago at foreclosure for $400,000. The brokers were the Douglas Robinson, Charles S. Brown Co. and Marston & Co., who will be joint agents for the property.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915 June 11 to 17	1914 June 12 to 18
Total No.	112	187
Assessed value	$6,829,000	$8,794,200
No. with consideration	20	17
Consideration	$2,135,490	$372,520
Assessed value	$1,714,000	$407,000
	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	3,271	3,585
Assessed value	$199,518,210	$233,282,141
No. with consideration	475	434
Consideration	$24,693,657	$14,150,726
Assessed value	$25,775,050	$15,027,271

Mortgages.

	1915 June 11 to 17	1914 June 12 to 18
Total No.	84	91
Amount	$3,714,272	$3,144,022
To Banks & Ins. Cos.	23	18
Amount	$3,508,500	$2,153,500
No. at 6%	34	36
Amount	$532,949	$147,042
No. at 5½%	11	4
Amount	$2,426,000	$181,500
No. at 5%	13	23
Amount	$196,860	$2,182,500
No. at 4½%	1	4
Amount	$225,000	$62,100
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	$6,865	.....
Interest not given	24	24
Amount	$320,598	$570,880
	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	1,900	2,132
Amount	$46,916,481	$63,925,261
To Banks & Ins. Cos.	365	489
Amount	$18,864,569	$31,939,700

Mortgage Extensions.

	June 11 to 17	June 12 to 18
Total No.	41	53
Amount	$2,334,500	$3,610,500
To Banks & Ins. Cos.	24	14
Amount	$1,885,500	$2,077,250
	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	978	1,080
Amount	$52,424,873	$58,568,185
To Banks & Ins. Cos.	396	360
Amount	$35,376,350	$38,555,400

Building Permits.

	1915 June 12 to 18	1914 June 13 to 19
New buildings	8	13
Cost	$342,000	$1,521,600
Alterations	$190,070	$321,090
	Jan. 1 to June 17	Jan. 1 to June 19
New buildings	232	246
Cost	$36,618,065	$24,768,190
Alterations	$9,037,761	$6,844,607

BRONX.

Conveyances.

	1915 June 11 to 17	1914 June 12 to 19
Total No.	112	129
No. with consideration	24	8
Consideration	$194,729	$121,425
	Jan. 1 to June 17	Jan. 1 to June 19
Total No.	2,859	2,990
No. with consideration	381	392
Consideration	$3,235,983	$3,451,942

Mortgages.

	1915 June 11 to 17	1914 June 12 to 18
Total No.	81	78
Amount	$621,554	$811,088
To Banks & Ins. Cos.	5	16
Amount	$59,500	$133,900
No. at 6%	34	27
Amount	$363,618	$190,524
No. at 5½%	8	6
Amount	$44,800	$256,500
No. at 5%	22	11
Amount	$84,366	$94,926
Unusual rates	2	5
Amount	$8,642	$1,485
Interest not given	15	29
Amount	$120,128	$264,653
	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	1,567	1,817
Amount	$15,403,583	$17,266,850
To Banks & Ins. Cos.	106	209
Amount	$2,534,500	$4,217,601

Mortgage Extensions.

	June 11 to 17	June 12 to 18
Total No.	13	16
Amount	$203,500	$306,250
To Banks & Ins. Co.	4	3
Amount	$89,000	$69,500
	Jan. 1 to June 17	Jan. 1 to June 18
Total No.	361	386
Amount	$7,380,755	$8,299,150
To Banks & Ins. Cos.	98	73
Amount	$2,517,250	$2,429,900

Building Permits.

	1915 June 11 to 17	1914 June 12 to 18
New buildings	27	19
Cost	$600,750	$356,200
Alterations	$25,950	$13,750
	Jan. 1 to June 17	Jan. 1 to June 18
New buildings	505	390
Cost	$15,279,575	$9,145,392
Alterations	$406,310	$599,530

BROOKLYN.

Conveyances.

	1915 June 10 to 16	1914 June 11 to 17
Total No.	411	436
No. with consideration	45	50
Consideration	$941,679	$274,715
	Jan. 1 to June 16	Jan. 1 to June 17
Total No.	10,257	11,064
No. with consideration	1,058	1,161
Consideration	$9,558,125	$7,458,841

Mortgages.

	1915 June 10 to 16	1914 June 11 to 17
Total No.	308	334
Amount	$1,810,090	$1,549,978
To Banks & Ins. Cos.	97	84
Amount	$514,925	$578,350
No. at 6%	169	167
Amount	$563,016	$552,346
No. at 5½%	78	92
Amount	$352,150	$489,600
No. at 5%	35	62
Amount	$159,354	$415,582
Unusual rates	1	2
Amount	$675,000	$10,000
Interest not given	25	11
Amount	$60,750	$82,450
	Jan. 1 to June 16	Jan. 1 to June 17
Total No.	7,561	7,860
Amount	$32,364,966	$33,150,407
To Banks & Ins. Cos.	1,441	1,635
Amount	$10,059,501	$12,934,564

Building Permits.

	1915 June 11 to 17	1914 June 11 to 17
New buildings	127	74
Cost	$1,267,275	$434,800
Alterations	$47,385	$57,550
	Jan. 1 to June 17	Jan. 1 to June 17
New buildings	2,476	2,271
Cost	$20,348,065	$22,358,410
Alterations	$1,650,269	$1,460,437

QUEENS.

Building Permits.

	1915 June 11 to 17	1914 June 11 to 17
New buildings	96	135
Cost	$320,095	$669,125
Alterations	$16,048	$63,095
	Jan. 1 to June 17	Jan. 1 to June 17
New buildings	2,497	2,344
Cost	$8,947,301	$10,508,632
Alterations	$419,887	$577,322

RICHMOND.

Building Permits.

	1915 June 10 to 16	1914 June 11 to 17
New buildings	53	40
Cost	$45,666	$72,735
Alterations	$1,465	$6,100
	Jan. 1 to June 16	Jan. 1 to June 17
New Buildings	525	592
Cost	$1,023,202	$875,926
Alterations	$98,632	$119,317

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Lemuel H. Babcock—Jan. 12, 1915— 37TH ST, 53 W—839.11, 4-sty dwg., 21.6x98.9, $58,250.

Christine Britzke—Aug. 29, 1904—43D ST, 315 E—1336-10, 4-sty tnt., 25x100, $13,000.

Michael T. Daly—Nov. 5, 1913—LEXINGTON AV, 188—887-25, 3-sty dwg., 20x100, $31,500.

Henry Eisler—Oct. 9, 1911—NORFOLK ST, 173—355-25, 6-sty tnt, 25x100, $36,000.
STANTON ST, 259-61—334-15, 16, two 7-sty tnts., 49.10½x75, $63,000.

Edward Hanley—Nov. 11, 1914—76TH ST, 205 E—1431-4½, 4½-sty loft, 28x102.2, $20,500.
75TH ST, 169 E—1410-28½, 4-sty dwg., 20x102.2, $18,000.

William Hartkopf—Jan. 12, 1914—6TH AV, 464—830-115, 5-sty loft, 24.8x40, $87,000.

Elizabeth E. Kottman—Apr. 21, 1910—84TH ST, 426 E—1563-40, 2-sty dwg., 16.8x102.2, $7,500.
86TH ST, 506 E—1592-48, 5-sty tnt., 25x102, $18,500.
AV A, 1573—1563-26, 5-sty tnt., 25x70, $21,000.
1ST AV, 1583—1545-25½, 5-sty tnt., 25x100, $25,000.

Katherine M. Van Nostrand—Nov. 20, 1914—149TH ST, 406 W—2053-38, 3-sty dwg., 19x99.11, $15,000.
50TH ST, 516 W—1078-43, 5-sty tnt., 25x100.5, $16,500.
107TH ST, 305 E—1079-6, 5-sty tnt., 25x76.10, $18,000.
107TH ST, 307 E—1079-7, 5-sty tnt., 25x76.10, $18,000.
75TH ST, 436 E—1469-32, 5-sty tnt., 24x102.2, $28,000.
75TH ST, 438 E—1469-31, 5-sty tnt., 25x102.2, $28,000.

Jane E. Stewart—Nov. 12, 1914— 34TH ST, 247 W—784-16, 3-sty dwg., with str., 22.10x98.9, $45,000.
9TH ST, 28 W—572-26, 4-sty dwg., 25.1x93.11, $27,500.
53D ST, 54 E—1288-42¼, 4-sty dwg., 16x100.5, $37,500.

Minnie H. Trowbridge—Mar. 3, 1914—PARK AV, 72—868-38, 4-sty dwg., 24.8x80, $106,000.

Huberta M. Woehning—July 13, 1914—LEXINGTON AV, 1135—1413-53, 3-sty dwg., with strs., 18x68, $35,000.

OBITUARY

EDWARD MANDEVILLE, at one time a member of the Brooklyn real estate firm of Somervi..e & Mandeville, dieu on Thursday, June lo. aged eighty, at the Coney Island Hospital of injuries received waen struck by an automobile at Coney Island. His residence was at 900a Greene av.

FRANK MICHAEL BLAU, real estate dealer of Flatbush, died of heart disease on Friday, June 11, in the Methodist Episcopal Hospital, aged sixty-seven. Mr. Blau was at one time active in Democratic politics. He was a member of the Central Lodge of Freemasons and the Champion Council R. A. A widow, four sons and two daughters survive him.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

"The barometer of the real estate market is the auction room," declared a well-known auctioneer recently. If this assertion be accepted, the barometer this week registered considerable strength. When buyers representing, besides builders and operators, many newcomers in the field unhesitatingly purchase real estate, and unimproved, non-productive land at that, the chronic knockers of real estate should seek a refuge. In spite of what anyone may say, the fact remains that in a so-called "poor market" Bryan L. Kennelly sold 146 Bronx lots and the owners realized the most satisfactory returns; the Jere Johnson, Jr., Company disposed of 214 Borough Park lots in a sale which continued until 2 o'clock in the morning and the people were still bidding; and William P. Rae sold 47 other holdings in that borough representing property of practically every description.

The prices may be called low, but it was proven that real estate can be sold. As a further support to this contention, Joseph P. Day and J. Clarence Davies will offer in a few weeks 559 other Bronx lots. And yet there are some who persist in saying that there is no market for real estate. The sales this week demonstrated that there are buyers, and plenty of them, representing capital which in these times is ready to be put not only into income producing property but also in vacant land whose principal asset is a promising future.

There were other interesting transactions in the salesrooms this week, the principal one involving the two-story garage at the northeast corner of Seventh avenue and 37th street, which was sold by Charles A. Berrian to the Little Streets Company, Robert C. Turner, president, for $556,000. Frederick Fox & Company acted for the new owner. The sale was the result of a foreclosure action brought by the Equitable Life Assurance Society against W. H. Bryant and others to recover a judgment of $523,374.93 and taxes amounting to $21,-168. Joseph P. Day sold at foreclosure to Gen. Howard Carroll and others, for $100,000, Glen Island, its adjacent islands and buildings. The amount of the bid was said to have been only nominal and in behalf of the Starin Estate which had brought the foreclosure action. It is said that an effort will be made to revive the place as a summer resort.

The M. Morgenthau, Jr., Company has made arrangements with Fitz-James E. Browne, of Montreal, Canada, to offer some properties located in this section. Next Tuesday will be offered, by this auctioneer, 359 East 3d street, a vacant lot, 20x97, assessed at $9,000, with claims aggregating $5,000. Mr. Browne has held a number of sales, the most successful one being the disposition of the Protestant High School property, at Montreal, for a total of $1,385,000, all of which was disposed of in a city with a population of 600,000 people.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 18, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

19TH st, 49 W (*), ns, 225.4 e 6 av, 18.11 x92, 5-sty bk tnt & str; due, $34,344.88; T &c, $790.69; Emanu-El Congregation of City N Y. 30,000

28TH st, 49-55 W (*), ns, 60 e 6 av, runs e83.2xn98.9xw68.2xs4.8xw75 to 6 av (No 470), xs20xe60xs74 to beg, 5-4-sty bk & stn loft & str bldgs; partition; Henry J Schwartz. 175,000

41ST st, 443 W, ns, 225 e 10 av, 25x98.9, 3-sty bk tnt & strs; due, $2,438.10; T&c, $1,034.82; Jacob J Tabolt. 7,225

56TH st, 216 W, see Broadway, 1744-8.

80TH st, 135 W, ns, 287 w Col av, 21x102.2, 4-sty & b stn club house; due, $23,-174.76; T&c, $2,000; Josepa Regneas. 21,100

105TH st, 112-28 W (*), ns, 160 w Col av, runs s100.11xw84.9xnw40.4xn94.2xe 171.5 to beg, 1-sty bk theatre & 1-sty bk garage; due, $17,779.42; T&c, $4,600; Jacob Wicks Jr. 80,000

120TH st, 122 E (*), ss, 265 e Park av, 25x100.10, 5-sty bk tnt & strs; due, $17,-609.42; T&c, $595.21; Dry Dock Savings Instn. 18,000

Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June30.

6TH av, 470, see 28th st, 49-55 W.

HENRY BRADY.

118TH st, 344 E (*), ss, 125 w 1 av, 25 x100.10, 6-sty bk tnt & strs; due, $25,-100.66; T&c, $1,977.63; Cornelia H Hughes. 26,500

JAMES L. WELLS.

Madison av, 1644-6, ws, 43.11 s 110th, 38 x100, 5-sty stn tnt; due, $40,422.87; T&c, $841.05; Marcus Rosenthal. 38,000

SAMUEL MARX.

48TH st, 306 W, see 8 av, 785.

101ST st, 416 E (*), ss, 285 e 1 av, 37.6x 100.11, 6-sty bk tnt & strs; due, $27,640.09; T&c, $589.30; Central Trust Co NY. 24,000

115TH st, 310 E (*), ss, 125 e 2 av, 25x 100.11, 4-sty bk tnt & str; due, $10,016.92; T&c, $3,775; Lewis Q Jones. 13,000

8TH av, 785 (*), ws, 32.4 s 48th, 23.7x 100x47.7x102.10, 3-sty bk tnt & strs; also 48TH ST, 306 W, ss, 100 w 8 av, 16.8x 100.5, 4-sty stn loft & str bldg & 2-sty ext; due, $5,741.29; T&c, $678.70; David Israel. 66,000

CHARLES A. BERRIAN.

37TH st, 135-47 W, see 7 av, 501-11.

7TH av, 501-11, on map 501-9, nec 37th (Nos 135-147), 98.9x244, 2-sty bk garage; due, $523,374.93; T&c, $21,168.20; Little Streets Co. 556,000

Total	$1,054,825
Corresponding week 1914	399,103
Jan. 1, 1915, to date	35,507,975
Corresponding period 1914	17,179,234

Bronx.

The following are the sales that have taken place during the week ending June 18, 1915, at the Bronx Salesrooms, 3208-10 3d av.

BRYAN L. KENNELLY.
(Sale of 172 lots of the Upland Realty Co.).

Featherbed la, swc Macombs rd, runs s 83.1xe114.6 to Macombs rd xnw on curve 135.8 to lane xw40.6 to beg, said dimensions are more or less; Teresa Meehan. 11,250

Jesup av, es, 1,385.7 s Featherbed la, 75 x47.7x98.3x153.6 to beg; Jacob Content. 2,700

Jesup av, es, 250.3 s Featherbed la, 75x 100; T C O'Connor. 3,600

Jesup av, es, 325.3 s Featherbed la, 75x 100; H & M Mandelbaum. 3,600

Jesup av, es, 400.3 s Featherbed la, 75x 100; A Angelinoff. 3,825

Jesup av, es, 475.3 s Featherbed la, 50x 100; John Russell. 2,600

Jesup av, es, 525.3 s Featherbed la, 75x 100; Arco Realty Co. 3,375

Jesup av, es, 600.3 s Featherbed la, 121.2 x105.6x131.10x100; John C Wait. 5,700

Jesup av, es, 721.5 s Featherbed la, 42.4x 110.6x62.3; Fred Cook. 2,100

Jesup av, es, 885.1 s Featherbed la, 125 x110; John C Wait. 6,625

Jesup av, es, 1,260.1 s Featherbed la, runs s75xe153.6 to stone wall xne98.4xw 217 to beg; H & M Mandelbaum. 4,200

Jesup av, es, 1,335.7 s Featherbed la, 50 x111.1 to stone wall x65.6x153.6 to beg; Fred Cook. 2,450

Jesup av, ws, 38.7 n 172d, 75x108.3x75x 105.7; Thos C O'Connor. 3,900

Jesup av, ws, 51.6 s 172d, 50x98.5x50x 100; John C Wait. 1,700

Jesup av, ws, 101.6 s 172d, 100x100x100x 98.5; John W Farrell. 3,380

Jesup av, ws, 113.7 n 172d, 50x110x50x 108.3; Mrs John Schnapp. 2,750

Jesup av, ws, 147.3 s Featherbed la, 50x 100; W A Sattler. 1,950

Jesup av, ws, 163.7 n 172d, 50x111.10x irreg; John J McDonough. 2,400

Jesup av, ws, 213.7 n 172d, 50x113.7x irreg; John J Foley. 2,250

Jesup av, ws, 263.7 n 172d, 83.5x108.5x59 x113.7; Mrs Smith. 3,375

Jesup av, ws, 347 n 172d, 51.10x100.2x 39.8x108.5; A Gehrhardt. 1,800

Jesup av, ws, 398.10 n 172d, 50.11x100.2; M Walters. 1,400

Jesup av, ws, 524.9 n 172d. 75x100; C H Waters. 2,400

Jesup av, ws, 599.9 n 172d, 25x100; D J Killian. 825

Jesup av, ws, 624.9 n 172d, 50x100; D J Killian. 1,650

Jesup av, ws, 674.9 n 172d, 50x100; Henry E Gobole. 1,250

Jesup av, ws, 724.9 n 172d, 50x100; F A Campbell. 1,500

Jesup av, ws, 774.9 n 172d, 50x100; H Berwaldt. 1,550

Jesup av, nwc 172d, 38.7x104.8; Thos Callanan. 4,150

Jesup av, swc Featherbed la, 147.3x105.3 x115.5x100; H & M Mandelbaum. 11,000

Jesup av, swc 172d, 51.6x102x irreg; A G Farley & Fred H Cowden. 4,000

Jesup av, es, 225.3 s Featherbed la, 25x 100; Michael Klein. 1,325

Macombs rd, ws, abt 135.8 s Featherbed la, 50.11x124.3x50x114.6; Dr Alfred Ferges. 4,800

Macombs rd, ws, abt 186.7 s Featherbed la, 76.5x138.11x50x124.3; Thos C O'Connor. 7,500

Macombs rd, ws, abt 263 s Featherbed la, 50.6x144.10x50x138.11; Lowenfeld & Prager. 5,450

Macombs rd, ws, abt 313.6 s Featherbed la, 50.8x137.8x50x144.10; Jos Loeb. 5,200

Macombs rd, ws, about 364.2 s Featherbed la, 54.1x117.1x50x137.8; Isidore Katz. 2,850

Macombs rd, ws, abt 418.3 s Featherbed la, 53.4x98.7x50x117.1; Eli Berman. 2,550

Macombs rd, ws, abt 471.7 s Featherbed la, 25.11x91.7x25x98.7; S Rogers. 725

Macombs rd, ws, abt 497.6 s Featherbed la, 25.7x86x25x81.7; Alexander Angelino. 775

Macombs rd, ws, abt 523.1 s Featherbed la, 50.4x79x50x86x irreg; Alexander Angelino. 1,550

Macombs rd, ws, abt 573.5 s Featherbed la, 75.1x79x irreg; A Rathbone. 1,500

Macombs rd, ws, abt 1,115.9 s Featherbed la, 25x138.8x irreg; J Delahanty. 800

Shakespeare av, es, 25 n Jesup pl, 50x 97.6; Chas Dolnecke. 1,750

Shakespeare av, es, 75 n Jesup pl, 75x 97.6; Margaret E Glynn. 2,835

Shakespeare av, es, 101.7 s Featherbed la, 50x100; A Finck. 2,600

Shakespeare av, es, 150 n Jesup pl, 50x 97.6; R J Van Wagner. 1,050

Shakespeare av, es, 140.11 n 172d, 75.2x 111.2x75x108.6; H & M Mandelbaum. 4,575

Shakespeare av, es, 151.7 s Featherbed la, 100x100; Thos C O'Connor. 5,100

Shakespeare av, es, 200 n Jesup pl, 50x 97.6; J & N Realty Co. 1,050

Shakespeare av, es, 216.2 n 172d, 50.1x 112.11x irreg; Joseph M Lesser. 3,000

Shakespeare av, es, 250 n Jesup pl, 25x 97.6; J & N Realty Co. 1,025

Shakespeare av, es, 351.7 s Featherbed la, 48.7x100x50.3x100; Mrs F M Smith. 2,250

Shakespeare av, es, 400.2 s Featherbed la, 75x105.4x87.3x100; H & M Mandelbaum. 4,050

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Auction Sales—Bronx Continued.

Shakespeare av, es, 276.7 s Featherbed la, 75x100; Thos C O'Connor. 3,750

Shakespeare av, nec 172d, 15.7x103.11; Jas H Small, Jr. 1,800

Shakespeare av, nec Jesup pl, 25x90.6; Elizabeth Griggs. 1,000

Shakespeare av, sec 172d, 49.7x99.6x90.1 x101.4, H & M Mandelbaum. 4,500

Gunther av (*), ws, 1674.4 s Bussing av, 50x100; due, $1,115.02; T&c, $180.90; Chas H Clark et al, exrs. 1,000

Monticello av (*), es, 157.4 s Bussing av, 75x100; due, $2,080.20; T&c, $139.14; Chas H Clark et al exrs. 1,500

JOSEPH P. DAY.

Home st, 924-5 (*), ns, 25 e Fox, 75x 91.9x64.2x91.2, 5-sty bk tnt; due, $9,278.35; T&c, $——; sub to mtg $52,000; Nathan Sadowsky. 60,750

Simpson st, 1138, es, 175 n 167th, 40x 100, 5-sty bk tnt; due, $30,428.24; T&c, $468.70; Rose Beck. 29,000

156TH st, 297 E (*), ns, 250 e Lincoln av, 25x100, 5-sty bk tnt & str; due, $14,-893.56; T&c, $940.10; Rosanna Scanlon. 9,000

Tinton av, 721 (*), ws, 167.7 s 156th, 25 x82.6x26.2x68.7, 4-sty bk tnt; due, $12,-527.84; T&c, $97; Robt Ruscher. 12,000

Union av, 1130 (*), es, 55 n 167th, 40x 100, 4-sty bk tnt; due, $27,016.90; T&c, $2,-503.18; Chas E Perkins. 29,000

Interior rod, beg at a point 112 e Clinton av & 70 w Boston rd, 44.10x96.3x 57.11x75; due, $1,716.42; T&c, $789.34; Eliz Reilly, party in interest. 2,750

JAMES L. WELLS.

188TH st, 657-9 E, ns, 50 e Belmont av, 50x95, 5-sty bk tnt & strs; due, $6,521.63; T&c, $250.08; Indelli & Conforti Co. 7,000

CHARLES A. BERRIAN.

Coster st, 628 (*), es, 480 s Spofford av, 20x100, 2-sty bk dwg; due, $6,892.03; T&c, $659.45; Emily M Wheeler. 5,000

Coster st, 630 (*), es, 460 s Spofford av, 20x100, 2-sty bk dwg; due, $6,971.71; T&c, $393.39; Emily M Wheeler. 5,000

HENRY BRADY.

Townsend av (*), ws, 148.10 n 172d, 30.9 x84.6x25x66.1, vacant; due, $1,735.22; T&c, $505; Anna R Crossin. 100

JAMES J. DONOVAN.

Eastchester rd, ns, 42.8 e Walker av, 25 x156.2x9.5 & 34.10x126.9; also WALKER AV, ss, 94.4 w Montgomery pl, runs w57.10 xs92.5xe21xs75xe25xn132.4; also OVERING ST, sw Walker av, runs s106.6xw50xn50x w25xn113.9xe94.4; due, $12,772.26; T&c, $1,-400; William H Jeffers. 14,000

Van Nest av, 630 (*), es, 188.8 s Unionport rd, 25x95; due, $3,891.34; T&c, $288; Wm Dettner. 3,000

Total	$351,315
Corresponding week 1914	170,525
Jan. 1, 1915, to date	3,578,813
Corresponding period 1914	3,251,291

Brooklyn.

The following are the sales that have taken place during the week ending June 16, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

JERE. JOHNSON, JR., CO.

Sale of 214 lots of Borough Park.)

DEAN ST (*), ss, 235 e New York av, 20x114.5; Bway Savgs Instn of City of N Y. 13,750.00

42D ST, ws, 340 n 12 av, 20x100.2; also 42D ST, ws, 235 n 12 av, 25x100.2; I Klapper. 1,950.00

43D ST, ws, 545.2 n 12 av, 75x100.2; Paul W Connelly. 3,525.00

43D ST, ws, 357.6 n 12 av, 37.6x100.2; Arnold Levin. 1,750.00

44TH ST, 1181, es, 180 n 12 av, 20x 100.2, 2-sty fr dwg; Pincus Schapiro 3,450.00

44TH ST, 1189, es, 100 n 12 av, 20x 100.2, 2-sty fr dwg; Maurice Hartman. 3,250.00

45TH ST, es, 100 s 14 av, 40x100.2; Clara Steinbocker. 1,600.00

45TH ST, es, 100 n 16 av, 20x99.5; Saml C Levine. 670.00

45TH ST, es, 380 n 12 av, 23.8x100.2; Robt Bridges. 1,025.00

45TH ST, ws, 360 n 12 av, 20x100.2; W P Houghton. 925.00

46TH ST, ws, 240 n 14 av, 20x100.2; Max M Drexler. 675.00

46TH ST, ws, 160 s 16 av, 20x100.2; also 46TH ST, ws, 220 s 16 av, 20x 100.2; D J C Sinclair. 1,160.00

47TH ST, ws, 220 n 12 av, 40x100.2; Harry Glicke. 2,200.00

47TH ST, es, 300 n 12 av, 40x100.2; Eisenstark & Lipchitz. 2,250.00

47TH ST, es, 20 s 16 av, 40x100.2; Jeanette Lipschitz. 1,600.00

47TH ST, es, 420 s 16 av, 60x100.2; Jno H Connelly. 2,130.00

47TH ST, ws, 440 s 16 av, 20x100.2; Esther M Kornblum. 1,350.00

47TH ST, ws, 480 s 16 av, 20x100.2; J Elkind. 1,350.00

47TH ST, ws, abt 110 n 17 av, 160x 100.2; I Klapper. 5,100.00

48TH ST, es, 190 n 17 av, 80x100.2; D J C Sinclair. 2,760.00

48TH ST, es, 270 n 17 av, 80x100.2; also 48TH ST, es, 390 n 17 av, 80x 100.2; D J C Sinclair. 4,500.00

48TH ST, ws, 115 n 17 av, runs n 55.5 xw100.2x80xe49.11xn15xe50.1 to beg; Moe L Silverman. 2,100.00

48TH ST, es, 180 s 16 av, 20x100.2; Max Golden 675.00

48TH ST, ws, 230 n 17 av, 60x100.2; H Benjamin. 2,325.00

48TH ST, es, 90 n 17 av, 20x100.2; also 47TH ST, nwc Old New Utrecht rd, runs n10.5xw160x80xe5.2xne182.2 to beg; also 47TH ST, ws, 10.5 n Old New Utrecht rd, 20x100.2; I Klapper. 3,000.00

50TH ST, ws, 120 s 16 av, 20x100.2; Rose Hammer. 575.00

50TH ST, ws, 187.6 n 17 av, 37.6x100.2; also 50TH ST, ws, 375.2 n 17 av, 37.6 x100.2; Jno H Connelly. 3,200.00

51ST ST, ws, 180 n 16 av, 20x100.2; A Blumenfeld. 675.00

51ST ST, es, 157.6 s 16 av, 37.6x100.2; M Wolack. 1,600.00

51ST ST, es, 150 n 17 av, 100x100.2; Paul W Connelly. 2,875.00

51ST ST, es, 250 n 17 av, 45x100.2; J Levine. 1,400.00

51ST ST, ws, 250.2 n 17 av, 117.6x 100.2; D Donigen. 3,025.00

51ST ST, ws, 175 n 17 av, 37.6x100.2; Paul W Connelly. 1,050.00

51ST ST, ws, 180 s 17 av, 20x100.2; Robt Bridges. 450.00

51ST ST, ws, 260 s 17 av, 20x100.2; Robt Bridges. 450.00

52D ST, es, 250.2 n 17 av, 117.6x100.2; D Donigen. 3,052.00

52D ST, ws, 340 s 16 av, 25x100.2; Arthur J Mullet. 485.00

52D ST, ws, 265 s 16 av, 50x100.2; Paul W Connelly. 1,080.00

52D ST, ws, 65 s 16 av, 25x100.2; also 52D ST, ws, 115 s 16 av, 25x100.2; Rose Hammer. 1,00.00

52D ST, ws, 200 n 17 av, 75x100.2; Paul W Connelly. 1,605.00

52D ST, ws, 300 n 17 av, 25x100.2; Arthur J Mullet. 485.00

52D ST, ws, 230 s 17 av, 40x100.2; Thos Drasper. 920.00

52D ST, ws, 270 s 17 av, 40x100.2; D Donigen. 800.00

52D ST, es, 170 s 17 av, 40x100.2; Wm J Hoey. 850.00

52D ST, es, 270 s 17 av, 20x100.2; Robt Bridges. 415.00

52D ST, es, 100 s 17 av, 50x100.2; Rich H Meehan. 950.00

53D ST, es, 100 s 16 av, 60x100.2; Harry Glick. 1,605.00

53D ST, es, 125 n 17 av, 25x100.2; D Donigen. 485.00

53D ST, es, 280 s 16 av, 80x100.2; D S Yeoman 1,800.00

54TH ST, es, 212.6 s 15 av, 27.6x80.2; Clara Steinbocker. 1,300.00

57TH ST, es, 150 s 15 av, 20x100.2; R R Schornack 625.00

58TH ST, ws, 300 n 15 av, 20x100.2; Chas Schofield. 675.00

58TH ST, es, 100 s 15 av, 20x100.2; A Blumenfeld. 675.00

59TH ST, es, 340 n 16 av, 60x100.2; Antonio Maedo. 1,650.00

59TH ST, es, 360 n 16 av, 20x100.2; Rose Hammer. 510.00

59TH ST, ws, 140 n 16 av, 40x100.2; Grace Flynn. 1,150.00

59TH ST, ws, 200 n 16 av, 20x100.2; Jno Booras. 490.00

60TH ST, es, 125 s 15 av, 20x100.2; Isaac Blumberg. 775.00

47TH ST, es, 300 n 12 av, 40x100.2; Eisentark & Lipchitz. 2,250.00

NEW UTRECHT AV, swc 43d, 179.3x 144.11x80, gore; Morris Kornblum. 6,225.00

NEW UTRECHT RD, ns, 100.2 e 51st, 51.1¾x143.7x irreg; Jas J Moore. 530.00

NEW UTRECHT AV, ss, 71.7 w 46th, 47.8x64.4x40x90.2; also 47TH ST, es, 300 n 12 av, 40x100.2; Rose Hammer 5,450.00

OLD NEW UTRECHT RD, ns, 126.3 ns 46th, 30.3x155.4x21.1x174.11; Jas W Weales 3,200.00

14TH AV, ss, 60.2 e 47th, 20x100; Rose Hammer. 875.00

15TH AV, nec 61st, runs nw63.6xn30.7 xe60xs100xw37 to beg; D R Magnes. 1,410.00

15TH AV, ss, 80.2 e 59th, 20x100; Ascher Dann. 675.00

16TH AV, ns, 74.10 e 45th, 24.6x100x 19.9x100.1; Jacob Bernhardt. 950.00

16TH AV, sws 53d, 14.10x262.9x3.1x 262.11; Louis Secher. 1,000.00

17TH AV, swc 50th, 40.2x10.6x irreg; Clinton A Slocum. 350.00

17TH AV, ss, 60.2 w 49th, 33.6x100.2x irreg; I Klapper. 1,100.00

17TH AV, ns, 40.2 w 52d, 40x100; Paul W Conway. 1,050.00

17TH AV, ss, 60.2 w 52d, 40x100; Chas Perns. 1,000.00

17TH AV, swc 51st, 80.2x100; Rich H Meehan. 2,200.00

17TH AV, nec 52d, 40.2x100; also 52D ST, es, 100 n 17 av, 37.6x100.2; D Donigen. 2,100.00

17TH AV, ns, 80.2 w 50th, 40x100; Bessie Glick. 1,100.00

17TH AV, nec 49th, 80.2x100; I M Kolt. 2,900.00

17TH AV, ns, 50.3 w 48th, 29.11x100; Benj W Zimmermann. 750.00

INT PLOT 200 n 16 av & 100.11 w 44th, 14.11x300x0.7¾x300.4; D R Magnes. 50.00

INT PLOT 100 s 16 av & 100.2 e 46th, 20.7x120x19.1x98.2; Sage Bros. 480.00

45TH ST, ws, 180 n 15 av, 16x100.2; Paul W Connelly. 656.25

45TH ST, ws, 100 n 15 av, 20x100.2; Paul W Connelly. 3,500.00

45TH ST, ws, 100 s 14 av, 30.1x116.11x 91x100.2; Frank Spira. 1,600.00

46TH ST, es, 300 n 16 av, 20x100.2; Paul W Connelly. 700.00

48TH ST, es, 110 n 17 av, 80x100.2; Morris Kornblum. 2,600.00

52D ST, es, 140 s 16 av, 25x100.2; I Klapper. 525.00

52D ST, es, 202.6 s 16 av, 75x100.2; D Donigen. 1,968.75

15TH AV, ns, 100.2 e 46th, 6.10x100x 5.6x100; Paul W Connelly. 485.00

17TH AV, ss, 40.2 w 50th, 120x100x 119.10x99.11; D Donigen. 2,850.00

INT LOT 100 s 15 av & abt 100.2 e 46th, 40x9.7; Paul W Connelly. 280.00

LOTS 1258-9, blk 32; Laura P Smith; withdrawn ——

WILLIAM P. RAE CO.

HENRY ST (*), swc Centre, 110.6x104; Carrie E Coe 4,500.00

E 18TH ST (*), ws, 100 n Av N, 40x 100; also E 18TH ST, es, 200 n Av N, 40x100; Mary R Lee 1,450.00
38TH ST (*), ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler. 1,500.00
CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x78.1; Lina S Cole..... 5,000.00
LOTS 25 & 26, blk 7468 (*); Clara Marr. 4,000.00

JAMES L. BRUMLEY.

STRATFORD RD, es, 290 s Albemarle rd, 50x100; Wm F Phelan..... 9,500.00

WILLIAM J. McPHILLIAMY & CO.

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Jas M Bovard 20,000.00
ST JOHNS PL, ss, 123.5 w Ralph av, 20x100; also ST JOHNS PL, ss, 142.5 w Ralph av, 20x100; Fannie Lipchitz. 7,700.00
E 18TH ST, es, 280 n Av V, 20x100; withdrawn. ..... ——
48TH ST, sws, 88.7 nw Fort Hamilton av, 23.7x122.4x irreg; withdrawn... ——
71ST ST, nwc 14 av, 100x100; adj June 29. ..... ——
75TH ST (*), nes, 180 nw 19 av, 40x 100. ..... 5,000.00
81ST ST, ss, 168 w 17 av, 17x100; Lawyers Mtg Co. 3,000.00
ATLANTIC AV, ns, 22 e 3 av, 19.6x 80; Herman F Kracke 6,500.00
ATLANTIC AV (*), ns, 277.6 w Hoyt, 22.6x80; Margt Grady 5,000.00
GLENWOOD RD, ss, 40 w E 34th, 40x 107.6; Bertha Rosenberg. 5,210.00
LINCOLN AV (*), ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke et al. 2,900.00
NEW JERSEY AV (*), es, 90 s Stanley av, 60x200; Karl Schmeisle..... 4,000.00
VERNON AV, ns, 183 e Throop av, 17.10x100; Saml Borakove 4,525.00
VERNON AV, ns, 360.10 e Throop av, 17.10x100; Simon Epstein 4,450.00

NATHANIEL SHUTER.

LAKE ST (*), ws, 162.6 n 2 pl, 39x157; Louis Joseph et al. 250.00
MIDDLETON ST, ss, 210 e Harrison av, 25x100; Louis Cohen. 6,900.00
73D ST, ns, 114.6 w 5 av, 20x100; withdrawn. ..... ——
EASTERN PKWAY (*), ns, 260 w Rogers av, 20x85.7; Arthur Hounslea... 8,000.00
NOSTRAND AV, es, 55.7 s Bergen, 20x100; Edna A Benedict..... 8,000.00
LOT 28, blk 4803 (*), sec 15; Dora Pines. 100.00

Total $262,380.00
Corresponding week 1914..... 520,905.00

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

JUNE 23.
31ST ST, 439-43 W, bet 9 & 10 avs, 75x98.9, 3-4-sty bk tnts.
38TH ST (*), ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler. 1,500.00
CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x78.1; Lina S Cole..... 5,000.00
LOTS 25 & 26, blk 7468 (*); Clara Marr. 4,000.00

SAMUEL MARX.

WAVERLY PL, 168-70, sec Grove (Nos 96-8), 3-sty bk dwg & 4-sty bk tnt.
9TH ST, 47-9 E, 2-4-sty bk loft bldgs, leasehold.

Bronx.

BRYAN L. KENNELLY.

JUNE 23.
RESERVOIR OVAL W, ws, 299.8 n Bainbridge av, 50x98x—x84.10 (vol).

Brooklyn.

JERE. JOHNSON, JR., CO.

JUNE 22.
35 LOTS, Borough Park, at 12 o'clock, noon, to be held at real estate exchange.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 19 & 21.
No Legal Sales advertised for these days.

JUNE 22.
CHRISTOPHER ST, 105, ns, 125 w Bleecker, 25x90, 4-sty bk tnt & strs & 2-sty rear bk tnt; Kate Madden—Anna E Schloffel et al; Peacy L Klock (A), 149 Bway; Chas P Rogers (R); partition; Henry Brady.
ELDRIDGE ST, 17, ws, 125 s Canal, 25x100, 5-sty bk tnt & strs; Dora Sprung—Eva Hexter, individ & extrx et al; Chas L Hoffman & Henry A Friedman (A), 31 Nassau; Theo K McCarthy (R); partition; Joseph P Day.
3D ST, 359 E, ns, 217 e Av D, 20x81, 4-sty bk tnt & strs; German Savgs Bank in City N Y—Margt Wendel, individ & gdn et al; Meyer Auerbach (A), 42 Bway; Wb F Clare (R); due, $3,386.08; T&c, $1,588; mtg recorded Oct18'65; M Morgenthau, Jr, Co.
119TH ST, 321 E, ns, 225 e 2 av, 20x100.10, 4-sty bk tnt; Ernst Weber, admtrx et al—Edmund J McDonough et al; Otto J Kalt (A), 871 Brook av, Bronx; Harry Bijur (R); due, $9,689.25; T&c, $1,040; H Mayers.
AV A, 184, es, 51.9 s 12th, 25.9x95.6, 4-sty bk tnt & strs & 4-sty bk rear tnt; Rosa Gentzlinger, extrx, &c—Barney Mechanic et al; Henry P Botty (A), 302 Bway; Isaac F Cohen (R); due, $8,205.36; T&c, $800; sub to mtg $16,000; Joseph P Day.
3D AV, 2138, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; Dry Dock Savgs Instn—Jno H Degelman et al; Frank M Tichenor (A), 38 Park Row; Jos Weber (R); due, $28,-396.91; T&c, $914.80; mtg recorded Apr1'10; Joseph P Day.

JUNE 23.
ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
EAST BROADWAY, 101, ss, 185.8 w Pike, 25x 100, 24.8x100, 5-sty bk tnt & strs; Rachel Jacobson—Hannah Solomon et al; Henry Meyer (A), 302 Bway; Jno F O'Ryan (R); due, $9,792.59; T&c, $426.58; Henry Brady.
65TH ST, 170 W, see Canal, 67-71.
116TH ST, 338 E, ss, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; Christine G Openhym et al—Eliza Cella et al; Harold Swain (A), 176 Bway; Richard C Murphy (R); due, $5,584.93; T&c, $549.71; Henry Brady.
117TH ST, 212-4 E, ss, 140 e 3 av, 40x100.10, 6-sty bk tnt & strs; Isaac Goodstein—Fischel Realty Co et al; Aaron H Schwarz (A), 139 Fulton; Wm P Schoen (R); due, $4,331.75; T&c, $669.30; sub to mtg $36,000; mtg recorded Nov25'11; Joseph P Day.
122D ST, 407 E, ns, 118 e 1 av, 20x100.11, 4-sty bk tnt; Martin Boylston et al—Edw S Boylston et al; Benj W Moore (A), 258 Bway; Algernon S Norton (R); partition; Joseph P Day.

JUNE 24.
JANE ST, 88 & 90, ss, 112.6 e Washington, 43.2x160.1 to 12th (Nos 357-59 W), x44.1x 160.1, 2& 3-sty bk stable & 3-sty bk tnt & 3-sty bk loft bldg; Edw W C Arnold—Hygeia Distilled Water Co et al; Saml P Savage (A), 30 Broad; Winter Russell (R); due, $35,076.57; T&c, $2,086.31; Henry Brady.
70TH ST, 224 E, ss, 295 w 2 av, 25x100.5, 4-sty stn tnt; Bklyn Trust Co—Jno H Bodine et al; Cullen & Dykman (A), 177 Montague, Bklyn; Hal Bell (R); due, $17,051.75; T&c, $613; mtg recorded Dec31'06; Henry Brady.

JUNE 25.
WATER ST, 592, ns, 45.9 w Montgomery, 22.7x 56.6, 3-sty bk tnt; Astor Trust Co—Eliz McNally, individ & trste et al; Cary & Carroll (A), 59 Wall; Jacob M Guedalia (R); due, $3,822.18; T&c, $290.00; Joseph P Day.
9TH ST, 6-8 W, ss, 124.1 w 5 av, 53.9x93.11, 2-3-sty & b stn dwgs; Harry Content—The Securities Co et al; Russell L Tarbox (A), 60 Wall; Lewis A Abrams (R); due, $13,-498.06; T&c, $1,431.70; sub two 2 mtgs aggregating $45,000; Saml Marx.
48TH ST, 306 W, see 8 av, 785.
8TH ST, 158 W, ss, 37.6 w 6 av, 20x100.8, 4-sty & b stn dwg; Gesina M Schriefer—Francis E Laimbeer et al; Emanuel van Dernoot (A), 280 Bway; Jos I Green (R); due, $5,362.23; T&c, $546.00; Bryan L Kennelly.
MANHATTAN AV, 517, ws, 84.11 n 121st, 16x 90, 3-sty & b stn dwg; Sarah A G Skinner—Mary E O'Farrell, individ & trste; Cary & Carroll (A), 59 Wall; Jno H Judge (R); due, $9,720.14; T&c, $475.92; Joseph P Day.
MANHATTAN AV, 519, ws, 84.11 s 122d, 16x90, 3-sty & b stn dwg; Lawyers' Mtg Co—Mary E O'Farrell, individ & trste; Cary & Carroll (A), 59 Wall; Jno H Judge (R); due, $9,-715.84; T&c, $558.27; Joseph P Day.

JUNE 26.
No Legal Sales advertised for this day.

JUNE 28.
SHERIFF ST, 66-8, es, 60 s Rivington, 40x75, 5-sty bk hall; Robt J Macher—Rosie Hochman et al; Henry S Cook (A), 38 Park Row; Maurice Marks (R); due, $9,832.45; T&c, $1,417.77; mtg recorded Nov27'08; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JUNE 19 & 21.
No Legal Sales advertised for these days.

JUNE 22.
132D ST, 689 E, ns, 170 e Cypress av, 15x110, 2-sty fr dwg; 16th Baptist Church—Jos S Ansorge et al; Henry B Pogson (A), 37 Wall; Gordon S P Kleeberg (R); due, $3,306.44; T&c, $364.45; Joseph P Day.
132D ST, 691 E, ns, 185 e Cypress av, 15x100, 2-sty fr dwg; 16th Baptist Church—Esther M Sutherland et al; Henry B Pogson (A), 37 Wall; Saml D Matthews (R); due, $3,-202.44; T&c, $364.45; Joseph P Day.
CAULDWELL AV, 691, ws, 358.4 s 156th, 16.8x 115, 2-sty & b bk dwg; Mary Ambrose—Mollie Mahlik et al; Thos Hooker (A), 309 Bway; Jno F Joyce (R); due, $8,884.98; T&c, $384.-26; Henry Brady.

JUNE 23.
166TH ST, 664 E, ss, 35 w Trinity av, 40x99.6, 5-sty bk tnt; Anna M Scheele—Rudolph Wahlig et al exrs; Robt H Bergman (A), 3219 3 av; Oliver E Davis (R); due, $6,568.77; T&c, $1,595.30; sub to mtg $32,000; Jomes J Donovan.
169TH ST, 457 E, ns, 100 w Washington av, 40 x98, 6-sty bk tnt & strs; Isidore Simon—Louis De Vos et al; Mervyn Wolff (A), 299 Bway; Raphael R Murphy (R); due, $3,950.-64; T&c, ——; sub to 1st mtg $35,000; Joseph P Day.
WASHINGTON AV, 1071, ws, 200 s 166th, 25x 200, 5-sty bk tnt & strs; Dollar Savgs Bank of City N Y—Florence Cahen et al; Lexow, Mackellar & Wells (A), 43 Cedar; Thos N Cuthbert (R); due, $25,624.40; T&c, $689.79; Jas L Wells.
WHITE PLAINS AV, ws, 226.11 s Post, 25.4x x101.6x25x103.4 s Saul Domroe—Rose Gandolfi et al; Antonio Feirne (A), Spring & Bowery; Max Bendit (R); due, $2,363.53; T&c, $2,363.-53; George Price.

JUNE 24.
SILVER ST, ss, 116.2 w Main, runs s100xw50x s42.11xw25.3xn139.2xe75 to beg; Chas F Halstead et al—Thos B Watson et al; Daniel Burke (A), 44 Pine; Isidor Wels (R); due, $4,196.85; T&c, $250.00; Joseph P Day.
165TH ST, 419 E, ns, 202.7 e Park av, 24.9x93, vacant; Tax Lien Co N Y—Rebecca B Gourlie et al; August Weymann (A), 68 William; Reuben L Maynard (R); due, $1,902.81; T&c, $626; L J Phillips & Co.

JUNE 25.
PURDY ST, 1321, ws, 196.1 n Westchester av, 37.5x108; Peter Corell—Henry C Henderson et al; Michl B McHugh (A), 115 Bway; J Philip Van Kirk (R); due, $2,244.06; T&c, $211.25; George Price.
140TH ST, nwc Cypress av (No 303), 200.5x 95x188.5x96.9, vacant; Edgar S Appleby et al—Moser Arndtstein et al; Cannon & Cannon (A), 135 Bway; Wm H Steinkamp (R); due, $26,209.45; T&c, $780.89; Chas A Berrian.
BARNES AV, 1925, ws, 233.5 s Bear Swamp rd, 25x95; Helen Le Roy Pearsall—Ada M Ramos et al; Chas P Hallock (A), 999 E 180th; J Howe Hildreth (R); due, $3,357; due, $360; George Price.
BARNES AV, 1927, ws, 208.0 s Bear Swamp rd, 25x95; Helen L R Pearsall—Ada M Ramos et al; Chas P Hallock (A), 999 E 180th; Albert H Vitale (R); due, $3,357.00; T&c, $360; Chas A. Berrian.
SEDGWICK AV, nws, intersec sws Fordham rd, 101.9x83.7 to 184th x6.7x85.4; Jno C Rodgers—Guidone & Galardi Co et al; Jno W Boothby (A), 42 Bway; Geo B Hayes (R); due, $10,476.67; T&c, $557.48; Bryan L Kennelly.
STARLING AV, nwc Olmstead av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; Fredk A Southworth (A), 68 William; Wm D Leonard (R); due, $6,013.34; T&c, $604.54; Joseph P Day.

JUNE 26 & 28.
No Legal Sales advertised for this day.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 19.
No Legal Sales advertised for this day.

JUNE 21.
POWELL ST, ws, 90 s Blake av, 17.6x100xirreg; Sheriff's sale of all right, title, &c, which Henry Hirschmann had on Jan 22, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.
PROSPECT PL, ss, 275 e New York av, 25x 122; Michael Schaffner—Helen Hartmann et al; Arthur G Schaffner (A), 619 Nostrand av; Hunter L Delatour (R); Nathaniel Shuter.
ROSE ST, nws, 54.4 sw Wythe av, 18x35.5; Chas Nelson et al—Max Kornfeld et al; Jos C Jahn (A), 320 Fulton, Jamaica; Mitchel May (R); James C Archer.
E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Creem—Helene Schneider et al; Moore & Upson (A), 215 Montague; Harry L Thompson (R); Nathaniel Shuter.
WOODRUFF AV, swc St Paul's pl, 145.3x125; Isidor Silberberg et al—Marcus Bldg Co et al; Simon Berg (A), 714 Bway; Max H Newman (R); Nathaniel Shuter.

JUNE 22.
TAYLOR ST, ns, 235 e Wythe av, 20x100; Louis Schnibbe—Richard Schnibbe et al; Logan, Pink & North (A), 44 Court; Geo B Ackerly (R); Nathaniel Shuter.
PROSPECT PARK WEST, nws, 30 sw Montgomery pl, 47x100; Otto E Reimer—Otto Singer et al; Sackett & Lang (A), 99 Nassau, Manhattan; Chas E Murphy (R); Wm P Rae.
WILLIAMS AV, ws, 112.5 n Liberty av, 25x100; Sophie V Minasian—Sarah Pollack et al; Geo A Minasian (A), 132 Nassau, Manhattan; Frank H Field (R); Wm J McPhilliamy & Co.

JUNE 23.
BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Kochl (R); Wm J McPhilliamy & Co.
COLUMBIA ST, es, 222.7 n Degraw, 19.7x97.6; 63D ST, nes, intersec nws 17 av, 80x80; 66TH ST, sws, 533.10 nw 18 av, 62x140; Mary A Gallagher—Ann Nolan et al; Jno J Kean (A), 44 Court; Edw T Horwill (R); Wm J McPhilliamy & Co.
47TH ST, nes, 180 nw 12 av, 40x100.2; Carrie Giesker—Jos C Trost et al; Jos N Folwell (A), 40 Pine, Manhattan; Harris G Eames (R); Wm J McPhilliamy & Co.
AV J, ns, 40 e E 13th, 40x100; Chas B Cook—Photo Theatre Co, Inc, et al; Clarence F Corner (A), 375 Pearl; Chas Joseph (R); Wm J McPhilliamy & Co.
CLINTON AV, nes, 225 w Forrest pl, 25x100; Southampton Bank—Minnie Baird et al; Oscar F Fanning (A), Southampton, N. Y.; Leone D Powell (R); Wm J McPhilliamy & Co.
MARCY AV, es, 53.2 n Willoughby av, 21.10x 85; Wm Oellrich—Henry Rosenson et al; action 3; V L Haines (A), 375 Fulton; David Hirshfield (R); Wm J McPhilliamy & Co.
WILLOUGHBY AV, nec Marcy av, 85x21; Wm Oellrich—Henry Rosenson et al; action 1; V L Haines (A), 375 Fulton; David Hirshfield (R); Wm J McPhilliamy & Co.

JUNE 24.
PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); James L Brumley.
E 29TH ST, ws, 180 n Farragut rd, 40x100; & E 42D ST, ws, 127.6 s Av D, 60x100; Mary Long—Emma S Schmidt et al; Wm M Moore (A); Abr Feinstein (R); Wm J McPhilliamy & Co.
66TH ST, sws, 240 nw 19 av, 17.5x100; Fredk W Koop—Aplo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
66TH ST, sws, 257.5 nw 19 av, 17x100; Nancy Steinhardt—Aplo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
66TH ST, sws, 274.5 nw 19 av, 17x100; Alice M Cordier—Aplo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
66TH ST, sws, 291.5 nw 19 av, 17x100; same—same; action 2; same (A); same (R); Wm P Rae Co.
66TH ST, sws, 308.5 nw 19 av, 17x100; Fannie Rose—Aplo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
66TH ST, sws, 325.5 nw 19 av, 17.1x100; Ella D Koch—Aplo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.

Brooklyn Legal Sales Continued.

66TH ST, sws, 382.6 nw 19 av, 17.6x100; Henry Metcalfe Aple Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.

RIDGE BLVD, es, 506.6 s Bay Ridge av, 20x90; Wm Hawkins—Florence J Maxwell et al; Henry J Davenport (A), 375 Pearl; Thos H Williams (R); Wm J McPhilliamy & Co.

STEWART AV, es, 45 s 100th, 50x100; Chas W Church, Jr—Jennie M Hamilton; Jno C Stemmermann (A), 44 Court; Edw H Lock wood (R); James L Brumley.

WILLIAMSBURG & JAMAICA TURNPIKE RD, ss, 525.6 Bushwick av, 25x100; Martha Lewis Edmund Reek et al; Paul A Katske (A), 367 Fulton; Herbert Zarnikaur (R); Nathaniel Shuter.

WYCKOFF AV, ss, 275 w Bond, 20x100; Sheriff's Sale of all right, title, &c, which Martin F Joyce had on May 20, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae Co.

JUNE 25.

60TH ST, ns, 320 e 4 av, 20x100.2; Alice G Lawrence—Harry Williams et al; Cary & Carroll (A), 59 Wall, Manhattan; Jno J Curtin (R); Wm P Rae Co.

61ST ST, nes, 160 nw 14 av, 20x100; Sheriff's Sale of all right, title, &c, which Antonio Bova had on Feb 23, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae Co.

17TH AV, nws, 60.2 ne 60th, 40x100; Bushwick Savgs Bank—Thos Werner; Rufus L Scott (A), 83 Nassau, Manhattan; Wm E Warland (R); Wm J McPhilliamy & Co.

JUNE 26.

No Legal Sales advertised for this day.

JUNE 28.

PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; Jos J Speth (A), 56 Liberty, Manhattan; August C Flamman (R); Wm J McPhilliamy & Co.

STEUBEN ST, es, 306.8 s Willoughby av, 16.8x100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A), Payntar Bldg, Long Island City, Co Queens; Aron L Squires (R); Wm P Rae.

E 47TH ST, ws, 130.8 n Greenwood av, 20x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway, Manhattan; Chas H McCarty (R); Nathaniel Shuter.

DEKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Rosenburg—Jos J Praetz et al; Wm A Bacher (A), 955 Bway; Jacob W Kahn (R); Nathaniel Shuter.

GATES AV, ns, 125 w Marcy av, 20x105; L Hollingsworth Wood—Jno G Martens et al; David G George (A), 43 Cedar, Manhattan; Almeth W Hoff (R), Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 12.

GOERCK ST, 102; Elizabeth B Flagg et al—Fiehd Planeer et al; W H Hagan (A).

MONROE ST, SI & SS; Louise Benziger 2d—Sol Insky et al; DeWitt, Lockman & DeWitt (A).

79TH ST, 339 E; Julia Froman -Morris Schlossman et al; amended; H Swain (A).

111TH ST, ss, 125 e 2d av, 25x100.11; Miln P Palmer, trste—Vincent Garofalo et al; Baylis & Sanborn (A).

MADISON AV, es, 51.4 n 120th, 16x83; Lawyers' Mortgage Co—Granby Corp et al; amended; Cary & Carroll (A).

MANHATTAN AV, 531; Newell Bent—Emmeline B Wilkins et al; Merrill, Rogers & Terry (A).

JUNE 14.

22D ST, ns, 50 w 9 av, 16.8x98.9; Edw C Brigdman et al—Julia R Donnelly et al; C Doremus (A).

AMSTERDAM AV, es, 39.11 s 159th, 40x106; & AMSTERDAM AV, es, 39.11 n 158th, 80x 106; 3 actions; Alfred Hahn—Saml J Singer, Sr, et al; Davis & Davis (A).

JUNE 15.

122D ST, ss, 183.8 e 8 av, 33.8x100.11; Jos Weidenfeld et al—Lizzie Hadermann et al; M Sulzberger (A).

RIVERSIDE DR, sec 91st, 35.8x75xirreg; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A).

JUNE 16.

PROSPECT PL, es, 83.9 s 43d, 16.8x58; Jno McClure—Mary E Joyce et al; McClure & Prentice (A).

75TH ST, 313 E; Rector, Wardens & Vestrymen of the Church of Zion & Saint Timothy in the City of N Y—Rachel Brown et al; Harrison, Elliott & Byrd (A).

LEXINGTON AV, 71; Ida Mason et al—Annie E Chase et al; Strauss, Reich & Boyer (A).

JUNE 17.

19TH ST, 216 E; Jos Yeska—Concetta D Paoli et al; M Altmayer (A).

31ST ST, ss, 400 w 6 av, 25x148; Union Dime Svgs Bank—Mary J McDonald et al; Woodford, Bovee & Butcher (A).

130TH ST, 23 E; Elise Haim—Johanna Metzger et al; O E Davis (A).

151ST ST, ss, 100 w Amsterdam av, 75x90.11; Seamens Bank for Savgs in City of N Y—Emma A Mayhew et al; Cadwalader, Wickersham & Taft (A).

JUNE 18.

MERCER ST, 19; City Real Estate Co—Walter C Althouse et al; amended; M Swain (A).

40TH ST, sec 10 av, 60x32; Norbert R Prendergast—Thos A Wingert; M J Egan (A).

97TH ST, 110 E; Jno W Mahony—Mae Lyons et al; amended; P L Mullaly (A).

103D ST, ns, 180 w Amsterdam av, 114.2x100.11x irreg; City Real Estate Co—Mayfield Constn Co et al; H Swain (A).

119TH ST, 75 E; Estelle Scholle et al—Annie Alexander et al; H Hofheimer (A).

123D ST, ns, 260.10 w 7 av, 19.11x100; Kouwenhoven Estate, Inc—Eugene C Pechin et al; Leach & Williams (A).

125D ST, ns, 250 w 7 av, 19.10x100; Kouwenhoven Estates, Inc Sutherland G Taylor et al; Leach & Williams (A).

130TH ST, ns, 260 nw 5 av, —x99.11x irreg; Emigrant Industrial Savgs Bank—Ellen V Meakim; R & E J O'Gorman (A).

168TH ST, 514 W; Lawrence C Lommel—Richd Herman et al; Dutton & Kilsheimer (A).

2D AV, swc 117th, 25.5x84.10; Jules J Vail—Henry A Wingert et al; Chalmers & Wood (A).

Bronx.

JUNE 11.

COSTER ST, es, 540 s Spofford av, 20x100; Payne Estate—Hunts Point Estates et al; Reeves & Todd (A).

ODELL ST, 1521; Adele Taylor—Agnes Schano et al; Caldwell & Banister (A).

ODELL ST, 1519; same—same; same (A).

GIFFORD AV, es, 258.1 w Swinton, 25x100; Elizabeth K Dooling—Rudolf Hall et al; Knox & Dooling (A).

WEBSTER AV, sec 170th, 50x90; Theo Roehrs—Olin J Stephens, Inc, et al; A L Howe (A).

LOTS, 66 & 67, map of Bruner Estate at Jerome av & Gun Hill rd; Nettie M Serven—Lottie E Welch et al; Todd & St John (A).

JUNE 12.

BAINBRIDGE AV, es, 62.1 s 193d, 30.1x92.2; Henry Lingelbach et al—Minnie E Flagg et al; Coller & Coller (A).

MOSHOLU PKWAY, S, ws, 36.4 n 203d, 64.5x 76.7; Peter Keber—Elise Levy et al; G A Steinmuller (A).

3D AV, ws, 56.6 n 181st, 25x102.9; Annie N Alexander—Sarah McClinchie et al; Everett, Clarke & Benedict (A).

LOT 91, Map of 12 lots belonging to Estate of Moses Devoe, at Fordham Heights; Mary Monaghan—Edson Bldg Co et al; N A Donnelly (A).

JUNE 14.

No Foreclosure Suits filed this day.

JUNE 15.

135TH ST, nec Brown pl, 33.4x100; Lawyers' Mtg Co—Margt A Laphy et al; Cary & Carroll (A).

139TH ST, ns, 575 e St Ann's Av, 25x100; Florence R Pinner—Mary E Flynn et al; Carrington & Pierce (A).

221ST ST, nec 2d, 50x105; Mary A Ryan—Wm Kelly et al; M J Sullivan (A).

LEGGETT AV, ns, 28.6 w Hewitt pl, 25x86.2; Barbara Kumpf -Peter L Biegen et al; H C Rickaby (A).

JUNE 16.

148TH ST, ss, 265 w Brook av, 75x99.1; Henry Frank et al, as trste—Ahr Realty Co, Inc; J Hirschman (A).

FRANKLIN AV, 1062; Chebra Holche Zedek—Julia M McMahon et al; H Swain (A).

LONGWOOD AV, sec Barry, 95.7x220.6; Edw C Bridgman et al, as trstes—Forbin Realty Holding Co; C Doremus (A).

JUNE 17.

LORILLARD PL, es, 180 n 188th, 20.4x97.4; Edw F Moran as exr—Cath McGinn et al; J F Neoroney (A).

4TH ST, ws, 73.8 n Ruskin, 26.1x99.6; Emma E De Vinne et al—Frank McGarry et al; Clocke, Koch & Reidy (A).

176TH ST, ss, 366.7 e Anthony av, 21.8x122.9; National Surety Co—Carolina Wenninger et al; W R Page (A).

TREMONT AV, ss, 380.3 e Anthony av, 21.8x 128.1; National Surety Co Carolina Wenninger et al; W R Page (A).

WEBSTER AV, ws, 200 n 195th, 25x100.5; Andw J Dalton—Fordham Arcanum Bldg & Land Assoc et al; E F Moran (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 10.

75TH ST, ns, 112 e Columbus av, 21x 102.2; Windham Realization Co—Ealter Luttgen et al; Alexander & Green (A); Edmund Hurley (R); due 25,377.78

JUNE 11 & 12.

No Judgments in Foreclosure Suits filed these days.

JUNE 14.

38TH ST, 267 W; Wilhelmina T Albus et al; Geo W Weyand (A); Warren Leslie (R); due. 3,884.90

117TH ST, 128 W; Louisa J Townsend et al—Florence Magonigle et al; Murray, Ingersoll, Hoge & Humphrey (A); Hugo S Mack (R); due..... 32,012.50

MADISON AV, 1527; Julia M Haskell—Adam Moran; Chas P Latting (A); Irving Washburn (R); due..... 8,868.80

JUNE 15.

116TH ST, 411 E; Levi S Tenny—Vincent Garofalo et al; Finch & Coleman (A); Wm P Burr (R); due..... 8,890.44

LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Jno L Lyttle et al; Jno M Rider (A); Ede R Finch (R); due 25,418.97

WEST END AV, 700; Fredericka Walsh—Herald Realty Co et al; Mayer L Halff (A); Julia J Frank (R); due..73,033.33

JUNE 16.

118TH ST, 362 W; Mary L Whitefield—Thos J Coffey; Robt A B Dayton; (A); Myra Sulzberger (R); due.... 9,861.99

BROADWAY, nec 161st, -99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; Sexton, Jennings & Russell (A); Melvin G Palliser (R); due 45,213.85

Bronx.

JUNE 11.

ALEXANDER AV, 311; Albt H Atterbury as trste—Rachel C Blanchard et al; T Moore (A); E J Flynn (R); due 10,179.60

JUNE 12.

COSTER ST, es, 420 s Spofford av, 20x 100; Wolcott G Lane as trste—Hunts Point Estates et al; Miller, King, Lane & Trafford (A); J J Hynes (R); due. 6,209.17

FAILE ST, ws, 200 n Randall av, 25x 100; same same; same (A); same (R); due. 5,954.44

FAILE ST, ws, 225 n Randall av, 25x 100; same same; same (A); same (R); due. 5,954.44

JUNE 14.

CROMWELL AV, ws, 408.4 n 165th, 113.2x116.6; Susan W F Oudin as trste—Estates of Long Beach et al; Ver Planck, Prince & Flanders (A); E Hall (R); due 2,120.00

JUNE 15.

DAVIDSON AV, nec 177th, 31.9x90; Wm I Seaman—Jos P Fox et al; Speir & Bartlett (A); M J Scanlon (R); due 4,868.37

JUNE 16.

LOT 30, sec 12, blk 3373, tax map; Saml Hollander—Wm Jas Nolan et al; B G Oppenheim (A); T C Larkin (R); due 707.71

JUNE 17.

FOX ST, es, 423.2 n 165th, 37.6x100; Leo Hirschfield—Haven Realty Co et al; P H Leifert (A); E D Bolton (R); due 6,304.41

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 12.

No Lis Pendens filed this day.

JUNE 14.

37TH ST, 109 to 117 W; 38TH ST, 114 W, & BROADWAY, 1372-82; Candee, Smith Howland Co—Hobart Estate Co et al; action to foreclose mechanic's lien; Weschler & Kohn (A).

69TH ST, ns, 260 w Central Park W, 20x100.5; Gertrude A Venderbeck—Oviedo M Bostwick; action to declare lien; Stoddard & Mark (A).

AV D, 24; Jos Green—Henry Krauss et al; action to set aside mtg; S A Potter (A).

JUNE 15.

86TH ST, ss, 100 e Columbus av, 25x102.2; 115TH ST, 360-7 W, & MORNINGSIDE AV, nec 122d, 100.11x100; Irving National Bank N Y et al—Lydia B Gray et al; action to declare lien; I Gainsburg (A).

JUNE 16.

No Lis Pendens filed this day.

JUNE 17.

25TH ST, 44-46 E; Hedden Iron Constn Co—Jno M Slattery Bldg & Constn Co et al; action to foreclose mechanic's lien; M C Levine (A).

47TH ST, 123-25 W; Cath Schwab—Josephine E Schwab et al; partition; A C N Thompson (A).

JUNE 18.

88TH ST, 310 W; also 126TH ST, 34 W; Eliz J Presby—Louisa D Simpson; action to appoint committee, &c; Strasbourger & Schallek (A).

Bronx.

JUNE 11.

KELLY ST, 1033-35; Louis Richard—Adolph Schwartz et al; action to set aside deed; J Makay (A).

JUNE 12.

No Lis Pendens filed this day.

JUNE 14.

No Lis Pendens filed this day.

JUNE 15.

No Lis Pendens filed this day.

JUNE 16.

136TH ST, ss, 150 e Lincoln av, 25x100; Henry Riechers—Mathilda Riechers Cook et al; partition suit; J H Hildreth (A).

CROTONA PKWAY, es, at intersec of line between lots 8 & 9, on map of bldg lots belonging to Augustus P Woodruff; Anna Ellentuch—Frank J Woolf et al; partition suit; Morrison & Schiff (A).

JUNE 17.

LEIBIG AV, ws, 250 s 261st, 50x100; Wright-Ogden Co, Inc—Hannah Nyden et al; action to foreclose mechanics lien; J H Hildreth (A).

LOT 38, sec 12, blk 3379 on tax map; Jennie Scheyer et al—Frank B Newell et al; action to foreclose transfer of tax lien; E Jacobs (A).

LOTS 136 & 137, on amended map of Bronxwood Park, at Williamsbridge; Chas Williams—Lewis Parkhurst et al; action to compel specific performance of contract; P J Dunn (A).

Brooklyn.

JUNE 10.

BEADEL ST, ns, 180 w Vandervoort av, 20x 100; Kate C Cosgrove—Mazarin Land Devel Co et al; McDonald, Roesch & McD (A).

BRADFORD ST, ws, 100 s Belmont av, 30x100; Title Guar & Trust Co—Fannie Geller et al; T F Redmond (A).

JACKSON ST, ns, 200 w Kingsland av, 20x100; Thos P Murray—Jno J Buckley et al; H H Seaton (A).

SKILLMAN ST, es, 100 n Lafayette av, 19.4x 100; The Thrift—Eliz Hague & ano; F Judan (A).

W 5TH ST, nwc Av R, 340x100, with certain exceptions thereof; Ramsford K Chute—Chas A Rippman; specific performance; L H Hollenbach (A).

E 14TH ST, ws, 120.7 n Dorchester rd, 40x100; Fredk Gilbart—Sarah D Fogelson et al; G C Buechner (A).

E 38TH ST, ws, 140 s Av C, 60x140; also LOTS 449 & 450, map Homecrest, prop of Harbor & Suburban Bldg & Savgs Assn; Annie E Thornton—Magdalena R Kochler et al; Thornton & Earle (A).

E 38TH ST, ws, 300 s Av C, 120x100; same—Jos Koehler et al; same (A).
41ST ST, swc 4 Av, 60.2x140; Albert Schwartz—Wagfourth Constn Co et al; foreclosure mechanics lien; I Solomon (A).
E 42D ST, es, 180 n Av K, 20x70x20.2x91.2; Eliz Ernst—Geo Hart et al; Reynolds & Geis (A).
59TH ST, wc Ft Hamilton av, 21.6x106.6x21.10x102.7; Oswald Sueth—Israel J Rosenstein et al; Abramson & Rose (A).
ALLEMARLE Rd, nec E 15th, 66.8x130; N Y Mtg & Security Co Jno F Hirsch et al; C Clayton (A).
MANHATTAN AV, ws, 100 s Nassau av, 25x100; Mary Hostomsky—Jno J McCarthy et al; Weinberg Bros (A).
SUTTER AV, swc Sackman, 50x100; Title Guar & Trust Co—Leah R Palley et al; T F Redmond (A).
12TH AV, nws, 70 s w 83d, 60x120; Harold I Pratt—Kath S Turner et al; F Jordan (A).

JUNE 11.

CALYER ST, ss, 204.11 e Franklin, runs s 98.4 xw37.2xn100xe27.11 to beg; Green Point Savgs Bank—Eliz Dougherty et al; C & T Perry (A).
ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Lillie Bachrach et al; H L Thompson (A).
ELLERY ST, ns, 337.6 w Tompkins av, 37.6x100; N Y Orthapaedic Dispensary & Hospital—Lillie Bachrach et al; H L Thompson (A).
GRAFTON ST, ws, 340.5 n Sutter av, 20x76.9; Title G & T Co—Rubin Brinnan et al; T F Redmond (A).
HART ST, ns, 320 e Tompkins av, 20x100; in the matter of appointment of a committee for Henrietta Young, an incompetent; R C Addy (A).
PALMETTO ST, ses, 225 ne Bushwick av, 25x100; Geo C Straub—Annie Brown et al; D Hirshfield (A).
PINE ST, ws, 180 s Pitkin av, 20x100; People's Trust Co—Richard V Hunt et al; T F Redmond (A).
PRESIDENT ST, sec 3 av, 100x150; Max Israel —Caterina Gallo et al; S E Klein (A).
VANDERVEER PL, ns, 19 w E 23d, 18x100; Agnes Whitehead—Jaret Constn Co et al; Cary & Carroll (A).
VAN HOUTEN LA, nws, 131.2 sws 92d, 66.8x75; Louisa Lohmann—Wm C Davis et al; F C Haven (A).
CHRISTOPHER AV, es, 125 n Sutter av, 25x100; N Y Investors' Corpn—Geo M Dunalf et al; T F Redmond (A).
MONTAUK AV, es, 117 n Blake av, 23x100; Thos Halloran—Hettie Dunaif et al; H E Brown (A).
NEW JERSEY AV, ws, 140.3 s Sutter av, 20x100; Bond & Mtg Guar Co—Marx Schneider et al; T F Redmond (A).
SHEPHERD AV, es, 200 s Sutter av, 50x100; Bertha Fox—Louis Brause et al; B H Arnold (A).
SNEDIKER AV, es, 122.6 s Sutter av, 15x100; Title G & T Co—Sarah Rosenthal et al; T F Redmond (A).

JUNE 12.

BAY RIDGE PL, ws, 200 s Bay Ridge av, 40x80; Wm G Giffin Arcadia Realty Co; C S Taber (A).
E 26TH ST, ws, 320 n Voorhies av, 40x105; Sami McNell—Ida Smith & ano; Purdy & Purdy (A).
58TH ST, ns, 100 w 16 av, 30x100.2; Emma Hoecker—Frank Roberts & wife; W A Fischer (A).

JUNE 14.

CRYSTAL ST, es, 75 s Liberty av, 25x100; Title G & T Co—Rebecca Drucker et al; T F Redmond (A).
HICKS ST, ws, 75 s Union, 25x75; Antonio Risuccio—Galsomina Valentine et al; J F Conran (A).
SACKETT ST, nc Van Brunt, 20x75; Church of Holy Communion—Cath White et al; H L Thompson (A).
SULLIVAN ST, sws, 205 nw Dwight, 20x100; Jno A Langlois—Kate A Greaney et al; H R Brush (A).
E 7TH ST, es, 210 n Av P, 40x120.6; Star Wood Turning Co—Jos Cohen et al; foreclosure mechanic's lien; I Solomon (A).
E 19TH ST, ws, 400 n Voorhies av, 40x100; Stephen Teets—Sarah G Stagg et al; H D Lott (A).
62D ST, ns, 80.2 e 18 av, 27x100; Harris Siegel —Wm C Boyd & ano; S N Freedman (A).
AV Q, nwc W 13th, 80x100; Jno J Ryan—Mary L Behrens et al; A S Galitzka (A).
ATLANTIC AV, ss, 200 w Saratoga av, 50x100; State Bank—Gustave Markendorf et al; J Kohn (A).
ATLANTIC AV, nwc Ashford, 97.11x100x111.7x100.11; Yonkers Homeopathic Hospital & Maternity—Kath C Herne et al; H L Thompson (A).
FOUNTAIN AV, es, 75 n Glenmore av, 25x100; Title G & T Co—Rubin Tashman et al; T F Redmond (A).
NEW JERSEY AV, ws, 105 n Belmont av, 20x95; Bond & Mtg Guar Co—Annie Bretschneider et al; T F Redmond (A).
NEW JERSEY AV, ws, 150 s Pitkin av, 25x100; N J Title Guar & Trust Co as trste—Annie Palley et al; T F Redmond (A).
ST NICHOLAS AV, sc Stockholm, 200x270; Sage Bros—German Hospital Soc of Bklyn et al; foreclosure mechanic's lien; Shiland & Hedges (A).

JUNE 15.

PARK PL, ss, 300 w Vanderbilt av, 20x162; Evelyn E Weeks—Carrie N Miller et al; A C Weeks (A).
STERLING PL, ss, 120 w Utica av, 20x120.3; Wm Weeber Austin B Burchell et al; T F Redmond (A).
UNION ST, ns, 189 w Nostrand av, 53.7x200; Frederick Constn Co—Mary Levin et al; B Duncan (A).
WEST ST, nwc 51st, runs n150.8xsw103.6xse 108.6 to beg; Montrose Realty Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).
WEST ST, es, 450.3 n Av C, 17.9x100; Lawyers' Title & Trust Co—Boyd Constn Co et al; Dean, Tracy, McBarron (A).
WEST ST, es, 468 n Av C, 18x100; same—same; same (A).
WEST ST, es, 486 n Av C, 18x100; same—same; same (A).
WEST ST, es, 504 n Av C, 18x100; same—same; same (A).
WEST ST, es, 522 n Av C, 18x100; same—same; same (A).
WEST ST, es, 540 n Av C, 18x100; same—same; same (A).
WEST ST, es, 558 n Av C, 18x100; same—same; same (A).
WEST ST, es, 576 n Av C, 18x100; same—same; same (A).
WEST ST, ws, 221.6 n 35th, 18x80; same—same; same (A).
WEST ST, ws, 239.6 n 35th, 18x80; same—same; same (A).
WEST ST, ws, 257.6 n 35th, 18x80; same—same; same (A).
WEST ST, ws, 275.6 n 35th, 18x100; same—same; same (A).
WEST ST, ws, 293.6 n 35th, 18x100; same—same; same (A).
6TH ST, ss, 246.6 w 5 av, 20x100; Gertrude M Smith—Wm H Smith & ano; to set aside deed; J Conran (A).
E 7TH ST, es, 240 s Av O, 40x120.6; So Bklyn Savgs Instn Sarah Cohen et al; Coombs & Whitney (A).
E 7TH ST, es, 280 s Av, 40x120.6; same—same; same (A).
E 7TH ST, es, 320 s Av O, 40x120.6; same—Hamilton Anderson et al; same (A).
11TH ST, ns, 154.3 e 6 av, 14.2x61.11; Alice Warburton—Matthew Nissen et al; H J Davenport (A).
E 35TH ST, ws, 240 n Beverly rd, 20x100; Chas H Puckhaber—Prop Realization Corpn et al; Hirsh, Newman & R (A).
E 35TH ST, ws, 260 n Beverly rd, 20x100; same—U S Title Guar Co et al; same (A).
54TH ST, nc 19 av, 400x200; 54TH ST, sws, 320 nw 19 av, runs sw100xnw60xsw100xnw240xse 302 to beg; 54TH ST, sc 18 av, 160x100; N Y Mtg & Security Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).
60TH ST, ns, 20.3 e 12 av, 19.6x77; Filippo Ponci—Vincenzo Tria et al; J L Danzilo (A).
EUCLID AV, es, 345 n Sentinel pl, runs n152.11 xs125xw53.1xn95xw100 to beg; Title G & T Co—Mary A Stack et al; T F Redmond (A).
MERMAID AV, ns, 50 w W 19th, 25x91; also MERMAID AV, ns, 50 w W 19th, 25x91; Maurice Kahn—Emma J Arnheiter et al; M W Monheimer (A).
MERMAID AV, ns, 75 w W 19th, 25x91; also MERMAID AV, ns, 75 w W 19th, 25x91; same—Tillie Schwartz et al; same (A).
PARK AV, ss, 225 e Sumner av, 25x100; Juliana Staats—Ida Staats et al; C H Haubert (A).
PROSPECT ST, ws, 400 s Tilden av, 25x175; Wm Vollmer—Lizzie Ploeger et al; J Miller (A).
SUTTER AV, ns, 100 e Williams av, 50x100; Title G & T Co—Bessie Gordon et al; T F Redmond (A).
LOTS 94-95, Map Homecrest & Eliz Moore—Anna Lahiff et al; partition; L T Gresser (A).

JUNE 16.

AMBOY ST, es, 180 n Newport av, 20x100, Bristol, es, 102.3 s Dumont av, 20x100; RIVERDALE AV, ss, 40 w Rockaway av, 20x80; Wolf Schwartz—Abr Eidelman et al; J Perimutter (A).
LINCOLN PL, ns, 369.7 w Buffalo av, 20x120.3; Simon J Harding—Sakwa Constn Co et al; G Elliott (A).
TOMPKINS PL, ws, 210 n Degraw, 20x112.6; Bertha Petersen—Margaret Zaccaro et al; C F Corner (A).
WYONA ST, es, 350 s Fulton, 50x100; Christian Loeffler—Jacobina Howatt & ano; C Heidenreich (A).
S 1ST ST, 183, Dani London—Morris Rudermann et al; E Larkin (A).
BAY 14TH ST, ses, 274 sw 86th, 26x108.4; Annie O'Brien—Harry Rosenfeld et al; T F Redmond (A).
51ST ST, ss, 260 w 3 av, 26.8x100.2; Mariners' Family Asylum at Stapleton—Ristori Rindskopf et al; T F Redmond (A).
ALBERMARLE RD, sec Marlborough rd, 100x130; Bowery Savgs Bank—Maud E E Minton et al; T F Redmond (A).
BROADWAY, sws, 20.6 nw Bway, 20x89.10x20.6x85.1; Eliz W Rang—Bertha Heller et al; Clarke & Frost (A).
GATES AV, nec Grand av, 41.10x96.4x41.10x94.7; Lawyers' Mtg Co—Julius J Lyons et al; Cary & Carroll (A).
R R AV, ws, 140 n Pitkin av, 20x100; N Y Inv Corpn—Eva Forbell et al; T F Redmond (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 12.

6TH ST, 451 E; Genl Cont Co—Emil Katz (50) 3,000.00

JUNE 14.

106TH ST, 166 & 168 E; Rubin Cohen—Pauline Moskowitz; Ruben Perlman (51) 13.03
SHERMAN AV, nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co; renewal (52)..... 2,499.90

JUNE 15.

14TH ST, 218 E; Eisner Bros—Herman Sirotta; Cleonice Policastro; renewal (53) 430.00
45TH ST, 526 W; Jno P Roche—Patk Murphy; Wm P Hughes (55)..... 84.54
BROADWAY, nwc 50th, 106x103.1; Jas T Turnbull—Burnol Fuel Co; Frank E Malone (54) 21.22
3D AV, 256; Leo Hlawatsch—Julius Brunings (56) 177.15

JUNE 16.

LEWIS ST, 76; Morris Leichter et al—Rosie Schoendorf (58) 100.00
5TH ST, 802 E, & AV D, 56; Morris Goldstein—M Newman; Isaac Schwartz (57) 850.00
AMSTERDAM AV, 1161; Jacob Spellman David E. Kennedy (59)..... 313.00

JUNE 17.

GREENE ST, 109; United Metal Covered Door & Sash Co; Mayer Gutman; Jno Sullivan; renewal (60).. 60.00
WALKER ST, 116; East Side Wire Works Co—Moe Levy & Son; L Rothbard (61) 55.00
125TH ST, 251 E; Benj Kornblum Chas Berney; renewal (62)..... 97.45

JUNE 18.

GREENWICH ST, 200; Disinfecting & Exterminating Corpn—Market Restaurant Co, Inc, & Thos J Kelly (65)... 43.75
11TH ST, 54 E; Saml Tichenbaum—A T Wm Pilgrim & Peter Neelson (63) 66.11
131ST ST, 605 W; Konrad Zoerb—Peter J Devine & Freda Baumgartner (64) 284.68

Bronx.

JUNE 11.

No Mechanics' Liens filed this day.

JUNE 12.

No Mechanics' Liens filed this day.

JUNE 14.

No Mechanics' Liens filed this day.

JUNE 15.

171ST ST, 544 E; Otis Elevator Co Rosalia Weiser; Wm Weiser (23)... 110.39

JUNE 16.

RYER AV, 2094; Sol Tubin—Alice Muller; A R Scharsmith & Co (24).... 94.50

JUNE 17.

ELSMERE PL, ns, 100 e Crotona pkway, 100x110; Louis Greenberg—Defender Constn Co & Robt Marsh; renewal (26). 2,243.58
202D ST, ss, whole blk front bet Webster av & Harlem R R Co tracks, —x—; C W Wilson & Co—G B Raymond & Co & Ferdinand V Morrison, Jr (25). 52.20
CROTONA PKWAY, nec Elsmere pl, 100x110; Louis Greenberg—Defender Constn Co & Robt Marsh; renewal (27). 2,736.83

Brooklyn.

JUNE 10.

LINDEN ST, ss, 150 w Knickerbocker av, 50x—; Simon Gasner & Sons Co—Radoff Constn Co & Jos Weinstein.. 1,075.00
S 4TH ST, 50, sec Hooper, 25x92.10; S Lucks—Jno Mendler, Margt J Houston, Aug E, Jos & Ernest Fuchs..... 125.00
E 37TH ST, 1325; Hatch Bros—Nellie L Pettit. 26.30
46TH ST, ns, 280 e 14 av, 40x100.2; E Silinsky—Kornblum Bldg Corpn & Morris Kornblum. 375.00
75TH ST, ss, 200 w 12 av, 16.5x100; Constn Cornice & Roofing Co—75th St Bldg Co & Jno Evans as pres... 400.00
75TH ST, ss, 200 w 12 av, 300x100; Standard Bldg & Supply Co—75th St Bldg Co. 3,206.75
EASTERN PKWAY, ns, 143.11 w Hopkinson av, 26.10x92.6; Eagle Sash & Door Co—Fink Kap Realty & Constn Co. 625.00
MILLER AV, 366; M Hartman—Isaac & Moses Barer & Sam & G Borrow..... 41.50

JUNE 11.

ENFIELD ST, nwc Liberty pl, 100x100; G Isernia—Cervadoro Constn Co & Vincenzo Isernia 70.00
SAME PROP; G Minichini—same.... 120.00
SAME PROP; J Mercogliano—same.... 220.00
SAME PROP; F Furino—same 55.00
SAME PROP; G Barancello—same.. 65.00
75TH ST, ss, 200 w 12 av, 200x100; N Pasquarello—75th St Bldg Corpn.... 500.00
EASTERN PKWAY, ns, 141.10 w Hopkinson av, 28x92.6; M R Dowdeswell Co—Fink-Cap Realty & Constn Co.. 100.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; L Gittleman—Livonia Holding Co & Abr Korensky & Louis Koenig 92.00

JUNE 12.

15TH ST, ws, 340 n Av J, —x—; L Wersfeld—Oakcrest Apartments Inc. 132.00
5TH AV, 610; D Nowak—Jas Klapper & Aron Shonberger 105.00
13TH AV, es, 60 n 74th, 20x100; H Kresch—Mr & Mrs J Greenberg 23.50

JUNE 14.

HOWARD AV, ws, 133.7 s Blake av, 33x101; Levin Cont Co—Louis Horwitz & Isaac Marshall. 63.00
OCEAN AV, 2940-80; W P Ellison Inc —Wm H Wellman 1,899.80
SUTTER AV, ss, 60 e Snediker av, 20x92.6; Levin Kronenberg Co—Nathan Arfuch & Frank Wiener & Jonah Krandel 239.36
THATFORD AV, 68-72; Eastern N Y Marble Co—Jos A & Jacob Solovei.. 390.00

JUNE 15.

HART ST, wc Cypress av, runs nw100 xsw317.1xsw27.7xse72.4xne335 to beg; Vernon Mason Bldg Co—Woldruck Constn Co 7,200.00
HERZL ST, ws, 337 s Pitkin av, 20x100; H Manson—Lena Silverstein, Wm Finiftar, Louis Cohen & Jacob Altmark 98.00
HINSDALE ST, es, 390 n Hegeman av, 20x100; Wm Kantrowitz—Abr Berford 200.00
MOORE ST, 141, I Blum—Abr & Henrietta Gratz 97.25
W 3D ST, nec R R av, 200x50; W Hennessy—Jno Straus & Chas Conrad.... 53.75
S 3D ST, 358; W A Thomas Co—So 3d St Bldg Corpn 2,189.16
7TH ST, 502; J Herskowitz—Richard D, James D, Anna & Nellie T Barrett & Mary A Connolly 55.00
E 24TH ST, 530; D Connor—Mrs F M Farwell & Henry Lang 31.00
75TH ST, sws, 200 nw 12 av, 100x156.4 Mike Napoli—75th St Bldg Corpn... 493.00

Mechanics' Liens, Brooklyn, Continued.

NOSTRAND AV, swc Foster av, 30x 100; M Grotenstein—Abr Frankel & Louis Levine 215.00
4TH AV, 211; S Oliro—Frank S Giuliano 136.00

JUNE 16.
ELMORE PL, ws, 100 n Voorhies av, —x—; J Evans—Atlantic Home Co.. 34.50
SAME PROP; I Lindhagen—same & Jno Von Hograf 17.68
SAME PROP; N Anderson—same ... 80.25
SAME PROP; O Hagen—same..... 17.88
SAME PROP; J Finn—same 31.25
SAME PROP; A Salversen—same.... 34.95
3D AV, ws, 40 n 7th, 40x100; Wayne Oil Tank & Pump Co—Geo Carrizzo & Greenpoint Cont Co..... 250.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 12.
74TH ST, 319 E; Architectural Cast Stone Works—Jno Huss Church et al; May24'15 ..... 260.00

JUNE 14.
NEW ST, 41, & BROADWAY, 44; Bernard Greenwood Co—Standard Oil Co et al; May22'15 ..... 1,665.86
BROADWAY, 44 to 54, and NEW ST, 41 to 47; J D Johnson Co—Standard Oil Co of N Y et al; May24'15..... 580.63
3D AV, 1370; Marks Chain—Jno Doe et al; Apr27'14 ..... 90.50

JUNE 15.
CHAMBERS ST, 101; Henry Glasser—Almy G Gallatin et al; June10'15.... 26.00
[2]AUDUBON AV, nec 180th, Raffaele Coucci—N S & J Corpn et al; June 7'15 ..... 521.00

JUNE 16.
3D ST, 6-8 E; J D Johnson Co—Young Men's Christian Assn et al; May24'15 ..... 516.40
78TH ST, 266 & 268 E; Harry Wepprinsky—Fredk Lang et al; June22'15 1,027.00
200TH ST, ACADEMY ST & HARLEM RIVER; Hecla Winslow Co, Inc—United Electric Light & Power Co et al; Mar24'14 (canceled).....31,870.45
SAME PROP; D H McLaury Marble Co—same; Mar24'14 (canceled).....41,399.98
SAME PROP; South Amboy Terra Cotta Co—same; Mar24'14 (canceled).. 3,151.12
SAME PROP; Geo A Amos—same; Mar24'14 (canceled) 1,077.25
SAME PROP; Pittsburgh Plate Glass Co—same; Mar24'14 (canceled).... 3,363.18
SAME PROP; Yorkville Globe Roofing Co—same; Mar25'14 (canceled).... 2,350.50
SAME PROP; A Schwoerer & Sons, Inc—same; Mar25'14 (canceled)..... 3,347.89
SAME PROP; A Schwoeser & Sons, Inc—same; Mar25'14 (canceled) 3,347.89
SAME PROP; Sargent & Co same; Mar25'14 (canceled) 1,231.59
SAME PROP; Howell, Field & Goddard—same; Mar25'14 (canceled)..... 560.00
SAME PROP; L K Comstock & Co—same; Mar25'14 (canceled)..... 22,886.58
SAME PROP; David G Kennedy, Inc—same; Mar25'14 (canceled)..... 680.00
SAME PROP; Ellen Madsen—same; Mar25'14 (canceled) 10,843.00
SAME PROP; Elevator Supply & Repair Co—same; Mar25'14 (canceled).....12,140.00
SAME PROP; Dahlstrom Metallic Door Co—same; Mar25'14 (canceled).....19,144.74
SAME PROP; Geo H Morris—same; Mar25'14 (canceled) 3,161.61
SAME PROP; Trinity Engineering Co, Inc—same; Mar25'14 (canceled) 1,825.11
SAME PROP; Otis Elevator Co—same; Mar25'14 (canceled)..... 7,250.00
SAME PROP; National Ventilating Co—same; Mar25'14 (canceled)..... 1,655.95
SAME PROP; U T Hungerford Brass & Copper Co—same; Mar25'15 (canceled) 2,874.85
SAME PROP; Emerson Norris Co—same; Mar25'14 (canceled)..... 547.29
SAME PROP; U T Hungerford Brass & Copper Co—same; Mar25'14 (canceled) 1,500.00
SAME PROP; Chas M Biddle—same; Mar26'14 (canceled) 7,316.33
SAME PROP; National Lead Co—same; Mar26'14 (canceled) 620.41
SAME PROP; Theodore Gerlach—same; Mar26'14 (canceled) 942.50
SAME PROP; Alberene Stone Co—same; Mar26'14 (canceled)..... 4,300.00
SAME PROP; Chesbro Whitman Co—same; Mar26'14 (canceled)..... 340.00
SAME PROP; R Gustavino Co—same; Mar26'14 (canceled) 985.00
SAME PROP; Geo F Parker et al—same; Mar26'14 (canceled) 5,494.85
SAME PROP; Geo Reid—same; Mar 26 '14 (canceled) 750.00
SAME PROP; Philip Lenges —same; Mar26'14 (canceled) 2,677.32
SAME PROP; Jos J Mulvey—same; Mar30'14 (canceled)..... 19.50
SAME PROP; Carl Dieringer—same; Mar30'14 (canceled) 22.00
SAME PROP; H Heessel—same; Mar 30'14 (canceled) 22.00
SAME PROP; Chas Rothwell—same; Mar30'14 (canceled) 22.00
SAME PROP; Alexander Wood—same; Mar30'14 (canceled) 22.00
SAME PROP; Wm McMullen et al—same; Mar30'14 (canceled) 22.00
SAME PROP; Richard Tobin—same; Mar30'14 (canceled) 22.00
SAME PROP; Jas Delmore—same; Mar 30'14 (canceled) 22.00
SAME PROP; Jno Barry—same; Mar30 14 (canceled) 22.00
SAME PROP; Geo Magill—same; Mar 30'14 (canceled) 22.00
SAME PROP; Robt W Dawson—same; Mar30'14 (canceled) 22.00
SAME PROP; Frank H Hackett—same; Mar30'14 (canceled) 22.00
SAME PROP; Edw Schmid same; Mar 30'14 (canceled) 22.00
SAME PROP; Jno J Jamour same; Mar30'14 (canceled) 22.00
SAME PROP; Jno Cullen—same; Mar 30'14 (canceled) 18 00
SAME PROP; Jno Holloway—same; Mar30'14 (canceled) 22.00
SAME PROP; Michl B Heider—same; Mar30'14 (canceled) 22.00
SAME PROP; Jos B Ward—same; Mar 30'14 (canceled) 22.00
SAME PROP; Jos Haag—same; Mar 30'14 (canceled) 22.00
SAME PROP; Marcus F Bull et al—same; Mar30'14 (canceled)..... 22.00
SAME PROP; Adolph de Lemos same; Mar31'14 (canceled)..... 246.22
SAME PROP; Aaron Grollman same; Apr10'14 (canceled) 21.25
SAME PROP; Wm Egan et al—same; Apr11'14 (canceled) 20.00
SAME PROP; Saml Timson—same; Apr11'14 (canceled) 20.00
SAME PROP; Peter Hulpritt same; Apr15'14 (canceled) 17.50
SAME PROP; Wm Baum same; Apr 15'14 (canceled) 17.50
SAME PROP; Robt Craig—same; Apr 16'14 (canceled) 20.00
SAME PROP; Fred L Hatzfeld—same; Apr20'14 (canceled) 18.43
SAME PROP; Geo Baum same; Apr 20'14 (canceled) 31.24
SAME PROP; Wm Nelson—same; Apr 20'14 (canceled) 33.00
SAME PROP; Albt E Dawber—same; Apr22'14 (canceled) 16.50
SAME PROP; Jno Noll—same; Apr24 '14 (canceled) 17.50
SAME PROP; Ernest Winton—same; Apr24'14 (canceled) 17.50
SAME PROP; Alfred Berbig—same; Apr24'14 (canceled) 17.50
SAME PROP; F O Pierce Co—same; Apr24'14 (canceled) 244.36
SAME PROP; Geo Jung—same; Apr 27'14 (canceled) 10.00
SAME PROP; Louis Krieg—same; Apr 27'14 (canceled) 35.00
SAME PROP; Barth S Cronin Co—same; Apr28'14 (canceled)..... 3,594.50
SAME PROP; Louis Prudhom—same; May1'14 (canceled) 17.50
SAME PROP; Hermann Hoerst—same; May5'14 (canceled) 17.50
SAME PROP; Frank Schwoerer—same; May7'14 (canceled) 8.75
SAME PROP; Thos Reynolds—same; May 14'14 (canceled) 30.00
SAME PROP; Michl Heider—same; May14'14 (canceled) 17.50
SAME PROP; Fredk H Hackett—same; May 14'14 (canceled) 22.00
SAME PROP; Jno Holloway—same; May14'14 (canceled). 39.90
SAME PROP; Frank Cacagno—same; May14'14 (canceled) 16.50
SAME PROP; Salvatore Mollo—same; May14'14 (canceled) 16.50
SAME PROP; Lazzaro Dughi—same; May14'14 (canceled) 22.50
SAME PROP; Alexander Wood—same; May14'14 (canceled) 22.00
SAME PROP; Jas Delmore et al—same; May14'14 (canceled)..... 822.00
SAME PROP; Geo Magill—same; May 14'14 (canceled) 24.00
SAME PROP; Wm McMullen—same; May14'14 (canceled) 22.00
SAME PROP; Jos J Mulvey—same; May18'14 (canceled) 19.50
SAME PROP; Henry Hessel—same; May18'14 (canceled) 22.00
SAME PROP; Chas Rothwell—same; May19'14 (canceled) 22.00
SAME PROP; Robt W Dawson—same; May19'14 (canceled) 22.00
SAME PROP; Vincenzo Lupinacci—same; May19'14 (canceled) 16.50
SAME PROP; Pasquale Mollo—same; May19'14 (canceled) 16.50
SAME PROP; Wm McMullen—same; May19'14 (canceled) 22.00
SAME PROP; Jas Delmore—same; May19'14 (canceled) 22.00
SAME PROP; Lazzaro Dughi—same; May19'14 (canceled) 17.87
SAME PROP; Frank Carcagno—same; May19'14 (canceled) 16.50
SAME PROP; Richard Tobin—same; May19'14 (canceled) 22.00
SAME PROP; Henry Hessel—same; May19'14 (canceled) 22.00
SAME PROP; Geo Magill—same; May 19'14 (canceled) 24.00
SAME PROP; Geo Reid—same; May 19'14 (canceled) 30.00
SAME PROP; Jno Holloway—same; May22'14 (canceled) 22.00
SAME PROP; Wm Cayten—same; May 22'14 (canceled) 10.00
SAME PROP; Robt Redlefsen—same; May25'14 (canceled) 10.00
SAME PROP; Louis Kreig—same; May 25'14 (canceled) 22.27
SAME PROP; Carl same; June4'14 (canceled) 22.22
SAME PROP; Alexander Wood—same; June6'14 (canceled) 22.00
SAME PROP; Eugene J McVoy—same; June24'14 ..... 1,674.83
SAME PROP; F E Brady, Inc—same; June30'14 (canceled) 7 590.94

JUNE 17.
14TH ST, 241 E; Sol Kronman—Fredk Jackson et al; Dec12'14..... 115.00
71ST ST, 111 E; Felix DeLuca—Mary Lyons et al; Oct23'14 ..... 445.00
[3]126TH ST, ns, 193 w Amsterdam av; Bklyn Vault Light Co—N Y Public Library, Astor, Lenox Tilden Foundations et al; Jan19'15..... 206.00
[3]3D AV, 2078-80; Larkin Lumber Co—Mary E Jones et al; Sept26'14 .... 359.57
[3]SAME PROP; Empire Architectural Iron Works same; July15'14 ..... 487.00
[3]SAME PROP; Louis H Jarcho et al—same; July15'14 ..... 275.00

JUNE 18.
TRINITY PL, 18-20; Motta Contracting Co Ellen Murphy et al; Jan16'15... 34.42
WASHINGTON ST, 24; Davis Morison —Ann White et al; July15'14..... 4,400.00
PINEHURST AV, ws, 100.1 n 180th; Domenick Milanese—Riverview Constn Co et al; Oct28'14 ..... 361.20

Bronx.

JUNE 11.
No Satisfied Mechanics' Liens filed this day.

JUNE 12.
218TH ST ns, 280.3 e Bronxwood av, 25x114.3; Vincenzo Palmieri—Louis Satriale et al; May22'15..... 4,000.00

JUNE 14.
No Satisfied Mechanics' Liens filed this day.

JUNE 15.
No Satisfied Mechanics' Liens filed this day.

JUNE 16.
FULTON AV, 1763-1767-1771-1775-1779; Louis Borenstein—Nathan Greenberg et al; Dec22'14 ..... 275.00

JUNE 17.
185TH ST, 771-5 E; Max Brenner—Nicol Bldg Corpn et al; Feb18'15.... 350.00

Brooklyn.

JUNE 10.
59TH ST, 1139 & 1141; E J McLaughlin Co—Pisaira Constn Corpn; Feb6'15.. 290.40
ATKINS AV, es, 90 s Blake av, 160x 100; Wm Solomon -Atlake Bldg Co & Jacob Drasnin; Feb18'15..... 90.00
CHURCH AV, ss, 213 e Flatbush av, 100x150; Jos Bosch—Alex McBride & Erasmus Impt Co; Apr16'15 ..... 630.00
CHURCH AV, ss, 213.9 e Flatbush av, —x—; Reiche & Penner—Erasmus Impt Co & Alex McBride; June3'15.. 250.00

JUNE 11.
EASTERN PKWAY, ss, 189 w Nostrand av, 200x132.7; Jno Conner & ano—Wilson Holding Co (Inc) & Solomon-Kraus Realty & Constn Co; Oct6'14.. 500.00
[2]THATFORD AV, 68-72; Harry Rich—Jos A & Jacob Solovei; June5'15... 164.10

JUNE 12.
CARROLL ST, 1426; Barnet Feldman—Leslie Posen Constn Co; May26'15.. 300.00
VANDERBILT AV, ns, and 18TH ST, 169.4x100, running to Prospect av; Danziger Painting Co—Puritan Land Co & Jas V Cunningham; Apr16'15.. 1,950.00

JUNE 14.
[1]RYERSON ST, es, 156.8 s Willoughby av, 133.4x200; Standard Steel Sections (Inc)—Century Iron Wks; Pratt Institute & Chas Pratt; Jan11'15.... 112.32
[1]STEUBEN ST, ws, 80 s Willoughby av, 385x200; Bklyn Vault Light Co—Century Iron Wks; Pratt Institute & Chas Pratt; Jan12'15 ..... 114.00
LEXINGTON AV, 99-101; Nelson Bros Co—Wm Higginson & A E MacAdam (Inc); Mar30'15..... 102.00

JUNE 15.
AMES ST, es, 180.3 s Livonia av, 120 x100; Realty Supply Corpn—Hillel, Nathan, Herman & Louis Boslofsky, Max Golinsky, International Cont Co, Jas De Mario & L Etlinger; May22'15 234.00
E 13TH ST, ws, 240 n Av H, —x—; Morris L Schupock—May T & Harry A Crofts; Mar6'15 ..... 100.30

JUNE 16.
HERZL ST, es, 180.2 s Livonia av, 120x 100; C T Willard Co—Hillel & Nathan Boslofsky & Herman O Louis Boslofsky, Max Golinsky & Independent Wet Wash Co & Louis Lapidus; June2'15 ..... 257.50
NEW JERSEY AV, 879; Louis Demsky —Harry & Nathan Katz; Apr3'15.. 175.00
RIGHT OF WAY, &c, from 64th, 66th & 4th av to Terminal at Coney Island; N L Kennedy (Inc)—Geo W Mcnulty (Inc), N Y Municipal Railway Corpn & N Y Consolidated R R Co; June2'15 .....45,141.78

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 10 & 11.
No Attachments filed these days.

JUNE 12.
QUALITY HAT OF CANADA, Ltd; Emma D Hobson; $1,841.23; Lowther, Smith & Russell.
WINIK, Hyman & Pliny P Craft; Crystal Film Co; $2,161.76; P Bernstein.
WILLARD, Jess; McClure Newspaper Syndicate et al; $27,333.33; C A Brodck.

JUNE 14, 15 & 16.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 11, 12, 14, 15 16 & 17.
Bachman, Alfred C. Broadway, 1724-8 ..Lord & Taylor. Lease, chattels, &c. .....(R)140,000.00

Same. 55th st, 202.4 W..Same. Lease, chatels, &c. .....(R) 35,000.00
Mail & Express Co. Broadway, 203.. Washington Trust Co, trste. Ls, chattels, &c. .....(R) 400,000.00
Wallace, Robt. 12th st, 414 W..Otis Elevator Co. Elevator 368.75
Willis & Jaeckle. 10th av, 3862-4.. Automatic Refrigerator Co. Refrigerators. 2,579.00

Bronx.

JUNE 11, 12, 14, 15, 16 & 17.

De Marco, Carmela. 1010 Intervale av ..Erminio Esposito. Barber Fixtures 538.00
Martino, Costanza. 802 Tremont av.. Erminio Esposito. Barber Fixtures.. 43.50
Valentino, Ernesto. 297 E 152d st.. Erminio Esposito. Barber Fixtures. 839.00

Brooklyn.

JUNE 10, 11, 12, 14, 15 & 16.

Cervadoro Constn Corpn. Eldert la, c Liberty pl..Sloan & Freedman. Cornices, &c. 475.00
Gallager, P. J. 123, 129 & 136 Coleridge st & 115 Dover st..Rogers Silver Plate Co. Gas Fix. 625.00
Koppel & Rosenberg. W 24th st, nr Mermaid av..Saul Pendelstein. Plumbing Supplies. 185.00
Parkling, Inc. Park pl, nr Howard av ..Isaac A Sheppard & Co.....(R) 347.00
Paul J Gallagher Co, Inc. West End av, nr Hampton av..Rogers Silver Plate Co. Gas Fix. 960.00
Thomas, Annie. 1225 E 15th st..A Weinstock. Mantels 90.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 12.

BROADWAY, nwc 24th, 159.2x192x irreg; Metropolitan Life Ins Co loans Broadway and 24th St Corpn to erect a 16-sty store and lofts; 12 payments 1,900,000.00

JUNE 18.

188TH ST, ss, 125 e St Nicholas av, 100x94.10; Jacob Levy loans Mose Goodman Corpn to erect 2-6-sty tenements; 11 payments. 50,000.00

Bronx.

JUNE 11.

CROTONA PARK E, es, 100 s Crotona Park E, 75x130.9; Benj Benenson loans Wey Building Co, Inc, to erect 5-sty apartment; 14 payments.....55,000.00
MONTEREY AV, ws, 165 n 178th, 25 x95.7; Elizabeth K Dooling loans Gent Constn Co, Inc, to erect 2-sty brick building with stores; 3 payments 7,500.00
UNIVERSITY AV, ws, 316.5 n 176th, 50x100; City Mtg Co loans Varsity Constn Co, Inc, to erect 5-sty apartment; 10 payments 30,000.00
WEBSTER AV, ws, 1109.8 n 169th, 62.5 x80; Rockland Realty Co loans Sikora Realty Corpn to erect 6-sty apartment; 12 payments.....30,000.00
WEBSTER AV, ws, 1047.4 n 169th, 62.5 x82; Rockland Realty Co loans Sikora Realty Corpn to erect 6-sty apartment; 12 payments 30,000.00

JUNE 12.

178TH ST, ss, 100 w Marmion av, 50.1 x99.3; Morris Osmansky loans Eifel Constn Co, Inc, to erect 5-sty apartment; 8 payments 35,000.00
MARMION AV, ws, 50 s 178th, 49.3x 100; Morris Osmansky loans Eifel Constn Co to erect 5-sty apartment; 8 payments 35,000.00

JUNE 16.

166TH ST, sec Morris av, 49x95; Jas G Wentz loans Farago Constn Co, Inc, to erect 5-sty apartment; 9 payments.38,000.00
CRESTON AV, ws, 56.4 n Fordham rd, 40.7x105.7; City Mtg Co loans Henry F A Wolf Co to erect 5-sty apartment; 10 payments 26,000.00
CRESTON AV, ws, 14.3 n Fordham rd, 42.7x105.7; City Mtg loans Henry F A Wolf Co to erect 5-sty apartment; 10 payments 27,000.00

JUNE 17.

188TH ST, ns, 185.3 e Washington av, 41x126.5; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.....31,000.00
188TH ST, ns, 143.2 e Washington av, 42.1x125.6; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.....31,000.00
188TH ST, ns, 102.2 e Washington av, 41x124.8; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.....31,000.00

ORDERS

Brooklyn.

JUNE 10.

EASTERN PKWAY, ns, 143 w Hopkinson av, 26x93; Fink-Kap Realty Constn Co on Lawyers Mtg Co to pay Levin Cont Co. 100.00
DITMAS AV, nec E 22d, —x—; Peru Holding Co on U S Title Guar Co to pay Robt E Purvis & ano..... 3,695.00

JUNE 12.

ELDERT'S LA, nec Liberty av, 110x 100; Cervadora Constn Corpn on U S Title Guar Co to pay Saml Sloan & ano 475.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 216 of 1915, New Building 3284 of 1915, northeast corner Hinsdale street and Riverdale avenue, Brooklyn. Louis Allen Abramson, appellant.

Plans contrary to Section 31.

An equally good and more desirable form of construction can be employed.

To permit the use of continuous transverse fire stops dividing the building into two areas; said fire stops being brick walls 8" thick, extending from the cellar floor to the underside of roof-boards. Said wall shall be unpierced except for openings in the cellar and the public halls, which shall be provided with self-closing fireproof doors. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

That the construction described above is equally good and as desirable as can be employed.

Appearance: L. A. Abramson.

On motion, APPROVED.

APPEAL 217 of 1915, New Building 748 of 1911, 6 West 37th street, Manhattan. I. Henry Glaser, appellant.

Denied—Amendment filed on April 27, 1915, to remove existing violations on windows of rear and on west wall.

There is now in rear and west wall of building fireproof kalomine wire in iron frames and sash with wire glass and fusible links. The Building Department will not accept same on the ground that windows do not bear "Underwriters' Label."

That the existing windows are fireproof and for the purpose of this six-story building which is 21' 6" by 98' 9" deep, they will meet any test required by them having wire glass and fusible links.

The Building Department requires fireproof shutters on these fireproof windows because said windows do not contain "Underwriters' Label." It is not practical to erect fireproof shutters on rear of said building. That present windows are fireproof and have wire glass and fusible links. That building is only six stories high. That from rear of said windows to building on next street, is over 20' apart.

Appearance: Jacob Glaser.

On motion, APPROVED on CONDITION that a balcony fire-escape be erected on the rear of the building, connecting with the adjoining buildings at each floor above the first.

APPEAL 218 of 1915, New Building 2858 of 1915, east side East 37th street, 74' 8" south Avenue K, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 8 of Building Code as to lot area.

That the conditions as to light and ventilation in the building as proposed are better than those usually found in the typical building of this class where the letter of the Code is observed. That such a condition as the proposed one was not contemplated when the Code was formulated.

Whether or not the conditions of light and ventilation in a building running through from street to street are not better than in the typical three-family and store building on an inside plot fronting on one street and with the rear rooms opening on a yard whose depth is 10 per cent. of the depth of the lot as called for in this Code. In other words, whether or not living conditions would be improved by reducing the size of the building.

That nothing would be gained by observing the letter of the law as to percentage occupied in this case where there are two street fronts and no actual rear. That the full width of a street is better than a yard ten per cent. of the depth of the building. That the reduction of the size of the building would materially decrease its income value and would add nothing to its desirability from the point of view of occupancy.

See Appeal 219.

APPEAL 219 of 1915, New Building 2860 of 1915, east side East 37th street, 94' 6" south Avenue K, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 218 of 1915.

Appearance: W. T. McCarthy.

On motion, Appeals 218 and 219

APPROVED on CONDITION that trimmed openings be provided at point marked "A" on the second and third floor plan, in lieu of doors and partition windows shown; said openings to be not less than six feet wide by eight feet high in the clear.

APPEAL 220 of 1915, New Building 320 of 1914, 560-566 Park avenue and 49-51 East 62d street, Manhattan. Delano & Aldrich, appellants.

13. Re. Viol. 3135—1915:—

This amendment is disapproved with the following objections additional, due to amendment of approved application.

Proposed sheathing of wood on walls of 5th and 7th stories, and on mansard of 6th story is unlawful.

Sec's. 350 and 420 Code of Ordinances.

(Old section numbers 105 and 90 Building Code.) See also Bulletin No. 50 of 1912, dated October 24, 1912.

The Superintendent of Buildings has refused amendment in answer to Violation No. 3135, dated May 6, 1915, in reference to work in place on the building now in course of erection.

The roof house wall and mansard roofs being built of 6" terra cotta blocks in steel frames for walls and 4" cinder concrete slabs for mansard roofs have been sheathed with wood and are proposed to be covered with slate and copper.

That the whole of the sheathing was in place, having occupied about two weeks in installation, before a notice of violation was served, and that to now remove it and replace it with other construction at this time would entail a great loss of time and money, and would work a hardship without adequate benefit.

Letter from appellant, dated 15th inst., requesting privilege of withdrawing appeal.

On motion, entered on the record as WITHDRAWN by appellant.

APPEAL 221 of 1915 (new), New Building 3121 of 1915, 30 Lincoln avenue, Brooklyn. Shampan & Shampan, appellants.

1. Comply with Section 31 of Code. Provide fore and aft brick partition walls.

2. Also 8" stairhall walls contrary to Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. As only small portion of stairhall walls are used for bearing request that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Request that 8" stairhall walls be used as bearing walls.

As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams and columns and girders will be fireproofed, request that this condition be accepted.

2. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings. Also 8" cross walls will be provided for cellar floor to underside of roof-boards with F. P. S. C. D. in cellar.

Appearance: Gilbert I. Prowler.

On motion, APPROVED.

APPEAL 222 of 1915, Alteration 976 of 1915, 54-56 Varick and 13-15 Laight streets, Manhattan. Trowbridge & Livingston, appellants.

1. As existing building is 82 feet high and is of ordinary construction, it may not be increased in area. New extension should be of fireproof construction throughout. If connections are made with old building, all openings should be provided with fireproof doors.

2. Exit facilities are inadequate.

3. File proper floor arch diagram and provide tie rods.

4. Steel weak where checked; also masonry overloaded where checked. Disapproved May 6, 1915.

The mode, manner of construction and materials to be used will be the same as in the original building and the area of the entire building including the new extension will be less than the original building.

1. As existing building is 82 feet high and is of ordinary construction, it may not be increased in area. New extension should be of fireproof construction throughout. If connections are made with old building, all openings should be provided with fireproof doors.

Owing to the widening of Varick street, the area of the building was decreased by 2,601.84 square feet. The increase by the new extension is only 1,627 square feet. The entire building including the new extension will be 974.84 square feet less in area than the building originally. A new staircase will be provided, enclosed with 6" terra cotta blocks from roof with direct exit at sidewalk level on St. John's lane.

Appearance: Frederick G. Frost.

On motion, APPROVED, as to Objection No. 1, ON CONDITION that both staircases be enclosed with brick walls and self-closing fireproof doors in all stories.

APPEAL 223 of 1915, New Building 3388 of 1915, 86-92 New Jersey avenue, Brooklyn. Edward M. Adelsohn, appellant.

Violation of section 91 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the Provisions of Law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26 ft.

The walls forming the structure conform to the Building Code in that the bearing walls are not over 26' apart. A brick wall at the stairhall separates the building into small areas, and it is proposed that the columns and girders supporting floor, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: E. M. Adelsohn.

On motion, APPROVED.

APPEAL 224 of 1915, Alteration 893 of 1915, 128-134 West 44th street, Manhattan. George A. Freeman, appellant.

1. Unlawful per cent. of lot area covered.

Or it being claimed that the rules and regulations of the President of said Borough or the provisions of law or ordinances do not apply.

To allow new portion of building to be built as filed to match old building.

The building is a club house, new portion to be the same as old it would be a great disadvantage to the club to have new portion different than the old. The uncovered area at the 4th floor is about 12 per cent., at the 5th floor, 22½ per cent.

Appearances: John H. Tiemeyer, Jr., and J. M. Allen.

On motion, APPROVED on CONDITION that the appeal applies to a six-story building only.

APPEAL 226 of 1915, Alteration 951 of 1915, 122 Second avenue, Manhattan. Maximilian Zipkes, appellant.

1. Walls are of unlawful thickness.

The character of the building in-so-far as the new work is concerned, is not materially changed so as to require the partition to be different than the existing condition.

That the walls be permitted to be constructed as called for in the plans.

This building is used by a ladies tailor and the floors are not greatly overloaded with heavy machinery or stock. The stock is on the 1st floor, the 2d is used as a fitting room, the 3d and 4th as work rooms and the 5th as part for janitor's apartments and part for work room,

consisting of fur trimming of suits; the walls of the balance of the building are unlawful as required by law for such buildings, the alteration in 1st, 2d and 3d stories are very small and the extensions on 4th and 5th is to arrange floors of uniform depth; as the top story walls are lawful and the lower stories are already built and accepted, it would seem a hardship to require the owner to line all existing walls of lower stories on account of one story, without materially improving the balance of the building.

Appearance: Maximilian Zipkes.

On motion, APPROVED on CONDITION that the present walls and foundations are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed; and on the further CONDITION that the present steel girder at the third floor level be retained after removal of the existing wall. Mr. Wald recorded in the negative.

APPEAL 227 of 1915, New Building 3554 of 1915, north side Parkside avenue, 88.54' east Flatbush avenue, Brooklyn. Shampan & Shampan, appellants.

1. Comply with Section 31 of Code. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel columns and girders, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As clear span between bearings is not over 26' and steel columns and girders will be provided to support floor beams and girders and columns will be fireproofed request that this condition be accepted.

2. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings. Also 8" cross wall will be provided for cellar floor to underside of roof-boards with F. P. S. C. D. in cellar.

Appearance: Gilbert I. Prowler.

On motion, APPROVED.

APPEAL 228 of 1915, New Building 3560 of 1915, 185-187 Kosciusko street, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft partition walls are necessary.

Walls forming structure conforms with Section 31 of Code in that the main bearing wall is not over 26' apart and 8" brick wall separating front part of building from rear part of building is provided. All columns and girders supporting floors, walls and roofs will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Benjamin Cohn.

On motion, APPROVED.

APPEAL 225 of 1915, New Building 3028 of 1915, 158-160 Pennsylvania avenue, Brooklyn. Sidney F. Oppenheim, appellant.

Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed, and it being claimed that the rules and regulations of the President of the said Borough or the provisions of law or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' apart and 8" brick fire walls separating front part of the building from rear part of the building is approved. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the rules and regulations of the Bureau of Buildings.

Appearance: Sidney F. Oppenheim.

On motion, APPROVED on the following CONDITIONS:

1st: That an unpierced brick wall at least eight inches thick be built at the points marked "A" on the several floor plans, to extend from the cellar floor to the underside of the roof-boards.

2d. That self-closing fireproof doors be provided at the points marked "B" on the cellar plan.

APPEAL 229 of 1915 (new), Alteration 787 of 1915, southeast corner 51st street and 12th avenue, Manhattan. George Brunnquell, appellant.

Proposed wall of unlawful thickness.

The Superintendent has disapproved the thickness of raised portion of south wall.

To allow the 8" wall laid in Portland cement as erected, to remain.

That the 8" wall as erected is used solely as bulkhead wall and is, without question, strong enough to carry the load which it has to carry. This structure is but one story high, occupied as a "plaster shop," and the 8" wall is 12 feet high and about 50 feet long. For this reason, the modification is requested, the structure being small, and the use, as stated, requiring but small number of employees, and all safety requirements having been taken into consideration.

Appearance: George Brunnquell.

On motion, DISAPPROVED.

APPEAL 230 of 1915, Alteration 929 of 1915, 232 East 10th street, Manhattan. Louis A. Sheinart, appellant.

1. As the building is over 36' 6" in height, and occupied as an asylum, it may not be increased in height unless made of fireproof construction throughout.

2. Exit facilities inadequate.

1. In that, the building is now occupied as an asylum, and that the proposed additional story is entirely fireproof.

2. The new additional story is separated from the old building by fireproof unpierced floor.

3. The present exit facilities of the building are increased by cutting door openings on each floor, with fireproof self-closing doors, leading to a new fireproof building adjoining.

4. The present rear outside stairs will have a fireproof passageway at the base leading to the street.

That the additional story on the present building be allowed to be constructed. That the present and additional exit facilities be accepted.

That the new story it is proposed to erect is entire of fireproof construction and is entirely separated from the existing building, without any openings, between the floor, and is therefore not causing any additional fire hazard, and that the building has been occupied as an asylum and is at present occupied as such.

The present exit facilities from the building is through the existing stairs, and the existing rear outside stairs leading to the yard and through a non-fireproof hallway to the street. Additional exit is provided by cutting door openings with fireproof self-closing doors on each story, leading to a fireproof building, and providing at the base of the rear stairs a fireproof hallway through the fireproof building, adjoining direct to the street.

Appearance: Louis A. Sheinart.

On motion, DISAPPROVED as to Objection No. 1 (increasing the height of non-fireproof building);

APPROVED as to Objection No. 3 (relating to exit facilities).

APPEAL 231 of 1915, New Building 110 of 1915, southwest corner 185th street and St. Nicholas avenue, Manhattan. George Fred Pelham, appellant.

1. Office building more than 25 feet in depth is unlawful. The second floor at St. Nicholas avenue front may not be occupied as a loft.

2. Rear and side courts must be not less than 14' wide, side court should extend the full depth of the lot.

3. Distance back of last row of seats in both upper and lower theatre must be not less than 16 feet.

An equally good and more desirable form of construction can be employed.

1. Office building more than 25 feet in depth is unlawful. The second floor may not be occupied as a loft.

2. Rear and side courts must be not less than 14 feet in width and should extend the full depth of the lot.

3. Distance back of last row of seats in both upper and lower theatre must be not less than 16 feet.

1. That portion used for store purposes, called "office building" in objection is practically isolated due to that portion used for theatrical purposes being walled off and thoroughly fireproofed, the amount in excess is 10 feet. Stores on upper floor are to be used in conjunction with lower stores.

2. The 12 foot wide court as proposed is for a seating capacity of 1,000, as only one floor is to be operated at one time only. Affidavit has been made to this effect with the Fire Department. The 6 foot width of court at rear has been granted by the Fire Department in consideration of a ready exit to streets being afforded due to being located on a corner.

3. The condition as proposed on plans would necessitate an audience distance from seats at front instead of rear, as the greater hazard would be at this point. The foregoing matters have been approved by the Fire Prevention Bureau pending the approval of the Board of Examiners and in compliance with Section 109 of the Building Code.

Appearance: Alfred A. Tearle.

On motion, APPROVED.

APPEAL 232 of 1915, New Building 3706 of 1915, 184-188 Clymer street, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.

2. Height of building contrary to Section 31 Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns ask that this condition be accepted.

2. Request that 12" brick walls may be used in 2d story as the 12" section of wall is not over 50' 5" in height.

1. Omit fore and aft partition walls and provide girders and columns in lieu of same.

2. Request that 12" wall may be used in 2d story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

2. As 12" section of walls is only 50' 5" in height request that this condition be accepted in view of the fact that all columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the regulations of the Bureau of Buildings, also as an unpierced brick wall at least 8" thick will be provided from cellar floor to top of roof boards and front and rear portions of cellar will be divided with F. P. S. C. doors.

Appearance: Gilbert I. Prowler.

On motion, APPROVED on CONDITION that an unpierced brick wall at least eight inches thick be built at the points marked "A" on the cellar plan.

APPEAL 233 of 1915, New Building 173 of 1915, northeast corner 144th street and Riverside Drive, Manhattan. Adolph E. Nast, appellant.

9. As building exceeds 12 stories in height, the material used for floor surfaces, trim, sash, doors and outside windows must comply with Section 351, Chapter 5 of the Code of Ordinances.

The building is only 139' and 12 stories and basement in height.

To use construction such as wood floors, doors, trim, etc., as is allowed by Code for buildings of this class under 150' in height and 12 stories high.

The proposed building is only 12 stories and basement above cellar, and 139' from curb on Riverside Drive to top of roof beams. On entrance is planned, owing to grade, through basement, instead of first story, which is the only point conflicting with the Regulations of the Bureau of Buildings.

Appearance: Adolph E. Nast.

On motion, APPROVED on CONDITION that no pent house be hereafter erected on the roof.

APPEAL 234 of 1915, New Buildings 2849 and 2850 of 1915, southeast corner 31st street and 4th avenue, Brooklyn. Edward Hahn, appellant.

Section 31 of Code. "Omission of fore and aft brick partition walls."

An equally good and more desirable form of construction can be employed.

Is the mode of construction indicated on plans, viz., steel girders and columns in place of fore and aft partition walls equally good? It is intended also that all steel will be fireproofed as required by the Building Department. Plans indicate also that the floors are divided into areas separated by brick walls.

That in these buildings fore and aft partition walls would seriously interfere with the layout of rooms and put the owner to considerable needless expense.

Appearance: Richard Lukowsky.

On motion, entered on the record as WITHDRAWN by request of the appellant.

APPEAL 235 of 1915, New Building 3704 of 1915, southwest corner Park place and Vanderbilt avenue, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet or less by unpierced brick fire walls not less than 8" thick, extending from the cellar floor to the underside of the roof-boards, except where F. P. S. C. doors are shown in cellar. All columns and girders, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Whether or not the unpierced fire walls with all columns and girders fireproofed as previously stated, will be permitted, also whether or not the 8" brick walls shown on plans where the distance between the outside walls exceeds 33' 0" will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code.

See appeal No. 238.

APPEAL 236 of 1915, New Building 3705 of 1915, south side Park place 44' 6" west Vanderbilt avenue, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

On motion, APPROVED on CONDITION that an unpierced brick wall at least eight inches thick be built at the points marked "A" on the several floor plans, extending from the cellar floor to the under-side of the roof-boards.

APPEAL 237 of 1915, New Building 3747 of 1915, north side Crooke avenue, 128' 5" east St. Paul's place, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

See Appeal No. 238.

APPEAL 238 of 1915, New Building 3748 of 1915, north side Crooke avenue 182' 1½" east St. Paul's place, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

On motion, Appeals 235, 237 and 238 APPROVED.

APPEAL 239 of 1915, Alteration 1181 of 1915, 480 Lexington avenue, Manhattan. Charles E. Spratt, appellant.

2. As the approved seating capacity exceeds 600, the construction and arrangement of the building must comply with the requirements of Sections 520 to 538 inclusive, as to the number of exits, aisles, courts and occupancy of the parts of the building not devoted to theatre purposes.

4. As the building is not more than twelve stories in height and not more than 150 feet in height, no wood or other cumbersome material may be used in the construction.

It is claimed that the rules and regulations of the President of the said borough or the provisions of law or ordinances do not apply.

Sections 520 to 538 of the Building Code should not apply to picture house. We desire to use building as shown on plans, without entirely reconstructing to meet the requirements of Section 520 to 538 under Superintendent's ruling.

We are not going to conduct theatrical performances, nor do we have any stage or scenery. We desire to conduct a Motion Picture Show, with seating capacity of 2,000 and as the Moving Picture Ordnance permits of only 600, we were compelled to file with Commissioner of Licenses an application for theatrical license. The Grand Central Palace is an entirely fireproof building, extending from 46th to 47th streets, Lexington avenue to Depew place, and the fact that the largest trade exhibitions in New York, such as the Automobile Show, Electrical Exhibition, etc., which attract thousands daily, are held in the building demonstrate the fact that large crowds can be handled with absolute safety.

Appearances: Charles E. Spratt and John T. Egan.

On motion, DISAPPROVED.

APPEAL 240 of 1915, New Building 3728 of 1915, 1490-1496 St. John's place, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31, Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31, Code, does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick to be provided of the building from cellar to roof.

3. S. C. F. P. D. provided in cellar at the same place.

4. That all girders and columns supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, APPROVED.

BUREAU OF FIRE PREVENTION.

Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A.....Interior Alarm System.
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
*FE.....Fire Escapes.
*FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
No S.....No Smoking Signs.
*Spr.....Sprinkler System.
*St.....Stairways.
*Stp.....Standpipes.
SA.....Structural Alterations.
*Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
*WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D&R.....Discontinuances or Removals.
*Fil Sy.....Approved Filtering and Distilling Systems
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*St Sys..Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending June 12.

Named Streets.

Bond st, 42—Abe Rosenthal.....D&R
Broome st, 259-261—Jos Gershowitz & CoFA-Rec
Canal st, 181—James F Malcolm Est, Care Margaret A Butts, 512 5th av.....SA(R)
Cherry st, 86-88—Thomas E Summers, Summers Hotel, Maplewood, N J.....FE(R)
Cherry st, 360—Champion Handkerchief Co, FD-FP
Church st, 327—Dutchess Petticoat Co.....FD
Church st, 327—Michael Holzman...FD-FA-Rec
Church st, 327—Royal Cloak Co.Rec-FD-FA-FP
Church st, 327—Monarch Leather Goods Co, FA-FD-Rec
Clinton st, 88—Henig Bros & Hirsch.....FA
Frankfort st, 37—R B Reinhardt.....FA
Grand st, 281—Cohen & Graber.....FA-FP-FD
Greenwich st, 228-236—Alice Davis, 34 E 39..O
Henry st, 142-144—Hurowicz & Brotkin.....FD
Henry st, 142-144—Nathan Fink.....FA-FP
Henry st, 142-144—Morris Ray.....FA-FP
Henry st, 234—Abraham Sakosky.....FD
Herald Square & 35th st—N Y Herald Co....A
Irving pl, 66—Frederick Baar, Care Rabe and Keller, 258 Bway.....FP
Lafayette st, 200-202—Smith Mfgrs..NoS
Lewis st, 179-183—Stern & Marich.....WSS(R)
Maiden Lane, 45—Kilbourne Mfg Co.....FD
Maiden Lane, 45—Peckham Seamless Ring Co .....FD
Maiden Lane, 45—Alexander Giacone.....FD
Maiden Lane, 45—Goldstein Engraving Co..FD
Maiden Lane, 45—Edward O Hausburg.....FD
Maiden Lane, 45—Lugerman & Morrison....FD
Maiden Lane, 45—Louis Tassara.....FD
Maiden Lane, 45—James McCarthy.....FD
Maiden Lane, 45—Royal Bakery & Restaurant .....FD
Maiden Lane, 45—Stern Bros.....Rec-FD-FP
Market st, 84—Wienberg & Wittig, GE-Rec-Rub-FD-FA
Market st, 84—M H Petiger.....FD
Market st, 84—Bernstein & Molinsky.....FD
Market st, 84—Bernstein & Rosenberg.....FD
Market st, 84—Selzer & Cohen GE-Rec-Rub-FD-FA
Market st, 84—Max Garfinkel.....FD
Market st, 84—Klein & Silberg.....FD
Market st, 84—Max Moskowitz.....FD
Market st, 84—Henry Label.....FD
Market st, 84—Kaplan Bros.....FD
Market st, 84—Becker Bros.....FD
Mercer st, 227-229—L Fisher & Co FA-FP-D&R
Pearl st, 409-415—Klim, Linder & Bauer Rec-FA-FP
Prince st, 131-135—John A Stewart, 16 W 55d st .....A
Rivington st, 237—Frazblau & Wind.....FA
Stone st, 24-26—Importers & Traders Bldg So, 59 Pearl .....FA
Suffolk st, 30—Herzog & Levy.....FP
Vandewater st, 24-26—McDermott Printing Co .....FD-FA-FP-GE-Rec
Vandewater st, 24-26—Newman W Munroe Print Co .....FD
Vandewater st, 24-26—Hune Bros.....Rec
Vandewater st, 24-26—Raisbeck Electrotype Co .....FA-FP-GE-Rec
Vandewater st, 24-26—Phoenix Printing Co FD-GE-Rec
Washington st, 775—John J Flynn FA-NoS-Rec
William st, 136—Berlin & Jones Envelope Co .....FE-FP-WSS-WSS(R)

Numbered Streets.

3 st, 66 W—Century Cloak & Suit Co.....Rec
3 st, 321-323 E—Solomon & Obstgarten.FP-GE
4 st, 186-192 W—Excellent Embroidery Co, 9 Barrow .....FP
4 st, 186-192 W—Prospect Press, 188 W 4 FA-FP
7 st, 301 E—Sessner & Greenberg.....CF
12 st, 652 E—Specter Bros.....GE-Rec-FA-FP
16 st, 43-47 W—Mutual Button Co RQ-Rec-FA-D&R
17 st, 26-32 W—Philip Braender, 315 4 av Stp(R)
18 st, 245-247 W—Empire Garage StSys(R)-CF-FA-Rec
20 st, 516-530 W—20th Street Garage, 520 W 20 .....CF-Rec
22 st, 10-12 W—Manitoba Realty Corp, 149 Broadway .....A-FD
23 st, 145 E—Moritz Schwarz.....FP
23 st, 216-218 W—N Y Edison Co, Irving pl and 15 .....El
23 st, 216-218 W—Chelsea Apt House.....El
25 st, 127-131 W—Hudson Mortgage Co, 135 Broadway .....FD
26 st, 101 E—Est Robert B Roosevelt, 46 West 14th .....FE-FP-WSS-ExS
30 st, 110-112 W—J N Provenano.NoS-FA-Rec
34 st, 46-48 W—Est David H McAlpin, 68 William .....Rub
39 st, 225-227 W—American Press Assn.....FD
39 st, 225-227 W—Flower Electrotype Co.....FD
39 st, 225-227 W—Las Novedades.....FD
39 st, 225-227 W—Billboard .....FD
39 st, 225-227 W—Monroe Press.....FD
39 st, 225-227 W—Beaver Printing Co.Rec-FD
39 st, 225-227 W—Charles Abrams..FD-Rec-FA
39 st, 225-227 W—Gotham Press.....FD-FA
39 st, 225-227 W—Morris M Rothschild FD-Rec-FA
39 st, 225-227 W—The Kane Press.Rec-FD-FA
39 st, 225-227 W—Brown Bros.....Rec-FA-FD
39 st, 225-227 W—Lewis Tatker.....FD-FA
39 st, 225-227 W—Argo Press.....FD
43 st, 206-209 W—Morris Newgold A-D&R-TD-Spr(R)-WSS(R)-FE(R)-FP-WSS-Stp(R)-ExS-O
46 st, 529-531 W—Madame M Obry Rec-FP-O-WSS-CF-D&R-NoS
56 st, 433 E—Elbridge T Gerry, 258 Bway O-Rub
57 st, 427 E—Arthur J Geoffrey.....WSS
57 st, 623-629 W—Lieberman & Sanford Co CF
58 st, 239 W—Glidden Motor & Supply Co..NoS
60 st, 22 W—Alter Kagan.....FA-FP
73 st, 49 E—Presbyterian Hospital.....FP
77 st, 113 E—Weis & Kronenberg, Inc.....D&R
81 st, 165 E—William A Kaufman, 561 W 141 .....SA
96 st, 32 W—Bradhurst Realty & Const Co, 301 W 150 .....SA(R)
101 st, 421-425 E—Lambert S Quackenbush, 78 E 96 .....A
101 st, 427 E—Reliable Cleaning & Dyeing Co .....FP-FA-CF
124 st, 358 E—Est George A Haggerty, 160 E 94 .....Ex
125 st, 223 E—Charles Neukirch, 56 E 65...Ex
125 st, 507 W—Mary E Robertson, 272 W 141 .....SA(R)
129 st, 303 W—Philip H Senior, 1790 Bway..FA
142 st, 1 W—R M Owen & Co.....OS-CF-FA

Named Avenues.

Av B, 26—Louis Steinberg.....FA
Av B, 262—Alex Miller....FP-FA-Rec-GE-NoS
Av B, 336—Gas-Electric Motor Bus Corp StSys(R)-NoS-CF
Av C, 48—Elizabeth Donovan, 111 W 103 WSS(R)-FP-FE(R)
Av D, 146-150—Hyman Donishefsky.....FP
Bowery, 21—Harris Lapeters.....FP-FD-GE
Bowery, 21—Samuel Lerner.....FP-Rec-FD
Bowery, 21—Smith & Levine.....GE-FD
Bowery, 21—Abraham Fleisig.....Rec-FD
Bowery, 21—Mathias Kazlowski...Rec-FD-FP
Bowery, 21—Max Fishman.....GE-Rec-FP-FD
Bowery, 21—Heller Newman.....FA-FP-FD
Bowery, 21—Louis Bergnisky.....GE-FP-FD
Bowery, 21—Benjamin Barth....FD-GE-Rec-FP
Bowery, 21—Max Goldman.....GE-Rec-FD-FP
Broadway, 414—Seamen's Bank for Savings, 74 Wall .....Stp(R)
Broadway, 547—Wm Post Estate, Care J H Mahoney, 872 Madison av.....Stp(R)
Broadway, 832-834—Seamen's Bank for Savings, 74 Wall .....FD-A
Broadway, 1149—Louis Halms, 108 W 111...FP
Broadway, 1576—Halix & Farandatos.....Rub
Broadway, 1637—Est John G Wendel, 175 Broadway .....D&R
Broadway, 1896—Roskam Scott Co, 1764 Broadway .....WSS-FA-Rec-NoS
Broadway, 3242—130th Street Garage Co....CF
Lenox av, 151—The B & J Costume Co FP-FA-Rec-GE
St Nicholas av, 258-264—T J O'Reilly Warehouse .....NoS-FA-FP-Rec-D&R
Lexington av, 648-652—Congregation A C S H .....O
West End av, 106-108—Chevrolet Motor Co OS-WSS-CF-FP-NoS

Numbered Avenues.

2 av, 412—Jeremiah H Halsey, Care G H Harper, 103 William st, Orange, N J....Rub
3 av, 926-928—Henry Germain Co.....D&R-Rub
6 av, 837—John B Ract.....Rub-O
7 av, 780—Floyd Grant Co, 776 7 av.....Rub-O

BRONX ORDERS SERVED.

Numbered Streets.

132 st, 271 E—Arthur Bollerman.....NoS-Rec
135 st, 725 E—August Gerleit.NoS-FA-Rec-D&R
141 st & Canal pl—George Haiss, Rider av & 141 st .....NoS-FA-Rec

Named Avenues.

Anthony av, 1957—Chas Rietzel....NoS-FA-Rec
Bathgate av, 2168—Jacob Bednowitz NoS-FA-Rec
Brook av & 132 st—N Y, N H & H R R Co, Grand Central Term .....Rec-NoS
Mott av, 395—Wm C Opperman, 556 Mott av Rec-FA
Park av, 4606—Haines & Ingraham .....FS-El-CF-D&R-Rec
Rider av, 347—Faber Piano Co.....Rec
Rider av, 363—Superior Pneumatic Act Co NoS-Rec-FA-FP
So Blvd, 96-116—Jacob Doll & Sons, 100 So Blvd .....Rec
So Blvd, 168—Ludwig & Co, Willow av & 151st st .....A
So Blvd, 784—Prospect Taxi Co. OS-CF-El-Rec-FA
So Blvd, 1216—Bronx Welding Works FA-NoS-D&R
Union av, 666—John A O'Brien...NoS-FA-Rec
Webster av, 1826-30—Peter J Devine, 1820 Webster av .....Rec-FP

Numbered Avenues.

3 av, 3415—Chas Strobel.....D&R-FA-SA-FP
3 av, 4195—David Shapiro.....RQ

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 39-45—Julius Levy, 43 Ainslie st..FA
Amos st & Debevoise av -W & S Schlesinger & Co .....Rec
Baltic st, 114—Jos Sciortino, Jr, 222 Baltic, NoS-FA-Rec-El
Bayard st, 100-2—Morris Kislak.....FA
Bayard st, 137-41—Natl Sash & Door Co....FA
Bayard st, 137-41—Morris Fishman & Co....FA
Beach pl, 21—Mamie Richardson.....FP
Boerum st, 280—Harry Guofsky.....RQ-FP
Bond st, 75—Richard H Dey, 484 Fulton...GE
Bradford st, 150-2—Greenberg Bros...Rec-Rub
Dean st, 50—F Johanns Co.....D&R-FA-Rec
Duffield st, 217-21—Spring Stopper Mfg Co.FA
Felix st, 30-2—E A Steward & M E Horton, FE(R)
Fulton st, 1352—Joseph F Ryan, FE(R)-FP-FA-Rec-ExS-Ex(R)
Gold st, 381 Benj Rosenzweig.....FA-Rec-GE
Harrison pl, 82—Fredk Dainstadt, NoS-FA-Rec-FP
Havemeyer st, 217—Huber Estate..FA-Stp(R)
Hendrix st, 588-90—Meyer, Martin & Danda.FA
Hope st, 1-9—London Waist Mfg Co.....Rec
Hopkins st, 202—Jos Lowenstein.....FP
Hoyt st, 252—Ph Levinson.NoS-FA-Rec-D&R-FP
Humboldt st, 772-4—Bases & Wolf.....FA
Lawrence st, 114—Am Soc Prev Cruelty to Animals .....FA-FP
Moore st, 76-78—Aaron Katz.....GE
Noll st, 9-13—Obermeyer & Liebmann..FP-NoS
North Henry st, 50-52—John Kroder & Co, A-FD
Ormond pl, 10—Ormond Garage & Machine Wks .....FP
Pierrepont st, 101—John J Spowers.....Rec
Prospect pl, 662—Philip Kornstein, 1415 Bedford av .....FA
Raymond st, 152-3—Cowperthwait Co., Flatbush av .....El-NoS-FA-Rec-FP
Richards st, 65-71—Acorn Insulated Wire Co, Inc, 75 Richards .....FA
Rutledge st, 326—Empire State Dairy Co, 502 Bway .....El
St Edwards st, 74—John Lattemann Shoe Mfg Co .....Spr(R)
Sands st, 148-58—Amer Chicle Co., 219 36..FP
Tiffany pl, 20—Lewis C Hopkins Co, 34 1 av..FA
Varet st, 6-8—Oscar Haber .....FD
Varet st, 6-8—F & G Waist Co.....FD
Varet st, 6-8—Samuel Boord.....FD

Numbered Streets.

10 st, 247-49 No.—Anthony Planski.....FA
16 st, 224—Geo C Schmidt.....D&R
22 st, 318—Greenwood Cemetery, 25 st.....FP

Named Avenues.

Bedford av, 1108—Benj Werer.....FP
Church av, 1819—Kraslow Constn Co, 188 Montague .....FP-GE
Coney Island av, 1952—Jacob Wizel, Rec-D&R-FP
E N Y av, 1463—Rosie Fishman.....Rec
Flushing av, 726 -Louis Schulman.....Rec
Flushing av, 944-52—Chas I Rosenblum & Co FA
Franklin av, 979—Oriental Varnish Wks, StSys-FP
Gates av, 746—Morris Bahrman.....FA
Glenmore av, 245—Shapiro & Aronson....D&R
Glenmore av, 936—Rubin Tashman..Nos-FA-FP
Graham av, 538—Saml I Billik.....FP
Hudson av & Concord st—Thos Jones Dec Glass Co .....FA
Lexington av, 55—John S Hayes.Nos-FA-Rec-El
Lexington av, 797-801—Elsing Optical Co, FP-Rec-SA-D&R-FA-StSys
Lexington av, 841-43—H C Bohack Co, Inc, 1291 Bway .....CF-FP
Manhattan av, 80-82—Nelson & Levine, 84 Manhattan av .....FD
Manhattan av, 80-82—Joseph Campisi.....Rec
Manhattan av, 1155—Chelsea Fibre Mills, NoS-FA
Nostrand av, 56-62—Arshol Mfg Co.....FA-FD
Ovington av, 268—Andrew Eckel, 6950 3d av, NoS-FA-Rec-FP
Park av, 596—Schwartz & Alicaunt.....NoS-FA
Sheepshead Bay rd, n s, bet W 6 & W 8 sts—Chas Overton, 2750 West.....Tel
Shore rd, 1633—John J Guinan, 2314 Gravesend av .....NoS-FA-Rec-D&R
Surf av, 2305—M Rosen.....NoS-Rec-FA-FP

Numbered Avenues.

3 av, 5809—Foster & Co.....El
5 av, 382—Max Siegel.....Rec

QUEENS ORDERS SERVED.

Named Streets.

Franklin pl, 1—K R Salvage.....FP-FA-Rec
Puntine st, 58 (Jamaica)—John R Carpenter & Co. .....FP
So Jame & Crescent sts (L I City)—Chas J Brown .....Rec-CF

Named Avenues.

Bayswater av, s e c Triest pl (Rkway)—Saul Senger .....Rec-El-FP-NoS
Bond av, ft of (Rkway)—Jamieson & Bond Co. .....FP
Forrest av, n w c Cornage av (F Rkway)—Belknap Summer House for Children, FE(R)-ExS
Hillside av, 490 (Jamaica)—Harry Pennel, D&R-FP
Ocean av, 200 ft n Bway (Ozone Pk)—Thomas Pagano .....NoS-FA-Rec-D&R

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 556 (Stapleton)—Jacob Adamo, FA-FP-RQ
Elm st, foot of (W N B) Verdon & Co, Richmond Ter. .....NoS-FA
Front st & Johnson av (Tottenville)—Henry Walkerling. .....D&R

Numbered Streets.

5 st, 181 (New Dorp)—Gustav Schultz....D&R

Named Avenues.

Bway, 455 (W N B)—Joseph Johnsons Sons.Rec

BUILDING MANAGEMENT

A MANAGER'S VIEWS ON LIGHTING

By A. O. WALLIS

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

DAYLIGHT gives to man nature's illuminative medium, with which he is able to do his best work with the least fatigue. The rotation of the earth affords alternate periods of light and darkness, allotting to man the alternate periods of activity and rest requisite to his constitutional temperament.

It is in the problems of illuminating places where men are concentrated into relatively small economical areas, such as we find in the modern city buildings today that building managers are vitally concerned.

To do this work properly and completely, the illuminating engineer should commence his work coincidentally with the preparation of the plans for the erection of the building, and should be made responsible both for the efficiency of natural illumination as well as that of artificial illumination. To obtain the best results the two must be considered together, not independently by different engineers.

As natural light is of primary importance, the windows of a building should always be designed so as to afford the most useful inflow of daylight. Large windows do not necessarily accomplish this. Large windows are often a source of annoyance, and make it necessary to use artificial illumination during daylight hours simply because care has not been exercised in their location and design to take proper advantage of surrounding conditions.

Windows placed low down in a room—that is to say, with the top of the sash relatively far from the ceiling and the bottom relatively close to the floor, are very inefficient even though the windows may be large. The reason for this is that much of the light falls below the working plane, while the level at which the light is admitted is more directly in line with the normal line of vision—which is generally at an angle declining below the point of sight. The effect of this is to contract the iris and lower the seeing power. This makes a double loss, maximum illumination thrown below the working plane, restricted seeing power imposed upon the eye.

North Light the Best.

It is a well known fact that windows which face the north afford the best kind of illumination. The reason for this is the absence of the distributing effects of the sun's rays. With windows facing north, awnings and shades are not necessary, therefore at all times maximum light admission is afforded.good results could be obtained by the use of properly designed prismatic windows. Prismatic glass could be designed and installed so as to turn the sun's rays from the angle of impingement up to the ceiling and the useful light would be reflected therefrom. It may be possible to accomplish good results not otherwise obtainable by facing windows, instead of parallel to the face of the wall, at a slight horizontal angle to the wall, so as to admit a minimum of the direct rays of the sun. Combinations of angularly placed windows and suitable prismatic glass may be made to secure results approaching northly exposed windows.

Artificial illumination has received closer scientific study than natural illumination. But even with respect to artificial illumination it may be safely stated that consistent effort has only been given to it during the past fifteen years. Prior to that time it was a sort of hit or miss, go-as-you-please experiment which was carried on. Even today only a few engineers, or so-called experts, appreciate the complex factors that enter into the problem.

To begin with, it must be remembered that except in special cases where mural effects or similar displays are desired, maximum light must be delivered at the working plane. This is usually thirty-two inches from the floor.

Recent engineering studies of office illumination reveal that illuminometer readings, taken at the working plane, do not give data, which if taken alone, will permit the engineer to decide as to the relative merits of illuminating systems. The physiological effect must always be taken into account, and the illuminometer readings used solely as a means for determining the relative distribution of flux between several systems, or the various efficiencies of different types of equipment of the same system.

Results Obtained.

These fundamentals become clearly evident when it is observed through actual experience that in some cases the seeing facilities afforded by one system may be greater than those afforded by a second system, although the amount of flux on the working plane may be less in the first than in the second system.

It has been found that the systems which give the eye the least fatigue are not always the best under general conditions with the various kinds of taste to be suited, for dealing with the human element forces us to cope with the acquired habits formed over a long period of time, which cannot be brushed aside in one moment and must be respected in a partial degree.

The system which may be considered the easiest on the eye is that which gives the least glare. The system which accomplishes this end the best, is known as the total indirect system, in which all of the source of light is completely concealed from the direct vision, and all of the light reflected from large matt surfaces, such as ceilings and walls. This system, however, has the disadvantage of being rather extravagant in comparison with other systems in the amount of current consumed for a sufficient quantity of flux obtained at the working plane for ordinary conditions. It further has the disadvantage of the almost total elimination of shadows, caused by its extreme distribution. In office lighting this is particularly inconvenient, as it makes it difficult to distinctly see sheets of paper lying one above the other. The edges of the sheets lack definement and are not clearly seen.

Lastly, it departs so widely from that to which we have been accustomed for years in the matter of distribution that we find it difficult to throw off the habit already mentioned and accustom ourselves to the weird effect due to the very even distribution of the total indirect system.

Direct Illumination.

The direct system of lighting, such as we have been accustomed to for years, is well known and one to which I may refer only as a step in the art of illumination. The object of direct illumination was primarily one of economy in current consumption, which economy was very essential in the early days of electric lighting, because of the high cost of the production of electricity and the large amount of current consumed by electric lamps for a required amount of light.

The natural outcome of these conditions was the development of small units and the arrangement of the small units made so as to give individual distribution. That is to say, to place a lamp under a shade at each place where a light is required. This method made it necessary to place the lamp immediately in front of, and slightly above the head of the user. The rays from these individual lamps fall directly upon the work in front of the user at an angle which reflects the light directly back from the working surface, resulting in an unnecessary eye strain. The eye being constructed in a manner to be able to protect itself against abnormal light, is provided with a device known as the iris. Under the condition named, the iris contracts so as to reduce the amount of reflected light which reaches the retina, in consequence of which the eye will not see as clearly the work it is intended to see, as it would if a lesser amount of light were used, but so placed that the angle of reflection would not reach the eye.

For the foregoing reasons it is desirable where individual lights are used, that they should be placed back of and above the left shoulder of the user, rather than in front of him. This practice, however, is not always practicable for obvious reasons.

From the principle of direct illumination we find the direct system expanded into semi-individual and from thence into general illumination, and in some instances a combination of individual and general illumination.

All of these various methods, which make use of many different types of shades or reflectors, show the struggle of the illuminating engineer in trying to create an ideal working condition. These efforts, as we now view them, have been futile and we find outselves leaning between two extremes, that is, a system which lays between the direct and the indirect system. This is known as the indirect system. The advantages of the semi-indirect system may be outlined as follows:

Principal Advantages.

First—It gives to quite an important extent the general distribution afforded by the indirect system.

Second—It gives some advantages of the direct system by reason of a certain percentage, varying with the type of reflector and permitting of moderate shadows.

Third—When the system is well designed, the direct rays are distributed in a way to afford a minimum of intrinsic brilliancy at the point of illumination, thus permitting the eye to remain in its normal seeing condition by not causing the iris to contract and reducing the seeing ability.

Fourth—It permits of the use of large units, which makes the installation and lamp renewal costs low.

The efficiency of a semi-indirect system is greater than the direct, where seeing qualities are to be considered. Fixture manufacturers and illuminating engineers are beginning to recognize the great advantages of semi-indirect over other systems, and the general public is taking very kindly to it. Competition is extremely keen in the design of the fixtures, each manufacturer setting forth his best efforts to design a fixture showing advantages over his competitor.

There are many excellent semi-indirect fixtures on the market to-day, but great care must be used in the selection thereof, as frequently two fixtures which may appear identical with each other have widely different efficiencies, on account of the chemical difference in the make up of the glass.—(Paper read at the March meeting of the New York Building Managers' Association.)

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

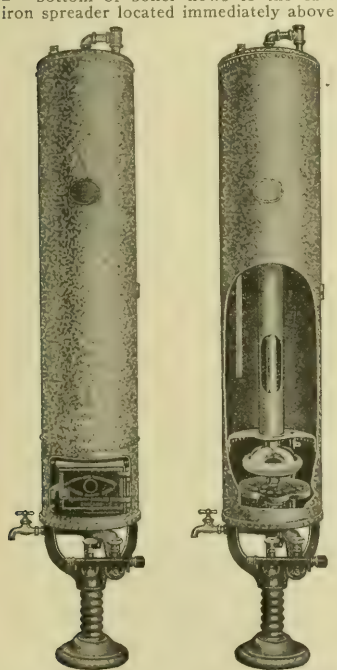
Continuous Tapering Copper Coil.

OWING to the peculiar shape of this continuous copper coil the manufacturers of this device claim for it unusual qualities. The double jacket of steel is blue porcelain enameled, inside and outside, and has an air space between, guarding against the possibility of rusting or burning out, and providing a non-conducting air chamber. Means are provided for moving the jacket or coil casing vertically above the burner to expose it for lighting and to cause any unlighted gas from the burner to pass outside of the casing and thus prevent the formation of ignitable mixture within the casing prior to lighting the burner. The burner is most powerful and is fitted with a removable or loose cone, which greatly facilitates the thorough cleansing of all parts of burner when necessary. It also has an adjustable valve which allows regulation of the burner for any pressure of gas.



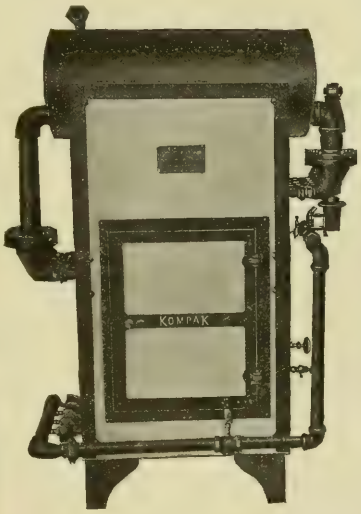
A Novel Type of Heater.

IN this heater cold water from the bottom of boiler flows to the cast iron spreader located immediately above the burner, and from there up inside the central flue to discharge into top of boiler. The patented burner is so constructed that secondary air is fed to the interior of each of the annular flames, and the burner is divided into two sections with independent valves; the smaller division used to maintain the heat after the body of water has been brought to the temperature desired. The two sections can be used either separately or together.



A Compact Water Heater.

COMBINING appearance and utility a hot water heater is being introduced that is really a combination of a powerful copper coil heater which heats the water as it runs with a storage boiler that allows water to be drawn in excess of the instantaneous capacity, so that it is not necessary to cut the water supply. It is shown herewith. The main burners are ignited from a small soapstone pilot, and as soon as the water in storage boiler is heated to 130 to 135 degrees the gas is automatically extinguished by the snap thermostat. The opening of any hot water faucet causes the incoming cold water to operate the thermostat and flash on the gas. The heater is constructed with heavy cast iron jacket, thoroughly insulated with 1¼-inch asbestos. A large door occupies nearly the entire front, giving access to every part of coil and burner and perfect safety in lighting. A special feature is the removable end panel, through which any coil can be separately removed without disturbing the jacket.



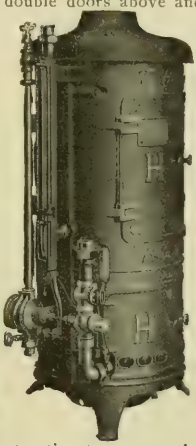
The coil construction is of patented design, in which the cold water enters at top of heater, with the hot water outlet at center of heater in the very hottest part of the fire. It is this reversed circulation, with horizontal baffles giving long fire travel, that gives the very high efficiency. The entire section is constructed of heavy, seamless drawn, copper tubes, connection made at each end with a union but outside of heater, and each coil is provided with a compression drain cock at lowest point. The storage boiler is built into the body of the heater, and its entire lower half is subjected to the heat from the burners, thus utilizing additional heat.

Zinc As a Boiler Cleaner.

A RECENT order for export of 400,000 pounds of zinc calls attention to one use to which this metal has been applied abroad, that perhaps is not widely known in the United States. The order was for pure zinc in plates 6 inches by four by a half inch thick, with a half inch hole through the center. The method of using them is as follows: A steel rod is introduced through the side of a boiler, and the plates of zinc with steel or iron washers between are strung on the rod so that there is constant contact between the zinc and iron all the way across the boiler. When the boiler is in use the metals constitute an electric couple, and a galvanic current is set up inside the boiler, which, it is claimed, effectively prevents foaming of the boiler, and also deposition of scale. In this way the use of "boiler compounds" is eliminated and the boiler kept in good condition for an indefinite period. There does not seem to be any reason why aluminum plates should not produce the same results, and possibly, owing to the difference in specific gravity between aluminum and zinc, more surface could be offered for action by using aluminum.

High Power Heaters.

HERE is a heater that has exceptional power. It is automatic and is made in three sizes, all of which have a double cast iron shell with ⅞-inch dead air space between the jackets. The double doors above and below are self-closing, and the larger sizes have doors in the rear to give access to the rear of the coils. The top casting contains a deflecting plate which prevents down draft from blowing out the pilot.



The coils are of highest grade 18 gage copper tubing, wound in a manner to produce the greatest efficiency. The lower section, which lies in the fire zone, is detachable and removable. The thermostat is different in construction to any on the market. It acts on the water valve, not on the gas valve, reversing the action of the water valve by opening a port that throws the water pressure on the opposite side of the plunger, and drives it back to place, releasing the pressure from the gas valve, which is forced shut by this reversed action.

One-Piece Water Heater.

VARIOUS types of heaters are made by the manufacturer of those shown in the accompanying illustration. There is illustrated a one-piece coil, which has large waterways with no baffles to obstruct circulation. Having no flat surfaces or dead arms makes it exceptionally desirable for hard water districts. The coil fits snugly in the jacket, and the hot gases wind about the coil, the live heat units being thereby absorbed. The coil is dipped in a special solution to prevent rust, and is tested at 200 pounds air pressure.



The same manufacturer makes a double coil heater with star tipped burners, which have been generated to a point where hot water is only a matter of seconds. This type is shown herewith.

The large gravity hinged door is half the jacket and the drip pan and base are cast in one piece, adding to the general neat design and appearance. One coil is set within the other, and suitable baffle plates are furnished. The burner is star shaped, with raised drilled openings, and may be removed by releasing one set screw. The large bottom feed mixer and needle adjustment permit perfect combustion.

CURRENT BUILDING OPERATIONS

Modern Elevator Apartment House, in Brooklyn, Inaugurates New Era—Suites Rent as High as $18 a Room

BROOKLYN still continues in its growth as an apartment house center. This statement applies to practically all parts of the borough, but with particular emphasis to the Flatbush and Park Slope sections. It is in these parts of the borough that the improvement is most marked, and the buildings, now under construction or contemplated, are of a higher order in design and plan, than are found in many other districts.

Elevator apartments have never attained great prominence in Brooklyn. That is probably because, with very few exceptions, multi-family houses are generally not more than five or six stories in height. In the Park Slope section, however, the recent construction of six-story elevator apartments has progressed rapidly, and in these buildings high rentals are obtained. In some structures from $12 to $8 a room is asked by the owners.

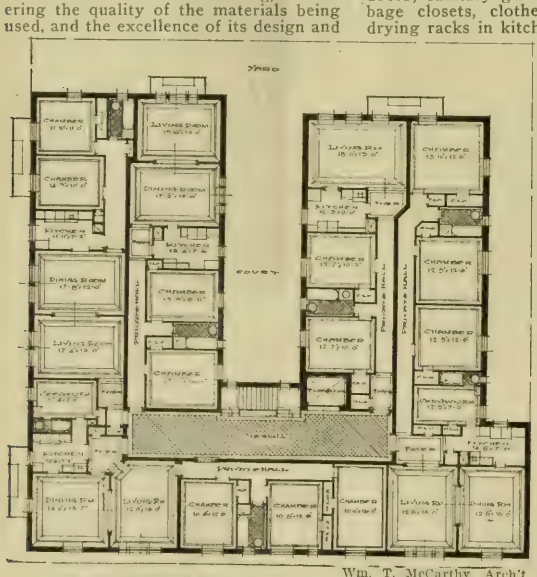
An improvement in the Park Slope section, which is attracting considerable attention at this time, is the elevator apartment now being erected at 78 Prospect Park West, at the northwest corner of Fourth street. This building, considering the quality of the materials being used, and the excellence of its design and baths. The seven-room apartments include a maid's room and separate bath.

Considering the number of conveniences and comforts to be installed for the benefit of the tenants, this building will be unusual. The owner has overlooked nothing that will tend to make the structure attractive to prospective tenants, and which will minimize the cares and exertions of housekeeping. Among the special features to be included is an improved vacuum cleaning system, kitchens, with tiled walls, and sanitary floors, with curved sanitary bases, canopy gas ranges, having elevated ovens equipped with glass doors; sanitary garbage closets, clothes drying racks in kitchens and individual wall safes. In the electrical installation will be included a number of base receptacles for table lighting, as well as floor receptacles to supply current to electrical cooking equipment used in the dining room. A water filtering plant will be installed in the basement and all drinking water, circulated throughout the building, will be filtered and cooled.

In the plan of this building particular attention has been given to the general arrangement of the rooms as regards privacy and convenience, and the rooms are of good size and well proportioned. Wall space for the judicious placing of furniture has been conserved by careful planning in regard to openings for windows and doors. Each suite will include commodious built-in closets. Yard and side courts of unusual dimensions, provide adequate air and light for the rooms which face upon them.



Wm. T. McCarthy, Arch't.
PERSPECTIVE OF "BRYN MAWR" APARTMENTS.



Wm. T. McCarthy, Arch't.
TYPICAL FLOOR PLAN, "BRYN MAWR" APARTMENTS.

layout, will be the equal of any multi-family house in the borough.

The "Bryn Mawr" apartments, as this new structure will be known, is being built by the Brookville Realty Company, Inc., Harry M. Lewis, president, 189 Montague street, Brooklyn, and is a six-story, semi-fireproof building, with well-designed facades of buff brick with terra cotta and Indiana limestone trimmings. The over-all dimensions of the structure are approximately 94 by 83 feet. The building, when completed, will represent an expenditure of nearly $200,000, exclusive of the cost of the land. William T. McCarthy, 16 Court street, Brooklyn, the architect of the "Cathedral Arms" in Flatbush, and other prominently located multi-family houses in the borough, prepared the plans and specifications from which this apartment is being erected, and the work is progressing rapidly under his direct supervision. Thirty families can be accommodated in this building, in suites ranging from three to seven rooms, with

Tenements in Brownsville.

Louis A. Abramson, architect, 220 Fifth avenue, Manhattan, recently developed a new type of three-story tenement houses which are now being erected in the East New York section of Brooklyn, at the northeast corner of Riverdale avenue and Hinsdale street by S. & L. Halperin, owners and builders. The buildings are practical and pleasing in appearance. In their design and finish they seem to possess more of the character of private dwellings than apartment houses. These buildings accommodate six families, two on each floor, in front and rear apartments, respectively. Each building is 24 feet wide, and is set back from the building line three or four feet. They are shallows in depth thus allowing garden space for tenants in the rear. In design these houses vary slightly, although the general mass remains the same. The structure shown on the corner represents the general type of four-story buildings now being erected in the section.



Louis A. Abramson, Arch't.
TYPICAL EAST NEW YORK TENEMENTS.

CITY PLANNING CONFERENCE.

Detroit Meeting—Architectural Exhibition—Best Method of Land Subdivision.

About 250 members of the National Conference on City Planning attended the Detroit meeting. They were entertained at luncheon by the city at the Board of Commerce, and were driven around the city in automobiles. The meetings were at the Hotel Statler.

City planning, as analyzed by R. Clipston Sturgis, of Boston, president of the American Institute of Architects, in an address at the opening meeting, is a rare combination of common sense and continuity of policy.

Flavel Shurtleff, of Boston, secretary of the conference, in his annual report made a significant feature of the fact that in small towns and cities there is growing a conception of a city as a unit, a closely knit federation of neighborhoods.

In 1907 there was only one city planning commission in the United States. It was at Hartford, Conn. Now there are commissions in 91 cities. Most are in Massachusetts, where they are mandatory, and in Pennsylvania.

Secretary Shurtleff illustrated his report with slides showing improvements accomplished in Boston, where streets have been widened and new connecting thoroughfares made.

The program of the conference was printed in the Record and Guide of May 29.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Lee Shubert & Bro., Inc., Lee Shubert, president, 225 West 44th st, contemplates the erection of an ice palace in West 44th st, through to West 45th st, adjacent to Booth and Shubert Theatres. No architect retained.

SOUTH ORANGE, N. J.—Harry W. Barclay, 157 Summit st, Newark, contemplates the erection of a residence at the southeast corner of Kingsman rd and South Orange av. No architect selected.

SCOTT, N. Y.—The town of Scott, C. W. Ellis, trustee, is receiving competitive sketches for a four room grade school here, to cost, about $8,000. Building committee has not yet been appointed.

METUCHEN, N. J.—The Board of Education of Metuchen, Chas. A. Prickit, president, contemplates the erection of a 2-sty brick public school in Thomas st, to cost about $30,000. No architect selected.

BUFFALO, N. Y.—C. Edward Brett, 67 Robie av, contemplates the erection of a residence on the north side of Agazzie pl, near Delaware Park. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

WEST END AV.—The McMorrow Engineering & Contracting Co., Patrick McMorrow, president, will take bids on subs and materials about June 26 for the 12-sty apartment at the southwest corner of West End av and 99th st, from plans by Neville & Bagge, 105 West 40th st. Cost, about $400,000.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a 2½-sty brick residence, 40x85 ft, and garage for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, wiring and plumbing engineers. C. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $75,000.

LARCHMONT, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, architect, is taking bids on general contract for a 2½-sty frame residence, 25x34 ft, for P. I. Willis, 1476 Broadway, Manhattan. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about $5,000.

PRINCETON, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids on general contract for a 2½-sty brick residence, 198x40 ft, on Rosedale rd, one mile from station, for Gerard B. Lambert, 21 East 82d st, Manhattan. Cost, about $25,000.

HALLS AND CLUBS.

MANHATTAN.—Frederick P. Kelley, 437 5th av, architect, is taking bids to close June 21 for the 5-sty settlement house, 40x60 ft, in the north side of 69th st, 175 ft east of Av A, for the Lenox Hill House, 446 East 72d st.

BOWERY.—Parish & Schroeder, 12 West 31st st, are preparing plans for alterations to the institute at 222 Bowery for the Young Men's Institute, 222 Bowery.

HOSPITALS AND ASYLUMS.

BROOKLYN.—H. R. Stanford, chief, Bureau of Yards and Docks, is taking bids for three 1-sty brick contagious disease unit buildings at the Naval Hospital, Flushing av, from private plans. Cost, about $15,000. Bids close at 11 a. m., June 26.

ORADELL, N. J.—The Board of Chosen Freeholders of Bergen County, owner, is taking bids to close at 11 a. m., June 21, for the 1- and 2-sty hollow tile and stucco isolation hospital at the Poor Farm, from plans by J. J. Ferry, Dean st, Englewood. Cost, about $30,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—The Borough of Maywood, David H. Speight, mayor, is taking bids to close June 23 at 8:15 p. m., for the 2-sty borough hall, 32x80 ft, from plans by Frank Eurich, Hackensack, N. J. Cost, about $12,000.

STORES OFFICES & LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theater Building, architect, is taking bids on separate contracts to close June 22d, for four stores and six offices at 233-237 Springfield av, for John C. Eisele, of Eisele & King, 752 Broad st. Cost, about $15,000.

MISCELLANEOUS.

MIDDLETOWN, N. Y.—The State of New York Hospital Commission, E. S. Elwood, secretary, State Capitol, is taking bids for additions and alterations to the power house here from plans by Lewis F. Pilcher, Capitol, Albany, N. Y. Bids close at 2:30 p. m., June 29.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two apartments and ten stores at the southwest corner of Broadway and 207th st, for the Seaman Construction Corp., T.

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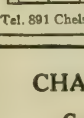
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Contemplated Construction—Continued.

G. Galardi and Max Just, 612 West 207th st, owners and builders. Cost, about $175,000.

207TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment at the northwest corner of 207th st and Broadway, for the Seaman Construction Corp., 612 West 207th st. Cost, about $125,000.

207TH ST.—Plans have been prepared by Moore & Landsiedel, 148th st and 3d av, for the 5-sty apartment in the west side of 207th st, 100 ft north of Broadway, for the Seaman Construction Corp., 612 West 207th st. Cost, about $50,000.

207TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty apartments, 50x88 ft, in the east side of 207th st, 100 ft south of Vermilyea av, for G. L. Lawrence, 2228 Broadway. Cost, about $90,000.

111TH ST.—Samuel Cohen, 503 5th av, has completed plans for the 6-sty apartment, 50x87.11 ft, at 66-70 East 111th st, for the Cathedral Construction Co., 66 East 111th st. Cost, about $42,000.

31ST ST.—C. B. Meyers, 1 Union Square West, has completed plans for the 6-sty apartment, 40x85.9 ft, in the north side of East 31st st, 100 ft east of 2d av, for the Business Men's Realty Co., 19 West 69th st. Cost, about $42,000.

AV A.—William A. Kenny, 420 West 259th st, has completed plans for alterations to three 5-sty apartments at 177-81 Av A, for the Estate of Daniel O'Conor, 902 West End av.

PARK AV.—Foundations have been completed for the 5-sty apartment at the northwest corner of Park av and 183d st, for the Tully Building Co., John H. Tully, president, 391 East 149th st. The Kreymborg Architectural Co., 1029 East 163d st, architect. James Di Benedetto, 627 East 222d st, stone mason, and Michael Capiello, 2956 Paine av, brick mason. Cost, about $35,000.

CHURCHES.

33D ST.—N. Serracino, 1170 Broadway, is preparing plans for a 1-sty church and parochial residence at 309-315 East 33d st, for the Church of the Sacred Heart of Jesus, Rev. Father Conjito, 308 East 37th st, pastor.

DWELLINGS.

2D AV.—Louis Leining, Jr., 160 5th av, is preparing plans for alterations and additions to the residence at 219 2d av, for Eberhard Schneider, 219 2d av. Cost, about $8,000.

STABLES AND GARAGES.

69TH ST.—F. R. Loney, 15 West 38th st, has about completed plans for a 4-sty garage, 25x100 ft, at 161 East 69th st. Owner's name for the present withheld.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

SHERIDAN AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has been selected to prepare plans for four 6-sty apartments at the northeast corner of Sheridan av and 165th st, for the Chas. T. Streeter Construction Co., Chas. T. Streeter, president, Elton av and 161st st. Plans will be started July 1.

CRESTON AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for an apartment on the east side of Creston av, 224 ft north of 184th st, for Gersmann & Lozner, Inc., 455 East 173d st, owners and builders. Cost, about $50,000.

176TH ST.— The Tremont Architectural Co., 401 E. Tremont av, is preparing plans for two 5-sty apartments at the northeast corner of 176th st and Marmion av, for the Kirwan Realty Co., Alexander Kircheis, president, 3114 3d av, owner and builder, who will take bids on subs about June 28. Total cost, about $115,000.

MORRIS AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for three 1-sty buildings, containing seven stores and six apartments at the southwest corner of Morris av and 153d st, for J. Solomon and J. L. Markel. Cost, about $10,000.

DWELLINGS.

213TH ST.—S. Walter Katz and I. G. Feiner, 505 5th av, are preparing plans for a 3-sty bakery and residence, 25x100 ft, in the north side of 213th st, 220 ft east of Holland av, to cost about $6,500. Bids will be received by architects about June 25.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

17TH ST.—W. T. McCarthy, 16 Court st, has completed plans for four 4-sty apartments, 40x95 ft, at the northwest corner of East 17th st and Foster av, for the Louisville Realty Co., 842 Gravesend av, owner and builder. Cost, about $210,000.

CHURCH AV.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty apartment, 32x103 ft, at the northeast corner of Church av and East 3d st, for Ludwig Obermeyer, 317 East 2d st, owner and builder. Cost, about $24,000.

ROGERS AV.—John H. Holler, Jr., 82 Wall st, Manhattan, has completed plans for two 4-sty tenements, 45x90 ft, at the southeast corner of Rogers av and Maple st, for P. E. Ittmann, 132 Nassau st, Manhattan. Cost, about $83,000.

GREENE AV.—Harry Dorf, 614 Kosciusko st, has completed plans for a 4-sty tenement, 47x100 ft, on the south side of Greene av, 28 ft west of Patchen av, for Jacob Voelbel, 992 Greene av, owner and builder. Cost, about $28,000.

JEFFERSON AV.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for an apartment on the north side of Jefferson av, 250 ft. east of Bedford av, for the Realty Circle, to cost about $70,000.

PUTNAM AV.—Shampan & Shampan, 772 Broadway, are preparing plans for four 4-sty brick and terra cotta apartments at Putnam and Bedford avs, for the Realty Circle, 189 Montague st.

EAST NEW YORK AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 52x92 ft, at the southwest corner of East New York and Ralph avs, for Slutsky & Brimberg, 1574 Eastern Parkway, owners and builders. Cost, about $58,000.

82D ST.—Thos. Bennett, 303 52d st, has completed plans, for two 3-sty tenements, 20x75 ft, in the north side of 82d st, 240 ft west of 4th av, for Minnie C. French, 352 76th st, owner and builder. Cost, about $15,000.

PACIFIC ST.—Koch & Wagner, 26 Court st, are preparing plans for a 4-sty apartment, 53x100 ft, in Pacific st, near Nostrand av, for Chas. G. Reynolds, 1361 Union st, owner and builder. Tar and gravel roofing, steam heating and electric wiring. Cost, about $95,000.

EASTERN PARKWAY.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 66x69 ft, on the south side of Eastern Parkway, 270 ft east of Troy av, for the Staverly Realty Co., 1677 Pitkin av, owner and builder. Cost, about $50,000.

CHURCHES.

MANHATTAN AV.—Frank J. Helmle, 190 Montague st, is preparing plans for a 3-sty annex to the Greenpoint M. E. Church, Manhattan av and Noble st, Rev. Dudley O. Osterheld, pastor, 1005 Lorimer st. Annex will contain auditorium, class rooms, gymnasium and social workers' rooms.

DWELLING

HEGEMAN AV.—Morris Rothstein, 601 Sutter av, has completed plans for six 2-sty brick residences on the north side of Hegeman av, 20 ft west of Snediker av, for Gorden & Halpern, Inc., 116 Sutter av. Total cost, about $16,000.

82D ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame and stucco residence, 33x27 ft, in the north side of 82d st, 190 ft west of Colonial Boulevard, for C. C. Valentine, 346 Broadway. Albert Janson, 218 76th st, general contractor. Shingle roofing, hot water heating, electric wring. Cost, about $6,000.

VAN SICLEN AV.—Lee Samenfeld, 230 Grand st, Manhattan, is preparing plans for a 2-sty brick residence, 17x20 ft, and garage at 361 Van Siclen av, for I. Blechner, premises, owner and builder. Slag roofing, electric wiring, one gas tank, plumbing and toilet fixtures in rooms over garage, no heating, no turntable, no oil separator. Cost, about $3,500.

1ST ST.—Chas. G. Wessell, 1,118 Av J, has completed plans for a 2-sty frame residence, 24x34 ft, in the south side of East 1st st, 220 ft east of Bay Parkway, for Chas. Kaiser, 8629 Bay Parkway.

PENNSYLVANIA AV.—Chas. Infanger, 2,634 Atlantic av, has completed plans for two 2-sty brick residences, 20x55 ft, on the west side of Pennsylvania av, 230 ft north of Hegeman av, for Wolf Silberman, 703 Georgia av. Total cost, about $7,000.

71ST ST.—S. Millman & Son, 1,780 Pitkin av, have completed plans for eleven 2-sty brick residences, 18x38 ft, in the south side of 71st st, 240 ft east of 8th av, for the H. J. Wolf Construction Co., 372 71st st, owner and builder. Total cost, about $38,500.

FACTORIES AND WAREHOUSES.

STONE AV.—Max Heisch, 391 Fulton st, is preparing plans for a 2-sty brick marble factory, 50x100 ft, on the east side of Stone av, 200 ft south of Newport st, for the East New York Marble Co., Hinsdale and Pitkin avs. Cost, about $10,000.

BRIDGE ST.—G. A. Moore, engineer, care of owners, is preparing plans for a 7-sty storage at Bridge and Plymouth sts,

for Kirkman & Son, 215 Water st. Cost, about $100,000. Bids will be taken by owner.

Queens.

DWELLINGS.

MIDDLE VILLAGE, L. I.—M. Perlstein, Fulton av, has completed plans for a 2-sty frame residence, 20x51 ft, in the north side of Market st, 25 ft east of Hinman st, for the Middle Village Building Co., 464 Grand st, Manhattan. Cost, about $4,500.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for a 2-sty brick residence, 18x55 ft, in the north side of Palmetto st, 225 ft east of Prospect st, for Balthaser Klee, 12 Kossuth pl, owner and builder. Cost, about $4,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

TOMPKINSVILLE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has completed plans for a 3-sty brick apartment, 35x54 ft, on the west side of St. Pauls av, 425 ft north of Swan st, for Joseph Spiotto, care of architect. Cost, about $20,000.

DWELLINGS.

PORT RICHMOND, S. I.—Harry W. Pelcher, National Bank Building, is preparing plans for a 2½-sty frame residence and store on the north side of Hatfield av, corner of Lafayette av, for Michael Tramutola, 17 Richmond av, owner and builder. Steam heating, electric wiring, metal ceilings, metal bar store fronts, tile and marble work. Cost, about $7,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

CORNWALL-ON-HUDSON, N. Y.—Preliminary sketches are being prepared privately for a 2-sty apartment in Academy st, for the N. Y. Military Academy, Col. Jones, on premises, owner. Mead & Taft, Cornwall, general contractors.

DWELLINGS.

NORTH PELHAM, N. Y.—George Olphert, Jr., Proctor Building, Mt. Vernon, has completed plans for a 2½-sty hollow tile and stucco residence, 22x43 ft, for the Langdon Realty Co., M. A. Acocolla, Proctor Building, Mt. Vernon, owner and biulder, who will take bids on subs and materials. Cost, about $5,000.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, Manhattan, has completed plans for a 2½-sty residence, 35x145 ft, on South Broadway, for David L. Luke, 353 West 87th st, Manhattan. Cost, about $150,000.

MT. VERNON, N. Y.—E. Guy Gollner, 256 West 121st st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 27x32 ft, at Chester Hill Park and Pennsylvania av, for Theresa MacDonald, 5,710 4th av, Brooklyn. Chas. E. Gollner, 256 West 121st st, Manhattan, general contractor. Shingle roofing, steam heating, electric wiring. Cost, about $6,500.

SCARSDALE, N. Y.—Plans have been prepared privately for a 2½-sty frame residence at Scarsdale Park, for James Innis, Grand Boulevard, owner and builder, who will build by day's work. Shingle roofing, hot water heating, electric wiring. Cost, about $5,000.

SCARSDALE, N. Y.—Wm. Stanwood Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty residence, 30x50 ft, at Overhill Tract, for Edward F. Adrian, 2776 Morris av, Manhattan, and will take bids on general contract about July 1. Cost, about $12,000.

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Contemplated Construction—Continued.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans will be completed and sent to the committee about July 1, for the 4-sty masonic temple at the southeast corner of Guion st and So. Broadway, for the Masonic Guild, F. & A. M. Beersman & Vollmer & Evarts Tracy, 244 5th av, Manhattan, associate architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about $70,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two flats at the northeast corner of Arlington and Wilkinson avs, for the National Corporation Co., 765 Ocean av, owner and builder. Cost, about $10,000 each.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 4-sty tenement, 25x82 ft., at 45 Leonard st, for Harris Goldberg, 314 Angelique st, West Hoboken, N. J., owner and builder, who is taking bids on subs and materials. Cost, about $25,000.

DWELLINGS.

MADISON, N. J.—H. King Conklin, 665 Broad st, Newark, is preparing plans for a 2½-sty frame and stucco residence, 50x 28 ft, on Green Hill rd, for Edward D. Conklin, 29 Vinton rd. Shingle roofing, electric wiring. Cost, about $7,000.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 2½-sty residence, 38x28 ft, for Dr. William Stewart Hess, of Hess & Good, 242 West 14th st, Manhattan. Shingle roofing, steam heating, electric wiring, town sewage and water. Cost, about $6,500.

NEWARK, N. J.—W. J. Fitzsimons, 207 Market st, has completed plans for a 2½-sty residence, 38x28 ft., for Louis H. Degnan, Summit, N. J. Cost, about $15,000. Bids will be taken before July 1.

MONTCLAIR, N. J.—A. Durant Sneden, 149 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence on the west side of Lloyd rd, near Hoburg pl, for H. Henry Betram, 223 South Mountain av, and 116 West 14th st, Manhattan. Bids will be received about July 1.

CRANFORD, N. J.—Clyde C. Bell, 8 West South av, is preparing plans for a 2-sty residence near Lehigh Valley Railroad, for George & Thomas S. Haheen, this place, owners and builders, who will soon take bids on materials and subs, to include slag roofing, electric wiring, two galvanized iron skylights, plate glass, metal ceilings, and city sewage and water. Cost, about $7,000.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, has completed plans for a 2-sty frame and clapboard residence, 20x50 ft., in Beech st, between Germania and Tonnele avs, for M. A. Haberman, 26 Troy st, owner and builder, who is taking bids on subs and materials. Cost, about $4,-500. Slag roofing, hot air heating.

LONG BRANCH, N. J.—H. B. Seymour, McClellan st, is preparing plans for a 2-sty parish house on Broadway for St. Luke's Methodist Episcopal Church, Rev. F. B. Harris, pastor and chairman of building committee. Cost, about $10,000.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, is preparing plans for a 2½-sty residence, 24x32 ft., on Caroline rd, for Joseph L. Kennedy, 375 Bloomfield av. Thos. F. Murrin, 84 Greenwood av, general contractor. Shingle roofing, steam heating, electric wiring. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing preliminary plans for a 3-sty store and warehouse at 412 Main st, for the Asbury Park Furniture Co., 508 Main st. Cost, about $15,000.

HALLS AND CLUBS.

MORRISTOWN, N. J.—Wm. H. McElfatrick, 701 7th av, Manhattan, has completed plans for remodelling the dance hall, stores and theater at 44 Speedwell av, for A. Esposito Palace Theater, 44 Speedwell av. Cost, about $90,000.

SCHOOLS AND COLLEGES.

SECAUCUS, N. J.—William Mayer, Jr., 693 Bergenline av, West New York, is preparing sketches for an addition to the school here for the Town of Secaucus, Board of Education.

LEONIA HEIGHTS, N. J.—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, is the lowest bidder for the heating plant for the addition to the Leonia High School. Ernest Sibley, architect.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS

POUGHKEEPSIE, N. Y.—Louis Feierbend, 11 Jewett av, contemplates the erection of a 3-sty store and apartment in Main st. Du Bois Carpenter, 45 Market st, architect.

BUFFALO, N. Y.—Colson & Hudson, 35 Dun Building, is preparing preliminary plans for an apartment house at the southwest corner of Delaware av and Bryant st, for Edward James Smith. Mosier & Summers, 1266 Seneca st, general contractors. Cost, $150,000 to $300,000.

BANKS.

LITTLE FALLS, N. Y.—W. L. Stoddart, 9 East 40th st, Manhattan, has been commissioned to prepare plans for a bank and office building for the Herkimer County National Bank, northeast corner of So. Ann and Albany sts. Cost, $60,000 to $65,-000.

CHURCHES.

SYRACUSE, N. Y.—George W. Kramer & Son, 1 Madison av, Manhattan, have been commissioned to prepare plans for a 1½-sty brick and artificial stone church, 55x 135 ft., in Onondaga st, for the Central Church of Christ, Rev. A. F. Sanderson, pastor, 323 East Onondaga st. Cost, about $75,000. Bids will be taken about June 28.

NIAGARA FALLS, N. Y.—Chester R. Phelps, Gluck Building, has completed plan for a 1-sty church, 45x105 ft., at Lockport and Main sts, for the Church of the Epiphany, Rev. D. H. Weeks, corner of Lockport and Main sts, pastor. Bids will be taken by architect about June 24. Cost, about $25,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

NORTH PELHAM, N. Y.—(sub.)—H. W. Johns-Manville Co., Madison av and 41st st, Manhattan, has received the roofing contract for two stores and apartments at North West 5th av and 2d st, for Thos. A. Spafford, 5th av, North Pelham. J. Wilford Kirst, 12 North Broadway, Yonkers, architect. William H. Sergeant, 3 South 3d av, Mt. Vernon, general contractor. Chas. Gulliver, 40 Courtland st, Mt. Vernon, carpenter, E. A. Lewis, 154 Franklin av, Mt. Vernon, sheet metal work. Cost, about $15,000.

NEWARK, N. J.—Gottlob Trautwein, 111 Peshine av, has received the general contract to erect a 3-sty flat, 22x54 ft, at 220 Chadwick av, for Andrew A. Dempsey, 79 Chadwick av. Slag roofing, tiled flooring in baths and vestibule, 4x5, galvanized iron, skylights; no heating. Cost, about $6,000.

NEWARK, N. J.—(Sub.)—John P. Boyle, 116 Washington st, has received the mason work, and Andrew J. Donahue, 231 North 4th st, carpenter work for the 3-sty store and apartment house, 25x50 ft., at 621 Orange st, for the West Hudson Investment Co., Peter Hauck, Jr., Harrison av, Harrison. Jos. Kennedy, 6 North 4th st, Harrison, architect. Cost, about $7,000.

BANKS.

WATERTOWN, N. Y.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract to make alterations to the 7 and 4-sty bank building at 118 Washington st for George C. Sherman, care of architect, D. D. Kieff, 17 Flower Block. Cost, about $20,000.

DWELLINGS.

MANHATTAN.—John K. Turton, 101 Park av, has received the general contract to alter the 5-sty brick residence, 22x58 ft, at 8 East 72d st, for Henry A. C. Taylor, Portsmouth, R. I. Foster & Gade, 15 West 38th st, architects. Cost, about $30,000.

MANHATTAN.—Bernard Robinson, 1368 Broadway, has received the general contract to alter and erect an addition to the 6-sty residence at 1,083 5th av, for Archer M. Huntington, 1,083 5th av. Ogden Codman, 340 Madison av, architect.

BRONXVILLE, N. Y.—(sub.)—William McGonigol, 6 Brookdale pl, Mt. Vernon, has received the heating contract for the 2½-sty frame and stucco residence, 35x47 ft, at Sagamore Plateau Circle, for Edward A. Morange, 155 West 29th st, Manhattan. Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects. Samuel Gibson, 40 North 9th av, Mt. Vernon, has the general contract. Cost, about $10,000 to $12,000.

WESTBURY, L. I.—Jos. Funfgeld & Son, Nicholai st, Hicksville, have received the general contract to erect a 2-sty residence, 50x32 ft., for John A. Albertson, this place. Chas. M. Hart, Main st, Bayshore, architect. Cost, about $10,000.

SOUTH ORANGE, N. J.—Maurice B. Gilbert, Richmond Hill, L. I., has received the general contract to erect a 2½-sty residence on Hillside pl, for Clark M. Spor, care of Doering, Milliken & Co., 79 Leonard st, Manhattan. Edward L. Angell, 959 Madison av, Manhattan. Cost, about $10,-000.

LITTLE FARMS, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract to erect a 2½-sty frame cottage and laundry building, 111x36 ft., near Katonah, N. Y., for William Fahnestock, Little Farms. Chas. A. Platt, 11 East 24th st, Manhattan, architect. Paul J. Piatti, 47 West 34th st, Manhattan, steam engineer.

FACTORIES AND WAREHOUSES.

BROOKLYN.—P. S. Van Kirk Co., 55 Fulton st, Paterson, has received the general contract to erect a 1-sty brick dyehouse, 50x85 ft., on the west side of Kingsland av, 140 ft. south of Norman av, for the Eastern District Dye Works, 260 Norman av. I. A. Crawford, 1095 Lorimer st, architect. Cost, about $9,000.

BROOKLYN. — Mitchell-Farrell-Adrian, Inc., 4 Court sq, have the general contract to alter the dairy, and erect a pasteurizing plant and office building at Dean st and 3d av, for the R. F. Stevens Co. Albert Ulirich, 367 Fulton st, architect. Cost, about $120,000.

WHITE PLAINS, N. Y.—John O'Rourke & Son, 19 Lake st, have received the general contract to erect a 2-sty storage building in North st, for the Bloomingade Hospital, E. Strateman, North st, steward. Frank Horton Brown, 1st National Bank Building, architect. Cost, about $20,000.

WOONSOCKET, R. I.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect a 5-sty manufacturing building, 50x120 ft, for the Taft Manufacturing Co., this place Timmis & Chapman, 315 5th av, architects and engineers.

LEONIA HEIGHTS, N. J.—(sub.).—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the steam heating contract for the laboratory, administration and studio buildings for the Universal Film Mfg. Co. Ernest Flagg, architect.

HALLS AND CLUBS.

BUFFALO, N. Y.—Chas. Berricks Sons Co., 1151 Main st, has received the general contract to erect a 1 and 2-sty clubhouse and tennis courts at 314 Elmwood av, near Sumner av, for the Buffalo Tennis Realty Co., care of Arnold Watson, Ellicott Square. Lansing, Bly & Lyman, 212 Prudential Building, architects. Cost, about $30,000.

HOSPITALS & ASYLUMS.

WARDS ISLAND.—The contract for installing elevators in two acute hospitals at Wards Island has been awarded to The Wheeler-McDowell Elevator Co., 417 Canal st.

MUNICIPAL WORK.

COLUMBUS, O.—The Stewart Engineering Corporation, 17 Battery pl, Manhattan, has received the general contract for the construction of the Agler Road Bridge, over Alum Creek, in Franklin County. Walter A. Braun, Franklin County, bridge engineer; John Peake, county surveyor. The work will consist of a reinforced concrete viaduct, containing eleven spans and having a total length of 1,170 feet, resting on pile foundations. Work will be completed by September 1, 1916.

STABLES AND GARAGES.

BROOKLYN.—A. L. Anderson, 453 Bergen st, has received the general contract to erect a 2-sty garage, 50x100 ft., in the north side of Bergen st, 425 ft. west of Vanderbilt av, for Peter F. Reilly, 618 Dean st. H. G. Dengler, 215 Montague st, architect. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Rohdenburg Co., 110 West 40th st, has received the general contract to alter the store and loft building in Lafayette st, between Crosby and Houston sts, for the Havermeyer Estate, care of architects, Maynicke & Franke, 25 East 26th st. Cost, about $20,000.

MANHATTAN.—(sub.). — The Wheeler-McDowell Elevator Co., 417 Canal st, has received the contract to install elevators at 45 Pine st, for the estate of George T. Adee. Delano & Aldrich, 4 East 39th st, architects.

MANHATTAN.—(Sub.).—Albert A. Volk Co., Inc., 56 Beaver st, has received the wrecking contract for the loft building at the northwest corner of Broadway and 24th st, for the Albemarle Realty Co., care of Thompson-Starrett Co., 49 Wall st, general contractors. H. C. Severance and William Van Allen, 4 West 37th st, architects. Cost, about $1,000,000.

MISCELLANEOUS.

MANHATTAN.—Bing & Bing Construction Co., 119 West 40th st, has received the general contract to erect a 9-sty addition to the slaughter plant at 626-630 West 40th st, for Jos. Stern & Sons, Inc. Edward J. Pierot, care of owners, architect and engineer. Cost, about $150,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST, e s, 150 n Vermilyea av, 5-sty brick apartment house (26 families), 50x87.6; cost, $50,000; owner, Loyal Building Co., Jacob Frankel, Pres., 39 East 149th st; architects, Frankfort & Kirchner, 830 Westchester av, Bronx. Plan No. 205.

HUDSON ST, 455-57, w s, 50 s Barrow st, 6-sty brick stores and tenement, 49.50x86; cost, $42,500; owner, Chas. I. Weinstein, 17 West 126th st, Pres. of Chas. I. Weinstein Realty Co.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 211.

CHURCHES.

33D ST, 309-315 East, 2-sty brick church, 64x98; cost, $75,000; owner, Congregation of the Roman Catholic Church of the Sacred Heart, Rev. Joseph Congedo, rector, 308 East 37th st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 212.

FACTORIES AND WAREHOUSES.

WORKHOUSE, Blackwells Island, opp. 72d st, 1-sty brick storage of clothing, 30x50; cost, $2,500; owner, City of New York, Dept. of Correction, Katherine B. Davis, Commissioner; architect, Harry C. Honeck. Plan No. 209.

STABLES AND GARAGES.

JUMEL PLACE, 33-35, e s, 201 s Edgecomb av, 1-sty brick garage, 50x90; cost, $5,000; owner, Edgecomb Realty Corporation, 2157 Amsterdam av, Jos. J. Snow, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 206.

STORES, OFFICES AND LOFTS.

182D ST and Audubon av, n w cor, 1-sty brick store building, 25x79; cost, $7,000; owner, Value Realty Co., Jacob Marx, Pres., 170 Broadway; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 207.

THEATRES.

AV A, 49-51, w s, 72 n East 3d st, 3-sty brick moving picture theater, stores, offices and dwelling, 48x100; cost, $20,000; owner of land, William Waldorf Astor, 23 East 26th st, and of building, Adolf Weiss, 49 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 210.

MISCELLANEOUS.

40TH ST, 630-36 W, 9-sty fireproof hog abbatoir, 100x117; cost, $180,000; owner, Jos. Stern & Sons, Inc., 616 West 40th st, Jos. Stern, Pres.; architect, E. J. Poirot, 616 West 40th st. Plan No. 208.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST, n s, 66.63 w Stebbins av, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owners, Schlessinger & Gillman Const. Co., Chas. Schlessinger, 1681 Carter av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 336.

MARMION AV, w s, 50 s 178th st, 5-sty brick tenement, slag roof, 49.4x86; cost, $40,000; owner, Eifel Const. Co., Gertrude Cowes, 1822 Mohegan av, Pres.; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 337.

163D ST, s w cor Forest av, 5-sty brick tenement slag roof, 30.10¾x90; cost, $30,000; owners, Forest Av Realty & Constn. Co., James Sheeran, 887 Forest av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 340.

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Plans Filed—New Buildings—(Continued).

163D ST, n w cor Stebbins av, 5-sty brick tenement, 66.7½x94.3½, plastic slate roof; cost, $55,000; owners, Schlessinger, Gillman Constn. Co., Chas Schlessinger, 1681 Carter av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 338.

BATHGATE AV, w s, 49 n 182d st, 5-sty brick tenement, slag roof, 48x85.4; cost, $45,000; owners, Infantino Realty Co., Giovane Battista, 11 Prince st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 343.

TREMONT AV, s s, *123 East Anthony av, 5-sty brick tenement, slag roof, 66.7½x113.6; cost, $75,000; owners, Davidson Av Realty Co., Henry Cleland, 1849 Anthony av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 342.

UNIVERSITY AV, w s, 200 s 190th st, 5-sty brick tenement, plastic slate roof, 50x87; cost, $50,000; owners, Geo. Coburn Const. Co., Geo. Coburn, 2296 Loring pl, Pres.; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 346.

UNIVERSITY AV, e s, 125 s Brandt pl, four 5-sty brick tenements, plastic slate roof, sizes irregular; cost, $200,000; owners, 1640 University av, Inc., Emily Vert, Sec.; architects, Emery Roth & Kreymborg Architect Co., 1029 East 163d st. Plan No. No. 348.

DWELLINGS.

MATTHEWS AV, e s, 175 s Brady av, 2-sty frame dwelling, tin roof, 21x50; cost, $4,200; owner, Henry J. Kabrs, 331 East 16th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 333.

MAYFLOWER AV, w s, 184.11 n Middletown rd, 2-sty frame dwelling, 21x48, slate roof; cost, $4,500; owners, Gross & Weinberger, 341 East 86th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 341.

CLARENCE AV, e s, 165 n Evans av, 1-sty and attic frame dwelling, shingle roof, 49x15; cost, $2,500; owner, John Bergenstere, 1324 Edwards av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 344.

RIKERS ISLAND, four 1-sty frame dormitories, 34x110, two 1-sty lavatories, 18x50; cost, $15,000; owner, City of New York; architect, Harry C. Honeck, 257 Briggs av, Richmond Hill. Plan No. 332.

FACTORIES AND WAREHOUSES.

BAILEY AV, w s, 335.11¾ n 231st st, 1-sty frame storage, 25x40; cost, $300; owner, Jas. Whelan, on premises; architect, Alfred C. Wein, 185 West 161st st. Plan No. 345.

MOHEGAN AV, e s, 162 n 180th st, 1-sty frame storage, 15x20; cost, $250; owners, J. Wiersings Sons, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 347.

STORES AND DWELLINGS.

213TH ST, n s, 220 e Holland av, 3-sty brick store and dwelling, tin roof, 25x45; cost, $6,500; owner, Frank Scoppelli, 437 East 12th st; architects, Katz & Feiner, 505 5th av. Plan No. 334.

STORES, OFFICES AND LOFTS.

153D ST, s w cor Morris av, three 1-sty brick stores, slag roof, 75x50, 75x38; cost, $7,500; owner, Jacob L. Markel, 92 Canal st; architect, Maximillan Zipkes, 405 Lexington av. Plan No. 335.

FREEMAN ST, s e cor Stebbins av, 1-sty brick stores, 111.1x110, slag roof; cost, $15,000; owner, Hampp Bldg. Co., Julius H. Hampp, 1566 Vyse av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 339.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

UNDERHILL AV, s w cor Sterling pl, 4-sty brick tenement, 20x85, gravel roof, 8 families; cost, $10,000; owner, Margaret J. Mowbry, 352 70th st; architect, W. J. Conway, 400 Union st. Plan No. 4292.

LORIMER ST, w s, 100 s Meserole av, 4-sty brick tenement, 50x80, slag roof, 16 families; cost, $30,000; owner, Holbel Realty Co., 158 Greene st; architects, Farber & Markwitz, 189 Montague st. Plan No. 4248.

EAST 13TH ST, w s, 107.11 n Church av, two 4-sty brick tenements, 53x81.10, gravel roof, 16 families each; total cost, $60,000; owner, Miller Beigs Realty Co., 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 4267.

43D ST, n s, 245 w 12th av, 4-sty brick tenement, 50x89.2, slag roof, 20 families; cost, $45,000; owner, 20th Av. Realty Corp., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 4270.

EASTERN PARKWAY, n e cor Ralph av, 4-sty brick store and tenement, 47.2x100, slag roof, 21 families; cost, $20,000; owner, Israel Halperin, 1205 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 4277.

EASTERN PARKWAY, s s, 270 e Troy av, 4-sty brick tenement, 66x69, slag roof, 16 families; cost, $35,000; owner, Staverly Realty Co., 1677 Pitkin av; architect, W. T. McCarthy, 16 Court st. Plan No. 4289.

EAST NEW YORK AV, s s, 32.10 w Ralph av, 4-sty brick tenement, 72.10x96.11, slag roof, 23 families; cost, $32,500; owner, Slutsky & Brimberg, Inc., 1575 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4271.

EAST NEW YORK AV, s w cor Ralph av, 4-sty brick tenement, 59x106.10, slag roof, 21 families; cost, $32,500; owner, Slutsky & Brimberg, Inc., 1575 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4272.

NEW JERSEY AV, w s, 85 n New Lots av, two 3-sty brick stores and tenements, 25x75, gravel roof, 6 families each; total cost, $20,000; owner, New Lots Const. Co., 748 Shepherd av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 4286.

AMBOY ST, w s, 100 n Dumont av, six 3-sty brick tenements, 25x68, gravel roof, 6 families each; total cost, $30,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4410.

EAST 10TH ST, n e cor Av O, 3-sty brick tenement, 25x70, slag roof, 6 families; cost, $15,000; owner, Homecrest Bldg. Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4407.

EAST 10TH ST, e s, 25 n Av O, three 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, $30,000; owner, Homecrest Bldg. Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4408.

GREENE AV, s s, 28 w Patchen av, 4-sty brick tenement, 47x80, gravel roof, 17 families; cost, $30,000; owner, Jacob Voelbel, 992 Greene av; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 4387.

JEFFERSON AV, n s, 250 e Bedford av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, $80,000; owner, Realty Circle, 189 Montague st; architects, Shampan & Shampan, 722 Broadway. Plan No. 4402.

TROY AV, s w cor Union st, 4-sty brick store and tenement, 27.6x54, gravel roof, 7 families; cost, $15,000; owner, R. N. Bldg. Co., 1622 48th st; architects, Cohn Bros., 361 Stone av. Plan No. 4411.

CHURCHES.

14TH AV, s w cor 45th st, 1-sty brick synagogue, 56x85, slag roof; cost, $25,000; owner, First Cong. Anshe Spard, 1421 51st st; architect, M. A. Cantor, 373 Fulton st. Plan No. 4241.

DWELLINGS.

EAST 15TH ST, w s, 100 s Av N two 2-sty frame dwellings, 16.6x37.6 shingle roof, 1 family each; total cost, $5,000; owner, Jos. J. Farley, 1418 East 15th st; architect, John C. Wandell, 4 Court sq. Plan No. 4256.

47TH ST, s s, 320 e 15th av, two 2-sty frame dwellings, 24x54, shingle roof, 2 families each; total cost, $10,000; owner, Kornblum Bldg., Co., 1323 46th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4252.

82D ST, n s, 190 w Colonial rd, 2-sty frame dwelling, 33x27.4, shingle roof, 1 family; cost, $6,000; owner, Chas. C. Valentine, 346 Broadway, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 4242.

EAST 96TH ST, e s, 49.8 s Glenwood rd, 1-sty frame dwelling, 16x47, tin roof, 1 family; cost, $9,000; owner, Edw. M. Lewis, 9502 Farragut rd; architect, L. F. Schillinger, 167 Van Sicien av. Plan No. 4261.

HEGEMAN AV, n s, 20 w Snediker av, six 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $16,200; owners, Gordon & Halperin, Inc., 116 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4266.

THATFORD AV, w s, 53 n Hegeman av, eight 2-sty brick dwellings, 20x32, gravel roof, 2 families each; total cost, $25,600; owner, Modern Home Co., 31 Malta st; architect, Morris Rothstein, 601 Sutter av. Plan No. 4237.

AMHERST ST, e s, 20 s Oriental boulevard, 2-sty frame dwelling, 27x31, shingle roof, 1 family; cost, $5,000; owner, D. & W. Const. Co., 1410 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 4290.

CARROLL ST, n e cor Albany av, 2-sty brick dwelling, 20x45, tile roof, 1 family; cost, $5,000; owner, New Style Bldg. Co., 226 East 26th st; architects, Slee & Bryson, 154 Montague st. Plan No. 4291.

71ST ST, s s, 240 e 8th av, eleven 2-sty brick dwellings, 18x38, slag roof, 1 family each; total cost, $38,500; owner, H. J. Wolf Const. Co., 372 71st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4276.

HINSDALE ST, w s, 100 n Newport av, seven 2-sty brick dwellings, 20x32, gravel roof, 2 families each; total cost, $22,500; owner, Abr. Berfend, 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4300.

WEST 16TH ST, w s, 420 n Neptune av, two 2-sty frame dwellings, 17x34, gravel roof, 2 families each; total cost, $300; owner, Jos. Antanseo, on premises; architect, O. B. Almgren, 239 95th st. Plan No. 4297.

WEST 30TH ST, w s, 260 s Mermaid av, 1-sty frame dwelling, 12x37, shingle roof, 1 family; cost, $725; owner, Mrs. Minnie Schneider, 438 Grove st, Jersey City; architect, Geo. H. Sucss, 2966 West 29th st. Plan No. 4301.

81ST ST, s s, 220 e Bay parkway, 2-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $4,000; owner, Chas. Kaiser, 8629 Bay parkway; architect, Chas. G. Wessell, 1118 Av J. Plan No. 4323.

BROOKLYN AV, e s, 73.4 n Maple st, 1-sty brick dwelling, 23x24, gravel roof, 1 family; cost, $1,000; owner, Maria Lomando, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4304.

PENNSYLVANIA AV, w s, 230 n Hegeman av, two 2-sty brick dwellings, 20x35, gravel roof, 2 families each; total cost, $7,000; owners, Wolf Silberman & ano, 703 Georgia av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4310.

LAKE PL, s w cor West 9th st, 2-sty frame dwelling, 20x42, tar roof, 2 families; cost, $1,000; owner, T. Annusati, West 9th st and Av U; architect, Fredk. Musty, 1800 East 2d st. Plan No. 4338.

EAST 17TH ST, n w cor Irvington pl, 2-sty frame dwelling, 41x25, shingle roof, 1 family; cost, $8,000; owner, Herman Warbasse, 388 Lafayette av; architect, Alex. Mackintosh, 55 Bible House, Manhattan. Plan No. 4325.

WEST 24TH ST, e s, 130 n Mermaid av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $50,000; owner, Herman Brandstein, 8779 Bay pkway; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4318.

WEST 37TH ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 15x46, shingle roof, 1 family; cost, $1,500; owner and architect, Daniel McGuire, 288 St. Nicholas av, Manhattan. Plan No. 4337.

EAST 39TH ST, e s, 337.6 n Av I, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,000; owner, Caroline C. Svenson, 1185 East 42d st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 4341.

43D ST, s s, 220 e 16th av, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, $4,000; owner, Reinhard Hall Realty Co., 1655 42d st; architect, B. F. Hudson, 349 9th st. Plan No. 4329.

NEPTUNE AV, s s, 250 w Sea Gate av, 2-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $3,500; owner, Sea Gate Devel. Co., 180 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4323.

DECATUR ST, n s, 80 e Hamburg av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $4,500; owner, Frank Brendle, 227 Cooper st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4355.

LOGAN ST, s s, 270 s Hegeman av, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, Katie Emitz, 15 Washington st, Manhattan; architect, E. Dennis, 24 Schenck av. Plan No. 4368.

LOUISIANA AV, e s, 215 s Vienna av, 1-sty frame dwelling, 18x40, gravel roof, 1 family; cost, $1,200; owner, Tillie Hoos, 35 New Lots rd; architect, Morris Rothstein, 601 Sutter av. Plan No. 4366.

PARROTT PL, w s, 80 s 90th st, 2-sty frame dwelling, 17x60, slag roof, 2 families; cost, $4,000; owner, Chas. J. Holmgren, 129 Marion st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4414.

EAST 28TH ST, s e cor Voorhies av, five 1-sty frame dwellings, 16x35, shingle roof, 1 family each; total cost, $6,000; owner, Pierrepont Davenport, 87 Willoughby st; architect, Wm. Richter, 4411 18th av. Plan No. 4395.

68TH ST, n s, 106 w 6th av, 3-sty brick dwelling, 22x67, tin roof, 2 families; cost, $5,500; owner, Emily Realty Co., 6723 4th av; architect, Joseph Hartung, 548 2d st. Plan No. 4419.

TROY AV, w s, 180 s Linden av, four 1-sty frame dwellings, 16x36, gravel roof, 1 family each; total cost, $8,000; owner, Brady Constn. Co., 1143 40th st; architects, Richard von Lehn Sons, 2701 Glenwood rd. Plan No. 4406.

FACTORIES AND WAREHOUSES.

BROADWAY, s e cor Wythe av, 10-sty brick factory, 259.8x77.8, felt roof; cost, $375,000; owner, Gretsch Bldg. No. 4, Inc., 110 South 4th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 4314.

STABLES AND GARAGES.

DEAN ST, s s, 60 w Kingston av, 1-sty brick garage, 29.10x18, slag roof; cost, $650; owner, Arthur J. Olsen, on premises; architect, M. Jensen, 323 44th st. Plan No. 4295.

PRESIDENT ST, s s, 380 e Albany av, 1-sty brick garage, 20x20, gravel roof; cost, $300; owner, August H. Vrabe, 1522 President st; architect, C. L. Seifert, 110 West 40th st, Manhattan. Plan No. 4324.

BEDFORD AV, w s, 160 n Farragut rd, 1-sty brick garage, 18x22, tin roof; cost, $800; owner, Sam Goodman, 2714 Bedford av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4321.

GRAHAM AV, s w cor Ten Eyck st, 1-sty brick stable, 20x22, gravel roof; cost, $800; owner, Geo. M. Ebert, 277 Graham av; architect, Geo. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 4319.

WILLIAMS AV, w s, 150 n Sutter av, 2-sty brick stable, 50x25, slag roof; cost, $2,000; owner, Paseek Sieulwick, on premises; architect, Mac L. Reiser, 198 Bristol st. Plan No. 4315.

CARROLL ST, s s, 275 e Nostrand av, 1-sty brick garage, 25x20, slag roof; cost, $500; owner, Henry Mahland, 1214 Carroll st; architect, G. I. Prowler, 167 Van Buren st. Plan No. 4327.

EAST 2D ST, e s, 365 s Beverly rd, 1-sty frame garage, 18x20, shingle roof; cost, $300; owner, Barnet Freidman, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 4326.

EAST 37TH ST, w s, 360 n Av L, 1-sty frame garage, 15x18.8, gravel roof; cost, $300; owner, Richard von Lehn, 464 East 24th st; architects, Richard von Lehn Sons, 2701 Glenwood rd. Plan No. 4330.

EAST 39TH ST, e s, 537.6 n Av I, 1-sty brick garage, 20x18, shingle roof; cost, $250; owner, Caroline C. Svenson, 1165 East 42d st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 4340.

WEST 15TH ST, w s, 500 n Neptune av, 1-sty brick stable, 11x13.6, gravel roof; cost, $700; owner, Giovanni Prospero, 55 Columbus av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 4360.

STONE AV, e s, 200 s Newport av, 2-sty brick stable, 42x100, gravel roof; cost, $10,000; owner, C. & G. Co., 304 Glenmore av; architect, Max Hirsch, 391 Fulton st. Plan No. 4372.

BERGEN ST, s s, 300 w Hopkinson av, 1-sty brick stable, 25x20, slag roof; cost, $1,000; owner, Annie Amsterdam, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4287.

EAST 23D ST, w s, 172.6 s Vanderveer pl, two 1-sty brick garages, 10x18, gravel roof; total cost, $600; owner, Chas. Goell Const. Co., 2586 Bedford av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4285.

EAST 12TH ST, w s, 287 n Dorchester rd, 1-sty brick garage, 12x18, shingle roof; cost, $250; owner, A. Davidson, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 4405.

EAST 23D ST, s e cor Farragut rd, 1-sty brick garage, 18x20, shingle roof; cost, $1,000; owner, Alfred Levin, 461 Gold st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4409.

STORES AND DWELLINGS.

GRAVESEND AV, e s, 621.2 n Av C, six 3-sty brick stores and dwellings, 20x47, gravel roof, 2 families each; total cost, $42,000; owner, Bklyn. Hts. Land & Mtg. Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4318.

WEST 15TH ST, w s, 500 n Neptune av, 2-sty brick store and dwelling, 40x69.8, gravel roof, 2 families; cost, $3,500; owner, Giovanni Prospero, 55 Columbus av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 4359.

AV H, s e cor East 13th st, 4-sty brick store and dwelling, 34.4x90, slag roof, 17 families; cost, $35,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 4269.

MISCELLANEOUS.

SEA BREEZE AV, n s, 210 e Ocean parkway, roof over carousel, 70x70; cost, $1,000; owner, Brighton-by-the-Sea Co., Sea Breeze av; architect, Wm. Richter, 4411 18th av. Plan No. 4298.

WILLIAMS AV, w s, 150 n Sutter av, two 1-sty frame sheds, 10x34, slag roof; total cost, $300; owner, Paseek Sieulwick, on premises; architect, Mac L. Reiser, 198 Bristol st. Plan No. 4316.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—14th av, s e cor Grand av, 3-sty brick store and tenement, 20x85, slag roof, 5 families; cost, $9,000; owner, Mathews Building Co., 374 12th av, L. I. City; architect, Peter N. Coco, 120 West 32d st, Manhattan. Plan No. 1996.

L. I. CITY.—12th av, e s, 225 n Vandeventer av, 4-sty brick tenement, 25x71, slag roof, 4 families; cost, $10,000; owner, Annie Hauick, 409 13th av, L. I. City; architect, Alfred C. Wren, 188 West 101st st, Manhattan. Plan No.

L. I. CITY.—William st, e s, 175 s Beebe av, three 4-sty brick tenements, 41x89, slag roof, 21 families; cost, $67,500; owner, Julius Weiss, 1492 Lincoln pl, Brooklyn; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 2042.

CHURCHES.

LITTLE NECK.—Broadway, n s, —w Westmoreland av, 1-sty frame church, 16x40, tin roof; cost, $200; owner Little Neck Catholic Assn., on premises. Plan No. 1990.

DWELLINGS.

BELLE HARBOR.—Southampton av, w s, 300 n Newport av, three 2-sty frame dwellings, 26x26, shingle roof, 1 family, steam heat; cost, $9,000; owner, John A. Lasher; architect, owner, Beach 116th st, Rockaway Park. Plan Nos. 1985-6-7.

COLLEGE POINT.—College av, w s, 77 s Monument av, 2½-sty frame dwelling, 24x46, shingle roof, 2 families; cost, $4,000; owner, John D. Bauer, 31 11th st, College Point; architect, P. Schreiner, 27 12th st, College Point. Plan No. 1979.

CORONA.—Kiever st, s s, 100 w Shopoler av, 2-sty brick dwg, 19x42, slag roof, 2 families; cost, $3,000; owner, Nichola Ancona, Kiever st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1989.

FLUSHING.—Market st, e s, 2,000 s Fresh Pond rd, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $2,400; owner, W. Pietrowski, Market st, Flushing; architect, S. J. Ludazewski, 44 Stratton av, Bayside. Plan No. 2001.

HOLLIS.—Hillside av, n s, 125 e Carpenter av, 2-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, $3,250; owner, John McKey, 46 Sampson av, Jamaica; architect, Chas. A. Heiser, Springfield Gardens. Plan No. 1997.

JAMAICA.—Globe av, e s, 123 n State st, six 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $9,600; owners, Gerus & Csapoti 150 Wyckoff st, Jamaica; architect, J. F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 2003 to 2008.

MORRIS PARK.—Hamilton st, e s, 354 n Jerome av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, $6,400; owner, Jas. E. M. McIntyre, 375 McDonough st, Brooklyn; architect J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1993.

RIDGEWOOD.—Gates av, s s, 114 e Fresh Pond rd, twelve 2-sty brick dwellings, 20x62, slag roof, 2 families; cost, $48,000; owner, Paul Stier, Inc. 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1981-2-3.

ST. ALBANS.—Remsen av, e s, 100 n St. Mark's av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $2,500; owner, Mrs. Nellie Crandell, Grove st, Jamaica; architect, Geo. Stahl, Ozone Park. Plan No. 1980.

UNION COURSE.—Syosset st, n s, 120 w Suydam st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, $3,000; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1992.

WOODHAVEN.—Fulton st, n s, 50 e Gherardi av, 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, $3,700; owner, Fred Trump, 154 1st st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hall. Plan No. 1991.

CORONA.—Shopoler av, n s, 25 w Hillside av, 1-sty brick dwelling, 20x30, slag roof, 1 family; cost, $1,800; owner, N. Romannello, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2022.

FOREST HILLS.—Markwood rd, n e cor Rockrose pl, 2-sty tile dwelling, 37x50, tile roof, 1 family, steam heat; cost, $10,000; owner, Ellen B. Kendall, 520 Park av, Manhattan; architect, F. J. Sterner, 154 East 63d st, Manhattan. Plan No. 2024.

JAMAICA.—Sylvester av, s s, 150 w Baltic st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, $2,500; owner, Wm. Hludinsky, 122 Rockaway rd, Jamaica; architect, L. Danancher, Fulton st, Jamaica. Plan No. 2023.

NEWTOWN HEIGHTS.—Jefferson av, n w cor Jansen st, 1-sty frame dwelling, 35x46, tin roof, 2 families; cost, $2,600; owner, Wm. Ackel, 39 Jansen st, Newtown; architect, A. Schoeller, Mulberry av, Corona. Plan No. 2037.

RICHMOND HILL.—Silkworth st, e s, 206 s Jamaica av, 2½-sty frame dwelling, 22x45, shingle roof, 1 family, steam heat; cost, $4,000; owner, Albert Trenmell, 643 Silkworth st, Richmond Hill; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2026.

WHITESTONE.—14th st, s s, 440 w 8th av, six 2-sty brick dwellings, 17x53, slag roof, 2 families; cost, $24,000; owner, Geo. O. Van Arden, 20th av, Brooklyn; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan No. 2034.

ARVERNE.—Isabel av, n s, 100 w Meredith av, 2-sty frame dwelling, 22x53, shingle roof, 1 family, steam heat; cost, $3,000; owner, Wm. & Olga Weilandt, 560 Ralph st, Brooklyn; architect, H. Breucher, 720 Prospect av, Ridgewood. Plan No. 2046.

GLENDALE.—Myrtle av, s s, 130 e Deboo pl, 3-sty brick rectory, 22x53, shingle roof; cost, $7,500; owner, St. Pancras R. C. Church, premises; architect, F. J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 2045.

RICHMOND HILL.—Chichester av, n s, 50 e Greenwich st, 2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, $2,500; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 2041.

CORONA.—Jackson av, n s, 20 w 42d st, 3-sty brick dwelling, 20x100, slag roof, 1 family; cost, $5,500; owner, Triconi Const. Co., 987 Boulevard, L. I. City; architect, A. L. Marenelli, 11 East Jackson av, Corona. Plan No. 1976.

FAR ROCKAWAY.—6th st, e s, 240 s Seagirt av, 1-sty frame dwelling, 15x40, tin roof, 1 family; cost, $1,000; owner, A. Donald, 6 Mott av, Far Rockaway. Plan No. 2043.

ROCKAWAY BEACH.—Beach 87th st, e s, 170 n R. R., 1-sty frame dormitory, 18x20; cost, $250; owner, Henry Bach, premises. Plan No. 2039.

CORONA.—Railroad av, s s, 300 e Central av, 1-sty frame dormitory, 20x12, tar roof; cost, $350; owner, G. Doti, 118 Railroad av, Corona. Plan No. 1977.

WOODHAVEN.—Boyd av, e s, 142 n Dalrymple av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, R. H. Guinsberg, 4066 Dalrymple av, Woodhaven. Plan Nos. 1974-75.

WOODHAVEN.—Manor av, n e cor Atlantic av, two 2-sty brick dwellings, 18x36, shingle roof, 1 family, steam heat; cost, $6,000; owner, Inovation Homes Co., 1127 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th av, Brooklyn. Plan Nos. 1970-71.

FACTORIES AND WAREHOUSES.

CORONA.—Markower st, n e cor Shopoler av, 1-sty frame shop, 20x82, gravel roof; cost, $3,500; owner, I. Stulbaum, Shopoler av, Corona; architect, C. L. Varone, Corona. Plan No. 1988.

ELMHURST.—Corona av, s s, 100 e Chicago av, 1-sty frame shop, 12x20, gravel roof; cost, $150; owners, Farrell Bros., 143 Kingsland av, Elmhurst. Plan No. 1995.

GLENDALE.—Railroad av, s w cor Clinton av, 1½-sty brick factory, 95x123, gravel roof; cost, $12,500; owner, Wm. Greilich, 54 Garden st, Brooklyn; architect, S. F. Oppenheimer, 333 East 80th st, Manhattan. Plan No. 2012.

LAUREL HILL.—Hanover av, s w cor Debevoise st, 1-sty frame shop, 60x225, slag roof; cost, $8,000; owner, National Enameling & Stamping Co., premises; architect, owner. Plan No. 2037.

L. I. CITY.—Court st, n w cor Ridge st, 2-sty brick factory, 25x100, slag roof; cost, $10,000; owner, Vincent Carnwelle, 46 Greenwich av, Manhattan; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 2025.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

FORT H. G. WRIGHT, N. Y.—Sealed proposals for plumbing and hot water heating installation in Hospital Annex, Fort Terry, N. Y., will be received here until 9 A. M., June 23, 1915. Information on application to Constructing Quartermaster.

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Plans Filed, Brooklyn, Continued.

STABLES AND GARAGES.

FLUSHING.—Sandford av, n w cor Boerum av, 1-sty frame garage, 18x20, shingle roof; cost, $150; owner, P. A. Keene, on premises. Plan No. 2009.

JAMAICA.—Oceanview av, n s, 51 w Clyde st, 1-sty frame garage, 9x17, tin roof; cost, $100; owner, A. T. Nickerson, on premises. Plan No. 1994.

JAMAICA.—Flushing av, 105, 1-sty steel garage, 10x14; cost, $150; owner, J. Lawrence, on premises. Plan No. 1984.

L. I. CITY.—Herold av, s w cor Greenpoint av, 1-sty steel garage, 12x30, tin roof; cost, $300; owner, John Opitz, Inc., on premises. Plan No. 1998.

COLLEGE POINT.—16th st, 132, 1-sty frame garage, 10x16, tin roof; cost, $100; owner, Geo. Kuhn, premises. Plan No. 2032.

CORONA.—Willow st, s s, 100 w Sycamore av, 1-sty frame garage, 10x17, tin roof; cost, $150; owner, Wm. Walker, premises. Plan No. 2016.

ELMHURST.—Lamont av, n s, 75 w 11th st, 1-sty frame garage, 20x16, tin roof; cost, $200; owner, John Mollen, premises. Plan No. 2033.

JAMAICA.—Palmero st, s s, 357 e Palatina av, 1-sty brick garage, 10x15, shingle roof; cost, $300; owner, E. N. Adler, 1506 1st av, Manhattan. Plan No. 2036.

RICHMOND HILL.—Chestnut st, 1324, steel garage, 12x20; cost, $200; owner, I. Newmann, on premises. Plan No. 2035.

QUEENS.—4th av, w s, 175 s Hugo st, 1-sty frame garage, 10x18, tin roof; cost, $300; owner, A. H. Davis, 4th av, Queens. Plan No. 2000.

RICHMOND HILL.—Williamsburg Turnpike, s s, 96 e West st, 1-sty tile garage, 10x12; cost, $150; owner, Jamaica Water Supply Co., Union av, Jamaica. Plan No. 2048.

STORES AND DWELLINGS.

CORONA.—Christie st, n e cor Way av, 2-sty brick store and dwelling, 22x65, tin roof, 2 families; cost, $3,800; owner, Corona Bldg. Co., 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2040.

THEATRES.

CORONA.—Jackson av, s w cor Benjamin st, 1-sty brick moving picture theatre, 40x102, slag roof; cost, $10,000; owner, Saml. Gallucci, 38 R. R. av, Corona; architect, Wm. McIntyre, 187 Roosevelt av, Corona. Plan No. 2047.

MISCELLANEOUS.

L. I. CITY.—Jackson av, 630, frame shed; cost, $25; owner, Jos. Elias Co., premises. Plan No. 2044.

HOLLIS.—Jamaica av, n s, 80 e Flushing av, 1-sty frame shed, 16x21, tar roof; cost, $100; owner, F. M. Baron, on premises. Plan No. 1999.

L. I. CITY.—Jackson av, n w cor 15th av, frame signboard; cost, $50; owner Jackson Steinway Co., 505 5th av, Manhattan. Plan No. 2002.

METROPOLITAN.—Metropolitan av, s e cor Fresh Pond rd, steel coal pocket; cost, $10,000; owner, B. Suydam, Whitney av, Elmhurst. Plan No. 1978.

BEECHURST.—Beechurst drive, w s, adj. L. I. R. R., 1-sty frame hangar, 46x34, tin roof; cost, $300; owner, Geo. Covi, 29th st, Whitestone; architect, W. N. Eusig, 1 East 22d st, Whitestone. Plan No. 2010.

CORONA.—Moore st, s s, 140 w Corona av, 1-sty frame shed, 10x15, paper roof; cost, $100; owner, F. Fergura, premises. Plan No. 2021.

ELMHURST.—Queens boulevard, n s, 285 e Cauldwell av, frame sign, 20x16; cost, $100; owner, M. C. Green, Elmhurst. Plan No. 2029.

ELMHURST.—Queens boulevard, s s, 625 w Old Mill rd, frame sign, 50x16; cost, $100; owner, J. S. Green, 141 Broadway, Manhattan. Plan No. 2028.

EVERGREEN.—Myrtle av, s w cor Dill pl, frame shelter shed, 5x40, gravel roof; cost, $150; owner, L. I. R. R. Co., Penn Terminal, Manhattan. Plan No. 2015.

EVERGREEN.—Cypress av, s s, bet Cooper and Felix avs, 1-sty frame shelter shed, 5x40, gravel roof; cost, $150; owner, L. I. R. R. Penn Terminal, Manhattan. Plan No. 2014.

RAMBLERSVILLE.—Hawtree Creek, n w cor R. R., 1-sty frame boat house, 18x16, tin roof; cost, $150; owner, C. Anderson, 1875 Dean st, Brooklyn. Plan No. 2017.

RAMBLERSVILLE.—L. I. R. R., w s, 2160 s station, frame sign, 47x8; cost, $50; owner, F. W. Dunton, 11 Wall st, Manhattan. Plan No. 2027.

RAMBLERSVILLE.—Dunton Canal, w s, 500 n Jamaica Bay, three 1-sty frame boat houses, 24x24, tin roof; cost, $750; owner, Albert F. Mass, Acqueduct, L. I. Plan Nos. 2018-19-20.

RAMBLERSVILLE.—L. I. R. R., w s, 2212 s station, two frame signs, 48x16; cost, $250; owner, Fred W. Dunton, 11 Wall st, Manhattan. Plan Nos. 2030-31.

RICHMOND HILL.—Greenwood av, 1106, stone cesspool; cost, $30; owner, J. Manning, on premises. Plan No. 2013.

MASPETH.—Hill st, n s, 155 w Clermont av, 1-sty frame stable and shed, 27x12; cost, $150; owner, M. Keese, premises. Plan No. 1972.

WOODHAVEN.—Jerome av, n s, 45 e Emerald st, concrete cesspool; cost, $40; owner, D. J. Menton, Richmond Hill. Plan No. 1973.

Richmond.

DWELLINGS.

CENTRE ST, s e cor Laurel av, Richmond Park, 2-sty brick dwelling, 20x27.6; cost, $2,500; owner, Robt. C. Turnbull, 52 William st, Manhattan; architect, E. S. Schroll, 312 Clark av. Plan No. 582.

McKEON ST, s e cor Clark st, Stapleton, 1-sty frame dwelling, 20x34; cost, $3,000; owner, Michele Qualiano, McKeon st, Stapleton; architect, O. Loeffler, 85 Water st; builders, Hesse & After, Gorden st. Plan No. 580.

PROSPECT ST, n s, 250 w Richmond av, Port Richmond, 2-sty frame dwelling, 16x32; cost, $1,500; owner, Miss E. La Forge, Richmond av, P. R.; architect, G. Jacobs, Mariners' Harbor; builders, Hass & Deschamp, Lafarage pl, P. R. Plan No. 575.

7TH ST, e s, 100 s Lincoln av, two 1-sty frame bungalows, 20x40; cost, $1,650; owner, Dedrech, Staten Island; architect, A. W. Mortensen, Staten Island. Plan No. 570.

8TH ST, w s, 100 n Barnes av, Woodland Terrace, 1-sty frame bungalow, 27x24; cost, $579; owner, Hy. L. Greywack, 518 West 135th st, Manhattan. Plan No. 576.

ASHLAND AV, e s, 154 n Foster rd, Prince Bay, 1½-sty frame bungalow, 20x20; cost, $600; owner, Henry McFarlin, Burchard av, Prince Bay. Plan No. 556.

BRADLEY AV, e s, 200 n King st, Castleton, 1-sty frame bungalow, 10x16; cost, $150; owner, Mariano Galant, 409 1st av. Plan No. 537.

CEDAR AV, s s, 50 e Madison av, 1-sty frame dwelling, 19x38; cost, $900; owner, Maria Puleo Interante; architects, Meli & Petrone. Plan No. 551.

CEDAR AV, s s, 50 e Madison av, 2-sty frame bungalow, 19x38; cost, $900; owner, Maria Puleo Interante, 198 Elizabeth st, New York City; architects, Meli & Petrone, 27 Prince st. Plan No. 579.

CRESCENT AV, n s, e of Southfield blvd, Great Kills, 1-sty frame bungalow, 18x24; cost, $200; owner, Henry Lockwood, 764 Communipaw, Jersey City. Plan No. 572.

CUBA AV, s s, 125 e Surf av, New Dorp, 1-sty frame bungalow, 18x26; cost, $400; owner, John Carfogna, 215 North 6th st, Brooklyn. Plan No. 558.

GUYON AV, n s, 300 s South blvd, Great Kills, 1-sty frame bungalow, 20x28; cost, $400; owner, R. Rademacher, 334 Garden st, Hoboken. Plan No. 574.

JEWETT AV, s s, 200 e Post av, West Brighton, 2-sty frame dwelling, 40x36; cost, $2,300; owner, Frank I. Frishberg, Port Richmond; architect, E. K. Whitford, Port Richmond. Plan No. 578.

MIDLAND AV, s s, 40 w 6th st, Midland Beach, 2-sty frame dwelling, 20x30; cost, $3,950; owner, Marie Silwek, St. Paul's av, Jersey City; architect, J. B. Warren, Essex Building, Newark, N. J.; builder, Jos. Kenworthy, Midland av, Midland Beach. Plan No. 567.

PELTON AV, n s, 400 n Castleton av, West New Brighton, two 2-sty frame dwellings, 20x29; cost, $5,000; owner, Mrs. David Stratton, 330 Cary av, W. B.; architect, J. S. Lawson, 17 Lexington av, P. R. Plan No. 544.

ROME AV, n s, 292 e Targee st, Concord, 3 sty brick dwelling, 28x52; cost, $3,200; owner, F. Butera, 333 East 14th st, Manhattan; architect, John Davids, Tompkinsville. Plan No. 553.

SIMONSON AV, s s, 200 n Richmond Terrace, P. R., 2-sty frame dwelling, 19x47; cost, $2,850; owner, Miss D. Lindley, 117 Simonson av; architect, O. H. Lee, 231 Nicholas av, P. R.; builders, Buttermark & Paul, 164 and 113 John st, P. R. Plan No. 577.

UNION AV, n s, 46 w Oldstone rd, Port Richmond, 2-sty brick dwelling, 24.6x32.6; cost, $3,000; owner, James Currie, 1884 Oldstone rd; builder, P. Campbell, 16 Mead st, Newark, N. J. Plan No. 584.

WILLOWBROOK RD, n s, 300 w King st, Willowbrook, 1-sty frame bungalow, 10x15; cost, $100; owner, G. Bonoma, 12 27th st, Brooklyn. Plan No. 555.

FACTORIES AND WAREHOUSES.

ROOSEVELT ST, e s, 150 s Richmond rd, Concord, 1-sty frame workshop, 22x22; cost, $100; owner, Jos. C. Barnell, 69 Hill st. Plan No. 545.

BARD AV, w s, 75 s Dekay st, West New Brighton, 1-sty frame storage, 14x20; cost, $110; owner, L. A. La Moutte, 452 Bard av. Plan No. 539.

HUGUENOT AV, w s, 300 s Carlton av, Huguenot Park, 1-sty frame storage, 12x98; cost, $80; owner, G. A. Gulouson, Huguenot Park. Plan No. 541.

HUGUENOT AV, e s, 700 s Carlton av, Huguenot Park, 1-sty frame storage, 12x16; cost, $65; owner, Wm. Bedell, Huguenot Park; builders, August Boesch & Dotz, Huguenot Park Plan No. 564.

STABLES AND GARAGES.

AMBOY AV, s s, 50 e Elliott av, Tottenville, 1-sty frame garage, 12x16; cost, $75; owner, Ralph Packer, Tottenville; builders, August Boesch & Dotz, Huguenot Park. Plan No. 565.

FRESH KILLS RD, s s, 1000 e Seaside av, Green Ridge, 1-sty frame garage, 20x30; cost, $300; owner, Geo. W. White, Green Ridge. Plan No. 548.

LINDENWOOD RD, 100 n Wiman av, 1-sty frame garage, 12x16; cost, $130; owner, Violet J. Gallager, Linden rd and Wiman av; builder, Geo. W. Dallery, 129 East 138th st, Bronx. Plan No. 583.

STORES AND DWELLINGS.

OAK ST, w s, cor Church st, 2-sty frame store and dwelling, 20.6x33; cost, $1,900; owner, Adolph Weiss, care Tottenville Copper Co., Tottenville; architect, Otto Loeffler, 85 Water st, Stapleton; builder, W. S. Holbert, Huguenot Park. Plan No. 568.

STORES, OFFICES AND LOFTS.

GIFFORDS LA, n w cor Amboy rd, Great Kills, two 1-sty frame stores, 22x52; cost, $2,600; owner, J. Wheeler Glover, Great Kills; architect, A. W. Anderson, 334 5th av, Manhattan; builder, Wm. Peters, Great Kills. Plan No. 581.

MIDLAND AV, e s, 80 n 3d st, Midland Beach, 1-sty frame store, 14x34; cost, $250; owner, G. Advent, New Dorp Beach; builder, Th. Sanjour, New Dorp Beach. Plan No. 549.

MISCELLANEOUS.

COLUMBIA ST, e s, 200 s Richmond Terrace, corner, temporary boat, 35x55; cost, $10; owner, W. J. Bodine, 46 9th st, Brooklyn. Plan No. 571.

NEW DORP LA, S40, New Dorp Beach, brick cesspool, 4x4; cost, $20; owner, Nora C. Kennedy, on premises; builder, P. Beyer, Stapleton. Plan No. 538.

SEAFOAM ST, e s, 420 n Cedar Grove, New Dorp Beach, brick cesspool, 6x6; cost, $15; owner, Mr. Lindberg, Seafoam av; builder, L. Sissler, 26 Cedar st. Plan No. 563.

SHARROTT ST, n s, 2500 w Bloomingdale rd, Kreesdenville, 1-sty frame greenhouse, 31x100; cost, $1,000; owner, Gustav Richle, 245 Sharrott st; architect, Metropolitan Material Co. Plan No. 554.

1ST ST, n s, 20 w Midland av, Midland Beach, frame ground signs, 5x8; cost, $12; owner, A. B. Kaltman, 460 Jackson av, J. C. Plan No. 543.

1ST ST, n s, 20 w Midland av, Midland Beach, frame ground sign, 5x8; cost, $12; owner, A. B. Kaltman, 460 Jackson av, J. C. Plan No. 547.

ATLANTIC AV, n s, 100 Surf av, 1-sty frame tool house, 18x11; cost, $40; owner, Salvatore Russo, 49 Gouveneur st. Plan No. 561.

EGBERT AV, s s, near Manor rd, stone retaining wall; cost, $300; owner, C. E. Underhill, 125 Manor rd; builder, Farrell Eng. Cons. Co., West Brighton. Plan No. 540.

HILLCREST AV, n s, 78 s Wiman av, Great Kills, brick cesspool, 6x6; cost, $30; owner, Otto Markofski, 718 Trinity av, Bronx; builder, L. E. Decker, Great Kills. Plan No. 573.

HUGUENOT AV, e s, 600 n Journey av Huguenot Park, 1-sty iron greenhouse, 48x150; cost, $3,000; owner, William Nouse, Huguenet Park. Plan No. 546.

JEWETT AV, e s, 300 s Maine av, 35 ft. stone wall; cost, $75; owner, Frank I. Smith, 701 Jewett av; builder, Farrell Eng. Co., Clarmont pl. Plan No. 569.

LINCOLN AV, s s, 50 w 14th st, Woodland Terrace, frame ground sign, 10x25; cost, $20; owner, James S. Graham, Brooklyn. Plan No. 585.

LINCOLN AV, n w cor 1st st, 1-sty frame saloon, 28x40; cost, $1,500; owner, August Jahn, Woodland Beach; architect, Gustag Penet, Grant City. Plan No. 552.

LINDENWOOD AV, e s, 22 n Park Terrace, Great Kills, 1-sty frame greenhouse, 30x20; cost, $300; owner, Thos. L. Mills, 74 Nelson av. Plan No. 558.

MIDLAND AV, cor 2d st, Midland Beach, brick cesspool, 10x7; cost, $28; owner, Paul F. Beagan, Midland Beach. Plan No. 542.

ROAME AV, e s, 50 n Surf av, 1-stv frame tool shed, 10x12; cost, $30; owner, C. Russo, 212 East 110th st. Plan No. 560.

SOUTHFIELD BLVD, n e cor Old Town rd, Rosebank, two 1-sty frame chicken house, 80x20; cost, $400; owner, Felice Tocci, Rosebank; architect, Gustav, Litcbe, 1042 Van Duser st, Stapleton. Plan No. 550.

SPRAGUE AV, e s, 2423 s Jacob, Tottenville. 1-sty frame shed, 10x16; cost, $35; owner, H. C. Masmund, 281 Prospect av, Brooklyn. Plan No. 557.

WATERSIDE AV, n s, 20 w Bayview av, New Dorp Beach, brick cesspool, 5x6; cost, $30; owner, Mary Schriefer, 622 West 39th st, Manhattan. Builder, A. Marks, Jr., Grant City, S. I. Plan No. 562.

WATERSIDE AV, e s, 120 e Britton la, New Dorp Beach, brick cesspool, 5x5; cost, $20; owner, A. Herley, 50 East 34th st, Manhattan; builder, Thomas Levins, Atlantic av, New Dorp. Plan No. 566.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 95, tank, steel supports to 6-sty brick lofts; cost, $150; owner, Andrews Estate, 299 Broadway; architect, Julius Rosenwach, 615 Grand st. Plan No. 1380.

BROOME ST, 461-63, carpenter work, bulkhead, metal lath, plastering, ventilator, fireproof door, metal fireproofing to 5-sty brick lofts; cost, $500; owner, Wm. C. Walker, 299 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 1379.

DIVISION ST, 53-55, s s, 5 w Market st, lower 1st sty floor beams, remove front columns and wooden posts, new c. i. columns, angle iron columns and show windows to 3-sty frame store; cost, $5,000; owner, Samuel Fishman, 55 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1366.

EAST BROADWAY, 99, remove front stoop and install new iron stoop to 6-sty brick stores and tenement; cost, $300; owner, Gussie Spektorsky, 48 East 83d st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1411.

ELDRIDGE ST, 133, w s, 100 n Broome st, remove stairs, lower 1st sty tier of beams, remove columns and front wall, new stairs and stud partition enclosure, girder and connect front and rear buildings, raise roof beams and new brick walls to 5-sty brick store, dance hall and meeting rooms; cost, $6,000; owner, Frederick Storm, Bayside, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1412.

FULTON ST, 25, s e cor Water st, install new stairs, remove and reset partitions, fireproof doors, cut window opening to 4-sty brick stores, offices and lofts; cost, $1,500; owner, The Rhinelander Real Estate Co., 31 Nassau st, William R. Stewart, Pres.; architect, John F. Rowley, 477 5th av. Plan No. 1422.

HOWARD ST, n w cor Crosby st, fireproof stair enclosure and extend stairs to roof to 5-sty brick lofts; cost, $2,500; owner, Mary L. Barley, 14 Wall st; architect, Adolph C. Nast, 546 5th av. Plan No. 1377.

JANE ST, 85-87, cover wood floor with 1 in. asphalt, remove stalls, cut window to door, new stalls, oat bin, drainage system to 2-sty brick stable; cost, $1,200; owner, Elizabeth A. Gardner, 85 Jane st; architect, A. V. Burns, 225 5th av. Plan No. 1407.

MAIDEN LANE, 45, n s, 196 e Nassau st, continue main stairs to roof, alter near fire escapes and new fire escapes on front, alter g. i. cornice and new bulkhead to 5-sty brick store and lofts; cost, $200; owner, Henry B. Auchincloss, in care of Cruikshank Co., 141 Broadway; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1406.

NORTH MOORE ST, 42, s s, 75 e Hudson st, construct balcony, wooden railing, floor beams, wood stairs, wood floor to 6-sty brick warehouse (storage); cost, $100; owner, Mrs. Lillian S. Gillespie, 72 Worth st; architect, Morris Perlstein, 37 Fulton av, Middle Village, L. I. Plan No. 1415.

OAK ST, 18-20, removal of stairs, floor beams and partition, iron stairs (steel beams and concrete landings), fireproof doors to 5-sty brick store and lofts; cost, $3,000; owner, Wm. G. Ihrig, 255 Washington st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 1386.

ST. MARKS PL, 15, removal of encroachment to 5-sty brick tenement; cost, $50; owner, Dugro Estate, 1-3 Union sq; architects, Berger & Son, 121 Bible House. Plan No. 1378.

STANTON ST, 57, construct bathroom and w. c. compartments to 3-sty brick store, workshop and dwelling; cost, $650; owner, Simon Galinger estate, 7 Beekman st, Sarah E. Galinger, Administrator; architect, Morris Pasternak, 195 Lexington av. Plan No. 1369.

STANTON ST, 161, remove windows and brick pier (rear 1st sty), install new iron beams and brick extension (rear 1st sty) to 5-sty brick, stores and tenement; cost, $500; owner, Isaac Schlanger, 138 Ridge st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1410.

WATER ST, 264-66, n s, 102 e Peck Slip, erect steel supports for 10,000-gal. gravity tank to 5-sty. brick factory; cost, $745; owner, Jacob Lawson Bag Co., 264-66 Water st; William M. Lawson, Pres. & Treas.; architect, Royal J. Mansfield, 135 William st. Plan No. 1393.

WHITE ST, 87-95, s w cor Lafayette st, build 4-in. terra cotta partition and replace wood floor with tile and cement to 17-sty fireproof printing house; cost, $1,000; owner, Hallenbeck-Hungerford Realty Corporation, 80 Lafayette st, Harry C. Hallenbeck, Pres.; architect, Wm. E. Austin, 46 West 24th st. Plan No. 1428.

1ST ST, 63½, change of door, removal of partition to 4-sty brick store and tenement; cost, $150; owner, Anna Schmidt, 159 East 80th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1389.

2D ST, 223, s s, 214 e Av B, erect new stairway (1 sty), double headers and trimmers to 7-sty brick bath house, meeting rooms and dwelling; cost, $200; owner, Harris Lustgarten, 223 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 1414.

3D ST, 141 E, n s, 73 w Av A, remove store front, erect fireproof garage passage, partitions and enlarge windows to 4-sty brick store and tenement; cost, $2,000; owner of land, William Waldorf Astor, 23 East 26th st, and of building, Adolf Weiss, 49 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 1418.

6TH ST, 330 E, s s, 225 w 1st av, remove partitions, extend fire escapes, new rear wall and openings, windows, 4-in. steel partitions, new bath rooms and 4-in. terra cotta block walls to 5-sty brick stores and tenement; cost, $2,500; owner, Louis Rosenswaike, 788 Riverside dr; architect, Otto Reissmann, 147 4th av. Plan No. 1401.

11TH ST, 239 E, n s, 127 w 2d av, new boiler flue and 4-in. terra cotta partitions to 6-sty brick tenement; cost, $1,000; owner, Wolf Bomyon, 45 East Broadway; architects, Sass & Springsteen, 32 Union sq. Plan No. 1391.

12TH ST, 415 East, removal of partitions and water closets, change of stairs, iron work to 6-sty brick store and tenement; cost, $400; owner, Gaspare Calica, 415 East 12th st; architect, Philip Markowitz, 3540 Webster av. Plan No. 1382.

21ST ST, 48-50 W, s s, 225 e 6th av, erect 10,000-gal. wood gravity tank and 7,500-gal. steel pressure tank and steel tank supports, and fireproof pent house to 12-sty fireproof light manufacturing; cost, $2,200; owner, William V. B. Kip and Adelaide Rhinelander, in care of Albert Hartcom, 20 Nassau st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 1404.

24TH ST, 328 W, remove rear wall, new steel beams and extension to 2-sty brick offices and dwelling; cost, $1,000; owner, Mary M. Sherman, 191 9th av; architect, Jos. Mitchell, 332 West 24th st. Plan No. 1401.

31ST ST, 35-37 W, cut opening between adjoining buildings, underwriters' doors, construct wooden incline to 11-sty fireproof stores and lofts; cost, $250; owner, Brogan Building Co., Leo M. Klein, Pres., 149 Bowery; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1398.

32D ST, 38-40 W, & 31st st, cut openings between adjoining buildings and underwriters' door to 16-sty fireproof store, offices and lofts; cost, $250; owner, American Real Estate Co., Edward B. Boynton, Pres., 527 5th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1399.

35TH ST, 166 W, s s, 60 e 7th av, remove 2 front windows and partitions, new show windows, doors, partitions, toilet, fireproof windows, hall and bathroom and divide rooms to 4-sty brick stores and tenement, 3 families; cost, $500; owner, William & Frederich Hussy, 150 Arlington av, East Orange, N. J.; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 1395.

43D ST, 26 W, build new extension (rear) to 5-sty brick stores and studios; cost, $200; owner, Charles Frederich Hoffman, Estate, Inc., Charles V. Hoffman, Pres., 258 Broadway; architect, John H. Scheier, 47 West 42d st. Plan No. 1392.

43D ST, 147-51 West, erect fireproof partitions and door, new reinforced concrete floor and roof over extension (concrete fireproof skylights), fireproof stairway, remove partitions, enclose light shaft with brick walls and concrete roof and new wall hole to 6-sty fireproof restaurant and lodging rooms; cost, $20,000; owner, Berghoff Brewing Assn. of Fort Wayne, Ind.; repres., Richard B. Aldcrofft, Jr., 165 Broadway, Gustav Berghoff, Pres., Fort Wayne; architect, H. Lansing Quick, Yonkers, N. Y. Plan No. 1424.

47TH ST, 12 W, raise 12-in. iron beams, g. i. cornice, 2 new doors, remove brown stone to 4-sty brick show rooms; cost, $400; owner, Irwin Post, 222 South 10th av, Mt. Vernon; architect, Rudolph Nickel, Jr., 47 West 36th st. Plan No. 1403.

48TH ST, 5 E, n s, 125 e 5th av, remove partition, fore, aft brick wall, new elevator shaft and extension, new tile roof, copper fronts and cornice and brownstone front, steel girders and c. i. columns to 4-sty brick show rooms; cost, $9,000; owner, Ellen Hawk, 82 Wall st, care Wm. W. Smith; architects, Smith & Holler, Jr., 82 Wall st. Plan No. 1426.

57TH ST, 3 East, 1-sty brick addition to 4-sty brick dwelling; cost, $3,000; owner, A. Van Horne Stuyvesant, 49 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1384.

59TH ST, 110-112 E, remodel show window fronts and bulkhead, new stairs, fireproof s. c. doors and lower show window to 3-sty brick store and dance hall; cost, $650; owners, Nathan & Sarrie Kauffman, 75 Broad st; architect, Emery Roth, 405 Lexington av. Plan No. 1373.

62D ST, 309-21 East, erect steel tank supports for 10,000-gal. gravity tank and 7,500-gal. pressure tank and enclose pressure tank to 6-sty brick factory; cost, $2,000; owner, Benito Rovira, 309-21 East 62d st; architect, The Rusling Co., 39 Cortlandt st, Joseph L. Rusling, Pres. Plan No. 1427.

65TH ST, 6 E, s s, 150 e 5th av, new fireproof extension to 6-sty fireproof dwelling; cost, $6,000; owner, Anna B. Bliss, 6 East 65th st, Clifford S. Harris, agent, 50 Nassau st; architect, Thomas Nash, 52 Vanderbilt av. Plan No. 1371.

67TH ST, 205-221 E, n s, 100 e 3d av, alter stairs (1 sty) and stud partition enclosure, remove 80 seats in orchestra and replace in balcony, cut openings to 5-sty brick moving picture theatre and dance hall, meeting rooms; cost, $300; owner, Koozwen Realty Co., 1123 Broadway, John L. Hay, Pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1365.

70TH ST, 41 E, extend portion of bldg, easterly side, new fireproof floor, combustible material for roof (non-fireproof) to 2-sty fireproof chapel and corridor and laboratories; cost, $1,200; owner, the Presbyterian Hospital of the City of New York, 41 East 70th st; Pres, Frederick Sturges, 36 Park av; architect, Jas. Gamble Rogers, 164 East 70th st. Plan No. 1419.

72D ST, 8 East, removal of walls, raising of beams, mason work, flooring, marble and tile, tin roofing, elevator and shaft (t. c. block), partitions to 5-sty brick residence; cost, $30,000; owner, Henry A. C. Taylor, Portsmouth, R. I.; architects, Foster & Gade, 15 West 38th st. Plan No. 1382.

80TH ST, 110 E, s s, 92 e Park Row, remove front wall and partitions, new 12-in. cement mortar wall, light shaft (4-in. terra cotta partitions), stairs, dumbwaiter shaft, 3 new bathrooms (tile floor and tile base), slag roof, skylights, wood floors, foundation walls, plumbing, heating and electric work throughout to 4-sty brick private res; cost, $10,000; owner, A. Henry Mosle, 30 Broad st; architect, Rob. H. Costigan, 25 West 42d st. Plan No. 1396.

86TH ST, 124 East, mason work, partitions (cement block), g. i. skylight, steel columns and girders to 5-sty brick store and tenement; cost, $1,500; owner, Corn Exchange Bank, 13 William st; architect, Henry Nordheim, 1087 Tremont av, Bronx. Plan No. 1390.

86TH ST, 144-46 E, s s, 62 e Lexington av, new steel and glass marquise to 5-sty brick restaurant and club; cost, $400; owner, Aschenbroedel Verein, 144-46 East 86th st, Carl Hackett, Pres.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1374.

104TH ST, 349 E, erect awning, 25x15, steel frame work, channels and angles, corrugated galv. iron roof, metal frame skylights to 4-sty brick stores (2) and tenement (6 families); cost, $200; owner, Antonio Celentano, 349 East 104th st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 1368.

104TH ST, 351 E, n w cor 1st av, new 6-in. steel iron beam, remove violation 6808 of 1914 to 4-sty brick flat and stores; cost, $50; owner, Salvatore Imperato, 2017 1st av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 1413.

126TH ST, 153 E, n s, 235 w 3d av, 1st & 2d floor to have 4-in. concrete laid on top of same, fireproof ceiling (plaster boards and metal), new stairs front and fire escape at rear, enclose boiler room in 8-in. brick walls to 3-sty brick garage; cost, $1,500; owner, Joseph Marks estate, Abraham Wolf, Ext., 41 White st; architects, B. F. Thompson & Co., 1679 Carter av. Plan No. 1417.

126TH ST, 304-306 W, remove high-stooped entrance, cut openings, iron and glass storm vestibule, remove partitions, new partitions, renovating, painting and repairing, etc., to 3-sty brick store and res; cost, $1,500; owner, Bar Harbor Realty Co., 2 Rector st, Henry S. Wynkoop, Pres., 304 West 156th st; architect, H. P. Knowles, 52 Vanderbilt av. Plans No. 1402.

135TH ST, 124-26 West, fireproof door, plumbing, windows, store front to 6-sty brick cafe and restaurant; cost, $75; owner, David Shaff, 72 Madison av; architect, Vertner W. Tandy, 1931 Broadway. Plan No. 1381.

151ST ST, 500 W, and Amsterdam av, construct elevator shaft (8-in. brick walls) to 3-sty brick stores, storage and pool room; cost, $500; owner, Benard Loth, 408 West 158th st; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 1405.

AMSTERDAM AV, 1614, underpin wall 9 ft., construct new wall to 2-sty brick cafe and dwelling; cost, $200; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1423.

BROADWAY, 2760-68, n e cor 106th st, enlarge 1-sty extension (rear), erect 4" stud and plaster partitions and w. c. compartment to 2-sty brick store and dwelling; cost, $1,000;

Alterations—(Continued).

owner, Lewis B. Curtis, 7 East 42d st; architect, M. Joseph Harrison, World Building. Plan No. 1425.

COLUMBUS AV, 27, e s, 75 n 66th st, remove partitions, new store fronts and partitions and storage room to 5-sty brick store and tenement; cost, $1,000; owner, Austin J. Gordon, on premises; architect; M. Joseph Harrison, World Building. Plan No. 1375.

LEXINGTON AV, 225, e s, 50 n 33d st, remove show windows, partitions, new show windows, 4-in. terra cotta stair enclosure, expanded metal lath ceiling to 2-sty brick garage and lofts; cost, $300; owner, Standard Utility Co., on premises, Daniel Fraad, Pres.; architect, M. Joseph Harrison, World Building. Plan No. 1376.

LEXINGTON AV, 64, remove stoop and entrance doors and stairs, new entrance doors, windows, stairs, vestibule, steps, door, stud and plaster partitions and sink to 3-sty brick stores (3) and dwelling (1 family); cost, $800; owner, James Naughton Estate, 611 Lexington av, John and Lawrence Naughton, Ext., 153 East 53d st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 1406.

LEXINGTON AV, 1269, remove partitions, beams, front wall, new store front and end piers, alter bathroom to kitchen, new bathroom to 3-sty brick store and apartment; cost, $5,-100; owner, Nicholas V. Cody, 1000 Park av; architect, Eugene Cotter, 31 East 27th st. Plan No. 1408.

MADISON AV, 1061, e s, new extension (rear) cellar, remove front walls, raise 1st & 2d tier of beams, new stairs, vent shaft to 5-sty brick store and batchelor apartments; cost, $8,000; owners, Catherine & Gertrude Dollard & Mary E. Curtis, Far Rockaway, L. I.; architect, Eugene J. Lang, 477 5th av. Plan No. 1420.

MADISON AV, 984-86, widen sidewalk vault 8 ft. to north, excavate cellar and new greenhouse extension (rear) to 1-sty brick florist, store and greenhouse; cost, $5,200; owner, M. Milliken, 990 Madison av; architect, W. E. Moran. Plan No. 1429.

ST. NICHOLAS AV, 235-37, s w cor 122d st, install new column and concrete floor to 4-sty brick garage; cost, $500; owner, William Kanich, 28 St. Nicholas av; architect, B. F. Thompson & Co., 1679 Carter av, Bronx. Plan No. 1416.

WEST END AV, 347, w s, 73 n 76th st, remove partitions, enlarge hall bath room, new partitions, additional bath rooms to 4-sty brick private residence; cost, $1,000; owner, Chas. F. Rand 347 West End av; architect Eli Benedict 1947 Broadway. Plan No. 1421.

3D AV, 860, brick extension, steel beams, concrete slabs, roll girders, g. l. skylight to 4-sty brick store and tenement; cost, $2,500; owner, Susan Mount, care Jos. M. Adrian, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 1387.

4TH AV, 257-265, steel beams, concrete arches, removal of partitions, stairs and sections of mezanine floor to 20-sty brick lofts; cost, $1,-000; owner, John H. Eagle, 265 4th av; architect, Robt. Teichman, 22 William st. Plan No. 1388.

4TH AV, 398-402, s w cor 28th st, construct a vault and sidewalk elevator to 4-sty brick stores and lofts; cost, $250; owner, Roberton Walter Goelet, 9 West 17th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1394.

5TH AV, 236-38, w s, 28 n of n w cor. 27th st, erect 10,000-gal. wood gravity tank and 75,000-gal. steel pressure tank, steel tank supports and fireproof tank house to 1-sty fireproof light manufacturing; cost, $2,000; owner, Meickel H. De Young, 919 California st, San Francisco, Cal., in care of A. J. Rich, 149 Broadway; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn, Jos. Montgomery, Pres. Plan No. 1372.

5TH AV, 576-80, s w cor 47th st, erect fireproof mezzanine story, terra cotta block partitions, new doors, reinforced concrete floor and steel beams, 2 new mullion show windows to 11-sty fireproof jewelry store; cost, $30,000; owner, W. W. Fuller 1023 5th av; architects, Hazzard & Erskine, 437 5th av. Plan No. 1370.

6TH AV, 376-82, n e cor 23d st, construct new vault for fiims (12-in. terra cotta blocks and steel beams), terra cotta partitions, metal covered doors, trim, etc., to 19-sty fireproof stores and lofts; cost, $1,000; owner, Trustees Masonic Hall & Asylum Fund, 46 West 24th st, Geo. J. Jackson, Pres., 40 Park Row; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 1367.

6TH AV, 37-39, gravity tank, pressure tank, steel supports, fireproof pent house to 12-sty brick factory lofts; cost, $2,400; owner, Tuscany Realty Co., 463 East 142d st; architect, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 1383.

9TH AV, 734, e s, 66 s 50th st, remove w. c.'s, partitions, new stud and plaster partitions, toilet rooms and w. c. compartments, sink and wash trays and terra cotta block partitions to 4-sty brick tenement; cost, $1,500; owner, Elizabeth M. Phillip, 123 West 96th st; architects, Fred Horenburger & Phillip Bardes, 122 Bowery. Plan No. 1397.

Bronx.

BURKE ST, s w cor Ollnville av, move 2-sty frame dwelling; cost, $800; owner, Mary McGarry, 660 Burke st; architect, Wm. E. Pringle, 795 East 175th st. Plan No. 253.

155TH ST, 388, new bath rooms to 3-sty frame tenement; cost, $300; owner, Elizabeth Wilhelm, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 240.

198TH ST, n s, 67.99 w Webster av, new show windows to 2-sty brick store and dwelling; cost, $500; owner, Samuel Meehan, 2775 Webster av; architect, Chas. M. Straub, 147 4th av. Plan No. 248.

240TH ST, 563, move 2½-sty frame dwelling; cost, $500; owner, Mary B. Herbert, 2398 Tiebout av; architect, C. H. Schumann, 280 Broadway. Plan No. 252.

BATHGATE AV, 1600, 2-sty brick extension, 16.8x7.1, to 2-sty frame dwelling; cost, $800; owner, Gustavus Gick, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 246.

OLINVILLE AV, e s, 187.6 n Magenta st, move 2½-sty frame dwelling; cost, $300; owner, Herman Von der Heyde, 3563 White Plains av; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 247.

COLLEGE AV, 1354, new piers and fireproofing to 2-sty frame dwelling and garage; cost, $500; owner, Thos. L. Byrnes, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 241.

COLLEGE AV, 1356, new piers, new fireproofing to 2-sty frame dwelling and garage; cost, $500; owner, Thos. J. Corcoran, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 242.

DALY AV, s e cor 181st st, 1-sty brick extension, 25x50, to 2-sty frame store and dwelling; cost, $1,800; owner, Henry Harmes, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 249.

INDEPENDENCE AV, w s, 240 n 256th st, 3-sty stone extension, 30x69.2, to 2½-sty stone convent; cost, $15,000; owners, Sisters of the Visitation, on premises; architects, Duff & Frondhoff, 407 West 14th st. Plan No. 251.

ST. ANN'S AV, 742, new beams, new columns to 5-sty hall, stores and meeting rooms; cost, $500; owners, Ebling Brewing Co., 760 St. Ann's av; architect, Wm. Koppe, 830 Westchester av. Plan No. 244.

SOUTHERN BOULEVARD, 1345, new oven to 5-sty brick store and tenement; cost, $250; owner, Lederer Const. Co., Norman Lederer, 1341 Southern boulevard, Pres. and architect. Plan No. 243.

UNION AV, s w cor 151st st, 1-sty brick extension, 30x25, to 3-sty brick stores and dwelling; cost, $3,500; owner, Amelia Rosenberg, 699 Union av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 245.

WESTCHESTER AV, s w cor 160th st, new toilet, new partitions to 2-sty brick stores and loft; cost, $500; owner, W. Burland, 827 Westchester av; architect, Wm. Koppe, 830 Westchester av. Plan No. 250.

Brooklyn.

ADAMS ST, w s, 75 s Myrtle av, interior alterations to 3-sty theatre; cost, $350; owner, Traub Schoenbar Amusement Co., on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 4399.

ASHFORD ST, w s, 250 n Atlantic av, interior alterations to 2-sty dwelling; cost, $200; owner, Fred C. Webb, 139 Hinsdale st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4240.

BATTERY PL, e s, 150 n 90th st, move 2-sty dwelling; cost, $300; owner, Wilhemina Plenkus, 9 Battery pl; architect, Emanuel Kaiser, 557 West Broadway, Manhattan. Plan No. 4347.

CONGRESS ST, s w cor Henry st, exterior alterations to 5-sty hospital; cost, $2,000; owner, St. Peter's Hospital, on premises; architect, Gibbons Co., 18 Columbia st. Plan No. 4249.

DEAN ST, n e cor Sackman st, interior alterations to 3-sty dwelling; cost, $400; owner, Marco Troise, 148 Sackman st; architects, Cannello & Gallo, 60 Graham av. Plan No. 4378.

DEGRAW ST, n s, 15 e Van Brunt st, extension to 2-sty dwelling; cost, $500; owner, Assunta Imperato, 50 Degraw st; architect, Freeman P. Imperator, 356 Fulton st. Plan No. 4254.

EVERGREEN PL, n s, 50 w New Jersey av, interior alterations to 2-sty dwelling; cost, $500; owner, Hy. Koebrick, 16 Evergreen pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4309.

FULTON ST, s w cor Hoyt st, store front to 4-sty store; cost, $1,500; owner, Julius Brody, 17 Manhattan av; architect, Arthur T. Remick, 719 Atlantic av. Plan No. 4350.

GRAND ST, n e cor Roebling st, interior alterations to 2-sty factory; cost, $7,000; owner, John D Schull — St. Mark's av; architect, E. J. Messinger, 394 Graham av. Plan No. 4344.

HERKIMER ST, s s, 100 e Utica av, extension to 2-sty dwelling; cost, $3,000; owner, Mary J. Smith, on premises; architect, Charles Infanger, 2634 Atlantic av. Plan No. 4308.

HOPKINS ST, s s, 80 w Throop av, interior alterations to 3-sty factory; cost, $760; owner, Wolgemuth Paper Co., 194 Hopkins st; architect, R. J. Mansfield, 135 William st, Manhattan. Plan No. 4320.

KENT ST, s s, 229 e Franklin st, interior alterations to 3-sty tenement; cost, $150; owner, Henry Leibowitz, 108 Kent st; architect, Max Hirsch, 391 Fulton st. Plan No. 4306.

McDOUGALL ST, n s, 20 w Saratoga av, interior alterations to 1-sty garage; cost, $350; owner, Harry Heinrichs, 224 Saratoga av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4112.

MALBONE ST, s s, 167.8 e Brooklyn av, move 2-sty dwelling; cost, $700; owner, Mary De Santo, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4353.

MALBONE ST, s s, 200 e Brooklyn av, move 1-sty dwelling; cost, $200; owner, Louis Trezza, 531 Malbone st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4351.

MALBONE ST, n s, 198 e Brooklyn av, move 1-sty dwelling; cost, $1,100; owner, Louis Trezza, 531 Malbone st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4354.

MALBONE ST, s s, 280 e Brooklyn av, move two 1-sty dwellings; cost, $400; owner, Vincenzo Ponzio, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4352.

NOLL ST, n s, 90 e Bushwick av, interior alterations to 2-sty garage; cost, $500; owners, Obermeyer & Leibman, Noll and Bremen sts; architects, Fredk. Wunder & Son, 957 Broadway. Plan No. 4294.

SCHERMERHORN ST, s s, 50 e 3d av, interior alterations to 7-sty Y. W. C. A.; cost, $700; owner, Y. W. C. A., 820 St. Marks av; architect, Walter McDougal, 34 Lenox rd. Plan No. 4358.

SMITH ST, s e cor Wyckoff st, interior alterations to 6-sty store; cost, $200; owner, Jos. Kurtz & Son, on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 4382.

TEN EYCK ST, s s, 150 e Union av, extension to 3-sty dwelling; cost, $1,000; owner, Nathan Rodney, 49 2d st; architect, Otto Reissmann, 147 4th av, Manhattan. Plan No. 4250.

WITHERS ST, w s, 100 e Lorimer st, interior alterations to 1-sty stable; cost, $250; owner, Julia Gurilli, on premises; architect, C. Bauer, 185 Manhattan av. Plan No. 4331.

14TH ST, s s, 122.10 e 6th av, extension to 1-sty club; cost, $500; owner, St. Stanislaus Church, 289 15th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 4361.

65TH ST, s s, 250 w 6th av, move 2-sty dwelling; cost, $700; owner, Peter Bellizzi, 560 65th st; architect, H. D. Brown, 357 Winthrop st. Plan No. 4253.

ATLANTIC AV, n s, 67 e Prescott pl, extension to 2-sty dwelling; cost, $300; owner, Angeline De Beaix, on premises; architect, H. E. Funk, 1008 Gates av. Plan No. 4328.

BROADWAY, s s, 170 w Saratoga av, extension to 4-sty theatre; cost, $15,000; owner, Rachel Kravepf, 1538 Union st; architect, F. W. Elsenla, 147 Remsen st. Plan No. 4369.

DE KALB AV, n e cor Grand av, interior alterations to 1-sty boiler house; cost, $400; owners, T. F. & J. B. Cousins, on premises; architect, Chas. H. May, 850 DeKalb av. Plan No. 4238.

EVERGREEN AV, n s, 40 w Putnam av, move 3-sty dwelling; cost, $800; owner, Albert Lamb, on premises; architect, Hy Holder, 242 Franklin av. Plan No. 4362.

KNICKERBOCKER AV, n e cor Thames st, extension to 3-sty store and tenement; cost, $850; owner, Michael Lerrison, on premises; architect, Lew Keon, 27 Graham av. Plan No. 4376.

LIVONIA AV, s s, 80 w Powell st, exterior alterations to 3-sty tenement; cost, $600; owner, Chas. Kuzinitz, 167 Sumner av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4380.

NEW JERSEY AV, n w cor Pitkin av, interior alterations to 3-sty store and dwelling; cost, $300; owner, Louis Jakobson, 115 Broadway, Manhattan; architect, E. Dennis, 241 Schenck av. Plan No. 4265.

IRVING AV, s w cor Jefferson av, extension to 3-sty dwelling; cost, $1,000; owner, Henry Hellweg, 2901 8th av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4274.

JOHNSON AV, n s, 75 e Union av, interior alterations to 3-sty brick store and tenement; cost, $175; owner, Mrs. Annie Greenberg, on premises; architect, Lew Koen, 27 Graham av. Plan No. 4282.

MONTAUK AV, s e cor Atlantic av, exterior alterations to 1-sty storage; cost, $1,000; owner, Crew Levick & Co., on premises; architect, Atking Eng. Co., 824 Belmont av. Plan No. 4345.

NEW LOTS AV, n s, 80 w Christopher av, extension to 2-sty dwelling; cost, $250; owner, Tilly Hoos, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4278.

NORMAN AV, n w cor Jewel st, interior alterations to 3-sty dwelling; cost, $200; owner, Wm. Vogel, on premises; architect, C. Bauer, 185 Manhattan av. Plan No. 4332.

PITKIN AV, n w cor Hopkinson av, plumbing to 3-sty store and dwelling; cost, $400; owner, Rose Mandelbaum, 329 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4268.

PROSPECT AV, s w cor. 7th av, extension to 3-sty dwelling; cost, $1,000; owner, Jas. McBride, 415 Ocean parkway; architect, Jos. Hartung, 548 2d st. Plan No. 4418.

ST. MARKS AV, n s, 120 e Howard av, extension to 3-sty tenement; cost, $750; owner, Rose Jaraston, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4370.

THROOP AV, s w cor Ellory st, interior alterations to 3-sty tenement; cost, $350; owner, Philip Shapansky, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 4379.

3D AV, e s, 74.10 n 20th st, interior alterations to 3-sty theatre and dwelling; cost, $450; owner, Isaac Fries, 677 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 4398.

6TH AV, n w cor 12th st, exterior alterations to 4-sty store and dwelling; cost, $300; owner, H. A. Sibbert, 233 Water st, Manhattan; architect, Wm. A. Kenny, 420 West 259th st, Bronx. Plan No. 4288.

Queens.

ARVERNE.—Lincoln av, n e cor North av, 1-sty frame extension over present ext. on rear dwelling, tin roof; cost, $300; owner, Wm. Scheer, 1 Cedar av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan No. 1403.

ARVERNE.—Cedar av, w s, 40 n R. R. 1-sty frame extension, 19x12, rear garage; cost, $500; owner, Wm. Scheer, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1402.

BROOKLYN HILLS.—Park av, install new elevator in factory; cost, $2,500; owner, Wm. Demuth Co., premises. Plan No. 1409.

BROOKLYN HILLS.—Maple st, s s, 270 e Freedom av, plumbing to dwelling; cost, $50; owner, C. Herschberg, premises; 1404-1405, two houses; cost, $100.

BROOKLYN HILLS.—Linden st, s s, 125 w Freedom av, plumbing to dwelling; cost, $50; owner, B. Wicke, premises. Plan No. 1362.

BROOKLYN HILLS.—Linden st, s s, 140 w Freedom av, plumbing to dwelling; cost, $50; owner, M. Miller, premises. Plan No. 1363.

CORONA.—Jackson av, n e cor 43d st, plumbing to dwelling; cost, $250; owner, H. Zimmerman, premises. Plan No. 1393.

EAST ELMHURST.—Ditmars av, s s, 200 e Grand st, plumbing to dwelling; cost, $75; owner, A. Scheller, premises. Plan No. 1356.

EAST ELMHURST.—Ditmars av, n s, 180 e Lynn av, plumbing to dwelling; cost, $50; owner, C. M. Daly, on premises. Plan No. 1376.

EAST ELMHURST.—Ditmars av, n s, 165 w Grand av, plumbing to dwelling; cost, $50; owner, H. Vaeck, on premises. Plan No. 1375.

ELMHURST.—Trotting Course lane, n w cor Wooley av, erect new veranda on dwelling; cost, $200; owner, Carl Herzele, premises. Plan No. 1364.

FLUSHING.—Myrtle av, 64, new foundation to dwelling; cost, $300; owner, Maria J. Sullivan, 800 Broadway, Flushing. Plan No. 1358.

FLUSHING.—Myrtle av, 66, new foundation to dwelling; cost, $300; owner, Maria J. Sullivan, premises. Plan No. 1357.

FLUSHING.—Farrington st, e s, 200 s Bayside av, concrete foundation to dwelling; cost, $500; owner, P. Curetti, on premises. Plan No. 1373.

FLUSHING.—Farrington st, e s, 225 s Bayside av, new concrete foundation to dwelling; cost, $500; owner, Thos. E. Lee, on premises. Plan No. 1372.

FLUSHING.—16th st, s s, 100 w Delaware st, plumbing to dwelling; cost, $60; owner, M. Waller, on premises. Plan No. 1377.

FLUSHING.—16th st, s s, 20 w Delaware st, plumbing to dwelling; cost, $60; owner, M. Waller, Flushing. Plan No. 1378.

FLUSHING.—Hillside av, s s, 175 w Jamaica av, plumbing to dwelling; cost, $50; owner, Mrs. A. L. McLaughlin, on premises. Plan No. 1370.

FLUSHING.—Birch st, s s, 60 w Murray st, plumbing to dwelling; cost, $90; owner, M. Porkress, premises. Plan No. 1394.

JAMAICA.—Atlantic st, n w cor Brown av, 2-sty frame extension, 10x12, side, dwelling, slag roof; cost, $150; owner, Domenico Mazzia, premises. Plan No. 1396.

JAMAICA.—Jerome av, e s, 50 n Greenwood av, interior alterations to provide for store; cost, $300; owner, Ab. Cohn, premises. Plan No. 1360.

L. I. CITY.—Ridge st, s e cor Hopkins av, 1-sty frame extension, 7x6, rear dwelling, tin roof, new plumbing; cost, $400; owner, F. Placcello, premises. Plan No. 1394.

L. I. CITY.—Sherman st, 372, interior alterations to dwelling to provide water closet compartments; cost, $300; owner, E. Hunter, 95 Camelia st, L. I. City. Plan No. 1355.

L. I. CITY.—Payntar av, 93, install oil separator in garage; cost, $300; owners, Sasc Bros., premises. Plan No. 1346.

L. I. CITY.—Jamaica av, n w cor 1st av, 1-sty brick extension, 17x7, rear garage, tin roof; cost, $150; owner, H. A. Asendorf, 317 Jamaica av, L. I. City. Plan No. 1344.

L. I. CITY.—Beebe av, s e cor William st, install new elevator factory; cost, $1,300; owner, American Clip Co., premises. Plan No. 1365.

L. I. CITY.—Jackson av, s e cor Honeywell st, plumbing to factory; cost, $100; owner, Goodyear Tire Co., premises. Plan No. 1368.

L. I. CITY.—5th st, n s, 150 e Vernon av, interior alterations to court room; cost, $50; City of N. Y., Lessee, premises. Plan No. 1395.

L. I. CITY.—Court st, e s, 75 n Ridge st, plumbing to dwelling; cost, $150; owner, E. Luckings, premises. Plan No. 1401.

L. I. CITY.—Jamaica av, 58, interior alterations to shop; cost, $200; owner, Fred Deronie, premises. Plan No. 1407.

MASPETH.—Beatrice pl, 16, new stone foundation to dwelling; cost, $300; owner, S. Rhodes, on premises. Plan No. 1371.

MORRIS PARK.—Jefferson av, n e cor Chichester av, 1-sty frame extension, 16x10, front store and dwelling, tin roof; cost, $300; owner, Wm. H. Crehan, 3303 Chichester av, Morris Park; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 1374.

MORRIS PARK.—Brigs av, e s, 150 s Jerome av, plumbing to dwelling; cost, $50; owner, H. Hughes, premises. Plan No. 1361.

OZONE PARK.—Washington av, w s, 300 n Broadway, plumbing to dwelling; cost, $50; owner, A. Marshman, premises. Plan No. 1349.

RICHMOND HILL.—Church st, w s, 235 s Ashland st, plumbing to dwelling; cost, $50; owner, Joel Fowler, premises. Plan No. 1350.

RICHMOND HILL.—Rockaway rd, s w cor Napier av, plumbing to dwelling; cost, $50; owner, H. Giesem, premises. Plan No. 1352.

RICHMOND HILL.—Chestnut st, 28, plumbing to dwelling; cost, $50; owner, P. W. Hartwig, premises. Plan No. 1353.

RICHMOND HILL.—Lefferts av, w s, 370 s Jamaica av, plumbing to dwelling; cost, $100; owner, M. Ronkin, premises. Plan No. 1347.

RICHMOND HILL.—Jefferson st, 672, plumbing to dwelling; cost, $50; owner, Dr. Backer, on premises. Plan No. 1380.

RICHMOND HILL.—Circle; Lulu av, s s, 84 e Chestnut st, 1½-sty frame dwelling, 14x20, side, dwelling, tin roof; cost, $200; owner, H. Brunner, Lulu av, Richmond Hill Circle. Plan No. 1408.

RICHMOND HILL.—Lefferts av, e s, 100 s Chichester av, plumbing to dwelling; cost, $50; owner, L. Graf, premises. Plan No. 1406.

ROCKAWAY BEACH.—Boulevard, n s, 135 e Neptune av, 1-sty room frame ext., 33x60, rear moving picture theatre, slag roof, interior alterations; cost, $2,000; owner, T. A. Preistly, 302 Washington av, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan No. 1400.

ROCKAWAY BEACH.—Thomas st, s s, 850 w Eldert av, gas piping to dwelling; cost, $60; owner, Wm. Egdorff, premises. Plan No. 1345.

ROCKAWAY BEACH.—South Eldert av, 13, plumbing to dwelling; cost, $75; owner, J. Smith, premises. Plan No. 1367.

WOODHAVEN.—Jamaica av, s s, 142 w Yarmouth st, 1-sty brick extension, 20x115, side garage, slag roof; cost, $3,500; owner, Frank J. Geehan, 1166 Jamaica av, Richmond Hill; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 1348.

WOODHAVEN.—Jamaica av, s e cor Diamond st, 1-sty frame extension, 9x14, rear of dwelling, tin roof, new plumbing; cost, $300; owner, Thos. Napiee, on premises. Plan No. 1379.

Richmond.

BAYVIEW PL, w s, 40 s Neptune st, New Dorp Beach, alterations to frame bungalow; cost, $50; owner, L. Seillier, New Dorp Beach; builder, H. Schmidiger, 155 West 106th st. Plan No. 281.

BROADWAY, s s, 50 e Fisher av, Tottenville, alterations to frame dwelling; cost, $300; owner, Sam Safran, Tottenville; builders, Depuy & Jensen, 249 Fisher av, Tottenville. Plan No. 282.

RICHMOND AV, e s, 100 s Castleton av, Port Richmond, alterations to frame garage; cost, $50; owner, Mrs. Daley, Richmond av; builder, John H. Lee, 128 Decker av, Port Richmond. Plan No. 279.

ST. MARY AV, s s, 514 w N. Y. av, Rosebank, alterations to frame dwelling; cost, $250; owner, Mrs. Boera, 73 Simonson av, Stapleton; architect, Otto Loffler; builder, Jas. Thompson, Home av, Rosebank. Plan No. 280.

VANDERBILT AV, w s, 200 s New Dorp lane, New Dorp, alterations to frame saloon and dwelling; cost, $480; owner, A. Voarina, New Dorp; builder, A. Mathon, Grant City. Plan No. 278.

CEDAR GROVE BEACH, alterations to frame bungalow; cost, $85; owner, Percy F. Lough, Cedar Grove Beach; builder, Geo. Heinaman, 11 Hudson st, Stapleton. Plan No. 283.

PERSONAL AND TRADE NOTES.

J. LEHMAN, plumbing contractor, 679 Sutter ave., Brooklyn, has opened a branch office at 2830 Fulton st.

JOHN K. GULDE, plumbing contractor, has succeeded the firm of Schiff-Gulde & Co., at 106 West 135th st.

GREENWALD & POLLACK, general contractors, have moved their offices from 505 Fifth av to 30 East 42nd st.

BETHUNE & FUCHS, architects, have moved their offices from 215 Franklin st., to room 302, Curtice Building, Buffalo, N. Y.

CHARLES W. STEWART, architect, has opened offices for the practice of his profession in the Davenport Building, Greenfield, Mass.

HENRY STRUBLE CUT STONE CO., Bedford, Ind. and Chicago, Ill., has opened a New York office at 15 East 40th st., in charge of Ernest H. Ruehe.

PHOENIX METALLIC TILE CO., INC., has moved its offices and factory from 435 Atlantic av, to larger quarters at 193 Pearl st, Brooklyn.

WALTER F. BARKER, contracting engineer, for several years connected with A. E. Norton, Inc., is now associated with the Hedden Iron Construction Co., 30 Church st.

ECLIPSE FIREPROOF SASH & DOOR CO. has started in business at 273-77 Russell st, Brooklyn, and will manufacture a complete line of metal sash, doors and trim.

SAMUEL L. GREASON was recently made president of the Greason Mfg. Co., 106-108 West 99th st., manufacturers of galvanized and white porcelain enameled steel wash try covers.

GENERAL VICTORIANO HUERTA, former Mexican dictator, has rented offices at 61 Broadway, where he will practice as a civil engineer. General Huerta is now living at Forest Hills, L. I.

GUY L. NOBLE has severed his connection with the firm of Taber, Baxter & Noble, architects and engineers, and has opened an office for the independent practice of his profession in the Gurney Building, South Salina st, Syracuse, N. Y.

CHARLES S. BILYEU, formerly New York representative of Colby & Christie, inspecting engineers, Philadelphia, has resigned to become manager of the inspection business of Hildreth & Co., consulting and inspecting engineers, 15 Broad st, Manhattan.

PAUL LINDHOLM, engineer of highways, Copenhagen, Denmark, has been awarded the traveling fellowship of the American Scandinavian Foundation for 1915-1916. He will devote the year to graduate work in highway engineering at Columbia University.

WILLIAM E. LEHMAN, a prominent architect of Newark, N. J., has purchased the Anchorage, a fifty-five acre estate at Saugerties, N. Y. The estate is already improved with a fine colonial house and modern outbuildings. Mr. Lehman will occupy the Anchorage as his country residence.

MICHAEL TUZIK, employed by Jansen & Brooks, architects, Perth Amboy, N. J., has successfully passed the examinations before the State Board of Architects at Trenton and has been admitted to practice as an architect in the State. Mr. Tuzik has just passed his twenty-first birthday.

BERNARD H. EIDEL, manufacturers' representative, specializing in safety fire appliances, panic exit door bolts, fire extinguishers and shutter hardware, has moved his offices and showroom from 374 Hudson st, to 445 Canal st. Mr. Eidel has for many years been identified with the builders' fine hardware line.

LEWIS F. PILCHER, state architect, with his secretary, Harold J. Hichman, and W. A. Orr, secretary to the Governor, recently spent two days at Clinton prison, making a thorough investigation of the institution. Charles S. Hervey, Deputy Comptroller of the City of New York, and Charles Urkman, of Bellevue Hospital, accompanied the party.

HENRY WELLES DURHAM, recently Chief Engineer of Highways of the Borough of Manhattan, and formerly Resident Engineer of Panama municipal improvements and of the Cape Cod Canal, has become associated with Percival Robert Moses, electrical and mechanical engineer, 366 Fifth avenue, where he will engage in municipal engineering work.

MISS ELSIE DE WOLFE, interior decorator, celebrated the opening of her new studio at 2 West 47th st., Tuesday afternoon, June 15, with a tea, for which 150 invitations were sent out. Her new quarters occupy two floors, the rooms being decorated in the styles of various historical periods. Miss de Wolfe received in the William and Mary Room, assisted by Mrs. Lydig Hoyt, Miss Anne Morgan and Miss Elizabeth Marbury.

AUGUST P. WINDOLPH, of the firm of Werner & Windolph, architects, 27 West 33 st, Charles Mosher, a contractor of Buffalo, and Henry C. Allen, a civil engineer of Syracuse, have been named as auditors to go over the work on the reconstruction of the west wing of the Capitol at Albany and adjust the claims that have been submitted. The percentage contract of Callanen & Prescott was rescinded recently, and the work has since been going on, claims having been presented for this work.

OBITUARY

GABRIEL LLOYD, a building contractor at 477 West 150th st, died at his home, 400 West 151st st, Friday, June 11. He was born in Wales forty-six years ago and had been a resident of this city for twenty-seven years. He is survived by his widow and three children.

JOHN N. FALKINBURG, a prominent building contractor in Queens county, died of dropsy at his home, 1112 Dean St., Brooklyn, Wednesday, June 9. Mr. Falkinburg, as a speculative builder, had a great part in the development of Elmhurst, Ingleside and Broadway-Flushing. He was born at New Castle, Pa., fifty-seven years ago and during his business career worked in various parts of the country, finally settling in Brooklyn. He is survived by his widow, four sons and a daughter.

DOUGLAS H. THOMAS, JR., an architect and the son of Douglas H. Thomas, president of the Merchants' National Bank of Baltimore, Md., was found dead on Friday, June 11, under his automobile, on a country road. The steering gear was broken and had been driven into his body. Mr. Thomas had attended a wedding shortly before, at midnight, leaving the Maryland Club in his car alone. He was a member of the firm of Parker, Thomas & Rice, architects, of Boston and Baltimore.

CHARLES E. CHINNOCK, inventor of electrical appliances, who was formerly associated with Mr. Thomas A. Edison, died of a complication of diseases at his home, 157 Sixth av, Brooklyn, Friday, June 11. He was seventy years old. Mr. Chinnock began his career as a telegraph operator. In the early days of telephone experiments he became acquainted with Mr. Edison, who appointed him superintendent of the first central station of the New York Edison Company. Later he was appointed vice-president and general manager of the Edison United Manufacturing Company of New York, and helped to found the Edison Electric Illuminating Company of Brooklyn. As chief electrician of the Metropolitan Telephone Company, the predecessor of the New York Telephone Company, Mr. Chinnock suggested many improvements in the science of telephoning, made several noteworthy inventions facilitating the transmission of messages over the telephone. He patented an automatic electric transmitter for teaching telegraphy which was bought up by the United States government, and a method of suspending aerial cables which has been adopted by telephone and telegraph companies throughout the country. Mr. Chinnock is survived by his widow, one son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its eighteenth annual meeting and convention at Atlantic City, N. J., June 22-26. The headquarters will be at the Hotel Traymore.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

TRADE LITERATURE

RELIANCE FIREPROOF DOOR COMPANY, West and Milton streets, Brooklyn, has distributed an attractive catalog showing the latest designs and applications of fire resisting doors for all sorts of buildings. Notable among the illustrations is a department listing all the moulding faces which is a great help to architects. There are also shown working drawings of the standard kalamein covered doors as approved by the National Board of Underwriters.

The catalogue contains, in addition to the listing of doors, the widely used Reliance locks including the new gravity lock, in this lock the same pull releases the lock and opens the door leaving no projections beyond the edge of the door. There are a number of building of recent construction shown in the book which indicate the class of structures the Reliance doors and equipments have been installed in.

BUILDING MATERIALS AND SUPPLIES

BARGAIN WEEK FOR DEALERS MOVES MATERIAL TIED UP BY INCLEMENT WEATHER—FIRMER QUOTATIONS FOLLOW

More Details About Hagar Company—
Linseed Oil Lower—Cement Stiffens

PRACTICALLY the entire building material list was shaded this week by distributors to induce heavier purchases before the close of the first half of the year by retailers. Actual quotations were kept high, however, with the exception of common brick, which eased off about twenty-five cents a thousand at the Hudson River wholesale distributing station, and linseed oil. In some cases wholesale quotations were actually higher than in the preceding week, notably in Portland cement and structural steel, showing that the condition of the supply market is rapidly reaching a stage where prices will have to be at a better level than they have been.

One important cement company advanced its price ten cents a barrel, making its quotation $1.43, along side of dock, N. Y. This lead was not followed by other big companies, but there was a marked reduction in the amount of shading being done by smaller companies.

One important railroad running out of the Lehigh district to New York reported a heavier business in cement shipments during the month of May than at any time in its history. Kiln capacity now employed is near the 87 per cent. mark with more kilns to be blown in between now and August first. The $1.43 mill price for Portland cement is now within 6 cents of that prevailing before the price war began in January and by September first there are predictions being made that the price will be nearer a dollar a barrel, mill, or about $1.65 cents, along side of dock, N. Y. This may account for the stiffness in present prices and the heavy shipments reported by railroad companies.

In the lumber department hemlock has eased off a little. On the other hand yellow pine has shown some slight tendency to improve. The range of prices for Eastern spruce are considerably higher than they were a year ago, but in all kinds of spruce the present market price is based very largely upon the amount of offerings made to the wholesale distributors here. Heavy shipments coming in from the Pacific coast of fir have sagged the price level of shingles and lath. Despite these higher quotations in the June-July lumber list the price situation in some lines is very unsatisfactory to the wholesaler, quotations having a difference of $1 to $5. This is due to the fact that buying on the part of the retailers is still confined very largely to actual requirements, indicating that construction work in the suburbs is still sluggish.

On the other hand, the reports from the fireproof terra cotta companies supplying the metropolitan district are to the effect that they are doing a bigger business in the suburbs than they are in the cities this year. Prices have stiffened, although there has been no actual change in lists except for purchases of large quantities, when advantageous concessions can be secured.

Common brick from the Hudson district can be bought at present at prices ranging from $5.75 to $6.25, New York dock. This drop was made merely to move some of the run of kiln brick that has been hanging over for a week or more owing to unsettled weather. The price is expected to rebound by the middle of next week.

Linseed oil, largely controlling the price of paints and varnishes, has receded. Quotations lack strength even at 64 and 65 cents. At the first of the month quotations were four cents higher. Black refined mineral lubricants run at about 13 and 13½ and are steady at that level.

Brass was the first to reach the thirty-cent level predicted at the time Italy entered the lists in Europe. Quotations for sheet brass this week reached thirty cents for large lots and copper went up another cent to 25½ cents, and was very firm. July spelter is held at 20¾ cents, which indicates a further stiffness in galvanized materials, such as rain gutter leaders, nails, screening and concrete reinforcement. Lead at New York was selling at 6.50 cents a pound. Store prices for structural steel is 1.85 and 1.90c and is steady. Manila rope is firmer and so is galvanized and copper wire rope.

Plan filings in the five boroughs for the week just closed, follow: In the corresponding week last year 281 new building plans were filed with an estimated value of $3,254,460.

	Week ending June 4		June 11	
	No.	Value	No.	Value
Manhattan	8	$342,000	6	$180,000
Bronx	27	600,750	6	48,200
Brooklyn	127	1,267,275	107	611,900
Queens	96	320,095	99	458,240
Richmond	53	45,666	26	26,065
Totals	311	$2,575,786	244	$1,324,405

PORTLAND CEMENT.

Personel of Hagar Company Is Announced —Prices Up 10 Cents.

EDWARD M. HAGAR, President of the Hagar Portland Cement Company, announced this week the names of the officers and their duties of the new company, the incorporation of which was officially announced exclusively in the Record and Guide last week. They follow:

Edward M. Hagar, president; Morris Metcalf, vice-president; R. H. Rader, vice-president and sales manager; Gordon Wilson, secretary and in charge of cost accounting; Leonard Wesson, assistant to the president in operation and construction; J. P. Beck, assistant to the president in extension work; C. W. Lyon, engineer of economies and J. H. Barbazette, superintendent of construction. Pending the election of a permanent treasurer, the office will be filled by Gordon Wilson. The general offices of the company are located at 208 South LaSalle street, Chicago.

The local Portland cement situation is much firmer. One company to the Record and Guide's knowledge is quoting cement for local delivery ten cents above the present rate, or $1.43 along side of dock even in large quantities. There is no company now selling Portland cement below $1.32 except on back orders.

Portland cement will be 90 cents mill before September 1. It is being sold here at 74 cents, mill, and at the ten cent advance now quoted the price is already within six cents of the mill base figure ruling prior to the recent price cutting war.

A slight slump in movement is expected between July 1 and 7, but railroad shipments out of the Lehigh district in June now promise to be the greatest of any month in a year, or about 15 per cent greater than in June of last year. One railroad is authority for the statement that cement moving over its lines during May was greatest in volume in its history.

LUMBER.

Moderate Price Changes in Only a Few Lines—Hemlock Cheaper.

MODERATE changes are reported in only a few lines of the lumber market this month, according to the official list just issued.

"The building situation continues to show some improvement," says the Lumber Trade Journal. "There is a better tone to factory supply business, which is one of the most profitable lines. Hemlock has eased off. Yellow pine is stronger. Eastern spruce is higher than a year ago, but the market sags according to demand in all spruce lines."

There is a reactionary movement in the requirements for heavy subway shoring and surface planking because some of the lines in the lower sections of the city have been completed and permanent paving has replaced the shoring which has been purchased by other contractors for use elsewhere. Surface planking, however, is in good demand.

Building grades are not being taken up liberally by dealers. Hand to mouth purchases are the rule rather than the exception, and in consequence prices have fallen away a little. This would seem to indicate a retarded building movement in speculative construction outside of the larger centers.

BUILDING METALS.

Sheet Brass First to Reach 30-Cent Level —Copper Close Second.

SHARP changes occurred in some of the building metal departments this week. Sheet brass was the first of the equipment metals to reach the thirty-cent level predicted by this department of the Record and Guide the week that Italy entered the ranks of the Allies abroad. Sheet copper is a close second, having been quoted this week at 25½ cents spot. July quotations have been reported as high as 28 cents. Spelter, governing galvanized iron lathing, reinforcement, wire, cables and lath, is also firming and lead was up as high as 6.25c. at the close of the week.

COMMON BRICK.

Good Brick Brings Steady Prices—Weather Hampers Construction.

EATHER conditions alone were responsible for the slight recession in the common brick market this week. While quotations for run-of-kiln brick dropped down to $5.75 and $6.25 there was no change in the $6.50 level reported for high grade, hard burned Hudson common brick, Raritan common brick held rigidly to its $5.25 and $6.50 level.

Varying statements come to the city from the manufacturing plants up the river regarding the quantity of 1914 brick still on hand. There are reasons to believe, however, that 89,000,000 common brick have moved out in the last five weeks from the Hudson district. If there were 215,000,000 common brick in sheds on May 15 there should be left in sheds 126,000,000 common brick on hand now. This is not an oversupply large enough to weaken the market. In fact, there have been many seasons when the surplus brick on hand at the beginning of a season was considerably in excess of that figure without disturbing New York prices. If this is the correct amount of brick available, it means that there will be made in the Hudson river district this year about 700,000,000 brick, or about 69 per cent. of a normal output.

New brick has been coming into the market and is having the preference in sales and practically all the 126,000,000 brick still in sheds is old brick. What sales are reported below $6 are last year's hold over run-of-kiln brick. The normal market at the close of the week was $6 to $6.25.

On Monday some of the Haverstraw manufacturers expect to operate their big pits, thereby increasing their capacity per machine between 2,000 and 3,000 common brick a day. There was some objection reported among the laborers, who have threatened trouble, and for this account sales received considerable impetus late in the week. Unless the strike spreads to Newburgh and Kingston there is little danger of the strike having material effect upon the supply here in the New York market. There is sufficient brick in sheds above Haverstraw to take care of this market's needs under the present demand. Should there come a stretch of good building weather there might be a tightness in the market, but the supply would be adequate.

Official transactions for Hudson River brick covering the week ending Thursday, June 17, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over, Friday A. M., June 11—41.

	Arrived.	Sold.
Friday, June 11	5	3
Saturday, June 12	6	7
Monday, June 14	8	6
Tuesday, June 15	0	5
Wednesday, June 16	10	18
Thursday, June 17	10	22
Total	39	61

Reported en route, Friday, June 18—10.

Condition of market, firm. Prices: Hudsons, $6 to $6.50; Raritans, 6.25 and —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7.00 and $7.25 (yard). Cargoes left over Friday A. M., June 18—19.

1914.

Left over Friday, A. M., June 12—30.

	Arrived.	Sold.
Friday, June 12	6	14
Saturday, June 13	7	5
Monday, June 15	13	10
Tuesday, June 16	5	9
Wednesday, June 17	3	8
Thursday, June 18	6	8
Total	40	54

Condition of market weak. Prices: Hudson, $5.60 to $5.87½; Newark, yard, $7.25 to $7.50, firmer. Left over Friday a. m., June 19—16.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 17, 1915	768
Total No. of bargeloads sold Jan. 1 to June 17, 1915	749
Total No. bargeloads left over June 18, 1915	19
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 18, 1914	629
Total No. bargeloads sold Jan. 1 to June 18, 1914	613
Total No. bargeloads left over June 19, 1914	16

GLASS.

Plate Discounts Higher—Window Demand Slow and Fitful.

PLATE glass manufacturers will enter July with a lower discount on their products, indicating a slight rise in price to consumers, it was said in the trade yesterday. The entrance of Italy into the war has interrupted manufacture in that country and it is now up to American producers to supply the world. The demand is very great for export, although there is a strengthening tone to American consumption. Window glass is without feature in a quiet domestic market, most of the export business going into South America.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 26, 1915

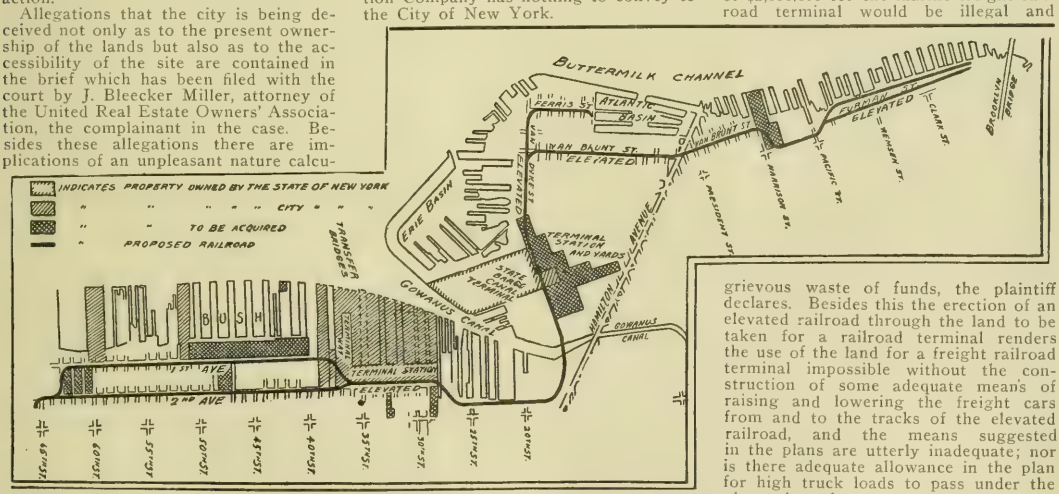
WHO OWNS THE SO. BROOKLYN TERMINAL SITE?

United Real Estate Owners Seeking an Injunction to Restrain the City From Purchasing Land It Already Owns

AN objection on the part of real estate interests has been filed with the Supreme Court against any awards being made in the proceedings instituted by the City of New York to acquire title to lands for a marine freight railroad terminal at South Brooklyn in connection with the proposed marginal road.

An order restraining the commissioners in the condemnation proceedings from taking any further action has been applied for on the ground that the premises are already owned by the City of New York in part and the State of New York in part—and not by the First Construction Company and others, which are spoken of as the "claimants" in the papers of the plaintiff in the action.

Allegations that the city is being deceived not only as to the present ownership of the lands but also as to the accessibility of the site are contained in the brief which has been filed with the court by J. Bleecker Miller, attorney of the United Real Estate Owners' Association, the complainant in the case. Besides these allegations there are implications of an unpleasant nature calculated to make the case a notable one in the history of the city government.



THE SOUTH BROOKLYN WATERFRONT, SHOWING THE LINE OF PROPOSED MARGINAL RAILROAD, THE SITE OF THE PROPOSED TERMINAL STATION AND THE STATE BARGE CANAL TERMINAL.

The lands to which title is sought by the city are in part under water and in part filled in, some is upland and some is covered by wharves. They are situated on Gowanus Bay and bounded by Otsego, Halleck, Sigourney, Columbia, Bay, Court, Clinton and other streets. All the land was originally covered by high water, as can be seen on the Ratzer map and other maps which have been introduced in evidence by the city.

The Chains of Title.

None of the claimants of awards have attempted to prove title out of the State of New York into their grantors, and the chains of title offered in the proceeding cover no more than a period of twenty years, according to the plaintiff's brief, which further alleges that the statutes under which the claimant company alone derive its several easements expressly limit them to building wharves, etc., and therefore they can never acquire a title in fee by adverse possession.

If it be assumed for a moment that the State and City of New York never had a claim or title to the land in question, the deeds from the Beard estate to the dummy of the First Construction Company passed no title to such dummy, as the Beard deed of the land was expressly subject to the control of its use by the State and City of New York and the United States of America.

This Beard deed, says plaintiff's counsel, "transfers the whole title in fee simple absolute to these three beneficiaries as if the deed had been made to them as grantees; consequently the dummy had nothing to convey to the First Construction Company, and the First Construction Company has nothing to convey to the City of New York.

"The Cornbury and Montgomerie charters vested the title in the City of New York to the land between high and low water mark on the Island of Nassau, now Long Island, from Wallabout Bay to the west side of the present Gowanus Canal; the acts of the Legislature under which the claimants of these awards derive whatever rights they may have, expressly recognize and except these rights and titles in the City of New York.

Access Cut Off.

"The Beard deeds into the dummy of the First Construction Company are expressly subject to all covenants of record. The description in the deed, through which the Beard estate claims its rights, refers to maps on record in the Register's office of Kings County showing the Henry street basin as extending northward to Mill Street, the northerly end of the land proposed to be taken for the freight terminal."

Long after the plan for the acquisition of the land was first proposed by Dock Commissioner Calvin Tomkins, the State by condemnation proceedings for a barge canal terminal obtained land to the south, and so situated that, according to the plaintiff it shuts out access to the land the city is seeking for its marginal railroad freight terminal, and makes it inaccessible to railroad barges from across New York Bay, and so defeats the purpose of the city in locating the railroad terminal at this expensive site on the waterfront.

Access by the public to the railroad terminal from the landside will also be cut off by the presence of the barge canal terminal immediately in its rear, as deponent is informed and believes.

Under the circumstances the payment of $2,000,000 for the marine freight railroad terminal would be illegal and grievous waste of funds, the plaintiff declares. Besides this the erection of an elevated railroad through the land to be taken for a railroad terminal renders the use of the land for a freight railroad terminal impossible without the construction of some adequate means of raising and lowering the freight cars from and to the tracks of the elevated railroad, and the means suggested in the plans are utterly inadequate; nor is there adequate allowance in the plan for high truck loads to pass under the elevated road.

No Estimate of Cost.

"Neither is there any estimate of the cost or of the means by which factories along the waterfront could transfer their freight from the surface of the streets to the height of an elevated freight railroad, especially if said elevated railroad were sufficiently high, so as not to interfere with street trucks having high loads. Neither is there any estimate of the cost of consequential damages caused by said freight railroad to residential and mercantile houses, fronting on streets through which the freight railroad passes, or adjacent to the freight railroad in such proximity, so as to be injuriously affected by the noises incidental to the operation of a freight railroad in a city. The proposed elevated freight railroad is an experiment, of the cost of which no adequate estimate has ever been made, and a new venture in railroad construction."

Finally, it is not at all certain, in the plaintiff's opinion, that any railroad company combination is ready and willing to operate the proposed marginal railroad.

SIX YEARS OF CITY PLANNING IN AMERICA

An Economic Remedy For Municipal Waste and Social Misery—Disappearance of the Esthetic Note From Public Works Programs

By FLAVEL SHURTLEFF
Secretary National Conference on City Planning

THE National Conference on City Planning held its first meeting in Washington in May, 1909. From that time to the present day city planning events have come with such rapidity that a general movement to lay out new cities or extend old ones to the best advantage of their population as regards economy, health and beauty, may be said to date from that year; and it is interesting also that in this year the British Parliament passed the Town Planning Act, which started a new era in town planning in Great Britain.

The dominant note of town planning literature for the 20-year period just before the calling of the first conference on city planning in the United States was esthetic. It reflects the particular phase of planning activity which created the great municipal park systems, beginning with Central Park in New York about 1850, followed by the metropolitan park system of Boston, and the Chicago and Kansas City park systems. Much of the inspiration for the activity of this period came from the World's Fair of 1909, and the report to Congress in 1902 of the commission of experts appointed to draw up a plan for the development of Washington. The influence of the Washington report can be traced directly in the number of city planning reports that were published in the next few years, in which the grouping of public buildings in civic centers and the establishment of park systems received most consideration.

Economic and Social Aspects.

This esthetic note is almost absent in the papers and discussions of the first conference on city planning. It is apparent from the most casual reading of the report of the proceedings that the stress is put on planning as an economic remedy for municipal waste and for social misery. A composite city planning program worked out of the papers delivered would read something like this:

1. A city plan should be preceded by a survey of the conditions in each city, and particularly the conditions of working and living.

2. A city plan should establish (a) an adequate and differentiated system of streets; (b) a properly co-ordinated transportation system; (c) zones for industries and zones for residences, with healthful and attractive conditions in each; (d) ample recreational facilities.

It is very significant that the two planning reports which came out of the same year of this conference, the Chicago and Boston reports, which have been most quoted, both here and abroad, gave a great deal of attention to the economic aspects of city planning.

The same emphasis on the economic and social side of city planning is kept in the second conference, which met in Rochester in 1910, and has been so marked in all subsequent conferences that this year the executive committee thought the criticism well founded that the esthetic side had been neglected, and arranged a session on civic design.

Legislation.

Referring again to the first conference, one is struck with the remarkable accuracy with which the future of city planning was forecasted, particularly in the direction which city planning legislation has taken. At that time emphasis was laid on the need and probable creation of an official commission with authority to employ expert advice and funds to make investigations and reports, such commission to be appointed in a way to remove it from political influence, and charged with complete control of the future development of the city. City planning legislation has borne out to the full these recommendations. In less than six years state legislation has authorized plan commissions in Connecticut, Maryland, Wisconsin, Massachusetts, New York, New Jersey, Pennsylvania, Ohio, Nebraska and California, and under these acts or under ordinances, about 100 plan commissions have been established. Particularly there is to be noted the legislation of 1914, which fully realizes the recommendations of the Washington conference in giving the plan commission power to enforce its decisions. It is found in this language of the Cleveland ordinance:

The Cleveland Rule.

Sec. 4. Public Works: Hereafter no public building, harbor, bridge, viaduct, street fixture or other structure and appurtenance shall be located, constructed, erected, removed, relocated or altered until and unless such plan, design or location shall have been submitted to and approved by the commission; and no such work when completed shall be accepted by the city until and unless it shall have been approved by the commission as provided in Section 77 of the City Charter.

City plans establishing factory zones and residence zones had received but little general notice before 1909, and to this phase of the problem the city planning conference has given particular attention. The achievements in Los Angeles, and the legislation giving power to certain cities in Wisconsin, Minnesota and New York to set aside districts from which industrial occupation could be excluded mark the progress which has been made during this comparatively brief interval.

At the first planning conference the subject of excess condemnation was very thoroughly discussed, but its financial expediency and its doubtful constitutionality made municipalities very timid in its use. The constitutional difficulty was remedied, at least in part, by an amendment to the state constitution of Massachusetts in 1911, in Wisconsin and Ohio in 1912, and in New York in 1913.

Education.

At the first conference the suggestion was well received that a city planning exhibit would be the most effective method of stimulating public interest. There had been some municipal exhibits in which city planning had been featured, but the first exhibit of city planning which could be described as at all comprehensive was that in Philadelphia at the time of the third conference on city planning in 1911. The value of this kind of publicity was so apparent that New York City organized an exhibit in 1913, much of the material of which had been used in the excellent traveling exhibit of the American City Bureau, which has been shown in many American cities and has journeyed as far as Chile.

Harvard College in 1909 recognized that if the general public needed schooling in city planning, so did the city planners, and established the first systematic instruction in city planning in connection with its graduate school work in landscape architecture. Courses have since been established in other universities, notably in Columbia and the University of Illinois. The Chicago Plan Commission in 1912 conceived the idea of grounding boys and girls in city planning by the introduction of a textbook on the Chicago plan in the common schools.

There is left to consider the actual physical achievements which can be traced to planning principles or more directly to the recent city planning propaganda. No complete list is attempted of the fine achievements of cities which, like Cleveland, New York and San Francisco, and among the smaller cities, Des Moines, Springfield, Mass., etc,, have constructed monumental public buildings as a part of a civic group. Except as the grouping of buildings makes for convenience, these achievements can be cited chiefly as the result of the esthetic emphasis on city planning which antedates our narrative.

Results.

The radical changes in long established street systems of our largest cities, and the equally striking improvements in transit and terminal developments, have all come in the last five years, however, and serve very forcibly to answer the question raised at the Washington conference: How can the street and transportation system be made to produce a more convenient city? But they are rather the spectacular results of the city planning movement, and, apart from making their localities more convenient places to work in, their value is to show the fearful cost of replanning and the necessity of forecasting a city's future needs.

The less striking but more far-reaching result of recent planning activity, and certainly the most direct contribution of the conference on city planning, is the acceptance in cities big and small of the planning principle, the long look ahead in the layout of street systems, the location of public buildings, the establishment of parks and playgrounds, the construction of street surface, and in all the other physical elements that produce the city. This conception of the city as a unit, a strongly knit federation of neighborhoods, is one that the conference on city planning did not originate, but one that it has taken every opportunity to make a part of city administration.

Ridgewood-14th Street Route.

Public Service Commission Chairman Edward E. McCall promised a group of civic workers that the dirt would be flying within a month on the Ridgewood-14th street subway route. The route starts with a subway under 14th street, Manhattan, to the East River, where it is tunnel under the river and then subway until it reaches the vicinity of Bushwick and Johnson avenues. The river section ending at North 7th street and Bedford avenue will get first attention. This will take longer than any other section.

Forty-two months is the estimated time for this tunnel digging. The subway parts will take 22 months and the elevated about 18 months. The entire system will hardly be completed before 1919 and it will be another year before the equipment has reached a place where operation can be begun.

A Successful Career.

John R. Hegeman, on June 11, 1915, completed forty-five years of service with the Metropolitan Life Insurance Company, as secretary, vice-president and president. The Metropolitan is the largest lender on New York City real estate. This may explain its great success in winning the public confidence.

*Summary of an address at the National Conference on City Planning at Detroit, June 7-9.

OPPORTUNITIES NEAR FRANZ SIGEL PARK

Large Tracts Still in Undeveloped State and Ripe for Apartment House Construction—New Subway Should Be Influencing Factor

EAST and north of Franz Sigel Park, in the Bronx, there are still large undeveloped tracts, which assume an especial interest in the light of progressive subway construction and other contemplated important improvements. The park has an area of about seventeen and a half acres, stretching between Walton and Mott avenues, and 153d and 156th streets, and is about in the center of a large territory which has witnessed practically no recent building movement. At Walton avenue and 158th street there are two five-story apartment houses, giving the one touch of modernity to the district. Here and there are to be found the old-time homesteads which have persisted throughout the years, probably because the extensive building movements have taken place in the sections nearer the transit lines.



GRAND BOULEVARD AND CONCOURSE.

Mott Avenue.

Big waves of activity which have transformed similar areas into thriving residential communities have found this part of the borough comparatively dormant and although it is only a few minutes' walk from the Mott avenue subway station, at Mott avenue and 149th street, Third avenue and 149th street, and 145th street and Lenox and Seventh avenues, building activity in those districts has not been reflected around Franz Sigel Park.

It is felt that the principal setback to growth has been the lack of adequate transit facilities, but this condition is soon to be remedied and it is now only a matter of months before the West Bronx division of the new subway lines will be actually in operation.

Under the new Dual System of Rapid Transit the Lexington avenue subway will divide into two branches, one running easterly through 138th street, to Southern Boulevard, and thence northerly to Southern Boulevard, Whitlock avenue and Westchester avenue, to Pelham Bay Park, and the other running northerly through Mott, River and Jerome avenues, to Woodlawn road. The Jerome avenue branch will be a subway from 135th street to 157th street and River avenue from which point to the terminus it will be an elevated road. The underground section of this new transit system pierces Franz Sigel Park at its southerly end. A large express station is being built at 149th street and Mott avenue where it will be possible for passengers on the present subway to transfer to the new line. Other stations will be at 161st street and 167th street.

Ninth Avenue Connection.

The Ninth avenue elevated will also be given an extension to the north, as part of the Dual System. The present road will be extended from 157th street and Eighth avenue across the Putnam Railroad bridge over the Harlem River, thence over the right-of-way of the New York Central and Hudson River Railroad Company and private property, thence through a tunnel, emerging as an elevated structure at 162d street near Jerome avenue and then over 162d street to River avenue, where a connection will be made with the elevated structure and the Jerome avenue branch of the Lexington avenue subway above mentioned. As a result, residents of this section can reach all portions of Manhattan without being required to transfer.

Besides the interest which attaches to subway construction this particular neighborhood will soon have further claims to distinction. The United States Government has acquired under an appropriation from Congress of $235,000, the entire block bounded by Mott avenue, Spencer place, 149th and 150th streets, as a site for a new Federal post office. Congressman Henry Bruckner introduced at the last session a resolution calling for the expenditure of $1,000,000 for this building, but no final action has been taken.

Station for N. Y. C. R. R.

Farther east the New York Central Railroad contemplates a huge station, which will extend along Park avenue and Spencer place, from 149th to 146th street. It is said that this project will involve about $3,000,000.

In spite of all these developments the section has not seemed, until very recent times, to hold any attractions to builders. In April of this year, the Crest Holding Company, Abraham D. Weinstein, president, bought from the Broadway Savings Institution the vacant block front containing about twenty lots on the east side of Mott avenue, between 157th and 158th streets, opposite the park. It was then reported that apartment improvement would be undertaken. This block is just north of the sixty-five lots sold recently by Joseph P. Day and J. Clarence Davies, for the estate of Arthur R. Morris.

Apartments on Concourse.

Mott avenue, at 161st street, runs into the Grand Boulevard and Concourse. Farther north on this thoroughfare there has been an extensive apartment house building movement; the effect of this tendency, however, has not manifested itself in any actual construction in the vicinity of Franz Sigel Park, although last year the Apex Construction Company, Edward S. Napolis, president, bought a plot on nine lots at the northeast corner of the Grand Boulevard and Concourse and 160th street. It was then reported that a twelve-story apartment house would be erected on the site. Last March a syndicate, consisting of the Alliance Realty Company, William H. Chesebrough and Daniel B. Freedman, purchased from the trustees of Henry Maillard, about ninety-five lots on Grand Boulevard and Concourse, Gerard and Walton avenues, McClelland street and East 166th street. The probable release of this large tract for individual building operations is regarded as one of the most important developments in that part of the Bronx for many years.

"This section," said J. Clerence Davies, "on account of its central location and the comparatively low prices for which lots have been sold, coupled with its adaptability for residential improvement, cannot very long remain in an unimproved state. Besides the benefit of new transportation systems, now under construction, it has the 161st street crosstown service and the Jerome avenue and Sedgwick avenue north and south bound surface lines. Along the Concourse lots are worth between $4,000 and $5,000, while in the side streets they may be valued at between $2,000 and $3,000. These valuations, of course, are for lots cleared of rock and of the regulation size, 25 x100. At such prices, the section presents many opportunities for builders."

Section Still Dormant.

The Franz Sigel Park section presents an interesting study when its geographical location and its unimproved state is considered. Toward the south there has been private house and flat house construction; to the west, on Washington Heights, there has been high-class apartment house building; to the east there has been the creation of a new shopping district and business center, at 149th street and Third avenue; to the north and northeast has been the extensive Fleetwood apartment house building movement, described in detail in a previous issue of the Record and Guide. The Franz Sigel Park district, about equi-distant from these centers of activity, has as yet had practically no responsive tendency.

It is felt, however, that it is only a matter of time when the proximity of Franz Sigel Park to these districts will furnish the necessary incentive for builders who will erect structures to meet residential demands similar to those created farther north on the Concourse. The heavy building movement along this broad thoroughfare which begins at Franz Sigel Park has caused an excellent demand for good building plots and values have consequently been strengthened. The result has been that with a higher price of land a better grade of buildings is being designed commanding higher rents and attracting desirable classes of population. This tendency which will probably be stimulated by the actual operation of the new subway lines, expected in about a year, has created a strong belief in the future of properties near Franz Sigel Park.

A Phase of City's Growth.

That the section should have hitherto remained passive in the light of these facts is indicative of another phase of New York City's unusual growth. There are sections of the city twice as far from the business districts which are congested centers of population while the territory around Franz Sigel Park, just above Harlem, remains practically in its original state. On some of the land east of the park there still remain evidences of the old agricultural character of the neighborhood. There still are to be seen the furrows and hillocks tracing the old paths of the plough. And this section is between three and five minutes walk from a subway station, about a half hour's ride from City Hall.

ANOTHER TUNNEL OR A REBUILT BRIDGE?

Public Service Commissioners and Civic Bodies at Variance—Estimates of Cost Analyzed—Bridge Roadways All Needed For Trucking Traffic

THE Advisory Council of Real Estate Interests believes the plan suggested by Chairman McCall, of the Public Service Commission, of remodelling the Queensboro Bridge, instead of constructing tunnels under the East River, would in but a few years prove to be uneconomical. The plan suggested by the Public Service Commission for remodeling the bridge would provide inadequate facilities for traffic, says a statement from the Council, inasmuch as the present roadway would be subdivided by subway tracks, leaving narrow lanes three-quarters of a mile in length. With the large commercial development of Queens, there would soon occur a serious congestion upon the bridge.

The history of this bridge has been lamentable. It has to-day a live load capacity of only about one-half of that originally provided for in the contract, while the city has evidently lost in utility, as measured by the actual capacity of the bridge, something like $10,000,000 in the total investment in land, foundation and structure. Rather than duplicate the experience already acquired, by expending money for the remodelling of the bridge, when the Public Service Commission itself admits that in a few years it must be altered again, to afford sufficient traffic facilities, the Advisory Council believes that the only alternative to follow would be to construct tunnels between Second avenue and 60th street, Manhattan, and the Queensborough Plaza. In reply to the objections to tunnels by Chairman McCall, the Advisory Council states:

The Council's Views.

"On February 19, 1915, the Board of Estimate and Apportionment passed resolutions requesting the Public Service Commission for the First District to submit plans for a tunnel between Second avenue and 60th street, Manhattan, and the northerly end of the Queensborough Plaza. Under date of June 15, the Chairman of the Public Service Commission of the First District has replied to these resolutions, enclosing two letters from his Chief Engineer, dated March 4 and March 27. In the letter of the Chief Engineer, dated March 4, certain reasons are given to show that it would be better to use the Queensborough Bridge, but some of these reasons seem to be open to question.

"In paragraph 3a, it is stated that the Bridge Department 'has reiterated time and again its judgment that it was feasible to develop the **full** use of the bridge, for pedestrian, vehicular, surface car and rapid transit traffic.' It is only necessary to again refer to the report of the Department of Bridges to the Public Service Commission, dated March 26, 1912, to see that they limit the length, weight, spacing and number of trains and trolley cars which this bridge can safely carry, to such extent that trains now running on present rapid transit routes will be excluded, to say nothing of the increases in such trains already being made. In addition to the limitations hereby imposed, the plan proposed would seriously reduce the capacity for vehicular traffic, which is the most important function of this bridge.

"In reason 3b, it is stated that the subway and elevated capacity of the bridge will meet the requirements of the rapid transit system, but this only covers the **present** requirements, and it would be unwise to have such limitations.

"In paragraph 10, certain estimates of cost are given, which it is impossible to check; the cost of the tunnel is, however, stated to be six million dollars, whereas the Degnon Contracting Co. has offered to build it for four and a half millions. The cost given for the reconstruction of the bridge, as proposed by the Commission, has not included cost chargeable to elevated railway and tracks, but if the total cost of $2,500,000 for reconstructing the bridge as given by the Chief Engineer (paragraph 10a), is deducted from the proposal of the Degnon Contracting Co., of $4,500,000, the apparent difference is only $2,000,000. From this amount must be deducted the cost of putting the bridge back to its present condition, as is contemplated in a few years. The Chief Engineer gives this expense (paragraph 11d) as $700,000, so the net present difference would be $1,300,000, based on these figures. Now, as the Degnon Contracting Co. offers to deduct $500,000 from its present contract if the tunnels run through 60th street, it would reduce the actual difference to $800,000. But this expenditure is small when it is understood that the tunnels will have to be built in the near future and the bridge put back in its present condition, so that the $3,200,000 spent on the reconstruction of and the restoration of the bridge will be a total loss. Further, if the tunnel construction is left to the future, there will be considerable change required in the approaches, involving large additional expense.

Many Operating Leaks.

"It must also be borne in mind that the cost of lifting the subway trains from the subway to the bridge, as proposed in the plan for remodelling the bridge, will cause constant loss in operating and the grades will be difficult, if not dangerous, from the operating standpoint.

"The $3,000,000 additional cost for rock excavation, to a depth of 45 feet for the tunnels, to which the Chairman refers as possible, apparently will not be required, as in the letter of the Chief Engineer, dated March 27, he states that the depths assumed by the Degnon Contracting Co. are based on a statement made by Col. Black, of the War Department, to Mr. Degnon, that the War Department would be satisfied with a depth of 30 feet.

"As to delay, attention should be called to the fact that the bridge now has two elevated tracks ready for operation, and such traffic could be operated immediately on making the end connections, so that a very large travel could be accommodated at once, without waiting a long time for the reconstruction of the bridge.

Wants Bridge As It Is.

"Thus the Advisory Council is of the opinion that the great advantage of having this bridge remain as it is for the needs and the future development of the trucking traffic, which is fast building up a large area into a manufacturing district, to the benefit of the real estate owner (as well as the city, through its increased tax returns), far outweighs the disadvantages of spending a comparatively small additional amount now. The practically immediate use of the bridge for elevated trains will outweigh the delay that may be found in the completion of the tunnels, though it has not been shown that the tunnels cannot be completed as soon as the remaining portions of this route, some portions of which are apparently not yet let.

"When the actual expense entailed for the construction of these tunnels, estimated at $800,000, is compared with the almost total loss of $3,200,000 that will result from remodelling the bridge and then subsequently reconstructing it, so as to provide for tunnels, it would seem that there would be only one logical course to follow. It is understood that the elevated tracks could be put into operation within a very short time, thereby conecting the new transit lines of Queens with the city subways. These elevated lines could conveniently accommodate all traffic during the construction of the tunnels, so that in reality there would be no delay to transit facilities between the Boroughs of Manhattan and Queens."

Action by the Queens Chamber of Commerce.

At a joint meeting of the Board of Directors and the Transit Committee of the Chamber, resolutions were adopted urging the Board of Estimate to come to an immediate decision in favor of the construction of tunnels, and to hold a joint hearing with the Public Service Commission as soon as possible. At the meeting of the Chamber there were present representatives of the biggest industrial concerns and real estate development companies, representing many millions of dollars of investments in all parts of the borough, and they were unanimous in their determination to secure the construction of tunnels.

Chief Engineer Craven of the Public Service Commission states in his reports that the reconstruction of the bridge in place of building tunnels would save time in the operation of these trains and also would be less expensive to the city. The Queens Chamber of Commerce says it is prepared to show that not only will the construction of tunnels be less expensive to the city, but that the operation of trains can be secured just as soon, for up to the present time the contract has not been let for the construction of that section of the Broadway subway extending from 39th street to 57th street. A note from the Secretary of the Chamber says:

"It is estimated that it will take three years to complete this section, and the tunnels under the East River can be built in that time. By the construction of tunnels the full use of the present wide vehicular roadway will be preserved for the rapidly increasing traffic between Manhattan and Queens. The number of vehicles which crossed this bridge in one day increased from 1,810 in November, 1910, to 7,207 on November 5, 1915.

"Big industrial concerns are locating every week in Long Island City adjacent to the Bridge Plaza, because of the easy access for trucking their products to the markets in Manhattan across this bridge.

"Several manufacturers who contemplate locating in this section are now awaiting the decision of the city in this matter. If New York City wishes to drive manufacturers to New Jersey, no better method can be adopted than by reducing the roadway of the Queensboro Bridge. The question, moreover, is one that affects not only the Borough of Queens, but the entire City of New York and all Long Island—for this is the main gateway between Manhattan and Long Island, which is the greatest home center and playground of New York State."

—Freeport, L. I., a thriving village which believes in old-fashioned simplicity in government, taxes property at the low rate of $1.15 on the $100 of assessed valuation for a very superior line of public service. Thus a dwelling assessed at $5,000 pays an annual tax of only $67.50.

CONSTITUTIONAL CHANGES FOR METROPOLIS

Chief City Officers Present a Bill of Rights—Arts Federation Sends a Memorial—How Much Home Rule is Needed ?

MAYOR MITCHEL, President McAneny and Comptroller Prendergast appeared before the Cities Committee of the State Constitutional Convention this week and pleaded on behalf of New York City for emancipation from the interference of the Legislature in purely local administrative affairs. Press reports state that the three representatives were not altogether agreed upon what changes should be made in the Constitution. The Mayor, on his part, urged that among other powers these be vested in New York City and other municipalities in the State by the proposed new Constitution:

Rights the Cities Should Have:

The right to make and amend their own charters.

The absolute right on the part of the fiscal officers of cities to control the financial policy of their respective municipalities, always within the existing Constitutional restriction with regard to a debt limit not to exceed 10 per cent. of the taxable real estate in each city.

The right on the part of the governing body of a municipality to control the number of employees and their salaries in all city departments, including in New York City, those under the various county administrations where at present both personnel and salaries are determined by statutory elements over which the Mayor has no veto power and the city officials have no control.

The right to acquire and operate public utilities and the right to determine what shall be construed as a public utility.

The power of eminent domain.

The right to condemn property within municipal boundaries for municipal purposes.

The power to annex territory and to separate from territory at present constituting part of a municipality.

The right to set aside property for street purposes.

Full franchise granting power and limited control of operations under such franchises.

The full exercise of the police power for the safety, health, and convenience of the people.

The grant of local jurisdiction to municipal courts.

The power to control the conduct of municipal elections.

Stop Special Legislation.

Mayor Mitchel thought that the right of the Legislature to enact special legislation affecting one city or only a group of cities should be canceled, but that the Legislature should retain its right to enact general laws affecting all municipalities, laws affecting labor, civil service and the general policy of education, even though these should affect municipalities. In regard to the acquisition by a municipality of property beyond its own boundaries for municipal purposes, as for instance, the acquisition of property by New York City for water supply purposes, the Mayor thought the power of the Legislature to enact special legislation affecting a municipality should be continued, as the only feasible method of accomplishing the purposes in question. Even in such instances, Mayor Mitchel said, he thought an additional check on the Legislature should be provided by requiring a two-thirds vote to override a Mayor's veto, as is required in the case of a veto by the Governor. Under the present Constitutional provision, a Mayor's veto is annulled by the vote of a simple majority.

Mr. McAneny thought the franchise granting power and the supervision of operations under franchises should remain with the State.

Comptroller Prendergast said that in his opinion the chief need of the city is a provision in the Constitution assuring it the right to conduct financial operations of the municipality in the way the officers in authority shall deem for the best interest of the city.

Mr. Prendergast said he was willing to forego the right of charter-making and charter-mending as long as this right could be obtained.

An Awakened Public Feeling.

Mayor Mitchel expressed the opinion that the need for imposing restrictions on cities to curb the power of corrupt local officials no longer existed.

"It is quite true," said the Mayor, "that for several administrations—and not only in New York City but in other cities throughout the State as well—there has been in evidence a new attitude on the part of public officials toward their public duties. There has been a powerful awakening of the public conscience, a most hopeful sign of democracy. This new spirit has come to stay.

"Home rule for cities and the demand for it are normal developments of genuine democracy. It is the only means toward efficient local government. It does not contemplate a wider latitude for local officials, but a broader power for the people to manage the affairs of the localities where they live. We cannot get an efficient system of local government from Albany. Albany is too far away, and the lawmaking body as a result of remoteness has little sympathy and little knowledge of local needs which for that reason frequently go unheeded."

IN AID OF CITY PLANNING.

Memorial From the Fine Arts Federation, Favoring the Zone System.

The Fine Arts Federation has sent a memorial to the Constitutional Convention in behalf of the adoption of the following amendment to the State Constitution:

"Sec. 7. Private property shall not be taken for public use without just compensation. The Legislature may authorize the taking of more land and property than needed in the creation, laying out, widening, extension or re-location of parks, streets, highways and public places, or for the protection or development thereof, including rights in, easements over, and limitations upon the use of neighboring property; but unless the excess land or property shall be needed for a public purpose incidental to such primary purpose, the excess shall be no more than sufficient to form suitable building sites abutting on such park, street, highway or public place. So much of the excess as shall not be needed for the primary purpose may be sold or leased. Different localities and classes of property may be subjected to different regulations for the protection or development thereof, or for any other public purpose, including the destruction of buildings in areas that are unsanitary or vicious and the prohibition or restriction of uses or structures inappropriate or offensive to the neighborhood or detrimental to the appearance of public streets or places."

The memorial is signed by Albert S. Bard, Arnold W. Brunner, George B. Ford, Robert D. Kohn and John B. Pine, and states that the changes in the existing "excess condemnation" clause in the constitution are intended merely to clarify its provisions and to extend the power (now limited to cities) to the State itself and to such political subdivisions as the Legislature may hereafter bestow it upon. The memorial further says:

"It would put beyond question the power (now denied in some quarters) of the Legislature, and of municipal authorities exercising delegated legislative powers, to permit different regulations in different parts of the same city, depending on the character of the locality affected. It would clearly make legal the 'zoning' or 'districting' of cities, thus fostering the specialization of districts—to their general advantage as well as that of the city.

"The effort which has been made in recent years in various States, to create residential districts in cities and protect them from business and other obnoxious encroachment, is but one example of what is frequently desirable. The falling off in values in lower Fifth avenue in New York upon the invasion of that avenue by factory lofts—a most unsuitable development—indicates what happens in the absence of the power to control. Every real estate owner is aware of the constant menace to his property which exists in the present unrestricted, and unrestrictable, power of a neighbor to set up a stable or an offensive industry, not amounting to a nuisance per se, adjoining such owner's home or high class business structure. How often have neighborhoods been subjected to legalized blackmail by the unscrupulous, who even have invaded the neighborhood for this very purpose!"

The Kind of Home Rule New York Needs.

Stewart Browne, president of the United Real Estate Owners' Association, tutional Convention in which he says: has written a letter to the State Consti-

"New York City should not have 'Home Rule' for municipal construction, ownership or operation of utilities, etc., or for the purpose of spending moneys for altruistic purposes, social uplift, free dentistry, free oculary, free drugs, free medical advice and other like free services, etc., pension schemes, unemployment allowance schemes and other like fads and fancies. It should not have the power to contract for colossal public improvements and issue municipal obligations without some check outside of itself, such as by a state commission appointed by the Governor.

"New York City should have 'Home Rule' to the extent that it should be made impossible, except in the case of elective judges and their salaries, for the Legislature to pass any bill compelling the city to create any specific departments, bureaus or positions; make any specific or aggregate disbursements for any purpose; or pay any specific salaries or wages or rates thereof.

"New York City should have 'Home Rule' or full power to manage its school system, fire, police, street cleaning, health and all other necessary departments of city government and to fix and determine the compensation of all appointive employees who are paid in the first instance out of the city treasury. Except in the case of elective officers and elective judges, the city should not be required to go to the Legislature to create new city departments, bureaus, or positions or consolidate or abolish any of the same; while its school and health departments should be run under broad state regulations, the details of carrying out same should be left to the city.

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Big business combinations having won an edict of emancipation from the courts, may the same good fortune come to real estate.

Twenty thousand persons are in the employ of the Board of Education of the City of New York. A smaller number with a shorter curriculum would graduate better scholars. Time and money are stupidly wasted on non-essentials. One hesitates to criticise the school system, but it is very evident that the public patience is strained nearly to the breaking point while waiting for relief from the Constitutional Convention.

The Herald calls attention to the uselessness of the Bridge Department (now that the bridges are all completed) which costs the city over a million dollars a year for salaries, nearly all of which could be saved by consolidating the duties of this department with those of the Bureau of Highways. Very little in the line of consolidating departments is likely to come voluntarily from City Hall. The Praetorian Guards seem to run the city.

Mr. McAneny, who is the head of the Board of Estimate's committee on charter revision, has given the public an idea of the kind of a charter he thinks the city needs. He says it should be first and last a charter that business men would desire, and which would facilitate a business administration. We need a charter, he also says, that will permit us to improve the social and living conditions of our people. As first and last it will be a business charter, presumably the uplift sections will fill the middle of the book. Mr. McAneney can be depended on not to forget them. No doubt they will be both numerous and curious, not to say expensive.

Making Another Start.

The Board of Estimate has discharged the staff of the Committee on Port and Terminal Facilities which, according to the published report of its secretary, had accomplished little or nothing, and the Comptroller, as the chairman of the committee, has at last set himself to the task of forwarding the West Side improvements. "The trouble is," he says, "a thousand kickers develop whatever the plan considered."

The prevailing public opinion is that the administration has not had the assistance of men clever enough to contend with the astute procrastinators of the New York Central Railroad Company. They have not understood their case. The Comptroller should call to his aid men known to be thoroughly informed concerning the city's legal rights and the engineering problems involved and therefore able to detect and check every ruse of a corporation whose aim is either to gain a great advantage over the city or else put off the day of settlement.

It ought to be familiar history to any port and terminal committee that wherever railroads and water lines come together the railroads seek to control all the available waterfront. An innumerable number of cities and towns have found themselves cut off from their natural water routes by railroad lines along the littoral when their eagerness for railroad transportation facilities had caused them to forget momentarily the importance of retaining access.

Where the railroads have all the advantages for shipping merchandise and the water lines few or none, the railroads will get the freight business and the water lines will be starved out. Inland water lines are very necessary to New York City as carriers of domestic supplies. They should have all the facilities needed to make them useful. Landings should be reserved for them at rentals within their means, and railroad yards kept away from the bulkhead line except at ferry intersections. These principles applied would have prevented the Board of Estimate's previous terminal committee from ever consenting to a great railroad classification yard running parallel to the shore line (twenty-six tracks wide) at Manhattanville. That such ancient railroad strategy should arouse a thousand kickers ought not to be surprising. What was surprising to the business public was that Chairman Mitchel should have approved a plan which violated one of the rudimentary principles of efficient municipal administration.

The Short Ballot and What It Means.

A feeling is abroad in the land that the system of representative government still in use in most States and cities has failed to respond to the needs of the period. In no less than twenty States a non-partisan warfare is going on to obtain a form of government that will ensure a unified and obedient administration. In a number of States the fight has progressed to the point where efficiency committees are at work on plans of reorganization of State offices. Investigations have invariably discovered an over-manned public service, a great waste of public funds and a distressed body of taxpayers.

Mayor Mitchel attempted to describe this new public feeling to the Cities Committee of the Constitutional Convention when he said that there is evidence of a new attitude on the part of public officers toward their official duties and that there has been a powerful awakening of the public conscience. To the mind of most observers whatever change of mental attitude there has been on the part of public officers has been caused by an aroused public feeling against inefficiency; and so far as New York City's administration is concerned the changed attitude has not extended so far that the Mayor would consent to legislation to reduce the oppression and annoyance resulting to the tax and rent paying public from an unbusinesslike and over-manned municipal organization.

Over taxation and the higher cost of living and doing business, complicated by a general stagnation in business, have served to draw public attention as never before to questions of State and local government. The commission form is solving the problem for cities which have been permitted to make their own charters, but as much of the foolishness in local affairs is owing to the interference of the State, the greater force of the movement for better government is directed at the machinery of the State. The short ballot is being recommended from many directions as an indispensable first step, because it means a consolidation of offices and a simplified and responsive organization.

In a few words, putting the short ballot into the hands of the electors of the State of New York will mean the adoption of the system employed in the national government, where the people elect their President and he appoints the members of his cabinet, while they in turn administer the co-ordinated branches of the government. Instead of voting for six or seven independent executives, the electors will vote for a Governor and a Lieut.-Governor only. All the other executive officers will be appointed by the Governor.

Other steps that have been recommended as essential to really efficient administration are, a scientific budget, classified uniformly for the main functions of administration; a smaller army of public servants and a refined Legislature. There is very general dissatisfaction with the excessive quantity and inferior quality of legislation. Make a seat in the Legislature the place of real dignity it ought to be by reducing the number of legislators and restricting by constitutional amendment their duties to affairs of real importance affecting the whole commonwealth. What cities want is municipal democracy rather than "home rule" in the sense commonly meant. They need the protecting arm of the State in various walks of life, but New York City, being virtually a State in itself, should be relieved absolutely from the possibility of impertinent, annoying and costly interference of the State in purely local affairs, as when it arbitrarily raised the wages of thousands of women school teachers, and when it undertakes to supervise the erection and maintenance of private buildings.

The Auction Market of To-day.

Opportunities for investment buying in the auction market are always present, but to-day there exist more chances for making money in this field than for many years past. The auction buyer has become very conservative, however, and it is well that he has learned his lesson. In order to make friends for real estate, the purchaser must be permitted to acquire his property at a price which will ensure a profit without a long and tedious wait. Theoretically the buyer at auction expects to pay less than the same property would bring at private treaty, but the making of the price rests with himself. Often when prohibitive prices have been paid at the auction block, dissatisfied owners have complained that real estate is at fault when in reality they were alone to blame.

During the current month there have been several lot sales and in many instances buyers have obtained bargains. Frequently the prices were considerably less than the assessed valuations and the chances of a turn were accordingly enhanced. Primarily, there are three reasons for buying at auction. First, for the purpose of improving the site with a home; second, for a quick turn, and third, for a long pull. The first reason is, of course, the best one, for this brings the transaction into the investment class. The latter two reasons are speculative ones, and mean that the buyer takes a chance. Thorough knowledge of values is necessary in any event, and the one who goes in with his eyes shut is pretty sure to come out of the deal with a loss.

In the case of the sale of 172 lots in the West Bronx the sellers of the property obtained enough money to satisfy all existing claims and had about 25 lots left free and clear at the end of the sale. Had this property been sold as one parcel it is doubtful if a buyer could have been found who would have been

willing to pay as much money in the aggregate. The buyers, on the other hand, are the owners of parcels at prices which if properly managed should yield them a profit. The sale indicates a healthy market.

Last week in Brooklyn the night auction sale was also successful, the bidders remaining in the auction room until 2 o'clock in the morning, when the sale of the 35 remaining lots was adjourned until the following Tuesday. This sale was conducted under most inauspicious conditions, as the weather was stormy and in all probability kept many away. The prices obtained were on the whole satisfactory to both buyers and sellers when all the conditions are considered. The section in which the property is situated has seen a wonderful building era during the last few years, and it almost seemed as though the market for lots in this section had been thoroughly drained. But this was not the case. Probably no better evidence of the public's faith in the section could have been given than the spirited bidding.

The third notable sale was the first instalment of the holdings of the late Frederick Balz, an operator, and comprised a budget of 47 parcels scattered all over the Borough of Brooklyn. The prices, while considered reasonable, indicated the underlying strength of the auction market. The out-of-town holdings of the same estate will be offered next month, and unless conditions change materially, similar results will prevail.

It is difficult for the man with a limited capital to find an investment for his money. The auction market is a logical place. But, as in other forms of investment, care must be exercised not to overextend and take on more than can be easily carried. A friend made in the auction market is a lasting friend for real estate, but it takes a long time to atone for a wrong.

Municipal Democracy Frustrated by the Legislature's Interference.

Editor of the RECORD AND GUIDE:

Every political party represented in the Constitutional Convention is definitely pledged to the principle of municipal home rule. Such pledges will not be followed unless the constitutional revision that is finally approved substantially increases the city's freedom in dealing with its local affairs. Anything short of this will occasion the sharpest disappointment.

From the urban viewpoint home rule is perhaps the most important issue before the convention. However, it has even been suggested that the Constitution should merely empower the Legislature to grant to cities such measure of home rule as it sees fit, leaving to succeeding legislatures the power to curtail, or violate, or abolish grants made by their predecessors. Any attempt to thus slight the subject will be strenuously resisted. Of course, it will require deliberation to sift various proposals, and to prepare a provision granting to cities freedom in the management of their purely local affairs while preserving to the legislature its control over matters of State concern. But the drafters of our constitution have never shunned such tasks because they were difficult.

There is clearly a lack of responsibility in city management. It is the right of citizens to hold municipal officers to a strict accountability for the expenditure of the large sums of money involved in city administration and for the efficient management of the city.

The reply of municipal officers to attempt to fasten responsibility upon them is that they are to a great degree simply passive tools of the legislature, which decrees the expenditure of city money, and interferes by mandatory requirements and inhibitions in clearly local administration.

Representative government is the only kind possible in this State. To be efficient it requires that power shall be coordinated with responsibility. No officer can be held responsible for the discharge of the duty which he has not the power to discharge.

It is not essential to the home rule program that the Legislature be deprived of its power to legislate in matters of State concern, or to exercise a proper control over the property, government and affairs of cities.

It is not desired to erect cities into governments divorced from the State. As in the case of private corporations, municipal corporations should adopt their charters under the provisions of general laws. Such charter as in the case of private corporations should not be subject to any special law.

There is nothing inconsistent between a prohibition against charter tinkering and the preservation of the Legislature's control over the property, government and affairs of cities through the enactment of general legislation applicable alike to all similar communities. It is such a prohibition against charter tinkering which is the essence of municipal home rule.

Municipal home rule, like any other kind of freedom has two aspects, one positive, the other negative. It involves on the one hand (a) power to do whatever is necessary in the management of local affairs without securing a special legislative consent; and, on the other hand, (b) protection from interference in local affairs by mandatory special legislation.

A fundamental feature of home rule is the prohibition of special legislation, which is the predominating evil in the present situation. It requires cities and villages to go to Albany in regard to matters of purely local concern, and at the same time imposes on the legislature, as has been shown, a choice of "log-rolling," ignorance or useless labor.

In preparing a constitutional amendment the following principles should be recognized:

(a) Municipal corporations should have the power to prepare their charters (not by town meeting, but by duly elected delegates) subject to the provisions of broad general powers to be expressed in statutes.

(b) The Legislature should by the constitution be debarred from passing special laws involving such powers as the following: Fixing or changing the salaries of local officers; creating offices, the salaries of which are to be paid from the city treasury; interfering with the actual administration of purely municipal departments. This does not mean that the Legislature should be prohibited from passing general health laws, general education laws, general police laws, or the like to which a municipal officer's oath of office would bind him to conform.

The Citizens' Union urges no new panacea. Municipal home rule was guaranteed by Magna Charta, and has always been part of the fundamental law of this State. During the past century it has by general degrees been limited and cut down to an extent which has wrought untold ill to the cities of this state. The plea for its restoration should be earnestly and sympathetically weighed by every member of the convention.

W. E. YOUKER,
Secretary Citizens' Union.

New Tenement House Measures.

Editor of the RECORD AND GUIDE:

The following measures were passed by the Legislature of 1915 amending the Tenement House Law:

Amendments to Sections 15 and 16, exempting two-story tenement houses from requirement to provide fire-escapes.

Amendments to Sections 18, 22a, 23 and 66a, allowing hollow cement blocks as an alternative for brick or terra cotta blocks.

Amendment to Section 150 in relation to prostitution.

The Tenement House Department approved the enactment of the two former amendments, that exempting two-story tenement houses from the requirement to provide fire-escapes, and the amendment which allows hollow cement blocks to be used as an alternative for brick or terra cotta blocks, in certain parts of tenement houses required to be of fireproof construction.

Section 150 of the Tenement House Law in relation to prostitution was amended by permitting magistrates to suspend sentence on first offenders convicted for violation of that section.

An amendment to the Penal Code was passed which permits the acceptance of a certificate of the Tenement House Department, by a Judge, as presumptive evidence in all cases that a building is a tenement house.

The department also approved a bill which provided for the creation of a departmental court in which cases brought by departments for the enforcement of the statutes and ordinances can be tried. This bill became a law.

JOHN J. MURPHY,
Commissioner.

"Important if True."

Editor of the RECORD AND GUIDE:

There is a queer phase of the renting business that I have never understood, and possibly there is no explanation. To put it plainly: Why is it that many renting agents will do more repairing for a new tenant, than for an old one? In two separate instances I have had occasion to ask the agent, at the termination of my lease, to do some decorating, and most of it has been refused, though this identical work would have to be done in the event of another tenant signing a lease.

The most peculiar instance was the second time, when I rented another apartment, from the same brokerage house, and they did more work for me than the old tenant required. I may say that the tenant whom I replaced was reliable and secured an apartment from another concern of equal standing.

I do not pretend to know the real estate business, but common sense leads me to believe that a good tenant in a house is worth several "prospects." There may be an answer and possibly some agent will enlighten me.

RENT PAYER.

June 2, 1915.

The Bond Issues.

With the enormous surplus above legal requirements now held by the National and State banks, the country can easily absorb all the bond isues coming this way. The new loan of the British government, which offers 4½ per cent. on large and small sums to the amount of $2,000,000,000, is causing, however, not a little selling of American securities. No portion of the French loan has been offered to the American public, or to any banks outside of the syndicate which arranged for making the loan with the French bankers. New York City's offer of $71,000,000 4½ per cent. bonds will take only a cupful out of the American ocean of money. While the banks have plenty of money to loan, they are looking ahead to the time when money will be worth more than it is now. With government and city bonds paying 4½ per cent., railroad and industrial securities must expect to do better for investors in due time, and they unquestionably will. A credit of such vast proportions as the banks now have, amounting to over $700,000,000 above legal requirement for the National banks alone, and a 4 per cent. money market, provide a foundation for great business activity

—Mrs. Maria Duane Bleecker Cox, who hoisted the new flag over City Hall on Thursday, is the direct descendant of James Duane, who was Mayor of New York from the date of the Evacuation of the city by the British, in 1783, during the whole period of the confederacy up to the adoption of the national constitution, when General Washington in a letter still preserved in the family appointed him the first U. S. District Judge. Mrs. Cox was one of the organizers and the first treasurer of the national society of Colonial Dames. Her brother, J. Bleecker Miller, executive secretary of the United Real Estate Owners' Association, was the first secretary of the national society of the Sons of the Revolution. Mr. Miller assisted his sister in raising the flag. James Duane, their ancestor, was the first judge to declare null and void a statute contrary to the U. S. Constitution.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

NO WILLIAM ST. KIOSKS.

P. S. Board Agrees That They Should Not Be Built There.

THERE was no room left for argument at the hearing on the question of the nature and position of the entrances and exits of the William street subway when the full board of Public Service Commissioners announced through their chairman, Judge McCall, that they agreed absolutely with all that had been said against putting kiosks on the narrow sidewalks. Access to the subway should be through the adjacent buildings, they said, and this was in accord with the policy the board was pursuing in all the narrow downtown streets in relation to other lines. But in the case of William street the board had been unable to obtain any easement and had no money to pay for any.

"We want to be frank with you, gentlemen, and you are entitled to a direct and manly answer to your question, and I repeat that we are in full accord with you as to the undesirability of placing kiosks on the narrow sidewalks. But I for one—and I am only one of five, to be sure—am utterly opposed to diminishing by so much as one dollar the total sum available for subway construction. I declare right here and now that I will not vote to exceed that sum knowingly by so much as one dollar, and we may have difficulty in keeping within the appropriation on the contracts yet to be awarded."

The hearing was at noon on Wednesday and was attended by representatives of the Real Estate Board, the Advisory Council, the Merchants' Association and the owners of property in William street. President McGuire presented a petition, numerously signed, from the property owners and lessees along William street urging the Public Service to consider any plan suggested by the above-named boards for removing the menace to property and business interests that kiosks on the sidewalk would be. Mr. McGuire followed this with remarks that drew from Commissioner Cram, who presided and Judge McCall, who came in after the hearing had opened, declarations that they agreed fully with what he said, but that the board had no money to spend for easements, and the only question left for consideration was how could they get the money.

Borough President Marks was called on to answer this question, and he expressed the opinion that co-operation between all concerned would accomplish a great deal.

Chairman McCall asked to be plainly understood that he and his colleagues were as one in their willingness to co-operate in any reasonable plan for relief, but in the light that the city is in no position financially to do anything toward acquiring easements. He further said he believed that property owners abutting the stations ought to be willing to grant easements without cost to the city, in view of numerous precedents of increased values they effect, and said he would willingly delegate a representative of the Commission to confer with such owners.

Secretary Helms, of the Advisory Council, said William street conditions were unique, and that a station easement might, instead of being a benefit, work harm to property.

In this connection Mr. Helms brought up the legal question of liability on the part of owners for damages from accidents occurring in the passageways through their buildings. This point had not been touched on before and impressed Judge McCall forcibly, as it enables him to see more clearly the different circumstances confronting the William street owner, whose property would be open to traffic via the subway entrance all night, while in the case of some uptown buildings the subway entrances are closed at night.

Judge McCall thought that such liability could be placed upon the operating company. He also said that the form of easement now presented to owners permitted them to abrogate at will.

Daniel E. Moran, consulting engineer, represented the owners of a number of buildings. It was tacitly agreed that the commission would change the position of an entrance from one building to another if an entrance could be obtained through one building and not through another, and Chairman McCall suggested the appointment of a committee to interview all the owners and see what could be done.

This committee consists of Edward Riegelman, assistant counsel to the Public Service Commission; Laurence M. D. McGuire, president of the Real Estate Board; Birch Helms, secretary of the Advisory Council of Real Estate Interests, and E. P. Goodrich, consulting engineer of the Borough of Manhattan, representing President Marks.

New Subway Lines in Operation.

Brooklyn celebrated the opening of the Fourth avenue subway with appropriate exercises last Saturday afternoon. While the subway was not opened for traffic until June 22, the company ran a special train carrying public officials and other interested citizens on Saturday afternoon. The train started from the Chambers street station in the new Municipal Building, Manhattan, at 1.30 o'clock and made the run through the Fourth avenue subway to 65th street, and thence over the tracks of the Brooklyn company's Sea Beach railroad to Coney Island. For the present the line will be operated over this route, but eventually it will be connected with elevated railroads running to Coney Island through New Utrecht avenue and Gravesend avenue and also with the Brighton Beach division of the Brooklyn Rapid Transit system. The New York Consolidated Railroad Company will operate the new line in accordance with the Dual System lease, which provides for sharing profits with the City, and will use large all-steel cars, especially ordered for the new system.

Tuesday, June 22, the Public Service Commission placed in operation the Queens subway line between Manhattan and Queens. This line runs from 42d street, between Lexington and Third avenues, Manhattan, under the East River to Jackson and Van Alst avenues, Long Island City. Under the Dual System contracts the title to the tunnel was transferred to the city, and it will be operated by the Interborough Rapid Transit Company with free transfers to and from the existing subway. The opening ceremonies were held at 11 o'clock, and the permanent operation for the general traffic began at noon.

Brooklyn Brokers' Ball Game.

The Brooklyn Real Estate Brokers Baseball Club will play the team of the Lawyers Title & Trust Company this afternoon, at 3 o'clock, at R. E. B. Field, Ocean Parkway and Avenue S. The battery for the brokers will be Edward Limberg and Frank S. Murty. Other members of the team are William Halpin, Joseph Catherine and William

Magee, outfielders, and George H. Gray, George Smith, Charles E. Warren and Jeremiah Dee, infielders. Mr. Gray, who is chairman of the Athletic Committee of the Board, is manager of the team, which has games scheduled for every Saturday until the middle of September.

Subway Lots At Auction.

Interesting among the coming auction sales is the offering of 121 lots along the dual subway system. The sale will be held on Wednesday, June 30th, at the Brooklyn Real Estate Exchange, 189 Montague street, by the Jere Johnson, Jr., Company. The property has frontages on Cortlyou Road (Avenue D), Gravesend avenue, 2d, 3d, 4th, 7th, 8th, 9th and 10th streets; also on Avenue M, Avenue S, Avenue Q and West street.

Included in the terms of sale is the stipulation that on all purchases involving $1,000 or over, 60 per cent. may remain on mortgage. The lots will be sold singly or in pairs, with the privilege of contiguous lots of the same character.

LOCAL IMPROVEMENTS.

Washington Heights District.

The local board has adopted a resolution favorable to the following named improvements:

Regulating and paving with a permanent sheet asphalt pavement on concrete foundation, curbing and recurbing 212th street from the Harlem River to the easterly side of 10th avenue. Estimated cost $11,283. Assessed valuation of property, $126,600. The subsurface structures have all been provided with the exception of a portion of the gas main. The petitioner for this improvement is the Estate of William Nelson, which recently leased certain property on the north side of 212th street to the White Coal Company. The petitioner claims that the street in its present condition is unfit for cartage or heavy traffic of any kind.

New Paving in Manhattan.

The following pavements have been ordered:

Sheet Asphalt.—38th street, from west side of Park avenue to east side of Madison avenue; West End avenue, from south side of 91st street to south side of 96th street; 95th street from west side of Broadway to West End avenue; 62d street, from west side of Columbus avenue to east side of Amsterdam avenue.

Granite Block.—Amsterdam avenue, from north side of 63d street to south side of 68th street; 36th street, from west side of Tenth avenue to east side of Eleventh avenue.

AN INDUSTRIAL SURVEY.

The Bronx Board of Trade Is Making One—Advantages of the Port Morris Section.

While in past years the development of the Borough of the Bronx has been mainly of a residential nature, the borough has been the recipient of many large industrial plants that were forced out of Manhattan, owing to the overcrowded conditions existing in that borough. While the Bronx is not generally considered as an industrial borough, it has nearly 2,000 factories and shops employing almost 40,000 workers.

During the past year the borough has witnessed a complete change in its attitude towards this very necessary phase of its development, due mainly to the successful educational campaign which has been conducted by the Bronx Board of Trade, during this period for a systematic crusade for new industries. This propaganda has borne fruit in the formation of a complete industrial bureau in the Board of Trade, under an experienced manager, whose sole effort will be in securing new industrial plants for the Bronx.

In order that this may be accomplished, the bureau is now conducting an industrial survey of the many virgin industrial sections in the borough. According to the present survey records in the hands of the Bronx Board of Trade, all facts seem to show that of all the territory in the Greater New York area, that section known as Port Morris in the Borough of the Bronx, possesses unusual advantages, and a peculiar adaptability to industrial development.

This section is already a veritable beehive of industrial activity, but much unoccupied land, with rail and water facilities, is now available at surprisingly low cost, when consideration is given to the advantages here set forth, and it does not seem possible that any land will long remain idle in this rapidly growing manufacturing zone.

One of the factors in the development of this section will be the second Barge Canal terminal at the foot of East 138th street. One of the advantages of the section lies in the fact that while the land values are reasonable, the water and rail facilities are exceptionally good, that the adjacent, and in fact surrounding territories where now live thousands of workers who go to Manhattan to earn their living are available to the manufacturer who locates within this zone.

John F. Steeves, President of Church E. Gates & Company, whose large lumber yards are situated on the East River, at 150th street, said: "That part of the Bronx from Bronx Kills to Hunts Point is better adapted to commercial enterprises than any other part of New York City. The terminals of all the railroads are convenient here. A marginal railway will soon be built. The value of real estate is low as compared with equal advantages in any part of the city. The depth of water on the waterfront is sufficient to accommodate the largest ships that cross the ocean, and it is a connecting link of the inland waterways systems."

PRIVATE REALTY SALES.

THE real estate market took on a brighter aspect this week, and continued the improvement which started some weeks ago. The budget of sales included a number of large deals, which, in themselves, are important, not only from the standpoint of the sale, but also because the parcels will be improved with modern structures, catering to the wants of the tenants and the large investor.

Mortgage money is easier than for a long time, but institutions still demand to "be shown." They are not in a position to take on "wild-cat" propositions, having learned their lesson by heart, through their experiences before and after the commencement of the war. However, where there seems to be a legitimate demand for structures of given character, loans are obtainable, at rates which should afford a profit to the constructors.

The Park avenue section was again well in evidence, continuing in the same prominence as during the past few weeks. The most important deal of the week was the leasing, by a newly formed company, headed by a well-known operator, of the block front on the west side of Park avenue, between 55th and 56th streets, 200x66.8. The lease is for a term of twenty-one years, with renewal privileges, the aggregate rental for the first period being approximately $1,000,000. As near as can be estimated, the rental for the entire term will be about $4,000,000. On the site will be erected a seventeen-story apartment house, equalling in height the tallest structure of this character in the city. Work will be commenced about August 1, and it is hoped to have the building ready for occupancy by December 1, 1916.

The erection of a building of this size is only possible on account of the insistant demand for expensive suites, and following the recently announced operation, at Fifth avenue and 72d street, brings added significance to the undertaking. It was held some time ago that Park avenue was in an overbuilt condition, and at one time there was a large number of vacancies along that thoroughfare. But that was before the possibilities of the section were fully realized by the residential community, and today there are only a small percentage

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of vacancies in the section. Rentals have been maintained, though only in structures which have been kept up-to-date and are conservatively managed.

Tenants in this section occupy their apartments only about seven months in the year, and spend the remainder of the time out of town. Having an apartment does away with much of the inconvenience of a private dwelling, though all the advantages of keeping house are to be had.

Another firm of operators closed a deal involving three lots on Park avenue, with an "L" in 63d street, which will be improved with a thirteen-story apartment house, estimated to cost about $400,000. The property adjoins the new Colony Club building. Several rumors of other deals on the avenue were current during the week, though it is understood that the final details have not been completed.

In East 81st street, near Park avenue, an investor purchased three dwellings, adjoining his own residence, and the announcement is made that the entire plot, 80x102.2, will be improved with a nine-story apartment house. The property is directly in the rear of the plot recently acquired by an operator, who will similarly improve his holding.

Columbus avenue, which has been inactive for some time, came into prominence again through the sale of the "Del Monte" apartment house, 127.8x100, at the southwest corner of 75th street. Tenth street property was given in part payment. The Dyckman, Greenwich village and Tremont sections also came in for their share of the activity.

In the lower Madison avenue district a building concern acquired an old dwelling, completing the assembling of a plot 75x100, which will be improved with a tall mercantile structure. It is understood that the operation, including the cost of the land, will aggregate about $900,000.

Announcement was made of the leasing of the old Gilsey House property, at the northeast corner of Broadway and 29th street, to a concern which will occupy the entire premises, with the exception of the store at the immediate corner, now tenanted by a railroad company. The property is improved with an eight-story structure, 64.7x148.7, and is now occupied by a firm which will move next spring. The rental in the present deal is said to approximate about $1,000,000.

In addition to the foregoing transactions, there were a number of others which are important, as well as those of minor interest. There seems to be a scarcity of small buyers, but this is partly accountable by the success of several of the recently held auction sales.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 17 last week and 27 a year ago.

The number of sales south of 59th street was 10, as compared with 8 last week and 12 a year ago.

The sales north of 59th street aggregated 11, as compared with 9 last week and 15 a year ago.

The total number of conveyances in Manhattan was 128, as against 112 last week, 15 having stated considerations totaling $334,150. Mortgages recorded this week numbered 66, involving $1,444,210, as against 84 last week, totaling $3,714,272.

From the Bronx, 11 sales at private contract were recorded, as against 10 last week, and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $505,875, compared with $1,496,140 last week, making a total for the year of $39,594,663. The figures for the corresponding week last year were $1,602,050, and the total from January 1, 1914, to June 27, 1914, was $22,032,575.

Large Baldwin Harbor Sale.

Boston capitalists have bought from the Baldwin Harbor Realty Company a tract of 475 lots at Baldwin Harbor, in southern Nassau county. The property purchased commands an unobstructed view of Hempstead Bay, of which Baldwin Harbor is an adjunct, and it is provided with all municipal improvements.

Plans are being prepared by Arthur C. Jackson for the construction of numerous bungalows on plots of from two to seven lots each. The primary type of bungalow forming this extensive improvement is the kind prevalent in California except that the ones at Baldwin Harbor will be built to meet the difference in climatic conditions between Long Island and the Pacific slope. In order to meet the building situation at Baldwin Harbor the Baldwin Water Company is laying seven thousand feet additional of water mains, while the Nassau and Suffolk Lighting Company is installing more than two miles additional of gas mains. During the last two years 150 houses have been built and occupied at Baldwin Harbor by newcomers and their families.

Apartment Near Colony Club.

Bing & Bing have purchased from the estate of Richard T. Wilson, the three old five-story buildings at 568, 572 and 574 Park avenue with an L to 54 East 63d street. The plot measures 75 feet on Park avenue, 49.6 in 63d street, with a depth of 100 feet, and does not include the immediate southwest corner, 25.5x56.6. The buyers contemplate the erection of a thirteen-story apartment house from plans by Emory Roth, at an estimated cost of $400,000. It will adjoin the new home of the Colony Club at the northwest corner of Park avenue and 62d street. The brokers were Pease & Elliman.

Rumored Park Avenue Deal.

The incorporation of the Park Avenue Improvement Company this week by Harry Fischel, David Kraus and Herbert S. Goldstein led to a report that a new project was under way, involving another addition to the Park avenue apartment house colony. Nothing could be learned regarding the contemplated site. Inquiry at Mr. Fischel's office elicited the reply that no information could at present be given out. According to rumor, however, the plot involved belongs to the New York Central Railroad Company, and takes in the block front on the west side of Park avenue, from 50th to 51st streets, with frontages in both streets.

Tremont-Greenwich Village Exchange.

The John W. Cornish Company sold to Joseph Laemmle the two five-story apartment houses at 801 to 805 Tremont avenue at the northwest corner of Mapes avenue, on a plot 92.6x100 feet, which has been held at $60,000. For this property, the buyer gave in addition to cash, the southwest corner of Bleecker and Hancock streets, two and three-story buildings on a lot 25x98. Alfred D. Sanna was the broker and Adolph and Henry Bloch represented the seller as attorneys. The Tremont avenue houses are two of a group of eight recently built by the selling company at this point, six of which have already been sold. The Cornish Company resold the Bleecker street property later in the week to Rinelli & Guardini.

Round Out Building Site.

The George Backer Realty Company and Arnstein & Levy purchased from the Mona Specialty Company, the old dwelling at 99 Madison avenue, on plot 37.6x78, at the northeast corner of 29th street. The same buyers acquired some time ago from the Drexel estate, adjoining property at 103 Madison avenue and 25 East 29th street and now control a site 75x100, which is to be improved with a tall commercial building. The entire investment will represent an outlay of close to $900,000.

Apartment in $550,000 Exchange.

S. Morrill Banner has sold to Henry Dazian, the theatrical costumer, the "Del Monte," a six-story apartment house, at the southwest corner of Columbus avenue and 75th street, on plot 127.8x100, which has been in the ownership of the seller for about twenty-five years, and is said to have been held at about $400,000. In part payment the buyer gave the vacant plot 59-67 West 10th street,

95x94.10. The deal involved about $550,000 and was negotiated by the Hall-Berwin Corporation.

New East Side Apartment.

Bernhard Feifer, a cigar manufacturer, has acquired through O'Reilly & Dahn, from the Gerson Hyman estate, Theresa M. Lippman and Frederick W. Longfellow, the three dwellings, 111, 113 and 115 East 81st street, which, with Mr. Feifer's residence at 109, forms a plot 80x102.2. A nine-story apartment house is to be erected, construction to commence in November. Several weeks ago, Samuel A. Herzog acquired a site, 71.6x102.2 feet, at 110-114 East 82d street, directly in the rear of the houses just sold, for a similar improvement.

Vacant Dyckman Plot Sold.

Nathan Wilson has purchased from the City Investing Company, a plot of about seven lots, fronting 85 feet in the north side of West 212th street, 100 feet east of Tenth avenue, and extending through the block 200 feet to 213th street, where there is a frontage of 85 feet. Two five-story apartment houses will be erected in each street. The broker was John N. Golding.

Manhattan—South of 59th St.

FRONT ST.—Charles F. Noyes Co. sold for William C. Redwick the 5-sty loft building 166 Front st, on lot 17.5x71, held at $25,000.

ROOSEVELT ST.—Irving I. Kempner sold 119-121 Roosevelt st, southeast corner of Water st, four 4-sty tenements on plot 78.6x50.4x irreg.

MADISON ST.—Judge Thomas Nolan has purchased from the estate of George Hudson, the 3-sty dwelling 9 Madison st, on plot 25.6x72, as a gift to his mother, who at present occupies it.

WASHINGTON ST.—J. K. Hickey is reported to have sold 143 Washington st, a 4-sty tenement, on lot 18.11x55.6.

9TH ST.—John C. Johansen, an artist, of 5 East 9th st, has purchased, through Horace S. Ely & Co. and Pepe & Bro., from the estate of Juliette Raymond, the 3-sty dwelling, 12 West 9th st, on plot 32.6x93.11, held at $40,000. The buyer will alter and occupy it as his residence.

9TH ST.—Securities Co., controlled by George W. Young, sold 6-8 West 9th st, two 3-sty dwellings, on plot 53.9x93.11, adjoining the southwest corner of 5th av.

22D ST.—Harris & Maurice Mandelbaum purchased from the estate of Douglas Taylor, the two old dwellings, 334-336 West 22d st, on plot 46x98.9. The brokers were E. H. Ludlow & Co.

8TH AV.—Eugene J. Busher and William M. Mehlich sold for Emilie H. Mehlich the 3-sty building at the southwest corner of 8th av and 13th st, on plot 46x35, to the J. C. Carey Construction Co., which gave in exchange the 1-sty taxpayer 1905-1909 Southern boulevard, on plot 54x100.

Manhattan—North of 59th St.

81ST ST.—David Dows has purchased, through Douglas L. Elliman & Co. from Stephen Duncan Marshall 121 East 81st st, a 3-sty dwelling, on lot 20x102.2.

98TH ST.—A. W. Corse sold for Harriet M. Dickinson 159, 163 and 167 West 98th st, three 4-sty dwellings, each 15x33. The buyer will alter them into stores and apartments.

124TH ST.—The Bryant Park Realty Co. has sold for the Repetti Co. the factory building at 114 East 124th st, on lot 25x100.11, to the Ludin Realty Co.

161ST ST.—Slawson & Hobbs have sold for William Kuhn the 5-sty apartment at 576 West 161st st, adjoining the southeast corner of Broadway, size 72x100. The building contains suites consisting of 4 and 5 rooms and bath each. The purchaser is an investor who has appointed Slawson & Hobbs as agents to manage the property.

AUDUBON AV.—Rexton Realty Co. sold the lot 25x100, at the southwest corner of Audubon av and 179th st, to the Aldus Construction Co., for improvement with a 6-sty apartment house.

ST. NICHOLAS AV.—The Ericson Realty Co. sold, through J. P. Finneran and P. J. Ryan, the two 5-sty apartment houses at 51-53 St. Nicholas av, on plot 63x121. The buyers are reported to have given a 6-acre estate at Kings Park, L. I., in part payment.

Bronx.

137TH ST.—Kurz & Uren, Inc., have sold for the Delco Holding Co., 375 East 137th st, a 5-sty tenement, on lot 25x100.

EAST 162D ST.—Eugene J. Busher has sold for Daly Realty Co., Benjamin Benenson, president, the 5-sty new law flat at 431 East 162d st, on plot 35x100, to an investor.

BOSTON RD.—Joseph Oshinsky has sold 1057 and 1061 Boston rd, two 5-sty flats, on plot 75x120xirreg.

BROOK AV.—D. Thomas Costar sold for M. Schirmer, 418 Brook av, a 4-sty flat, on lot 24.9x100, to the Valhalla Corporation, Jacob O. Pederson, president. It was given in part payment for the 5-sty apartment house, 2227 Valentine av, reported sold several weeks ago.

JESUP AV.—Mrs. M. G. Farley of Brewster has purchased from H. & M. Mandelbaum three lots, Nos. 173, 174, 175, on the east side of Jesup av, 75x174x irreg., just south of 172d st. The lots were part of the holdings of the Upland Realty Co. sold last week by Bryan L. Kennelly, and they brought, then, $1,400 each. Mrs. Brewster owns the 75-foot frontage adjoining on the north and it is said that she contemplates making a gift to the officiating Cardinal Diocese of the Catholic Church in New York City, for church purposes.

LIEBIG AV.—Joseph P. Day sold to Helfand & Abel 3 lots on Liebig av, 275 ft. south of 261st st, part of the old Foster-Schmitt tract.

ST. LAWRENCE AV.—Schano & Co. sold for J. Gilbert the dwelling 1236 St. Lawrence av.

SHERMAN AV.—The DePeyster estate is reported to have sold the plot 75x106 at the northeast corner of Sherman av and 165th st.

WALTON AV.—Richard H. Scobie has sold for Mrs. Mary Burns to a builder, the plot 50x135 on the east side of Walton av, about 200 ft. south of East Tremont av.

WEEKS AV.—The Sherman Co. sold to Adelstein & Avrutine the plot, 84x95, at the southwest corner of Weeks av and 173d st. A. H. Levy was the broker. The buyers will improve with a 5-sty apartment house.

Brooklyn.

BLEECKER ST.—James M. Hawley sold for the Island Holding Co. to Anna Boehm 330-332 Bleecker st.

LEWIS ST, ETC.—Realty Associates sold through A. Bianco to G. Delnunzio 333 Lewis st, a 4-sty apartment house; also sold to John Beinert 27 Sterling st, a 2-sty dwelling, the last of a row of 11 of the type built by them in Sterling st.

McDONOUGH ST, ETC.—Friday & Lehman sold 784 McDonough st for Helena Schellhorn; 18 North st, Woodhaven to Conrad Barth; 75 Logan st, Cypress Hills, to Martin Moore and William Miller; a lot 20x90 on New Lots av, near Hendricks st, to Henry Ahlheim; 1123 Halsey st for Sophie Kochendoerffer; and 293 Hart st for Fannie King.

MADISON ST.—G. X. Mathews Co., sold to Wilhelm Huchel, the model tenement, 1869 Madison st.

3D ST.—E. T. Newman sold the 4-sty dwelling, 496 3d st, for Frank Mehling.

60TH ST.—B. J. Sforza sold for Mrs. Mary Bynner the plot 30x100 in the south side of 60th st, 90 ft. east of 11th av.

77TH ST.—Samuel Galitzka Co. sold for M. Karasik to George Sprague, Jr., the 2-sty dwelling, 559 77th st.

BROOKLYN AV.—The Kings and Westchester Land Co. has sold one of the Hathaway group of kinko duplex houses at 253 Brooklyn av to Mrs. William N. Stevens.

FORBELL AV, ETC.—Rockmore Realty Co. sold dwellings at the northwest corner of Forbell av and Glen st to William R. and Emma K. Funke; also 9418 Forbell av to Bertha L. Costa and 563 Eldert la to Virginia Turner.

NOSTRAND AV, ETC.—Ghegan & Levine have sold for the Arcadia Realty Co. 560, 562 and 564 Nostrand av, the Ward Building, to

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Mary E. Horton, who gave in exchange 26 lots on the northeast and northwest corners of Fort Hamilton av and 57th st. The transaction involves about $175,000. The same brokers sold for David F. Edgerly 61 South 6th st to Isabella Bates, who gave in exchange 22 Moore av, Hempstead, which was resold to Margaret L. Mellemaid, who gave in trade 928 Lincoln pl. Gilligan & Levine also sold the plot, 150x120, in the north side of St. John's pl, 100 ft. west of Utica av, for Jacob V. Dittmer and Aaron Levy. The buyers will erect four 20-family houses.

PROSPECT PARK SOUTHWEST. — The Kraslow Construction Co. sold to Wolfinger & Salsbury the vacant plot, 150x100, on Prospect Park Southwest, opposite the 15th st entrance to the park, for improvement with 4-sty apartment houses.

4711 AV. John Pullman sold for the Solo Realty Co. to John F. Timms the 3-sty dwelling, 238 6th av.

Queens.

FLUSHING.—The New York and Queens Gas Co. purchased from W. P. McMahon the plot, 147x150, at the southwest corner of Centre and Farrington sts. The plot adjoins the company's works.

JAMAICA ESTATES.—Country department of Albert B. Ashforth, Inc., sold for Charles E. Johnson, of New York, the plot, 160x180, on the northeast corner of Midland parkway and Wexford terrace; also 100x100x150x164 on the southwest corner of Doncaster boulevard and 167x125 on Avon rd. These properties were held at $43,000.

LONG ISLAND CITY.—Charles B. Farwell has sold for the Koewenhowen Estates, 45 North Henry st, a 2-sty dwelling; also for Mrs. L. K. Haines a 2-sty dwelling at 462 Steinway av to Harry S. New and for Henry C. Fredericks two dwellings at 669-671 2d av to Christian Hefner.

RICHMOND HILL.—James M. Hawley sold for Conrad Barth to Catherine Wiegert, 18 North st.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Boulevard to C. F. Taylor, and 100x100 on President av to H. C. Hoyt.

Richmond.

PORT RICHMOND.—William H. Jackson sold for Miss Ella B. Mersereau a brick office building at Richmond terrace to Henry Ritterhoff, of Rosebank.

WESTERLEIGH. Mrs. Amelia D. Alden has sold through Cornelius G. Kolff, in conjunction with H. J. Sharrett, her home on the Boulevard, corner Wardwell av, to James H. Stephens.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for David & Harry Lippman of New York the vacant plot, 50x128, at the northwest corner of Spruce and Charlton streets, to the Newark Building & Construction Co., which will build a 5-sty apartment house, at an estimated cost of $50,000.

Rural and Suburban.

EL MORA, N. J.—A new residence at El Mora, near Elizabeth, N. J., recently finished by the El Mora Land Co., has been sold by J. W. Doolittle to William A. Gilroy. It covers a plot 100x150 on the corner of Westfield av and Morristown rd.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100, on 4th av, to A. R. Roberts and 50x100 on 3d av to A. H. Murray.

LOCUST VALLEY, L. I.—Cocks & Willets sold to George H. Whigham, of New York, 24 acres of land adjoining the Piping Rock Club.

MAMARONECK, N. Y.—J. Baldwin Hand has purchased from Alexander D. Aitken a residence with a plot 100x100 at Park and Florence avs.

MONTCLAIR, N. J.—M. Lipkin has purchased the property on the northwest corner of Bloomfield av and Valley rd, with a frontage of 165 ft. on Bloomfield av and Valley rd, improved with brick and frame buildings. It is directly opposite the new Municipal Building.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Martin L. Henion the country home farm called Edgeknoll, containing 20 acres, on the East Saddle River rd, to Frederick E. Ballard.

SOUTH ORANGE, N. J.—Stephen S. Johnson sold for W. B. Durbrow the property, 125x188.69, at the northeast corner of Charlton and Raymond avs, to J. Franklin Fort, whose residence adjoins on the north.

LEASES.

$4,000,000 Park Avenue Lease.

The newly formed 420 Park Avenue Company, headed by S. Fullerton Weaver, has leased from the New York Central Railroad Company, the block front on the west side of Park avenue, between 55th and 56th streets, fronting 200 feet on the avenue and 66.8 feet in each street. The rental for the first period of 21 years will exceed $1,000,000 and with the renewal privileges, the total rental will aggregate nearly $4,000,000. Warren & Wetmore are preparing plans for a seventeen-story apartment house to be erected on the site at an estimated cost of $1,600,000. Stoddard & Marks, attorneys, represented Mr. Weaver in the transaction. It is reported that New York Central interests will finance the operation with a building loan. The character of this improvement, involving

such a large outlay of capital and such a high-class property, gives it a leading rank among the projects of the year, and makes it one of the most important transactions ever closed on Park avenue. The present site is covered with a row of eleven old structures which are to be demolishhed in August and it is expected to have the building ready for occupancy by December, 1916. Douglas L. Elliman & Company will act as agents and it is said that renting plans will be available in several weeks. S. Fullerton Weaver has been prominently identified with large operations in that neighborhood and in others of a similar character for many years. He is just completing a costly apartment house at the northwest corner of Park avenue and 54th street, which also was leased for a long term from the New York Central Railroad.

Another 5-and-10-Cent Store.

The F. W. Woolworth Company, operating a chain of five-and-ten-cent stores throughout the United States, leased through Wm. A. White & Sons, the two stores occupying the entire ground floor of the Hays Building at 21-23 Maiden Lane, and, after extensive alterations, will open a store at that address. Wm. A. White & Sons state that an accurate count was made of the number of people passing this store on a given day, and it was found that approximately 20,000 people actually passed the doors between the hours of 8 in the morning and 6 at night, with almost as many people on the south side of the street, and considering the fact that these stores are close to the corner of Nassau street and opposite Liberty place and in plain view of all pedestrians on Liberty street passing this point, it is estimated that not less than 100,000 people actually pass within sight of the new store. These premises were formerly occupied for many years by the Gorham Company, and later have been rented to lines of busines allied with the jewelry trade.

New Gilsey House Deal.

Samstag & Hilder Brothers, importers now on Broadway near Prince street, have leased from R. R. Fogel, the one-time Gilsey House property, at the northeast corner of Broadway and 29th street, an eight-story structure, on plot 64.7x148.7. The lessees will occupy the entire structure with the exception of the small corner store, tenanted by the Chicago, Milwaukee & St. Paul Railway Company. The building is now tenanted by the Krower & Tynberg Company, which will move out next spring. The old Gilsey House fell before the advance of business in 1912, when the present occupants took possession. Previously, it had been for many years a famous hostelry, having been built in 1870. The land was bought by Mr. Fogel in 1909 at a reported price of $1,500,000. The rental in the present deal approximates $1,000,000. The broker was Harry Goodstein.

Spalding Firm to Move.

A. G. Spalding & Company have leased, through Clark T. Chambers, from Esther Reinheimer, represented by William R. Rose as attorney, the six-story building, 523 Fifth avenue, on plot 31.10 x105, which, with the Temple Emanu-El and the Harriman National Bank, occupies the entire block front between 43d and 44th streets. The aggregate rental amounts to about $600,000. Extensive alterations, including a new front, are contemplated, and the lessees will take possession next February.

Queens Industrial Addition.

Kozak & McLoughlin, manufacturers of women's shoes, have leased from Frederick Ayer, through the Cross & Brown Company and Daniel Birdsall & Company, a four-story factory building to be erected on a 10,000 square foot plot at the northwest corner of Governor place and 14th street, Long Island City. The lessees retain an option to purchase. The opening of the plant, which will employ nearly 300 people, may serve to further upbuild the residential sections of Queens.

Manhattan.

AMES & CO. leased the dwellings 339 West 55th st to William A. Read; 307 West 41st st to Guith & Scarvarda, and 354 West 27th st to Susan Cullen.

AMES & CO. leased for the Terminal Realty Company, lofts at 26 West 31st st, to the Whitman Candy Co. and Rosenfeld & Morris; also in 6 West 29th st to George C. Seymour and the building, 305 West 41st st, to M. Gilbert.

AMES & CO. leased for the estate of C. A. Winch the building 253-255 West 28th st to the Sperry & Hutchinson Co., of 2 West 45th st; also for Ruland & Whiting Co., representing the Temple Court Co., the store at the southwest corner of Nassau and Beekman sts to the Emerson Shoe Co., of 307 Broadway.

AARON BACHRACH leased the loft in 128 West 36th st to the Bader Fur Co. and Joseph Amato.

BASTINE & CO. have leased the 9th floor at 114-116 East 13th st to M. Pollack, of 34 East 10th st.

BASTINE & CO. have leased at 114-116 East 13th st, the front half of the 7th floor to L. H. Woebler, of 100 East 19th st, and at 78 5th av, the 2d loft to Forst & Maidoff, of 5 East 14th st.

THE GEORGE BOCKHAUS CO. leased the store and basement in 1978 Park av to Michael Keenan for 10 years; for Lewis B. Austin to Clemento Greco the building at 421 East 121st st for 10 years; and to George Christopher Co. the building at 102 East 126th st.

LOUIS CARREAU has leased for the Belden estate to M. Rosoff, through William C. Walker's Sons, the building at 781 6th av for 10 years. After extensive alterations, the store and basement will be used as a restaurant and the upper part for other business.

CROSS & BROWN CO. has leased offices in the United States Rubber Building to the Remington Motor Sales Corpn., and offices in 417 5th av to the Kroll Hat Co.

O. D. & H. V. DIKE leased for Edward C. Osborn the 3-sty dwelling 644 West 158th st to Isaac Maazel; also 648 West 158th st, a 4-sty dwelling.

DUFF & CONGER leased apartments for the estate of Newman Cowen in 1350 Madison av to Emanuel Allmayer; for H. F. Keller, as agent, in 51 East 96th st, to Joseph B. Gilder; for the Mutual Life Insurance Co., in 16 East 96th st, to Dr. Julius Halpern and Dr. Leo Buerger.

DUROSS CO. leased for James H. Newman the 3-sty stable, 124 Bank st, to George Cassel, of 41 Rose st; also for the National Biscuit Co., 14 lots in the block in West st, between Bethune and West 12th sts. to the Meade Transfer Co., of Pier 1, North River.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building at 114 East 84th st for the Surrey Realty Co. to John M. Colt and Robert C. Orr; also renewed leases in 383 Park av for Clarence Payne to George Mercer, Jr., and J. Frank Turner.

DOUGLAS L. ELLIMAN & CO. leased apartments for the American Real Estate Co. in 40 East 62d st to J. W. Peale; in the building under construction at 114 East 84th st for the Surrey Realty Co. to William Stroud; in the building under construction at 3 West 55th st for George Backer to Mrs. Mildred Norcross; and in 122 East 82d st to John Tyssowski.

DOUGLAS L. ELLIMAN & CO. leased for Carll Tucker, a large apartment of 17 rooms and 5 baths, occupying the 17th floor in 903 Park av, to C. C. Griswold, vice-president of the F. W. Woolworth Co.; also apartments in 339 Park av for the Horatio Realty Co., Samuel A. Herzog, president, to J. Curry Watson; in 122 East 82d st to Miss Clara A. Avery, and in 274 Madison av to William Sansom.

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J. B. ENGLISH leased for Julius Jacobs to Mrs. F. S. Martin, 237 West 48th st, a 4-sty dwelling.

HEIL & STERN leased lofts for Jeffrey Realty Co., in 27-35 West 24th st., to R. Tahan Bro. & Co., of 132 West 22d st; for 25th St Realty Co., in 138-44 West 25th st, to International Dress & Skirt Co., of 72 Grand st; for Cleveland holding Co., in 40-2 West 27th st, to Louis Lustig; for Lowell Construction Co., in 135-7 West 27th st, to Louis Rubenstein; for Brogan Building Co., in 35-7 West 31st st, to J. L. Leszinsky & Co.; for Edwin Wolf, of Philadelphia, in 5-9 West 37th st, to Newport Costume Co.; for 312-14 Seventh Av Co., in 312-14 7th av, to Wade Button Works, of 67 Spring st.

M. & L. HESS (INC.) have leased lofts at 22-4 West 27th st to the S. & S. Garment Manufacturing Co., of 1161 Broadway; at 22-4 West 27th st to the Fairsex Costume Co.; at 22-4 West 27th st to Morris Weissman of 162 W. 26th st, and Adolph Ruff; at 55 E. 11th st to the Strand Cloak & Suit Co.; at 137 5th av to the Ten Dollar Garment Co. and at 9 West 20th st to Olin & Moses, of 11 W. 17th st; also space in 17-21 East 22d st to David Mack Co. and additional space in 432 4th av to Co Salemeier & Levin; and at 129-31 West 22d st to the Karet Mfg. Co.

HOUGHTON CO. leased for Abraham Schneider, the 3-sty dwelling, 122 West 88th st, to Arthur M. Ballard.

HOUGHTON CO. leased for Thomas H. Devine the building 306-308 West 64th st to the Republican Motor Sales Company, Inc.

HOUGHTON CO. leased, through James A. Dowd, as agent, the dwelling, 138 West 83d st, to Mrs. Maria Dulmis, for Sophia Mazzetti.

EDGAR A. MANNING leased for Mrs. Frances R. Biggs, the 4-sty dwelling, 109 West 57th st, to the Le Papillon Corset Co., of 26 West 38th st.

SAMUEL H. MARTIN has leased for the General Synod of the Reformed Church of America, the 4-sty dwelling at 124 West 65th st to Alice Pyne.

A. W. MILLER has leased for the Meisner estate, 210-212 West 28th st; also for L. J. Williams to the Central Cornice Works, of 407 West 38th st; for August Passet, the store and basement in 259 West 30th st; the 3d loft in 312 West 54th st, for the Greek Orthodox Community to Louis Berman, who already has two lofts in this building; and for Charles Shortmeier, the 3-sty dwelling, 149 East 45th st.

A. L. MONFORT leased the store and loft at 302 and 306 West 53d st for the estate of Donald Mitchell to Michael Balsamo & Co., automobile body builders and painters.

WALTER B. PARSONS, in conjunction with Cammann, Voorhees & Floyd, has leased the store and basement at 287 Broadway, southwest corner of Reade st, to the Tobacco Grower's Society of the Antilles. Edwin Wilke, president, for a term of years, for the Thomas Storm Estate. This is in the section that is gradually changing from wholesale to retail business for which purpose the present lease has been taken.

THOMAS G. PATTERSON leased to the Perfection Spring Co., A. C. Bergman, president, a 3-sty service building, to be erected on the plot, 75x100, in the south side of West 56th st, 200 feet west of 11th av. Cross & Brown Co. was the broker.

PEASE & ELLIMAN have leased for Emanuel Schever to the Kaufman Shoe Corporation, of 106 East 14th st, the store and basement at 262 Bowery.

PEASE & ELLIMAN leased for the Riker & Hegeman Co., at 433 7th av, the large store and basement, for 15 years, to Carew & Brennan, who will open a cafe and restaurant.

PEASE & ELLIMAN have leased for Mrs. Alice C. Martin to Dr. W. A. Cotton the 3-sty house 240 West 74th st, and for F. R. Coudert to Cornelius H. Tangemann the 3-sty dwelling 121 East 55th st.

PEASE & ELLIMAN leased for the Antler Realty Co., controlled by Goldberg & Kramer, the store and basement in 57-61 West 38th st, to Louis Metzger & Co., of 637 Broadway; also apartments in 114 East 66th st to Edward McDowell for the Van Meer Realty Co. and in 116 East 58th st to Mrs. Blanche C French.

PEASE & ELLIMAN have leased apartments in 24 West 59th st to James A. Harden; in 723 St. Nicholas av to T. A. Glendenning; in 565 Park av to Charles E. Adler; in 104 East 40th st to Mrs. Martha King; in 146 East 49th st to Mrs. Mary E. Glass; and in 565 Park av to Mrs. E. P. Hamilton; for A. L. Mordecai & Co. to Henry M. Keith, at 119 West 71st st.

PEASE & ELLIMAN leased for Walter G. Oakman, president of the Hudson Companies, his apartment, furnished, in 998 5th av, 14 rooms and 5 baths, to John S. Cravens, of Pasadena, Cal.; also, furnished, for Winthrop Ames, the producer, his apartment in 520 Park av to Robert R. Wallbridge; and for Dr. James Bishop an apartment of 10 rooms and 3 baths to D. Dessau in 555 Park av.

PEASE & ELLIMAN leased for Miss Hannah Halpin the 4-sty house at 130 West 85th st to J. E. Cartwright; also for Bing & Bing apartments at 1155 Park av to Edgar B. Anthony; for Julius Tishman & Sons, in 122 East 76th st, being built, to George W. Peters, Jr.; and renewed for N. & L. Ottinger the lease of George W. Peters on the 4-sty house at 805 Madison av.

PEASE & ELLIMAN leased for W. E. Morgan, the store at 29 East 28th st to B. Whitsky, stationer; also apartments in the house being built at Park av, southeast corner of 61st st, to Alfred Liebmann; for George Backer in 378 West End av, an entire floor, containing 12 rooms and 4 baths, to Mrs. Siegfried Steiner, and made the following renewals of apartment leases: In 144 East 56th st, to Mrs. S. F. Schenck; in 45 5th av, to Kenneth Hill; in 133 West 11th st, to John W. Edmonds; in 104 East 40th st, to Alfred Mestre; in 49 West 57th st, to H. B. Lockwood; in 150 West 80th st, to Harold Townsend; in 960 Park av, to W. E. Benedict, and in 27 East 62d st, to Miss Maude Smith.

L. J. PHILLIPS & CO., rental agents of "The Cleburne," occupying the block front in 105th st, Broadway to West End av, have leased apartments to Rev. Dr. Worth M. Tippy of Cleveland, O., who will be pastor of the Madison ave M. E. Church, William C. Wilson, Robert N. Kenyon, C. A. Riemer, Lewis A. Dunham, Ernest C. Ochs and Dr. Stern; also leased the corner store at Broadway and 105th st to D. Gumbiner, jeweller, of 172 Lenox av.

PORTER & CO. leased for Isabella A. de Quesada, of Cuba, to Margaret Lessig the 3-sty dwelling 266 West 127th st.

PORTER & CO. leased for C. Cecilia Coleman the dwelling at 258 West 131st st, and for William Colgate the dwellings 107 West 132d st and Madison av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have rented for Dr. F. G. Goodridge, 122 East 78th st, furnished, to Vincent Astor for the season.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments in 138 East 40th st to Lewis Williams, at 105 East 53d st to Mrs. Rosa M. Jones, H. P. Chatfield and A. M. Williams and at 23 5th av to Richard S. Childs.

WILLIAM J. ROOME & CO. have leased for Rice & Hill, as agents, the top floor in 5 West 46th st to William R. L. Cook, English tailor and importer, of 5 West 31st st.

ROYAL SCOTT GULDEN leased for the Hyde Real Estate Corporation, the building, 12 West 47th st to Irwin Post, decorator; also for John Blair, the store at 360 Madison av to the Latimer Specialty Shop and space in 7-11 West 45th st to S. Linza.

G. SEIDE & SON and I. L. Levin have leased for Salo Cohn the building 65 West 125th st. The building will be used as a cafe and grill room.

SHAW & CO. leased for Cornelia T. Young, the dwelling, 218 West 132d st to Jeanette Tatsapaugh.

PETER P. SHERRY leased for Korn & Co. the building, 74 8th av, to Rubin Brothers.

SLAWSON & HOBBS leased for W. E. D. Stokes to Dr. J. C. White, the 4-sty dwelling, 266 West 72d st.

SLAWSON & HOBBS leased for Mrs. K. R. Brown to Harris Parr the 4-sty dwelling 120 West 72d st; also for Mrs. Miller to J. A. Seligman the 4½-sty dwelling 343 West 71st st.

WILLIAM R. WARE leased for Arthur V. Lyall, the 5-sty dwelling, 306 West 92d st, to John L. Roe.

WILLIAM R. WARE and Pease & Elliman, leased an apartment at 11 East 68th st to W. S. Jenny, vice-president of the Delaware and Lackawanna Railroad.

J. C. WHITE & CO. leased 3 lofts in 870 Broadway to Morris Cohen, Max Beiner and Joseph Zorowitz; in 866 Broadway the top loft to the Princess Art Embroidery Works, of 81 4th av; in 90 West Broadway offices to T. Marcus Ollive; in 73 Warren st the 3d loft to Franz Euler & Co.; in 94 Chambers st the 2d loft to Louis Pfeiffer; in 228 West Broadway the store and basement to Wright & Graham Co., of 110 Franklin st; in 34 West 15th st the 3d loft to Beacon Dress Co.; in 47 East 19th st the 5th loft to Weiss & Kanter; and in 20 West 17th st the parlor store to Dresden Neckwear Co., of 18 West 17th st.

WM. A. WHITE & SONS have rented for Samuel Brody the building at 33 Water st to H. Brimberg, of 78 Pearl st; also an entire floor at 32 West 22d st to Paris Children's Dress Co; the 2d floor to Sol. S. Mossesson and the 3d floor to Silverstein & Gross; the store and basement at 798 7th av to the Ignition Specialties Co; also lofts at 48-50 Duane st to McCauley & Schwartz; 126 Bleecker st to Bachkewitz, Silverman & Co.; 130 Bleecker st to Pasquale Vaglio; 34-38 West 4th st to Caplin & Goldman; also a portion of the corner store and the entire basement of 798 7th av to Cobb Brothers, plumbers and steam fitters.

Bronx.

THE GEORGE BOCKHAUS CO. leased to Katzenstein Bros. the brick building at the corner of 149th and Exterior sts.

Brooklyn.

BULKLEY & HORTON CO. leased 24 St. James pl, a 3-sty dwelling.

Queens.

LEWIS H. MAY CO., Rockaway Park office, leased cottages at Rockaway Park for Harriet K. Murray, on 6th av, to P. H. Leifert; for Conrad Seidenberg, on 6th av, to Louis Lahn. At Belle Harbor, for Josephine S. Valentine, on Orienta av, to George W. Baker; for Walter C. Schulze, on Henley av, to B. Conroy.

Suburban.

ANGELL & CO. have rented at White Plains, in Prospect Hill, the house of De Witt C. Hayes, and at Scarsdale the Louis H. Ehrbar property.

FEIST & FEIST leased for Mrs. N. E. Dodd to George Carrizzo & Co., of Brooklyn, N. Y., the rear portion of 111-113 East Kinney st, Newark, adjoining their present plant.

FISH & MARVIN have rented for The Residence Company, of Lawrence Park, a property at Lawrence Park West, Bronxville, to William H. Sage. The property consists of a large residence, garage and 1 acre of land.

JAY FITZPATRICK leased for the summer, furnished, the estate of Edward Kendrick, on Winfield av, at Mamaroneck, N. Y.

FIRM OF EDWARD C. GRIFFIN & P. H. COLLINS reports the following Larchmont rentals: Benjamin B. Marco's house on Woodbine av to Jacob Stein; Ralph C. Seymour's cottage on Linden av to Arthur Simons; Edward Park's residence on Woodbine av to Dr. Oscar J. Chase, Jr.; the Shelton cottage on Oak av to Mrs. Mildred James; Mrs. Emma Herne's cottage, overlooking Larchmont Harbor, in Fleming Park, to C. Fred Richards; Charles A. Singer's residence on Prospect av to Mrs. Jane C. Jackson; Mrs. William Murray's residence on Larchmont av to Ernest M. Levy.

KENNETH IVES & CO. rented for W. Wallace Lyon his residence at Quaker Ridge, New Rochelle, to Miss Leonore Harris for the season; also at Scarsdale, for Mary Herbert, her residence on Cambridge rd to Philip Goodman for the season; and in conjunction with Raymond B. Thompson and Chester Montgomery the Ferguson estate, in North st, Greenwich, Conn., for the season, to Percival S. Hill, president of the American Tobacco Co.

PAYSON McL. MERRILL CO. leased for Clarence M. Hamilton to Mrs. Thomas McKee his 7-acre estate at East Rockaway rd and Schencks la, Hewlett, L. I.

PEASE & ELLIMAN have rented, furnished, for James L. Van Alen, in conjunction with Andrews & Weaver his place at Newport, R. I., to Walter E. Maynard.

JOHN F. SCOTT has rented for R. P. Perkins his country place, known as "By-the-Way," on the East Rockaway rd, Hewlett, L. I., to Martin S. Watts.

L'ECLUSE WASHBURN & CO. have leased for Archie Fahnestock his residence in Plandome Park to William H. Allen of Manhattan.

L'ECLUSE WASHBURN & CO. have leased for George P. Witter his residence at Plandome, L. I. to Dr. Cameron Vernon Bailey of Manhattan for the summer.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Jane Auld—Jan. 15, 1910—105TH ST, 403 E—1699-1½, 3-sty bldg., 22x75.7, $5,000.

William Beck—Feb. 21, 1915—71ST ST, 230 E—1425-33, 5-sty flat, 20x100.5, $14,000.

Emily C. Belding—Nov. 28, 1914—72D ST, 10 W—1124-41, 4-sty dw., 25x102.2, $65,000.

Robert Christie, Jr.—Mar. 29, 1910—29TH ST, 142-144 W—804-63, 6-sty loft, 32.6x98.9, $63,000.

Antoinette B. De Witt—Oct. 14, 1913—46TH ST, 345 & 347—1339-21-22, two 4-sty tnts., with strs, each 20x100.5, each $11,000.

Ellen M. Grant—Dec. 27, 1914—90TH ST, 111 W—1221-25, 5-sty tnt., 26.3x100.8½, $30,000.

J. Morgan Howe—Nov. 13, 1914—PARK AV, 565—1397-4, 12-sty apt., 65.3¾x100, $475,000.

Cortlandt Irving—Aug. 8, 1913—GREENWICH ST, 315—141-15, 5-sty bldg., 17.1x62, with ext 8.6x25.7x irreg, $30,000.

62D ST, 122 E—1396-64, 3-sty dw, 18.9x100, $35,000.

FULTON ST, 8—74-20, 4-sty bldg., 19.10x62 with 1-sty ext., 19.10x67.5, one-third undivided interest valued at $6,500.

Winifred E. Judge—Dec 18, 1914—BEACH ST, 65—216-34, 5-sty loft, 25x87, $15,000.

BROADWAY, nwc 204th st., 2241-35, plot 100x125x150x25x50x100, $37,500.

Pauline Lauterbach—Feb. 5, 1915—2D ST, 292 E—372-54, 5-sty tnt., 25x105, $25,500.

Elizabeth Metzler—Dec. 12, 1913—50TH ST, 412 W—1059-41, 5-sty ten., 25x100.5, $26,000.

James J. Murphy—Nov. 4, 1914—LAFAYETTE ST, 256—496-24, vacant, lot 18.11x41.6½x irreg, $5,000.

David Nussbaum—Mar. 26, 1914—3D AV, 1587—1535-2, 6-sty loft, 25x110, $48,000.

Luigi Quartullo—May 6, 1912—115TH ST, 440 E—1708-33, 4-sty dw., with str., 16.8x100.10, $7,200.

Sarah Frank—May 15, 1914—80TH ST, 48 E—1491-48, 4-sty dw., 23.6x102, $50,000.

Edward C. Rice—June 26, 1914—60TH ST, 22 E—1374-48, 4-sty dw., 22x100.5, $57,000.

Sarah E. Roosa—Aug. 9, 1914—40TH ST, 20 E—859-74, 4-sty dw, 18.9x98.9, $56,250.

Charles Schell—Mar. 7, 1915—78TH ST, 341 E—1453-16, 4-sty tnt., 25x100, $13,000.

Charles Schmid—Dec. 27, 1911—BEEKMAN PL, 23—1368-18, 4-sty dw., 20x100, $12,500.

Frederick Schuck—Aug. 9, 1914—ST. NICHOLAS PL, 18—2065-32, 2-sty dw., 45x100, $26,500.

Ida Wersba—Sept. 26, 1910—112TH ST, 24 W—1595-51, 5-sty flat, 31x100.11, $29,000.

John Wilson—Sept. 25, 1913—52D ST, 541-543 W—1081-10, 4-sty bldg., 50x100x irreg, $17,500.

53D ST, 538 W—1081-54, 3-sty bldg., 25x150, $20,500.

Carrie Zietner—Mar. 3, 1907—2D AV, 1074—1349-4, 4-sty tnt., 20.10x70, $15,500.

REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 565-567 and 571-573 West 175th st.

CROSS & BROWN CO. have been appointed agents for the 17-sty building, 80 5th av.

WM. A. WHITE & SONS have been appointed agents for 18 South st, 22 Albany st and the elevator apartment house, 412-420 West 148th st.

SHAW & CO. has been appointed agents for 211 West 129th st; 2032 5th av; 350 East 120th st, and 119 East 128th st.

WALTER R. SENIOR is retiring from the firm of Senior & Stout, Inc., and Albert H. Stout will continue in the active management of the business.

CAMMANN, VOORHEES & FLOYD were the brokers in the sale recorded Thursday of the 5-sty warehouse 93 Gold st for William D. Kilpatrick to James J. Moore.

JUSTICE VERNON M. DAVIS has appointed Henry Brady Condemnation Commisioner in the matter of Manhattan Railway third track damage cases, 2d av and Allen st divisions.

O'REILLY & DAHN were the brokers in the sale recorded on Wednesday of 2210 University av for Agnes Farrell to Edward O. A. Glokner, who gave in part payment 468 West 157th st.

DUFF & BROWN CO. have been appointed agents for 150-154 West 85th st, 11 East 108th st, 601 West 152d st, 3283-3289 Broadway, 305 West 144th st and 315 West 39th st.

CROSS & BROWN CO. has been appointed managing agent of the 8-sty building at 473 Broadway and the Regents Theatre Building at the southwest corner of 7th av and 116th st.

GOODALE, PERRY & DWIGHT have been appointed agents of the 6-sty loft building at 132-42 West 27th st. This is one of the few buildings in this section in which live steam may be obtained by the tenants.

A. W. MILLER & CO. of 309 Broadway were the brokers in the recent sale of 2878 and 2886 Bailey av, Bronx, for Cahn & Pittman to Theodore P. Austin of Egypt, Me., who gave in part payment 286 6th av, Newark, N. J.

THE OFFICE OF THE ESTATE OF J. W. DIMICK has moved from 140 5th av to new offices in 120 Broadway. The trustees of the estate are Ralph N. Voorhis and Frederick S. Duncan.

SHAFFA REALTY CO., which purchased the 12-sty apartment house at the northwest corner of Park av and 66th st recently from the Fullerton Weaver Realty Co., represents Miss Emily S. Baker, a niece of the late John S. Kennedy. The property was held at $1,250,000.

THE MINARET BUILDING CO. has transferred title in the old Hotel Sturtevant at 147 to 151 West 35th st, adjoining the New York State Arsenal, to the Crompton Building Corporation. The transfer was made for a nominal consideration subject to a mortgage for $385,000.

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REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.
Conveyances.

	1915 June 18 to 24	1914 June 19 to 25
Total No.	128	145
Assessed value	$6,125,025	$8,044,700
No. with consideration	15	10
Consideration	$334,150	$383,381
Assessed value	$122,500	$440,000
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	3,399	3,730
Assessed value	$205,043,235	$241,326,841
No. with consideration	490	444
Consideration	$25,027,807	$14,534,107
Assessed value	$26,197,550	$15,467,271

Mortgages.

	1915 June 18 to 24	1914 June 19 to 25
Total No.	66	80
Amount	$1,444,210	$2,379,418
To Banks & Ins. Cos.	12	19
Amount	$519,185	$582,530
No. at 6%	26	34
Amount	$467,150	$1,194,968
No. at 5½%	4	..
Amount	$49,500	..
No. at 5%	13	24
Amount	$509,085	$805,000
No. at 4½%	2	3
Amount	$45,825	$111,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount		$62,000
Interest not given	21	18
Amount	$372,650	$206,450
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	1,966	2,212
Amount	$48,360,691	$66,304,679
To Banks & Ins. Cos.	377	508
Amount	$19,383,754	$32,522,230

Mortgage Extensions.

	June 18 to 24	June 19 to 25
Total No.	37	45
Amount	$844,000	$1,742,900
To Banks & Ins. Cos.	8	19
Amount	$200,500	$1,143,000
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	1,015	1,125
Amount	$53,268,873	$60,311,085
To Banks & Ins. Cos.	404	379
Amount	$35,976,850	$39,698,400

Building Permits.

	1915 June 19 to 25	1914 June 20 to 26
New buildings	12	5
Cost	$1,181,125	$1,210,000
Alterations	$149,675	$265,865
	Jan. 1 to June 25	Jan. 1 to June 26
New buildings	244	251
Cost	$37,799,190	$25,978,190
Alterations	$9,187,436	$7,110,472

BRONX.
Conveyances.

	1915 June 18 to 24	1914 June 19 to 25
Total No.	117	140
No. with consideration	14	14
Consideration	$181,317	$81,800
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	2,706	3,130
No. with consideration	395	406
Consideration	$3,417,300	$3,533,742

Mortgages.

	1915 June 18 to 24	1914 June 19 to 25
Total No.	62	68
Amount	$624,950	$423,125
To Banks & Ins. Cos.	8	8
Amount	$66,500	$50,000
No. at 6%	28	34
Amount	$292,500	$190,269
No. at 5½%	7	3
Amount	$57,500	$7,256
No. at 5%	6	14
Amount	$70,000	$125,425
Unusual rates	1	.....
Amount	$6,750	.....
Interest not given	20	17
Amount	$198,200	$100,175
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	1,619	1,885
Amount	$16,028,533	$17,689,955
To Banks & Ins. Cos.	114	217
Amount	$2,601,000	$4,267,601

Mortgage Extensions.

	June 18 to 24	June 19 to 25
Total No.	20	10
Amount	$257,375	$147,000
To Banks & Ins. Co.	6	.....
Amount	$146,000	.....
	Jan. 1 to June 24	Jan. 1 to June 25
Total No.	381	396
Amount	$7,638,130	$8,446,150
To Banks & Ins. Cos.	104	73
Amount	$2,663,250	$2,429,900

Building Permits.

	1915 June 18 to 24	1914 June 19 to 25
New buildings	7	16
Cost	$109,750	$406,350
Alterations	$25,150	$90,785
	Jan. 1 to June 24	Jan. 1 to June 25
New buildings	512	406
Cost	$15,389,325	$9,551,742
Alterations	$431,460	$696,315

BROOKLYN.
Conveyances.

	1915 June 17 to 23	1914 June 18 to 24
Total No.	428	428
No. with consideration	33	34
Consideration	$692,925	$215,755
	Jan. 1 to June 23	Jan. 1 to June 24
Total No.	10,685	11,492
No. with consideration	1,091	1,195
Consideration	$10,251,050	$7,674,696

Mortgages.

	1915 June 17 to 23	1914 June 18 to 24
Total No.	346	399
Amount	$1,699,053	$1,811,127
To Banks & Ins. Cos.	95	87
Amount	$854,700	$772,950
No. at 6%	177	210
Amount	$583,081	$686,102
No. at 5½%	119	74
Amount	$947,879	$521,425
No. at 5%	27	99
Amount	$100,159	$548,600
Unusual rates	1	4
Amount	$600	$13,949
Interest not given	22	18
Amount	$67,334	$41,051
	Jan. 1 to June 24	Jan. 1 to June 24
Total No.	7,907	8,259
Amount	$34,064,019	$34,961,534
To Banks & Ins. Cos.	1,536	1,722
Amount	$10,914,201	$13,707,514

Building Permits.

	1915 June 18 to 24	1914 June 18 to 24
New buildings	101	121
Cost	$960,050	$442,800
Alterations	$192,825	$54,050
	Jan. 1 to June 24	Jan. 1 to June 24
New buildings	2,577	2,392
Cost	$21,368,115	$22,801,210
Alterations	$1,843,094	$1,514,487

QUEENS.
Building Permits.

	1915 June 18 to 24	1914 June 18 to 24
New buildings	143	102
Cost	$485,155	$451,750
Alterations	$16,045	$13,050
	Jan. 1 to June 24	Jan. 1 to June 24
New buildings	2,640	2,446
Cost	$9,432,456	$10,960,382
Alterations	$435,932	$590,372

RICHMOND.
Building Permits.

	1915 June 17 to 23	1914 June 18 to 24
New buildings	49	14
Cost	$63,890	$26,175
Alterations	$8,585	$5,080
	Jan. 1 to June 23	Jan. 1 to June 24
New Buildings	574	606
Cost	$1,087,092	$902,101
Alterations	$107,217	$124,397

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

The Auction Market.

Vacant lot offerings will continue to hold the center of Auction Room interest next week, the Bronx and Brooklyn being the boroughs in the limelight. Joseph P. Day and J. Clarence Davies will offer in the Vesey Street Exchange Salesroom on Tuesday and Wednesday, 579 lots for the Estate of Bradish Johnson, Inc., on Clason Point road, Ludlow avenue, Randall avenue, White Plains road and adjacent avenues and streets. At the Brooklyn Real Estate Exchange, the Jere Johnson, Jr., Company, by order of the Surrogate's Court of Kings County, will sell, on Wednesday at noon, 121 lots of the estate of William Frutzmann, located in the Flatbush and Gravesend sections of the borough.

At the continuation sale of the Borough Park lots by the Jere Johnson, Jr., Company last Tuesday, the remaining thirty-five lots were sold for a total of $28,200. At the previous sale held in the Academy of Music, 214 lots were sold for $135,565. The total realized at both sales was $163,765 for 249 lots.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 25, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Eldridge st, 17, ws, 125 s Sand, 25x100, 5-sty bk tnt & strs; partition; Eva Hexter, defendant. 38,000

Water st, 592 (*), ns, 45.9 w Montgomery, 22.7x56.6, 2-sty bk tnt; due, $8,422.18; T&c, $290.39; Astor Trust Co. 4,400

141st st, 214-8 E (*), ss, 140 w 3 av, 40 x100.10, 6-sty bk tnt & strs; due, $1,331.75; T&c, $669.30; sub to mtg $36,000; Isaac Goodstein. 39,000

122D st, 407 E, ns, 118 e 1 av, 20x100.11, 4-sty bk tnt, partition; Mary E Rapp. 6,100

Av A, 184 (*), es, 51.9 s 12th, 25.9x80.6, 4-sty bk tnt & strs & 4-sty bk rear tnt; due $8,200.46; T&c, $900; sub to mtg $16,000; Rosa Gentzlinger, extrx, &c. 22,000

Manhattan av, 517 (*), ws, 84.11 n 121st, 16x90, 3-sty & b stn dwg; due, $9,720.14; T &c, $475.92; Sarah A G Skinner. 9,000

Manhattan av, 519 (*), ws, 84.11 s 122d, 16x90, 3-sty & b stn dwg; due, $9,715.81, T&c, $358.27; Lawyers Mtg Co. 9,000

3D av, 2438, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; withdrawn. ——

HENRY BRADY.

Christopher st, 105 (*), ns, 125 w Bleecker, 25x90, 4-sty bk tnt & strs & 2-sty rear bk tnt; partition; Kate Madden. 14,000

East Broadway, 101 (*), ss, 185.8 w Pike, 25x100x24.8x100, 5-sty bk tnt & strs; due, $9,792.59, T&c, $426.58; Rachel Jacobson. 30,500

Jane st, 88 & 90 (*), ss, 112.6 e Washington, 43.2x160.1 to 12th (Nos 357-59 W), x44.1x160.1, 2 & 3-sty bk stable & 3-sty bk tnt & 3-sty bk loft bldg; due, $33,576.57; T&c, $2,086.31; Edw W C Arnold. 36,300

70TH st, 224 E (*), ss, 205 w 2 av, 25x 100.5, 4-sty stn tnt; due, $17,051.75; T&c, $613; Brooklyn Trust Co. 16,000

116TH st, 338 E (*), ss, 225 w 1 av, 16.8 x100.10, 3-sty & b stn dwg; due, $8,584.93; T&c, $549.71; Christine G Openhym et al. 8,000

BRYAN L. KENNELLY.

Church st, 275, es, 100.4 n Franklin, 25.2x 75x25.1x75, 4-sty bk loft & str bldg (exr); withdrawn. ——

Park Ter E, ss, 147 w 218th, 150x100, vacant; W A Flaherty. 28,500

215TH st W, ss, 100 e Park Ter W, 50x 100, vacant; Nellie Lanahan. 7,400

215TH st W, ns, 100 e Isham av, 50x 100, vacant; W A Flaherty. 7,400

31ST st, 429-43 W, bet 9 & 10 avs, 75x 98.9, 3-4-sty bk tnts; E F Sweeney. 57,500

87TH st, 138 W (*), ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; due, $5,362.23; T&c, $546; Gesina M Schriefer. 20,475

SAMUEL MARX.

Waverly pl, 168-70, sec Grove (Nos 96-8), 3-sty bk dwg & 4-sty bk tnt; bid in at $35,000. ——

9TH st, 47-9 E, 2-4-sty bk loft bldgs, leasehold; bid in at $7,000. ——

9TH st, 6-8 W, ss, 124.1 w 5 av, 53.9x 93.11, 2-3-sty & b stn dwgs; adj July23. ——

JACOB H. MAYERS.

119TH st, 321 E (*), ns, 225 e 2 av, 20x 100.10, 4-sty bk tnt; due, $9,689.25; T&c, $1,040; Ernestine Weber, admtrx et al. 8,000

M. MORGENTHAU, JR., CO.

3D st, 359 E, ns, 217 e Av D, 20x81, 4-sty bk tnt & strs; adj July12. ——

Total	$352,175
Corresponding week 1914	1,287,050
Jan. 1, 1915, to date	35,860,150
Corresponding period 1914	18,466,284

Bronx.

The following are the sales that have taken place during the week ending June 25, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Silver st (*), ss, 116.2 w Main, runs s100 xw50xs42.11xw25.3xn139.2xe75 to beg; due, $4,196.85; T&c, $250; Chas F Halstead et al. 2,500

132D st, 689 E (*), ns, 170 e Cypress av, 15x110, 2-sty fr dwg; due, $3,306.44; T&c, $364.45; 16th Baptist Church. 2,500

132D st, 691 E (*), ns, 185 e Cypress av, 15x100, 2-sty fr dwg; due, $3,292.44; T&c, $364.45; 16th Baptist Church. 2,500

169TH st, 457 E (*), ns, 100 w Washington av, 40x98, 6-sty bk tnt & strs; due, $3,950.64; T&c, $——; sub to 1st mtg $35,000; Isidore Simon. 43,800

Starling av (*), nwc Olmstead av, 25x 100; due, $6,013.34; T&c, $608.54; Eliz B Beyer. 5,000

JAMES L. WELLS.

Washington av, 1071 (*), ws, 200 s 166th, 25x200, 5-sty bk tnt & strs; due, $25,624.40; T&c, $689.79; Dollar Savgs Bank of City N Y. 2,000

BRYAN L. KENNELLY.

Reservoir Oval W, ws, 299.8 n Bainbridge av, 50x98x—x84.10 (vol); W Conover. 2,000

Sedgwick av (*), nws, intersec sws Fordham rd, 101.9x83.7 to 184th x6.7x85.4; due, $10,476.67; T&c, $557.48; Jno C Rodgers. 10,000

HENRY BRADY.

Cauldwell av, 691 (*), ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; due, $8,884.98; T&c, $684.26; Mary Ambrose. 9,500

L. J. PHILLIPS & CO.

165TH st, 419 E, ns, 202.7 e Park av, 24.9 x93, vacant; due, $1,902.81; T&c, $626; Harry Mayer. 2,900

GEORGE PRICE.

Purdy st, 1321 (*), ws, 196.1 n Westchester av, 37.5x103; due, $2,244.06; T&c, $211.25; Peter Corell. 2,500

Barnes av, 1925 (*), ws, 233.5 s Bear Swamp rd, 25x95; due, $3,357; T&c, $360; Helen Le Roy Pearsall. 3,500

White Plains av (*), ws, 226.11 s Post, 25.4x101.6x25x103.4; due, $2,262.53; T&c, $2,363.53; Saul Domroe. 1,500

JAMES J. DONOVAN.

166TH st, 664 E (*), ss, 35 w Trinity av, 40x99.6, 5-sty bk tnt; due, $6,568.77; T&c, $1,395.30; sub to mtg $32,000; Anna M Scheele. 37,000

CHARLES A. BERRIAN.

140TH st (*), nwc Cypress av (No 303), 200.5x95x188.5x95.9, vacant; due, $26,209.45; T&c, $780.89; Edgar S Appleby et al. 25,000

Barnes av, 1927 (*), ws, 208.6 s Bear Swamp rd, 25x95; due, $3,357; T&c, $360; Helen L R Pearsall. 3,500

Total	$155,700
Corresponding week 1914	315,000
Jan. 1, 1915 to date	3,734,513
Corresponding period 1914	3,566,291

Brooklyn.

The following are the sales that have taken place during the week ending June 23, 1915, at the Brooklyn Salesroom, 189 Montague Street:

WILLIAM P. RAE CO.

COOPER ST, 273, nws, 220 ne Knickerbocker av, 20x100, 2-sty bk dwg; mtg $3,700; Hyman Agar; partition. 4,050.00

COOPER ST, 275A, nws, 240 ne Knickerbocker av, 20x100, 2-sty bk dwg; mtg $3,700; Wm H Sayers & Albt Lochman; partition. 4,175.00

DECATUR ST, sws, 100 nw Saratoga av, 20x100; Peter Gorth. 6,500.00

DEGRAW ST, ss, 100 e Buffalo av, 20x 250.7 to Eastern pkway; Henry W Putnam & Jos May; partition. 3,300.00

DEGRAW ST, ss, 185 e Utica av, 40x 162.9, vacant; Sheppard J Goldberg; partition. 2,950.00

DUFFIELD ST, es, 213 n Willoughby, 21x100.3; H Lehman. 5,700.00

FULTON ST, 1841; also SUMPTER ST, 38-40, 50x57.11x—; mtg $4,000; Chas Frey; partition. 5,500.00

FULTON ST, ss, 275 e Sackman, 50x 100; mtg $2,000; C J Curtin; partition. 3,000.00

HERKIMER ST, 593, ns, 193 w Schenectady av, 18.9x100, 2-sty fr dwg; mtg $2,250; Hyman Agar; partition. 2,600.00

HERKIMER ST, 595, ns, 175 w Schenectady av, 18.9x100, 2-sty fr dwg; mtg $2,250; Emma G Henderson; partition. 2,900.00

MORRELL ST, es, 75 s Varet, 25x100; withdrawn. ——

PARK PL, sec Utica av, 32.10x129.4; Sami C Levine; partition. 400.00

POWELL ST, ws, 90 s Blake av, 17.6x 100x irreg; David Hirschmann. 100.00

ST JOHNS PL, nec Ralph av, 20x— T B Hommelotter; partition. 1,900.00

ST JOHNS PL, ns, 164.1 w Rochester av, 115.7x23.5x—; mtg $2,500; Andrew F Gunther; partition. 4,050.00

STERLING PL, ns, 215 w Ralph av, —x —; Chas L Gilbert; partition. 700.00

STILLWELL LA, nr Remsen av, 140x 125, 2-sty fr dwg; mtg $2,500; S Lazarowitz; partition. 2,265.00

31ST ST, es, 300 s Av K, 40x105; mtg $450; I Lazarowitz; partition. 625.00

87TH ST, es, 208S s Av K, 57.11x 100.1, vacant; I Lazarowitz; partition 210.00

E 91ST ST, es, 120 n Av N, 10 lots; mtg $1,000; Chas J Curtin; partition. 195.00

E 102D ST, ws, 100 n Av G, 93 lots; Chas J Curtin; partition. 6,850.00

AV G, ns, at E 100th, 36 lots; Arthur Quinn; partition. 4,300.00

BROADWAY, 176, ss, 55 w Driggs av; R M Lipthrott. 5,500.00

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Auction Sales—Brooklyn—Continued.

AV G, ns, at E 102d, 26 lots; I Lazarowitz; partition 1,100.00
AV M, swc E 95th, 125.6x100.4x100.7x 103.5, vacant; mtg $1,500; Geo A Schreifer; partition 1,575.00
AV N & INDIAN CREEK, runs to E 80th; mtg $1,500; also LEFFERTS AV, ss, 295 e Troy av, 78.11x100x82.7x 100.7; Traders Exchange; partition.. 775.00
CANARSIE AV, ws, 95 s Av G, 100x — to Durland pl; mtg $1,500; Henry Heismann; partition 1,610.00
CONKLIN AV, nec Brooklyn & Rockaway Beach R R, 131.4x66, 2-sty b stn dwg; mtg $2,500; Sam Spielman; partition 2,685.00
EASTERN PKWAY, nec Buffalo av, 100 x30; Henry Putnam; partition 1,050.00
JAMAICA AV, 178, ss, 26.9 e Miller av, 15x62.6x15x68.6, 2-sty fr dwg; mtg $1,800; Ferd Frischkorn; partition.. 2,175.00
JAMAICA AV, 180, ss, — e Miller av, 13.8x —, 1-sty fr str; mtg $1,800; same; partition 2,000.00
JAMAICA AV, 182, ss, — e Miller av, —x—, 1-sty fr str; mtg $1,800; Frank Richards; partition 2,225.00
MILLER AV, 464, ws, 160 n Blake av, 20x100, 2-sty bk dwg; mtg $2,750; Edwin Luft; partition 3,500.00
PATCHEN AV, 210, swc Macon 20x 80, 2-sty bk str; mtg $4,500; Mary Loeffler; partition 7,350.00
PROSPECT PARK WEST (*), nws, 30 sw Montgomery pl, 47x100; Otto E Reimer 5,000.00
ROCKAWAY AV, nwc Av K, 105x 259.4x —, 1½-sty fr dwg; mtg, $5,500; Colman Schachne; partition.... 5,450.00
ROCKAWAY AV, swc Skidmore la, 133.3x34.11x131.5x84.11; mtg, $2,000; Louis Frankenstein; partition 2,205.00
ROCKAWAY PKWAY, es, 83.4 n Av J, 152.9x156x—x100, mtg, $2,400; Traders Exchange; partition 2,445.00
ROGERS AV, es, 110 n Foster av, 40x 102.6x irreg; executors' sale; withdrawn. ..... —
SKIDMORE AV, INDIAN CREEK, E 89TH ST, 6½ lots; mtg $750; Traders Exchange; partition 1,200.00
UTICA AV, es, 60 n Sterling pl, 162.9 x—; mtg $5,000; Martin Klos; partition 10,500.00
INTERIOR LOT, 100 s Sterling & 100 e Ralph av, 60x71.9x60.1x82.2; mtg $600; Louis Levin; partition..... 825.00
PARCEL of land at Sand's Bay, Canarsie, 50x98.8x50x99.4; Albt D Ecke et al; partition 550.00
PARCEL of land at Sand's Bay, Canarsie, 54.4x336; Albt Lachman; partition 865.00
SALT MEADOW, about 70 lots, bet E 100th & Fresh Creek; Fred B Buz; partition 850.00

JERE JOHNSON, JR., CO.

41ST ST, ws, 360 n 13 av, 5x100.2; D Levin. 90.00
41ST ST, ws, 405 n 13 av, 20x100.2; H G Cassell 800.00
42D ST, es, 315 n 13 av, 20x100.2; H G Cassell 775.00
43D ST, ws, 120 n 13 av, 30x100.2; C W Dustin 1,350.00
44TH ST, ws, 100 s 13 av, 31.6x100.2; W Ross. 1,800.00
44TH ST, ws, 319.2 s 13 av, 35x100.2; H Saunders 1,400.00
46TH ST, es, 100 s 13 av, 20x100.2; J S Ridemann. 750.00
49TH ST, ws, 340 n 14 av, 20x100.2; R Becker. 850.00
50TH ST, ws, 180 n 14 av, 20x100.2; J Kalheim 700.00
51ST ST, ws, 180 n 17 av, 20x100.2; M Hartman. 420.00
51ST ST, ws, 260 s 17 av, 20x100.2; also 52D ST, es, 270 s 17 av, 20x 100.2; Harry Winsper 880.00
52D ST, ws, 230 s 17 av, 40x100.2; M Hartman. 900.00
52D ST, ws, 100 n 13 av, 40x100.2; M Hogan. 1,850.00
52D ST, es, 180 n 13 av, 80x100.2; B Glick. 4,300.00
53D ST, es, 100 n 13 av, 20x100.2; M Hogan. 950.00
54TH ST, ws, 280 s 13 av, 20x100.2; J Schlesinger. 900.00
58TH ST, es, 100 s 14 av, 20x100.2; H Kornreich 725.00
14TH AV, ns, 60.2 w 45th, 40x100; A Vogel. 2,400.00
14TH AV, ss, 60.2 e 58th, 20x100; E A Cox. 825.00
14TH AV, ss, 60.2 w 57th, 20x100; Frank Pinto. 750.00
14TH AV, ns, 50.2 w 56th, 10x100; R Mann. 425.00
15TH AV, ss, 36.11 e 62d, 3.1x95x0.5¾ x95; A Madeo 25.00
15TH AV, ss, 60.2 e 57th, 20x100; H Kornreich 975.00
15TH AV, ss, 79.2 e 62d, 20x95; J Borras. 675.00
16TH AV, ns, 100.3 e 46th, 16.8x100; T C Sinclair. 785.00

WILLIAM J. McPHILLIAMY & CO.

COLUMBIA ST, es, 222.7 n Degraw, 19.7x97.6; Hyman Dolgoff 7,750.00
HEWES ST (*), nws, 227.2 sw Marcy av, 19.6x100; Kopel Sapolsky et al.. 7,000.00
E 40TH ST (*), ws, 297.6 n Av I, 80x 100; Belle J Stewart 500.00
43D ST (*), ncs, 100 nw 15 av, 20x 100.2; Frank Mistretta et al..... 3,750.00
43D ST (*), nes, 140 nw 15 av, 20x 100.2; Filomena Abbazia..... 3,750.00
63D ST, nes, intersec nws 17 av, 80x 80; Matthew S McNamara..... 2,750.00
66TH ST, sws, 533.10 nw 18 av, 62x140; Mary A Gallagher 1,700.00
AV J (*), ns, 40 e 18 av, 40x100; Chas B Cook 5,500.00
ATLANTIC AV (*), nwc Utica av, 20x 80; Cath M Rhodes..... 5,000.00
CLINTON AV (*), nes, 225 w Forrest pl, 25x100; Southampton Bank..... 1,500.00
MARCY AV (*), es, 53.2 n Willoughby av, 21.10x85; Wm Oellrich.....12,000.00
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Siegfried Steinback 3,985.00
WILLOUGHBY AV (*), nec Marcy av, 85x21; Wm Oellrich 4,850.00
2D AV (*), es, 80.2 n 55th, 50x100; Chas Berg. 2,000.00

NATHANIEL SHUTER.

PROSPECT PL (*), ss, 275 e New York av, 25x122; Michael Schaffner..... 2,000.00
TAYLOR ST (*), ns, 235 e Wythe av, 20x100; Louis Schnibbe..... 7,000.00
ATLANTIC AV, nwc Hoyt pl, 16.6x — 55; Jos Cassonise 1,225.00
WOODRUFF AV, swc St Paul's pl, 145.3 x125; Wm Gremler 17,900.00

JAMES C. ARCHER.

ROSS ST, 61 (*), nws, 54.4 sw Wythe av, 18x35.5; Chas Nelson et al..... 4,500.00

Total 244,665.00
Corresponding week 1914.....493,525.00

VOLUNTARY AUCTION SALES.

Bronx.

JUNE 29-30.

JOSEPH P. DAY.

579 LOTS on Clason Pt rd, Ludlow av, Randall av, White Plains rd.

Brooklyn.

JUNE 29.

JOSEPH P. DAY.

BATH AV, sec Bay 29th, 96.10x95x—, vacant.
BAY 29TH ST, es, 95 s Bath av, 45x96.10; 3-sty fr dwg.
HARWAY AV, ws, bet 47th & 48th, 192x485; fr hotel.
OCEAN PKWAY, sec Webster av, 120x146x100 x194; vacant.

JERE JOHNSON, JR., CO.

JUNE 30.

121 LOTS on Cortleyou rd, Gravesend av, Av S, Av O & E 2d, Av M; E 7th, E 8th, c 9th & E 10th sts.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 26.
No Legal Sales advertised for this day.

JUNE 28.
ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & strs; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver; receiver's sale); Henry B Ketcham.
65TH ST, 170 W, see Canal, 67-71.
SHERIFF ST, 66-8, es, 90 s Rivington, 40x75, 5-sty bk hall; Robt J Macher—Rosie Hochman et al; Henry S Cook (A), 38 Park Row; Maurice Marks (R); due, $9,832.45; T&c, $1,417.77; mtg recorded Nov27'08; Joseph P Day.

JUNE 29.
JAMES ST, 45, ws, 25 s Madison, 25.1x60.2x25.3 x59.8, 4-sty fr bk ft tnt & strs; Metropolitan Savgs Bank—Martin Garone et al; A S & W Hutchins (A), 85 William; Jno H Rogan (R); due, $12,842.26; T&c, $689.31; Henry Brady.
20TH ST, 28 E, ss, 300 w 4 av, 25x92, 4-sty bk loft & str bldg; Conrad Stein—28 E 20th St Corpn et al; Deyo & Bauerdorf (A), 111 Bway; Lawrence N Martin (R); due, $48,-274.18; T&c, $1,805.00; mtg recorded Mar16'09; Bryan L Kennelly.
FT WASHINGTON AV, 38, nec 160th, 120.2x 124.3x99.11x102.8, 6-sty bk tnt; Nathan Waxberg—L & D Realty Corp et al; Lese & Connolly (A), 35 Nassau; Maximus A Lesser (R); due, $9,126.94; T&c, $2,567.55; Samuel Marx.

JUNE 30.
30TH ST, 7 E, ns, 164.4 e 5 av, 21.5x81.2, 3-sty & b stn dwg; Jno W Sterling—Wm C O'Brien et al; Jno A Garver (A), 55 Wall; N Taylor Phillips (R); due, $47,829.22; T&c, $2,372.47; mtg recorded Nov3'11; Joseph P Day.
130TH ST, 17 E, ns, 214 e 5 av, 16x99.11, 3-sty & b stn dwg; Mutual Life Ins Co of N Y—Jas E Troy et al; Fredk L Allen (A), 55 Cedar; Jas A Lynch (R); due, $7,706.62; T&c, $31.42; Henry Brady.
137TH ST, 241 W, ns, 241 w 7 av, 19x99.11, 5-sty & b bk dwg; Wm Rankin—Colman Faludy et al; Wm R Adams (A), 25 Broad; Alexander A Tausky (R); due, $10,712.51; T&c, $576.00; Samuel Marx.
56TH ST, 216 W, see Broadway, 1744-8.
BROADWAY, 1744-8, sec 56th (No 216), 131.9x 122.7x129.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

JULY 1.
126TH ST, 14 E, ss, 150 e 5 av, 18.9x—, 3-sty & b stn dwg; Jno A Brown, Jr—Jacob Schattman et al; Fredk H Comstock (A), 36 Wall; Matthew P Breen, Jr (R); due, $10,253.03; T&c, $340.87; Joseph P Day.
SHERMAN AV, swc 204th, 100x110, vacant; J Allen Townsend—Lawrence Mulligan et al; Paul M Goodrich (A), 141 Bway; David E Goldfarb (R); due, $21,926.41; T&c, $1,298.15; mtg recorded Feb10'12; Samuel Marx.

JULY 2.
ST. 7 E, ss, 116 e Bowery, 22.4x73.10x22.4 x77.5, 5-sty bk hotel; Julius H Sussmann—Rosa Hertz et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Jno J Sullivan (R); due, $21,060.66; T&c, $259.45; Joseph P Day.
123 E, ns, 265.10, e 1 av, 21.10x90.10, 4-sty bk tnt & strs; Edmond L Campion et al—Zabarazer Realty Co et al; Cary & Carroll (A), 59 Wall; Isaac T Fiatto (R); due, $16,120.15; T&c, $384.10; mtg recorded Dec 24'06; Bryan L Kennelly.
59TH ST, 515 W, ns, 200 w Amst av, 25x100.5, 5-sty bk tnt; Harry Rotman—Herman Sacks et al; Arthur Smith (A), 111 Bway; Saml Ecker (R); due, $618.83; T&c, $187; sub to 1st mtg, $15,000; Samuel Marx.
119TH ST, 324 E, ss, 337.6 w 1 av, 18.8x100.10, 2-sty & b bk dwg; Lawyers' Mtg Co—Abr H Sarasohn et al; Cary & Carroll (A), 59 Wall; Elek J Ludvigh (R); due, $7,263.22; T&c, $221.99; mtg recorded Oct20'08; Henry Brady.
131ST ST, 8 E, ss, 128.3 e 5 av, 18.2x99.11, 3-sty & b stn dwg; Rudolph F Rabe et al, exrs & trstes—Sarah McCormick et al; Edgar R Mead (A), 30 Church; Wm Bernard (R); due, $8,020.70; T&c, $258.55; sub to tax lien of $739.08; Samuel Marx.
1ST AV, 156, es, 67.4 s 10th, runs e90xs.01xe10 xs23.1xw100xn25 to beg, 6-sty bk tnt & str; Chas Hoefler—Max Heller et al; Davis & Davis (A), 51 Chambers; Archibald E Baxter (R); due, $9,379.69; T&c, $60.90; sub to 1st mtg $32,000; Samuel Marx.
2D AV, 769, ws, 24.8 n 41st, 24.8x80, 5-sty bk tnt & strs; Lawyers' Mtg Co—Gotham Mtg Co et al; Cary & Carroll (A), 59 Wall; Jno J Sullivan (R); due, $25,732.72; T&c, $763,-59; Joseph P Day.
7TH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg; 2-5-sty stn tnts & strs & 2-4-sty bk rear tnts; Chas N Lee, exr—28th St & 7th Av Realty Co et al; Wm C Orr (A), 51 Chambers; Henry C Quinby (R); due, $63,670.28; T&c, $852.56; Herbert A Sherman.

JULY 3 & 5.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JUNE 26 & 28.
No Legal Sales advertised for these days.

JUNE 29.
134TH ST, 411-9 E, ns, 100 e Willis av, 75x—, 2-3-sty fr dwgs; Elizabeth A Le Cato—Douglas H Cooke et al; J Homer Hildreth (A), 3 av & 148th; Chas P Hallock (R); due, $11,636.06; T&c, $188.55; Chas A Berrian.
MARIMON AV, 2017, ws, 39.1 s 179th, 38x78.2, 4-sty bk tnt; Philip Rhinelander—C K Realty Co et al; Miller & Hartcorn (A), 20 Nassau; Phoenix Ingraham (R); due, $36,782; T&c, $1,100; Henry Brady.
PROSPECT AV, 2054, ss, 130.7 e 179th, 22x150.2, 2-sty fr dwg; Cath A McGuire—Jas D Rogers et al; Wm G Mulligan (A), 461 E Tremont av; Chas V Halley (R); due, $4,322.61; T&c, $675.22; James J Donovan.

JUNE 30.
BELMONT ST, ss, 148.9 w Grand Blvd & Concourse, 56.5x23.11x45.10, gore, vacant; Anna R. Crossin—Verona Schmutz et al; Harold Swain (A), 176 Bway; Elek J Ludvigh (R); due, $903.23; T&c, $140; Henry Brady.
172D ST, E, ns, 20.1 w Walton av, 17.7x20x15, gore, vacant; Anna R Crossin—Jas A Woolf et al; Action 7; Harold Swain (A); Geo E Waller (R); due, $267.27; T&c, $2; Henry Brady.
NELSON AV, 1080, es, 205.9 n 165th, 15.10x93.1x 15.8x93.9, 2-sty & b fr dwg; August Brandes et al, trste—Jasper Bayne Co et al; Henry Wendt (A), 99 Nassau; Chas A O'Neill (A); due, $3,879.96; T&c, $200; Henry Brady.
NELSON AV, 1078, es, abt 190 n 165th, —x—, 2-sty & b fr dwg; Louise Schroeder—Jasper Bayne Co et al; Henry Wendt (A), 99 Nassau; Chas A O'Neill (R); due, $3,816.78; T&c, $200; Henry Brady.
WALTON AV, nwc, 172d, runs n14.11xnw159.10 xsw25xse100xsw25xse42.4 to 172d, xe13.11xne 20xse15 to 172d, xse20.1 to beg; Action 8, vacant; Anna R Crossin—Jas A Woolf et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, $3,444.22; T&c, $205.00; Henry Brady.
PARCEL beg at a point 42.4 n 172d, 25x50, vacant; Anna R Crossin—Jas A Woolf et al; Action 6; same (A); same (R); due, $570.65; T&c, $30 Henry Brady.

JULY 1.
BUSH ST, 211, ns, 100 e Grand Blvd & Concourse, 43.11x80x20.6x86.6, 2-sty fr dwg; Wm D Lent—Frank A Schorer et al; Jacob H Shaffer (A), 115 Bway; Saml S Koenig (R); due, $7,399.62; T&c, $525; Joseph P Day.
MAIN ST, or City Island av, 290, es, 109.7 s Fordham av, 25x87.1x25x86.11, City Island; Jno B Livingston—Mary L Roeder et al; Chas P Hallock (A), 999 E 180; W Stebbins Smith (R); due, $3,390; T&c, $176; Chas A Berrian.
MAIN ST, 267, or City Island av, 267, ws, 61 n Prospect av, 49x64.4x49x64, City Island; Jennie Y Hallock—Mary L Roeder et al; Chas P Hallock (A), 999 E 180; W Stebbins Smith (R); due, $1,256; T&c, $3,500; Chas A Berrian.
EDGWATER RD, 1501, ws, 647.7 n Westchester av, 25x100, 2-sty bk dwg; Bertha Beringer—Amalie I Milholland et al; Lee & Fleischmann (A), 1182 Bway; Wm W Penfield (R); due, $5,511.33; T&c, $239; James J Donovan.

GLEASON AV, 1807, ns, 50 e 173d, 25x100; Bernardina F E Hake et al—Emma A Mayhew et al; Frees & McEveety (A), 3029 3 av; Ellsworth J Healy (R); due, $3,125.37; T&c, $575; James J Donovan.

JULY 2.

176TH ST, E, ns, 73.2 w Boston rd, 75x167, vacant; Nellie G Richards—Sarah A Bennett, admtrx, et al; Wm H Hamilton (A), 100 Bway; Adam Wiener (R); partition; Joseph P Day.

JACKSON AV, 600-2, es, 100 s 151st, 50x104, 6-sty bk tnt & strs; Public Bank N Y City—Brocaval Realty & Holding Co et al; Stroock—Stroock (A), 30 Broad; Jno J Hynes (R); due, $7,985.71; T&c, $1,236.80; James J Donovan.

LOCUST AV, 280, es, 255 n 138th, 260x325x251x364, 1 & 3-sty bk marble works; Mutual Life Ins Co of N Y—Robt C Fisher et al; Fredk L Allen (A), 55 Cedar; Benj A Hartstein (R); due, $240,000; T&c, $2,972.85; Jacob H Mayers.

JULY 3 & 5.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 26.

No Legal Sales advertised for this day.

JUNE 28.

PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; Jos J Speth (A), 56 Liberty, Manhattan; August C Flamman (R); Wm J McPhilliamy & Co.

STEUBEN ST, es, 306.8 s Willoughby av, 16.8x100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A), Payntar Bldg, Long Island City, Co Queens; Aron L Squires (R); Wm P Rae.

E 4TH ST, ws, 130.8 n Greenwood av, 20x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway, Manhattan; Chas H McCarty (R); Nathaniel Shuter.

DEKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Rosenburg—Jos J Praetz et al; Wm A Bacher (A), 955 Bway; Jacob W Kahn (R); Nathaniel Shuter.

72D ST, ns, 95.10 e 5 av, 30x118.4x irreg; Louis Raffo et al—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno T Eno (R); Nathaniel Shuter.

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss et al—Nunzio Brusca et al; Louis Rayvid (A), 44 Court; David P Goldstein (R); Nathaniel Shuter.

GATES AV, ns, 125 e Marcy av, 20x105; L Hollingsworth Wood—Jno G Martens et al; David G George (A), 43 Cedar, Manhattan; Alneth W Hoff (R); Wm J McPhilliamy & Co.

JUNE 29.

QUINCY ST, ss, 88 e Ralph av, 22x100.10; Emma J Walsh et al—Thos J Burke et al; Jno F McIntyre (A), 25 Broad, Manhattan; Alex S Bacon (R); Henry Brady.

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.

4TH ST, nes, 97.10 se 5 av, 38.6x95; Lawyers' Mtg Co—F T Nesbitt & Co, Inc. et al; Cary & Carroll (A), 59 Wall, Manhattan; Edw Q Carr (R); Wm J McPhilliamy & Co.

N 5TH ST, ss, 75 e 3d, 25x100; Jas A Gribbin—Francis J Gribbin et al; Luke O'Reilly (A), 44 Court; Edwin L Garvin (R); Wm J McPhilliamy & Co.

E 15TH ST, ws, 131.4 n Church av, 60x100; Wm N Cromwell et al—Grace L Brown et al; Henry J Davenport (A), 375 Pearl; J Gardiner Stevenson (R); Wm P Rae.

E 19TH ST, ws, 380 s Av K, 40x100; Wm J Staudinger et al—Clara G Raynor et al; Fred W & Alfred E Hinrichs (A), 52 Wall, Manhattan; Jacob Neu (R); Wm P Rae.

58TH ST, ns, 540 w 13 av, 20x100.2; Lizzie M Boesch—Mary Smith et al; Howell Bros (A), 16 Court; Benj T Hock (R); Nathaniel Shuter.

60TH ST, nes, 120 se 16 av, 30x100.2; Adele Eicke—Solomon Klotz et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

71ST ST, nwc 14 av, 100x100; Fannie M Campbell—Cath B Fraser et al; Harry L Thompson (A), 175 Remsen; Peter Mahony (R); Wm J McPhilliamy & Co.

AV J, swc Gravesend av, 40x100; Geo T Mortimer—Kensington Realty Sellers et al; Chas H Lott (A), 206 Bway, Manhattan; Henry E Wilke (R); Wm P Rae.

SCHENECTADY AV, ws, 313 s Av L, 23.3x100; Sarah A Bowne—Leon W Pease et al; Hirsh & Newman (A), 391 Fulton; Isaac Dublin (R); Wm J McPhilliamy & Co.

UTICA AV, es, 177.6 s Av H, 100x200; Wm S Pendleton—W W Robertson Realty Co et al; Henry J Davenport (A), 375 Pearl; J Gardiner Stevenson (R); Wm P Rae.

5TH AV, sec 72d, 20.7x99.7; Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.

8TH AV, ws, 75 n Lincoln pl, 25x100; Long Island Water Front Realty Co—Christine Towns; Samuel Saltzman (A), 160 Bway, Manhattan; G Burchard Smith (R); Wm J McPhilliamy & Co.

19TH AV, ses, intersec sws 84th, 100x120; also 84TH ST, sws, 120 se 19 av, 60x100; Mechanics Bank—Joanna F Carlin et al; Owens, Gray & Tomlin (A), 189 Montague; Harry G Anderson (R); Wm J McPhilliamy & Co.

JUNE 30.

BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliamy & Co.

GRAND ST, ns, 63.3 e Wythe av, 20x70; Sadie Munter—Morris Kobre et al; Arthur L Davis (A), 291 Bway, Manhattan; Henry D Lott (R); Joseph P Day.

LINCOLN PL, ns, 198.1 e Howard av, 18.1x78.4; Albert T Bass—Solomon Wolf et al; Harry L Thompson (A), 175 Remsen; Thos Thornton (R); Jas L Brumley.

ST JAMES PL, es, 100 n Greene av, 20x100; Globe & Rutgers Fire Ins Co—Elsie R Hunt et al; Robt P Prentice (A), 52 Bway, Manhattan; Wm J Harding (R); Wm P Rae.

UNION ST, ns, 336.6 e Buffalo av, 51x77x irreg; Emil Heikel—Marion B Cothren et al; Reynolds & Geis (A), 359 Fulton; Fredk B Bailey (R); Wm J McPhilliamy & Co.

OCEAN AV, es, 140 s Av S, 60x110; Isaac C Yawger—Jno G Mcdonald et al; Leonidas Dennis (A), 11 Cedar, Manhattan; Wilbur Larremore (R); Wm P Rae.

JULY 1.

5TH ST, ns, 197.10 e 8 av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A), 59 Wall, Manhattan; Mortimer W Byers (R); Jas L Brumley.

E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Creem—Helene Schneider et al; Moore & Upson (A), 215 Montague; Harry L Thompson (R); Nathaniel Shuter.

18TH ST, sws, 52 n 7 av, 16x100; Otto E F Risch—Lizzie King et al; Fred L Gross (A), 189 Montague; Ira Garlick (R); Ira Garlick.

39TH ST, ss, 300 e 8 av, 25x100.2; also 7TH AV, nws, 50 sw 20 av, 25x100; also DEGRAW ST, ns, 140 w Buffalo av, 20x100; Melvin Brown—Sami J Flash et al; Hovell, McCheaney & Clarkson (A), 50 Court; DeWitt V D Reiley (R); Wm P Rae.

52D ST, ns, 330 w 3 av, 18x100; Anna O'Brien—Brooklyn & Flatbush Realty Co et al; Geo W Pearsall (A), 49 Court; Jas G Madigan (R); Wm J McPhilliamy & Co.

87TH ST, sws, 175 se Narrows av, 100x100; Jas S Corrigan exr—Claire de la Figaniere Ford et al; Harry L Thompson (A), 175 Remsen; Chas L Fassulo (R); Nathaniel Shuter.

GEORGIA AV, es, 504.8 n Hegeman av, 20x100; N Y Mortgage & Security Co—Fannie Wallan et al; Henry M Bellinger (A), 135 Bway, Manhattan; Mortimer W Beyers (R); Jas L Brumley.

SUTTER AV, ss, 80 e Atkins av, 20x90; Dime Savgs Bank of Brooklyn—Harry Druss et al; Cullen & Dykman (A), 177 Montauge; Jno H Morgan (R); Wm P Rae.

WYTHE AV, ws, 40 s N 8th, 20x55; Wilfred V Nichols—Thos Grohulsky et al; Henry J Davenport (A), 375 Pearl; Frank E Johnson, Jr (R); Wm J McPhilliamy & Co.

JULY 2.

WILLOW ST, es, 218.11 n Pierrepont, 42x101; Michl F O'Rourke—Estelle G Winston et al; Carmody, Blauvelt & Kellogg (A), 61 Bway, Manhattan; Horatio C King (R); Wm P Rae.

72D ST, nes, 350 se 3 av, 20x100; Trsutees of the Fund for the Aged & Infirm Clergymen of the Protestant Episcopal Church of the Diocese of Long Island—Annie J Freeman et al; Harry L Thompson (A), 175 Remsen; P Herbert Zornow (R); Nathaniel Shuter.

KINGSTON AV, es, 107.2 n Dean, 26.9x100; Mary I Cavano—Jas E Friel et al; Jacob Brenner (A), 26 Court; Jno A Valentine (R); Wm P Rae.

23D AV, ses, 260 n Benson av, 60x96; Eliz A De Mund—Emily Leslie et al; Robt O'Burne (A), 6 Wall, Manhattan; Chas A Oberwager (R); G H Mayers.

JULY 3 & 5.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 19.

12TH ST, 539 E; Helen R Jameson—Herbert H Herrman et al; A S Jameson (A).

123D ST, ns, 236 e 2 av, 18x100.11; Mary Hanson—Ethel Fenenbock et al; Woodford, Bovee & Butcher (A).

MADISON AV, ws, 60 n 126th, 20x85; N Y Savgs Bank—Cath L Thomas et al; J A Dutton (A).

JUNE 21.

GRAND ST, sec Attorney, 50x100; Green-Wood Cemetery—Israel Lippman et al; Miller, King, Lane & Trafford (A).

GRAND ST, 484 to 488; Louis Unterman—Israel Hermann et al; B Alexander (A).

WOOSTER ST, 205; Albany Savgs Bank—D A Cushman Realty Corpn et al; Tracey, Cooper & Townsend (A).

55TH ST, 527 E; Jos Pronick—Amelia M Mark et al; amended; Cary & Carroll (A).

56TH ST, ss, 124 w 1 av, 18x80; New Jersey Title Guar & T Co et al—Amelia M Mark et al; Amended; Cary & Carroll (A).

102D ST, ns, 181 w Central Park W, 19x100.11; Sarah A Pinner—Henry A Wingert et al; A J Westermayr (A).

107TH ST, 239 E; Jno Cullen—Elisabetta randolfino et al; V Gilroy.

111TH ST, ss, 200 w 2 av, 40x100.11; Jno A McVickar—Realty Realization Corpn et al; amended; C R Freeman (A).

137TH ST, 257 & 259 W; 2 actions West Side Savgs Bank—St John's Park Realty Co et al; E R Finch (A).

152D ST, ss, 425 w Amsterdam av, 37.6x99.11; Wm F Morgan, Jr—Aaron Langer et al; Blackwell Bros (A).

NAGLE AV, nec Academy, 100x160; Union Dime Savgs Bank Henry Corn et al; Woodford, Bovee & Butcher (A).

ST NICHOLAS AV, ws, 224.4 n St Nicholas pl, 50x112; German Savgs Bank in City N Y—Geo Schuck et al; Amend & Amend (A).

JUNE 22.

LAFAYETTE ST, 240; Metropolitan Savgs Bank—Fannie M Underhill et al; A S & W Hutchins (A).

19TH ST, 216 E; Jos Yeska—Concetta D Paoli et al; amended; M Altmayer (A).

32D ST, 162 W; Bank for Savgs in City of N Y—Hattie L Nichols et al; Cadwalader, Wickersham & Taft (A).

40TH ST, 207 W; Wm J Sloane—Jacob Kaplan et al; Deyo & Bauerdorf (A).

97TH ST, ns, 325 w Central Park W, 25x100.11; German Savgs Bank in City of N Y—Adeline Widmayer et al; M Auerbach (A).

98TH ST, ns, 100 e Madison av, 50x100.11; Mollie Hirshfeld—Owners' Standard Realty Corpn et al; amended; Hoffman & Friedman (A).

141ST ST, ss, 325 w Bway, 100x99.11; West Side Constn Co—Murray Hill Realty Co et al; Goddard & Mark (A).

5TH AV, swc 120th, 100.11x123; Baron de Hirsch Fund—Isabel H Cohen et al; M S & I S Isaacs (A).

JUNE 23.

35TH ST, 36-38 W; N Y Life Ins Co—Fort Amsterdam Realty Co et al; G W Hubbell (A).

47TH ST, 135 E; Bernard Mayer et al—Terence J Lynch et al; Engel Bros & Engelhardt & Pollak (A).

65TH ST, 14 to 18 W; N Y Post-Graduate Medical School & Hospital—Junction Realty Co et al; Taylor, Jackson & Brophy (A).

134TH ST, 77-79 W; Jos Bulova—Marvin D Hubbell et al; F E M Zullowa (A).

AMSTERDAM AV, es, 39.11 n 158th, 80x106; 2 actions; Alfred Hahn—Saml J Singer, Sr, et al; Davis & Davis (A).

LEXINGTON AV, 71; Max Eisman—Annie E Chase et al; Eisman, Levy, Corn & Lewine (A).

JUNE 24.

GREENE ST, 91; Equitable Life Assurance Society of the United States—Blooma Wilner et al; Alexander & Green (A).

HARMAN ST, 91; United States Trust Co of N Y—Abr D Levy et al; Stewart & Shearer (A).

141H ST, 315 W; Bennett J King—Teresa Bush et al; W C Orr (A).

77T HST, 245 E; Breinchen Wallach et al—Jno Gross et al; A R Lesinsky (A).

125TH ST, ss, 172.6 w 5 av, 15.7x100.11; Union Trust Co of N Y—Louise M Repetti et al; Miller, King, Lane & Trafford (A).

CONVENT AV, swc 147th, 99.11x75; Ella M Burke—Convent Av Constn Co et al; O'Brien, Boardman & Platt (A).

LEXINGTON AV, 1806; Emigrant Industrial Savgs Bank—Chas E Hutchison et al; R & E J O'Gorman (A).

WEST END AV, es, 25.10 n 61st, 25.1x100; same—Danl Sand et al; E Norton (A).

WEST END AV, 42-48; 2 actions; Augusta P Fowler—Mary Lyons et al; E Norton (A).

JUNE 25.

DIVISION ST, 229; also E BROADWAY, 240; Louis Jarmulowsky et al—Jennie Isaacs et al; A Wielar (A).

LE ROY ST, 19; Stephen H Jackson—Margarita Campiglia et al; S H Jackson (A).

147TH ST, 207 E; Wm P Morgan, Jr, exr—Susan A K Links et al; Blackwell Bros (A).

16TH ST, 431 W; C Du Bois Wagstaff—Yettie Haselkorn et al; J S Wise, Jr (A).

23D ST, 69 W; Mutual Life Ins Co of N Y—Marguerite J de Sabla et al; F L Allen (A).

90TH ST, nwc Central Park W, 100x100; Chas A Lindsley—Secured Holding Corpn et al; G B Holbert (A).

108TH ST, ss, 76.6 e Park av, 50.10x50xirreg; 2 actions; North River Savgs Bank—Jacob Pawel et al; H B Fischer (A).

114TH ST, 71 E; Milton J Bach—Myrtle Schwarzkopf et al; amended; Riegelman & Bach (A).

BROOK AV, ws, 184.11 s Westchester av, 27.1x82.9x irreg; American Baptist Home Mission Society—Saml Brener et al; Perkins & Butler (A).

LEXINGTON AV, 181-7; also 31ST ST, 137 E; W Forbes Morgan, Jr—Justa Realty Co et al; Gerard & Smyth (A).

MADISON AV, sec 60th, 50.5x90; Maximilian Fleischmann Co—Madison Av Real Estate Co et al; Jackson & Fleischmann (A).

Bronx.

JUNE 18.

143D ST, ss, 150 e College av, 50x100; Mayme Deibel—Sarah Morris et al; Krakower & Peters (A).

143D ST, ss, 100 e College av, 50x100; Mayme Deibel—Sarah Morris et al; Krakower & Peters (A).

JUNE 19.

COURTLANDT AV, 843; Broadway Savgs Instn of City of N Y—Geo Forman et al; R Kelly (A).

JUNE 21.

LOT 83 (easterly half), map of Unionport; Jos Frey et al—Jno Schnitzler et al; G Frey (A).

JUNE 22.

BROOK AV, 365; Florence May Cowan—Maud Brunhilde Sander et al; Hirleman & Vaughan (A).

WALTON AV, ws, 268.9 n 184th, 19.8x96.4; Newell Bent, as gdn—Liberty Investing Co et al; Merrill, Rogers & Terry (A).

LOTS 29, 30, 32, 33 & 34, map of Van Nest Park, 24th Ward; Regent Realty Co—Nonpareil Realty Co et al; Lachman & Goldsmith (A).

LOTS 46, 47, 48, 49, 50, 51, 52, 53, 53A, 53B, 53C, 53D, 53E, 53F, 53G & 53H, map of Van Nest Park, 24th Ward; Regent Realty Co—Max J Adler et al; Lachman & Goldsmith (A).

JUNE 23.

BEAUMONT AV, 2332; Bway Savgs Instn of City of N Y—Louis Fleischman et al; R Kelly (A).

LINCOLN AV, 141-53; also LINCOLN AV, 146-48; Bway Savgs Instn of City of N Y—Acker, Merrall & Condit Co et al; R Kelly (A).

3D AV, 3339, 3341, 3343, 3345 & 3347; Bway Savgs Instn of City of N Y—Frank Anderson et al; R Kelly (A).

JUNE 24.

JULIANNA ST, ns, 65 e Duncomb av, 30x100; Wm G Appleton as exr—Wm Scholermann et al; Frees & McEveety (A).

BELMONT AV, 2149; Geo Finck et al as exrs—Magdalena Knauer; F W Hubby, Jr (A).

Bronx Foreclosure Suits Continued.

BELMONT AV, 2151; Geo Finck et al as exrs —Magdalena Knauer; F W Hubby, Jr (A).
176TH ST, ns, 100.4 se Crotona av, 39x75.6; Harlem Savgs Bank—Sadie M Byrns et al; E S Clinch (A).
3D AV, nec 165th, 31.1x82; East River Savgs Instn—Jno Knox McAfee et al; O F Hubbard (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 17.
PLEASANT AV, 423; Miriam H Cromwell—Geo C Kline; Harold Swain (A); Isaac F Cohen (R); due..... $4,126.00

JUNE 18.
106TH ST, 332 E; Rachel Podesta—Jas G Andriaccio; Wessels Ryerson (A); David G McConnell (R); due.....14,475.20
7TH AV, 228-32; Felix M Warburg Geo W Tubbs; Stroock & Stroock (A); Horace E Deming (R); due..128,729.17

JUNE 19.
No Judgments in Foreclosure Suits filed this day.

JUNE 21.
154TH ST, ss, 333.10 w St Nicholas av, 18x99.11; Anna M De Bois—Edw M Schreiner admr; Cary & Carroll (A); Augustine R McMahon (R); due..... 2,424.50

JUNE 22.
90TH ST, 131 W; Jno A Dittrich—Pauline Grosner et al; Dussell H Kittel; Phoenix Ingraham (R); due, 2,424.50
177TH ST, ns, 170 w Wadsworth av, 100.2x89.10, to Bway; N Y Life Ins Co —Lawyers' Mtg Co; Cary & Carroll (A); Lewis J Conlon (R); due....188,484.71
7TH AV, 283-87; also 26TH ST, 169-175 W; Annie R Gilbert—7th Av Holding Co et al; Isaac S Heller (A); Wm Klein (R); due.....172,900.35

JUNE 23.
AMSTERDAM AV, 206-8; Mary A Cudlipp—Kodak Theatre Inc et al; Millard F Johnson (A); Morton S Coan (R); due.....36,861.80

Bronx.

JUNE 18.
WHITLOCK AV, es, 314 s Tiffany, 39x90; Susan McVickar Hemenway—Lockwood Co et al; Everett, Clarke & Benedict (A); A N Giegerich (R); due 24,123.61
WHITLOCK AV, es, 275 s Tiffany, 39x90; same—same; same (A); C W Sinnott (R); due 24,129.72

JUNE 19.
No Judgments in Foreclosure Suits filed this day.

JUNE 21.
BROOK AV, 1251-53; Sampson Rosenfield—Rose R Warner et al; Kantrowitz & Esberg (A); J J O'Brien (R); due 6,508.22

JUNE 22.
LOT 11, blk 4647, Olinville; Michl Brennan, Inc—Michl Brenna et al; Wood & Bennet (A); E R Eckley (R); due 239.47
LOT 8, sec 16, blk 4661; same—same; same (A); same (R); due..... 1,732.26

JUNE 23.
No Judgments in Foreclosure Suits filed this day.

JUNE 24.
CLINTON AV, es, 132 n E 181st, 66x150; Annie Mahoney—Giosue Galiani et al; Wesselman & Kraus (A); W J McKeown (R); due 4,132.34
WHITE PLAINS RD, swc Bronx Park pl, 91.5x107.8; Max S Well—Jos Hahn et al; Arnstein & Levy (A); H Bijur (R); due 1,749.61
LOT 340, map of sec N, Vyse Est; Frank Barro—Wm T Atkinson et al; Rabe & Kellar (A); J Shea (R); due 1,573.13

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

JUNE 19.
BROADWAY, 2182 to 2186, & 77TH ST, 225 to 231 W; Theo C Wood—Empire City Iron Works et al; counterclaim; Phillips & Avery (A).

JUNE 21.
WILLIAM ST, 163, 7/27 parts; 29TH ST, 102 to 106 E, 7/27 parts; 52D ST, 45 W, 7/27 parts; 127TH ST, 61 & 63 W, 7/27 parts; 127TH ST, 55 & 57 W, 7/27 parts; & 27TH, 11TH AV, 26TH ST & 13TH AV, block, &c, 7/27 parts; Florence P Sheppard—Alex M Ross; action to appoint committee, &c; Lord, Day & Lord (A).
4TH ST, 313 & 315 E; Ray Stecher—Dora Stecher; partition; C Tolleris (A).
27TH ST, 322 E, and PROP in Orange county; Jos A Pearson—Margt Pearson et al; partition; J D Lyons (A).
PARK AV, 1201 & 1203; Fredk W Wehrum—Chas V Wehrum et al; partition; O Wagner (A).

JUNE 22.
122D ST, 502-4 W; also CONVENT AV, 470; Bradley Mahony Co, Inc—May C Knowles; .
JUNE 23.
WASHINGTON ST, 719-21; 11TH ST, 337-45 W; also 58TH ST, 40 E; Van Schaick Estates, Inc—Jas H Merwin; action to set aside two deeds; Van Schaick & Brice (A).
47TH ST, 235-45 E; Dora Stecher—Ray Stecher; partition; Blumberg & Immerglück (A).

JUNE 24.
85TH ST, ss, 295 e 3 av, 25x102.2; Anastasia McGrath—Wm A Murphy et al; partition; C W Tompkins (A).
87TH ST, 56-60 E; Eugene L Richards, trste—Adolf Mandel et al; action to set aside deed; Philips, Mahoney & Wagner (A).
LOT 24, block 1667, sec 6; City of N Y—Julia F Crist et al; action to foreclose tax lien; F L Polk (A).

JUNE 25.
123D ST, 122 W; Mary Y Coakley Glover Clabham et al; partition; J W & P V D Gott (A).
FT WASHINGTON AV, ws, 79.9 s 162d, —x145x irreg; Friedman Constn Co—Chas Dalley et al; partition; Stoddard & Mark (A).

Bronx.

JUNE 18.
No Lis Pendens filed this day.

JUNE 19.
No Lis Pendens filed this day.

JUNE 21.
RAILROAD AV, es, 566.3 s 177th, 25x233.8; Fredk W Wehrum—Chas V Wehrum et al; partition suit; O Wagner (A).
LOT 88, Givan's Homestead, bet Givan's dr & Palmer blvd; Geo J Puckhaber—Geo A Meyer et al; action to foreclose transfer tax lien; G A Moses (A).

JUNE 22.
LOT 38, blk 4977, sec 17, on land map; Henry Isaacs—Isidore Herz; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).
LOT 52, blk 2974, sec 11, on tax map; Rudolph Wallach Co—Robt J Rooney et al; action to foreclose transfer of tax lien; A Weymann (A).

JUNE 23.
RIDER AV, ws, 118 s 144th, 75x125; Fredk W Wehrum—Chas V Wehrum et al; partition suit; O Wagner (A).

JUNE 24.
PAINE ST, ss, 100 w Crosby av, 25x66.3; Michl Capiello—Demetrio Penzanti et al; action to set aside deed; G J Giudici (A).
HEATH AV, es, 194.5 n Emmerick pl, 25x135.5; Angelina F Del Gaudio—Carlo Taroni et al; partition suit; A C Astarita (A).
LOTS 64, 65, 66 & 67, map of 107 lots offered for sale at public auction by Joseph P Day; Anastasia McGrath—Wm A Murphy et al; partition suit; N W Tompkins (A).

Brooklyn.

JUNE 17.
FULTON ST, 13874, N Y Municipal R R Corpn —Wm J Ryan Realty Co; to acquire property; G D Yeomans (A).
FULTON ST, 1345, 1347, 1351, 1353, 1355, 1359, 1361, 1365, 1369, 1371 & 1367; N Y Municipal R R—Henry Hillebrand et al; to acquire property; G D Yeomans (A).
PALMETTO ST, ses, 225 ne Bushwick av, 25x100; Jno B Vogelback—Geo Wamsganz et al; J A Halzapfel (A).
PARK PL, ns, 200 e N Y av, 30x127.9; Michl Schaffner—Peter H Hartman et al; A G Schaffner (A).
STATE ST, ns, 35 e Columbia pl, 20x60.1; Title G & T Co—Jno Sarboukh et al; T F Redmond (A).
TEN EYCK ST, ns, 150 w Leonard, 25x100; Henry Loeffler, Jr—Frieda Umberg et al; C H Seigle (A).
18TH ST, nc 7 av, 25x60; Title G & T Co—Jas J Kinsella et al; T F Redmond (A).
E 26TH ST, es, 370 n Av D, 20x100; U S Trust Co—Aurora Operating Co et al; T F Redmond (A).
70TH ST, sws, 340 nw 20 av, 20x100; Lillian E Harman—Carol E De Baun et al; partition; E L Holywell (A).
ATLANTIC AV, 396, Philip Zisik—Pauline C Kinkel et al; specific performance; J Brenner (A).
BAY RIDGE AV, ns, 212.3 w 2 av, 145x180; Mechanics' Bank—Daniel J Ryan et al; Owens, Gray & (A).
BLAKE AV, ss, 50 w Georgia av, 25x80; Title G & T Co—Sol Rashinsky et al; T F Redmond (A).
CENTRAL AV, sc Willoughby av, 89.7x47.6x 101.8x49; Henry L Mesereau—Giacomo Tantery et al; H L Thompson (A).
NOSTRAND AV, ws, 86 n Madison, 20x100; Phebe Y S Peirson—Jno L Siebert et al; R M Martin (A).
8TH AV, ec 72d, 80x71.7x81.7x55.5; also 72D ST, sws, 80 se 8 av, 20x100; Theophilus Olena—Danl J McParlane; Merchant, Olena & M (A).
12TH AV, nc 65th, 42.11x165.8x40x89.11; Van Brunt Bergen—Emma W Davis & ano; Hubbard & Rushmore (A).

JUNE 18.
FULTON ST, 1397-1397½, 1399, 1401, 1407 & 1407½; N Y Municipal R R—Fannie Vogel et al; to acquire property; G D Yeomans (A).
KOSCIUSKO ST, nec Louis av, 16.8x75; Bernard J Feely—Louis Cohn et al; W H Garrison (A).
PRESIDENT ST, nec Nostrand av, 27.9x100; N Y Investors' Corpn—Shelbourne Constn Co et al; T F Redmond (A).
ST JOHN'S PL, ns, 205.4 w Schenectady av, 20x120.3; Title G & T Co—Isidor Hagenbacher et al; T F Redmond (A).
SUMNER PL, ses, 200 ne Bway, 63.3x100; Wolin Brotherly Aid Soc—Jacob Schaefer et al; to create a title; C Oechler (A).
VAN BRUNT ST, ns, 50 e Van Dyke, 25x69; VAN BRUNT ST, nws, 75 ne Beard, 40x90; Stephen G Plunkett—Bridget E Plunkett et al; partition; Callahan & Hagarty (A).
E 7TH ST, es, 320 s Av O, 40x120.6; So Bklyn Savgs Instn—Hamilton Anderson et al; Coombs & Whitney (A).
67TH ST, ws, 260 e 12 av, 40x100; Albert F Egelhoff—Gustaf Almquist et al; P P Smith (A).
78TH ST, nes, 103.10 se 17 av, 20x100; Adaline A Harper—Jno G Metzger et al; J K Blauvelt (A).
81ST ST, sw, 160 se Bay Pkway, 60x100; Tamerman M R Baker—Eliz Steinberg et al; Murray Prentice & H (A).
CLINTON AV, ws, 61 s Fulton, 20x120; Julia Rentrop Elsie M Gaskell et al; Reynolds & Geis (A).
GEORGIA AV, ws, 180 n Blake av, 20x100; Title G & T Co—Meyer Abramowitz et al; T F Redmond (A).
NEW LOTS AV, ns, 54 w Junius, runs n17.2x w29x s02xw10x s41.2x63.1 to beg; Title G & T Co—Isaac Teitelbaum et al; T F Redmond (A).
ROCKAWAY AV, ws, 150.3 s Dumont av, 20x100; Benj Radcliff—Abraham Endelman et al; Burstein & Cohn (A).
VOORHIES AV, ss, at int of E 25th, 80x249; Ferdinand Munch Bwg—Danl McIntosh et al; Holm, Whitlock & S (A).

JUNE 19.
DAHLGREN PL, ses, 166.8 sw 88th, 16.8x125; Ellen A Borgstrom—Alice Moore; J C Danzilo (A).
ORANGE ST, sc Hick, 27.2x100.4x27.4x100.4; Bowery Savgs Bank—Franklin Apartment Hotel Corpn et al; H L Thompson (A).
OSBORN ST, ws, 100 n Livonia av, 25x100; Samuin Falk—Rosie Falk; to create a title; H London (A).
51ST ST, sws, 212.6 nw 17 av, 37.6x100.2; Jas H Skinner—Frank Weymann et al; H O Patterson (A).
74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; H L Thompson (A).
AV U, ns, 40 e Homecrest av, 40x105; Ellen A Borgstrom—Wm C Daly & ano; J C Danzilo (A).
ROGERS AV, ws, 19.4 s Snyder av, 19.4x70; Abr Curutov—Lamison-Kaiser Realty Co et al; A Levitt (A).

JUNE 21.
FULTON ST, 1360 to 1364, 1387½, 1389, 1391 to 1395, 1403, 1405; Municipal Railway Corpn—Wm J Ryan Realty Co et al; to acquire property; G D Yeomans (A).
NASSAU ST, 90; Henry Gans—Calmon Hurwitz et al; Gans, Davis & G'N (A).
WITHERS ST, ss, 375 w Lorimer, 25x100; Gennaro Gragnero—Michele Canizario et al; T B Cullin (A).
15TH ST, ss, 93 e 3 av, 18x66; application for appointment of committee of Annie Benson, an incompetent; F L Gross (A).
BAY 16TH ST, sws, 106.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A).
BAY 16TH ST, ses, 123.8 ne Cropsey av, 17x96.8; People's Trust Co—Fredk Chapmann et al; Cary & Carroll (A).
BAY 16TH ST, ses, 140.8 ne Cropsey av, 17x96.8; People's Trust Co—Peter Cleary et al; Cary & Carroll (A).
BAY 16TH ST, ses, 157.8 ne Cropsey av, 17x96.8; same—same; same (A).
BAY 16TH ST, ses, 174.8 ne Cropsey av, 17x96.8; Jas W Anderson—Isidore H Singer et al; Cary & Carroll (A).
BAY 16TH ST, nws, 180 sw Bath av, 60x96.8; Nannie Sperb—Wm G Ford et al; Cary & Carroll (A).
BAY 17TH ST, nws, 87.1 ne Cropsey av, 17.2x96.8; People's Trust Co—Isidore H Singer et al; Cary & Carroll (A).
BAY 16TH ST, ses, 89.6 ne Cropsey av, 17.2x96.8; same—same; same (A).
BAY 19TH ST, nws, 161.4 sw Bath av, 18x69.9x18x70.2; Lawyers' Title & Trust Co—Haskell Realty Co et al; Dean, Tracy & M (A).
E 21ST ST, es, 160 n Av B, 42.3x126.6x17.3x129.1; 4th Universalist Soc of N Y—Waterbury Hardware Co et al; H L Thompson (A).
E 22D ST, es, at intsec ws E 23d, runs s265xe 85xn280 to beg; Susan Cavanagh—Maggie A Slate et al; to create a title; Van Alen & Dyckman (A).
ATLANTIC AV, ss, 200 w Saratoga av, 50x100; State Bank—Gustave Markendorf et al; J Kohn (A).
PARKSIDE AV, ss, 254.10 w St Paul's pl, 75x 100.4x75x100.8; Caesar Wejssman—Bklyn Union Bldg Corpn et al; C S Taber (A).

JUNE 22.
FRANKLIN ST, ws, 51.9 s Calyer, 25x72x25.10x 65.3; Hamilton Trust Co—Max Klyde et al; H L Thompson (A).
HENRY ST, ws, 332.6 n Pierrepont, 24.10x92.6; So Bklyn Savgs Instn—Thos F Rockford et al; Coombs & Whitney (A).
MACON ST, ns, 367 w Ralph av, 23x100; Fredk Lampe—Margt G Singer et al; W Blackwell (A).
ORANGE ST, se Hicks, 27.2x100.4x27.4x100.4; Bowery Savgs Bank—Franklin Apt Hotel Corpn et al; H L Thompson (A).
6TH ST, ss, 282.10 e 8 av, 35x100; 10TH ST, nwc P P West, 97.10x92.6; Jas S Corrigan—Chas L Feltman et al; T C Hughes (A).
33D ST, ns, 213.4 e 3 av, 16.8x100.2; Edw Graf—Edw Graf as admr et al; partition; J H Gilvany (A).
40TH ST, ns, 160 w 4 av, 20x100.2; 40TH ST, ns, 240 w 4 av, 20x100.2; Jas J Scott—Patk F Scott et al; Partition; Bailey & Sullivan (A).
52D ST, sws, 400 nw 19 av, 100x160; 54TH ST, wc 19 av, 10x320; Emma A Marson—Shenandoah Realty Co et al; H M Bellinger, Jr (A).
79TH ST, ss, 360 e 2 av, 40x109.4; The Thrift —Victoria Thiem et al; F Jordan (A).
86TH ST, sc 18 av, runs se80.7xsw40xnw33xne—xnw57.7xne20 to beg; Leon Meyer—Etta Ehrlich et al; C E Sutherland (A).
CLERMONT AV, ws, 145.5 s Fulton, 15.5x53.10x 96x50; Jno R Sanford—Lavinia S Lebaron et al; partition; T C Hughes (A).
LINCOLN AV, es, 424 s Mill rd, 19x122x17x 120.11; Fundy Co—Lottie Olkerholm et al; Jonas, Lazansky & N (A).
PITKIN AV, ns, 160 e Chester, 20x64.5x20x64.5; Bond & Mtg Guar Co—Saml Palley et al; H L Thompson (A).

JUNE 23.
AMBOY ST, es, 180 n Newport av, 20x100; Jno G Bene—Milford Constn Co et al; S Seiderman (A).

HULL ST, ss, 150 w Hopkinson av, 18.10x81.11x 18.9x84; Mary C Reynolds—Kath Murphy et al; W Durack (A).
OCEAN PL, ws, 19.8 n Atlantic av, 17.2x80.3; Fredk W Penny—Sarah Maloney et al; W H Garrison (A).
PALMETTO ST, nws, 200 ne Irving av, 25x 100; Adolph J Birkendorp—Annie Maurer et al; J J Septh (A).
PALMETTO ST, ses, 225 ne Bushwick av, 25x 100; John B Vogelbach - Geo Wansganz et al; J A Holzapfel (A).
21ST ST, sec 3 av, 25x75; also 3D AV, es, 25 s 21st, 38x75; 3D AV, es, 63 s 21st, 37x75; Thos B Saddington—Geo Lodes et al; F Cobb (A).
49TH ST, wc Ft Hamilton av, runs sw355.8xn w280.1xne420.11xse—xsw—xse360.6 to beg; Jno Schulz—Mathilde L Hartmann et al; McDonald, Roesch & Mc (A).
AV K, sec E 96th, runs s100xe125xs20xw40xs 106.11xe140xn123xw225 to beg; Herman Lohmann—Uhlhorn Realty Co et al; H Burr (A).
ALBANY AV, ws, 120 s Herkimer, runs w80xn 20xnw195xs85.6xe195xn24.11xe80xn40.7 to beg; Princess Constn Co—Jno W Sullivan; foreclosure of mechanic's lien; L P Goldberg (A).
BELMONT AV, ns, 65 w Powell, 35x100; Burney O Jackson—Nathan Konensky et al; A A Levin (A).
BELMONT AV, ns, 30 w Powell, 35x100; same —same; same (A).
CROPSEY AV, nes, 69 se Bay 23d, 20.4x79.4x 23.3x79.1; Henry E Jones—Saml Brill et al; C Wickersham & Taft (A).
DRIGGS AV, sc N 12th, runs sw75xse100xsw25 xse50xne100xnw150 to beg; Wm E Taylor—Jno J Ward et al; to establish a claim; Coombs & Wilson (A).
FT HAMILTON AV, ses, 101.8 ne 37th, 74.5x 119.11x76.10x105.11; Frederic W Banks—Eva Olsen et al; Reeves & Todd (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 19.
BOND ST, 42 & 44; Gustave Rader Co—Seaman's Bank for Savgs & Gilbert Johnson; Patk J Donlon (67)..... 108.76
GRAND ST, 256; Jno F Popke—Estate of Theo Goetze; Gustave Goetze (66) 121.98
BROADWAY, nec 134th, 55x119; Julius Reidmuller—Kerloe Realty & Constn Co, Inc; Geo Brown (68)..... 612.59

JUNE 21.
22D ST, 405 E; Hull, Grippen & Co—Josephine & Fredericka Schneider; C H Graff; renewal (69)..... 37.98
27TH ST, 138 E; Beaver Tile & Specialty Co, Inc—Bramhall Players Inc (71)..... 83.50
69TH ST, 312 W; Adolph Weber—Ben Jiannalone 120.00
SAME PROP; Chas Keller—same.. 236.00
AV A, 216; Isaac Zere—Emiley Henkel (70)..... 63.00

JUNE 22.
ARDEN ST, 17; Max Rosenbaum—Maria C Ott (75)..... 56.80
VESEY ST, 41-3; Wesley Ferber et al Jas J Callanan (74)..... 375.59
WEST BROADWAY, nec Chambers, 75x 100; City Cornice & Skylight Co, Inc —Huggins Estates, Inc; Stevins-Perlman Co, Inc (76)..... 160.00

JUNE 23.
39TH ST, 228 W; Aaron Brown—Josephine Cone; Laloys Cafe (77)..... 106.00
85TH ST, 332-34 W; Schebush Bros, Inc—Aldebaran Co, Inc; Royal Iron Works (78)..... 350.00

JUNE 24.
69TH ST, 312 W; Jos Rothenberg—Ben Jiannalone (79)..... 33.45
107TH AV, 554; Jno A Marx—Jos M Garvey; Peter J Brodleff (80)..... 350.00

JUNE 25.
ACADEMY ST, 678; Knapp & French, Inc—Jarvis Realty Co, Inc (81).. 5,000.00
24TH ST, 34-8 W; Schweibch Bros, Inc—Seventy-Six Corpn, Inc & Royal Iron Works (85)..... 55.00
42D ST, ns, 100 w 3 av, 50x irreg; Saml Siegel—Fred P & Mary H Solley, trstes, Geo C Kokaris & Rosecorn Constn Co (84)..... 32.58
59TH ST, 40 W; Louis Arnstein—Barbara F Shurman & Richd Spencer (83)..... 53.10
120TH ST, 52 E; Morris Leise—Edwin Lynn & Henry M Weil (82)..... 150.00

Bronx.

JUNE 18.
ALDUS ST, 952; E L Withers & Co—David G Patton (29)..... 62.54
161ST ST, ss, 50 w Brook av, 55x61.3; Jno Zeto—P Daly; Dutt Bros (30).. 175.00
STEBBINS AV, 1263-65; Wolf Weinraub—Lystet Realty & Holding Co, Inc (28)..... 70.00

JUNE 19.
JACKSON AV, ws, 26.9 s 147th, 50x 100; Indelli & Conforti Co—Flar Bldg Corpn (31)..... 3,082.40

JUNE 21.
239TH ST, 659 E; Saml Lehman—Mary Quinlan Speer (32)..... 60.00

JUNE 22.
WALTON AV, nec 179th, 75x100; Noonan Bldg Material Co, Inc—Notlaw Realty Corpn (33)..... 660.63

JUNE 23.
179TH ST, nec Walton av, 75x100; Jas Halpin, Jr—Notlaw Realty Corpn (35)..... 145.87
WILDER AV, ws, 350 s Kingsbridge rd, 20x100; Romaldo Palmieri—Gaetano Amigrone; renewal (34)... 600.00

JUNE 24.
MARTOW MANSION, Pelham Bay Park, New Rochelle Coal & Lumber Co—City of N Y, International Garden Club of N Y City & Wm Henderson, Inc (56)..... 1,568.48

Brooklyn.

JUNE 17.
E 28TH ST, 462; B Krackow Walter E MacAdam & Wm C Owen, Jr..... 45.13
E 29TH ST, ws, 100 n Tilden av, 50x 100; A S Elias C Larzarowitz & Julius Singer 35.00
NEWKIRK AV, sec Ocean av, 45.11x 124; McNulty Bros—Kirknew Realty Co 1,262.91
NEWKIRK AV, nwc Coney Island av, 100x100; F Geluso—J & S Realties & Jacob Sommer, as pres 665.00
VERANDA AV, 240; P Fukshansky—Mollie Goldberg & Max Levinson ... 300.00
4151 ST, 504 & 508; T Norton & ano—Wayfourth Constn Co..... 505.50

JUNE 18.
15TH ST, ss, 200 w 12 av, 100x300; A Nelson—16th St Bldg Corpn 220.82
AV U, ss, bet E 15th & E 14th, 100x 120; Atkins Structural Eng Co—Homecrest Bldg Co 625.00
EASTERN PKWAY, nws, 143.1 sw Hopkinson av, 20x80; L Bronk—Fink-Kap Realty Co & Ira S Kaplan..... 82.96
HOPKINSON AV, 445-7; A Chorost—Mechanics' Bank, Harry Fein & Sam Salmanowitz 55.00
ST MARK'S AV, 1369; A Chorost—Jacob Falk, Harry Fein & Sam Salmonowitz 75.00

JUNE 19.
LEXINGTON AV, 320; S Rosenberg—Jno E Rooseveit & Max Brand..... 91.00

JUNE 21.
HINSDALE ST, ws, 100 s Newport av, 20x100; J Fein—Paul & Sadie Herbst & Jacob Attmore 36.00
E 7TH ST, es, 210 n Av P, 40x120.6; H Hodos—Sam & Bertha Jacobs, Mary Frank & Jos Cohn 140.00
15TH ST, 45-9; So Bklyn Marble & Tile Works—Kraslow Constn Co..... 270.52
75TH ST, ss, 200 w 12 av, 150x100; J Zitelli & ano—75tn St Bldg Corpn.. 1,075.00
75TH ST, ss, 200 w 12 av, 200x100; Gowanus Wrecking Co—75th St Bldg Corpn & Bernard Evans 604.56
CONEY ISLAND AV, swc Church av, 100x90; Sunset Tile Works—Kraslow Constn Corpn & So Bklyn Marble & Tile Co 173.19
EASTERN PKWAY, 1621—Bklyn Fireproof Sash & Door Co—Fink Kap Realty Constn Co..... 105.00
18TH AV, swc 65th, 60x90; J Zitelli—Lena & Angelo G Traversi 95.00
SAME PROP; same—same..... 4,781.40

JUNE 22.
BARBEY ST, es, 140 s Blake av, 40x 100; M Goetenstein—Sol Agress & Jno Doe 164.00
S 5TH ST, ns, 100 e Bedford av, 49x 100; A Elias—Simon W Farber..... 490.00
E 21ST ST, 1640-2; J P Duffy Co—Jacob J Forcier & J C Bloom..... 145.11
E 24TH ST, 1115; A Lauersen—Jno H Robertson 144.00
E 24TH ST, 350 s Av L, 50x100; O Nelson—Benj F & Eliz Miller..... 6,600.00
E 28TH ST, 462; B Shapiro—Walter E McAdam; Wm C Omers, Jr..... 200.00
55TH ST, ss, 256.2 w Ft Hamilton av, 220x100.2; J Buoniello—Gold & Kushner, Hamilton Builders & Nicola Pasquarello 95.75
75TH ST, ss, 200 w 12 av, 300x100; J Buoniello—75TH ST Bldg Co, Nicola Pasquarello & Benj Evans..... 52.80
75TH ST, sws, 200 nw 12 av, 300x100; L Brook—75TH ST Bldg Co & Benj Evans 195.75
GLENWOOD RD, 2704; F Baur—Malverna Corna & Simon Moore..... 19.02
NOSTRAND AV, ws, 60 s Martense, 20 105; J Salof Thos H Tone..... 16.25
14TH AV, ws, 60 n 64th, 30x100; J Buoniello—Pasquale & Enrichetta Siccio & Nicola Pasquarello 52.50

JUNE 23.
ENFIELD ST, nwc Liberty pl, 100x117; Chestnut Ridge White brick Co—Cervadovo Constn Co..... 471.50
E 17TH ST, ws, 220 s Av V, 40x84.7; R L Williams—W L Putsch 25.00
E 21ST ST, 1640-2; Igoe Bros—Ethel Forcier & Julius C Bloom 45.05
NEW UTRECHT AV, es, 22.3 s 69th, 44 x110; R L Williams—Hutgard Realty Co 35.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; Steinberg Steam Cut Stone Co—Livonia Holding Co; Abr Kovilesky Louis Brass & Louis Koenig 139.00
SUTTER AV, 502; M Annenberg—Nathan Arlook & Frank Wiener & J Krandal 42.00
13TH AV, es, 400 n 80th, 60x100; R L Williams—M Silman 25.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JUNE 19.
201ST ST, Academy & Harlem River; Jno A Philbrick & Bro—United Electric Light & Power Co et al; Mar 24'14 ..... 4,073.14

JUNE 21.
[1]BOND ST, 42-44; Gustave Rader Co—Seamen's Bank for Savgs et al; June 19'15 ..... 108.76

JUNE 22.
57TH ST, 802; Morris Goldstein—M Newman et al; June16'15 ..... 850.00

JUNE 23.
No Satisfied Mechanics' Liens filed this day.

JUNE 24.
PRINCE ST, 106; also GREENE ST, 122; Chas Josenhaus—Mrs Doris Eckhoff et al; Jan21'15..... 182.50
56TH ST, 432 W; Goldstein & Oliver—Harris Hausman et al; May20'15 ... 75.00
180TH ST, ns, 75 e Audubon av; Maurice Ahearn—Hennion Constn Co et al; Oct 10'14 ..... 110.00
180TH ST, ns, 120 e Audubon av; Maurice Ahearn—Hennin Constn Co et al; Oct15'14 ..... 110.00
2D AV, 144-44½; Sam Boyarm—Max Menschel et al; July17'14 ..... 56.00

JUNE 25.
36TH AV, 782-6; T J Cummins Plumbing Co—Brown Bros Inc, et al; June 2'15 ..... 657.05

Bronx.

JUNE 18.
MORRIS AV, 1543; Rothblatt-Siegel Co, Inc—Mollie E Katzen et al; Jan 29'15 ..... 425.00

JUNE 19.
No Satisfied Mechanics' Liens filed this day.

JUNE 21.
184TH ST, 299 W; Chas G Lohman—Jos Gruber et al; July9'14 ..... 270.00
ANTHONY AV, 1956; Simon Solotoroff—Jos Lewis et al; Mch4'14 ..... 206.50
PELHAM BAY RD, es, 1,000 n City Island Station rd, 200x—; Saml S Palmer—International Garden Club of America et al; June 4'15 ..... 438.00

JUNE 22.
AV ST JOHN, swc Beck, 100x100; Daniel Nathanson—Brislow Bldg Corpn et al; May25'15 ..... 284.93
WILKINS AV, 1328; Barnard Cohen—Wm T Sullivan et al; Jan5'15 ..... 100.00
WILKINS AV, 1328; Robt E LaVelle—Wm T Sullivan et al; Jan5'15..... 275.00

JUNE 23.
JACKSON AV, ws, 26.9 s 147th, 50x 100; Indelli & Conforti Co—Flar Bldg Corpn et al; June19'15 ..... 3,082.40

JUNE 24.
STEBBINS AV, sec Freeman, 35.6x 111.1; Indelli & Conforti Co—Juliana Hampp et al; Apr5'15. ..... 3,250.00

Brooklyn.

JUNE 17.
S 3D ST, 358; Wm A Thomas Co—S 3d St Bldg Corpn; June15'15..... 2,189.16
ST MARK'S AV, 1424; Emil L Smith Henry K King; Mar11'15 ..... 213.81

JUNE 18.
AMES ST, es, 200 n Riverdale av; 100x100; Mewrer Bros Co—Independent Wet Wash Laundry Co, Nathan Boslopky & L Lapidus, Jr; Apr9'15.... 220.00
DELMORE PL, ws, 100 n Voorhies av, —x—; Jas J Finn—Atlantic Homes, Inc; June16'15 ..... 31.25
SAME PROP; I Lindhagen—same; June16'15 ..... 17.68
SAME PROP; Ole Hagen—same; June 16'15 ..... 17.86
SAME PROP; Nils Anderson—same; June16'15 ..... 30.25
SAME PROP; Jno Evans—same; June 16'15 ..... 34.50
SAME PROP; Harry Kendall—same; June17'15 ..... 21.63
SAME PROP; Lawrence Barban—same; June17'15 ..... 43.36
SAME PROP; Frank Moresco—same; June17'15 ..... 37.12
SAME PROP; Tony Avastasio—same; June17'15 ..... 37.12
SAME PROP; Paul Ferelo—same; June 17'15 ..... 37.12
ELMORE PL, ws, 100 n Voorhies av, —x—; Arthur Solnersen—Atlantic Homes, Inc; June16'15..... 34.95
NEW JERSEY AV, es, 90 s Stanley av, 60x200; Square Lumber Co—Harry & Nathan Katz; Nov14'14 ..... 383.85

JUNE 19.
NEWKIRK AV, nwc E 21st, —x—; N Y Architectural Terra Cotta Co—Peru Realty Co; Oct27'14..... 795.00

JUNE 21.
HENRY ST, nwc Ocean blvd, 79x220.10; Frank Roberts—Sherlock Bldg & Constn Co & R Sherlock; Mar12'15.. 476.00
HINSDALE AV, es, 50 n Livonia av, 100x100; Square Lumber Co—Hinsdale Bldg Co; June9'15 ..... 670.42
S 4TH ST, ns, 100 e Kent av, 78x141; Israel Fishman et al—American Sugar Refining Co, N Y, & Midtown Cont Co; Apr30'15 ..... 500.00
SAME PROP; same—American Sugar Refining Co N Y & Midwood Cont Co; Apr30'15 ..... 1,500.00
SAME PROP; same—same; Apr29'15.. 4,000.00
E 19TH ST, 360; Victoria Bldg & Cont Co (Inc)—Dorchester Bldg Co (Inc); Oct29'14 ..... 2,500.00

JUNE 22.
HOPKINS ST, 250; Max Blumberg—Sarah Simon & Max Goldstein; May 7'15 ..... 88.48
[1]MANSFIELD PL, ws, 150 n Farragut rd, 40x100; Dennis A Connor—Lucy F Farell & Henry Lang; June15'15. 31.00
LENOX RD, 772; Middle Village Bldg Co—Vincent J Campisi; Dec24'14.. 1,625.00
20TH AV, 5810; Jos Schaefer (Inc)—Up-to-Date Bldg Co (Inc); Dec28'14; release from lien 96.49
SAME PROP; Emil Dahm—same; Jan8 '15; release from lien..... 550.00
SAME PROP; Carl M Johnson—same; Apr12'15; release from lien..... 82.13
SAME PROP; Richd Wiese—same; Apr 12'15; release from lien..... 109.50

Brooklyn Satisfied Mechanical Liens Continued.

JUNE 23.
[3]59TH ST, ss, 520 ne 17 av, 40x100; Jos Nello—Robt McAvoy; May27'15.. 70.00
[1]AV J, ns, 80 e E 14th, 20x80; Frank Napier—Edw Neilson; Feb23'15..... 28.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

JUNE 17.
PARRISH, Charlotte P; Marie Gerber et al; $9,002.24; H W Rianhard.

JUNE 18.
PARRISH, Charlotte K P; Paquin, Ltd; $8, 260.87; H W Helfer.

JUNE 19 & 21.
No Attachments filed these days.

JUNE 22.
MULLER, Jos H S; Equitable Surety Co; $250; Kellogg & Rose.

JUNE 23.
SOOP, Jennie F; B H Stern; $700; Stern & Reubenstein.
CHEHALIS, County Bank; F Carroll Taylor; $160; L H Porter.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 18, 19, 21, 22, 23 & 24.

Lansky, M & N Kasdan. Centre st, 182 ..Fairbanks Co. Machinery 260.00
Mail & Express Co. Broadway, 203.. Washington Trust Co. Lease Chattels. .....(R) 400,000.00
28th St & 7th Av Realty Co. 27th st, 153-9 W..Rockwood Sprinkler Co. Sprinklers, &c .....(R) 843.00

Bronx.

JUNE 18, 19, 21, 22, 23 & 24.

Cerussi Marble Works. 271 E 135th st..F R Patch Mfg Co. Coping Machine .....(R) 175.00
Chas Klepper Cut Stone Co. Harlem River & E 150th st..F R Patch Mfg Co. Machinery .....(R) 350.00

Brooklyn.

JUNE 17, 18, 19, 21, 22, 23.

Fyans, Thos F. 1945-49 E 16th st.. American Radiator Co. Boilers. ... 150.00
Fyans, Thos F. 1941-3 E 16th st.. American Radiator Co. Boilers.... 150.00
Levy, I. E 13th st & Av O..Union Mantel & Grille Co. Buffets..... 106.00
Miele, Guiseppe & Calogera. 85 Rapelye st..E Esposite. Mirrors..... 1,105.00
Taft Constn Co. W 8th st, bet Avs R & S..Elsie E Kerby as extrx....(R) 1,560.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

JUNE 23.
213TH ST, ss, 100 e 10 av, 85x99.11; City Investing Co loans Nathan Wilson to erect two 5-sty apartments; 12 payments 70,000.00
212TH ST, ns, 100 e 10 av, 85x99.11; same loans same to erect two 5-sty apartments; 12 payments 70,000.00

Bronx.

JUNE 18.
CAMBRELING AV, nwc Fordham rd, 40.7x148.6; Theo Gutman loans Terrace Constn Co to erect 5-sty apartment with stores; 5 payments.....20,000.00

JUNE 19.
AV D, ws, 78.7 n 7th, 25x100; Railroad Co-Operative Bldg & Loan Assoc loans Mary McCandless to erect —sty apartment; 2 payments 2,400.00

JUNE 21.
WHITE PLAINS RD, ws, 92.8 n Wilgus, 31.9x48.9; Elizabeth K Dooling loans Domenico Q Teresa Gargiulo to erect 2-sty apartment with stores; 4 payments 3,500.00

JUNE 23.
184TH ST, ns, whole block front bet Creston av & Grand Blvd & Concourse, 130.4x177.8; City Mtg Co loans Wicklow Bldg Co, Inc, to erect four 5-sty apartments; 10 payments 140,000.00

JUNE 24.
171ST ST, nec Park av, 50x50; Freehold Constn Co loans Kiesler Realty Co, Inc, to erect 2-sty bldg; 5 payments. 15,000.00
STEBBINS AV, sec Freeman, 36.5x 111.1; Morris E Webber loans Juliana Hampp to erect 1-sty bldg with stores;; 3 payments 22,000.00

ORDERS

Brooklyn.

JUNE 23.
EASTERN PKWAY, ns, 143 w Hopkinson av, 26.10x92; Fink-Kap Realty Constn Co on Lawyers' Mtg Co to pay saml E Klein 250.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 241 of 1915, New Building 3754 of 1915, 7-16 Prospect Park South West, Brooklyn. Benjamin Cohn, appellant.

Comply with Section 31 of Code for brick partition walls, fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partitions are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' apart and 8" brick fire wall separating front part of building from rear part of building is provided. That all columns and girders supporting walls, floors and roofs will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Abraham Reiner.
On motion, APPROVED.

APPEAL 242 of 1915, New Building 3865 of 1915, north side President street, 50' 1" west Utica avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 241 of 1915.
Benjamin Cohn, appellant.
Appearance: Abraham Reiner.
On motion, APPROVED.

APPEAL 243 of 1915, New Building 3866 of 1915, northwest corner President street and Utica avenue, Brooklyn. Benjamin Cohn, appellant.

Wording same as in Appeal 241 of 1915 except last paragraph.

Walls forming structure conforms to Section 31 of the Building Code in that the distance between the main bearing walls is not over 26' and 8" brick cross fire wall provided. That all columns and girders supporting floors, walls and roofs will be fireproofed in accordance with the regulations of the Bureau of Buildings. That 8" bearing wall is not over 33' between bearings.

Appearance: Abraham Reiner.
On motion, APPROVED on CONDITION that the opening marked "A" on the first floor plan be bricked up, full thickness of the wall.

APPEAL 244 of 1915, New Building 3726 of 1915, northeast corner West street and Avenue F, Brooklyn. Henry Vollweiler, appellant.

That the steels cols and girders shown be made a brick wall instead.

All columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the regulations of the Bureau of Buildings. Can save 8" in room space and about $2,500 on construction.

To have steel cols and girders same to be fireproofed instead of a brick wall.

To gain floor space and save about $2,500 on construction.

Appearance: Henry Vollweiler.
On motion, APPROVED on the following CONDITIONS:

1st: That a self-closing fireproof door be provided at the point marked "A" on the cellar plan.

2d: That an unpierced brick wall at least eight inches thick be built at the points marked "B" on the several floor plans, to extend from the cellar floor to the underside of the roofboards.

APPEAL 245 of 1915, New Building 3722 of 1915, west side Fourth avenue, 50' north 54th street, Brooklyn. Henry Vollweiler, appellant.

Wording same as in Appeal 244 of 1915.
Appearance: Henry Vollweiler.
See Appeal 246.

APPEAL 246 of 1915, New Building 3724 of 1915, northwest corner Fourth avenue and 54th street, Brooklyn. Henry Vollweiler, appellant.

Wording same as in Appeal 244 of 1915.
On motion, Appeals 245 and 246
APPROVED on the following CONDITIONS:

1st: That an unpierced brick wall at least eight inches thick be built at points marked "A" on the several floor plans, to extend from the cellar floor to the underside of the roofboards.

2d: That self-closing fireproof doors be provided at points marked "B" on the cellar floor plan.

APPROVED also as to thickness of walls shown.

APPEAL 247 of 1915, Alteration 205 of 1915, 867-869 Longwood avenue, The Bronx. J. M. Felson, appellant.

1. Courts as altered do not comply with requirements of Article 25 of Building Code (former Section 109).

2. Space in rear of seats does not comply with requirements of Article 25.

1. The rear court is unnecessary in this building as there is no stage and building is provided with sufficient exits on both sides. The seating capacity is only increased 166 seats, making a total of 766 seats, all being on the one floor.

2. There will be a clear space of 10' at rear of seats and no stairs leading to a balcony which would decrease the width at the rear of seats and that the present exits at rear will be increased.

1. Is the rear court necessary in a theatre with all seats on one floor and not having a stage?

2. Is it necessary to have more than 10' at rear of seats when there are no stairs or other obstruction leading to other parts of the building, and where there will be no standing room?

That the theatre at present seating 600 cannot be a profitable investment as the building and land is too costly for the location and unless the seating capacity is increased, which can only be done by taking away the unnecessary rear court, this building will continue to be a loss as it has been for the past two years.

Appearance: J. M. Felson.

On motion, following request by appellant, entered on the record as

WITHDRAWN.

APPEAL 248 of 1915, New Building 3832 of 1915, 36 Bartlett street, Brooklyn. Shampan & Shapan, appellants.

1. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As the clear spans between bearing is not over 26 ft., and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

2. In view of the fact that all columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the rules and regulations of the Bureau of Buildings, also as an unpierced brick wall at least 8" thick will be provided from cellar floor to top of roofboards and front and rear portions of cellar will be divided with F. P. S. C. doors.

Appearance: Gilbert I. Prowler.

On motion, APPROVED on CONDITION that the enclosures of the vestibules in the several floors be built of six-inch terra cotta blocks supported by steel framing fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 249 of 1915, New Building 3786 of 1915, 170 East 55th street, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 of Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31 of Code does not prevent the use of steel girders for the support of floor beams.

2. An unpierced brick wall 8" thick to be provided of the building from cellar to roof.

3. S. C. F. P. D. provided in the cellar at the same place.

4. That all girders and columns supporting floors and roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, APPROVED on CONDITION that the eight-inch cross-wall shown on plans shall extend from the cellar floor to the underside of the roof-boards.

APPEAL 250 of 1915, Alteration 1253 of 1915, 480 Lexington avenue, Manhattan. Charles E. Spratt, appellant.

3. Motion picture theatre with seating accommodations in excess of 600 must conform to the following sections in Art. 25 of the Code: Sections 522, 527 (Par. 1 and 5), 528, 531, 532, 534 (Par. 1 and 2), 535, 536.

It is claimed that the rules and regulations of the President of the said Borough or the provisions of law or ordinances do not apply.

Sections 520 to 538 of the Building Code should not apply to a picture house. We desire to use building as shown on plan, without entirely reconstructing to meet the requirements of Sections 520 to 538 under Superintendent's ruling.

We are not going to conduct any theatrical performances, nor have any stage or scenery. We desire to conduct a motion picture show, with seating capacity of 2,000, and as Moving Picture Ordinance permits of seating capacity of only 600, we were compelled to file with Commissioner of Licenses an application for theatrical license. Grand Central Palace is an absolutely fireproof building extending from 46th to 47th streets, Lexington avenue to Depew place, and the fact that the largest trade exhibitions in New York, such as the Automobile Show, Electrical Exhibition, etc., which attract thousands daily, are held in this building, demonstrate the fact that large crowds can be handled with absolute safety.

State, County and City of New York } ss:

Charles E. Spratt being duly sworn, deposes and says: That he is the vice-president and general manager of the Merchants and Manufacturers Exchange of New York, a corporation controlling under lease property known as the Grand Central Palace, Lexington avenue to Depew place, 46th to 47th streets.

That the duties and powers conferred upon him enable him to control the operation of exhibitions held on the premises.

That the application for alteration made this date applies only to the seating arrangements, construction of booths, screens and other equipment necessary, for the showing of moving picture on the first or main floor of the building.

That whereas the ordinance requires that application be made for theatrical license, it is not intended to conduct anything in the nature of theatrical or vaudeville performances, or entertainments of any character or nature excepting the showing of moving pictures upon the three separate screens.

That the application for license to be made to the proper departments after the approval of these alterations is obtained under the restriction and condition that it is to be used for the conducting of a moving picture show only, without any stage or scenery.

That all the seating facilities shall be upon the ground floor, the galleries not being used, excepting for the location of one booth for projecting machine.

That each of the three booths used shall be

of standard approved fireproof construction, steel and asbestos.

Sworn to before me this 28th day of May, 1915.

(SEAL) (Signed) Henry W. Wiggins.
Notary Public, Kings County.
(Signed) Chas. E. Spratt.

APPEAL 250. Appearance: Charles E. Spratt.

On motion, APPROVED on CONDITION that (1) all seats within the area marked "A" on the auditorium floor plan be securely fastened to the floor; (2) that no seats or tables be permitted elsewhere on the auditorium floor or gallery, excepting within the area marked "B"; (3) that the openings between upper part of the auditorium and the floor above be closed with panels of two thicknesses of asbestos board, each not less than one-quarter inch (¼") thick, or with wireglass in metal frames; (4) that the coverings of the ramps leading to Depew place be removed while the auditorium is occupied; (5) that the attendance be limited to eighteen hundred (1,800); and (6) that there be permitted nothing in the nature of theatrical or vaudeville performances, or entertainments of any character or nature, excepting the showing of moving pictures upon the three seperate screens.

APPEAL 251 of 1915, New Buildings 2849 and 2850 of 1915, 31st street and Fourth avenue, Brooklyn. Edward Hahn, appellant.

Section 31 of Code—Omission of fore and aft partition walls and equally good and more desirable form of construction can be employed.

Is the mode of construction indicated on plans, viz., steel girders and columns in place of fore and aft partition walls equally as good? It is intended also that all steel will be fireproofed as required by the Building Department. Plans indicate also that the floors are divided into two areas separated by brick walls which extend from cellar bottom to underside of roof-beams, and are unpierced except in cellar of inside house where a self-closing fireproof door will connect front and rear cellar. Plans have been amended in the Bureau of Buildings showing brick division walls in all stories.

That in these buildings fore and aft partition walls would seriously interfere with the layout of rooms and put the owner to considerable needless expense.

Appearance: Edward Hahn.

On motion, APPROVED on CONDITION that the brick cross-walls shown shall extend to the underside of the roof-boards, and that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 252 of 1915, New Building 3847 of 1915, 390-394 Christopher avenue, Brooklyn. Edward M. Adelsohn, appellant.

Violation of Section 31 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the provisions of law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26'.

The walls forming the structure conforms to the Building Code in that the bearing walls are not over 26 feet apart. Also a brick wall at the stair hall separates the building into small areas, and it is proposed that all columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Edward M. Adelsohn.

On motion, APPROVED on the following CONDITIONS:

1st: That self-closing fireproof doors be provided in cellar at points marked "A."

2d: That an unpierced brick wall at least eight inches thick be built at point marked "B" on the first floor plan, to extend from the cellar floor to the underside of the ceiling of the first floor.

3d: That the floor over the spaces marked "C" on the first floor plan be made fireproof.

4th: That the other brick cross walls shown shall extend from the cellar floor to the underside of the roof-boards.

APPEAL 253 of 1915, New Building 3911 of 1915, 20-22 Maujer street, Brooklyn. Farber & Markwitz, appellants.

Omission of fore and aft brick partition walls as per Section 31.

Rules and regulations of the President of Borough of Brooklyn and Section 31 of the Building Code do not apply.

Necessity of providing fore and aft brick partition walls.

In no case does the span between bearings exceed 26'. Note 8" brick transverse wall dividing building into areas. Note all columns and girders supporting floors, roofs and walls to be fireproofed in accordance with the requirements of the Building Bureau.

Appearance: A. Markwitz.

On motion, APPROVED on CONDITION that the cross-walls shown on plans shall extend to the underside of the roof-boards.

APPEAL 254 of 1915, New Building 3924 of 1915, 37-43 Clarkson street, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet or less by unpierced brick fire walls not less than 8" thick, extending from the cellar to the underside of the roof-boards, except where F. P. S. C. doors are shown in the cellar. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Whether or not the unpierced fire walls with all columns and girders fireproofed as previously stated will be permitted, also whether or not the 8" brick walls shown on plans where the distance between the outside walls exceeds 33' will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code.

Appearance: M. T. Reiss.

On motion, APPROVED.

BUREAU OF FIRE PREVENTION.

Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

*A.....Interior Alarm System.
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
*FE.....Fire Escapes.
*FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
No S.....No Smoking Signs.
*Spr.....Sprinkler System.
*St.....Stairways.
*Stp.....Standpipes.
SA.....Structural Alterations.
*Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
*WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D&R.....Discontinuances or Removals.
*FilSy.....Approved Filtering and Dist ling Systems
*OS.....Oil Separator.
RQ.....Reduce Quantities.
*St Sys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—S—Stp—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending June 19.

Named Streets.

Bleecker st, 111-113—G Sidenberg, 250 Broad..FP
Bond st, 23—Max Zimmerman .....FA
Bond st, 39—Leon Borlanak.....FA
Centre st, 138-140—Georgn J Schiegel, 302 E 27. .....FP-Stp
Cherry st, 360—Friedman & Goldfield.....FP
Elizabeth st, 124—Biaggio Alifanti.....El
Grand st, 60 Metropolitan Life Insurance Co, 1 Madison av .....FD
Grand st, 410—Consolidated Gas Co, 130 E 15 .....GE
Grand st, 410—Regal Mfg & Security Co, 45 W 25 .....WSS(R)
Howard st, 48 Morris Victorius, 318 W 100. .....Rub-FP
Hudson st, 670-676—Louis Hefter Co.....FD
Hudson st, 670-676—A T Bodington.....FD
Hudson st, 670-676—E J Shwabe Mfg Co....FD
Hudson st, 670-676—Columbus Towel Supply.FD
Hudson st, 670-676—H C Miner Litho Co....FD
Hudson st, 670-676—Atlantic Hotel Supply Co, FD
Hudson st, 670-676—William C Hurley.....FD
Hudson st, 670-676—E C Rich.....FD
McDougal st, 43—Augustus Sharboro, 14 Franklin .....FE(R)-FP
Maiden la, 51-53—Moro De Moro, Ingatestone, Essex Co, England. .....FD-A
Mulberry st, 52—Angelo Rafello.....O
Pearl st, 81—Charles A Van Rensselear....Rec
Pearl st, 440—John Gaul.....FD-Rec
Pearl st, 440—Richard B Carter.....FD
Pearl st, 440—Benjamin Luft.....FD
Pearl st, 475—John Lagomarsino.....ExS
Rose st, 35—Morris Lustig, 37 Rose.....Rec
Rose st, 35 Abraham Sambo .....Rec
South st, 114-115—Est Henry D Brookman, 25 Broad .....FE(R)
Spring st, 147—Est Patrick J Ryder, care W A McAdam .....Rub
Vesey st, 39—Hugh L Fox, care Fox Bros & Co, 126 Lafayette .....WSS(R)
Water st, 33—Henry Brimbo .....D&R
West st, 260—David Kuhmarker .....Rec
West st, 371—Yahr & Riegelhaupt.....SA-D&R
West Houston st, 183—Est Isaac Williams care Jno M, 561 Hudson...WSS-FE(R)-FP-A

Numbered Streets.

4 st, 21-23 W—William Wermes.....D&R
15 st, 203 E—Augustus Van H Stuyvesant, 3 E 57 .....FE-EX(R)
20 st, 512 W—Est Mary A Lockman, care De Witt M Lockman, Windham, Conn....FE(R)
21 st, 36 W—Lieberman & Fisher, GE-FP-FA-Rec
22 st, 313-315 E—Henry Lenhert.....FD
22 st, 313-315 E—Louis Rohrberg.....FD
22 st, 315 W—Seidel & Co.....FD
22 st, 317-319 E—Freedman Bros.....FD
22 st, 317-319 E—N Y Ornamental Iron Wks.FD
22 st, 317-319 E—Bernard Cowen.....FD
22 st, 317-319 E—Joseph Sunko.....FD
25 st, 137 W—Halpert Bros.....D&R
25 st, 137 W—Goldberg & Goodman.....D&R
25 st, 157 W—Seidel Bros.....D&R
29 st, 157-161 W—Josephine M Schweinler, care Chas, 141 E 25 .....FD-A
29 st, 322 W—Est Richard Ray, care N Y Life Ins & Trust, 52 Wall.....FP
29 st, 322 W—Mrs Rachel Broughton.....D&R
48 st, 24 E—Ritz Chambers Co.....FA
53 st, 154-156 E—Otto Stegeman.....FA
57 st, 150-152 E—Keane & Ryan.....FA
74 st, 352 E—American Female Guard Soc. ExS-D&R
77 st, 209 E—Belwood Realty Co, care Fredk Lese, 35 Nassau .....D&R
77 st, 210 W—Matilda M Williams .....WSS-FP
77 st, 213 E—Belwood Realty Co, care Fredk Lese, 35 Nassau .....D&R
77 st, 217 E—Mrs Margaret Mahlke.....Rub
77 st, 434 E—Edith Boden, 1326 3 av.....FA
96 st & North River—G Carizzo.....D&R
114 st, 56 W—Talmudical Inst of Harlem, ExS-Rub
128 st, 74 E—Mrs Catherine Prince.....Rub

Named Avenues.

Amsterdam av, 449—Samuel Kreinik.GE-FP-Rec
Amsterdam av, 2033—Frank W Woolworth, 280 Bway .....FE(R)-Rub
Broadway, 285—Childs Co.....FE(R)
Broadway, 864—Meyer Levy.....FP-GE
Broadway, 1648-1650—Hudson Auto Lamp Works .....GE-Rec
Broadway, 2080-2094—Hannah J Hull Est, care Geo Raymond, 116 W 87.....FA
Broadway, 2549—F E Gillies, 2700 Bway ...SA
Broadway, 3470—Walter S Mack, 312 W 71.D&R
Columbus av, 490-456—Co-Operative Apartment Co. .....Rub-D&R-ExS-Rec-FP
Lenox av, 415—Jacob Bernstein, 151 W 26..FE
Lexington av, 740—Arcade Realty Co, care Bloomingdale Bros, 3 av & 59.....FP
Park Row, 158—Louis Manheim, 302 Bway, WSS(R)

Numbered Avenues.

1 av, 353—Hyman Urist.....ExS-FP-Rub
4 av, 482—Max E Butler, 58 Pine.....Stp(R)
6 av, 366—Siberia Fur Mfg Co.....O-Rub
6 av, 407—Jake Valence...D&R-FP-GE-Rec-FA
6 av, 659—Henry H Ficken, 35 Meeting st, Charleston, S C.....FP-FE(R)
6 av, 690—James H Babcock Est, care Henry G, 151 W 36.....FP
6 av, 865—William H Wheeler, 66 W 51....FP
6 av, 912—Charles Utterson.....Rub
8 av, 408—Est Clarence E Pell, 127 Rhode Island av, Newport, R I....FE(R)-WSS(R)
10 av, 581—Angelinio Sartirana, care De-Witt, Lockman & DeWitt, 88 Nassau.....FP

BRONX ORDERS SERVED.

Numbered Streets.

173 st, 455 E—Frank A Seeghardt.....Vac
260 st & Riverdale av—C B J Snyder, 500 Park av. .....T.el-FP-Ex-ExS-FA

BROOKLYN ORDERS SERVED.

Named Streets.

Dwight & Beard sts—Robins Dry Dock & Repair Co. .....CF-D&R
Fulton st, 408-12—Abraham & Strauss, 420 Fulton. .....WSS
Fulton st, 1339—Mary Grotheer.....DC-GE
Fulton st, 1905—Solomon & Newdoll.....Rec
Fulton st, 1973—Geo J Schalk .....D&R
Hancock st, 11-25—Hamilton Trust Co, 191 Montague. .....FP
Hope st, 89—Manchester Rubber Co.....CF
Humboldt st, 482—Smith Mem Eastern Dis Ind School. .....Tel
Jackson st, 16-18—Church Ex Soc of Bklyn FE-FP-FA
Keap st, 447—Edward Sempliner.....NoS-FA
Kosciusko st, 24—Harry May.....CF-El
Lorimer st, 172-6—Chas Lent.....FD-GE
Lorimer st, 172-6—Western Brass Plating Co. FD-GE
Lorimer st, 172-6—Fulton Brass Bed Furniture Co. .....FD
Lorimer st, 172-6—Rapid Button Attaching Machine Co. .....FD
Lorimer st, 172-6—Wmsburg Shirt Factory. FD-FA-Rec
Lorimer st, 172-6—Herman Eenis.....FD
Lorimer st, 172-6—Henry E Michaels...FD-GE
Lorimer st, 172-6—Louis Farber.....GE
Lorimer st, 172-6—Morris L Veitch.....FD-GE
Lorimer st, 172-6—Standard Silk Ribbon Mills FD-GE
Lott st, 138-40—Florence F Heffernan..CF-Rec
North Pier 23 (Hamilton Ferry)—Jas W Crane, 25 N Pier. .....FP
Park pl, 546—Geo Stebbins.....A(R)
Pier 1 (Erie Basin)—Wm J Cokey & Co...FP
President st, 181—Louis Cirina.....NoS-FA-CF
Prospect st, 210—Philip Weiner.....FP
Sackett st, 2-4—Jacob Hoffman Brewing Co. 211 E 55, Manhattan. .....A
Sackett st, 28-30—Albert Geller.....GE-FP
Sterling pl, 109—Wm F Voll.....CF
Steuben st, 16-20—Universal Metal Bed Co. FA-Rec-El
Stockton st, 209—Harry Ostrowsky....NoS-FA
Sumpter st, 307—Mehren & Huddersen. El-FP-NoS-FA-Rec
Wallabout st, 237-9—Mrs Emma M Kissel. WSS(R)
Wallabout st, 41—Mrs Emma M Kissel..WSS
Wallabout st, 233-9—Basel, Feldman & Belnish .....FD-GE
Wallabout st, 233-9—Bartolo Freximanno...FD
Wallabout st, 233-9—Israel Berkowitz.....FD
Wallabout st, 233-9—Max Eielstein.....GE
Walton st, 49-51—Chas B Steurwald.....FP

Numbered Streets.

8 st, 990 E—Mrs Lucie E Blanchard.....El

Named Avenues.

Atlantic av, 1341-43—Chas J Potbury.....CF
Bedford av, 1495—Studebaker Corp Amer, 445 Bway, Manhattan .....El-FA
Clarendon rd, 2184—Sweeney & Nail Auto Co, 2186 Clarendon rd. .....D&R-CF
Division av, 144—Jacob Etler.....Rub
Glenmore av, 698-70—Kaplan, Frank & Dunn FA
Johnson av, 352—Robert Plaut & Son. NoS-FA-Rec-El
Lexington av, 797-801—Wm F Essing.....El

QUEENS ORDERS SERVED.

Named Streets.

Vine st, 652-62 (R H)—Keiner-Williams Stamping Co. .....D&R-CF

Named Avenues.

Bway & Prince st—Acker, Merrall & Condit Co, 135 W 42 st, Manhattan.....D&R-Rec
Jackson av, 391 (L I C)—Louis Camerdella.CF
Jackson av, 558 (L I C)—Goodyear Tire & Rubber Co, 1972 Bway. .....FP
Jamaica av, 3224 (R H)—Joel Fowler. GE-FA-WSS-ExS-FE(R)
Rockaway rd & Woodhaven av (Woodhaven) —Jos Schaull .....CF
Steinway av, 893 (L I C)—Scully & Son, 895 Steinway av. .....Rec

RICHMOND ORDERS SERVED.

Named Streets.

Bond st, 16—Olaf B Gabulisen.....SA-Rub

BUILDING MANAGEMENT

REPORT OF FIRE COMMISSIONER ADAMSON

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

FIRE prevention plays an important part in Fire Commissioner Adamson's annual report this year. The annual fire waste of the United States is graphically illustrated by a photograph of a model which the Fire Department built and which is now being shown at the Panama-Pacific Exposition. This model is nine feet long by four feet high and represents a double line of buildings stretching from New York to Chicago across the states of New Jersey, Pennsylvania, Ohio and Indiana. All these buildings are shown (by means of illuminated tinsel) to be on fire, and the conflagration is described as follows:

"The buildings consumed, if placed on lots of 65-foot frontage, would line both sides of a street extending from New York to Chicago. A person journeying along this street of desolation would pass in every thousand feet a ruin from which an injured person was taken. At every three-quarters of a mile in this journey he would encounter the charred remains of a human being who had been burned to death."

Examining Deadly Bombs.

It will be news to many New Yorkers that the Fire Prevention Bureau has the unpleasant privilege of examining all the deadly bombs found in New York. Last year the Bureau of Fire Prevention, through its Division of Combustibles inspected and analyzed 141 Black Hand bombs.

Commissioner Adamson's report says in this connection: "Bombs have been placed about the city indiscriminately—in churches, stores, tenement houses, banks, private residences, and even in the Tombs Police Court. The most serious explosion during 1914 was that of the morning of July 4, at 103rd Street and Lexington avenue, Manhattan. Four persons lost their lives. The explosion took place in a tenement house in the apartment of Arthur Caron, one of the victims. This explosion resulted in the total wrecking of the building. The disaster occurred about 11 o'clock in the morning. Had it happened at night, when the place was fully occupied, the loss of life might have been enormous."

Use of Explosives.

Another little known but important activity of the Fire Prevention Bureau is the problem of safeguarding the use of explosives throughout the city. Increased quantities of dynamite are now being used in various construction works, subways, etc. Great difficulties have beset the Fire Commissioner in this matter and increased responsibility attached to the Department in seeing to it that the explosives are not only handled properly but that they are stored in safe places. The Fire Department report says in reference to this subject:

"In the Aqueduct Tunnel the various operating shafts were located with seemingly no consideration to the question of just how the large quantity of dynamite necessary to be used daily at each shaft could be best protected from accidental explosion, or to the equally important question of designating so far as engineering conditions would permit, the location of the shafts themselves where such accidental explosion would work the least havoc to human life.

"The Fire Commissioner was not consulted regarding the location of shafts on the subway work. It is perhaps not stating it too strongly to say that in locating the working shafts of the subway, the number and location of magazines, and the delivery and care of necessary explosives should not only



FIRE COMMISSIONER ADAMSON.

have been coincidentally considered, but considered in conference with the officer charged by law with the responsibility of seeing that such explosives are used with the least possible hazard; to wit, the Fire Commissioner. But this was not done. As a result, the problem of safeguarding the storage and handling of dynamite on the subway work is rendered more difficult."

Chief Hammitt describes in detail the operation of the Fire Prevention Bureau. He shows that the Fire Prevention Bureau has jurisdiction in 275,533 buildings. More than 49,000 of these buildings in Greater New York are hotels, theatres, factories, schools, warehouses, lofts, etc., while 225,918 are one and two-family houses.

Increase in Orders Issued.

Chief Hammitt points out the progress in Fire Prevention Bureau work over the previous year, stating that there was an increase of more than 29 per cent. of orders issued, and an increase of more than 58 per cent. of orders complied with during the year. The number of orders issued by the Fire Prevention Bureau last year was 25,653; the number of orders complied with 18,010.

A section of Chief Hammitt's report is devoted to tenement house fires and lodging house conditions. He shows that most of the loss of life in tenement house fires occurs in "Old Law" tenements. He regards "Old Law" tenements as a serious hazard and states that there are 78,371 of them in Greater New York. These "Old Law" tenements represent more than 20 per cent. of the total buildings in the city. There were 12,011 fires in buildings in Greater New York during 1914, and out of this number 6,781 occurred in tenements, mostly of the "Old Law" type.

Chief Hammitt shows that every lodging house has been inspected and orders have been issued and mostly complied with, remedying serious fire hazards in these places.

The 1151 theatres and moving picture houses and the 891 dance halls have also received careful attention from the Fire Prevention Bureau.

Warnings Sent Out.

Attention is drawn in the report to the large amount of literature in the form of "Don'ts and Warnings for Fire Prevention" distributed during last year. Upwards of 100,000 copies of the "Don'ts" were circulated through various associations, public schools and civic societies.

The educational campaign last year consisted of teaching of fire prevention lessons in the schools, observance of Fire Prevention Day by a Departmental Parade of apparatus and the distribution of signs throughout the city reading: "This is Fire Prevention Day. Clean up Rubbish. Robert Adamson," the giving of lectures, exhibitions of motion picture films, and the enlistment of the co-operation of various merchants, department stores, railway companies, and exhibitions of fire prevention work.

"Boosting New York."

There is in process of formation a new association having as its avowed purpose the "Boosting of New York." The association as yet has neither name nor headquarters, but the following circular gives its objects:

"The purpose of this association is to promote value, help to retain population, and to recruit this with a class who may be favorable as citizens, to use effort through the Board of Estimate, aldermen or others having jurisdiction to arrange, revise, reform, modify and perfect such rules, regulations and conditions under the respective control of such body, or our courts, or legislature, if not at present 'all to the good,' of Manhattan Borough and Bronx county (these constituting old New York) which we allege has been impoverished of its natural inherent rights, and still is being so treated by the other boroughs of Greater New York (one might even include New Jersey and outer Long Island), large in money outlay toward the development of the other boroughs, while the deprivation, instead of gain, is really felt in old New York.

"New York City should do a little 'self-boosting' on its own account, and the intent of the undersigned is to help to that end, to what extent each signer may do. There are no dues, and the formation of any regular association with officers may or may not follow. No politics is carried with this idea, further than with the right selection of any man or men, irrespective of the parties (with which emblem they run) who will prove unprejudicial to the interests above solicited, such person shall be entitled to our vote. To sum up, this society is to be 'New York for New Yorkers.' 'Home rule' is sought at this date from Albany. We purpose to seek for it, closer by, as well."

Municipal Building Facts for Taxpayers to Consider.

Estimated cost of site and building, $18,000,000.

Estimated cost of Woolworth Building, $13,000,000.

Estimated cost maintenance and operation of office space in Municipal Building, 40 cents a square foot.

Estimated cost of same in Woolworth Building, 29 cents.

Floor space, Municipal Building, 29 acres.

Floor space, Woolworth Building, 33 acres.

Floors, Municipal Building, 40.

Floors, Woolworth Building, 55.

Estimated cost cleaning and attendance Municipal Building, 11.9 cents a square foot.

Cost of same in Borough Hall, Staten Island, 6 cents a square foot.—New York Herald.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

The Three-Coil Heater.

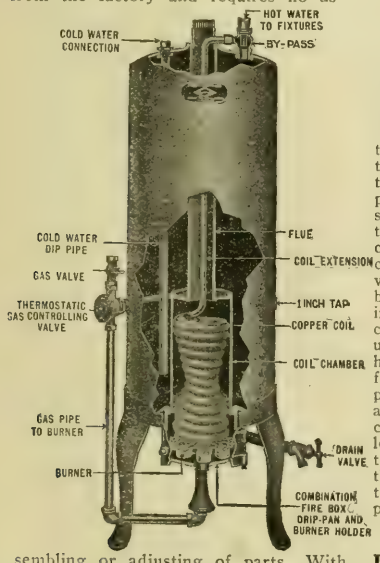
THREE copper coils, brazed to heavy brass manifolds, tapped for 1-inch pipe connections, feature this heater. The coils are held rigidly and securely in position by lock nuts and an extra high power star burner gives it unusual



heating capacity. This heater is built for service where a large quantity of water is required and is adapted for large dwellings, apartments, etc. It has a hinged door, half of jacket, which permits easy cleaning. The drip pan is cast with base in one piece and is ordinarily connected to a 50 or 60-gallon range boiler.

Combination Range and Gas Heater.

COMBINING the range boiler and gas heater in one complete construction is the keynote of the heater shown herewith. It is a plumbing fixture thoroughly mechanical in design and reliable in construction. It is complete, ready for installation when shipped from the factory and requires no assembling or adjusting of parts. With connection being made to gas and water lines the heater is ready for immediate use.



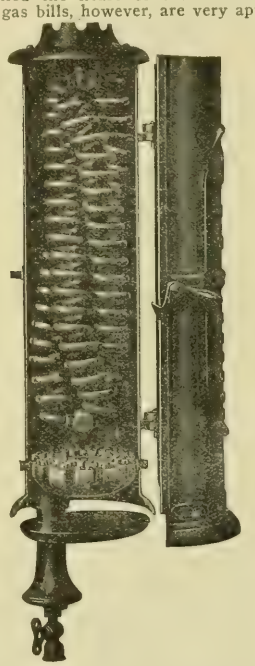
A copper tube coil of considerable length forms the direct heating surface and heats by circulation, having connection at top and bottom of boiler. The copper tube permits instant absorption of the heat by the water and in its passage through the coils and upward in the riser, which is a continuation of the tube, all the while being surrounded by the hot gases, it enters the top of boiler highly heated. The coil chamber and flue afford considerable additional heating surface, and impart to the water a large percentage of the heat. In the independent heater all this heat is lost by radiation and direct escape from flue.

The thermo-valve automatically regulates the gas. It may be set for any predetermined temperature within the scope of domestic hot water requirements and it prevents overheating, and insures constant hot water by allowing a full flow of gas as long as the temperature of the boiler is below the point desired.

This heater is made in sizes, from 12 to 40-gallon capacity and meets all demands of domestic hot water requirements.

"The Heart of the Household."

ASSUMING that the hot water heater is the source of much comfort and convenience in a home, it might readily be called the heart of the household. High gas bills, however, are very apt to

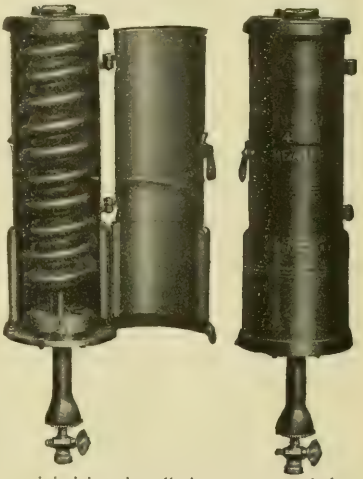


take the heart out of the household, so the manufacturers of this device have taken particular pains to give the highest possible efficiency for the lowest possible gas consumption. The heater contains four heavy copper coils and is so constructed that the hot gases strike the coils many times before going out the vent pipe. It is almost instantaneous, but is much more economical than the instantaneous type. The coils can be cleaned easily by opening the door and using a stiff brush. The shell is of heavy iron, and made in four parts—top, front, door, back half and burner. These parts are easily and quickly assembled and are interchangeable. This heater contains four copper coils each 8 feet long, making 32 feet in all. One-quarter turn of the coils baffles the flame, and thus utilizes a maximum percentage of the heat. This turn of the coils also prevents backdrafts.

High Efficiency Water Heaters.

HIGH efficiency in water heating is the aim of the manufacturers of this device and at the same time the gas consumption and initial cost is reduced to the lowest possible level commensurate with high grade workmanship. The cut shown indicates the general plan of this heater, which is made by a local manufacturer. The heaters are encased in cast-iron or cast-brass with double copper coil heaters and a small coil and tank. The company also makes a small coil-and-tank type for places requiring from five to ten gallons of hot water.

All connections are vertical, thus

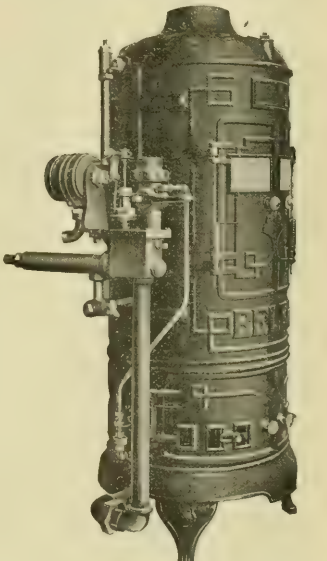


minimizing installation costs, assisting circulation and reducing strain on the connections. The coil is of the finest quality, ¾-inch seamless copper, warranted to give long and efficient service. The interior construction makes every part readily accessible. Lift-out burner; neatly finished cast iron jacket; lower portion insulated around burner are a few of its features. Practical tests have demonstrated that when used with carefully constructed appliances, gas is the cheapest of all domestic fuels. It follows that the more efficient the appliance the less the gas consumption, and therefore the greater the saving. Its construction is unquestionably very practical.

New Features in this Heater.

CONSIDERABLE stress is laid by the manufacturers of this heater upon ten distinctive features all of which are covered by patents. The water valve is so constructed that it cannot bind or stick and will operate perfectly on a much lower water pressure than any other.

The hydro-carbon burners are non-corrosive, and will not burn out, and



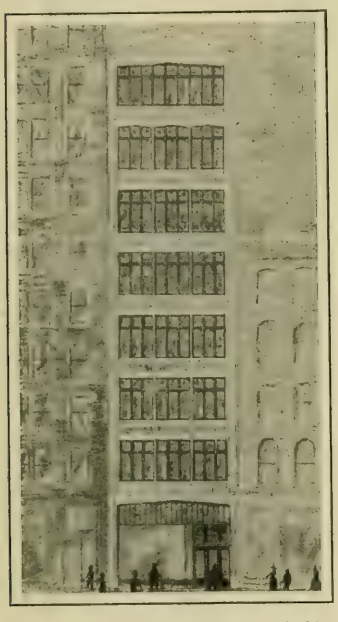
give an efficiency of 85 per cent in the heater. They have adjustable air shutters in the bottom of the jacket for regulating the mixture of air and gas to secure perfect combustion.

CURRENT BUILDING OPERATIONS

New Mercantile Structures Projected for Murray Street and Midtown Broadway—Dwelling for Charles M. Clark

FOUNDATIONS are now being installed for a modern reinforced concrete store and loft building which, though not of great size, is interesting on account of the strict regard to detail and equipment to be shown in its construction.

This new structure is located at 69 Murray street, replacing a building recently completely destroyed by fire. It



C. B. Brun, Archt.
NO. 69 MURRAY STREET.

is in a neighborhood where structures of reinforced concrete are still a rarity, the majority of buildings being of the type erected many years ago. The owner of this property is the French church, du Saint Esprit, 45 East 27th street, and, when completed, the building will be occupied by the Griffen Manufacturing Company, which was the lessee of the destroyed building.

Clement B. Brun, architect, 405 Lexington avenue, prepared the plans and specifications from which this building is being erected. The work is being done under a general contract awarded to G. C. Flygare, 405 Lexington avenue. Mr. Flygare has had a wide experience in work of this character.

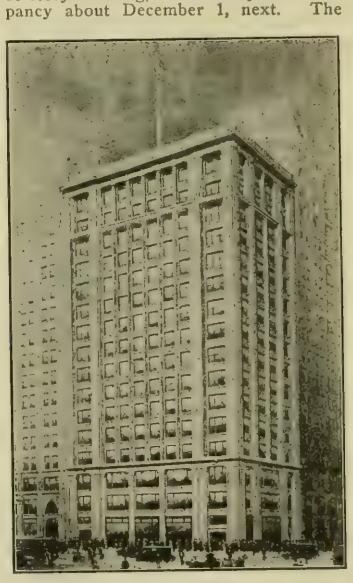
Practically covering a lot 25x100 feet, this building will rise to a height of eight stories. Its height from curb to cornice will be 100 feet. The first or store floor will have a ceiling height of 16 feet, and heights in the floors above will be 12 feet. Construction throughout will be absolutely fireproof. No wood or other inflammable material will be employed.

Fire prevention and safety devices of the latest approved designs will be included as part of the equipment of this structure. The building plans provide for a smoke-proof fire tower, and the main stairway is completely enclosed and protected by self-closing doors. A sprinkler system of 100 per cent. efficiency will be installed in addition to a standpipe system, and an electric fire alarm signal system will have outlets on all floors to warn employees of possible danger. The sprinkler and standpipe systems are included in the contract which has been awarded to Lasette & Murphy, for the plumbing and heating installations.

One combination electric freight and passenger elevator, which will also be equipped with the latest safety devices and fool-proof operating mechanism, will be installed. The building will cost about $60,000, exclusive of the value of the land.

Lofts for Broadway.

FOLLOWING the recently announced sale of the old Hoffman House property at the northwest corner of Broadway and 24th street, which site will be improved with a modern mercantile structure, the erection of a similar building, at the northeast corner of Broadway and 26th street, is of added interest. Maynicke & Franke, architects, 25 Madison Square North, were recently commissioned by Frederick Ayer, of Boston, Mass., to prepare designs for a 16-story building, to be ready for occupancy about December 1, next. The



Maynicke & Franke, Archt's.
NEW BROADWAY LOFTS.

building, which will have as its renting agent, Frank Lord, of Daniel Birdsall & Co., is not built for speculation, but will be held as a permanent investment. The property has a frontage on Broadway of 105 feet, the other lines being of varying lengths.

Many interesting features will be installed in this latest link to the chain of modern loft buildings in the section, not the least of which is that the window jambs have been made on the bevel, so as to obstruct little or no light. One-half of the roof is devoted to a large room for the free use of the employees of the various tenants. This room is connected with the roof by doors, so that the entire roof space will be a convenient recreation retreat for those employed in the structure. This is one of the first buildings of its type to have such an arrangement since Borough President Marks commenced to advocate recreation spaces for workers.

An ingenious arrangement of duplicate stairs, scissor fashion, has been planned so that two staircases are in one shaft, with two separate entrances to each loft, thereby saving floor space. The cost of the improvement has been placed at $800,000. Pattison Brothers, 1182 Broadway, are the steam and electrical engineers.

The following firms have been awarded the sub-contracts to date: Hartman Wrecking Company, 198 Broadway, razing; Hay Foundry & Iron Works, 15 Madison Square North, structural steel; Charles A. Cowen & Co., 1133 Broadway, mason work; Peter Neary & Son Company, 335 East 46th street, granite; A. B. See Elevator Company, 220 Broadway, elevators; Rapp Construction Company, 30 East 42nd street, fireproof arches; H. W. Miller, Inc., 501 East 22nd street, plastering; Wells & Newton Company, Avenue B and 17th street, plumbing and sprinkler system; Lord Electric Company, 105 West 40th street, electric work; Standard Iron Works, 540 West 58th street, ornamental iron, and the Peelle Company, 1321 Park Row, elevator doors.

Charles M. Clark's New Home.

FOREMOST among the improvements under construction in the Park avenue section may be numbered the residence recently started at 713 Park avenue, for Charles M. Clark, treasurer of the Bradstreet Company, 346 Broadway. Plans and specifications for this dwelling were prepared by McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, and the consulting engineers are Clark, McMullen & Riley, 101 Park avenue. The structure is being erected under a general contract by the E. E. Paul Company, 101 Park avenue. The



McKenzie, Voorhees & Gmelin, Arch'ts.
RESIDENCE FOR CHARLES M. CLARK.

plans call for a building five stories in height, 20x89 feet. The construction will be fireproof throughout. Fixtures and appliances of the most up-to-date pattern will be installed for the comfort and convenience of the owner and his household. The front which has been designed in a simple and dignified manner is without ornamentation except for the two balconies. The front will be of Indiana limestone.

GEN. GEORGE MOORE SMITH.

Brig.-Gen. George Moore Smith, president of the Candee, Smith & Howland Company, building materials, died on Monday morning at 8:30, at his summer home in the Balmville section of Newburgh, whence his body was borne after a burial service Thursday noon to Kensico Cemetery.

Gen. Smith leaves a widow and a son, Elliot Smith, of New Rochelle. He was 79 years old and had been seriously ill for only five days, but had been failing for some months. His city home was at 1132 Madison avenue.

The death of Gen. Smith has been noted in extended remarks by the press throughout the country and in appropriate resolutions by many organizations, military, commercial, historical and social. He was a national figure, a citizen of the finest type, and his life an example to us all.

Gen. Smith's boyhood and youth were spent at Ellsworth, Me., his young manhood at Boston, his long middle life here in New York City and his closing years on his estate at Newburgh. His life was full of interest. As a young man in Boston he was a member of the famous Union Boat Club, which rowed races against Harvard and Brown University and the crack crews from the Hudson River. Once Gen. Smith rowed in a race against Dr. Charles W. Elliot, of Harvard, and Prof. Louis Agassiz.

Gen. Smith was a remarkable marksman, and even two years ago, after being retired, made a series of bullseyes at the long distance target on the Coldenham range that surprised even those well acquainted with his expertness with the rifle.

At Newburgh he took great interest in the transactions of the Historical Society of Newburgh Bay and the Highlands, and loved to visit the places hallowed by Washington and his generals.

A few years before the Civil War he came to New York and became associated with Howland & Aspinwall, ship brokers. In the year 1870 he became a member of the firm of Candee & Smith, now Candee, Smith & Howland Company, dealers in building materials, with main office and yards at the foot of East 26th street, and other large yards at the foot of East 53d street, and on the Harlem River at 139th street, Bronx. He held membership in the Building Exchange, the General Society of Mechanics and Traders, and the Building Trades Employers' Association.

Gen. Smith was honorary president of the New York Athletic Club and also held membership in the Powelton Club at Balmville, the Automobile Club of America, and Alexander Hamilton Post, G. A. R.

The story of the General's military life and service is a long and most interesting one. For many years he led the National Guard troops of this city. He enlisted in Company B of the 7th Regiment on April 2, 1861. Within four months he had become first sergeant, and in the campaign at Fort Federal Hill, Baltimore, he was made second lieutenant. In 1864 he became first lieutenant, and a few months later he was elected captain. The officers of the regiment chose him as their major in 1870, and eleven years later he was made lieutenant colonel. Gen. Smith served in the 7th for 34 years. He was also secretary of the building committee of the new armory from 1876 to 1880. He was chosen to lead the 69th Regiment in 1895, and became a brigadier-general in 1898.

Always an excellent marksman himself, General Smith sought to improve the quality of marksmanship in the National Guard. He developed organization in the system of practice and was one of the charter members of the National Rifle Association, which established the famous Creedmoor range. He also promoted the international rifle contests held there.

After Col. Frederick Dent Grant had resigned as Police Commissioner of New York, Gen. Smith was appointed by Mayor Strong to the place.

At the burial service there were representatives from the Building Trades Employers' Association, the Association of Dealers in Building Materials, the Board of Officers of the First Brigade, Seventh Regiment, Sixty-ninth Regiment and a delegation from the Presbyterian Church of the Pilgrims, all from New York City. Rev. Dr. Clark, of the Church of the Pilgrims, read the burial service. There was no eulogy. The funeral cortege came in automobiles to Tarrytown and thence to the cemetery at Kensico.

Old Style Fire-Escapes.

Fifty years ago men gave a great deal of thought to inventing means of escape from burning buildings, and experimenting with fire-extinguishers and other life-saving devices to be used at fires. In the first annual report of the Building Department of the City of New York, made in the year 1862, attention is called by Supt. James M. MacGregor to a fire-escape invented by J. W. Mackenzie, which the Superintendent considered to have "many excellent features." He described it as being simply a small iron tube or hollow bead fastened to the building under the cornice and extending entirely across the front.

"The lower part of the tube or bead is open," says the report, "and inside is an iron ball, which revolves upon inner wheels. An iron strap or hook is attached to the ball and from this descends a tackle to which a car or basket and the hose and pipe can be attached in a moment, or raised or lowered at will. Thus the tackle and car can be shifted from window to window to rescue imperiled persons," or at least that was the idea. Imagine every building in the city decorated with a block-and-fall.

Another device recommended by Supt. MacGregor in the same report was an invention of a Mr. Shute. "It consists of a strong iron chain ladder," wrote the Superintendent, "coiled upon an iron windlass under cover upon the roof of the building, and so arranged by an iron rod running from the windlass to the sidewalk as to enable the ladder to be instantly lowered and fastened to the curb, affording a certain means of reaching any part of the highest building in the city."

Buildings were not very high in 1882, but it would be quite a feat for women and children to make the descent of the iron chain ladder in an emergency.

The Superintendent comments in the report upon the large number of houses situated on the rear of lots behind other houses, to which entrance was obtainable only through the hallways of the front houses. He refers also to the five and even six story buildings which had no fire-escapes of any kind—only flights of wooden stairs for exits. The passenger elevator, the smokeproof tower and the unburnable building were then, of course, unknown. The firemen's ladders, when the stairways would be cut off by flames, were the main reliance of the community. And yet no more lives were lost at fires then than now.

Plans for Twenty-third Street Lofts.

Plans have been prepared by William H. Birkmire, architect, 1133 Broadway, and filed in the Building Department, for the sixteen-story store and loft building to be erected at 53-57 West 23d street, running through to 24th street, upon the site of the Eden Musee. The structure is to be built by the Nameloc Company, Michael Coleman, president. The property has a frontage in both streets of 75 feet and is 197.6 feet deep. The building is estimated by the architect to cost $400,000.

Another Brooklyn Factory.

Francisco & Jacobus, architects, 200 Fifth avenue, are preparing plans for a $500,000 five-story reinforced concrete building to be erected by the American Tobacco Company on the plot, 200 x 300 feet, at the corner of Park and Nostrand avenues, Brooklyn, which site formerly was occupied by a Brooklyn Rapid Transit Company car barn. The property was acquired, however, in 1912, by the American Real Estate Company, through L. T. Phillips & Co. The building will be ready for occupancy early in 1916. About 2,000 persons will be employed by the tobacco company.

Park Avenue Apartment Project.

Warren & Wetmore, architects, 16 East 47th street, have been retained to prepare the plans and specifications for a seventeen-story apartment house to be erected by the Fullerton-Weaver Co. on the block front on Park avenue, from 55th to 56th streets. The property, with a frontage of 200.10 feet on Park avenue and 86.8 feet in each street, has been leased for a long term of years from the New York Central Railway Company. The structure will be of the highest type of construction throughout and is expected to cost about $1,600,000. Additional details will be found in another column in this issue.

Another Park Avenue Apartment.

Emory Roth, architect, 405 Lexington avenue, has been retained to prepare the plans and specifications for the modern thirteen-story apartment house to be erected by Bing & Bing, 119 West 40th street, on the property recently purchased by them at 568-572 Park avenue. This property adjoins the new Colony Club building and is abutted by the nine-story apartment now being erected in East 62d street by A. L. Mordecai & Son. The property has a frontage on the avenue of 75 feet and is 100 feet deep. It has an outlet in 63d street with a frontage in that thoroughfare of 49.6 feet. The projected building will be of the latest type of construction, built with two suites to each floor, containing eight and nine room exclusive of baths.

Building Code Legislation.

The ordinance relating to excavations and foundations, introduced by the Building Committee, was passed in the Board of Aldermen this week and now goes to the Mayor.

A hearing was held yesterday afternoon by the Building Committee on the ordinance relating to fireproof construction and reinforced concrete. See Record and Guide May 29th.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—William H. Picken, 457 West 144th st, contemplates the erection of a 6-sty apartment at the southeast corner of Creston av and 188th st. No architect selected.

MORTON, N. Y.—The School Trustees, care I. P. Clark, chairman building committee, is receiving sketches for a 1-sty brick and frame school here in Orleans County.

COOPERSTOWN, N. Y.—The Trustees of the Orphan Home of the Holy Savior, St. Christian's School, Saratoga Springs, N. Y., interested, contemplates the erection of a new school at Beaver and Pioneer sts. No architect retained.

SCOTIA, N. Y.—The School Trustees of the Town of Glenville, District No. 2, W. F. Gates, 141 Mohawk st, contemplates the erection of a school here to cost about $60,000. An architect will probably be selected by competition.

SCHENECTADY, N. Y.—The Associated Lodges F. & A. Masons, J. A. Smith, 214 Campbell av, chairman building committee, is receiving competitive sketches to close August 1, for the masonic temple at 828-850 State st, to cost about $100,000.

GREENVILLE or BAYONNE, N. J.—The Hebrew Orphan Asylum, B. S. Pollak, chairman building committee, Laurel Hill, N. J., is raising funds for the erection of an orphan asylum in Greenville or Bayonne. No architect selected.

JAMESTOWN, N. Y.—The City of Jamestown, C. B. Jones, clerk, is receiving competitive sketches for a fire station at Newland av, near Park st, to cost, about $8,000.

NEW BERLIN, N. Y.—The Village of New Berlin, W. M. Backus, president, contemplates the erection of a town hall here. Victor Coates (deceased), donor. No architect selected. Cost, about $15,000.

BINGHAMTON, N. Y.—The City Hospital of Binghamton, 26 Mitchell av, contemplates the erection of a laboratory on the site of the present hospital, Willis Sharpe Kilmer, corner Chenango and Lewis sts, donor. No architect selected.

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PLANS FIGURING.

CHURCHES.

WEEHAUKEN, N. J.—Bids will close June 28 for a church and parsonage at Park av and Columbia Terrace, for the English Evangelical Lutheran Church of the Good Shepherd, Rev. Arthur Schmoyer, 156 Edgar st. Frederick H. Klie, 1206 Hudson st, Hoboken, N. J., architect. Cost, about $25,000.

DWELLINGS.

OYSTER BAY, L. I.—Bids close June 29 for the general construction of the 2½-sty brick residence, 32x106 ft., for John Slade, care of architect, Alex. Mackintosh, Bible House, Manhattan. Cost, about $25,000.

PUBLIC BUILDINGS.

HUDSON, N. Y.—Plans have been approved and bids are being received until July 1 for the jail in the south side of Warren st, in rear of Court House, from plans by Wm. J. Beardsley, 49 Market st, Poughkeepsie. Bids on separate contracts will also be taken, to include heating; plumbing and gas fitting; steam heating, hot water and ventilating apparatus; and electrical work. Cost, about $50,000.

SCHOOLS & COLLEGES.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, is figuring the contract for alterations to the building at 540 West 114th st, for the Teachers' College, Columbia University, and desires bids on all subs, including kalamein, glass and glazing, carpentry and trim, painting, iron and steel, plastering, etc.

HOBOKEN, N. J.—The Board of Education, Wm. T. Lafferty, president, and Wm. A. Kerr, secretary and clerk, High School, is receiving bids to close at 7.30 P. M., June 28, for additions and alterations to P. S. 8, at 7th and Jefferson sts, from plans by Fagan & Briscoe, 95 River st. Cost, about $60,000.

STABLES AND GARAGES.

BRONX.—The Northern Cornice & Roofing Co., 1679 Carter av, has received the general contract for converting the fire house at 1192 Fulton av into a fireproof garage, and desires bids on mason work, concrete arches, iron work, carpenter work, plastering, fireproofing and marble work.

STORES, OFFICES & LOFTS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, is figuring the contract for alterations to the building at 446-448 Fulton st, for Louis K. Liggett Co., Arthur T. Remick, architect, and desires bids on all subs, including excavation, shoring, demolition, concrete and cement work, iron and steel, sheet metal and roofing, carpentry and trim, lathing and plastering, painting, glass and glazing, heating, plumbing and gas fitting and electric wiring.

MISCELLANEOUS.

TOMPKINSVILLE, S. I.—The U. S. Government, J. T. Yates, Lighthouse Inspector, is taking bids, to close July 9, at 2 p. m., for a 2-sty carpenter shop, 80x120 ft, to cost about $23,000. Plans and specifications may be seen at the office of the Record and Guide.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

PARK AV.—Schwartz & Gross, 347 5th av, are preparing preliminary sketches for a 13-sty apartment house at the southwest corner of Park av and 81st st, for Edgar A. Levy, 505 5th av. Cost, about $500,000.

ST. NICHOLAS AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment at the southwest corner of St. Nicholas av and 157th st, for the Lehigh Building Corp., Irving Judis, president, 2875 Broadway. Cost, about $250,000.

PARK AV.—Emery Roth, 405 Lexington av, is preparing plans for a 12-sty apartment, 107x150 ft, at the northwest corner of Park av and 84th st, for Bing & Bing, 119 West 40th st, owners and builders. The American Bridge Co., 30 Church st, structural steel. Cost, about $500,000.

EDGECOMBE AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty apartment at the southeast corner of Edgecombe av and 139th st, for the 114th St and 7th Av Construction Co., care of Max Weinstein, 1884 7th av, owner and builder.

BROADWAY.—J. D. Harrison, 2248 Broadway, has completed plans for alterations to the 7-sty apartment at 2381-7 Broadway, for Mary T. Donovan, 302 West 105th st. Cost, about $3,000.

ACADEMY ST.—Andrew J. Thomas, 2526 Webster av, has prepared plans for two 5-sty apartments at the northwest corner of Academy st and Post av, for the Post Investing Co., Inc., 529 Courtlandt av. Cost, about $60,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, 77.2x89.11 ft, at 422 West End av, corner 80th st, for J. C. & M. G. Mayer, Inc., 1150 Broadway. Cost, about $250,000.

CHURCHES.

33D ST.—N. Serracino, 1170 Broadway, has completed preliminary plans for a 1-sty stone and brick church, 64x100 ft., and parochial residences at 209-315 East 33d st, for the Church of the Sacred Heart of Jesus. Cost, about $35 000. Architect will soon take bids on subs.

FACTORIES AND WAREHOUSES.

56TH ST.—Plans are being prepared for a 3-sty service building in the east side of West 56th st, 124 ft west of 11th av, for T. G. Patterson (lumber), 637 West 55th st. Architect's name for the present withheld. The building will be fireproof, reinforced concrete, 75x100 ft.

BLACKWELLS ISLAND.—A request for an appropriation of $400,000 has been made to the Board of Estimate for a storehouse here for the Department of Public Charities, foot of East 26th st, Manhattan. No architect selected.

THEATRES.

96TH ST.—Wm. H. McElfatrick, 701 7th av, is preparing plans for a theatre at 206-208 West 96th st, through to 95th st, for The Claremont Building Co., care of John J. Maloney, 1564 Broadway. Plans will probably be ready for estimates about July 18.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

TAYLOR AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty apartment, 20x90 ft, at the southeast corner of Taylor av and McGraw av, to cost about $10,000. Owner is about to be incorporated. Steam heat, hot water, electric light and plastic slate roof.

ANTHONY AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty apartment at the northwest corner of Anthony av and 176th st, for Henry Cleland, 1849 Anthony av, owner and builder. Cost, about $75,000. Bids will be taken about June 28 by owner.

207TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty apartments, 50x88 ft. each, in the east side of 207th st, 100 ft. south of Vermilyea av, for Gustavus L. Lawrence, 2228 Broadway, owner and builder. Total cost, about $90,000. Sub bids will be received by owner about July 6.

HOSPITALS AND ASYLUMS.

KINGSBRIDGE RD.—M. L. & H. G. Emery, 68 Bible House, are preparing plans for an asylum for the blind at Kingsbridge rd, Grand Boulevard and Concourse, 193d st and Creston av, for the Society for Relief of Destitute Blind, 896 Amsterdam av. William Crawford, 7 East 42d st, general contractor.

SCHOOLS & COLLEGES.

BRONX.—The Board of Education opened bids June 21 for installing heating and ventilating apparatus and for installing temperature regulation in P. S. 55. All bids laid over.

MISCELLANEOUS.

211TH ST.—George H. Pegram, care of owner, has completed plans for a 1½-sty brick and steel transformer station in the north side of 211th st, 44 ft. east of White Plains rd, for the Interborough Rapid Transit Co., 165 Broadway, owner, who will take bids on general contract about July 1. Cost, about $50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

UNION AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment with stores, 25x100 ft, at the northeast corner of Union av and Meserole st, for Paul Herring, 208 Wilson st, owner and builder. Cost, about $25,000.

WARWICK ST.—Cohn Bros., 361 Stone av, are preparing plans for four 3-sty tenements, 25x70 ft, in Warwick st, for M. Katz, 420 Van Siclen av, owner and builder. Cost, about $7,500. Slag roofing, dumbwaiters, tile work; no heating, no sidewalk or hand power lifts.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on the west side of Bedford av, 25 ft north of South 10th st, for the Ross Land Co. Cost, about $75,000. Wrecking will commence at once.

TAPSCOTT ST.—Edward M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 50x88 ft, in the west side of Tapscott st, 114 ft. southeast of

New York av, for the Tapscott Construction Co., 151 Powell st, owner and builder. Cost, about $25,000.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement, 75x96 ft., on the north side of Bedford av, 25 ft. north of South 10th st, for the Ross Land Co., 461 Bedford av, owner and builder. Cost, about $60,000.

CHURCH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 59x94 ft., at the northeast corner of Church av and 36th st, for Chas. P. Ward, 134 Chester av, owner and builder. Cost, about $32,500.

FACTORIES AND WAREHOUSES.

18TH ST.—William Higginson, 13 Park Row, Manhattan, is preparing plans for three 2-sty factory buildings, 200x200 ft, at 18th st and 3d av, for the R. H. Comey Co., 78 18th st.

FULTON ST.—J. Martyn Haenke Co., Inc., 15 Broad st, Manhattan, is preparing plans for a 5 and 8-sty warehouse in the east side of Fulton st, near the bridge. Owner's name for the present withheld. Plans will be completed about July 21, when bids will be taken from a selected list of contractors.

HOSPITALS AND ASYLUMS.

DE KALB AV.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for alterations and additions to the hospital at De Kalb av and Raymond st, for the Brooklyn Hospital, Raymond st. Irons & Todd, 101 Park av, Manhattan, general contractors.

SCHOOLS & COLLEGES.

BROOKLYN.—The Board of Education opened bids June 21 for alterations, repairs, etc., at Auburn Place site, by the Board of Education. All bids laid over.

BROOKLYN.—Bids were opened by the Board of Education for alterations, repairs, etc., at P. S. 33. Jacob M. Gewertz low bidder at $2,800.

STABLES AND GARAGES.

ADELPHI ST.—Oscar Lowinson, 5 West 91st st, Manhattan, has completed plans for a 1-sty brick garage, 50x98 ft, in the east side of Adelphi st, 166 ft. north of Flushing av, for Louis Kohler, 40 Ashford st. Cost, about $8,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

CORONA, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has completed plans for a 2-sty brick flat, 22x65 ft, at Wey av and Chestnut st, for the Corona Land & Building Co., Corona, owner and builder. Cost, about $5,000. Tar and gravel roofing, steam heating, electric wiring, city sewage and water.

WHITESTONE, L. I.—J. Peter Hansen is preparing plans for a 3-sty store and apartment, 25x90 ft, at 18th st, near 8th av, for M. Blum, this place, owner, who will take bids on general contract about June 24. Cost, about $18,000.

RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for six 3-sty tenements, 17 x55 ft., at the northwest corner of Jamaica av and Waverly pl, for R. Lucia & Bro., 759 Woodward av. Cost, about $48,000.

RICHMOND HILL, L. I.—M. A. Cantor, 367 Fulton st, Brooklyn, has completed plans for a 3-sty tenement, 20x79 ft., at the northeast corner of Cooper and Wilton avs, for the Wilton Building Co., 64 McKibben st, Brooklyn, owner and builder. Cost, about $12,000.

CHURCHES.

FAR ROCKAWAY, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, is preparing plans and will soon take bids on the general contract for a 2-sty frame and stucco synagogue, 66x75 ft, on Central av, for the Congregation of Gates of Prayer, care of architect. Cost, about $30,000.

DWELLINGS.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for a 2-sty brick residence, 35x56 ft, in the north side of Maple st, east of Oxford av, for John Stoppelli, 44 Maple st, owner and builder. Cost, about $7,000. Shingle or tar and gravel roofing, steam heating, electric wiring, parquet floors, tile baths.

RICHMOND HILL, L. I.—Robert M. Le Beau Realty & Construction Co., 1627 Minnesota av, Dunton, L. I., owner and builder, has had plans prepared by Robert Kurz, Fulton st, Jamaica, for four residences on the south side of Metropolis av, 44 ft east of Cedar st. Total cost, about $20,000. Shingle roofing, steam heating, electric wiring, cesspool, city water, tile baths, parquet floors.

MALBA, L. I.—John E. Nitchie, 602 World Building, Manhattan, has completed plans for a 2½-sty frame residence, 28x32 ft, for Henry P. Gant, Bradley Beach, N. J., owner and builder. Cost, about $5,500.

JAMAICA, L. I.—Robert Kurz, Fulton st, has completed plans for a 2½-sty residence, 20x32 ft, on the west side of Brooklyn av, 100 ft north of Cumberland st, for George Stilger, 276 New York av, Brooklyn, owner and builder. Shingle roofing, steam heating, electric wiring, cesspool. Cost, about $5,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has completed plans for five 2½-sty residences, 16x38 ft, at the southwest corner of Oxford and Maple sts, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Shingle roofing, steam heating, electric wiring, cesspool. Total cost, about $15,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for twelve 2-sty brick residences, 20x62 ft, on the south side of Gates av, 114 ft east of Fresh Pond rd, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about $48,000.

GLENDALE, L. I.—F. J. Berlenbach, 260 Graham av, Brooklyn, has completed plans for a 3-sty brick rectory on the south side of Myrtle av, for St. Pancras R. C. Church, premises, Rev. Father Francis O. Siegelack, pastor. Cost, about $7,500.

WHITESTONE, L. I.—Jos. W. Weiss, 16 Court st, Brooklyn, has completed plans for six 2-sty brick residences in the south side of 14th st, 440 ft west of 8th av, for George O. Van Arden, 20th av, Brooklyn, owner and builder. Cost, about $24,000.

FOREST HILLS, L. I.—F. J. Sterner, 154 East 63d st, Manhattan, has completed plans for a 2-sty tile residence, 37 x50 ft, at the northeast corner of Markwood rd and Rockrose pl, for Ellen B. Kendall, 520 Park av, Manhattan. Cost, about $10,000.

RICHMOND HILL, L. I.—Plans have been prepared by William Debus, 86 Cedar st, Brooklyn, for a 2½-sty brick residence, 20x55 ft, on the west side of Waverly pl, 80 ft north of Jamaica av, for R. Lucia & Bro., 759 Woodward av, owners and builders. Cost, about $6,000. Slag roofing, steam heating, electric wiring, hardwood trim, dumbwaiters, no parquet floors, no sidewalk elevators. Cost, about $6,000.

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Contemplated Construction—Continued.

METROPOLITAN, L. I.—William Debus, 86 Cedar st, Brooklyn, is preparing plans for two 3-sty brick residence and store buildings, at the southeast corner of Flushing av and Emma st, and on the south side of Flushing av, 40 ft east of Emma st, for Meruk & May, 189 Montague st, Brooklyn, owners and builders. Cost, about $15,000 and $36,000.

MIDDLE VILLAGE, L. I.—Joseph W. Weiss, 16 Court st, Brooklyn, is preparing plans for four 2½-sty frame and stucco residences, 20x48 ft, in the south side of Fulaski st, near Main av, for O. S. Pomerany, 16 Court st, Brooklyn, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths, cesspool.

MIDDLE VILLAGE, L. I.—M. Perlstein, this place, has completed plans for twenty 2-sty frame and brick residences, 20x51 ft., at North, Fulton, Market, Pulaski and Hinman sts, for the Morton Park Realty Co., 464 Grand st, Brooklyn, owner and builder. Cost, about $50,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Frank Crowell, Inc., Dupdale Drive, contemplates the erection of five residences on Manhasset Bay, from plans by Irving B. Ells, 1328 Broadway, Manhattan.

Richmond.

SCHOOLS & COLLEGES.

RICHMOND.—All bids were laid over by the Board of Education for alterations and repairs to the electric equipment in the Curtis High School.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—Eugene J. Lang, 477 5th av, Manhattan, has nearly completed plans for a 2½-sty frame residence, 30x50 ft, for Emmet Hay Naylor, 18 East 41st st, Manhattan. Shingle roofing, hot water heating, electric wiring, city sewage and water. Cost, about $10,000.

RYE, N. Y.—Henry Eddy, 8 King st, Portchester, contemplates the erection of a 2½-sty frame residence on Redford st, from private plans. Cost, about $5,000.

PLEASANTVILLE, N. Y.—J. T. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 2½-sty residence, 30x40 ft, for S. Boyd Darling, 135 Henry st, Brooklyn, and will take bids on general contract. Shingle roofing, steam heating, electric wiring, cesspools, town water. Cost, about $8,000.

PEEKSKILL, N. Y.—Weberly & Baxter, Nelson av, have completed plans for a 2½-sty residence, 26x40 ft, on Constant av, for John W. Snowden, 956 Paulding av, owner, who is taking bids on general contract. Shingle roofing, hot water heating, electric wiring. Cost, about $7,000.

YONKERS, N. Y.—Plans have been prepared for a 2½-sty residence at the southeast corner of Lewis Parkway and Ritchie av, for the Lowerre Summit Development Co., C. Irwin Lattin, president, 166 McLean av. S. K. Sutherland, 26 Rumsey rd, general contractor. Cost, about $7,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans will be completed about July 1 and sent to committee, which will take bids on the 4-sty masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M. Beersman & Vollmer and Evarts Tracy, 244 5th av, Manhattan, associate architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about $70,000.

SCHOOLS AND COLLEGES.

PORTCHESTER, N. Y.—Plans have been completed for the 3-sty high school on Irving av for the Board of Education. Hewitt & Bottomley, 597 5th av, Manhattan, architects. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Bids will be received about July 8. Cost, about $120,000.

PORTCHESTER, N. Y.—W. A. Ward, P. O. Building, has completed plans for an addition to the 2-sty P. S. 4, in Williams st, for the Board of Education. Cost, about $32,000. Bids will be received about July 8.

MISCELLANEOUS.

MOUNT PLEASANT, N. Y.—Preliminary surveys are being made by Chas. W. Leavitt, 220 Broadway, Manhattan, for the layout of a cemetery and the construction of a mortuary chapel here, for St. Patrick's Cathedral Board of Trustees, 24 East 52d st. No building committee has yet been appointed.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST HOBOKEN, N. J.—John P. Messmer, 610 Summit av, is preparing plans for a 4-sty tenement, 28x74 ft, on Mountain rd, for John Meroni, 714 John st, owner and builder, who will take bids on subs about July 5. Cost, about $25,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., is preparing plans for a 4-sty tenement, 29x60 ft., on Deleware av, for M. J. Lyons, 795 Westside av, owner and builder. Cost, about $12,000.

ORANGE, N. J.—A. P. Nucciarone, 74 Jackson st, is preparing preliminary plans for a 3-sty tenement, 40x70 ft, at 237-239 Essex av, for Felice Vacca, care of architect. Slag roofing; no heating or wiring, no dumbwaiter, no tiling. Cost, about $12,000.

DWELLINGS.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, are preparing plans for a 2-sty residence and garage for Edward A. LeRoy, 969 Park av, Manhattan. Cost, about $100,000. The contract will probably be awarded without competition.

LONG BRANCH, N. J.—Harold L. Young, 347 5th av, Manhattan, has prepared plans and is ready to receive bids at once for a residence here, to cost about $18,000.

NUTLEY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame residence for R. G. Scraaf, this place. Cost, about $5,000. Shingle roofing, steam heating, electric wiring.

NUTLEY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2-sty frame residence for H. Remmelard, this place. Shingle roofing, steam heating, electric wiring. Cost, about $4,000.

SOUTH ORANGE, N. J.—Lucius Main, 1 Mountain av, Maplewood, N. J., has completed plans for a 2½-sty residence, 25x 33 ft., at Mountain Station, for Chas. R. and S. J. Burke, care of architect. General contract will be awarded without competition. Shingle roofing, hot air heating, electric wiring, city sewage and water. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing sketches for a 1-sty hollow tile and stucco ice plant, 136x200 ft, and swimming pool, 40x 100 ft, at the corner of Central and Jefferson avs, for S. H. McKnight, 2848 Boulevard. Bids will be received until Aug. 1. Cost, about $40,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

ALBANY, N. Y.—Merrick & Pember, 51 State st, are preparing sketches for an 8 or 10-sty apartment house at the corner of Washington av and Swan st, to cost about $150,000. Owner's name for the present withheld.

FACTORIES & WAREHOUSES.

BUFFALO, N. Y.—Plans are about completed for the 4-sty factory at Elmwood av and N. Y. C. H. R. R., for the Pierce-Arrow Motor Car Co., 1695 Elmwood av. The Aberthaw Construction Co., 8 Beacon st, Boston, Mass., general contractor.

PUBLIC BUILDINGS.

BUFFALO, N. Y.—The City of Buffalo, Department of Public Works, Col. Francis G. Ward, Municipal Building, contemplates the erection of a jubilee library at Grant and Amherst sts, from plans by Howard Beck, Municipal Building. Cost, $40,000 to $50,000.

STABLES AND GARAGES.

SPARKILL, N. Y.—C. Dana Loomis, care of Pell & Corbitt, 122 East 25th st, Manhattan, has completed plans for a 1-sty brick and reinforced concrete garage, 50x101 ft, for the Central Garage & Machine Works, to cost about $8,000.

STORES, OFFICES & LOFTS.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, has been commissioned to prepare plans for a 6-sty office building at 124-126 State st, for the Municipal Gas Co., N. F. Brady, president, 112 State st. Cost, about $600,000.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, owner and architect, contemplates alterations to the apartments at 49-51 Market st, for office purposes. The work will consist of constructing entire new front, probably of tapestry brick and sandstone, changing partitions, replastering and small rear addition.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN. —(sub.).—The Otis Elevator Co., 11th av and 26th st, has received the elevator contract; Johnson & Morris, 538 West 23d st, heating, and B. A. & G. N. Williams, marble work, for the 9-sty bachelor apartment at 743 5th av, for the Estate of Mary Mason Jones, care

of W. Kintzing Post, 16 Exchange pl. Hazzard & Erskine, 437 5th av, architects. J. K. Turton, 101 Park av, general contractor. Cost, about $80,000. Excavating is under way.

BROOKLYN (sub.).—The Raisler Heating Co., 29-31 Amsterdam av, Manhattan, has received the heating contract, and Chas. Winkel, 570 East 8th st, Manhattan, plumbing, for the 4-sty apartment, southwest corner of Newkirk av and East 21st st, for Wolfinger & Lasberg, 346 Broadway, Manhattan, owners and builders. W. T. McCarthy, 16 Court st, architect. Cost, about $60,000.

BANKS.

LONG ISLAND CITY.—John H. Deeves & Bro., 103 Park av, Manhattan, have received the general contract to erect a 1-sty branch bank building on the north side of Queensboro Bridge Plaza, between Jackson and Hunter avs, for the Bank of Long Island, 359 Fulton st, Jamaica, L. I. A. Wallace McCrea & Co., 23 East 15th st, Manhattan, architects. Cost, about $40,000.

DWELLINGS.

120TH ST.—Edwin Outwater, 18 East 41st st, has received the general contract to erect an addition to the president's residence, at 120th st and Claremont av, for the Union Theological Seminary, Broadway and 120th st. Allen & Collns, 40 Central st, Boston, Mass., architects.

MONTCLAIR, N. J.—W. J. Taylor Co., 5 East 42d st, Manhattan, has received the general contract to erect a 2½-sty residence and garage, 38x56 ft, for Raymond E. Jones, care of architects, Shape & Bready, 220 West 42d st, Manhattan.

SCOTCH PLAINS, N. J.—Anthony Albert, Fanwood, N. J., has received the general contract to erect a 2½-sty residence on Farley av, for Chas. Ball, Fanwood. Fred L. Lancaster, National Bank Building, Plainfield, architect. Shingle roofing, town water supply, cesspool. Cost about $3,500.

BEECHURST, L. I.—Stewart & Reynolds, this place, have received the general contract to erect a 2½-sty terra cotta block and stucco residence at 29th st and Cryder's lane, for Mrs. Leotha Thurston, care of architect, J. William Cromwell, Jr., 281 5th av, Manhattan.

BAYSIDE, L. I.—George Harnden, this place, has received the general contract to erect a 2½-sty frame and stucco residence, 28x35 ft, on the east side of Fairview av, 220 ft south of Palace Boulevard, for Adolph Cardoza, this place. Cost, about $7,000. Shingle roofing, electric wiring, steam heating, cesspool, parquet floors, tile baths, city water.

WESTFIELD, N. J.—Nelson S. Archbold, 163 North Euclid av, has received the general contract to erect a 2½-sty residence and garage, 25x36 ft, at 1-2 Stanley Oval, for Edwin Alexander, care of architect, J. C. Westervelt, 36 West 34th st, Manhattan. Cost, about $7,000.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty frame and brick veneer residence at Greenacres, for William Douglas Walsh, care of architect, George H. Chichester, 30 East 42d st, Manhattan. Work will start about August 1.

NEW BRUNSWICK, N. J.—Ricciotti Vidoni, this place, has received the general contract to erect a 2½-sty brick residence, 37x57 ft., for Mrs. Louise Pratt, care of architect, Alexander Merchant, 363 George st. Cost, about $12,000.

MENDHAM, N. J.—Miller Reed Co., 103 Park av, Manhattan, has received the gen-

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Contracts Awarded—Continued.

eral contract to erect a 2½-sty residence for William W. Phillips, 36 Broad st, Manhattan. John S. Humphries and Bellows & Aldrich, 8 Beacon st, Boston, Mass., architects.

HASBROUCK HEIGHTS, N. J.—David T. Corson, 21 Waters av, West New Brighton, S. I., has received the general contract to erect a 2½-sty frame residence for Walker L. Wheatcroft, 360 Putnam av, Brooklyn. Shingle roofing, steam heating, electric wiring, cesspool, city water, concrete walks.

FACTORIES AND WAREHOUSES.

BROOKLYN (sub.).—The Hedden Iron Construction Co., 30 Church st, has received the structural steel work for the industrial building, 80x260 ft, on the south side of Broadway, near Wythe av, for Gretsch Building No. 4, Inc., Fred Gretsch, 110 South 4th st, president. Braunsworth & Co., 16 Nassau st, lessee. William Higginson, 13 Park Row, Manhattan, architect. Moyer Engineering & Construction Co., 375 Fulton st, general contractors. Cost, $550,000 to $600,000.

GLENDALE, L. I.—A. H. Lueders Building Construction Co., 850 Fairmount pl, Bronx, has received the general contract to erect the 2-sty factory, 100x125x128 ft, at this place for Wm. Grellich, Brooklyn. S. F. Oppenheimer, 333 East 80th st, Manhattan, architect. Cost, about $15,000. Work will be started immediately.

JERSEY CITY, N. J.—William J. Coughlin, 161 Germania av, has received the general contract to erect a 2-sty brick laboratory building, 22x57 ft, on Summit av, near High Service Pumping Station, for the Board of Commissioners of Jersey City. Chas. A. Van Keuren, City Hall, chief engineer.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—Tobias Simonette, 248 Fulton av, Richmond Hill, L. I., has received the general contract to remodel the 2-sty brick clubhouse for D. K. E. Society of Rutgers College, Bleecker pl, New Brunswick. Warren H. Conover, 114 Liberty st, Manhattan, architect.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Frank Groesch, this place, has received the general contract to erect a 2-sty brick parochial school on the west side of Boyd av, 55 ft north of Syosset st, for St. Thomas Apostle R. C. Church, 460 Benedict av. Cost, about $30,000.

NEWARK, N. J.—Thos. J. Mackinson Co., 225 South 7th st, Newark, has received the general contract to erect a 2-sty addition, 30x17 ft, at 544 High st, for the Newark Academy, Wilson Farrand, premises, head master. John T. Simpson, Essex Building, architect and engineer. Enstice Bros., 38 Clinton st, carpenters. Cost, about $5,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Patrick Reynolds, 102 East 12th st, has received the general contract to alter and erect additions to the 3-sty office building, 23x72 ft, at 9 West 17th st, for the Ogden Goelet Estate, 9 West 17th st. Albert Morton Gray, 1402 Broadway, architect. Cost, about $8,000.

MANHATTAN.—Starrett & Goss, 103 Park av, have received the general contract for an addition to the office building at 49 Wall st, for the Atlantic Mutual Insurance Co. Lawlor & Haase, 69 Wall st, architects. The addition consists of a new pent house, which will require structural terra cotta walls, asbestos roofing, new electric work, extending present steam heating, common plaster and painting.

STAPLETON, S. I.—D. Levine, on premises, has received the general contract to alter the department store at 108 Canal st, for Samuel Cohen, on premises. S. Levingson, 101 West 42d st, Manhattan, architect. Cost, about $5,000.

GARFIELD, N. J.—Chas. Zafonti, Jr., at site, has received the general contract to erect a 2-sty brick, hollow tile and limestone bakery and residence at 21 Henry st, for Chas. Zafonti, Sr., at site. Frank Pirrone, this place, architect. Cost, about $5,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST, n w cor Post av, Academy st, w s, 60 n Post av, two 5-sty brick apartments, 54x90, 2x88; total cost, $98,000; owner, Post Investment Co., 529 Courtland av, Fred F. French, Pres., 400 Convent av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 218.

207TH ST, e s, 100 s Vermilyea av, two 5-sty brick stores and apartments, 43.9x50x88; cost, $90,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 216.

WASHINGTON PL.—79-81, 8-sty fireproof tenement, 44x76; cost, 50,000; owner, Foglasso Clement Building Co., Pres. John L. Foglasso, 197 Bleecker st; architect, Frank C. Vitolo, 16 E. 23d st. Plan No. 213.

FACTORIES AND WAREHOUSES.

37TH ST, West, 35-37, 12-sty fireproof, light manufacturing, 50x98x0; cost, $180,000; owner, Louis Ed. and Maria L. Frith, 610 Park av, N. Y. C.; architect, Herman Lee Meader, 2 West 33d st. Plan No. 221.

5TH AV, 267-69 n e cor 29th st, 11-sty, fireproof warehouse, 48.11x99.4; cost, $350,000; owners, Frank V., John H. and Crawford Burton and Howard F. Clark; architects, Starrett & VanVleck, 8 West 40th st. Plan No. 214.

STABLES AND GARAGES.

53D ST, 244 West, s s, 197 w Broadway, 1-sty brick garage, 18.9x100.6; cost, $4,000; owner, Jacob Mattern, 215 West 53d st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 219.

RIVERSIDE D., WEST, 360, 1-sty fireproof garage and dwelling, 60x16; cost, $1,125; owner Emma L. & Chas. Adam, Bronxville av; architect, The Andrew Greis Co., Inc., 335-37 West 19th st. Plan No. 220.

AV D, 83-89, w s, 25 s 7th st, 1-sty brick garage, 84x93; cost, $8,000; owner, Michael Morrissey & Benj. Holzman, 81 Av D; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 217.

STORES, OFFICES AND LOFTS.

23D ST, 53-57 West, and 24th st, 16-sty fireproof store and lofts, 75x197.6; cost, $400,000; owner, Nameloc Co., 125 West 56th st, Michael Coleman, Pres.; architect, William H. Birkmire, 1133 Broadway. Plan No. 215.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, e s, 50 n 238th st, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owner, Chas. Housle Realty Co., Chas. Housle, 530 West 207th st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 354.

STABLES AND GARAGES.

176TH ST, 844, 1-sty steel garage, 20.4¾x29.10¾; cost, $500; lessee, Wm. Vastenhomo, 849 East 176th st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 350.

STORES AND DWELLINGS.

GLOVER ST, s s, 125 w St. Raymonds av, 1-sty brick stores and dwelling, 25x50, tin roof; cost, $2,000; owner, Pasquale Giacobbe, 1703 Castle Hill av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 349.

MONTEREY AV, w s, 105 n 178th st, 2-sty brick store and dwelling, slag roof, 25x53; cost, $4,500; owner, Gent Const. Co., John G. Gent, 2067 Crotona av, treasurer and architect. Plan No. 355.

STORES, OFFICES AND LOFTS.

WASHINGTON AV, w s, 99.89 n Wendover av, 1-sty brick store, slag roof, 25x50; cost, $2,500; owner, Jacob Wexler, 1581 Washington av; architect, M. J. Harrison, World Building. Plan No. 353.

MISCELLANEOUS.

211TH ST, n s, 44.6 e White Plains rd, 1-sty brick sub-station and power house, 60x100, slag roof; cost, $50,000; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 351.

MEAGHER AV, w s, 104 n Chaffee av, 1-sty frame toilets, 10x10; cost, $250; owners, Sound Heights Corpn., 75 Cliff st; architect, Wm. Donohue, Silver Beach Camp. Plan No. 352.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AMBOY ST, w s, 140.5 s Pitkin av, 3-sty brick store and tenement, 25x50, slag roof, 3 families; cost, $7,500; owner, Samuel Meisler, 1614 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4443.

ST. JOHN'S PL, n s, 100 w Utica av, four 4-sty brick tenements, 44.10x100, gravel roof, 20 families each; total cost, $120,000; owners, L. Oxfeld Sons, 361 Stone av, architects, Cohn Bros., 361 Stone av. Plan No. 4435.

EAST 16TH ST, n e cor Foster av, 4-sty brick tenement, 62x136, slag roof, 23 families; cost, $65,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4496.

AV H, s w cor Ocean av, 4-sty brick tenement, 58x90, slag roof, 18 families; cost, $40,000; owner, Loyal Bldg. Co., 3915 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 4476.

AV H, s s, 58 w Ocean av, 4-sty brick tenement, 62x82.10, slag roof, 20 families; cost, $40,000; owner, Loyal Bldg Co., 3915 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 4477.

FOSTER AV, n s, 62 e East 16th st, 4-sty brick tenement, 52x85.7, slag roof, 19 families; cost, $55,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4495.

BUTLER PL, n s, 100 e Plaza st, 4-sty brick tenement, 52x—, gravel roof, 20 families; cost, $70,000; owner, Alto Holding Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4528.

BUTLER PL, n s, 152 e Plaza st, 4-sty brick tenement, 73x—, gravel roof, 20 families; cost, $70,000; owner, Alto Holding Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4529.

68TH ST, n s, 100.11 e Ridge blvd, six 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, $30,000; owner, Julius H. Goldberg, 6724 Ridge blvd; architect, Thos. Bennett, 5123 3d av. Plan No. 4543.

GRAVESEND AV, e s, 573.10 n Av C, two 3-sty brick tenements, 23.8x69, slag roof, 6 families each; total cost, $14,000; owner, Brooklyn Heights Land & Mortgage Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 4534.

EAST 17TH ST, w s, 40 n Foster av, 4-sty brick tenement, 62x82, slag roof, 19 families; cost, $45,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4552.

FOSTER AV, n w cor East 17th st, 4-sty brick tenement, 40x95, slag roof, 23 families; cost, $55,000; owner, Louisville Realty Co., 842 Gravesend av; architect, W. T. McCarthy, 16 Court st. Plan No. 4581.

CHURCHES.

ATLANTIC AV, s s, 250 e Hoyt st, 3-sty brick synagogue, 25x75, gravel roof; cost, $8,000; owner, Talmud Thorah, Jacob Joseph, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4449.

BEDFORD AV, e s, 100 s Glenwood rd, 1-sty frame church, 24x72, shingle roof; cost, $3,500; owner, Chester A. Halstead, 414 Rogers av; architect, Thos. Bennett, 5123 3d av. Plan No. 4547.

DWELLINGS.

EAST 26TH ST, w s, 154 s Canarsie av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $18,000; owners, Flandreau & McRoberts, 1210 Nostrand av; architect, Wm. C. Meyer, 115 Av C West. Plan No. 4424.

CONEY ISLAND AV, w s, 462 n Av L, 2-sty brick dwelling, 19x55, gravel roof, 2 families; cost, $4,000; owner, Mrs. Delia Carey, 375 Douglass st; architect, Wm. J. Conway, 400 Union st. Plan No. 4456.

7TH ST, e s, 85 n Av H, three 2-sty frame dwellings, 17x37, shingle roof, 1 family each; total cost, $9,000; owner, John J. McCormack, 215 Montague st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 4472.

BEDFORD AV, s w cor Foster av, 2-sty frame dwelling, 22x49, shingle roof, 1 family; cost, $3,000; owner, Arthur H. Strong, 585 East 18th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4463.

HENDRIX ST, w s, 225 s Fulton st, 2-sty brick dwelling, 20x40, slag roof, 1 family; cost, $2,800; owner, Abr. Feinstein, on premises; architect, Jos. W. Wiess, 16 Court st. Plan No. 4510.

HENDRIX ST, w s, 250 s Fulton st, 2-sty brick dwelling, 20x40, slag roof, 1 family; cost, $2,800; owner, Abr. Feinstein, on premises; architect, Jos. W. Wiess, 16 Court st. Plan No. 4511.

E 23D ST, w s, 420 s Av M, 2-sty frame dwelling, 22x39.4, shingle roof, 1 family; cost, $4,500; owner, Elmer E. O'Donnell, 443 East 17th st; architect, Jas. A. Buck, 865 Gates av. Plan No. 4521.

E 31ST ST, s w cor Tilden av, 2-sty brick dwelling, 19.8x52, gravel roof, 2 families; cost, $3,000; owner, Saml. Kaplan, 44 Bay 32d st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4509.

EAST 36TH ST, w s, 200 s Av K, four 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, $16,000; owner, Alfred W. Aldridge, 1289 Brooklyn av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 4532.

45TH ST, s s, 100 w 15th av, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, $5,500; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4514.

45TH ST, s s, 140 w 15th av, two 2-sty frame dwellings, 20.5x47.10, shingle roof, 2 families each; total cost, $10,000; owner, C. W. P. Co., Inc., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4512.

10TH AV, e s, 20 n 58th st, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $12,000; owner, Carwood Bldg. Co., 1011 58th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 4526.

15TH AV, s e cor 45th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, $5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4513.

15TH AV, s w cor. 45th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, $5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4516.

15TH AV, e s, 40 s 45th st, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, $10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4515.

15TH AV, w s, 40 s 45th st, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, $10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4518.

MAPLE ST, n s, 94.5 w Kingston av, 2-sty brick dwelling, 20x35, tin roof, 2 families; cost, $2,000; owner, Amelia Tuffiro, 533 Maple st; architect, Max Cohn, 350 Bedford av. Plan No. 4558.

EAST 28TH ST, w s, 100 s Tilden av, ten 2-sty brick dwellings, 18.6x32.6, slag roof, 1 family each; total cost, $30,000; owner, Virginia Bldg. Co., Woolworth Bldg., Manhattan; architect, Jacob Fisher, 25 Av A, Manhattan. Plan No. 4562.

47TH ST, s s, 180 w 16th av, two 2-sty frame dwellings, 20.4x47.10, shingle roof, 2 families each; total cost, $10,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4550.

50TH ST, n s, 80 w 16th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4551.

51ST ST, n s, 140 e 13th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,000; owner, C. W. P. Realty Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4569.

ELDERTS LA, w s, 100 n Pitkin av, three 2-sty brick dwellings, 18x33, gravel roof, 1 family each; total cost, $6,000; owner, Brooklyn Line Impt. Co., 1216 Liberty av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 4577.

AV L, n w cor East 7th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $4,500; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4603.

AV L, n s, 25 w East 7th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,500; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4602.

AV L, n s, 48.6 w East 7th st, two 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $7,000; owners, Geo. Kirschhuber & ano, 1195 Ocean parkway; architect, Richard Von Lehn, 2701 Glenwood rd. Plan No. 4601.

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warehouse, 60x200, gravel roof; cost, $30,000; owner, Wm. Becker's Chemical Works, 105 Underhill av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 4460.

JACKSON ST, n s, 206 e Manhattan av, 1-sty brick storage, 18.8x86, iron roof; cost, $500; owner, Valentine & Co., 456 4th av, Manhattan; architect, F. R. Blount, Jr., 99 Claremont av, Manhattan. Plan No. 4498.

JUNIUS ST, w s, 115 s Liberty av, 1-sty brick storage, 20x55, gravel roof; cost, $500; owners, Geo. Hodge & ano, 560 Junius st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4490.

6TH ST BASIN, n s, 420 w 2d av, 1-sty brick storage, 65x25, gravel roof; cost, $650; owner, Brooklyn Builders Supply Co., on premises; architect, Axel S. Hedman, 371 Fulton st. Plan No. 4481.

STABLES AND GARAGES.

EAST 18TH ST, e s, 250 s Av G, 1-sty brick garage, 19.6x18, shingle roof; cost, $650; owner, S. Sheldt, on premises; architect, Daniel Lauer, 800 Elmore pl. Plan No. 4451.

HUNTINGTON ST, n s, 104 e Henry st, 2-sty brick stable, 60x32, gravel roof; cost, $5,000; owners, Giusepina Basile & ano, 341 Hamilton av; architect, Vincent M. Capano, 321 South 5th st. Plan No. 4444.

WEST 9TH ST, s s, 175 e Hicks st, 1-sty brick stable, 11x15, tin roof; cost, $300; owner, Arcangelo De Nicola, on premises; architect, John Burke, 370 Union st. Plan No. 4446.

ADELPHI ST, e s, 166.4 n Flushing av, 1-sty brick garage, 50.6x98.8, slag roof; cost, $8,000; owners, Louis Kohler & ano, 40 Ashford st; architect, Oscar Lowinson, 5 West 91st st, Manhattan. Plan No. 4493.

HERKIMER ST, n s, 325 e Saratoga av, 1-sty brick garage, 16x18, slag roof; cost, $400; owner, Margaret Canella, 81A Hull st; architects, Canella & Gallo, 60 Graham av. Plan No. 4478.

PRESIDENT ST, s s, 280 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, $300; owner, Chas. B. Vogeley, on premises; architect, C. L. Seyfert, 110 West 40th st, Manhattan. Plan No. 4500.

86TH ST, n s, 230 w 19th av, 1-sty brick garage, 60x27, gravel roof; cost, $1,400; owner, Ernest C. Waldeck, on premises; architect, E. C. Waldeck, on premises. Plan No. 4519.

HUBBARD PL, n w cor East 39th st, 1-sty brick garage, 10x14, gravel roof; cost, $250; owner, Jas. Lawless, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 4565.

49TH ST, n s, 160 w 15 av, 1-sty brick garage, 12x18, asbestos roof; cost, $300; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 4552.

BERGEN ST, n s, 425 w Vanderbilt av, 2-sty brick garage, 50.6x100, slag roof; cost, $16,000; owner, Peter F. Reilly, 618 Dean st; architect, Harold G. Dangler, 215 Montague st. Plan No. 4585.

DOUGLASS ST, n s, 175 e Hoyt st, 2-sty brick stable, 25x35.1, gravel roof; cost, $1,000; owner, Wm. Emisilie, 393 Douglass st; architect, W. J. Conway, 400 Union st. Plan No. 4578.

STORES AND DWELLINGS.

ROGERS AV, e s, 113.7 s Bergen st, two 3-sty brick stores and dwellings, 18.6x55, slag roof, 2 families each; total cost, $11,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 4426.

ROGERS AV, e s, 90.1 s Bergen st, 3-sty brick store and dwelling, 23.6x55, slag roof, 2 families; cost, $4,500; owner, Lancastershire Realty Co., 44 Court st. Plan No. 4427.

EAST 23D ST, w s, 39.8 n Av D, 3-sty brick store and dwelling, 20x37.8, slag roof, 2 families; cost, $5,500; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern pkway. Plan No. 4485.

EAST 23D ST, w s, 59.8 n Av D, 3-sty brick store and dwelling, 20x47.4, slag roof, 2 families; cost, $5,500; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4486.

FLATBUSH AV, e s, 23 n Av D, 3-sty brick store and dwelling, 21.6x72.9, slag roof, 2 families; cost, $7,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4484.

FLATBUSH AV, n s, 44.6 n Av D, 3-sty brick store and dwelling, 23x41.1, slag roof, 2 families; cost, $6,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4483.

FLATBUSH AV, e s, 67.10 n Av D, 3-sty brick store and dwelling, 23.1x49.9, slag roof, 2 families; cost, $6,000; owner, Michael M. Nolan, 113 Kenilworth pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4482.

HINSDALE ST, w s, 200 s Riverdale av, two 2-sty brick stores and dwellings, 20x52, gravel roof, 2 families each; total cost, $6,400; owner, Abr. Berfand, 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 4520.

86TH ST, n s, 96 w 5 av, 2-sty brick store and dwelling, 11.2x48, gravel roof, 1 family; cost, $2,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 5123 3d av. Plan No. 4542.

4TH AV, e s, 25 s 21st st, 4-sty brick store and dwelling, 25x63.6, slag roof, 2 families; cost, $8,500; owner, Antonio Bartolotta, 361 15th st; architect, Chas. Braun, 459 41st st. Plan No. 4604.

STORES, OFFICES AND LOFTS.

HUNTINGTON ST, n s, 104 e Henry st, 1-sty brick office, 18.2x32, gravel roof; cost, $800; owners, Guisepina Basile & ano, 341 Hamilton av; architect, Vincent M. Capano, 321 South 5th st. Plan No. 4445.

SURF AV, s s, 380 e Steubenford's Walk, two 1-sty brick stores, 70x15, gravel roof; cost, $2,000; owner, Auto Maze Co., Surf av, near West 8th st; architect, Wm. Richter, 4411 18th av. Plan No. 4442.

ST. JOHNS PL, s w cor Kingston av, 1-sty brick store, 12.7x50, gravel roof; cost, $1,000; owner, Alonzo E. De Baum, 41 Liberty st, Manhattan; architects, Volcking & Holler, 82 Wall st, Manhattan. Plan No. 4591.

ST. JOHNS PL, s s, 50 n Kingston av, 1-sty brick store, 12.7x50, gravel roof; cost, $1,000; owner, Alonzo E. De Baum, 41 Liberty st, Manhattan; architects, Volcking & Holler, 82 Wall st, Manhattan. Plan No. 4592.

SARATOGA AV, w s, 140 n Sterling pl, 1-sty frame store, 11x23, gravel roof; cost, $300; owner, Ray Seigel, 1837 Sterling pl; architects, S. M. Millman Son, 1780 Pitkin av. Plan No. 4575.

MISCELLANEOUS.

SURF AV, s s, 380 e Stubenbord walk, 1-sty brick lavatory, 11x15, gravel roof; cost, $700; owner, Aulto Maze Co., Surf av and West 8th st; architect, Wm. Richter, 4411 18th av. Plan No. 4498.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—11th av, w s, 425 n Broadway, 4-sty brick tenement, 25x70, slag roof, 8 families; cost, $8,500; owner and architect, A. Pipitone, 291 8th av, L. I. City. Plan No. 2107.

CHURCHES.

FAR ROCKAWAY.—Central av, e s, 200 n Nelson av, 2-sty frame synagogue, 76x80, slag roof; cost, $30,000; owner, Cong. Gates of Prayer, care of architect; architect, L. Allen Abramson, 220 5th av, Manhattan. Plan No. 2080.

DWELLINGS.

ARVERNE.—Beach 43d st, e s, 480 s Jamaica Bay av, two 1-sty frame dwellings, 16x28, tin roof, 1 family; cost, $1,500; owner, Mrs. E. Schneider, Beach 43d st, Rockaway Beach; architect, S. Piesch, 38 South Eldert av, Rockaway Beach. Plan Nos. 2051-52.

BELLE HARBOR.—Oxford av, e s, 243 n Bayside dr, 2-sty frame dwelling, 27x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Michale Grant, 7 West 42d st, Manhattan; architects, Hill & Stout, 299 Madison av, Manhattan. Plan No. 2069.

CORONA.—43d st, e s, 100 n Jackson av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $7,000; owner, J. H. Randle, 114 48th st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2053.

RIDGEWOOD.—Gates av, s w cor Doubleday st, twenty-six 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, $109,000; owner, Paul Stier, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs Ridgewood. Plan Nos. 2055 to 2062.

RIDGEWOOD.—Gates av, n s, 84 e Fresh Pond rd, fourteen 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, $52,000; owner, Paul Stier, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2063 to 2065.

RICHMOND HILL.—Curtis av, w s, 190 s Beaufort st, 2½-sty frame dwelling, 16x39, shingle roof, 1 family, steam heat; cost, $3,000; owner, A. A. Zachow; architect, owner. Plan Nos. 2066-67.

RICHMOND HILL.—Sherman av, w s, 65 s Liberty av, 2½-sty frame dwelling, 16x39, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, A. Zachow, 1345 Briggs av, Richmond Hill. Plan No. 2068.

ELMHURST.—Grove st, s s, 216 w Junction av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, J. J. Froenhoefer, 20 Jennings st, Elmhurst. Plan No. 2078.

FAR ROCKAWAY.—Beach 4th st, w s, 140 s Seagirt av, 1-sty frame dwelling, 20x45, shingle roof, 1 family; cost, $1,000; owner, S. W. Seymour, 16 West 32d st, Manhattan; architect, A. J. Bogart, Inwood. Plan No. 2077.

FLUSHING.—21st st, e s, 320 n State st, 2-sty frame dwelling, 25x34, shingle roof, 1 family; cost, $3,500; owner, J. Upton, Main st, Flushing; architect, G. A. Cooper, Whitestone av, Flushing. Plan No. 2084.

GLENDALE.—Martin av, w s, 400 s Myrtle av, 2-sty frame dwelling, 21x45, slag roof, 2 families; cost, $3,500; owner, P. I. Kluge, 1101 Broadway, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2082.

JAMAICA.—Garabaldi av, s s, 28 w Chrystenah av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, $1,800; owner, Frances J. Casement, Hunton av, Jamaica; architect, Robert Kurz, 326 Fulton st, Jamaica. Plan No. 2076.

RICHMOND HILL SOUTH.—Metroplis av, s s, 69 e Cedar av, four 2½-sty frame dwellings, 18x31, shingle roof, 1 family, steam heat; cost, $9,600; owner, Theo. LeBean Realty & Const. Co., 1627 Minnesota av, Dunton; architect, Robert Kurz, 326 Fulton st, Jamaica. Plan Nos. 2072-3-4-5.

BELLE HARBOR.—140th st, w s, 613 s Washington st, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3,000; owner, M. Phillips, 801 West End av, Manhattan; architect, M. T. Lewis, Harriman av, Edgemere. Plan No. 2092.

FLUSHING.—Houston st, s w cor Av A, two 2-sty frame dwellings, 20x44, shingle roof, 2 families; cost, $6,000; owner, Phillip Poluski, 76 Av B, Flushing; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 2093-94.

L. I. CITY.—Cooper st, e s, 200 s Newtown rd, 2-sty brick dwelling, 22x52, slag roof, 2 families; cost, $4,000; owner, J. Murphy, 34 Cooper st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2089.

QUEENS.—Paulding st, n s, 280 e Lynn av, 2-sty frame dwelling, 28x25, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mumard Dubois Elendorf, Paulding st, Queens; architect, W. H. Conover, 114 Liberty st, Manhattan. Plan No. 2085.

RICHMOND HILL.—Waverly pl, w s, 80 n Jamaica av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $2,500; owner, Rosario

Lucia & Bro., 759 Woodward av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 2095.

RICHMOND HILL.—Napier pl, e s, 1075 n Atlantic av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $3,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2088-89.

RICHMOND HILL.—Welling st, n s, 1020 n Atlantic av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost $5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. R. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2100-2101.

RIDGEWOOD.—Cornelia st, n s, 90 w Wyckoff av, four 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, $12,000; owner, Ridgewood Imp. Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 2091.

RIDGEWOOD.—Wyckoff av, n w cor Cornelia st, five 3-sty brick dwellings, 20x52, slag roof, 2 families; cost, $20,000; owner, Ridgewood Improvement Co., 819 Blake av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 2090.

BAYSIDE.—Moswell av, n s, n w cor Bayside pl, two 2½-sty frame dwellings, 24x37, shingle roof, 1 family, steam heat; cost, $8,000; owner and architect, Stephen Maxon, 59 26th st, Elmhurst. Plan Nos. 2122-23.

CORONA.—Randali av, w s, 220 s Smith av, two 2-sty brick dwellings, 19x44, tin roof, 2 families; cost, $5,000; owner, S. Treherne, Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2112.

CORONA.—47th st, e s, 299 n Jackson av, 2-sty brick dwelling, 18x53, slag roof, 1 family; cost, $3,800; owner, Frank Pagano, 107 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2127.

ELMHURST.—Britton av, n s, 50 e Adams st, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $3,500; owner, Fred Reiner, Broadway, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2109.

ELMHURST.—Britton av, s s, 104 w Judd st, 2½-sty frame dwelling, 20x42, shingle roof, 1 family, steam heat; cost, $3,000; owners, Johnston & Gundry, Kingsland av, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2111.

ELMHURST.—Grove st, n s, 151 w Junction av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,500; owner, J. J. Froenhoefer, 20 Jennings st, Elmhurst. Plan No. 2134.

GLENDALE.—Cooper av, n e cor Fosdick st, 2-sty brick dwelling and parish house, 30x20, tin roof, 1 family; cost, $8,000; owner, Evag. Church of the Redeemer, 310 Cooper av, Glendale; architect, L. Worschag, 96 5th av, Manhattan. Plan No. 2128.

JAMAICA.—Hillside av, n s, 40 e Hillcrest av, 2½-sty frame dwelling, 26x42, shingle roof, 1 family, steam heat; cost, $7,500; owner, Jas. J. Shevlin, 193 Monroe st, Manhattan; architect, H. Comber Russell, 30 East 42d st, Manhattan. Plan No. 2102.

KEW.—Selbray pl, n s, 101 e Austin st, 2½-sty frame dwelling, 40x20, shingle roof, 1 family, steam heat; cost, $7,500; owner, David Driscoll, 120 Broadway, Manhattan; architect, H. Comber Russell, 30 East 42d st, Manhattan. Plan No. 2103.

L. I. CITY.—1st av, w s, 275 n Graham av, 2-sty brick dwelling, 25x60, slag roof, 2 families; cost, $6,500; owner, Geo. Lehnert, 444 Academy st, L. I. City; architect, Jas. Geiser, 561 11th av, L. I. City. Plan No. 2110.

RICHMOND HILL.—Atlantic av, n s, 40 w Napier pl, 2-sty frame dwelling, 20x50, slag roof, 2 families and store; cost, $4,000; owner, G. Chiofola, 4437 Atlantic av, Richmond Hill; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 2129.

RIDGEWOOD.—Madison st, n s, 60 e Doubleday st, ten 2-sty brick dwellings, 20x62, tin roof, 2 families; cost, $40,000; owners, J. & G. Burkhardt, 325 Sandol st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2132.

ROCKAWAY BEACH.—Kane av, w s, 667 n Boulevard, two 1-sty frame dwellings, 14x30, shingle roof, 1 family; cost, $800; owner, F. G. Murray, 50 Chasé av, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan Nos. 2118-19.

ROSEDALE.—Washington av, n s, 150 e Union av, 2-sty frame dwelling, 18x24, tin roof, 1 family; cost, $1,600; owner, Herbert Serl, Rosedale. Plan No. 2113.

WOODHAVEN.—Ferris st, s w cor Dennington av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mary E. Haffner, 6 Dennington av, Woodhaven; architect, W. Woodin, Maple av, Richmond Hill. Plan No. 2133.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Foot of Blackwell st, 1-sty brick storage, 13x18, gravel roof; cost, $200; owner, Astoria Veneer Mills Co., on premises. Plan No. 2071.

STABLES AND GARAGES.

FLUSHING.—14th st, e s, 165 n Madison av, 1-sty frame garage, 14x20, shingle roof; cost, $250; owner, G. A. McLean, on premises. Plan No. 2054.

HOLLIS.—Atlantic av, s s, 60 w Roundout st, 1-sty frame garage, 9x15, tin roof; cost, $100; owner, J. Fishbeck, on premises. Plan No. 2050.

RICHMOND HILL.—North Vine st, e s, 160 n Hillside av, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, H. J. Arnold, 429 Vine st, Richmond Hill. Plan No. 2049.

WINFIELD—Meyers av, 17, 1-sty frame garage, 10x16, tin roof; cost, $150; owner, R. Liebig, on premises. Plan No. 2070.

FAR ROCKAWAY.—Merrill av, s s, 125 e New st, 1-sty frame garage, 20x22, tin roof; cost, $400; owner, Richmond Hill Security Co., 73 Dennington av, Woodhaven. Plan No. 2057.

WOODHAVEN.—Brandon av, s s, 130 w Manor av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Dickel Constn. Co., 73 Dennington av, Woodhaven. Plan No. 2086.

EDGEMERE.—Maple av, w s, 150 s Lincoln av, steel garage, 10x17; cost, $150; owner, T. M. Breen, 460 West 147th st, Manhattan. Plan No. 2114.

L. I. CITY.—Webster av, n w cor Hancock st, 1-sty brick stable, 25x19, slag roof; cost, $500; owner, Jetter & Co., premises; architect, owner. Plan No. 2135.

OZONE PARK.—Lincoln av, w s, 30 s Rockaway rd, steel garage, 20x30; cost, $250; owner, W. H. Plunkitt, Pressberger av, South Ozone Park. Plan No. 2151.

RICHMOND HILL.—Maple st, 479, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, H. J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 2104.

RICHMOND HILL.—Johnston av, e s, 360 n Atlantic av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Lucy E. Germer, premises. Plan No. 2105.

RICHMOND HILL.—Waterbury av, s w cor Brandon av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Chas. Kornfield, on premises. Plan No. 2106.

RICHMOND HILL.—Cleveland st, n w cor Lincoln av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, C. J. Lyon, on premises. Plan No. 2126.

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, n w cor Waverly pl, six 3-sty brick store and dwellings, 20x55, tin roof, 2 families each; cost, $22,500; owners, Rosario Lucia & Bro., 759 Woodward av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 2096-7.

CORONA.—National av, n s, 150 w Poplar st, 3-sty brick store and dwelling, 22x55, slag roof, 2 families; cost, $6,000; owner, Peter Cash, Cedarhurst; architect, A. DeBlasi, Jackson av, Corona. Plan No. 2126.

L. I. CITY.—14th av, s e cor Grand av, two 3-sty brick store and dwellings, 20x43, slag roof, 2 families; cost, $8,000; owner, Mathews Building Co., 374 12th av, Manhattan; architect, P. M. Coco, 120 West 32d st, Manhattan. Plan No. 2129.

RICHMOND HILL.—Jamaica av, s e cor Guion pl, five 3-sty brick store and dwellings, 20x58, slag roof, 2 families; cost, $32,000; owner, M. & S. Realty Co., 1255 40th st, Brooklyn; architect, M. S. Cantor, 373 Fulton st, Brooklyn Plan Nos. 2116-17.

MISCELLANEOUS.

KEW.—Queens blvd, s s, 360 e Union tpke, frame sign, 50x24; cost, $100; owner, S. C. Donoher, on premises. Plan No. 2135.

L. I. CITY.—Webster av, between Skillman and Marion sts, 1-sty frame stand, 25x25; cost, $60; owner, V. Guido, on premises. Plan No. 2130.

MASPETH.—Fisk av, e s, opposite Hull av, frame shed, 8x16; cost, $60; owner, H. Faber, on premises. Plan No. 2124.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 300 w Furman av, 1-sty frame shed, 40x18, gravel roof; cost, $200; owner, Herman Weintague, on premises. Plan No. 2125.

RICHMOND HILL.—Waverly pl, w s, 125 n Jamaica av, cesspool; cost, $35; owner, A. Schmutz, on premises. Plan No. 2121.

ROCKAWAY BEACH.—107th st, n s, 452 s Boulevard, 1-sty frame shed, 6x12, paper roof; cost, $50; owner, W. Busher, on premises. Plan No. 2108.

ELMHURST.—Broadway, s e cor L. I. R. R., metal sign, 25x10; cost, $50; owner, P. Harper, on premises. Plan No. 2086.

L. I. CITY.—Payntar av, 691, 1-sty frame stand, 20x25, paper roof; cost, $100; owner, S. A. Purdon, 65 Webster av, L. I. City. Plan No. 2081.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 119 s Lule av, 1-sty frame boat house, 14x30, tin roof; cost, $150; owner, Vincent Newmann, 2222 Pitkin av, Brooklyn. Plan No. 2079.

RIDGEWOOD.—Madison st, 1735, 1-sty brick carriage house, 12x20, gravel roof; cost, $600; owner, R. Stutzmann, premises. Plan No. 2083.

Richmond.

DWELLINGS.

BAYVIEW PL, w s, 80 s Rosewood pl, 2-sty frame dwelling, 24x35; cost, $3,150; owners, Ruhman & Ginsberg, New York City; architect, L. Benson, Dubois av, New Brighton; builder, Joseph J. Keenon, 400 Jersey st, New Brighton Plan No. 611.

CORTELYOU PL, n s, 200 e Lafayette st, New Brighton, 2-sty frame dwelling, 22x46; cost $3,150; owner, John Kane, New Brighton; architect, O. O. Odegaard, Port Richmond. Plan No. 610.

HILLCREST ST, s s, 100 e Nelson av, Great Kills, 1-sty frame bungalow, 16x24; cost, $360; owner, N. Gilby, Pleasant Plains; architect, William Peters, Great Kills. Plan No. 606.

LAFAYETTE ST, cor Franklin, s w, Tottenville, N. Y., 2-sty frame bungalow, 26x26; cost, $950; owner, Isabelle Barrigher, William street; architect, M. A. Palmer, 7255 Amboy rd. Plan No. 625.

NEPTUNE ST, n s, 260 s Britton la, New Dorp, B., 1-sty frame bungalow, 14x38; cost, $600; owner, Mrs. J. J. Flood, 1433 Lexington av, Manhattan; architect, Adam Marks, Jr., Grant City, S. I. Plan No. 592.

2D ST, n s, 196 e Chestnut, New Dorp Manor, 2-sty frame dwelling, 25x23; cost, $2,000; owner, Edward Jones, New Dorp Manor; architects, Greenert & Precuman, 2409 Richmond rd, New Dorp; builder, P. Nendeth, New Dorp. Plan Nr 612

3D ST, s s, 134 w Bayview av, Hamilton Park, New Brighton, 1½-sty frame dwelling, 23x28; cost, $2,500; owner, Thomas E. Cogan, New Brighton. Plan No. 615.

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Plans Filed—Richmond (Continued).

3D ST, s s, 240 e Maple av, Beach Park, 1-sty frame bungalow, 16x40; cost, $500; owner, N. Silverstein, 310 Pine st, Elizabeth, N. J. Plan No. 627.

4TH ST, n s, 200 e Central av, New Dorp Manor, 1-sty frame bungalow, 8x15; cost, $50; owner, Wm. Newman, New Dorp Manor; architect, Chas. Wilson, New Dorp Manor. Plan No. 625.

6TH ST, cor Barnes av, 1-sty frame dwelling, 21x40; cost, $1,700; owner, Herbert Harrison, Midland Beach; architect, J. Wheeler, Midland Beach. Plan No. 604.

8TH ST, n s, 500 e Lincoln av, Midland Beach, 1-sty frame bungalow, 14x36; cost, $600; owner, Leland Stanford, 633 Newark av, Jersey City, N. J.; architect, E. Petersen, New Dorp. Plan No. 628.

BRADLEY AV, e s, 240 n King st, 2-sty brick store and dwelling, 18x36; cost, $1,800; owner, L. Carnolevaro; architects, Cannella & Gallo. 60 Graham av, Brooklyn. Plan No. 587.

CHESTNUT AV, s s, 170 e Ormond pl, Rosebank, 2-sty frame dwelling, 19x28; cost, $2,256; owner, Mary Burger, Tompkinsville; architect, W. V. Cogan, New Brighton. Plan No. 616.

CRESCENT AV, n s, near Southfield Beach, Great Kills, N. Y., 1-sty frame bungalow, 16x22; cost, $150; owner, William J. Charlock, 133 Bidwell av, Jersey City. Plan No. 588.

DELAWARE AV, n e s, 289 s w Richmond rd, Dongan Hills, 1½-sty frame dwelling, 26x22; cost, $1,500; owner, Mary J. Taylor; architect, William D. Taylor, 702 Bay st; builder, John A. B. Lasen, 460 Heberson av. Plan No. 586.

EGBERT AV, s e, 800 s Connors av, Egbertville, 1-sty frame bungalow, 15x21; cost, $250; owner, J. Birzzolara, 148 East 86th st. Plan No. 600.

EVERTON AV, n s, 460 n Journey, Annadale, 1-sty frame bungalow, 12x20; cost, $250; owner, William Nims, Annadale, Huguenot P. O. Plan No. 607.

FREYLINGHUYSEN RD, s s, 120 e H Esp., Brighton Heights, 2½-sty frame dwelling, 336x30; cost, $5,700; owner, William Craig, 213 Bement av, West New Brighton; architect, Wm. Hoffman, West New Brighton; builder, John H. Lee, Port Richmond. Plan No. 621.

GREYON AV, foot of, w s, Oakwood Beach, 2-sty frame bungalow, 19x20; cost, $700; owner, Pater Casta, 189 Chamber st; architect, Pasquale Nacherioni, 322 East 40th st. Plan No. 624.

GUINON AV, n s, 200 s Bould Crescent Beach, Great Kills, 1-sty frame bungalow, 18x24; cost, $300; owner, Fred Kalback, Crescent Beach, Great Kills. Plan No. 590.

HAMILTON AV, e s, 153 n Southside blvd, Grant City, 2-sty frame dwelling, 38x41; cost, $3,100; owner, Muriel Goodliffe, 603 5th av, Manhattan; architects, Grunert & Preuman, New Dorp; builder, Chas. Lauge, Stapleton. Plan No. 623.

HARBOR RD, e s, 300 n Washington av, Mariners' Harbor, 2-sty frame dwelling, 18x27; cost, $2,000; owner, J. H. Hatzenbuhler, 209 9th av, Manhattan; architect, T. Benson, 91 DuBois av, West Brighton. Plan No. 613.

PELTON AV, e s, 235 s Terrace, 2-sty frame dwelling, 22x32; cost, $3,800; owner, John Lingo, Hamilton Park; architect, John P. From, 234 Charles av, Port Richmond. Plan No. 589.

RICHMOND RD, e s, 470 s Clove av, Concord, 2½-sty frame dwelling, 33x30; cost, $3,200; owner, Mrs. M. A. Siemer, Simonson av, Clifton; architect, John Davis, Tompkinsville. Plan No. 605.

CEDAR GROVE BEACH CLUB, New Dorp, 1-sty frame bungalow; cost, $600; owner, Jos. R. King, 153 Monmouth st, Newark, N. J.; architects, S. P. Johnson Co., 10 Camp pl, Newark, N. J. Plan No. 622.

WATCHOGUE GROVE, s s, 400 e Old Stone rd, Graniteville, 2-sty brick dwelling, 25x40; cost, $4,000; owner, Gracia Valoroso, Watchogue rd, Graniteville; architect, F. H. Skerritt, P. O. Box, 324 Port Richmond. Plan No. 618.

FACTORIES.

COLN AV, n e, 300 e Mosell av, Grasmere, 1-sty iron storage, 24x70; cost, $300; owner, C. D. Dorkee & Co., 210 South st, Manhattan; architect, A. L. Bultermark; builder, W. H. Condit, Summit av, Stapleton. Plan No. 594.

HALLS AND CLUBS.

BROAD ST, 90 n s, 104 w Bay st, Stapleton, 2-sty brick club house, 47.33x71.33; cost, $17,700; owner, Volunteer Fireman's Assn., Pres., M. J. Halloran, Veteran E. Exempt; architects, Grunert & Preuman, 2400 Richmond rd, New Dorp; mason, Joseph Thompson, 28 Cedar st, Stapleton; carpenter, W. J. Langworthy, 301 Broad st, Stapleton. Ground clay, base concrete, foundation stone, steam heating, slate roof, boiler room, coal and kitchen, ¾ inch cement plaster on 24 gauge metal lath; electric and gas. Not fireproof but fire escapes. Plan No. 629

MISCELLANEOUS.

FRONT ST, e s, 20 n Water st, Stapleton, 1 frame grandstand, 9 1-3x100; cost, $125; owner, Eastshore A. A., 15 Metcalf st; builder, Alex Doerr, Jr., 202 Gordon st, Stapleton. Plan No. 620.

BETWEEN MAPLE AND OAK STS, Midland Beach, 2 brick cesspools, 5x10; cost, $40; owners, Etzel & Co., Midland Beach; builder, M. Clark, Midland Beach. Plan No. 603.

NEPTUNE ST, s s, 150 w Bayview pl, 1 brick cesspool, 4x5; cost, $20; owner, D. Kohler, Neptune st. Plan No. 596.

NEPTUNE ST, s w cor Bayview pl, New Dorp, 1-sty frame wagon shed, 9x14; cost, $75; owner, John T. Needham, New Dorp. Plan No. 599.

PROSPECT ST, n s, 287 e Van Duzer, Stapleton, 1 brick retaining wall, 40 ft.; cost, $100; owner, Mrs. C. Alexandre, Prospect st; builder, Wm. S. Lee, Rosebank. Plan No. 599.

WAVECREST ST, n s, 80 e Cedar Grove, 1 brick cesspool, 5x7; cost, $20; owner, H. Fox, Wavecrest st; builder, L. Bonica, 1284 Richmond rd. Plan No. 595.

WATERSIDE ST, n s, 40 e Britton la, New Dorp Beach, 1-brick cesspool, 5x5; cost, $20; owner, P. Wolfe, New Dorp; builder, Louis Bonica, 1284 Richmond rd. Plan No. 591.

WATERSIDE ST, s s, 150 w New Dorp la, New Dorp Beach, 1 brick cesspool, 5x7; cost, $18; owner, W. H. Hall, New Dorp Beach; builder, Henry Fish, New Dorp P. O., Egbertville. Plan No. 619.

WATERSIDE ST, e s, 200 n Cedar Grove, New Dorp, 1 brick cesspool, 8x8; cost, $22; owner, Edward Danz, New Dorp. Plan No. 614.

WATERSIDE ST, n s, 360 e Cedar Grove, New Dorp Beach, 1 brick cesspool, 4x4; cost, $30; owner, Hugh M. Rae, Waterside st. Plan No. 602.

WATERSIDE ST, n s, 390 e Cedar Grove, 1 brick cesspool, 4x4; cost, $30; owner, R. Irwin, Waterside rd; builder, Hugh M. Rae, Waterside rd. Plan No. 601.

GUYON AV, e s, 150 s Southfield Beach, Great Kills, 3 frame platforms, tents, 18x16, 15x13, 12x8; cost, $50; owner, W. J. Leonard, Ellis Island, N. Y. Harbor. Plan No. 608.

SEAFOAM AV, e s, 320 n Cedar Grove, New Dorp Beach, 1 brick cesspool, 5x6; cost, $25; owner, E. Glyn, New Dorp Beach. Plan No. 597.

LINCOLN AV, s s, 300 w Leonard av, Woodland Beach, 3 brick cesspools, 8x14; cost, $75; owner, J. Grahame, 20 8th st, New Dorp; builder, Charles Pierce, New Dorp. Plan No. 589.

OLD STONE RD, cor Vedder av, 1 brick cesspool, 6x6; cost, $20; owner, I. W. Wolfe, Port Richmond. Plan No. 609.

SEASIDE BLVD, s s, 700 w Sand la, South Beach, 1 frame bowling alley; cost, $40; owner, W. S. Check, South Beach. Plan No. 617.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 20, e s, 100.10 n Canal st, remove partitions, stairs, walls, etc., new 4-in. studs for stair enclosure, 4-in. stud, lath and plaster partitions to form water closet compartments, enlarge extensions, new stairways throughout, store front, remove and reset first tier of beams and lower cellar floor to 3-sty brick and frame store, lofts and offices; cost, $5,000; owner, Kalman Brasner, 110 Delancey st; architect, Otto Reissmann, 147 4th av. Plan No. 1444.

BEEKMAN ST, 18, n s, 92 e Nassau st, construct tongue and groove partitions, toilet compartments to 5-sty brick store and warehouse; cost, $150; owner, Frederick J. Sutton, care Guarantee Trust Co., Edward F. Sutton, care Sackett, Chapman & Stevens, 154 Nassau st; architect, Rob. Teichman, 22 William st. Plan No. 1439.

CANAL ST, 255, n s, 31 w Lafayette st, remove store fronts, lower vestibule and install new store fronts to 5-sty brick store and lofts; cost, $300; owner, City Real Estate Co., Joseph H. Ward, Pres., 176 Broadway; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 1431.

CHERRY ST, 109, e s, remove present stairs, frame up opening, new stairs, beams, partitions, w. c. compartment, 2½-sty brick dwelling and finish rooms; cost, $100; owner, A. V. Cavalyas, 109 Cherry st; architect, Frederich Musty, 1906 East 2d st, Brooklyn. Plan No. 1472.

DIVISION ST, 105, s s, 22 w Pike st, remove iron work, new steel girder and c. i. columns, store front, 15-in. Beth. girder beam (properly fireproofed), lower 1st and 2d tier of beams, w. c. compartments to 3-sty brick loft bldg.; cost, $2,500; owner, Abraham Goldberg, 105 Division st; architect, Max Muller, 115 Nassau st. Plan No. 1494.

DOMINICK ST., 1-7, n w cor Clark St, continue wood stairway to roof, new door and bulkhead to 4-sty brick (automatic sprinkler), loft building; cost, $300; owner, Corporation of Trinity Church, Dr. William T. Manning, Rector, 187 Fulton st; architect, Thomas T. Rae, 253 West 27th st. Plan No. ——.

FORSYTH ST, 49, repair and replace fire damages, install hot water heater room in cellar, remove burned stairs, install new stairs, iron strings and risers, marble treads, bullhead, stud covered with metal to 5-sty brick stores and tenement; cost, $1,200; owner, Banned Friend, 1770 Madison av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1470.

HESTER ST, 55, erect steel beams and c. i. columns to support stair partitions, new partitions (1st floor to roof), fire proofed with 2 in. gauge metal and 1 in. cement covering, fireproof doors and windows, new bulkhead, stairs, w. c. and vent duct to 7-sty brick store and lofts; cost, $1,000; owner, Adam Happel, Jr., 408 E. 93d st; architects, Fred Horenburger and Philip Eardes, 122 Bowery. Plan No. 1454.

MANGIN ST, 59, remove brick wall, point up piers and set girder on same to 2-sty brick shop and dwelling; cost, $25; owner, August Miller, 674 Glenmore av, Brooklyn; architect, Julius Myer, 59 Mangin st. Plan No. 1447.

MOTT ST, 11, w s, 131.2 s Park st, erect 4-in. stud, lath and plaster partitions forming rooms, w. c. compartments and stair enclosure to 5-sty brick store and tenement; cost, $1,000; owners, Genevive Gaussa & Asunta Barbier, 945 Sherman av, Bronx; architect, Otto Reissmann, 147 4th av. Plan No. 1489

MULBERRY ST, 182, e s, 48.4 s Kenmare st, erect studs to enclose w. c. compartments (all floors 4 in. iron beams lintel) to 5-sty brick store and tenement; cost, $2,000; owner, James E. March, 233 Lafayette st; architect, George McCabe, 96 8th av. Plan No. 1459.

NASSAU ST, 110-116, remove entrance entablature and columns, new iron entrance entablature, necessary fireproof backing and beam protection to 12-sty fireproof office bldg; cost, $250; owner, Levi P. Morton, Rhinecliff-on-the-Hudson; architects, Clinton & Russell, 32 Nassau st. Plan No. 1476.

PEARL ST, 278, e s, 80.8 s Beekman st, continue main stairs to roof, change position of stairs, new framing to 5-sty brick store and lofts; cost, $150; owner, Henry Woodcock, 278 Pearl st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1497.

PRINCE ST, 143-5, n e cor, West Broadway, extend stairs to roof, bulkhead, g. i. skylight with wire glass, metal lath and Portland cement stair walls, new fire escapes and alter windows to 7-sty brick loft bldg; cost, $2,000; owner, Atlantic Dock Co., Geo. G. Dutcher, Pres., 1 North Pier, Atlantic Basin, Brooklyn; architects, Hutton & Buys, 103 Park av. Plan No. 1491.

ST. MARKS PL, 20, divide store, fireproof partitions, metal ceiling, copper frames for store windows and new iron stoop to 4-sty brick stores, two dwellings, 1 family; cost, $1,600; owner, Henry A. Bade, 84 Bowery; architect, Francis Averkamp, 256 Broadway. Plan No. 1437.

WALL ST, 23-33, s e cor Broad st, cover terrace with 4-in. Guastavino arches, 8-in. terra cotta walls tile book tiles, book tiles covered with 4-in. cement for nailing of copper, reinforce girders with 12x½-in. plates to 4-sty fireproof office building; cost, $1,000; owner, J. P. Morgan & Co., 3 Broad st, John P. Morgan, Jr., and H. Pomeroy Davidson, partners; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1495.

WATER ST, 382, s s, 60 w Catherine slip, construct 1-sty extension (rear), raise floor beams, fill in cellar, new stairs (1st floor to roof) to 4-sty brick storage bldg; cost, $3,000; owner, Domenich Benedetto, 346 Water st; architect, Samuel Cohen, 503 5th av. Plan No. 1469.

19TH ST, 206 East, s s, 100 e 3d av, remove stairs and wood stair partitions and erect new stairs (1-sty to roof) and fireproof stair enclosure, fireproof doors, repair fire damage by removing defective floor beams, replace new material, new metal ceiling throughout to 5-sty brick stores and lofts; cost, $4,000; owner, Elka, Jack Realties, Inc., 61-63 Park Row, Nellie W. Marks, Pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1435.

21ST ST, West, n s, 275 w 10th av, remove entire front wall of stable and brick-up side windows, new tar and slag and wood roof, brick chimney, toilet and windows, repair plumbing and floor drain, new brick wall, install hand power wagon and kalamein doors to 3-sty brick office building stable and wagon storage; cost, $9,500; owner, J. C. Winch Estate (deceased), care New Haven Trust Co., New Haven, Conn.; architect, George M. Bartlett, 103 Park av. Plan No. 1440.

24TH ST, 225-233, West; 25th, West, 236-238, to remove stairway and cut opening in walls to brick Public School No. 45; cost, $400; owner, City of N. Y., City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1464.

25TH ST, 29-31 West, 1st and 2d floor beams raised; first floor, iron beams and reinforced concrete, new stairway from 1st floor down with fireproof passage to connect with fire escape at rear, new boiler flue to two 4-sty brick store and dwellings; cost, $8,000; owner, Rosanna Batchelor, 33 West 25th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1463.

30TH ST, EAST, 10, 177.6 e 5th av, remove stoop, install new plumbing, steam heat, and electricity and construct stoop to 4-sty brick store and dwelling; cost, $5,000; owner, Col. Andrew C. Zabriskie, 52 Beaver st, N. Y. C.; architect, Hoppin & Koen, 244 5th av. Plan No. 1479.

31ST ST, 307-309 East, n s, 100 e 2d av, 6-sty brick tenement, 40x85.19; cost, $42,000; owner, Business Men's Realty Co., Meyer Vesell, Pres., 31 East 31st st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 222.

34TH ST, 43-5 West, and 35th st, build elevator shaft 6-sty to 12-sty fireproof stores and offices; cost, $500; owner, Samuel Green, 43-5 West 34th st. Pres. of the Monolith Realty Co.; architect, Abraham H. Zacharius, 43-5 West 34th st. Plan No. 1438.

38TH ST, 47 West, erect show window (wood, metal covered) to 4-sty brick dwelling; cost, $150; owner, Grace G. Lambert, 47 West 38th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1442.

38TH ST, 304 East, s s, 105 e 3d av, install (2) g. i. skylights in roof, 4-in. stud and plaster partition, cut doors to 4-sty brick store and furnished rooms; cost, $2,000; owner, Henry Hof, 567 3d av; architect, M. Joseph Harrison, World Bldg. Plan No. 1473.

39TH ST, 327-9 East, n s, 250 West 1st av, erect partitions for water closet compartments, remove partitions, water closet from yard and new vestibule, windows and enlarge windows two 4-inch. steel irons to two 5-sty brick tenements; cost, $3,000; owner, Hannah Wallach, 1561 Madison av. Plan No. 1443.

42D ST, 130-32 W, remove stairs throughout and rebuild new stairs to extend to roof (steel and enclosed with 6-in. terra cotta blocks in cement mortar), wire glass metal sash, new elevator enclosure with elevator and new iron columns to 4 and 6-sty brick restaurant and salesrooms; cost, $4,500; owner, Henry Hoge, Zanesville, O.; architect, Joseph Putzel, 29 West 34th st. Plan No. 1496.

42D ST, 218-226 West, center bay to be removed, fireproof stair to basement, fireproof mezzanine in rear, toilet rooms to be built on present mezzanine, floors to be raised, circular staircase, enclosed in basement from 1st floor to basement, partitioning in cellar to 24-sty fireproof office and loft building; cost, $12,000; owner, Asa G. Candler, Atlanta, Ga.; agents, O. D. & R. V. Dike, 220 West 42d st; architects, Shape & Brady, Inc., 220 West 42d st. Plan No. 1465.

47TH ST, 277 E, n s, 250 w 2d av, move stairs from 1st to 2d sty to front to 5-sty brick tenement; cost, $300; owner, Benjamin Brettler, 227 East 47th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1483.

49TH ST, 142-46 West, s s, 192 e of 7th av, construct 9 bath room partitions (3-in. reinforced concrete mortar) to 12-sty fireproof ho-

tel; cost, $5,000; owners, J. A. Hearn & J. Callahan, 271 West 125th st; architect, Van Courtland S. Todero, 5 West 31st st. Plan No. 1445.

50TH ST, W. 457, n s 73 e 10th av, new partitions and windows on all floors of 4-sty brick tenement; cost $1,000; owner, Est. Michael Lapp, 324 E. 85d st; architect, John H. Knubel, 305 43d st, W. Plan No. 1482.

53D ST, 22 West, s s, 300 w 5th av, to erect new extension, to remove old partitions and erect new ones to form toilet on 2d floor to 4-sty brick private dwelling; cost, $900; owner, estate of Lenord Lewisohn, 11 Broadway; architect, Patrick J. Murray, 201 Bush st. Plan No. 1462.

55TH ST, 13 East, n s, 231 e 5th av, install fire escapes (yard to roof), door opening, hollow metal frames with wire glass to 4-sty brick show rooms and factory; cost, $1,000; owner, Ella A. Mittendorf, 830 Park av; architect, Arthur J. McKenna, 253 West 58th st. Plan No. 1467.

56TH ST, 11 W, erect 4-in. fireproof partitions to form fireproof passage, deafen stair enclosure with 4-in. concrete supported by reinforced bars, remove and rebuild stairs to roof, fireproof bulkhead, steel beams, shift skylight, 3 windows to be fireproofed to 5-sty brick salesroom and tailoring establishment; cost, $2,000; owner, W. H. Inman estate, United States Trust Co. of New York, Trustee, 45 Wall st, Edward W. Sheldon, Pres., 45 Wall st; architect, S. Edson Gage, 28 East 49th st. Plan No. 1493.

73D ST, 122 East, front of building altered, extension in rear to be enlarged, all interior rooms and plumbing to be replaced, new heating system and electric light installed; cost, $17,000; owner, Eugene O. Beyer, 122 East 73d st, Manhattan; architect, Louis T. Leining, 347 5th av. Plan No. 1461.

80TH ST, 2 East, 1-sty addition (front of main roof), brick and limestone front, brick side walls, remove tank and place on rear extension, extend elevator 1 sty, close up partition openings and new opening to 6-sty brick dwelling; cost, $12,000; owner, Frank W. Woolworth, 996 5th av; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 1474.

88TH ST, 350 East, s s, 100 w 1st av, alter rear portion top floor to open air classroom, remove walls, new iron girders and posts to carry roof, iron work fireproofed with 2-in. concrete to 4-sty brick industrial school; cost, $1,500; owner, Children's Aid Society, 105 East 22d st; Church Orphan Pres.; architect, William S. Miller, 141 East 40th st. Plan No. 1446.

95TH ST, 12 East, s s, 220 e 5th av, install new window (rear exten.), a lintel of 2-6-in. I-beams, fireproof with 2-in. of concrete on wire lath, 5-sty brick private dwelling; cost, $200; owner, O. Lillian Townsend, 5th av and 43d st, in care of Guarantee Trust Co.; architect, William S. Miller, 141 East 40th st. Plan No. 1477.

115TH ST, 611 W, n e cor Riverside dr, change 9-room apt to 2 apts (6 and 3 rooms), close up opening with 3-in. terra cotta blocks, change library to kitchen to 8-sty fireproof apt house; cost, $1,000; owner, American Real Estate Co., 527 5th av, Edward B. Boynton, Pres.; architect, George A. Sumner, 989 Southern Boulevard. Plan No. 1484.

112TH ST, 256 E, s s 22.6 w 2d av, erect terra cotta partitions (cellar), new stairs and extension and steel beams, remove pier to store and tenement; cost, $900; owner, Dr. Francesco Fortunato, 256 E. 112ht st; architects, DeRose & Cavaliere, 2333 1st av. Plan No. 1456.

129TH ST, 603-11 West, and 130th st, erect 1-sty brick extension, 14x27, 2 window openings bricked up and others cut to door openings to 3-sty brick mfgrs. of inks building; cost, $500; owners, Sinclair & Valentine, Inc., on premises; architect, Thomas H. Styles, 1451 Broadway. Plan No. 1434.

133D ST, 65 E, n w cor Park av, new toilet compartment (stud, lath and plaster), tile floor and slate base, window and door to 5-sty brick stores and tenement; cost, $500; owner, Henry R. Noyes, 198 Broadway; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1485.

134TH ST, 100 W, s w cor Lenox av, cut openings and set windows (metal covered) from private hall to 5-sty brick tenement (12 families); cost, $1,000; owner, Abram Friedman, 101 Bleecker st; architect, David M. Ach, 1 Madison av. Plan No. 1492.

137TH ST, 110-112 W, new stud, lath and plaster partitions (rear of stores) to 5-sty brick stores and tenement; cost, $250; owner, Paul Friedland, 108 W. 137th st; architect, Clarence Luce, 334 5th av. Plan No. 1449.

AV A, 177-181, w s, 196 n 11th st, new w. c. compartments, remove brick work for window and remove privy vaults in yard to 5-sty brick non-fireproof store and tenement; cost, $3,000; owner Daniel J. O'Connor, 902 West End av; architect, William A. Kenney, 420 West 259th st. Plan No. 1436.

AVE C, 96, remove partitions, skylight and window and erect new bath room to 4-sty brick store; cost $200; owner, Raphael Hemmele, 764 Beck st, Bronx; architect, Geo. Fred Pelham, 30 E. 42d st. Plan No. 1455.

BROADWAY, 686, e s, 41.2 n Great Jones st, to install stairway; cost, $100; owner, Nina Herzog, on premises; architect, M. Joseph Harrison, World Bldg. Plan No. 1460.

BROADWAY, 2251-59, s w cor 81st st, remove 2 brick piers and replace 2 c. i. columns and channels, enlarge corner show window to 3-sty brick store and offices; cost, $500; owner, Maria de Witt Jesup estate, 195 Madison av, S. De Witt Tyler, Ext., 14 Wall st; architect, Joseph D. Harrison, 2248 Broadway. Plan No. 1486.

BROADWAY, 1482-90, s e cor 43d st, erect wood mezzanine to 12-sty fireproof offices and theatre; cost, $350; owner, 1482 Broadway Corporation, 1482 Broadway; Pres., Edmund K. Stallow; architects, Sommerfeld & Steckler, 13 Union sq. Plan No. 1487.

COLUMBUS AVE, 440-54, 81st and 82d st, subdivide apartments, fireproof expanded metal partitions to 7-sty brick stores and hotel; cost, $1,200; owner, The Viavian Roberts Estate, 2 Wall st; architect, Ernest A. Lynde, 663 165th st. Plan No. 1451.

LEXINGTON AV, 717, 40 s 50th st, to place fire escape on rear to 3-sty brick store, light manufactury and dwelling; cost, $200; owner, Israel O. Blake, in care of James Kyle Sons, 717 Lexington av; architect, John H. Friend, 148 Alexander av. Plan No. 1459.

LEXINGTON AV, 1797, e s, 46 s 112th st, remove 1st sty wall and c. i. columns and steel beams substituted, remove stud partitions, making 2 stores, lower store floors, supported on brick piers and steel girders, new stairs, metal ceilings in stores, rearrange board partitions in cellar to 5-sty brick tenement; cost, $1,500; owner, Frederick West MacDonald, 310 East 23d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1475.

LENOX AV, 262, 2-sty brick extension (rear), 8-in. terra cotta flue, new skylight and cover flue with 8-in. brick wall to 4-sty brick store and dwelling; cost, $1,000; owner, Joseph Newman, 260 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1433.

MANHATTAN AV, 393, w s, 72 n 116th st, additional exits and new fire-escapes to 3-sty brick dwelling (1 family) and work room; cost, $300; owner, Samuel Goldstein, 393 Manhattan av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1432.

RIVERSIDE DRIVE, e s, 452 s 127th st, new baths on 2d, 3d and 6th floors, tile floors with marble bases, new partitions to 6-sty brick tenement; cost $300; owner, Missouri Valley Realty Co., Washington av, St. Louis; architect, Thomas Dunn, 953 Woodycrest av, Bronx. Plan No. 1481.

WEST END AVE, 70, s e cor 63d st, cut down windows, furnish kalamein doors, fire escape to 4-sty brick and steel factory; cost, $500; owner, Chas. E. Johnson, 9 29th st, W.; architect, Adolf Rosenbaum, 540 W. 58th st. Plan No. 1480.

2D AV, 327, s w cor 19th st, lower 1st floor 15 ins., remove walls 1st floor, install steel beams and c. i. column supports for walls, new show windows and stairs, rearrange heating plant and overhaul building throughout to 4-sty brick stores and dwelling; cost, $5,000; owner, Catherine E. McKenna, 123 East 72d st; architect, Arthur J. McKenna, 253 West 58th st. Plan No. 1468.

2D AV, 2118, s e c 109th st, to raise building, install girders, new windows and door, new post and girders, shift stairs, build new extension, remove and build partitions, install new plumbing, new plate glass show windows with sheet metal covered, new cornice and new steps to 3-sty frame stores and dwelling; cost, $6,000; owner, Frank Maibach, 22 Peck slip; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1466.

2D AV, 43, w s, 89.9 n 2d st, remove wood partitions and replace with 4-in. stud partitions (metal lath and plaster, both sides), fireproof s. c. doors to 7-sty brick store, factory and lofts; cost, $1,000; owner, Annie Stoltz, 430 East 106th st; architect, Otto Reissmann, 147 4th av. Plan No. 1488.

5TH AV, 83-85, n w c East 5th st, install new bath rooms and toilet enclosures, remove store fronts and reset flush with bldg, iron gratings and doors, new stairs, hot water system, windows (bath rooms), partitions (stud, lath and plaster), new shafts, 4x4 5/16 angle, iron beams, 4-in. terra cotta blocks, iron beams to 6-sty brick stores and tenements; cost, $10,000; owner, Joseph Spektorsky, 396 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1471.

5TH AV, 471, e s, 78.6 s 41st st, lower roof beams, 1-sty addition enclosed with brick and terra cotta block walls, new stairs (1-sty), rearrange toilet and install new toilet and photographer's studio, skylight on 6-sty brick office building and studio; cost, $3,500; owner, Jennie K. Stafford, Imperial Hotel; architects, Sass & Springsteen, 32 Union sq. Plan No. 1430.

5TH AV, 325-27, and 33d st, remove part of store front and insert door to 5-sty fireproof stores and lofts; cost, $300; owner, William Waldorf Astor, London, England; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 1441.

5TH AV, 2, to make garage with fireproof covered partitions and bath to 2-sty brick stable and dwelling; cost, $800; owner, Rhinelander Real Estate Co., 31 Nassau st; Pres. Wm. R. Stewart; architect, Joseph A. Tibbetts, 225 5th av. Plan No. 1478.

5TH AV, 550-52, erect steel trusses to support 10,000 gallon tank and 2500 gallon tank to 5-sty fireproof store and lofts; cost, $2,100; owner, Max Kashel, 316 5th av; architect, Rusling Co., 39 Cortlandt st; Pres., Joseph L. Rusling. Plan No. 1453.

6TH AV, 182, e s, 65 n 12th st, remove store front, columns 1st floor, front wall, raise roof beams, new windows, store fronts, metal covered wood work, new c. i. columns, build 16x20 inch brick pier to 4-sty brick dwelling, 2 families), offices and store; cost, $1,200; owner, Michael J. Adrian Estate, care Jos. M. Adrian, executor, 137 East 34th st; architect, Lee Samenfeld, 230 Grand st. Plan No. 1448.

8TH AV, 813-19, remove brick walls, new steel girders and glass windows to 3-sty iron and wood market; cost, $1,000; owner, Eighth Avenue Railroad Co., 1 Madison av, Joseph Tate, Pres., 71 Broadway; architects, Heidelberg & Levy, 345 5th av. Plan No. 1490.

8TH AV, 95, w s, 58 s 15th st, remove (2) brick piers and support with steel girder, replace frame with brick walls, brick bake oven, replace show window, extend rear wall to 3-sty brick store and dwelling; cost, $2,000; owner, William Waldorf Astor, London, England; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 1457.

8TH AV, 492, e s, 48 s W. 35th st, erect terra cotta partitions, stairs, extension (dining room) and remove brick pier (rear), new steel beams and mason work to 3-sty brick store and dwelling; cost, $300; owner, Dr. Francesco Fortunato, 256 E. 112th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1458.

Bronx.

DECATUR AV, s e cor 205th st, 1-sty frame extension, 5.10x18.6, to 3-sty frame dwelling; cost, $300; owner, Michael J. Gilhuly, 619 West 127th st; architect, Thos. H. Killacky, 1790 Clinton av. Plan No. 265.

HOFFMAN ST w s, 120.6 s 187th st, 2-sty frame extension, 6x8.6, and new partitions to 2-sty frame dwelling; cost, $1,000; owner, Frank Di Micco, 2385 Hoffman st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 263.

186TH ST, s w cor Washington av, remove projections from 4-sty brick tenement; cost, $800; owner, D. Mayer Brew Co., 3560 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 260.

BATHGATE AV, 2022, move 3-sty brick store and dwelling; cost, $5,000; owners, Wattenberg, Cohn & Pittman, 406 East 149th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 254.

MARMION AV, 1826, 1-sty brick extension, 12.3x10.9, to 2-sty and attic frame dwelling; cost, $150; owner, John W. Cornish Const. Co., 805 Tremont av; architect, Frank J. Schifcik, 4168 Park av. Plan No. 266.

PROSPECT AV, 1423, new scuttle to 1-sty brick nicolette; cost, $100; owner, Louis Gross, 1242 Intervale av; architect, Henry Zlot, 65 Grand st. Plan No. 258.

ROBERTS AV, 2837, 2-sty brick extension, 3.6x40, to move 1-sty frame dwelling; cost, $2,000; owner, Dominick Farnia, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 267.

ROSEDALE AV, w s, 135 n Tremont av, 3-sty brick and frame extension, 20x8, new foundation and 1-sty of brick built under 2-sty frame store and dwelling; cost, $2,500; owner, A. Kaplan, 438 Saratoga av, Brooklyn; architect, A. Vendrasco, 183 Spring st. Plan No. 262.

STEBBINS AV, n e cor Home st, new partitions to 5-sty brick store and tenement; cost, $300; owner, Sam Finkelstein, 801 Broadway; architect, Wm. Koppe, 830 Westchester av. Plan No. 264.

TAYLOR AV, 640, move 1-sty frame dwelling; cost, $300; owner, Carmela Semenza, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 268.

WASHINGTON AV, w s, 40 s 172d st, remove projections to 5-sty brick tenement; cost, $800; owners, Hale Realty Co., M. L. C. Ernst, 35 Nassau st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 259.

WASHINGTON AV, w s, 168 N 168th st, two 3-sty brick extension, 23.7x irregular, to 3-sty frame synagogue and dwelling; cost, $6,500; owner, Sarah Goldberg, 1475 Washington av; architect, I. Adelstein, 1523 Washington av. Plan No. 257.

WASHINGTON AV, 1581, 2-sty brick extension, 21x13.8, and increase 7 ft. in height 2-sty and attic frame dwelling and stores; cost, $2,500; owner, Jacob Wexler, on premises; architect, M. J. Harrison, World Bldg. Plan No. 261.

WEBSTER AV, 1991, new front, new partitions to 2-sty frame store and dwelling; cost, $1,200; owner, Chatharina Bohlmann, 431 East 71st st; architect, Geo. Dress, 1931 Madison av. Plan No. 255.

3D AV, e s, 49.1 n 143d st, new beams, new stairs, new partitions to 2-sty brick store; cost, $1,500; owner, Adolph Becker, 352 East 140th st; architect, Robt. G. Hallwell, 2512 University av. Plan No. 256.

Brooklyn.

AMITY ST, 132, interior alterations to 3-sty club and dwelling; cost, $400; owner, United Syrian Society, 273 Hicks st; architect, W. J. Conway, 400 Union st. Plan No. 4579.

BOERUM ST, s s, 449.9 w White st, extension to 2-sty dwelling; cost, $400; owner, Ida Malowitz, 254 Boerum st; architect, Frank Adams, 216 Boerum st. Plan No. 4544.

CLAY ST, s s, 75 e Manhattan av, interior alterations to 4-sty tenement; cost, $550; owner, Anna Fortel, 1116 Manhattan av; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 4471.

DECATUR ST, n s, 134.6 w Broadway, interior alterations to 1-sty open air theatre; cost, $100; owner, Carl Mills, Broadway, s w cor Rockaway av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4421.

FULTON ST, s e cor Buffalo av, interior alterations to 1-sty open air theatre; cost, $700; owner, Zenith Amusement Co., 1878 Fulton st; architect, Thos. W. Lamb, 644 8th av, Manhattan. Plan No. 4566.

FURMAN ST, e s, 130 s Doughty st, plumbing to 4-sty factory; cost, $200; owner, Thos. Messenger, 256 Broadway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 4487.

HALSEY ST, n w cor Saratoga av, interior alterations to 1-sty theatre; cost, $1,000; owner, Morris Franklin, 152 Nassau st, Manhattan; architect, F. W. Eisenla, 147 Remsen st. Plan No. 4570.

HICKS ST, e s, 221 n Degraw st, exterior alterations to playground; cost, $2,500; owner, Rev. John Vogel, 500 Hicks st; architect, Freeman P. Imperato, 365 Fulton st. Plan No. 4584.

McDOUGALL ST, n s, 125 w Ralph av, interior alterations to 3-sty dwelling; cost, $1,500; owner, John Calid, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 4588.

MALBONE ST, s s, 220 e Brooklyn av, interior alterations to 1-sty dwelling; cost, $200; owners, Raffaile Junata & ano, 434 Malbone st; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 4590.

MALBONE ST, n s, 198 e Brooklyn av, interior alterations to 1-sty dwelling; cost, $975; owner, Richard Downey, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4506.

Plans Filed, Alterations, Continued.

MALBONE ST, s s, 280 e Brooklyn av, extension to two 1-sty dwellings; total cost, $600; owner, Vincenzo Ponzio, on premises; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4525.

MONROE PL, w s, 125 s Clark st, extension to 4-sty dwelling; cost, $4,000; owner, Chas. R. Bangs, 9 Monroe pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4533.

MONROE ST, s e cor Sumner av, interior alterations to 4-sty store and dwelling; cost, $3,000; owner, Milton L. Reeves, 480 Monroe st; architect, John Bergessen, 153 West 120th st, Manhattan. Plan No. 4441.

QUINCY ST, s e cor Ralph av, electric sign; cost, $250; owner, Wm. H. Hendrickson, 272 61st st; architect, Robert Gerlinger, 1790 Broadway. Plan No. 4434.

SAND ST, n e cor Gold st, interior alterations to 2-sty dwelling; cost, $600; owner, Saml. Schwartz, 177 Bergen st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4565.

SCHERMERHORN ST, s s, 72.9 w Smith st, interior alterations to 3-sty courthouse; cost, $75,000; owner, Eltrick Realty Co., 122 Hudson st, Manhattan; architect, Frank H. Quinby, 99 Nassau st. Plan No. 4540.

ST. JOHNS PL, s s, 180 w Ralph av, interior alterations to 3-sty tenement; cost, $300; owner, Abr. Wax, 1705 St. Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4573.

TEN EYCK ST, n s, 225 w Lorimer st, interior alterations to 1-sty garage; cost, $300; owner, Diedrick Kaatze, Vernon and Stuyvesant avs; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4508.

VAN BRUNT ST, e s, 100 s Seabring st, plumbing to 2-sty dwelling; cost, $250; owner, Saml. Randol, on premises; architect, Jas. Lyons, 744½ Nelson st. Paul No. 4503.

WATKINS ST, w s, 175 s Belmont av, interior alterations to 2-sty garage; cost, $400; owner, Rose Wolfman, 644 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4572.

NORTH 6TH ST, s e cor Bedford av, interior alterations to 4-sty store and tenement; cost, $350; owner, Mary Grady, 164 North 6th st; architect, Frank G. Stellwagon, 601 Evergreen av. Plan No. 4462.

6TH ST BASIN, n s, 420 w 2d av, interior alterations to 1-sty office; cost, $1,000; owner, Brooklyn Builders' Supply Co., on premises; architect, Axel Hedman, 371 Fulton st. Plan No. 4450.

WEST 9TH ST, n s, 175 w Court st, interior alterations to 3-sty store and tenement; cost, $400; owner, Modesto Vacoro, on premises; architect, Wm J. Conway, 400 Union st. Plan No. 4455.

WEST 17TH ST, w s, 210 n Neptune av, interior alterations to 1-sty stable; cost, $200; owner, Chas. Rocker, 1023 74th st; architect, Henry Rocker, 9004 5th av. Plan No. 4480.

EAST 19TH ST, e s, 255.6 n Ditmas av, extension to 2-sty dwelling; cost, $1,500; owner, W. R. Quinn, 455 East 19th st; architect, F. J. Helmle, 190 Montague st. Plan No. 4593.

20TH ST, s s, 250 w 5th av, extension to two 3-sty dwellings; total cost, $2,500; owner, Giovanni D'Avella, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 4527.

72D ST, s s, 225.10 e 3d av, interior alterations to 3-sty tenement; cost, $500; owner, John Colombo, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 4567.

46TH ST, s s, 80 e 16th av, extension to 2-sty dwelling; cost, $450; owner, Julius Rosenberg, 1622 48th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4575.

ATLANTIC AV, n s, 17.7 e Alabama av, extension to 2-sty store and dwelling; cost, $300; owner, Saml. L. Wax, on premises; architect, Wm. A. Lacernza, 2725 Fulton st. Plan No. 4574.

CATON AV, s s, 105.7 w Flatbush av, interior alterations to 1-sty storage; cost, $3,000; owner, Wm. Rinnsbottel, 810 Flatbush av; architect, Wm Parfitt, 26 Court st. Plan No. 4453.

CLASSON AV, w s, 319.10 n DeKalb av, plumbing to 3-sty dwelling; cost, $200; owner, A. Cassens, DeKalb av and Emerson pl; architect, C. J. Williams, 1021 Lafayette av. Plan No. 4571.

DE KALB AV, n e cor Raymond st, interior alterations to 4-sty hospital; cost, $25,000; owner, Brooklyn Hospital, 26 Broadway, Manhattan; architects, Lord, Hewlett & Tallant, 345 5th av, Manhattan. Plan No. 4470.

DIVISION AV, s s, 75 w Ross st, interior alterations to 3-sty dwelling; cost, $200; owner, E. J. Flanagan, 326 President st; architect, D. A. Lucas, 98 3d st. Plan No. 4554.

DRIGGS AV, s w cor, Kingsland av, interior alterations to 3-sty saloon; cost, $350; owner, Jos. Fallert Bwg. Co., 346 Lorimer st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 4538.

DRIGGS AV, w s, 100 n South 2d st, extension to 3-sty synagogue and dwelling; cost, $1,500; owner, Congregation Adas Yeshurin, 188 South 1st st; architect, H. M. Entlich, 29 Montrose av. Plan No. 4587.

FLATBUSH AV, e s, 89.8 s Caton av, interior alterations to 4-sty store and dwelling; cost, $2,000; owner, Wm. Rinnsbottel, 810 Flatbush av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 4454.

HOPKINSON AV, s e cor Pacific st, plumbing to 5-sty home; cost, $250; owner, House of Good Shepherd, on premises; architect, Wm. Eireman, 1981 Fulton st. Plan No. 4607.

IRVING AV, s e cor Hancock st, extension to 3-sty store and dwelling; cost, $1,500; owner, Geo. Gough, 1346 Jefferson av; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 4559.

KNICKERBOCKER AV, n w cor Stanhope st, interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Julius Sadvoransky, 609 Monroe st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4536.

MANHATTAN AV, w s, 100 s Withers st, extension to 2-sty dwelling; cost, $2,000; owner, Antonio Cassella, on premises; architects, Lasspia & Salvati, 525 Grand st. Plan No. 4522.

NEWKIRK AV, n s, bet East 31st and East 32d st, extension to 3-sty school; cost, $50,000; owner, City New York; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 4545.

PITKIN AV, n s, 40 w Amboy st, interior alterations to 3-sty tenement; cost, $1,000; owner, Jacob Gordon, 1553 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4507.

PITKIN AV, s e cor Sackman st, interior alterations to 3-sty dwelling; cost, $1,500; owner, Rose Mandelbaum, 329 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4501.

RUTLAND RD, n e cor Bedford av, extension to 2-sty dwelling; cost, $800; owner, Emma M. Phillips, on premises; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 4537.

SHELL RD, n s, 200 w West 6th st, plumbing to 1-sty dwelling; cost, $300; owner, Geo. Redden, —— Shell rd; architect, Richard Merzaro, 2818 West 6th st. Plan No. 4428.

SUTTER AV, n w cor Hendrix st, extension to 2-sty dwelling; cost, $250; owner, Michael Meyer, 803 Sutter av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4560.

TOMPKINS AV, e s, 38.4 s Ellery st, interior alterations to 3-sty store and tenement; cost, $450; owner, Maier Klarman, 37A Tompkins av; architect, Hy. Entlich, 29 Montrose av. Plan No. 4431.

VAN SICLEN AV, w s, 290 n New Lots rd, interior alterations to 2-sty dwelling; cost, $500; owner, Israel Kirschfsky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 4590.

WAVERLY AV, w s, 254 n Park av, interior alterations to 4-sty bakery; cost, $200; owner, Empire Biscuit Co., on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 4555.

3D AV, e s, 68.11 n 49th st, extension to 3-sty office and dwelling; cost, $400; owner, Walter Longman, 29 8th av; architect, J. B. Kinaham, Jr., 244 Johnson av. Plan No. 4491.

Queens.

ARVERNE.—Boardwalk, n e cor Amermann av, electric sign on store; cost, $100; owners, Gold & Luchman, premises. Plan No. 1445.

ARVERNE.—Jessica av and Boardwalk, electric sign on store; cost, $100; owner, D. A. Karelean, premises. Plan No. 1446.

COLLEGE POINT.—14th st, w s, 125 Av D, 2½-sty frame extension, 24x16, side and rear dwelling, tin roof, interior alteration; cost, $1,000; owner, M. P. Corcoran, on premises; architect, H. T. Morris, 321 13th st., College Point. Plan No. 1423.

COLLEGE POINT.—North 10th st and East River, interior alterations to dwelling; cost, $150; owner, C. Cheslohn, on premises. Plan No. 1392.

COLLEGE POINT.—9th av, n s, 25 n 18th st, plumbing in dwelling; cost, $125; owner, E. Hickey, premises. Plan No. 1439.

EAST ELMHURST.—Ditmars av, s s, 200 e Grand st, plumbing to dwelling; cost, $125; owner, H. O. Hansen, on premises. Plan No. 1425.

EAST ELMHURST.—Ditmars av, w s, 325 s Banks st, plumbing in dwelling; cost, $50; owner, T. Floyd, premises. Plan No. 1447.

ELMHURST.—Ditmars av, n s, 200 w Grand st, plumbing to dwelling; cost, $50; owner, S. Westmoreland, on premises. Plan No. 1424.

FAR ROCKAWAY.—Central av, 254, electric sign to store; cost, $95; owner, F. A. Lowe, on premises. Plan No. 1420.

FAR ROCKAWAY.—Mills st, n e cor Neilson av, plumbing to dwelling; cost, ——; owner, M. A. O'Reilly, 31 West 96th st, Manhattan. Plan No. 1382.

FAR ROCKAWAY.—State st, n w cor Seneca av, plumbing to dwelling; cost, $100; owner, M. A. O' Reilly, 31 West 96th st, Manhattan. Plan No. 1383.

FAR ROCKAWAY.—Neilson av, n e cor State st, plumbing to dwelling; cost, $100; owner, M. A. O'Reilly, 31 West 96th st, Manhattan. Plan No. 1384.

FLUSHING.—20th st, n s, 260 w Franconia av, plumbing to dwelling; cost, $50; owner, A. J. Connelly, on premises. Plan No. 1415.

FLUSHING.—21st st, s s, 240 s Franconia av, plumbing in dwelling; cost, $75; owner, F. Grimmer, premises. Plan No. 1433.

FLUSHING.—17th st, s w cor Delaware st, 1-sty frame extension, 15x16, rear dwelling; cost, $300; owner, J. Walters, premises. Plan No. 1434.

GLENDALE.—Myrtle av, 1961, general interior alterations to tenement; cost, $500; owner, M. Schaeffer, premises. Plan No. 1451.

JAMAICA.—Globe av, e s, 225 s Cumberland st, erect bay window to dwelling; cost, $50; owner, W. Kelly, on premises. Plan No. 1388.

JAMAICA.—South st, n w cor Carlisle av, interior alterations and new plumbing to school; cost, $1,200; owner, Board of Education, N. Y. C. Plan No. 1416.

JAMAICA.—Fulton st, 342, electric sign on store; cost, $60; owner, H. Monfert, premises. Plan No. 1437.

JAMAICA.—Prospect st, s e cor South st, new foundation to dwelling; cost, $200; owner, L. Petrucci, premises. Plan No. 1438.

JAMAICA.—Hillside av, s s, 375 w Jamaica av, plumbing to dwelling; cost, $50; owner, Mrs. A. L. McLaughlin, on premises. Plan No. 1421.

LAUREL HILL.—River st, e s, 260 s R. R., 2-sty frame extension, 22x22, rear stable, interior alterations; cost, $1,000; owner, F. Hoefner, on premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 1414.

L. I. CITY.—Van Alst av, 1061, plumbing to dwelling; cost, $100; owner, J. H. Burnell, on premises. Plan No. 1387.

L. I. CITY.—Payntar av, n s, 50 e Hamilton st, plumbing to dwelling; cost, $200; owners, Schmidt & Donohue, 291 Lenox av, Manhattan. Plan No. 1391.

L. I. CITY.—Pidgeon st, s s, 208 w Front st, plumbing to refinery; cost, $500; owner, National Sugar Co., on premises. Plan No. 1417

L. I. CITY.—Pidgeon st, s s, 62 w Front st, plumbing to refinery; cost, $1,000; owner, National Sugar Co., on premises. Plan No. 1418.

L. I. CITY.—Ridge st, 72, new plumbing and interior alterations to dwelling; cost, $500; owner, W. J. Samarindzyk, premises. Plan No. 1432.

L. I. CITY.—Ridge st, s s, 25 w Court st, new foundation and new plumbing to dwelling; cost, $500; owner, H. Bottino, 118 Broadway, L. I. City. Plan No. 1444.

L. I. CITY.—Casino Beach, install new elevator in gas plant; cost, $3,500; owner, Astoria Light & Power Co., premises. Plan No. 1450.

L. I. CITY.—4th av, 356, plumbing in dwelling; cost, $75; owner, M. Standridge, premises. Plan No. 1457.

L. I. CITY.—4th av, 354, plumbing in dwelling; cost, $150; owner, M. Cummings, premises. Plan No. 1458.

L. I. CITY.—Broadway, 606, new store front to dwelling; cost, $200; owner, W. H. Heller, premises. Plan No. 1460.

MASPETH.—Perry av, n s, 150 w Willow st, foundation to dwelling; cost, $300; owner, F. Hellreigel, on premises. Plan No. 1426.

MASPETH.—Perry av, s w cor Willow av, new foundation to dwelling; cost, $300; owner, J. White, premises. Plan No. 1443.

MASPETH.—Fulton st, n e cor Summit pl, 2-sty frame extension, 22x13, rear dwelling, tin roof; cost, $1,000; owner, E. Panchard, Hotel McAlpin, Manhattan; architect, F. Lurz, premises. Plan No. 1456.

RICHMOND HILL.—Freedom av, s w cor Maple st, plumbing to dwelling; cost, $50; owner, J. Sanger, on premises. Plan No. 1419.

RICHMOND HILL.—Herald av, w s, 140 n Jerome av, gas piping to dwelling; cost, $40; owner, J. Cheeseman, on premises. Plan No. 1428.

RICHMOND HILL.—Atlantic av, n s, 130 e Chestnut st, plumbing to dwelling; cost, $50; owner, J. Roseath, on premises. Plan No. 1390.

RICHMOND HILL.—Washington st, n w cor Emerson st, plumbing in dwelling; cost, $50; owner, C. Dale, premises. Plan No. 1452.

RICHMOND HILL.—Church st, e s, 2,000 s Jamaica av, plumbing in dwelling; cost, $50; owner, H. Loos, premises. Plan No. 1453.

RICHMOND HILL.—Spruce st, w s, 150 n Hillside av, plumbing in dwelling; cost, $50; owner, W. Trotter, premises. Plan No. 1454.

WHITESTONE.—South 8th av, 45, repair shed and stable; cost, $125; owner, Consumers' Brewg. Co., on premises. Plan No. 1429.

WINFIELD.—Forest st, n s, 435 e 12th st, general interior alterations to dwelling; cost, $800; owner, P. Taisler, on premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1381.

WOODHAVEN.—Roswell pl, s s, 100 e Leggert av, interior alterations to dwg; cost, $500; owner, Marie Katz, on premises. Plan No. 1385.

WOODHAVEN.—Lawn av, w s, 50 s Grafton av, plumbing to dwelling; cost, $50; owner, S. Erge, on premises. Plan No. 1422.

WOODHAVEN.—Freedom av, 48, plumbing in dwelling; cost, $50; owner, J. Reif, premises. Plan No. 1455.

WOODHAVEN.—Woodland av, 371-3, plumbing in two dwellings; cost, $100; owner, K. VonHoff, premises. Plan No. 1440.

WOODHAVEN.—Woodland av, 342-44, plumbing in two dwellings; cost, $100; owner, K. VonHoff, Woodhaven. Plan No. 1442.

Richmond.

BROWNELL ST, n s, 75 e Brook st, Stapleton, alterations to frame dwelling; cost, $1,200; owner, Thos. Cummings, 60 Metcalf st, Stapleton. Plan No. 287.

CURTIS PL, n s, 100 e Westervelt av, New Brighton, alterations to block retaining wall; cost, $125; owner, J. Kempenars, Bement av, West Brighton; builder, Wm. D. Baily, 32 Lockman av, Mariners' Harbor. Plan No. 291.

GRIFFIN ST, w s, cor Hannah, Tompkinsville, S. I., alterations to brick hall; cost, $50; owner, Louis Tafuri, 89 Van Duzer st, Tompkinsville. Plan No. 295.

SCHOOL ST, Great Kills, alterations to frame school; cost, $5,000; owner, City of New York, care Board of Education, 500 Park av, Manhattan; architect, C. B. J. Snyder, 500 Park av. Plan No. 285.

SCHOOL ST, n Lindenwood av, Great Kills, alterations to frame school; cost, $150; owner, City of New York, care Board of Education; architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 288.

1ST ST, s s, 500 w Franklin av, alterations to iron shed; cost, $200; owner, W. H. C. Russell. Plan No. 286.

MANOR RD, e s, 1,200 n Richmond tpke, Castleton Corners, West New Brighton, alterations to frame dwelling; cost, $250; owner, Mrs. Robert Baylor, Manor rd; builder, J. W. Burbank, 30 Josephine st, New Brighton. Plan No. 293.

OLD STONE RD, s w cor Union av, New Springville, alterations to frame store and dwelling; cost, $200; owners, Lembech & Betz, 173 9th st, Jersey City; builder, F. H. Skerritt, P. O. Box 324, Port Richmond. Plan No. 292.

RICHMOND TPKE, 1739, Castleton Corners, alterations to frame store and dwelling; cost, $1,200; owner, John Pfuhler, 600 Manor rd; architect, S. S. McGrath. Plan No. 290.

WADSWORTH and Tompkins avs, s e cor, Fort Wadsworth, alterations to frame dwelling; cost, $170; owner, Mrs. K. Rivers, cor Wadsworth and Tompkins avs, Fort Wadsworth; architect, Petro Canavo, 1 School st, Fort Wadsworth. Plan No. 289.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 19. The location is given, but not the owner's address.

BAYONNE.—Vasil Peregrin, 168 Prospect av, 3-sty brick, $7,000; John Barrenic, 40 East 25th st, 2-sty brick, $4,000.

EAST ORANGE.—Olaf C. Rugge, 589 Main st, 4-sty brick, $30,000.

GARFIELD.—Andrew Slanina, 152 Palisade av, 2-sty brick, $5,000; Andrew Slanina, 154 Palisade av, 2-sty brick, $6,000.

GUTTENBERG.—Emma Mills, 320 24th st, 3-sty frame alteration, $1,000.

GUTTENBERG.—Pietro Romaino, south side 27th st, 50 ft. e of Palisade av, 3-sty brick, $10,000.

EAST RUTHERFORD.—Cesare Vazzoler, s e cor Paterson av and Boiling Spring av, 3-sty brick, $12,000.

ELIZABETH.—Mrs. Kate Malleskie, 126 Pine st, 3-sty frame, $6,000.

IRVINGTON.—William Penl, n w cor Madison and Myrtle avs, 3-sty frame, $7,000.

JERSEY CITY.—Max Rosenberg & Harris Schneider, n w cor Garfield and Winfield avs, 3-sty brick, $12,000; Max Rosenberg & Harris Schneider, w side Garfield av, 38 ft. north of Winfield av, 3-sty brick, $12,000; Louis Kangeniser & Joseph Facher, 186 Steuben st, 3-sty frame alteration, $4,000; National Corporation Co., 76-78 Arlington av, 3-sty brick, $10,000; National Corporation Co., n e cor Arlington av and Wilkinson ov, 3-sty brick, $10,000; Abraham Gorlin, 20 Lexington av, 4-sty brick, $15,000.

JERSEY CITY.—Frederick Rappe, 434 Hoboken av, 3-sty frame alteration, $200; Abraham Gorlin, 16 Lexington av, 4-sty brick, $15,000; William G. Humsted, 621 Bramhall av, 3-sty frame alteration, $100; Emma Hubert, 110 Arlington av, 3-sty brick, $10,000; Harris Goldberg, n e c Hancock av and Congress st, 4-sty brick, $25,000.

JERSEY CITY.—Max Resnick, 9-11 and 11A-13 Rutgers av, two 3-sty brick, $18,000; Harris Goldberg, 45 Leonard st, 4-sty brick, $14,000; John A. Pihlman, 81-83 Bostwick av, two 3-sty brick, $16,000; Standard Development Co., 1051-1053 West Side av, two 3-sty frame alteration, $2,000.

LODI.—Enrico Astore, n side 1st st, 75 ft. w of Dell Glen av, 2-sty brick, $4,000.

NEWARK.—Mannie Realty Co., 308 Orange st, 4-sty brick, $16,000; Elizabeth Strobel, 572 15th av, 3-sty frame alteration, $500; Domenic Loprete, 303 Sherman av, 3-sty frame alteration, $500; Joseph H. Mayzel Co., s w cor Camp and Orchard sts, 4-sty brick, $30,000; Maurice M. Feder, 80 Brookdale av, 3-sty frame, $5,000; William Gorodnick, 197 Seymour av, 3-sty frame, $6,000; Max Levine, 84-86 South 14th st, two 3-sty brick, $15,000; Hugo Lindner, 773-775 South 18th st, 3-sty frame alteration, $500.

NEWARK.—Andrew A. Dempsey, 220 Chadwick av, 3-sty frame, $6,000; Mannie Realty Co., 310-312 Orange st, two 4-sty brick, $20,000.

NEWARK.—Charles S. Orbah, 290 South 19th st, 3-sty frame, $8,000; Morris Tzeses, 100 Schley st, 3-sty frame, $5,000; Louis Kaplan & Bros., 294 Hillside av, 3-sty frame, $6,000; Nathan Kantorowitz, 498-500 Belmont av, two 3-sty frame, $10,000; Sophie Fieber, 273, 275, 277 and 279 Bergen st, four 3-sty frame alteration, $1,000; Joseph Braccio, 117 Jefferson st, 3-sty frame alteration, $500; John Zimmer, 464 Hunterdon st, 2-sty frame atleration, $400; Gaetano Bernardino, 621 North 5th st, 3-sty brick alteration, $300; Ardmore Realty Co., 36 and 42 Broad st, two 3-sty brick, $75,000.

NEW DURHAM.—Mariantonia Billetta, 700 Monroe st, 3-sty frame alteration, $500.

PASSAIC.—Max Slaff, 16 Allen st, 3-sty brick, $7,000; William Deutsch, 67 8th st, 3-sty brick, $9,000.

PATERSON.—Angelo Ferraro & Guiseppe Scillen, 80 Beach st, 3-sty brick, $3,000.

PATERSON.—David Krugman and Paul Markowitz, 101 12th av, 3-sty frame, $5,000; William S. Morrison, 53 Pennington st, 3-sty frame, $6,000; Josiah Black, 86-88 Front st, 3-sty frame alteration, $300.

PATERSON.—Joseph Collesano, s w cor Market and Southard sts, two 3-sty brick, $20,000.

PERTH AMBOY.—Jacob Castelbaum, 353 Prospect st, 3-sty frame, $7,000.

ROSELLE PARK.—Angelo Di Donato, 104 Westfield av, 3-sty brick, $7,000.

SOUTH ORANGE.—Fairchild, Baldwin Co., n side South Orange av, 163 ft. e of Grove rd, 3-sty brick, $50,000.

SUMMIT.—Jacob Shahnazarin, 479 Morris av, 3-sty frame, $4,000.

TOWN OF UNION.—Max Cohen, s e cor New York av and Franklin st, 4-sty brick, $30,000.

WALLINGTON.—Michael Onufer, 32 Alden st, 2-sty brick, $5,000.

WEST HOBOKEN.—Gregory and Victoria Martin, 155 Summit av, 3-sty frame alteration, $4,000.

WEST HOBOKEN.—Henry Burstyn, 553-555 Spring st, 3-sty brick, $12,000.

WEST ORANGE.—James V. Atvia, 2-4 Eagle Rock av, 3-sty frame, $14,000.

WEST NEW YORK.—James J. Andi, w side Broadway, 27 ft. s of 21st st, 3-sty brick, $9,000.

WEST NEW YORK.—Harry Cafiaro, n w cor 14th st and Hudson av, 4-sty brick, $28,000.

WEST ORANGE.—Lorenzo Del Plato, 49 Washington st, 2-sty frame alteration, $200.

PERSONAL AND TRADE NOTES.

PAUL H. FABRICUS, consulting engineer, has moved his offices from 311 Madison av to 15-17 West 44th st.

TAYLOR & OSMUN, general contractors of Hackettstown, N. J., who, some time ago made an assignment, will shortly resume business.

CLAUDE A. BULKELEY, consulting engineer, of New York, was recently appointed chief consulting engineer for the Canadian Domestic Engineering Co., Ltd., Montreal, Canada.

HENRY KIRCHNER, JR., AND GEORGE VOGT have formed a partnership under the firm name of Kirchner & Vogt, and will conduct a general building business at Dunellen, N. J.

RALPH STARRETT AND CLAYTON GOSS have recently formed a partnership to conduct a general building business. The new firm has opened offices at 103 Park av, under the name of Starrett & Goss.

E. W. SWARTWOUT, formerly of the Chicago office of the Nordberg Manufacturing Co., manufacturer of engines, pumps and power plant machinery, of Milwaukee, has become associated with N. N. MacLaren in the New York City office of the company, at 120 Broadway.

ADOLPH MERTIN, architect, 34 West 28th st, was recently awarded a verdict in his case against the Board of Education of the borough of Edgewater, N. J. Mr. Mertin prepared plans in 1912 for a new school. The plans were rejected and Mr. Mertin's services discontinued.

EUGENE CICCARELLI, a well known architect of Jersey City, was recently awarded a verdict of $6,500 in his suit against the Hoboken Board of Education. He brought suit for $12,000 as payment for plans for a new school in Hoboken. These plans were not used when the building was erected under the jurisdiction of a new Board of Education.

PYRENE MANUFACTURING COMPANY, manufacturer of the Pyrene Fire Extinguisher, has removed its general offices to 52 Vanderbilt av. A large, steady increase in the volume of business of this company has necessitated more commodious quarters. The new offices have been laid out carefully to secure maximum efficiency in the department, and ample provision has been made for handling the business in a systematic manner.

BY ARRANGING for the co-operation of the property owners along East 41st st, between Lexington and Madison avs, and along Madison av, by presenting a petition to the Public Service Commission, signed by these owners, and containing suggestions for remedy, Maurice Deutsch, consulting engineer, recently succeeded in obtaining a revision of the contract drawings by the Public Service Commission which avoided the placing of 20-inch overhead bypass mains on trestles in front of property along these, and instead, burying these mains permanently through East 40th st, which work is now in progress.

ROBERT F. SMALLWOOD and WILLIAM H. DEACY, architects of New York City, designed the memorial to James Rumsey, who, it is claimed, invented the steamboat. This monument is being erected on a high cliff above the upper Potomac River, near Shepherdstown, West Virginia. The monument consists of a large platform, approached by steps monumental in their proportions. In the center of the platform a massive pedestal is placed, with suitable tablets and ornaments in applied bronze. Above the pedestal rises a graceful Ionic column, eighty feet above the mean grade level. Surmounting the column is a granite ball representing the world and a symbol of the world-wide results of the invention of the steamboat. The design throughout represents an aquatic event—the Ionic column of the Greeks, the tridents and dolphins, and the globe. The memorial is being built of Mount Airy, N. C., granite.

LINWAX MANUFACTURING COMPANY, Indianapolis, Ind., has an entirely new method of treating wood for stable floors or driveways, or for warehouses where heavy trucking grinds cement floors to dust. All the sap is first removed from the best grade yellow pine blocks and a non-volatile wax is then forced into the pores of the wood. The wax is as permanent as the wood itself, keeping out moisture and being thoroughly antiseptic, preventing disintegration through bacterial action and the ordinary process of decay. A severe test is reported. Some of the blocks were ground into sawdust and placed in a solution impregnated with hog cholera germs. An examination a few hours afterward showed that the germs had been entirely destroyed and as a result Linwax flooring is used in one of the largest factories making hog cholera serum. The firm is represented in New York City by Erskine R. Fisher, 103 Park ave.

OBITUARY

FRANK M. WEAR, a heating contractor, with offices at 566 East 20th st, Manhattan, died at his home in Bayside, L. I., Wednesday, June 16. He was forty-three years of age and a native of Brooklyn, where he formerly resided, removing to Bayside nine years ago. He is survived by his widow.

JOHN W. MARTIN, a retired building contractor, died of a complication of diseases at his summer home in Wanamassa, N. J., Tuesday, June 15. He was sixty-two years old and for the last forty years had been a resident of Asbury Park, N. J., and active as a contractor. He is survived by his widow, two sons and a daughter.

CORNELIUS J. SHUTE, carpenter and general contractor, well known in Brooklyn and Queens, died suddenly of apoplexy at his home, 43 Herald av, Richmond Hill, Sunday, June 20. He was sixty-one years of age and until twelve years ago was a prominent resident of the Bushwick section of Brooklyn. He is survived by his widow, two sons and a daughter.

JAMES JOSEPH RYAN, a prominent building contractor of South Brooklyn, died at his home, 469 48th st, from nephritis followed by pneumonia, Sunday, June 13. He was born in Poughkeepsie, September forty-two years ago, and had lived in South Brooklyn for many years. He was a member of the Varuna Boat Club, Commodore Barry Council, K. of C., and the Brooklyn Lodge No. 22, B. P. O. Elks. Mr. Ryan is survived by a sister, widow and three brothers.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at Chicago, Ill., July 13-15.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

NATIONAL DISTRICT HEATING ASSOCIATION, at its recent convention and annual meeting in Chicago, elected the following officers: David S. Boyden, Boston, Mass., president; Byron T. Gifford, Grand Rapids, Mich., first vice-president; George W. Martin, New York, second vice-president; William S. Monroe, Chicago, Ill., third vice-president; D. L. Gaskill, Greenville, O., secretary-treasurer. C. F. Oehlman, Denver, Col., and Thomas Donahue, Lafayette, Ind., were elected members of the executive committee.

RECENT INCORPORATIONS.

NEW YORK STORES REALTY CO. has filed papers as a general realty and construction company, offices in Manhattan, with $10,000 capitalization. The directors are Joseph J. Lynch, 501 2d st, Bradley Beach, N. J.; Arnold A. Meury, 19 Irving st, Jersey City, N. J., and Samuel Hellinger, 1229 Park av, Manhattan, who is the attorney for the company.

SUB REALTY CO., realty and construction, has been incorporated with $10,000, with offices in Manhattan. The directors are Clifford H. Ayres, 619 West 113th st; Mathilde R. Hartman, 94 North 15th st, East Orange, N. J., and Jas. R. Magee, 70 West 12th st. C. M. Ayres, 165 Broadway, Manhattan, attorney.

ANDREWS CONSTRUCTION CORP., with offices in Manhattan, has been chartered to do a realty and construction business, act as constructing engineers, install steam and water heating apparatus, etc., and deal in building materials, with a capitalization of $10,000. The directors are Wm. Andrews and Thos. H. S. Andrews, both at 367 Grand av, Brooklyn; Edward H. Mays, Forest Hills, L. I., and one other. The attorneys are Appell & Taylor, 51 Chambers st.

BUILDING MATERIALS AND SUPPLIES

MORE WAR MUNITION BUILDINGS CALL FOR MILL MATERIALS IN NEW JERSEY SUBURBS AND CITY

Money Situation Hangs Upon Tone of Germany's Reply

WHOLESALE building material dealers in this city reported a sharp improvement in the volume of business placed for New Jersey building construction this week. Lumber was particularly active in this regard. The report that the American Locomotive Co. and Westinghouse Electric Company were about to erect extensive plants at Elizabeth, the latter for the manufacture of cartridges, was responsible for a sharp upturn in inquiries from that quarter for basic factory material, including Portland cement, brick, roofing, partition and siding material and pine flooring. From New England came inquiries for larger supplies from dealers looking forward to heavy mill construction in their territories and from Athenia, N. J., came inquiries for material to supply the plant of the Richardson Scale Company.

There was a better tone to speculative building material, indicating that investors have been able to find money to prosecute their plans at rates of interest more attractive. Structural steel is still reported at practically the same level as heretofore on current business, but on deliveries running over the third quarter there is a tendency to stiffen quotations, not because of any marked improvement in tonnage being specified, but because other demands upon the capacity of the steel mills is such as to make it necessary to get a higher price for structural material to make it profitable to give even 10 per cent. of capacity to rolled building steel. War orders and railroad equipment demands are now taking up about 90 per cent. of the capacity of the United States Steel Corporation.

Current steel prices are now around 1.85c and 1.90c store, Waverly, N. J., for metropolitan district delivery, which price ruled when the output of the steel plants was nearer 65 per cent. of capacity. The new price for third quarter business is reported to be near 1.95c and 2.00c.

In spite of a strike of the laborers at the Haverstraw common brick works up the Hudson, the price of Hudson River brick steadied this week on run-of-kiln 1914 brick. Good, well burned 1915 common brick brought $6 and $6.25 as against $5.75 and $6 for last year's product of uneven color and burn. There was a moderate buying movement by dealers to take up this material where they had jobs capable of absorbing this sort of brick, but the better grades of brick were held for higher class jobs. Raritan common brick was firm at $6 and $6.25 a thousand.

Linseed oil continues to recede, the current price being 62 and 63 cents, New York and 63 and 64 cents for out of town. There is a chance of this commodity moving down still further, but it will not affect the paint and varnish market because of the high cost of gums and colors owing to the difficulty of getting them into this country.

There is reported to be a sharpening of demand for metal lath, the increasing use of this material for reinforcing tile floors, to prevent cracking, having developed to such an extent that certain companies have been prompted to make special grades to meet this requirement.

Copper and brass salesmen said this week that they looked for another increase in the price of these two commodities before the first of the month. Also in lead and spelter, which would immediately send the price of galvanized ware higher. Sheet copper now brings 25½ cents and sheet brass 30. The expected levels are 26½ for copper and 31 for brass. Manufacturers of decorative brass goods, like andirons and fireplace fixtures, have had to increase their wholesale quotations another 10 per cent. This is the second increase reported since the first of the year and represents a total of 20 per cent.

The war is making the glass market firm. Quotations are on 90 and 20 per cent. discounts now, whereas May 1, 1914, lists showed a discount of 90 and 30. That is why builders are having to meet higher retail prices except in cases where dealers are using old stocks and are willing to shade quotations of competitors not quite so fortunate.

The easing of the money market in New York is expected to have a reflected effect upon suburban building projects if the reply of Germany to the American note is satisfactory to Wall street, thereby causing no reaction in finances. Conditions are ripe for a very active building movement in this vicinity after the turn of the half year and the present easing of money is attributed to the belief generally felt that the German note will be pacific.

Plan filings in the five boroughs for the week just closed follow: In the corresponding week last year 268 new building plans were filed with an estimated value of $2,587,075.

	Week ending, June 18.		June 26.	
	No.	Value.	No.	Value.
Manhattan	6	$180,000	12	$1,181,125
Bronx	6	48,200	7	109,750
Brooklyn	107	611,900	101	960,050
Queens	99	458,240	143	485,155
Richmond	26	26,065	49	63,890
Totals	244	$1,324,405	312	$2,799,970

LINSEED OIL.

Price Retraction Continues But Paints Not Affected.

ALTHOUGH the price of linseed oil has receded in this market there is little prospect of there being a corresponding change in the price of paints and varnishes.

"This war is making it increasingly difficult for us to obtain pigments and gums for varnish making," said the head of a big paint concern in Newark this week, "and no matter what happens to the price of linseed oil we would still have to charge as much, if not more, than present quotations for our products. Lead is way out of proportion to its usual market and all sorts of mineral colors are high. Tin and steel for barreling and packaging paints and varnishes are higher than ever and so no one looks for any change from the present situation because of any downward action in linseed oil."

BUILDING METALS.

Third Quarter Steel Prices Up Five Cents —Current Business Quiet.

WHILE no official statement was made by the steel interests of this city regarding a price advance in structural material, it was intimated that a change upward of five cents might be expected within a short time on structural orders for New York delivery running into the third quarter. The cause of this change in the present comparatively stagnant condition of the structural steel market was ascribed to pressure upon steel mill capacity by war orders. An official of a large steel company said:

"We are now operating our plants at about 90 per cent. of capacity. Most of this is for other lines than building requirements. The prospects are that before long we will have to increase even this capacity. Prices obtained in the present sharp market for ship plates, machinery parts, war material and shrapnel goods are much more favorable than those which are ruling for structural material, and in order to be able to afford to set aside capacity for building equipment we are simply forced to consider the matter of getting a more favorable price for rolled steel."

Structural steel has shown no change in price, but there is a much more active demand from building interests in the upper mark of the Bronx and also in the large suburban towns, notably Newark. Pig iron had a more active call from equipment companies. The radiator situation is still disturbed by price cutting, but there are signs of an early adjustment of the present difficulties.

PORTLAND CEMENT.

June Shipments Expected to Exceed Those of Recent Months.

ADVICES from the Lehigh district covering Portland cement shipments for the month of June indicate that when the compilations are completed there will be shown to have been a shipment from three to seven per cent. at the lowest in excess of those for May and about five per cent. in excess of shipments covering any month in at least a year from July 1.

There is now nearly 90 per cent. of the Lehigh valley kiln capacity in service, excluding the idle plant of the Edison Portland Cement Company at New Village, which probably will not be operated again until the price of this commodity passes 90 cents, mill.

Further action in jacking up the market price of cement in this city was postponed this week, partly because recent intermittent rainy and clear weather checked consumption to an extent sufficient to retard movements to job. But it is freely predicted by those whose opinion in the cement market is worth having that $1.43 Portland cement will be the rule instead of the exception before many weeks elapse, good building weather permitting.

Representatives of the Hagar Portland Cement Company were in the Lehigh district late last week and visited several plants on cost ascertaining errands. They had previously been in the Hudson district on the same errand. Official announcement regarding the names of the two companies in this vicinity that will figure in the Hagar chain was withheld for the present.

METAL LATH.

Manufacturers Expect Big Things of Tile Reinforcement.

METAL lath manufacturers face one of the biggest and most prosperous eras in their history, according to information obtained from manufacturing centers this week. The difficulty of obtaining wood lath in quantity from Canada has been very much exaggerated, however, as shown by the fact that prices in this market have steadily receded during the last few months.

"But the great demand for quickly constructed factory buildings," said a metal lath man, is improving our market. That accounts for the rush. There is, however, a hope for permanent business through the nation-wide tendency to lay tile floors on a reinforcement base to prevent cracking. Until done, there is no reason why a tile floor should crack if there is proper metal reinforcement under it. The theory is that if the mortar bed is laid upon the flooring to be covered with tile, and the reinforcement is pushed down into the mastic when soft, and the tile set upon the clinching keys as they are forced through the mesh, a permanent level floor is obtained and no cracks can occur through the warping of the building for any cause because the reinforcement forms an individual floor arch over each indention in the flooring, keeping the tile surface absolutely even and rigid.

"This method is being gradually developed by the use of ordinary or core grade metal lath. In consequence our sales have felt a sharp improvement and "Hardware" thus explains the cause to us."

COMMON BRICK.

Haverstraw Strike Fails to Keep New York Market Firm.

HAVERSTRAW'S brick yard laborers' strike has not seriously affected the New York brick market. In fact prices sagged perceptibly in a dull market. There is an abundant supply here for all immediate needs. Raritan brick also felt the effect of the recent wet weather and stimulated buying in Manhattan, but brick movements from both grades move fairly steadily to Bronx, Brooklyn and Newark.

Official transactions for Hudson River brick covering the week ending Thursday, June 24, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.

Open barges, left over Friday A. M., June 18 19.

	Arrived.	Sold.
Friday, June 18	11	10
Saturday, June 19	8	5
Monday, June 21	14	12
Tuesday, June 22	5	7
Wednesday, June 23	7	9
Thursday, June 24	7	7
Total	51	50

Reported en route, Friday, June 25—6.

Condition of market, steady. Prices: Hudsons, $5.75 to $6; Raritans, $6.25 and —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $7 and $7.25 (yard). Cargoes left over Friday A. M., June 25 20.

1914.

Left over Friday, A. M., June 19—16

	Arrived.	Sold.
Friday, June 19	3	6
Saturday, June 20	11	7
Monday, June 22	14	10
Tuesday, June 23	1	7
Wednesday, June 24	8	12
Thursday, June 25	6	4
Total	43	46

Condition of market unsteady. Prices: Hudson, $5.60 to $5.87½; Newark, yard, $7.25 to $7.50, firmer. Left over Friday a. m., June 26—13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 24, 1915	819
Total No. of bargeloads sold Jan. 1 to June 24, 1915	799
Total No. bargeloads left over June 25, 1915	20
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to June 25, 1914	672
Total No. bargeloads sold Jan. 1 to June 25, 1914	659
Total No. bargeloads left over June 26, 1914	13

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